

| BASIX COMMITMENTS                                                                                                                                                    | REQUIREMENTS                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HOT WATER FIXTURES</b><br>SHOWERHEADS<br>TOILETS<br>TAPS                                                                                                          | <b>GAS INSTANTANEOUS</b><br><br>3 STAR (NO GREATER THAN 9L/MIN)<br>3 STAR (AVERAGE 4L/FLUSH)<br>3 STAR (NO GREATER THAN 9L/MIN)                                                                                                      |
| <b>THERMAL COMFORT</b><br>CAVITY BRICK<br>CONCRETE SLAB<br>SUSPENDED FLOOR OPEN<br>SUSPENDED FLOOR CLOSED<br>EXTERNAL WEATHERBOARD<br>CEILING<br>ROOF<br>ROOF COLOUR | <b>INSULATION</b><br>N/A<br>N/A<br>R0.7 (DOWN) OR (R1.5 INC CONSTRUCTION)<br>R0.6 (DOWN) OR (R1.3 INC CONSTRUCTION)<br>R1.3 OR R1.7 INC. CONSTRUCTION<br>R3.0 (UP)<br>FOIL BACKED SARKING<br>MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70) |
| <b>WINDOWS</b>                                                                                                                                                       | REFER TO BASIX SCHEDULE                                                                                                                                                                                                              |
| <b>ARTIFICIAL LIGHTING</b>                                                                                                                                           | MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS                                                                                                |

PROJECT

# Alterations & Additions

FOR

BERNARD HACHENBERG &  
GRAHAM BENNETT

PROJECT ADDRESS

102 OLIVER ST FRESHWATER 2096  
LOT: 1 DP: 12072

PROJECT No

02102

DRAWING

COVER SHEET

DRAWING No

A01

REV

2

| Drawing List |                                   |
|--------------|-----------------------------------|
| Sheet No.    | Sheet Name                        |
| A01          | COVER SHEET                       |
| A02          | SITE PLAN                         |
| A03          | GROUND FLOOR PLAN                 |
| A04          | FIRST FLOOR PLAN                  |
| A05          | ELEVATIONS                        |
| A06          | ELEVATIONS                        |
| A07          | SECTIONS                          |
| A08          | CALCULATIONS                      |
| A09          | SHADOW DIAGRAMS - JUNE 21 9am     |
| A10          | SHADOW DIAGRAMS - JUNE 21 12pm    |
| A11          | SHADOW DIAGRAMS - JUNE 21 3pm     |
| A12          | SITE ANALYSIS                     |
| A13          | EROSION AND SEDIMENT CONTROL PLAN |

### ABBREVIATIONS

|      |                       |
|------|-----------------------|
| AC   | AIR CONDITIONING UNIT |
| CH   | CEILING HEIGHT        |
| CR   | CEMENT RENDER         |
| HC   | HOSECOCK              |
| HWU  | HOT WATER UNIT        |
| MR   | METAL ROOF            |
| PB   | PLASTERBOARD          |
| RWT  | RAINWATER TANK        |
| SHWR | SHOWER                |
| WB   | WEATHERBOARD          |
| WC   | WATER CLOSET          |
| WIR  | WALK-IN-ROBE          |

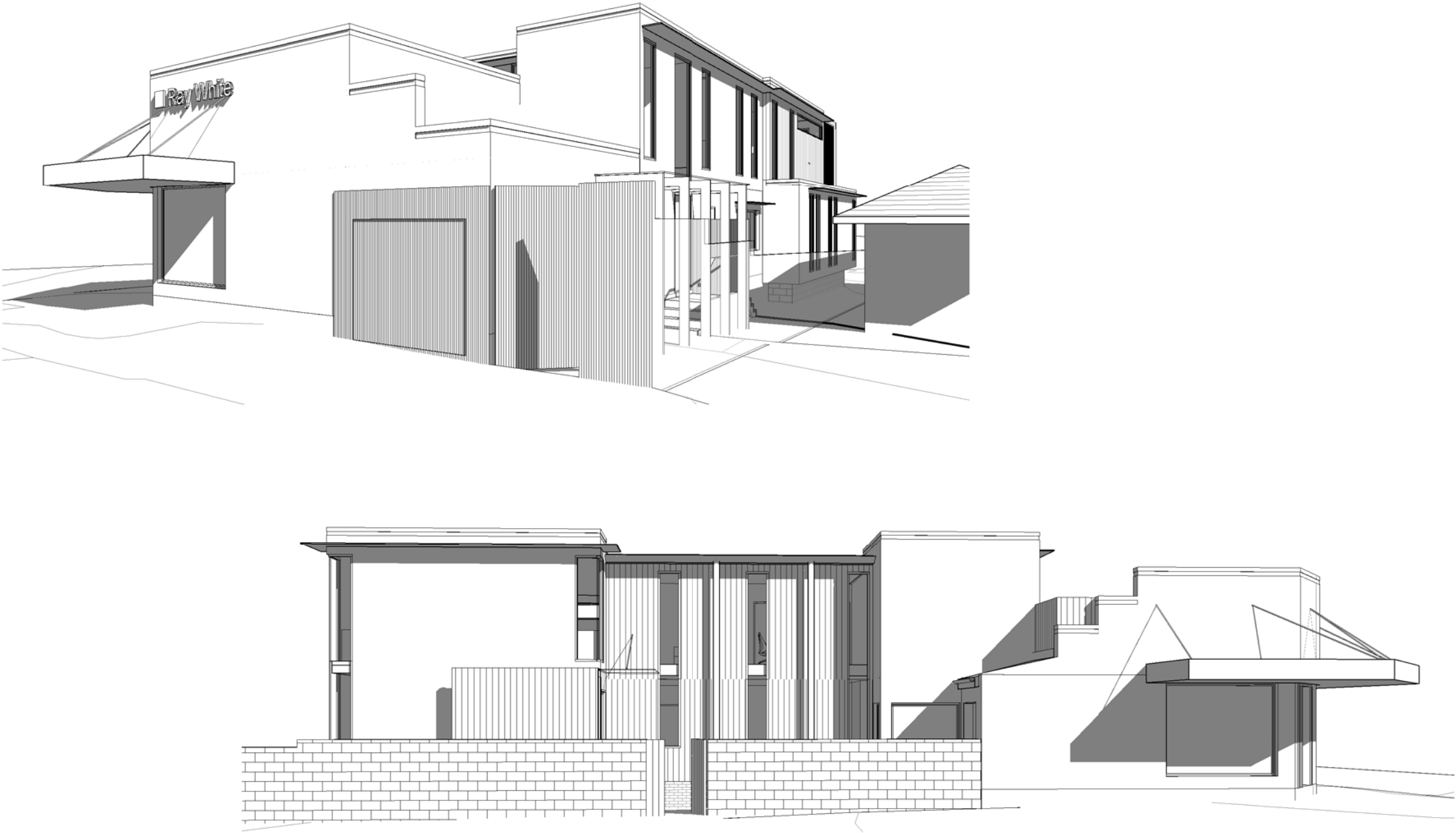
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|----|-------------------------|------------|
| 2  | BCA Compliance          | 07.09.2021 |
| No | Revision Description    | Date       |

