

BASIX NOTES

GLAZING
ALL GLAZING TO BE STANDARD SINGLE CLEAR

WATER
RAINWATER TANK: AT LEAST 4000L
SWIMMING POOL: VOLUME < 40L WITH POOL COVER

THERMAL COMFORT
FLOORS AND WALLS OF THE DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW
FLOOR : CONCRETE SLAB ON GROUND - ALL OR PART OF FLOOR AREA
: SUSPENDED FLOOR ABOVE GARAGE - ALL OR PART OF FLOOR AREA

ENERGY COMFORT
HOT WATER: GAS INSTANTANEOUS 6 STARS
COOLING SYSTEM: 3-PHASE AIRCONDITIONING
ENERGY RATING: EER 3.0 - 3.5
HEATING SYSTEM: 3-PHASE AIRCONDITIONING
ENERGY RATING: EER 3.0 - 3.5

DRAWING SCHEDULE

A000	COVER SHEET
A001	SITE PLAN
A100	ROOF PLAN
A101	LEVEL 5 FLOOR PLAN
A102	LEVEL 4 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 1 FLOOR PLAN
A106	LANDSCAPE PLAN
A201	NORTH ELEVATION
A202	SOUTH ELEVATION
A203	EAST AND NORTH ELEVATION
A204	SOUTH ELEVATION - ENVELOPE
A221	SECTION A-A
A222	SECTION B-B
SK01	VIEW 1
SK02	VIEW 2
SK03	VIEW 3
SK04	VIEW 4
SK05	EXTERNAL FINISHES
SK06	SEDIMENT AND EROSION CONTROL PLAN
SK11	FSR CALCULATION
SK12	TOS CALCULATION
SK13	PHOTOMONTAGE
SK14	SHADOW DIAGRAM - WINTER 0900
SK15	SHADOW DIAGRAM - WINTER 1200
SK16	SHADOW DIAGRAM - WINTER 1500
SK17	SHADOW DIAGRAM - EQUINOX 0900
SK18	SHADOW DIAGRAM - EQUINOX 1200
SK19	SHADOW DIAGRAM - EQUINOX 1500

LEGEND

AU	-	AIR CONDITIONING UNIT
BG	-	BOX GUTTER
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
CB	-	CEILING BULKHEAD DOTTED OVER
CF	-	CHIMNEY FLUE
CL	-	CEILING LEVEL
COL 1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC 1	-	STEEL TROWEL FINISH R.C. SLAB TO ENG. DETAILS
COS	-	CHECK ON SITE
CP	-	CONCRETE CAPPING
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND FINISHED RAINWATER SPREADER
CT 1	-	CERAMIC FLOOR TILES (REFER FINISHES SCHEDULE)
DD	-	CONCRETE DISH DRAIN
DP	-	COLORBOND FINISH RAINWATER CIRCULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER
EB	-	EXPRESSED CONCRETE EDGE BEAM & PAINT FINISH
EJ	-	EXPANSION JOINT
ESS	-	EXTERNAL SLIDING SHUTTER PANEL
EV	-	EXHAUST VENT
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
F1-4	-	WALL FINISH - REFER EXTERNAL FINISHES SCHEDULE
F1	-	SMOOTH FINISH CEMENT RENDER
F2	-	HEAVY BAGGED CEMENT RENDER
F3	-	ROUGH CAST / FLYASH TEXTURED RENDER
F4	-	BAGGED MORTAR FINISH
FC 1	-	COMPRESSED FIBROUS CEMENT WALL CLADDING - SET JOINTS & TEXTURE PAINT FINISH (R1.5 WALL INSULATION)
FC 2	-	COMPRESSED FIBROUS CEMENT WEATHERBOARD CLADDING - PAINT FINISH (R1.5 WALL INSULATION)
FEN1	-	PAINT FINISH GALV. M.S. FENCE AND GATES
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	COLORBOND FINISH EAVES GUTTER
GD	-	GRATED DRAIN
GL 1	-	POWDERCOAT ALUMINIUM FRAMED GLAZED DOORS
GL 2	-	POWDERCOAT ALUMINIUM FRAMED GLAZED WINDOWS
GL 3	-	POWDERCOAT ALUMINIUM FRAMED LOUVRE WINDOWS
GLB	-	STEEL FRAMED GLAZED BALUSTRADE
GLPF	-	1200H GLAZED POOL FENCE TO COMPLY WITH THE SWIMMING POOLS ACT 1992 + AS 1926
HWU	-	GAS STORAGE HOT WATER UNIT WITH MIN. 4.5 STAR ENERGY RATING
MHR	-	PAINT FINISH GALV. M.S. HANDRAIL
MR 1	-	COLORBOND METAL ROOF SHEET ON SARKING AND INSULATION – (R2.5 CEILING INSULATION)
MR 2	-	ZINC METAL ROOF PANS ON SARKING AND INSULATION
MC 1	-	COLORBOND METAL SHEET WALL CLADDING ON SARKING AND INSULATION – (R2.5 CEILING INSULATION)
NTS	-	NOT TO SCALE
O	-	OBSCURE GLAZING
OF	-	OVERFLOW OUTLET
P	-	PAINT FINISH
PAR 1	-	PAINT FINISH PLASTERBOARD 90mm PARTITION WALL
PAV 1	-	CERAMIC FLOOR TILES ON WATERPROOF MEMBRANE
PAV 2	-	TRAFFICABLE EXTERNAL PAVING
PD	-	PANELIFT DOOR
PL	-	PLANTER
RL	-	STRUCTURAL LEVEL
RO	-	RAINWATER OUTLET
RT	-	CONCRETE ROOF TILES ON SARKING AND INSULATION
RWH	-	RAINWATER HEAD
SKL	-	NEW ROOF SKYLIGHT
SL	-	SOFFIT LINING
SP	-	SPITTER OUTLET
SSBLK	-	SANDSTONE BLOCK WALL
SSC	-	SANDSTONE CLADDING
TB 1	-	INTERNAL POLISHED TIMBER FLOOR BOARDS
TD 1	-	EXTERNAL TIMBER DECKING
TIM 1	-	STRUCTURAL TIMBER FLOOR FRAMING TO SAA LIGHT TIMBER FRAMING CODE REQUIREMENTS
WPM	-	WATERPROOF MEMBRANE

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COVER SHEET

NEW DWELLING ON EXISITNG STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A000 A
1:200 @ A3

Monday, 16 December 2019

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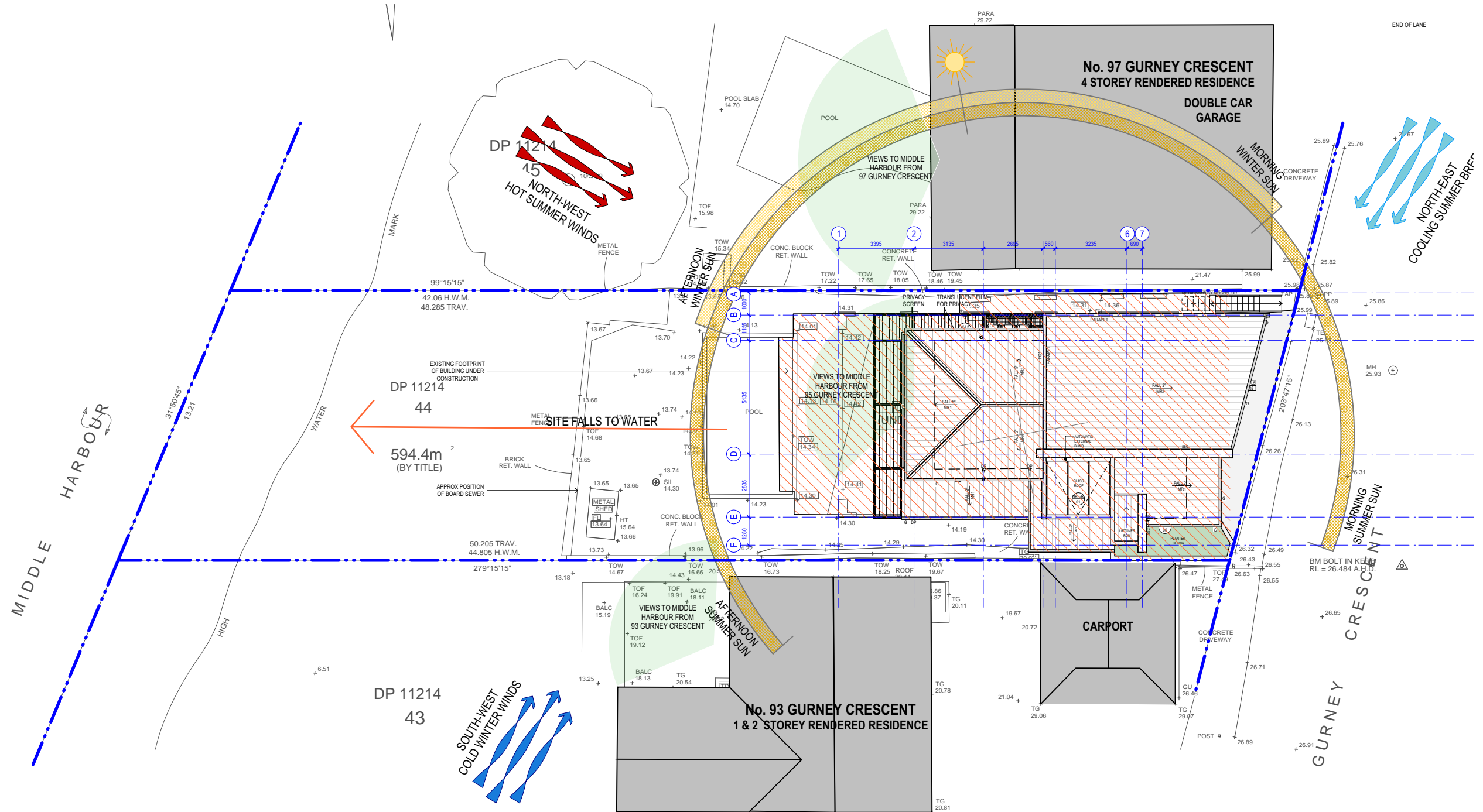
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DESIGN PRACTICE



SITE PLAN/ SITE ANALYSIS

NEW DWELLING ON EXISITNG STRUCTURE
95 GURNEY CRESCENT SEAFORTH

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A001 A

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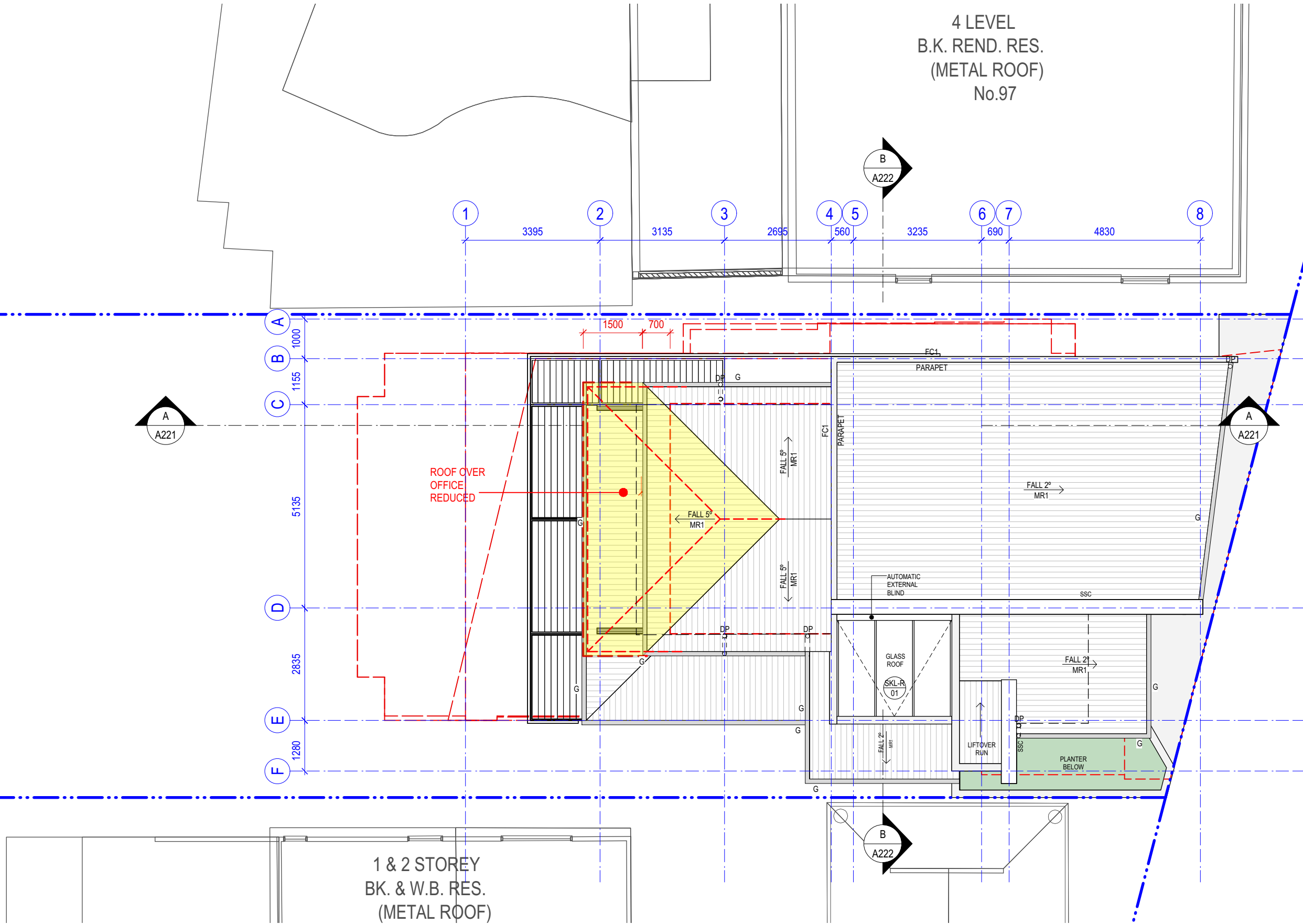
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LEGEND

