

TASMAN STREET

CONCRETE LAYBACK

PROPOSED  
NEW CONCRETE  
DRIVEWAY AND  
CROSSOVER

PROPOSED NEW  
ENTRY CARPORT AND  
GARAGE

LOT 41  
DP 7435  
AREA: 404 m<sup>2</sup>

PROPOSED  
ALTERATIONS AND ADDITIONS TO  
EXISTING DWELLING

EXISTING  
SWIMMING POOL

SITE ANALYSIS - EXISTING SITE COVERAGE

SITE AREA	404.00 M/2
EXISTING DWELLING LOWER GROUND FLOOR AREA	141.20 M/2
EXISTING DRIVEWAY AREA	042.06 M/2
EXISTING LOWER GROUND FLOOR ENTERTAINING AREA	067.67 M/2
EXISTING SWIMMING POOL AREA	044.70 M/2
TOTAL EXISTING SITE COVERAGE	295.63 M/2
TOTAL SITE COVERAGE RATIO	0.73 : 1 %

SITE ANALYSIS - PROPOSED SITE COVERAGE

SITE AREA	404.00 M/2
EXISTING DWELLING LOWER GROUND FLOOR AREA	147.39 M/2
PROPOSED DRIVEWAY AREA	005.35 M/2
PROPOSED GARAGE AND CARPORT AREA	042.34 M/2
PROPOSED LOWER GROUND FLOOR ENTERTAINING AREA	067.67 M/2
EXISTING SWIMMING POOL AREA	044.70 M/2
TOTAL EXISTING SITE COVERAGE	307.45 M/2
TOTAL SITE COVERAGE RATIO	0.76 : 1 %

SITE ANALYSIS - EXISTING FLOOR SPACE RATIO

SITE AREA	404.00 M/2
EXISTING GROUND FLOOR AREA	141.20 M/2
EXISTING LOWER GROUND FLOOR AREA	141.20 M/2
TOTAL EXISTING FLOOR AREA	282.40 M/2
TOTAL PROPOSED FLOOR SPACE RATIO	0.70 : 1 %

SITE ANALYSIS - PROPOSED FLOOR SPACE RATIO

SITE AREA	404.00 M/2
EXISTING GROUND FLOOR AREA	141.20 M/2
EXISTING LOWER GROUND FLOOR AREA	141.20 M/2
PROPOSED LOWER GROUND FLOOR AREA	006.19 M/2
TOTAL PROPOSED FLOOR AREA	286.59 M/2
TOTAL PROPOSED FLOOR SPACE RATIO	0.71 : 1 %

Development Type

PROPOSED  
ALTERATIONS AND ADDITIONS

Client / Applicant  
PROVISION CARPENTRY

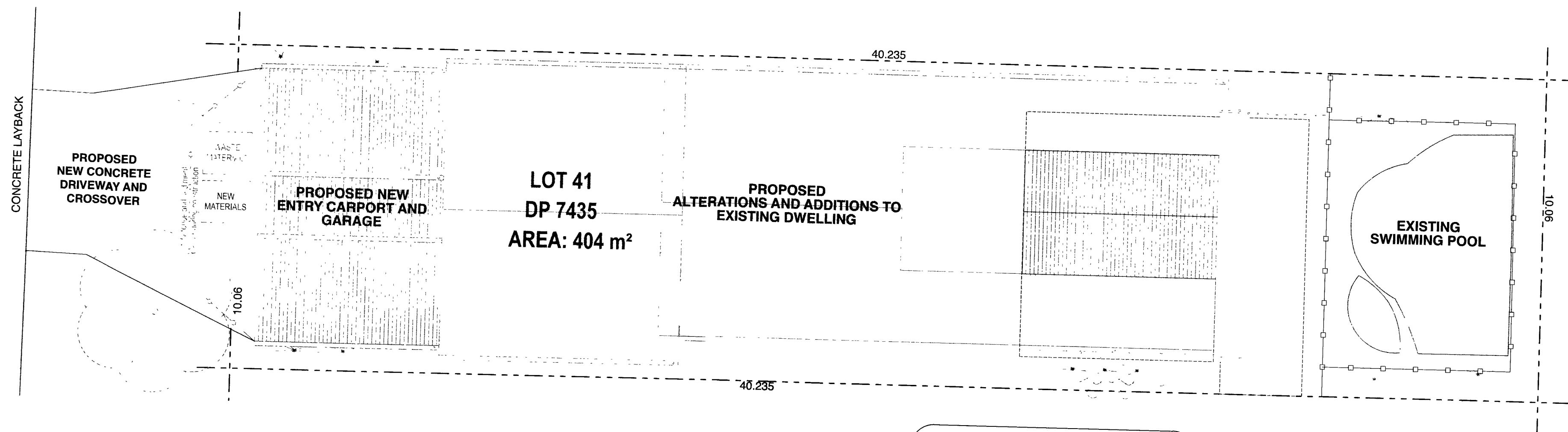
Site Address  
4 TASMAN STREET  
DEE WHY NSW 2099

