

# BASIX™ Certificate

Building Sustainability Index

[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Alterations and Additions

Certificate number: A1818909

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](http://www.planningportal.nsw.gov.au/definitions)

Secretary

Date of issue: Monday, 27 October 2025

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



### Project address

|                       |                                    |
|-----------------------|------------------------------------|
| Project name          | 161 Wyndora Avenue                 |
| Street address        | 161 WYNDORA Avenue FRESHWATER 2096 |
| Local Government Area | Northern Beaches Council           |
| Plan type and number  | Deposited Plan DP11055             |
| Lot number            | 15                                 |
| Section number        | -                                  |

### Project type

|                                 |                                                                                                                      |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Dwelling type                   | Dwelling house (detached)                                                                                            |
| Type of alteration and addition | The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa). |
| N/A                             | N/A                                                                                                                  |

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

Name / Company Name: YOUR BEAUTIFUL HOME PTY LTD

ABN (if applicable): 70613352319

| 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. |                  | ✓                            | ✓               |

| Construction                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                          |                                         | Show on DA Plans | Show on CC/CDC Plans & specs             | Certifier Check      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------|------------------|------------------------------------------|----------------------|--------------------------------|-----|-----|-----------------------------|-----------------------------------------|--|----------------------------|-----------------------------------------|-----------------------------------------|--|--|--|
| Insulation requirements                                                                                                                                                                                                                                                                                                                                                                                                                               |                                          |                                         |                  |                                          |                      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.                                                              |                                          |                                         | ✓                | ✓                                        | ✓                    |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
| <table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R2.50 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table> |                                          |                                         | Construction     | Additional insulation required (R-value) | Other specifications | concrete slab on ground floor. | nil | N/A | external wall: brick veneer | R1.16 (or R1.70 including construction) |  | flat ceiling, pitched roof | ceiling: R2.50 (up), roof: foil/sarking | medium (solar absorptance 0.475 - 0.70) |  |  |  |
| Construction                                                                                                                                                                                                                                                                                                                                                                                                                                          | Additional insulation required (R-value) | Other specifications                    |                  |                                          |                      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
| concrete slab on ground floor.                                                                                                                                                                                                                                                                                                                                                                                                                        | nil                                      | N/A                                     |                  |                                          |                      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
| external wall: brick veneer                                                                                                                                                                                                                                                                                                                                                                                                                           | R1.16 (or R1.70 including construction)  |                                         |                  |                                          |                      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |
| flat ceiling, pitched roof                                                                                                                                                                                                                                                                                                                                                                                                                            | ceiling: R2.50 (up), roof: foil/sarking  | medium (solar absorptance 0.475 - 0.70) |                  |                                          |                      |                                |     |     |                             |                                         |  |                            |                                         |                                         |  |  |  |

## 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.