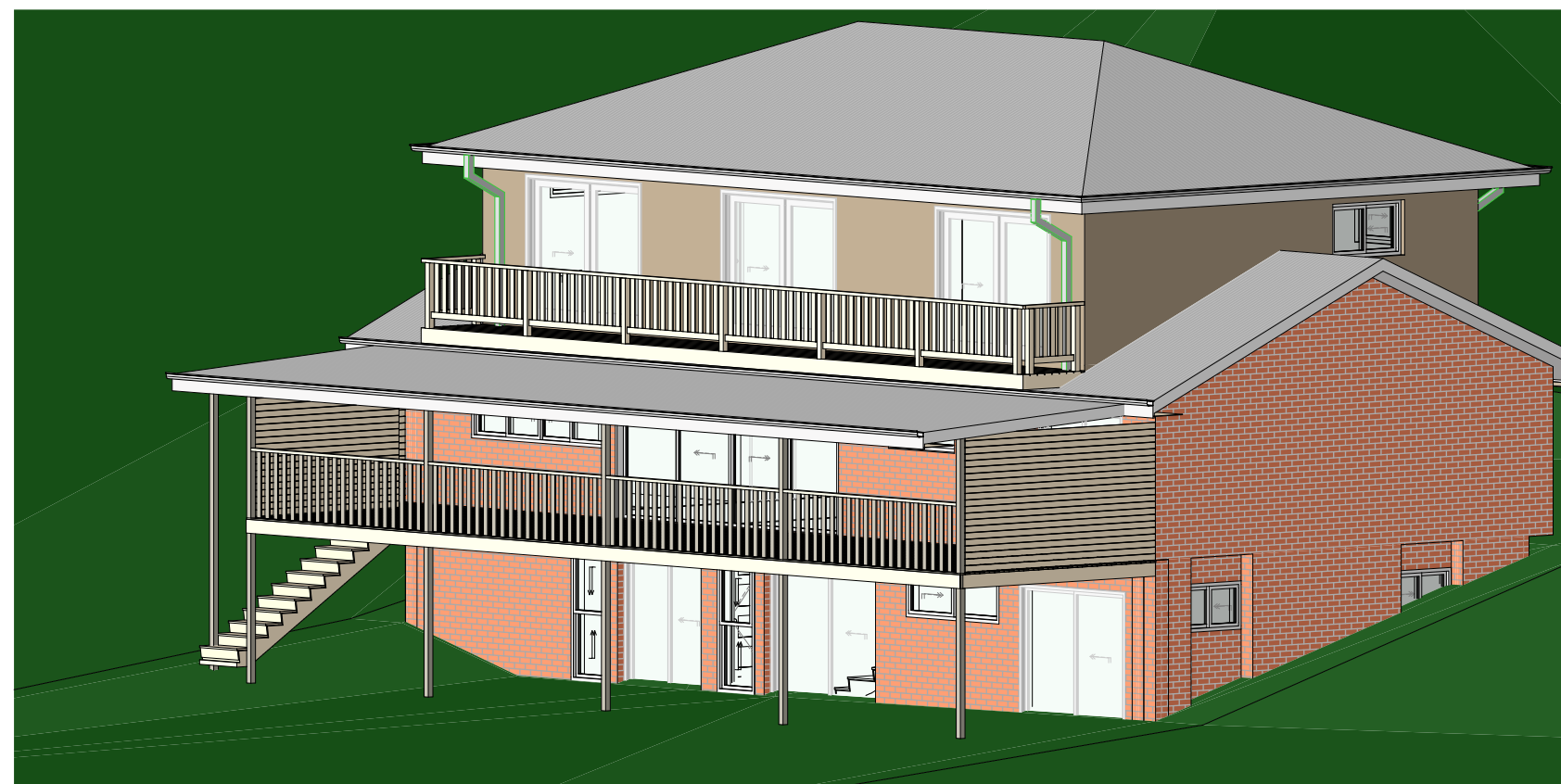




Location Map



Perspective



PO Box 394, Forestville NSW 2087 W: www.creativehomeplans.com.au
M: 0402 451 119 E: shane@creativehomeplans.com.au

Additions and Alterations

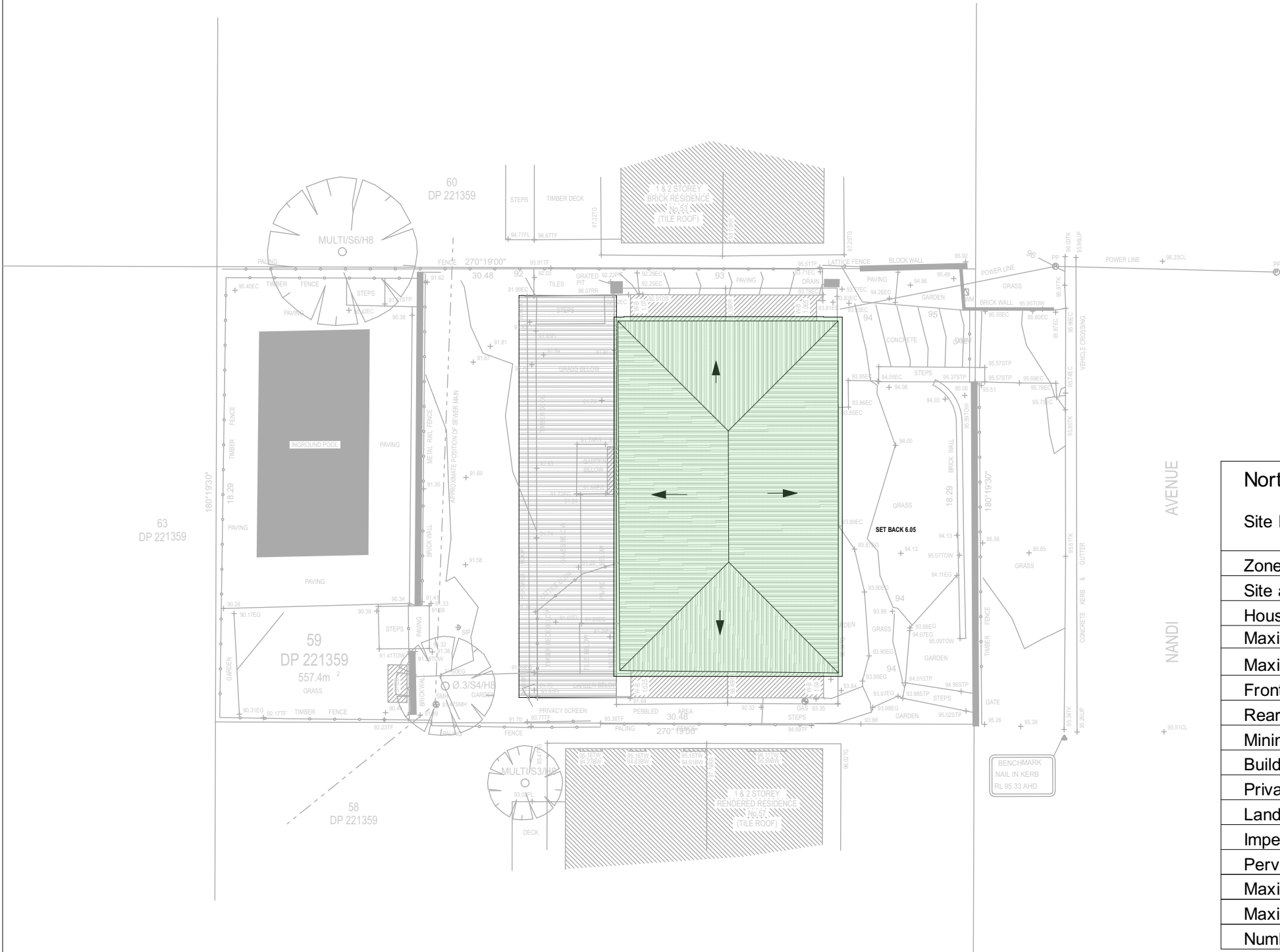
for Zoe Sanders and Nicholas Sanders

55 Nandi Avenue Frenchs Forest, NSW 2086

Drawing List	
Dwg No.	Description
DA01	Cover Page
DA02	Site/Roof Plan
DA03	Site Analysis Plan
DA04	Waste & Sediment Control Plan
DA05	Stormwater Management Plan
DA06	Landscape Open Space Plan
DA07	Existing Basement Floor
DA08	Existing Ground Floor Plan
DA09	Demolition Basement Floor
DA10	Demolition Ground Floor
DA11	New Basement Floor
DA12	New Ground Floor
DA13	New First Floor
DA14	Elevations 1
DA15	Elevations 2
DA16	Sections
DA17	Shadow Diagrams June 21st 9am
DA18	Shadow Diagrams June 21st 12pm
DA19	Shadow Diagrams June 21st 3pm
DA20	Colours & Finishes Schedule
DA21	Basix Certificate
DA22	Window Schedule
DA23	Door Schedule
DA24	Perspective 1

