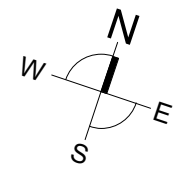


# LOCATION PLAN



# 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
- 08 Area Calculation Plan



# DEVELOPMENT SUMMARY

SITE AREA: 695.6m<sup>2</sup>  
 LOT NO: 1  
 DP NO: 224643  
 ZONING: E3

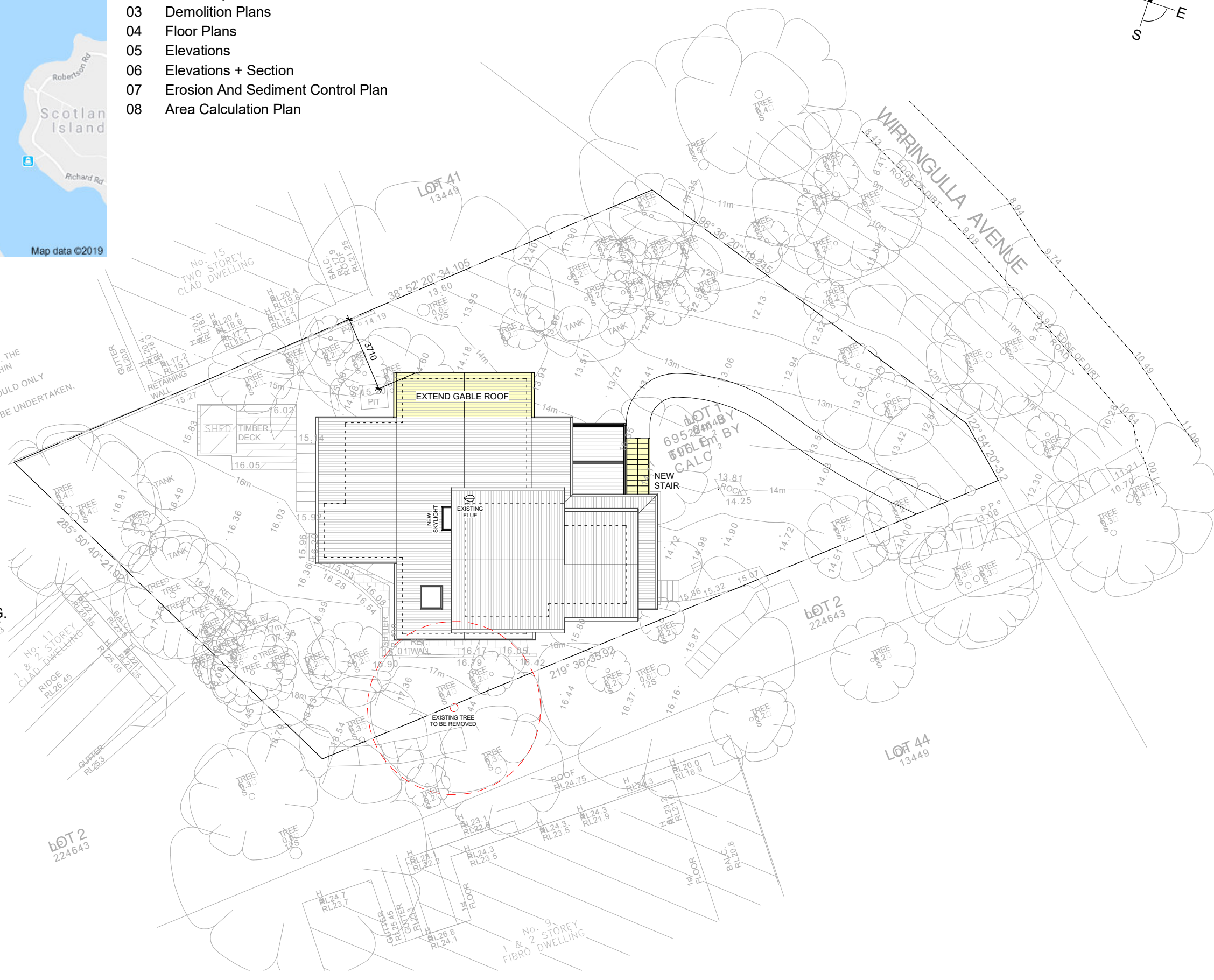
EXISTING GFA: 144m<sup>2</sup>  
 EXISTING FSR: 0.21 : 1  
 EXISTING L.SCAPE: 485m<sup>2</sup> (70%)

PROP. GFA: 136m<sup>2</sup>  
 PROP. FSR: 0.20 : 1  
 PROP. L.SCAPE: 479m<sup>2</sup> (69%)

# 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 SUSPENDED FLOORS TO HAVE R0.8 ADDED INSULATION
6. NEW EXTERNAL WALLS TO HAVE R1.3 ADDED INSULATION
7. NEW CEILINGS TO HAVE R1.5 ADDED INSULATION
8. NEW ROOF TO BE LIGHT COLOUR AND 55mm FOIL BLANKET
9. NEW WINDOWS TO BE TIMBER FRMAE WITH SINGLE CLEAR GLAZING (OR U-VALUE 5.71, SHGC 0.66)
10. 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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Site Plan

Sheet 01

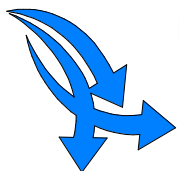
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21 November 2022

