DRAWING SCHEDULE:

DA-BM-00 A Coversheet DA-BM-01 A Site Analysis Plan Lower Ground Floor Plan DA-BM-02 A 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









brianna emily DESIGN

B. ARCHITECTURE. USYD

 $m.\,0\,4\,1\,2\,\,7\,0\,1\,\,1\,2\,0$

e. blani. blu @ hotmail.com

ABN. 5 1 6 5 3 5 6 2 9 4 0



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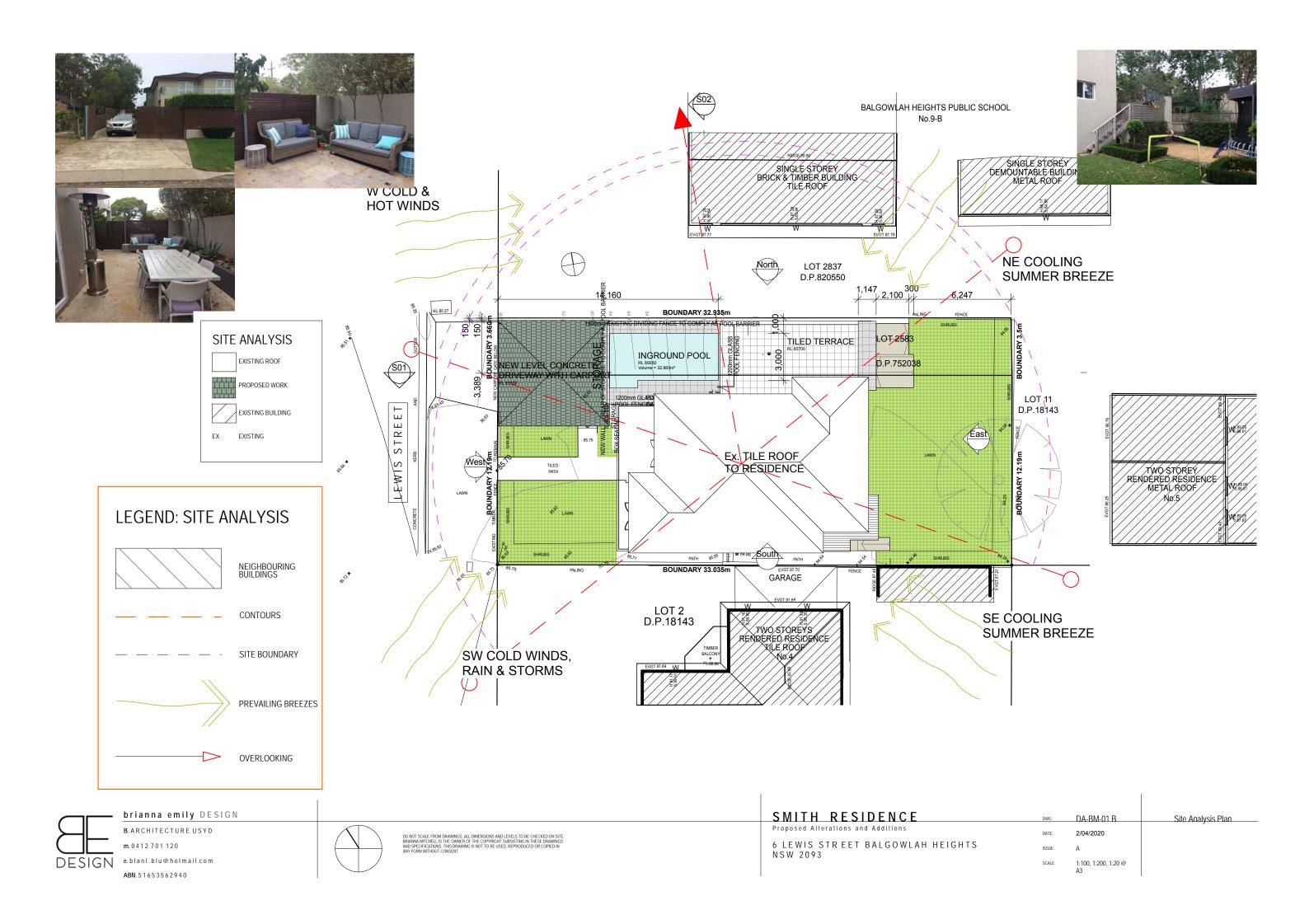
SMITH RESIDENCE

