

Sawyer House

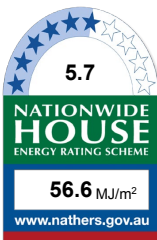
21 Tasman Street

Dee Why NSW 2099

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- Material Palette and Images
- Plans - Basement, Ground Floor, First Floor
- Elevations
- Sections

- Existing Plan and Elevations
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- Notification Plan and Elevation



Certificate no.: 0004491056
Assessor Name: Cameron McFadzean
Accreditation no.: 20758
Certificate date: 19 Dec 2019
Dwelling Address: 21 TASMAN STREET
Dee Why, NSW 2099
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SCHEDULE OF BASIX COMMITMENTS

Water
Landscape – indigenous or low water plants to 50 square meters.
Fixtures
All Showers to be 3 star , toilet 4 star and All Taps to be 5 Star
Rainwater tank of 1500 liters collecting from 178 square meters of the roof . Connected to the Laundry , the garden tap and to the pool fill tap.

Energy
Hot water – gas instantaneous 5 stars.
Heating and Cooling system
Living room – 1-phase airconditioning; Energy rating: 6 star (average zone)
Bedrooms: ceiling fans only
Ventilation Fans :
Bathroom individual fan, ducted to façade or roof; manual on / timer off
Kitchen: individual fan, ducted to façade or roof; manual on / timer off
Lights
CFL or LED lights to the following:
at least 4 of the bedrooms / study;
at least 2 of the living / dining rooms;
the kitchen;
all bathrooms/toilets;
the laundry;
all hallways;
Swimming pool – Heating – solar only with pool pump timer
Photovoltaic (Solar Power) – 1peak kW to be installed.
Gas cooktop & electric oven.
Refrigerator to be well ventilated
Outdoor clothes line and indoor or sheltered clothes line.

THERMAL SPECSIFICATIONS

External Walls – Brick Veneer / Cavity Brick R 2.5
Concrete Floor R1.5
External Ceiling Plaster Board R5
Roof – Metal Deck with Anticon building Blanket or equiv. R0.7

AREAS

Site Area: 404.7 m2
Soft Landscape: 132 m2
Pool: 30KL
Roof: 178 m2
Mezzanine: 43 m2
Garage: 38 m2
Site Width: 10.06m

WINDOW SCHEDULE

Window ID	Width	Height	Style	Type
W01	1230	450	Slide	002
W02	1230	450	Slide	002
W03	840	450	Slide	002
W04	1230	450	Slide	002
W11	600	3450	louvre	002
W12	900	2400	door	003
W13	3600	2400	slide	004
W14	325	2450	skylight	VLUX D/G
W15	325	930	skylight	VLUX D/G
W16	400	2080	D/H	002
W17	400	2080	D/H	002
W18	325	930	skylight	VLUX D/G
W19	325	4230	skylight	VLUX D/G
W20	4290	750	fixed	002
W21	4400	2400	sliding	004
W22	1790	3250	fixed	004
W23	2130	300	fixed	002
W24	450	300	fixed	002
W31	2150	2400	louvre	002
W32	3600	2450	slide	002
W33	1810	1110	slide	002
W34	1810	1110	slide	002
W35	970	1100	slide	002
W36	970	1110	slide	002
W37	600	2400	louvre	002
W38	2980	2400	slide	002
W39	1025	2400	door	001
W40	1050	2400	louvre	002
W41	450	300	fixed	002
W42	450	300	fixed	002
W43	20000	600	louvres	002

Window Code	U Value	SHGC	Type
001	5.4	0.49	High Solar Low E
002	5.4	0.58	High Solar Low E
003	4.3	0.47	Double Glazed High Solar Low E
004	4.3	0.53	Double Glazed High Solar Low E



NE
BREEZE

SUN

SE STRONG WIND
OCCASIONAL

Distant Views
FIRST FLOOR

COLD SW
WINTER

TASMAN STREET

BM NAIL TOP OF KERB
RL 47.872 AHD

GRASS 0.15
CONC
GRASS 0.00
CONC DWY
GRASS 0.00
PATH
GRASS 0.00

6500
FRONT SETBACK

BALCONY

HEAD 50.96
SILL 50.27

HEAD 54.18
SILL 53.34

HEAD 53.57
SILL 52.13

HEAD 50.99
SILL 50.34

HEAD 51.02
SILL 49.40

No.23
2 STORY
BRICK & TIMBER
CLADDING
RESIDENCE
METAL ROOF

NO WINDOWS

180°00'00"

EXISTING PRIVACY

HEDGES

6000
REAR SETBACK

26
D.P. 7435

12
D.P. 7435

28
D.P. 7435

LINE OF MAIN SEWER

HEAD 51.25
SILL 50.84

FRONT PORCH

METAL AWNING

HEAD 50.70
SILL 50.14

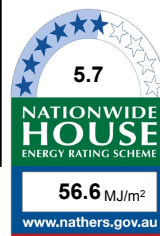
HEAD 50.70
SILL 50.15

HEAD 50.68
SILL 50.12

No.19
2 STORY
RENDERED
RESIDENCE
METAL ROOF

METAL AWNING

REAR DECK
LINE OF SIGHT
ENSURE PRIVACY



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DATE Aug19
Nov19
ISSUE B2
B3
DESCRIPTION Revisions SK
DA1

PROJECT 21 TASMAN STREET
DEE WHY NSW 2099
LOT 27 DP 7435

CLIENT Tom Sawyer

DRAWING
SITE PLAN

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①

Washed recycled brick



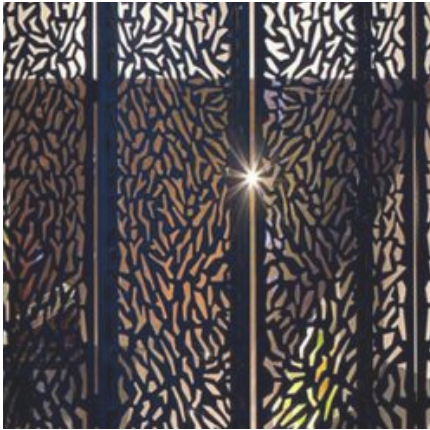
②

Timber Battens
Avenir Cornejo Architects



②

Timber Battens



③

Metal Screen (possibly WHITE colour)

MATERIALS PALATE

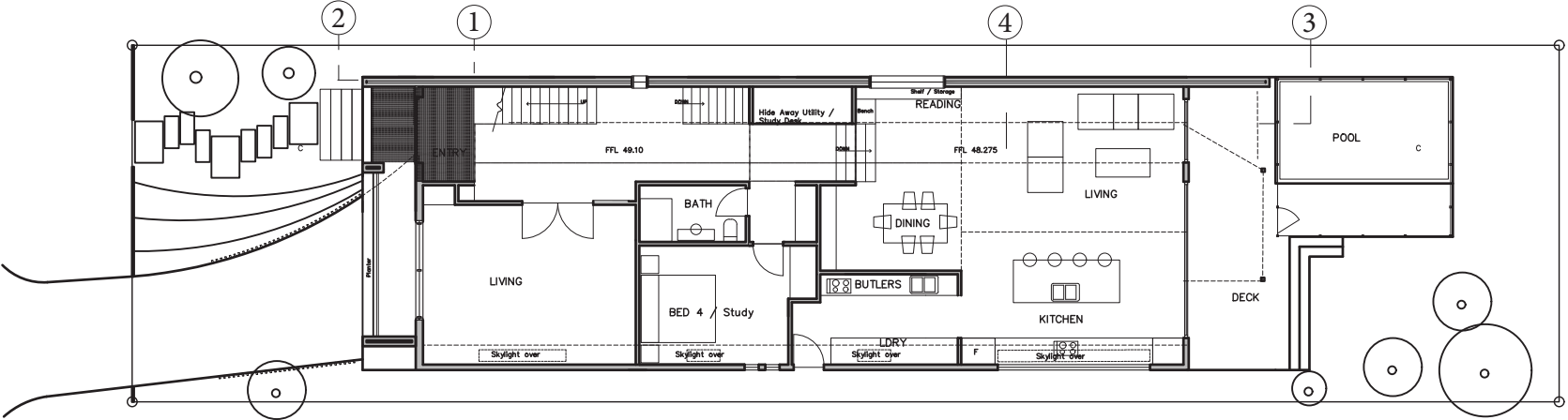
5.7
NATIONWIDE HOUSE
ENERGY RATING

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ABSA
Accredited Building Practitioner
Accreditation Period: 2018-2023
Assessor Name: Cameron McFadzean
Assessor Number: 20758

