

BASIX COMMITMENTS	REQUIREMENTS
HOT WATER FIXTURES SHOWERHEADS TOILETS TAPS	GAS INSTANTANEOUS 3 STAR (NO GREATER THAN 9L/MIN) 3 STAR (AVERAGE 4L/FLUSH) 3 STAR (NO GREATER THAN 9L/MIN)
THERMAL COMFORT CAVITY BRICK CONCRETE SLAB SUSPENDED FLOOR OPEN SUSPENDED FLOOR CLOSED EXTERNAL WEATHERBOARD CEILING ROOF ROOF COLOUR	INSULATION N/A N/A R0.7 (DOWN) OR (R1.5 INC CONSTRUCTION) R0.6 (DOWN) OR (R1.3 INC CONSTRUCTION) R1.3 OR R1.7 INC. CONSTRUCTION R3.0 (UP) FOIL BACKED SARKING MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70)
WINDOWS	REFER TO BASIX SCHEDULE
ARTIFICIAL LIGHTING	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	SECTION
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

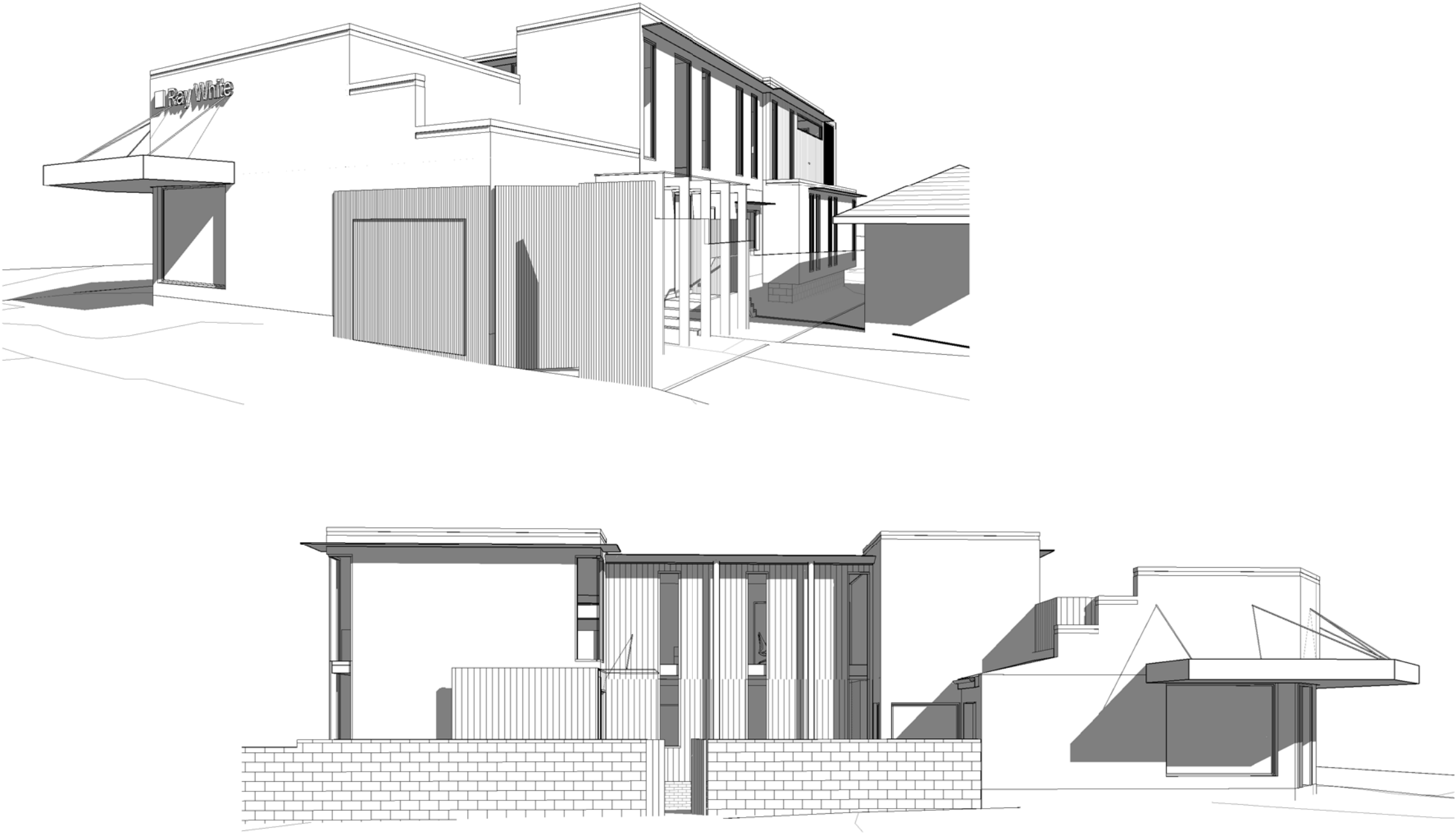
AC	AIR CONDITIONING UNIT
CH	CEILING HEIGHT
CR	CEMENT RENDER
HC	HOSECOCK
HWU	HOT WATER UNIT
MR	METAL ROOF
PB	PLASTERBOARD
RWT	RAINWATER TANK
SHWR	SHOWER
WB	WEATHERBOARD
WC	WATER CLOSET
WIR	WALK-IN-ROBE

