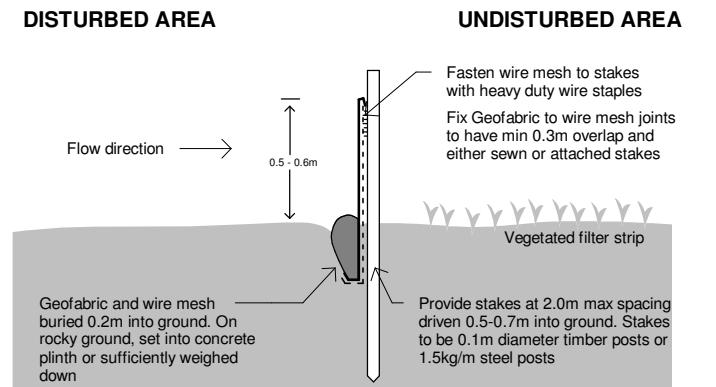


# 1 SITE PLAN

A101 1 : 200

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	04.06.2024	MEASURED DRAWINGS	TM	KM
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2	10.02.2025	DA ISSUE	KM	



## SILT FENCE DETAIL & NOTES:

- Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
- Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
- Significant downward slopes should use the curved installation method
- Stockpiles of soil and building materials must be contained by a silt fence
- Leave the silt fence in place until vegetation is established, or sediment is stabilised
- Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
- Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

## WASTE MANAGEMENT PLAN

### CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

- Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
- Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
- Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
- Demolition will be managed to minimise site disturbance to the surrounding area.

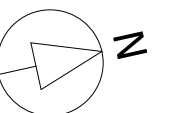
### KEY ACTIONS :

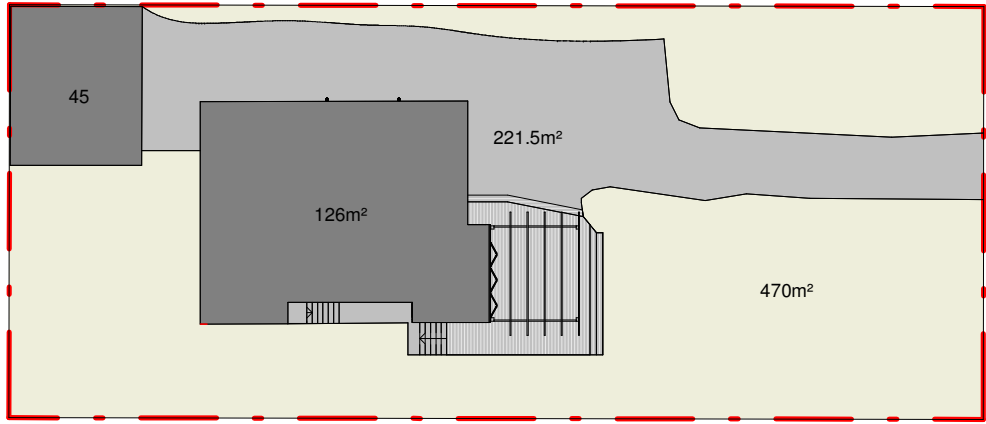
- Install Sediment Barrier on downslope side of property
- Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
- Clean and Clear footpath and roadway as required
- Limit Disturbance when clearing
- Wash Equipment in Designated area
- Store all hard waste & litter in a designed area
- Restrict vehicle movements and use the driveway only when possible.
- Preserve as much grassed area as possible.

**SHEET TITLE:** SITE PLAN

**SHEET NO:** A101

**SCALE A3:** As indicated

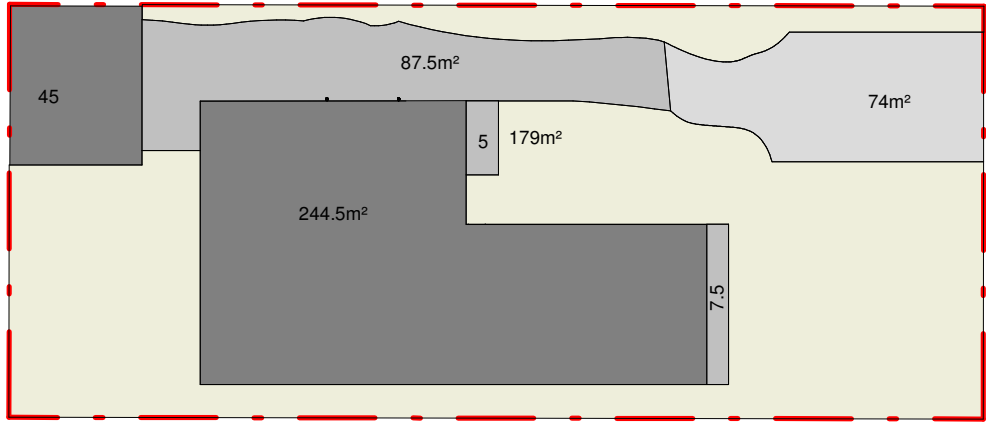




- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

1 SITE ANAYLSIS - EXISTING

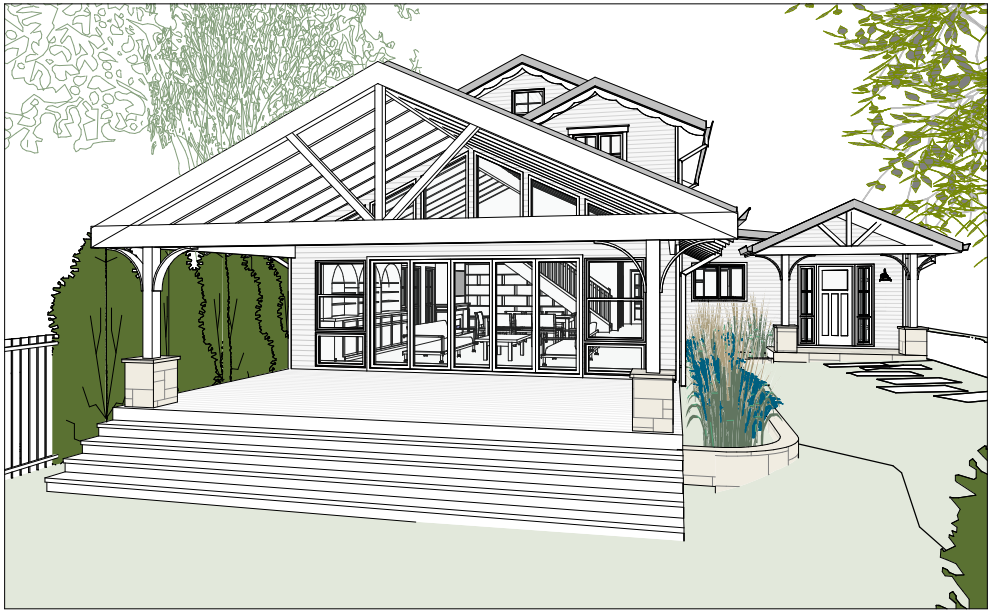
A101.1 1 : 350



2 SITE ANAYLSIS - PROPOSED

A101.1 1 : 350

CALCULATION TABLE			
TITLE:	LOT 197 DP 24922		
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Flood Risk (Low)		
SITE AREA	860 m²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
	EXISTING	PROPOSED	REQUIRED
GROSS FLOOR AREA	118m²	202+43=245m²	
GARAGE	45m²	45m²	
SITE COVERAGE	171m² / 20%	289.5m² / 34%	
HARD SURFACE	221.5m² / 26%	174m² / 20%	
LANDSCAPED AREA	467.5² / 54%	396.5m² / 46%	min 60% (area 2)



Shale Grey™

Shale Grey™ is evocative of Gulf coast mud plains, pale grey pebbles reflecting the sun, the ethereal grey mist rising from a surf beach, the silver grey leaves of native flora and the shimmering outcrops of rocks on the Great Dividing Range.



ROOF COLOUR: SHALE GREY

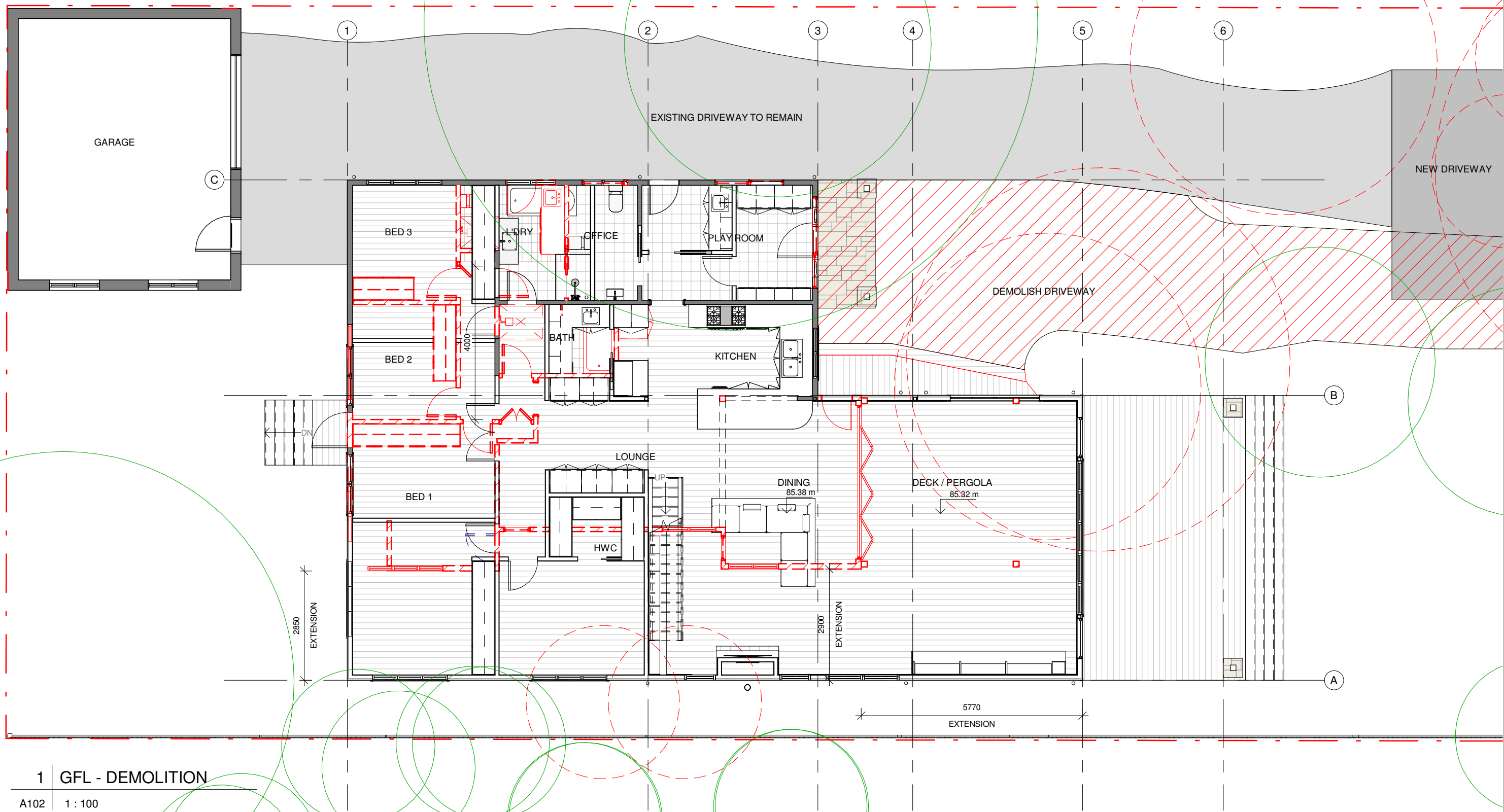
CLADDING: TIMBER 175X22 5.4 H3  
TREATED PINE OR SIMILAR



