DRAWING SCHEDULE:

DA-BM-00 A	Coversheet
DA-BM-01 A	Site Analysis Plan
DA-BM-02 A	Lower Ground Floor Plan
DA-BM-03 A	Ground Floor Plan
DA-BM-04 A	First Floor Plan
DA-BM-05 A	Roof Plan
DA-BM-06 A	North Elevation
DA-BM-07 A	South Elevation
DA-BM-08 A	East Elevation
DA-BM-09 A	West Elevation
DA-BM-10 A	Section A
DA-BM-11 A	Section B
DA-BM-12 A	Landscape Plan
DA-BM-13 A	Basix Commitments

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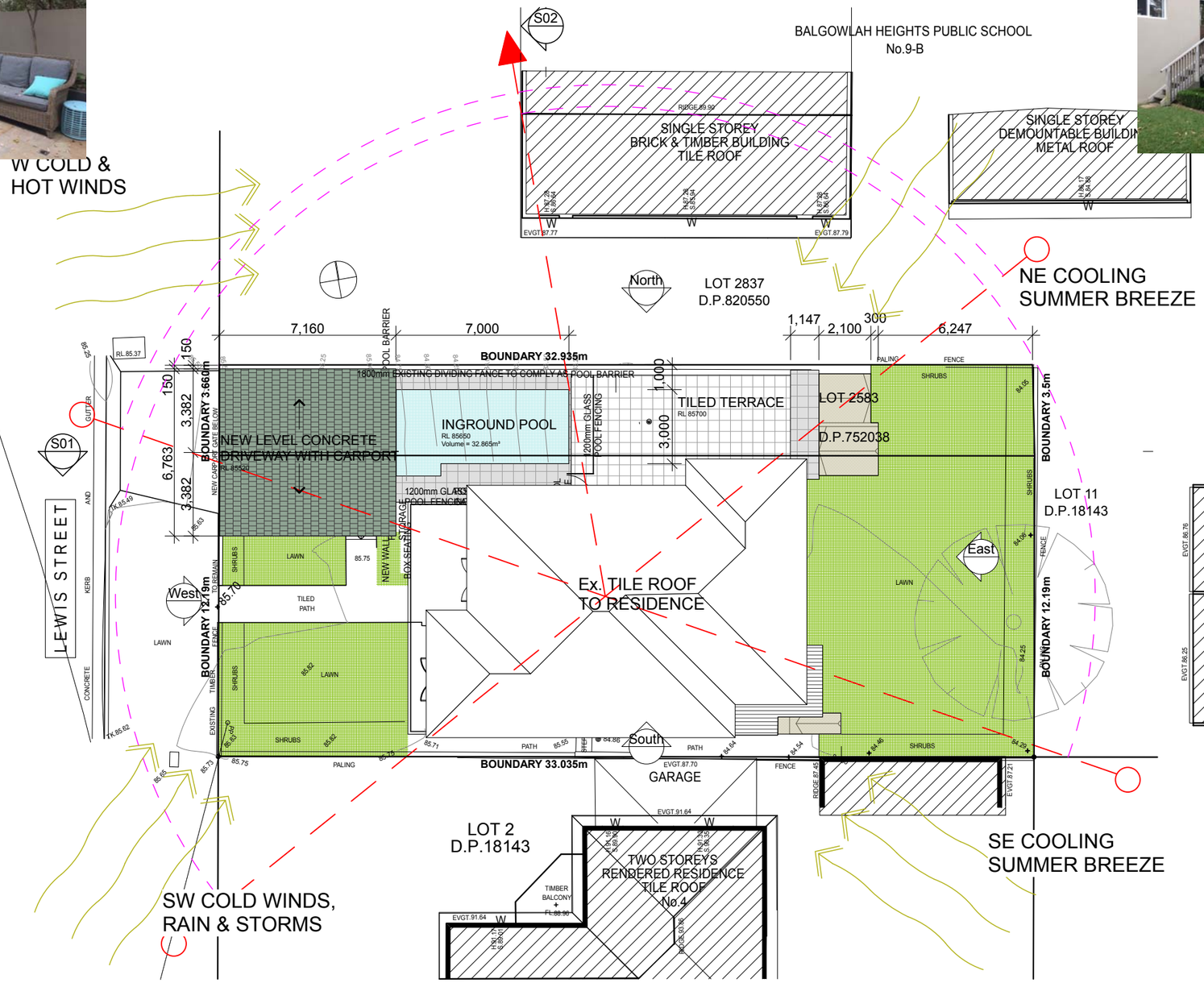
SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-00 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100, 1:272.15, 1:166.67, 1:264.99 @ A3

Coversheet



SITE ANALYSIS

- EXISTING ROOF
- PROPOSED WORK
- EXISTING BUILDING
- EX. EXISTING

LEGEND: SITE ANALYSIS

- NEIGHBOURING BUILDINGS
- CONTOURS
- SITE BOUNDARY
- PREVAILING BREEZES
- OVERLOOKING

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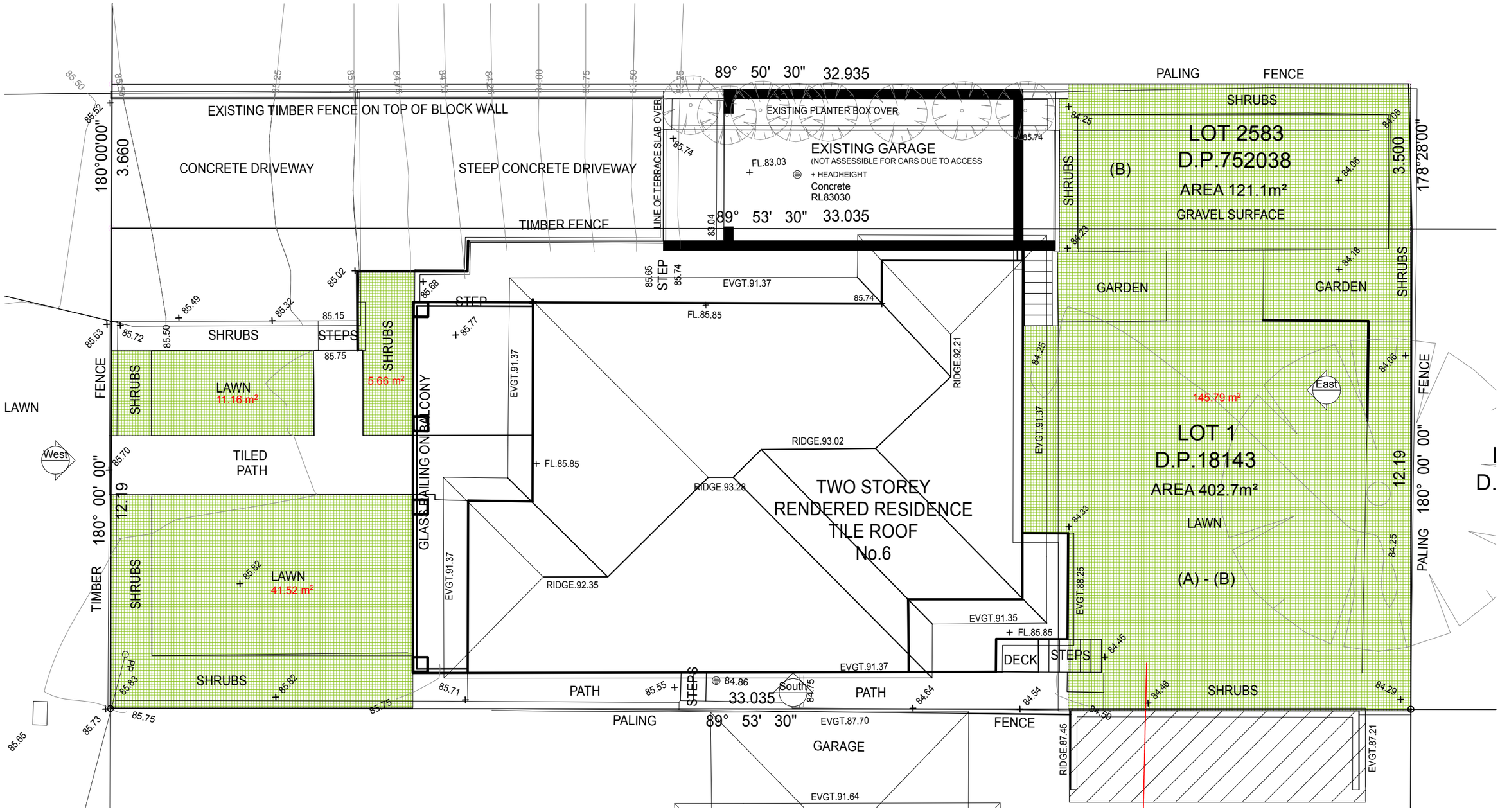
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-01 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100, 1:200, 1:20 @ A3

