

GROUND FLOOR PLAN

Issue	Date	Revision
A	20-1-21	Garage relocated

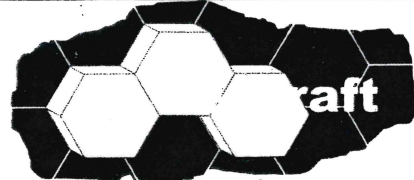
Window & Door Schedule

All windows and doors to be aluminium framed

Legend	Height x Width	Description
D7	2400 x 1800	Glass entry door and sidelites
W8, W10	750 x 1200	Glass louvres (non basix affected windows)
W9	750 x 1800	Glass louvres (non basix affected window)

Glazing Note

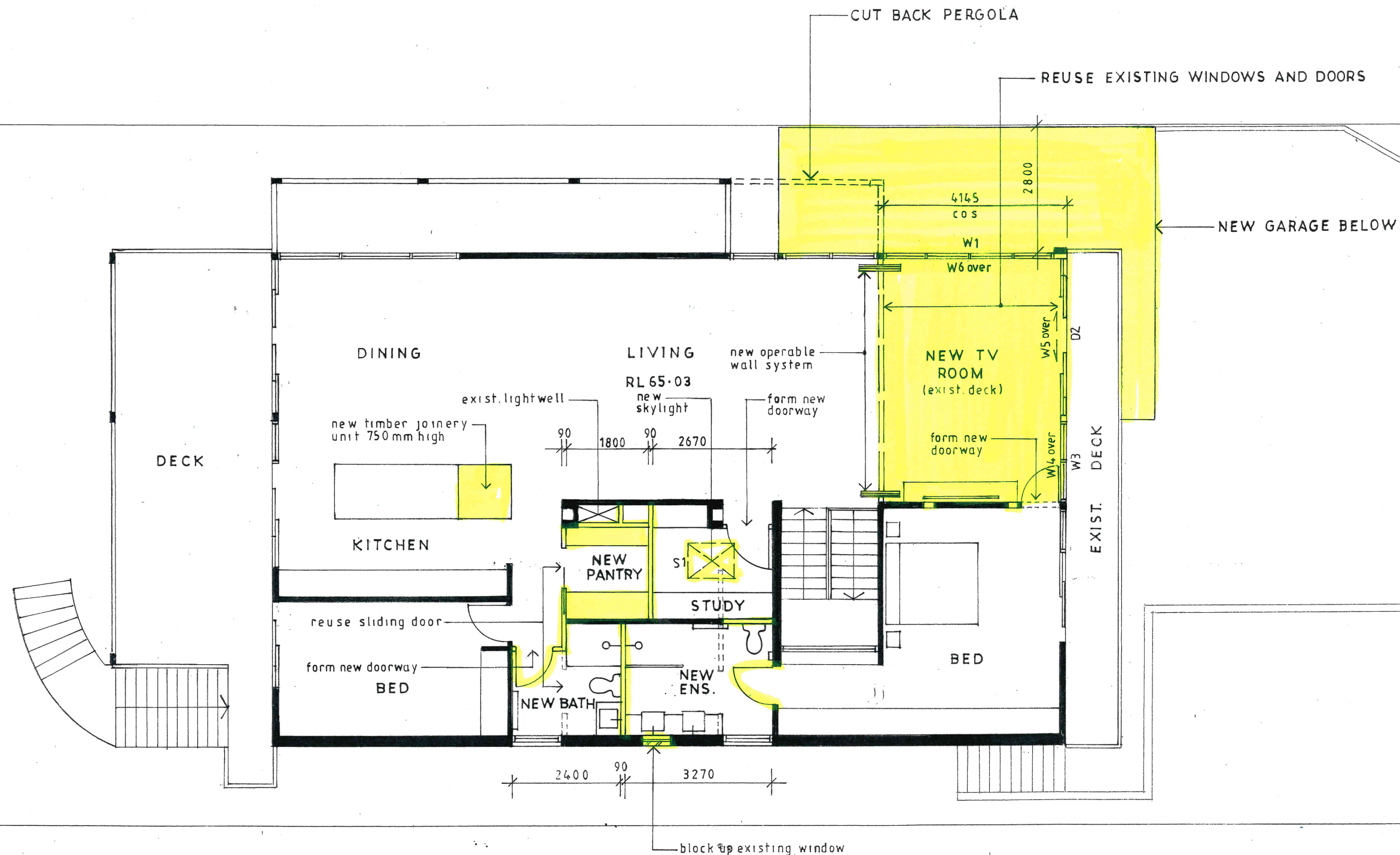
D7 to be glazed with single clear glass to achieve a total system U-value: 6.44, SHGC: 0.75.

