

BARRAT RENOVATION

4 Bennet Street - Dee Why 2099

LOT 30 / DP 13621

Additions and Alterations to Existing Dwelling

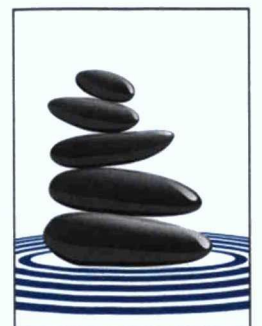
SECTION 96 APPLICATION

MARCH 2013 / Issue A

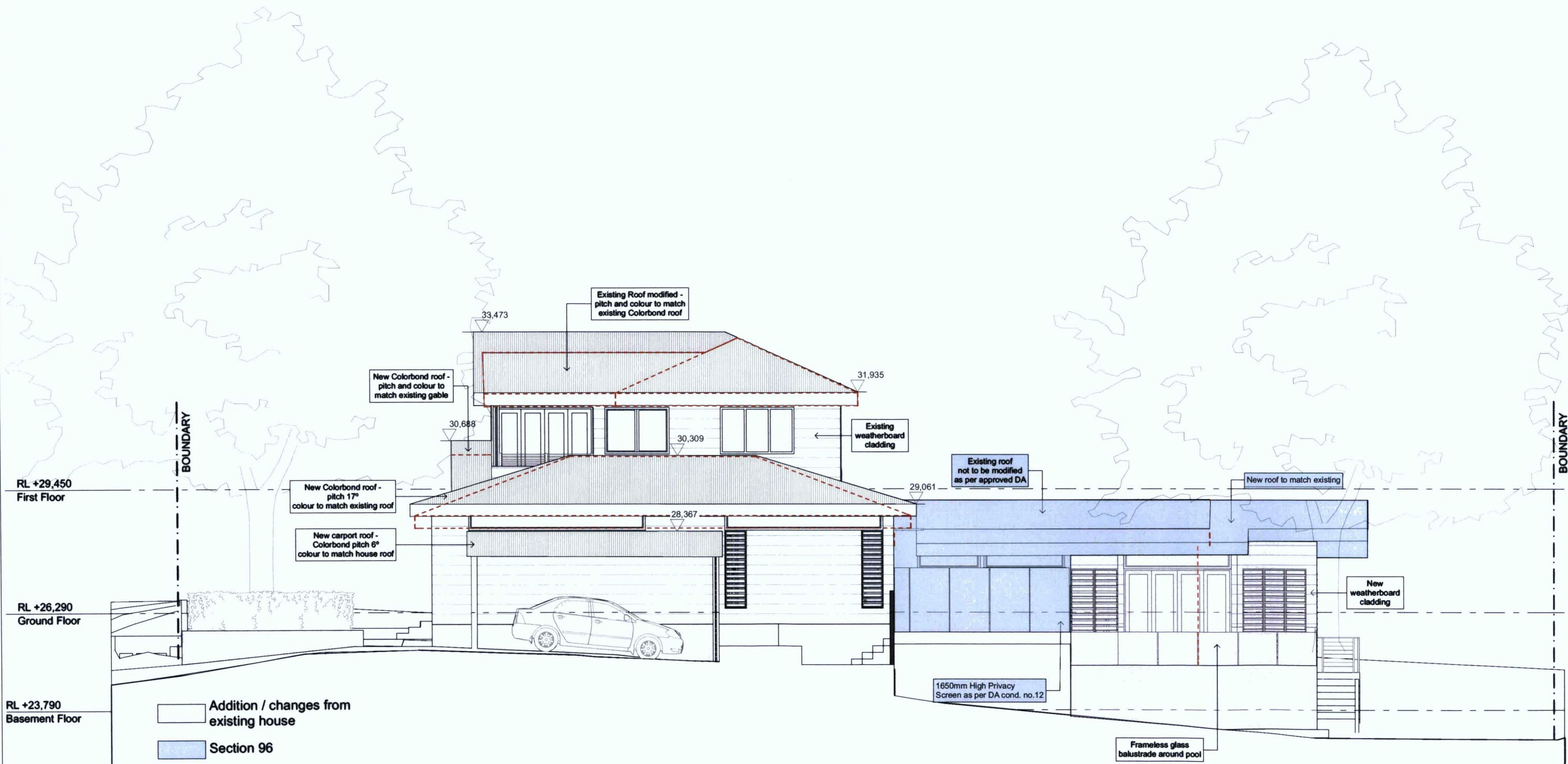
- A - 01 Roof Plan / Site Analysis / Landscape Plan
