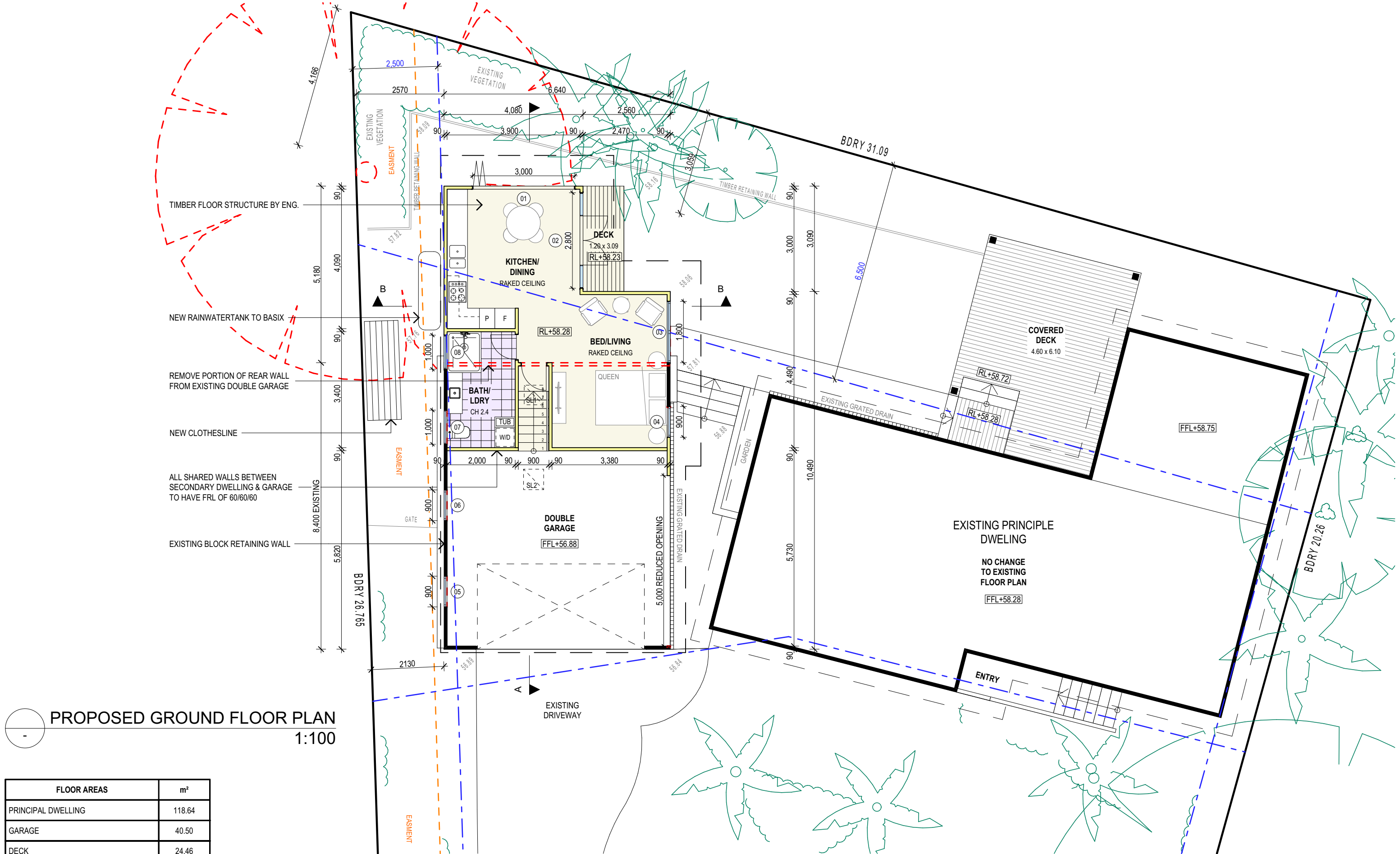
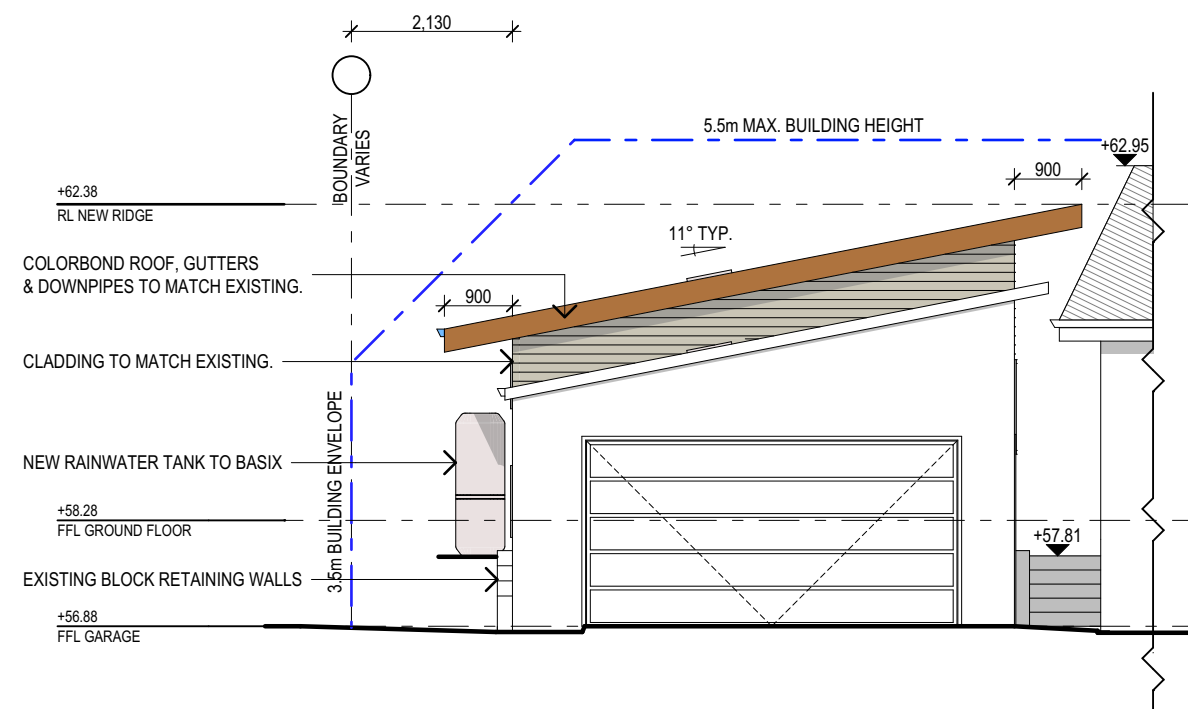
