

NOTES:

DO NOT SCALE FROM DRAWINGS.

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION (DA) SUBMISSION AND APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF SKETCHES AND BUDGET.

FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.

REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS AND FINISHES AND NCC (BCA) COMPLIANCE.

REFER TO STAMPED APPROVED DRAWINGS FOR COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.

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BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ENGAGING CONSULTANTS AND ORDERING ANY MATERIALS, DOORS AND WINDOWS.

REFER TO STRUCTURAL FIRE ENGINEERS SPECIFICATIONS FOR ALL FIRE RATING REQUIREMENTS.

ALL SURVEY MARKS AND HEIGHTS SHOWN ARE FROM CLIENT SUPPLIED SURVEY.

ALL STRUCTURAL DESIGN INCLUDING ROOF, WALLS AND FLOORS AND FOUNDATIONS AS PER STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER, DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN APPROXIMATE (ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)

STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

SITE PLAN
SCALE 1:200

DESIGN HOUSE
+
drafting studio

t: 0402 021 466 e: bbench@bigpond.net.au

MEMBER OF:
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:
PETER + CAROL HEAL

ADDRESS:
8 JENDI AVENUE
BAYVIEW

PROJECT:
PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:
SITE PLAN + SITE ANALYSIS

DETAILS:
DATE: 21.01.21
DRAWN: B.BENCH
CHECKED: P + C HEAL
SCALE: 1:200

REVISIONS:
A. First issue, Town Planner for submission.
B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21).
C. Boundaries added to plans, site plan updates as per council request.

STAGE: DEVELOPMENT APPLICATION (DA)

15.03.21
26.03.21
07.04.21
12.05.21

NORTH:
N

REVISION:
G
DRAWING No:
1 / 13

NOTES:

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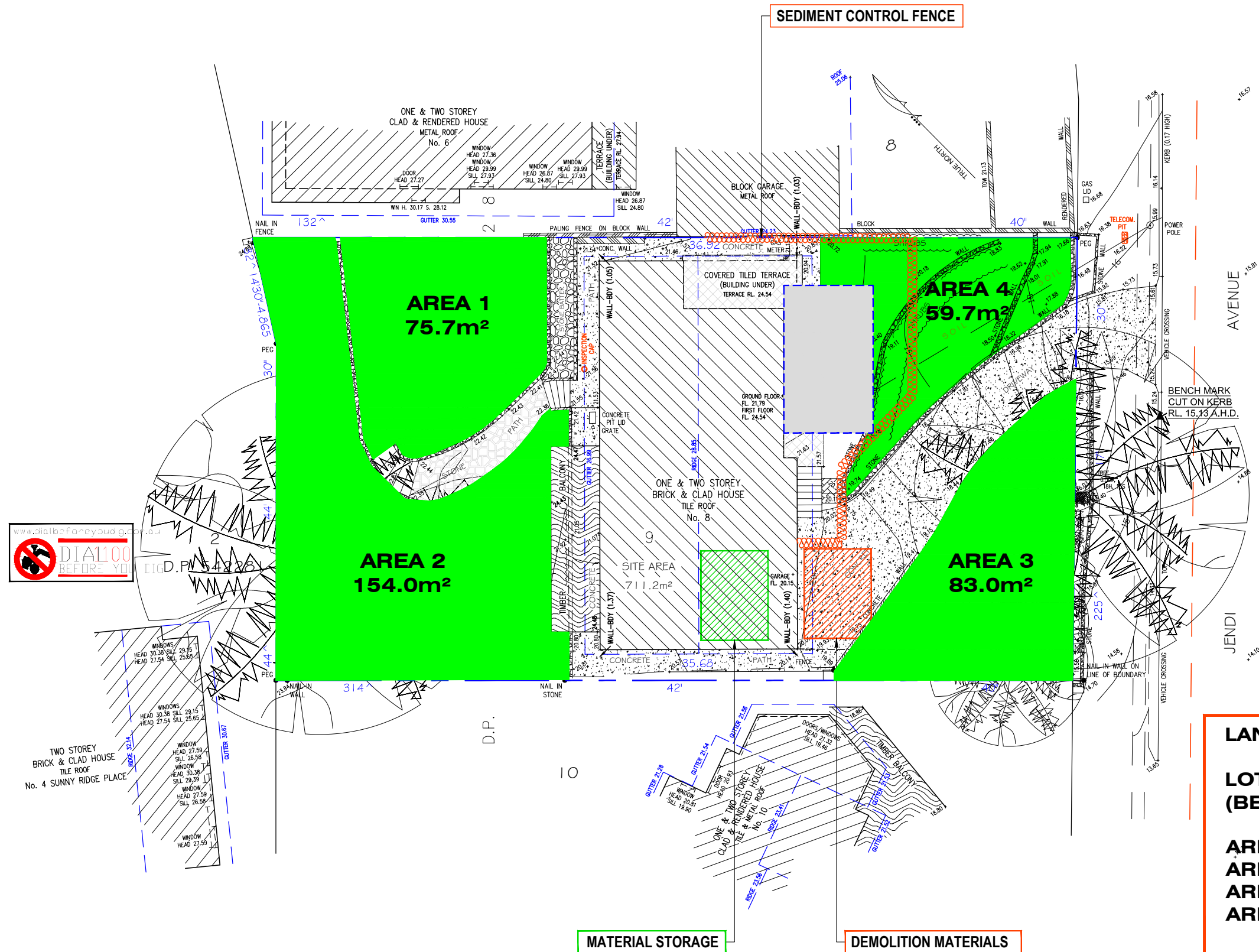
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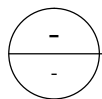


LANDSCAPED AREA:

LOT AREA: 711.2m²
(BEE & LETHBRIDGE SURVEY)

AREA 1: 75.7m²
AREA 2: 154.0m²
AREA 3: 83.0m²
AREA 4: 59.7m²

TOTAL: 372.4m² = 47.6%



LANDSCAPE PLAN

SCALE 1:200

DESIGN HOUSE
+
drafting studio

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e: bbench@bigpond.net.au

MEMBER OF:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:

LANDSCAPE PLAN, EROSION AND
SEDIMENT CONTROL + WASTE
MANAGEMENT

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

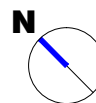
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NORTH:



REVISION:



DRAWING No:
2 / 13

15.03.21

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07.04.21

12.05.21

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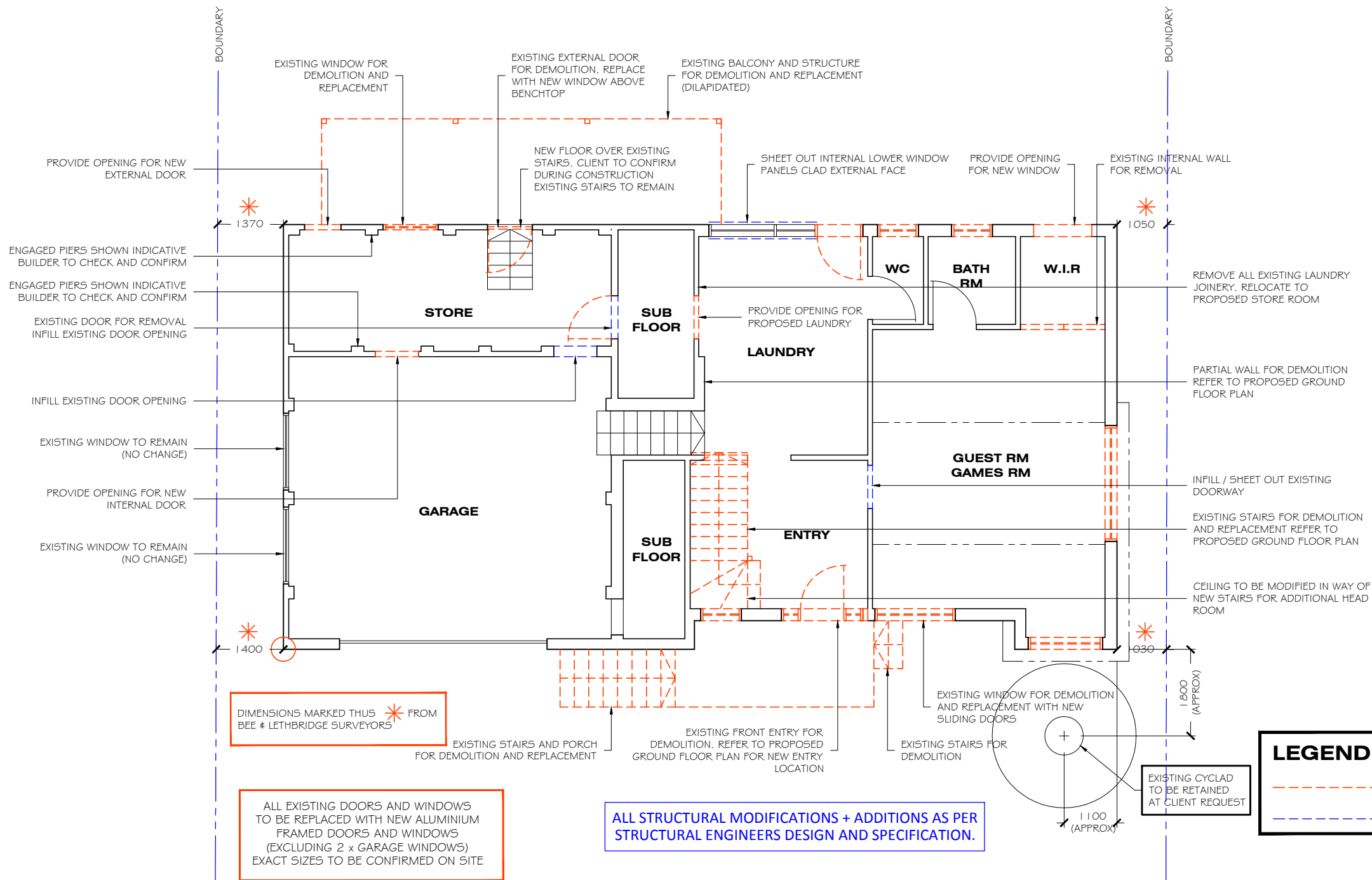
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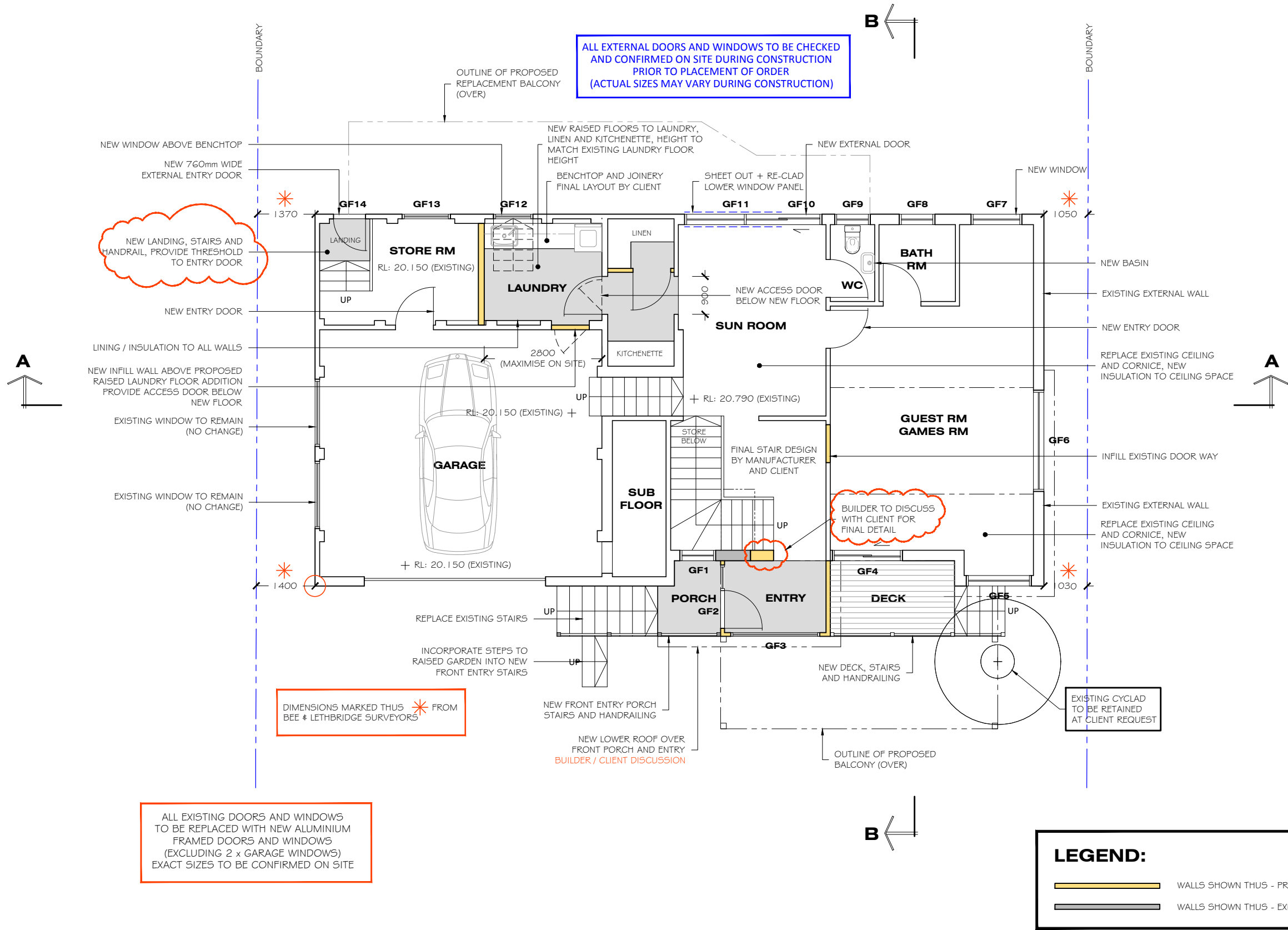
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WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION