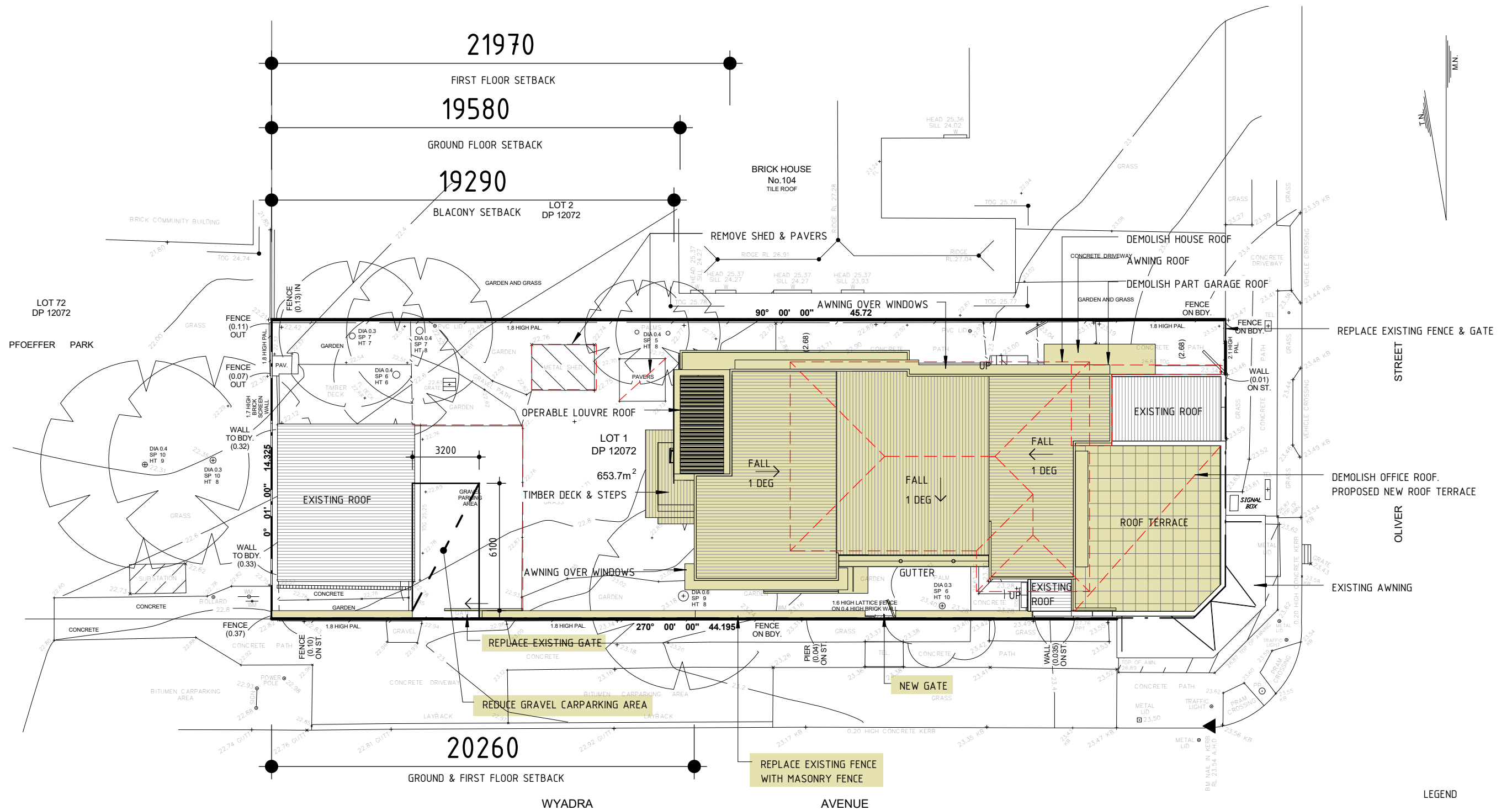


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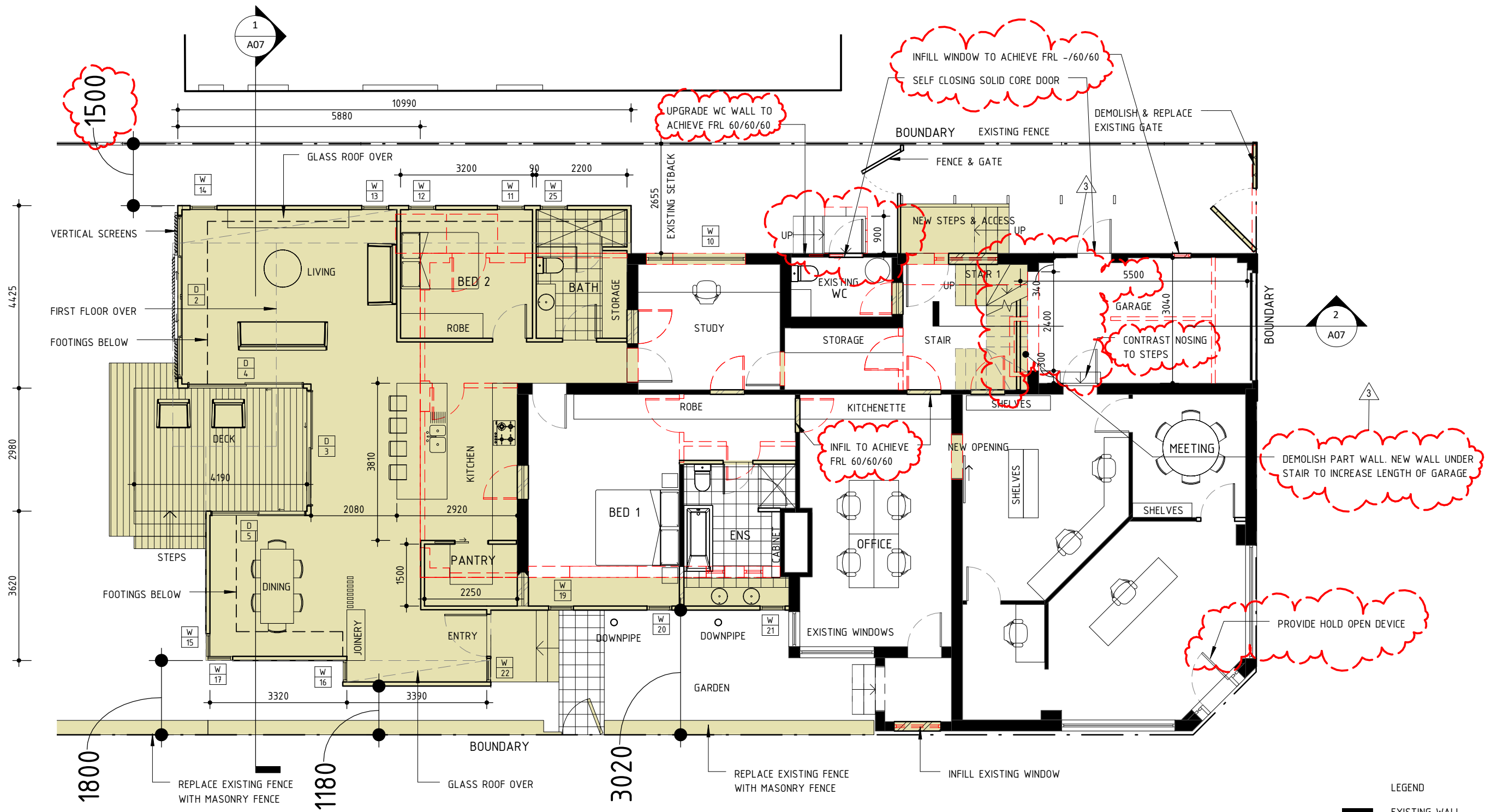