- A - 02 First Floor Plan
- A - 03 Ground Floor Plan
- A - 04 Basement Floor Plan
- A - 05 Section A and B
- A - 06 Section C and Pool Section
- A - 07 Section D
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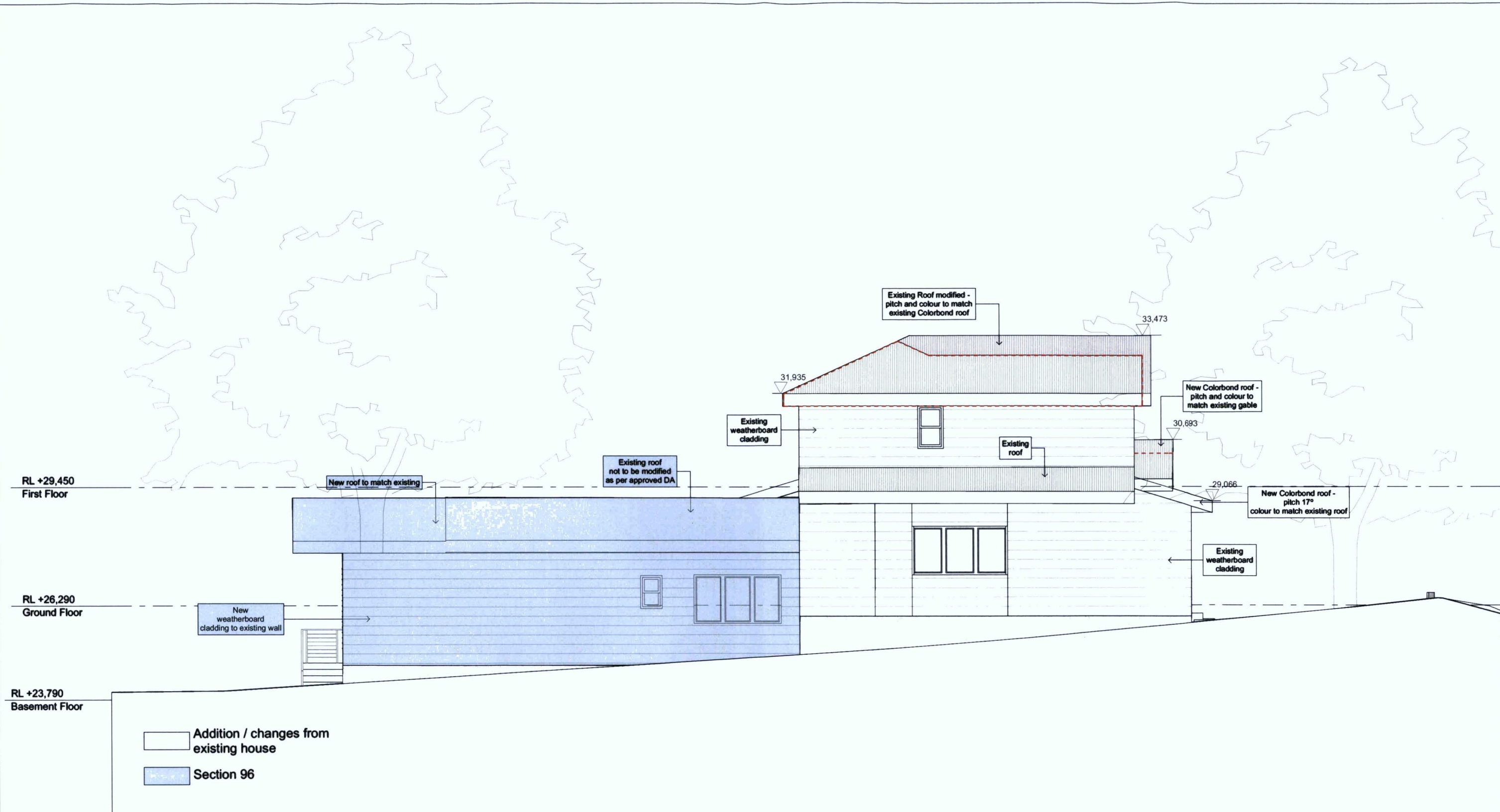


