

LOCATION PLAN



DEVELOPMENT SUMMARY

SITE AREA: 695.6m²
LOT NO: 1
DP NO: 224643
ZONING: E3

EXISTING GFA: 147m²
EXISTING FSR: 0.21 : 1
EXISTING L.SCAPE: 485m² (70%)

PROP. GFA: 144m²
PROP. FSR: 0.21 : 1
PROP. L.SCAPE: 485m² (70%)

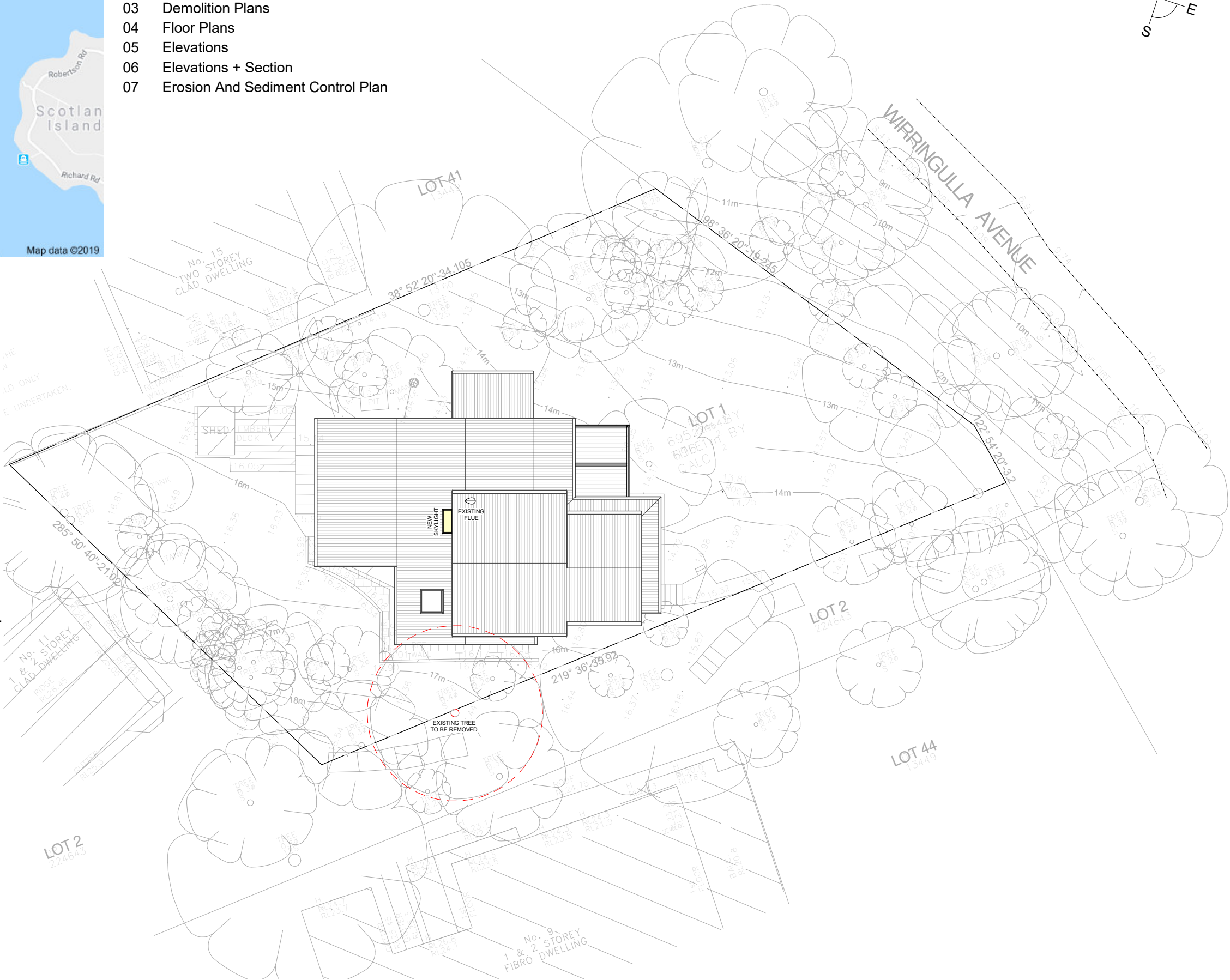
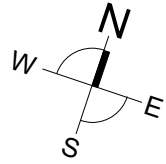
BASIX COMMITMENTS

- 1. MINIMUM OF 40% OF NEW OR ALTERED LIGHT FITTINGS TO BE LED OR COMPACT FLUORESCENT.
- 2. NEW OR ALTERED SHOWERHEADS TO HAVE A 3 STAR RATING.
- 3. NEW OR ALTERED TOILETS TO HAVE A 3 STAR RATING.
- 4. NEW OR ALTERED TAPS TO HAVE A 3 STAR RATING.
- 5. NEW WINDOWS TO BE TIMBER FRMAE WITH SINGLE CLEAR GLAZING (OR U-VALUE 5.71, SHGC 0.66)
- 6. NEW SKYLIGHT TO BE TIMBER, DOUBLE CLEAR/AIR FILL (OR U-VALUE 4.3, SHGC 0.5)

THIS IS A SUMMARY ONLY. REFER TO THE BASIX CERTIFICATE FOR FURTHER DETAILS.