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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840		
CLIENT BRENT AND BIRGIT SAUNDERS		
GROUND FLOOR PLAN		
DATE APRIL 2020	DRAWN J. WRIGHT	DRG. NO. 04-20-WOO
SCALE 1:100	ISSUE: DA	SHEET NO. 1A

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Window & Door Schedule

All windows and doors to be aluminium framed

Legend	Height x Width	Description
W1	2400 x 3900	Fixed window
D2		Existing recycled sliding glass doors
W3		Existing recycled fixed / louvre window
W4		Existing recycled fixed window
W5		Existing recycled fixed window
W6	1000 x 3900	Fixed window

Glazing Note

W4, W5, W6 to be glazed with single clear glass to have a total system U-value: 6.44, SHGC: 0.75.
W1, D2, W3 to be glazed with single pyrolytic low-e glass to achieve a total system U-value: 4.48, SHGC: 0.46

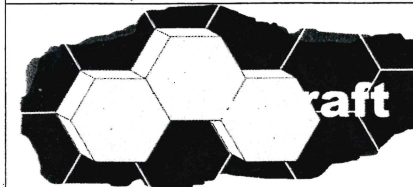
Skylight Note

S1 to be 1.2m² maximum in area & glazed to achieve a total system U-value: 4.3, SHGC: 0.5

FIRST FLOOR PLAN

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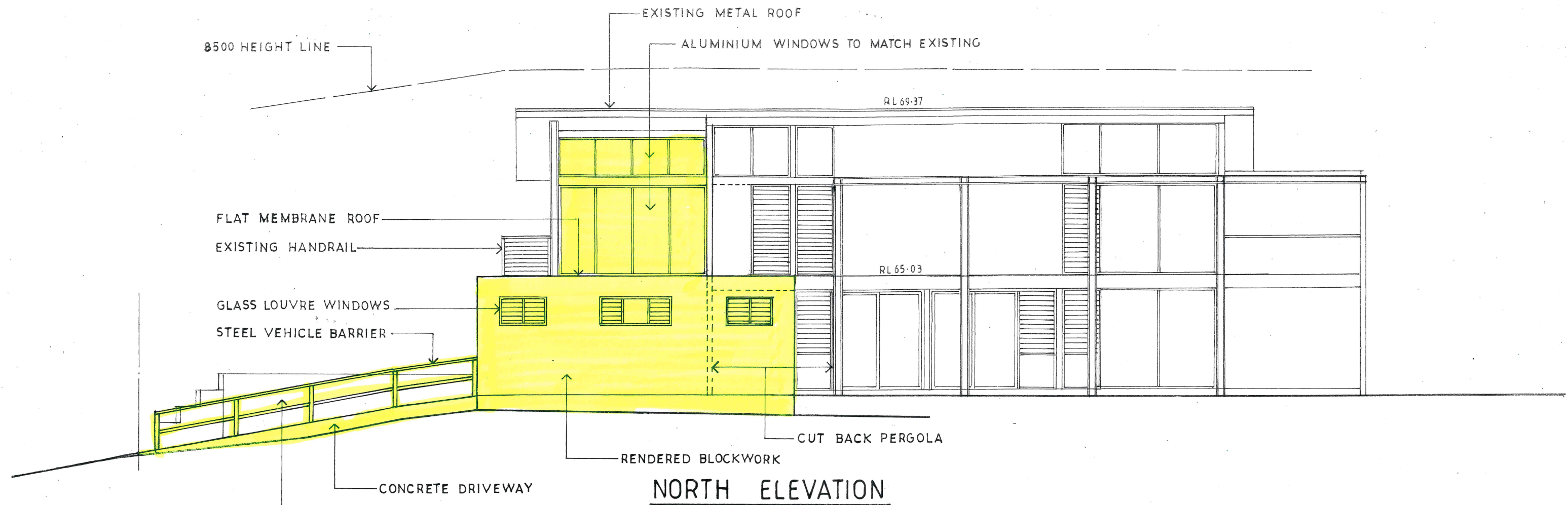
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ALTERATIONS AND ADDITIONS
101 WOODLAND STREET
BALGOWLAH HEIGHTS LOT15 DP5840