Site Analysis Plan



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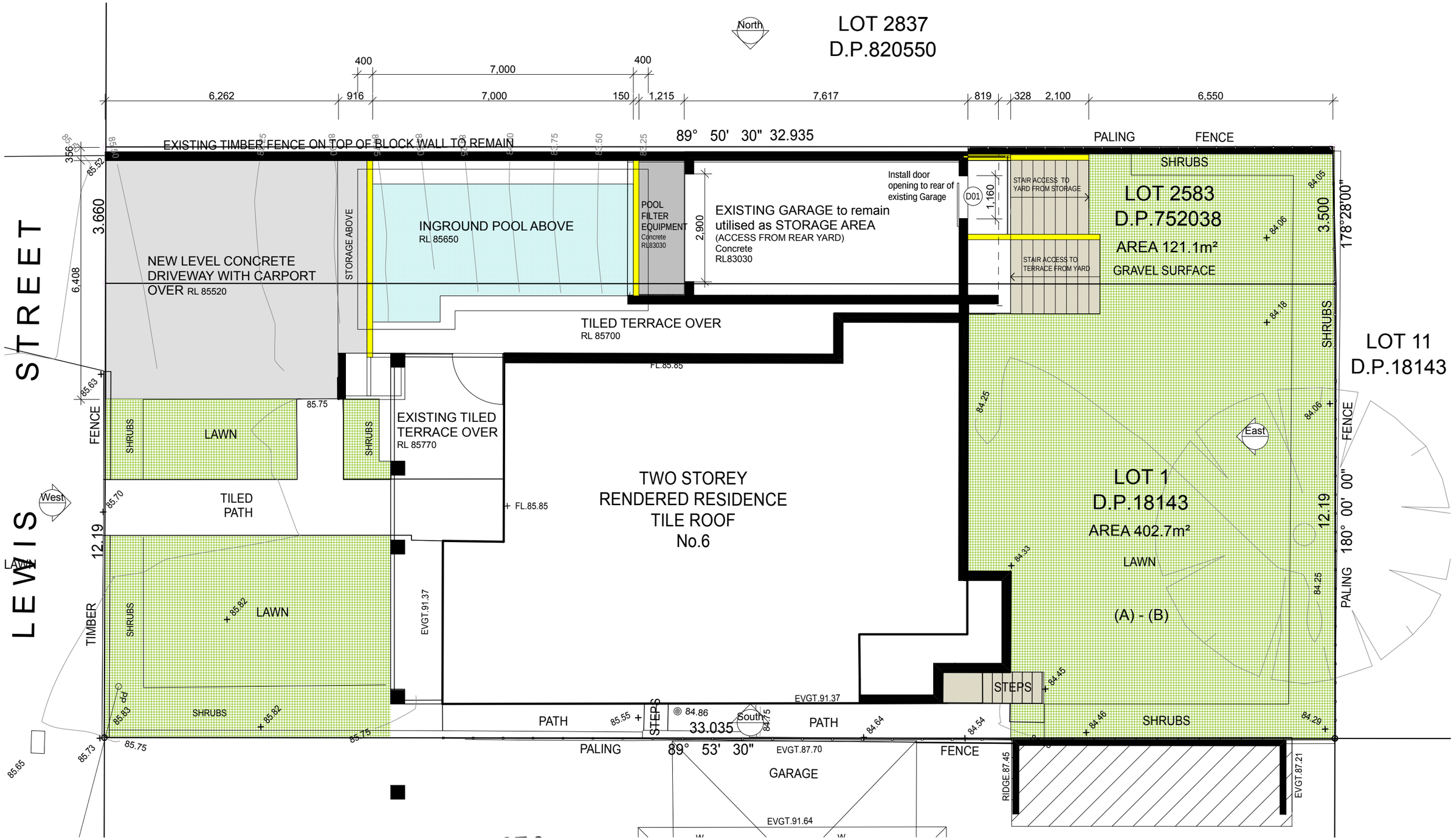
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-02 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

