

PROJECT	90 Harbord Road , Freshwater			
BASIX NOTES: DWELLING				
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR	CSOG	R 3.0		
	TIMBER LINED	R 2.5		
EXTERNAL WALL	BRICK VENEER	R 2.7		
ROOF	METAL DECK ROOF	N/A		
CEILING	FLAT	R 6.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Aluminium B DG Argon Fill High Solar Gain low-E -Clear	4.1	0.52
		Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47
		Aluminium A SG Clear	6.7	0.57
		Carinya Bifold Door Bottom Roll DG 010_AGG PLUS Clr 4_12_4	3.13	0.43
		92mm Carinya Classic Fixed Window DG 008_AGG PLUS Clr 4_10_4	2.61	0.55
		50mm Carinya Classic Sliding Window SG 638CPClr	4.42	0.6
		50mm Carinya Classic Fixed Window SG 638CPClr	3.85	0.63
WATER	ALL SHOWER HEAD	4 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	4 STAR		
	RAINWATER TANK	2000L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	1 PHASE 2.5 STAR AVERAGE ZONE		
	COOKING	GAS COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
ALTERNATIVE ENERGY	PHOTOVOLTAIC SYSTEM	1KW		

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1778936S_02

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 09 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate G4NZHF6502-01.

Project summary		
Project name	90 Harbord Road Freshwater (New Dwelling)_02	
Street address	90 HARBORD Road FRESHWATER 2096	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP11055	
Lot no.	13	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -73	Target n/a

Certificate Prepared by
Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable):

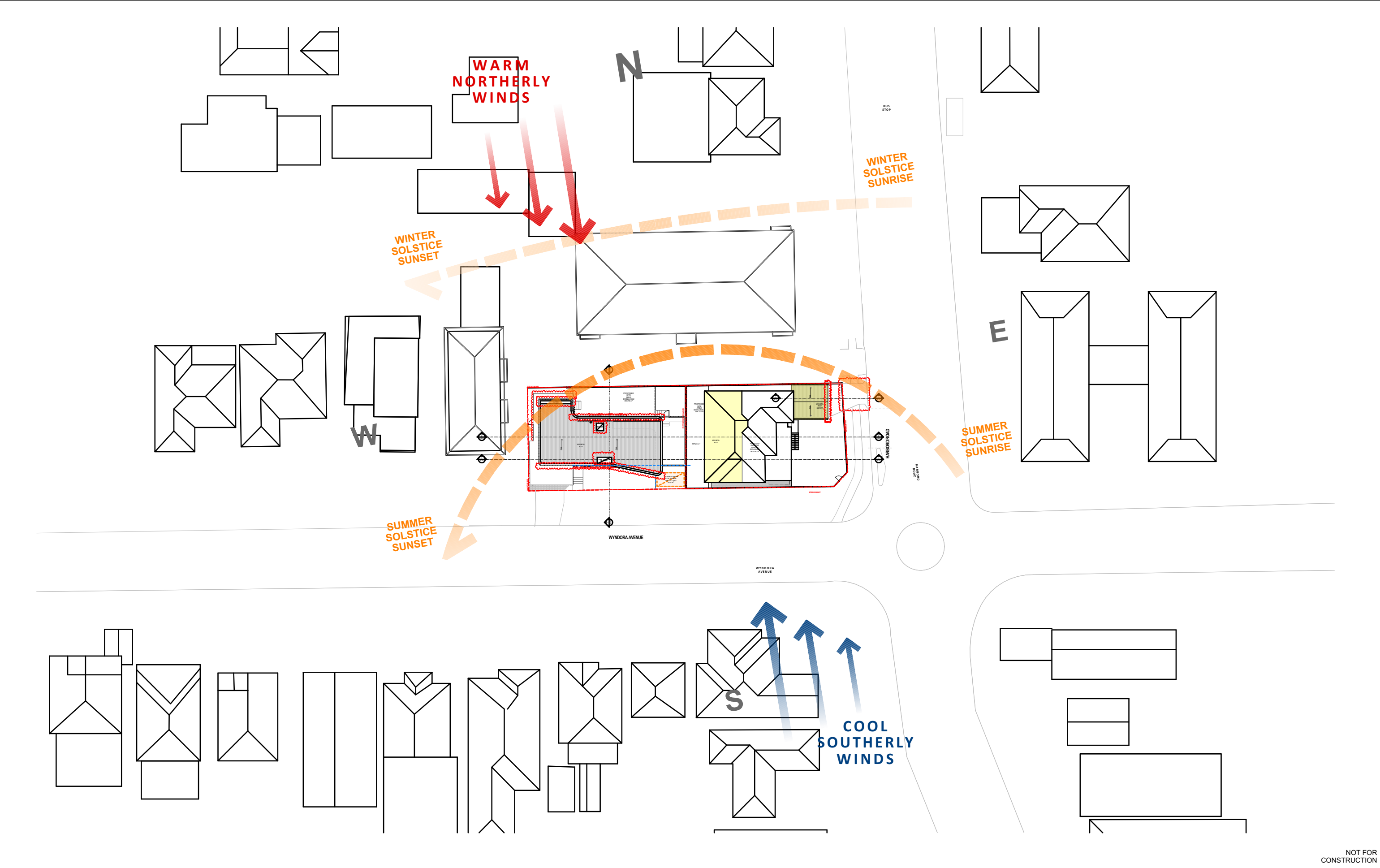


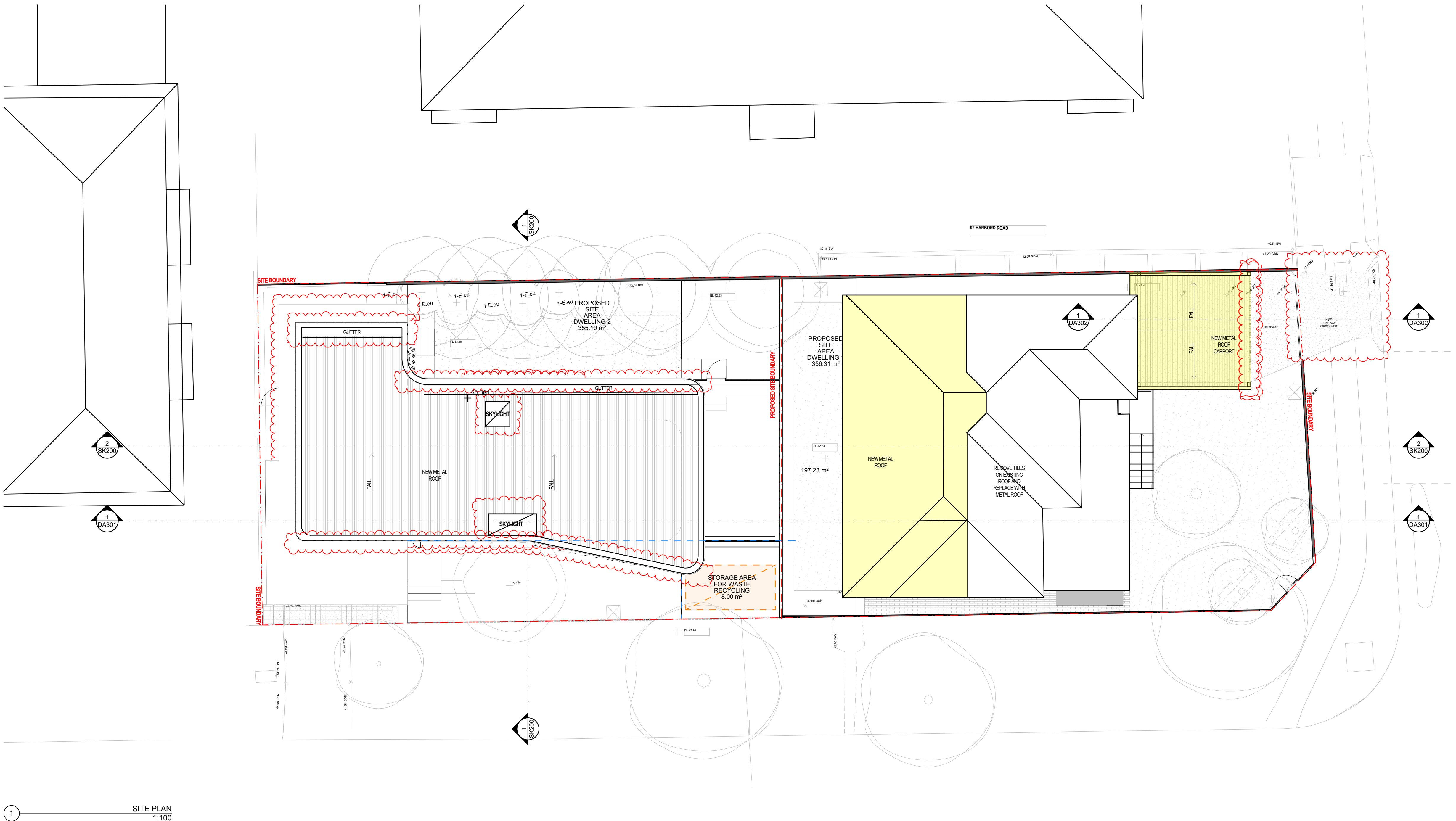
DUAL OCCUPANCY
90 HARBORD ROAD,
FRESHWATER