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED



ROOF LEVEL PLAN

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A100 B
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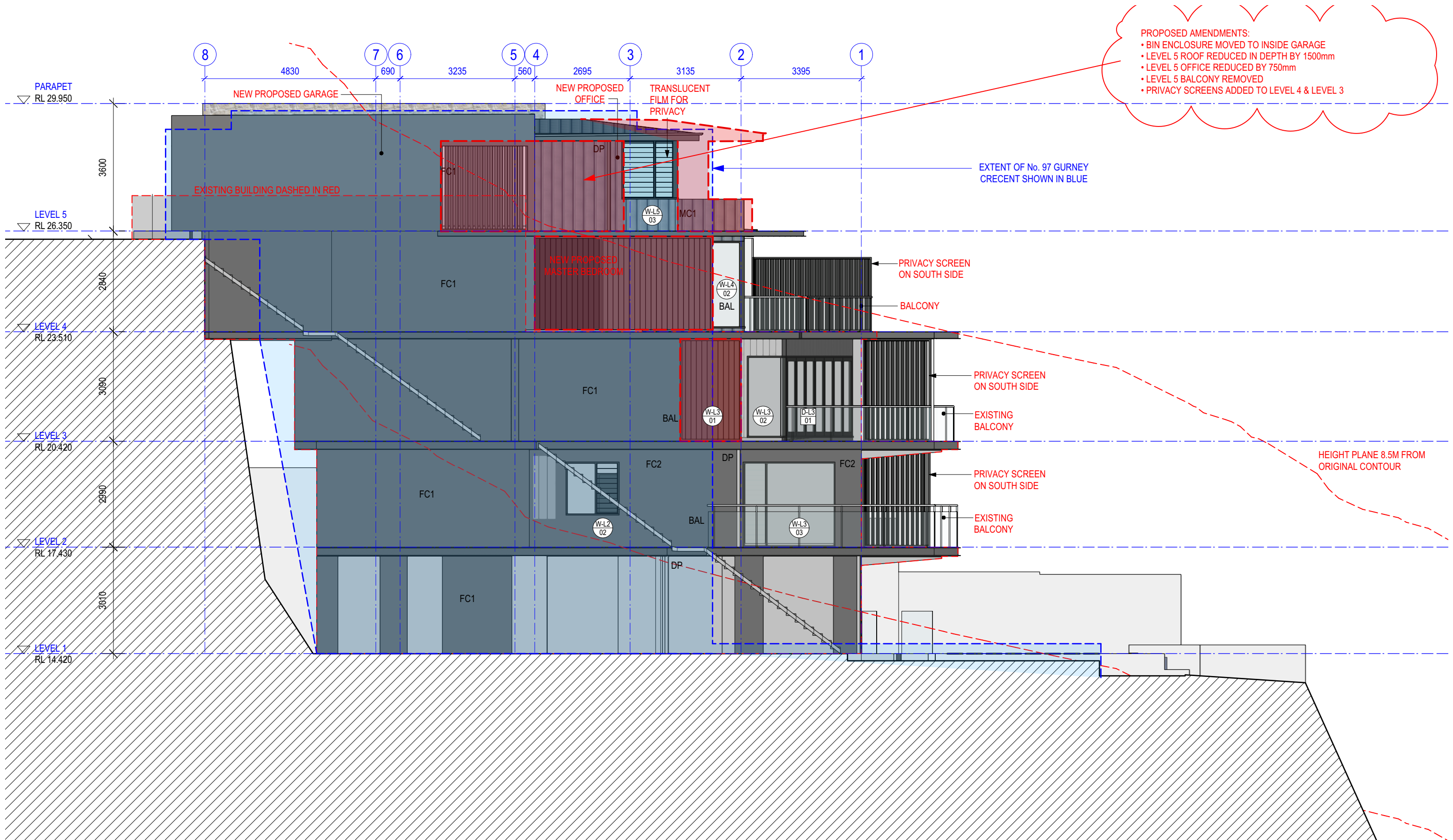
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DESIGN PRACTICE



NORTH ELEVATION

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

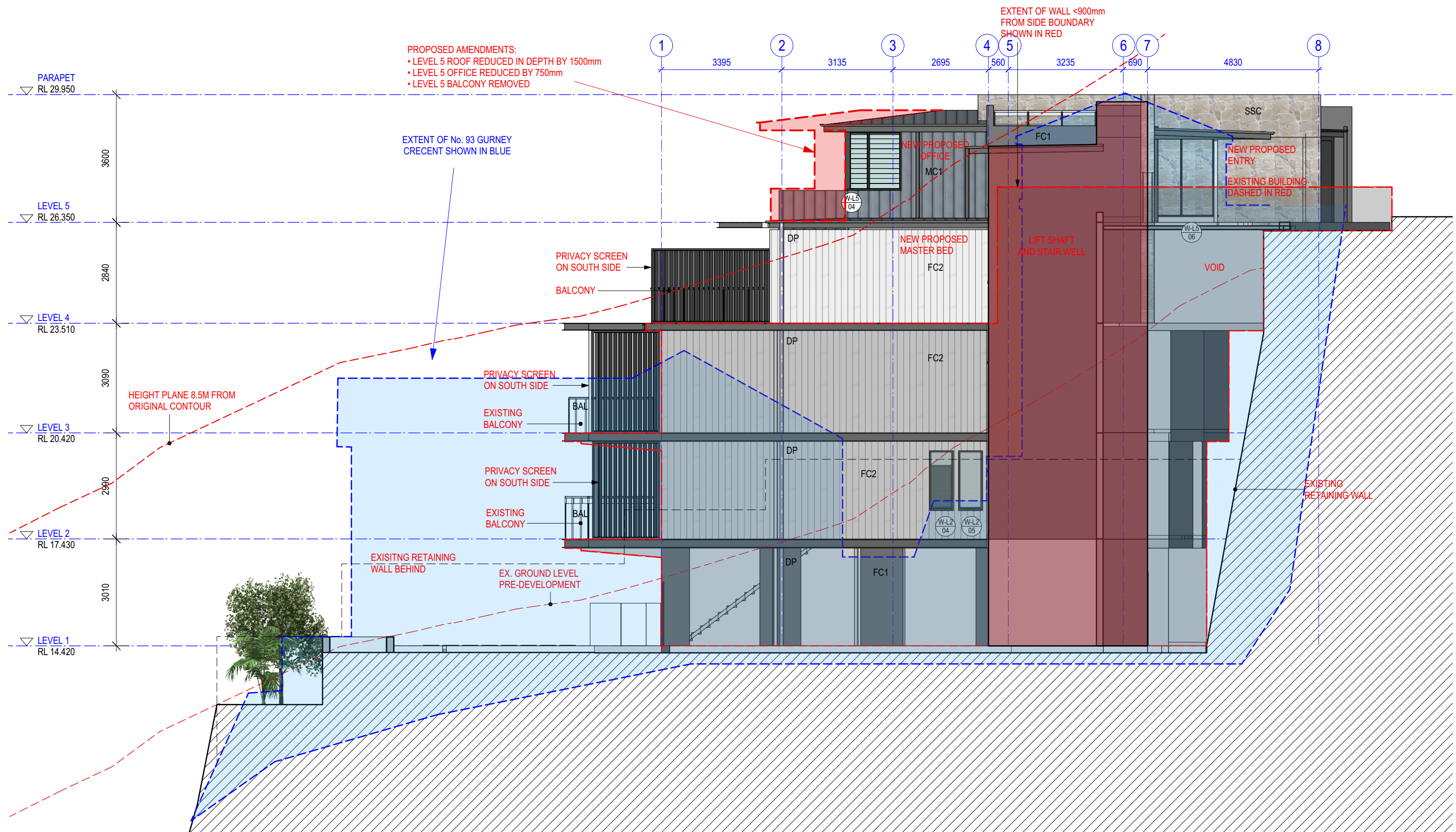
A201 B

1:100 @ A3

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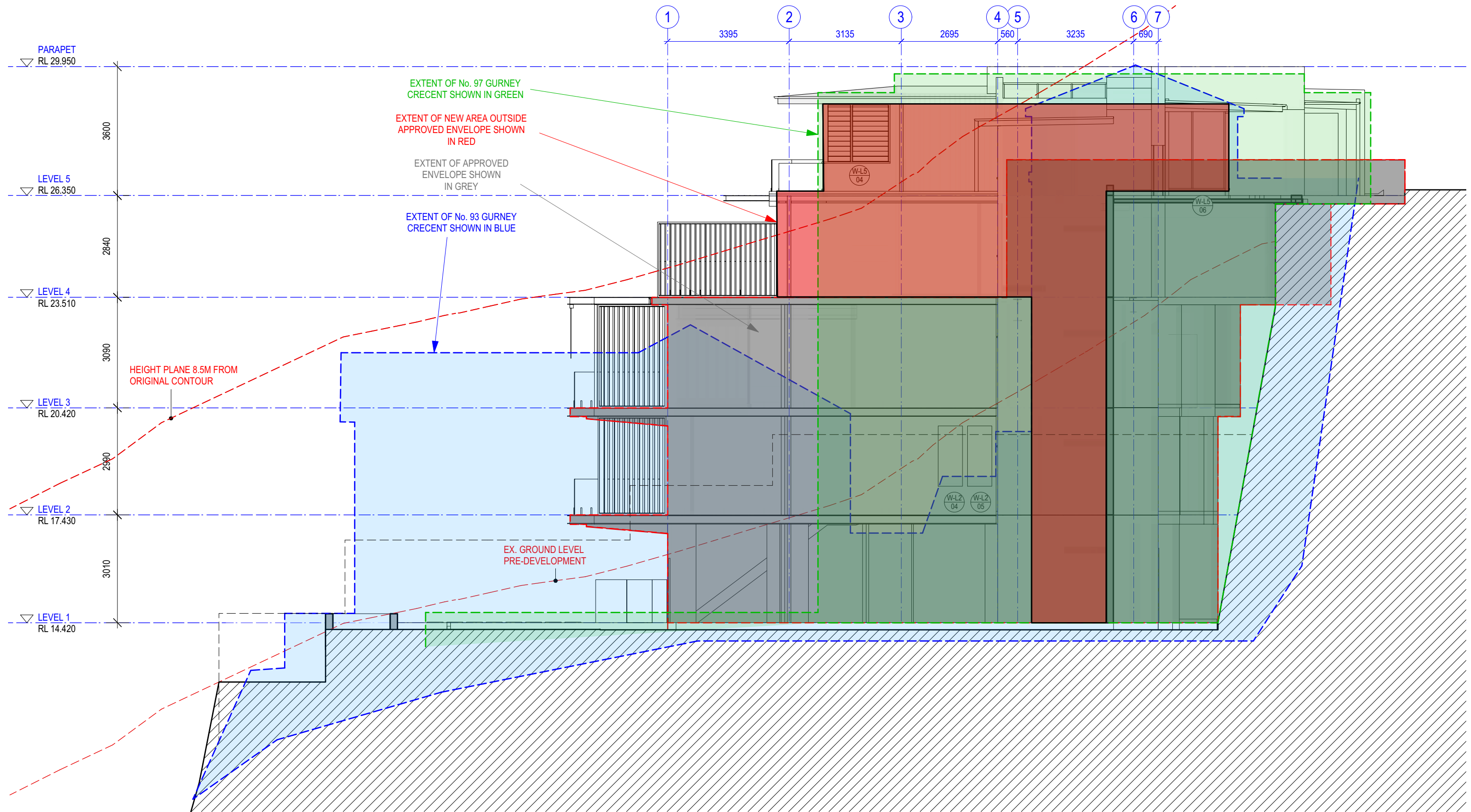
SOUTH ELEVATION

NEW DWELLING ON EXISTING STRUCTURE 95 GURNEY CRESCENT SEAFORTH

A202 B

1:100 @ A3

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SOUTH ELEVATION - ENVELOPE

NEW DWELLING ON EXISITNG STRUCTURE

A204 A

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95 GURNEY CRESCENT SEAFORTH

ISSUED FOR DEVELOPMENT APPLICATION
ISSUED FOR CLIENT MEETING
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16/12/19
27/11/19
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DESIGN PRACTICE

ZONE B SPECIFICATION:
Trees as indicated
at 1 tree per 20 sq.m
= 7 Trees total. Due to rocky
nature of the area these need
to be planted as tube-stock to
successfully take.

Shrubs selected from List B
at 1 shrub per 1 sq.m
OR
Ground covers selected from
List D at 4 ground covers/
grasses per 1 sq.m
(NOTE: 1 shrub cannot
successfully occupy the same
sq.m as 4 groundcovers).
Assume 50% of each (eg 70
shrubs and 280 groundcovers

Natural hardwood
mulch 150mm thick.

Natural stepping-stone and
mulch paths only.
No other hard-landscaping.

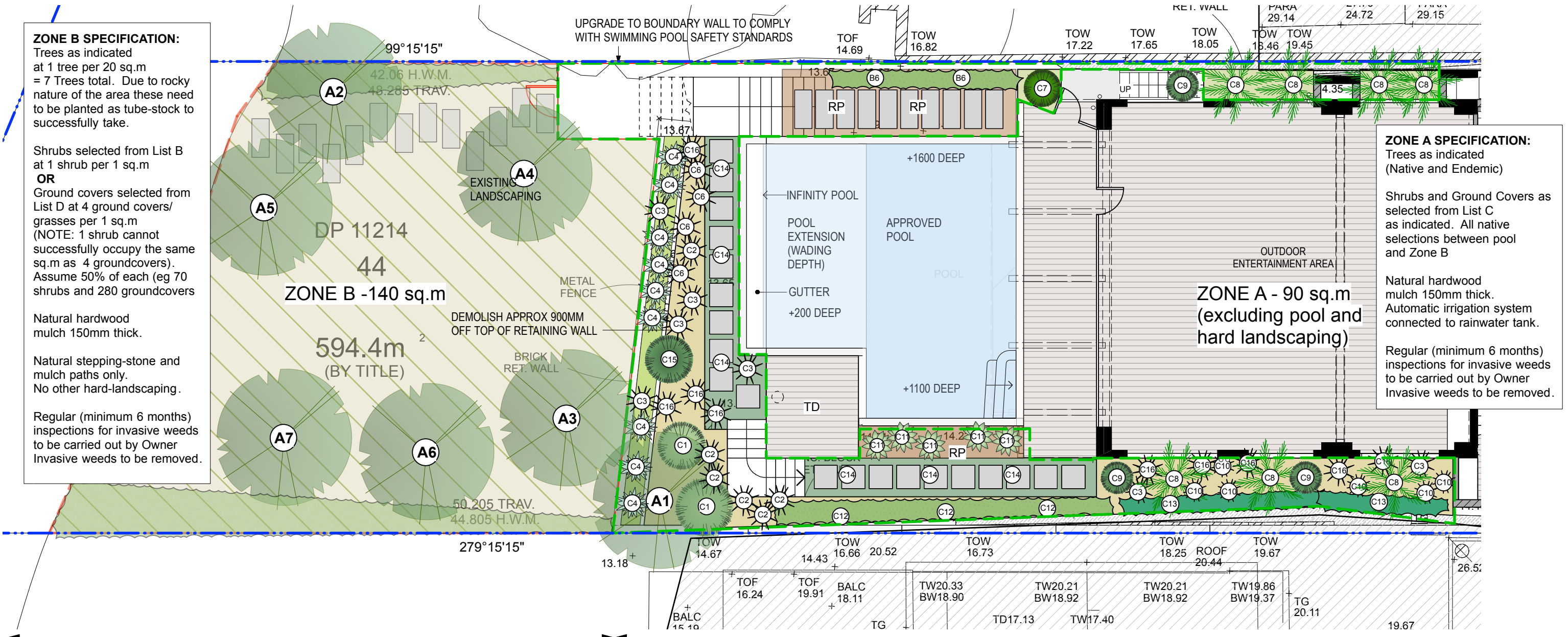
Regular (minimum 6 months)
inspections for invasive weeds
to be carried out by Owner
Invasive weeds to be removed.