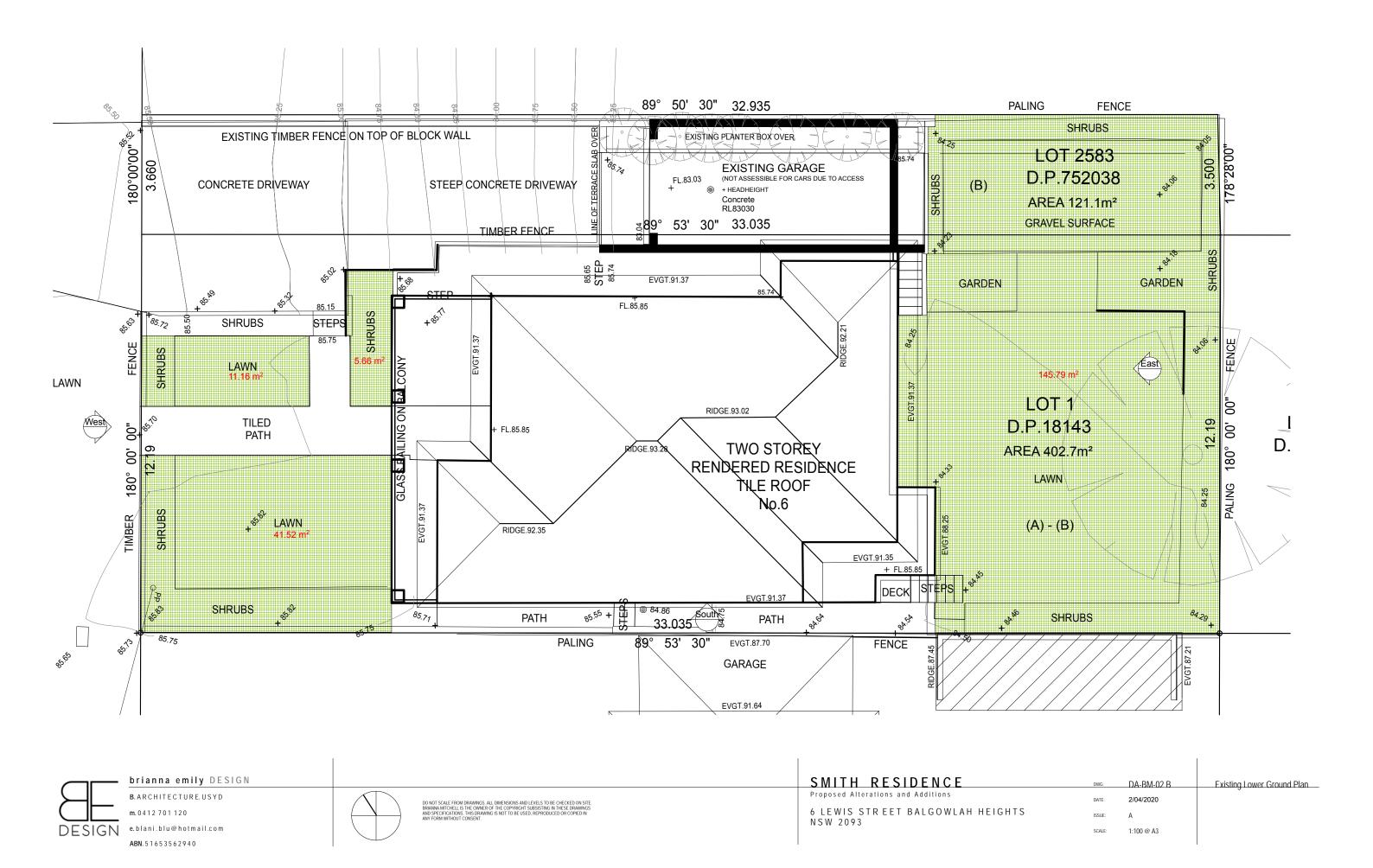
Proposed Alterations and Additions

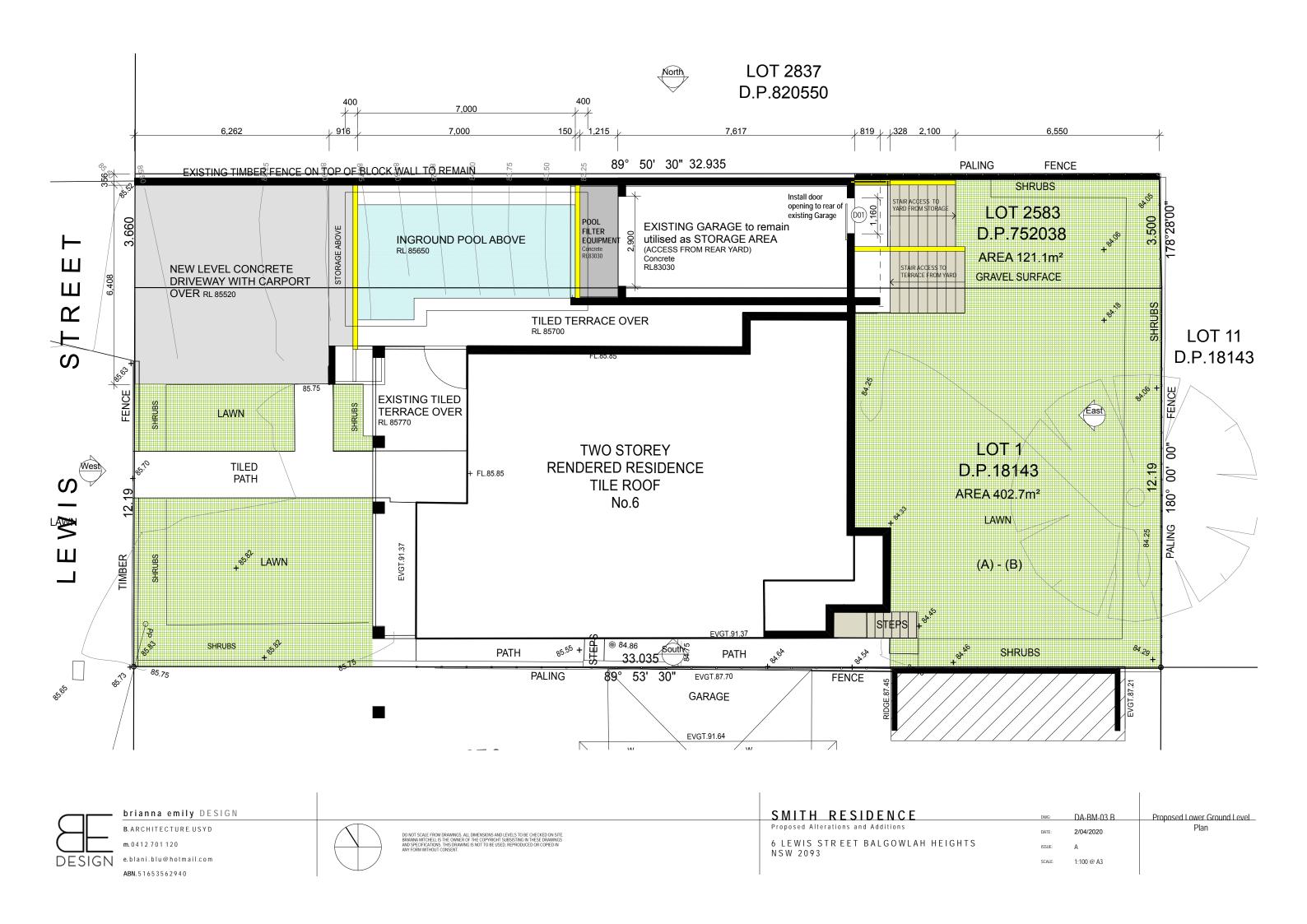
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093