Elevation North

BASIX SPECIFICATIONS:

- All new walls, slabs and roof as per BASIX Insulation Requirements (page 4 of attached BASIX Certificate)
- All new windows and doors as per BASIX Requirements (pages 5,6,7 of attached BASIX Certificate)

Project North	NOTES COPYRIGHT - JO GILLIES, ARCHITECT COPYRIGHT - ARCHITECTS ACT - 2003 NSW The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	Issue A	Date	Amendments Section 96 Application	Drawn By	Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au	Client Jonathan and Nicki BARRAT Project Name BARRAT RENOVATION 4 Bennet Street - Dee Why 2099 LOT 30 / DP 13621 Drawing Title: North Elevation	Scale: 1:100 @ A3 Status: Issued Job No: 001 - BAR Section 96 Application	Date: Thursday, 21 March 2013 Checked By: LB, JG Drawing No.: A-09 Revision: A
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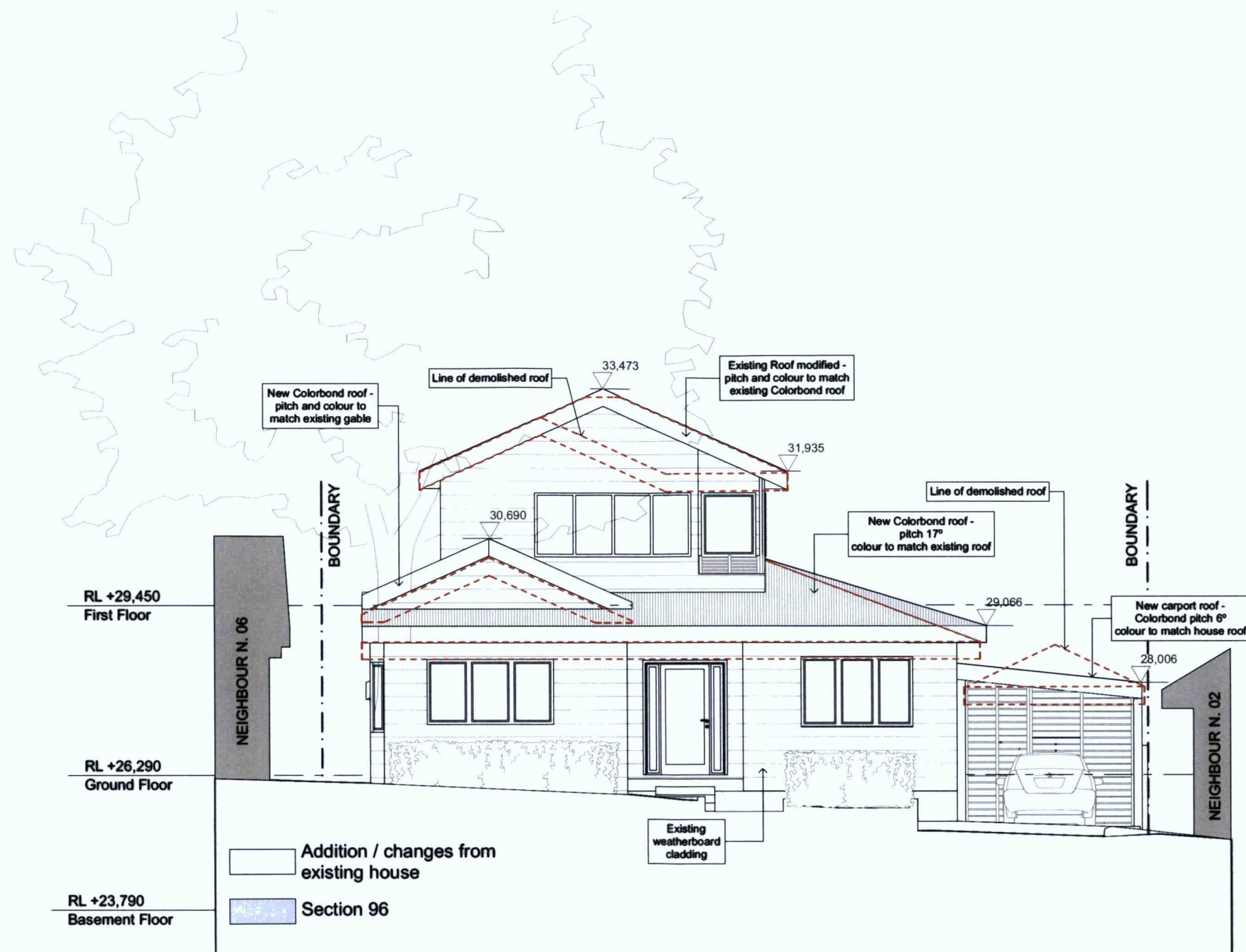
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- All new walls, slabs and roof as per BASIX Insulation Requirements (page 4 of attached BASIX Certificate)
- All new windows and doors as per BASIX Requirements (pages 5,6,7 of attached BASIX Certificate)

Elevation South

1:100

Project North	NOTES	Issue	Date	Amendments	Drawn By	Client	Scale:	Date:
	COPYRIGHT - JO GILLIES ARCHITECT COPYRIGHT - ARCHITECTS ACT - 2003 NSW					Jonathan and Nicki BARRAT	1:100 @ A3	Thursday, 21 March 2013
	The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	A		Section 96 Application	Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au	Project Name BARRAT RENOVATION 4 Bennet Street - Dee Why 2099 LOT 30 / DP 13621	Status: Issued	Checked By: LB, JG
						Drawing Title: South Elevation	Job No: 001 - BAR Section 96 Application	Revision: A-10 A