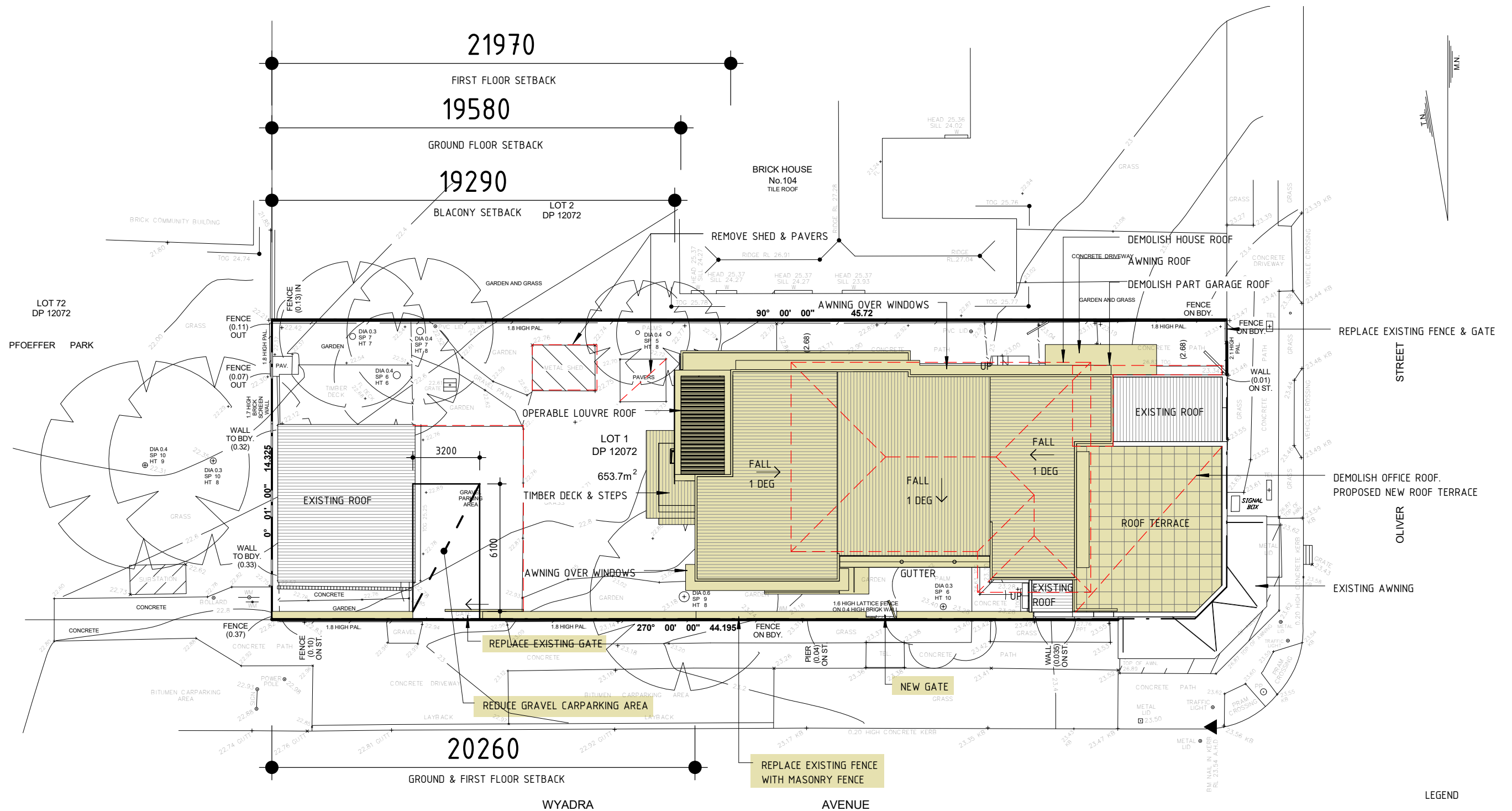
1	Development Application	07.07.2021
2	BCA Compliance	07.09.2021
No	Revision Description	Date



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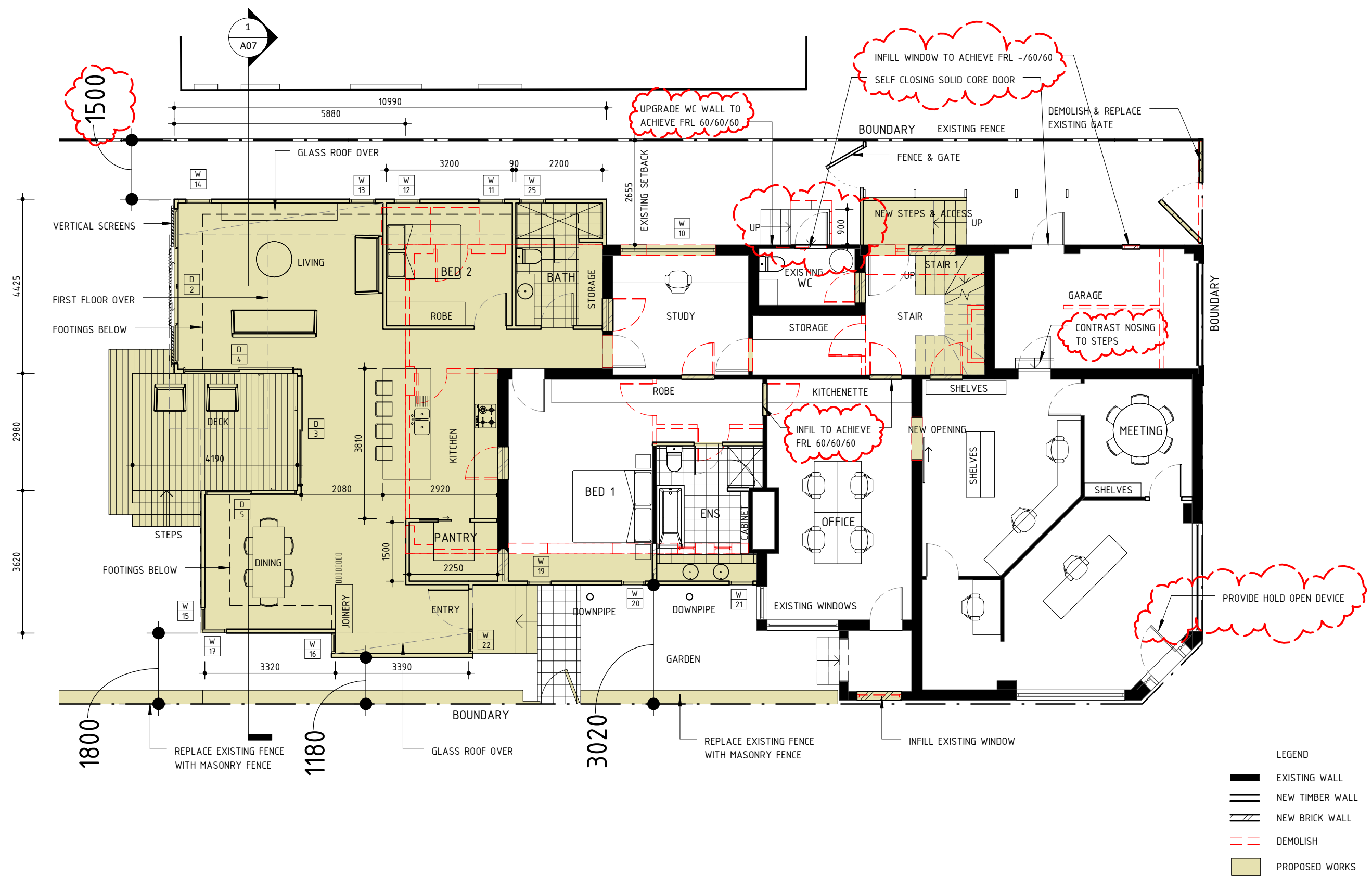