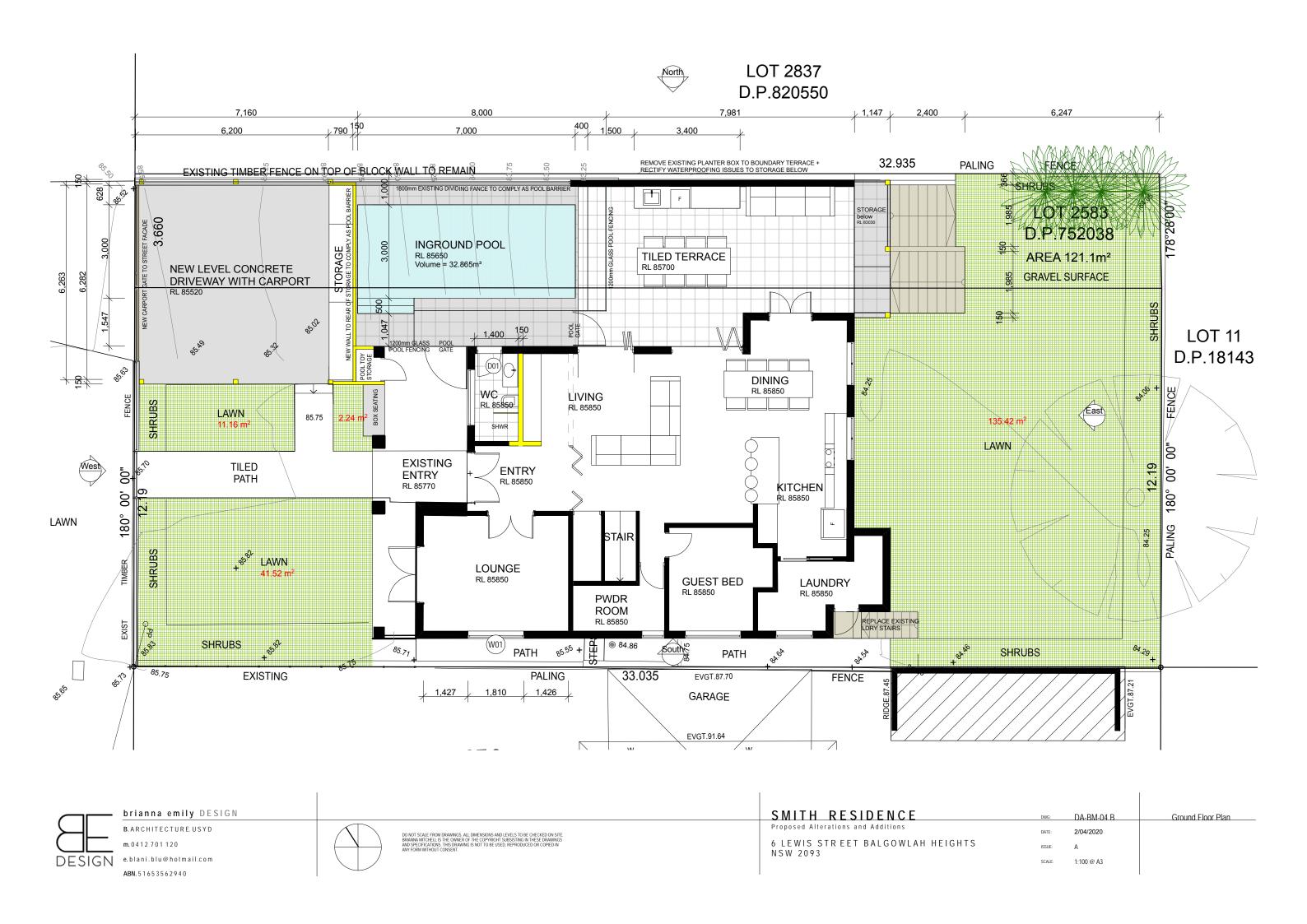
VG:	DA-BM-00 B
ITE:	2/04/2020

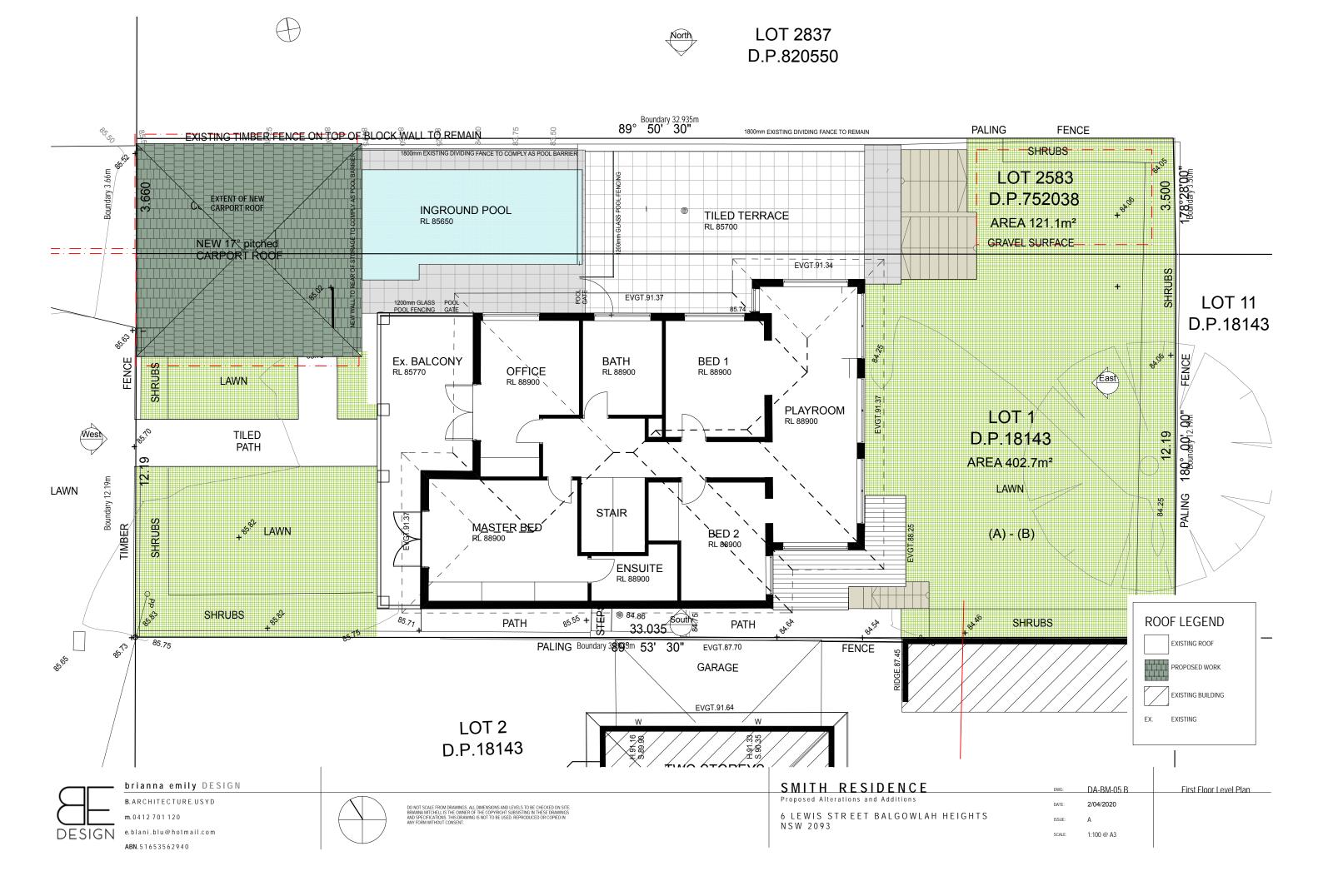
1:100, 1:272.15, 1:166.67, 1:264.99 Coversheet