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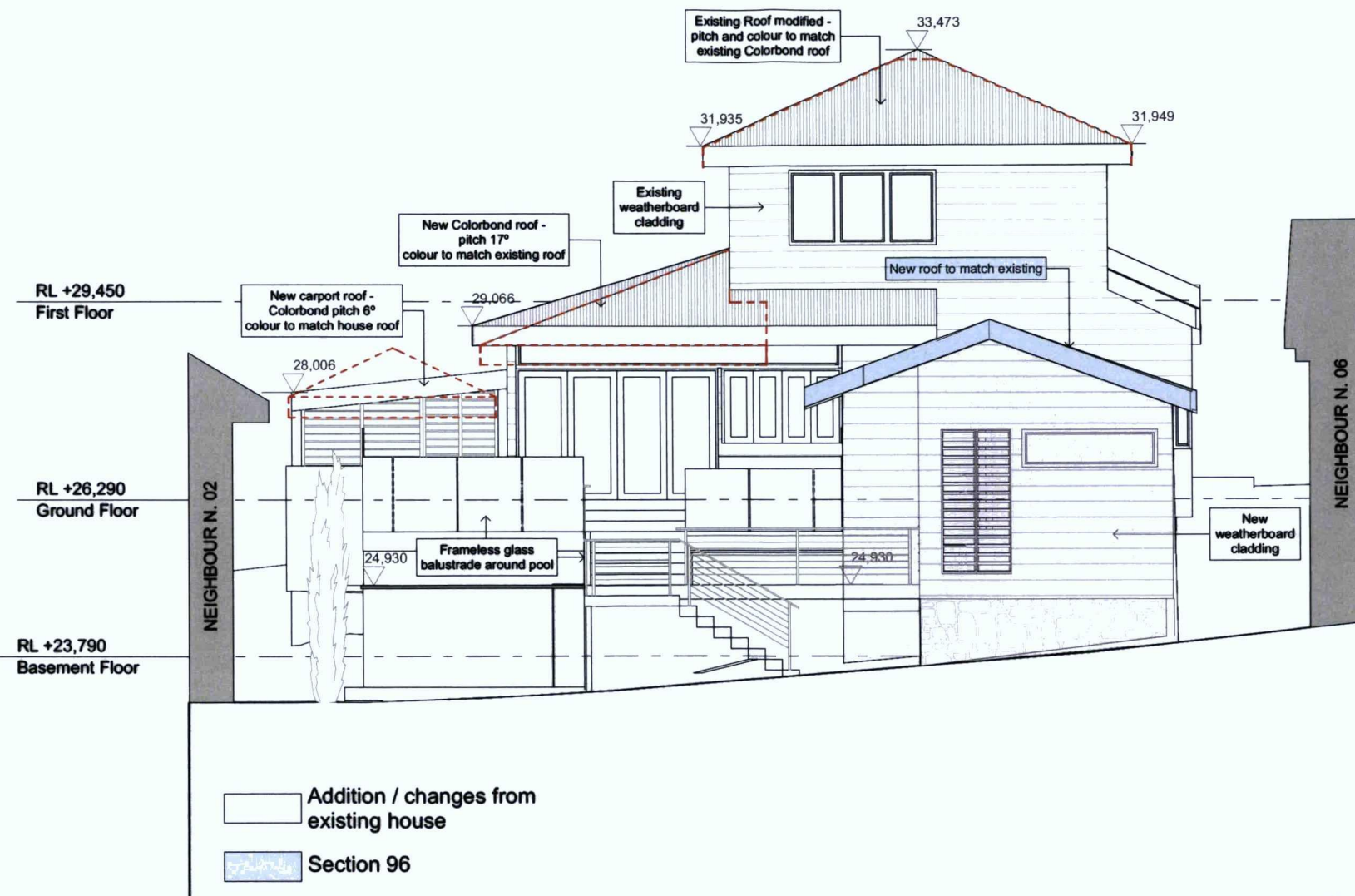
Elevation East

1:100

BASIX SPECIFICATIONS:

- All new walls, slabs and roof as per BASIX Insulation Requirements (page 4 of attached BASIX Certificate)
- All new windows and doors as per BASIX Requirements (pages 5,6,7 of attached BASIX Certificate)

Project North	NOTES	Issue	Date	Amendments	Drawn By	Client	Scale:	Date:
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						Drawing Title: East Elevation	Job No: 001 - BAR Section 96 Application	Drawing No.: A-11 Revision: A



