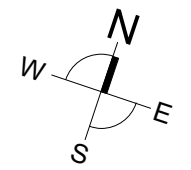


# LOCATION PLAN



# 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



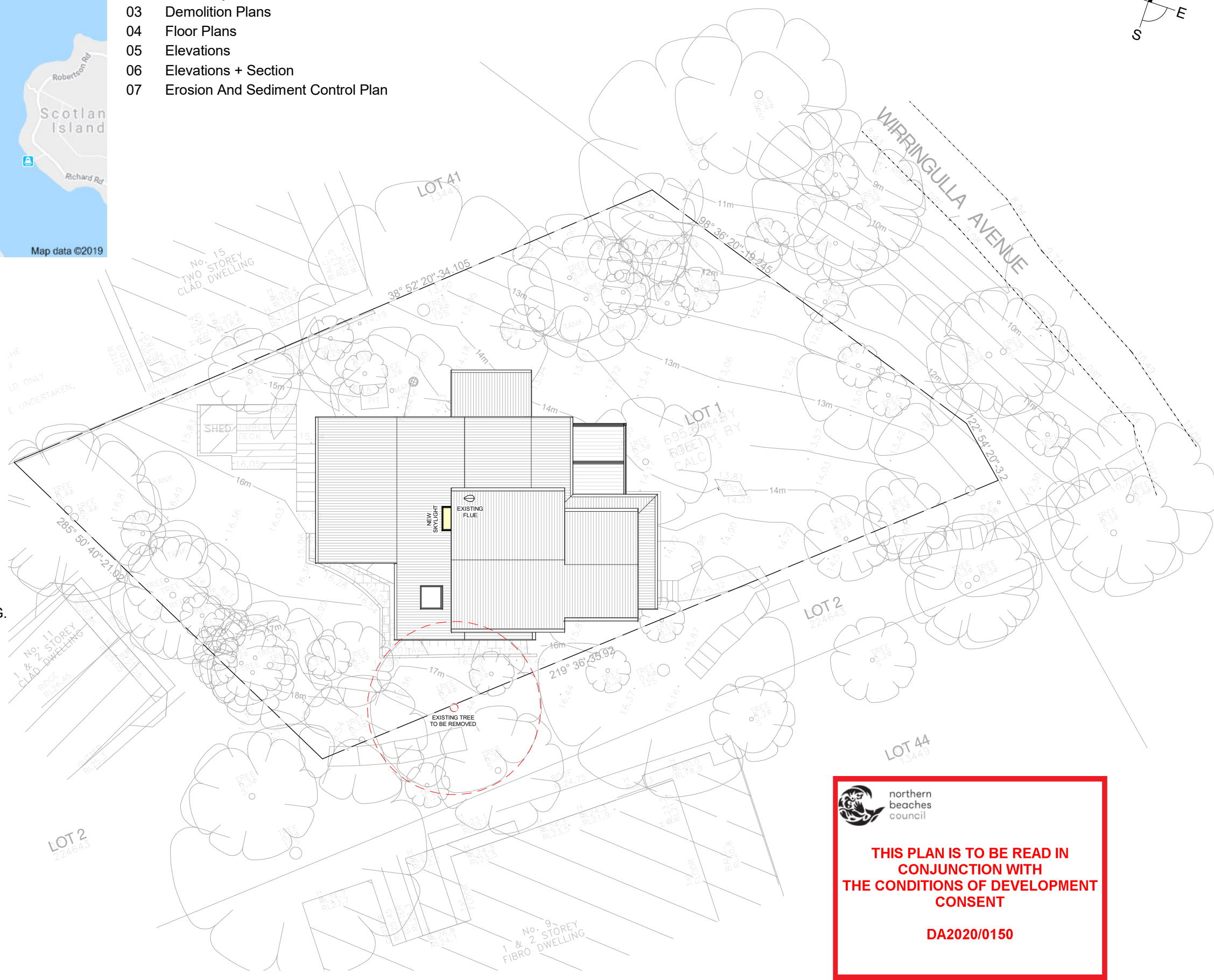
# DEVELOPMENT SUMMARY


**SITE AREA:** 695.6m<sup>2</sup>  
**LOT NO:** 1  
**DP NO:** 224643  
**ZONING:** E3  
  
**EXISTING GFA:** 147m<sup>2</sup>  
**EXISTING FSR:** 0.21 : 1  
**EXISTING L.SCAPE:** 485m<sup>2</sup> (70%)  
  
**PROP. GFA:** 144m<sup>2</sup>  
**PROP. FSR:** 0.21 : 1  
**PROP. L.SCAPE:** 485m<sup>2</sup> (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.