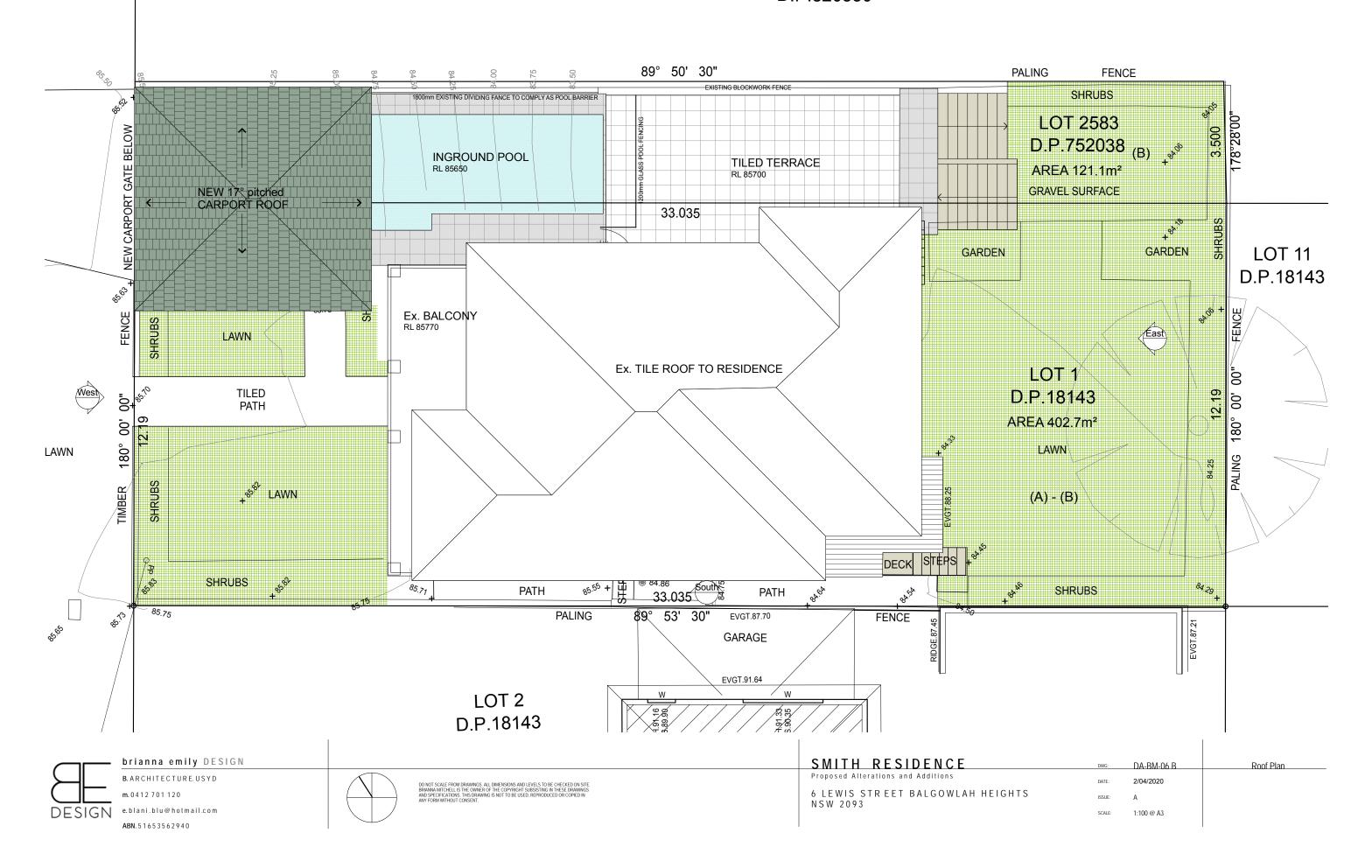


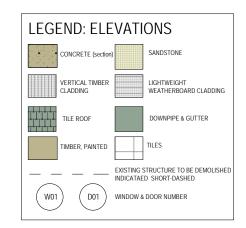


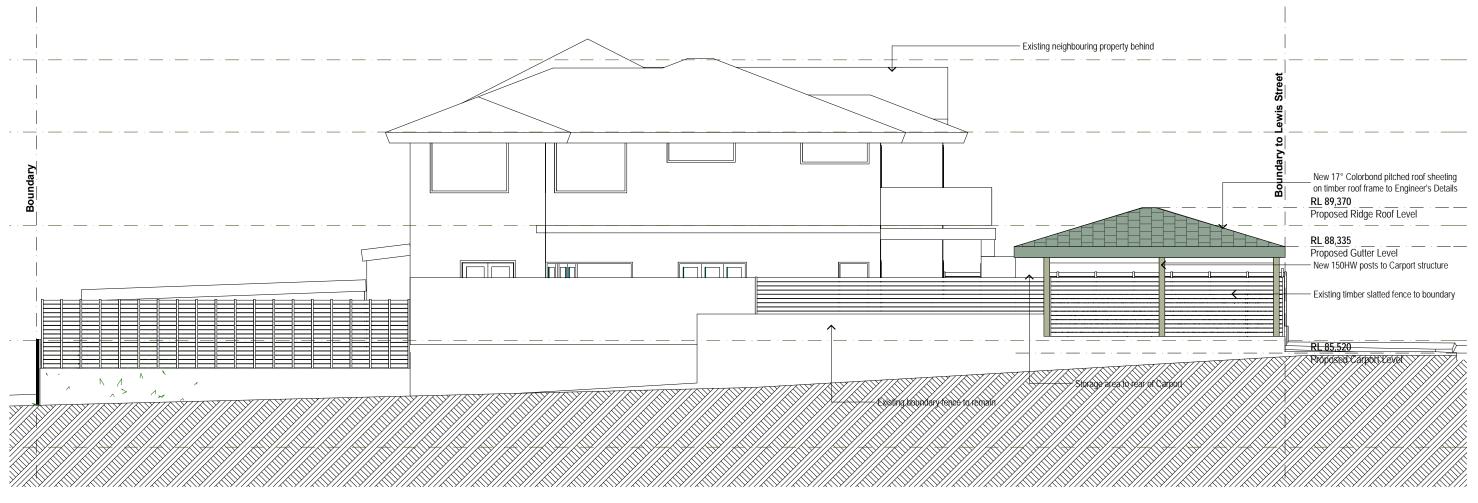




LOT 2837 D.P.820550





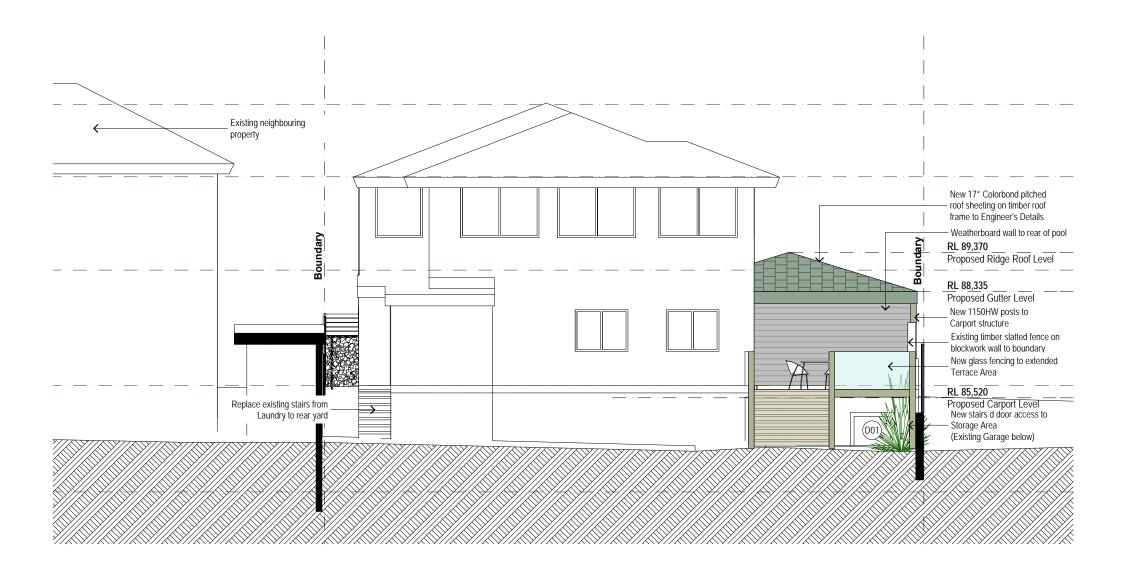








SMITH RESIDENCE	DWG:	DA-BM-08 B	South Elevation
Proposed Alterations and Additions	DATE:	2/04/2020	
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	Α	
NSW 2073	SCALE:	1:100 @ A3	