ROOF PROFILE : CUSTOM ORB  
OF SIMILAR

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

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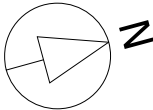
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BUILDING DESIGNS

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E: [info@bsbd.com.au](mailto:info@bsbd.com.au)

PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2024_004
AT:	13 ST. ANDREWS GATE, ELANORA HEIGHTS LOT 197 DP24922
FOR:	SUZY & ETIENNE GILBERT

SHEET TITLE:	GFL - DEMOLITION
SHEET NO:	A102
SCALE A3:	1 : 100











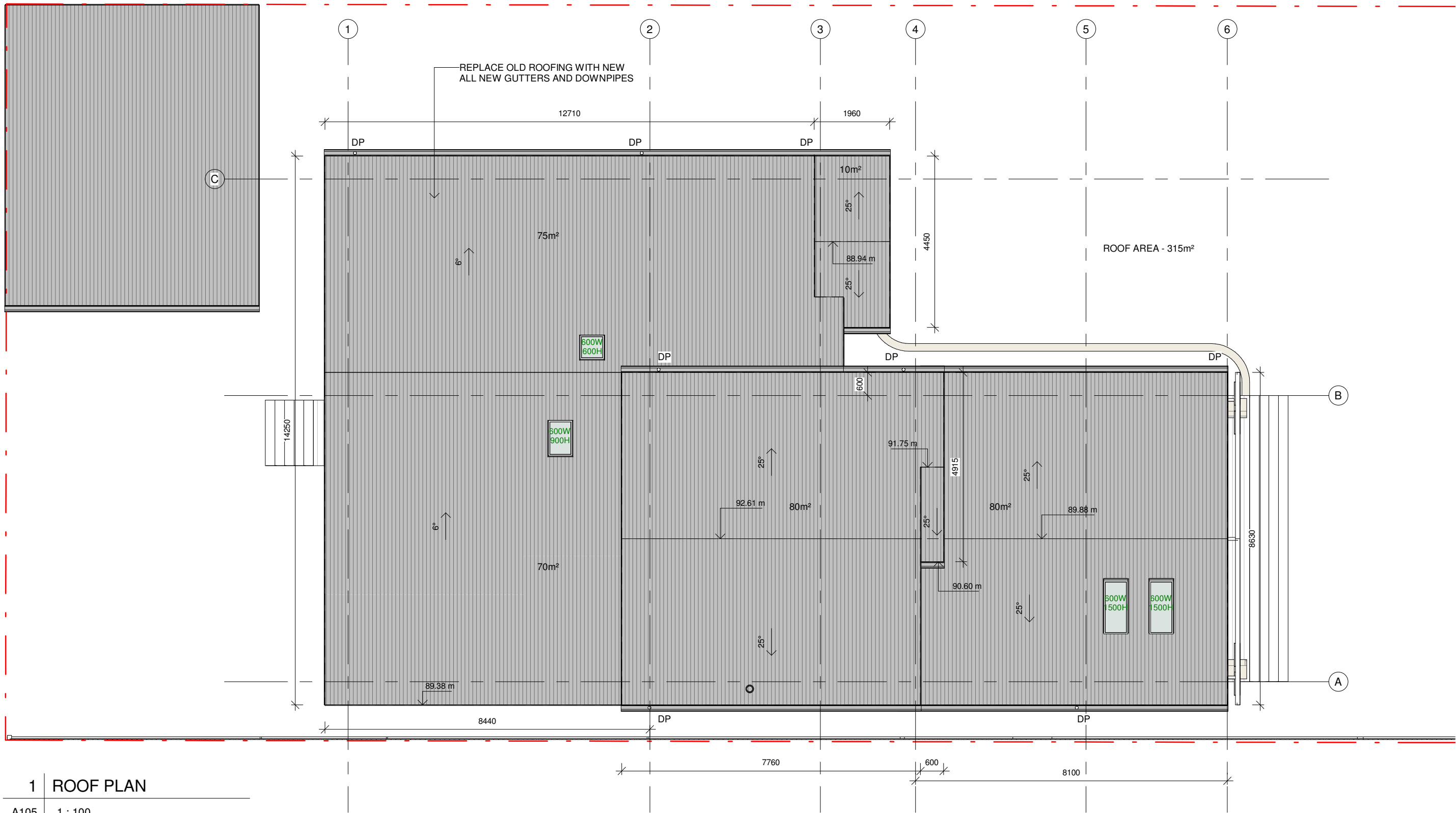
Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

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E: info@bsbd.com.au

**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2024\_004  
**AT:** 13 ST. ANDREWS GATE, ELANORA HEIGHTS  
LOT 197 DP24922  
**FOR:** SUZY & ETIENNE GILBERT

**SHEET TITLE:** FFL - PROPOSED  
**SHEET NO:** A104  
**SCALE A3:** 1 : 100



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

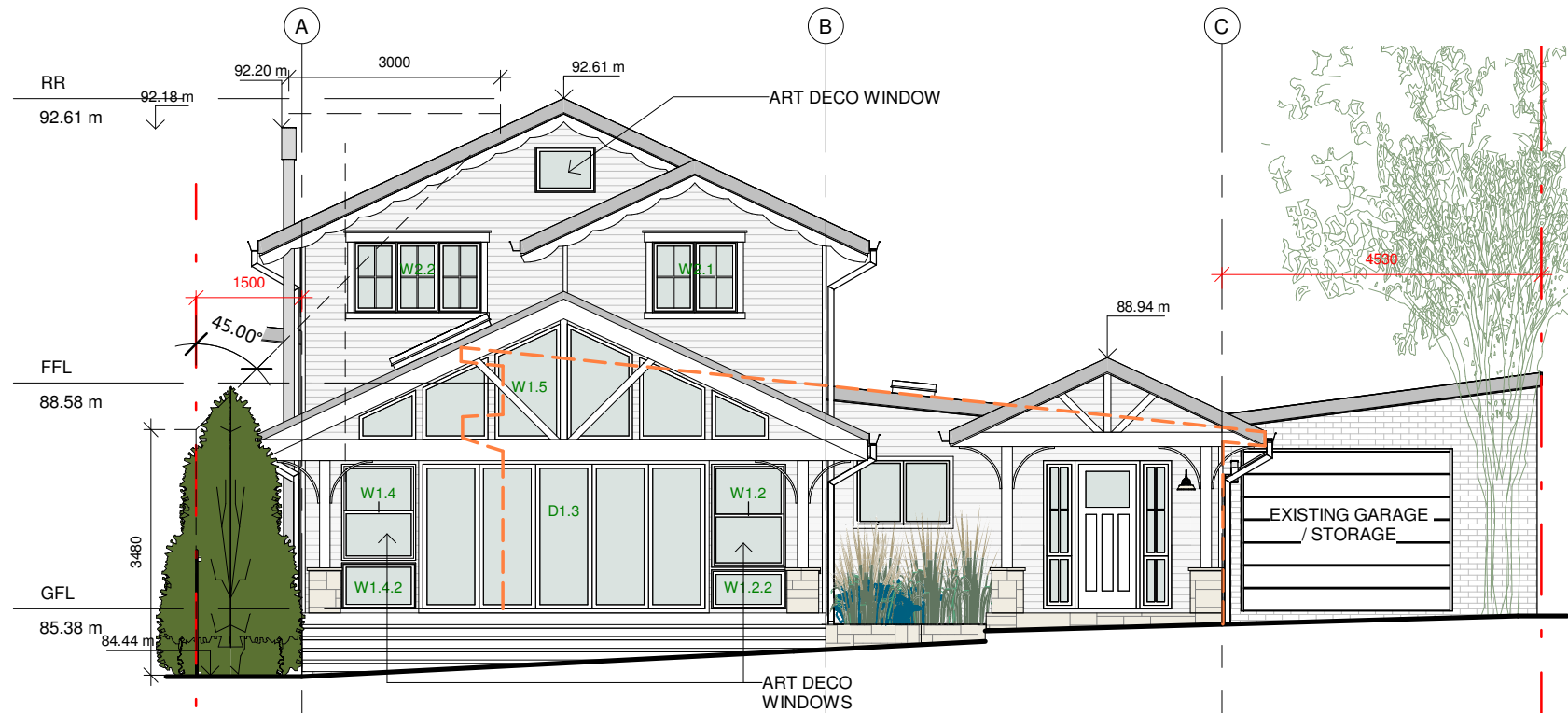
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1	16.01.2025	POOL ADDITION + CHANGES TO DRIVEWAY	KM	
2	10.02.2025	DA ISSUE	KM	