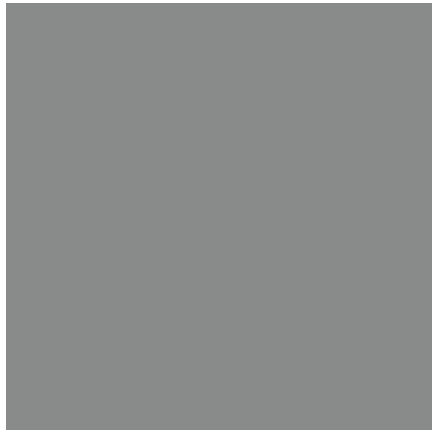
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TASMAN STREET



COLOUR PALATE

Windspray Grey



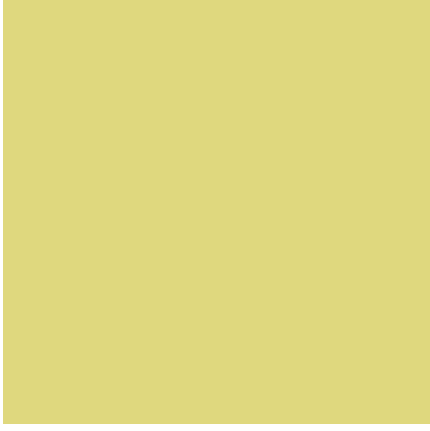
Shale Grey



Facade colour
Red Brick



Highlight Colour
Canary Yellow



Polished Concrete Floor



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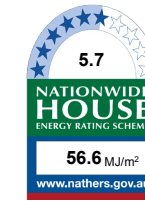
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DESIGN 1

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SCALE



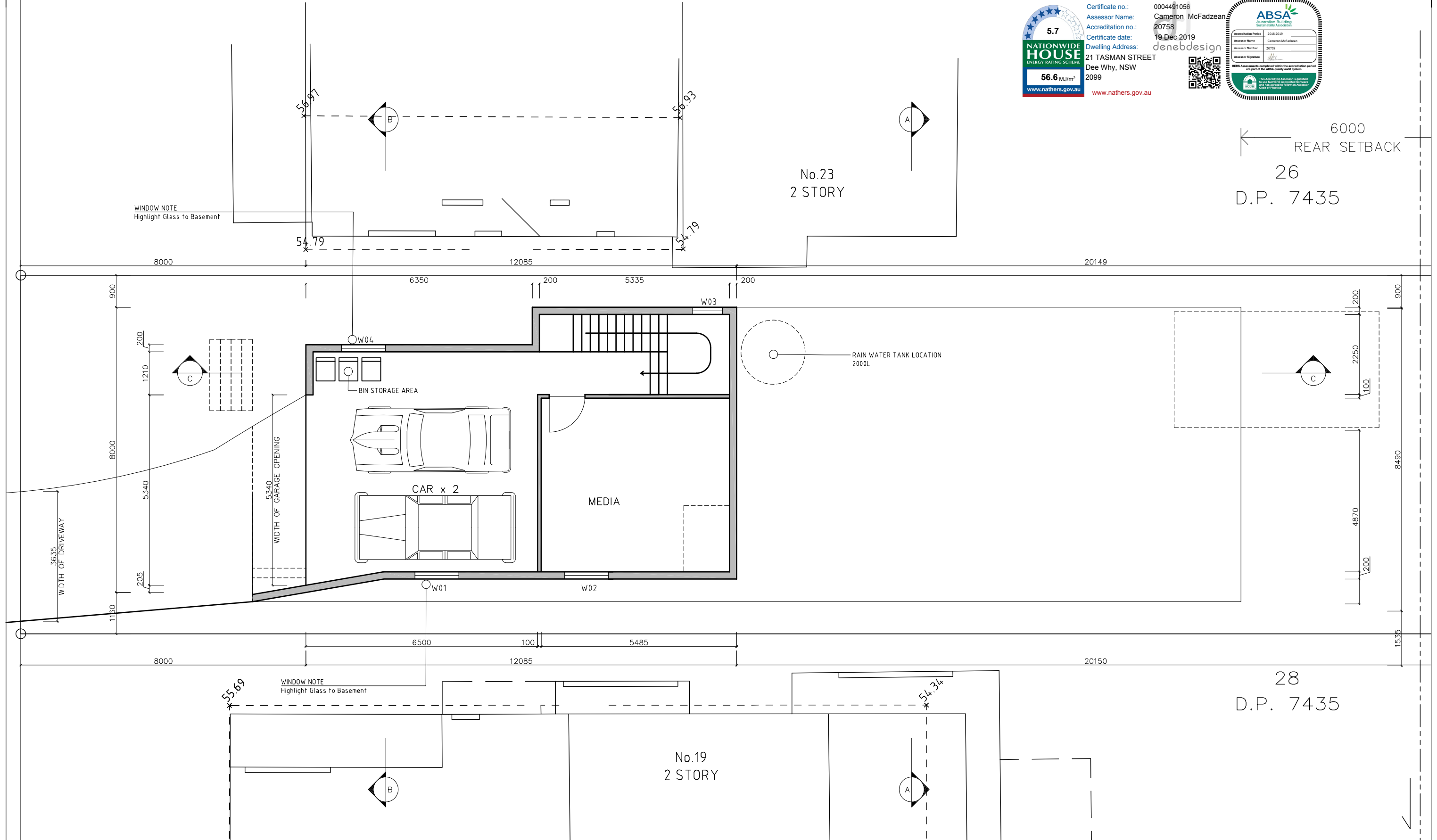
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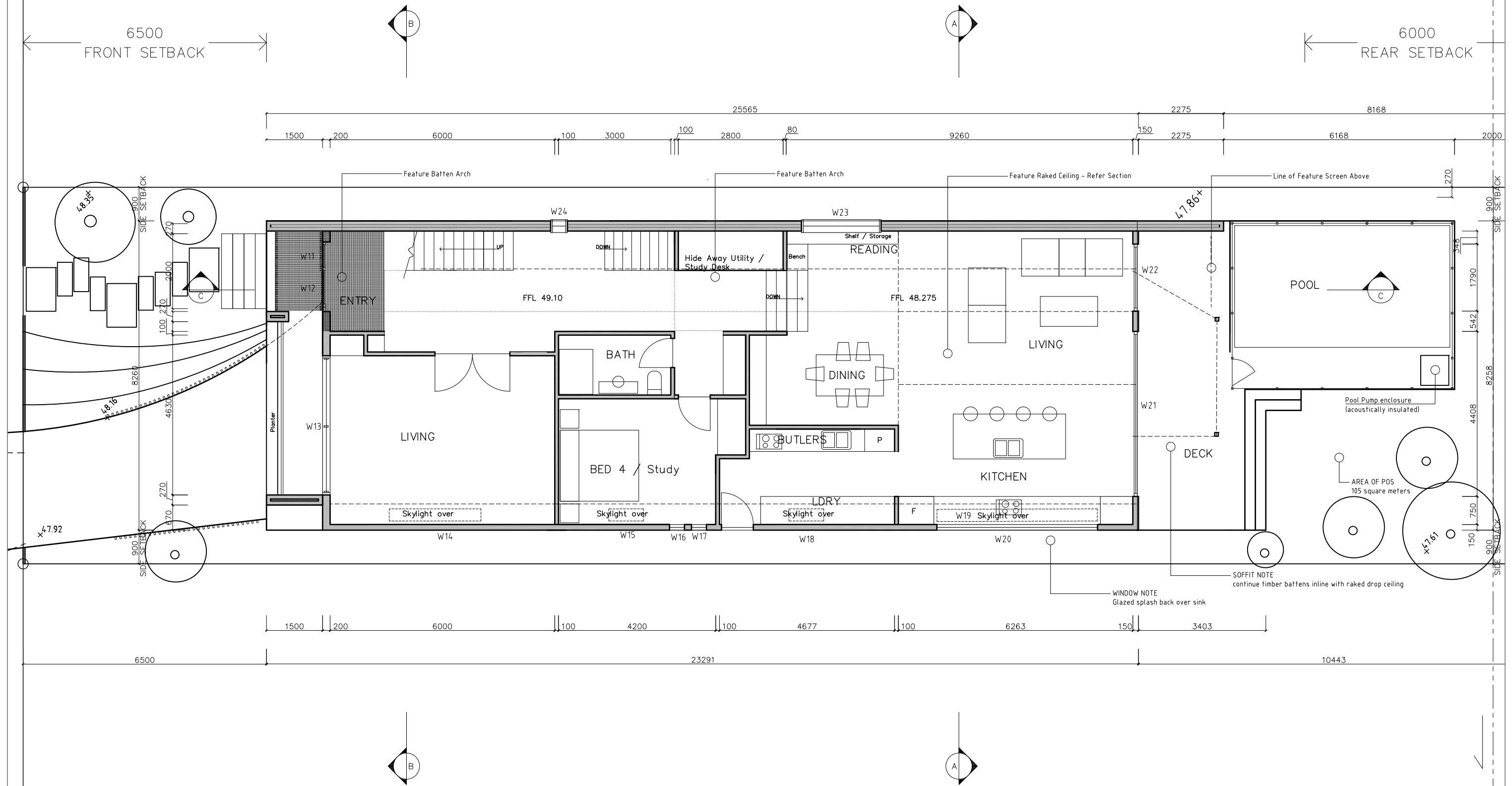