KEY

PROPOSED ELEMENTS



Roof/Site Plan 1:200

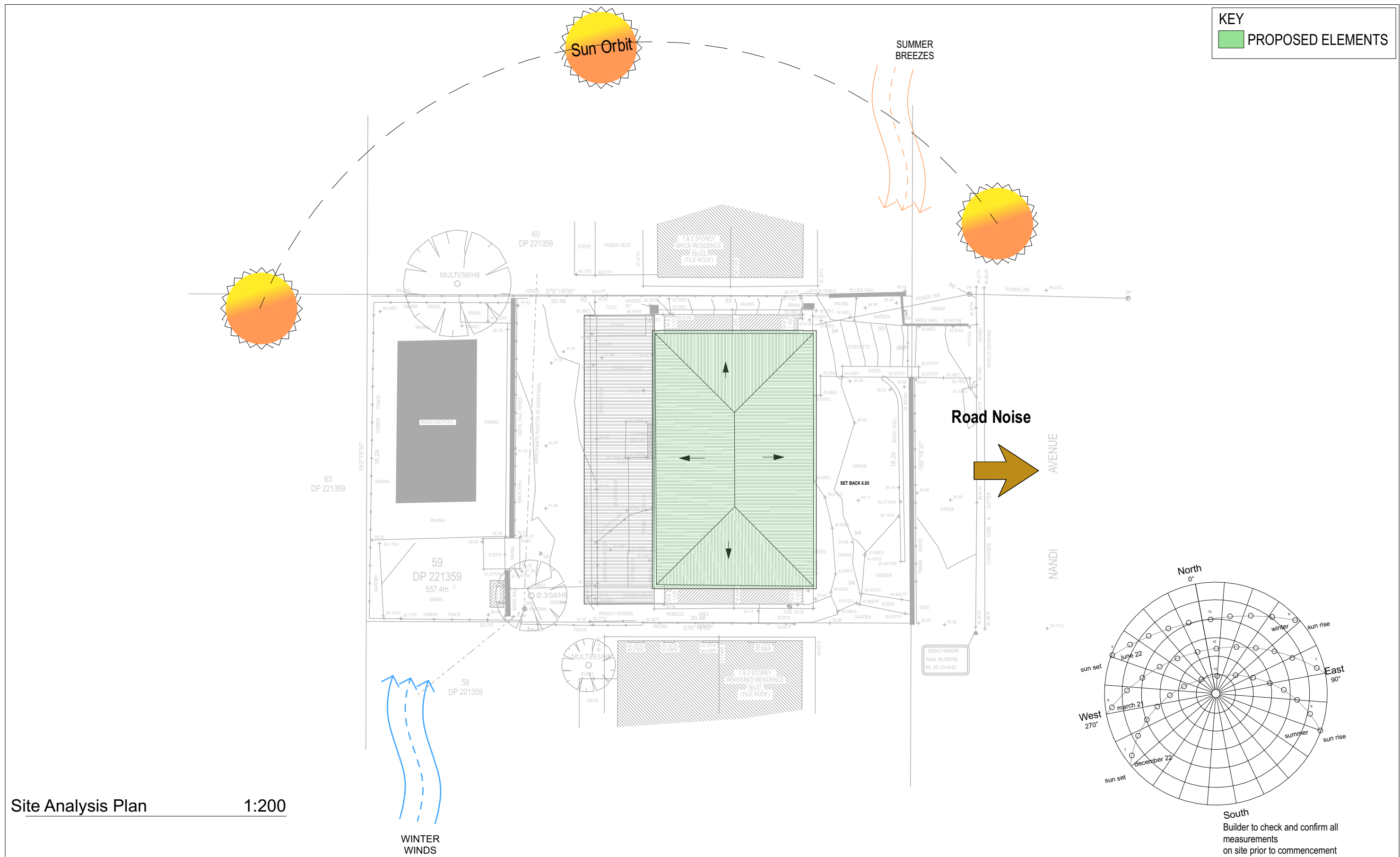
Northern Beaches Council (Warringah)


Site Information And Building Controls: Complies With Controls

Zone: R2 Low Density Residential	Control	Yes	No	Comment
Site area (m ²)	557.4 m2	Yes		
Housing density (dwelling/m ²)	1	Yes		Existing
Maximum ceiling height above NG	7.2m	No		
Maximum building height	8.5m	No		
Front building setback	6.5m	No		Existing
Rear building setback	6.0m	Yes		Existing
Minimum side boundary setback	0.9m	Yes		Existing
Building envelope (m) at 45°	4.0m	No		
Private open space	60m	Yes		Existing
Landscape open space, 40%	40% / 229.96m ²			Existing
Impervious area	62% / 345.2m ²	No		Existing
Pervious area	38% / 211.7m ²	No		Existing
Maximum cut into ground	N/A	N/A		
Maximum depth of fill	N/A	N/A		
Number of car spaces provided	1	Yes		

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
										Site/Roof Plan				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3	1:200	Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						DA	20101	DA02	31 Dec 2020	B

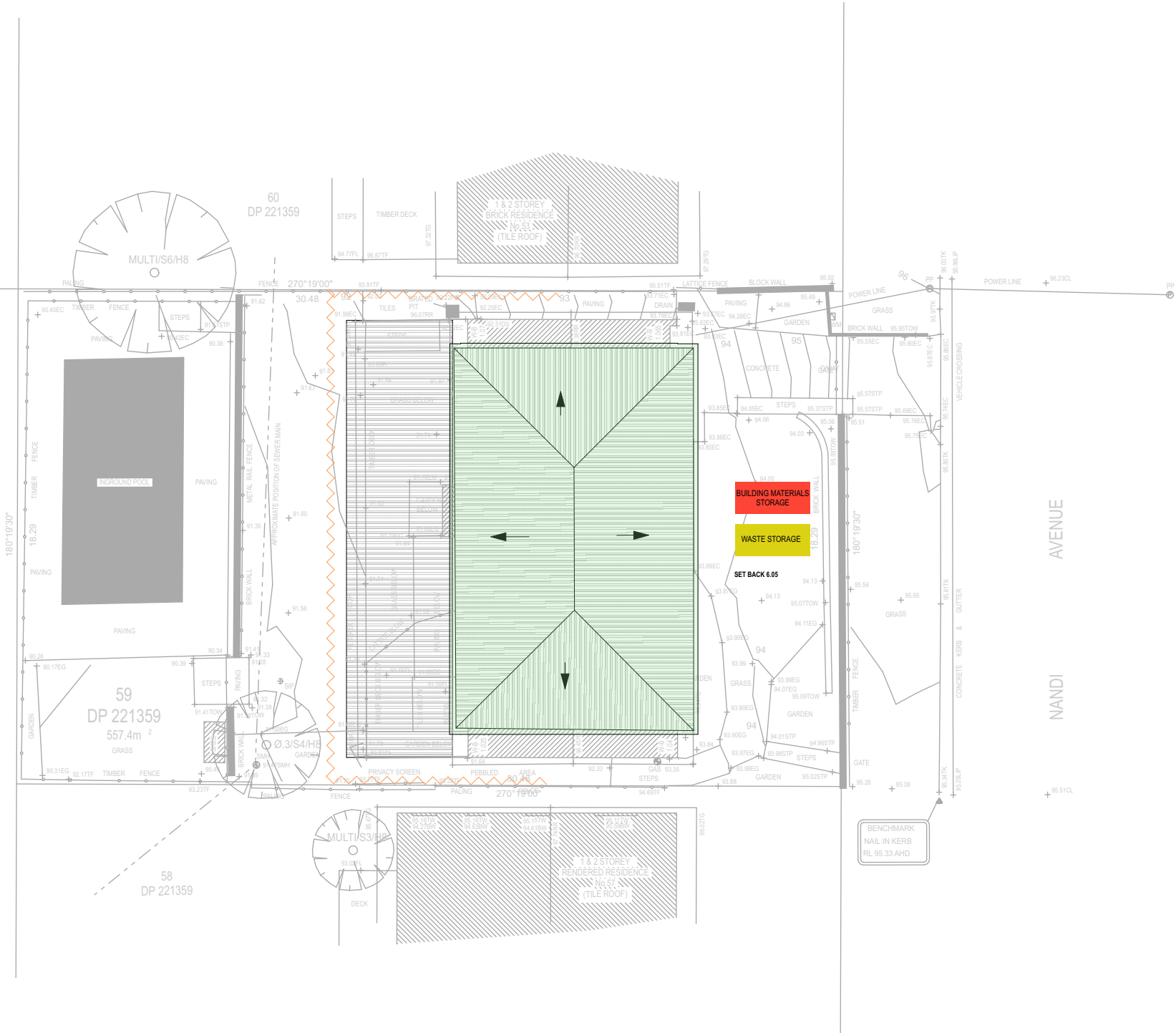
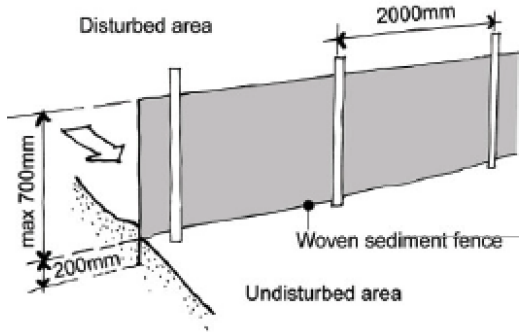


