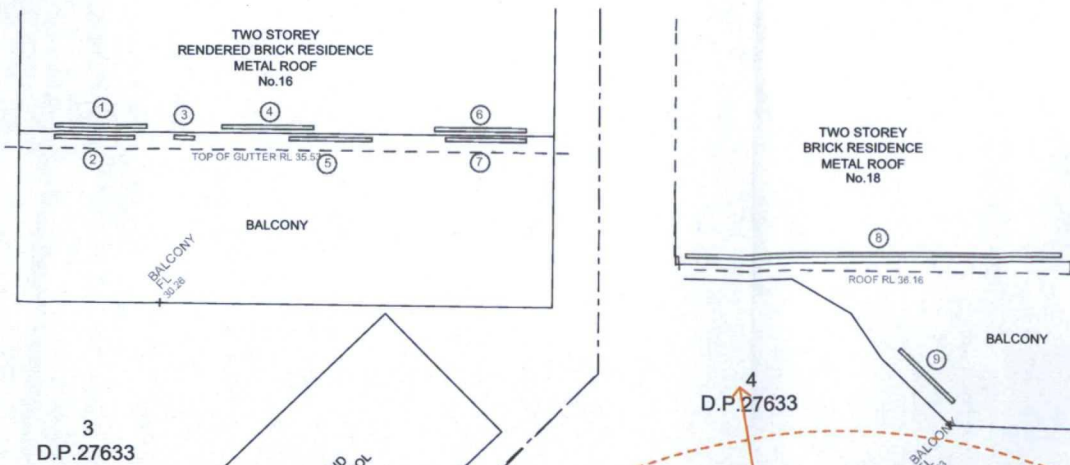


SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side to each picket with tie wires and turned upslope in a trench at least 200mm deep. Void joints in the filter fabric if possible, but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric. Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.



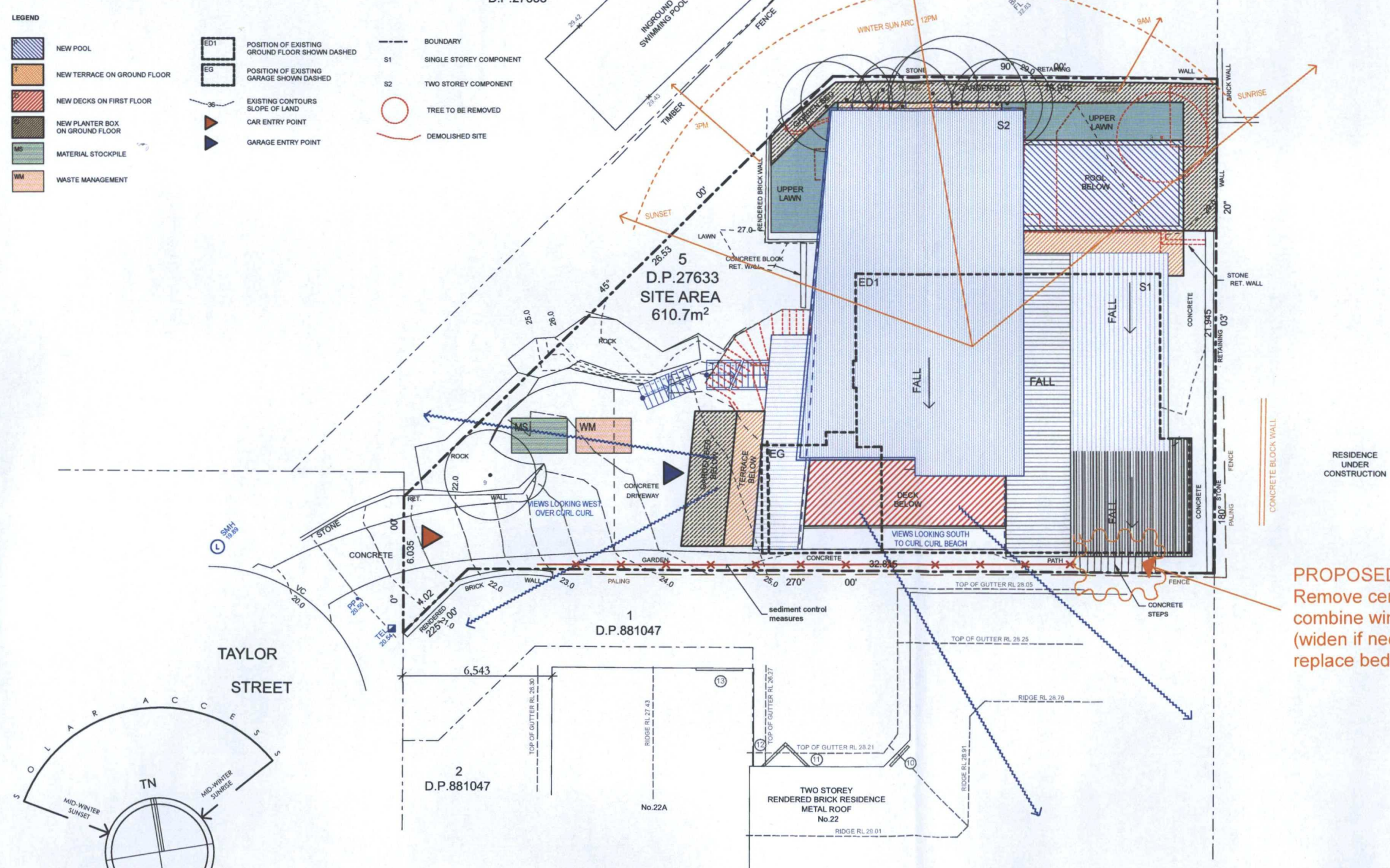
- = Proposed Works
- = Existing
- = Section 96 Modification
- = Demolished

