

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: Monday, 16 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	#1363 WALTER HARRIS & ELAINE PATISON
Street address	7 CAREW Street DEE WHY 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP9270
Lot number	4
Section number	C
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: ACTION PLANS PTY LTD	
ABN (if applicable): 55666046711	

BASIX Certificate number A1795943

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 standard aluminium or timber frames and single clear or tinted glass may either match the description, or 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.		✓	✓
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 3400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
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.		✓	✓

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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.

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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.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements								
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type		
W1	N	9.45	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W2	N	4.38	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W3	E	2.92	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W4	E	4.59	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W5	S	2.09	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		

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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 ceiling(s)) in accordance with the specifications listed in the table below, except that if additional insulation is not required where the area of new construction is less than 2m2, it insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with open subfloor: timber (R0.7)	R0.8 (down) (or R1.50 including construction)	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, flat roof: concrete/ precast/slab in-situ	ceiling: R3.00 (up), roof: full/insulating medium (solar absorptance 0.475 - 0.70)		

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type			
D01	S	6.72	0	0	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
D02	W	5.81	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			

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REV.	DATE	COMMENTS	DRWN	NOTES
	19.05.2025	DA ISSUED	EV	



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CLIENT
Walter Harris & Elaine Patison

PROJECT ADDRESS
7 Carew Street, Dee Why NSW 2099

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works. All window & door dimensions, orientation, glazing materials, opening types, frame types are to be confirmed by a suitably qualified person prior to the ordering of any such materials are to take place. U value takes precedence over glazing type/colour in all cases. all new glazing must meet the BASIX specified frame and glass type. OR meet the ecfied U value and SHGC value.

CLIENT
Walter Harris & Elaine Patison

PROJECT ADDRESS
7 Carew Street, Dee Why NSW 2099

DRAWING NO.
DA23

DATE
Friday, 30 May 2025

DRAWING NAME
BASIX COMMITMENTS