	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
										Site Analysis Plan				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale	1:200	Client		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status	DA	Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Job No.	20101	Drawing No.	DA03	Issue No.
												31 Dec 2020	B	

WASTE CONTROL & SEDIMENT CONTROL NOTES

1. Install sediment barrier as shown on drawings.
2. Clean and clear footpath and roadway as required.
3. Separate building waste into separate litter traps when possible and store in designated area.
4. Recycle all packaging Materials where possible.
5. Maintain and preserve grassed area where possible.
6. Re-use or recycle roofing sheets and roof tiles where possible.
7. Store Building materials in designated area.
8. Avoid waste by ordering materials only in required quantities

Example of sediment control fence



KEY	
	EXISTING ELEMENTS
	PROPOSED ELEMENTS
	BUILDING MATERIALS STORAGE
	WASTE STORAGE
	SEDIMENT CONTROL BARRIER

Waste & Sediment Control Plan 1:200

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Waste & Sediment Control Plan				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3	1:200	Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						DA	20101	DA04	31 Dec 2020	B

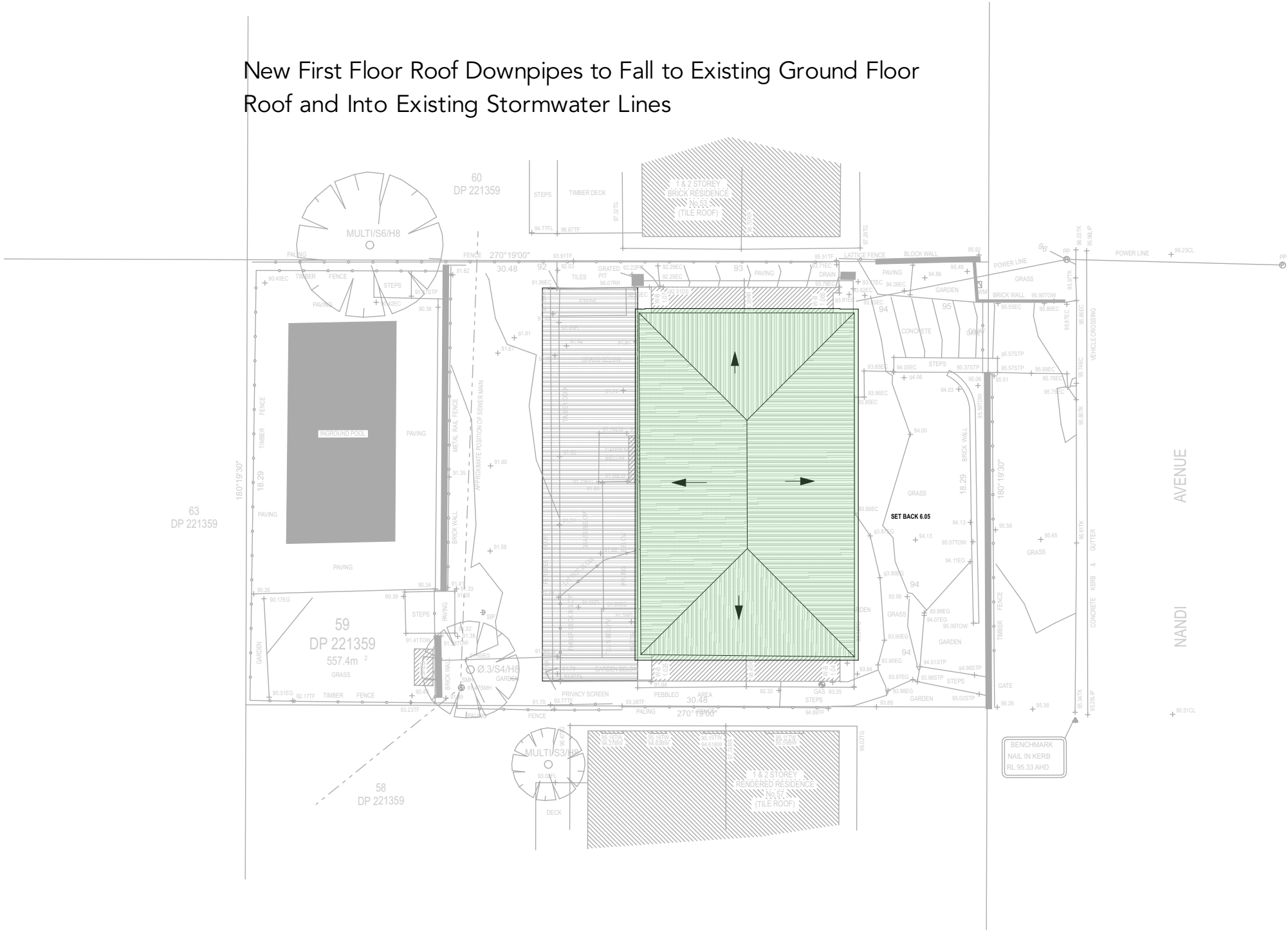
KEY

EXISTING ELEMENTS

PROPOSED ELEMENTS

DOWNPIPE POSTION

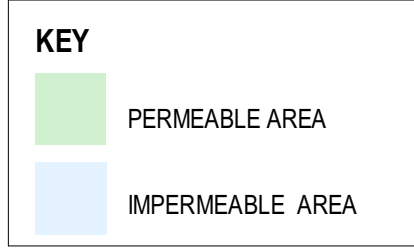
New First Floor Roof Downpipes to Fall to Existing Ground Floor
Roof and Into Existing Stormwater Lines



Stormwater Management Plan 1:200

Builder to check and confirm all
measurements
on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Stormwater Management Plan				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3 1:200		Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA05	Issue Date 31 Dec 2020	Issue No. B
Issue B	31 Dec 2020	Additions and Alterations	SR	SR										





