SITE ANALYSIS, ROOF & LANDSCAPE PLAN

BASIX COMMITTMENTS:

BASIX CERTIFICATE NUMBER: A389105

BASIX® Certificate

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

Alterations and Additions

Certificate number: A389105

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: Tuesday, 08, September 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Description of project

Project address	
Project name	Leung -BCC:PW
Street address	25 Killarney Drive Killarney Heights 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758566
Lot number	14
Section number	73
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: BASIX Certificate Centre

ABN (if applicable): 31 430 367 846

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.		✓	✓

BASIX Certificate number: A389105 page 3 / 6

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
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

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 toned 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.		✓	✓
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 (m2)	Overshadowing: Height (m)	Overshadowing: Distance (m)	Shading device	Frame and glass type
W1	E	2.19	7.7	2.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	E	0.96	7	2.2	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

ISSUE	PURPOSES	BY	DATE
A	DA SUBMISSION	JYS	09.09.2020

NOTE:
The proposed building work must comply with the Building Code of Australia (BCA) including:

(i) Site Preparation - Part 3.1
(ii) Footings and Slabs - Part 3.2
(iii) Framing - Part 3.4
(iv) Roof and Wall Cladding - Part 3.5
(v) Glazing - Part 3.6
(vi) Fire Safety - Part 3.7
(vii) Health and Amenity - Part 3.8
(viii) Safe Movement and Access (Access and Egress)- Part 3.9
Prior to a construction certificate being issued, the certifying authority must ensure that the building complied with the Building Code of Australia by achieving compliance with Clause 1.0.4 of the BCA

SITE WASTE MINIMISATION AND MANAGEMENT NOTES: FOR DEMOLITION AND CONSTRUCTION

STORAGE AREAS FOR WASTE TO BE REUSED, RECYCLED OR DISPOSED OF:
BUILDER TO REMOVE CONSTRUCTION AND DEMOLITION WASTE OFFSITE BY TRUCK

MATERIALS STORAGE:
EXISTING SHED AS SHOWN ON PLAN & MATERIAL STOCKPILE AREA ON THE DRIVEWAY

MATERIAL FINISHES

AFW : ALUMINUM FRAMED WINDOW
CFC : COMPRESSED FIBRE CEMENT FINISH
CFCT : COMPRESSED FIBRE CEMENT PRE FINISHED PANEL (TEXTURE)
CFCD : COMPRESSED FIBRE CEMENT PRE FINISHED PANEL (DECORATIVE)
CRBK: CEMENT RENDERED BRICK
HWT : HARD WOOD TIMBER
GB : GLASS BALUSTRADE
MR : METAL ROOF
MWC : METAL WALL CLADDING
PFS : PRIVACY FIN SCREEN
RCS : REINFORCED CONCRETE SUSPENDED
RCOG : REINFORCED CONCRETE ON GROUND
SSTC : SANDSTONE CLADDING
STT : STONE TILE FINISH
TFF : TIMBER FRAMED FLOOR
TWC : TIMBER WALL CLADDING

Project:
ALTERATIONS TO EXISTING RESIDENCE
25 KILLARNEY DRIVE, KILLARNEY HTS

Client:
JEFF & LISA LEUNG

Drawing:
NOTIFICATION PLAN 01
SITE ANALYSIS & ROOF PLAN

Stage: DEVELOPMENT APPLICATION

Date: SEPTEMBER 2020 | Drawn By: JYS

Scale: 1:100@A1 | Checked By: JJL

Architect/Applicant:
Leung Architects
ABN 67 001 790 512
25 KILLARNEY DRIVE
KILLARNEY HEIGHTS
NSW 2087 AUSTRALIA
TEL (02) 9453 5020
FAX (02) 9453 5498
E info@leungarchitects.com

Structural Engineer:

Surveyor:
LAWRENCE GROUP
L1, 183 OURIMBAH RD
MOSMAN 2088
NSW AUSTRALIA
TEL 1300 765 315
FAX 1300 765 316

Hydraulic Engineer:

Geotech.Engineer:

Heritage Consultant:

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DRAWINGS AND DIMENSIONS
Figured dimensions shown on the drawings shall be followed in preference to scaled dimensions. Check and verify dimensions with prevailing conditions on the site and progressively on the site before commencing any work, before ordering, supplying or fabricating any item. Any discrepancies on site shall be reported to the Architect prior to the commencement of any works.