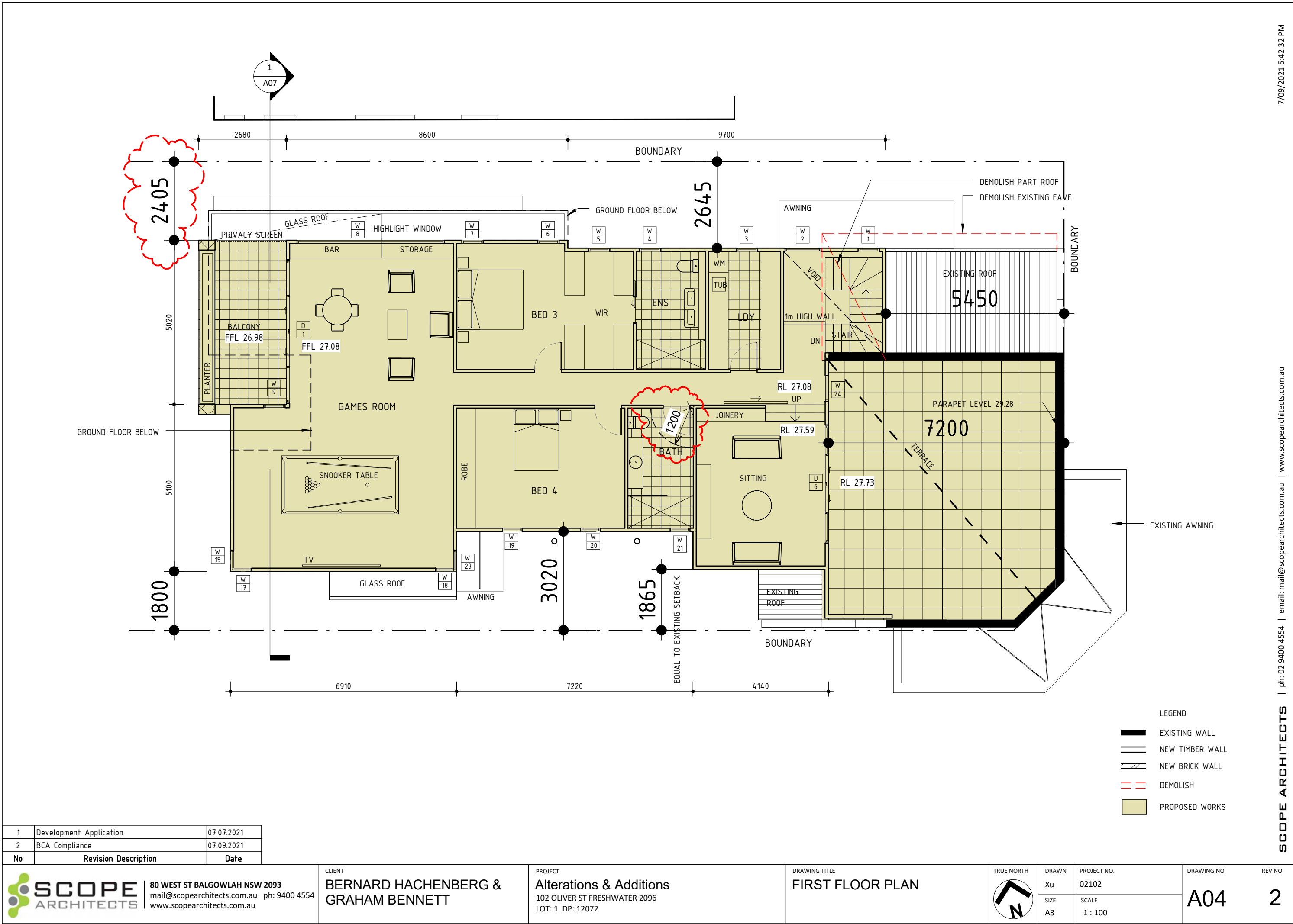
REFER TO FLOOR PLANS FOR SIDE SETBACKS

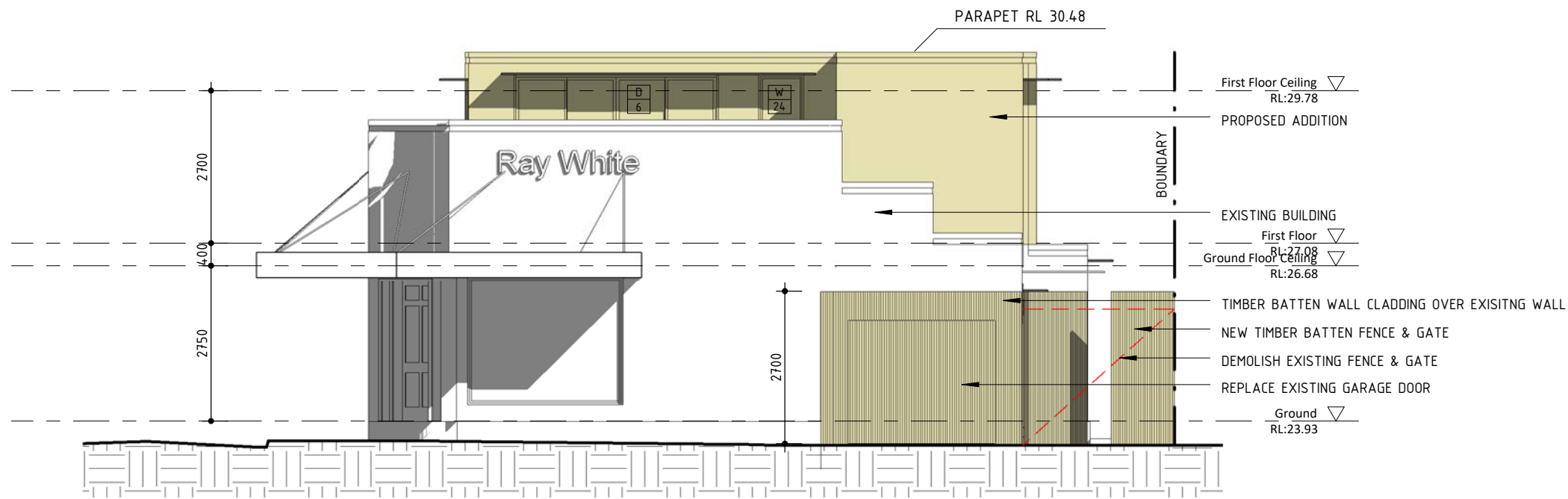
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						SIZE A3	SCALE As indicated		