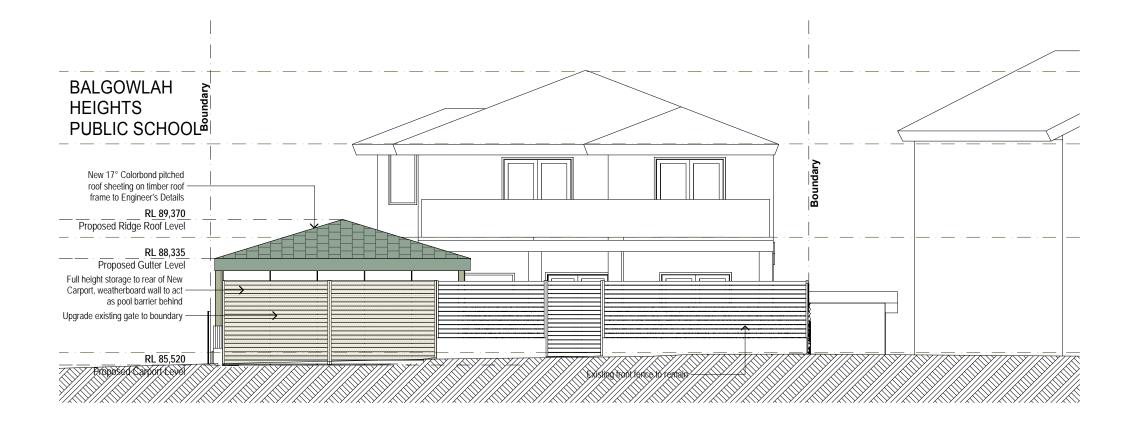






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SMITH RESIDENCE	DWG:	DA-BM-09 B	Fast Elevation
Proposed Alterations and Additions	DATE:	2/04/2020	
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	A	
1 1 3 W 2 0 7 3	SCALE:	1:100 @ A3	