ZONE A SPECIFICATION:
Trees as indicated
(Native and Endemic)

Shrubs and Ground Covers as
selected from List C
as indicated. All native
selections between pool and
Zone B

Natural hardwood
mulch 150mm thick.
Automatic irrigation system
connected to rainwater tank.

Regular (minimum 6 months)
inspections for invasive weeds
to be carried out by Owner
Invasive weeds to be removed.





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A E R I A L L O C A T I O N



EXISTING BUILDING OF GROUND FLOOR



EXISTING BUILDING OF GROUND FLOOR



EXISTING STRUCTURE OF GROUND FLOOR



EXISTING BUILDING OF LOWER GROUND FLOOR



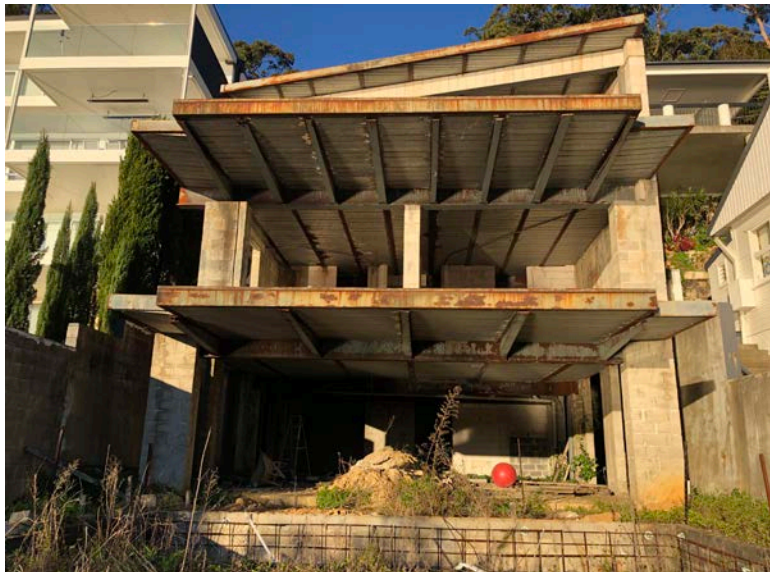
EXISTING BUILDING OF LOWER GROUND FLOOR



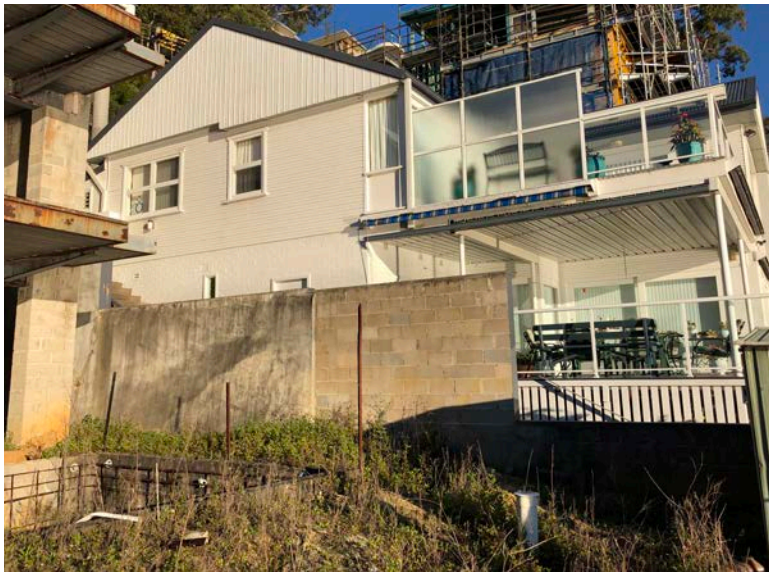
EXISTING STAIRS



EXISTING VIEW TO 93 GURNEY CRESCENT



EXISTING SWIMMING POOL LEVEL



EXISTING SWIMMING POOL LEVEL



EXISTING VIEW OF LOWER GROUND FLOOR

PHOTO STUDY OF EXISTING BUILDING FABRIC



STREET VIEW OF 91 GURNERY CRESENT



STREET VIEW OF 93 GURNERY CRESENT



STREET VIEW OF 93 GURNERY CRESCENT



93 GURNERY CRESCENT



FIRST FLOOR VIEW



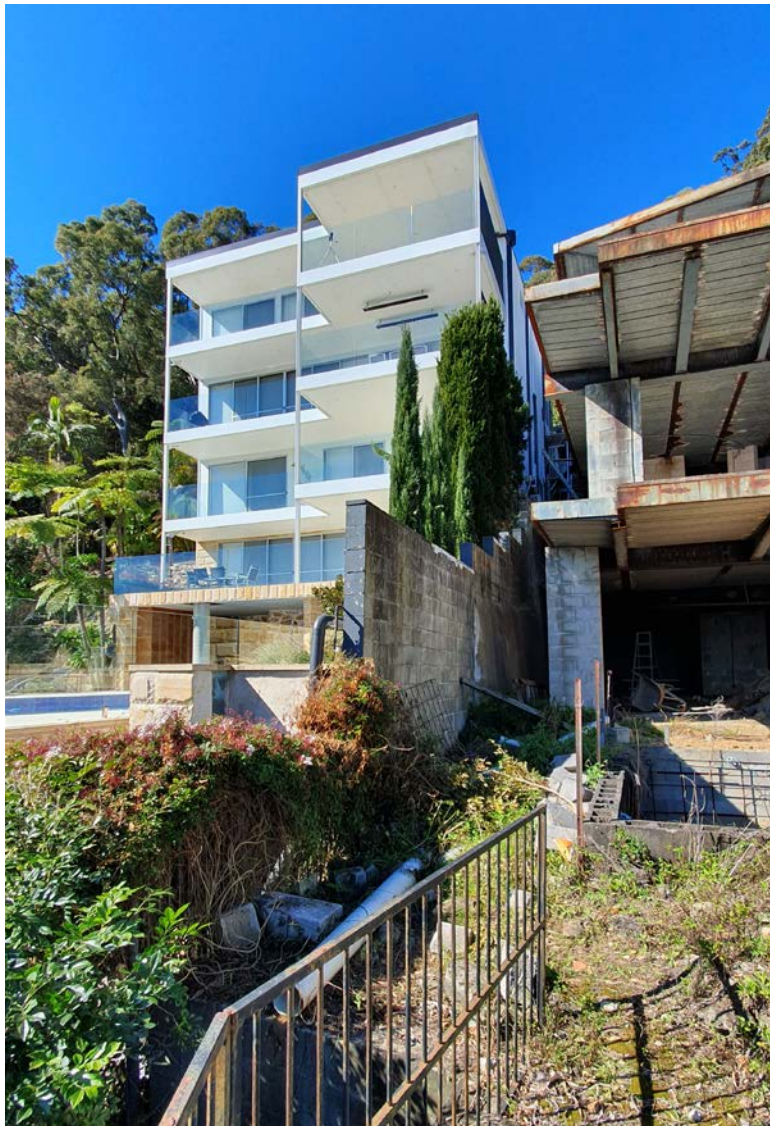
FIRST LEVEL VIEW OF 97 GURNERY CRESENT



STREET VIEW OF 97 GURNERY CRESENT



CARPORT VIEW OF 97 GURNERY CRESENT



POOL LEVEL VIEW 97 GURNERY CRESENT



GROUND FLOOR LEVEL VIEW 97 GURNERY CRESENT



FIRST LEVEL VIEW 97 GURNERY CRESENT



LOWER LEVEL VIEW 97 GURNERY CRESENT



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VIEW 01

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

SK01 A

NTS

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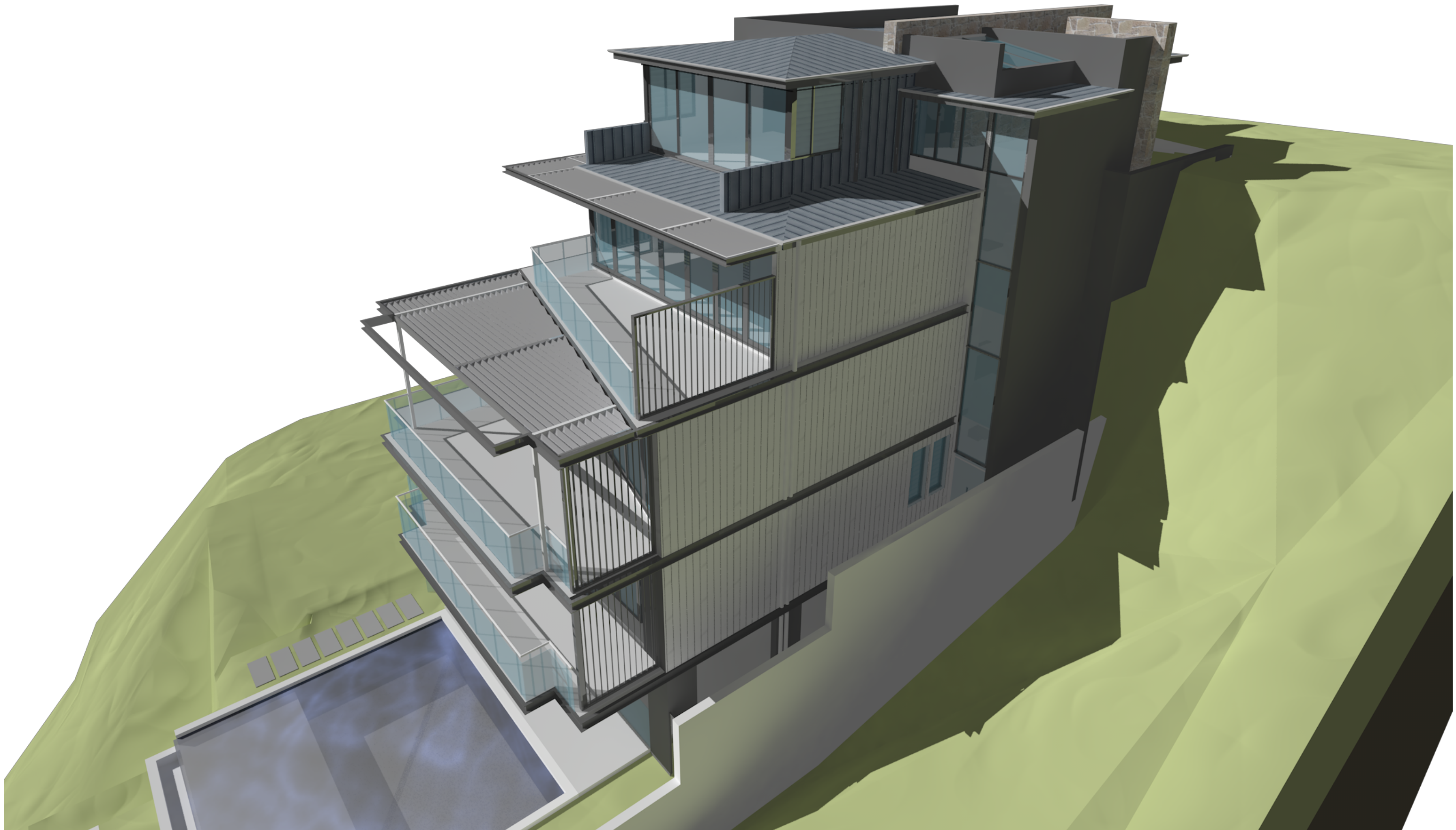
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VIEW 02

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

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SK02 A

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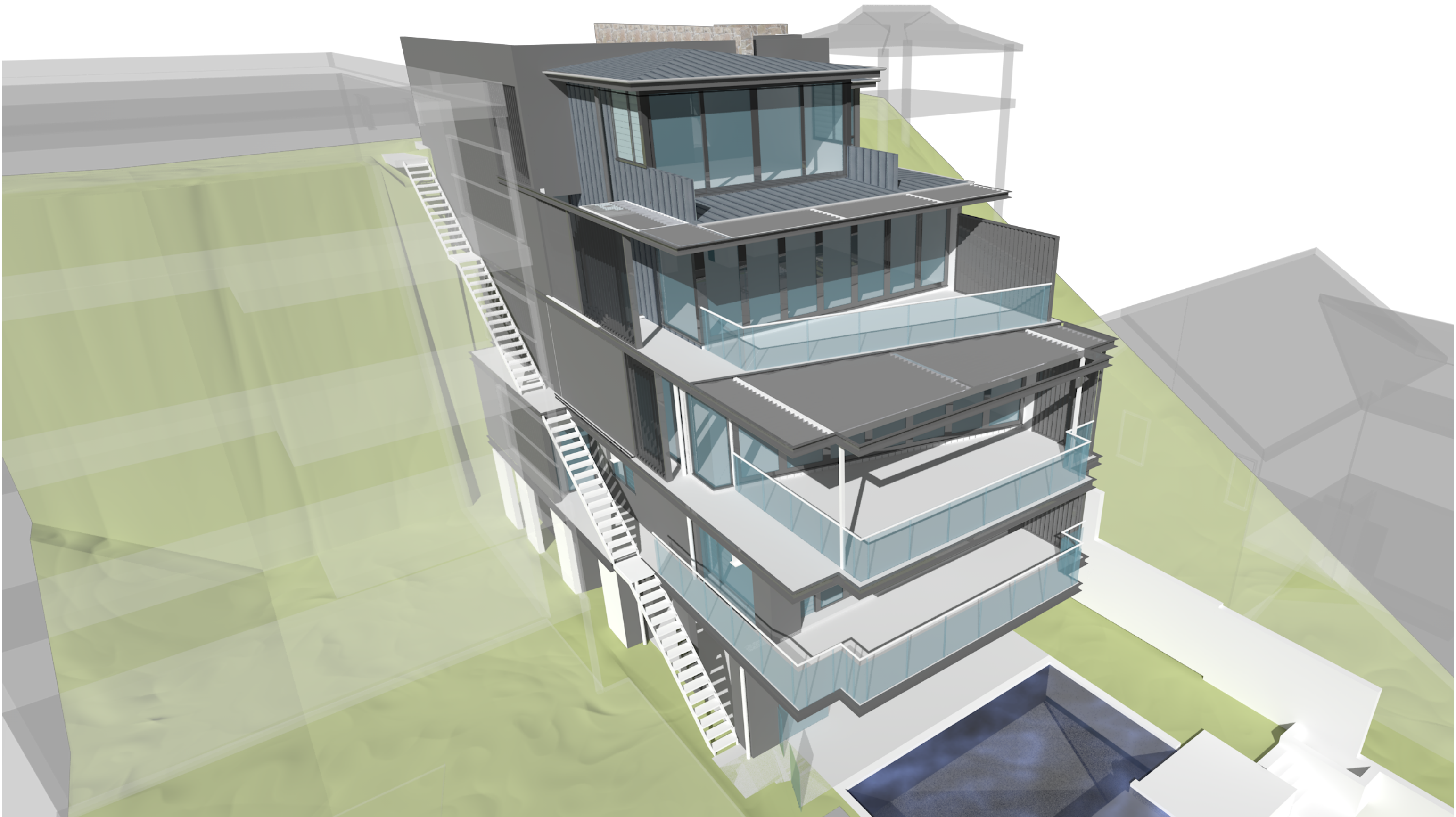
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VIEW 03