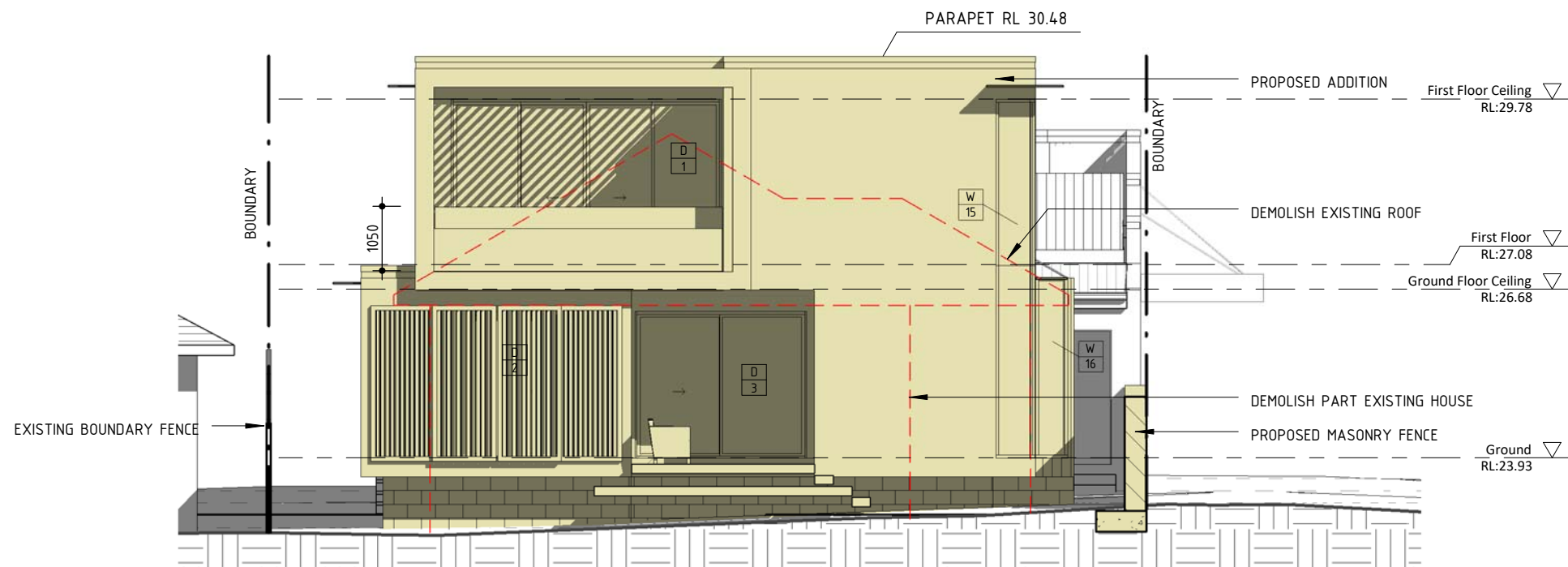


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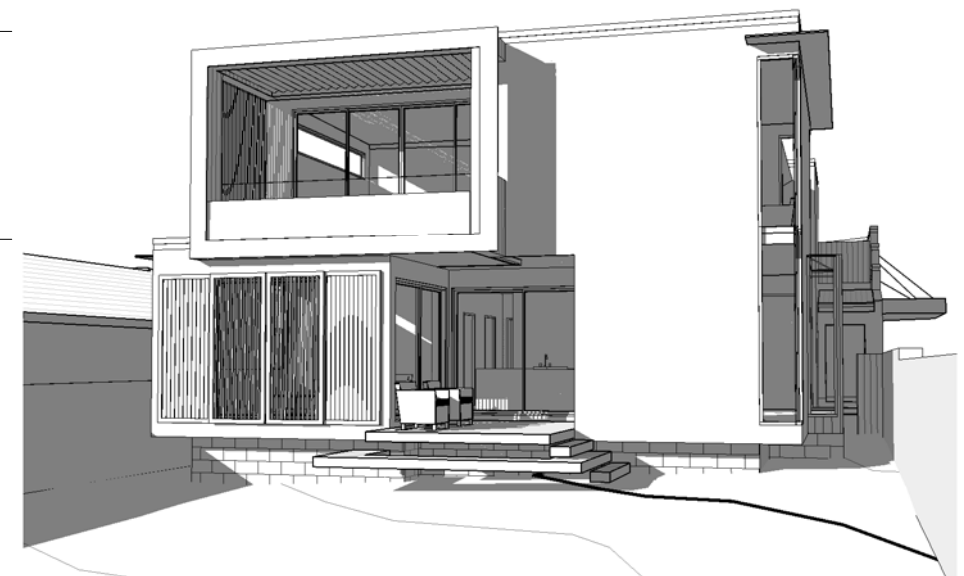