LOWER GROUND + GROUND FLOOR PLAN - EXISTING + DEMOLITION
SCALE 1:100



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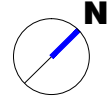

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LOWER GROUND + GROUND FLOOR PLAN - PROPOSED

SCALE 1:100

DESIGN HOUSE
+
drafting studio

t: 0402 021 466 e: bbench@bigpond.net.au

MEMBER OF:  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	CLIENT: PETER + CAROL HEAL ADDRESS: 8 JENDI AVENUE BAYVIEW	PROJECT: PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION DRAWING TITLE: PROPOSED LOWER GROUND + GROUND FLOOR PLAN	DETAILS: DATE: 21.01.21 DRAWN: B.BENCH CHECKED: P + C HEAL SCALE: 1:100	REVISIONS: A. First issue, Town Planner for submission. B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21). C. Boundaries added to plans, site plan updates as per council request.	15.03.21 26.03.21 07.04.21 12.05.21	NORTH: 	REVISION:  DRAWING No: 4 / 13
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STAGE: DEVELOPMENT APPLICATION (DA)

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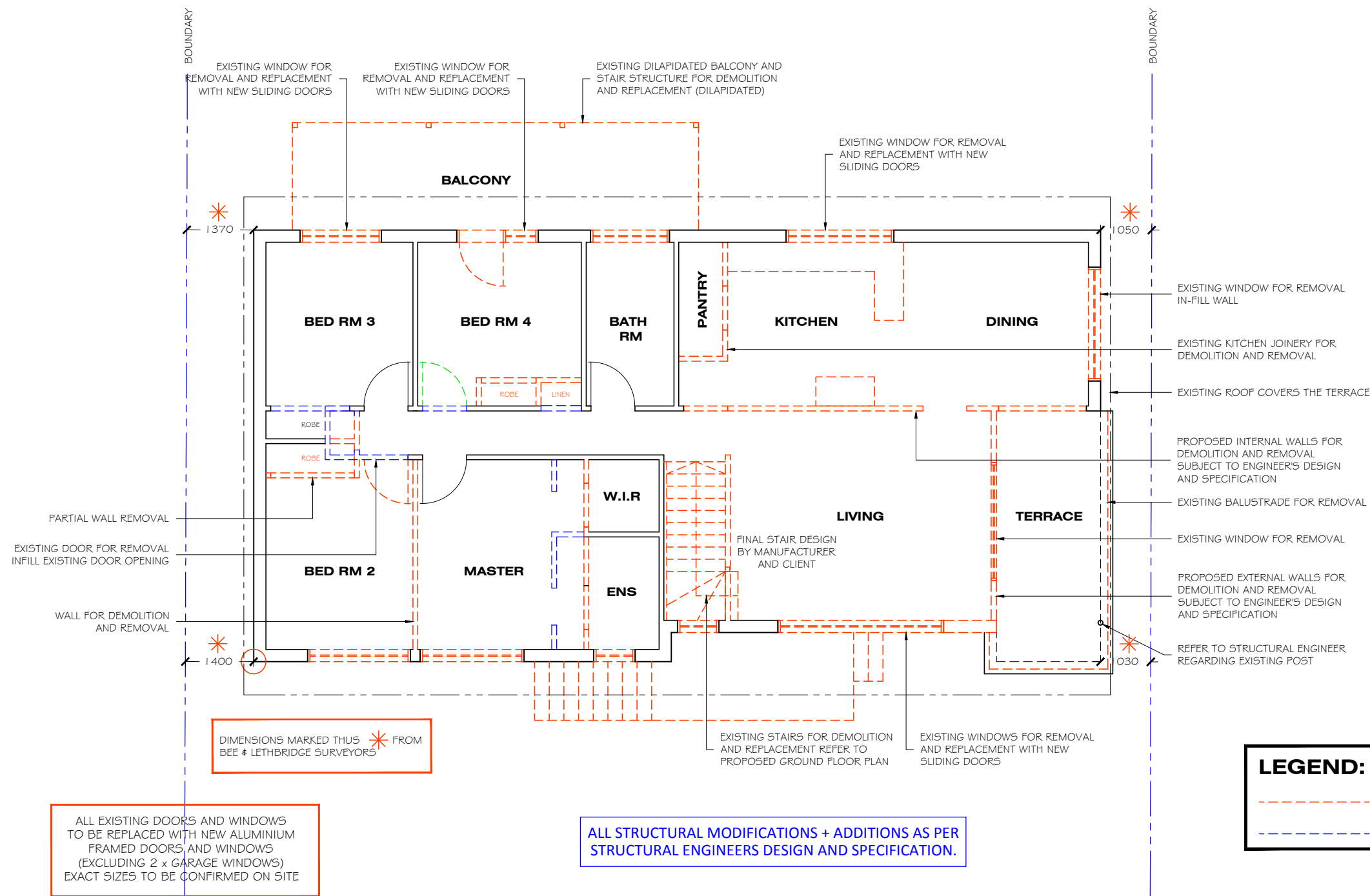
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WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION



LEGEND:

--- PROPOSED DEMOLITION / REMOVAL

--- NEW WORKS / INFILL

FIRST FLOOR PLAN - EXISTING + DEMOLITION

SCALE 1:100

DESIGN HOUSE

+

drafting studio

t: 0402 021 466 e: bbench@bigpond.net.au

MEMBER OF:

bdaa

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION

DRAWING TITLE:

FIRST FLOOR EXISTING + PROPOSED DEMOLITION

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: 1:100

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STAGE: DEVELOPMENT APPLICATION (DA)