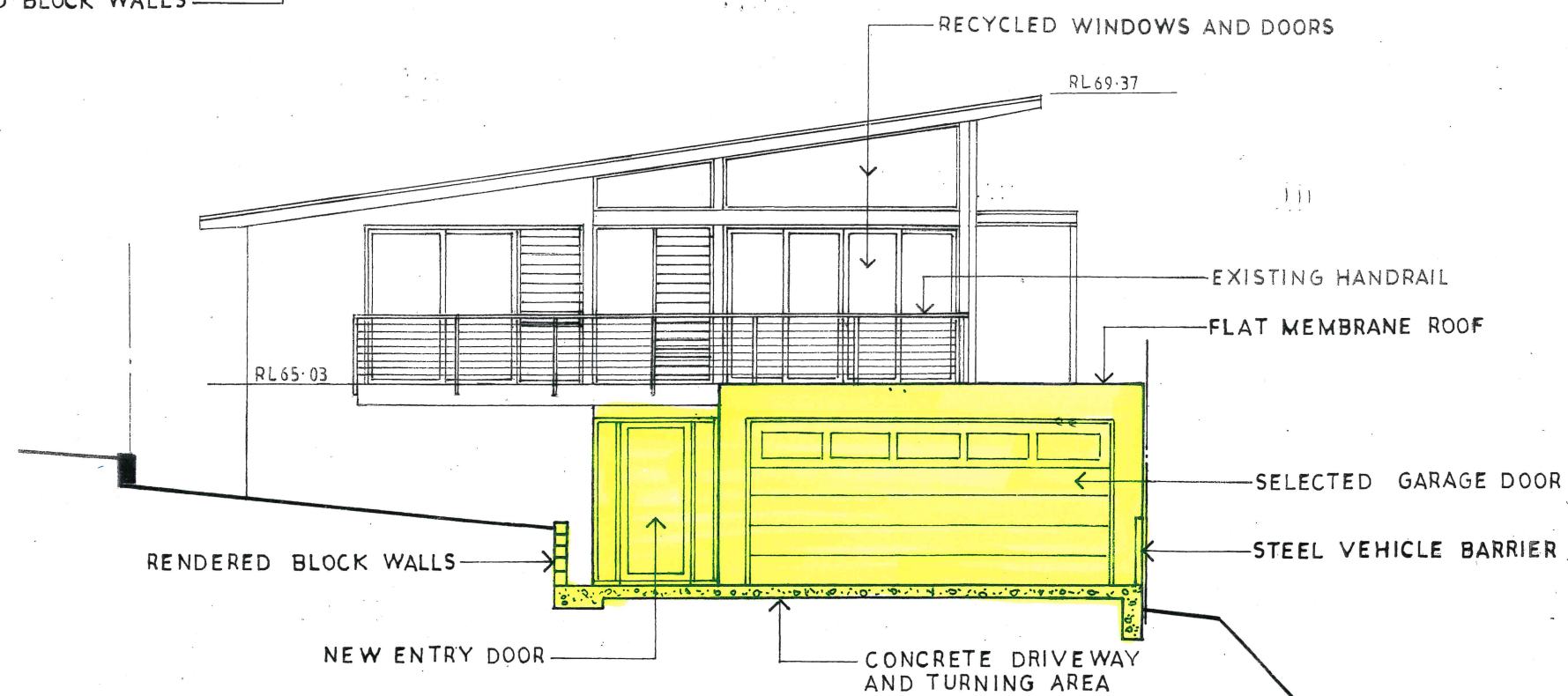
CLIENT
BRENT AND BIRGITT SAUNDERS

FIRST FLOOR PLAN

DATE APRIL 2020	DRAWN J. WRIGHT	DRG. NO. 04-20-WOO
SCALE 1:100	ISSUE: DA	SHEET NO. 2A

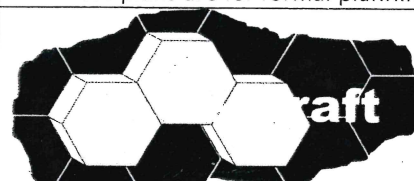


RENDERED BLOCK WALLS
BEYOND



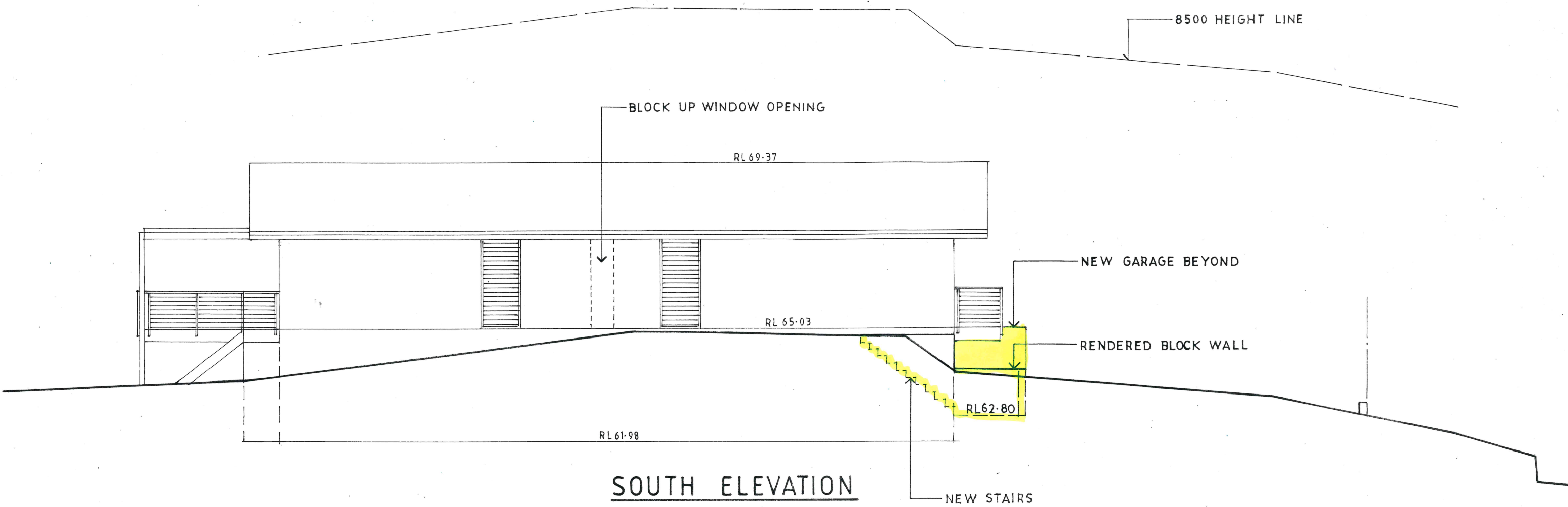
EAST ELEVATION

Issue	Date	Revision
A	20-1-21	Garage relocated

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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840 CLIENT BRENT AND BIRGITT SAUNDERS NORTH AND EAST ELEVATION		
DATE APRIL 2020	DRAWN J.WRIGHT	DRG. NO. 04-20-WOO
SCALE 1:100	ISSUE: DA	SHEET NO. 3 A