Elevation West

1:100

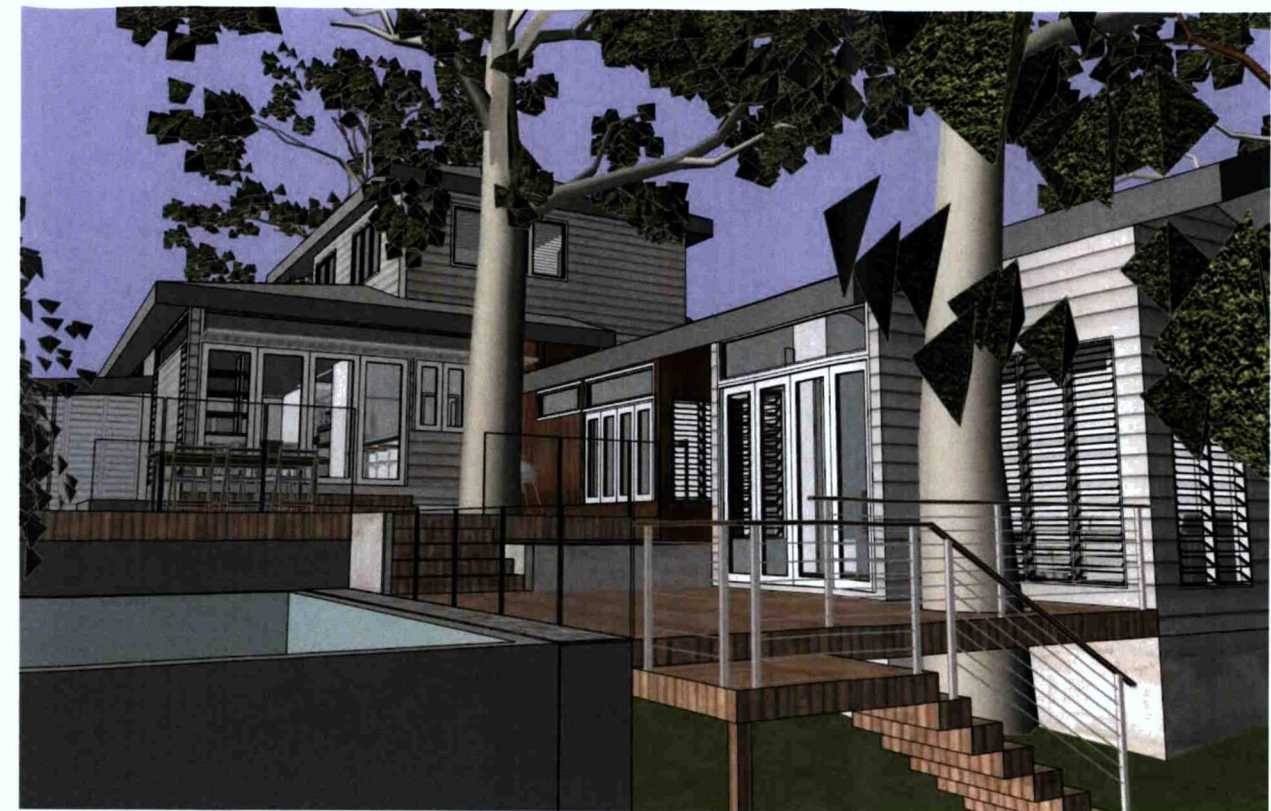
BASIX SPECIFICATIONS:

- All new walls, slabs and roof as per BASIX Insulation Requirements (page 4 of attached BASIX Certificate)
- All new windows and doors as per BASIX Requirements (pages 5,6,7 of attached BASIX Certificate)

Project North	NOTES	Issue	Date	Amendments	Drawn By	Client	Scale:	Date:
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						Drawing Title: West Elevation	Status: Issued	Checked By: LB, JG
						Job No: 001 - BAR Section 96 Application	Drawing No.: A-12	Revision: A



Front View



Back View

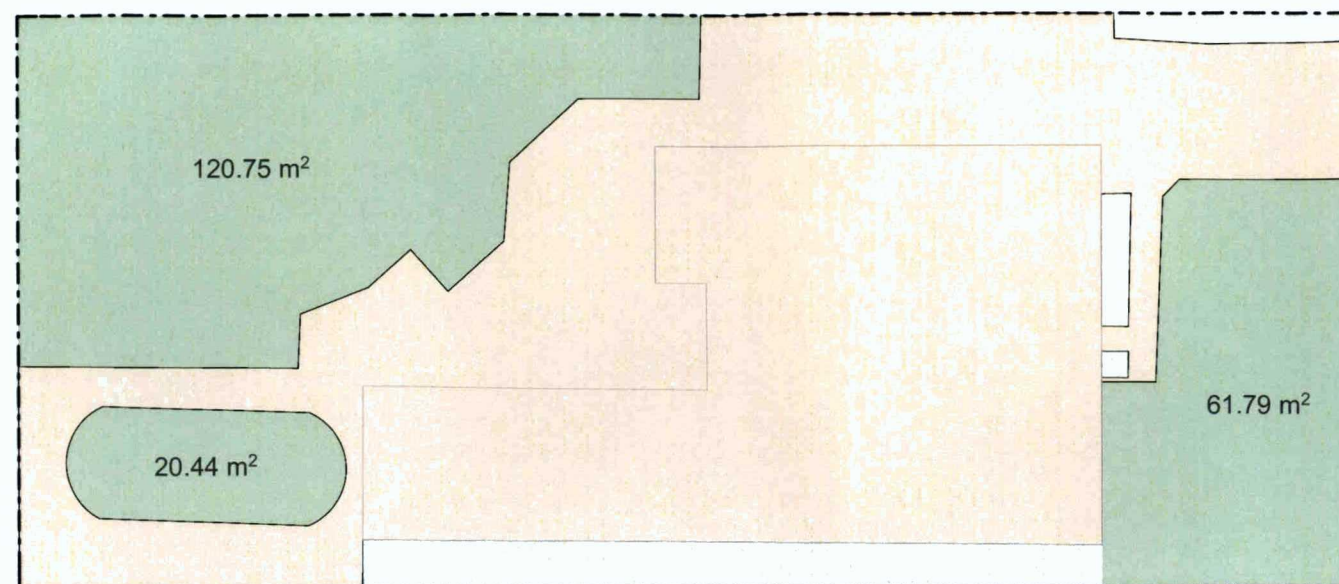


Birds Eye (North) View



Birds Eye (North West)