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

SK03 A
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VIEW 04

NEW DWELLING ON EXISTING STRUCTURE **95 GURNEY CRESCENT SEAFORTH**

SK04 A

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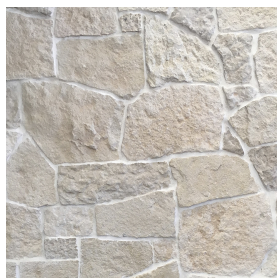
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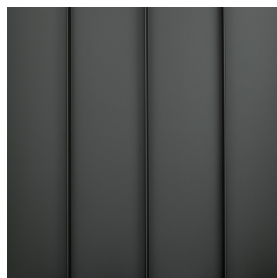
EXTERIOR STONE WALLING
ECO OUTDOORS BODEGA
SSC1



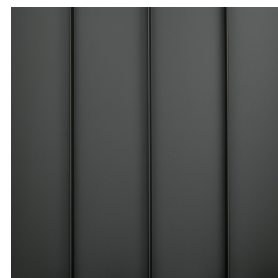
FC1 : SETJOINT FIBRE
CEMENT CLADDING + PAINT
FINISH
F1: RENDERED + PAINT
FINISH
EP1 : DARK GREY



FC2 : HARDIES SCYON STRIA
EP2 : COLOUR OFF WHITE



SNAPLOCK ALUMINIUM
CLADDING BOX DESIGN
COLOUR : DARK GREY
MR1



COLORBOND WALL CLADDING
COLOUR : DARK GREY
MC1



POWERED COATED
ALUMINIUM
WINDOWS & DOORS
COLOUR : DARK GREY
GL1/GL2



COLOUR : DARK GREY
AWN1/PS1

FOR DEVELOPMENT APPLICATION ONLY

EXTERNAL FINISHES

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

SK05 A
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ROOF PULLED BACK
BY 1500mm

PREVIOUS BIN AREA
LOCATION PROPOSED
IN ORIGINAL DESIGN

NEW PRIVACY SCREENS
FOR BIN AREA

TRANSLUCENT GLAZING
TO SIDE WINDOWS

OFFICE PULLED BACK
BY 750mm

BALCONY DELETED.
SIDE WINGS RETAINED
FOR STRUCTURAL
REQUIREMENT AND TO
BLINKER" VIEWS DOWN
FROM OFFICE

NEW PRIVACY SCREENS

BALUSTRADE PULLED IN TO CREATE
NON-TRAFFICABLE PORTION OF
EXISTING CONCRETE TERRACE

NEW PRIVACY SCREEN

BALUSTRADE PULLED IN TO CREATE
NON-TRAFFICABLE PORTION OF
EXISTING CONCRETE TERRACE

BALUSTRADE REMAINS TO GIVE
ACCESS TO EXTERNAL STAIR

VIEW WITH NEIGHBOURS

NEW DWELLING ON EXISTING STRUCTURE

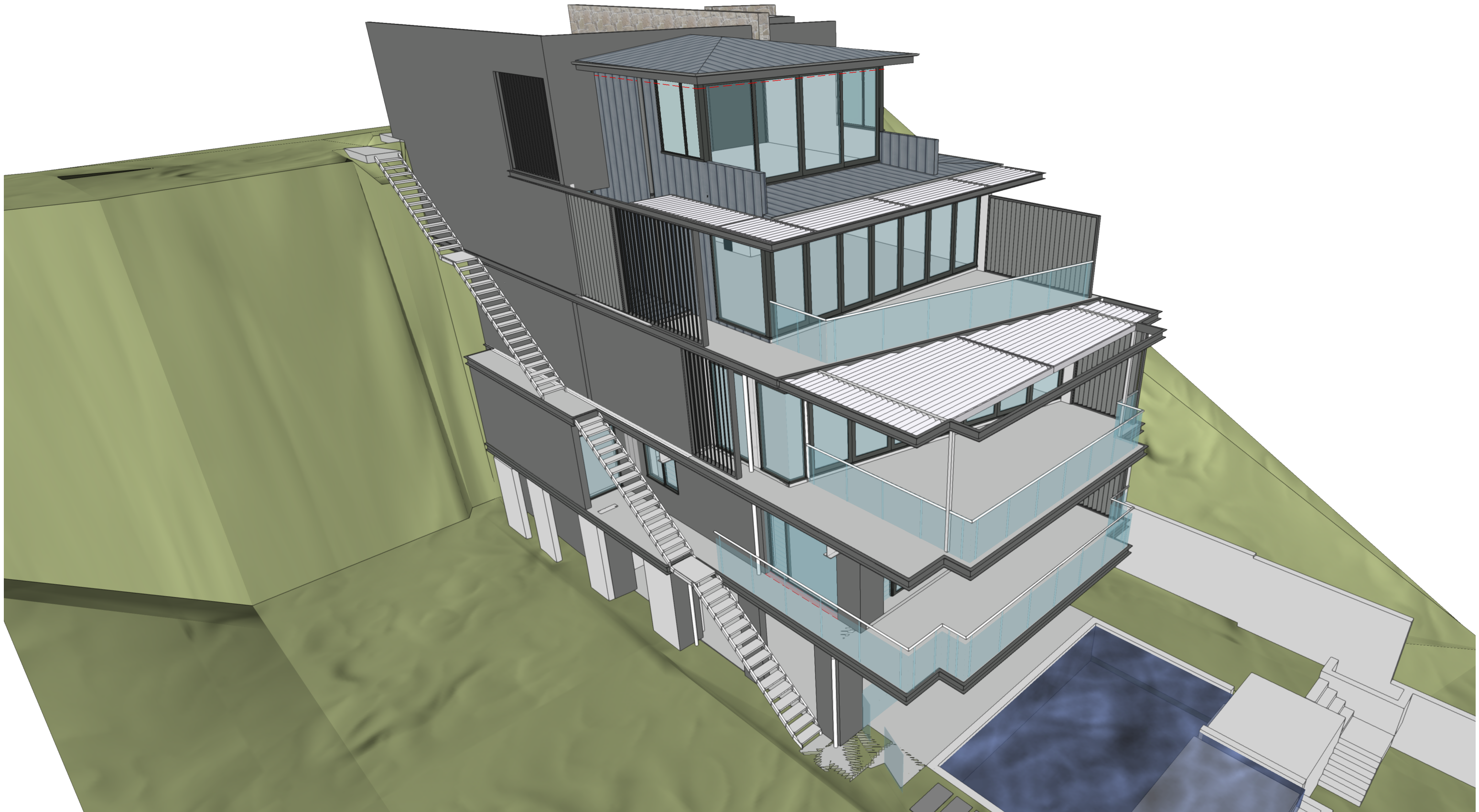
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SK21/1 A

1:200 @ A3

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VIEW WITHOUT NEIGHBOURS 01

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

SK21/2 A
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SEDIMENT & EROSION CONTROL

NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

SK06 A

120 @ a3

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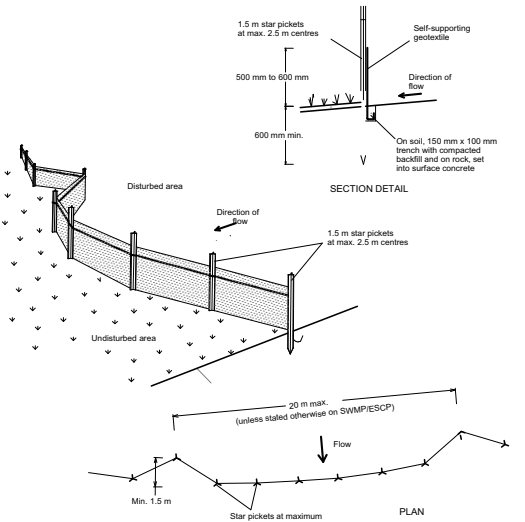
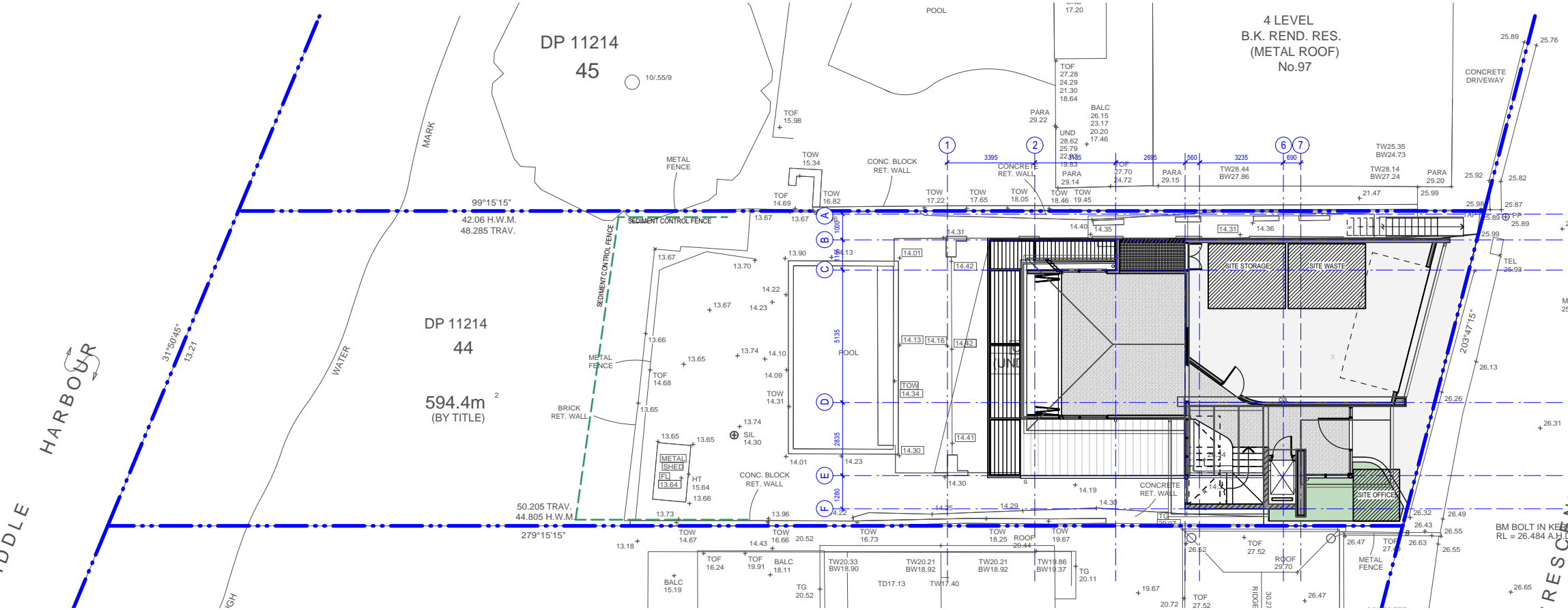
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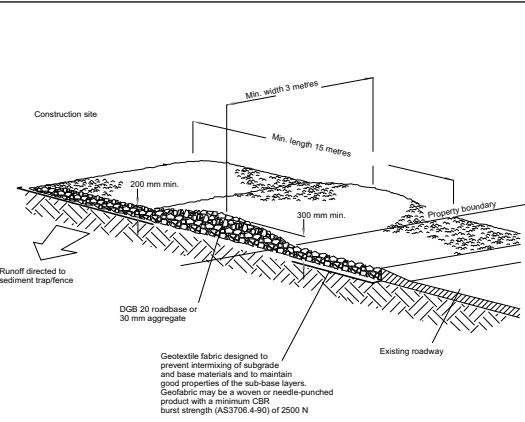
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DESIGN PRACTICE



- Construction Notes**
- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
 - Cut a 150-mm deep trench along the upslope side of the fence for the bottom of the fabric to be entrenched.
 - Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
 - Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
 - Join sections of fabric at a support post with a 150-mm overlap.
 - Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8



- Construction Notes**
- Strip the topsoil, level the site and compact the subgrade.
 - Cover the area with needle-punched geotextile.
 - Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
 - Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
 - Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