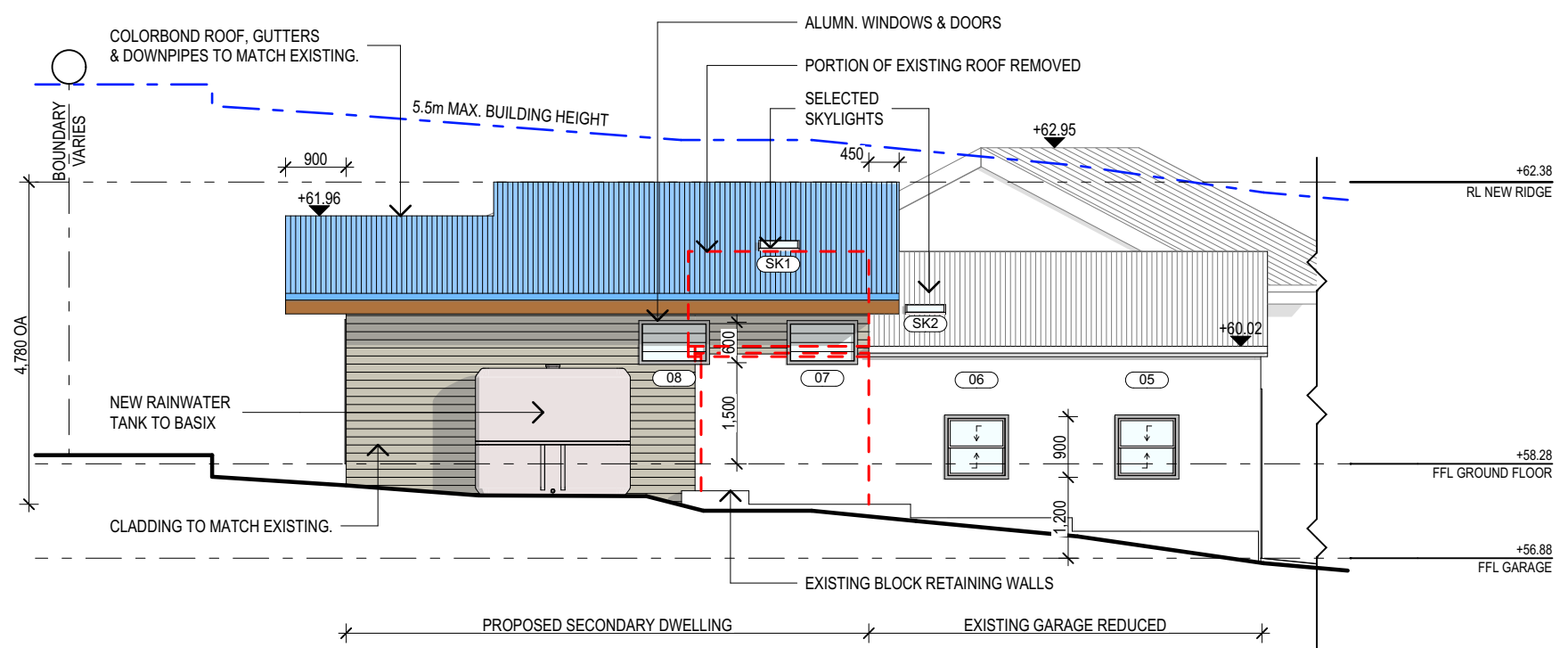