15.03.21

26.03.21

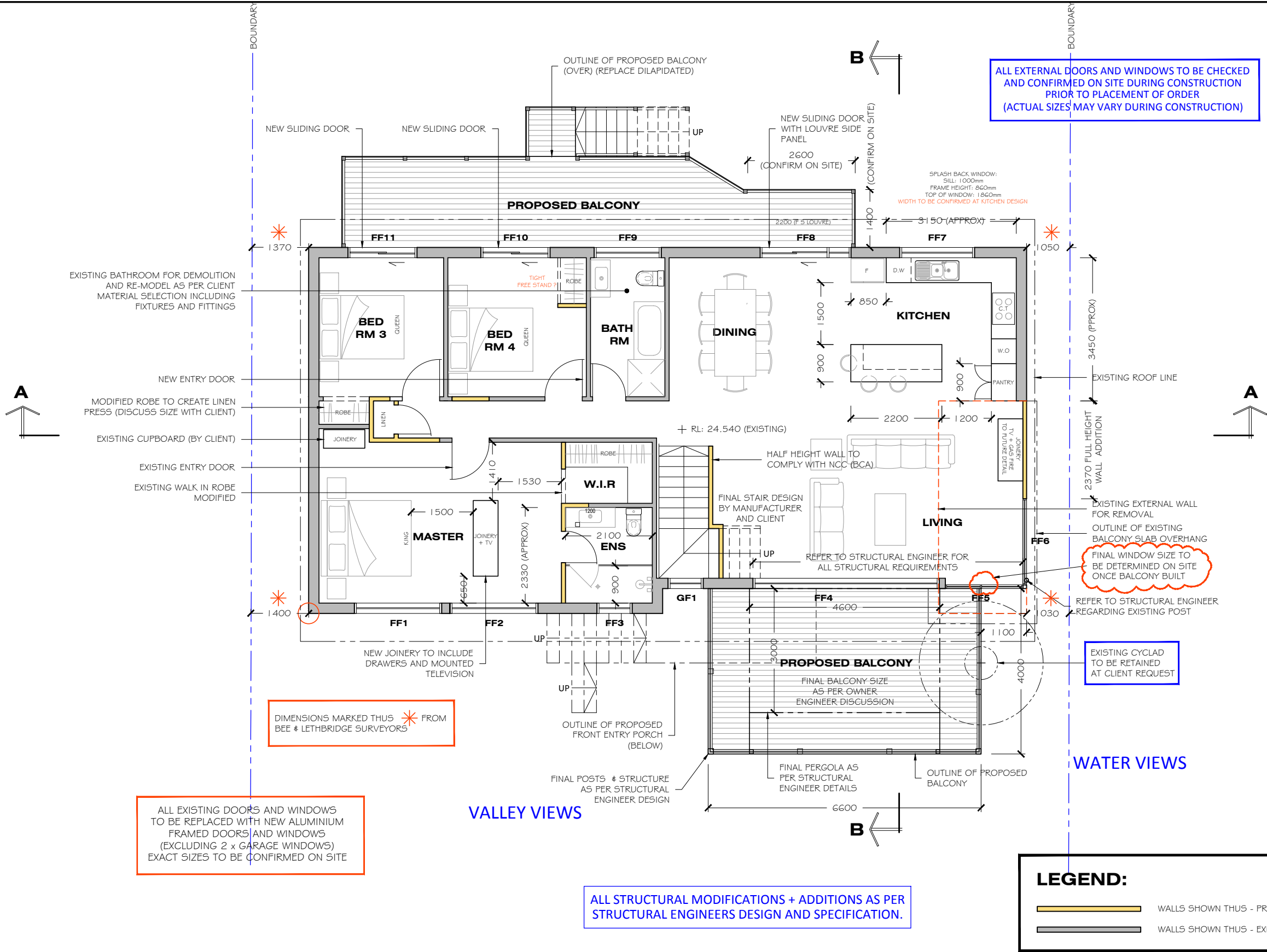
07.04.21

12.05.21

NORTH:

REVISION:

DRAWING No: 5 / 13



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FIRST FLOOR PLAN - PROPOSED

SCALE 1:100

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t: 0402 021 466 e: bbench@bigpond.net.au

MEMBER OF:



CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:

FIRST FLOOR PLAN PROPOSED

DETAILS:

DATE: 21.01.21
DRAWN: B.BENCH
CHECKED: P + C HEAL
SCALE: 1:100

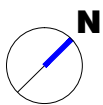
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NORTH:

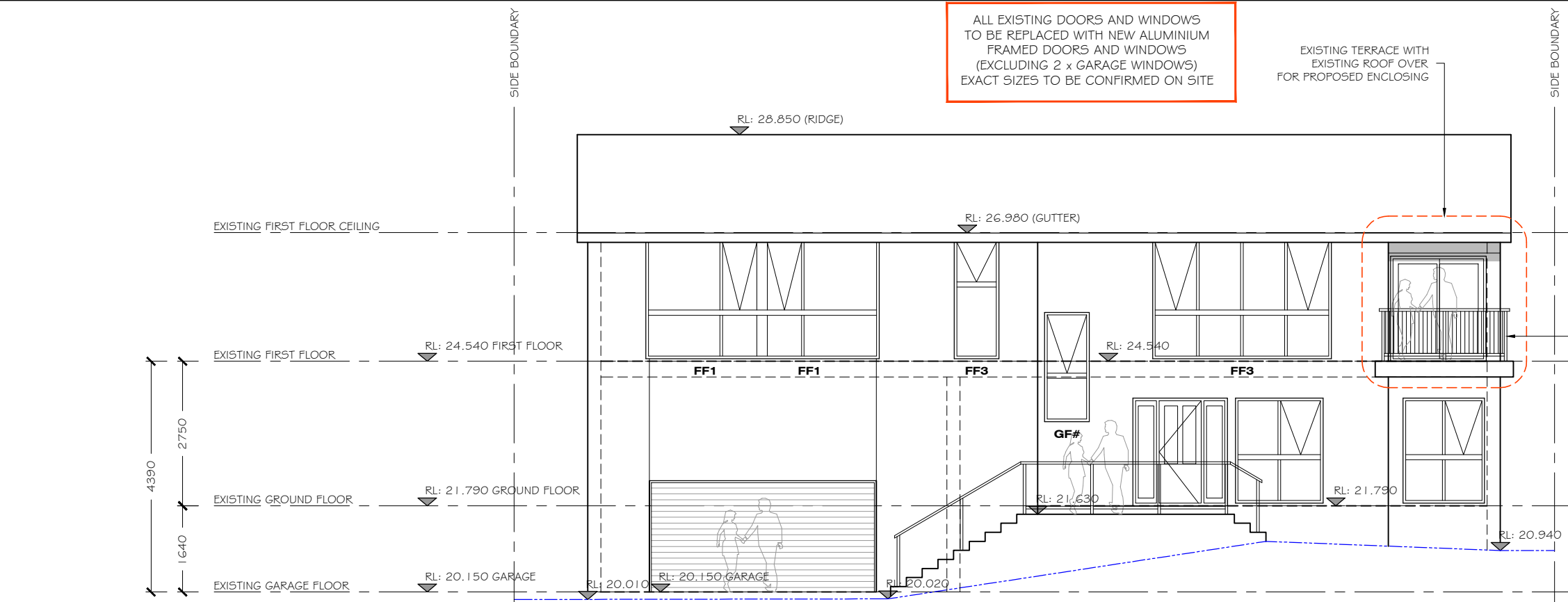
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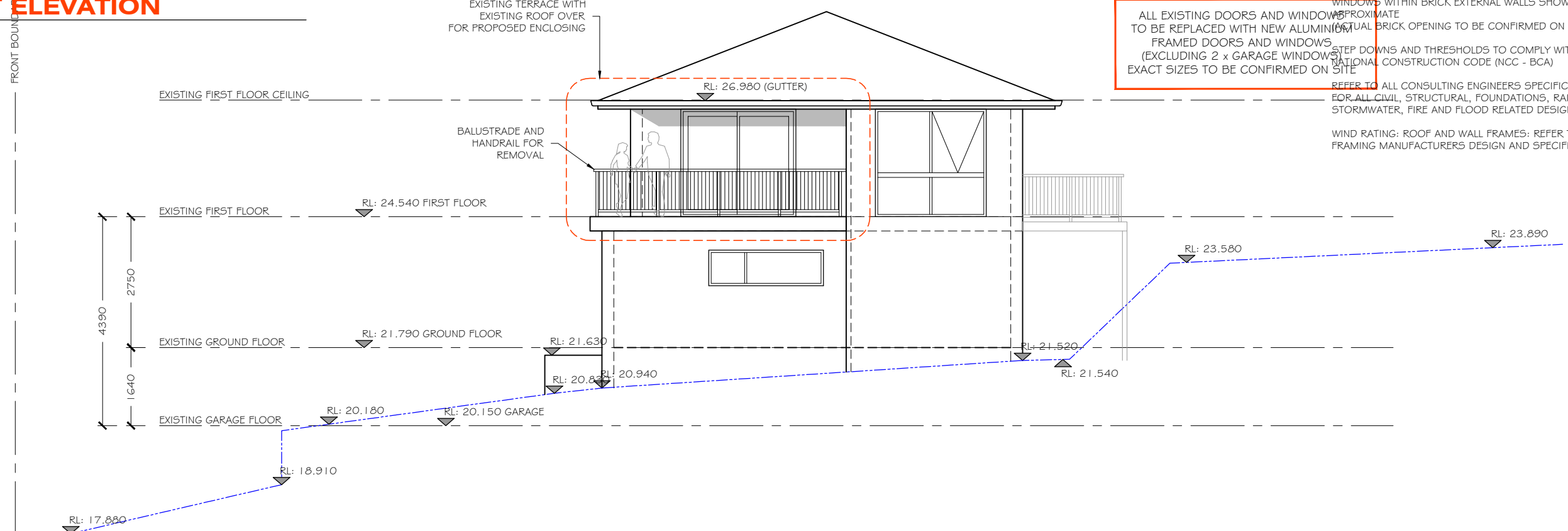
REVISION:



DRAWING No:
6 / 13



EXISTING EAST ELEVATION
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100

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 - ALL EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW ALUMINIUM FRAMED DOORS AND WINDOWS (EXCLUDING 2 x GARAGE WINDOWS) EXACT SIZES TO BE CONFIRMED ON SITE.
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ALL EXTERNAL DOORS AND WINDOWS TO BE CHECKED AND CONFIRMED ON SITE DURING CONSTRUCTION PRIOR TO PLACEMENT OF ORDER (ACTUAL SIZES MAY VARY DURING CONSTRUCTION)

ALL EXISTING DOORS AND WINDOWS TO BE REPLACED WITH NEW ALUMINIUM FRAMED DOORS AND WINDOWS (EXCLUDING 2 x GARAGE WINDOWS) EXACT SIZES TO BE CONFIRMED ON SITE

ALL HAND RAILING, BALUSTRADE AND STAIRS BY MANUFACTURER TO COMPLY WITH NCC(BCA) AND ALL RELEVANT AUSTRALIAN STANDARDS

PROPOSED EAST ELEVATION

SCALE 1:100

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PROPOSED NORTH ELEVATION

SCALE 1:100

MEMBER OF:



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION

DRAWING TITLE:

PROPOSED ELEVATIONS 1

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: 1:100

REVISIONS:

- A. First issue, Town Planner for submission.
B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21).
C. Boundaries added to plans, site plan updates as per council request.

15.03.21

26.03.21

07.04.21

12.05.21

NORTH:

REVISION:



DRAWING No:

8 / 13

STAGE: DEVELOPMENT APPLICATION (DA)

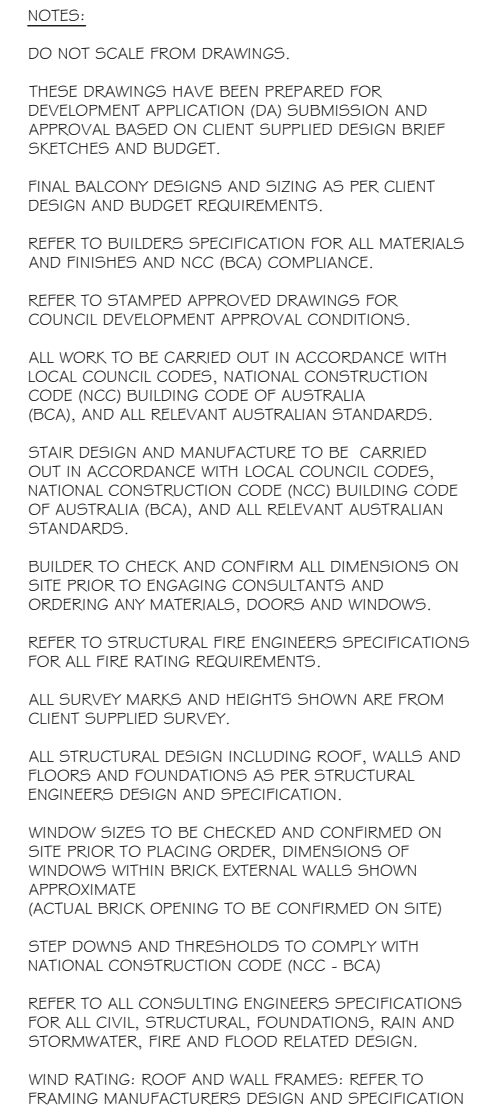
DESIGN HOUSE

+
drafting studio

t: 0402 021 466




e: bbench@bigpond.net.au

ALL EXISTING DOORS AND WINDOWS
TO BE REPLACED WITH NEW ALUMINIUM
FRAMED DOORS AND WINDOWS
(EXCLUDING 2 x GARAGE WINDOWS)
EXACT SIZES TO BE CONFIRMED ON SITE