DRAWING LIST

- 01 Site Plan
- 02 Site Analysis
- 03 Demolition Plans
- 04 Floor Plans
- 05 Elevations
- 06 Elevations + Section
- 07 Erosion And Sediment Control Plan



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Proj. 20.00 - 13 Wurringulla Ave, Elvina Bay

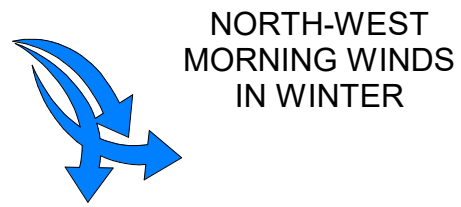
Site Plan

Sheet 01

Scale 1 : 200 @ A3

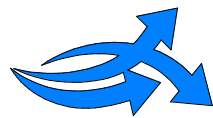
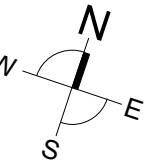
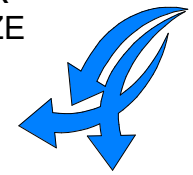
01 January 2020

Schematic plans only. NOT FOR CONSTRUCTION

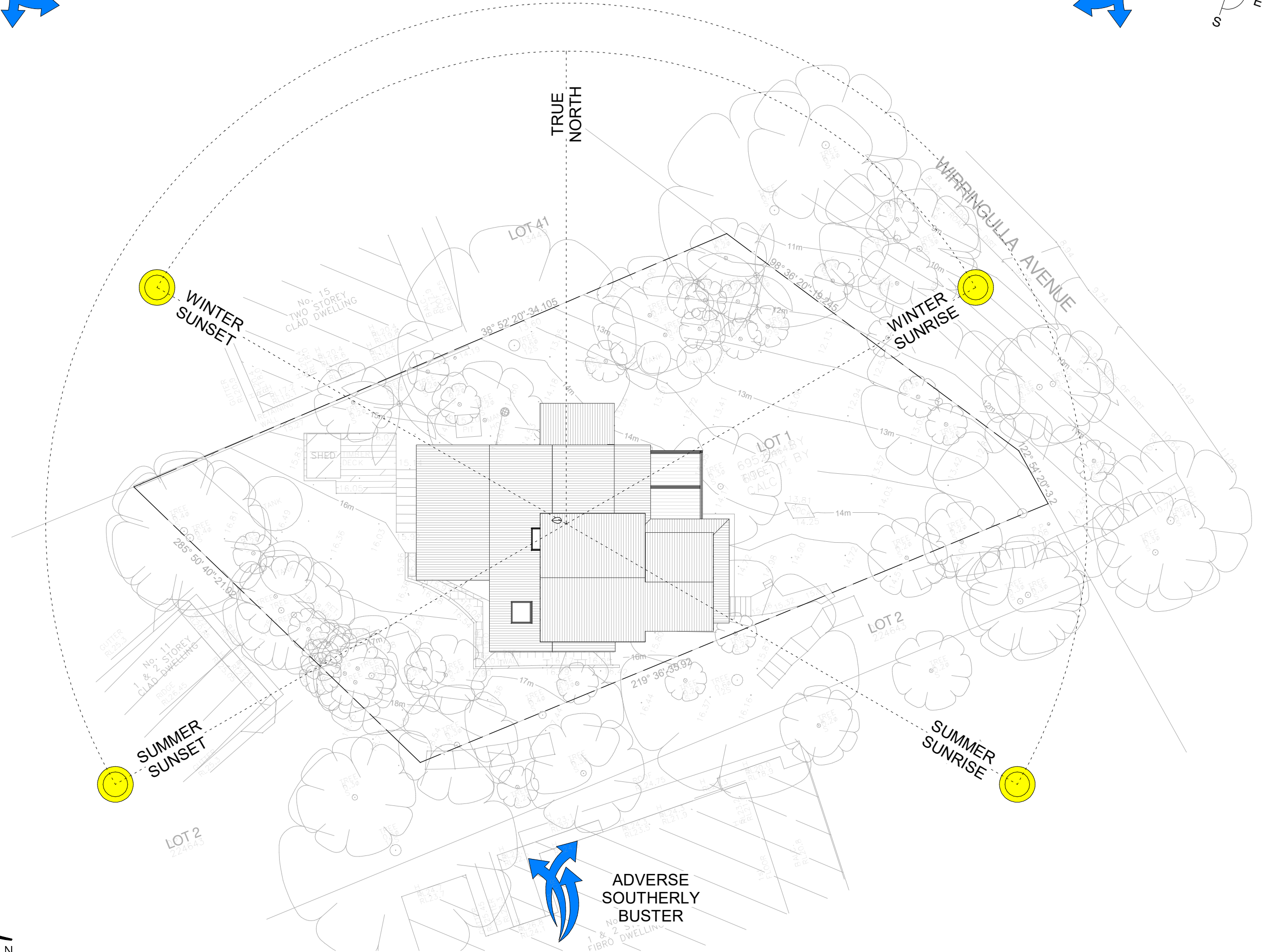


NORTH-WEST
MORNING WINDS
IN WINTER

COOL NOR'EASTER
AFTERNOON BREEZE
IN SUMMER



WESTERLY
AFTERNOON
WINDS IN WINTER



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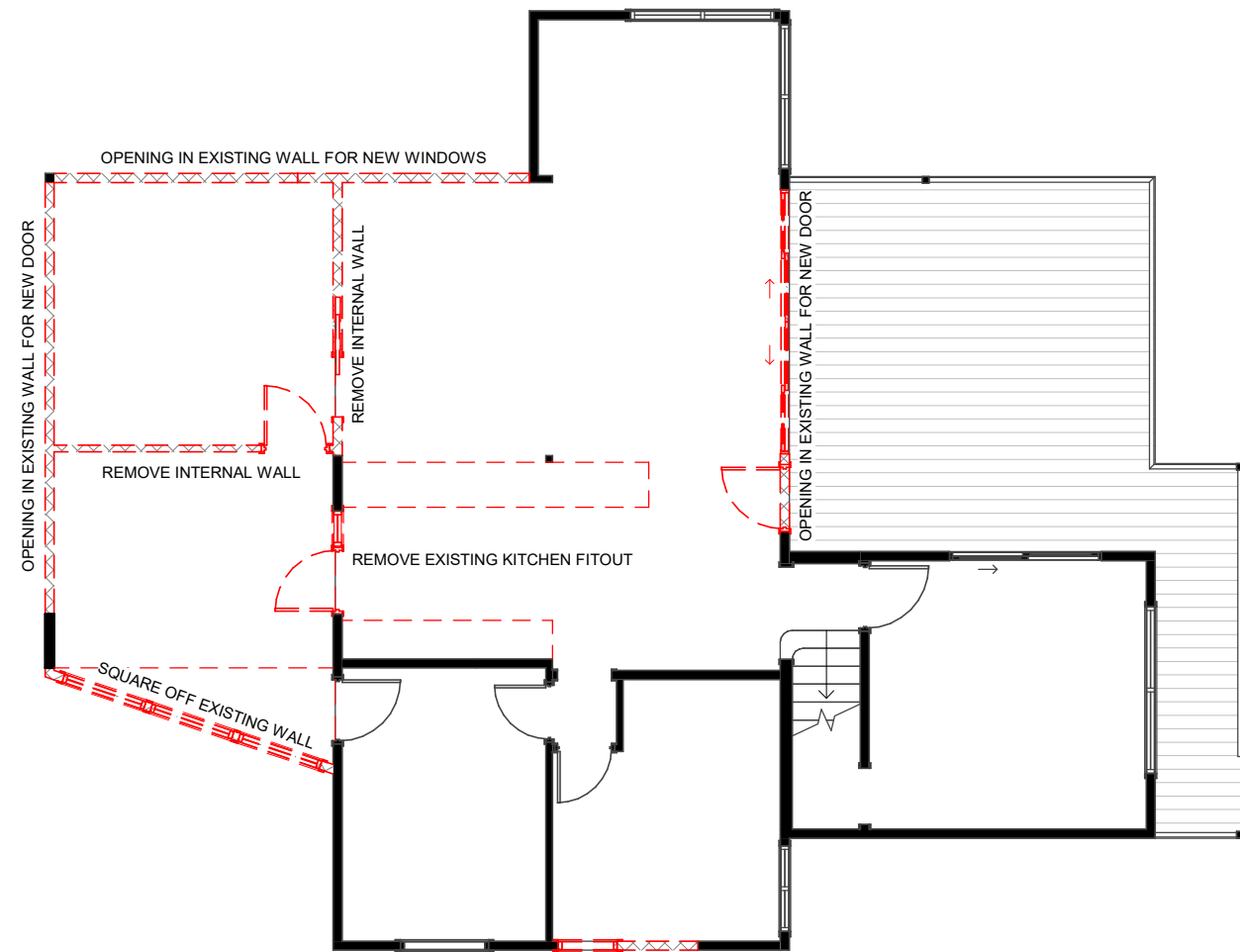
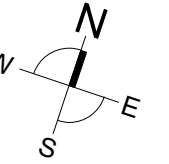
Site Analysis

Sheet 02

Scale 1 : 200 @ A3

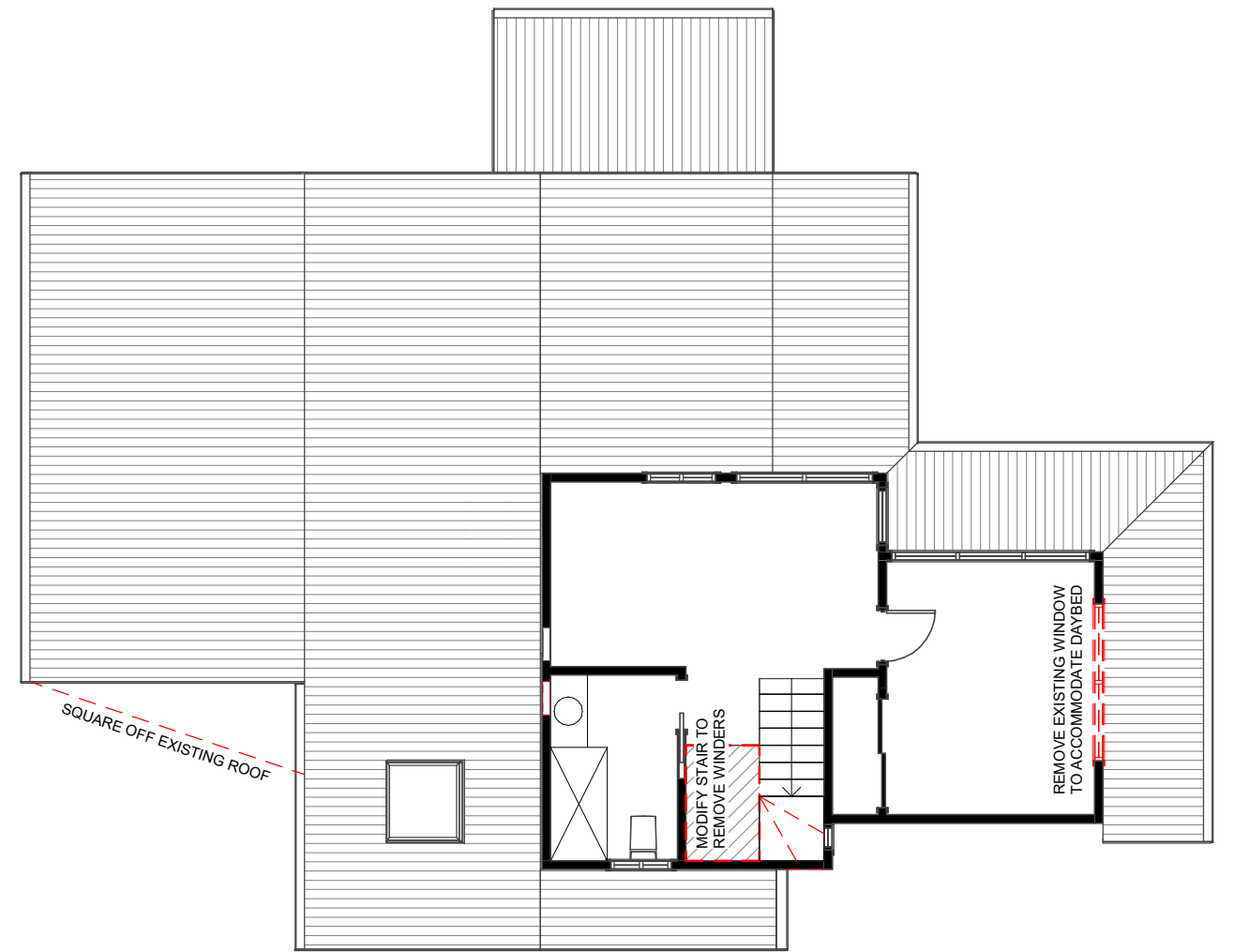
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1. Lower Floor