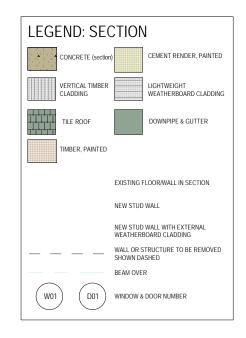


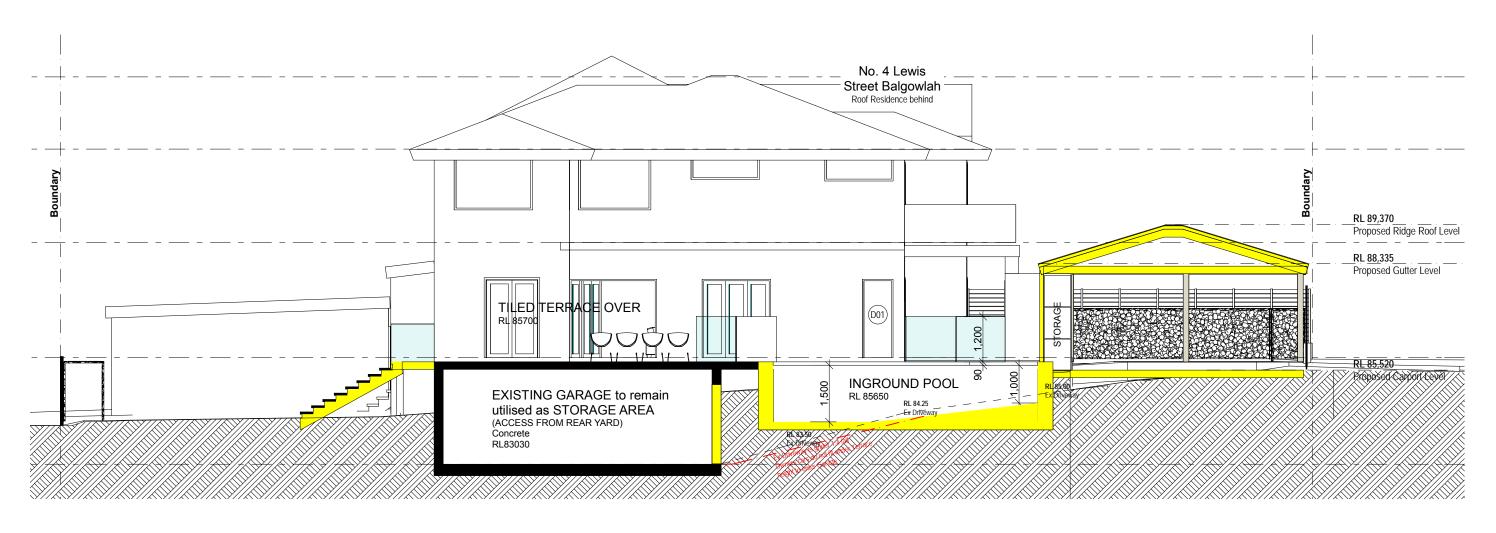




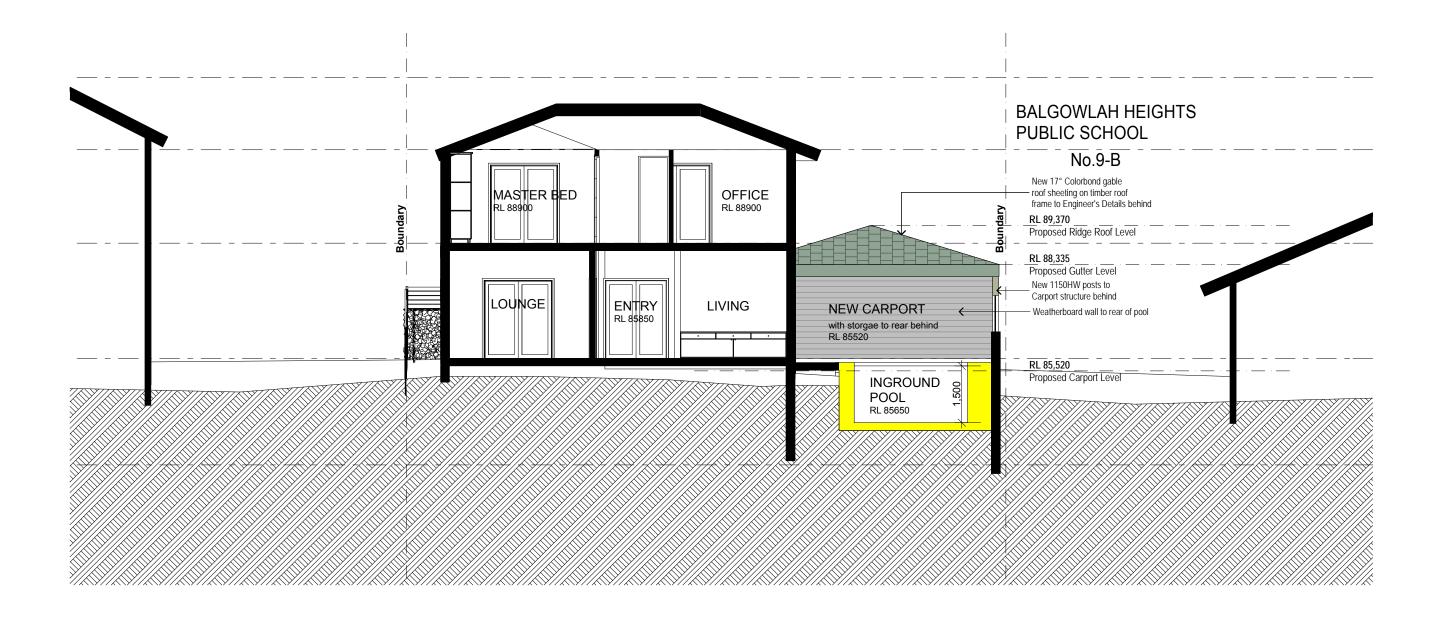
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SMITH RESIDENCE	DWG:	DA-BM-10 B	West Elevation
Proposed Alterations and Additions	DATE:	2/04/2020	
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	Α	
1011 2070	SCALE:	1:100 @ A3	













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SMITH RESIDENCE	DWG:	DA-BM-12 B	Section B
Proposed Alterations and Additions	DATE:	2/04/2020	
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	Α	
N 3 W 2073	SCALE:	1:100 @ A3	