STABILISED SITE ACCESS SD 6-14



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PHOTOMONTAGE

NEW DWELLING ON EXISITNG STRUCTURE
95 GURNEY CRESCENT SEAFORTH

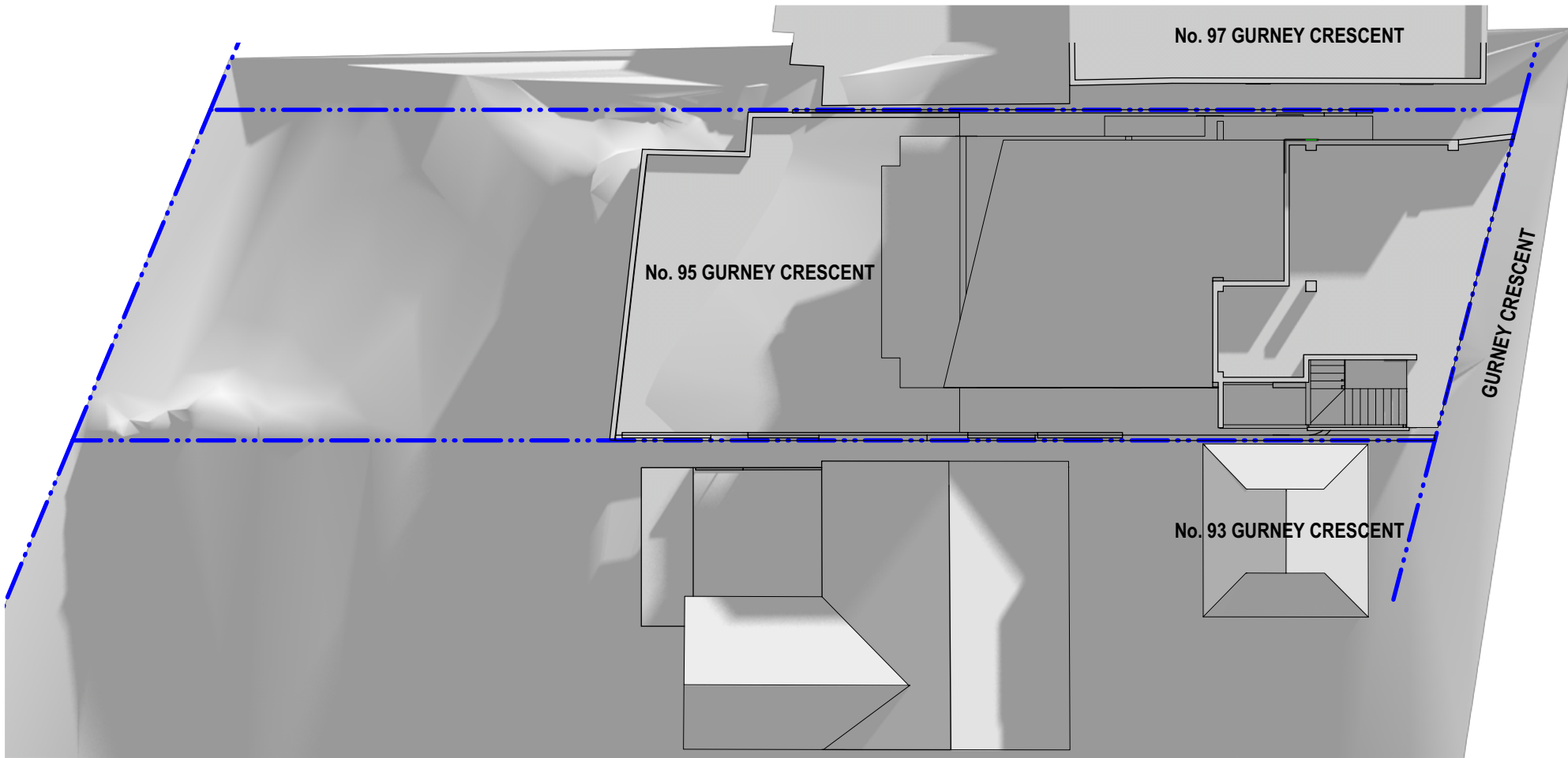
SK13 A

NTS @ A3

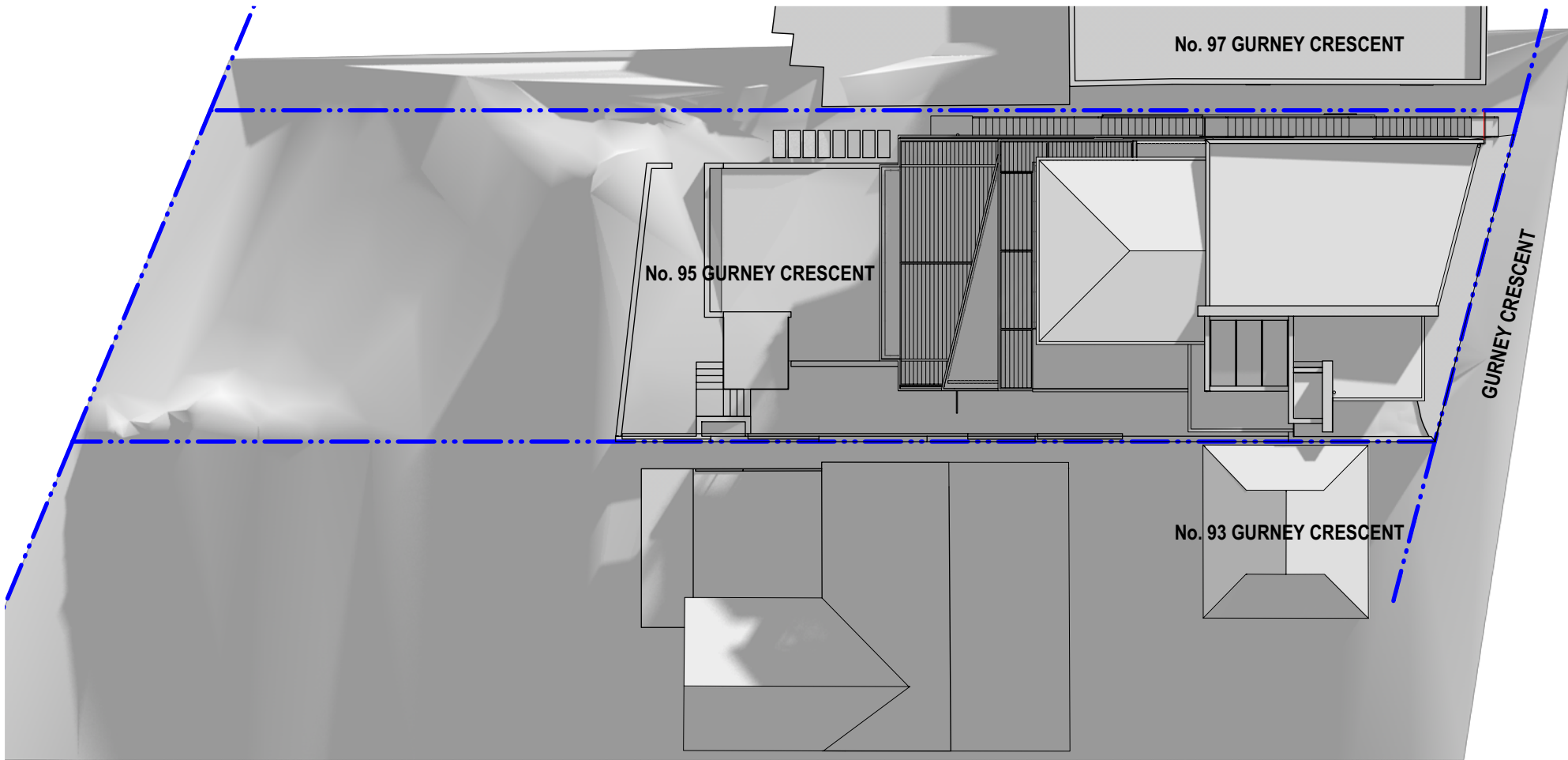
Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT	16/12/19 DATE	A ISSUE
MARK HURCUM DESIGN PRACTICE ARCHITECTS		
LEVEL 2 271 ALFRED STREET NORTH NORTH SYDNEY NSW 2060 FACSIMILE 02) 9955 5063 TELEPHONE 02) 9955 5608		
DESIGN PRACTICE		

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1 WINTER 0900 - EXISTING SHADOW DIAGRAM



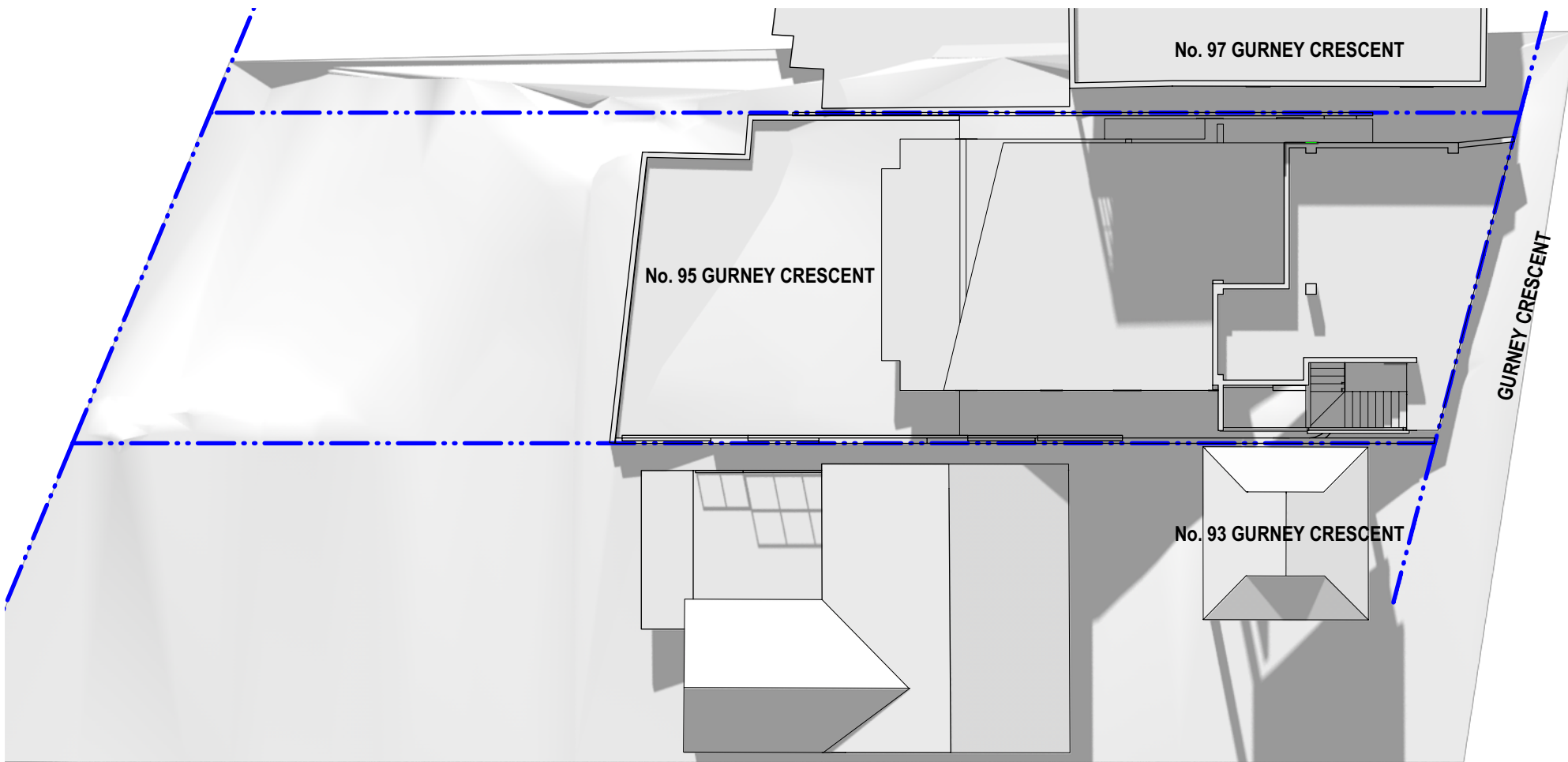
2 WINTER 0900 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - WINTER 0900