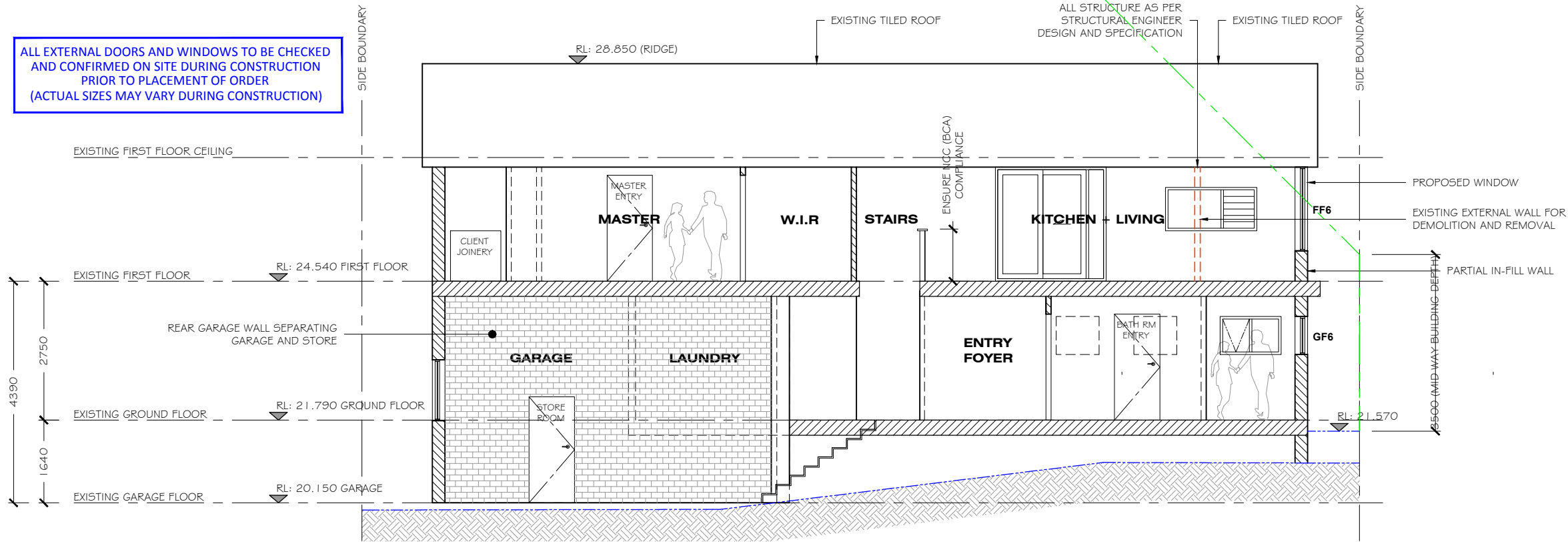
SCALE 1:100



(A)	ROOF FASCIA		BERRY GREY
(B)	EAVES		DULUX STRAP
(C)	EXISTING BRICKS		APO GREY

SCALE 1:100

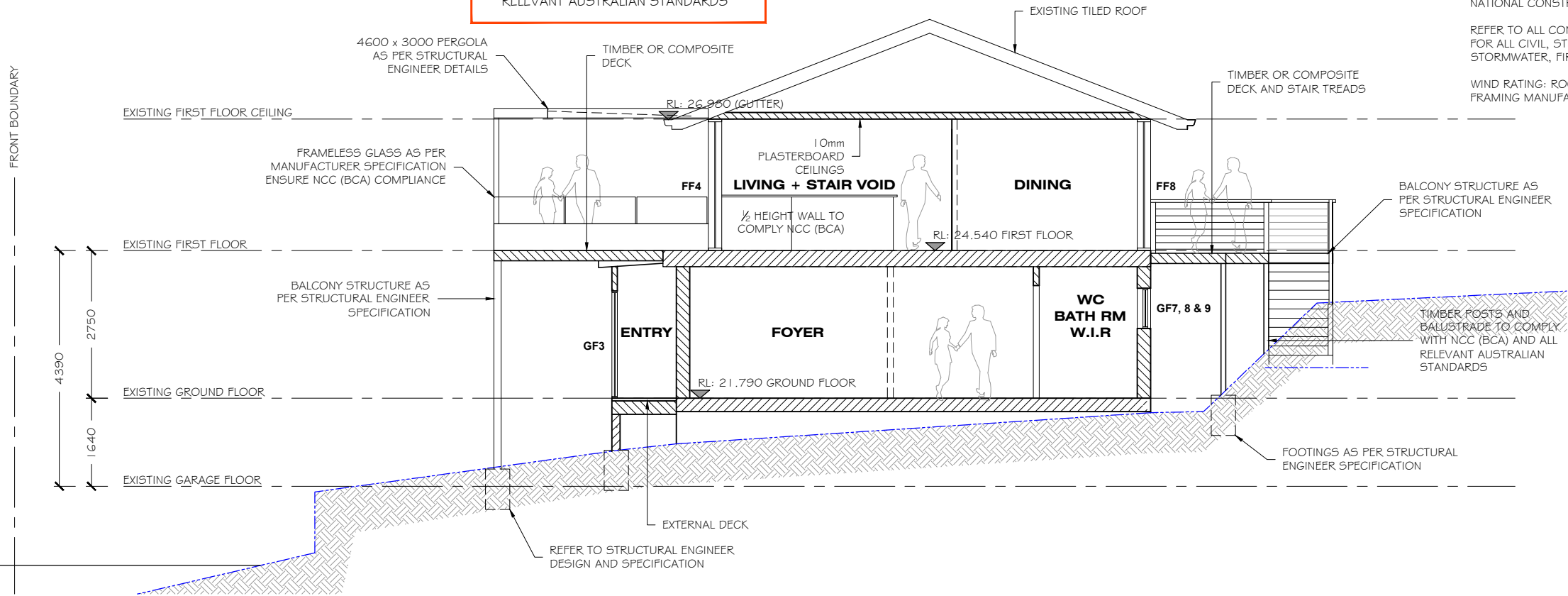
ALL EXTERNAL DOORS AND WINDOWS TO BE CHECKED
AND CONFIRMED ON SITE DURING CONSTRUCTION
PRIOR TO PLACEMENT OF ORDER
(ACTUAL SIZES MAY VARY DURING CONSTRUCTION)



SECTION 'A - A'

SCALE 1:100

REFER TO BUILDERS SPECIFICATION FOR
ALL MATERIAL FINISHES INCLUDING
COMPLIANCE WITH NCC (BCA) AND ALL
RELEVANT AUSTRALIAN STANDARDS



SECTION 'B - B'

SCALE 1:100

NOTES:

DO NOT SCALE FROM DRAWINGS.

THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION (DA) SUBMISSION AND
APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF
SKETCHES AND BUDGET.

FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT
DESIGN AND BUDGET REQUIREMENTS.

REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS
AND FINISHES AND NCC (BCA) COMPLIANCE.

REFER TO STAMPED APPROVED DRAWINGS FOR
COUNCIL DEVELOPMENT APPROVAL CONDITIONS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH
LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION
CODE (NCC) BUILDING CODE OF AUSTRALIA
(BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.

STAIR DESIGN AND MANUFACTURE TO BE CARRIED
OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES,
NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE
OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN
STANDARDS.

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS ON
SITE PRIOR TO ENGAGING CONSULTANTS AND
ORDERING ANY MATERIALS, DOORS AND WINDOWS.

REFER TO STRUCTURAL FIRE ENGINEERS SPECIFICATIONS
FOR ALL FIRE RATING REQUIREMENTS.

ALL SURVEY MARKS AND HEIGHTS SHOWN ARE FROM
CLIENT SUPPLIED SURVEY.

ALL STRUCTURAL DESIGN INCLUDING ROOF, WALLS AND
FLOORS AND FOUNDATIONS AS PER STRUCTURAL
ENGINEERS DESIGN AND SPECIFICATION.

WINDOW SIZES TO BE CHECKED AND CONFIRMED ON
SITE PRIOR TO PLACING ORDER, DIMENSIONS OF
WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN
APPROXIMATE
(ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)

STEP DOWNS AND THRESHOLDS TO COMPLY WITH
NATIONAL CONSTRUCTION CODE (NCC - BCA)

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS
FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND
STORMWATER, FIRE AND FLOOD RELATED DESIGN.

WIND RATING: ROOF AND WALL FRAMES: REFER TO
FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

DESIGN HOUSE

drafting studio

t: 0402 021 466

e: bbench@bigpond.net.au

MEMBER OF:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:

PROPOSED SECTIONS

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: 1:100

REVISIONS:

- A. First issue, Town Planner for submission.
B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21).
C. Boundaries added to plans, site plan updates as per council request.

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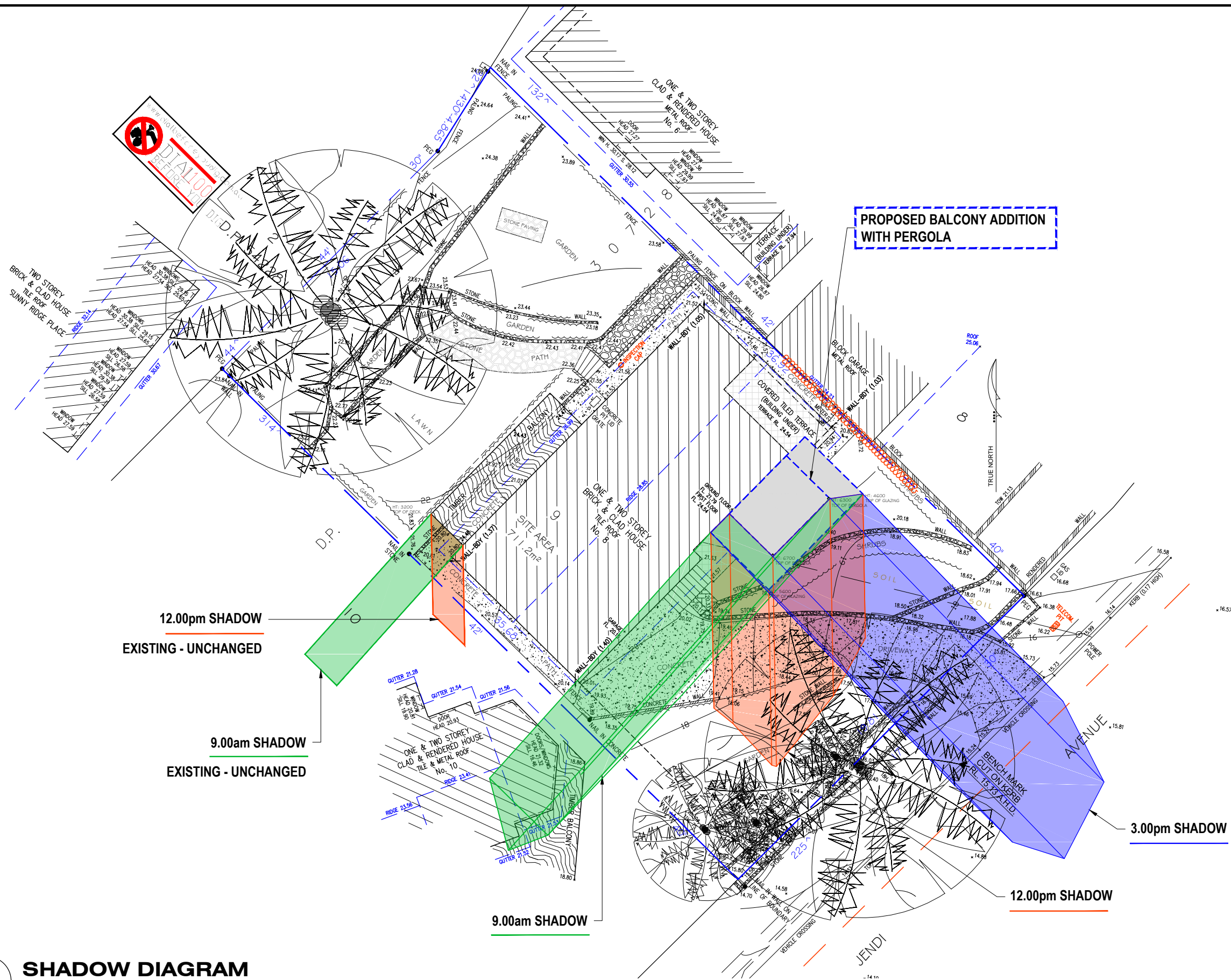
REVISION:



DRAWING No:



10/ 13

STAGE: DEVELOPMENT APPLICATION (DA)