REFER TO FLOOR PLANS FOR SIDE SETBACKS

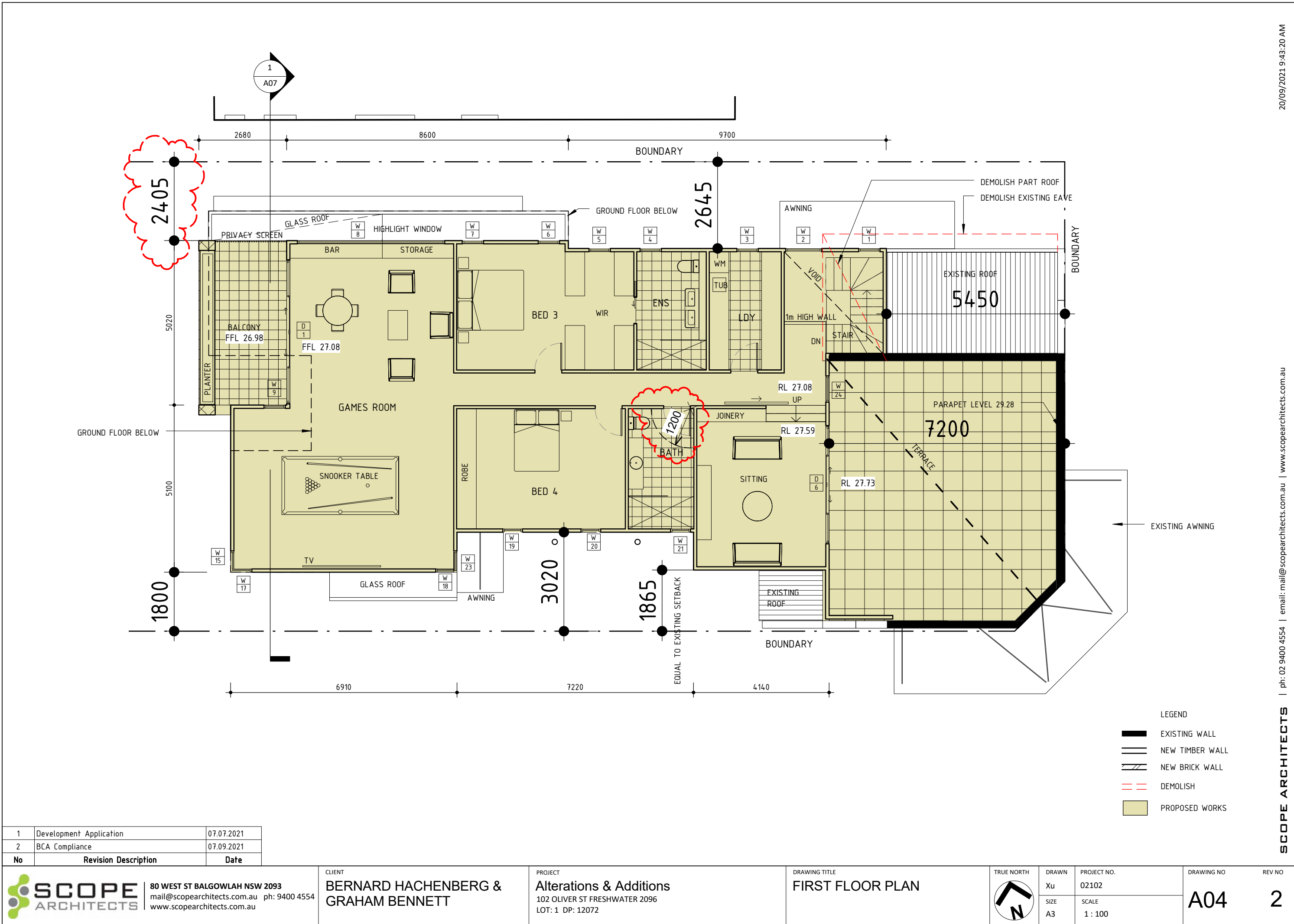
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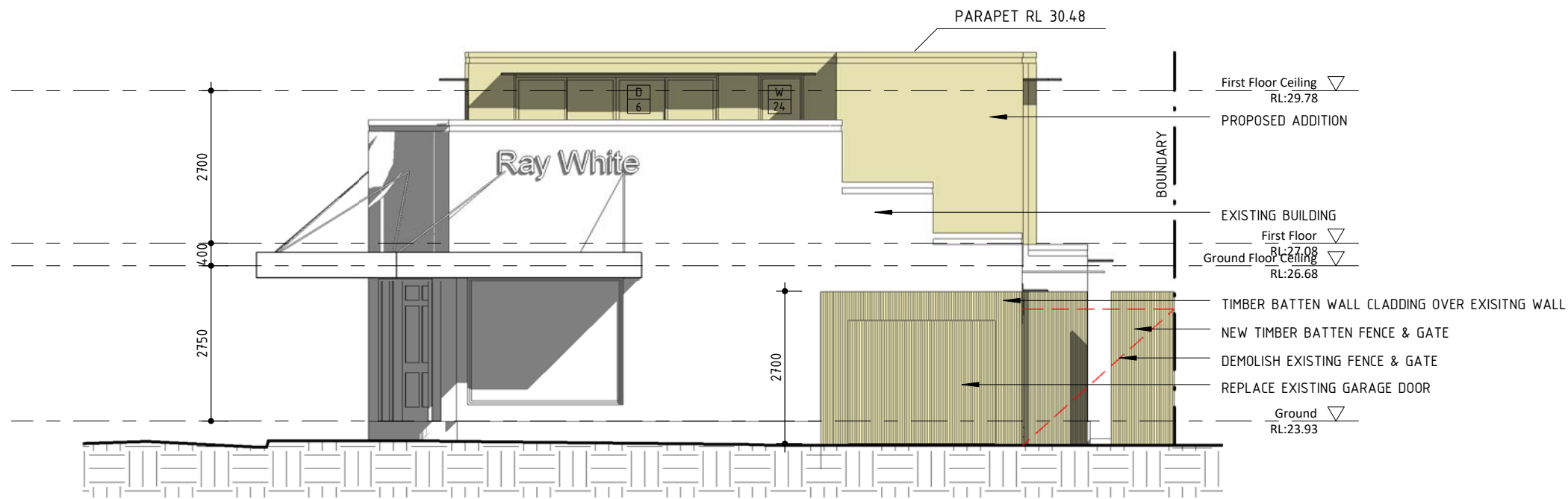
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| <div><div><div>SCOPE</div><div>ARCHITECTS</div></div></div> <div><div>80 WEST ST BALGOWLAH NSW 2093</div><div>mail@scopearchitects.com.au   ph: 9400 4554</div><div>www.scopearchitects.com.au</div></div> | CLIENT<br>BERNARD HACHENBERG &<br>GRAHAM BENNETT | PROJECT<br>Alterations & Additions<br>102 OLIVER ST FRESHWATER 2096<br>LOT: 1   DP: 12072 | DRAWING TITLE<br>SITE PLAN | TRUE NORTH<br> | DRAWN<br>Xu           | PROJECT NO.<br>02102 | DRAWING NO<br>A02 | REV NO<br>2 |
|                                                                                                                                                                                                                                                                                               |                                                  |                                                                                           |                            | SIZE<br>A3                                                                                          | SCALE<br>As indicated |                      |                   |             |



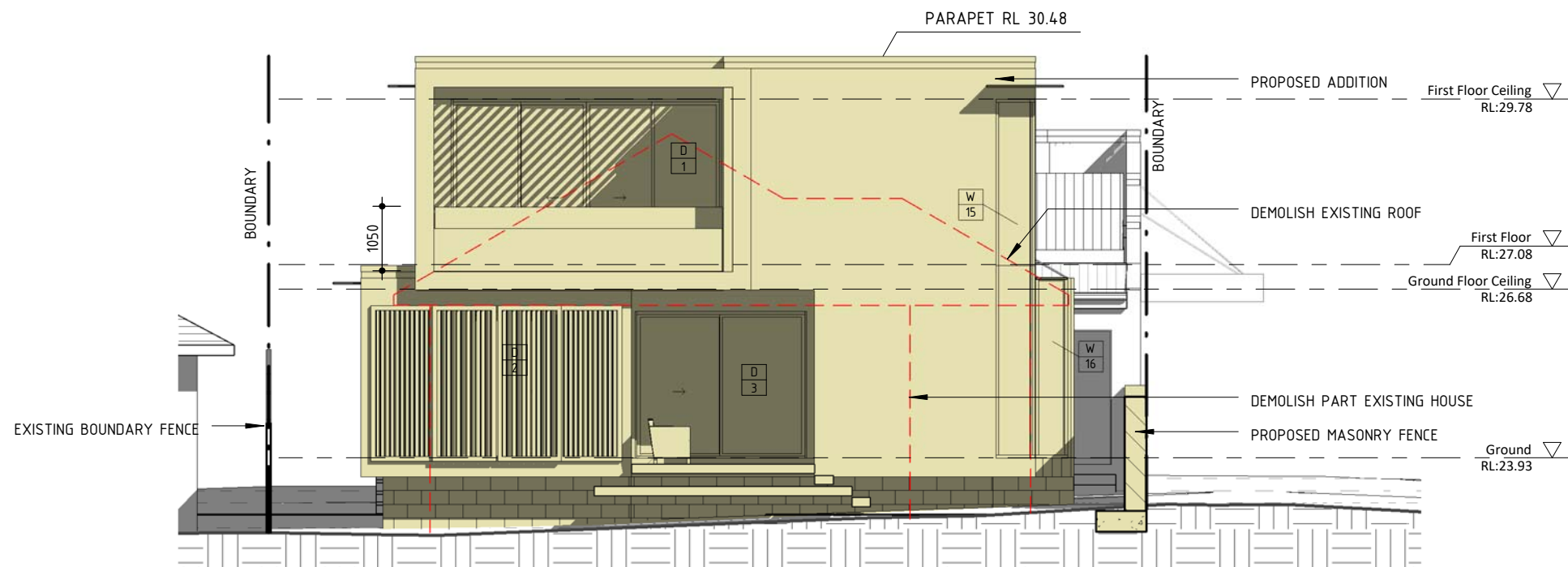
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| 1  | Development Application | 07.07.2021 |
| 2  | BCA Compliance          | 07.09.2021 |
| 3  | Garage Modifications    | 20.09.2021 |
| No | Revision Description    | Date       |

|                                                                                                                |                                                                                                          |                                                              |                                                                                                    |                                           |                                                                                                     |             |                      |                          |                    |
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|                                                                                                                |                                                                                                          |                                                              |                                                                                                    |                                           |                                                                                                     | SIZE<br>A3  | SCALE<br>1 : 100     |                          |                    |