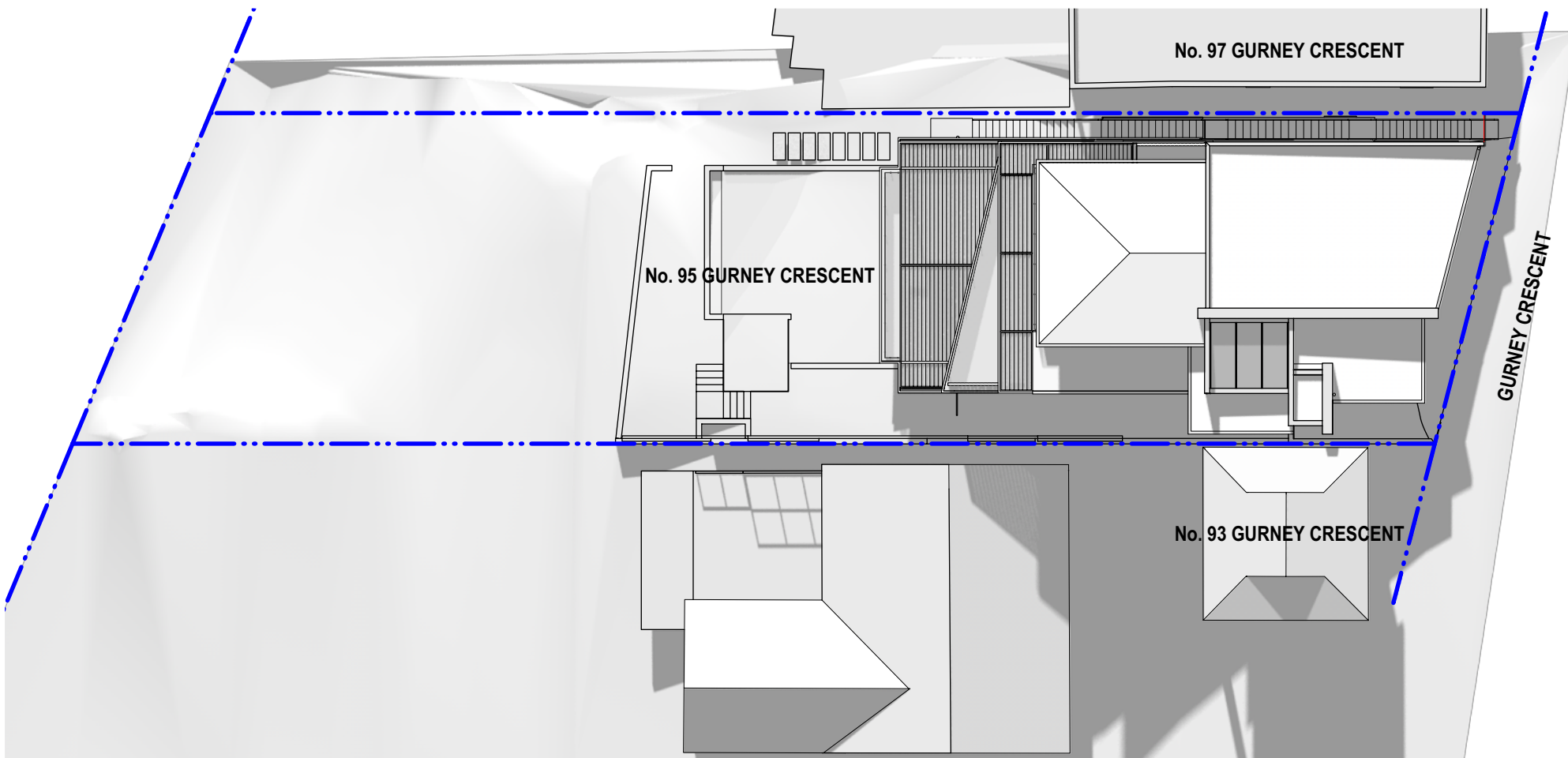


NEW DWELLING ON EXISITNG STRUCTURE 95 GURNEY CRESCENT SEAFORTH

SK14 A
N.T.S
AUGUST 2019



1 WINTER 1200 - EXISTING SHADOW DIAGRAM



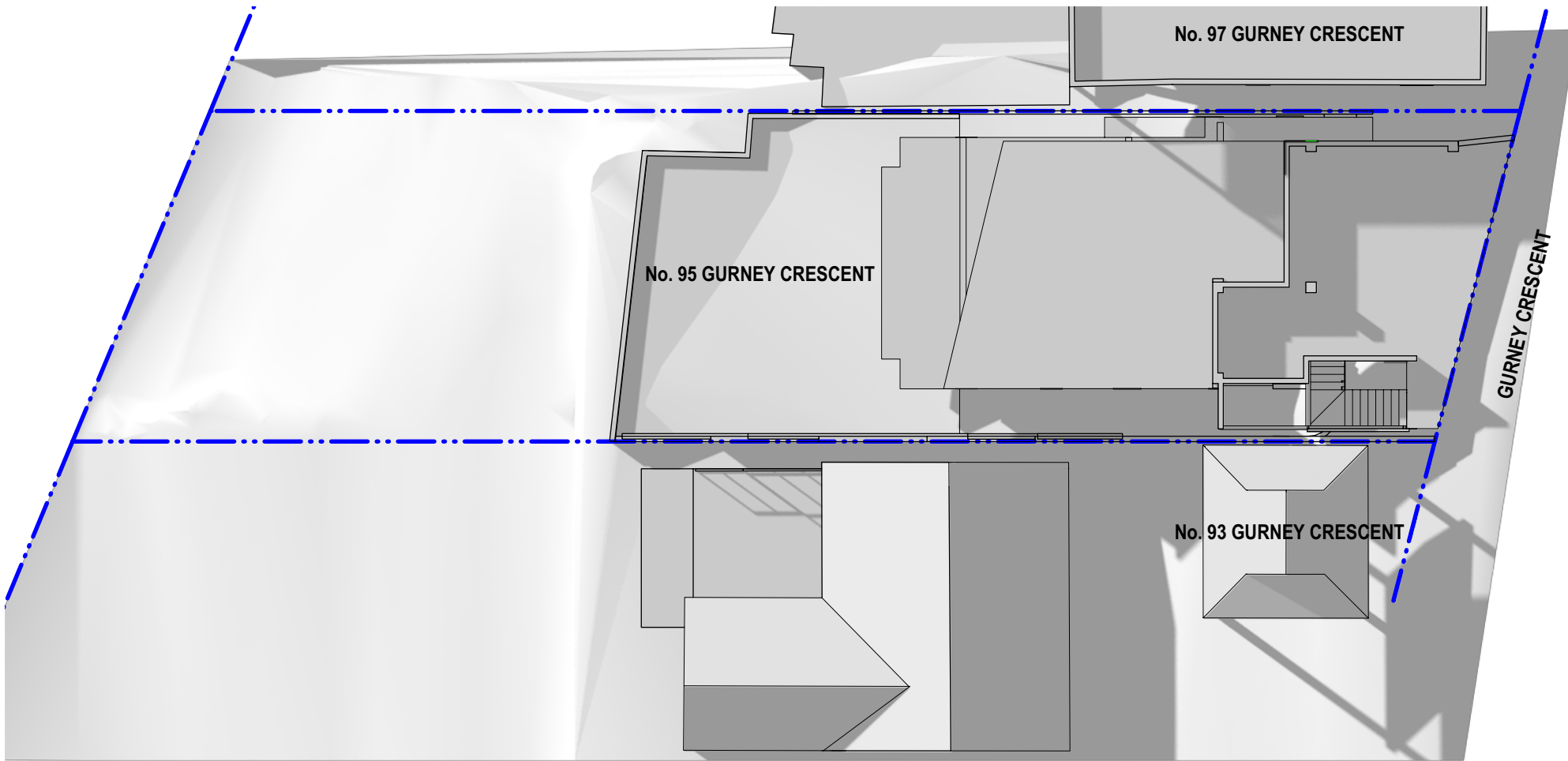
2 WINTER 1200 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - WINTER 1200

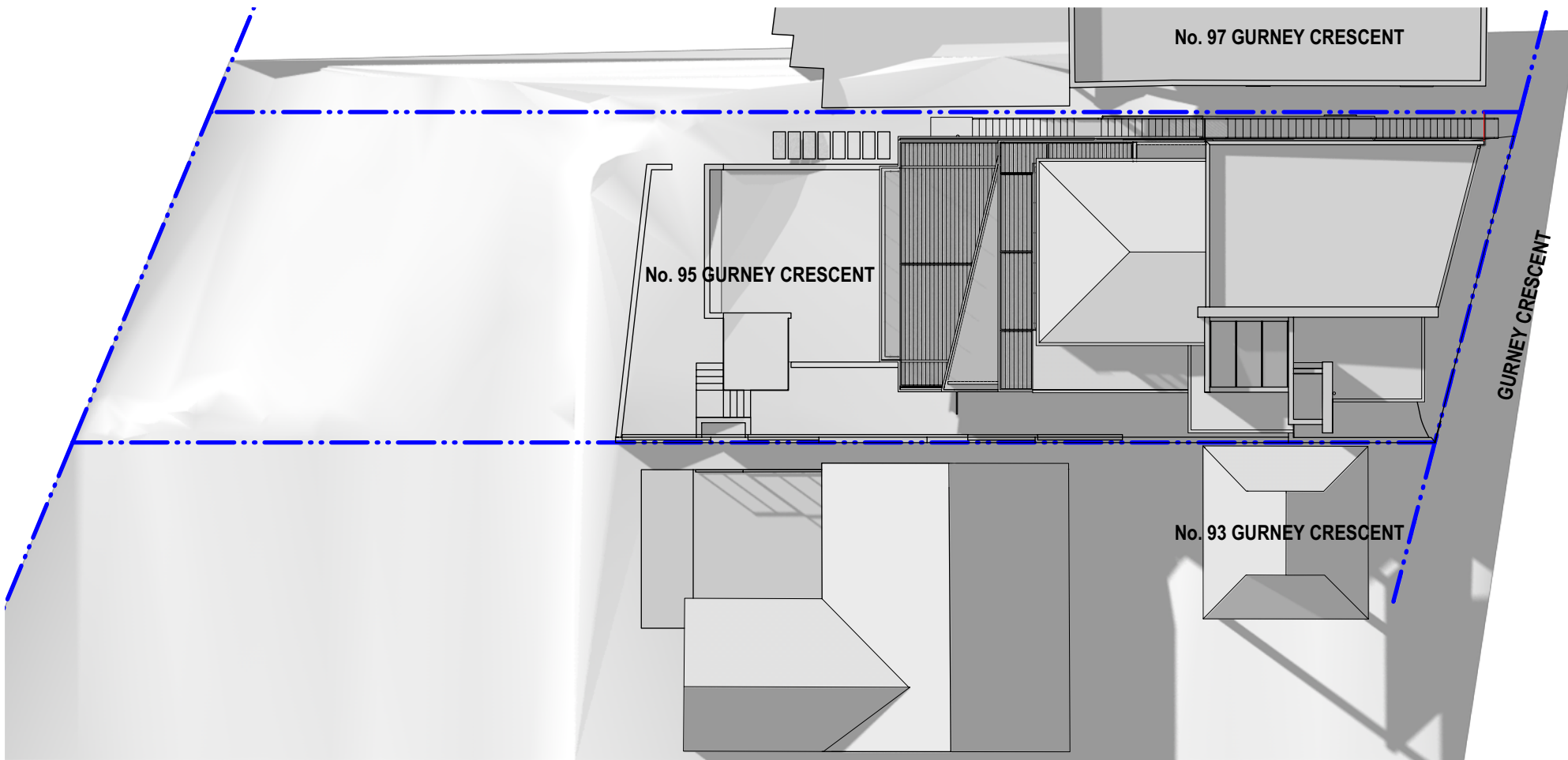


NEW DWELLING ON EXISTING STRUCTURE 95 GURNEY CRESCENT SEAFORTH

SK15 A
N.T.S
AUGUST 2019



1 WINTER 1500 - EXISTING SHADOW DIAGRAM



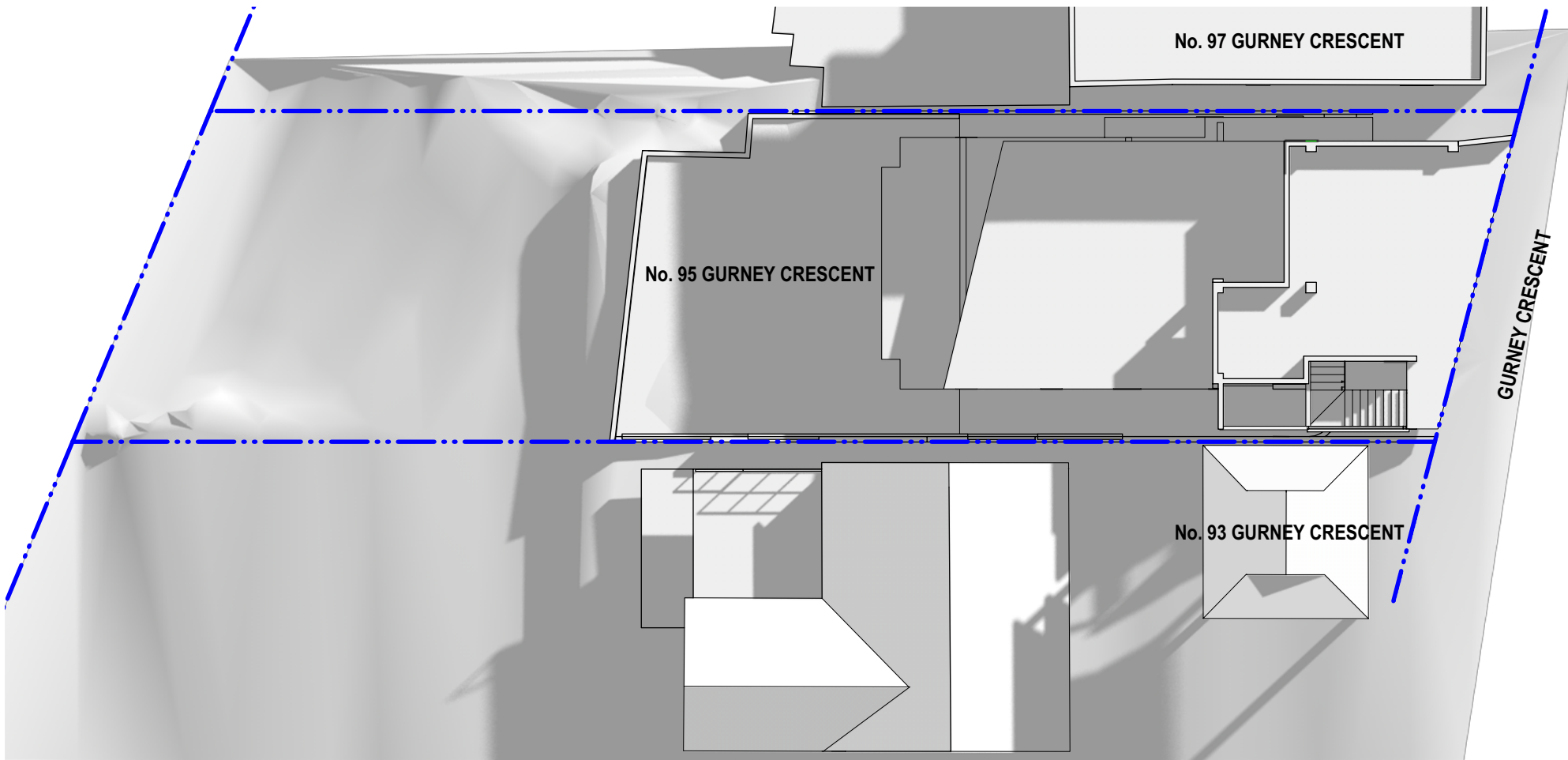
2 WINTER 1500 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - WINTER 1500