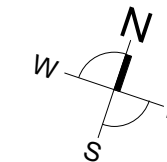
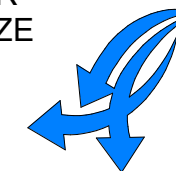
Schematic plans only. NOT FOR CONSTRUCTION

## S4.55 APPLICATION

NORTH-WEST  
MORNING WINDS  
IN WINTER



COOL NOR'EASTER  
AFTERNOON BREEZE  
IN SUMMER



TRUE  
NORTH

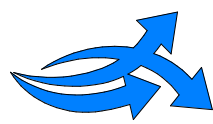
WINTER  
SUNSET

WINTER  
SUNRISE

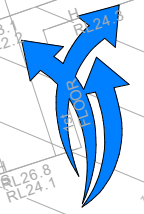
SUMMER  
SUNSET

SUMMER  
SUNRISE

WESTERLY  
AFTERNOON  
WINDS IN WINTER



ADVERSE  
SOUTHERLY  
BUSTER



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Site Analysis

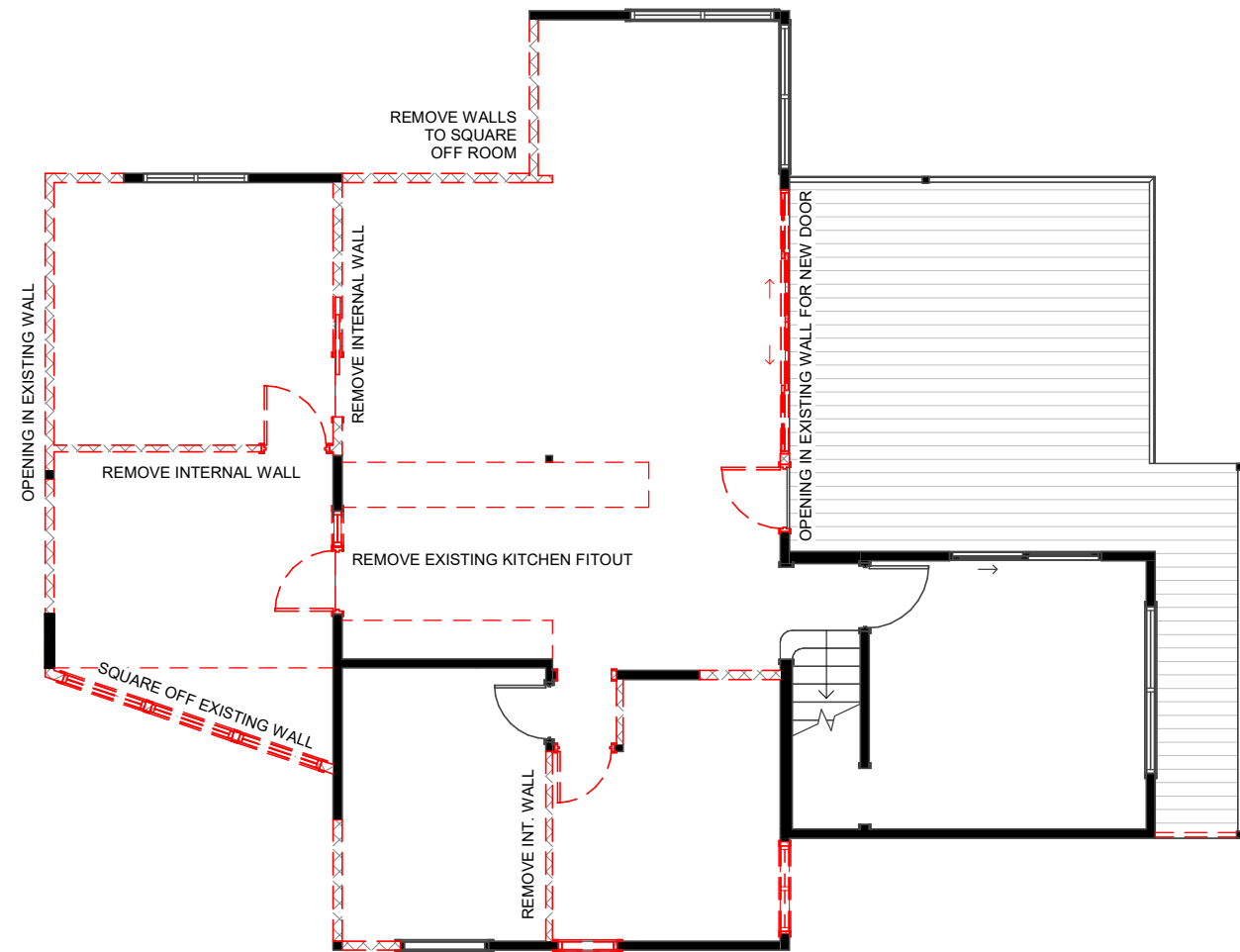
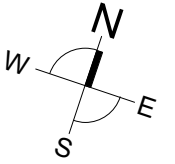
Sheet 02

