

# BASIX STATEMENT

PREPARED BY  
WOODHOUSE AND DANKS ARCHITECTS

ON BEHALF OF  
SP5290  
69 EVANS STREET, FRESHWATER

December 2021

To the general manager  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

To whom it may concern,

In relation to the requirement of a Basix Certificate to be lodged with the Development Application for the proposed aesthetic alterations to 69 Evans Street, Freshwater otherwise known as Freshwater Towers.

The proposed aesthetic alterations relate to external works only. There are no changes to either the energy or water usage.

Under the requirements of Basix NSW a Basix certificate is required

- if a **new** multi dwelling apartment building, this is an existing building.
- If it is an individual unit in a multi dwelling apartment block – this is an external works only on an existing multi dwelling apartment block
- Works over \$50,000 – while these works are over \$50,000 the works don't fall into one of the above requirements.
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With the proposed works not connected to internal common areas of an existing building a Section J is not required, in saying that the proposed screens will assist in the reduction of heat gain into the common area foyer.

## Conclusion

The external aesthetic alterations will not require either a Basix Certificate or Section J under the NCC.