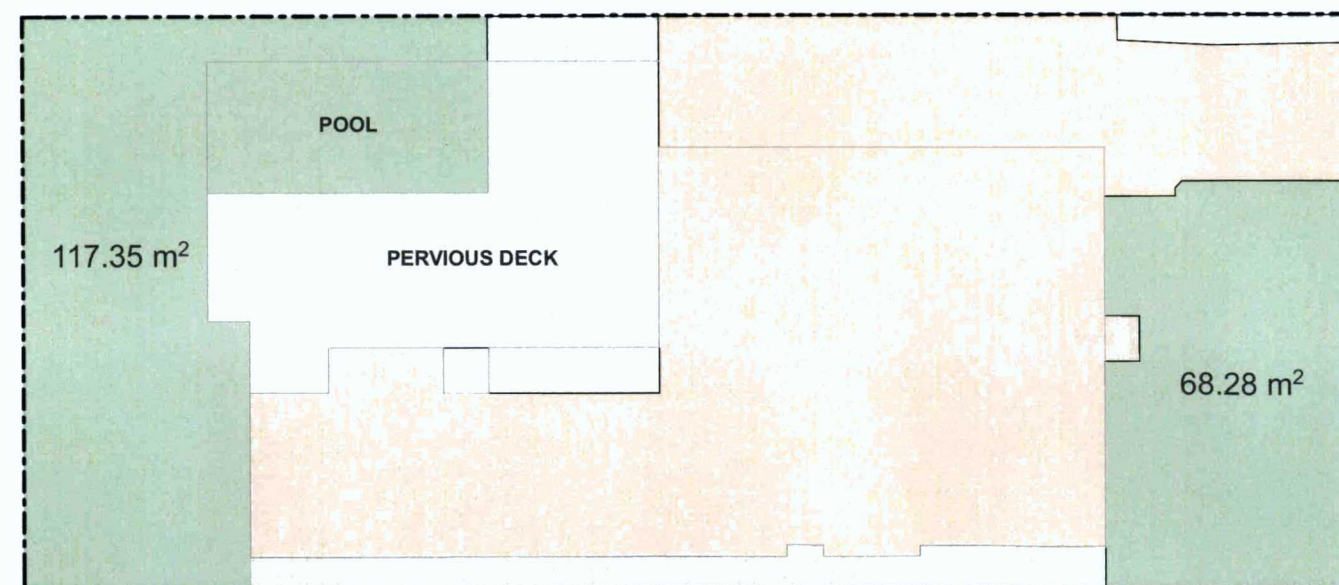
Project North	NOTES	Issue	Date	Amendments	Drawn By	Client	Scale:	Date:	
	COPYRIGHT - JO GILLIES ARCHITECT COPYRIGHT - ARCHITECTS ACT - 2003 NSW The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	A		Section 96 Application	Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au	 archisoul	Project Name BARRAT RENOVATION 4 Bennet Street - Dee Why 2099 LOT 30 / DP 13621 Drawing Title: Perspectives	Issued Job No: 001 - BAR Section 96 Application	Checked By: LB, JG Drawing No.: A-13 Revision: A



1 Landscape Open Space Existing 1:200

LANDSCAPE OPEN SPACE EXISTING:

SITE AREA: 534.2 m²
 EXISTING LANDSCAPE OPEN SPACE: **202.98 m² (38%)**
 ALLOWABLE OPEN SPACE: 40% of site area = 213.68 m²
(NOT COMPLIANT)
 EXISTING IMPERVIOUS AREA: 331.22 m²