Existing Lower Ground Plan



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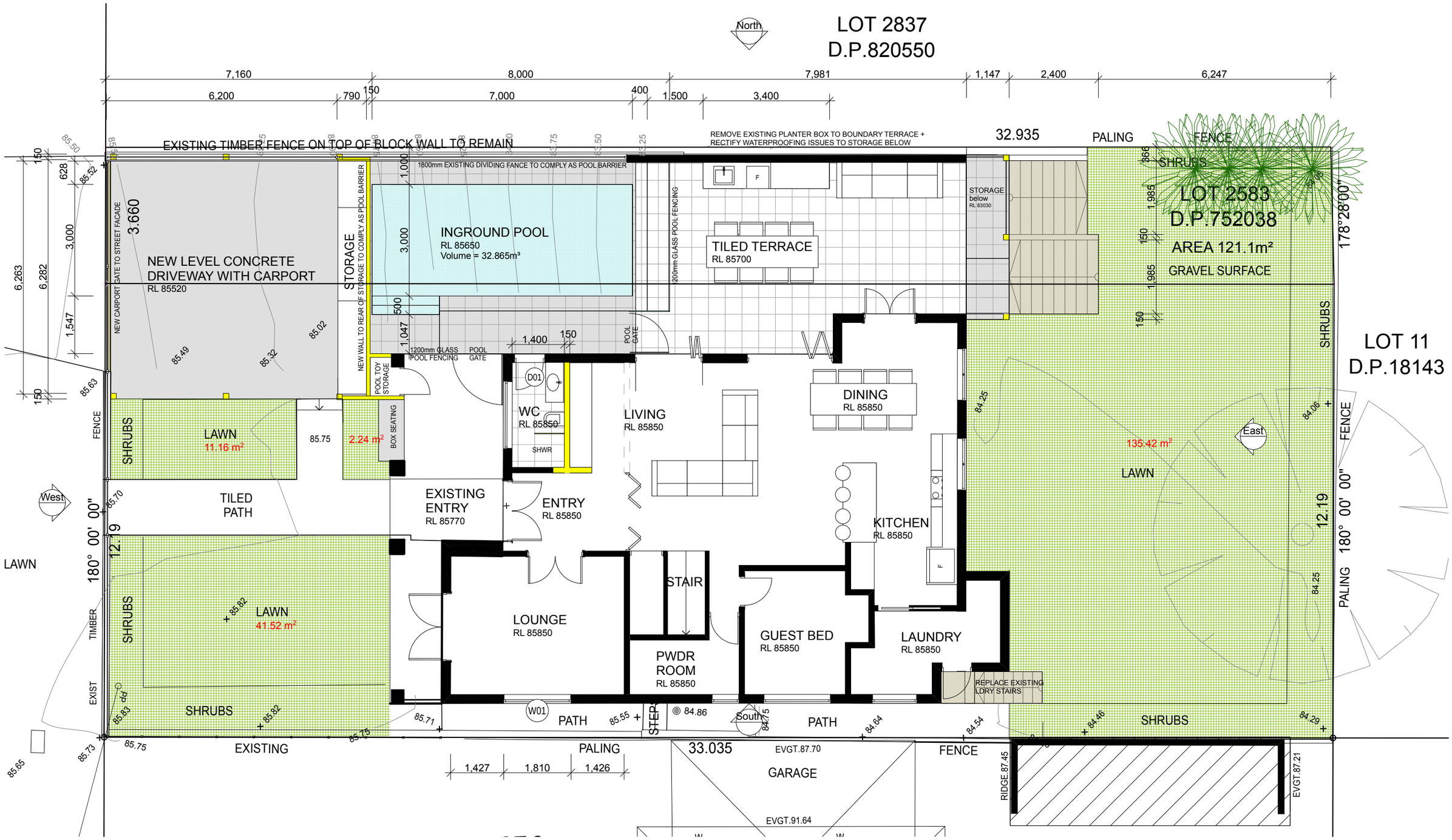
Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-03 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

Proposed Lower Ground Level Plan



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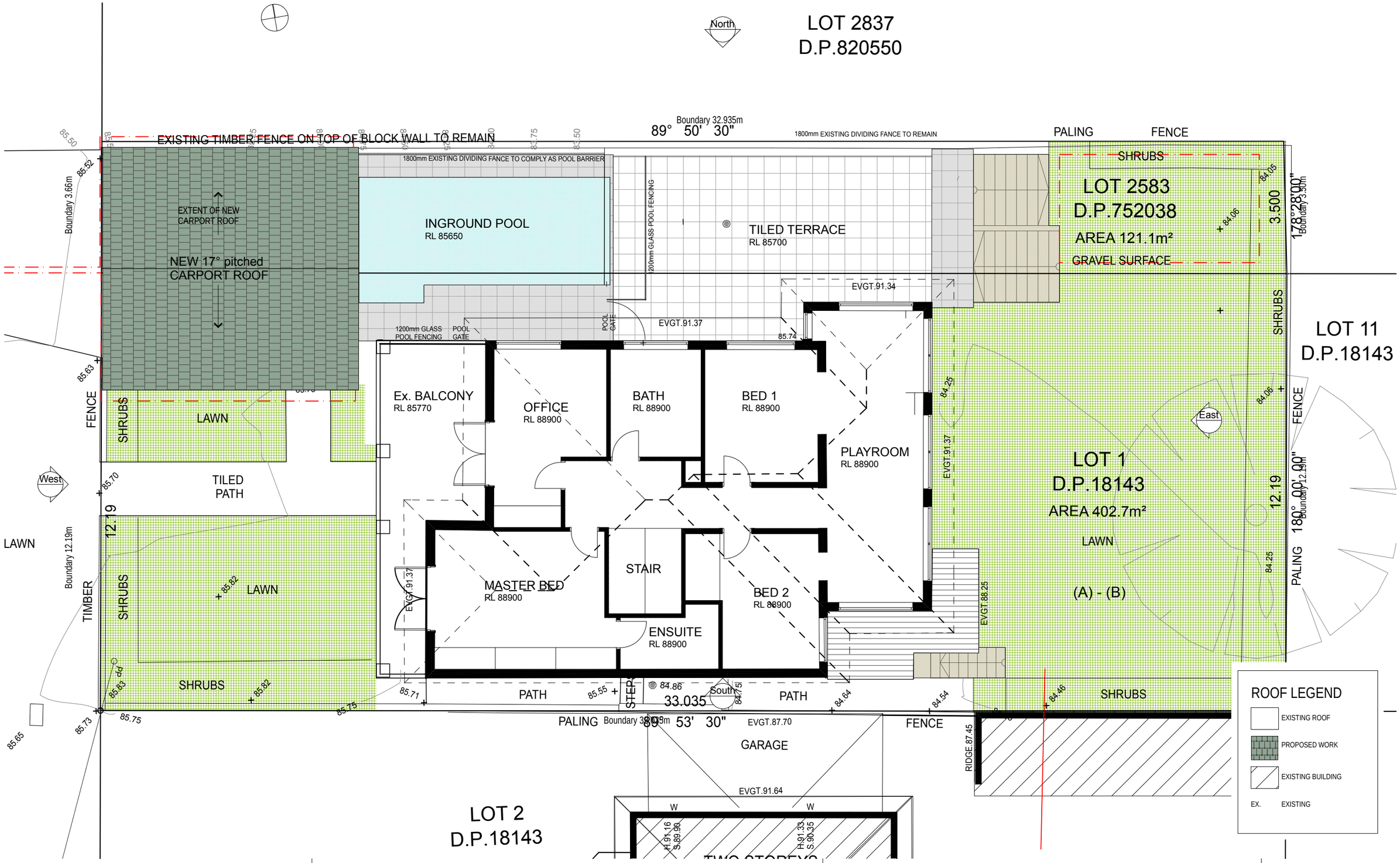
SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-04 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