DRAWING ID	NAME	REV	SCALE
DA000	COVER PAGE	01	1:1
DA001	SITE ANALYSIS	01	1:500
DA002	SITE PLAN	01	1:100
DA100	EXISTING PLAN	01	1:100
DA101	DEMOLITION PLAN	01	1:100
DA102	GROUND FLOOR	01	1:100
DA103	FIRST FLOOR	01	1:100
DA104	ROOF	01	1:100
DA120	9AM SHADOWS	01	1:100
DA121	12PM SHADOWS	01	1:100
DA122	3PM SHADOWS	01	1:100
DA150	AREA SCHEDULE	01	1:100
DA200	ELEVATIONS - SOUTH / EAST	01	1:100
DA201	ELEVATIONS - NORTH / WEST	01	1:100
DA300	SECTIONS	01	1:100
DA302	DRIVEWAY SECTION	01	1:50
DA500	PHOTOMONTAGE	01	
DA501	PHOTOMONTAGE	01	



JAMES CAMPBELL





1 SITE PLAN
1:100



JDC Architect

NOMINATED ARCHITECT: JAMES CAMPBELL # 11203

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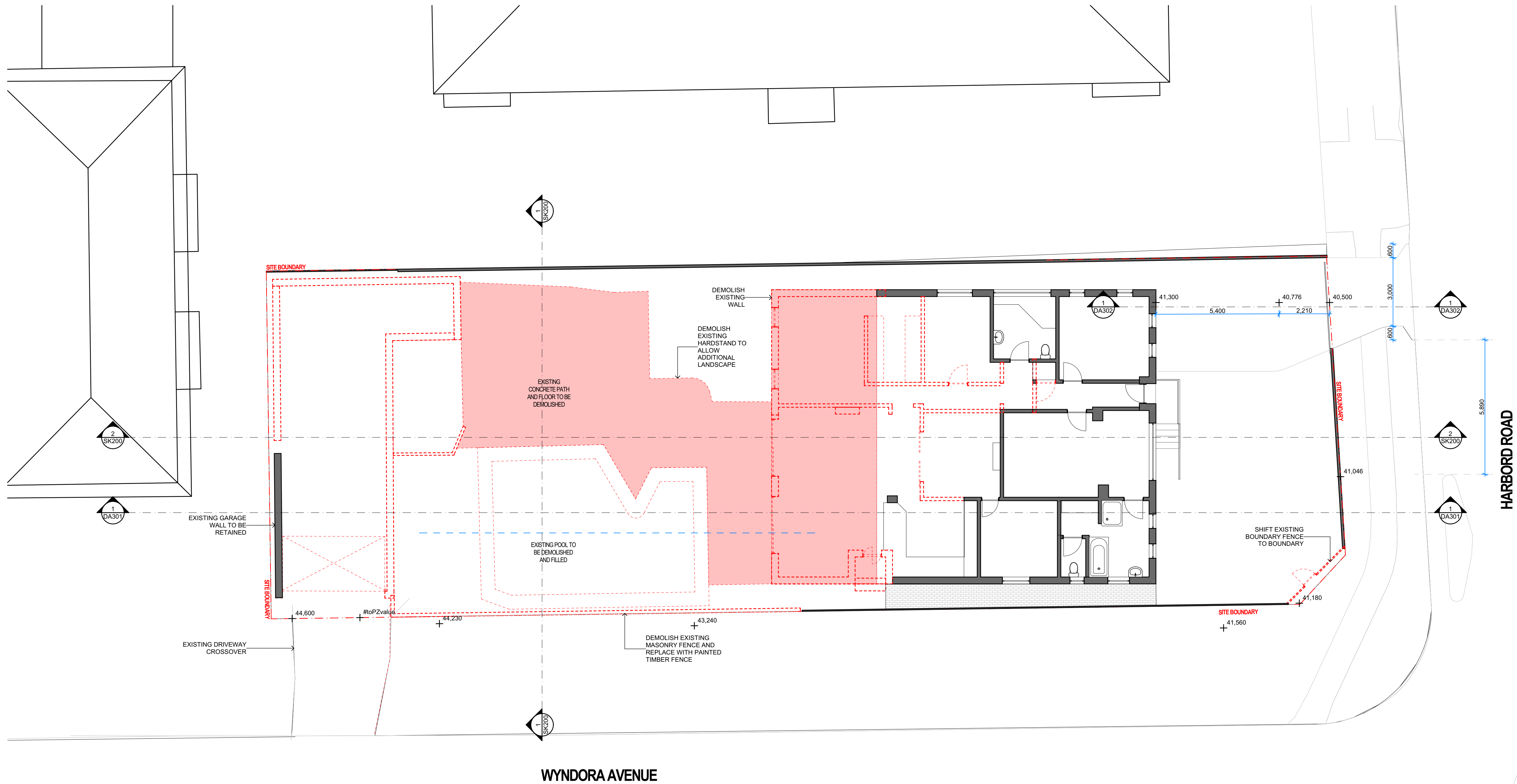
90 HARBORD ROAD, FRESHWATER

STAGE: DA	DRAWING TITLE: SITE PLAN
SCALE @ A1: 1:100	CLIENT: JAMES CAMPBELL CHECKED: JC DRAWN: JC APPROVED: JDC ARCHITECT

PROJECT No: **22001**

DRAWING No:
DA002
REVISION:
01

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CONSTRUCTION



1 DEMOLITION PLAN
1:100

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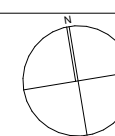
90 HARBORD ROAD, FRESHWATER

STAGE:

DA

SCALE @ A1:

1:100



DRAWING TITLE:

DEMOLITION PLAN

CLIENT: JAMES CAMPBELL

DRAWN: JC

CHECKED: JC

APPROVED: JDC ARCHITECT

PROJECT No: 22001

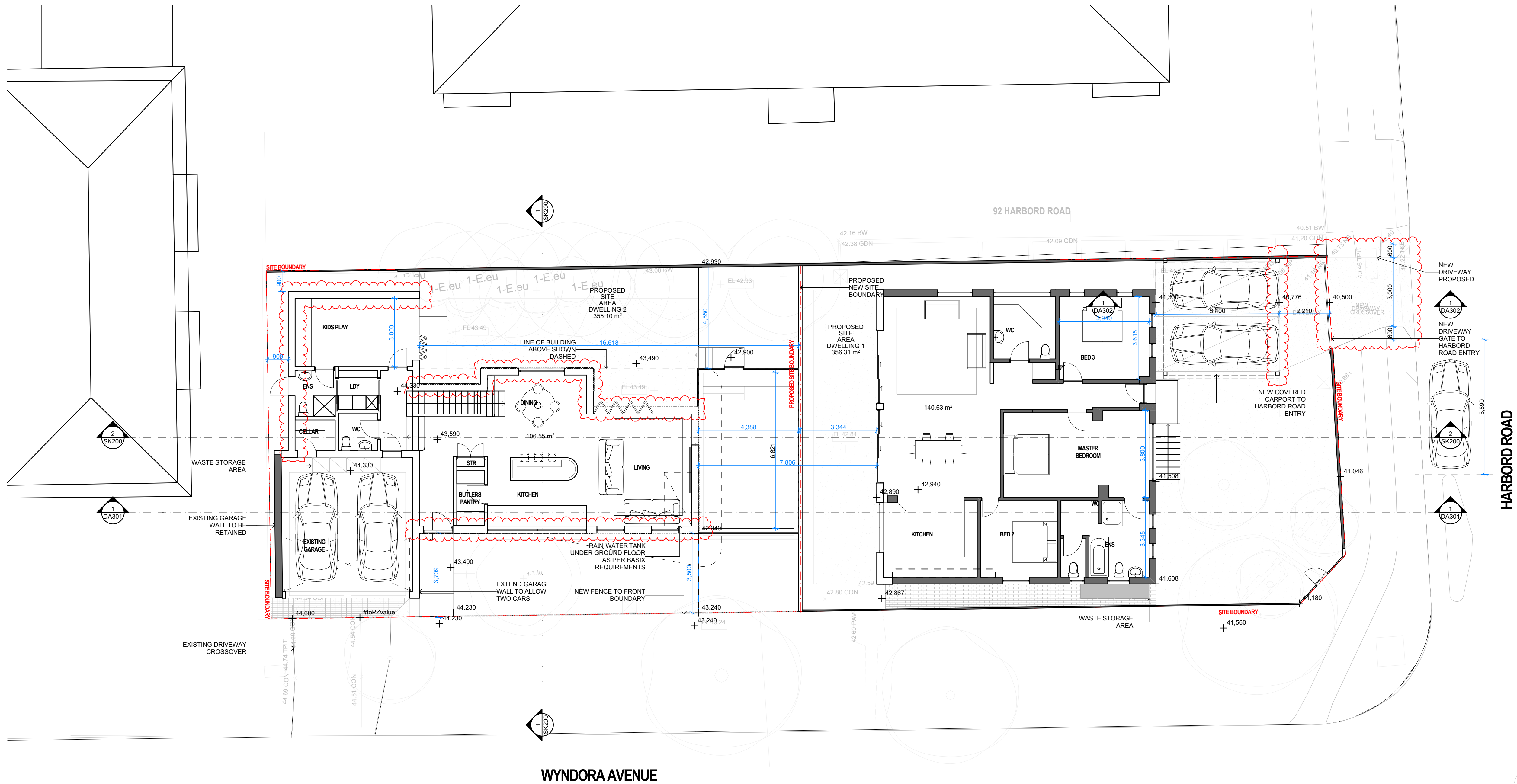
DRAWING No:

DA101

REVISION:

01

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1 GROUND FLOOR
1:100



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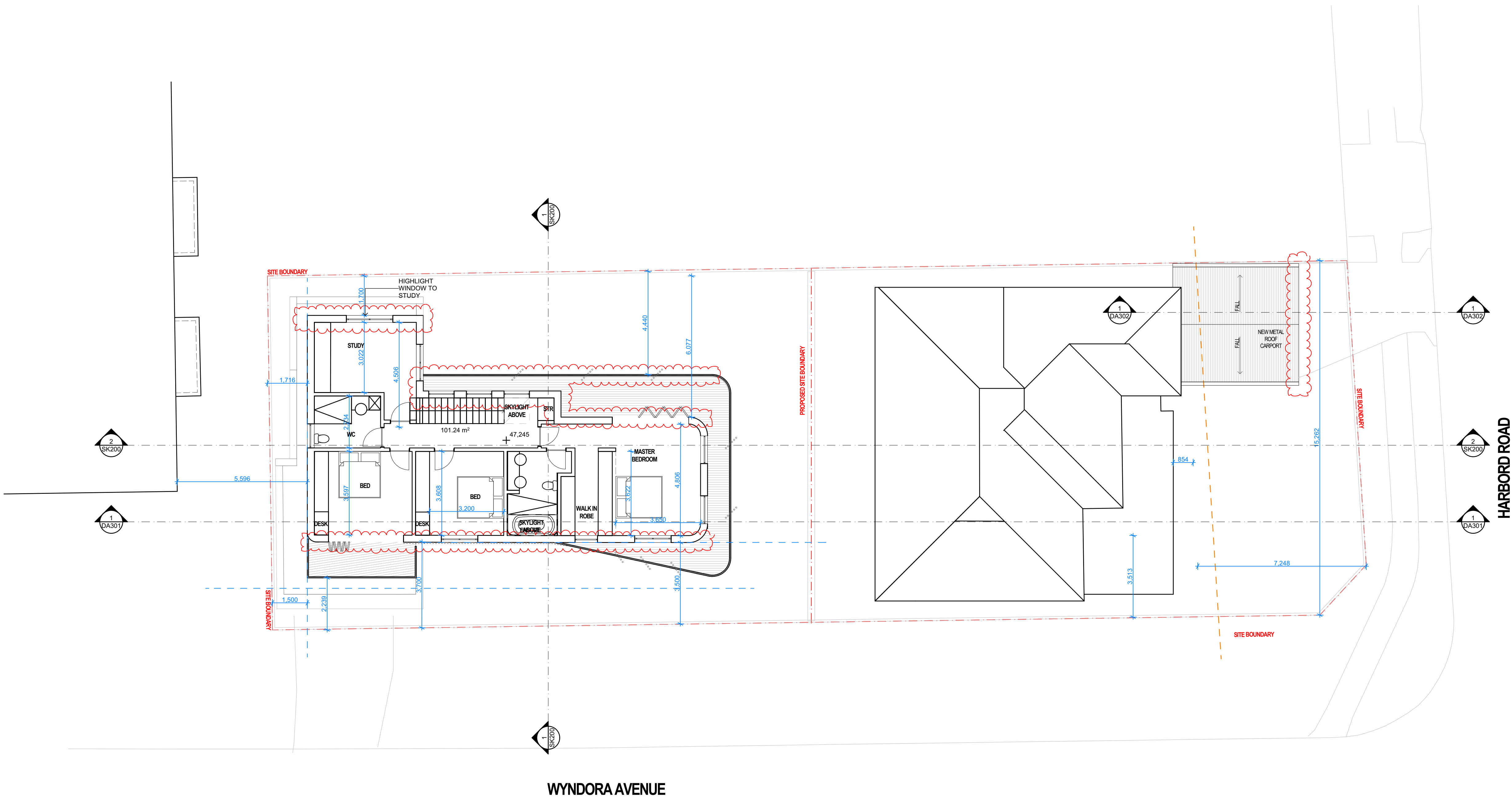
90 HARBORD ROAD, FRESHWATER

STAGE: DA	DRAWING TITLE: GROUND FLOOR
SCALE @ A1: 1:100	CLIENT: JAMES CAMPBELL CHECKED: JC DRAWN: JC APPROVED: JDC ARCHITECT

PROJECT No: **22001**

DRAWING No:
DA102
REVISION:
01

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① ————— FIRST FLOOR
1:100



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STAGE:

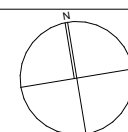
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DRAWING TITLE:

FIRST FLOOR

SCALE @ A1:

1:100



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DRAWN: JC

CHECKED: JC

APPROVED: JDC ARCHITECT

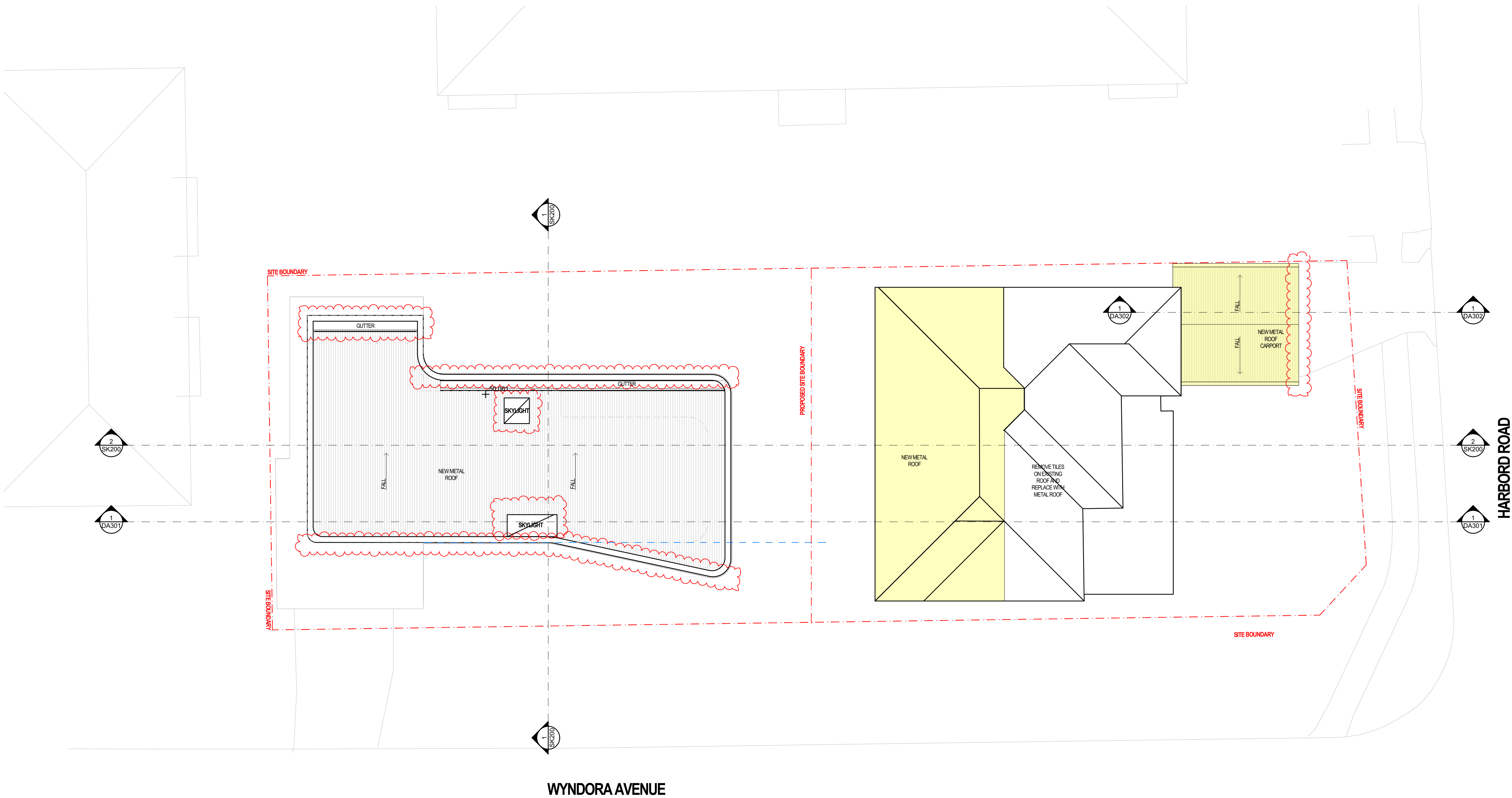
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DRAWING No:

DA103

REVISION:

01



1 ————— ROOF
1:100

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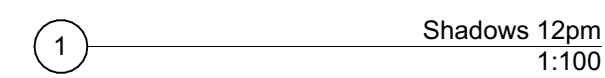
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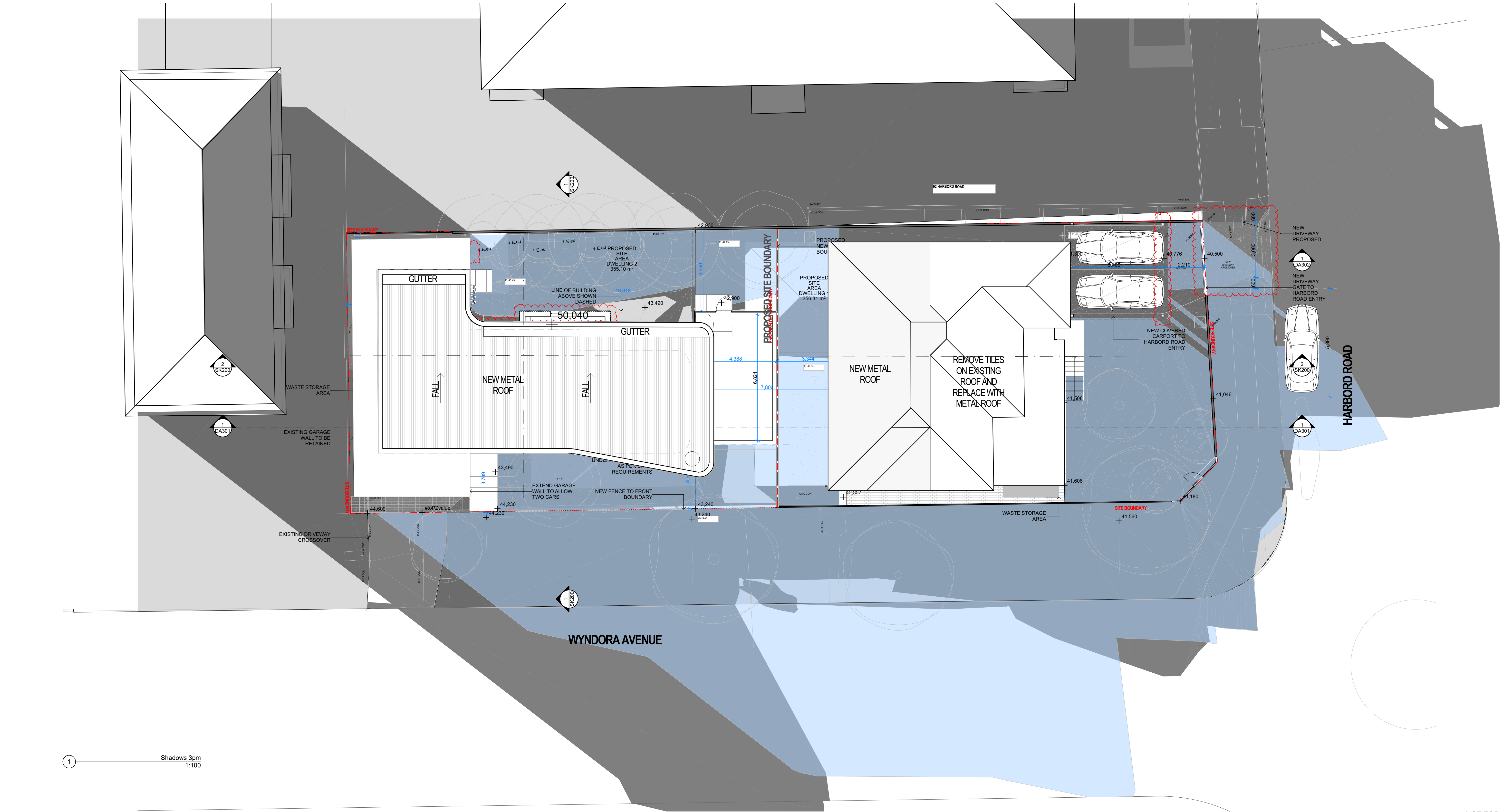
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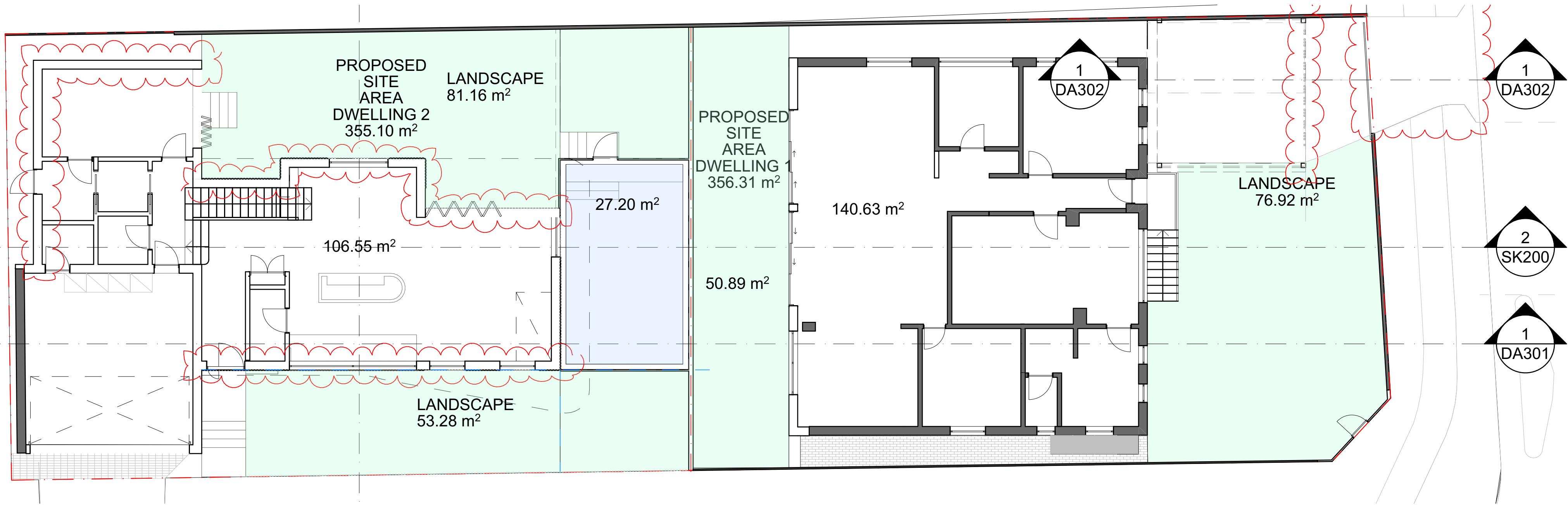
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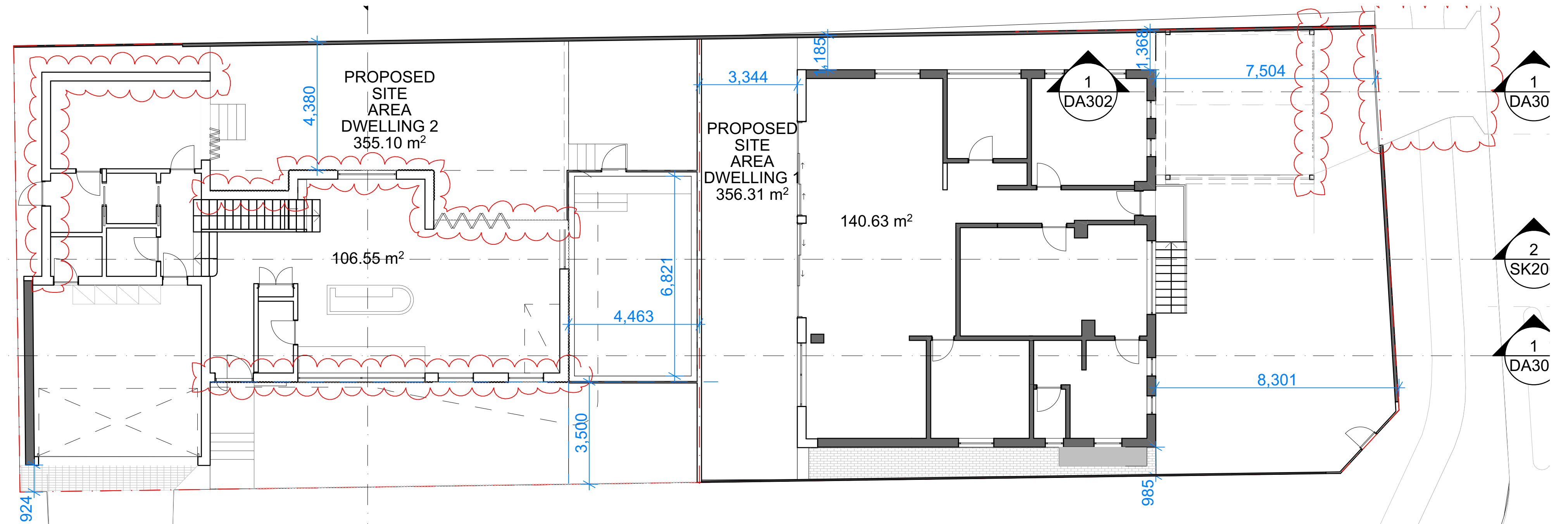
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LANDSCAPE CALCULATION
SITE AREA - 711.4m2
EXISTING - 103.05 - 14%
PROPOSED 2mx2m - 289.45m2 - 41%

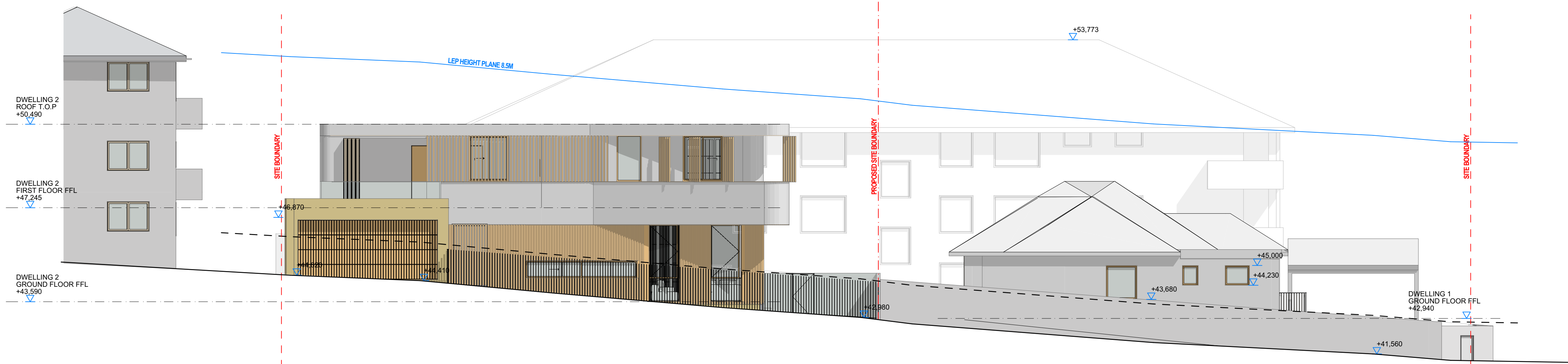


SETBACKS - MINIMUM REQUIREMENTS
Front Setback - 6.5m
Side Setback - 0.9m
Rear Setback - 6m