Scale 1 : 100



2. Upper Floor

Scale 1 : 100

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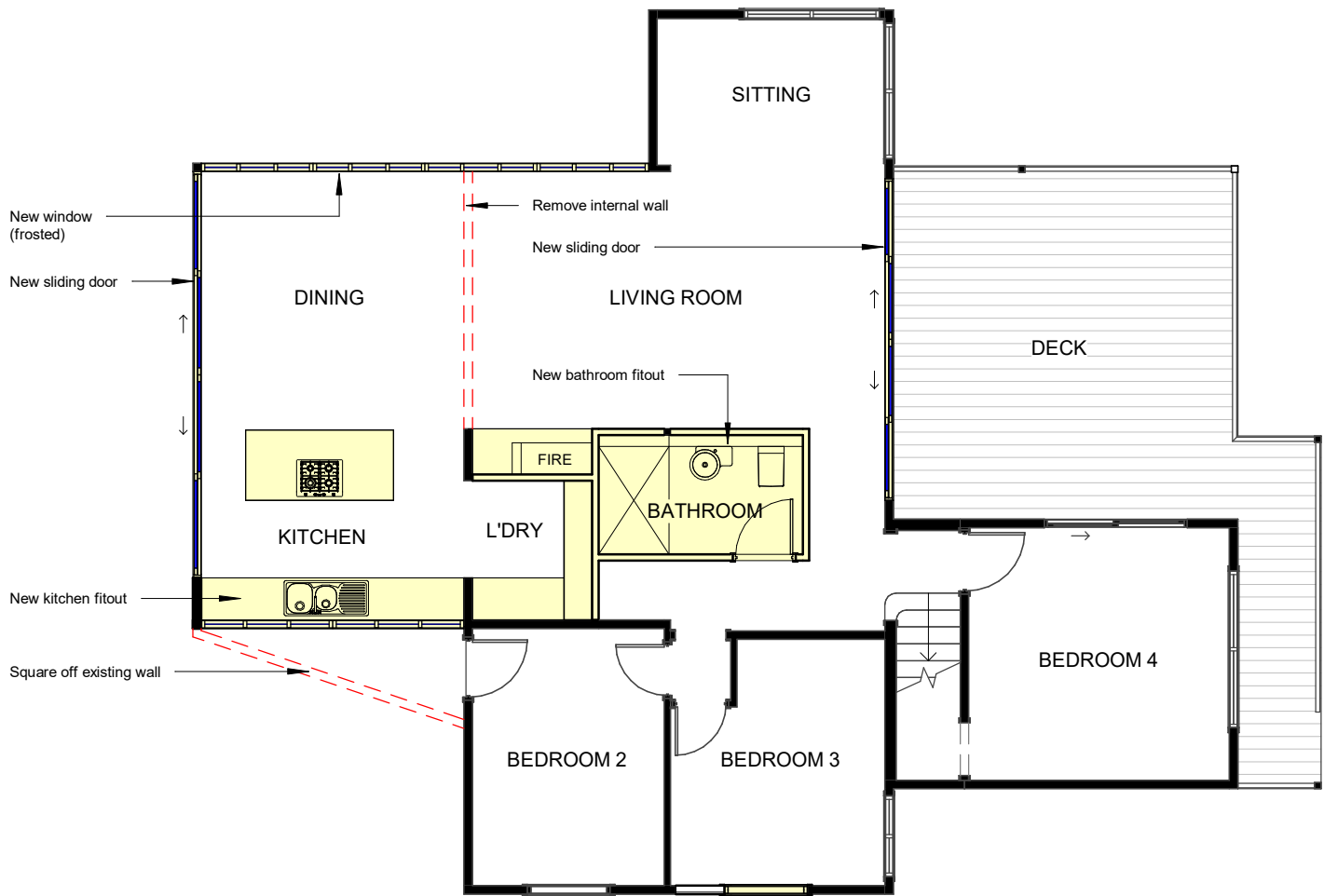
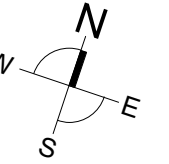
Demolition Plans