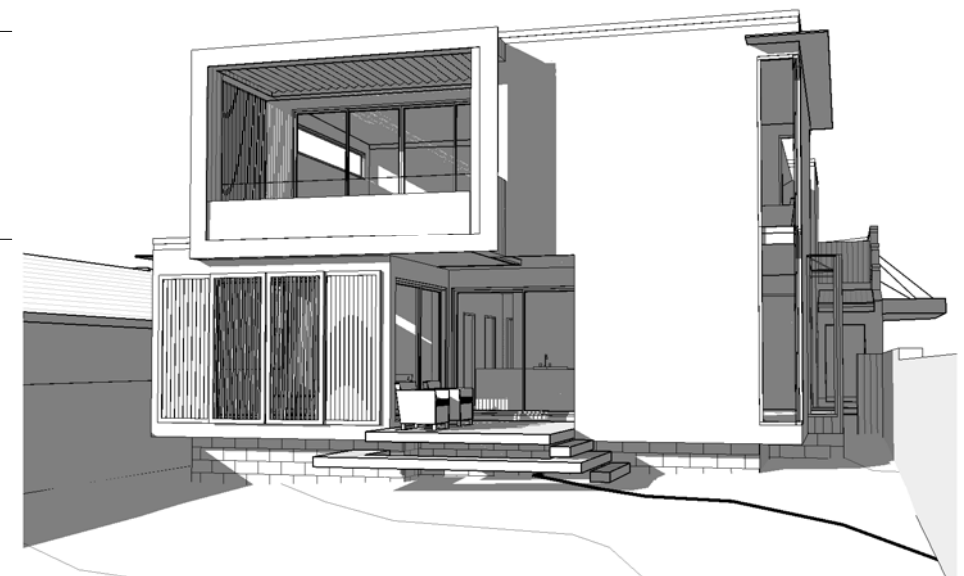




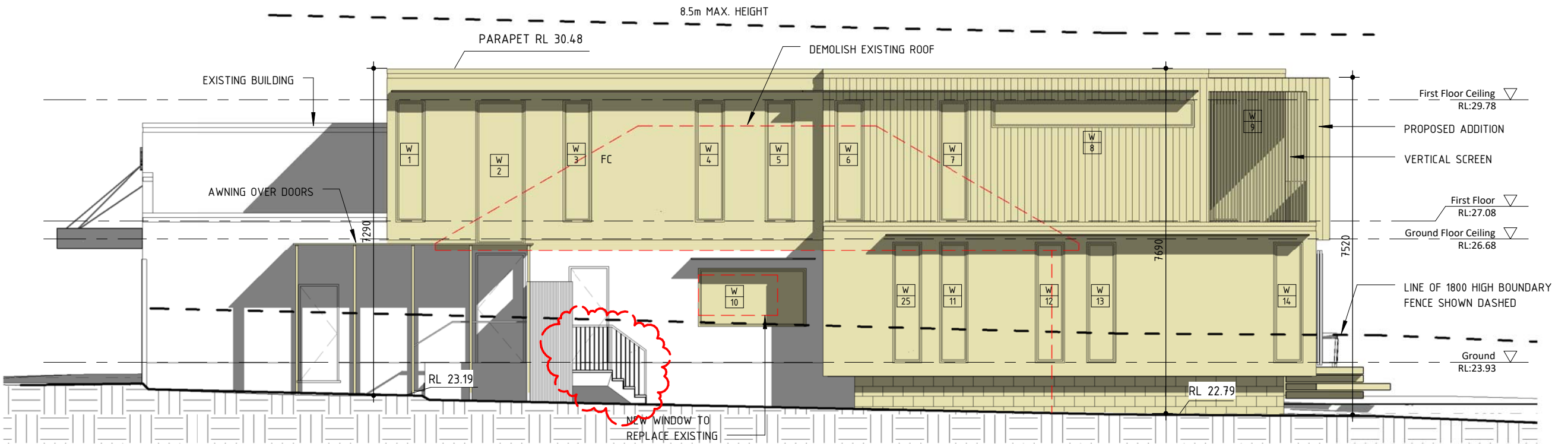
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1 : 100



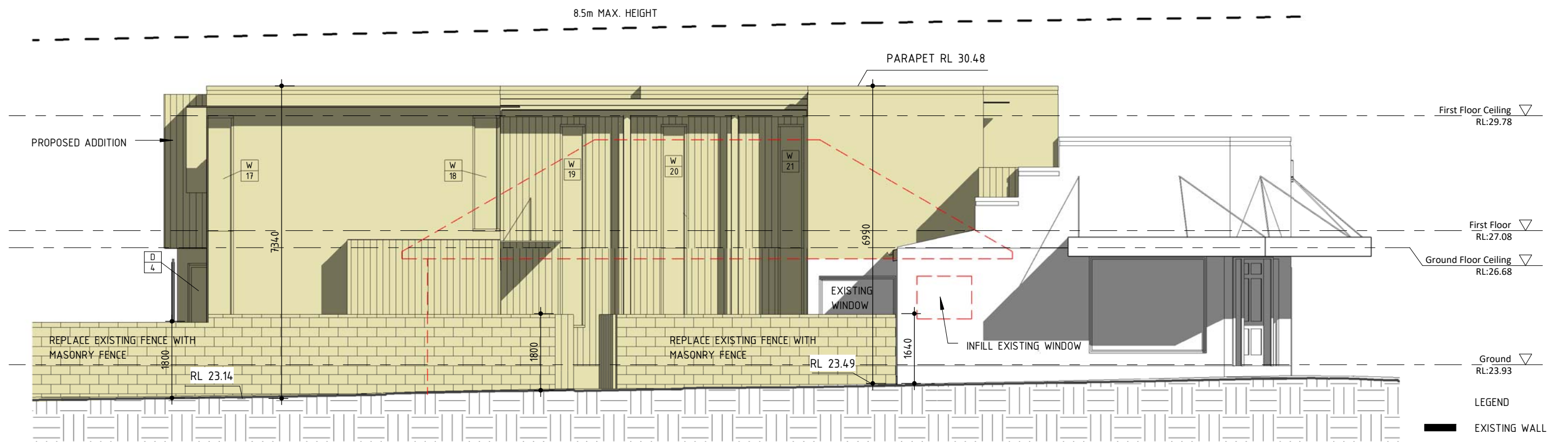
**2 West Elevation**  
1 : 100



| 1  | Development Application | 07.07.2021 |
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| 2  | BCA Compliance          | 07.09.2021 |
| No | Revision Description    | Date       |



