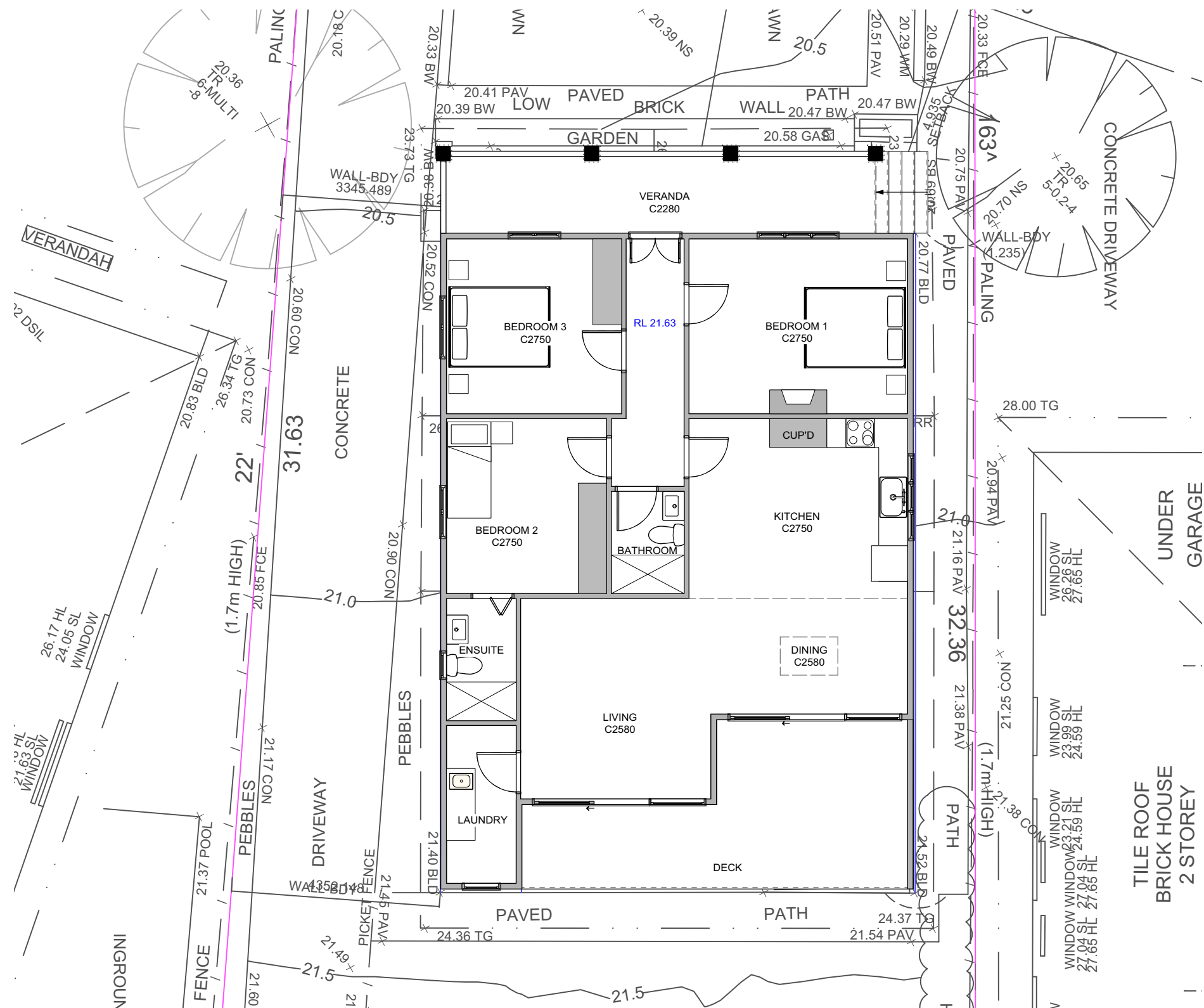


SITE FEATURES	AREA
EXISTING FLOOR	108 sq m
PROPOSED GF	0 sq m
PROPOSED FF	85 sq m
PRIVATE OPEN SPACE	176 sq m
LANDSCAPE AREA HARD	145 sq m
LANDSCAPE AREA SOFT	153 sq m
TOTAL SITE	484 sq m



1 Proposed Ground Floor Plan
Scale: 1:100

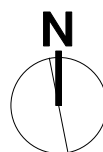
EXISTING FLOOR AREA
108 SQM



Designed by:
Raise the Roof
E info@raisetherooft.com.au

Drawn by:
Inlet Design Studio
E inletdesigns@gmail.com

REVISION: DATE: REVISION NOTE:



CLIENT:
Mr and Mrs Wellard

ADDRESS:
13 Sterland Ave, NORTH MANLY

DRAWING:
Existing Ground Floor Plan

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
STE005

ISSUE TYPE:

DRAWN:
AJ

CHKD:
RJ

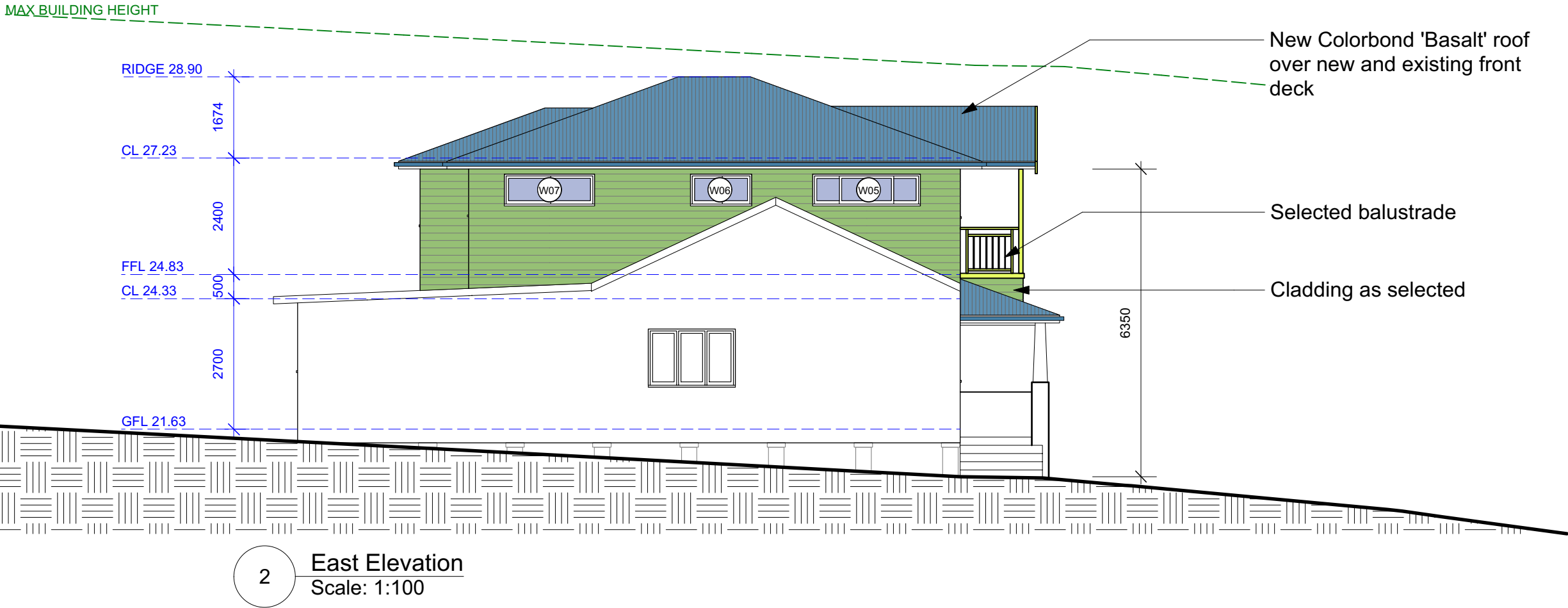
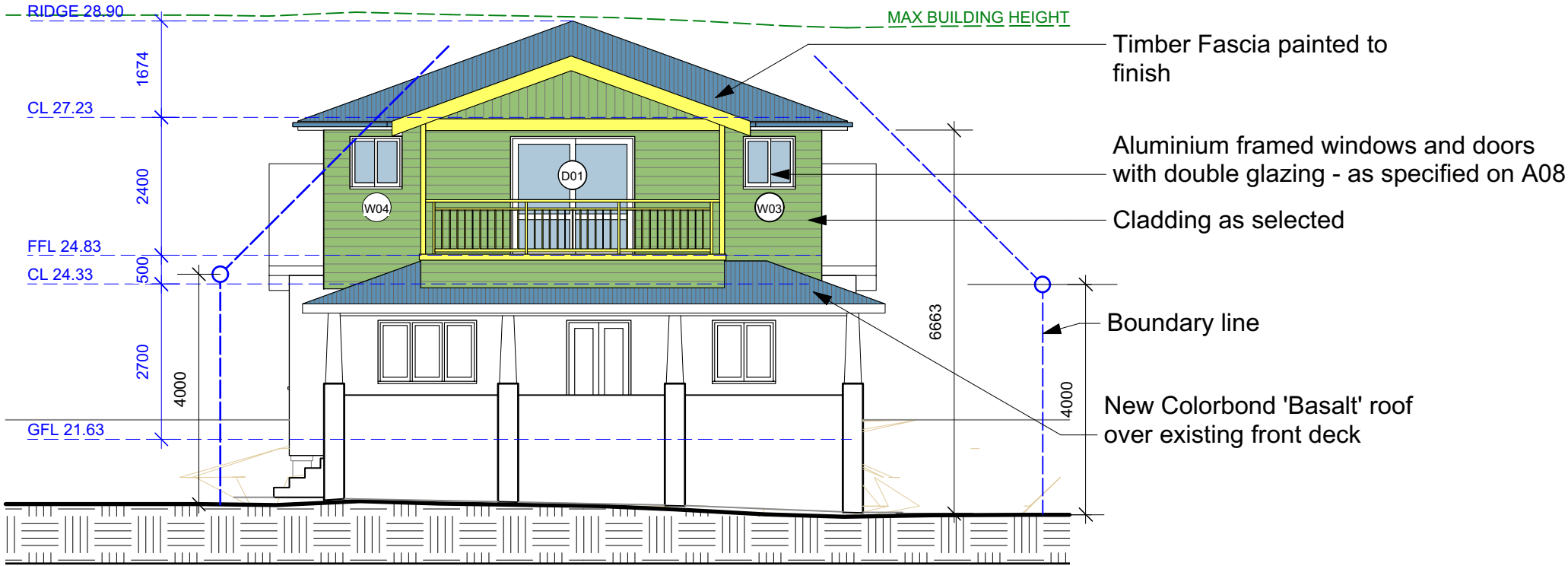
ISSUE DATE:
01/4/20