Scale 1 : 200 @ A3

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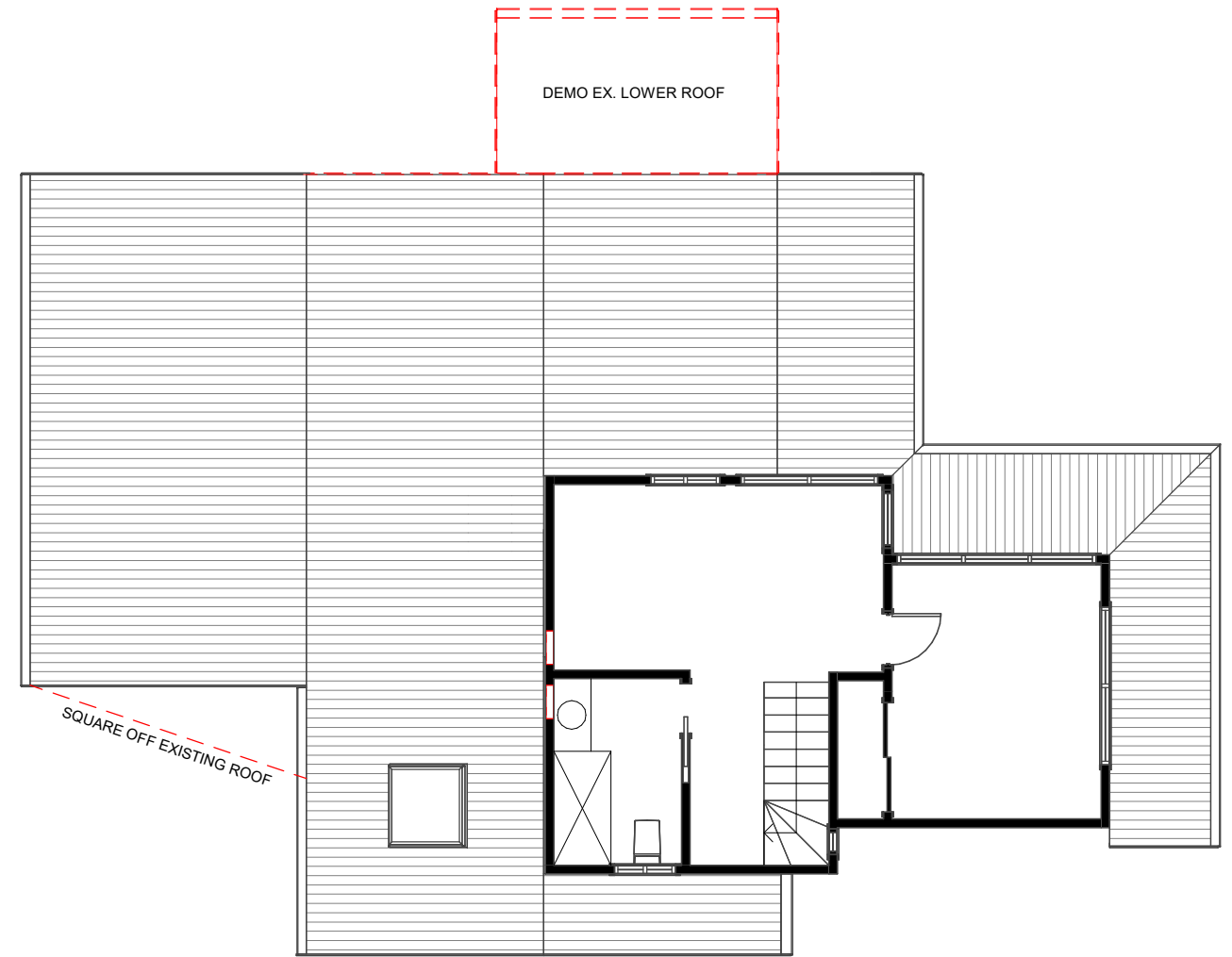
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**S4.55 APPLICATION**



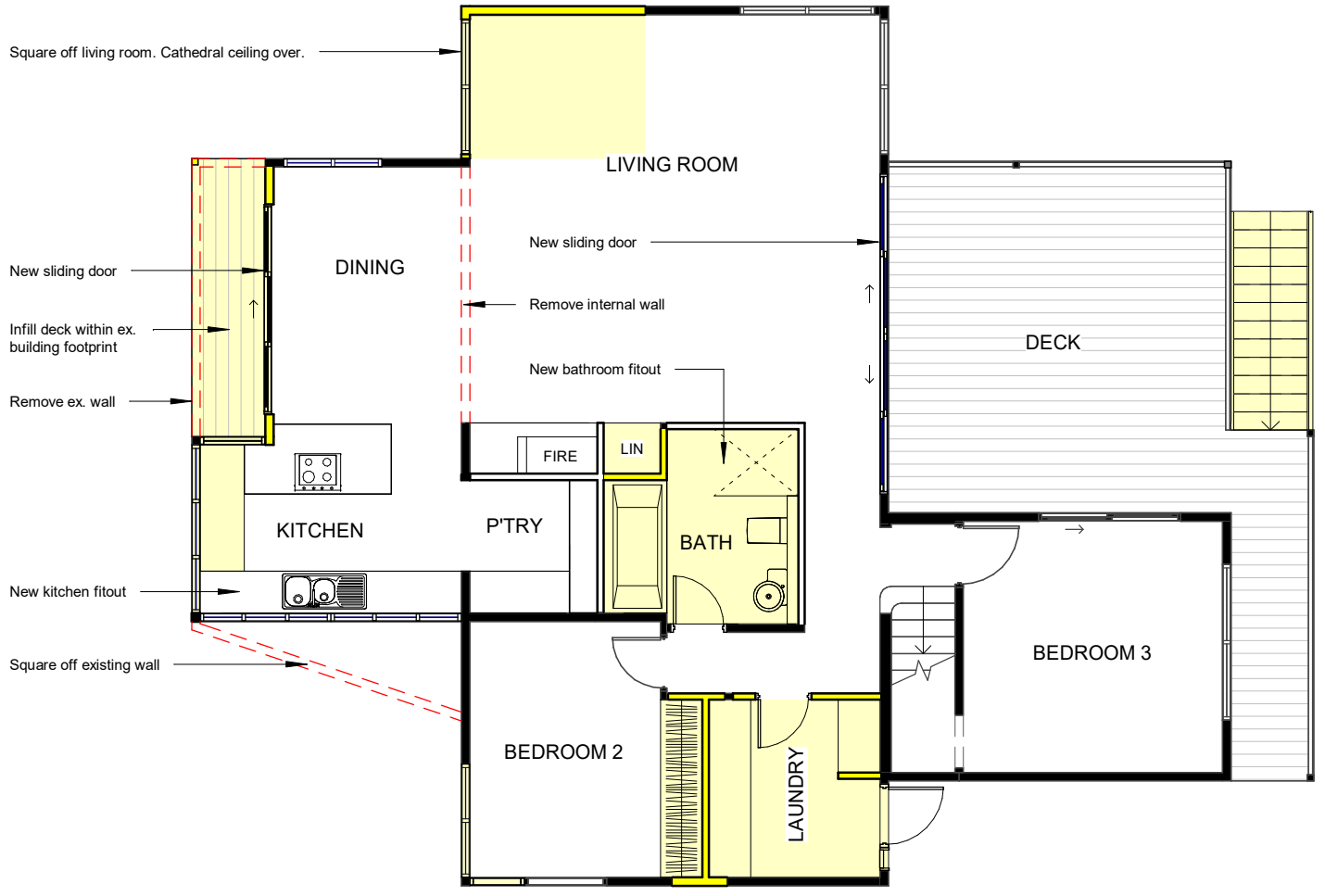
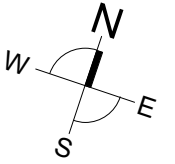
### 1. Lower Floor