Legend:
Existing Wall
Existing Wall to be demolished
Double brick wall 230mm
Single brick wall 110mm
Cavity brick wall 270mm
Concrete block wall
Precast concrete wall
Reinforced concrete block wall
Internal plasterboard wall
Insulation
Concrete
Filled earth
Waterproof membrane

TRUE NORTH

- INSTALL SMOKE DETECTORS (SD) TO WHERE INDICATED ON PLANS IN ACCORDANCE WITH AS 3786 - 1993 & THE NCC 2016
NSW 3.7.2.2(a)(v) REQUIRES SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM. THIS ONLY APPLIES WITHIN A SINGLE DWELLING. THEREFORE SMOKE SUARMS IN A CLASS 1A DWELLING NEED NOT BE INTERCONNECTED WITH SMOKE ALARMS IN ANOTHER DWELLING
- THE STAIRS& BALUSTRADES, HANDRAILS BEING DESIGNED TO COMPLY WITH PART 3.9.1 & 3.9.2 OF NCC
- PROTECTION OF OPENABLE WINDOWS BEING ACCORDANCE WITH PART 3.9.2.5 OF NCC
- NON-SLIP-RESISTANT WALKING SURFACES ON STAIRWAY TREADS AND LANDING(S) NEAR THE EDGE OF THE NOSINGS. OR A NOSTING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.9.1.1 OF NCC

NOTES
All structural foundations, beams, walls, slabs and columns shall be to the Structural Engineer's specification and documentation.

All constrution work to comply with current relevant Australian Standards and the Building Code of Australia

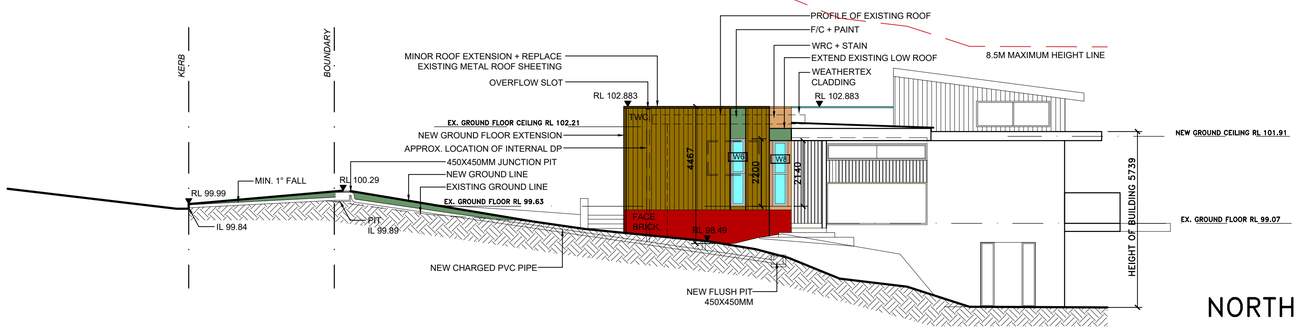
All demolition to be carried out in accordance with AS2601-2001- Demolition of Structures