Lot Area: 557.4 m²

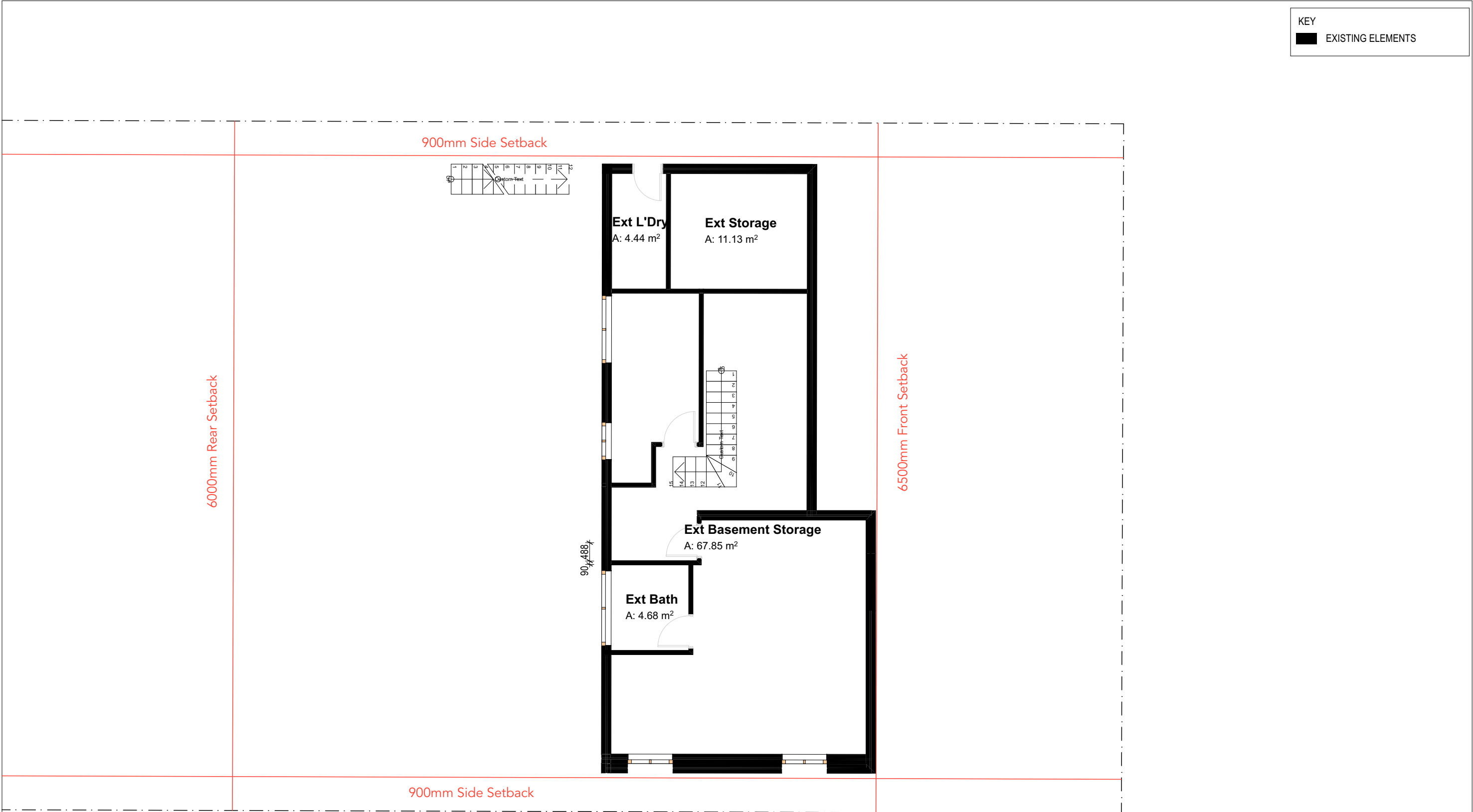
Council Minimum: 40% / 229.96m²

Impervious Area: 62% / 345.2m²

Landscape Area: 38% / 211.7m²

Builder to check and confirm all
measurements
on site prior to commencement

	Date	Description	Drawn By	Approved By	<p>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and contours subject to survey.</p>	<p>Creative Homeplans PO Box 394, Forestville NSW 2087</p> <p>nr: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</p>		<p>North</p> 	<p>Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359</p>	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Landscape Open Space Plan				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3	1:200	Client	Zoe Sanders and Nicholas Sanders	
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	20101	DA06	31 Dec 2020	B

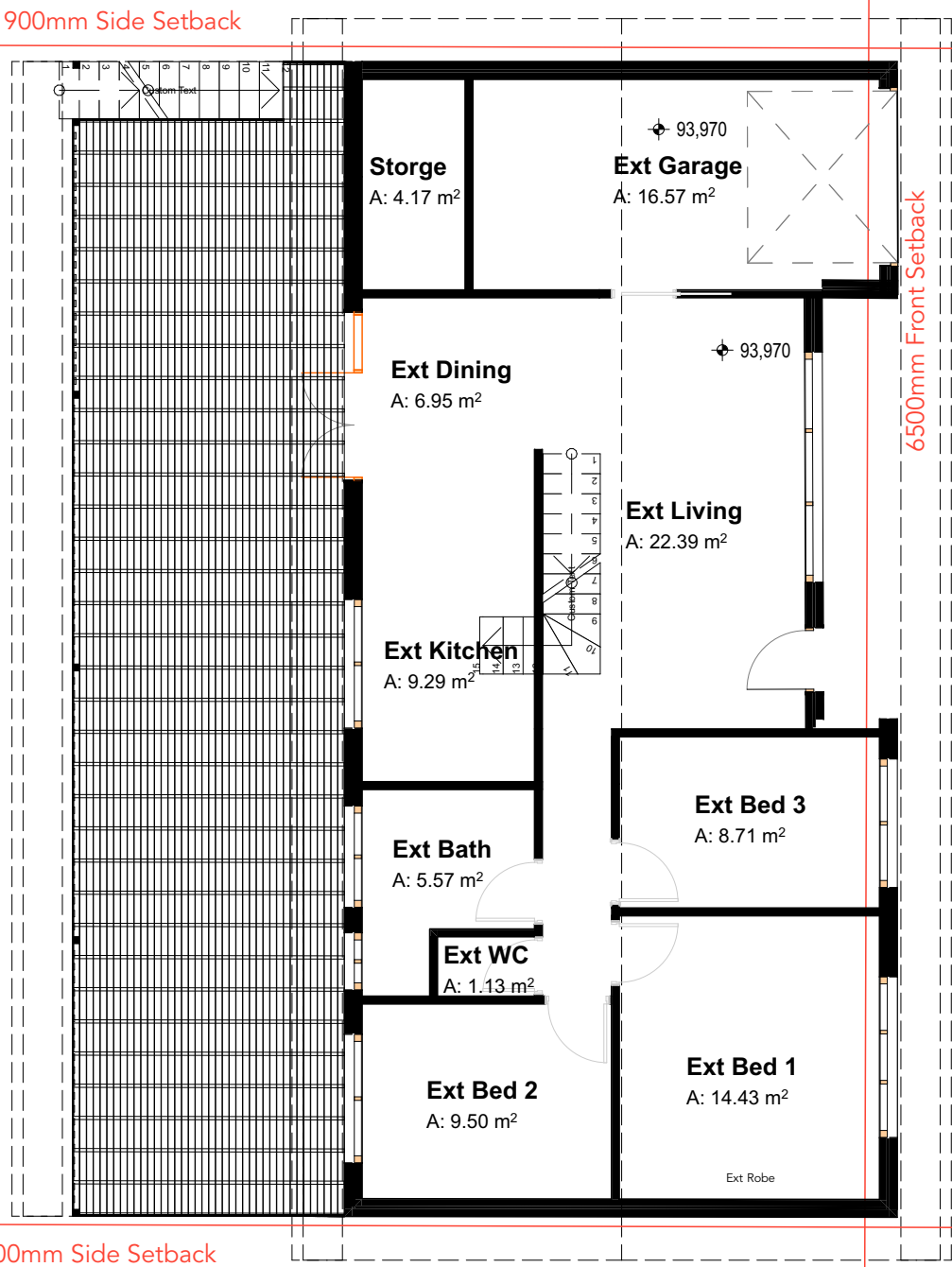


Existing Basement Floor 1:100

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Existing Basement Floor				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3 1:100		Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA07	Issue Date 31 Dec 2020	Issue No. B