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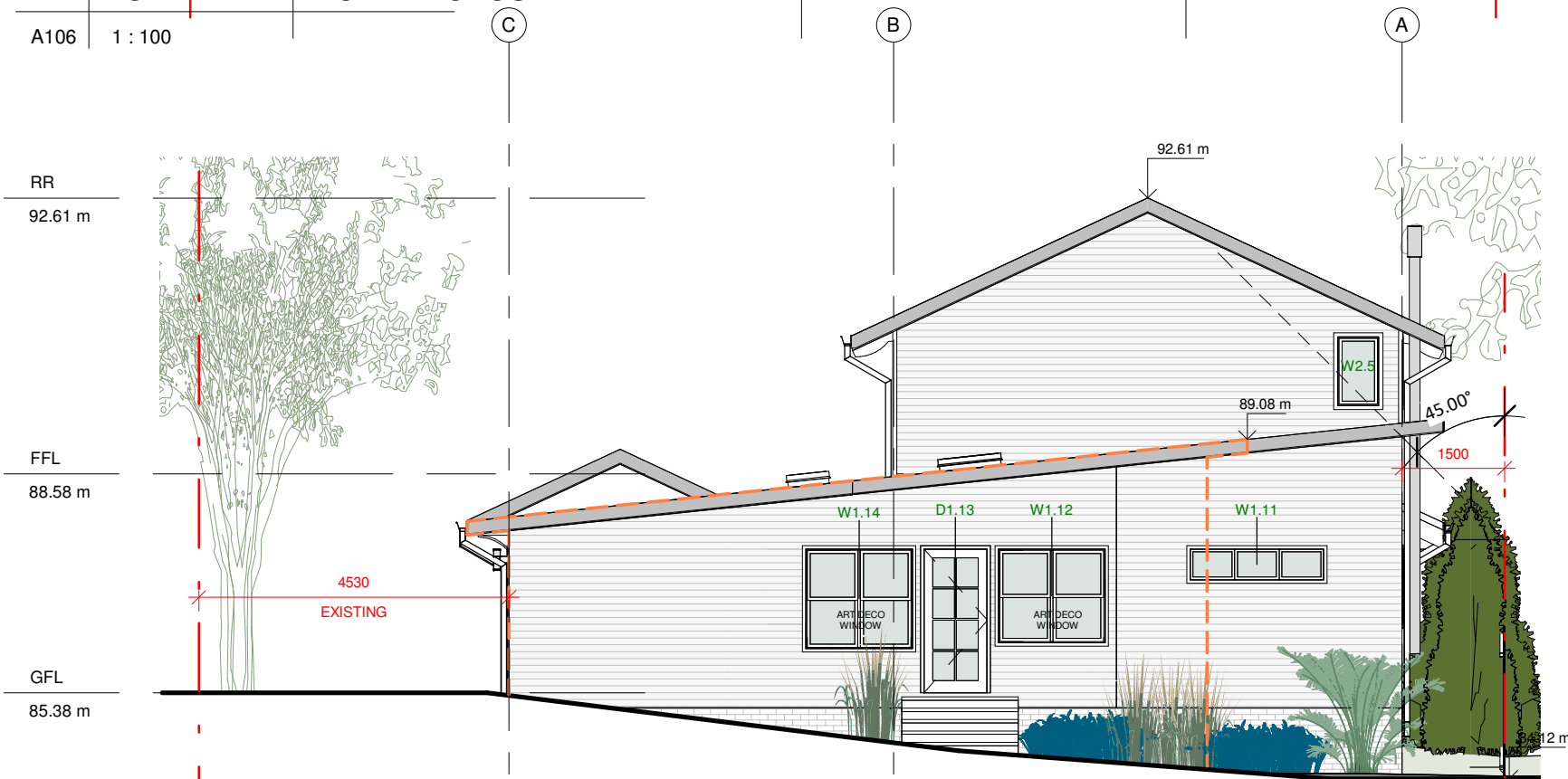
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PROJECT NO.:	2024_004
AT:	13 ST. ANDREWS GATE, ELANORA HEIGHTS LOT 197 DP24922
FOR:	SUZU & ETIENNE GILBERT

SHEET TITLE:	ROOF PLAN
SHEET NO:	A105
SCALE A3:	1 : 100



1 NORTH ELEVATION - PROPOSED

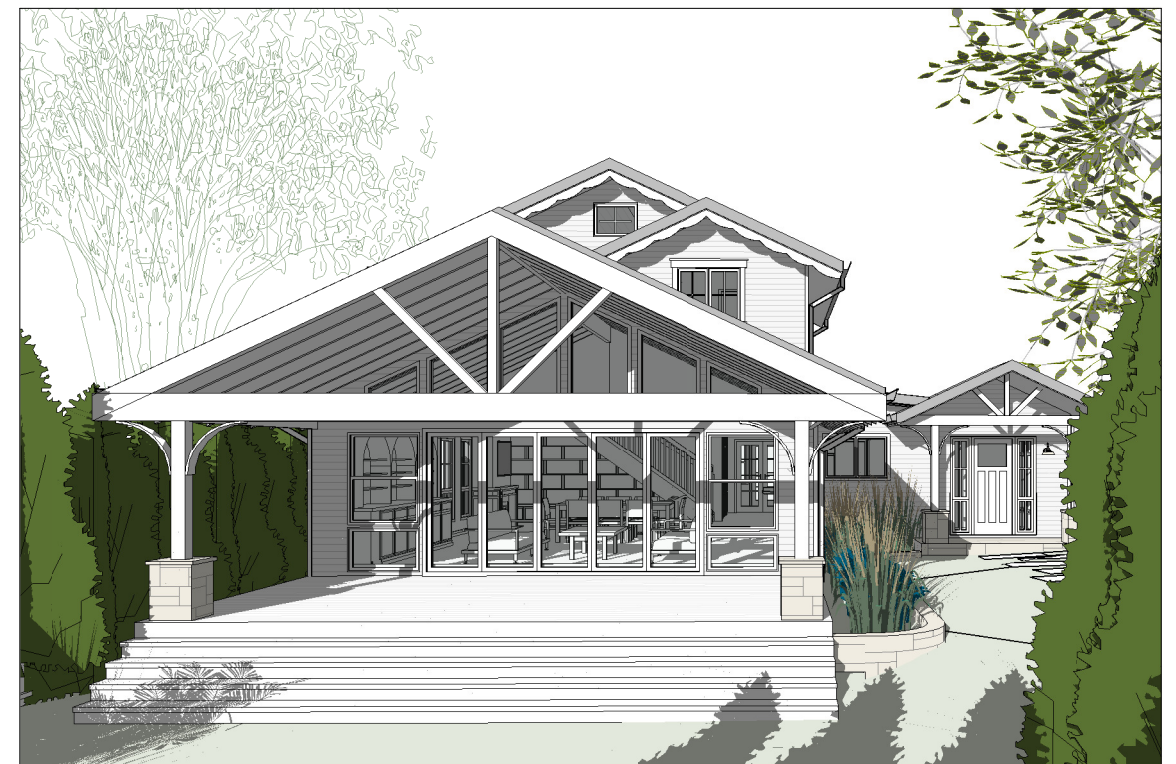
A106 1 : 100



2 SOUTH ELEVATION - PROPOSED

A106 1 : 100

--- OUTLINE OF EXISTING



3 FRONT VIEW

A106



SITE PLAN  
83.00 m

4 ENTRY

A106

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

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**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2024\_004  
**AT:** 13 ST. ANDREWS GATE, ELANORA HEIGHTS  
LOT 197 DP24922  
**FOR:** SUZY & ETIENNE GILBERT

**SHEET TITLE:** ELEVATIONS  
**SHEET NO:** A106  
**SCALE A3:** 1 : 100





1 EAST ELEVATION - PROPOSED

A107 1 : 100



2 WEST ELEVATION - PROPOSED

A107 1 : 100

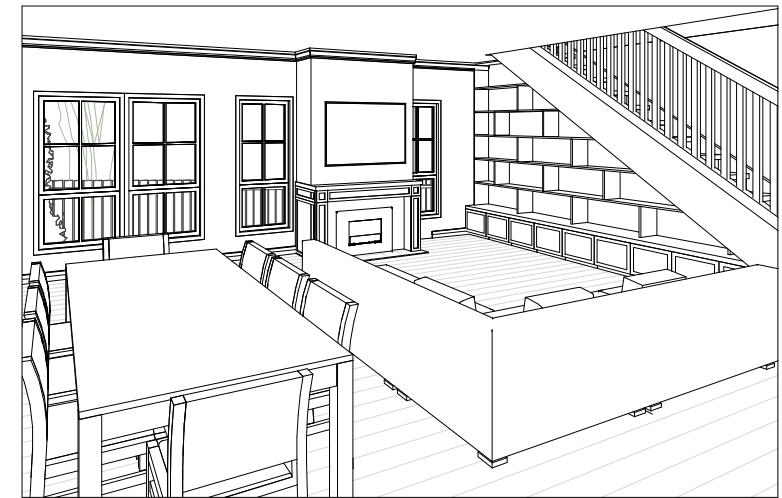
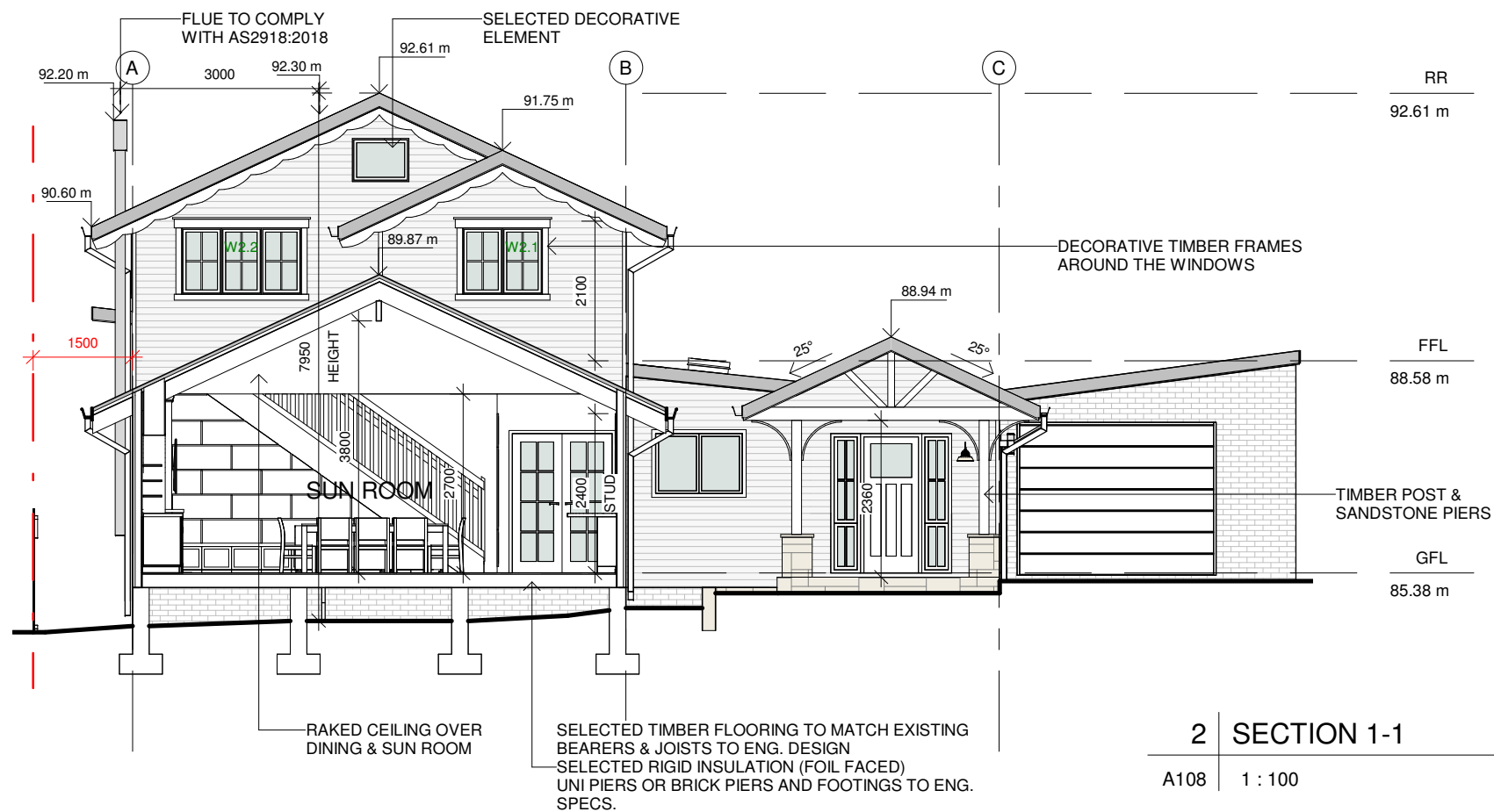
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**PROJECT NO.:** 2024\_004  
**AT:** 13 ST. ANDREWS GATE, ELANORA HEIGHTS  
LOT 197 DP24922  
**FOR:** SUZY & ETIENNE GILBERT