Sheet 03

Scale 1 : 100 @ A3

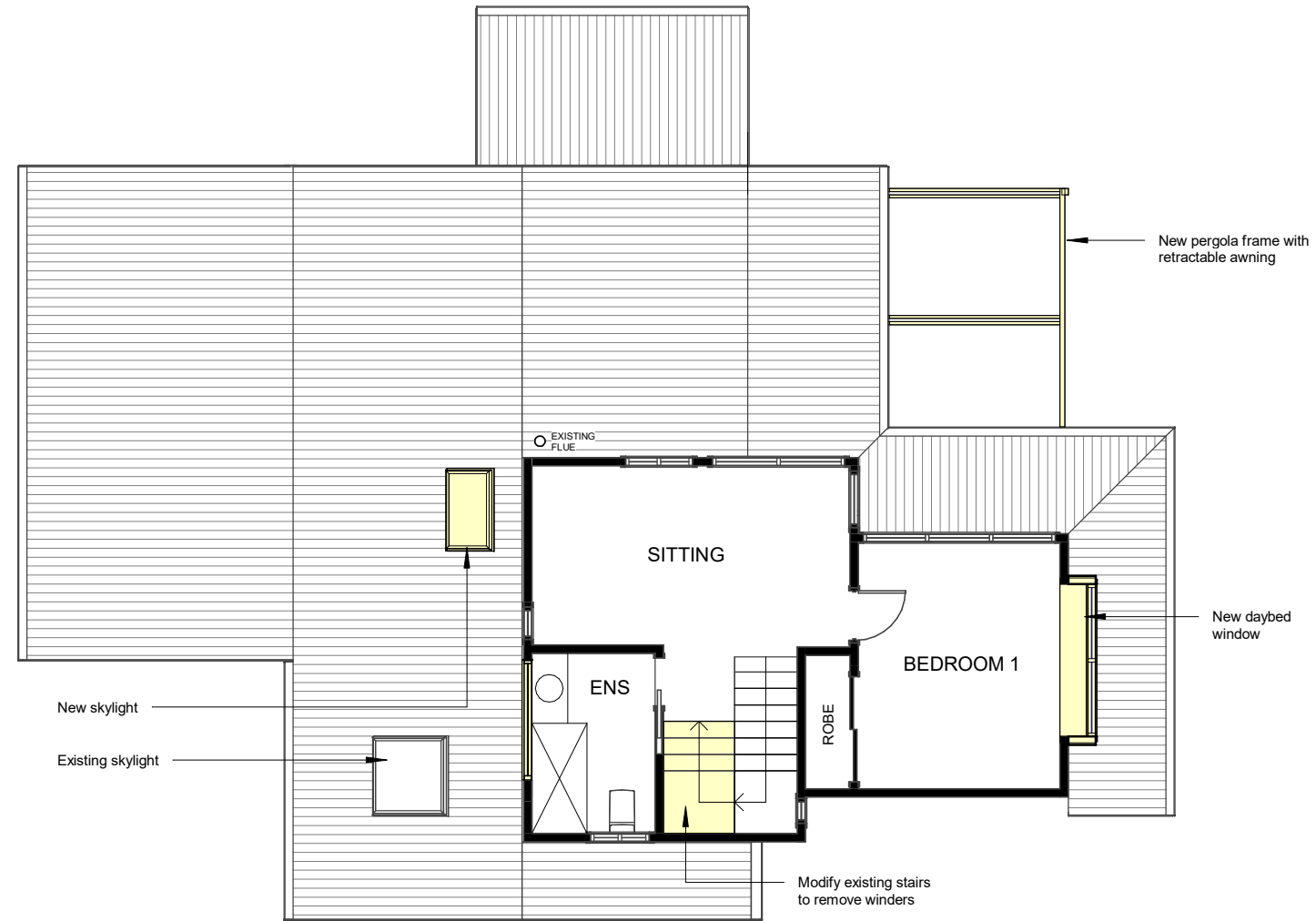
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1. Lower Floor