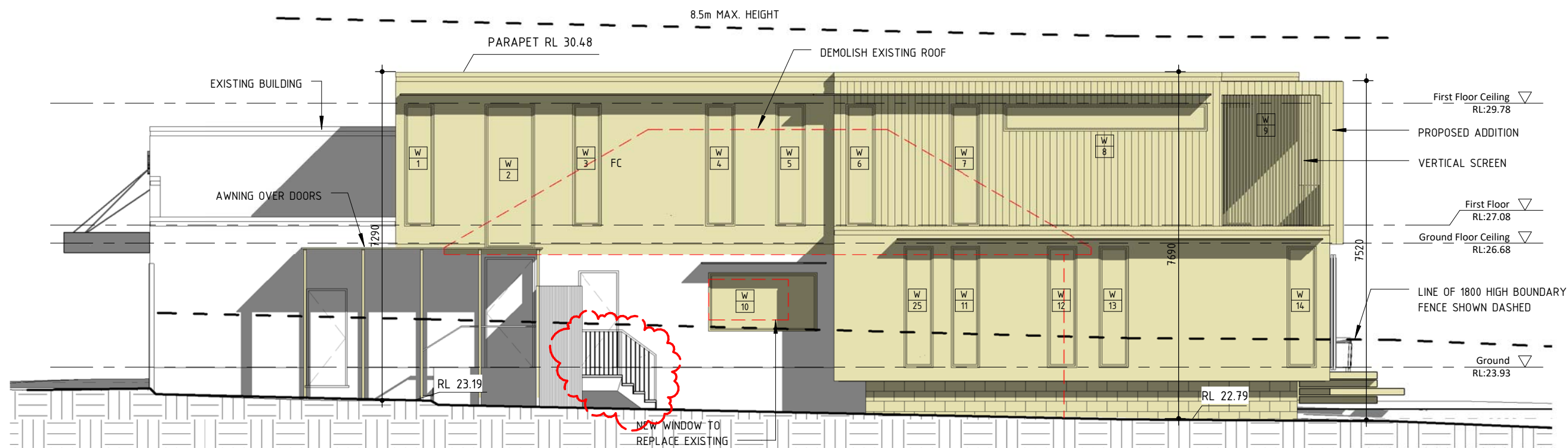
1 East Elevation
1 : 100



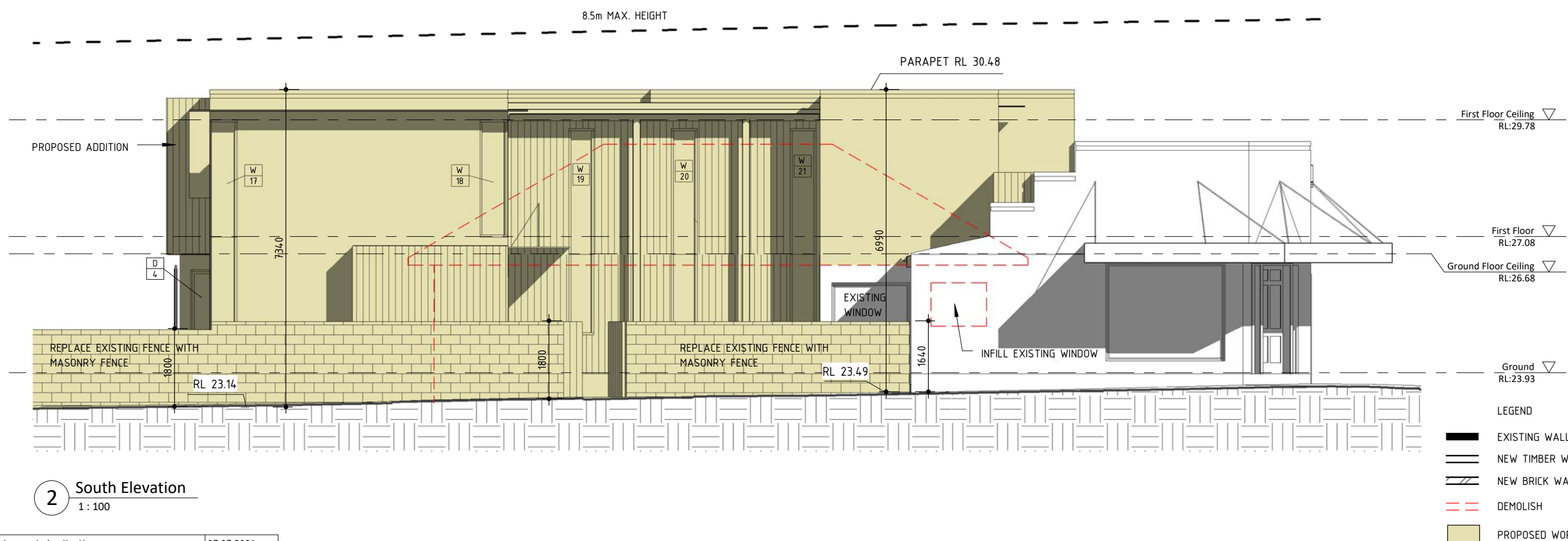
2 West Elevation
1 : 100



1	Development Application	07.07.2021
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1 North Elevation
1 : 100



2 South Elevation
1 : 100

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CLIENT
**BERNARD HACHENBERG &
GRAHAM BENNETT**

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

DRAWING TITLE
ELEVATIONS