Scale 1 : 100

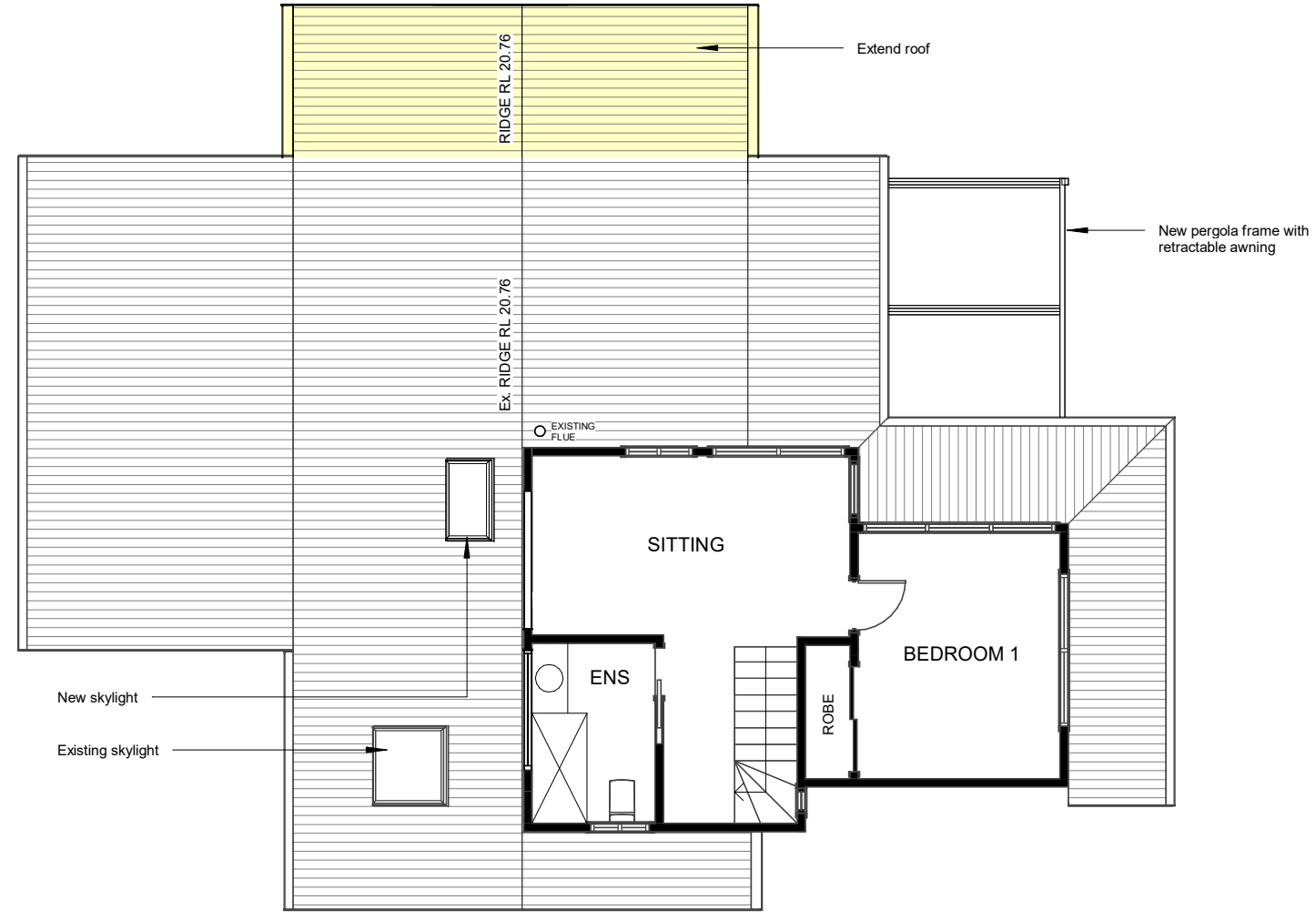


### 2. Upper Floor

Scale 1 : 100



1. Lower Floor  
Scale 1 : 100

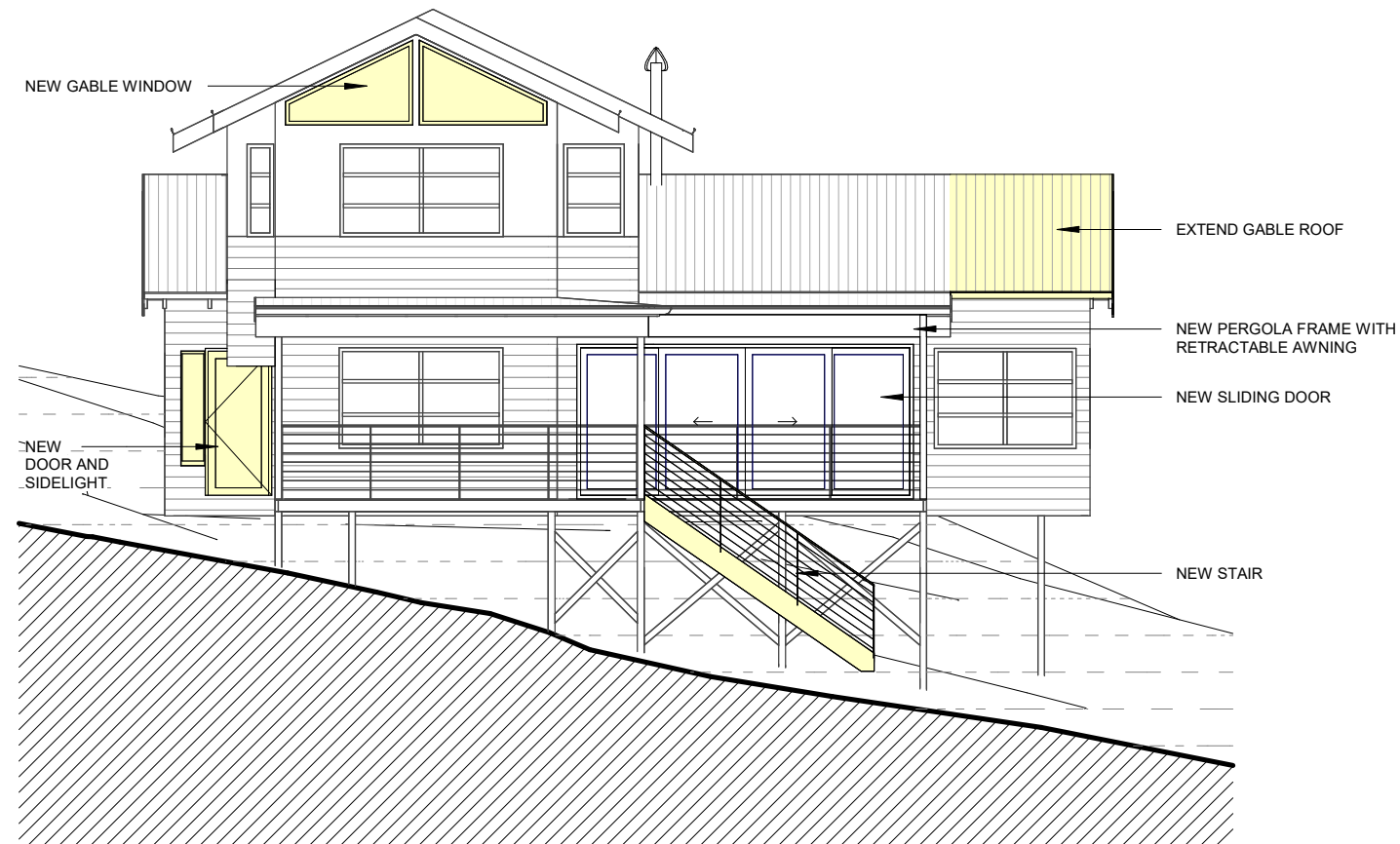


2. Upper Floor  
Scale 1 : 100

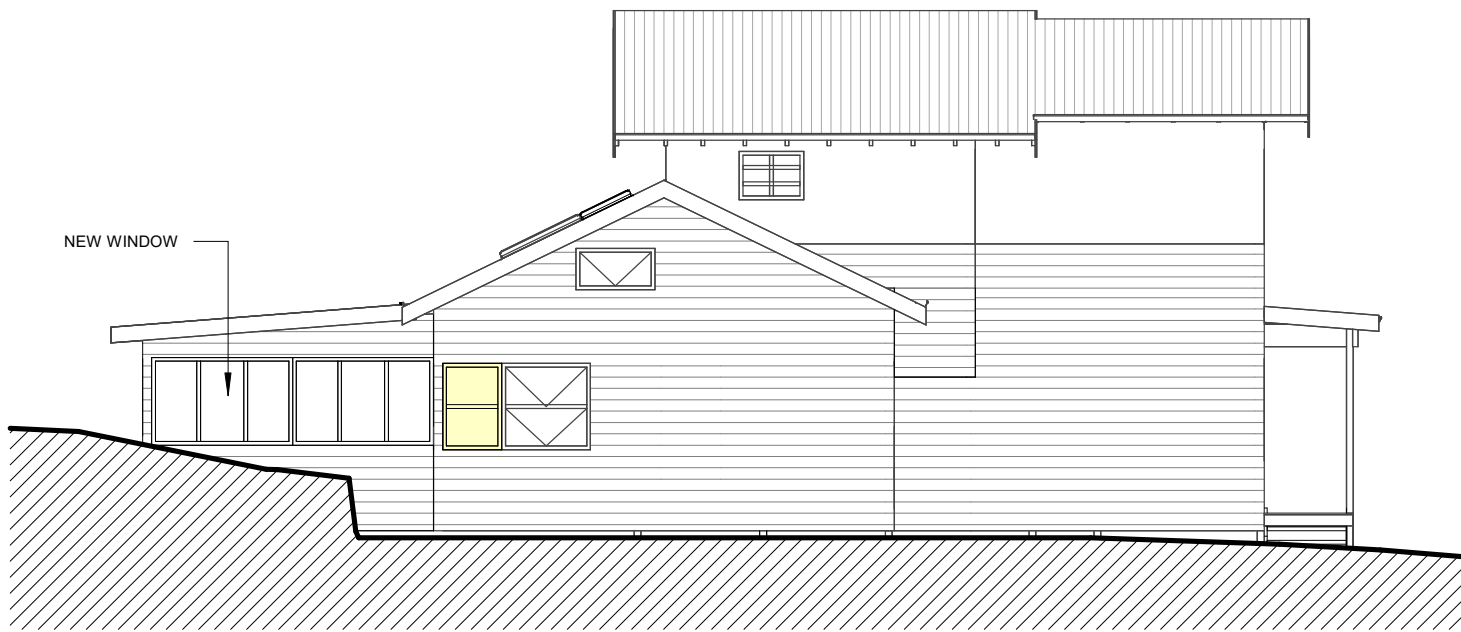