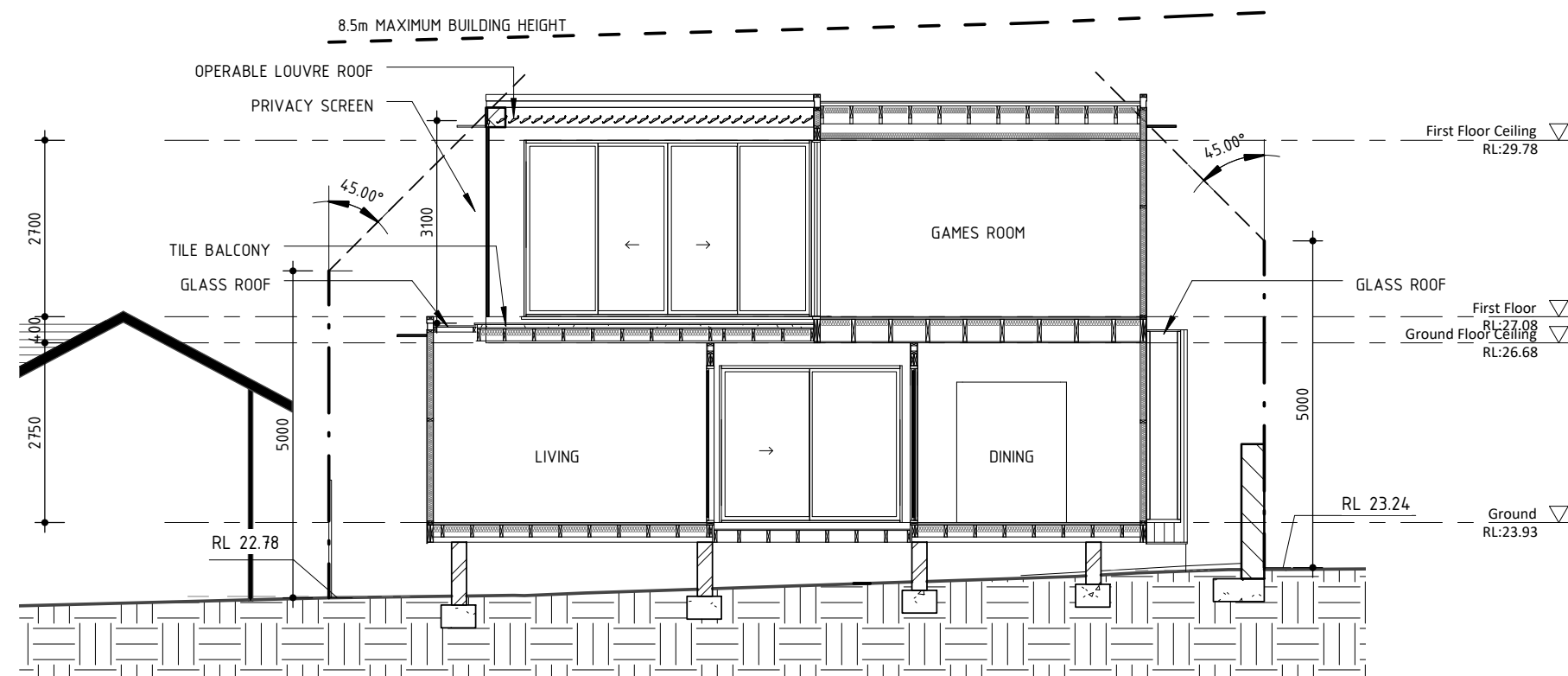
1 North Elevation  
1 : 100



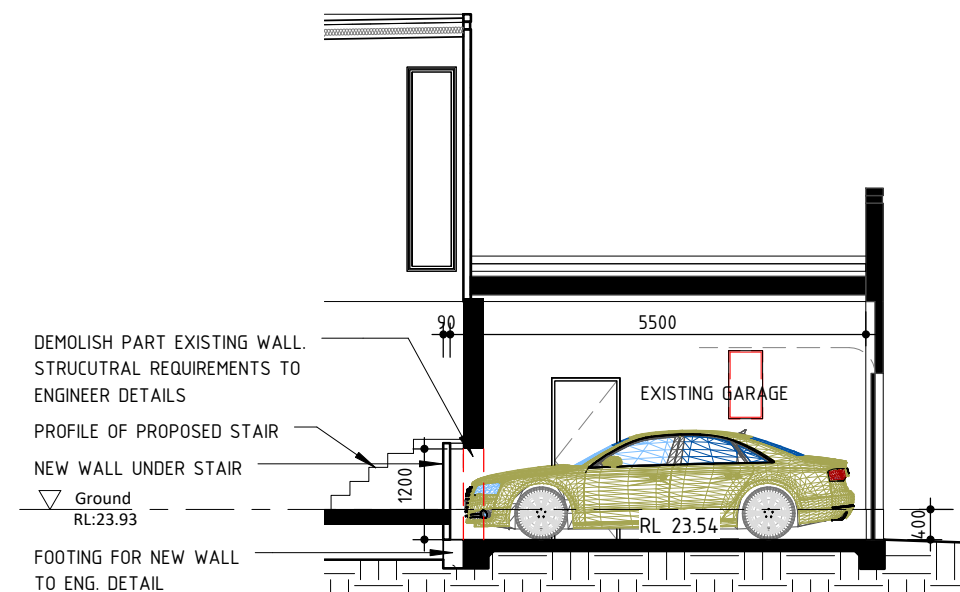
2 South Elevation  
1 : 100

| LEGEND |                 |
|--------|-----------------|
|        | EXISTING WALL   |
|        | NEW TIMBER WALL |
|        | NEW BRICK WALL  |
|        | DEMOLISH        |
|        | PROPOSED WORKS  |

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|----|-------------------------|------------|
| 2  | BCA Compliance          | 07.09.2021 |
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1 Cross Section  
1 : 100



2 Garage Section  
1 : 100

NOTE: PROVIDE INSULATION TO BASIX REQUIREMENTS

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PROJECT  
**Alterations & Additions**  
102 OLIVER ST FRESHWATER 2096  
LOT: 1 DP: 12072