**SHEET TITLE:** ELEVATIONS  
**SHEET NO:** A107  
**SCALE A3:** 1 : 100



### 3 LIVING & STAIRS

A108



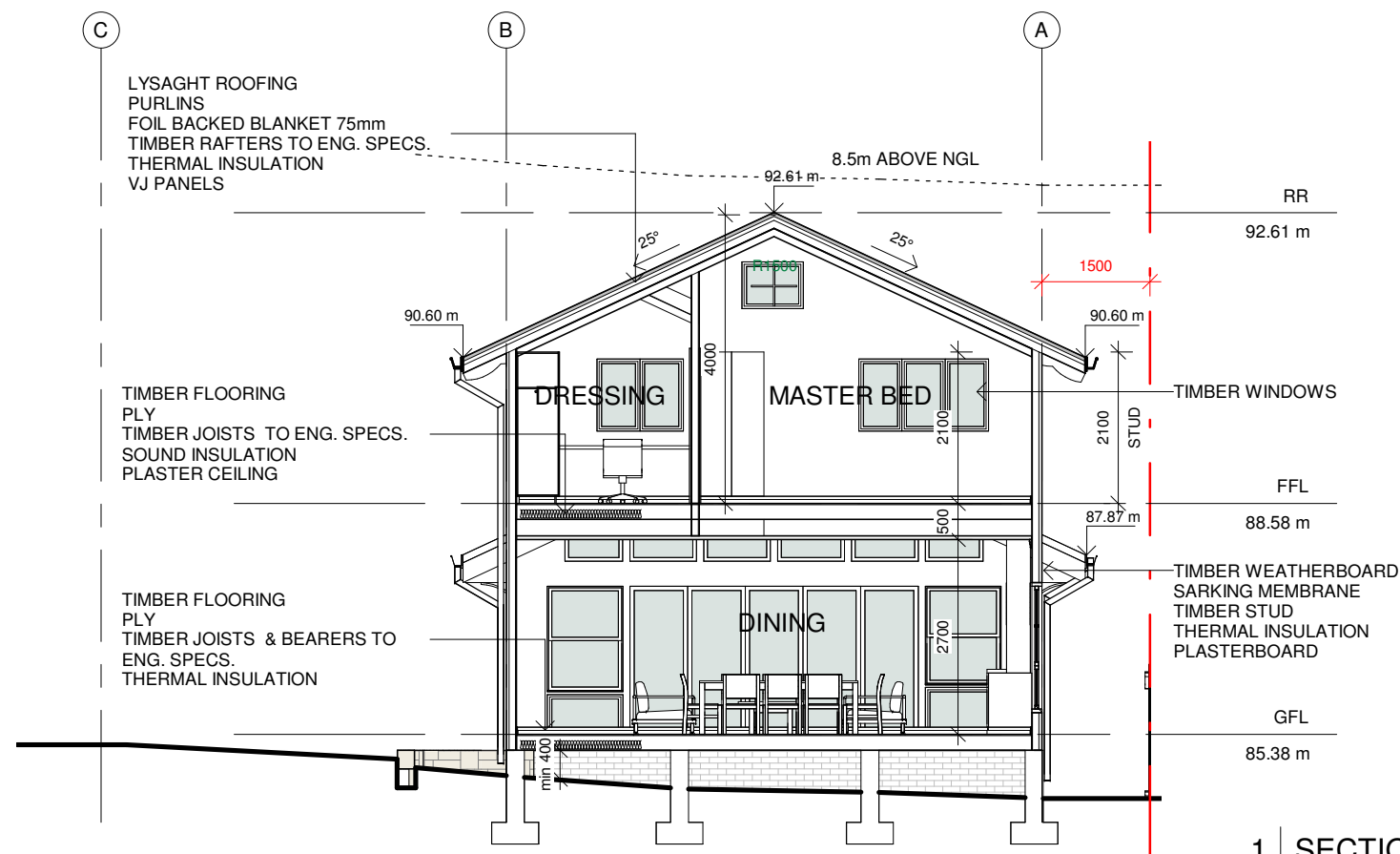
### 5 LIVING 2

A108



### 4 SUN ROOM

A108

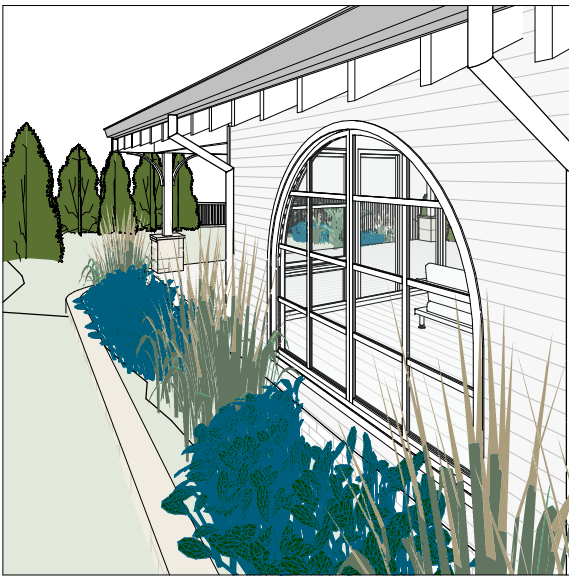
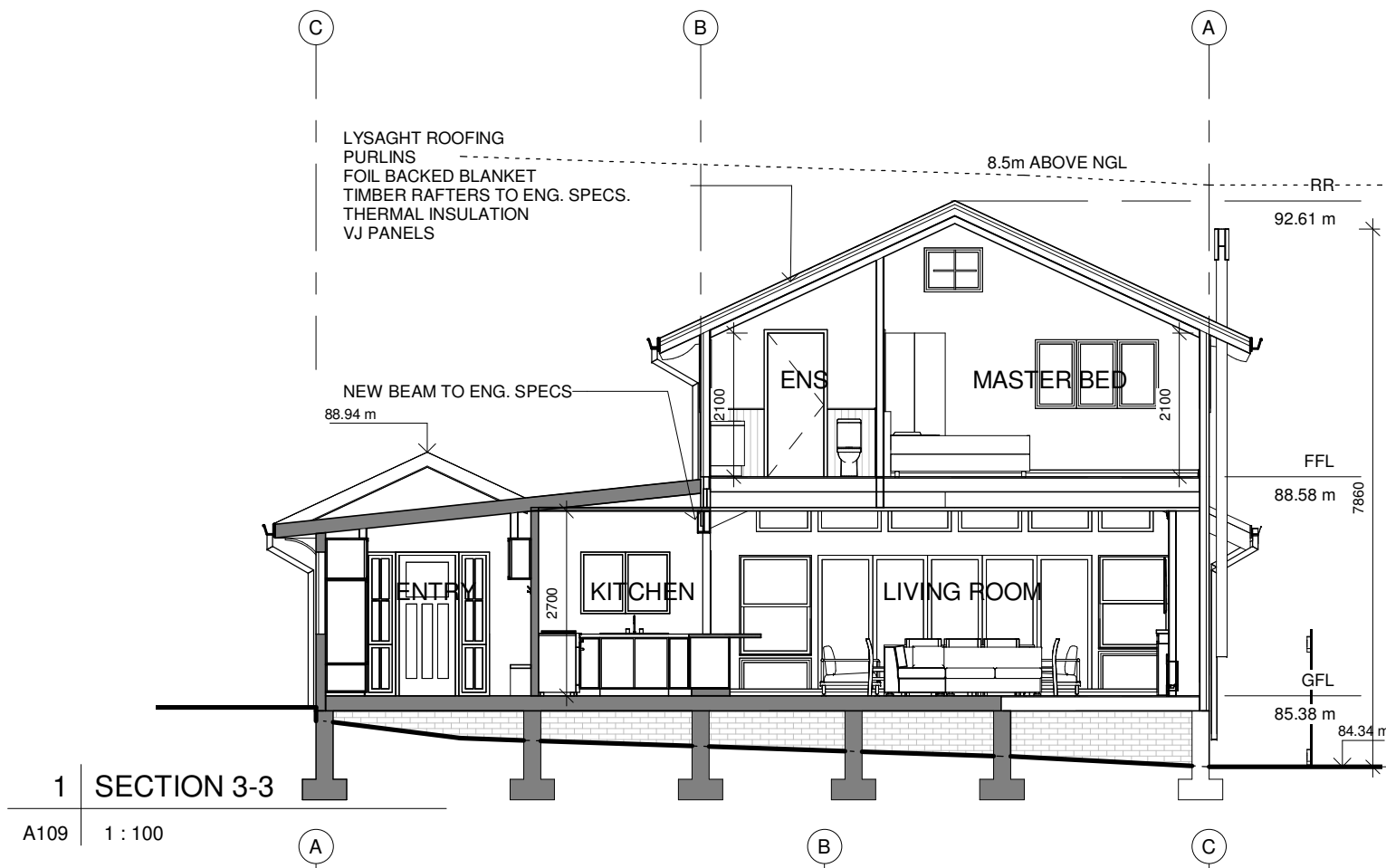