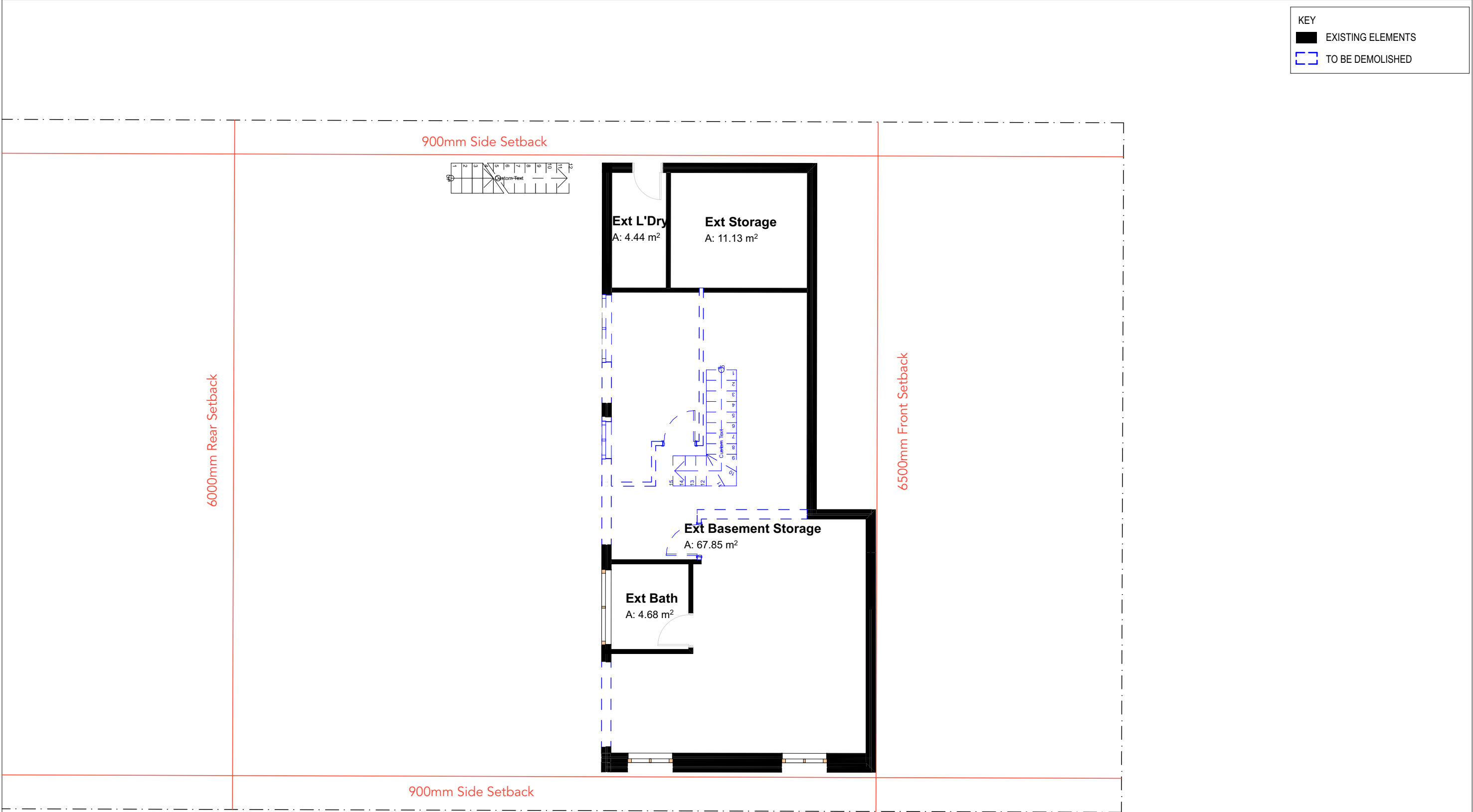
KEY
EXISTING ELEMENTS



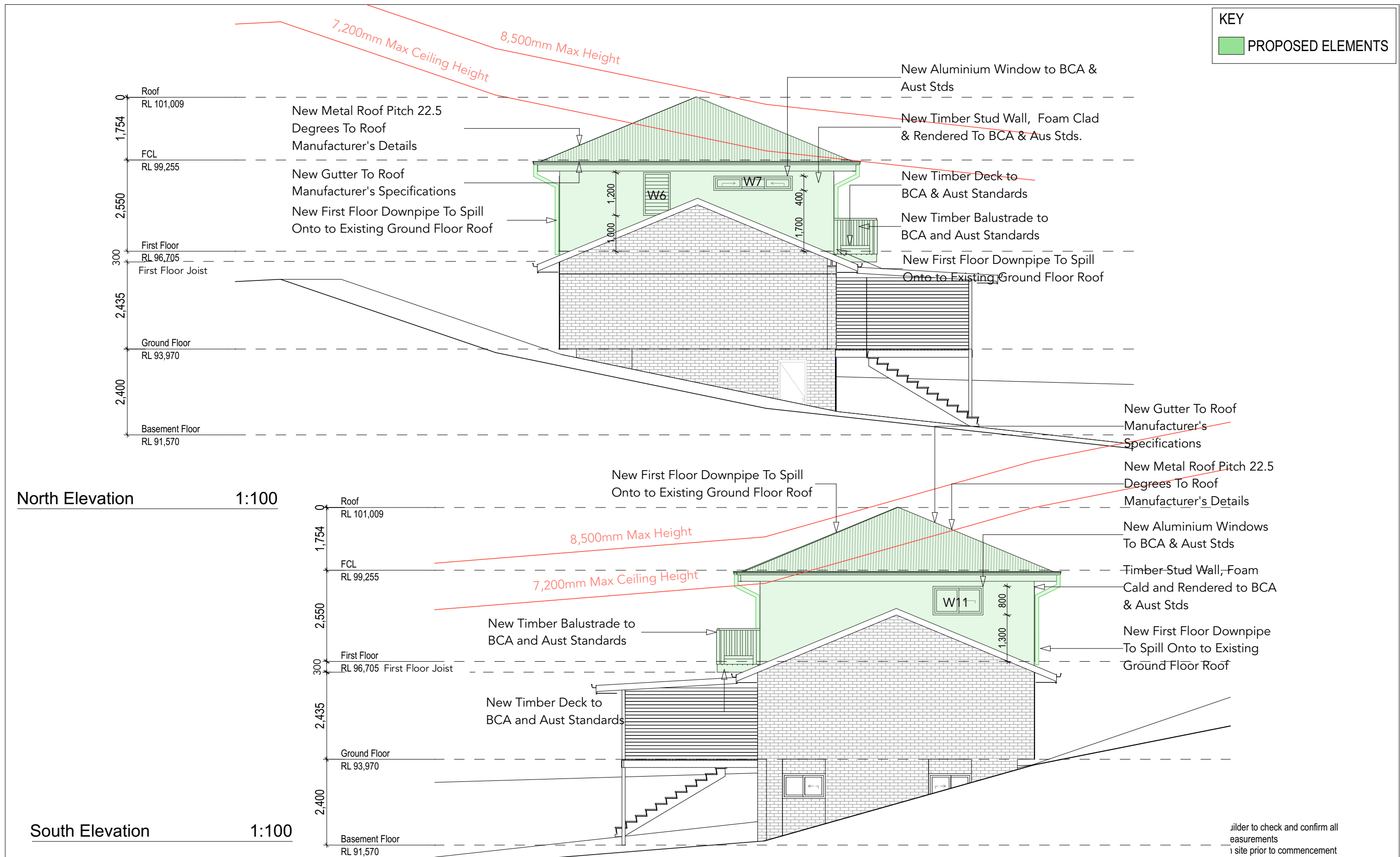
Existing Ground Floor Plan 1:100

Builder to check and confirm all measurements on site prior to commencement

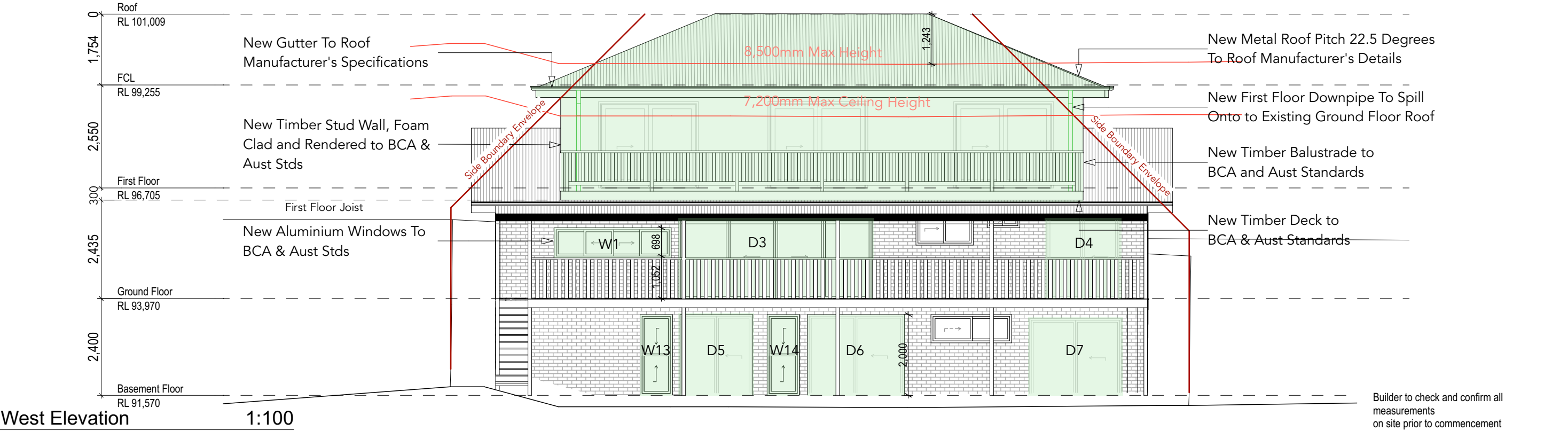
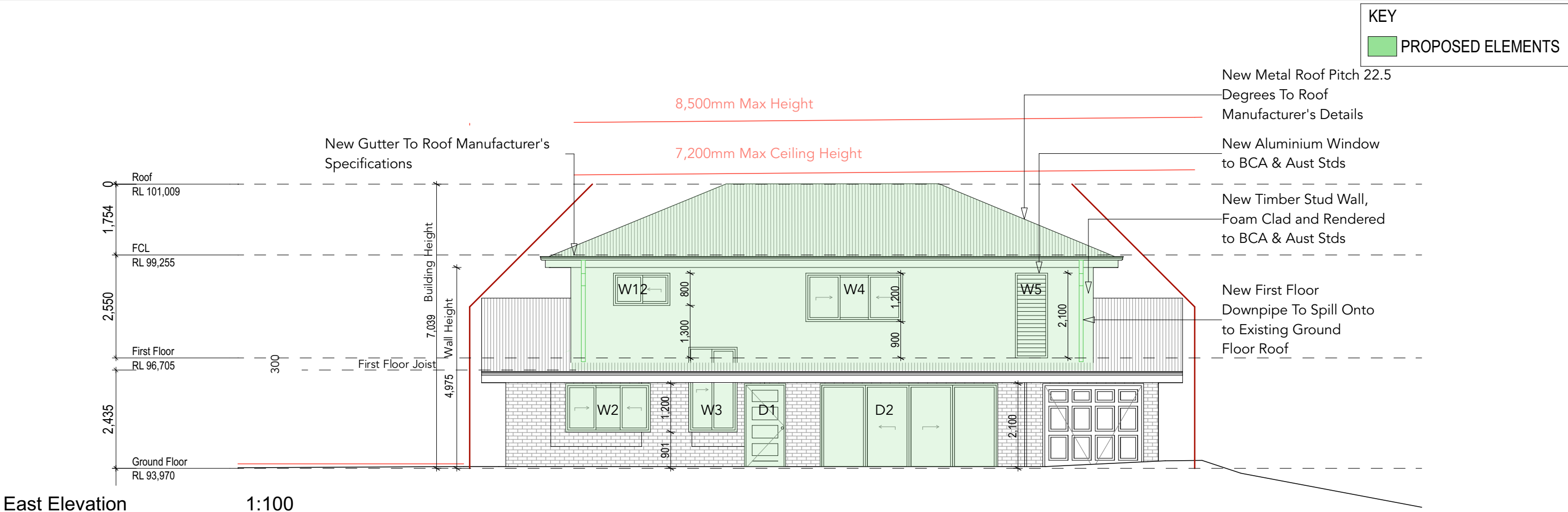
	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au			Project		Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR					Additions and Alterations		Existing Ground Floor Plan				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					55 Nandi Avenue Frenchs Forest, NSW 2086		Scale		Client		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Lot 59 IN DP 221359		A3	1:100	Zoe Sanders and Nicholas Sanders		
											Status	Job No.	Drawing No.	Issue Date	Issue No.
											DA	20101	DA08	31 Dec 2020	B