DRAWING TITLE  
**SECTIONS**

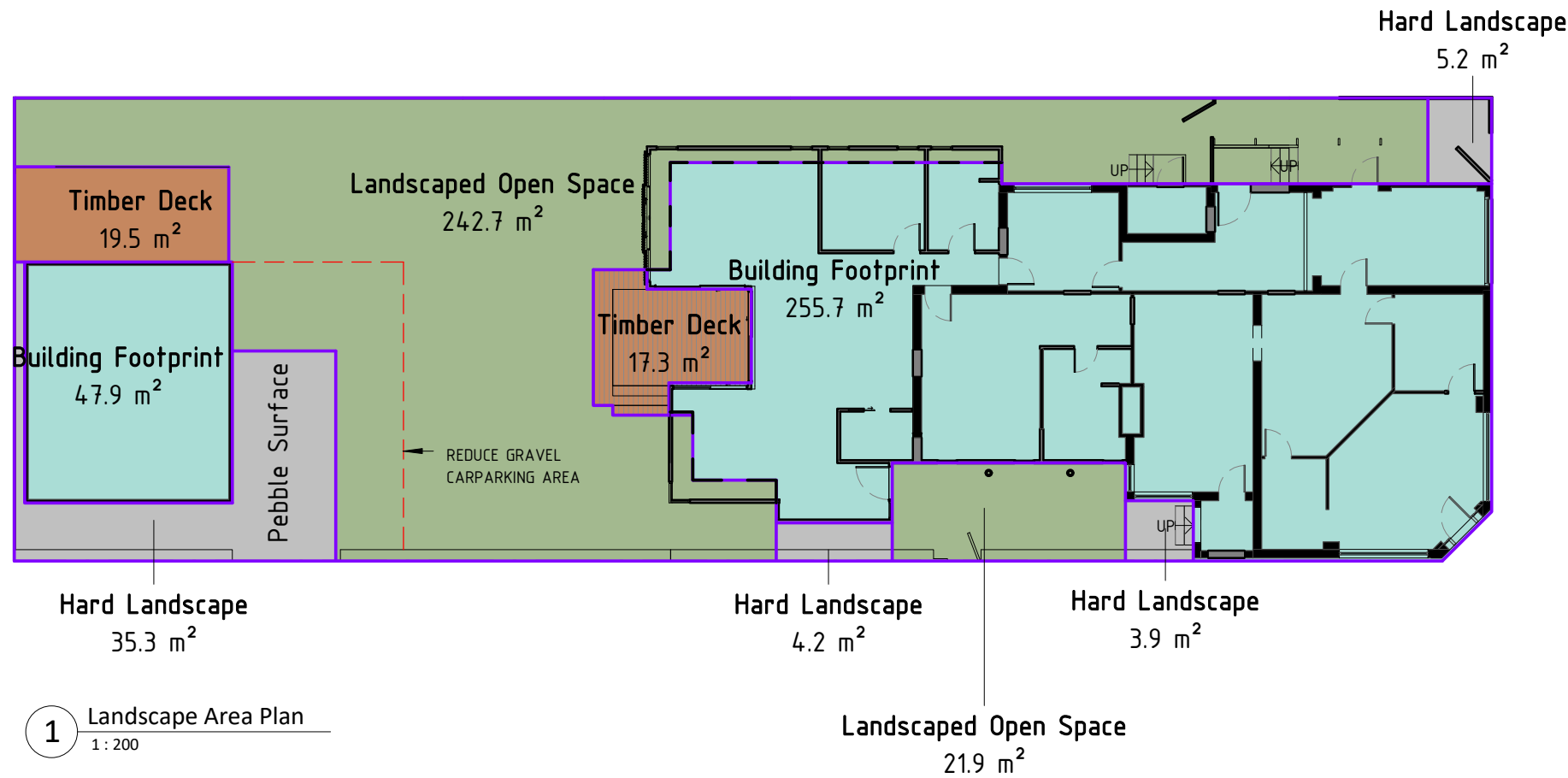
TRUE NORTH

DRAWN  
XK  
SIZE  
A3

PROJECT NO.  
02102  
SCALE  
1 : 100

DRAWING NO  
**A07**

REV NO  
**3**



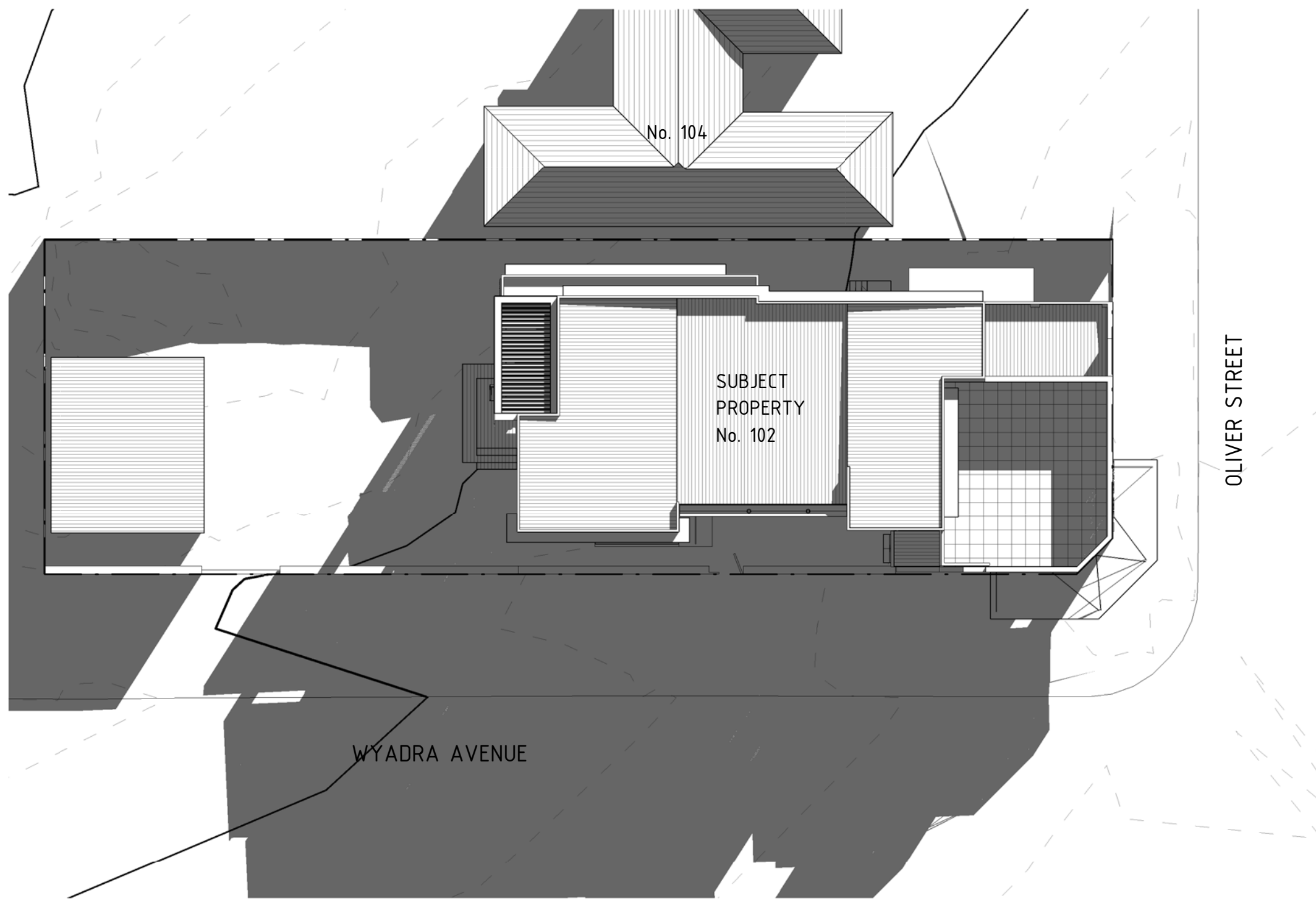
| Landscape Area Calculations |                    |           |
|-----------------------------|--------------------|-----------|
| Name                        | Area               | % of site |
| Building Footprint          | 304 m <sup>2</sup> | 46%       |
| Hard Landscape              | 49 m <sup>2</sup>  | 7%        |
| Landscaped Open Space       | 265 m <sup>2</sup> | 40%       |
| Timber Deck                 | 37 m <sup>2</sup>  | 6%        |
|                             | 654 m <sup>2</sup> | 100%      |

1 Landscape Area Plan  
1 : 200

| Window Schedule |             |       |        |       |
|-----------------|-------------|-------|--------|-------|
| Mark            | Level       | Type  | Height | Width |
| 1               | First Floor | F2707 | 2700   | 650   |
| 2               | First Floor | F3411 | 3200   | 1100  |
| 3               | First Floor | F2707 | 2700   | 650   |
| 4               | First Floor | F2707 | 2700   | 650   |
| 5               | First Floor | F2707 | 2700   | 650   |
| 6               | First Floor | F2707 | 2700   | 650   |
| 7               | First Floor | F2707 | 2700   | 650   |
| 8               | First Floor | F0645 | 600    | 4500  |
| 9               | First Floor | F2707 | 2700   | 650   |
| 10              | Ground      | F1324 | 1300   | 2400  |
| 11              | Ground      | F2707 | 2700   | 650   |
| 12              | Ground      | F2707 | 2700   | 650   |
| 13              | Ground      | F2707 | 2700   | 650   |
| 14              | Ground      | F2707 | 2700   | 650   |
| 24              | First Floor | F2408 | 2440   | 800   |
| 25              | Ground      | F2707 | 2700   | 650   |
| 15, 17          |             |       | 5850   | 600   |
| 16, 22          |             |       | 2900   | 500   |
| 18, 23          |             |       | 2700   | 600   |
| 19, 20, 21      |             |       | 4750   | 600   |