### 1 SECTION 2-2

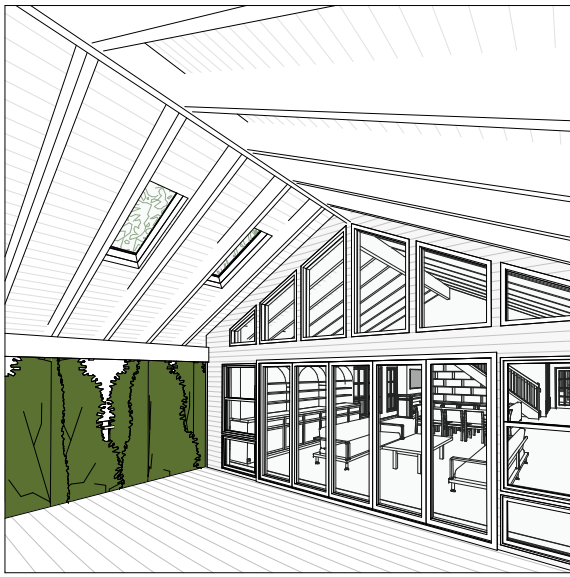
A108 1 : 100

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

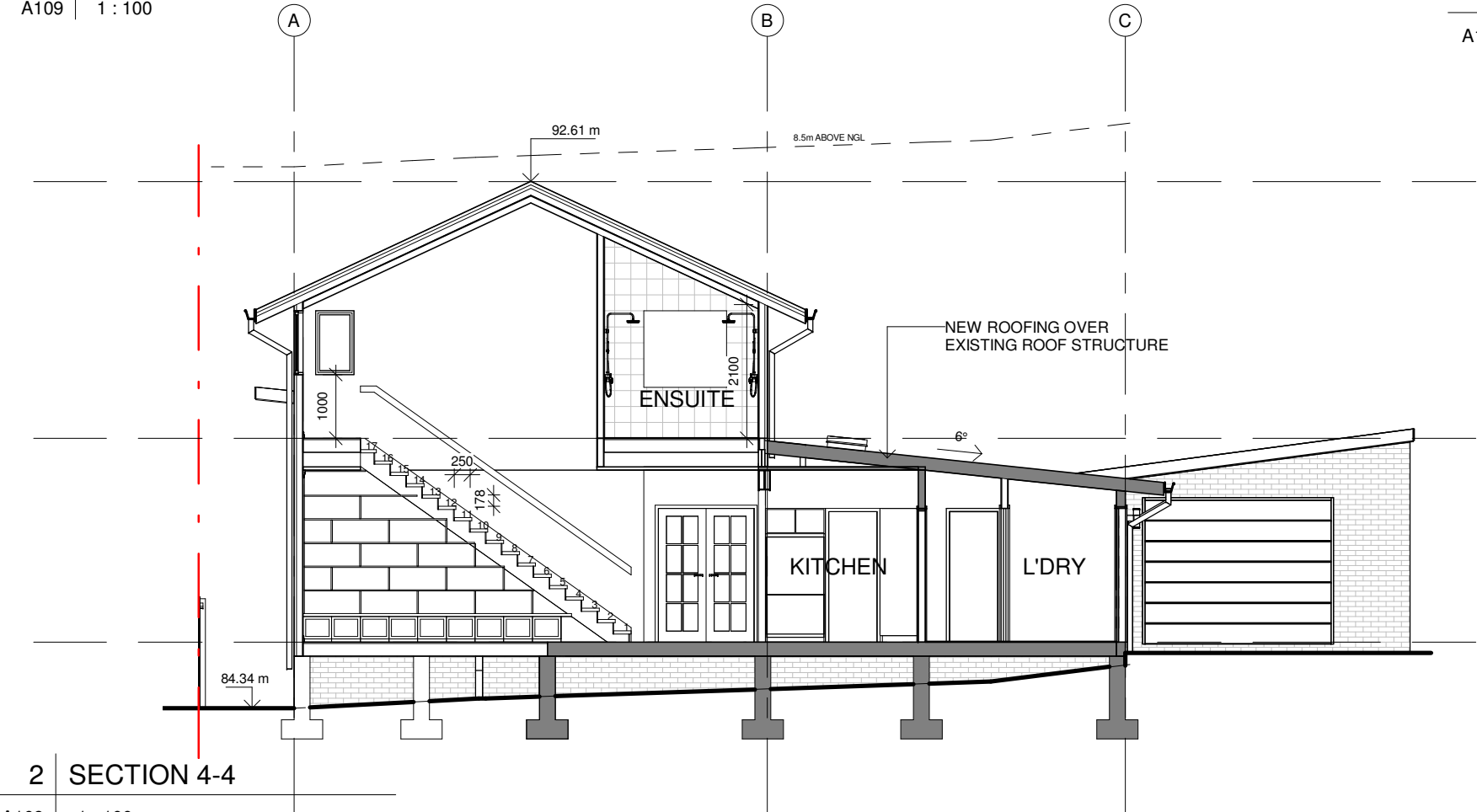
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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3 VIEW FROM THE KITCHEN WINDOW  
A109



5 VIEW OF THE DECK  
A109



RR  
92.61 m  
  
FFL  
88.58 m  
  
GFL  
85.38 m



4 REAR VIEW  
A109

A109 1 : 100  
Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

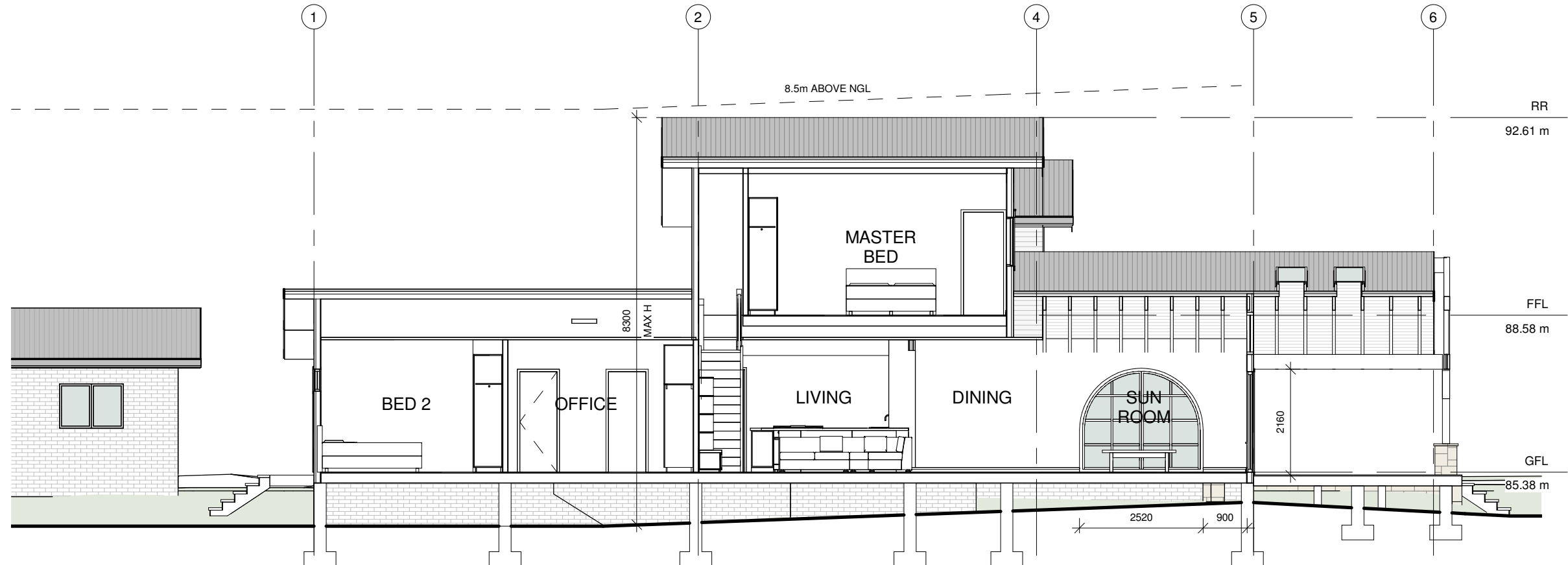
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PROJECT NO.: 2024\_004  
AT: 13 ST. ANDREWS GATE, ELANORA HEIGHTS  
LOT 197 DP24922  
FOR: SUZY & ETIENNE GILBERT