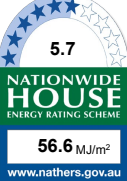
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6000
REAR SETBACK
26
D.P. 7435





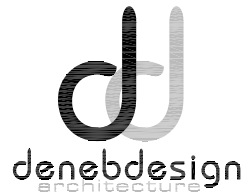


5.7
56.6 MJ/m²
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ABSA
Australian Building Sustainability Association
Accreditation Period: 2018-2019
Assessor Name: Cameron McFadzean
Assessor Number: 20758
Assessor Signature: [Signature]
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow an Assessment Code of Practice.
NATHERS Assessments completed within the accreditation period are part of the ABIA quality audit system.



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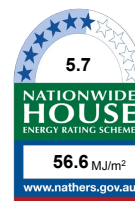


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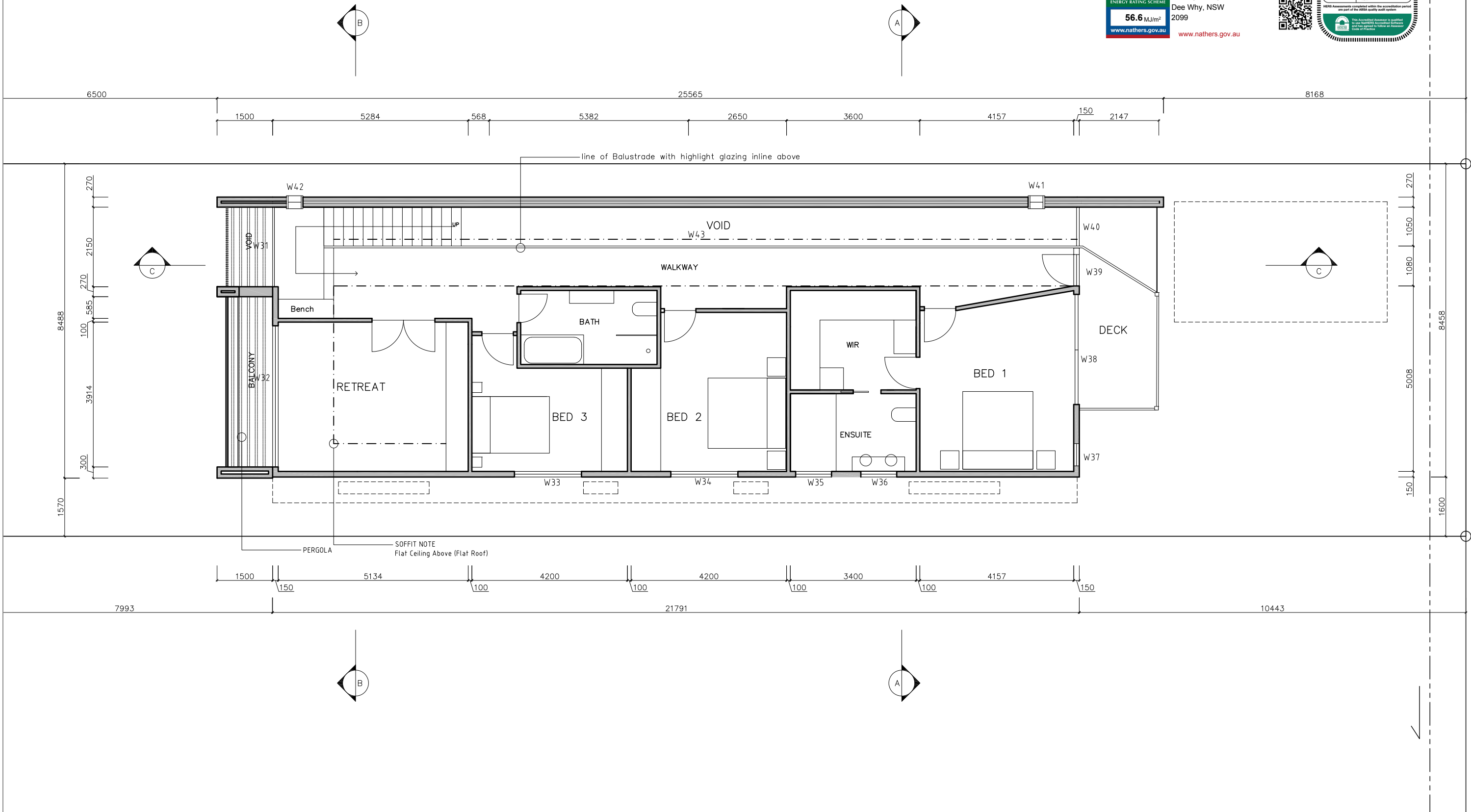
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LOT 27 DP 7435
CLIENT Tom Sawyer

DRAWING
GROUND FLOOR
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SCALE 1:100 @ A3
DATE DEC 2019
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SHEET 04