Ground Floor Plan



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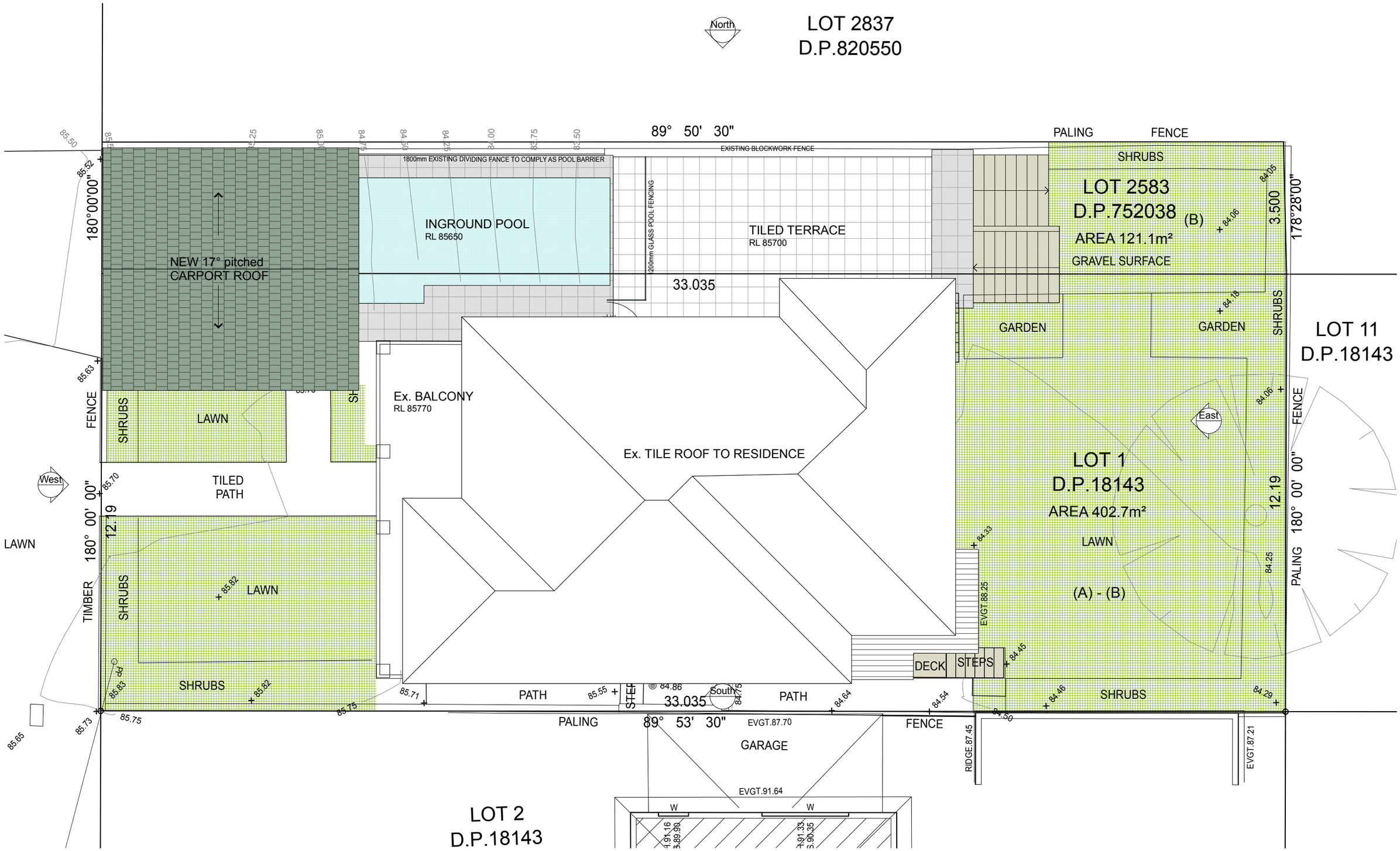
Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-05 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

First Floor Level Plan



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SMITH RESIDENCE

Proposed Alterations and Additions

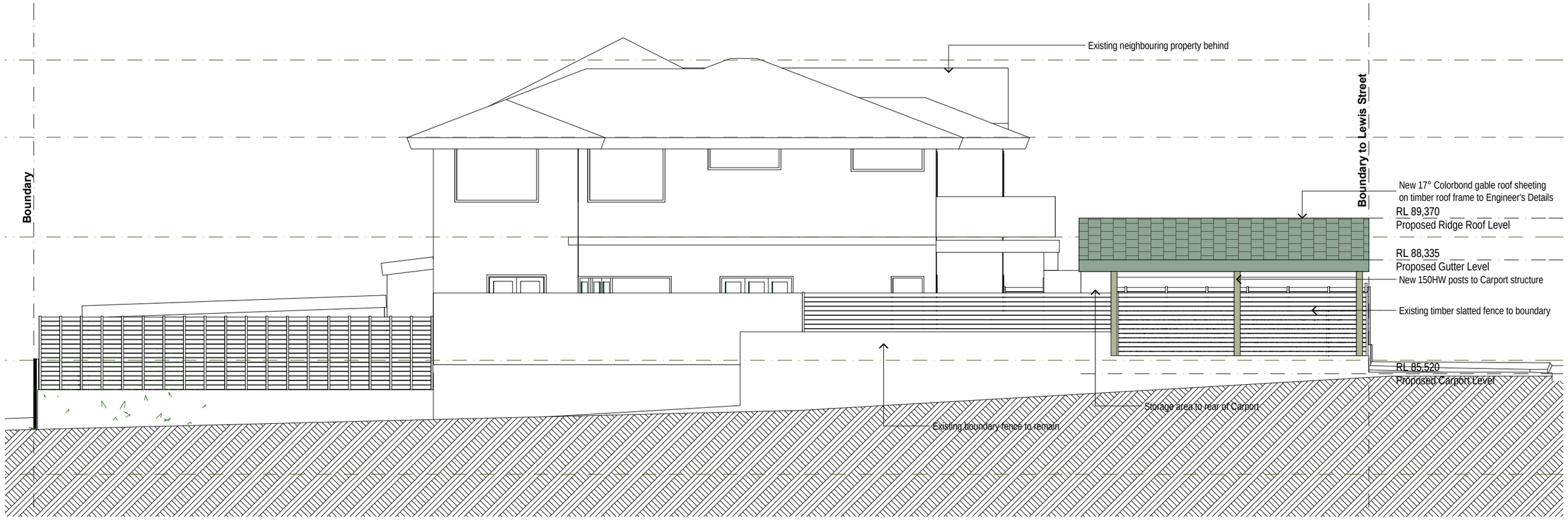
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-06 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

Roof Plan

LEGEND: ELEVATIONS

- CONCRETE (section)
- SANDSTONE
- VERTICAL TIMBER CLADDING
- LIGHTWEIGHT WEATHERBOARD CLADDING
- TILE ROOF
- DOWNPIPE & GUTTER
- TIMBER, PAINTED
- TILES
- EXISTING STRUCTURE TO BE DEMOLISHED INDICATAED SHORT-DASHED
- W01 D01 WINDOW & DOOR NUMBER