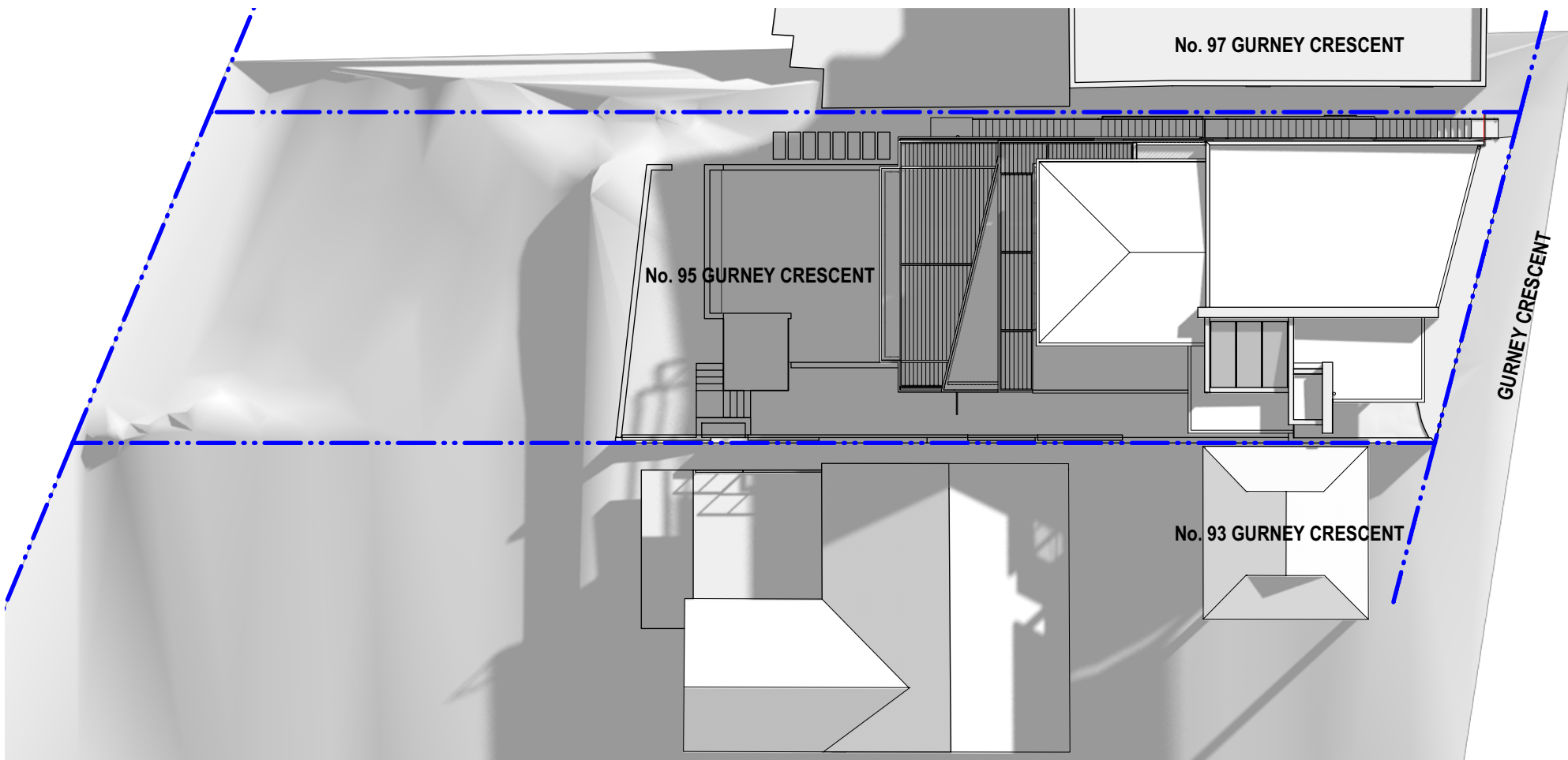


NEW DWELLING ON EXISITNG STRUCTURE 95 GURNEY CRESCENT SEAFORTH

SK16 A
N.T.S
AUGUST 2019



1 EQUINOX 0900 - EXISTING SHADOW DIAGRAM



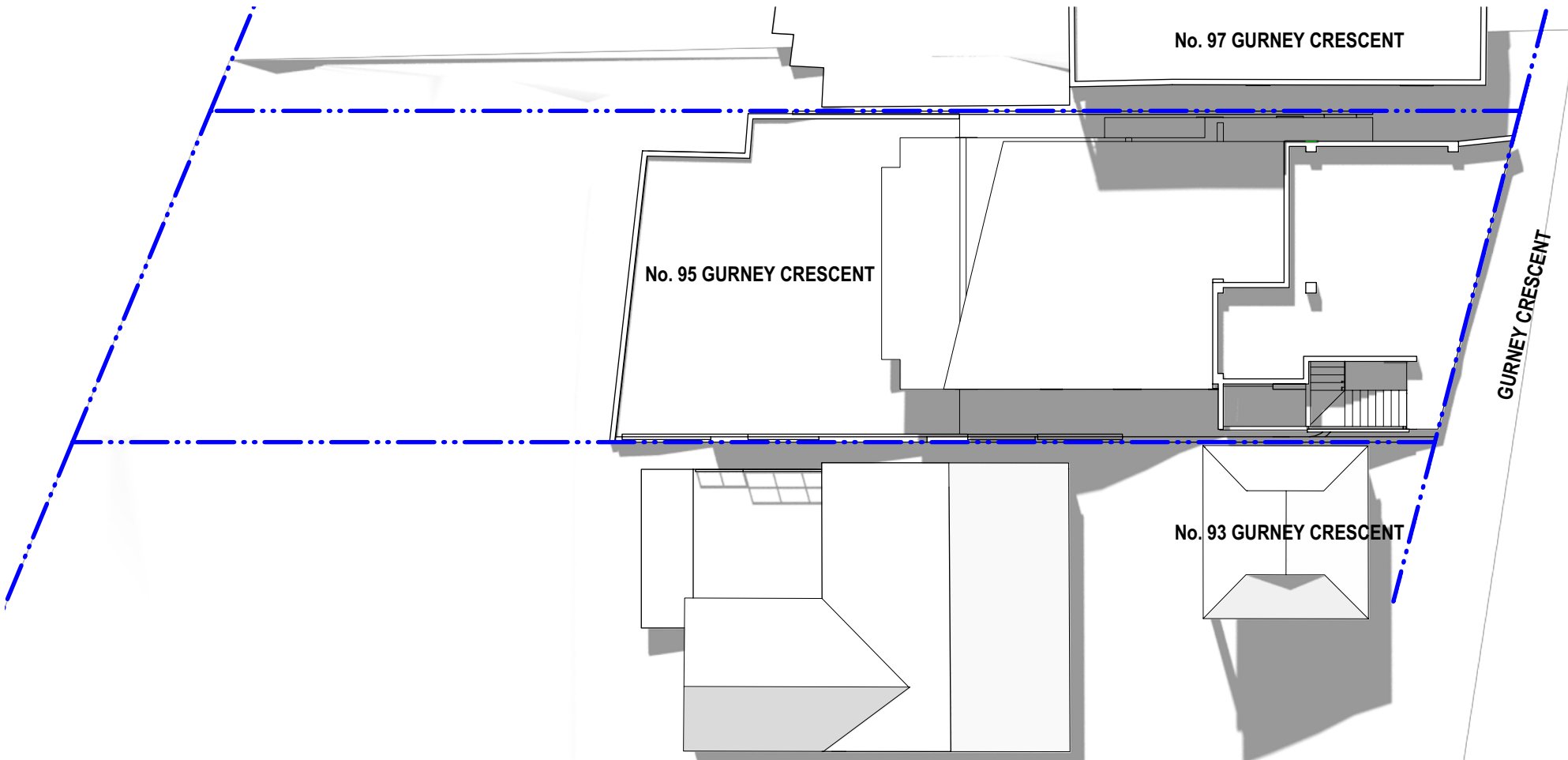
2 EQUINOX 0900 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - EQUINOX 0900

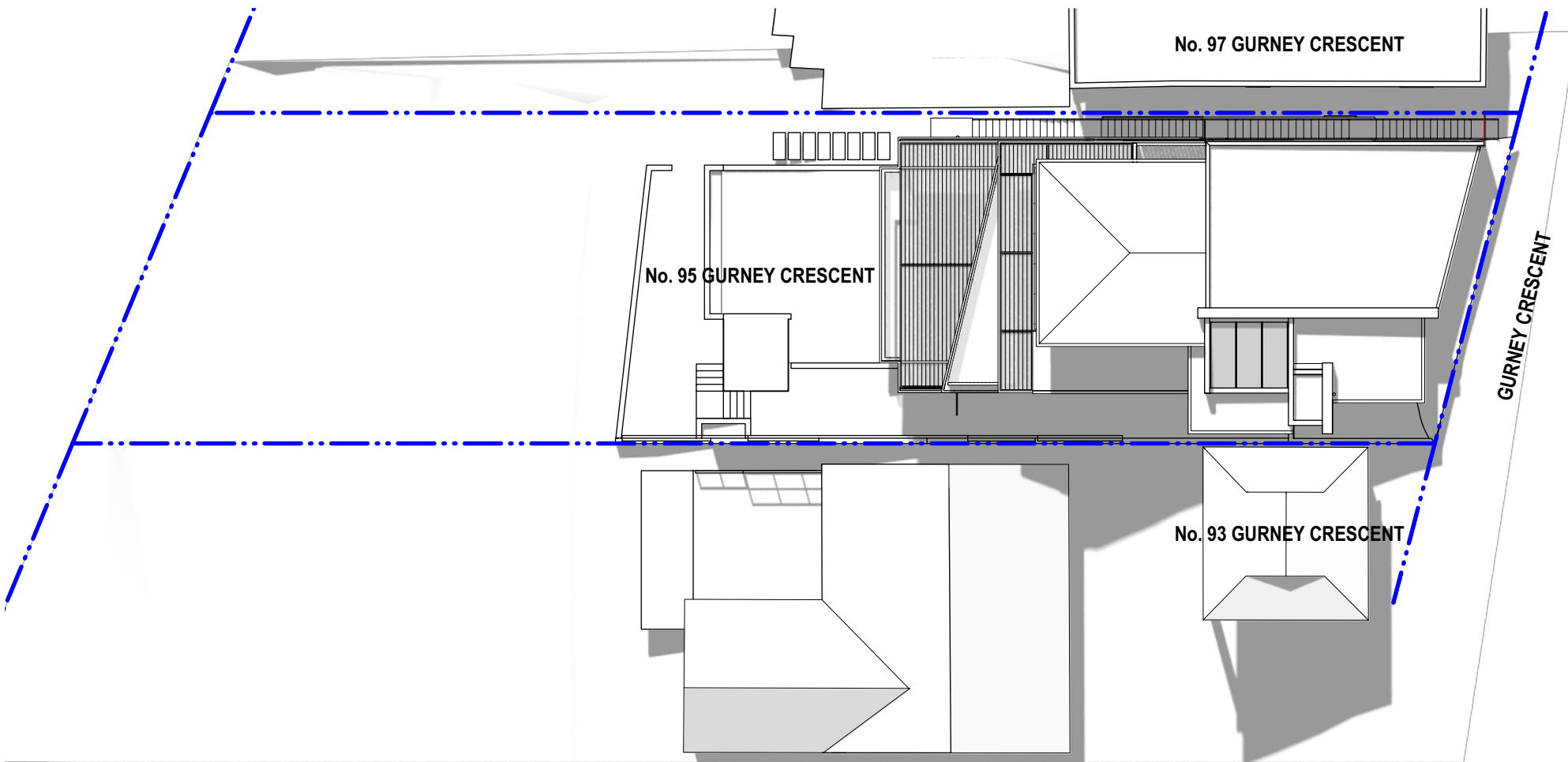


NEW DWELLING ON EXISITNG STRUCTURE 95 GURNEY CRESCENT SEAFORTH

SK17 A
N.T.S
AUGUST 2019



1 EQUINOX 1200 - EXISTING SHADOW DIAGRAM



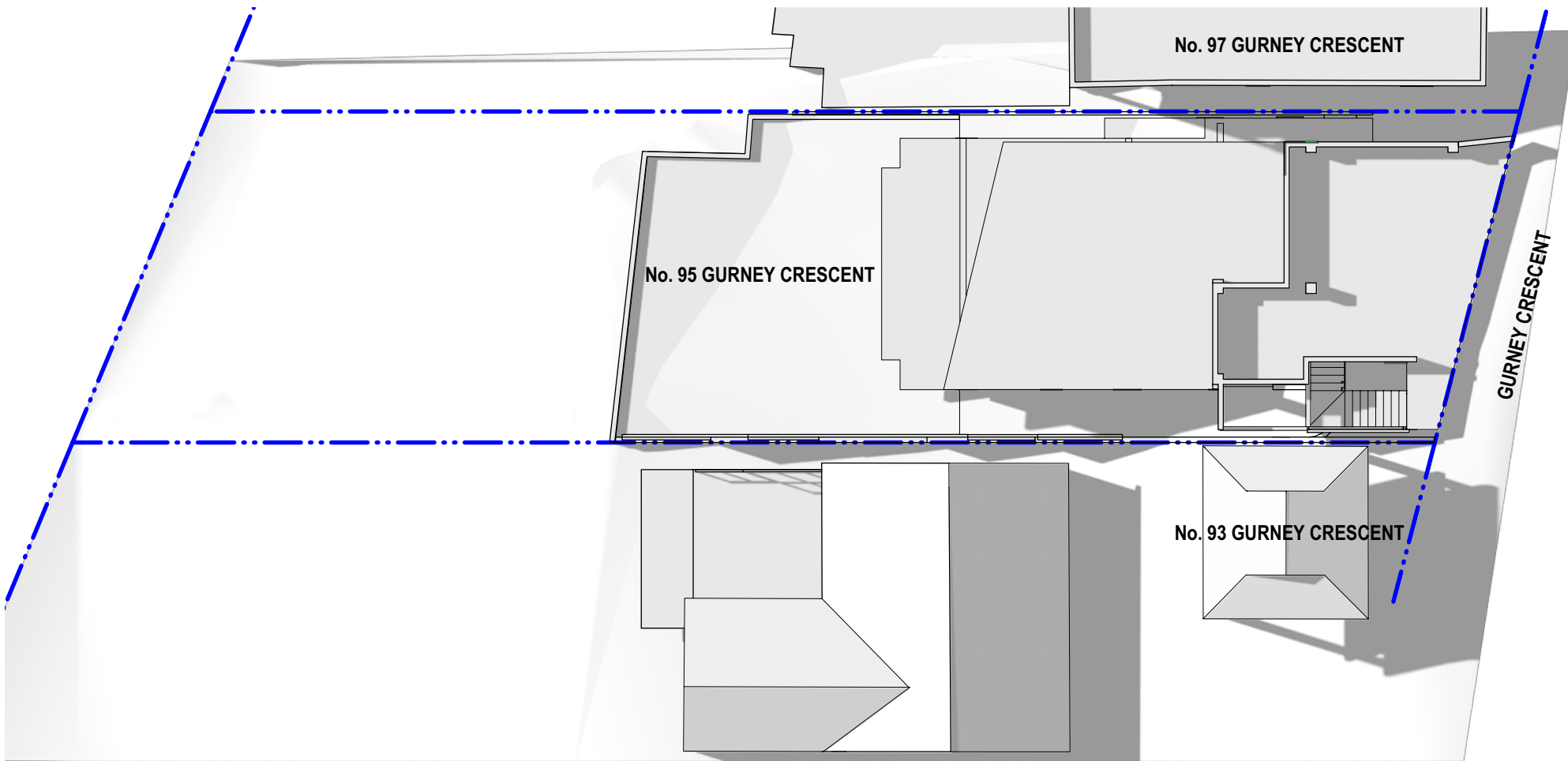
2 EQUINOX 1200 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - EQUINOX 1200