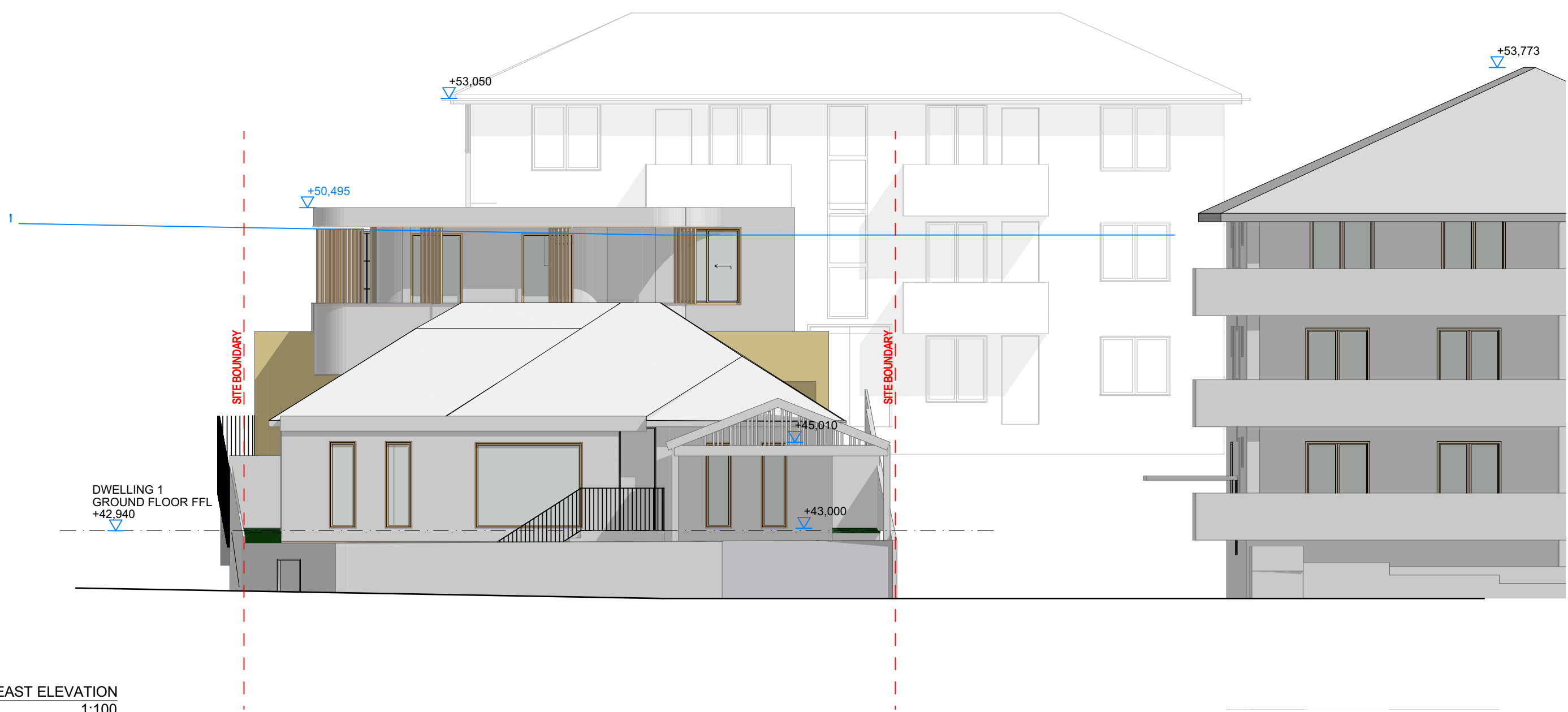


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NOMINATED ARCHITECT: JAMES CAMPBELL # 11203		LEGEND:		REV DATE NAME		STAGE:		DRAWING TITLE:	
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						1:100		DRAWN: JC APPROVED: JDC ARCHITECT	
								DRAWING No: DA150	
								REVISION: 01	



1 SOUTH ELEVATION
1:100



2 EAST ELEVATION
1:100

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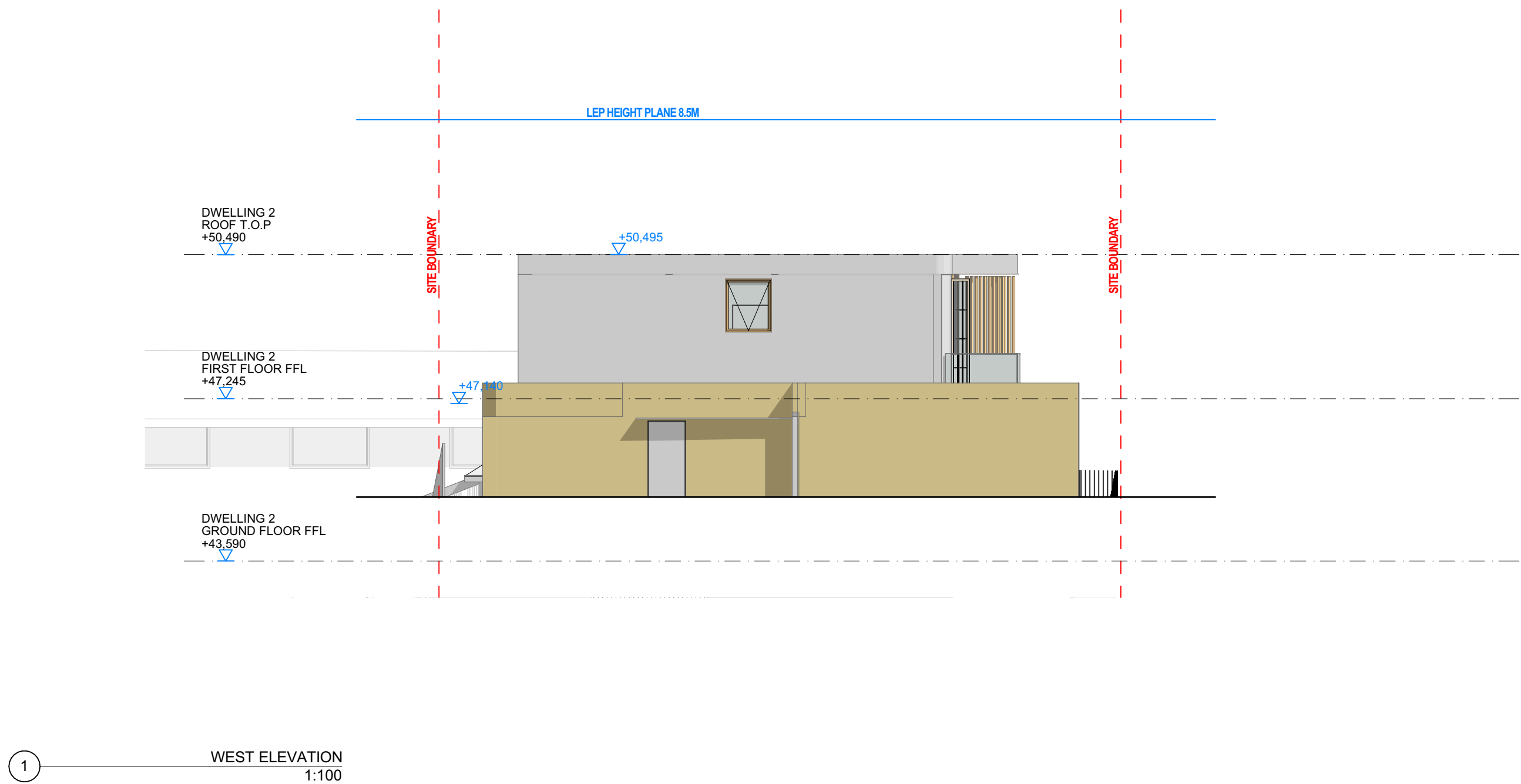
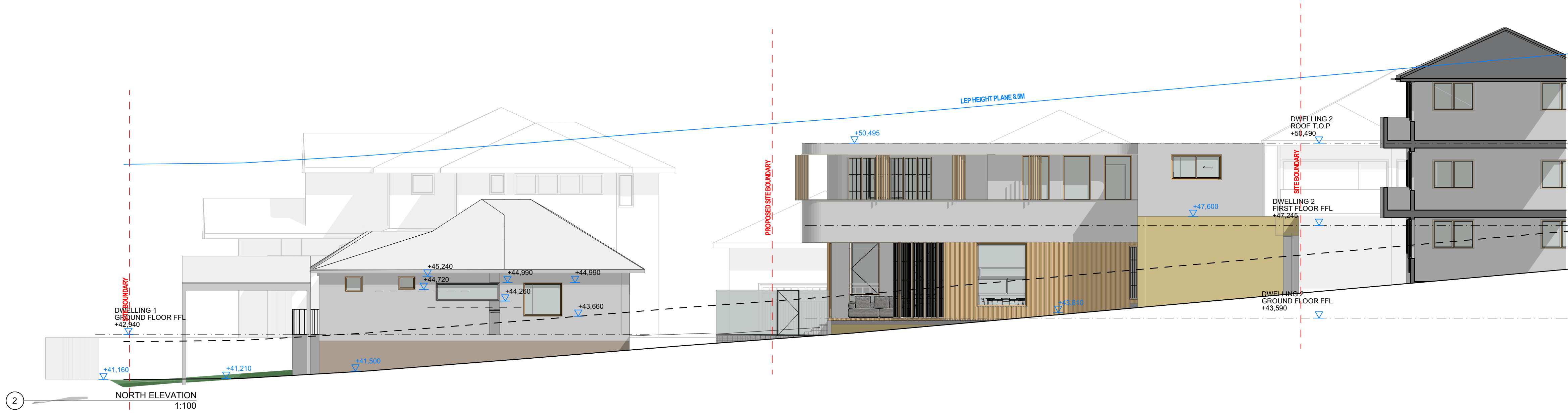
REV	DATE	NAME
01	20/12/2024	DA SUBMISSION