SHEET NO:
A02

SCALE @ A3:
1:100

REVISION:

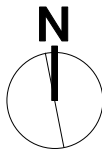
Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey



Designed by:
Raise the Roof
E info@raisetherooft.com.au

Drawn by:
Inlet Design Studio
E inletdesigns@gmail.com

REVISION: DATE: REVISION NOTE:

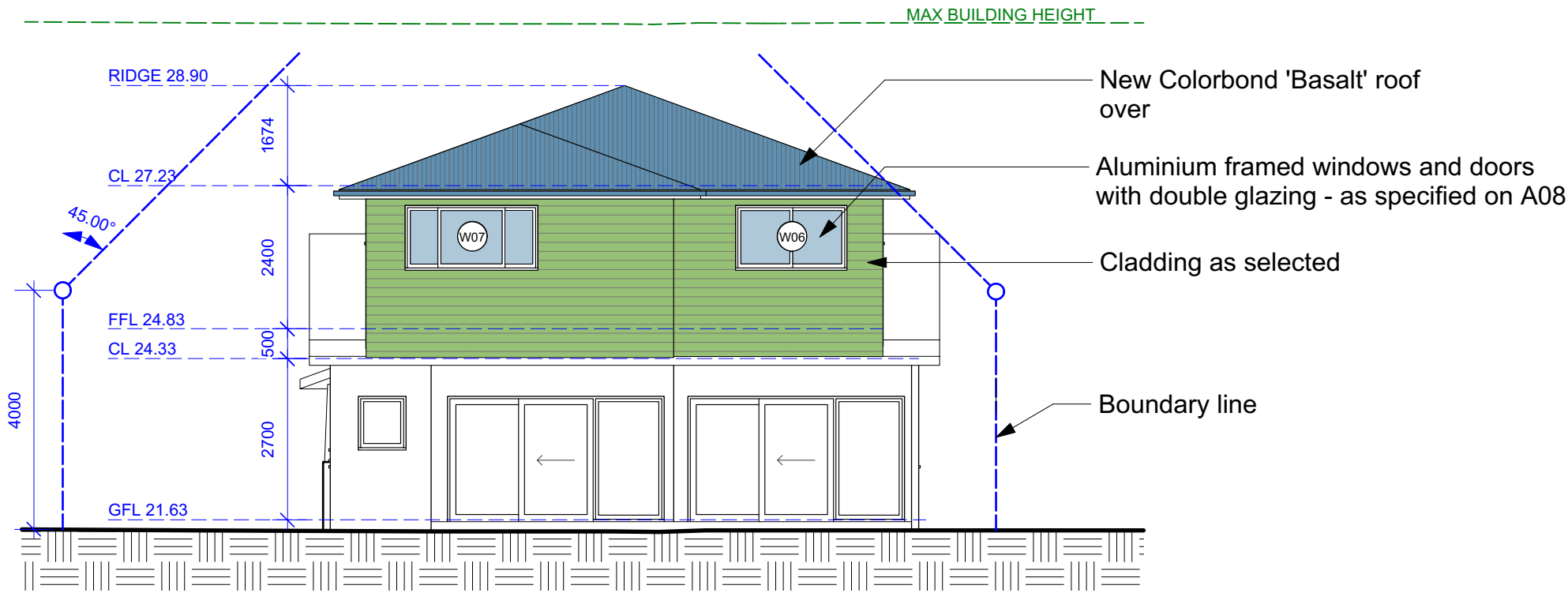


CLIENT:
Mr and Mrs Wellard
ADDRESS:
13 Sterland Ave, NORTH MANLY

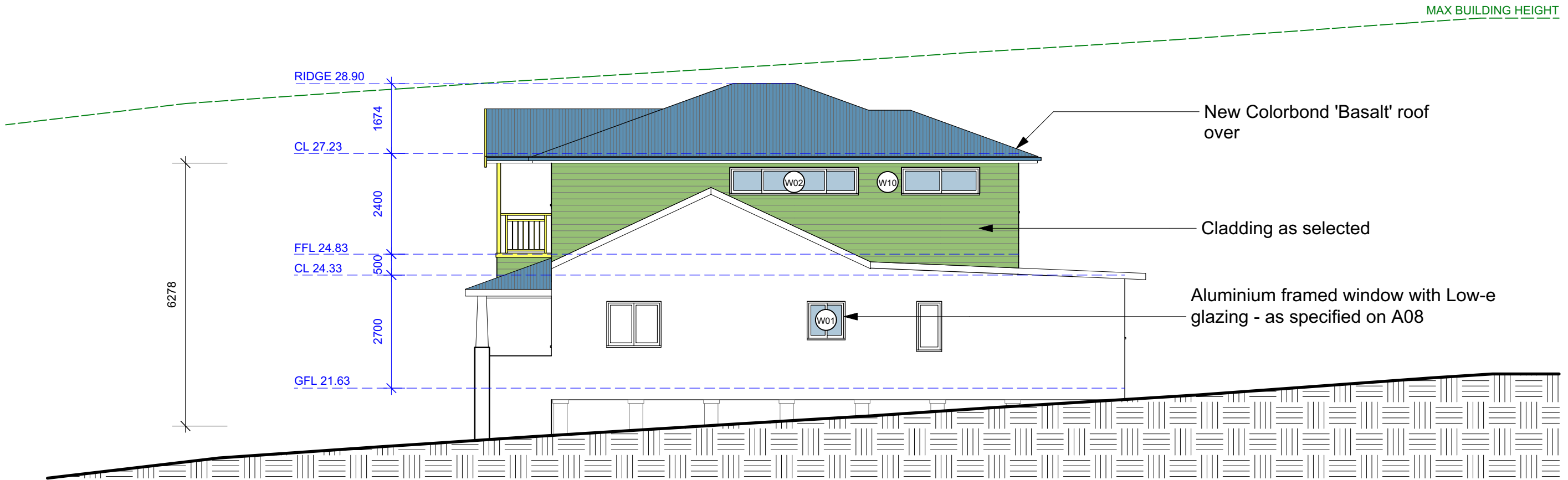
DRAWING:
NORTH AND EAST ELEVATION
PROJECT:
ALTERATIONS AND ADDITIONS
PROJECT NO:
STE005

DRAWN:
AJ
CHKD:
RJ
ISSUE DATE:
01/4/20
SHEET NO:
A04
SCALE @ A3:
1:100