SITE ANALYSIS PLAN
1:200

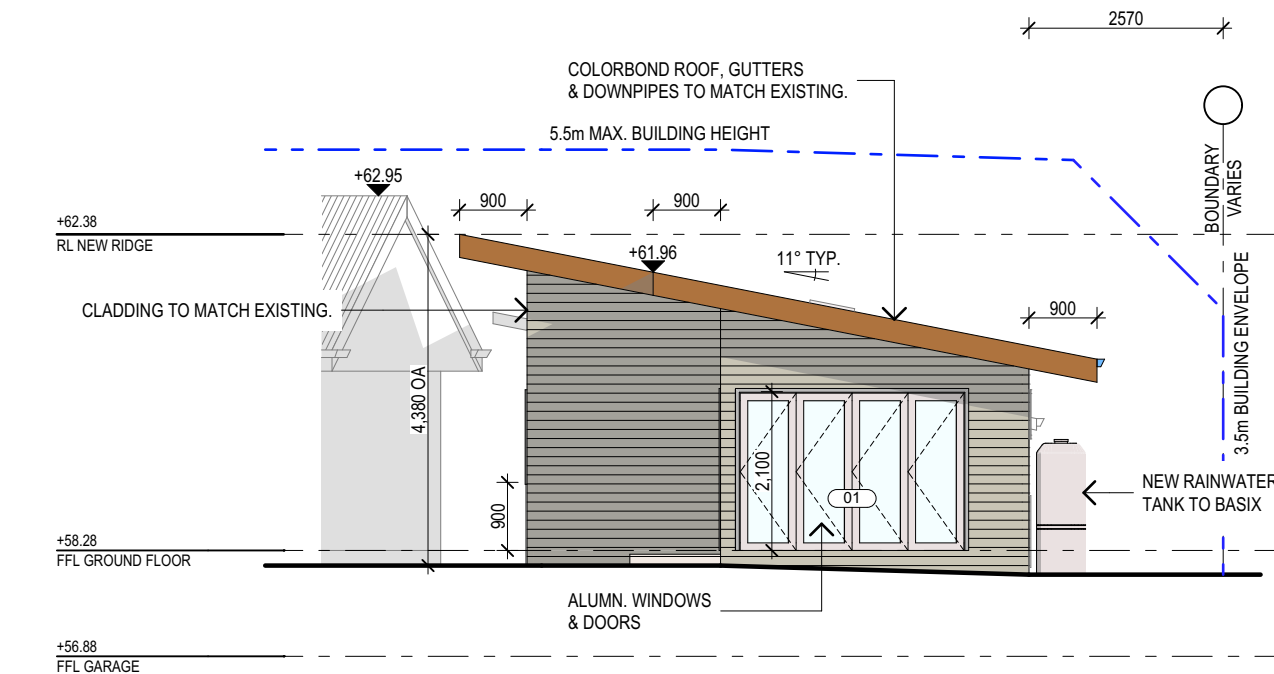




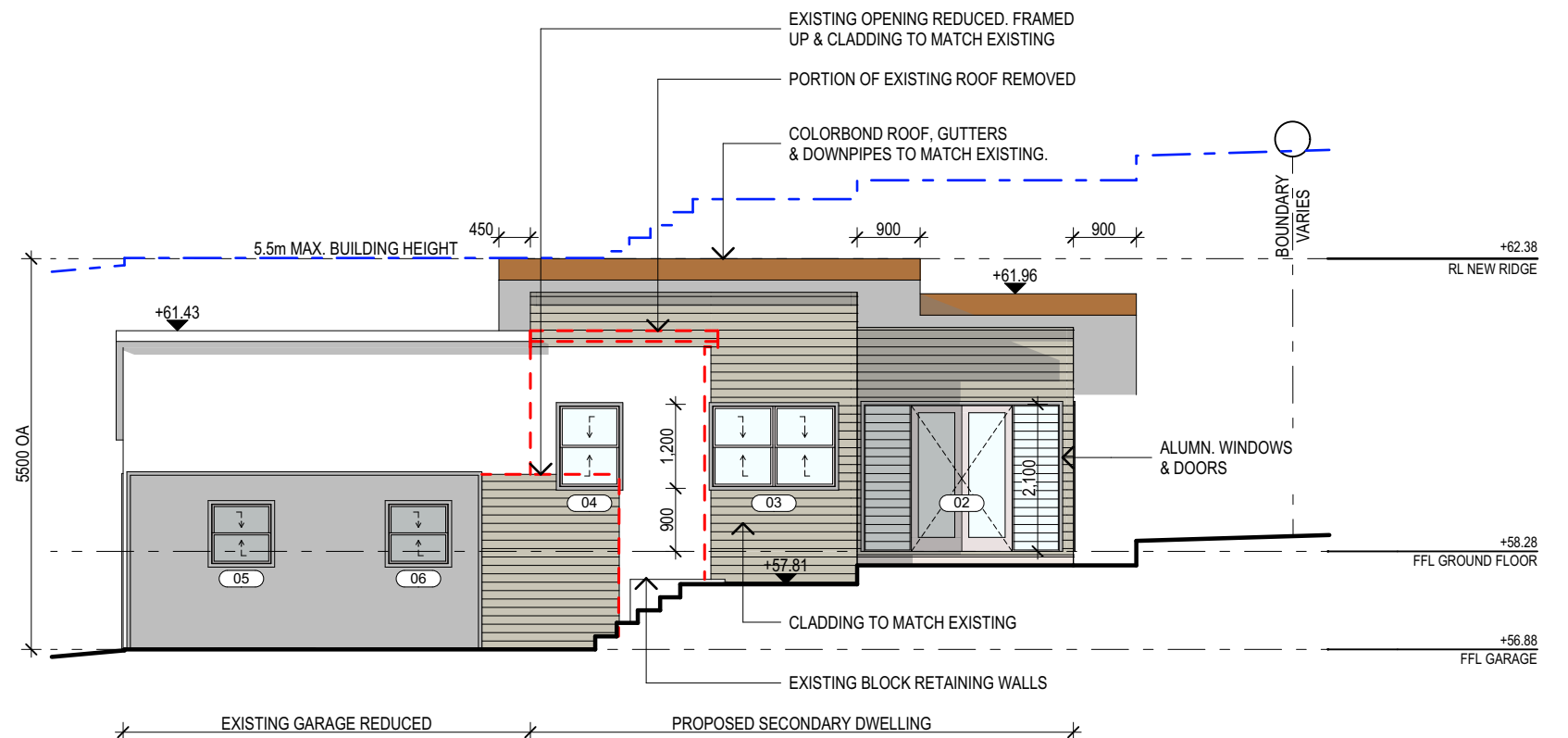
E01
-
EAST ELEVATION
1:100



E02
-
SOUTH ELEVATION
1:100



E03
-
WEST ELEVATION
1:100



E04
-
NORTH ELEVATION
1:100

NOTES

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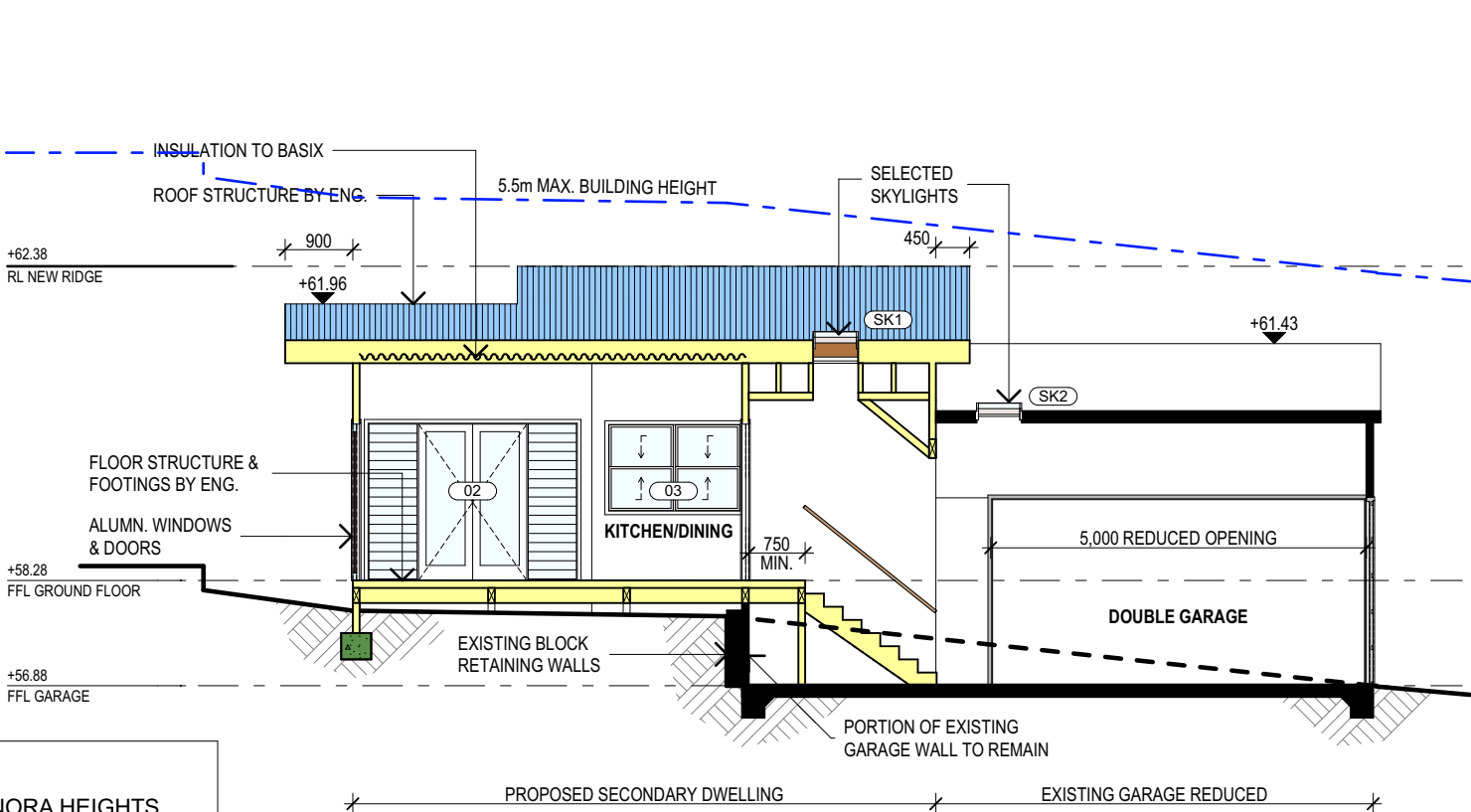
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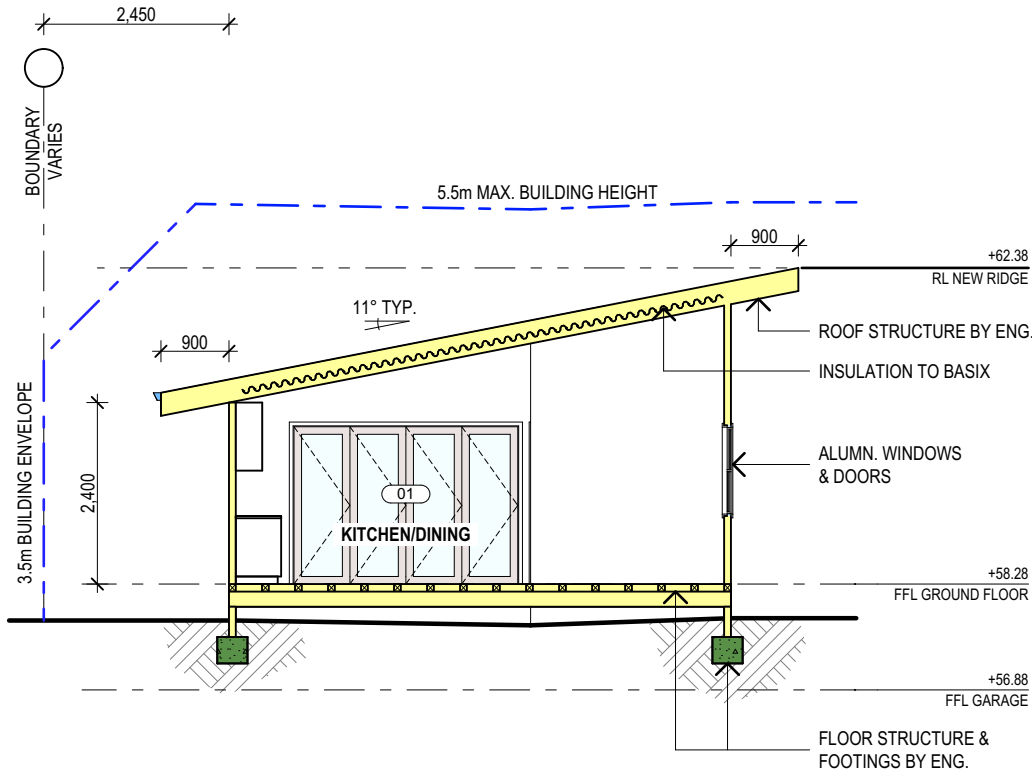
REV:	DATE:	DESCRIPTION:
A	15.05.20	WINDOW & SKYLIGHT CHANGE
B	02.06.20	ADD BASIX NOTES
C	17.06.20	ADJUST MAX. BUILDING HEIGHT
D	23.06.20	TREE REMOVED

PROJECT DETAILS:
PROPOSED SECONDARY DWELLING
2 GEORGINA AVE, ELANORA HEIGHTS 2101
DRAWING TITLE:
ELEVATIONS

DATE:	DRAWN BY:	SCALE:
APRIL/20	AHB	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
794/20	JJ	DA.04



SECTION A-A
1:100



SECTION B-B
1:100

BASIX REQUIREMENT:

BASIX INCLUSIONS FOR 2 GEORGINA AVE, ELANORA HEIGHTS

Floors

Slab on ground no insulation required
Suspended timber floor no insulation required

External Walls

Lightweight cladding with R2.5 insulation + sarking (Total system R value 3.34)
External Colour
Medium (SA >0.475 <0.7)
Walls within dwellings
Plasterboard on studs R2.5 insulation between garage and habitable rooms
Plasterboard on studs R2.5 insulation between WC and habitable rooms
Plasterboard on studs no insulation to the remainder walls

Glazing Doors/Windows

Double Performance glazing to windows adjacent to kitchen and dining
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%)
Single glazing to remainder windows
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)

Given values are AFRC total window system values (glass and frame)

Roof

Metal roof with foil backed blanket (R_v1.3 and R_d1.3)
Ventilated roof
External Colour
Medium (SA > 0.7)

Ceilings

Plasterboard ceiling with R3.0 insulation (insulation only value) where roof above
Ceiling Penetrations
Loss of ceiling insulation has been accounted for in accordance with BASIX Thermal Protocol 4.13.1 and NatHERS Technical Note 1.2
Assumed sealed LED downlights, one every 2.5m²

Floor coverings

Tiles to wet areas and timber to remainder of the house

BASIX Water

60m² Native Planting
2KL Rain Water Tank

BASIX Energy

Gas Instant 6 stars
Well ventilated fridge space
Outdoor and Indoor clothes line

SPECIFICATION NOTES

INTERNAL LINING

- PLASTERBOARD LINING THROUGHOUT.