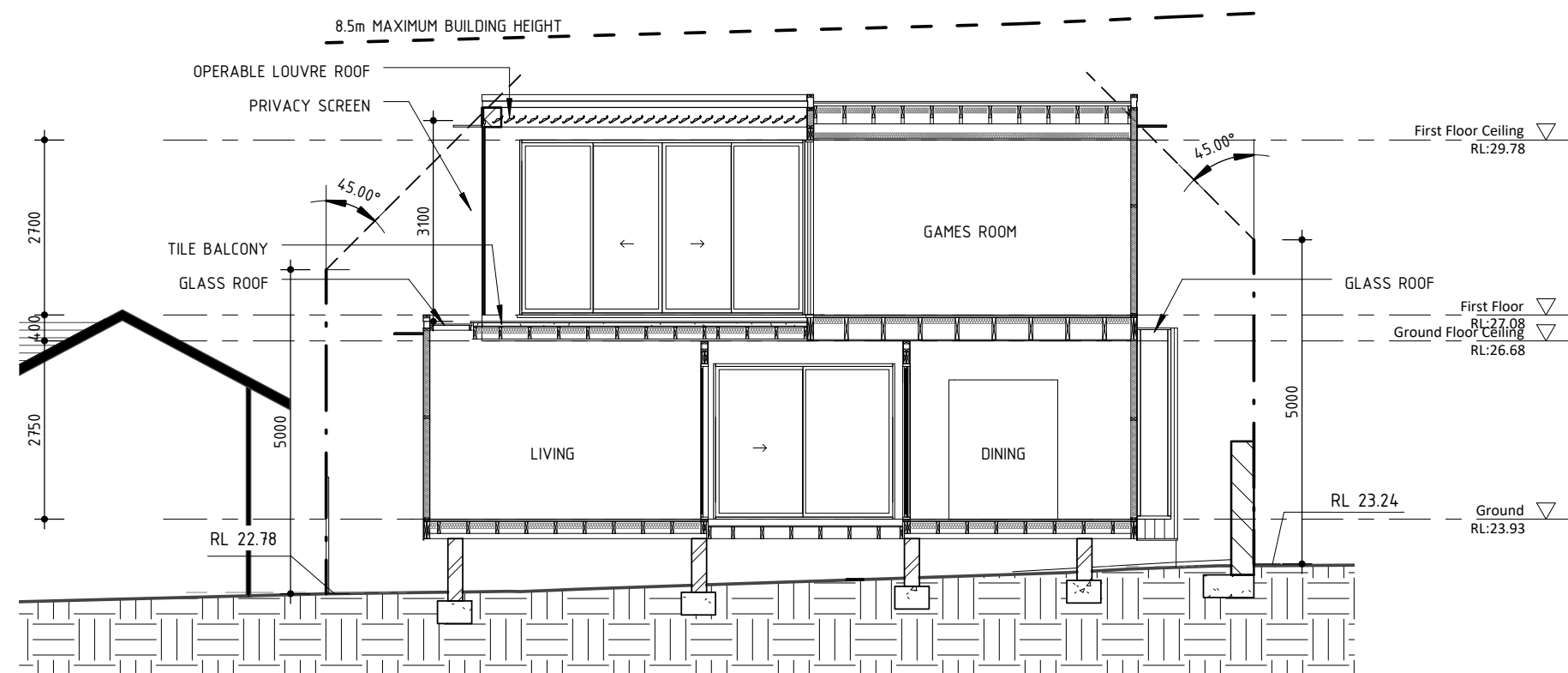
TRUE NORTH

DRAWN
XK
SIZE
A3

PROJECT NO.
02102
SCALE
1 : 100

DRAWING NO
A06

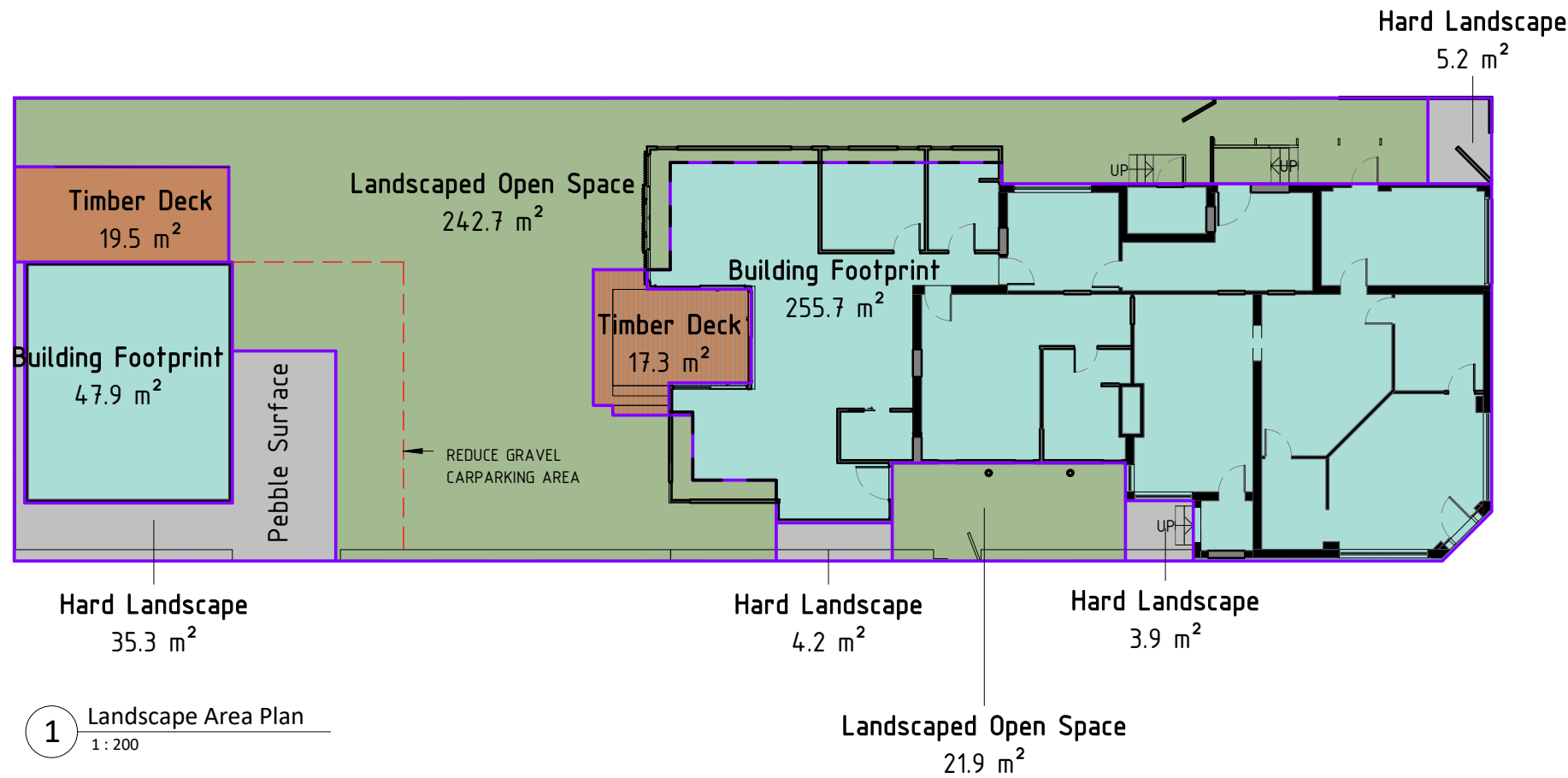
REV NO
2



NOTE: PROVIDE INSULATION TO BASIX REQUIREMENTS

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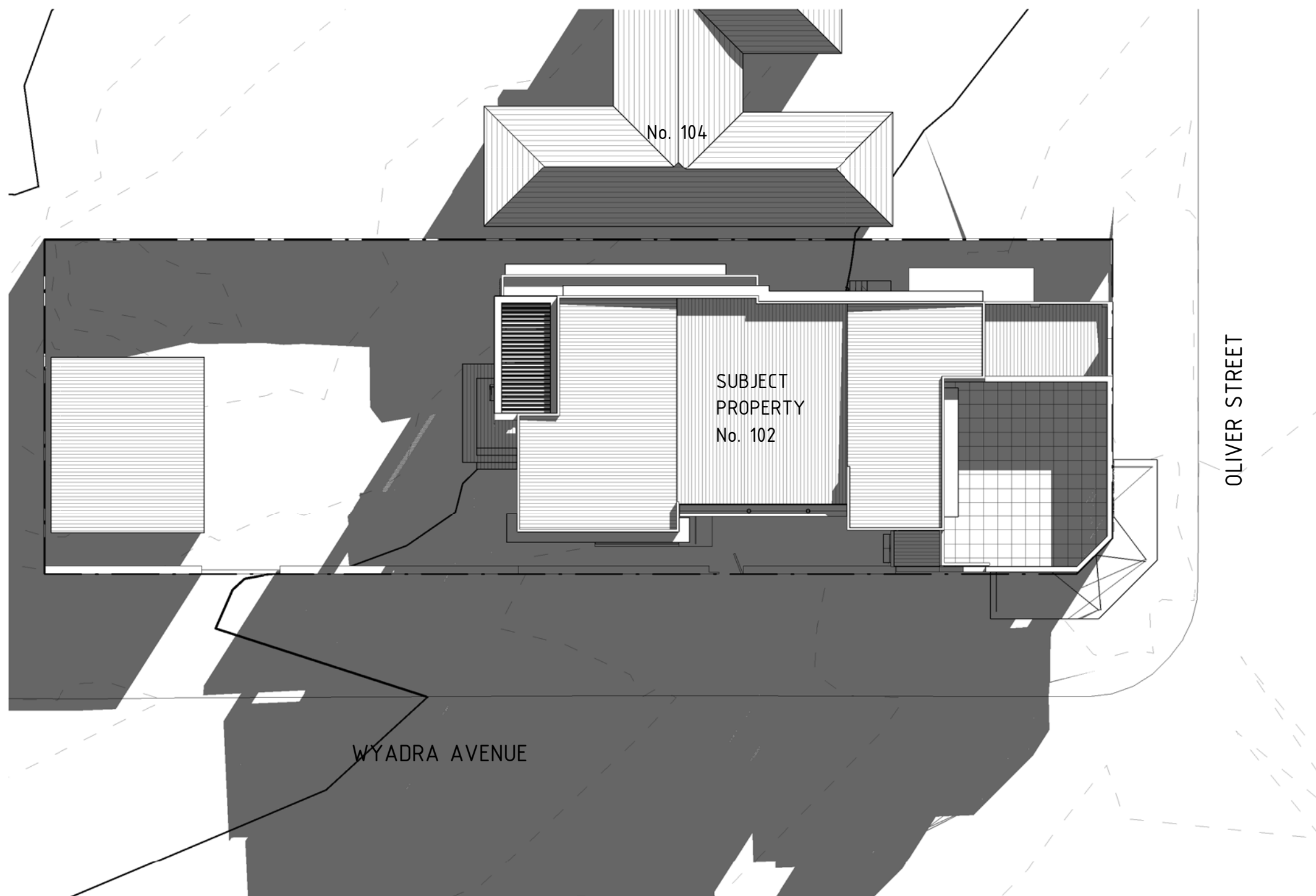
Landscape Area Calculations		
Name	Area	% of site
Building Footprint	304 m ²	46%
Hard Landscape	49 m ²	7%
Landscaped Open Space	265 m ²	40%
Timber Deck	37 m ²	6%
	654 m ²	100%