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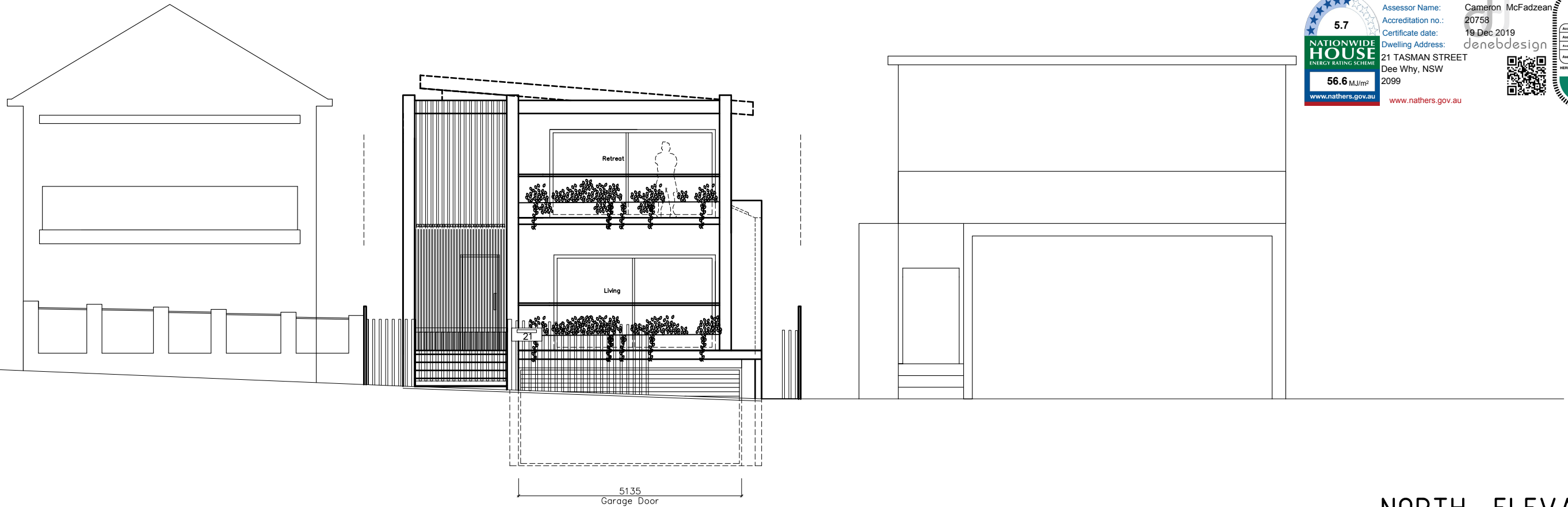
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DRAWING
FIRST FLOOR

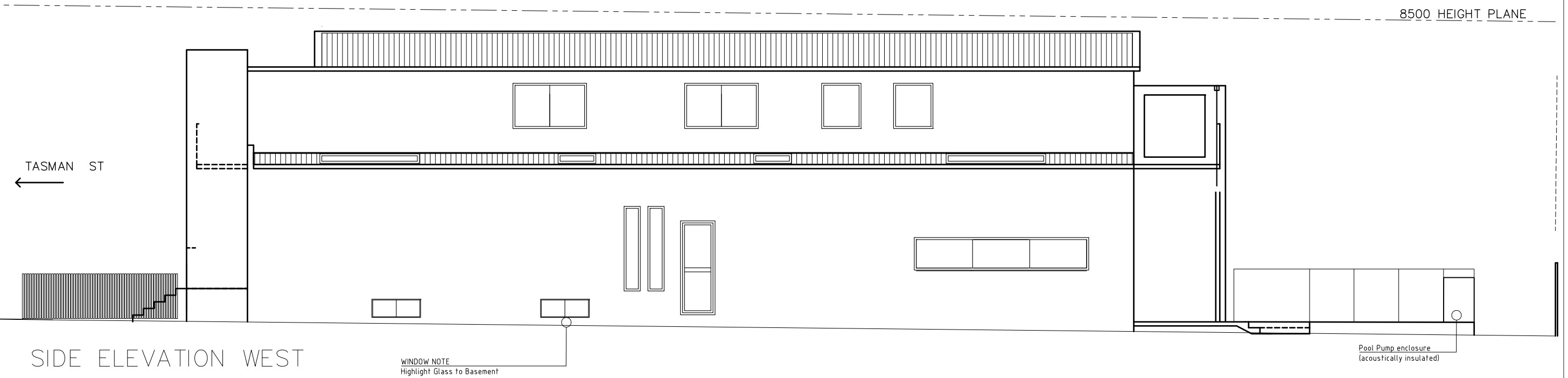
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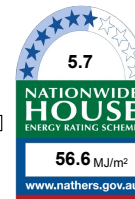


NORTH ELEVATION



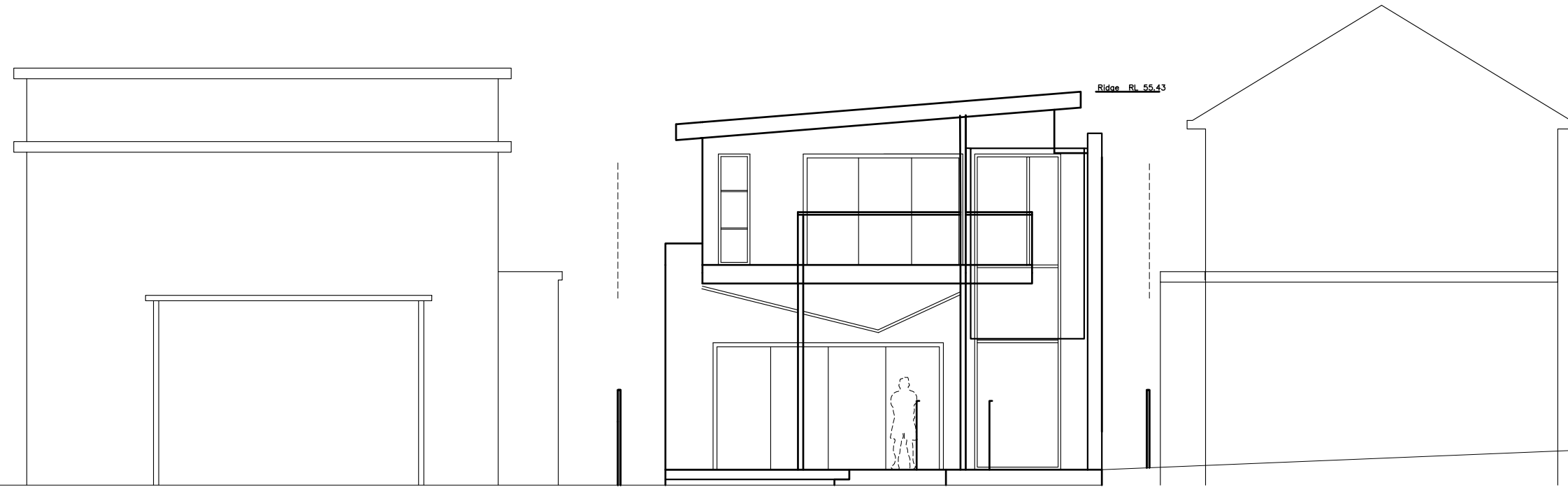
SIDE ELEVATION WEST

WEST ELEVATION



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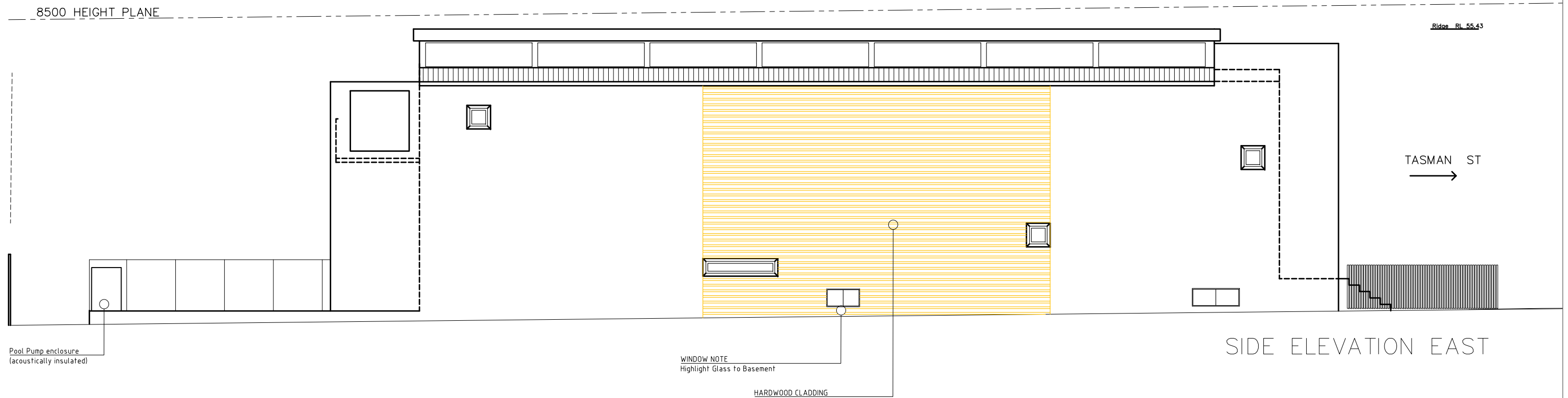