EXTERNAL WALLS:

- LIGHTWEIGHT TIMBER CLADDING.

FLOOR:

- TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

WET AREAS:

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURES INSTRUCTIONS

BEARERS AND JOISTS:

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED.

ANT CAPS:

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS 1562.

ROOFING:

- COLORBOND ROOF CLADDING.

CONCRETE:

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

FOOTINGS:

- FOOTINGS TO BE IN ACCORDANCE WITH AS2870.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5

CARPENTRY:

- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

TIMBER FRAMING:

- TO COMPLY WITH NCC VOL.2 PART 3.4
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

TERMITE CONTROL:

- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.

FLASHING AND CAPPINGS:

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

LIGHTING:

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

DOOR & WINDOWS:

- ALUMINIUM FRAMED WINDOWS AND DOORS.
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

STAIRS, HANDRAILS AND BALUSTRADES:

- TIMBER BALUSTRADE.
- TO BE IN ACCORDANCE WITH NCC PART 3.9.1 & AS 1657.

SLIP RESISTANCE:

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.

STORMWATER:

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

GLAZING:

- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

SMOKE DETECTORS/ALARMS:

- NCC VOL 2 PART 3.7.2. FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

WASTE MANAGEMENT:

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH COUNCIL CONTROLS.

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D	23.06.20	TREE REMOVED

PROJECT DETAILS:
PROPOSED SECONDARY DWELLING
2 GEORGINA AVE, ELANORA HEIGHTS 2101

DRAWING TITLE:
SECTIONS / BASIX

DATE:
APRIL/20

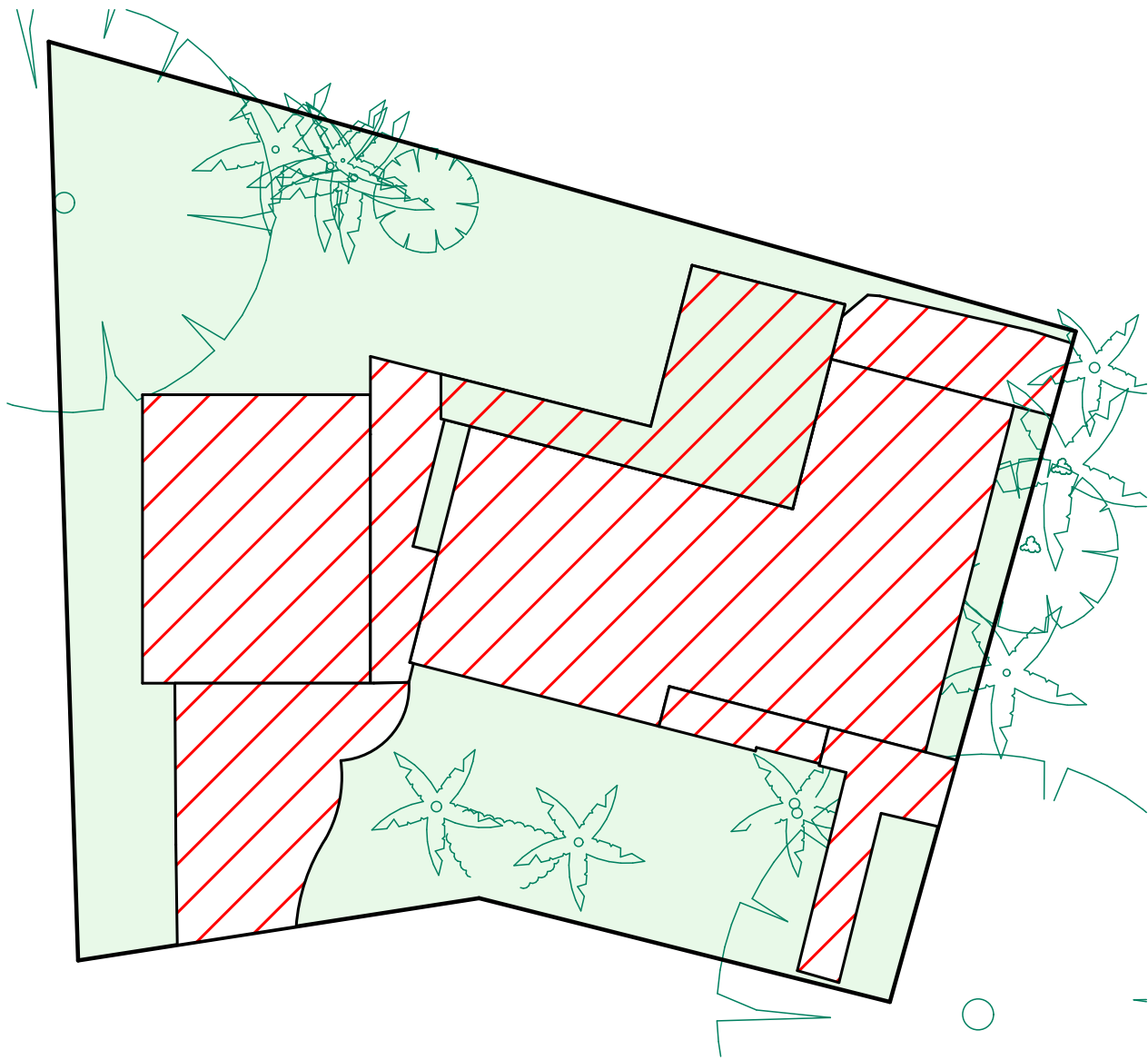
JOB No:
794/20

DRAWN BY:
AHB

CHECKED BY:
JJ

SCALE:
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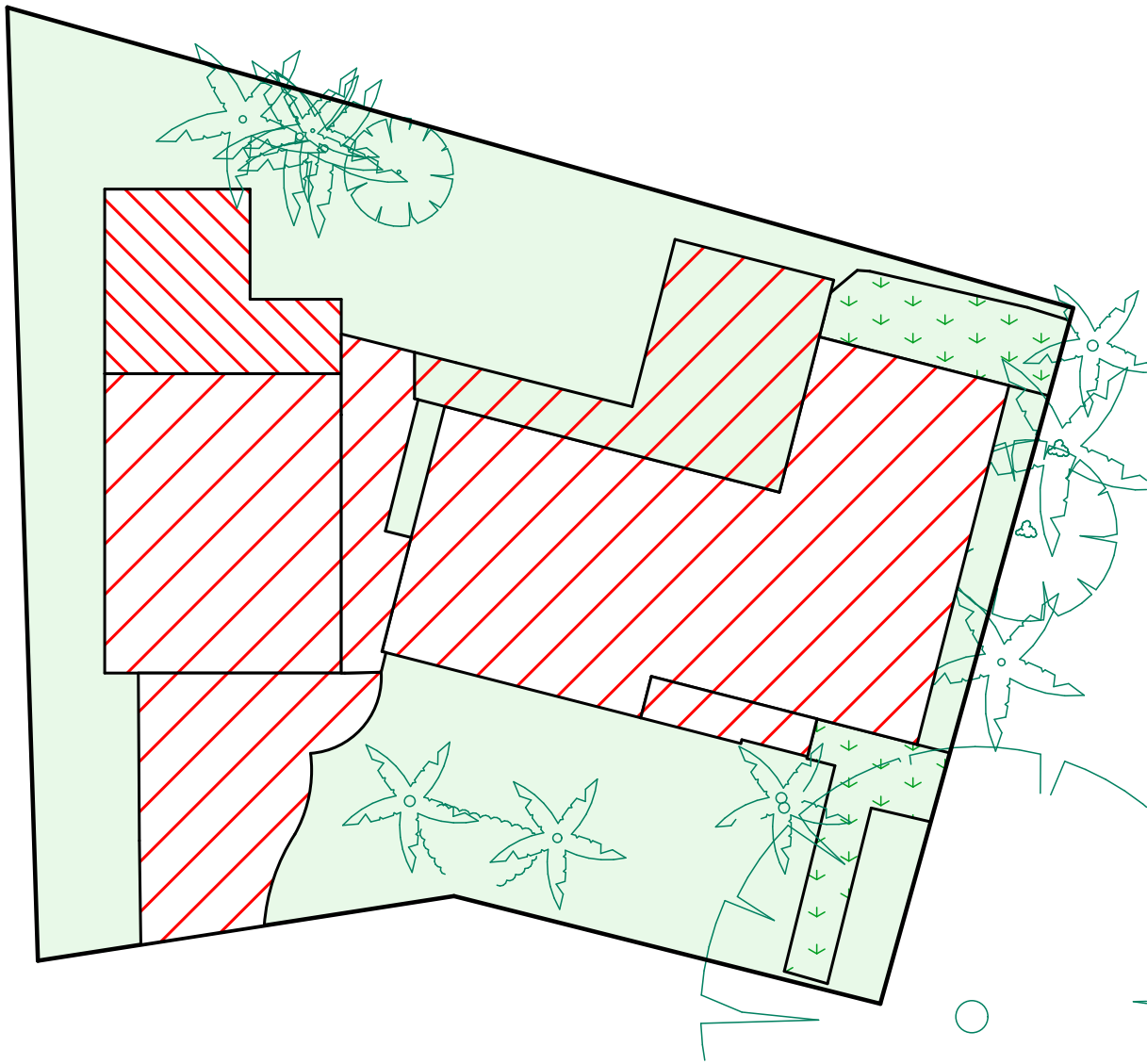
DRAWING No:
DA.05



1

EXISTING LANDSCAPED AREA PLAN

1:200



2

PROPOSED LANDSCAPED AREA PLAN

1:200

CALCULATIONS			
SITE AREA			602.20m ²
LANDSCAPE CONTROL		60%	361.32m ²
EXISTING LANDSCAPED AREA (INCLUDES 6% OF OUTDOOR REC. AREA)		57%	343.09m ²
HARD SURFACE REINSTATED TO POROUS MATERIAL			28.05m ²
TOTAL NEW LANDSCAPED AREA		57.23%	344.65m ²
EXISTING HARD SURFACE AREA			295.24m ²
TOTAL HARD SURFACE AREA TO BE RETAINED			296.81m ²
NEW HARD SURFACE AREA			26.48m ²
NEW ADDITIONAL HARD SURFACE AREA			1.57m ²

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PROJECT DETAILS: PROPOSED SECONDARY DWELLING 2 GEORGINA AVE, ELANORA HEIGHTS 2101	DATE: APRIL/20	DRAWN BY: AHB	SCALE: 1:200 @ A3
DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN	JOB No: 794/20	CHECKED BY: JJ	DRAWING No: DA.07