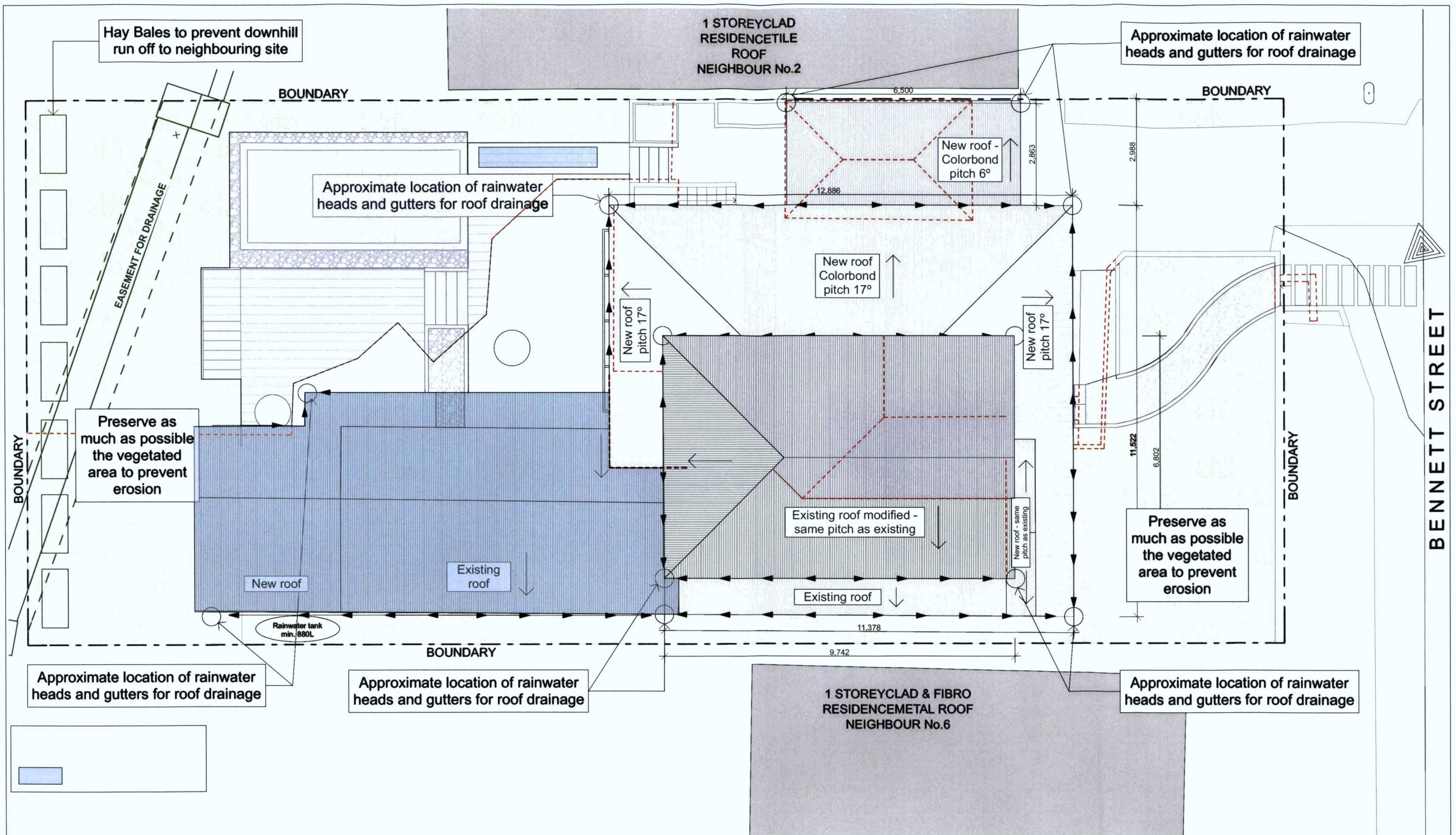


2 Landscape Open Space Proposed 1:200

LANDSCAPE OPEN SPACE PROPOSED:

SITE AREA: 534.2 m²
 PROPOSED LANDSCAPE OPEN SPACE: **185.63 m² (34.7%)**
 ALLOWABLE OPEN SPACE: 40% of site area = 213.68 m²
(NOT COMPLIANT - Please refer to SEE for justification)
 PROPOSED IMPERVIOUS AREA: 348.57 m²

Project North	NOTES	Issue	Date	Amendments	Drawn By	Client	Scale:	Date:
JOB NORTH Job North is for reference purposes only. Arrow inside circle indicates True North.	COPYRIGHT - JO GILLIES ARCHITECT COPYRIGHT - ARCHITECTS ACT - 2003 NSW The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	A		Section 96 Application	Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au	Jonathan and Nicki BARRAT BARRAT RENOVATION 4 Bennet Street - Dee Why 2099 LOT 30 / DP 13621	1:200 @ A3 Status: Issued Job No: 001 - BAR Section 96 Application	Thursday, 21 March 2013 Checked By: LB, JG Drawing No.: A-16 Revision: A



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Drainage, Erosion and Sediment Plan

1:100

Project North JOB NORTH Job North is for reference purposes only. Arrow inside circle indicates True North.	NOTES COPYRIGHT - JO GILLIES, ARCHITECT COPYRIGHT - ARCHITECTS ACT - 2003 NSW The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.	Issue A	Date Section 96 Application	Amendments Drawn By Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au archisoul	Client Jonathan and Nicki BARRAT Project Name BARRAT RENOVATION 4 Bennet Street - Dee Why 2099 LOT 30 / DP 13621 Drawing Title: Drainage, Erosion & Sediment Plan	Scale: 1:100 @ A3 Status: Issued Job No: 001 - BAR Section 96 Application	Date: Thursday, 21 March 2013 Checked By: LB, JG Drawing No.: A-17 Revision: A
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L0 Window and Door Schedule – 001- BAR – 4 Bennet Street Dee Why - REVISED ON 21.03.2013