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

LANDSCAPE AREA CALCULATIONS:

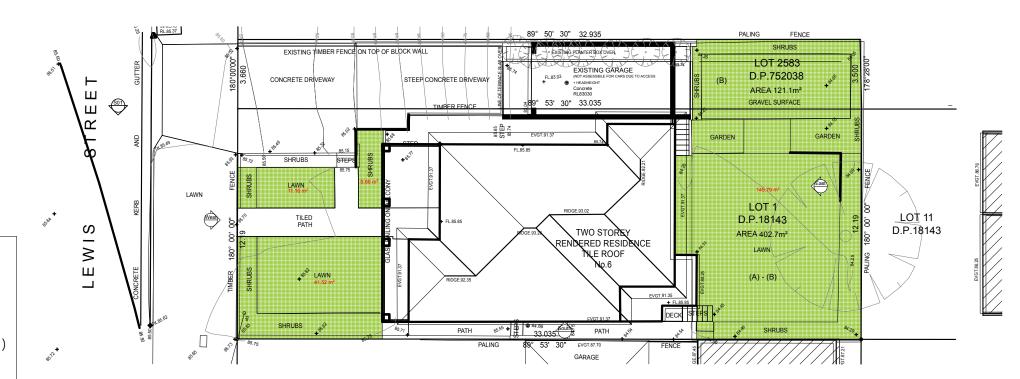
Required Open Space Area: 288.09m² or 55% of which 35% (100.83m²) must be soft landscaped

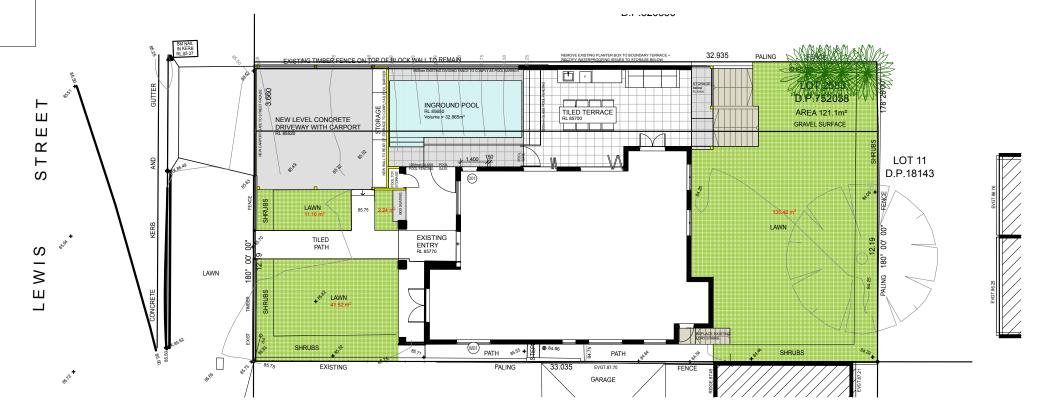
Total Existing Open Space Area: 279.11m² or 53% Total Proposed Open Space Area: 303.44m² or 58%

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	DWG:	DA-BM-13 B	Landscape Plan
Proposed Alterations and Additions	DATE:	2/04/2020	'
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	A	
NSW 2073	SCALE:	1:125, 1:200, 1:100 @ A3	



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.