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

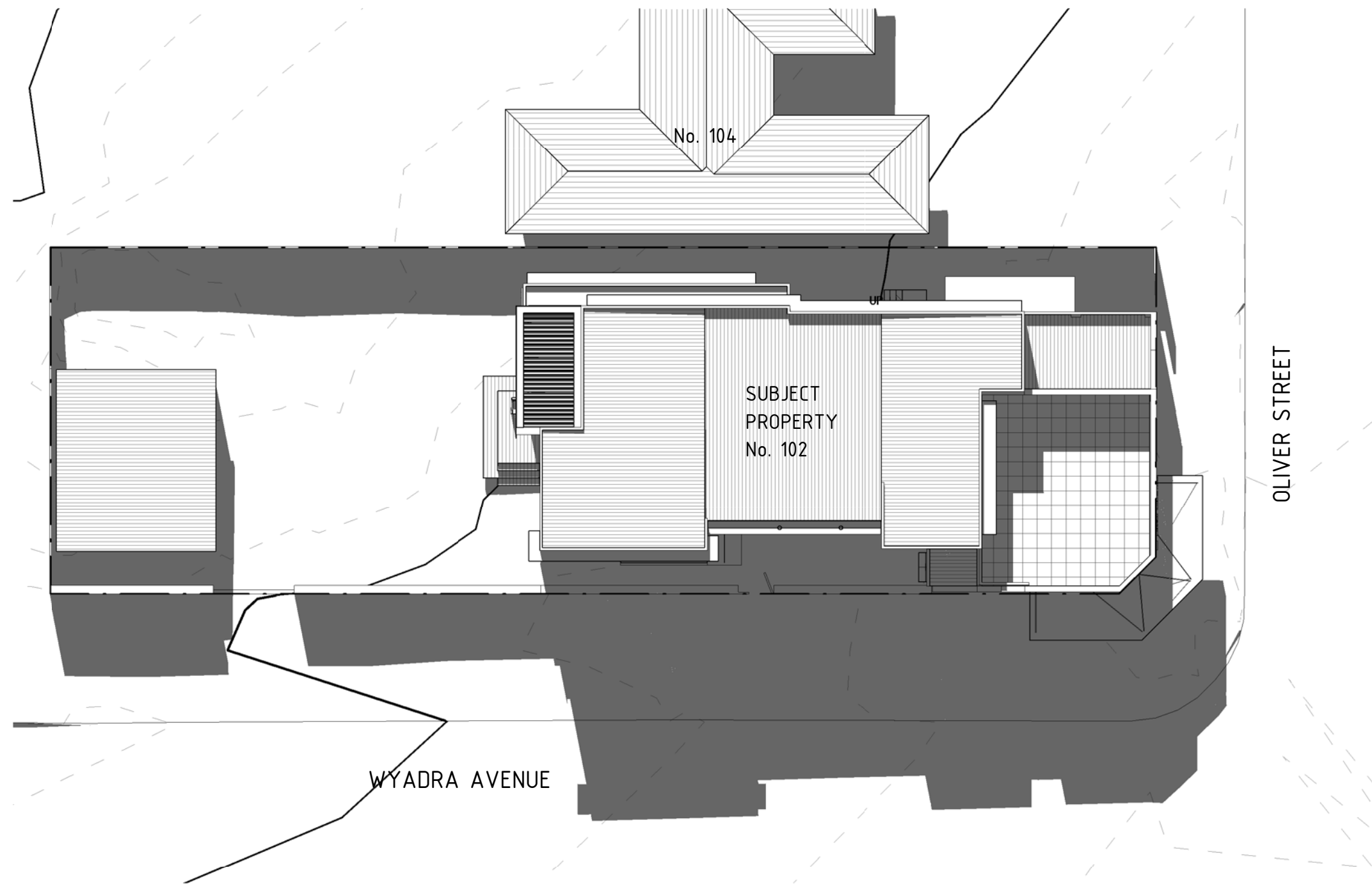
External Door Schedule				
Mark	Level	Height	Width	Comments
1	First Floor	2700	4400	External
2	Ground	2440	3950	External
3	Ground	2400	2800	External
4	Ground	2400	2800	External
5	Ground	2400	2300	External
6	First Floor	2400	3610	External