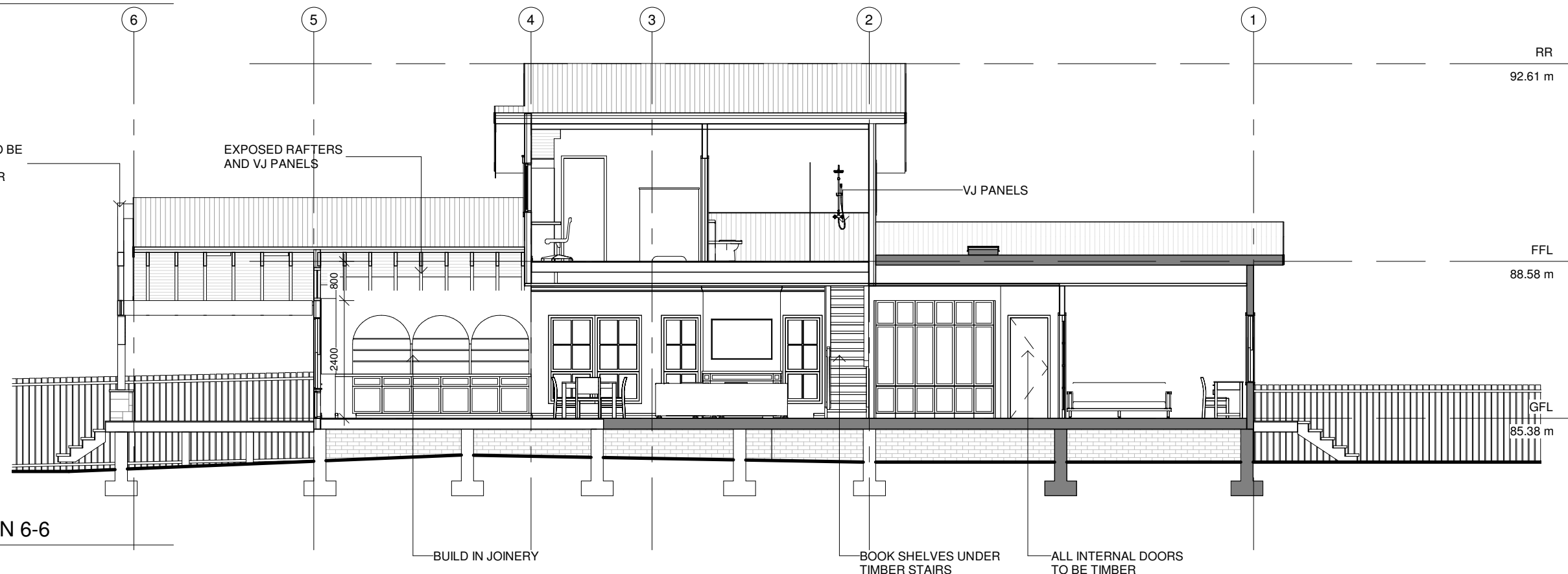
SHEET TITLE: SECTIONS  
  
SHEET NO: A109  
SCALE A3: 1 : 100





1 SECTION 5-5

A110 1 : 100

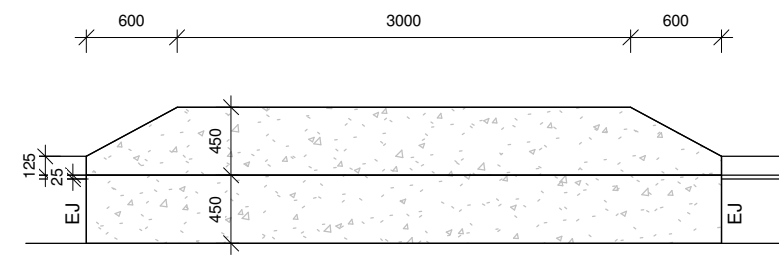
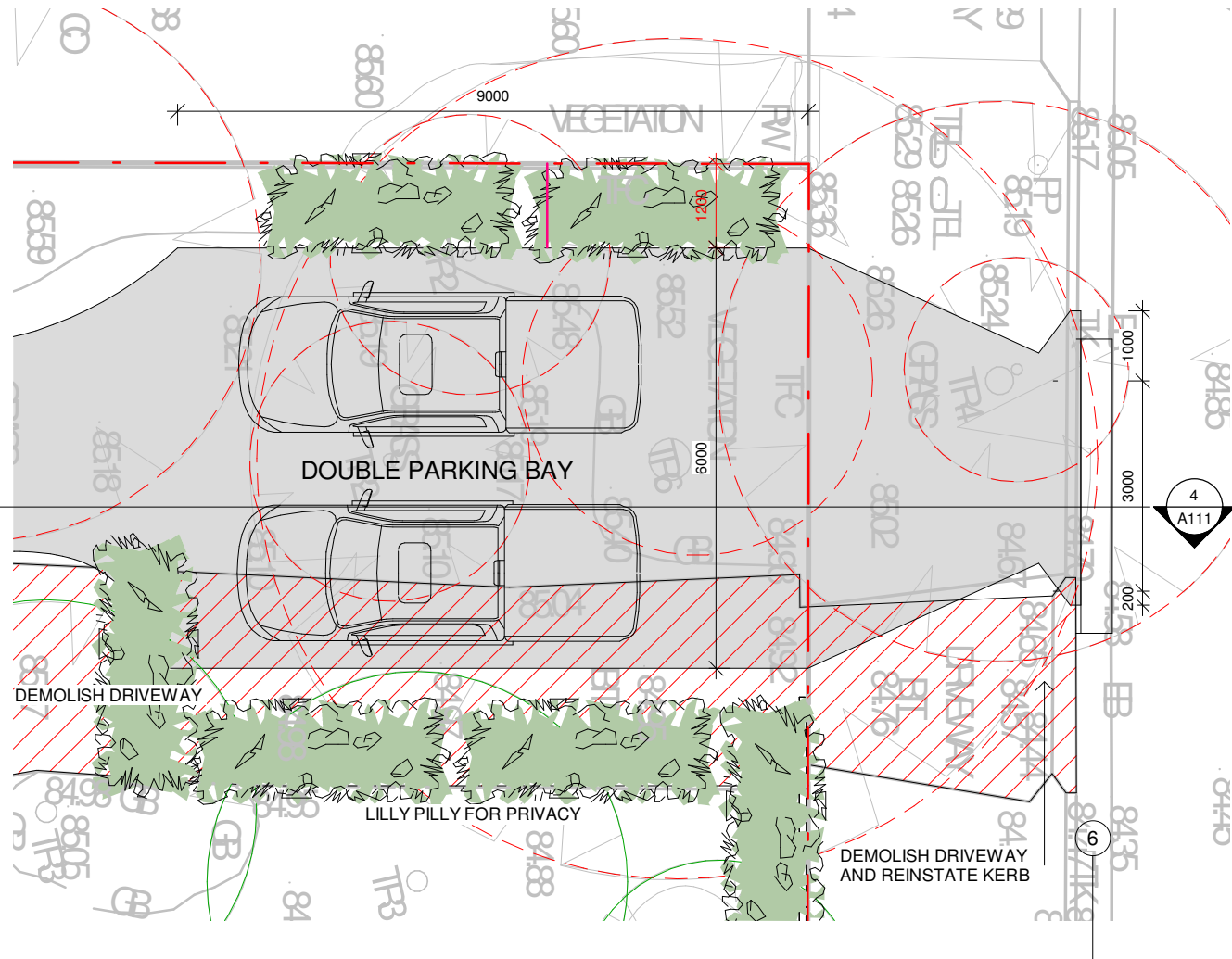


2 SECTION 6-6

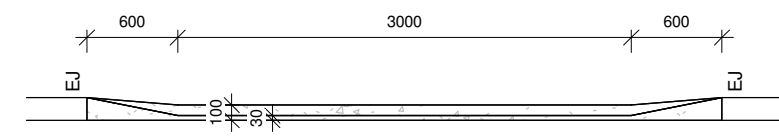
A110 1 : 100

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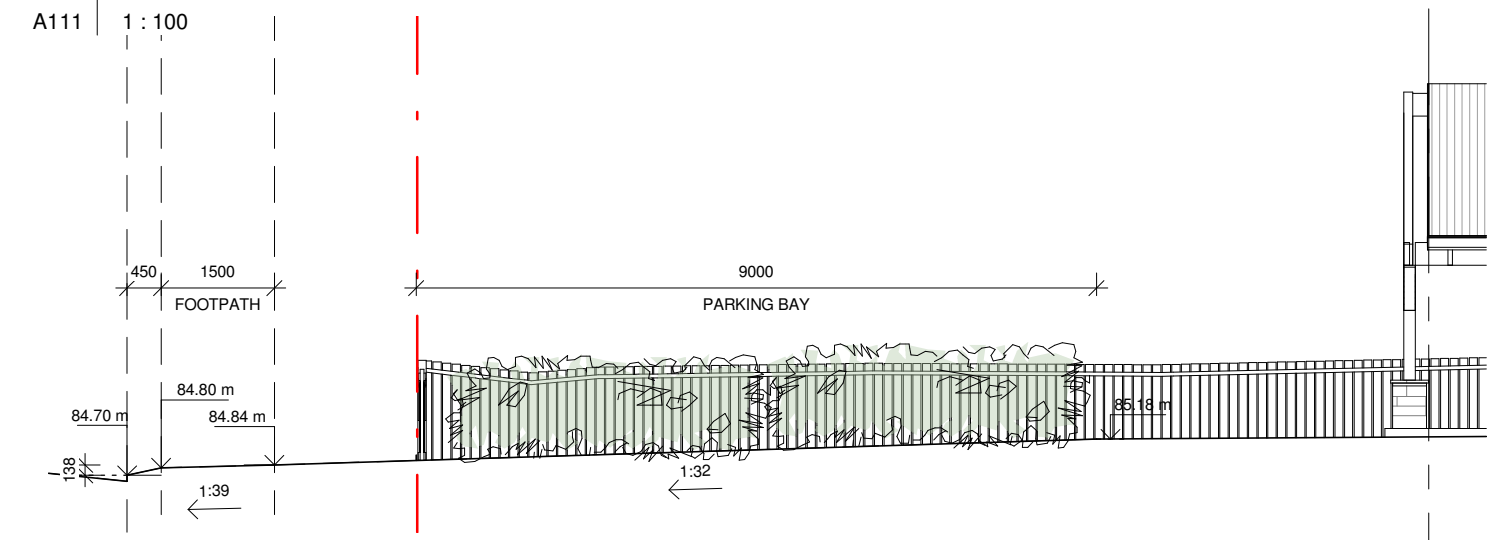


2 Concrete Layback - Plan  
A111 1 : 50



3 Concrete Layback - Front Elevation  
A111 1 : 50

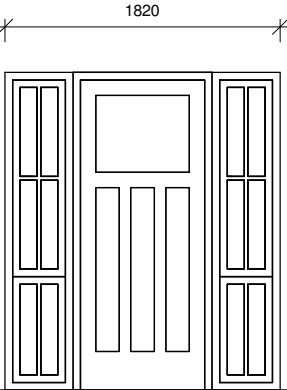
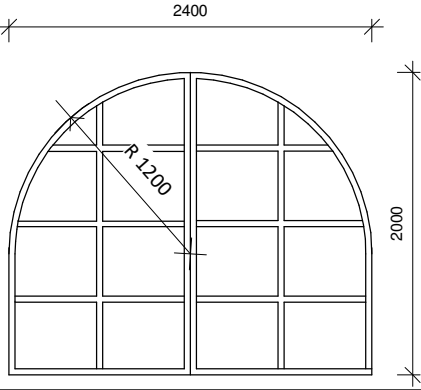
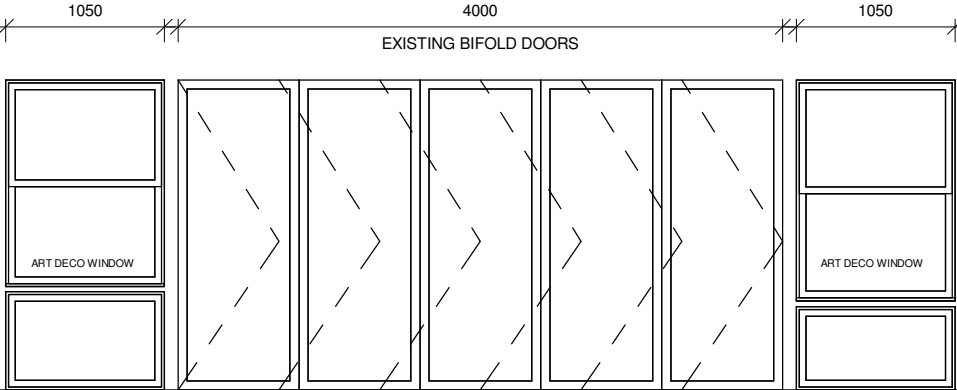
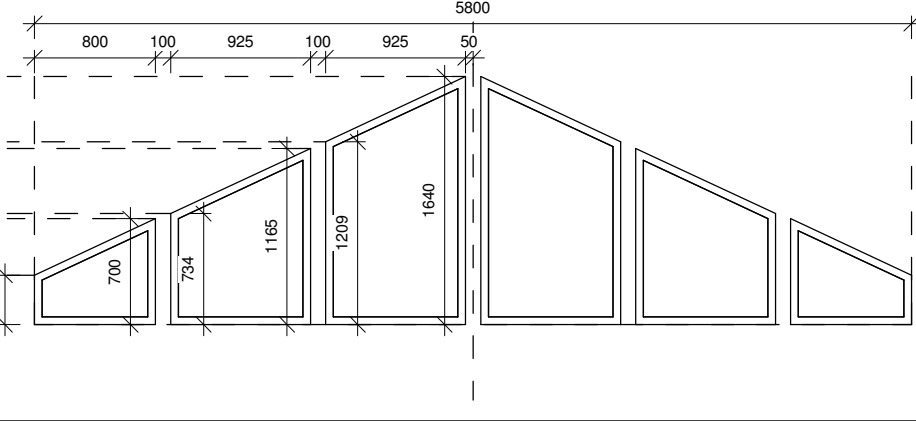
1 PARKING BAY  
A111 1 : 100