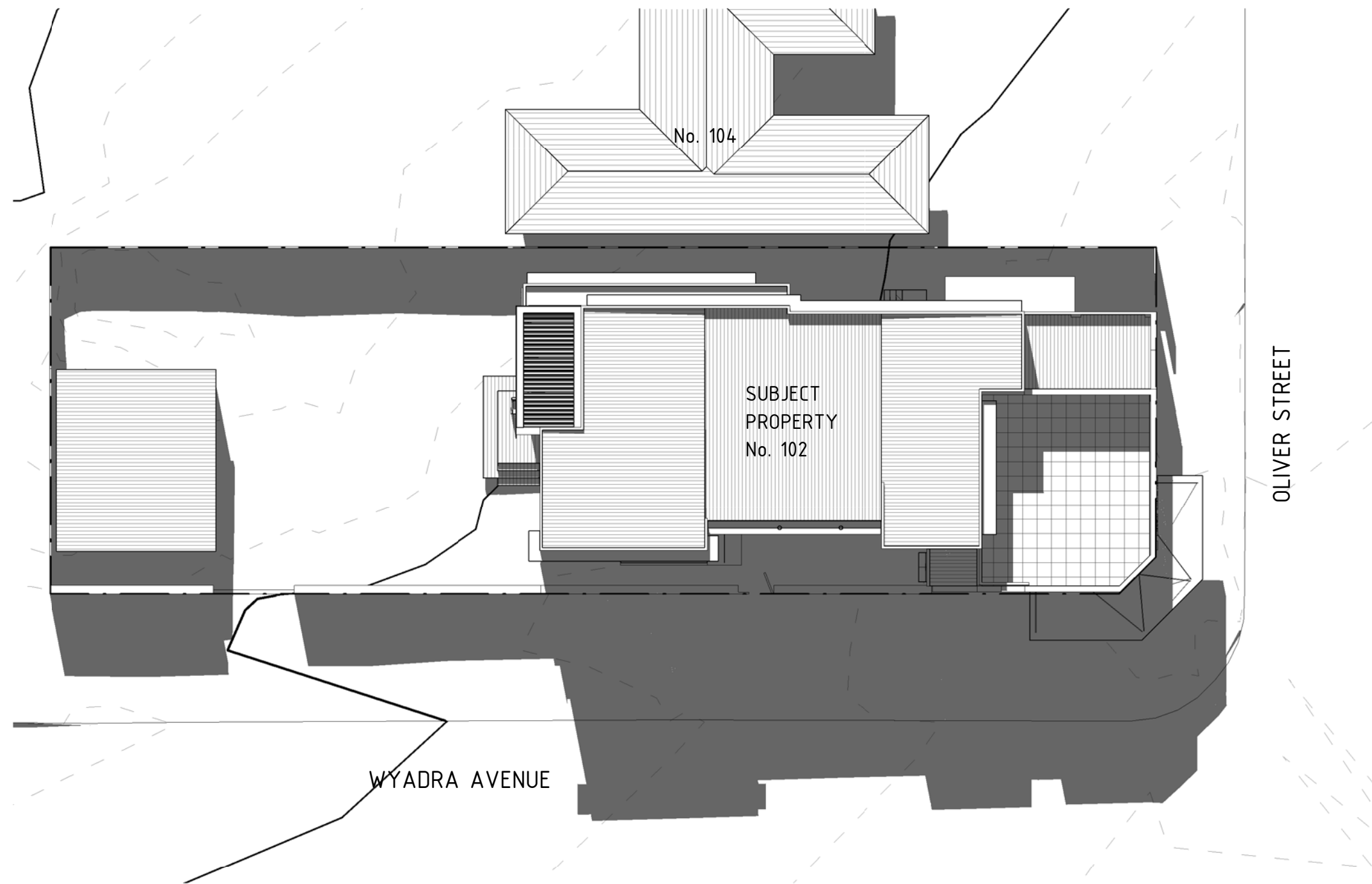
| External Door Schedule |             |        |       |          |
|------------------------|-------------|--------|-------|----------|
| Mark                   | Level       | Height | Width | Comments |
| 1                      | First Floor | 2700   | 4400  | External |
| 2                      | Ground      | 2440   | 3950  | External |
| 3                      | Ground      | 2400   | 2800  | External |
| 4                      | Ground      | 2400   | 2800  | External |
| 5                      | Ground      | 2400   | 2300  | External |
| 6                      | First Floor | 2400   | 3610  | External |

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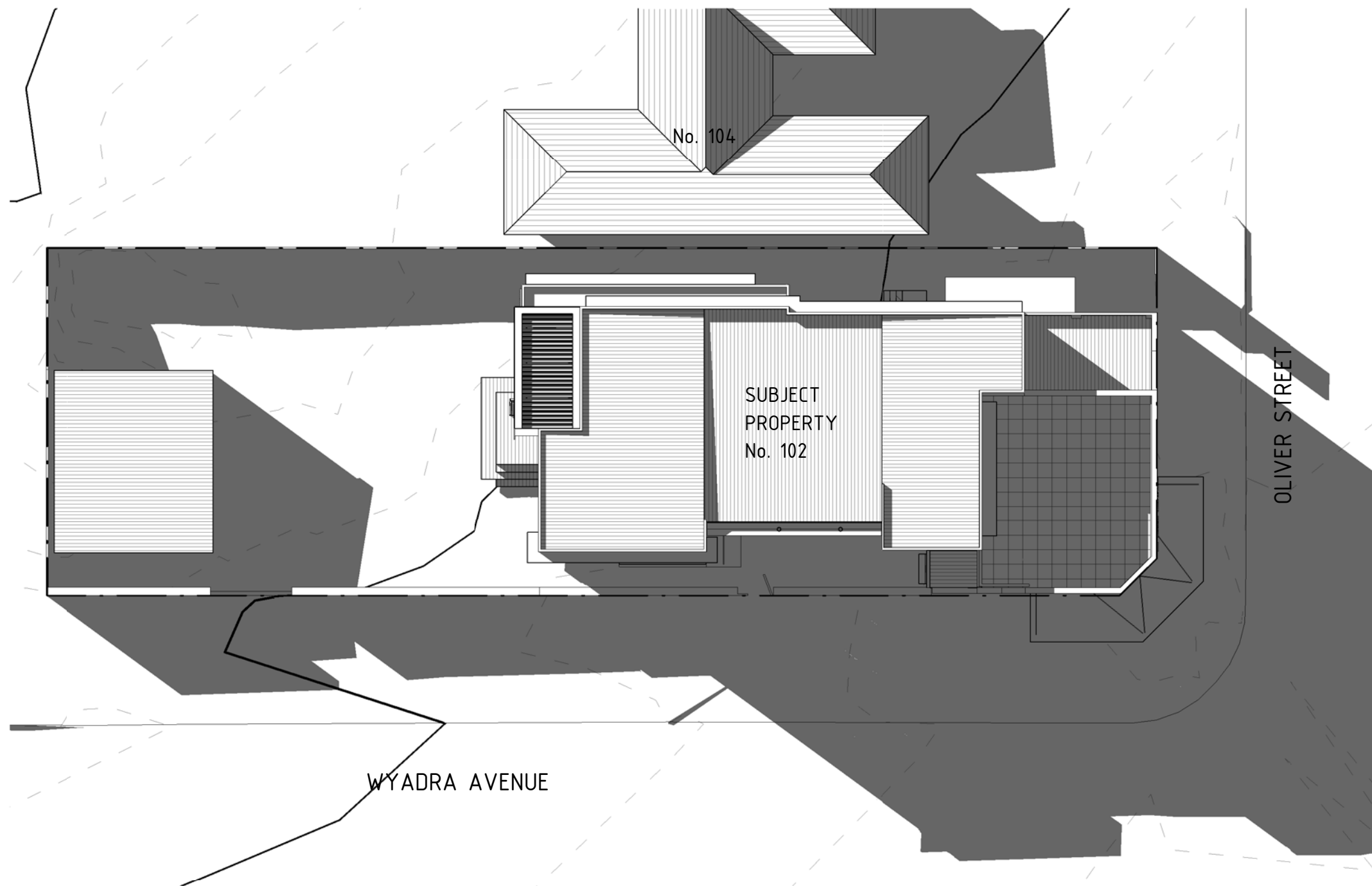
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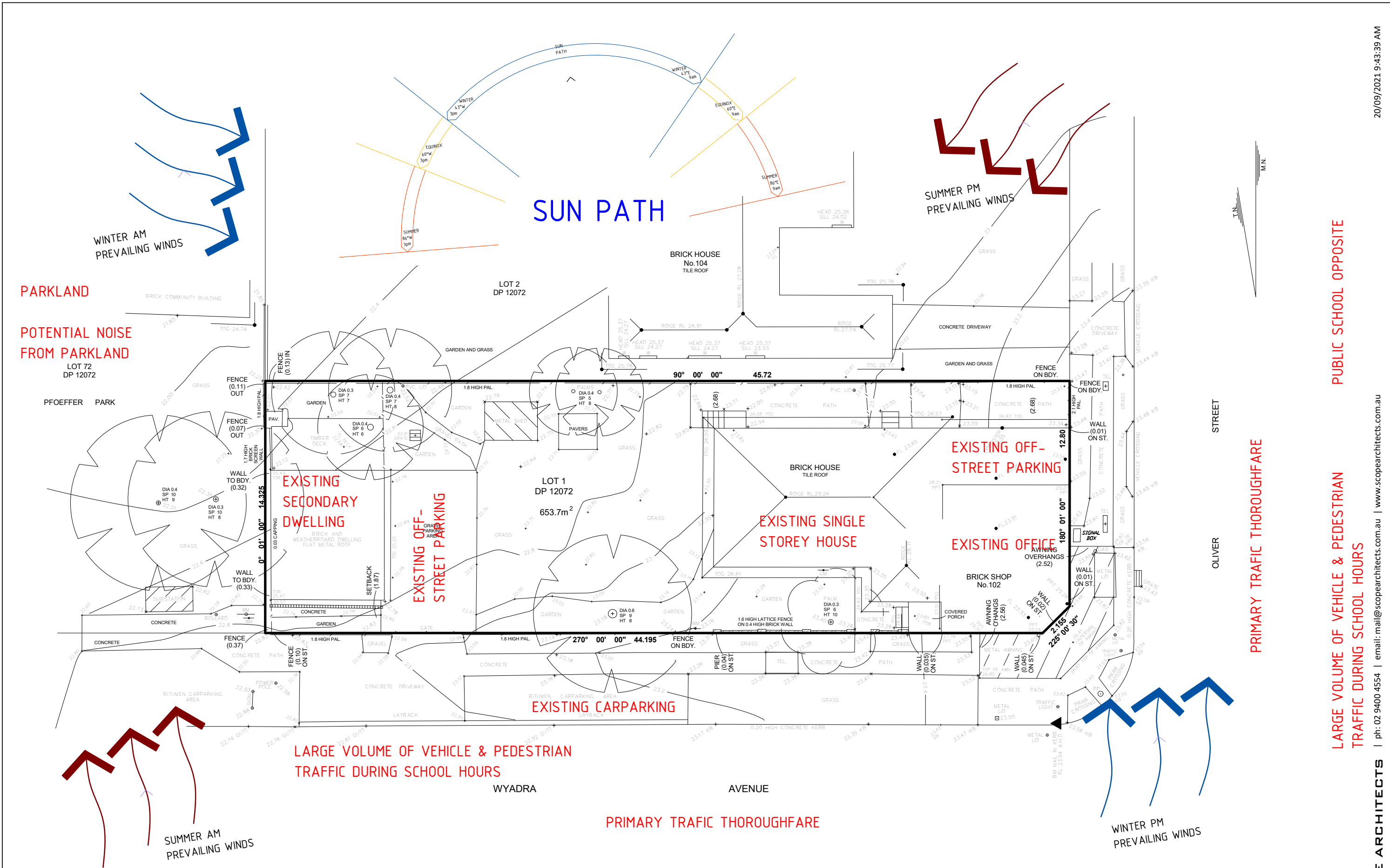
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|                                                                                                                                                                                                                         |                                                          |                                                                                                    |                                                        |                                                                                                     | SIZE<br>A3  | SCALE<br>1 : 200     |                          |                    |