	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au	 Creative HOMEPLANS DESIGNS THAT WORK	North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Demolition Basement Floor				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3 1:100		Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA09	Issue Date 31 Dec 2020	Issue No. B



					The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project		Drawing Title				
Date	Description	Drawn By	Approved By					Additions and Alterations		Elevations 1				
Start	18 Aug 2020	Additions and Alterations	SR	SR				55 Nandi Avenue Frenchs Forest, NSW 2086		Scale	A3 1:100		Client	
Issue A	06 Dec 2020	Additions and Alterations	SR	SR				Lot 59 IN DP 221359		Status	Job No.	Drawing No.	Issue Date	Issue
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						DA	20101	DA14	31 Dec 2020	B



	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Elevations 2				
Start	18 Aug 2020	Additions and Alterations	SR	SR					Client Zoe Sanders and Nicholas Sanders				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Scale A3	1:100	Drawing No. DA15		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Status DA	Job No. 20101	Issue Date 31 Dec 2020		
											Issue B		

KEY

EXISTING ELEMENTS

PROPOSED ELEMENTS

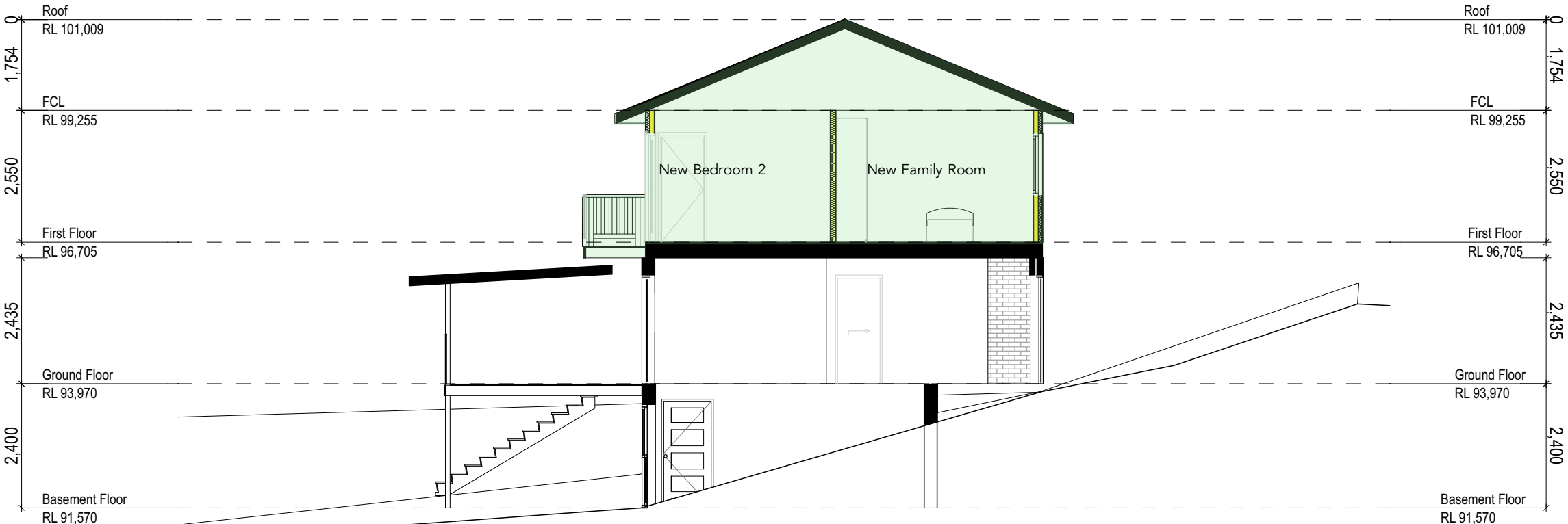
CHANGE TO EXISTING

TO BE DEMOLISHED

NEW TIMBER ELEMENTS



Section A 1:100



Section B 1:100

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title					
	Start	18 Aug 2020	Additions and Alterations	SR					SR	Sections				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Scale					
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					A3		1:100		Client Zoe Sanders and Nicholas Sanders	
									Status	Job No.		Drawing No.	Issue Date	Issue
									DA	20101		DA16	31 Dec 2020	B