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

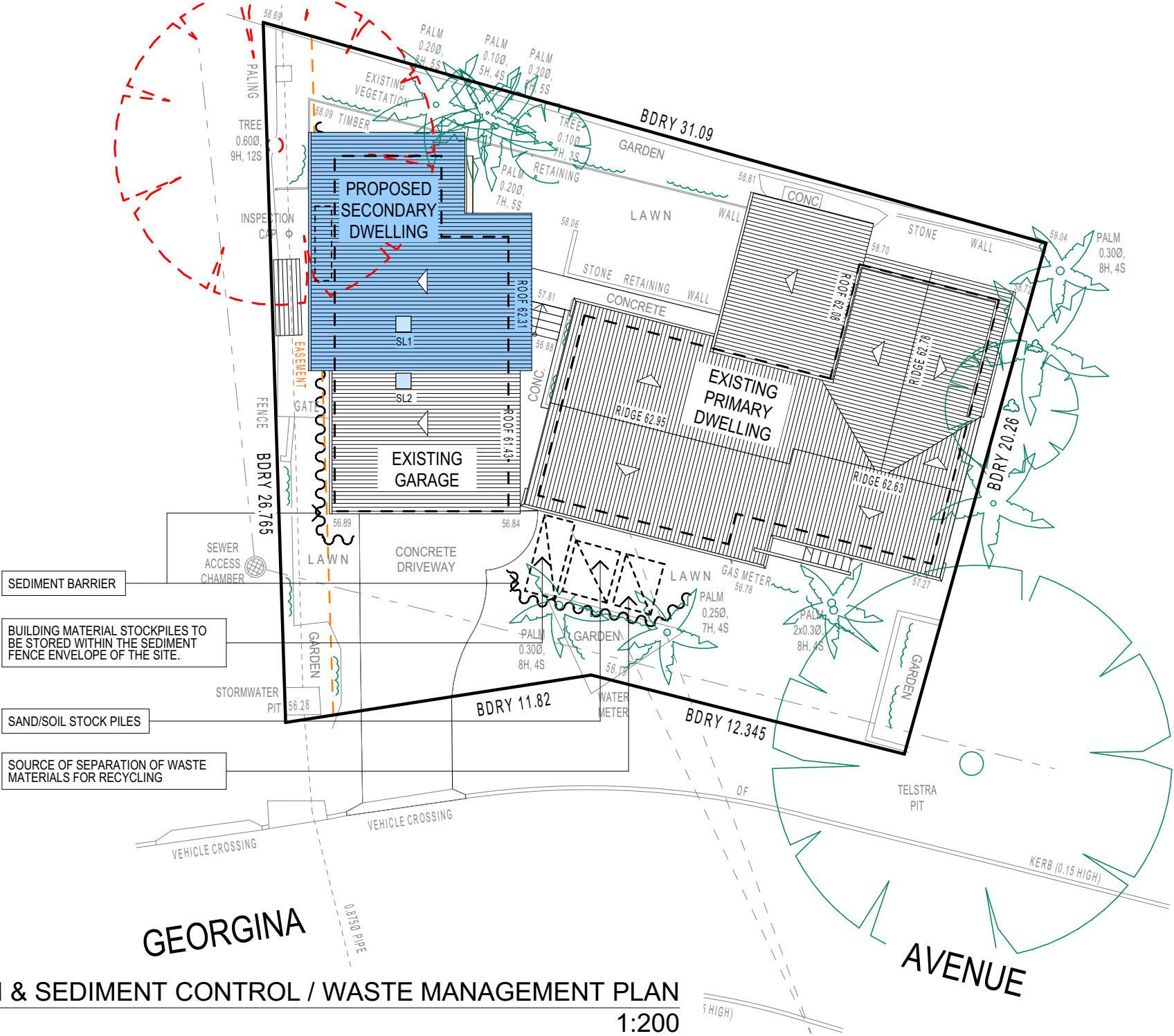
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

VEHICLE MOVEMENTS

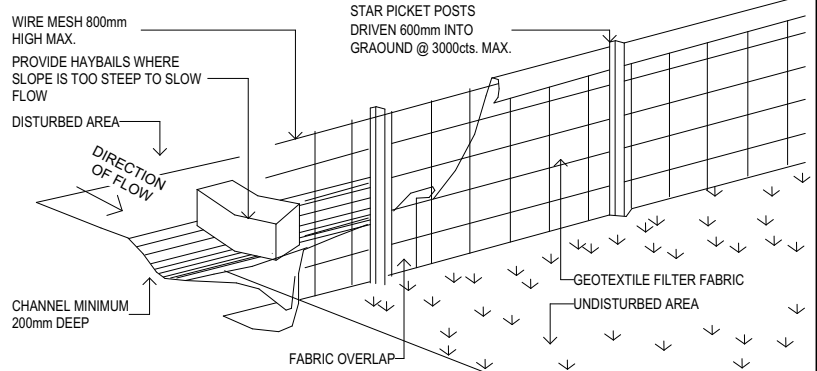
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.



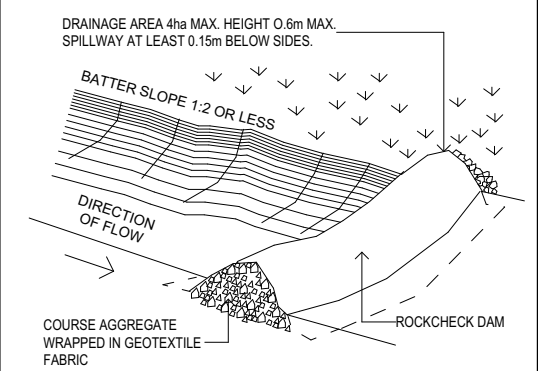
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

1:200

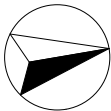
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