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SMITH RESIDENCE

Proposed Alterations and Additions

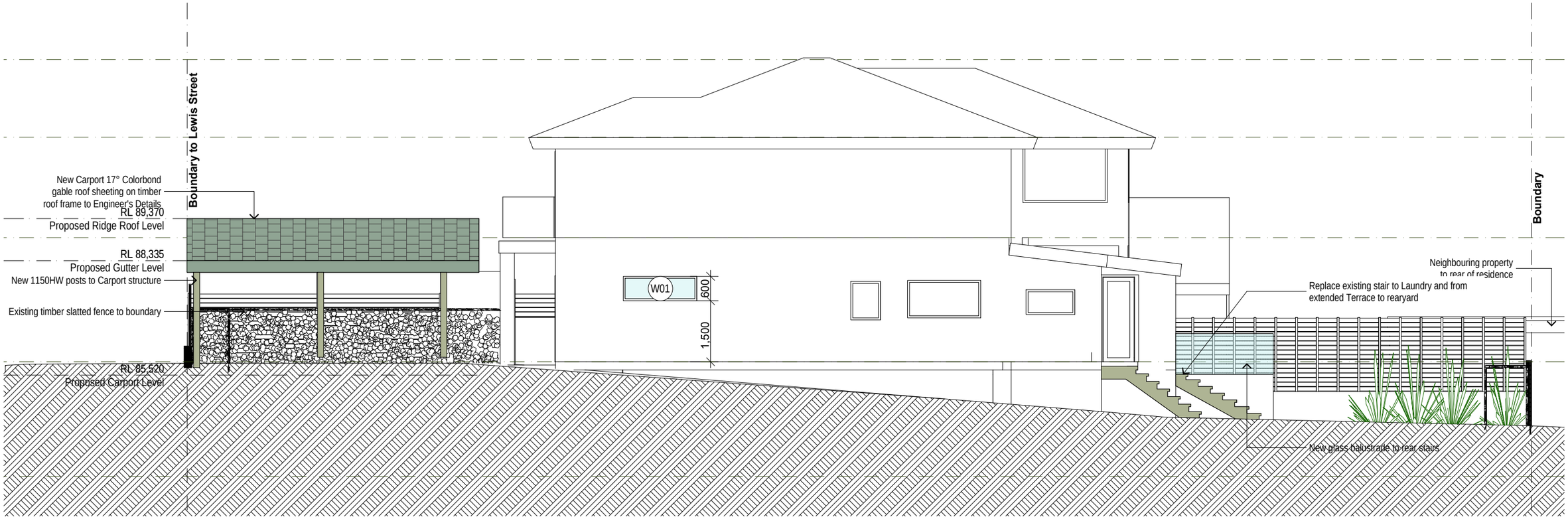
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-07 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

North Elevation

LEGEND: ELEVATIONS

- CONCRETE (section)
- SANDSTONE
- VERTICAL TIMBER CLADDING
- LIGHTWEIGHT WEATHERBOARD CLADDING
- TILE ROOF
- DOWNPIPE & GUTTER
- TIMBER, PAINTED
- TILES
- EXISTING STRUCTURE TO BE DEMOLISHED INDICATAED SHORT-DASHED
- W01 D01 WINDOW & DOOR NUMBER



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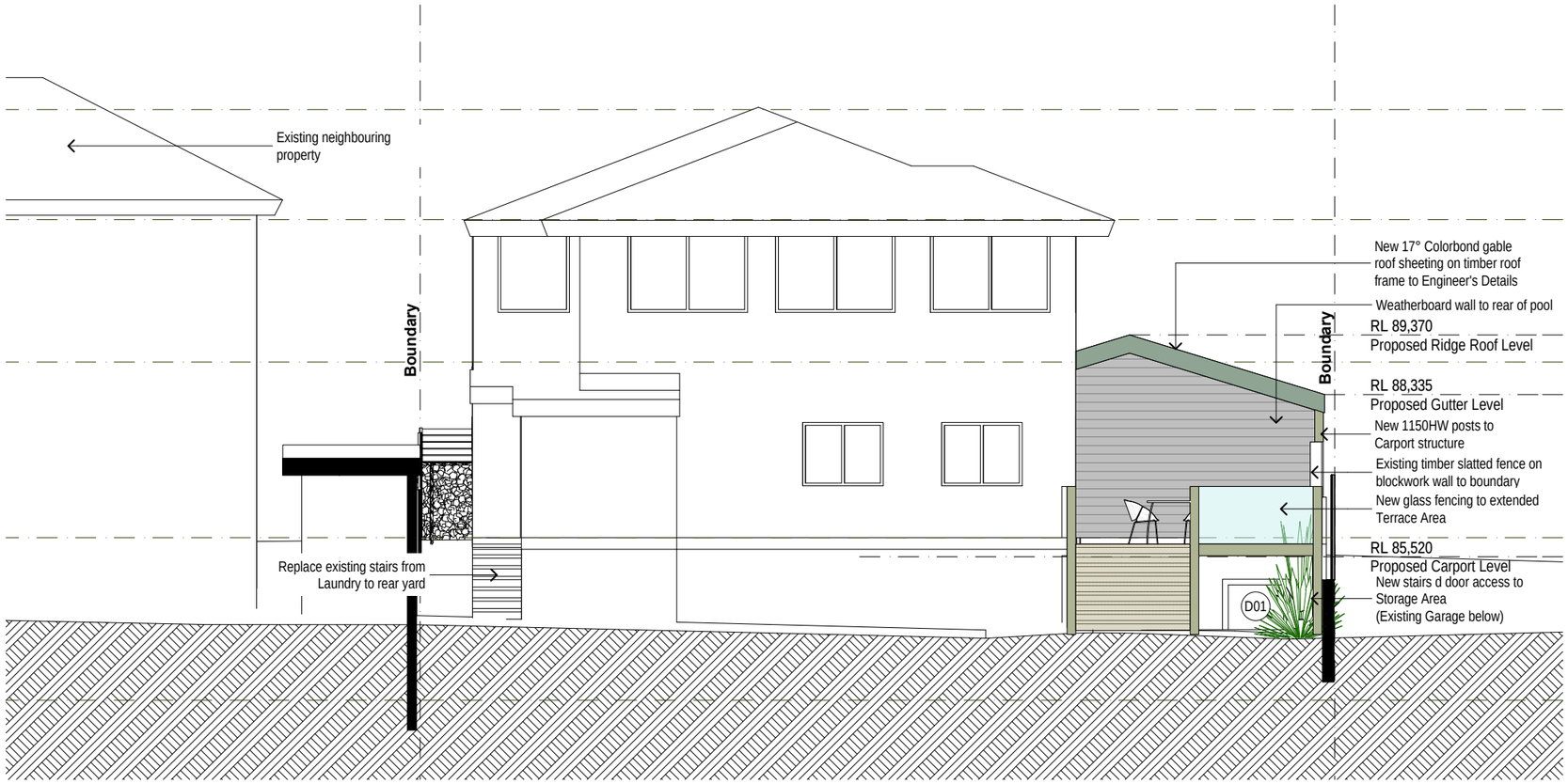
SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-08 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