REVISION:

Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey



1 South Elevation
Scale: 1:100



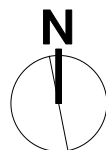
2 West Elevation
Scale: 1:100



Designed by:
Raise the Roof
E info@raisetherooft.com.au

Drawn by:
Inlet Design Studio
E inletdesigns@gmail.com

REVISION: DATE: REVISION NOTE:



CLIENT:

Mr and Mrs Wellard

ADDRESS:

13 Sterland Ave, NORTH MANLY

DRAWING:

SOUTH AND WEST ELEVATION

PROJECT:

ALTERATIONS AND ADDITIONS

PROJECT NO:

STE005

ISSUE TYPE:

DRAWN:

AJ

CHKD:

RJ

ISSUE DATE:

01/4/20

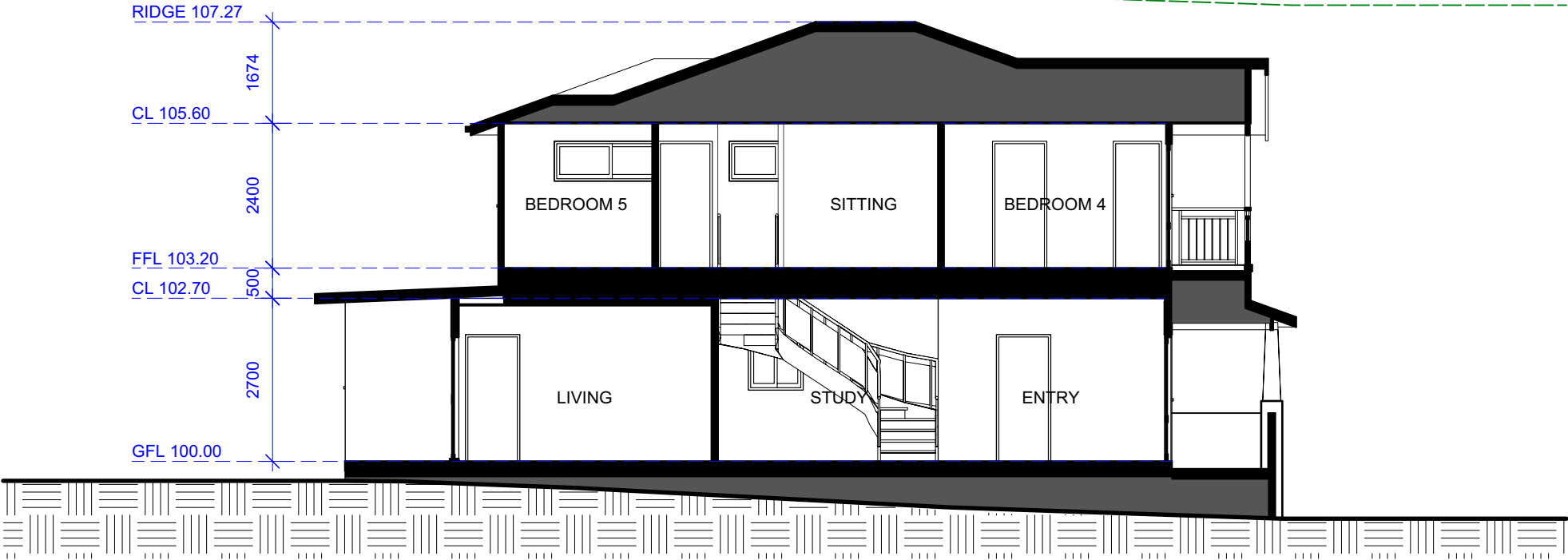
SHEET NO:

A05

SCALE @ A3:

1:100

REVISION:



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.

BASIX®Certificate

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

Alterations and Additions

Certificate number: A373458_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: Wednesday, 01, April 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	13 Sterland_02
Street address	13 Sterland Avenue North Manly 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 331035
Lot number	A
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:	Jacaranda Trading International Pty Ltd
ABN (if applicable):	26075061335

BASIX Certificate number: A373458

page 2 / 6

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.		✓	

BASIX Certificate number: A373458

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			
floor above existing dwelling or building.		nil	
external wall: framed (weatherboard, fibro, metal clad)		R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof		ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

BASIX Certificate number: A373458_02

page 4 / 6

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 (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	W	0.49	3.2	5.5	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	W	1.28	2.07	5.5	eave/verandah/pergola/balcony >=600 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
W3	N	0.49	9.1	6.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)
W4	N	0.49	9.1	5	eave/verandah/pergola/balcony	standard aluminium, clear/air gap/clear,

Planning, Industry & Environment

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

BASIX Certificate number: A373458

page 5 / 6

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		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
					>=450 mm	(U-value: 5.34, SHGC: 0.67)		
W5	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
W6	E	0.48	2	2.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
W7	E	0.75	2	2.5	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
W8	S	1.46	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
W9	S	1.74	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
W10	W	0.75	0.1	6	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		
D01	N	2.17	8	6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)		

BASIX Certificate number: A373458

page 6 / 6

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.



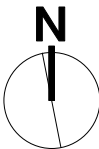
Designed by:

Raise the Roof
E info@raisetherooft.com.au

Drawn by:

Inlet Design Studio
E inletdesigns@gmail.com

REVISION: DATE: REVISION NOTE:



CLIENT:

Mr and Mrs Wellard

ADDRESS:

13 Sterland Ave, NORTH MANLY

DRAWING:

SECTION

PROJECT:

ALTERATIONS AND ADDITIONS

PROJECT NO:

STE005

ISSUE TYPE:

DRAWN:

AJ

CHKD:

RJ

ISSUE DATE:

01/4/20

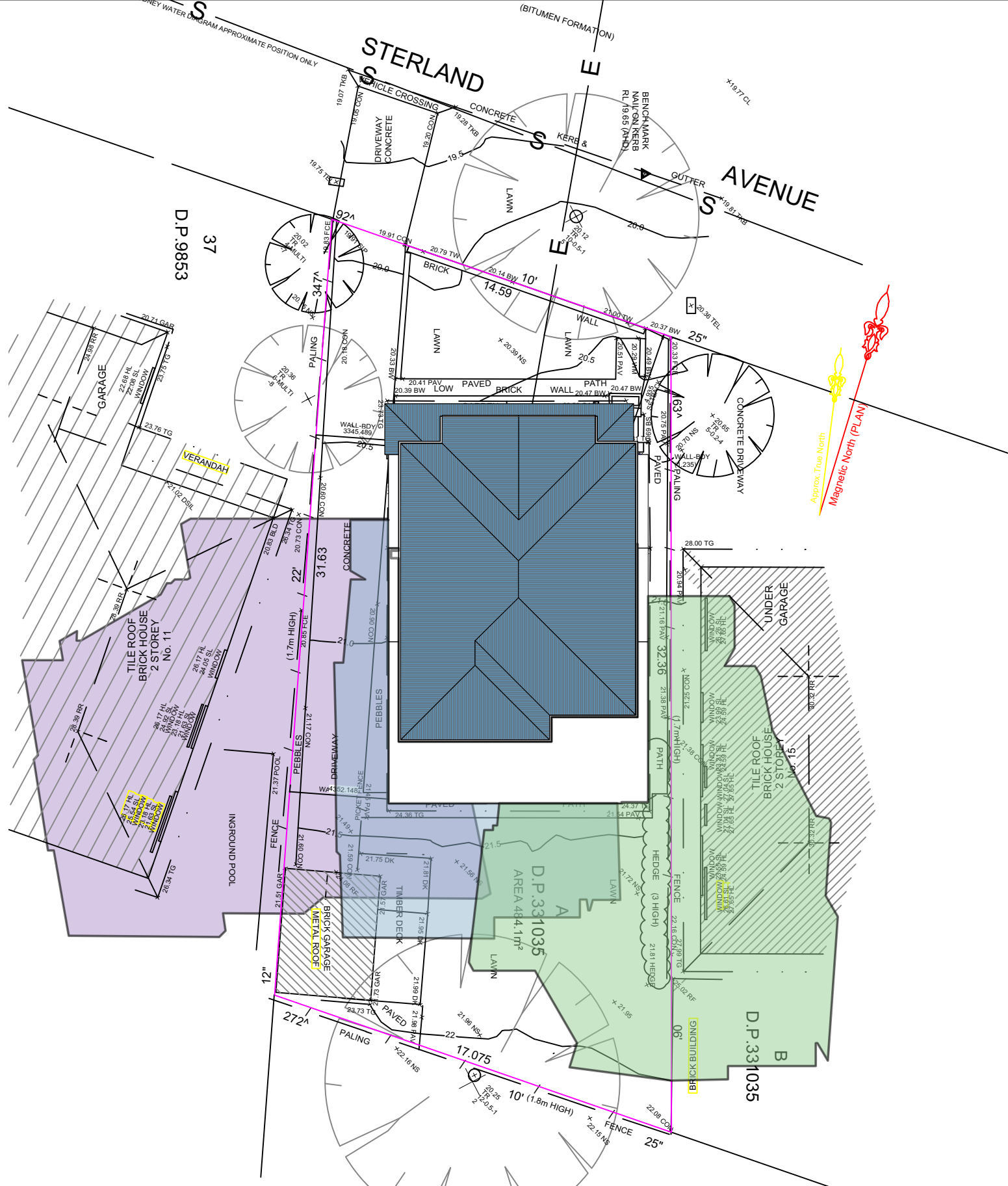
SHEET NO:

A06

SCALE @ A3:

1:100

REVISION:



1 Shadow Diagram
Scale: 1:200

LEGEND



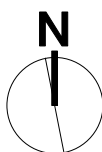
SUN @ JUNE 21ST



Designed by:
Raise the Roof
E info@raisetherooft.com.au

Drawn by:
Inlet Design Studio
E inletdesigns@gmail.com

REVISION: DATE: REVISION NOTE:



CLIENT:

Mr and Mrs Wellard

ADDRESS:

13 Sterland Ave, NORTH MANLY

DRAWING:

SHADOW DIAGRAM

PROJECT:

ALTERATIONS AND ADDITIONS

PROJECT NO:

STE005

ISSUE TYPE:

DRAWN:

AJ

CHKD:

RJ

ISSUE DATE:

01/4/20









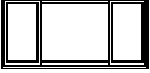

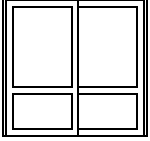
SHEET NO:

A07

SCALE @ A3:

1:200


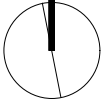
REVISION:

Windows														
Image	ID	Type	Frame Height	Frame Width	RO Height	RO Width	Glazed Area	Material	Manufacturer	Model	Screen	Egress	Glazing	Orientation
	W01	Sliding Left Window	920	910	960	950	0.49	Aluminium					Double Glaz.	W
	W02	Sliding Pair 1/4 Window	660	3070	700	3110	1.28	Aluminium					Double Glaz.	W
	W03	Sliding Left Window	920	910	960	950	0.49	Aluminium					Double Glaz.	N
	W04	Sliding Right Window	920	910	960	950	0.49	Aluminium					Double Glaz.	N
	W05	Sliding Pair 1/4 Window	660	2230	700	2270	0.90	Aluminium					Double Glaz.	E
	W06	Sliding Left Window	660	1270	700	1310	0.48	Aluminium					Double Glaz.	E
	W07	Sliding Left Window	660	1870	700	1910	0.75	Aluminium					Double Glaz.	E
	W08	Sliding Left Window	1090	1870	1130	1910	1.46	Aluminium					Double Glaz.	S
	W09	Sliding Pair 1/4 Window	1090	2230	1130	2270	1.74	Aluminium					Double Glaz.	W
	W10	Sliding Left Window	660	1870	700	1910	0.75	Aluminium					Double Glaz.	S
Doors														
Image	ID	Type	Head Height	Leaf Width	Thickne ss	RO Height	RO Width	Glazed Area	Material	Manuf.	Model	Screen	Glazing	Orientation
	D01	Half Glazed	2100	1095		2100	2170	2.17	Aluminium				Aluminium Double Glaz.	N