90 HARBORD ROAD, FRESHWATER

STAGE: DA		DRAWING TITLE: ELEVATIONS - SOUTH / EAST		DRAWING No: DA200
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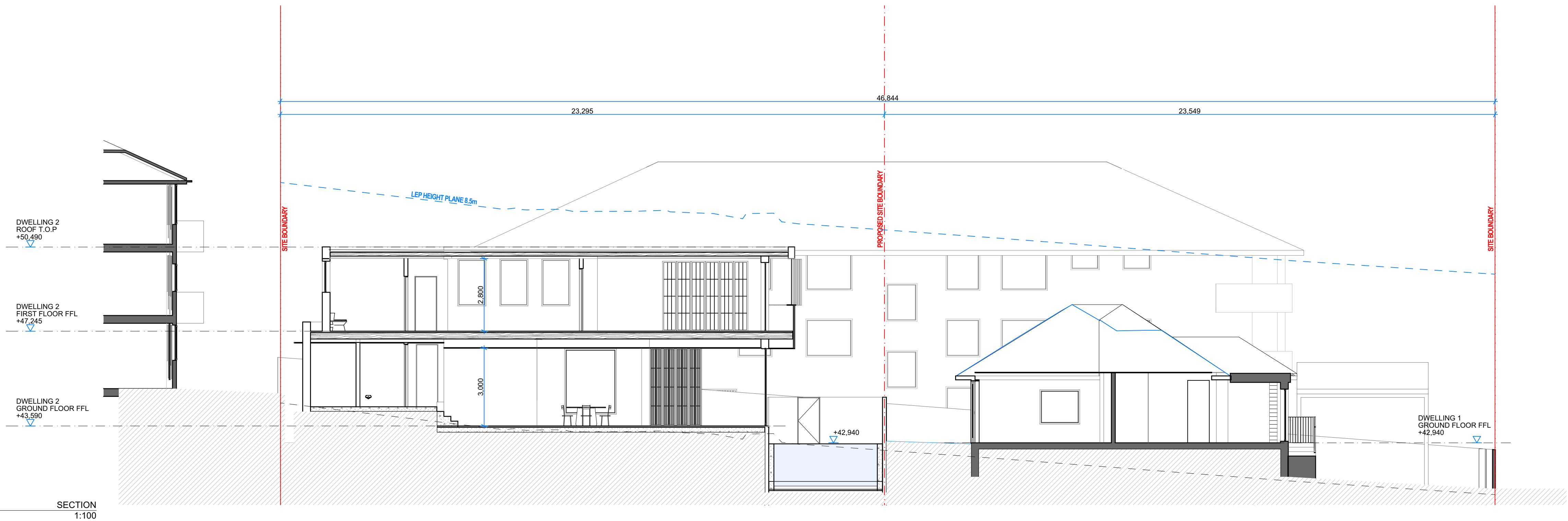


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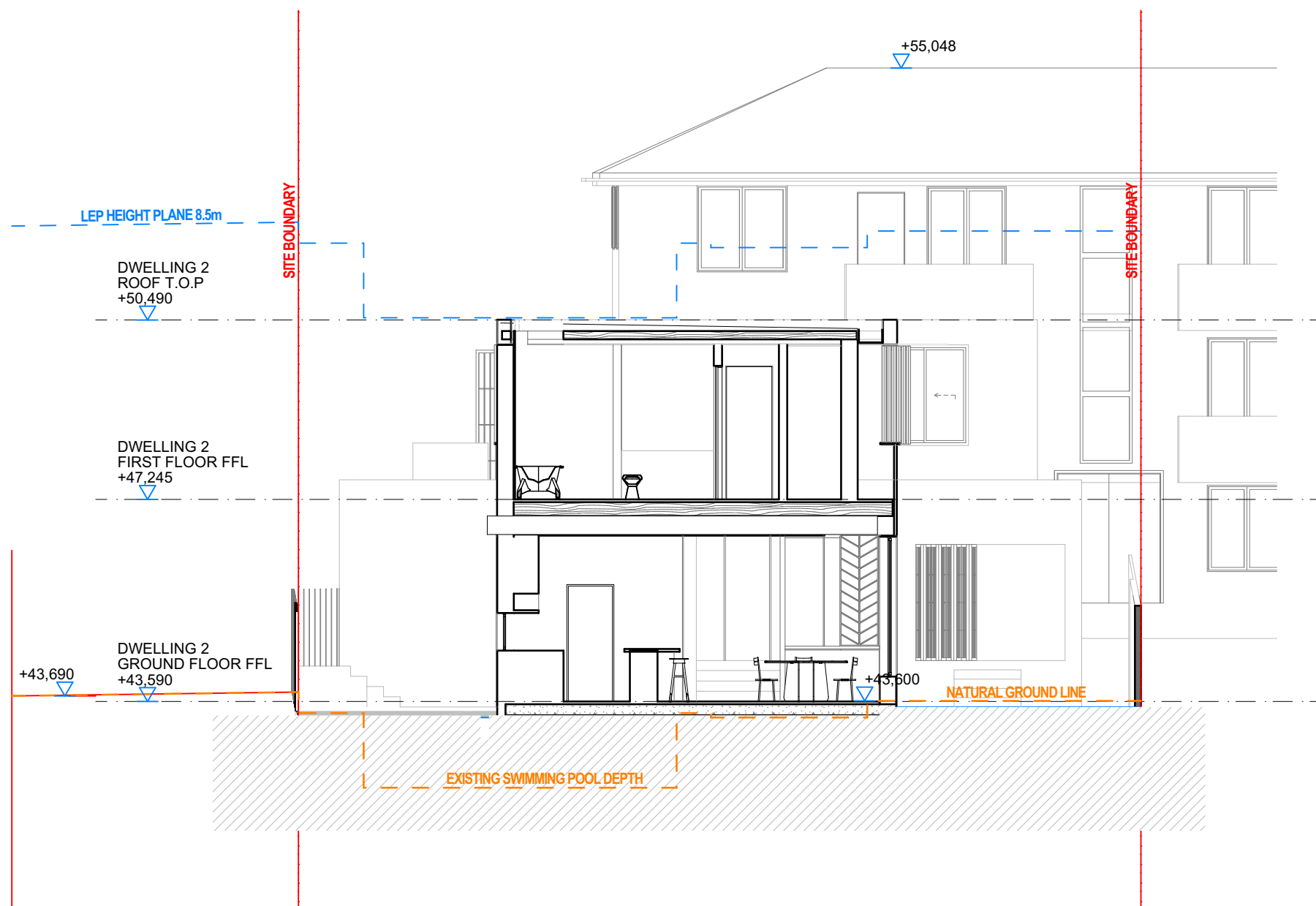


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REV	DATE	NAME																																										
01	20/12/2024	DA SUBMISSION																																										



1 SECTION
1:100

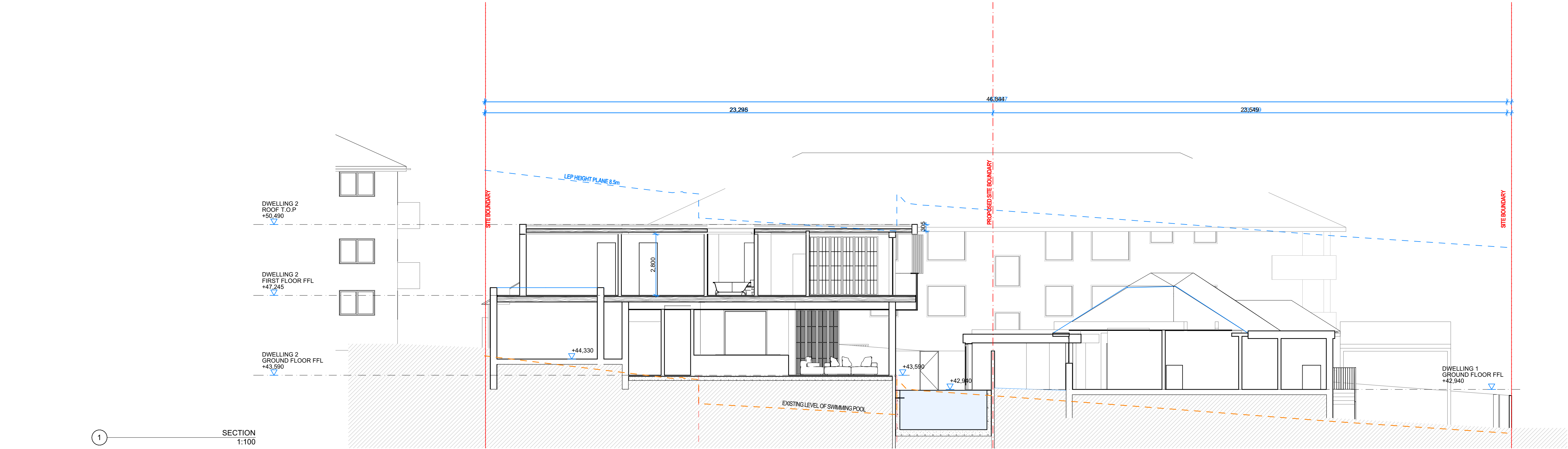


2 SECTION
1:100



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REV	DATE	NAME																																											
01	20/12/2024	DA SUBMISSION																																											