19 Tasman St
REAR ELEVATION

NEW REAR ELEVATION

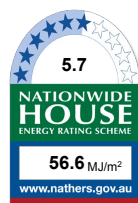
23 Tasman St
REAR ELEVATION

SOUTH ELEVATION

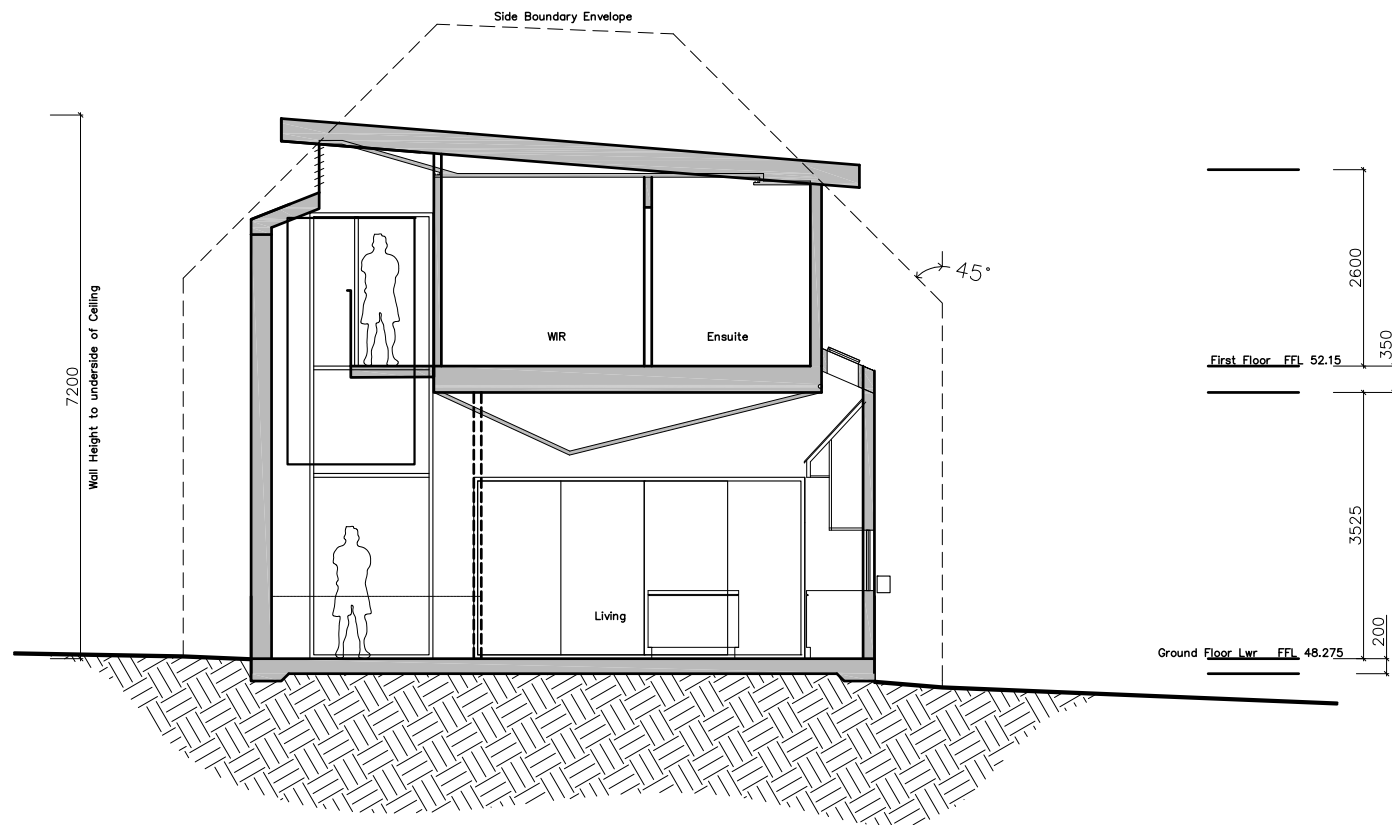


SIDE ELEVATION EAST

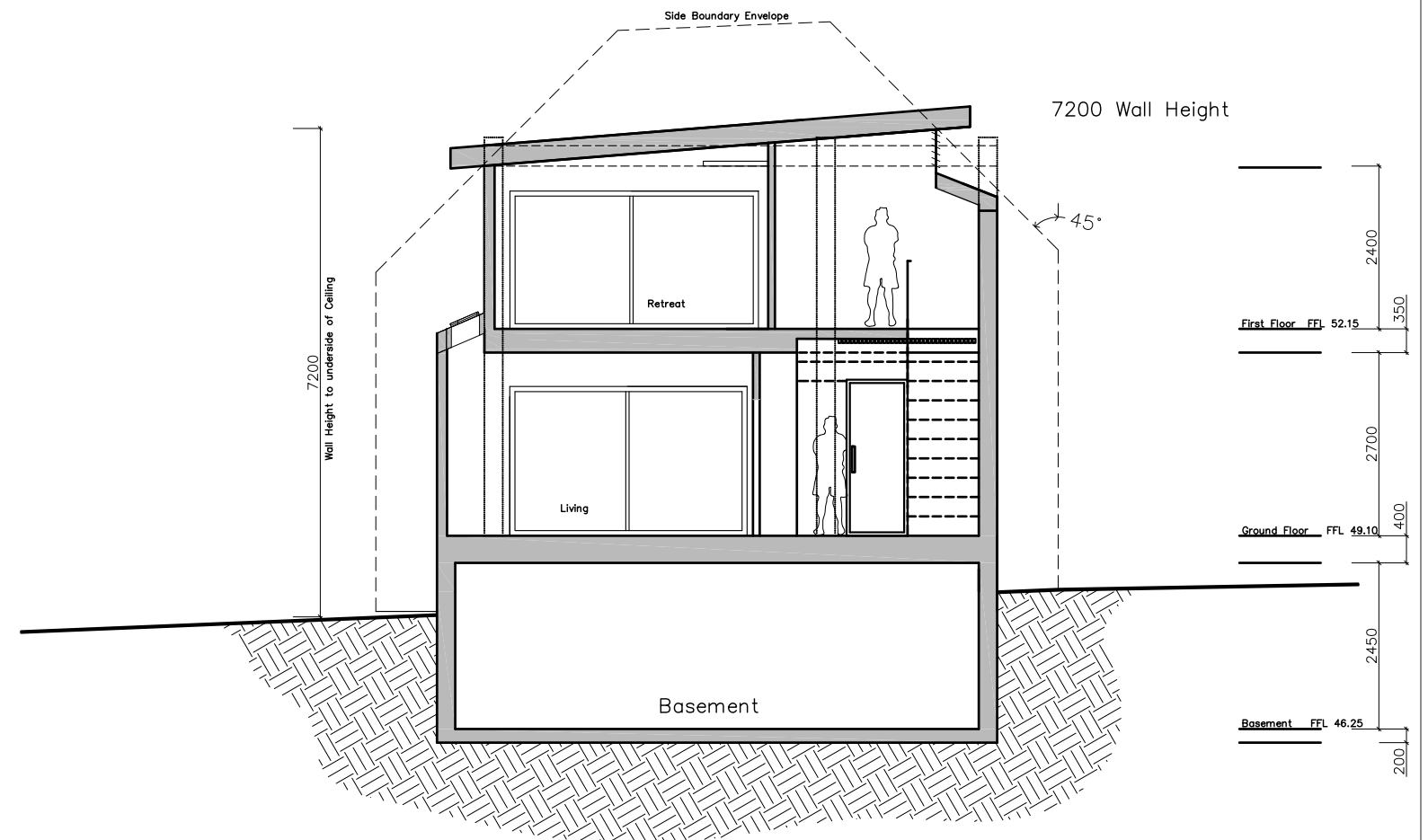
EAST ELEVATION



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SECTION A-A



SECTION B-B