LOT  
41  
D P  
7435  
Drawn by  
A J LEWIS  
Date  
23 JAN 2019

Scale  
1 : 100  
Layout ID  
A.01.1  
Sheet Size  
A 2  
Status  
D.A  
Revision  
A

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TASMAN STREET



SILT AND SEDIMENT CONTROL

THE CONTRACTOR SHALL IMPLEMENT SITE SILT AND SEDIMENT CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF NORTHERN BEACHES COUNCIL.

ALL SILT AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, INCLUDING DEMOLITION AND / OR EXCAVATION WORK. ADDITIONAL BARRIERS MAYBE REQUIRED TO THOSE SHOWN ON THE DRAWINGS

ALL SILT BARRIERS SHALL BE REGULARLY INSPECTED AND CLEANED OF SILT TO ENSURE CONTINUED OPERATION. ANY SILT BARRIERS THAT ALLOW SILT TO PASS ARE TO BE REPLACED.

SILT STOP BARRIERS SHALL BE PROVIDED AROUND ALL STOCKPILES.

PUBLIC PROTECTION

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS, WARNING AND / OR DIRECTIONAL SIGNS, LIGHTING, ETC TO PROTECT PEDESTRIANS FROM TRAFFIC ON TASMAN STREET. THESE SIGNS SHALL ALSO PROTECT THE PUBLIC FROM TRUCKS AND VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE.