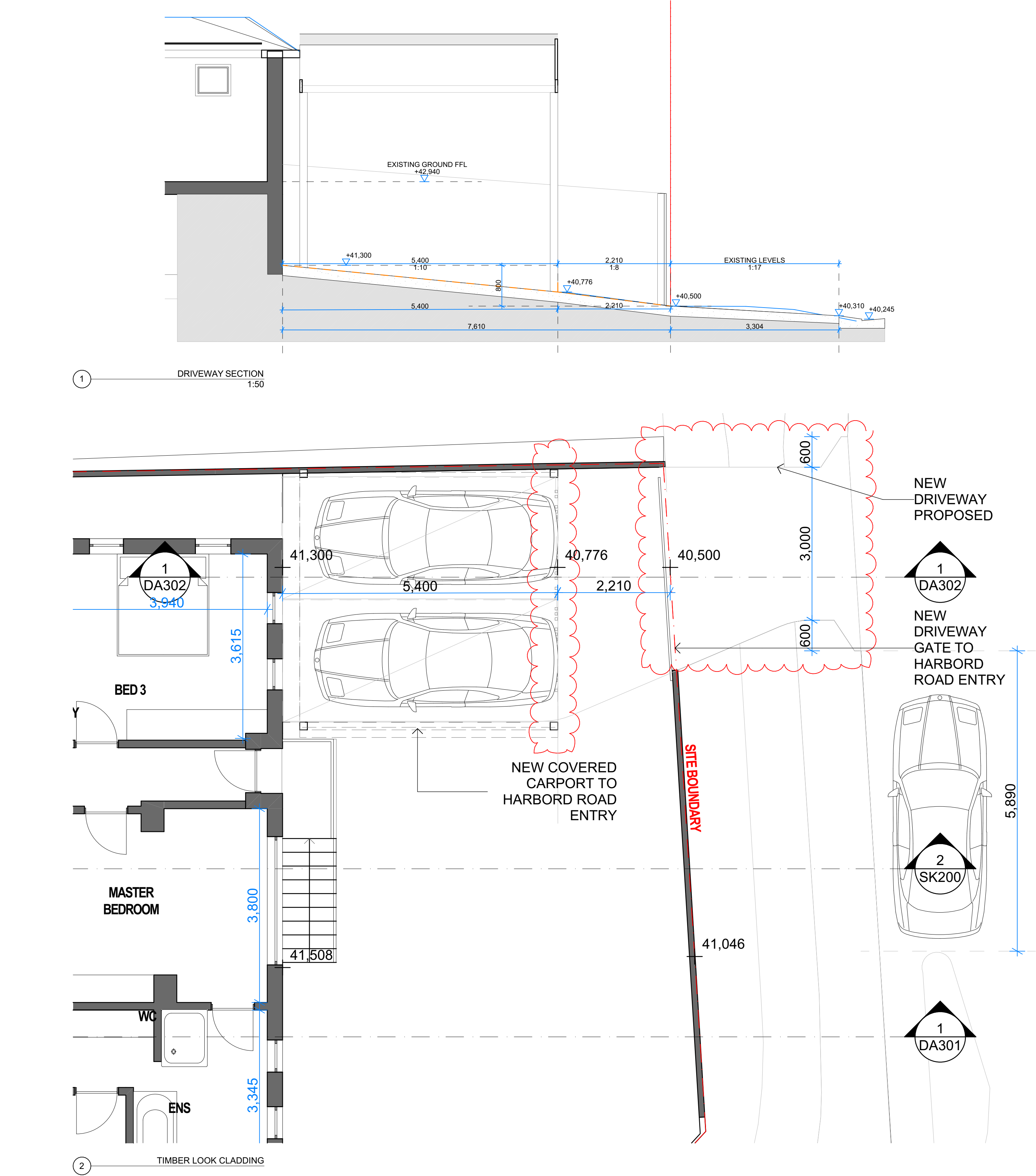


1 SECTION
1:100



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REV	DATE	NAME																																									
				<div>STAGE: DA</div> <div>SCALE @ A1: 1:100</div>		<div>DRAWING TITLE: SECTIONS</div> <div>CLIENT: JAMES CAMPBELL DRAWN: JC</div> <div>CHECKED: JC APPROVED: JDC ARCHITECT</div>																																					





1 PERSPECTIVE 01

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LEGEND:

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REV	DATE	NAME
01	20/12/2024	DA SUBMISSION

90 HARBORD ROAD, FRESHWATER

STAGE: DA		DRAWING TITLE: PHOTOMONTAGE		DRAWING No: DA500
SCALE @ A1:		CLIENT: JAMES CAMPBELL	CHECKED: JC	REVISION: 01
		DRAWN: JC	APPROVED: JDC ARCHITECT	



1 PERSPECTIVE 02

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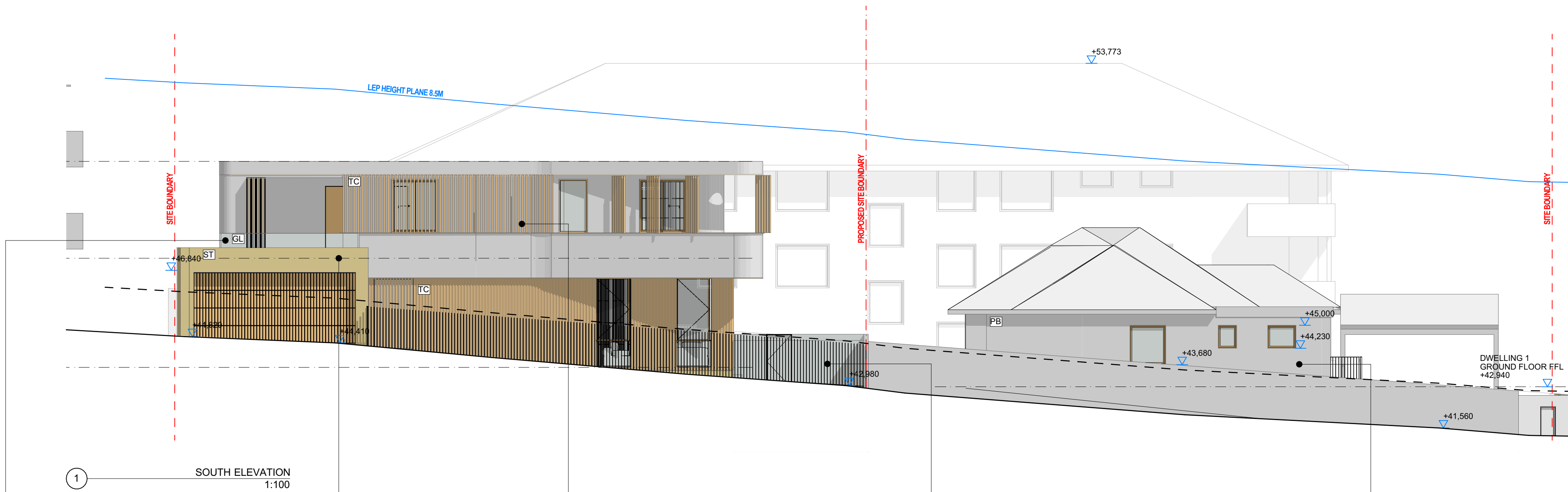
REV	DATE	NAME
01	20/12/2024	DA SUBMISSION