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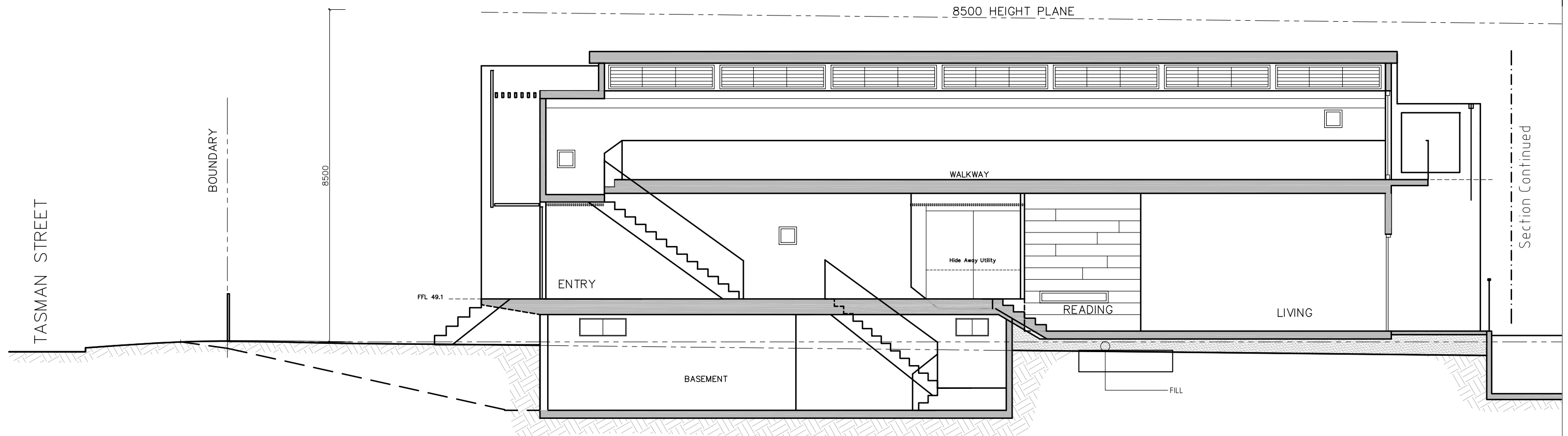
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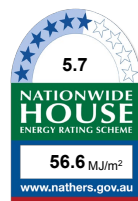
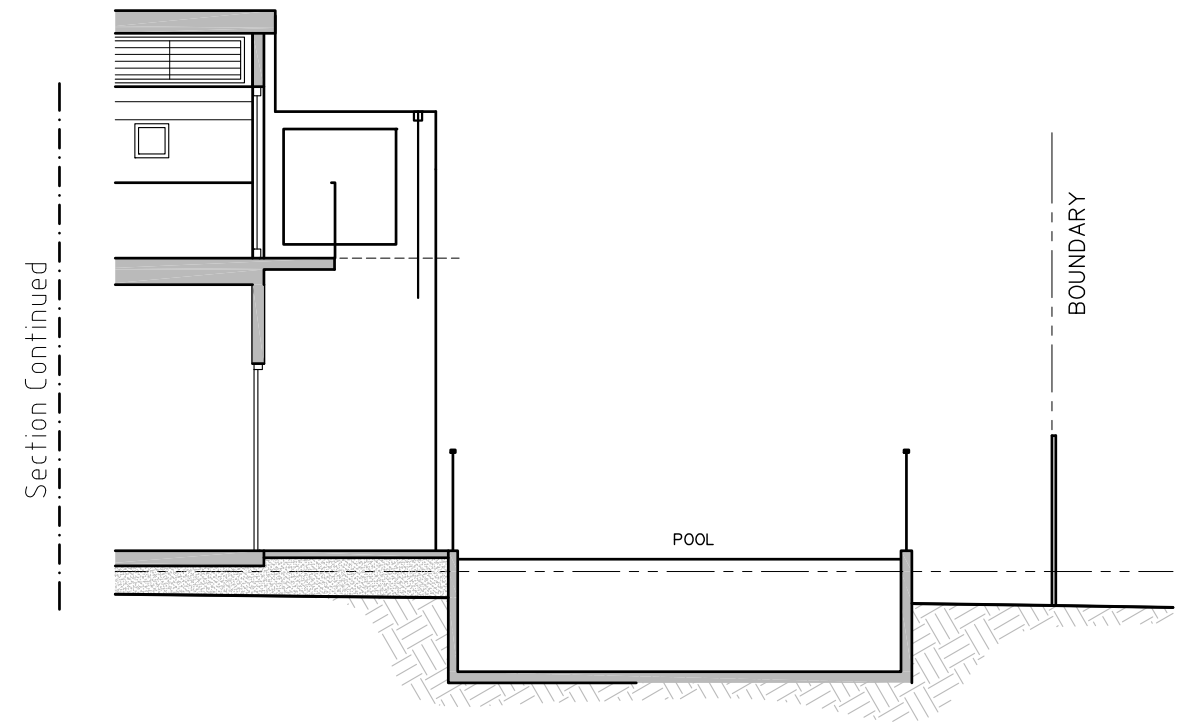
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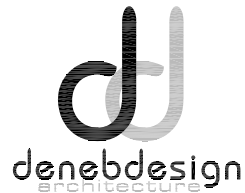
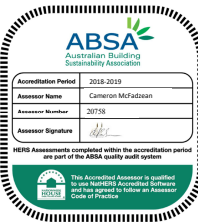
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SECTION C-C