Scale 1 : 100



2. Upper Floor

Scale 1 : 100

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Floor Plans

Sheet 04

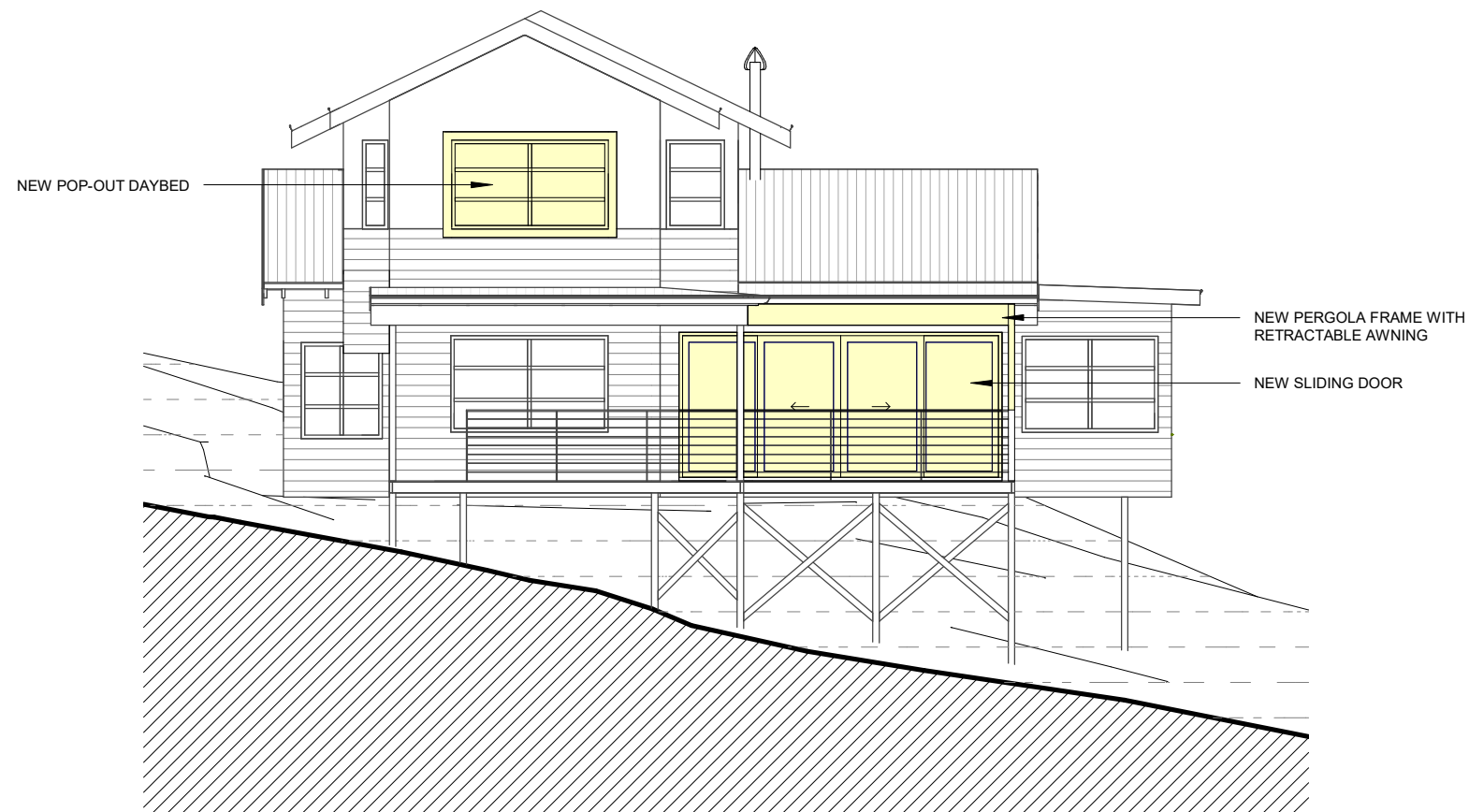
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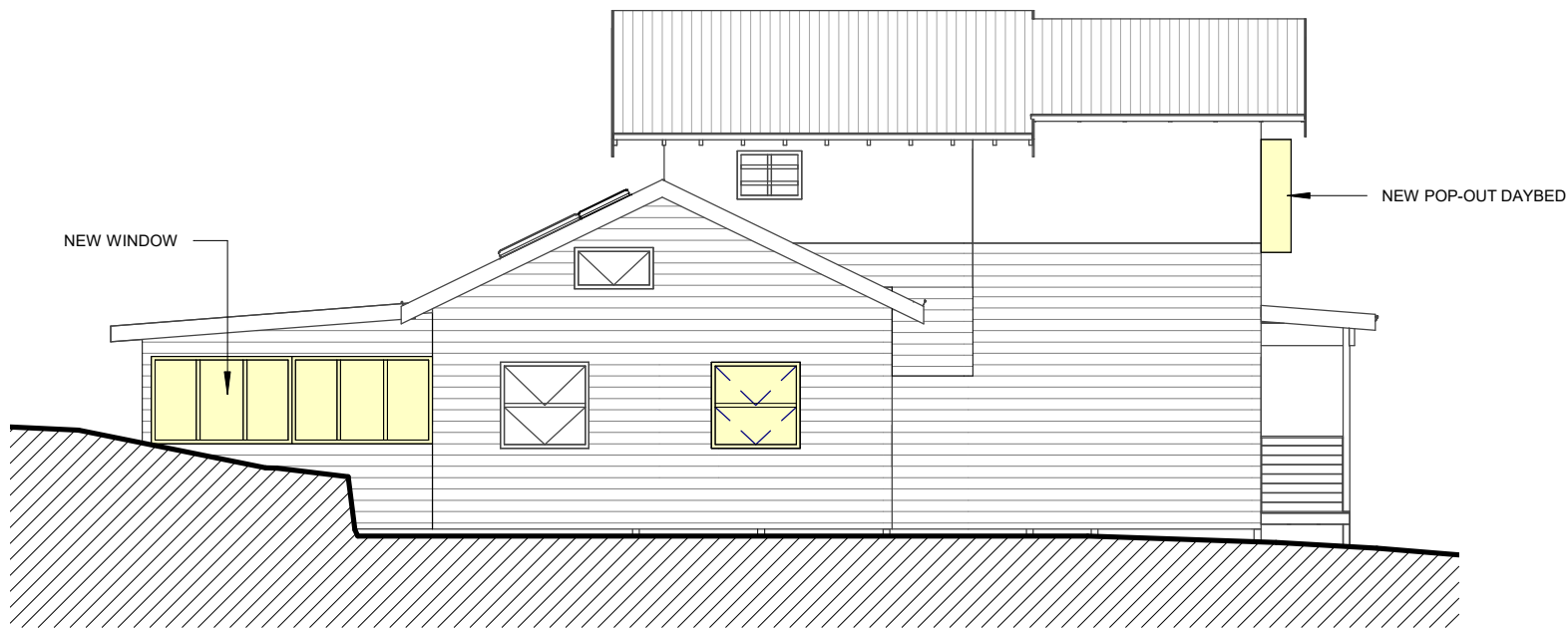
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1. North
Scale 1 : 100