WINDOWS and or Doors - See Archisoul drawings

Level	ID	Door / Window type	Room	Orientation	Width	Height	Sill height	Glass type	Existing/ New
Ground Floor	W01	Existing	Living	East	2060	1300	900	Clear	Existing
Ground Floor	W02	Existing	Bedroom 1	East	2336	1210	943	Clear	Existing
Ground Floor	W03	Sliding	Bedroom 2	South	2536	1300	800	Clear	New
Ground Floor	W04 -S96								Existing
Ground Floor	W05	Sliding	Bedroom 3	South	2330	1300	800	Clear	New
Ground Floor	W06 A/B - S96								Deleted
Ground Floor	W07	Fixed	Family Room	West	2400	600	1800	Clear	New
Ground Floor	W08 A/B	Glass louvres	Family Room	West	550 + 550	2300	100	Clear	New
Ground Floor	W09 A/B/C	Glass louvres	Family Room	North	550 x 3	2300	100	Clear	New
Ground Floor	W10 high	Fixed	Family Room	North	2738	600	2400	Clear	New
Ground Floor	W11 A/B	Glass louvres	Family Room	East	505 + 505	1900	500	Clear	New
Ground Floor	W12 A/B	Glass louvres	Family Room	North	600 + 600	1900	500	Clear	New
Ground Floor	W13 A/B	Glass Louvres	Workshop	West	505 + 505	1400	1000	Clear	New
Ground Floor	W14 high - S96								Deleted
Ground Floor	W15	Bifold	Workshop	North	2045	1400	1000	Clear	New
Ground Floor	W16 high	Fixed	Workshop	North	2045	500	2400	Clear	New
Ground Floor	W17 high	Fixed	Laundry	North	1691	500	2400	Clear	New
Ground Floor	W18	Bifold	Kitchen	West	1912	1200	900	Clear	New
Ground Floor	W19 high	Fixed	Dining	West	5165	500	2100	Clear	New
Ground	W20	Glass	Dining	North	550	2000	100	Clear	New

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130321_S96_Window Schedule Barrat

1:1

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		A		Section 96 Application		Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au 	Status: Issued	Checked By: LB, JG
							Job No: 001 - BAR	Revision: A
							Section 96 Application	A-20-a

Floor		louvres							
Ground Floor	W21 high	Fixed	Dining	North	4033	500	2100	Clear	New
Ground Floor	W22	Glass louvres	Dining	North	550	2000	100	Clear	New
Ground Floor	W23 high	Fixed	Living	North	4500	500	2100	Clear	New
First Floor	W24	Sliding	Study	East	2900	1190	900	Clear	New
First Floor	W25	Existing	Study	East	1158	1190	900	Clear	New
First Floor	W26	Sliding	Ensuite	South	683	1131	1012	Opaque	Existing
First Floor	W27	Sliding	Bedroom 4	West	2336	1190	900	Clear	New
First Floor	W28	Sliding	Bedroom 4	North	1685	1190	900	Clear	New
First Floor	W29	Fixed	Staircase	East	1000	1190	900	Clear	New
First Floor	W30								Deleted

Doors

Level	ID	Door / Window type	Room	Orientation	Width	Height	Sill height	Glass type	Existing/ New
Ground Floor	D01	Entry glass door	Foyer	East	1500	2100	0	Opaque	New
Ground Floor	D02	Bifold glass door	Family Room	North	2378	2400	0	Clear	New
Ground Floor	D03	Bifold glass door	Dining	West	3196	2100	0	Clear	New
First Floor	D04	Bifold Glass Door	Study	North	2460	2100	0	Clear	New

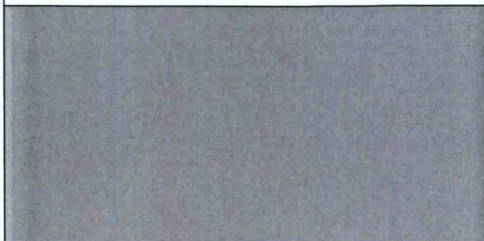
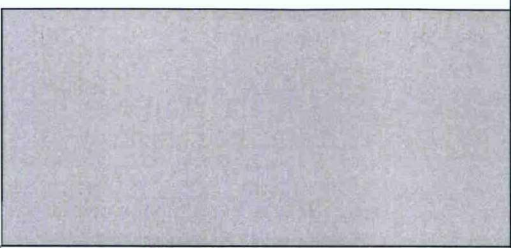
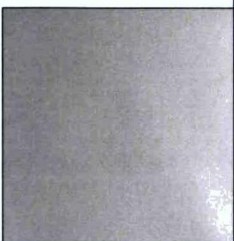
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130321_S96_Window Schedule Barrat

1:1

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EXTERNAL FINISHES

ROOF	EXTERNAL WALLS	DETAILS
 Colorbond - Colour to match existing roof	 Weatherboard Cladding - to match existing colour	 Natural Stone
	 Timber Cladding	 Rendered Brick
		 Glass  Aluminium

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		A		Section 96 Application	Archisoul Architects Suite 1/1000 Pittwater road Collaroy NSW AUSTRALIA P : 02 9982 2454 www.archisoularchitects.com.au	 archisoul		