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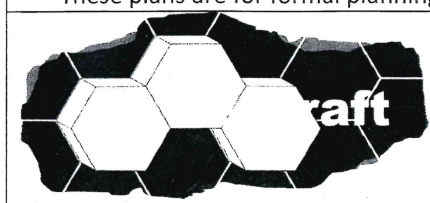


SOUTH ELEVATION



WEST ELEVATION

Issue	Date	Revision
A	20-1-21	Garage relocated

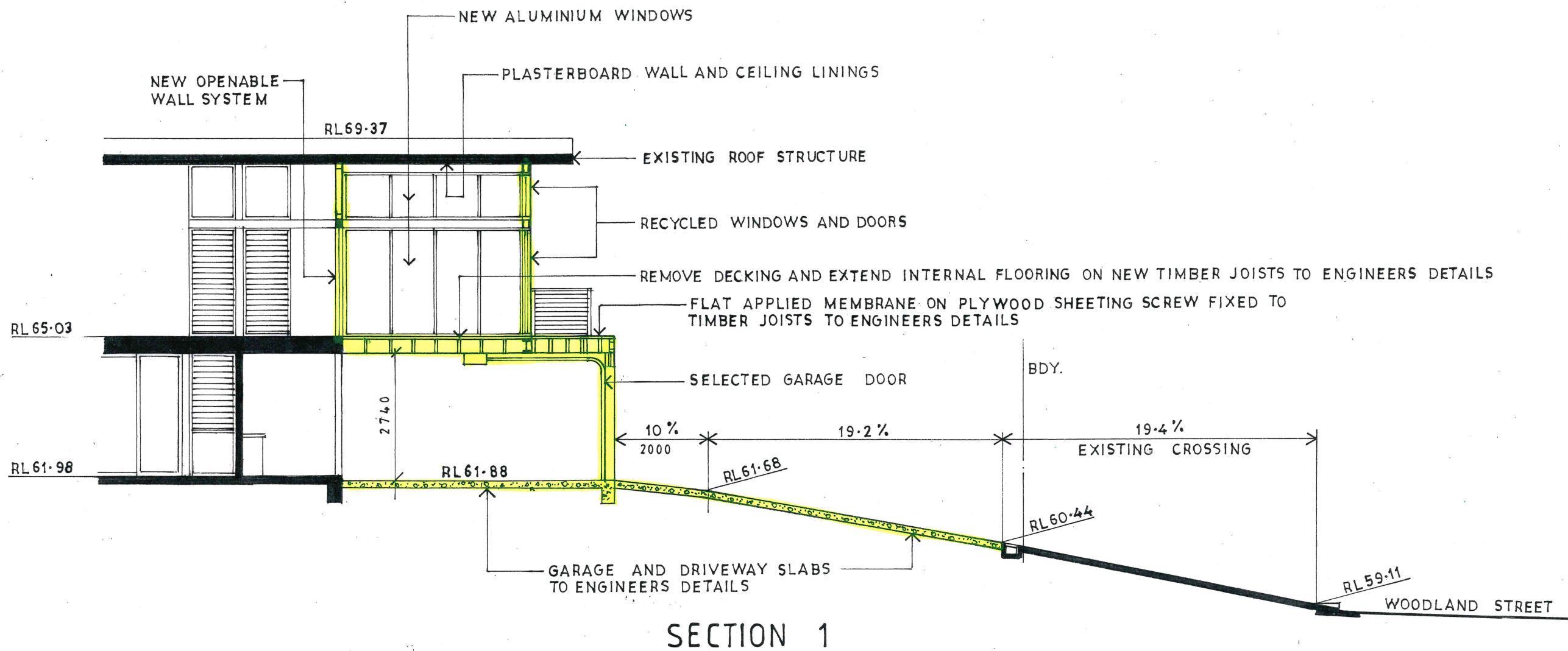


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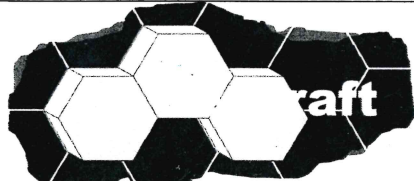
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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840 CLIENT BRENT AND BIRGITT SAUNDERS SOUTH AND WEST ELEVATION		
DATE APRIL 2020	DRAWN J.WRIGHT	DRG. NO. 04-20-WOO
SCALE 1:100	ISSUE: DA	SHEET NO. 4A