KEY

Existing Shadow

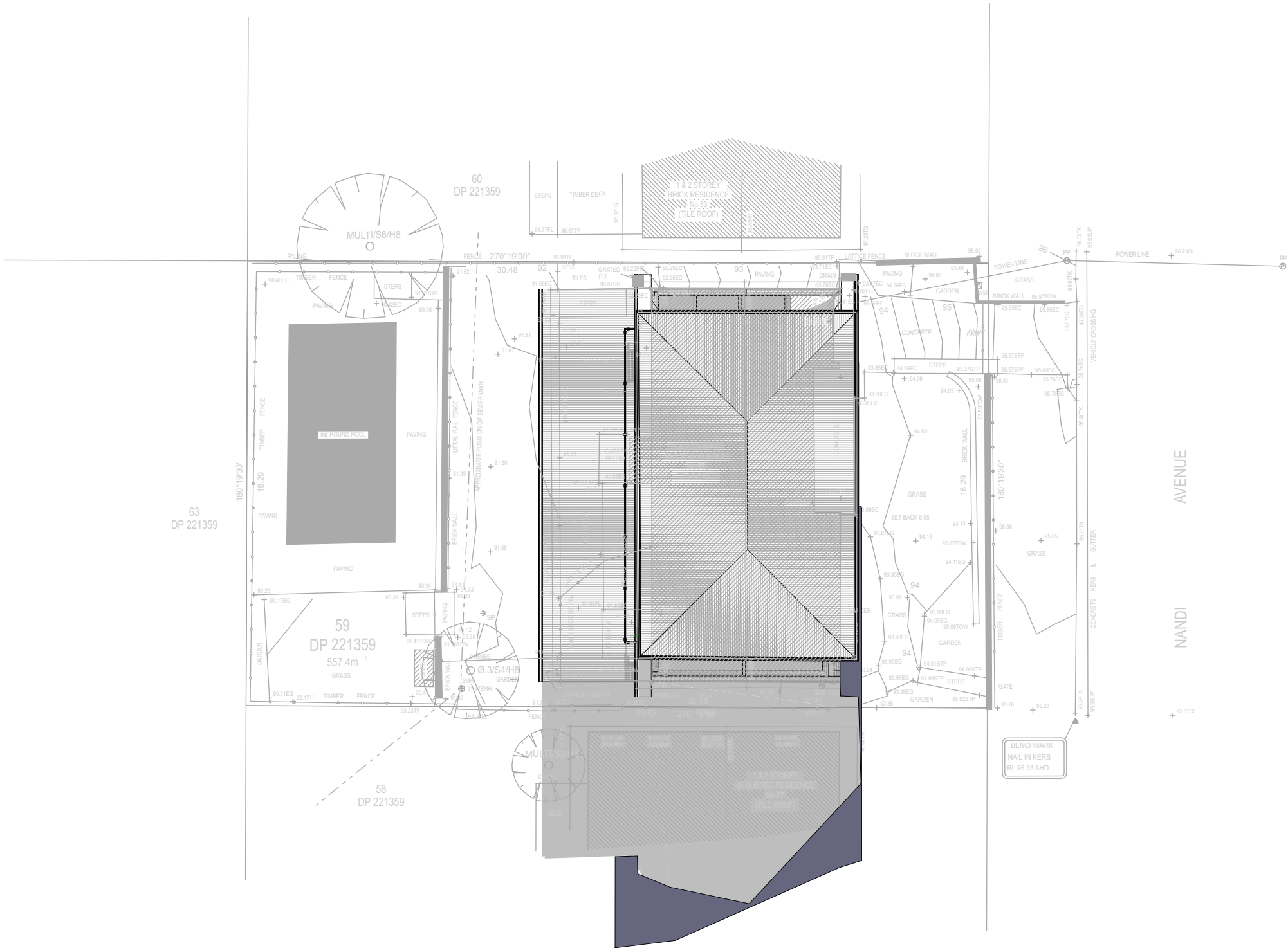
Proposed Shadow

Shadow Diagrams June 21st 9am 1:200

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	<div>Do not scale drawings. All boundaries and contours subject to survey.</div>	<div>Creative Homeplans PO Box 394, Forestville NSW 2087</div> <div>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</div>	<div><div></div><div>CreativeHOMEPLANS</div><div>DESIGNS THAT WORK</div></div>	<div>North</div> <div><div></div></div>	<div>Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359</div>	Drawing Title				
										Shadow Diagrams June 21st 9am				
										Scale A3	1:200	Client Zoe Sanders and Nicholas Sanders		
										Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	20101	DA17	31 Dec 2020	B

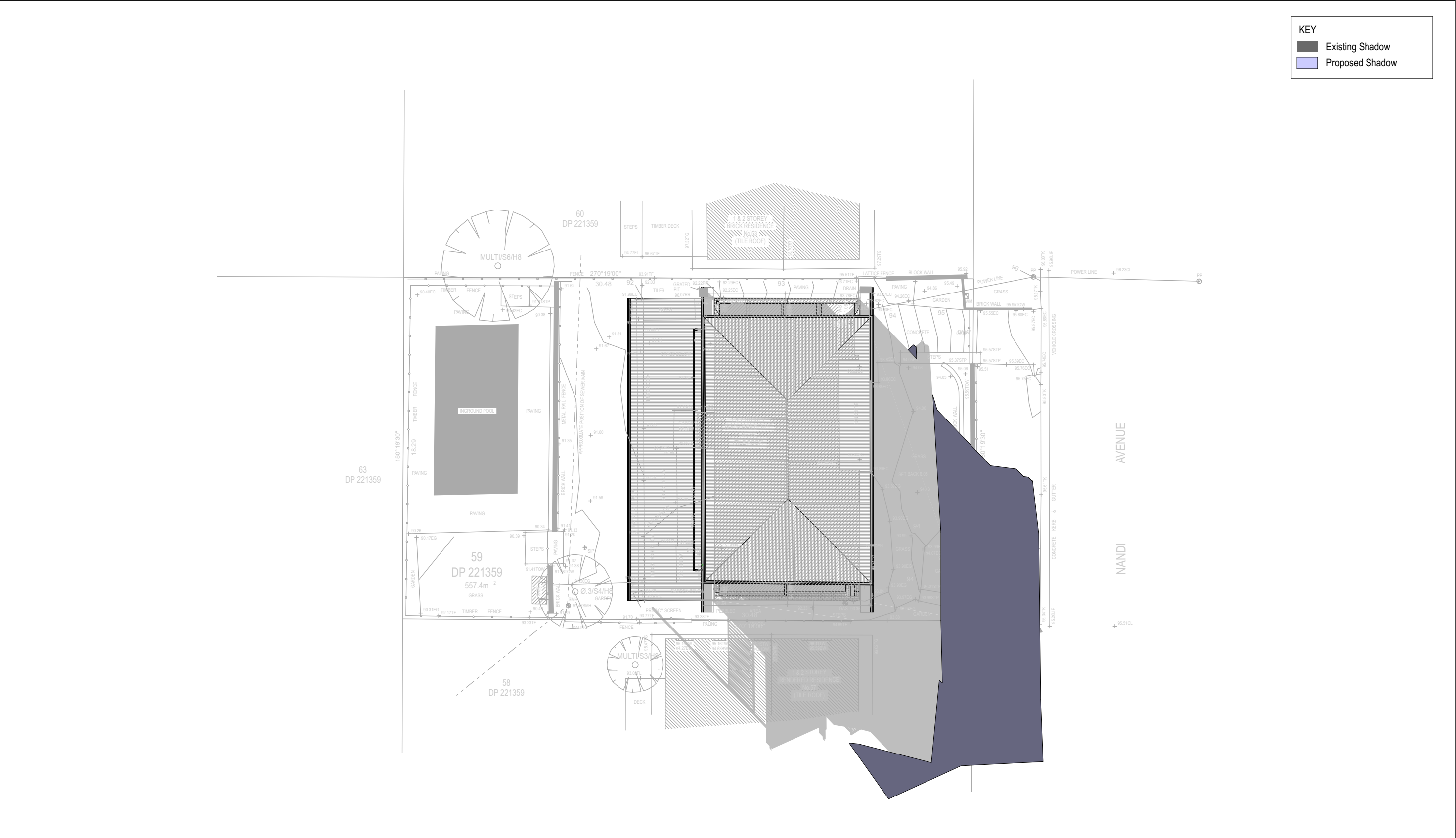
KEY
Existing Shadow
Proposed Shadow



Shadow Diagrams June 21st 12pm 1:200



Builder to check and confirm all measurements on site prior to commencement

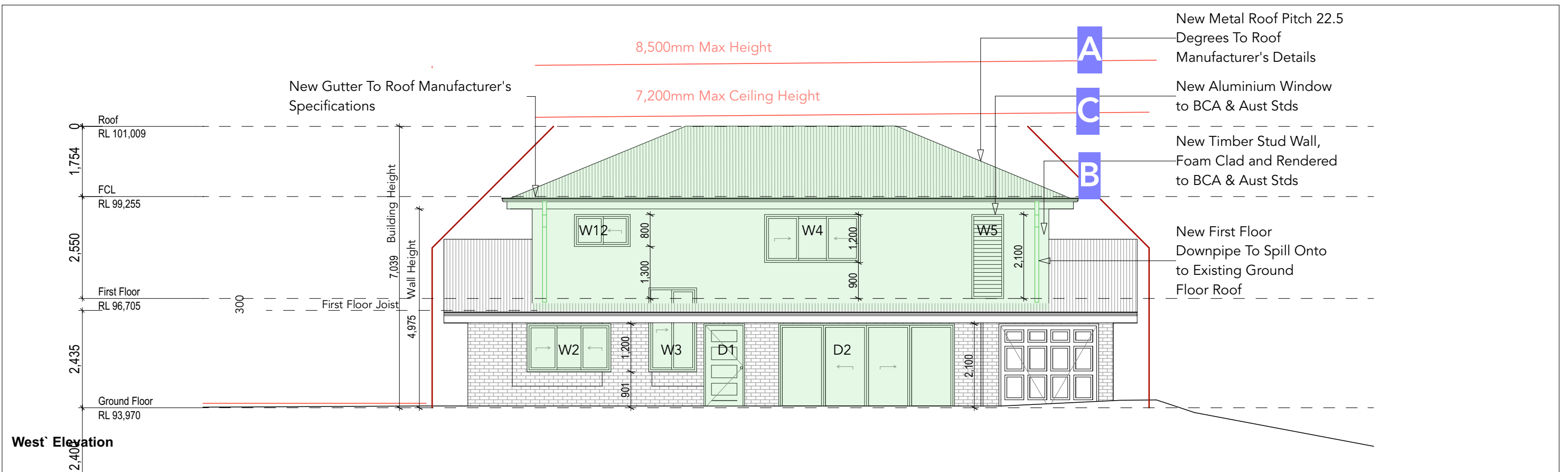
	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Shadow Diagrams June 21st 12pm				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3 1:200		Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA18	Issue Date 31 Dec 2020	Issue No. B
Issue B	31 Dec 2020	Additions and Alterations	SR	SR										