90 HARBORD ROAD, FRESHWATER

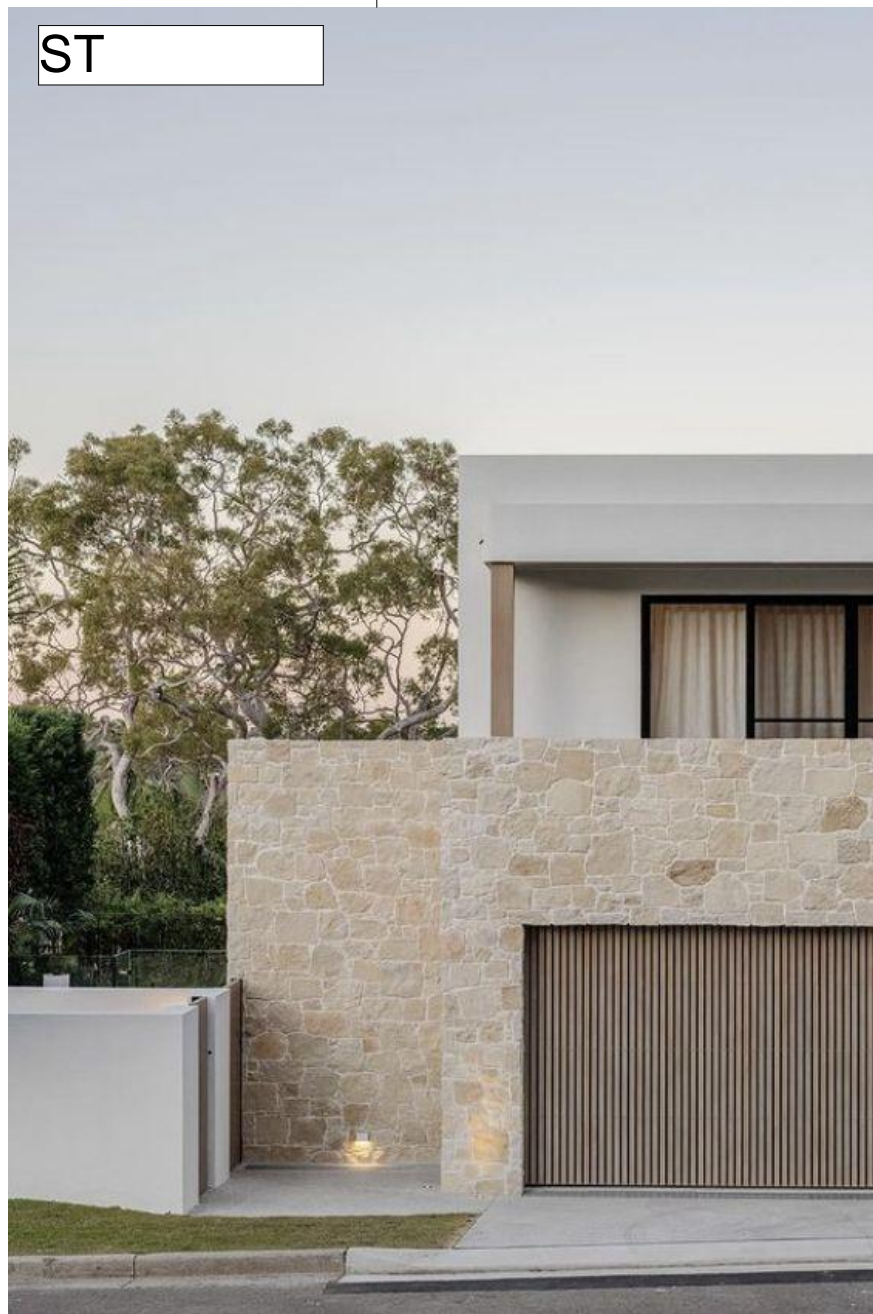
STAGE: DA		DRAWING TITLE: PHOTOMONTAGE	
SCALE @ A1:		CLIENT: JAMES CAMPBELL	CHECKED: JC
		DRAWN: JC	APPROVED: JDC ARCHITECT

PROJECT No: 22001

DRAWING No: DA501
REVISION: 01



2 GLASS BALUSTRADE



3 STONE CLADDING



4 TIMBER LOOK CLADDING



5 TIMBER FENCE



6 PAINTED BRICK - WHITE



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REV	DATE	NAME
01	20/12/2024	DA SUBMISSION

90 HARBORD ROAD, FRESHWATER

STAGE: DA	DRAWING TITLE: FINISHES SCHEDULE	DRAWING No: DA800
SCALE @ A1: 1:100	CLIENT: JAMES CAMPBELL CHECKED: JC DRAWN: JC APPROVED: JDC ARCHITECT	REVISION: 01

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ELEVATION (VIEW FROM EXTERIOR U.N.O)												
Element ID	D-01	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11
LOCATION	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 1	DWELLING 2
HEIGHT	2,485	2,330	2,330	2,330	1,330	1,330	1,330	1,200	1,200	1,200	1,200	2,530
WIDTH	850	2,400	721	721	900	800	1,200	2,170	1,249	2,219	1,000	2,000
FRAME MATERIAL	<Undefined>	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	<Undefined>	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC
GLAZING	---	---	---	---	---	---	---	---	---	---	---	---
Renovation Status	Existing	Existing	Existing	Existing	Existing	Existing	Existing	New	Existing	Existing	Existing	New

1

DWELLING 1 - WINDOW SCHEDULE

1:1

ELEVATION (VIEW FROM EXTERIOR U.N.O)												
Element ID	W-11	W-13	W-15	W-16	W-17	W-18	W-19	W-20	W-21	W-22	W-23	W-24
LOCATION	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2
HEIGHT	2,530	3,000	3,000	3,000	1,800	2,420	1,540	1,800	1,800	1,800	2,775	2,775
WIDTH	2,000	3,000	1,200	1,200	1,570	1,205	1,570	1,090	1,090	1,090	1,202	1,202
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC
GLAZING	---	---	---	---	---	---	---	---	---	---	---	---
Renovation Status	New	New	New	New	New	New	New	New	New	New	New	New

ELEVATION (VIEW FROM EXTERIOR U.N.O)												
Element ID	W-11	W-13	W-15	W-16	W-17	W-18	W-19	W-20	W-21	W-22	W-23	W-24
LOCATION	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2
HEIGHT	2,530	3,000	3,000	3,000	1,800	2,420	1,540	1,800	1,800	1,800	2,775	2,775
WIDTH	2,000	3,000	1,200	1,200	1,570	1,205	1,570	1,090	1,090	1,090	1,202	1,202
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC
GLAZING	---	---	---	---	---	---	---	---	---	---	---	---
Renovation Status	New	New	New	New	New	New	New	New	New	New	New	New

2

DWELLING 2 WINDOW SCHEDULE

1:1

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LEGEND:






DUAL OCCUPANCY

REV	DATE	NAME

90 HARBORD ROAD, FRESHWATER

STAGE: DA		DRAWING TITLE: WINDOW SCHEDULE		DRAWING No: DA801	
SCALE @ A3: 1:1		CLIENT: JAMES CAMPBELL DRAWN: JC		CHECKED: JC APPROVED: JDC ARCHITECT	
				REVISION:	

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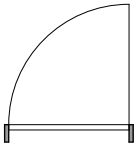
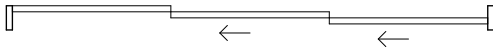
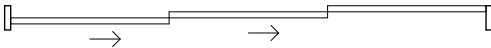
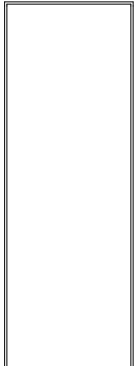
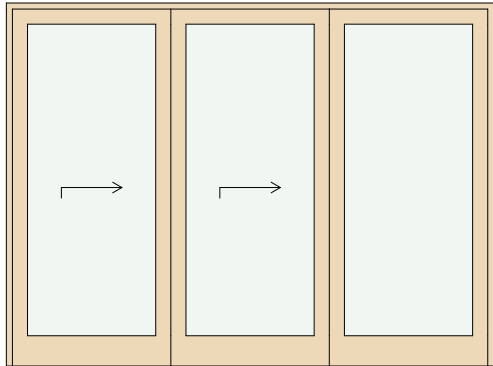
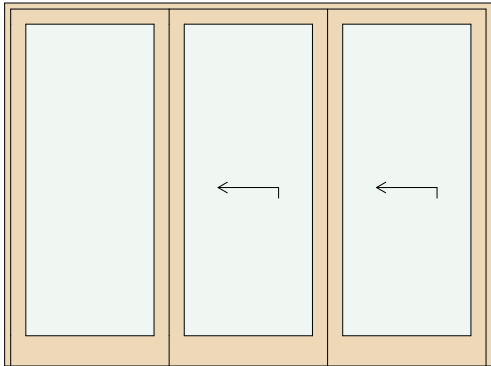
ELEVATION (VIEW FROM EXTERIOR U.N.O)			
Element ID	W-25	W-26	W-27
LOCATION	DWELLING 2	DWELLING 2	<Undefined>
HEIGHT	1,800	1,800	1,540
WIDTH	1,570	970	1,570
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC
GLAZING	---	---	---
Renovation Status	New	New	New

1

DWELLING 2 - WINDOW SCHEDULE

1:1

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CONSTRUCTION

PLAN			
ELEVATION (VIEW FROM EXTERIOR U.N.O)			
Element ID	D-01	D-02	D-03
W/D Opening Height on the Reveal Side	2,415	2,400	2,400
W/D Opening Width on the Reveal Side	850	3,224	3,224
TYPE	HINGE DOOR	SLIDING	SLIDING
LOCATION	DWELLING 1	DWELLING 1	DWELLING 1
QUANTITY	1	1	1
FRAME	TIMBER	ALUMINIUM	ALUMINIUM
FRAME FINISH	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC	PODERCOAT FINISH COLOUR TBC
LEAF	Solid Timber	Glass	Glass
Renovation Status	Existing	New	New

1 DWELLING 1 DOOR SCHEDULE 1:1

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--	--	---	--	---	--

PLAN					
ELEVATION (VIEW FROM EXTERIOR U.N.O)					
Element ID	D-04	D-05	D-06	D-07	D-08
W/D Opening Height on the Reveal Side	3,000	2,100	3,000	2,700	2,700
W/D Opening Width on the Reveal Side	1,300	3,000	4,600	3,232	3,000
TYPE	PIVOT	BI-FOLD	BI-FOLD	BI-FOLD	BI-FOLD
LOCATION	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2	DWELLING 2
QUANTITY	1	1	1	1	1
FRAME	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER
FRAME FINISH	PODERCOAT FINISH COLOUR TBC	TIMBER	TIMBER	TIMBER	TIMBER
LEAF	Solid Timber	Glass	Glass	<Undefined>	<Undefined>
Renovation Status	New	New	New	New	New

1

DWELLING 2 DOOR SCHEDULE

1:1