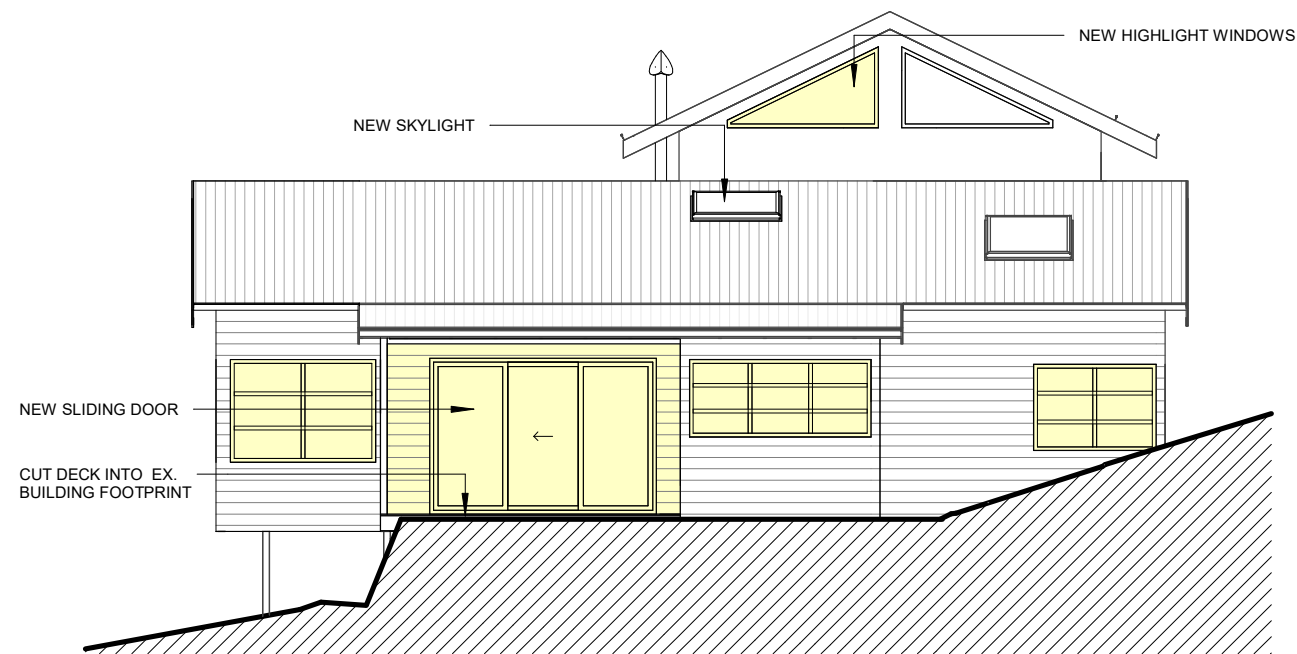
1. North  
Scale 1 : 100



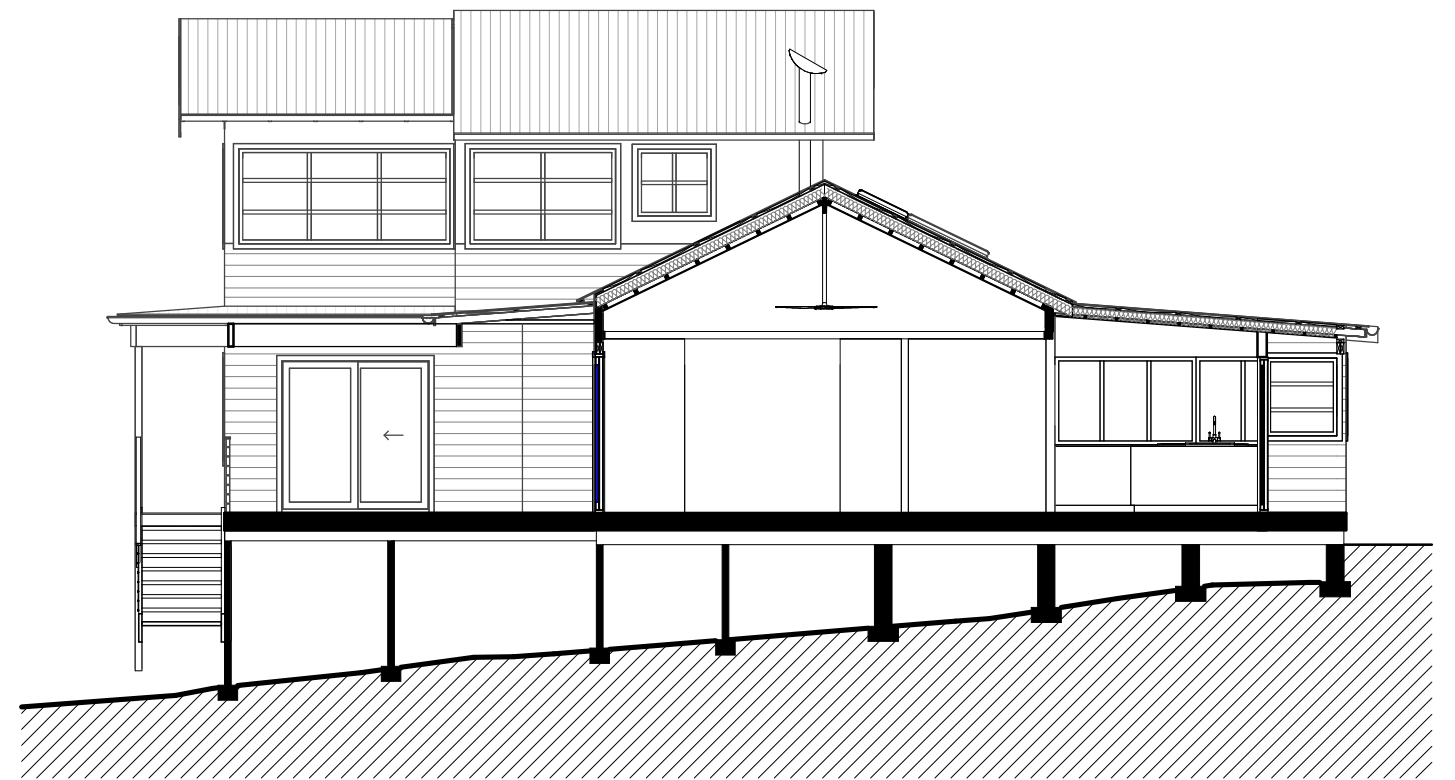
2. East  
Scale 1 : 100



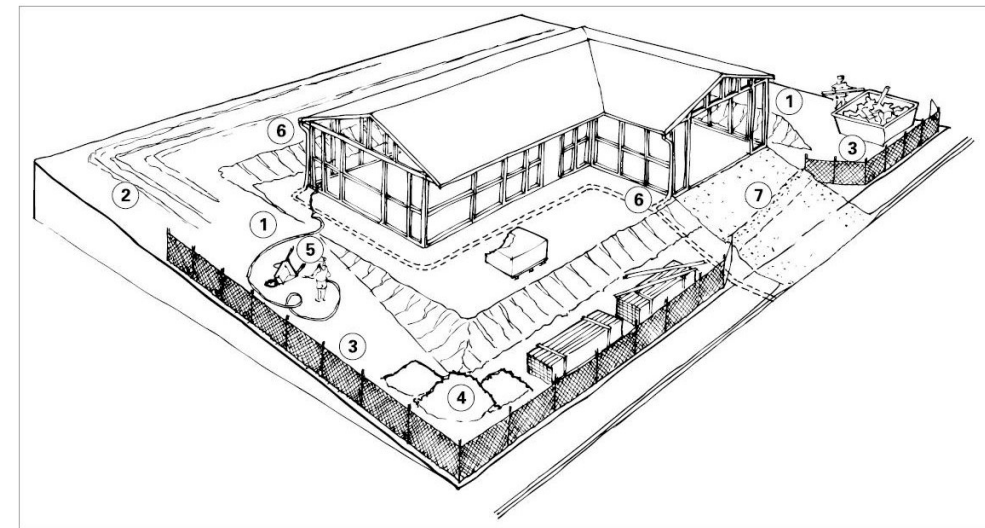
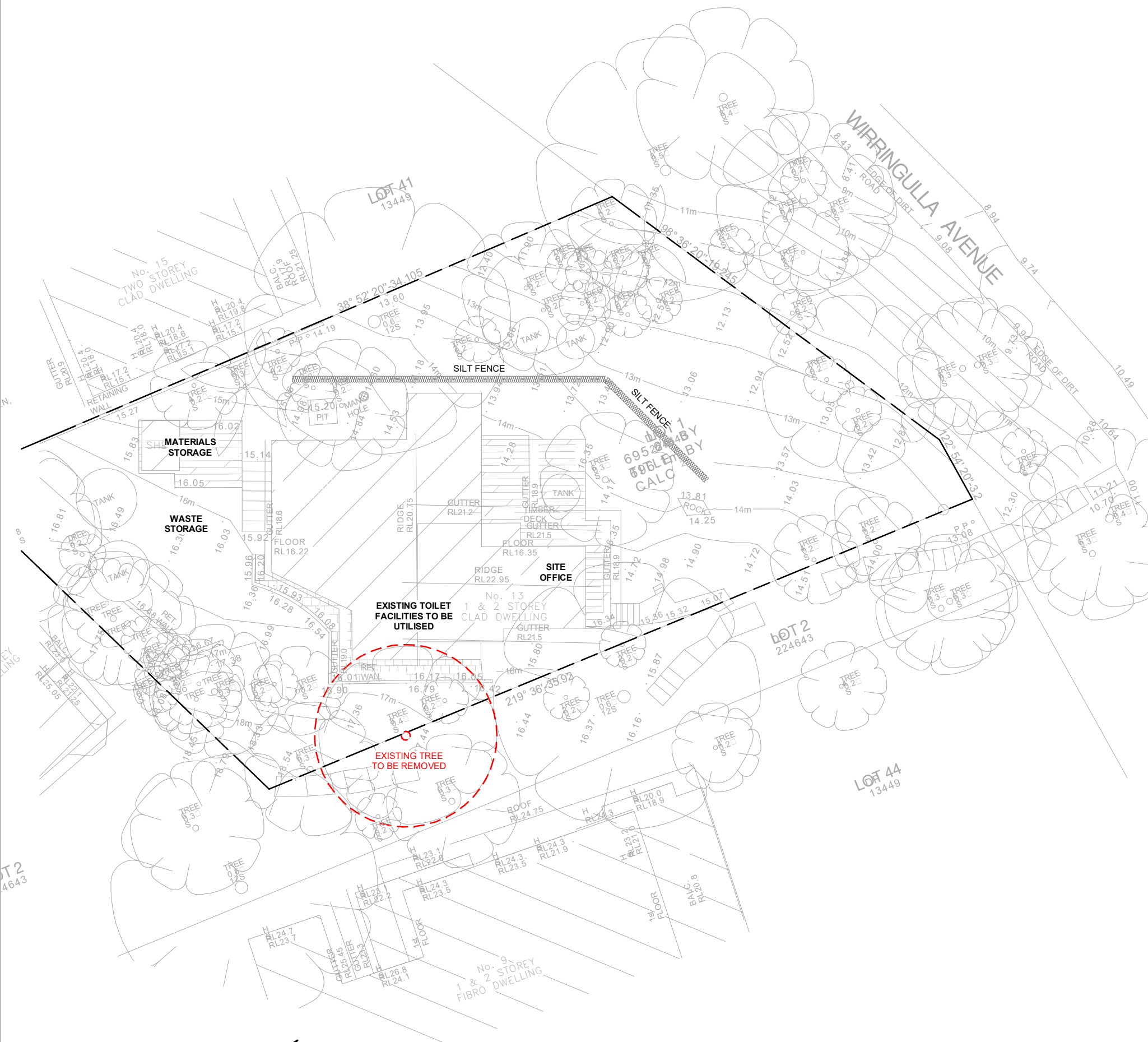