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**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

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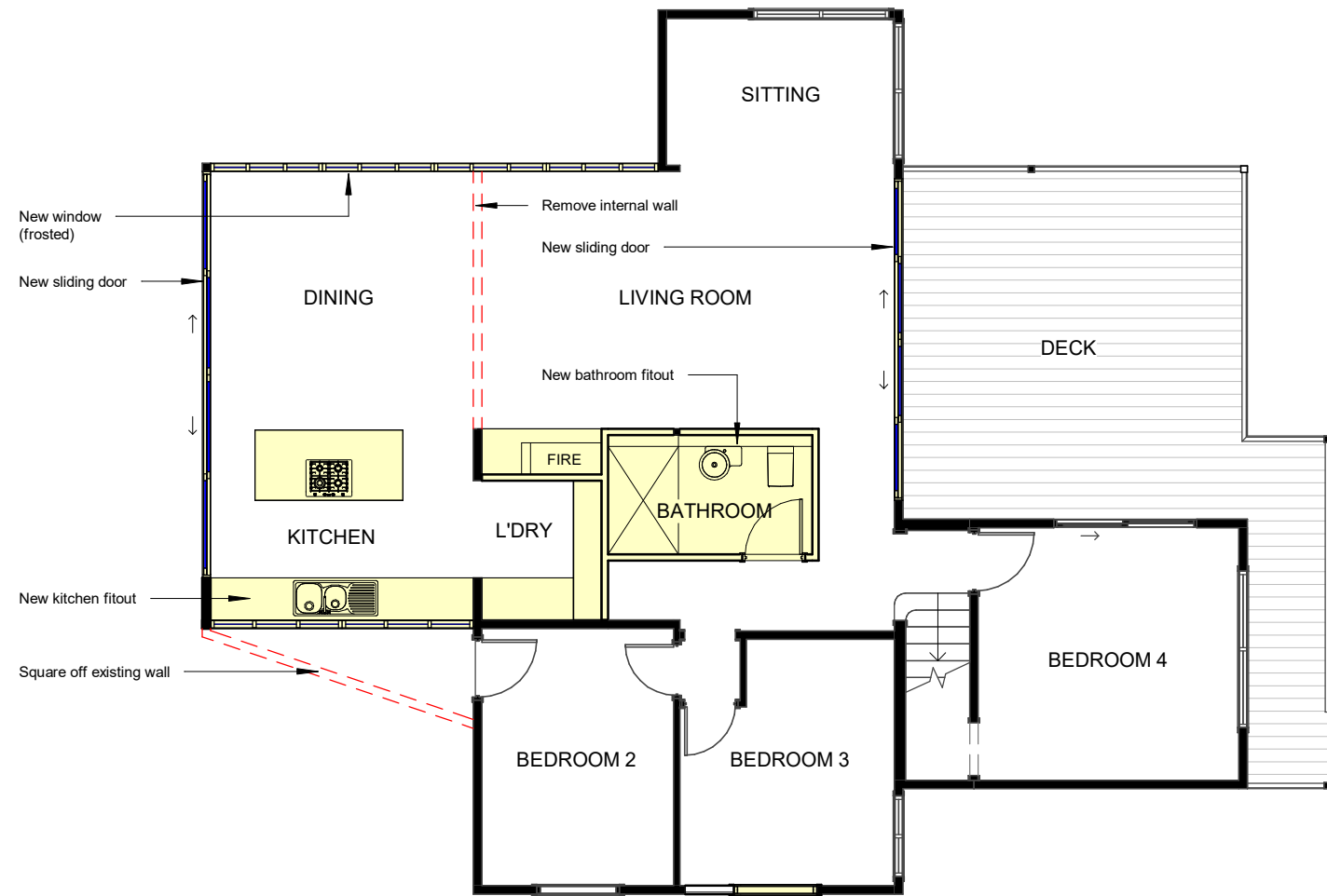
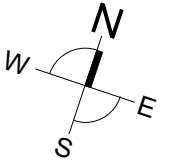
Site Plan