- NOTES:
- DO NOT SCALE FROM DRAWINGS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION (DA) SUBMISSION AND APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF SKETCHES AND BUDGET.
- FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.
- REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS AND FINISHES AND NCC (BCA) COMPLIANCE.
- REFER TO STAMPED APPROVED DRAWINGS FOR COUNCIL DEVELOPMENT APPROVAL CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.
- STAIR DESIGN AND MANUFACTURE TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL CODES, NATIONAL CONSTRUCTION CODE (NCC) BUILDING CODE OF AUSTRALIA (BCA), AND ALL RELEVANT AUSTRALIAN STANDARDS.
- BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ENGAGING CONSULTANTS AND ORDERING ANY MATERIALS, DOORS AND WINDOWS.
- REFER TO STRUCTURAL FIRE ENGINEERS SPECIFICATIONS FOR ALL FIRE RATING REQUIREMENTS.
- ALL SURVEY MARKS AND HEIGHTS SHOWN ARE FROM CLIENT SUPPLIED SURVEY.
- ALL STRUCTURAL DESIGN INCLUDING ROOF, WALLS AND FLOORS AND FOUNDATIONS AS PER STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.
- WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER, DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN APPROXIMATE (ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)
- STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)
- REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.
- WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

SHADOW DIAGRAM
1:250

<div>MEMBER OF:</div> <div></div> <div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div>	<div>CLIENT:</div> <div>PETER + CAROL HEAL</div> <div>ADDRESS:</div> <div>8 JENDI AVENUE BAYVIEW</div>	<div>PROJECT:</div> <div>PROPOSED GROUND FLOOR + FIRST FLOOR MODIFICATIONS WITH BALCONY UPGRADE + ADDITION</div> <div>DRAWING TITLE:</div> <div>SHADOWS 1</div>	<div>DETAILS:</div> <div>DATE: 21.01.21</div> <div>DRAWN: B.BENCH</div> <div>CHECKED: P + C HEAL</div> <div>SCALE: 1:250</div>	<div>REVISIONS:</div> <div>A. First issue, Town Planner for submission. 15.03.21</div> <div>B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21). 26.03.21</div> <div>C. Boundaries added to plans, site plan updates as per council request. 07.04.21</div>	<div>NORTH:</div> <div>12.05.21</div>	<div>REVISION:</div> <div></div> <div>DRAWING No: 11 / 13</div>

STAGE: DEVELOPMENT APPLICATION (DA)

BASIX[®] Certificate

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

Alterations and Additions

Certificate number: A377636

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, 16, March 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Description of project

Project address	
Project name	Heal Bayview
Street address	8 Jendi Avenue Bayview 2104
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 30728
Lot number	9
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).
Number of bedrooms after alterations or additions	4

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

Name / Company Name: Design House + Drafting Studio

ABN (if applicable): 58981334580

BASIX Certificate number: A377636

page 2 / 7

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant must install a photovoltaic system with a capacity to generate at least 2.6 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>	

Planning, Industry & Environment

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

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FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.

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STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

BASIX Certificate number: A377636

page 3 / 7

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.			
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
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: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Planning, Industry & Environment

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

BASIX Certificate number: A377636

page 4 / 7

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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
The following requirements must also be satisfied in relation to each window and glazed door:		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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	
GF1	SE	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
GF2	SW	0.6	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
GF3	SE	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
GF4	SE	3.4	0	0	eave/verandah/pergola/balcony	improved aluminium, single toned,

Planning, Industry & Environment

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DESIGN HOUSE

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MEMBER OF:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:

BASIX 1

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: -

REVISIONS:

- A. First issue, Town Planner for submission.
B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21).
C. Boundaries added to plans, site plan updates as per council request.

15.03.21

26.03.21

07.04.21

12.05.21

NORTH:

REVISION:



DRAWING No:
12 / 13

STAGE: DEVELOPMENT APPLICATION (DA)

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: 6.39, SHGC: 0.56)		
GF5	SE	3.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF6	NE	1.8	0	0	awning (fixed) >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF7	NW	0.9	0	0	awning (fixed) >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF8	NW	0.6	0	0	awning (fixed) >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF9	NW	0.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF10	NW	3.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF11	NW	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF12	NW	0.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF13	NW	0.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
GF14	NW	1.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
FF1	SE	4.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
FF2	SE	4.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
FF3	SE	0.6	0	0	eave/verandah/pergola/balcony	improved aluminium, single toned,		

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: 6.39, SHGC: 0.56)		
FF4	SE	10	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
FF5	SE	4.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)		
FF6	NE	3.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, toned/air gap/clear, (U-value: 4.09, SHGC: 0.47)		
FF7	NW	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
FF8	NW	4.9	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
FF9	NW	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
FF10	NW	3.8	18	12.6	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		
FF11	NW	3.8	18	12.6	eave/verandah/pergola/balcony >=600 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)		

NOTES:

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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION (DA) SUBMISSION AND APPROVAL BASED ON CLIENT SUPPLIED DESIGN BRIEF SKETCHES AND BUDGET.

FINAL BALCONY DESIGNS AND SIZING AS PER CLIENT DESIGN AND BUDGET REQUIREMENTS.

REFER TO BUILDERS SPECIFICATION FOR ALL MATERIALS AND FINISHES AND NCC (BCA) COMPLIANCE.

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WINDOW SIZES TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO PLACING ORDER, DIMENSIONS OF WINDOWS WITHIN BRICK EXTERNAL WALLS SHOWN APPROXIMATE (ACTUAL BRICK OPENING TO BE CONFIRMED ON SITE)

STEP DOWNS AND THRESHOLDS TO COMPLY WITH NATIONAL CONSTRUCTION CODE (NCC - BCA)

REFER TO ALL CONSULTING ENGINEERS SPECIFICATIONS FOR ALL CIVIL, STRUCTURAL, FOUNDATIONS, RAIN AND STORMWATER, FIRE AND FLOOD RELATED DESIGN.

WIND RATING: ROOF AND WALL FRAMES: REFER TO FRAMING MANUFACTURERS DESIGN AND SPECIFICATION

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.



MEMBER OF:



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

CLIENT:

PETER + CAROL HEAL

ADDRESS:

8 JENDI AVENUE
BAYVIEW

PROJECT:

PROPOSED GROUND FLOOR + FIRST
FLOOR MODIFICATIONS WITH
BALCONY UPGRADE + ADDITION

DRAWING TITLE:

BASIX 2

DETAILS:

DATE: 21.01.21

DRAWN: B.BENCH

CHECKED: P + C HEAL

SCALE: -

REVISIONS:

- A. First issue, Town Planner for submission.

B. Balconies amended (reduced) as per client preferred dimensions and budget, to engineers for engineering (26.3.21), issued to Town Planner for submission (dated 7.4.21).

C. Boundaries added to plans, site plan updates as per council request.

15.03.21

26.03.21

07.04.21

12.05.21

NORTH:

REVISION:



DRAWING No:
13/ 13

STAGE: DEVELOPMENT APPLICATION (DA)