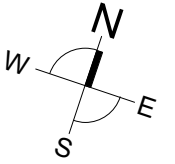
1. South  
Scale 1 : 100



2. West  
Scale 1 : 100



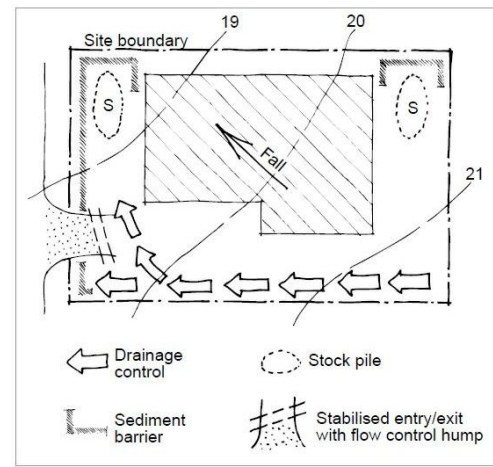
3. Section AA  
Scale 1 : 100



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.

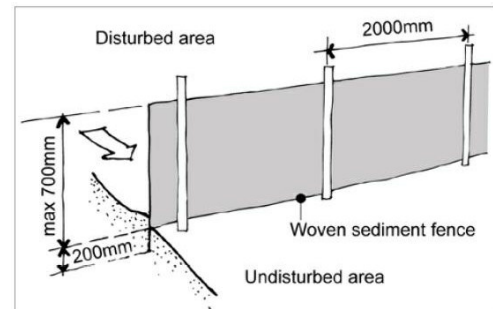


Sediment control layout on a compact urban site.

**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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Erosion And Sediment Control Plan

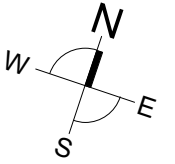
Sheet 07




Scale 1 : 200 @ A3

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# S4.55 APPLICATION



	Added GFA	6m <sup>2</sup>
	Existing GFA	137m <sup>2</sup>
	Removed GFA	7m <sup>2</sup>
		<hr/>
		136m <sup>2</sup>