Sheet 01

Scale 1 : 200 @ A3

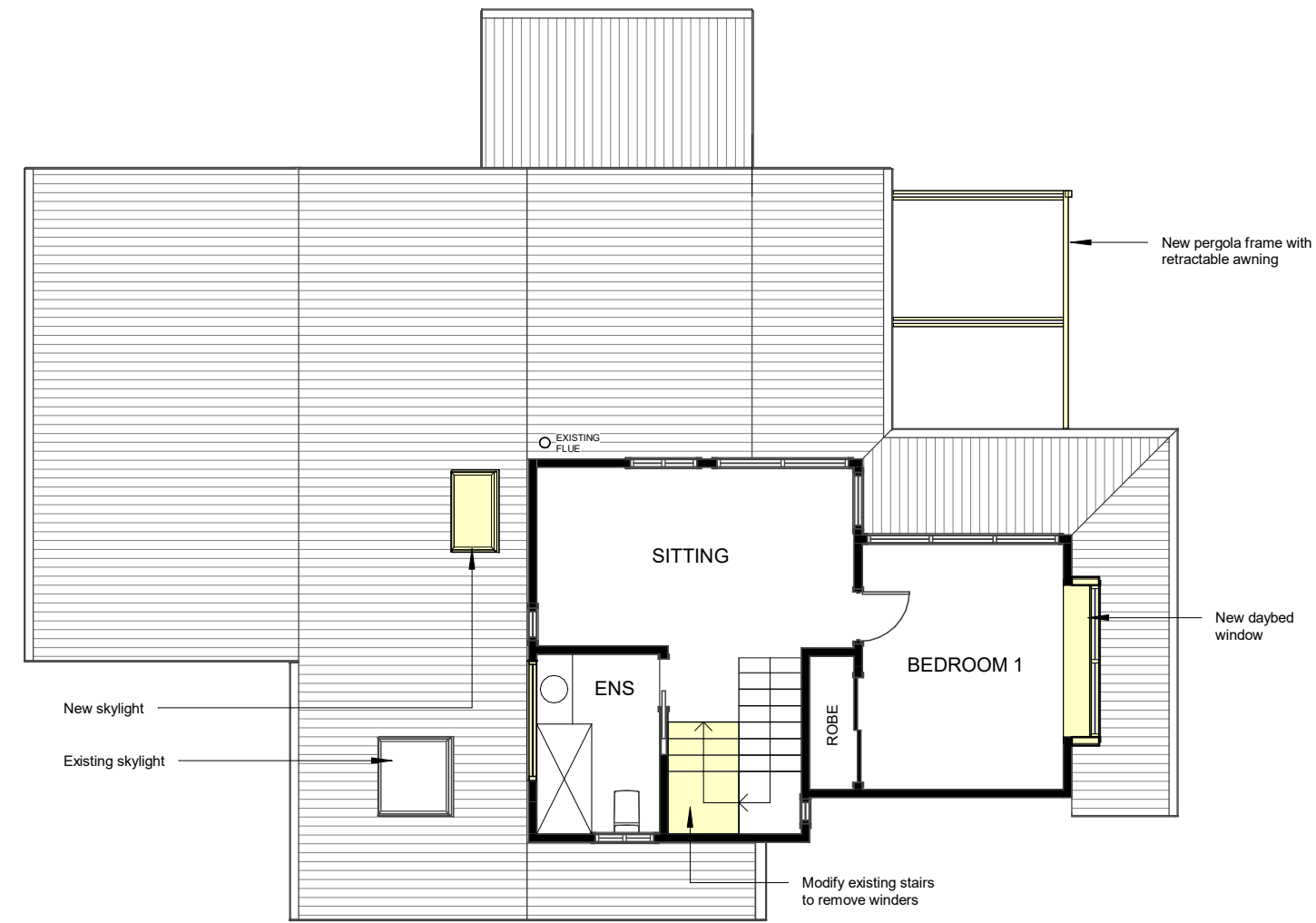
01 January 2020

Schematic plans only. NOT FOR CONSTRUCTION




### 1. Lower Floor

Scale 1 : 100