Notes

1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
2. Concrete works to be in accordance with AS3600 and Engineers details.
3. All timber framing to AS1684 & 1720 and Engineers details where relevant.
4. All steelwork to AS4100 and Engineers details.
5. All brick and blockwork to be in accordance with AS3700.
6. All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door.
7. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
8. All work to be left in a safe and stable condition at the end of each day.

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		ALTERATIONS AND ADDITIONS	
		101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840	
		CLIENT BRENT AND BIRGITT SAUNDERS	
		SECTION	
DATE APRIL 2020		DRAWN J.WRIGHT	DRG. NO. 04-20-WOO
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BASI® Certificate

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

Alterations and Additions

Certificate number: A380058_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, 20, January 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems

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.

Construction

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
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Description of project

Project address	
Project name	101 Woodland Street, Balgowlah Heigh_02
Street address	101 Woodland Street Balgowlah Heights3 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 5840
Lot number	15
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).

Glazing requirements

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

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.

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	N	9.36	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	E	8.31	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	E	4.31	0	0	projection/height above sill ratio >=0.23	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	1.17	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	E	3.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	N	3.9	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D7	E	4.32	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

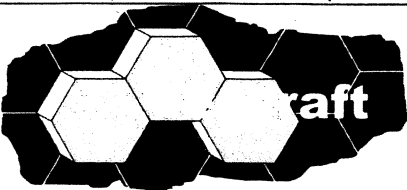
The following requirements must also be satisfied in relation to each skylight:

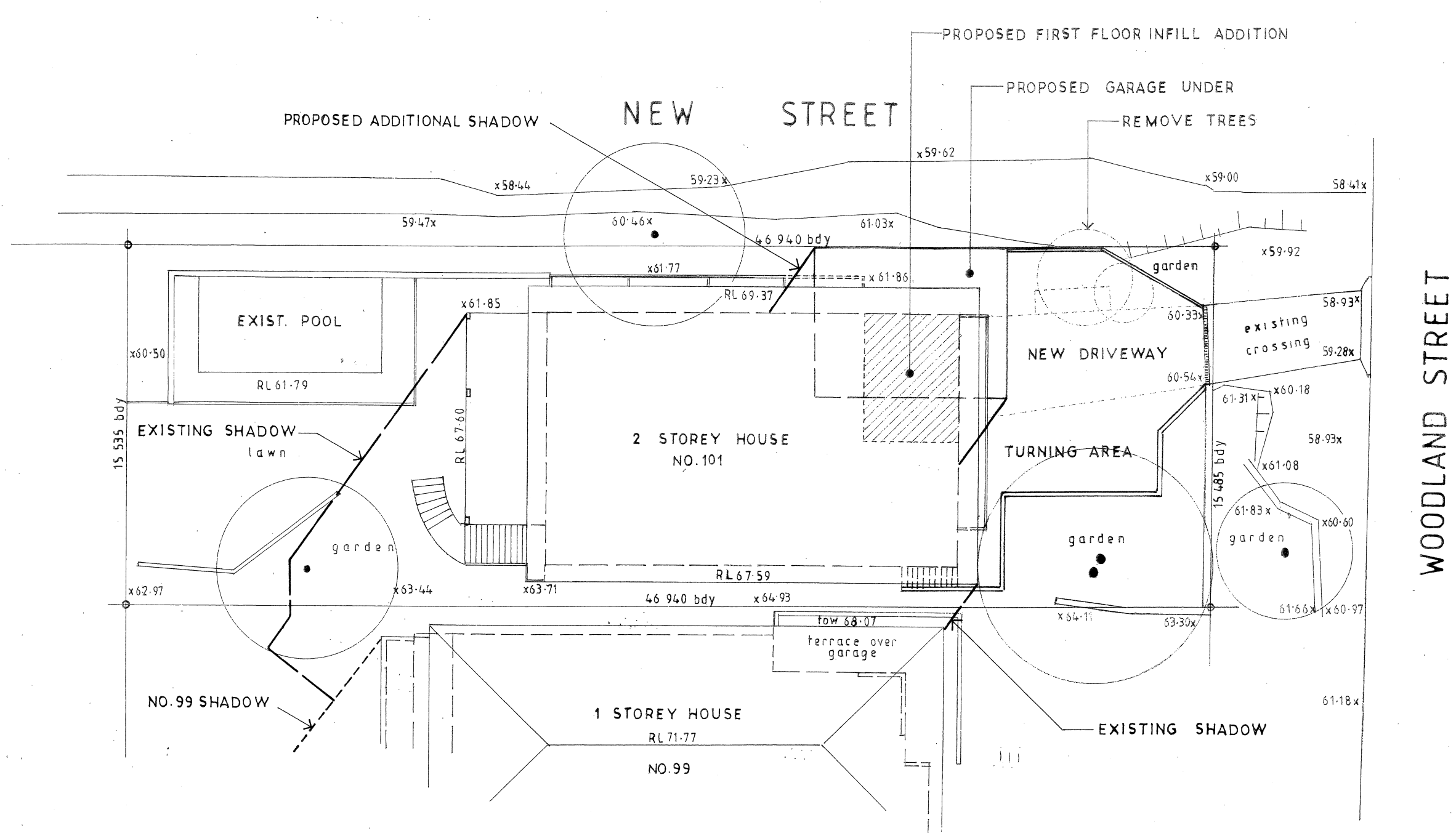
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.2	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