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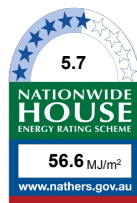
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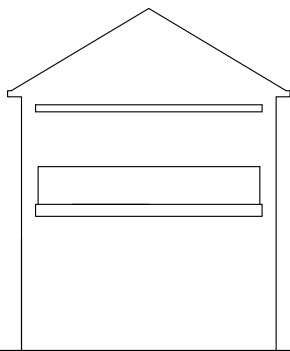
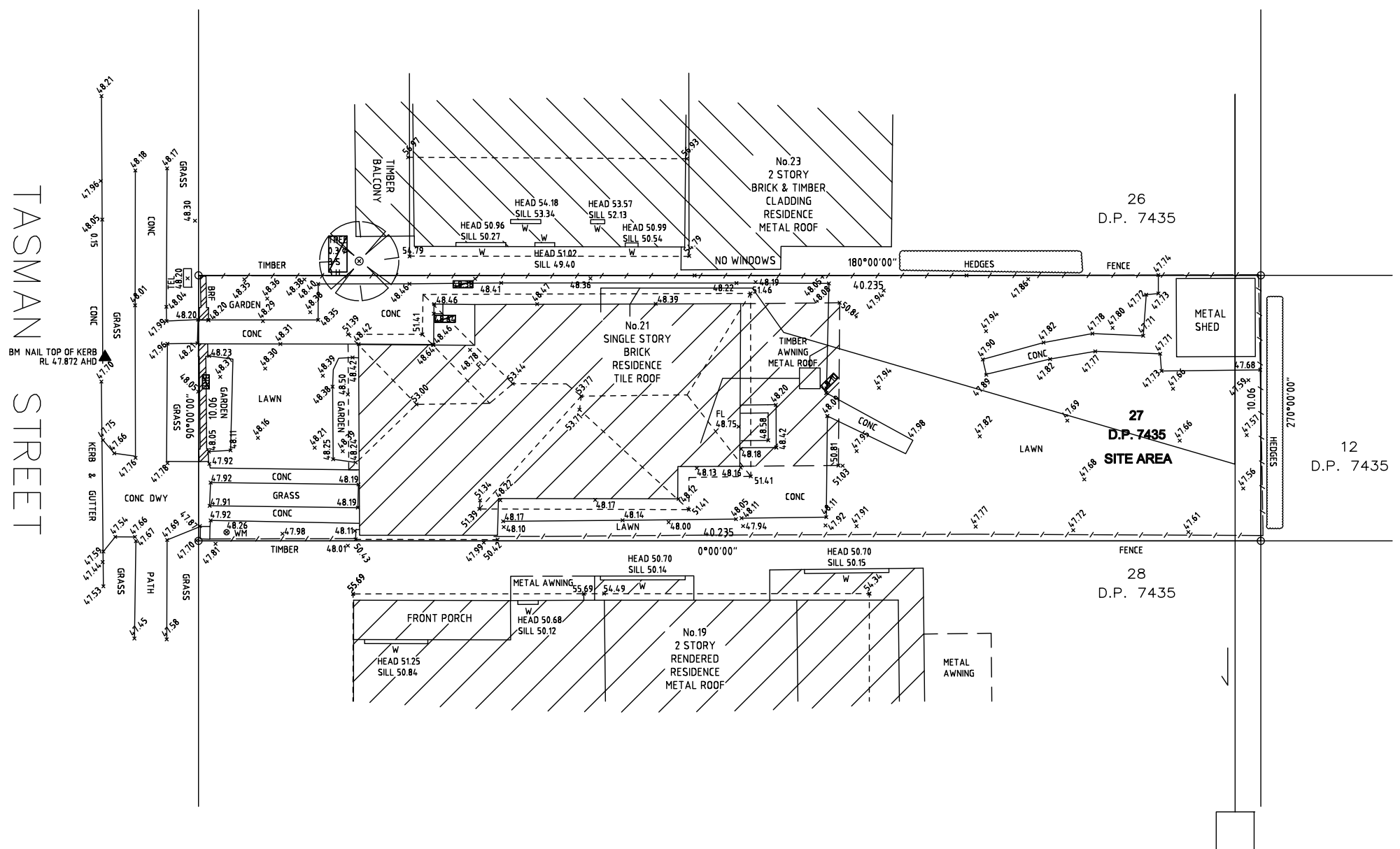
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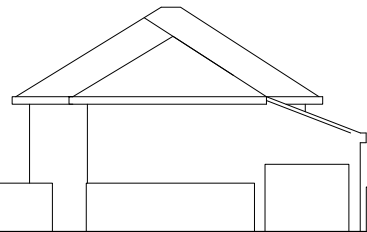
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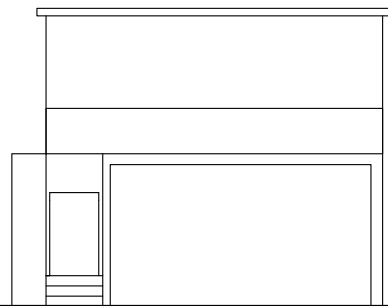
TASMAN STREET



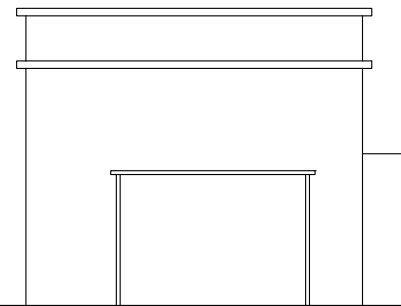
23 Tasman St
FRONT ELEVATION



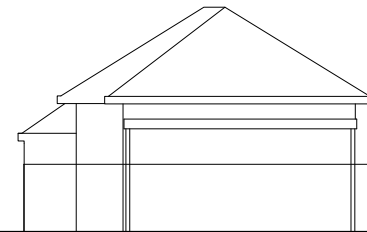
EXISTING FRONT ELEVATION



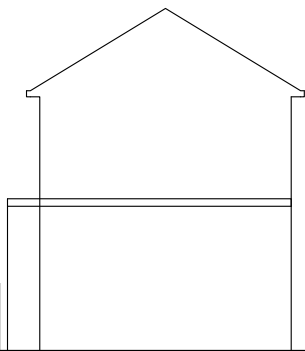
19 Tasman St
FRONT ELEVATION



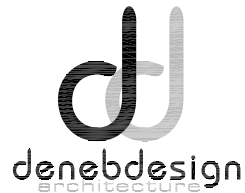
19 Tasman St
BACK ELEVATION



EXISTING REAR ELEVATION



23 Tasman St
BACK ELEVATION



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DRAWING
EXISTING

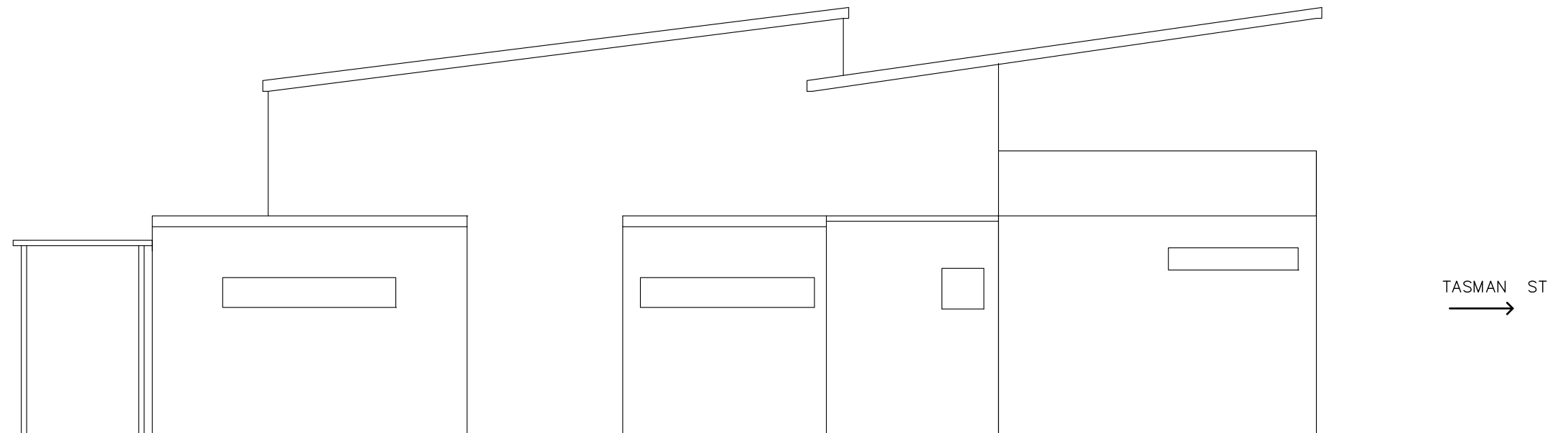
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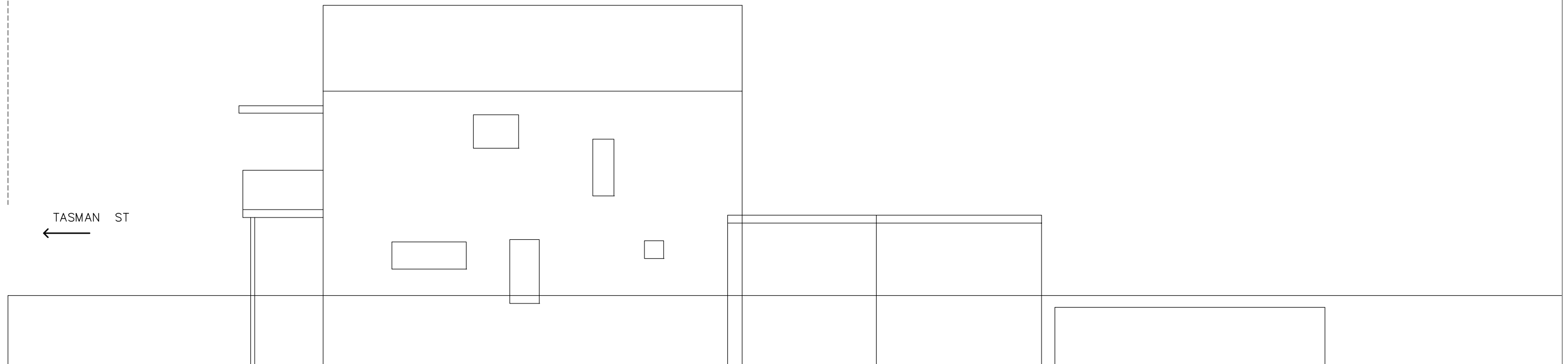