### 2. Upper Floor

Scale 1 : 100



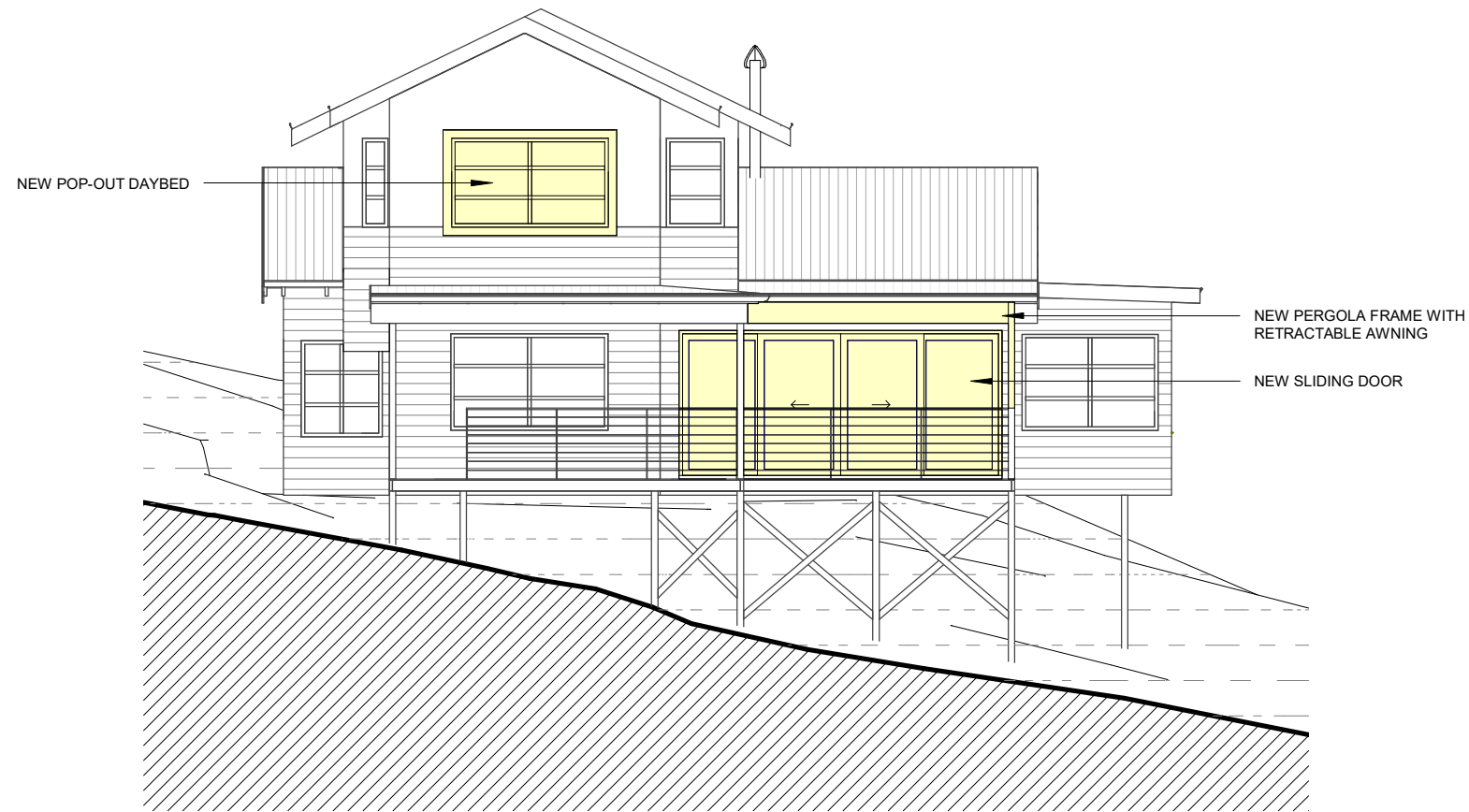
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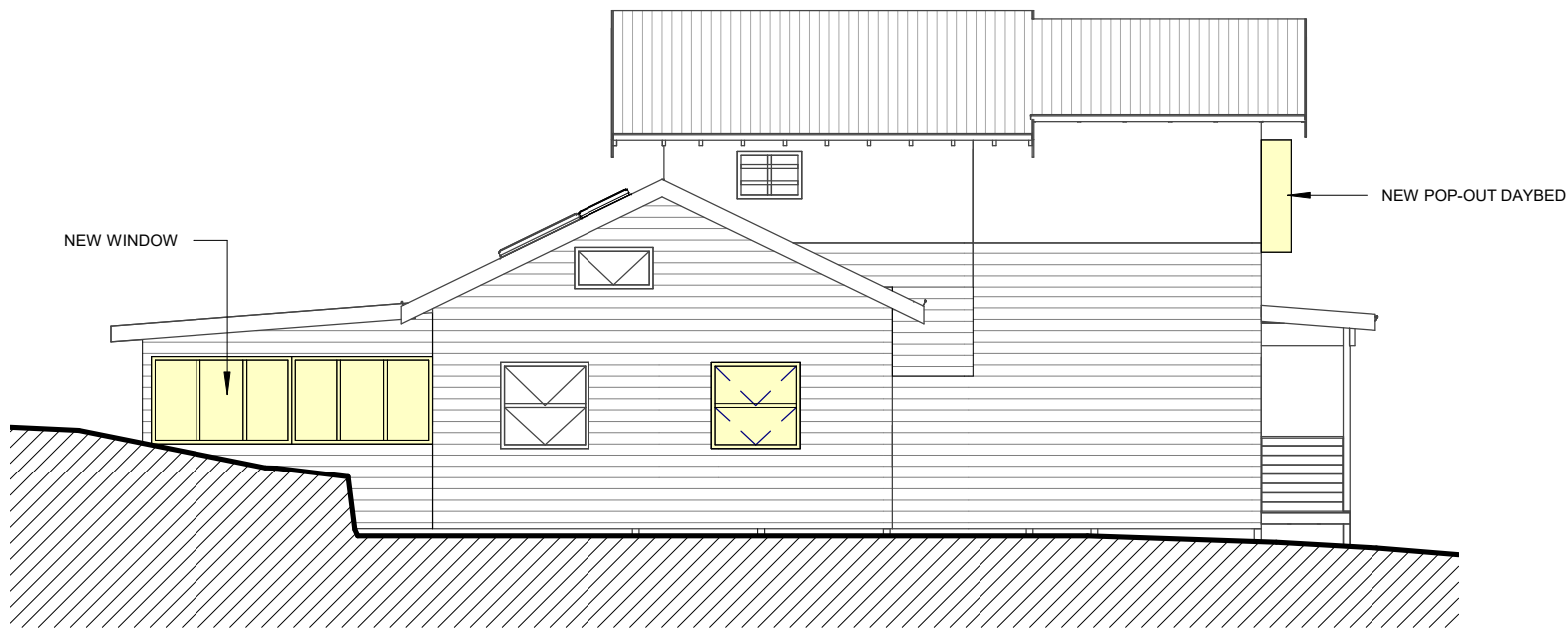