South Elevation



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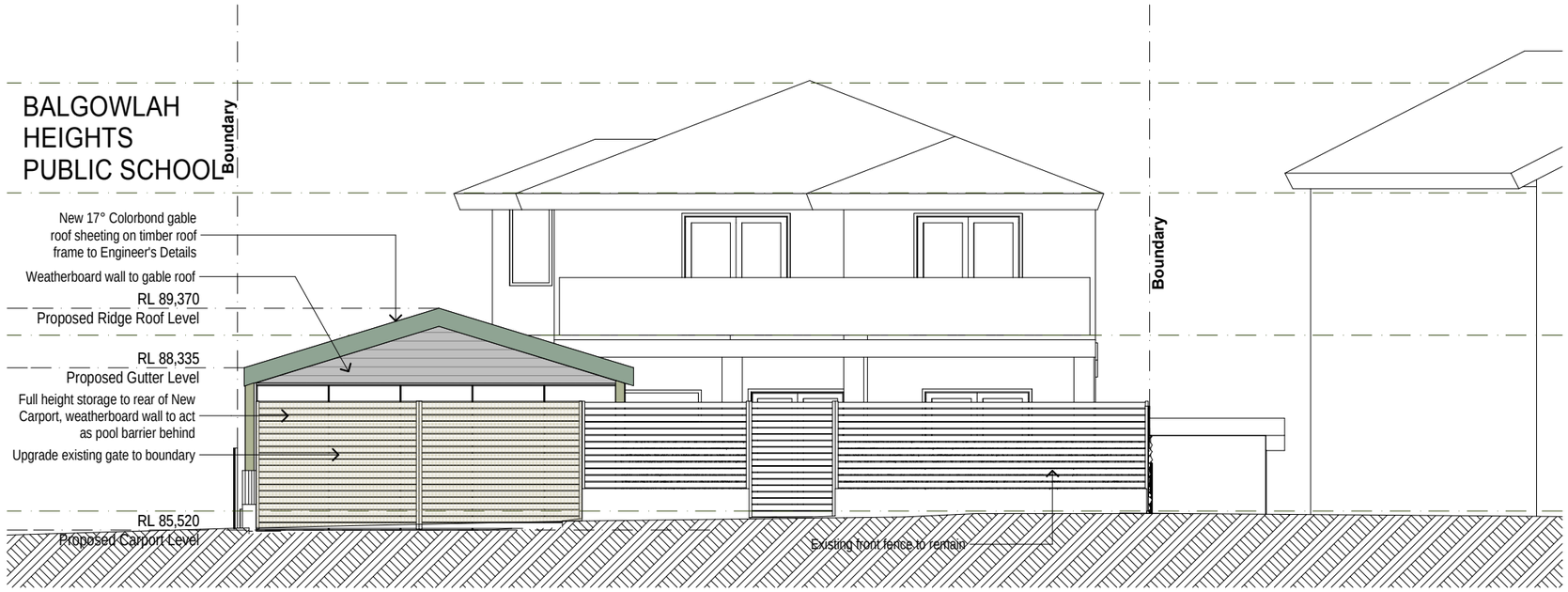
SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-09 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

East Elevation



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SMITH RESIDENCE
Proposed Alterations and Additions

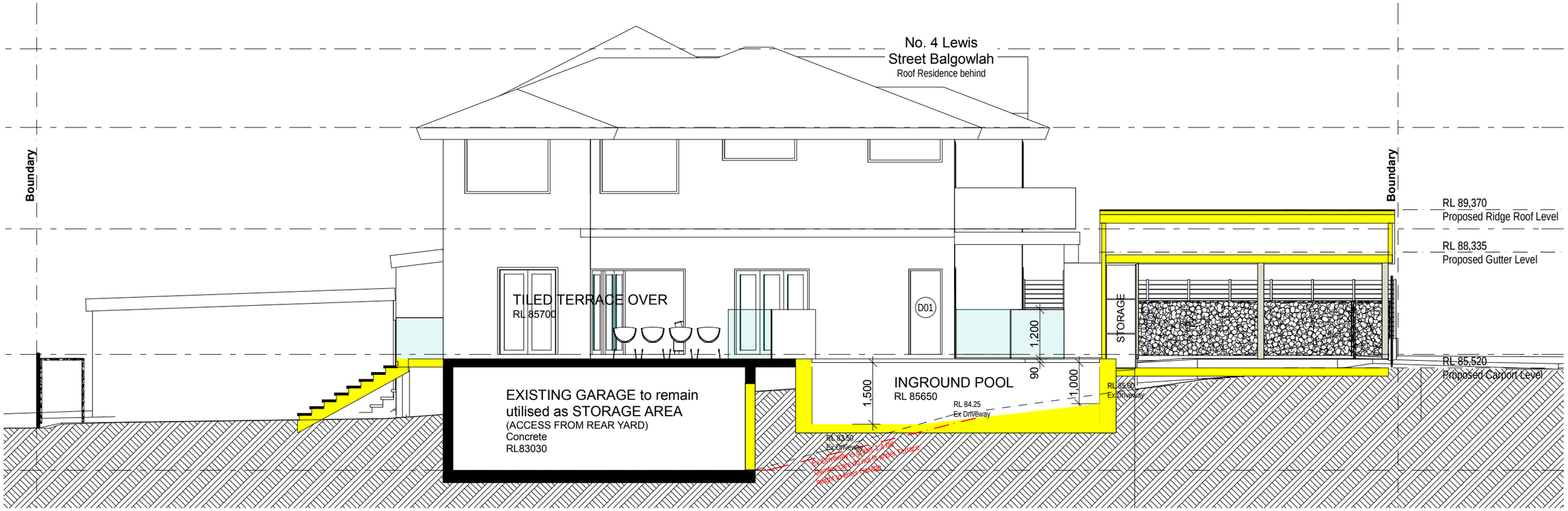
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG: DA-BM-10 A
DATE: 2/03/2020
ISSUE: A
SCALE: 1:100 @ A3

West Elevation

LEGEND: SECTION

- CONCRETE (section)
- CEMENT RENDER, PAINTED
- VERTICAL TIMBER CLADDING
- LIGHTWEIGHT WEATHERBOARD CLADDING
- TILE ROOF
- DOWNPIPE & GUTTER
- TIMBER, PAINTED
- EXISTING FLOOR/WALL IN SECTION
- NEW STUD WALL
- NEW STUD WALL WITH EXTERNAL WEATHERBOARD CLADDING
- WALL OR STRUCTURE TO BE REMOVED SHOWN DASHED
- BEAM OVER
- W01 / D01 — WINDOW & DOOR NUMBER