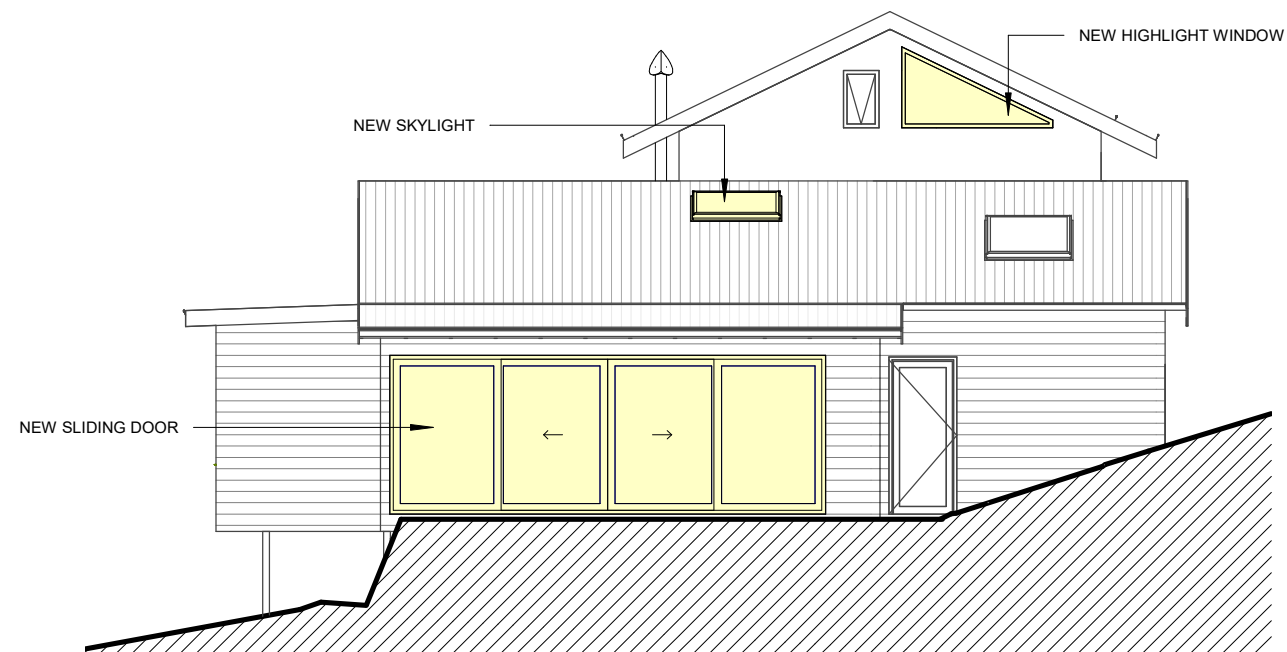


2. East
Scale 1 : 100



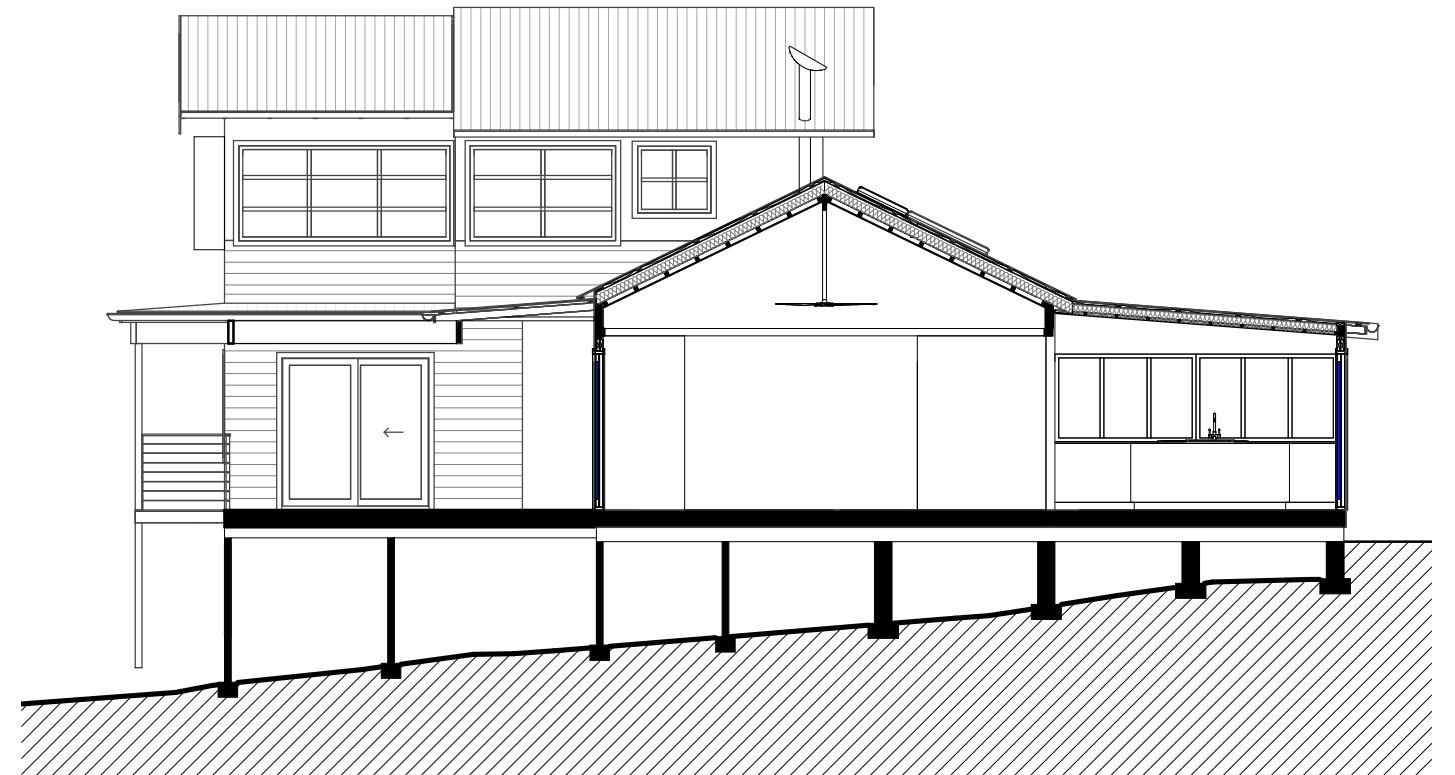
1. South

Scale 1 : 100



2. West

Scale 1 : 100



3. Section AA

Scale 1 : 100

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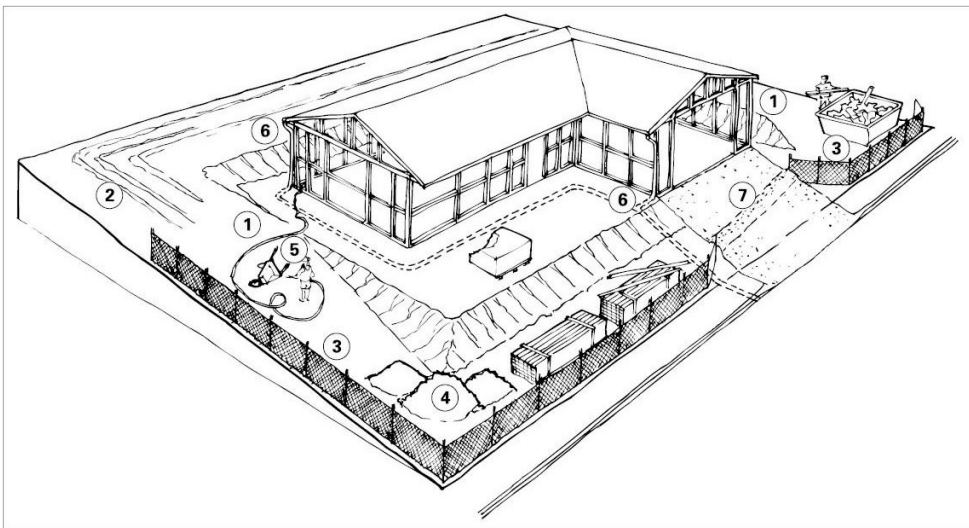
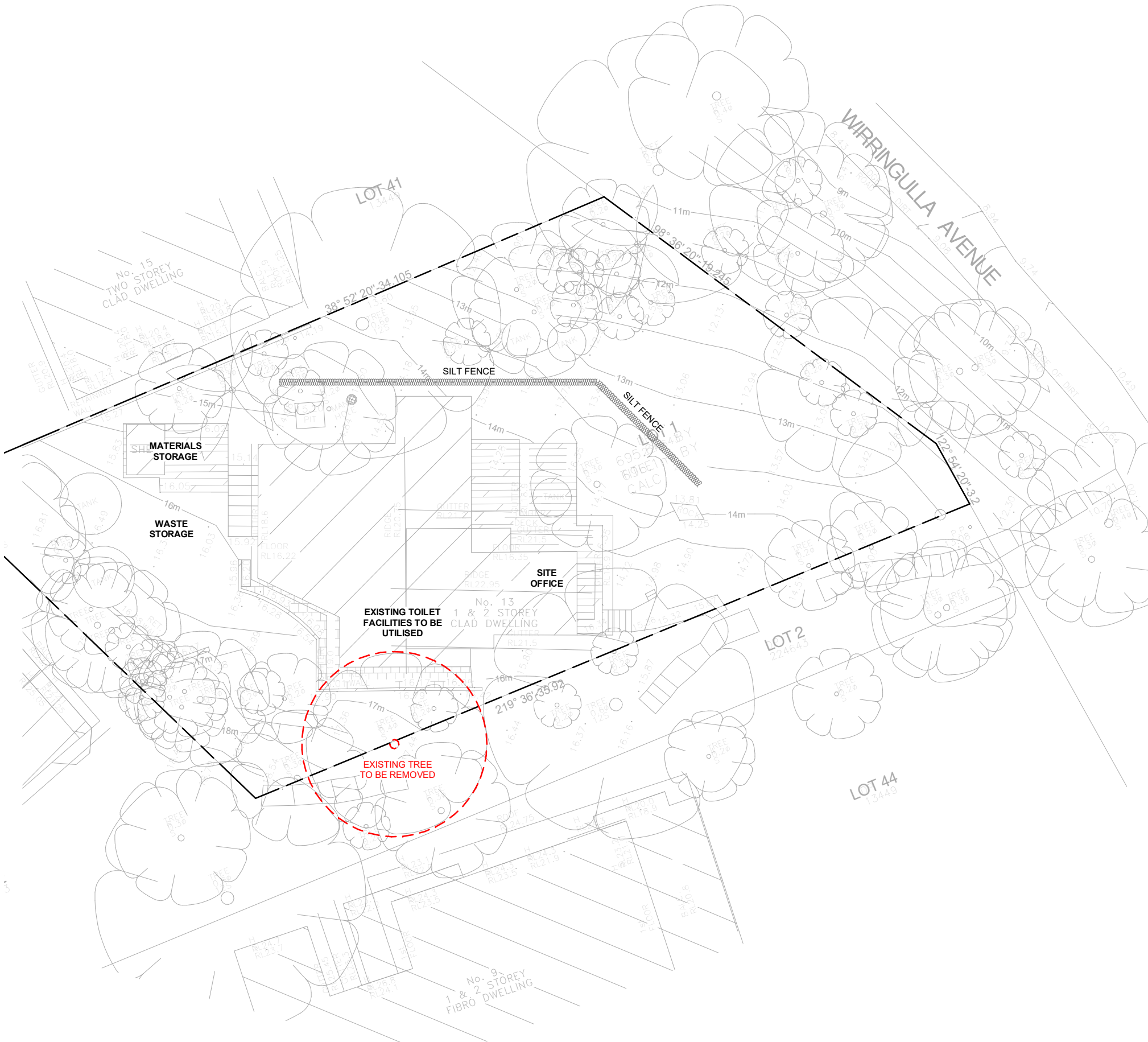
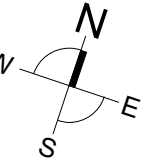
Elevations + Section

Sheet 06

Scale 1 : 100 @ A3

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Erosion and sediment control measures: 1 minimise disturbance, 2 diversion devices, 3 sediment barriers, 4 secure stockpiles, 5 other containments, 6 early stormwater connection, 7 controlled access point.

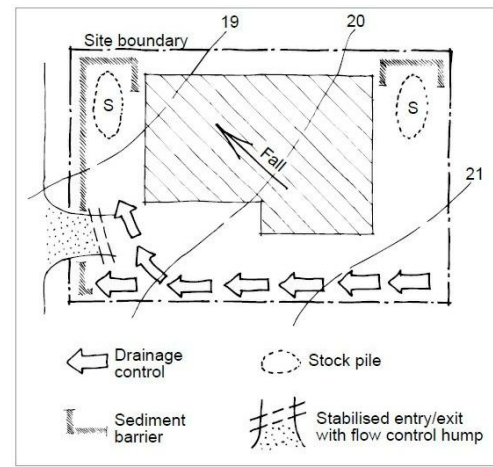
Soil and Water Management:

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. Instal temporary sediment barriers to all inlet pits likely to collect silt-laden water until regressed.
3. All silt fences and barriers are to be maintained in good construction and desilted during construction.

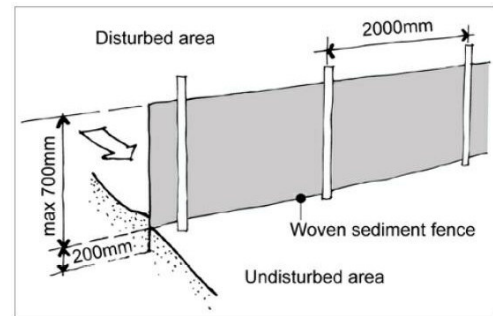
Construction Management:

1. Waste Materials are to be stockpiled or loaded into bins.

All protection works to be carried out in accordance with Chapter 2.2 of Landcom's Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004) (blue book).



Sediment control layout on a compact urban site.



Woven sediment fences trap sediment but allow water through.