1. North  
Scale 1 : 100

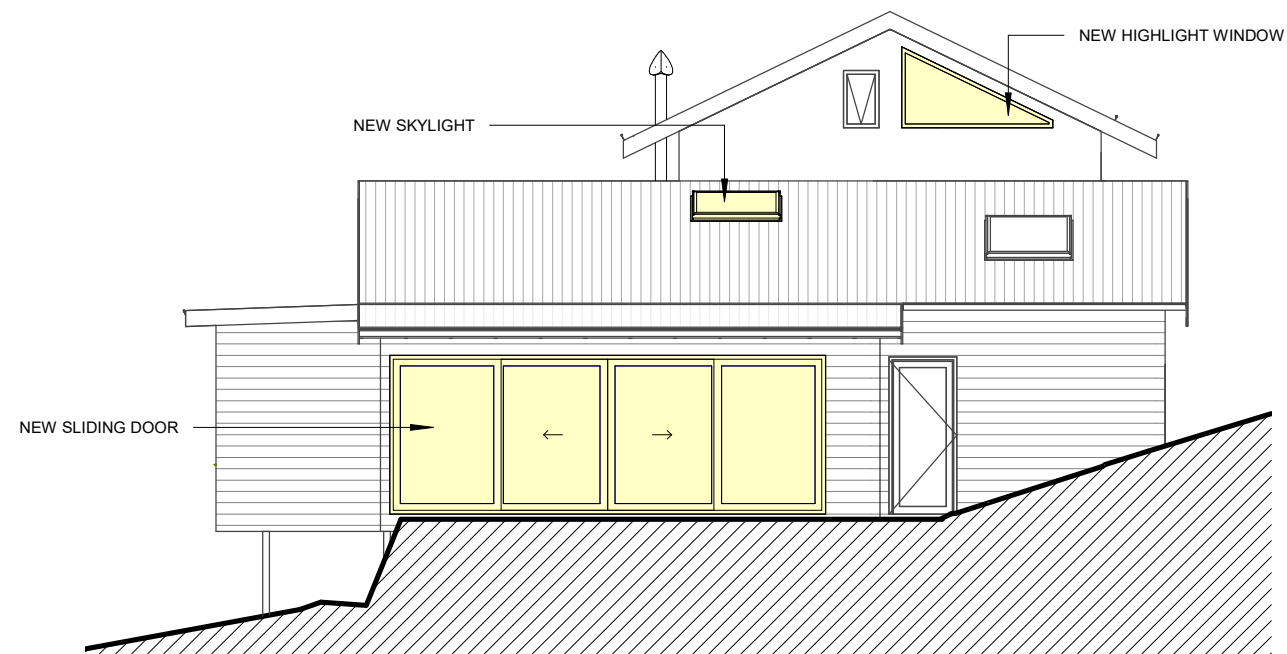


2. East  
Scale 1 : 100

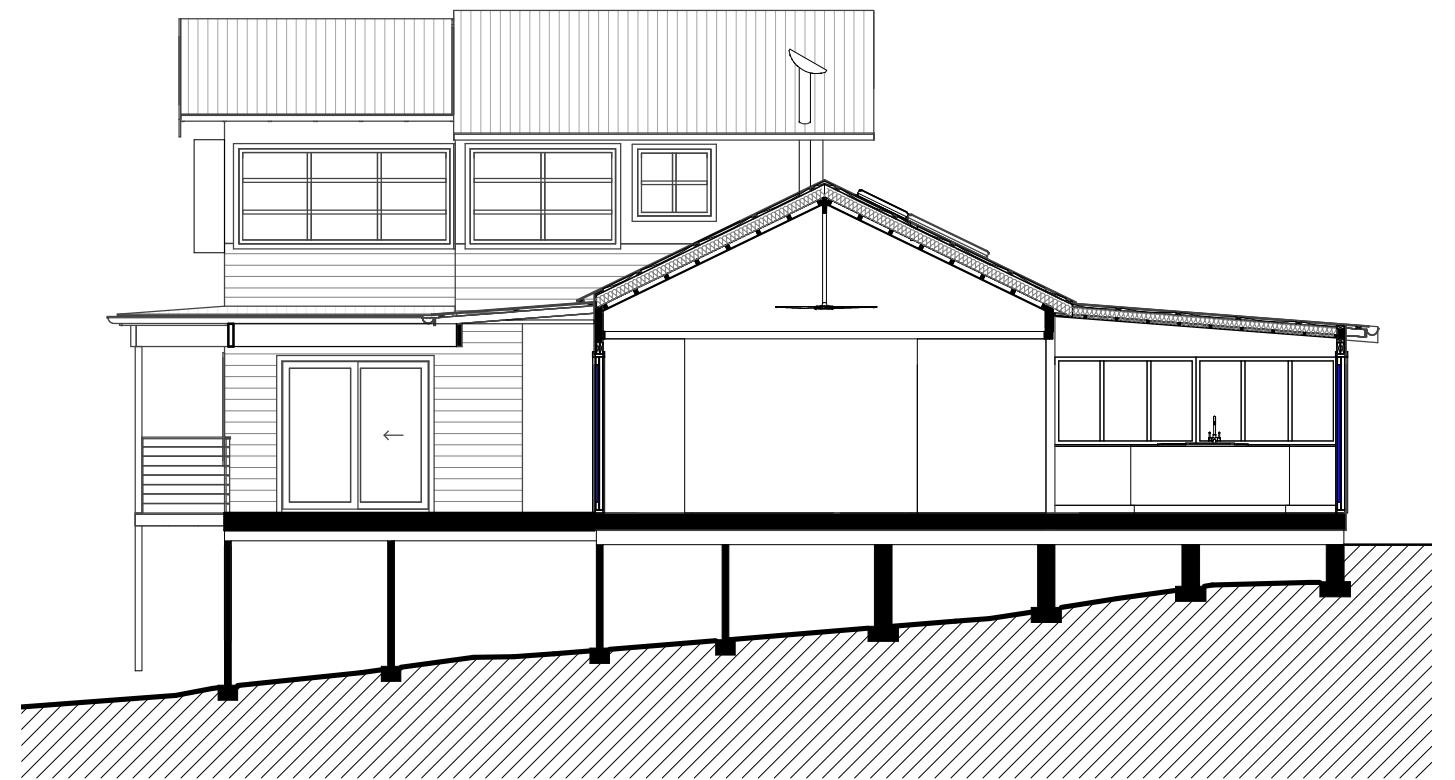

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1. South  