Nominated Architect: Jeffrey Leung Reg. No. 6196

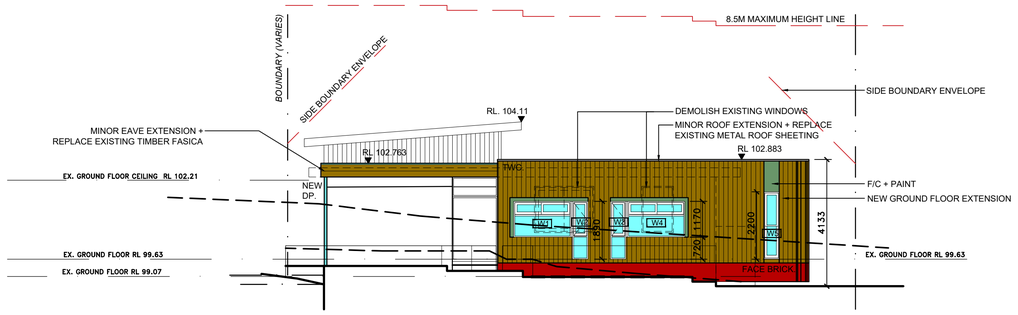
Job No: 206

Drawing No. N01

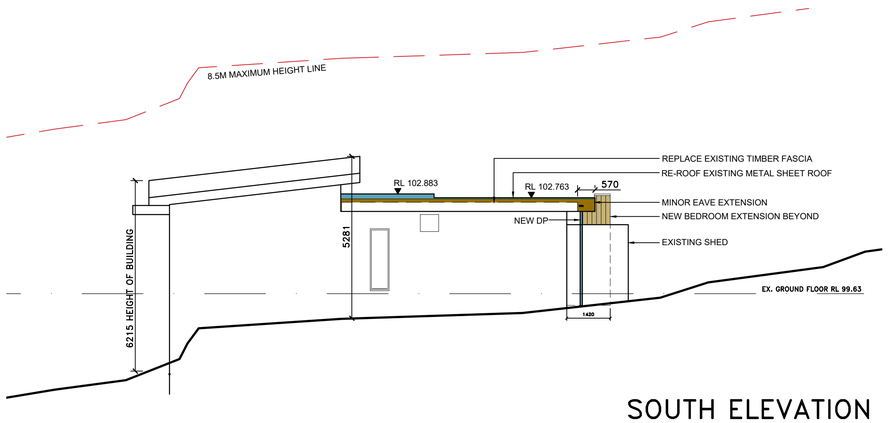
Issue: A



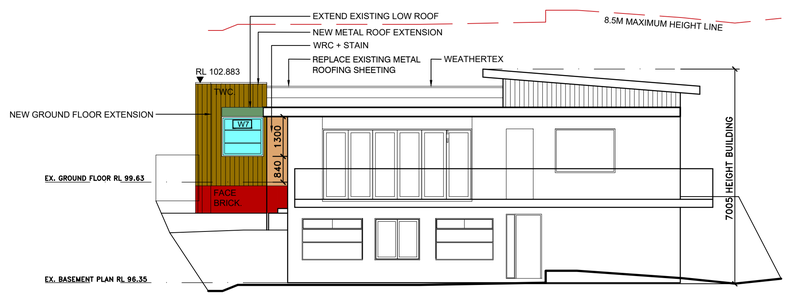
NORTH ELEVATION



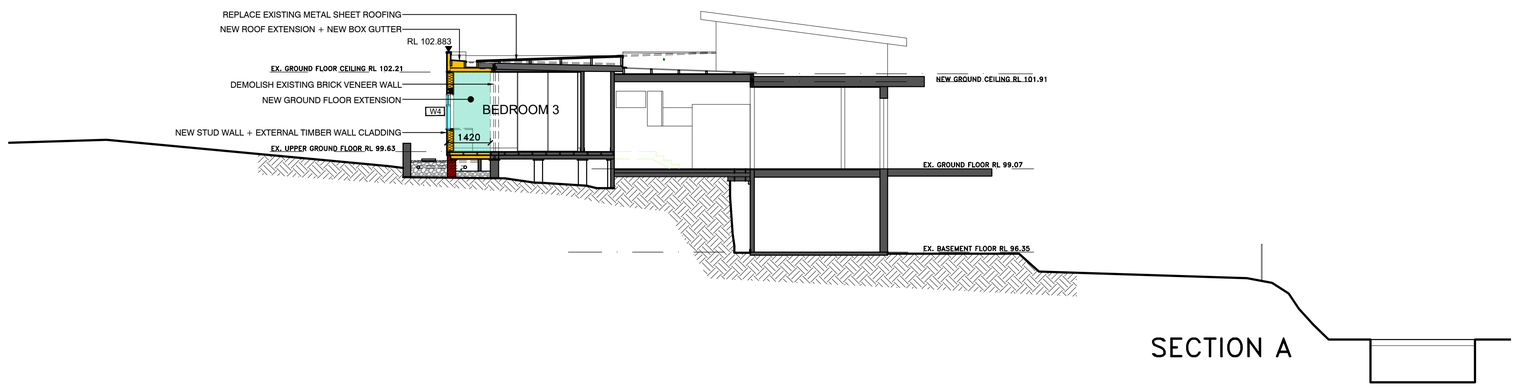
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SECTION A

ISSUE	PURPOSES	BY	DATE
A	DA SUBMISSION	JYS	09.09.2020

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Project:
ALTERATIONS TO EXISTING RESIDENCE
25 KILLARNEY DRIVE, KILLARNEY HTS

Client:
JEFF & LISA LEUNG

Drawing:
NOTIFICATION PLAN 02
ELEVATIONS & SECTIONS

Stage: DEVELOPMENT APPLICATION

Date: SEPTEMBER 2020 | Drawn By: JYS

Scale: 1:100@A1 | Checked By: JJL

Architect/Applicant:
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ABN 67 001 790 512
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KILLARNEY HEIGHTS
NSW 2087 AUSTRALIA
TEL (02) 9453 5020
FAX (02) 9453 5498
E info@leungarchitects.com

Structural Engineer:

Surveyor:
LAWRENCE GROUP
L1, 183 OURIMBAH RD
MOSMAN 2088
NSW AUSTRALIA
TEL 1300 765 315
FAX 1300 765 316

Hydraulic Engineer:

Geotech.Engineer:

Heritage Consultant:

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Nominated Architect: Jeffrey Leung Reg. No. 6196

Job No: 206

Drawing No. N02 | Issue: B