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|                                                                                                                |                                                                                                          |                                                              |                                                                                                    |                                                           |                                                                                                     | SIZE<br>A3  | SCALE<br>1 : 200     |                          |                    |



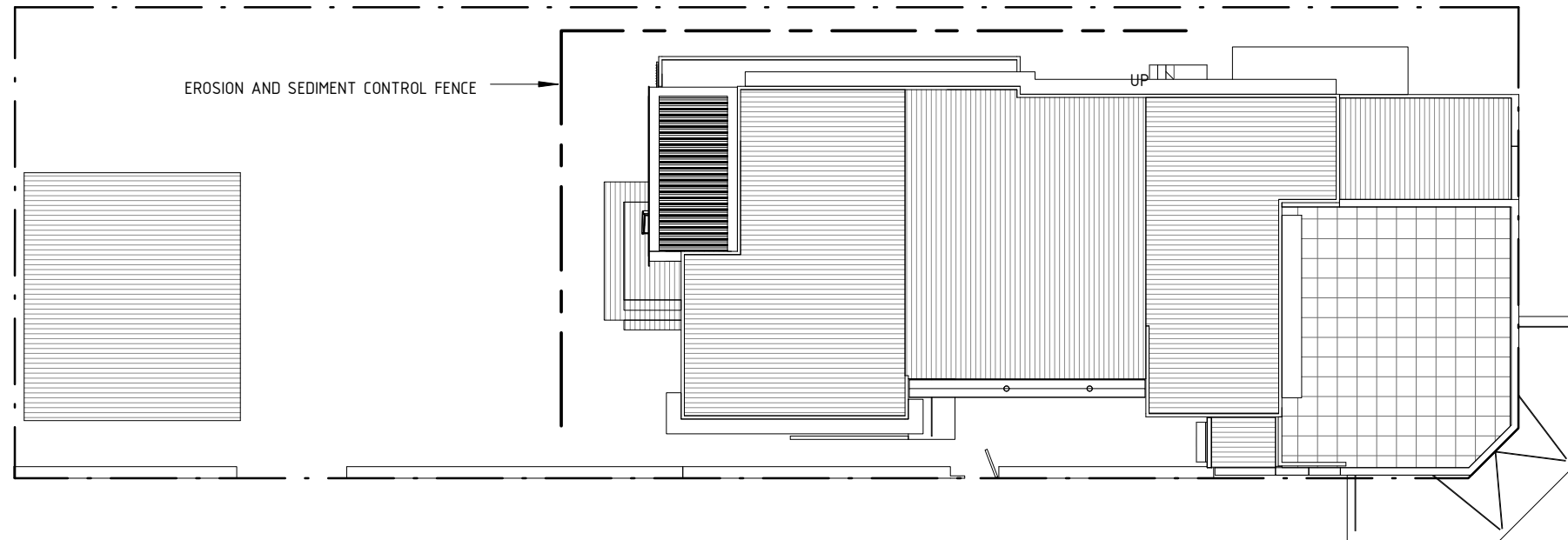
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|                                                                                                                                                                                                           |                                                  |                                                                                         |                                |                                                                                                             | SIZE<br>A3  | SCALE<br>1 : 200     |                   |             |

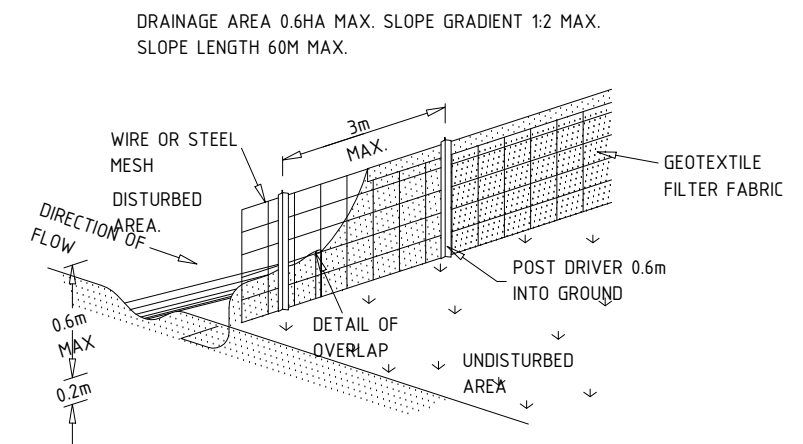
PUBLIC SCHOOL OPPOSITE  
LARGE VOLUME OF VEHICLE & PEDESTRIAN  
TRAFFIC DURING SCHOOL HOURS

20/09/2021 9:43:39 AM

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**1** Erosion Control Plan  
1 : 200



**2** Erosion Control Fence Detail  
1 : 100

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LOT: 1 DP: 12072

DRAWING TITLE  
**EROSION AND SEDIMENT  
CONTROL PLAN**



DRAWN  
XK  
SIZE  
A3  
PROJECT NO.  
02102  
SCALE  
As indicated

DRAWING NO  
**A13**  
REV NO  
**1**