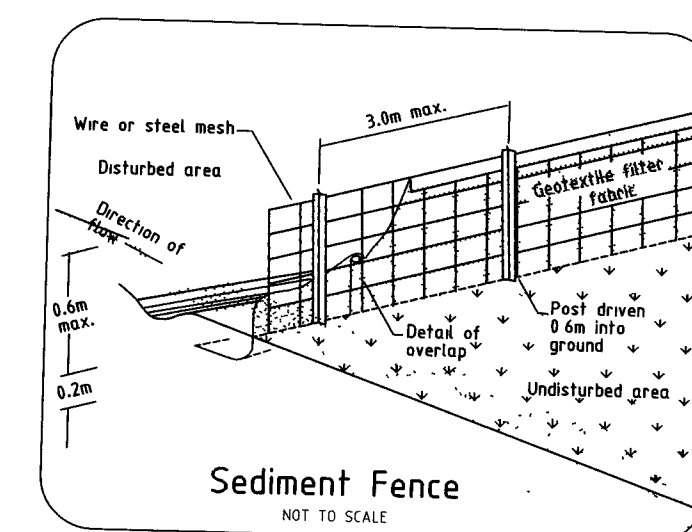
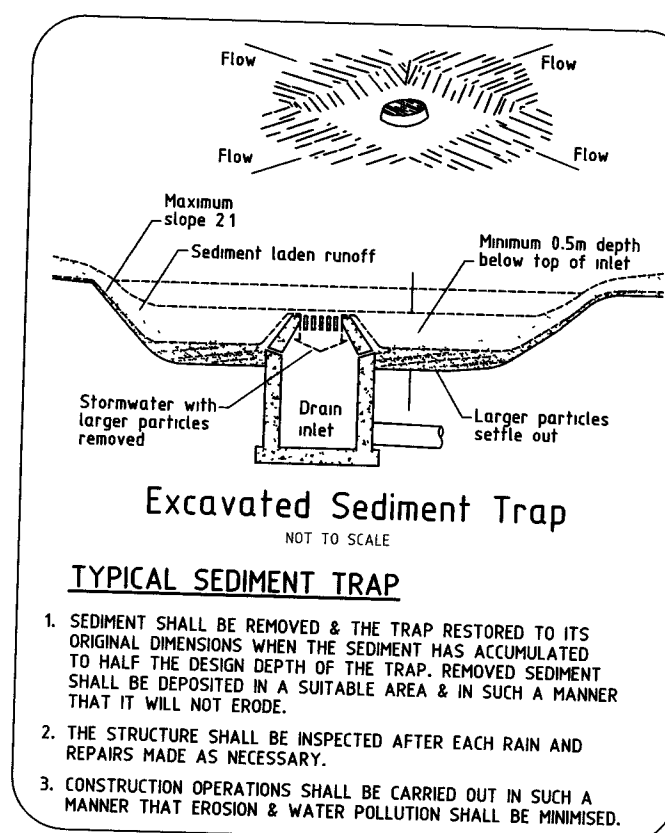
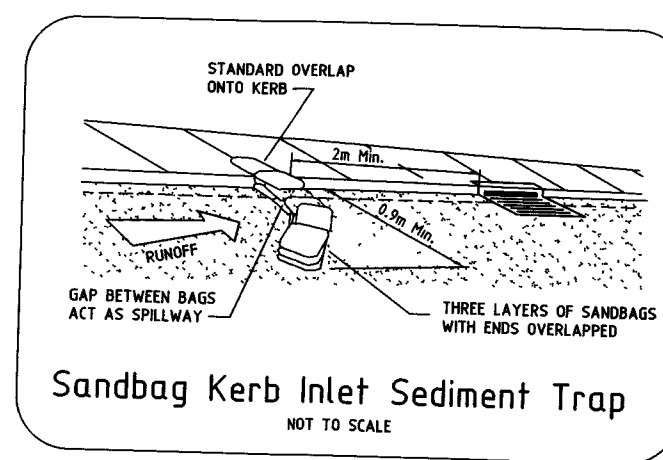
THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE FENCING AND LOCKABLE GATES AS REQUIRED TO PROTECT THE PUBLIC FROM ENTERING THE CONSTRUCTION SITE.

ALL BARRIERS, FENCING, AND GATES SHALL BE TO THE SATISFACTION OF WORK COVER AND SAFETY REQUIREMENTS, CENTRAL COAST COUNCIL, AND ANY OTHER SUCH AUTHORITY.

ALL BARRIERS, FENCING, AND GATES SHALL BE PROPERLY MAINTAINED UNTIL ALL WORKS ARE COMPLETE.

TREE PROTECTION

ALL TREES WITHIN 5 METRES OF THE PROPOSED DEVELOPMENT AREA SHALL BE PROTECTED BY MEANS OF GENERAL PROTECTIVE FENCING BY FENCING AROUND GROUPS OF TREES OR BY INDIVIDUAL TREE GUARDS. ALL PROTECTIVE TREE FENCING IS TO BE TO THE SATISFACTION OF NORTHERN BEACHES COUNCIL.



