

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A399363

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Monday, 21, December 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Description of project

Project address	
Project name	Ainsworth Palm Beach
Street address	5 Northview Road Palm Beach 2108
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 584675
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Brooke Aitken Design

ABN (if applicable): 37180134692

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
WD05	NW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)		
WD06	NW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)		

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
WD07	NW	4.3	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD08	NW	4.3	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD09	NW	4.3	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD10	NW	4.3	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD11	NE	4.4	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD12	NE	4.4	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD13	NE	1.9	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD14	NE	1.7	0	0	external louvre/blind (adjustable)	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD15	NE	3.5	0	0	external louvre/blind (adjustable)	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD16	NE	1.8	0	0	external louvre/blind (adjustable)	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD17	NE	2.6	0	0	external louvre/blind (adjustable)	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD18	SE	1.7	0.2	5	projection/height above sill ratio >=0.36	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD19	SE	1.9	0.2	5	projection/height above sill ratio >=0.36	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
WD20	SE	0.6	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD21	SE	0.6	0	0	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD22	SE	1.9	0.2	5	projection/height above sill ratio >=0.36	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD23	SE	1.8	0.2	5	projection/height above sill ratio >=0.36	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD24	SW	0.6	3.9	5.7	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD25	SW	1.8	3.9	5.7	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD26	SW	1.8	3.9	5.7	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
WD27	SW	0.8	3.9	5.7	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✔" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.