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 morand 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	<u>'</u>		
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 altere- the table below, except that a) additional insula is not required for parts of altered construction	~	✓	~		
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 requ	uirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows an	d glazed do	ors							
					ading devices, in accorda each window and glazed	nce with the specifications listed in the table below. door.	~	~	~
The following r	equirements	must also	be satisfi	ed in relation	to each window and glaz	ed door:		✓	~
have a U-value	e and a Solar	Heat Gair	Coefficie	nt (SHGC) r		ar or toned glass may either match the description, o n the table below. Total system U-values and SHGC conditions.		✓	~
Windows a	nd glazed o	doors gl	azing r	equiremen	nts				
Window / door no.	r Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W10	S	1.086	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

In these commitments, "applicant" means the person carrying out the development.

NSW 2093

Commitments identified with a "_y" 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

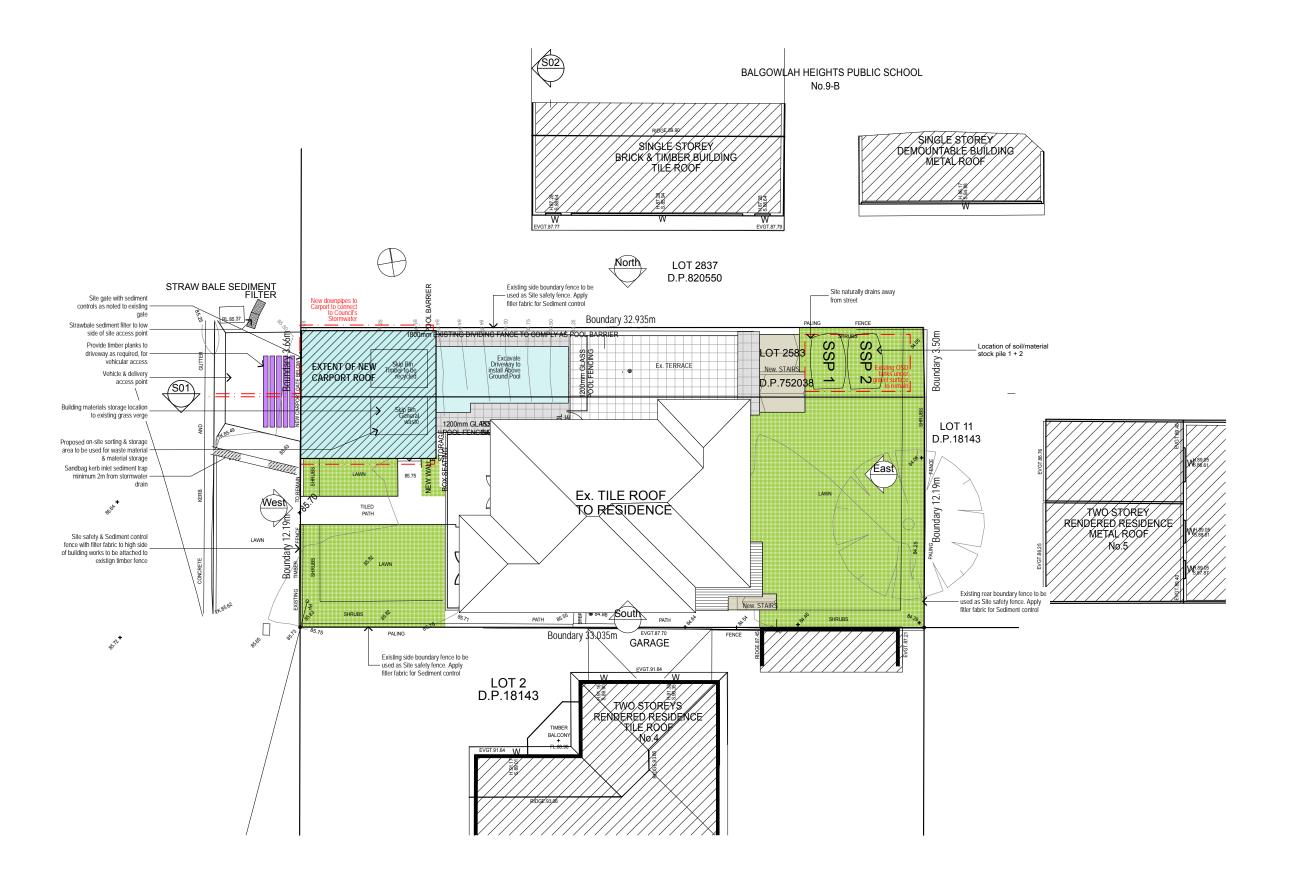
6 LEWIS STREET BALGOWLAH HEIGHTS

Basix Commitments

2/04/2020 ISSUE: Α

1:1.67 @ A3

DA-BM-14 B





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SMITH RESIDENCE	DWG:	DA-BM-15 B	Frosion and Sediment Control
Proposed Alterations and Additions	DATE:	2/04/2020	Plan
6 LEWIS STREET BALGOWLAH HEIGHTS NSW 2093	ISSUE:	Α	
N3W 2093	SCALE:	1:200 @ A3	