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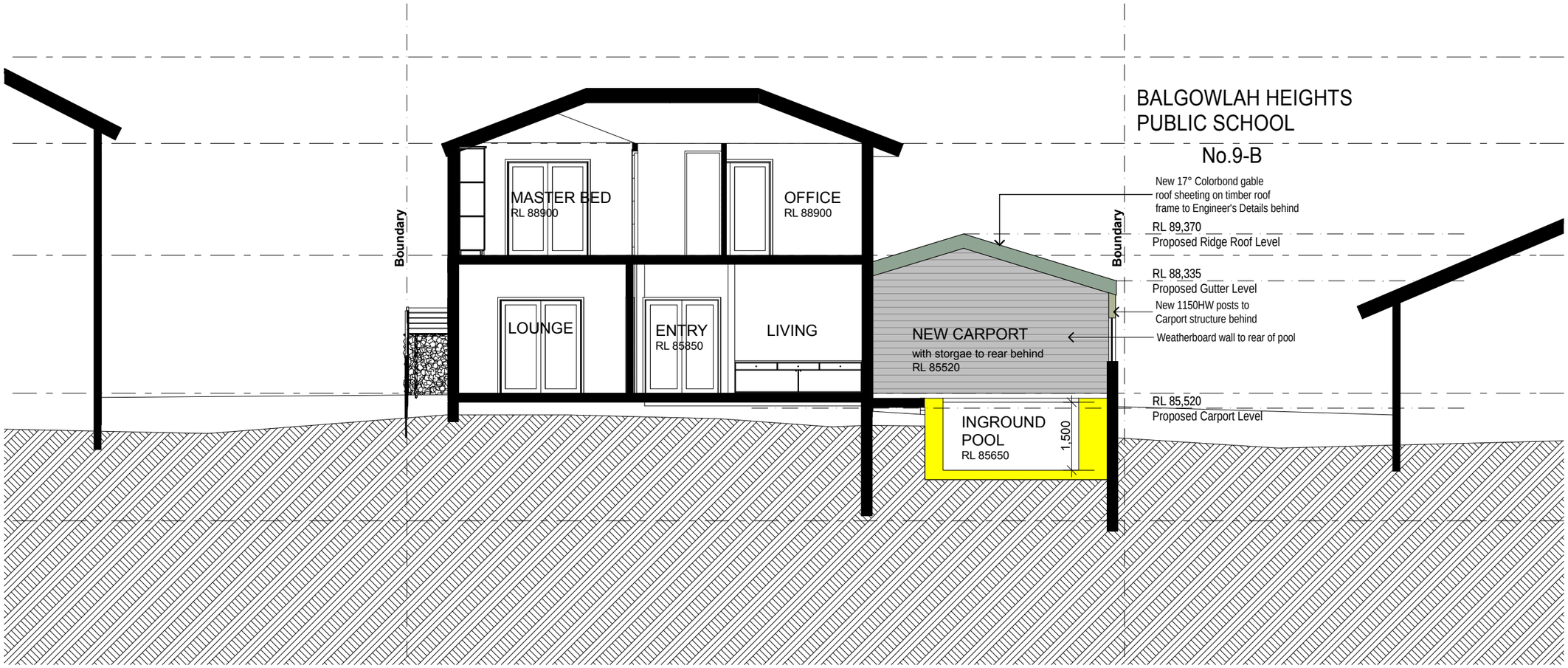
SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-11 A
DATE:	2/03/2020
ISSUE:	A
SCALE:	1:100 @ A3

Section A



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SMITH RESIDENCE
Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG: DA-BM-12 A
DATE: 2/03/2020
ISSUE: A
SCALE: 1:100 @ A3

Section B

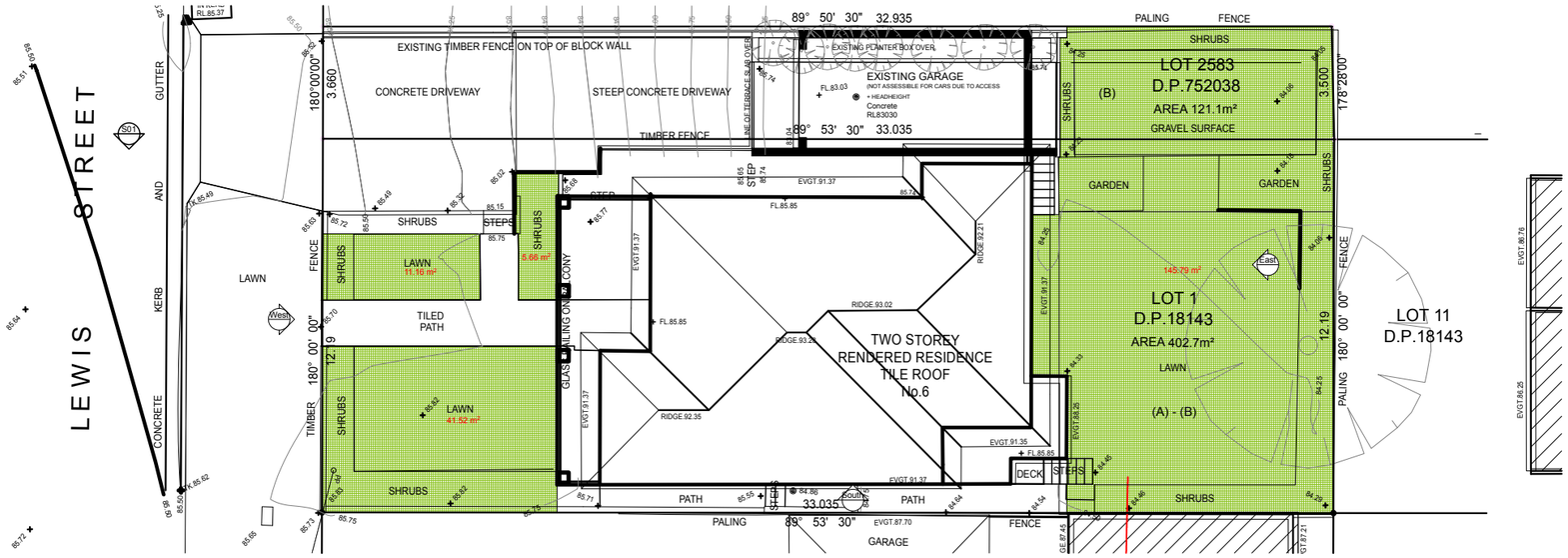
Lot 1 = 402.7m²
Lot 2 = 121.1m²
Total Site Area: 523.8m²