Development Type

PROPOSED  
ALTERATIONS AND ADDITIONS

Client / Applicant  
PROVISION CARPENTRY

Site Address  
4 TASMAN STREET  
DEE WHY NSW 2099

LOT  
41

D P  
7435

Drawn by  
A J LEWIS

Date  
23 JAN 2019

Scale  
1 : 100

Layout ID  
A.01.2

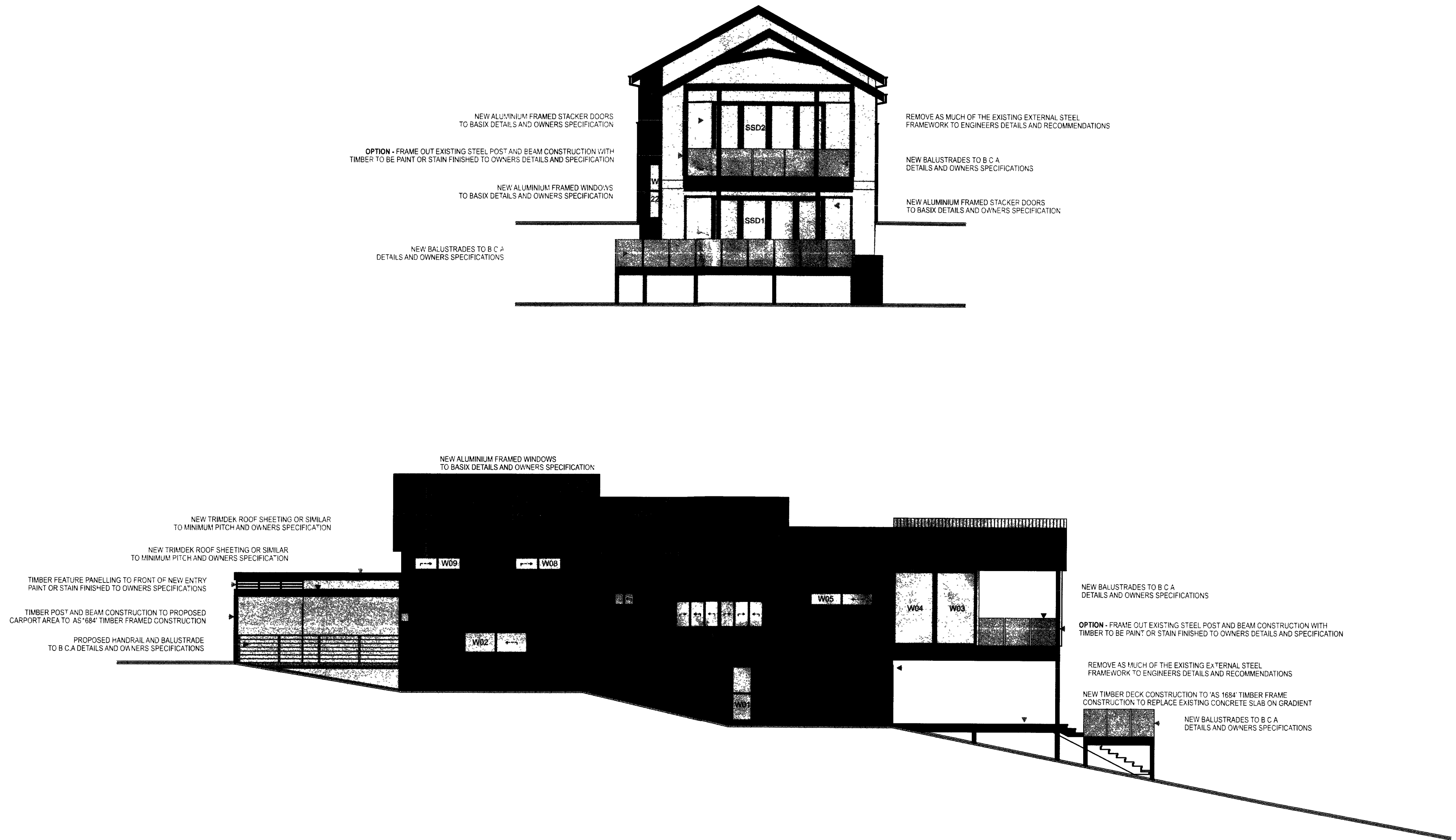
Sheet Size  
A 2

Status  
D.A

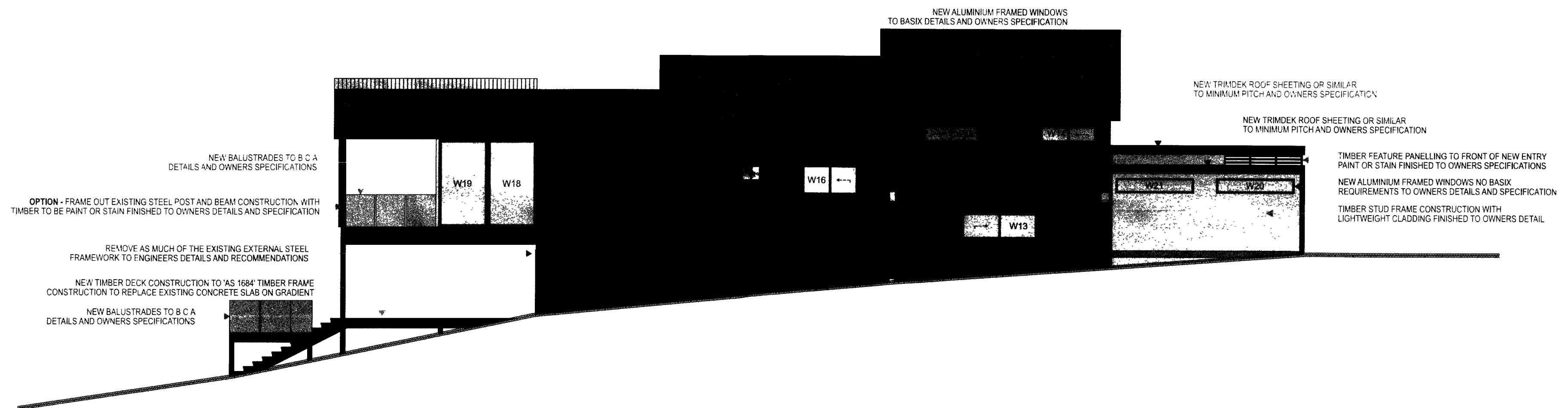
Revision  
A

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Development Type <b>PROPOSED ALTERATIONS AND ADDITIONS</b>		Client / Applicant <b>PROVISION CARPENTRY</b>  Site Address <b>4 TASMAN STREET DEE WHY NSW 2099</b>	LOT <b>41</b>	D.P <b>7435</b>	Scale <b>1 : 100</b>	Sheet Size <b>A 2</b>		<b>ANTHONY LEWIS</b> PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL 02 4360 241 / MOB 0411 411 141 EMAIL : ajlewis@74ad.com.au
			Drawn by <b>A J LEWIS</b>	Date <b>23 JAN 2019</b>	Layout ID <b>A.03.1</b>	Status <b>D.A</b>	Revision <b>A</b>	



Development Type <b>PROPOSED ALTERATIONS AND ADDITIONS</b>	Client / Applicant <b>PROVISION CARPENTRY</b>	LOT <b>41</b>	D P <b>7435</b>	Scale <b>1 : 100</b>	Sheet Size <b>A 2</b>	<b>ANTHONY LEWIS</b> PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL 02 4360 241 / MOB 0411 411 141 EMAIL - alewis@74ad.com.au