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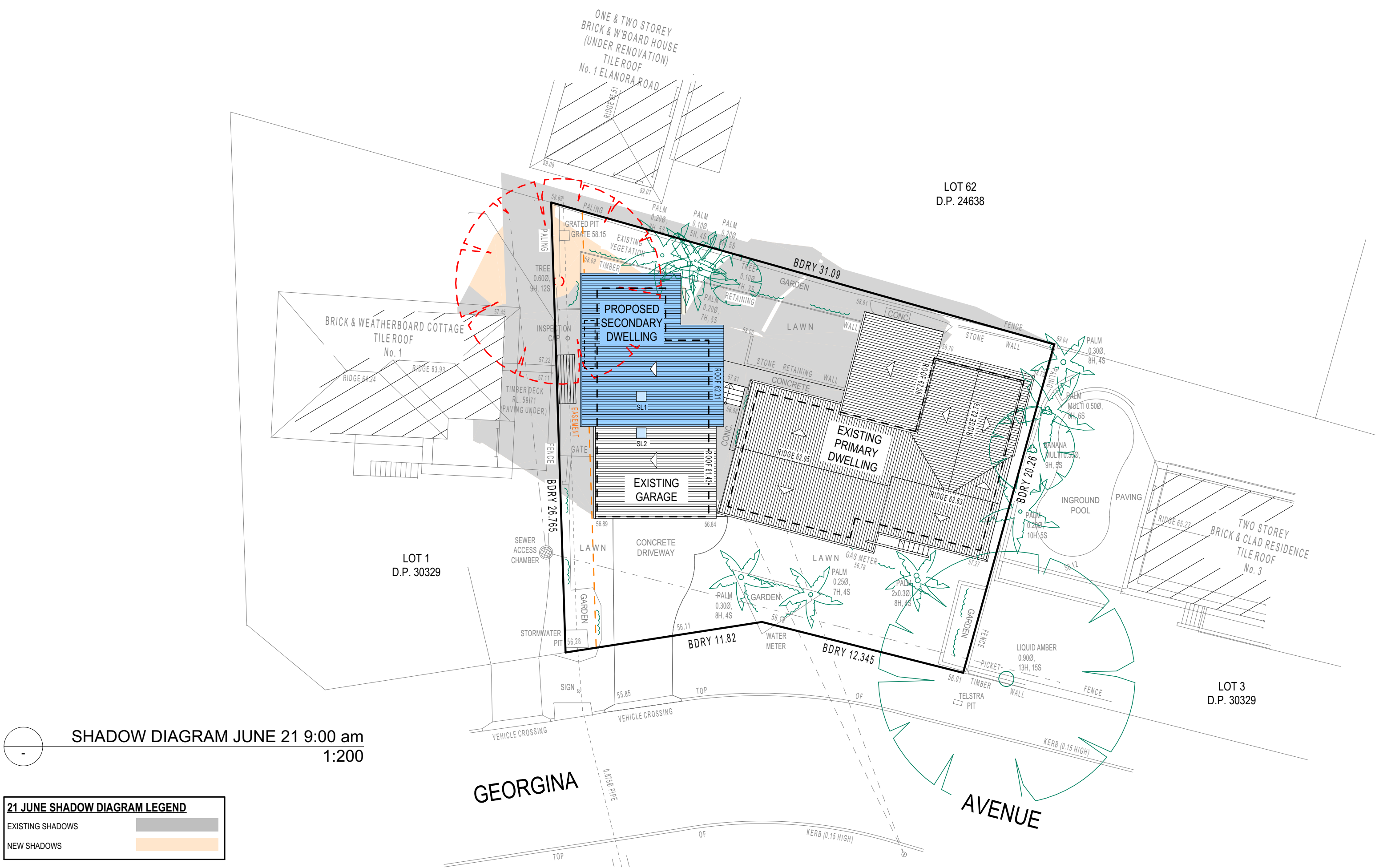
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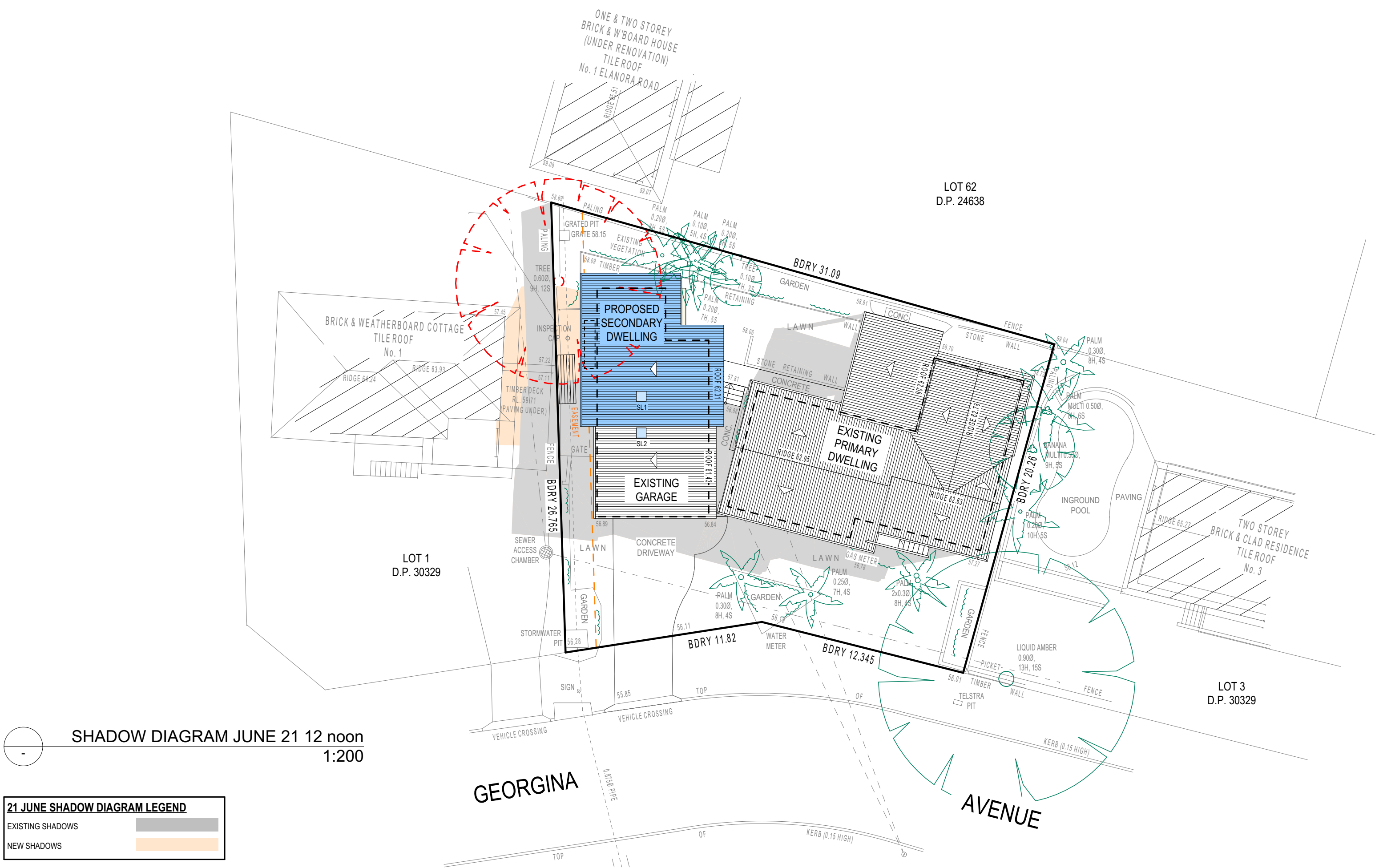
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PROJECT DETAILS: PROPOSED SECONDARY DWELLING 2 GEORGINA AVE, ELANORA HEIGHTS 2101
DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

DATE: APRIL/20	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 794/20	CHECKED BY: JJ	DRAWING No: DA.08





TRUE NORTH:

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PROJECT DETAILS:

PROPOSED SECONDARY DWELLING
2 GEORGINA AVE, ELANORA HEIGHTS 2101

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 12 noon

DATE:	APRIL/20	DRAWN BY:	AHB	SCALE:	1:200 @ A3
JOB No:	794/20	CHECKED BY:	JJ	DRAWING No:	DA.10