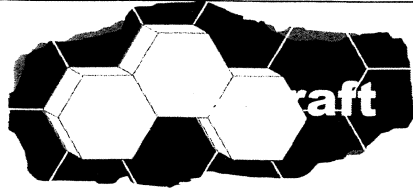
Issue	Date	Revision
A	20-1-21	W1 revised, W6 & D7 added

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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840		
CLIENT BRENT AND BIRGITT SAUNDERS		
BASIX COMMITMENTS		
DATE APRIL 2020	DRAWN J.WRIGHT	DRG. NO. 04-20-WOO
SCALE NO SCALE	ISSUE: DA	SHEET NO. 7A



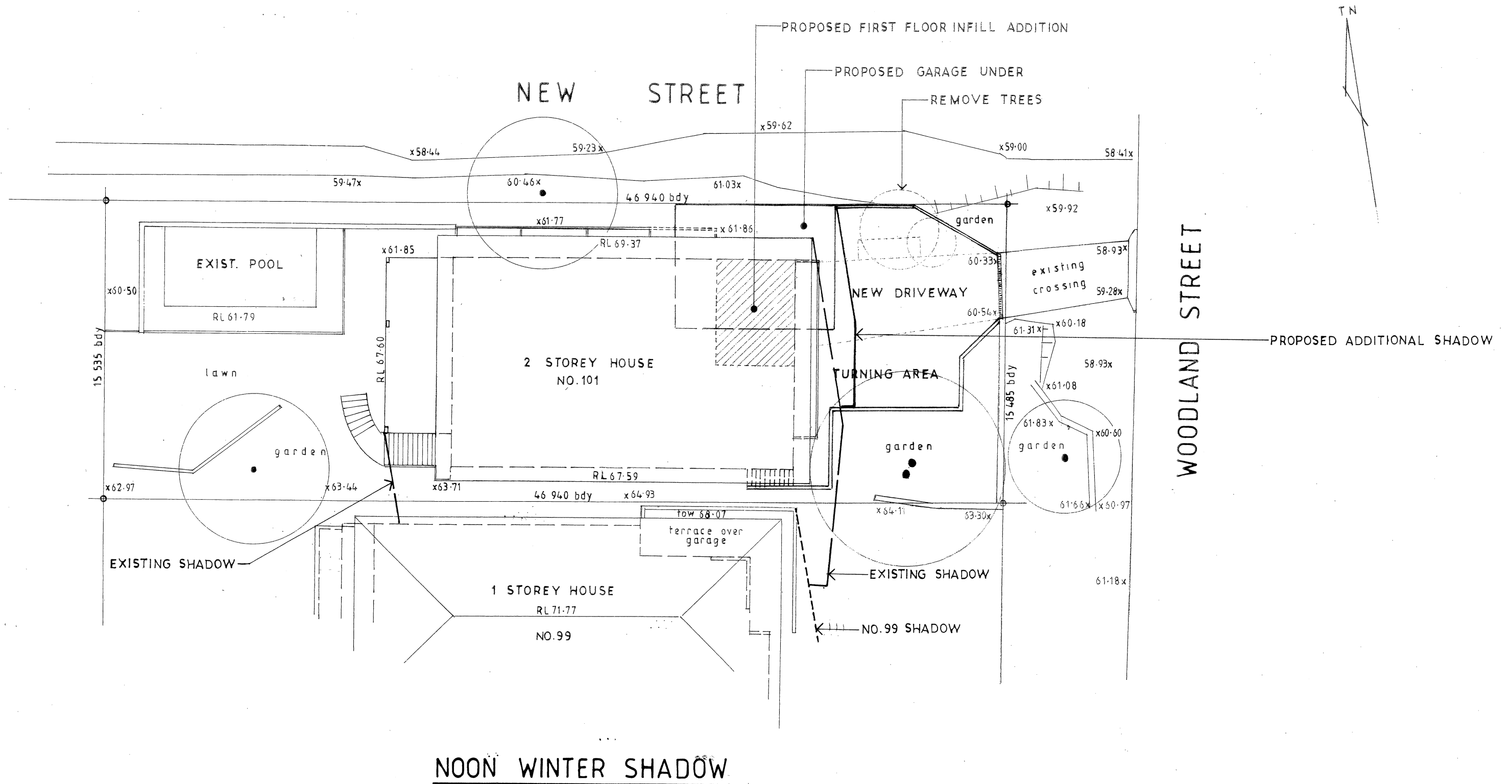
9AM WINTER SHADOW PLAN

Issue	Date	Revision
A	20-1-21	Garage relocated

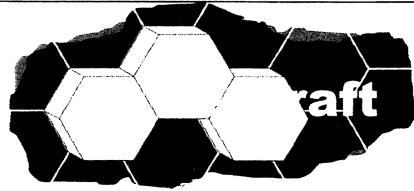
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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840		
CLIENT BRENT AND BIRGITT SAUNDERS		
9AM WINTER SHADOW PLAN		
DATE APRIL 2020	DRAWN J. WRIGHT	DRG. NO. 04-20-WOO
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ALTERATIONS AND ADDITIONS 101 WOODLAND STREET BALGOWLAH HEIGHTS LOT15 DP5840		
CLIENT BRENT AND BIRGITT SAUNDERS		
NOON WINTER SHADOW PLAN		
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Schedule of Finishes

Alterations and Additions
101 Woodland Street, Balgowlah Heights



NEW METAL ROOFING TO MATCH EXISTING (WINDSPRAY)

NEW RENDERED BLOCK WALLS PAINTED TO MATCH EXISTING WALL COLOUR

NEW WEATHERBOARD CLADDING PAINTED TO MATCH EXISTING WALL COLOUR



NEW ALUMINIUM HILITE WINDOW TO NORTH ELEVATION OF FIRST FLOOR LIVING ROOM ADDITION TO MATCH EXISTING WINDOWS

NEW TRANSITION SLAB TO BE PLAIN CONCRETE TO MATCH EXISTING DRIVEWAY