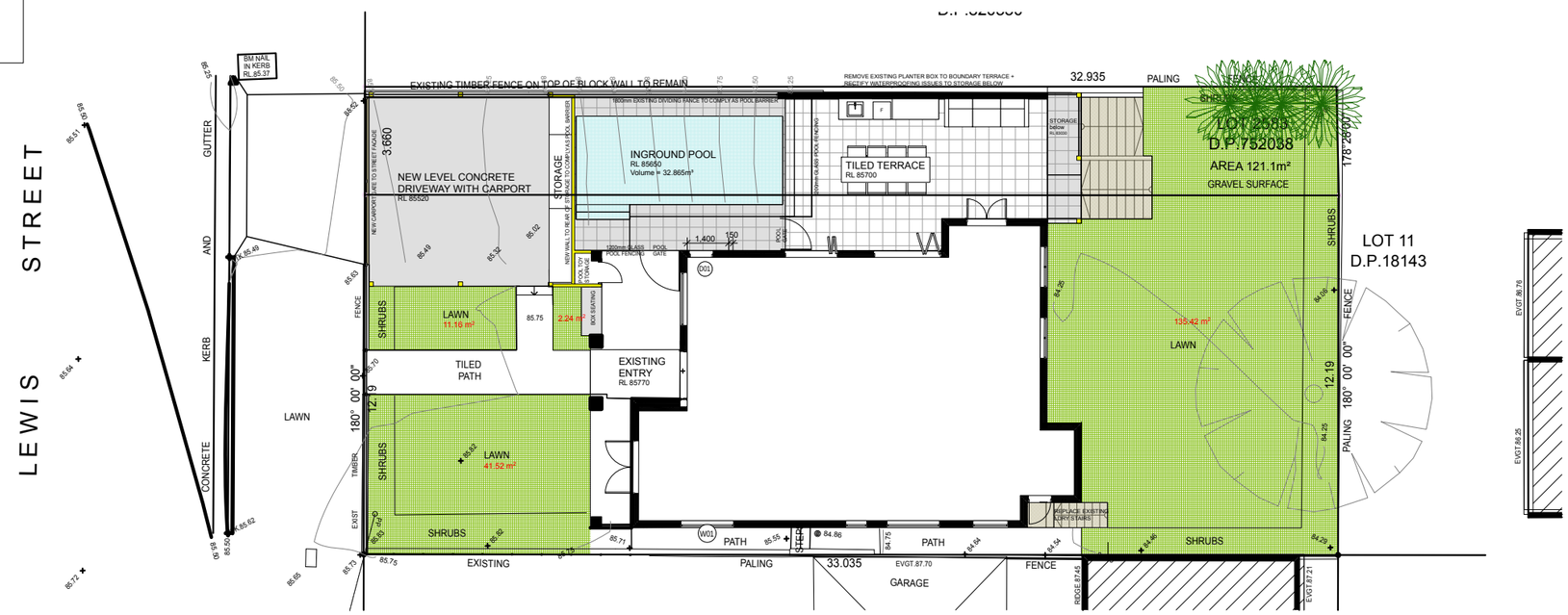
LANDSCAPE AREA CALCULATIONS:

Required Open Space Area: 288.09m² or 55% of which 35% (100.83m²) must be soft landscaped

Total Existing Open Space Area: 279.11m² or 53%
Total Proposed Open Space Area: 303.44m² or 58%

Total Existing Soft Landscape Area: 204.13m² or 73%
Total Proposed Soft Landscape Area: 190.98m² or 62% of Open Space will be soft landscaped





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SMITH RESIDENCE

Proposed Alterations and Additions

6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG:	DA-BM-13 A
DATE:	2/03/2020
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SCALE:	1:125, 1:200, 1:100 @ A3

Landscape Plan

BASIX® Certificate

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

Alterations and Additions

Certificate number: A370449_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: Monday, 17, February 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	Un-named_02
Street address	6 Lewis Street Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 18143
Lot number	1
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 includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Brianna Swan
ABN (if applicable): N/A

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 951 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 118 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 32.865 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: gas.		✓	✓

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.		✓	

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
concrete slab on ground floor.	nil	
suspended floor above garage: framed (R0.7).	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	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.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W10	S	1.086	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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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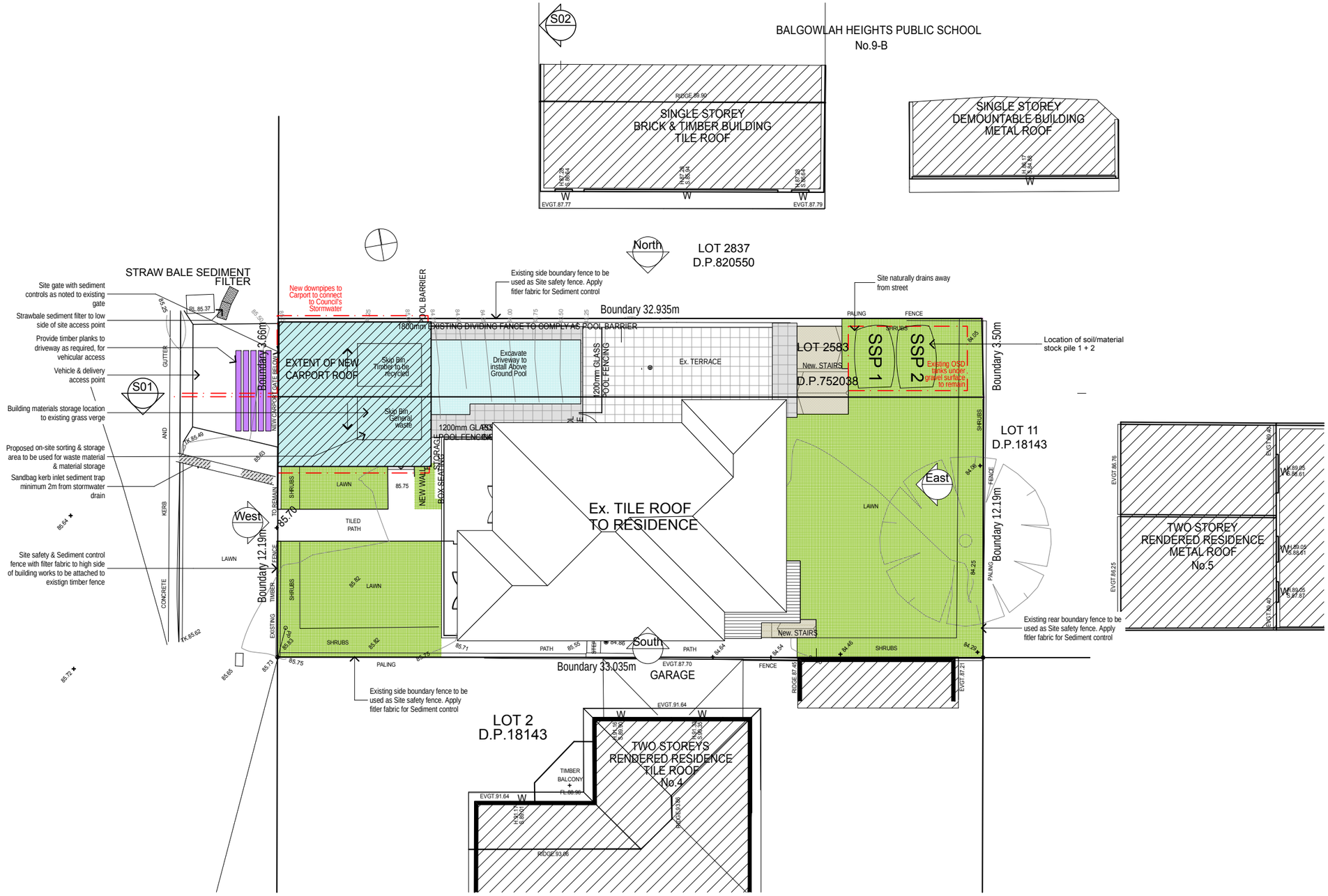
SMITH RESIDENCE
Proposed Alterations and Additions
6 LEWIS STREET BALGOWLAH HEIGHTS
NSW 2093

DWG: DA-BM-14 A
DATE: 2/03/2020
ISSUE: A
SCALE: 1:1.67 @ A3

Basix Commitments



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Proposed Alterations and Additions

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NSW 2093

DWG:	DA-BM-15 A
DATE:	2/03/2020
ISSUE:	A
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Erosion and Sediment Control Plan