LEGEND

- NEW POOL
- NEW TERRACE ON GROUND FLOOR
- NEW DECKS ON FIRST FLOOR
- NEW PLANTER BOX ON GROUND FLOOR
- MATERIAL STOCKPILE
- WASTE MANAGEMENT

- ED1 POSITION OF EXISTING GROUND FLOOR SHOWN DASHED
- EG POSITION OF EXISTING GARAGE SHOWN DASHED
- EXISTING CONTOURS SLOPE OF LAND
- CAR ENTRY POINT
- GARAGE ENTRY POINT

- BOUNDARY
- S1 SINGLE STOREY COMPONENT
- S2 TWO STOREY COMPONENT
- TREE TO BE REMOVED
- DEMOLISHED SITE



PROPOSED S96:
Remove centre post and combine window openings (widen if necessary) and replace bedroom window.

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2012.

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Project Name:
Alterations & Additions

Drawing Title: **SITE ANALYSIS & WASTE MNGMNT PLAN**

Project Number:
HOF 1112

Client Name:
Catherine Hoffman

Client Address:
Site Area 610.7m2 LOT 5 DP 27633
20 Taylor Street, North Curl Curl, 2099,

Architect:
Darren Tye

Status:
S96

Plot Date:
Friday, November 14, 2014

File Location:
1:200 @ A3
Hoffman 2014 S96 1.pln

Scale:

Drawing No.: CC3

Site Analysis Plan
1:200

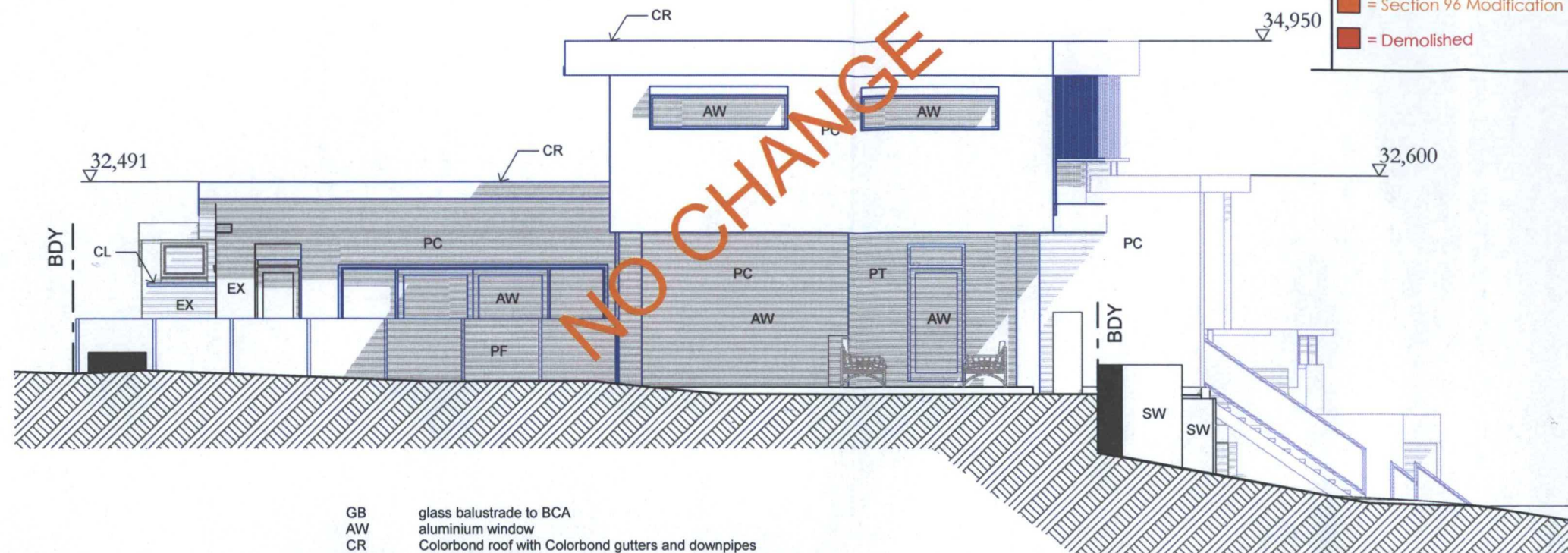
Architexture

Architexture

parapet
RL 34,950

first floor
RL 31,900

ground floor
RL 28,900



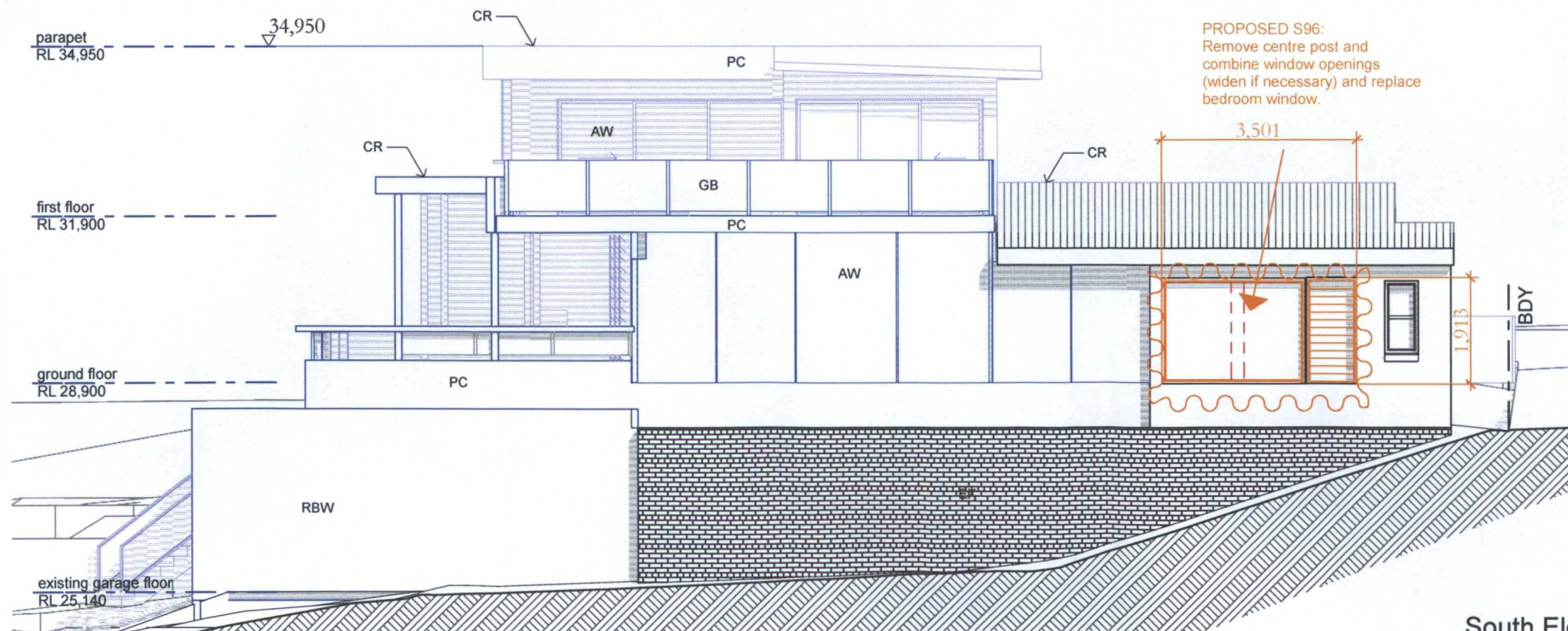
North Elevation
1:100

GB glass balustrade to BCA
AW aluminium window
CR Colorbond roof with Colorbond gutters and downpipes
WTX painted weathertex exterior lining
PC 75mm polystyrene cladding system on 90mm stud frame
PT painted timber
RDB rendered double brick
SW selected stonework
PF pool fence to AS1926
CL clothes drying line
WT water tank to BASIX
EX existing

parapet
RL 34,950

first floor
RL 31,900

ground floor
RL 28,900



South Elevation
1:100

PROPOSED S96:
Remove centre post and
combine window openings
(widen if necessary) and replace
bedroom window.