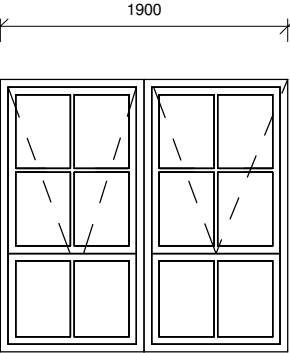
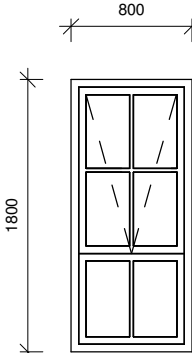
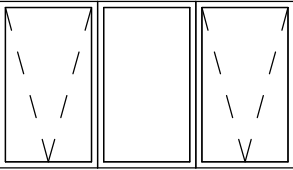
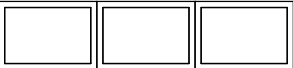
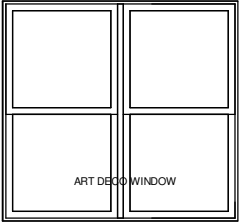
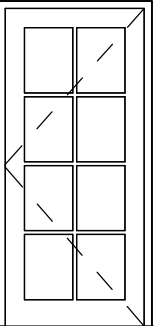
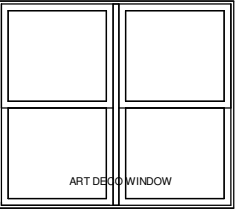
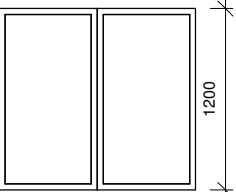
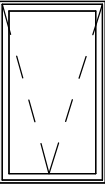
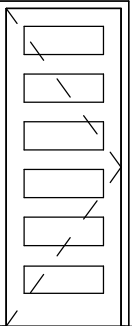


4 DRIVEWAY LONG SECTION  
A111 1 : 100

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SYMBOL	ED	W1.1	W1.4	D1.3	W1.2	W1.5
VIEW FROM OUTSIDE						
SIZE (W/ H)	1800/2100	2400/2000				VARY
OPENING	F / HINGED / F	FIXED	ART DECO & FIXED / BI-FOLD / ART DECO AND FIXED			FIXED
FRAME	TIMBER	TIMBER	TIMBER			ALUMINIUM
LEVEL / ROOM	ENTRY FOYER	SUN ROOM	SUN ROOM			SUN ROOM
ORIENTATION	NORTH	WEST	NORTH			NORTH
QTY	1	1	1			1
NOTES	SELECTED ENTRY DOOR	CUSTOM MADE CURVED WINDOW	RE-USE EXISTING BIFOLD DOORS			CUSTOM MADE

SYMBOL	W1.6	W1.7 & W1.8	W1.9 & W1.10	W1.11	W1.14	D1.13	W1.12	W1.15	W1.16	D1.17
VIEW FROM OUTSIDE										
SIZE (W/ H)	1900/1800	800/1800	1950/1100	450/1950	1555/1455	920/2100	1555/1370	1300/1200	700/1200	760/1200
OPENING	AWNING	AWNING	-	-	-	DOOR	-	-	-	-
FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
LEVEL / ROOM	DINING	LIVING	GUEST BED & BED 2	LIVING	RUMPUS	RUMPUS	RUMPUS	BATHROOM	WC	L'DRY
ORIENTATION	EAST	EAST	EAST	SOUTH	SOUTH	SOUTH	SOUTH	WEST	WEST	WEST
QTY	1	2	2	1	1	1	1	1	1	1
NOTES	LOW - E GLASS	LOW - E GLASS	RE-USE FROM BEDROOMS LOW-E GLASS	RE-USE FROM MASTER BED	ART DECO		ART DECO	RE-USE FROM DINING. REPLACE WITH OPAQUE GLASS	RE-USE FROM LOUNGE. REPLACE WITH OPAQUE GLASS	RE-USE FROM L'DRY

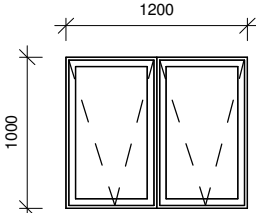
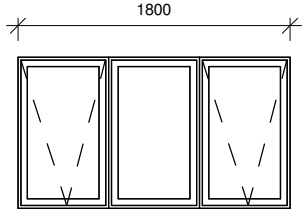
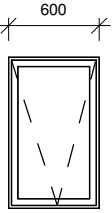
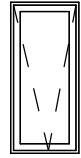
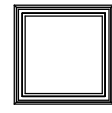

NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.  
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ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR

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SYMBOL	W2.1	W2.2 & W2.3	W2.4 & W2.5	W2.6	S1	S2	
VIEW FROM OUTSIDE							
SIZE (W/ H)	1200/1000	1800/1000	600/1000	450/1000	600/600	600/900	
OPENING	AWNING	AWNING	AWNING	AWNING			
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM			
LEVEL / ROOM	DRESSING ROOM	MASTER BED	FFL STAIRS	ENSUITE			
ORIENTATION	NORTH	NORTH / EAST	EAST / SOUTH	WEST			
QTY	1	2	2	2			
NOTES		W2.3 - FROSTED TO H 1.7m ABOVE FFL	W2.4 - FROSTED TO H 1.7m ABOVE FFL	OPAQUE GLASS	WITH BLIND	WITH BLIND	

NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.  
ALL SIZES SHOULD BE CHECKED ON SITE PRIOR THE ORDER.  
ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR  
ALL WINDOWS AND DOORS TO HAVE FLY SCREENS

BASIX COMMITMENTS

FIXTURES AND SYSTEMS		
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS	
FIXTURES	SHOWERHEADS	MIN 3 STAR RATING
	TOILET FLUSHING SYSTEM	MIN 3 STAR RATING
	TAPS	MIN 3 STAR RATING
CONSTRUCTION		
INSULATION	SUSPENDED FLOOR WITH OPEN SUBFLOOR	R0.8 (DOWN) OR R1.5 (INCL. CONSTRUCTION)
	EXTERNAL WALL FRAMED	R1.3 OR R1.7 (INCL. CONSTRUCTION)
	RAKED CEILING , PITCHED & SKILLION ROOF. FRAMED	CEILING R1.74(UP) ROOF: FOIL BACKED BLANKET 75mm SOLAR ABS. 0.475-0.7
GLAZING		

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W2.5	S	0.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2.6&W2.7	W	0.9	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.1	W	4	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W1.2	N	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1.3	N	8.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1.4	N	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1.5	N	5.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.6	E	2.9	3	3.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W1.7	E	1.45	3	3.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W1.8	E	1.45	3	3.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W1.9	E	2.1	3	3.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W1.10	E	2.1	3	3.5	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

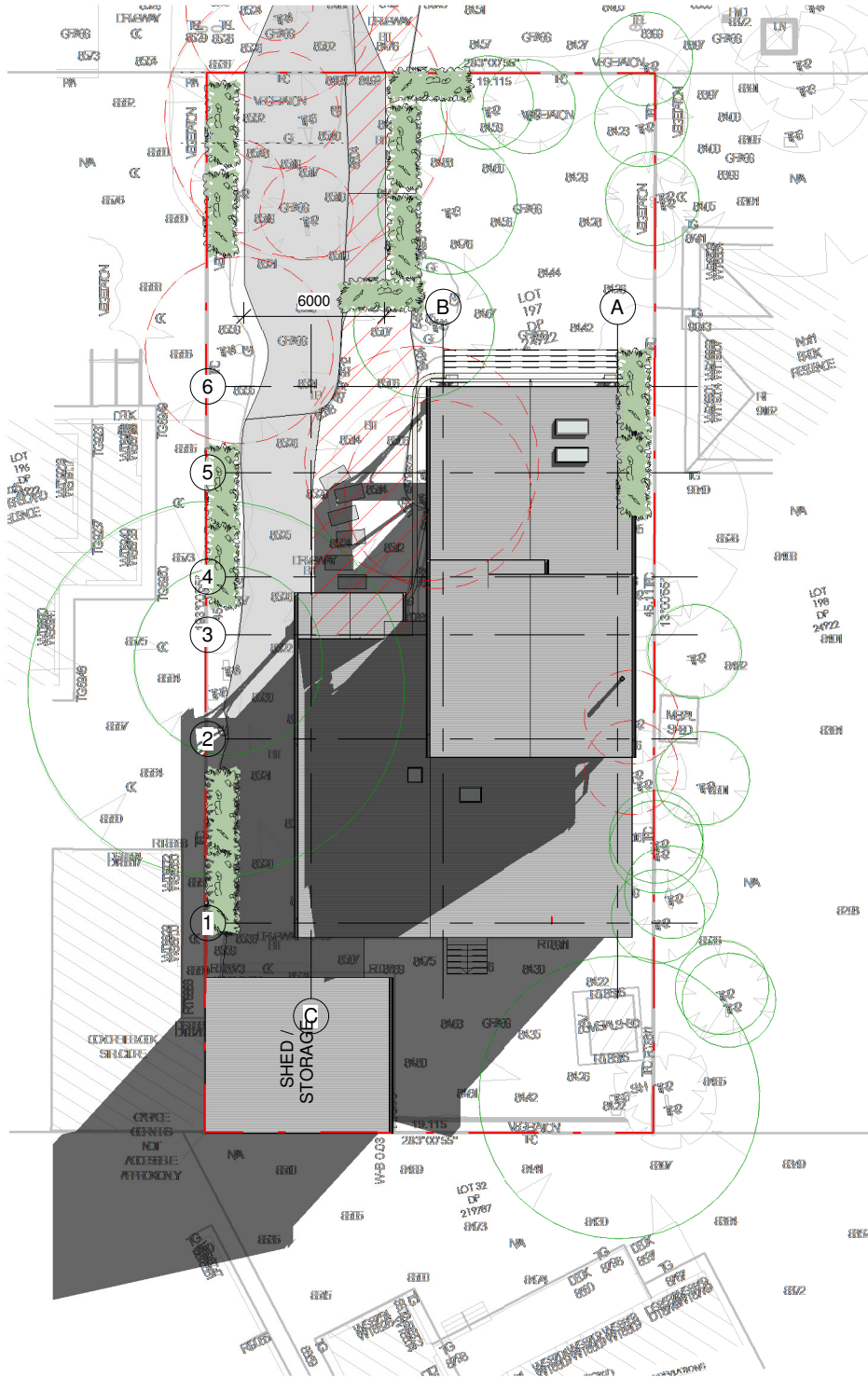
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.11	S	1	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1.12	S	2.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1.13	S	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1.14	S	2.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W1.15	W	1.6	6	4.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.16	W	0.85	6	4.5	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2.1	N	1.2	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2.2	N	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2.3	E	1.8	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2.4	E	0.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	04.06.2024	MEASURED DRAWINGS	TM	KM
1	16.01.2025	POOL ADDITION + CHANGES TO DRIVEWAY	KM	
2	10.02.2025	DA ISSUE	KM	