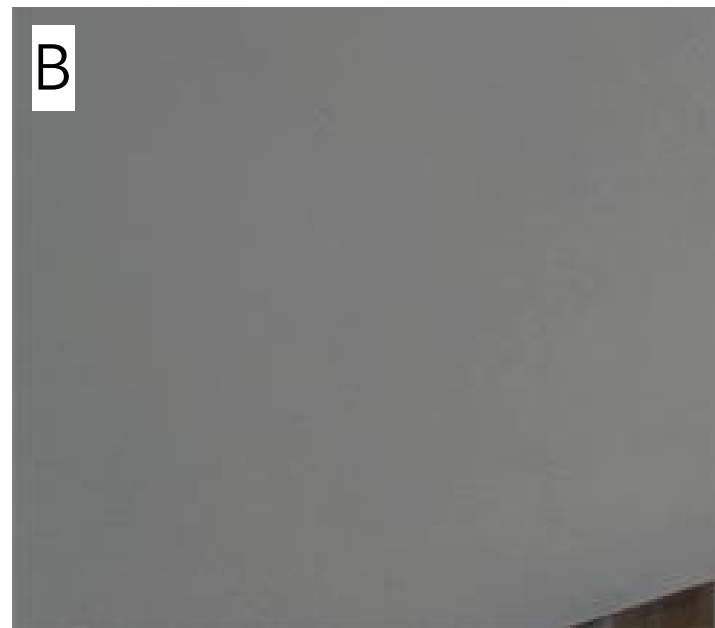
Shadow Diagrams June 21st 3pm 1:200

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au			Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Shadow Diagrams June 21st 3pm				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3 1:200		Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA19	Issue Date 31 Dec 2020	Issue No. B



NEW METAL CLAD ROOF MED -
DARK COLOUR TO OWNER'S
REQUIREMENTS




NEW TIMBER WALL, FOAM CLAD
& RENDERED TO OWNER'S
REQUIREMENTS



NEW IMPROVED ALUMINIUM
WINDOWS AND DOORS TO
OWNER'S REQUIREMENTS

Colours And Finishes Schedule

Builder to check and confirm all
measurements
on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Colours & Finishes Schedule				
Start	18 Aug 2020	Additions and Alterations	SR	SR					Scale A3 1:1, 1:0.92, 1:100				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Client Zoe Sanders and Nicholas Sanders				
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Status	Job No.	Drawing No.	Issue Date	Issue
									DA	20101	DA20	31 Dec 2020	B

BASIX®Certificate

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

Alterations and Additions

Certificate number: A401926_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 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: Thursday, 31, December 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Nandi Ave_02
Street address	55 Nandi Avenue Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 221359
Lot number	59
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:	Creative Homeplans
ABN (if applicable):	69145888446

BASIX Certificate number: A401926_02

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.		✓	

Planning, Industry & Environment

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

BASIX Certificate number: A401926_02

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.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: plasterboard (R0.36)	nil		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

BASIX Certificate number: A401926_02

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 Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=900 mm	(U-value: 4.48, SHGC: 0.46)			
D4	W	3.78	2.4	4.45	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D5	W	3.6	2.4	3.75	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D6	W	4.8	2.4	3.75	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D7	W	4.31	2.4	3.75	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			

BASIX Certificate number: A401926_02

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.	✓	✓	✓			
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.		✓	✓			
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 (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	2.18	0.95	4.45	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	E	2.52	1.25	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	1.44	1.25	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	2.88	1.4	0.6	eave/verandah/pergola/balcony	improved aluminium, single pyrolytic low-e,

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BASIX Certificate number: A401926_02

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 Height (m)	Distance (m)	Shading device	Frame and glass type			
					>=600 mm	(U-value: 4.48, SHGC: 0.46)			
W5	E	1.68	2.3	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W6	N	0.9	1.25	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W7	N	0.88	0.55	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D8	W	5.04	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D9	W	5.04	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D10	W	5.4	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W11	S	1.12	1	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W12	E	1.12	1	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W13	W	1.6	2.4	3.75	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W14	W	1.6	0.24	3.75	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D1	E	0.1	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D2	E	9.24	2.4	0.6	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
D3	W	10.08	2.4	4.45	eave/verandah/pergola/balcony	improved aluminium, single pyrolytic low-e,			

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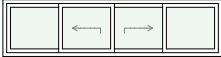

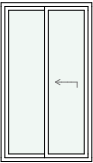
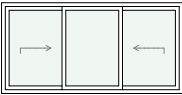


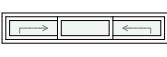


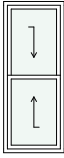
BASIX Certificate number: A401926_02

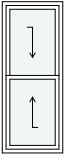
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for 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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	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au			Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
										Basix Certificate				
Issue A	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3	1:2.28	Client Zoe Sanders and Nicholas Sanders		
Issue B	06 Dec 2020	Additions and Alterations	SR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
	31 Dec 2020	Additions and Alterations	SR	SR						DA	20101	DA21	31 Dec 2020	B

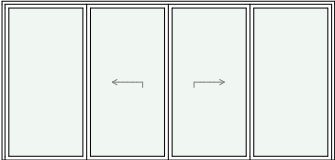
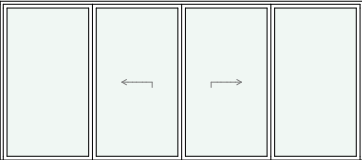
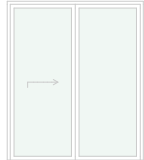
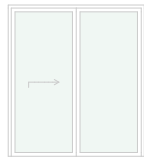
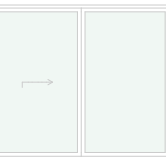
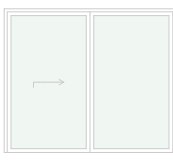
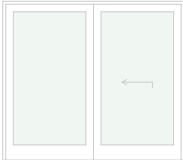
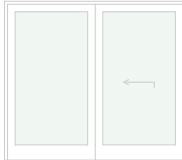
Window List										
ID	W1	W2	W3	W4	W5	W6	W7	W11	W12	W13
Quantity	2	2	1	1	1	1	1	1	1	1
Window Type										
Window WxH Size	2,900x750	2,100x1,200	1,200x2,100	2,400x1,200	800x2,100	750x1,200	2,200x400	1,400x800	1,400x800	800x2,000
Head Height	1,750	2,100	3,000	2,100	2,100	2,200	2,100	2,100	2,100	2,000
Front Elevation										
W/D Opening Nominal Surface Area	2.18	2.52	2.52	2.88	1.68	0.90	0.88	1.12	1.12	1.60
Unit Dimensions	2,900x750	2,100x1,200	1,200x2,100	2,400x1,200	800x2,100	750x1,200	2,200x400	1,400x800	1,400x800	800x2,000

Window List	
ID	W14
Quantity	1
Window Type	
Window WxH Size	800x2,000
Head Height	2,000
Front Elevation	
W/D Opening Nominal Surface Area	1.60
Unit Dimensions	800x2,000

Window Schedule 1:1

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	<div>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.</div>	<div>Creative Homeplans PO Box 394, Forestville NSW 2087</div> <div>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</div>		<div>North</div> 	<div>Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359</div>	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Window Schedule				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3	1:1	Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status	Job No.	Drawing No.	Issue Date	Issue No.
										DA	20101	DA22	31 Dec 2020	B

Door List										
ID	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
Quantity	1	1	1	2	1	1	1	1	1	1
Door Type										
Door WxH Size	964x2,072	4,320x2,060	4,720x2,060	1,720x2,060	1,720x1,960	2,320x1,960	2,190x1,860	2,320x2,060	2,320x2,060	2,320x2,060
Wallhole WxH Size	1,020x2,100	4,400x2,100	4,800x2,100	1,800x2,100	1,800x2,000	2,400x2,000	2,270x1,900	2,400x2,100	2,400x2,100	2,400x2,100
Door Head Height	2,100	2,100	2,100	2,100	2,000	2,000	1,900	2,100	2,100	2,100
Front Elevation										
Nominal W/D Opening Surface Area on the Reveal Side	2.14	9.24	10.08	3.78	3.60	4.80	4.31	5.04	5.04	5.04

Door Schedule

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	<div>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.</div>	<div>Creative Homeplans PO Box 394, Forestville NSW 2087</div> <div>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</div>	<div></div> <div>North</div> <div></div>	<div>Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359</div>	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR					Door Schedule				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Scale A3	1:1	Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Status	Job No.	Drawing No.	Issue Date	Issue No.
									DA	20101	DA23	31 Dec 2020	B



Perspective 11:100

Builder to check and confirm all measurements on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087 m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Perspective 1				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Scale A3 1:100		Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA24	Issue Date 31 Dec 2020	Issue No. B