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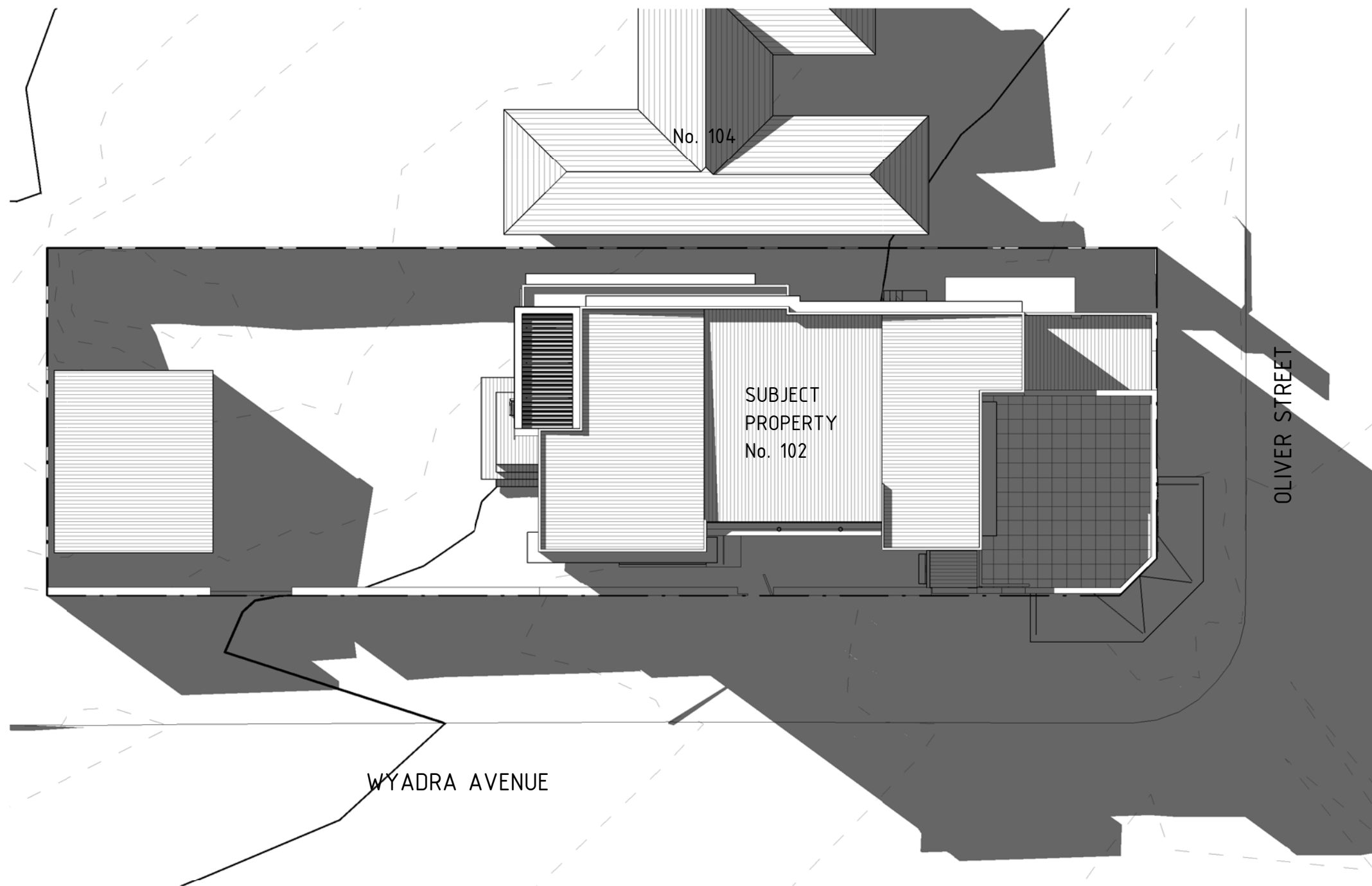
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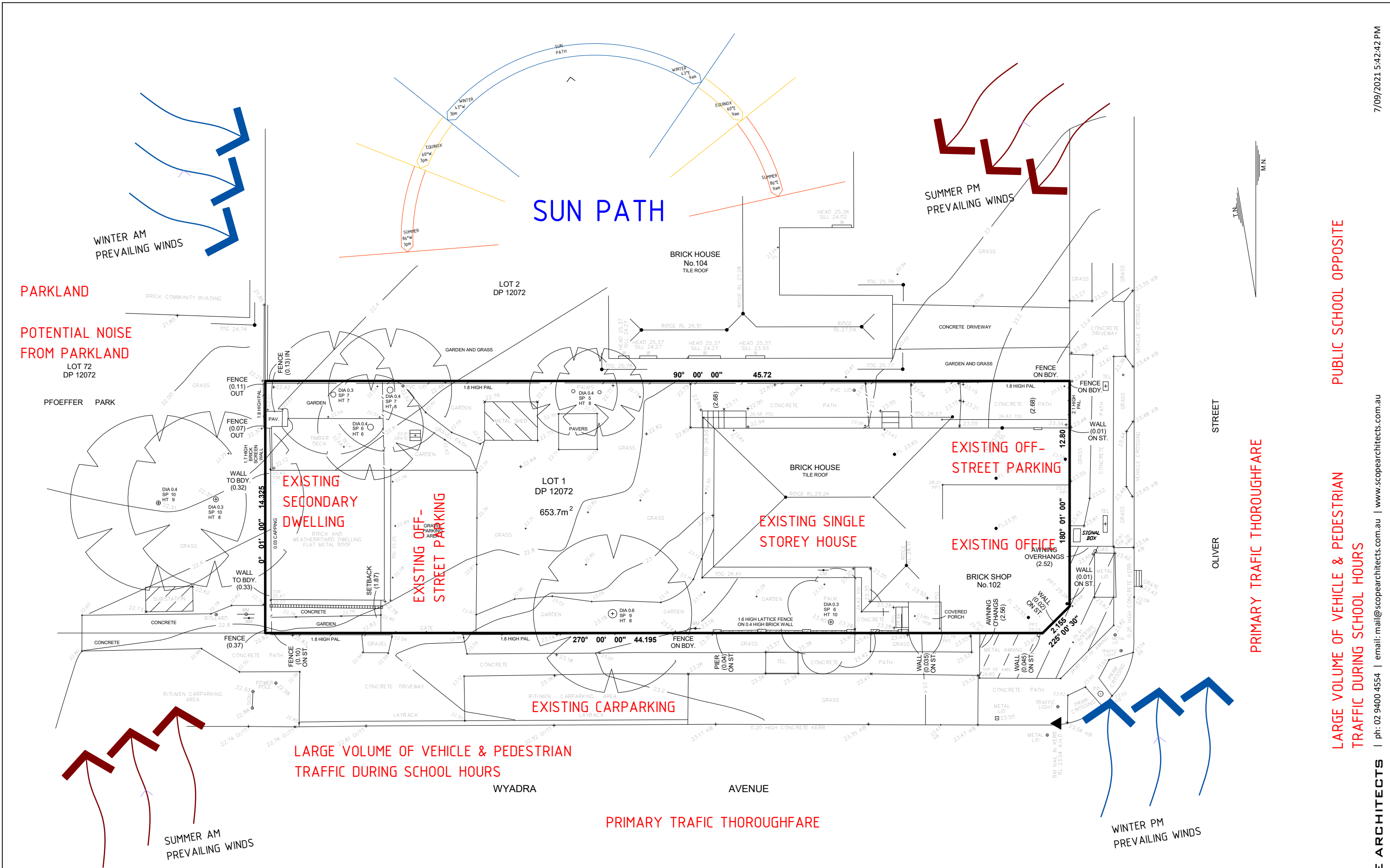
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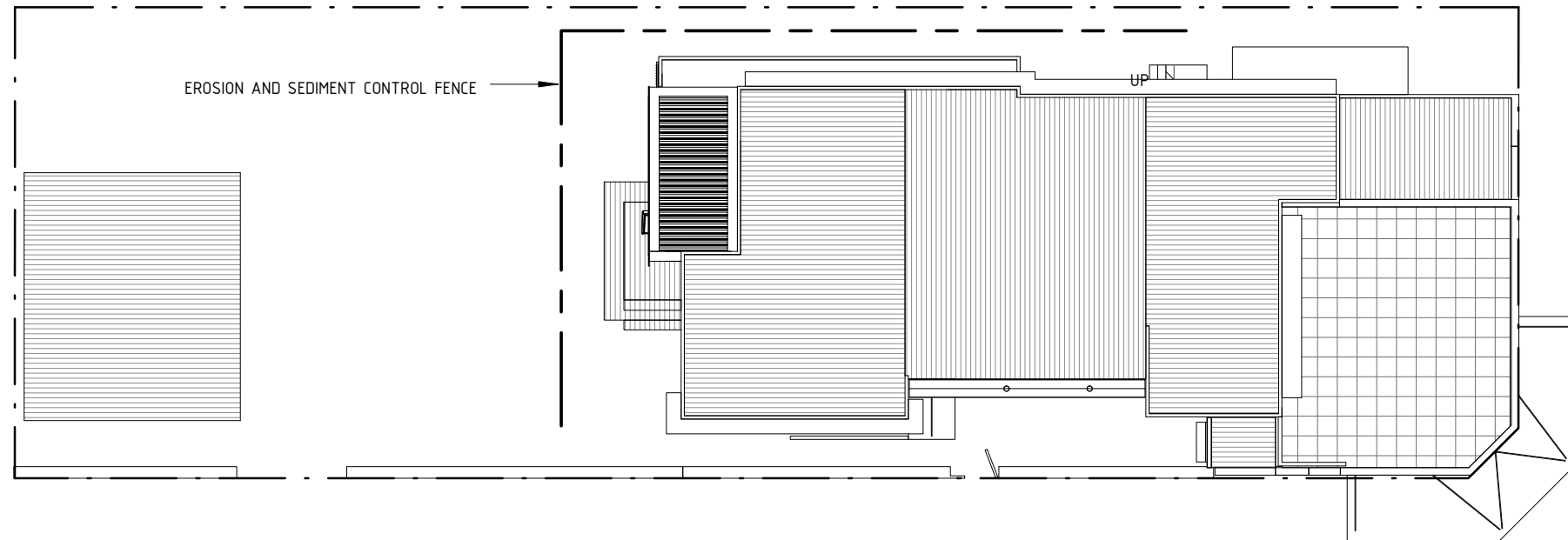
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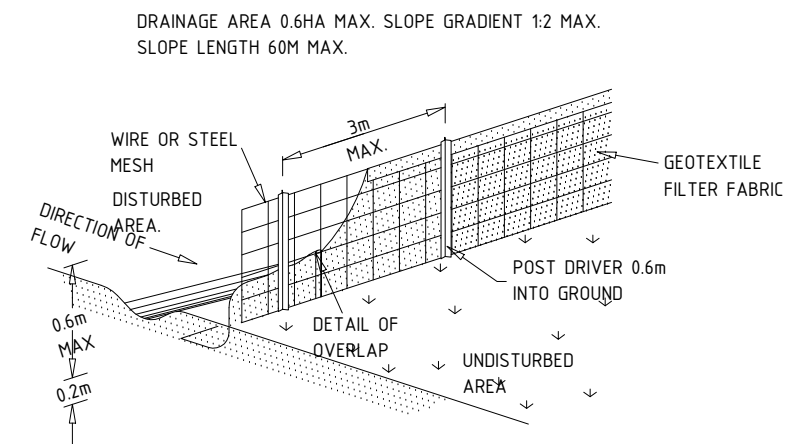
PUBLIC SCHOOL OPPOSITE
LARGE VOLUME OF VEHICLE & PEDESTRIAN
TRAFFIC DURING SCHOOL HOURS

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1 Erosion Control Plan
1 : 200



2 Erosion Control Fence Detail
1 : 100

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