Scale 1 : 100



2. West  
Scale 1 : 100



3. Section AA  
Scale 1 : 100


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 ARCHITECTURE + DESIGN

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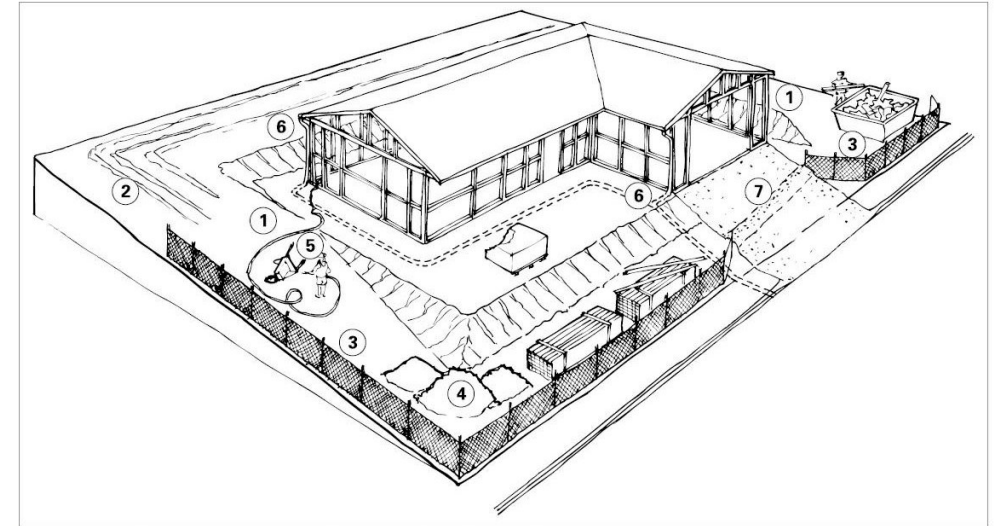
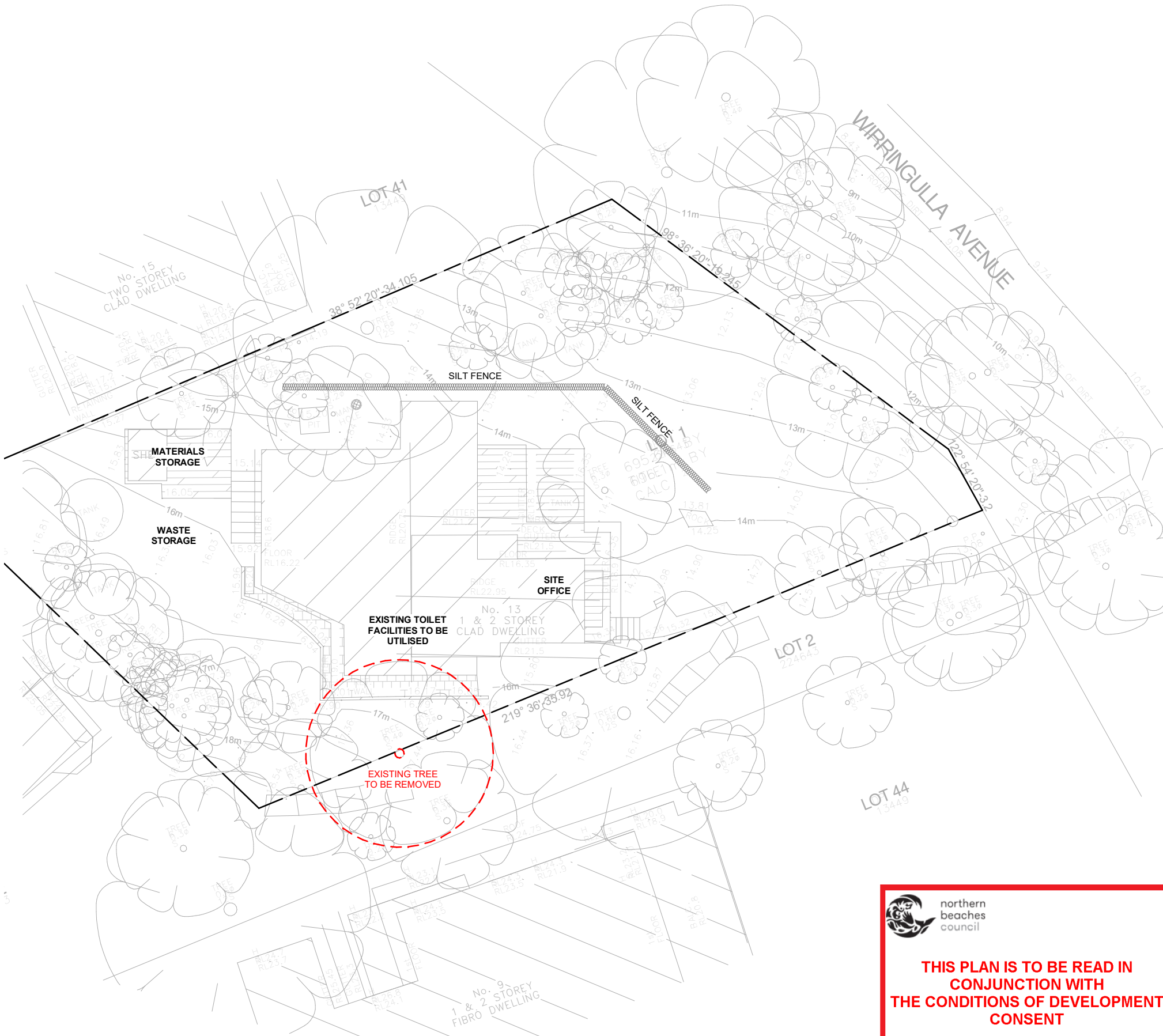
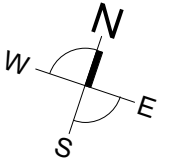
Elevations + Section