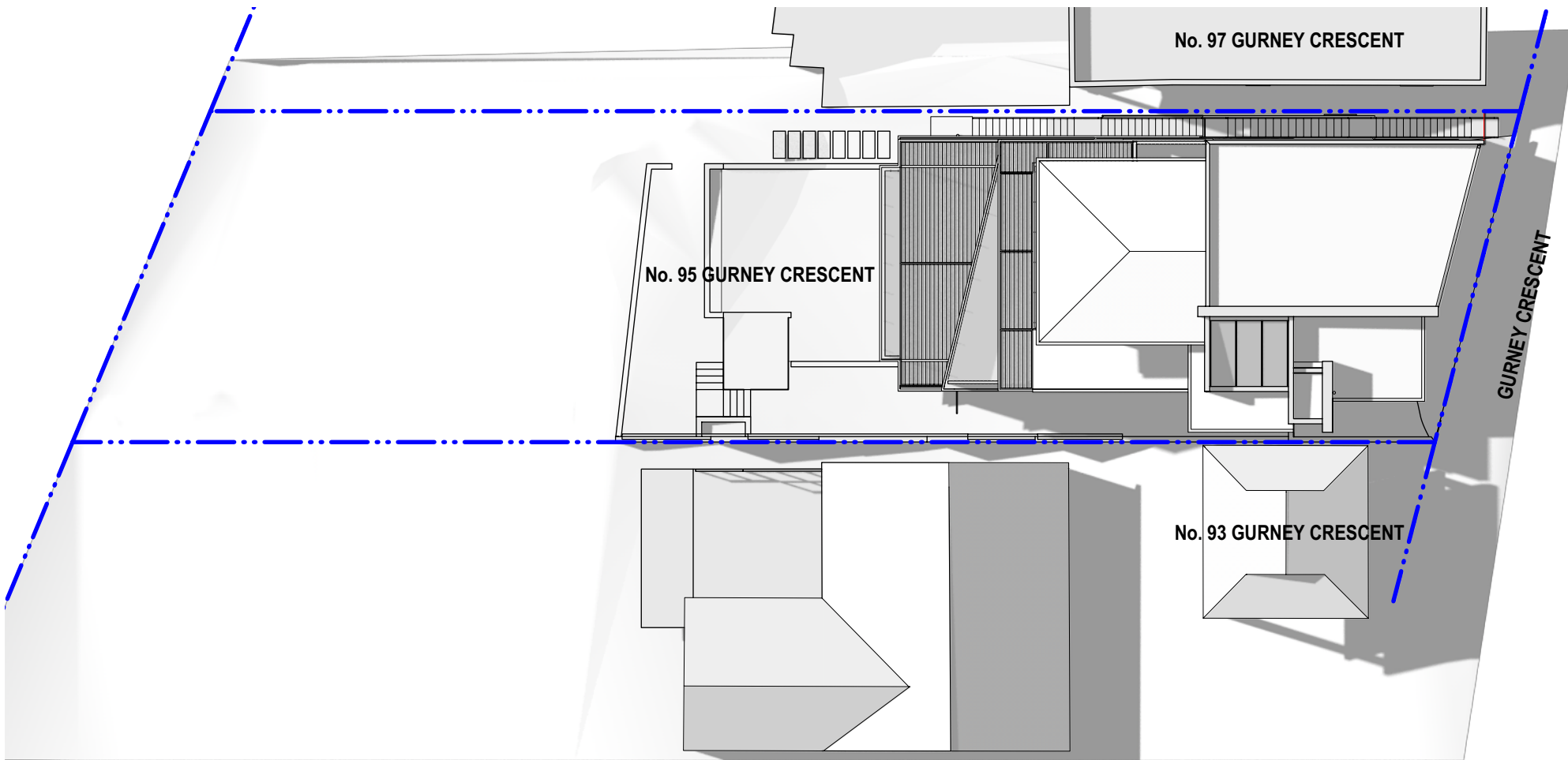


NEW DWELLING ON EXISITNG STRUCTURE 95 GURNEY CRESCENT SEAFORTH

SK18 A
N.T.S
AUGUST 2019



1 EQUINOX 1500 - EXISTING SHADOW DIAGRAM



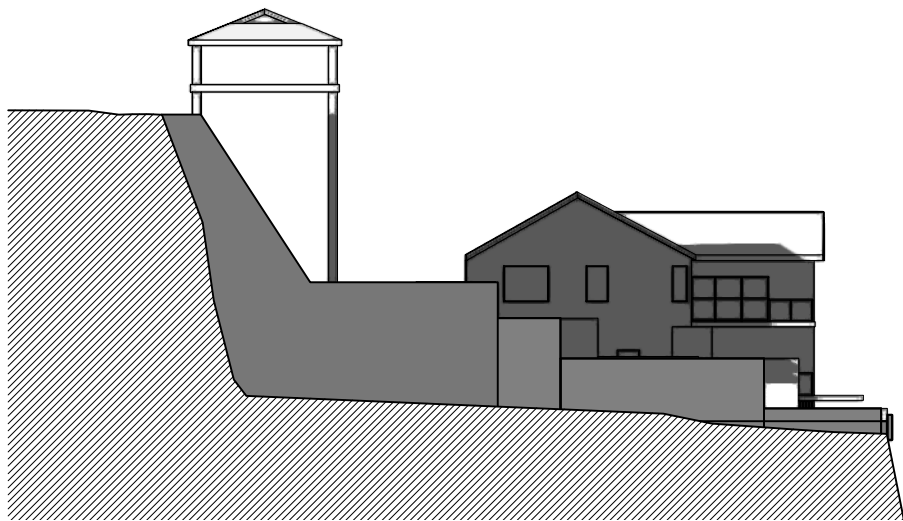
2 EQUINOX 1500 - PROPOSED SHADOW DIAGRAM

SHADOW DIAGRAMS - EQUINOX 1500

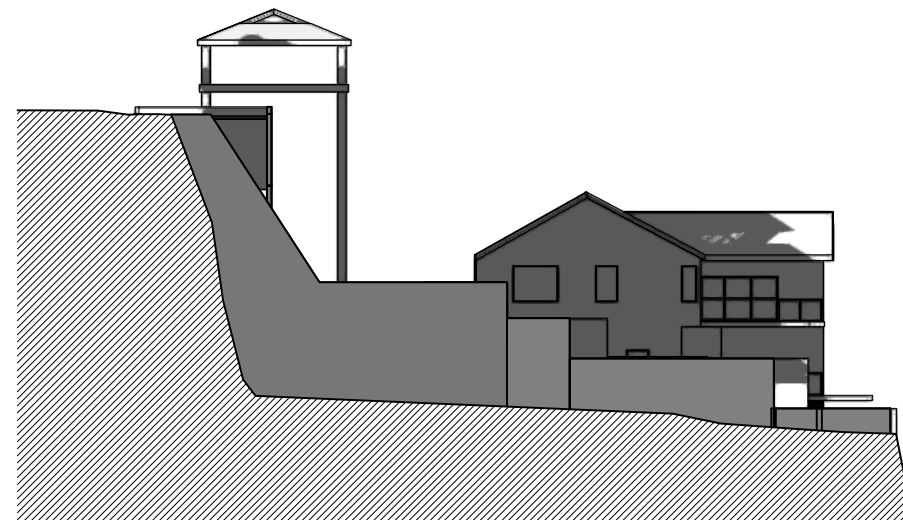


NEW DWELLING ON EXISITNG STRUCTURE 95 GURNEY CRESCENT SEAFORTH

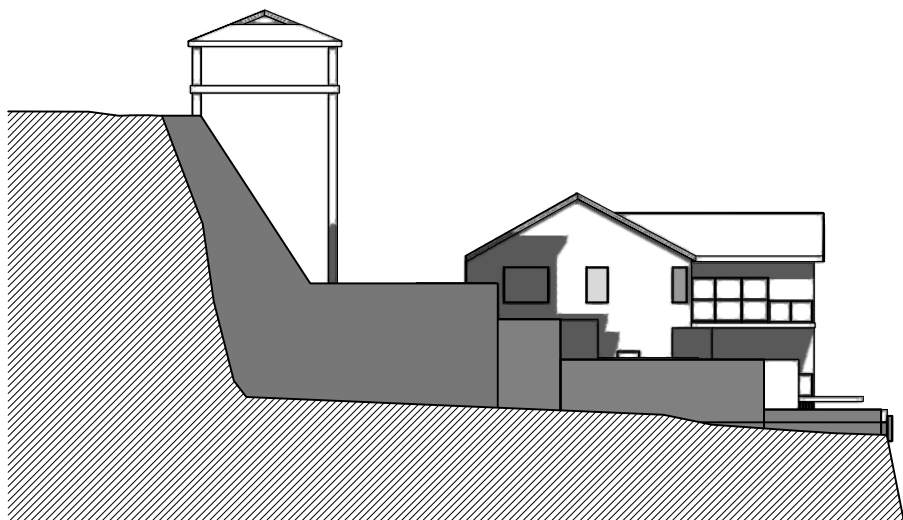
SK19 A
N.T.S
AUGUST 2019



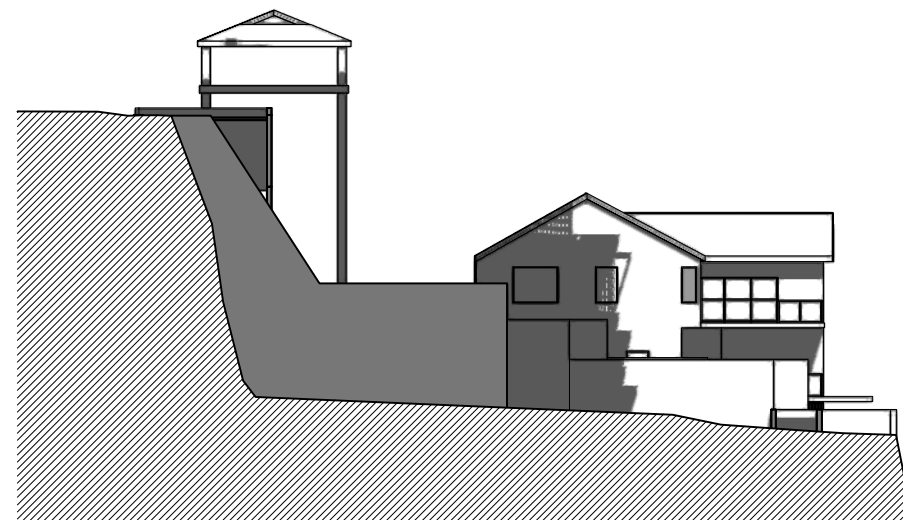
1 WINTER 0900 - EXISTING SHADOW DIAGRAM



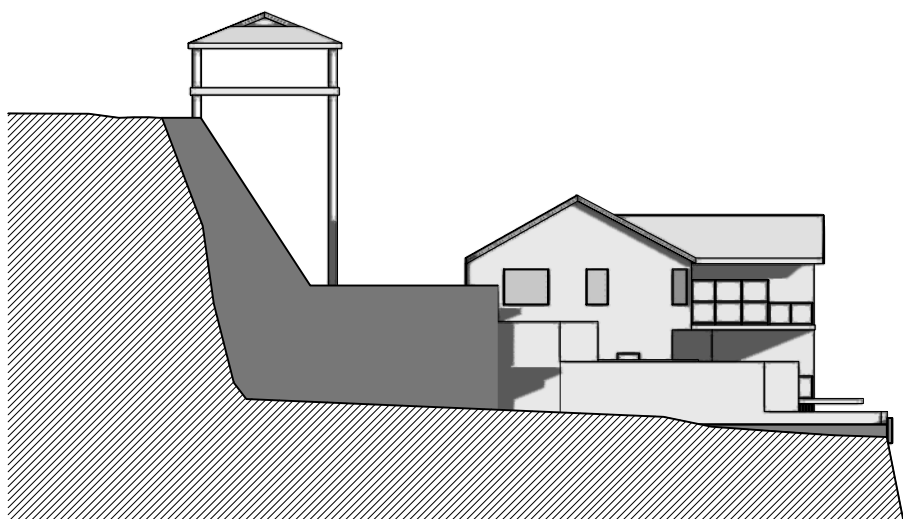
2 WINTER 0900 - PROPOSED SHADOW DIAGRAM



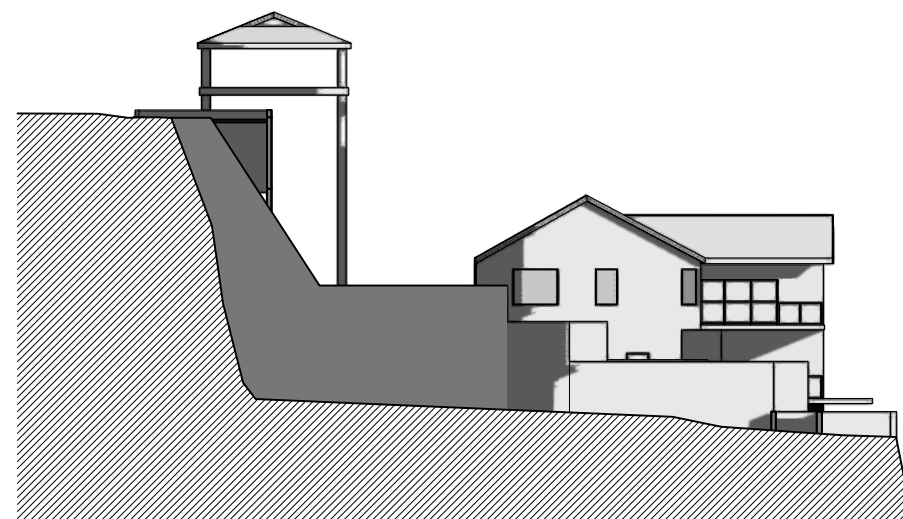
3 WINTER 1200 - EXISTING SHADOW DIAGRAM



4 WINTER 1200 - PROPOSED SHADOW DIAGRAM



5 WINTER 1500 - EXISTING SHADOW DIAGRAM



6 WINTER 1500 - PROPOSED SHADOW DIAGRAM

SHADOW ELEVATIONS - 93 GURNEY



NEW DWELLING ON EXISITNG STRUCTURE
95 GURNEY CRESCENT SEAFORTH

SK20 A
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ISSUED FOR PRE-DA
AMENDMENT
16/12/19
9/10/19
DATE
A
A/P1
ISSUE
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Min, 16 Dec 2019