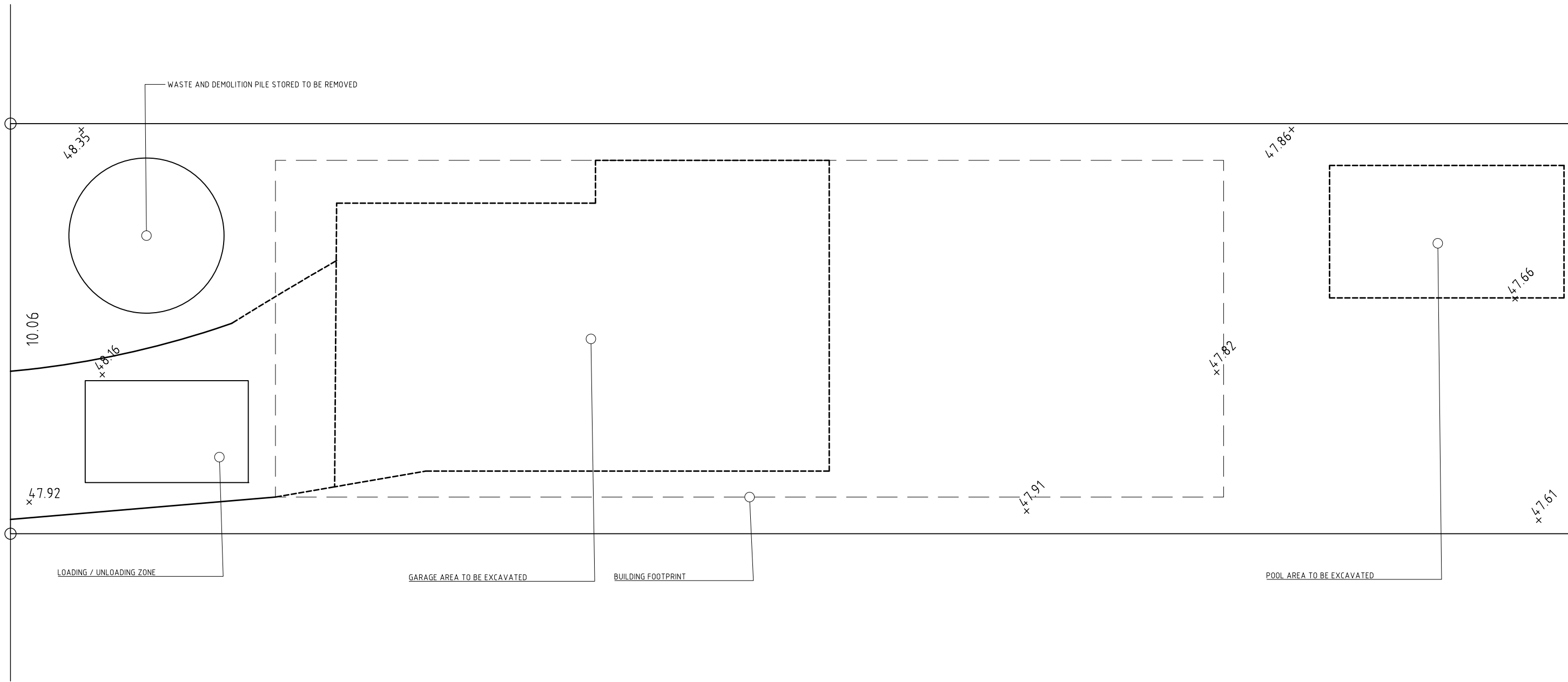
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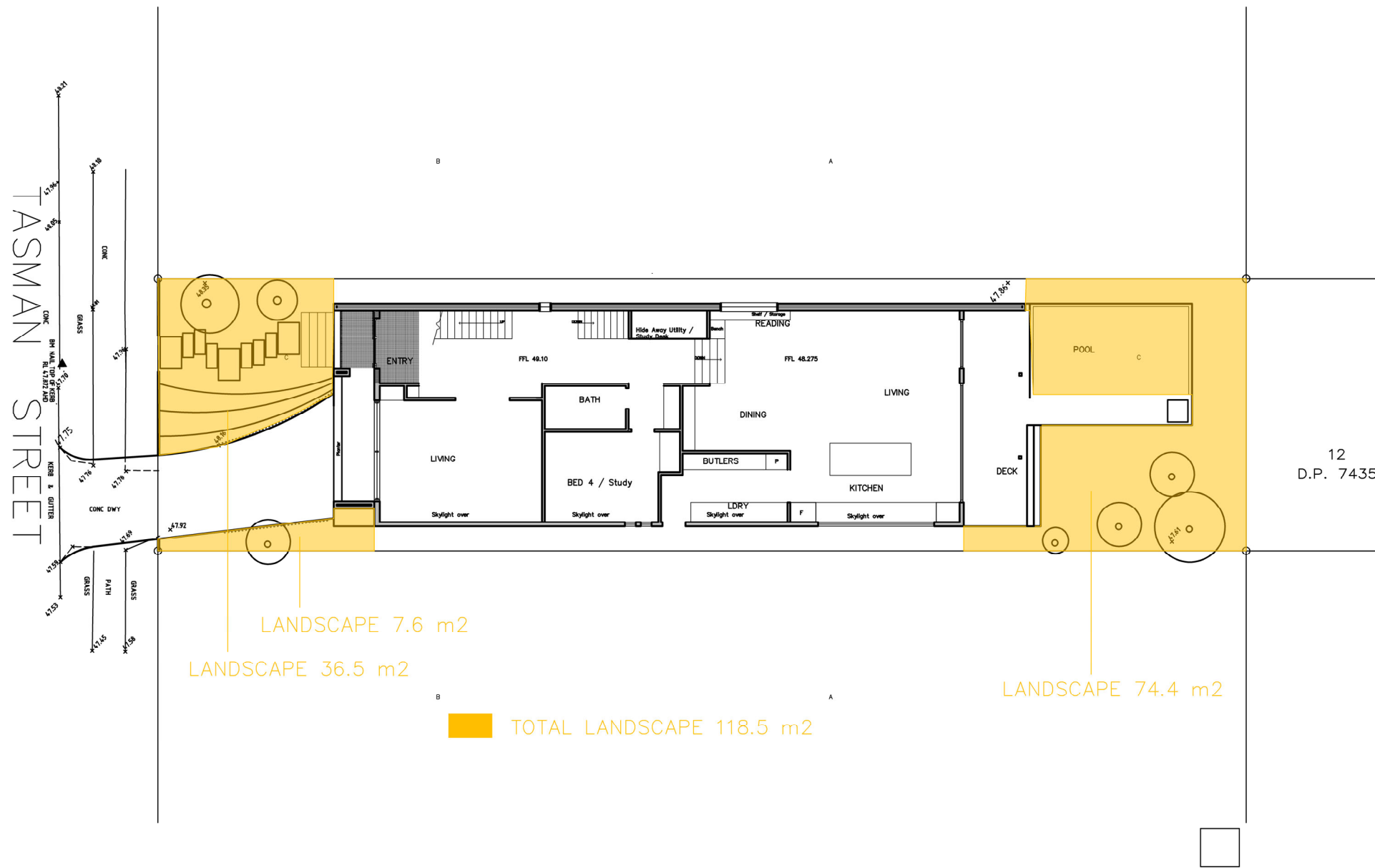
No. 19 WEST ELEVATION



No. 23 EAST ELEVATION







2a