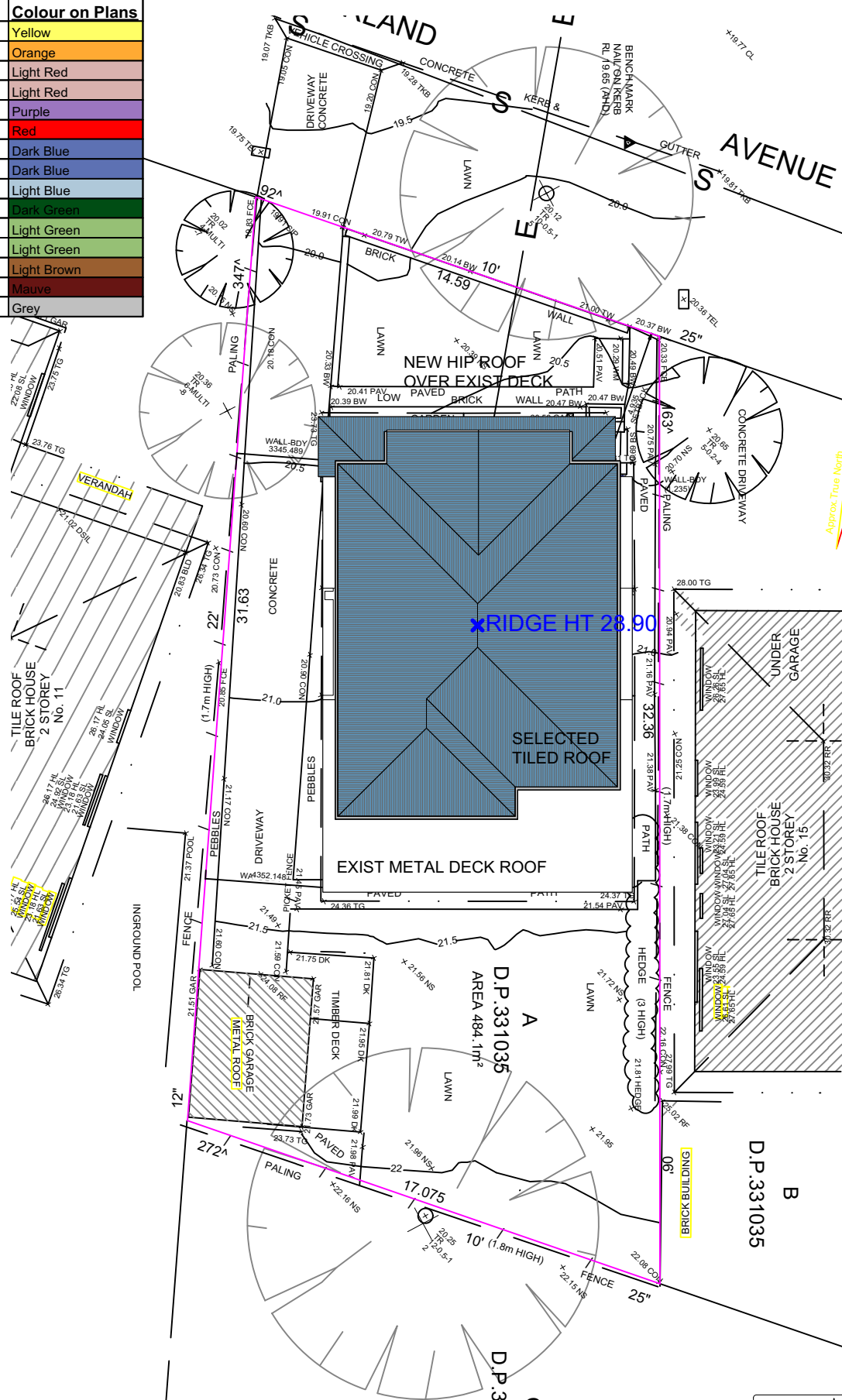
WINDOWS AND GLAZED DOORS

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:

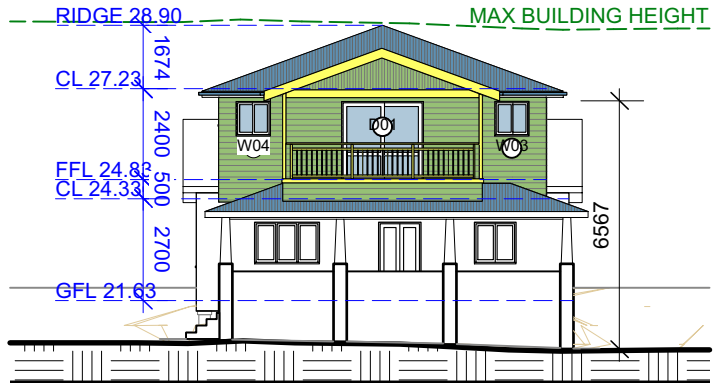
- Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing musthave a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in 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.

<div><div>Designed by: Raise the Roof E info@raisetherooof.com.au</div><div>Drawn by: Inlet Design Studio E inletdesigns@gmail.com</div></div>	REVISION: DATE: REVISION NOTE:	<div><div>N</div></div>	CLIENT: Mr and Mrs Wellard	DRAWING: WINDOW DOOR SCHEDULE	DRAWN: AJ	SHEET NO: A08	
			ADDRESS: 13 Sterland Ave, NORTH MANLY	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:200	
				PROJECT NO: STE005	ISSUE TYPE:	ISSUE DATE: 01/4/20	REVISION:

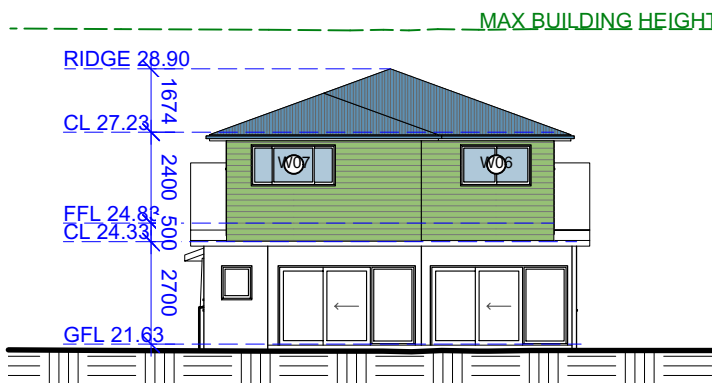
Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey



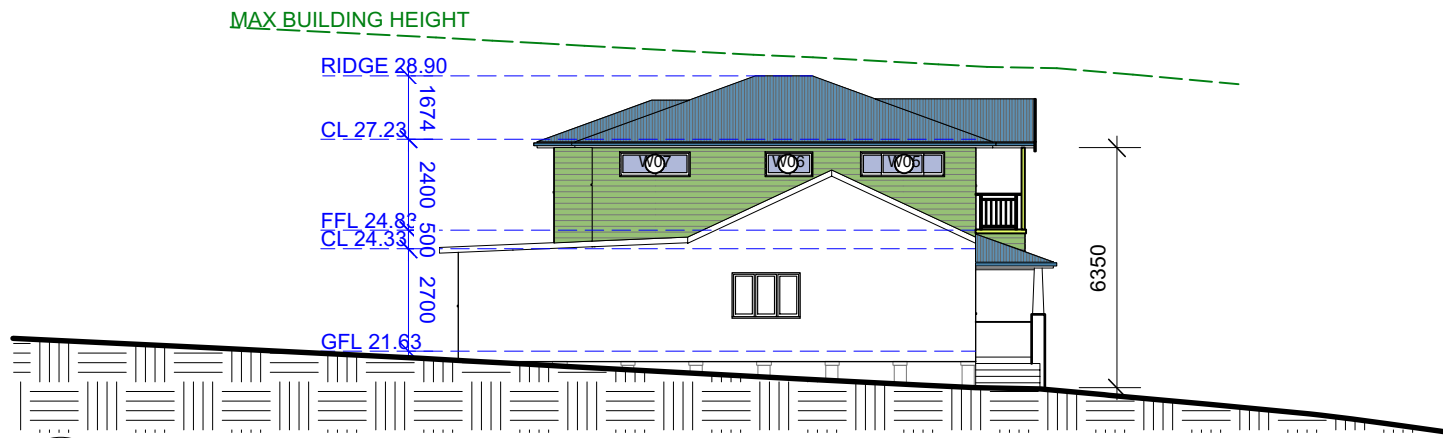
1 Site Plan



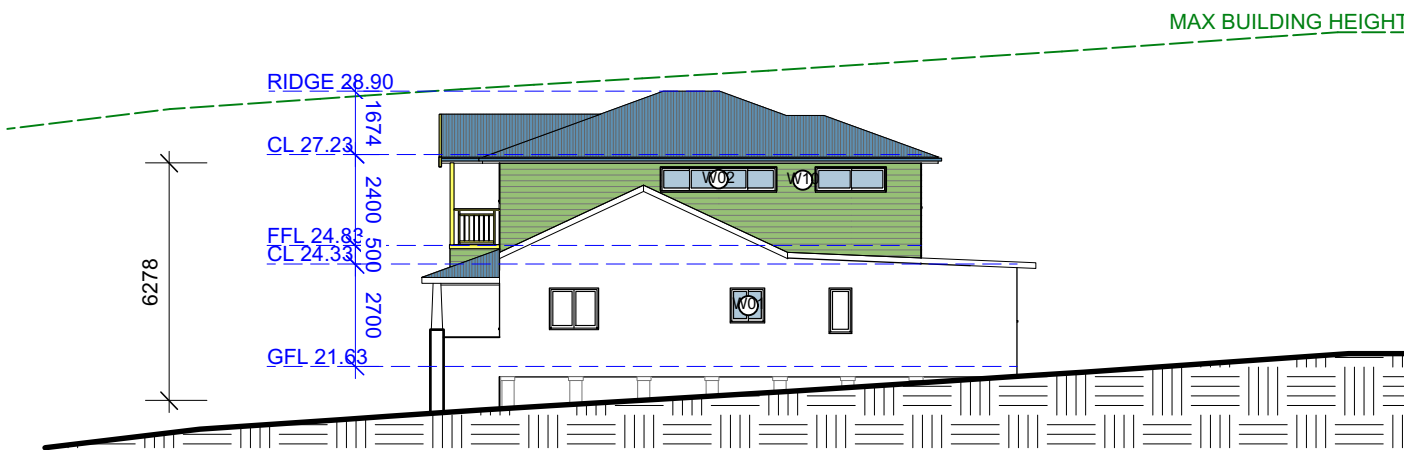
2 North Elevation



3 South Elevation



4 East Elevation



5 West Elevation