3,501

1,913

Architexture

■ = Proposed Works
■ = Existing
■ = Section 96 Modification
■ = Demolished

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Project Name :
Alterations & Additions

Drawing Title :
ELEVATIONS N & S

Project Number :
HOF 1112

Client Name :
Catherine Hoffman

Client Address :
**Site Area 610.7m2 LOT 5 DP 27633
20 Taylor Street, North Curl Curl, 2099,
Architect:
Darren Tye**

Status :
S96

Plot Date :
Friday, November 14, 2014

File Location : **1:100 @ A3
Hoffman 2014 S96 1.pln**

Scale :

Drawing No. : **CC8**

Architexture

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A166108_06

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 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A166108 lodged with the consent authority or certifier on 04 Jul 2013 with application DA2013/0768

It is the responsibility of the applicant to verify with the consent authority that the original or any revised certificate complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director General
Date of issue: Friday 14 November 2014
To be valid, this certificate must be lodged within 3 months of the date of issue



BASIX Certificate number: A166108_06

page 2 / 8

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Rainwater tank The applicant must install a rainwater tank of at least 1443 litres on the site. This rainwater tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rainwater runoff from at least 246.5 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	✓	✓	✓
Outdoor swimming pool The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 41.3 kilolitres. The applicant must install a pool pump timer for the swimming pool. The applicant must install the following heating system for the swimming pool that is part of this development: solar only.	✓	✓	✓
Lighting 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.		✓	✓
Fixtures 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: A166108_06

page 4 / 8

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 2m ² ; b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓																											
<table><thead><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr></thead><tbody><tr><td>concrete slab on ground floor</td><td>nil</td><td></td></tr><tr><td>suspended floor with enclosed subfloor concrete (R0.6)</td><td>R0.70 (down) (or R1.30 including construction)</td><td></td></tr><tr><td>suspended floor above garage, framed (R0.7)</td><td>nil</td><td></td></tr><tr><td>floor above existing dwelling or building</td><td>nil</td><td></td></tr><tr><td>external wall, framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall, external insulated façade system (EIFS) (façade panel 70 mm)</td><td>nil</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling R1.95 (up), roof foil backed blanket (55 mm)</td><td>medium (solar absorptance 0.475, 0.70)</td></tr><tr><td>flat ceiling, flat roof, framed</td><td>ceiling R2.08 (up), roof foil backed blanket (55 mm)</td><td>medium (solar absorptance 0.475, 0.70)</td></tr></tbody></table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor	nil		suspended floor with enclosed subfloor concrete (R0.6)	R0.70 (down) (or R1.30 including construction)		suspended floor above garage, framed (R0.7)	nil		floor above existing dwelling or building	nil		external wall, framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		external wall, external insulated façade system (EIFS) (façade panel 70 mm)	nil		flat ceiling, pitched roof	ceiling R1.95 (up), roof foil backed blanket (55 mm)	medium (solar absorptance 0.475, 0.70)	flat ceiling, flat roof, framed	ceiling R2.08 (up), roof foil backed blanket (55 mm)	medium (solar absorptance 0.475, 0.70)			
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All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2007

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Project Name

Alterations & Additions

Drawing Title

BASIX CERTIFICATE

Project Number

HOF 1112

Client Name

Catherine Hoffman

Client Address

20 Taylor Street, North Curl Curl, 2099,

Site Area 610.7m² LOT 5 DP 27633

Architect

Darren Tye

Status

s96

Plot Date

Friday, November 14 2014

Scale

1:100 @ A3

Drawing No

CC16

Glazing requirements

Show on DA Plans

Show on CC/CDC Plans & Specs

Certifier Check

Windows and glazed doors

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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	8.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W2	W	15.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W3	S	23.1	0	0	none	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W4	N	9.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W5	N	7.56	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W6	E	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W7	N	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W8	W	3	0	0	external louvre/blind (fixed)	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W9	W	2.36	0	0	external louvre/blind (fixed)	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W10	W	2.7	0	0	external louvre/blind (fixed)	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W11	W	3.7	0	0	external louvre/blind (fixed)	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W12	S	8.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W13	S	7	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W14	E	1.6	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium single pyrolytic low-e (U-value 4.48 SHGC 0.46)
W15	E	1.6	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium single pyrolytic low-e (U-value 4.48 SHGC 0.46)
W16	E	1.6	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium single pyrolytic low-e (U-value 4.48 SHGC 0.46)
W17	E	1.6	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium single pyrolytic low-e (U-value 4.48 SHGC 0.46)
W18	N	1.4	0	0	projection/height above sill ratio >=0.43	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W19	N	1.4	0	0	projection/height above sill ratio >=0.43	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W12A	W	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium single clear (U-value 6.44 SHGC 0.75)
W22	S	6.7	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium single pyrolytic low-e (U-value 5.7 SHGC 0.47)

BASIX Certificate number: A166108_06

page 8 / 8

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.