		Drawn by <b>A J LEWIS</b>	Date <b>23 JAN 2019</b>	Layout ID <b>A.03.2</b>	Status <b>D.A</b>	
Site Address <b>4 TASMAN STREET DEE WHY NSW 2099</b>						

Door List													
Full Element ID	CS 3	CSD 1	CSD 2	D 1	D 2	D 3	D 4	D 5	ED 1	Extg	GD 01	SSD 1	SSD 2
Height	2,100	2,100	2,100	2,100	2,100	2,100	2 100	2,100	2,100	2,100	2,100	2,100	
Width	820	820	820	820	820	820	820	770	1,440	820	3,000	6,000	2,700
3D Back View													

Window List																						
Full Element ID	W22	W 1	W 2	W 3	W 4	W 5	W 6	W 7	W 8	W 9	W 10	W 11	W 12	W 13	W 14	W 15	W 16	W 17	W 18	W 19	W 20	W 21
Height	2,100	2,100	900	2,700	2,700	600	1,100	600	600	600	1,200	900	1,200	900	600	600	1,000	600	2,700	2,700	450	450
Width	520	850	2,410	1 500	1,500	2,410	3,300	850	1 810	1,810	2,410	1,210	2,410	2,410	1,810	1,810	1,810	730	1,500	1,500	2,400	2,400
3D Back View																						
Basix Area	1.09	1.79	2 17	4.05	4.05	1.45	3.63	0.51	1.09	1 09	2.89	1.09	2.89	2.17	1.09	1.09	1.81	0.44	4.05	4.05	1.08	1.08