Sheet 06

Scale 1 : 100 @ A3

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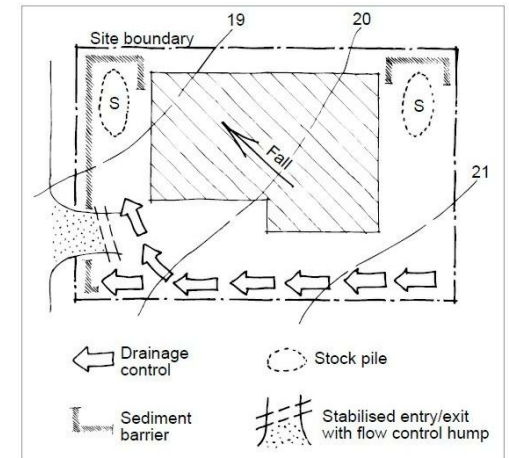
Schematic plans only. NOT FOR CONSTRUCTION



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. Install 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.

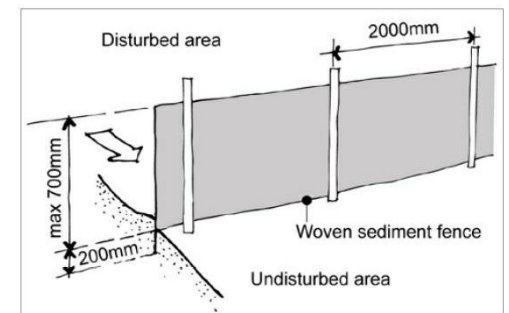


Sediment control layout on a compact urban site.


**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).



Woven sediment fences trap sediment but allow water through.

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