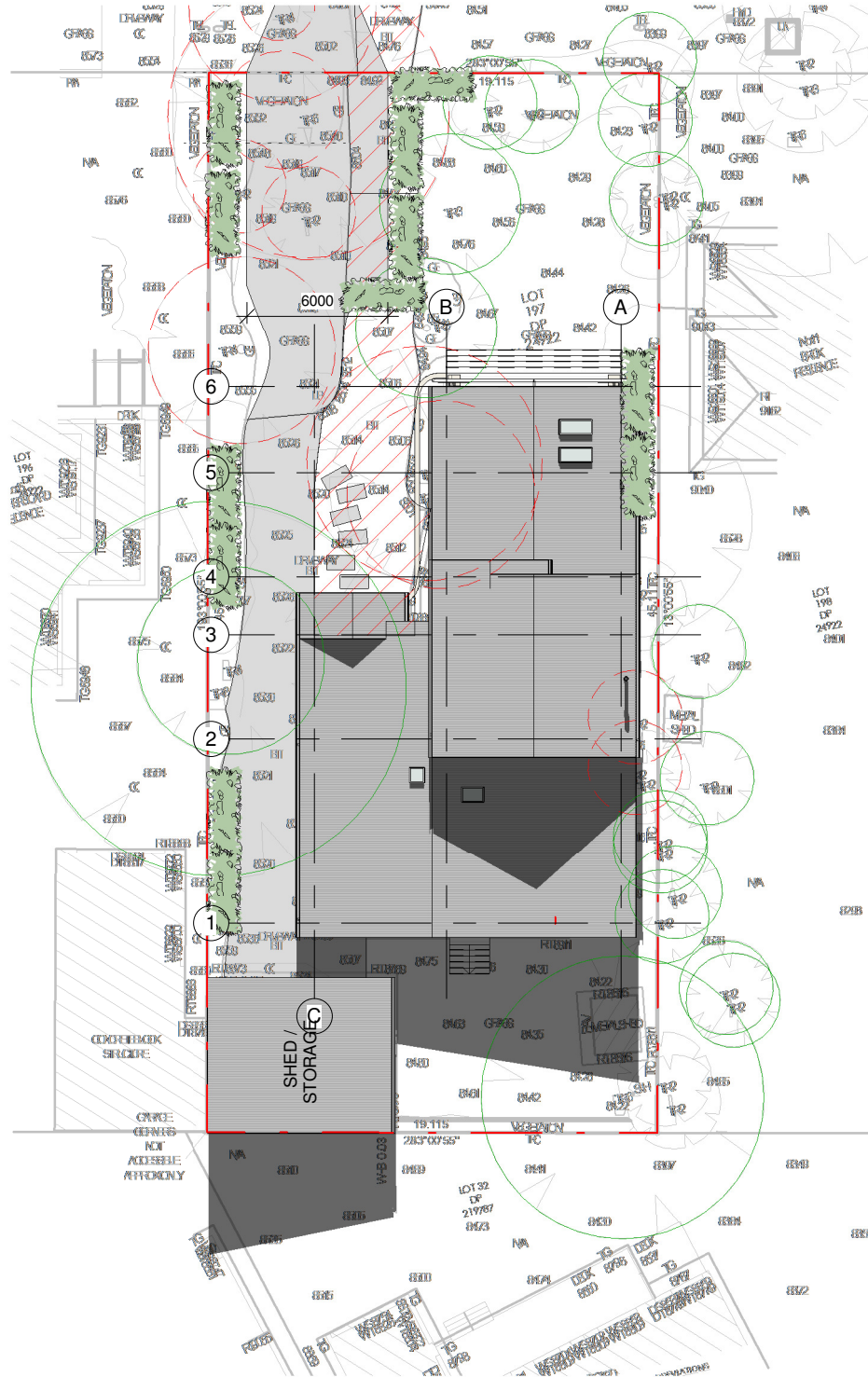
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2024_004
AT:	13 ST. ANDREWS GATE, ELANORA HEIGHTS LOT 197 DP24922
FOR:	SUZY & ETIENNE GILBERT

SHEET TITLE:	WINDOW & DOOR SCHEDULE - FFL AND BASIX COMMITMENTS
SHEET NO:	A113
SCALE A3:	As indicated



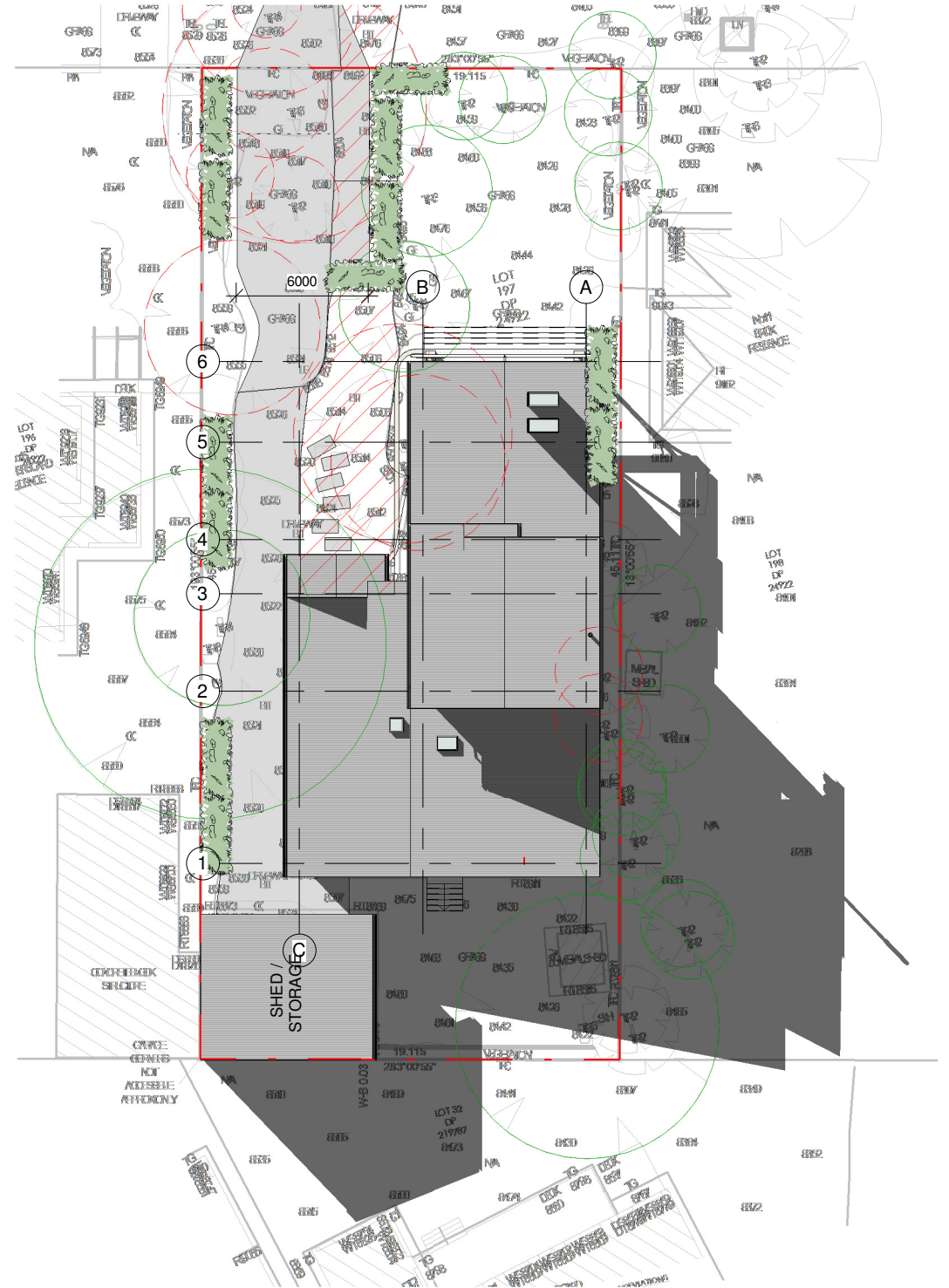
1 SHAD. DIA 21 JUNE AT 9AM

A114 1 : 300



2 SHAD. DIA 21 JUNE AT 12PM

A114 1 : 300



3 SHAD. DIA 21 JUNE AT 3PM

A114 1 : 300

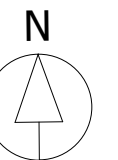
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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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**BLUE SKY**  
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**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2024\_004  
**AT:** 13 ST. ANDREWS GATE, ELANORA HEIGHTS  
LOT 197 DP24922  
**FOR:** SUZY & ETIENNE GILBERT

**SHEET TITLE:** SHADOW DIAGRAM  
**SHEET NO:** A114  
**SCALE A3:** 1 : 300



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