Development Type	PROPOSED ALTERATIONS AND ADDITIONS	Client / Applicant PROVISION CARPENTRY	LOT 41	D.P 7435	Scale 1 : 100	Sheet Size A 2	ANTHONY LEWIS PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL 02 4360 241 / MOB : 0411 411 141 EMAIL : ajlewis@74ad.com.au
			Site Address 4 TASMAN STREET DEE WHY NSW 2099	Drawn by A J LEWIS	Date 23 JAN 2019	Layout ID A.05.1	

# BASIX Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number A337914

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

cription of project

Project address	
Project name	ProVision - Tasman St Dee Why
Street address	4 Tasman Street Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 7435
Lot number	41
Section number	0
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)

page 1 / 7

BASIX Certificate number A337914

page 2 / 7

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
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		✓	✓
<b>Fixtures</b>			
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		✓	

BASIX Certificate number A337914

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.																		
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with enclosed subfloor framed (R0.7).</td><td>R0 60 (down) (or R1 30 including construction)</td><td></td></tr><tr><td>external wall brick veneer</td><td>R1 16 (or R1 70 including construction)</td><td></td></tr><tr><td>internal wall shared with garage plasterboard (R0.36)</td><td>nil</td><td></td></tr><tr><td>flat ceiling, flat roof framed</td><td>ceiling R1.08 (up), roof foil backed blanket (100 mm)</td><td>medium (solar absorptance 0 475 - 0 70)</td></tr></table>				Construction	Additional insulation required (R-value)	Other specifications	suspended floor with enclosed subfloor framed (R0.7).	R0 60 (down) (or R1 30 including construction)		external wall brick veneer	R1 16 (or R1 70 including construction)		internal wall shared with garage plasterboard (R0.36)	nil		flat ceiling, flat roof framed	ceiling R1.08 (up), roof foil backed blanket (100 mm)	medium (solar absorptance 0 475 - 0 70)
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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.

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
<b>Windows and glazed doors</b>						
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 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.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed		✓	✓			
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		✓	✓			
<b>Windows and glazed doors glazing requirements</b>						
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	1.79	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)
W2	E	2.17	0	0	external louvre/blind (fixed)	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)
W3	E	4.05	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)
W4	E	4.05	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)

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			
W5	E	1 45	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W6	E	3 63	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W7	E	0 51	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W8	E	1.09	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0.47)			
W9	E	1 09	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W10	S	2 89	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W11	S	1.09	0	0	none	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W12	S	2 89	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W13	W	2 17	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W14	W	1 09	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W15	W	1 09	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W16	W	1 81	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5 7, SHGC 0 47)			
W17	W	0 44	0	0	eave/verandah/pergola/balcony ≥450 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC 0 47)			

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			
W18	W	4.05	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)			
W19	W	4.05	0	0	eave/verandah/pergola/balcony ≥450 mm	timber or uPVC, single pyrolytic low-e, (U-value 3.99, SHGC 0.4)			
W22	N	1.09	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC: 0.47)			
SSD1	N	12.6	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC: 0.47)			
SSD2	N	16.04	0	0	eave/verandah/pergola/balcony ≥900 mm	standard aluminium, single pyrolytic low-e, (U-value 5.7, SHGC: 0.47)			

Development Type <b>PROPOSED ALTERATIONS AND ADDITIONS</b>		Client / Applicant <b>PROVISION CARPENTRY</b>	LOT <b>41</b>	D.P <b>7435</b>	Scale <b>1 : 100</b>	Sheet Size <b>A 2</b>	<b>ANTHONY LEWIS</b> PO BOX 4031 WAGSTAFFE NSW 2257 48 WAGSTAFFE AVE WAGSTAFFE NSW 2257 TEL 02 4360 241 / MOB 0411 411 141 EMAIL : <a href="mailto:ajlewis@74ad.com.au">ajlewis@74ad.com.au</a>
		Site Address <b>4 TASMAN STREET DEE WHY NSW 2099</b>	Drawn by <b>A J LEWIS</b>	Date <b>23 JAN 2019</b>	Layout ID <b>A.06.1</b>	Status <b>D.A</b> Revision <b>A</b>	