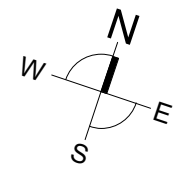


LOCATION PLAN



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

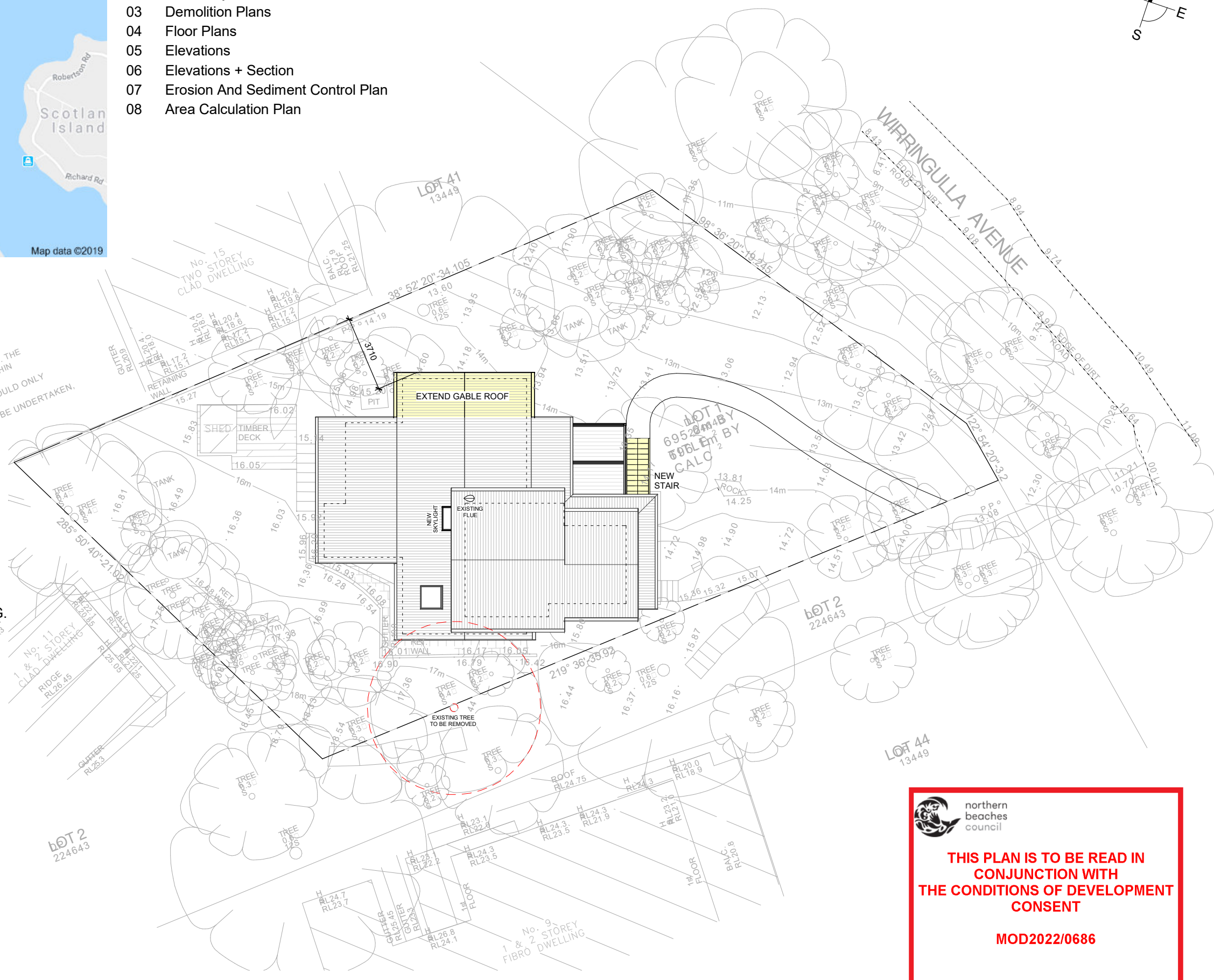
EXISTING GFA: 144m²
 EXISTING FSR: 0.21 : 1
 EXISTING L.SCAPE: 485m² (70%)

PROP. GFA: 136m²
 PROP. FSR: 0.20 : 1
 PROP. L.SCAPE: 479m² (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

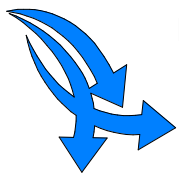
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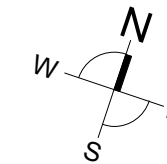
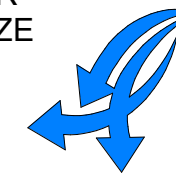
Schematic plans only. NOT FOR CONSTRUCTION

S4.55 APPLICATION

NORTH-WEST
MORNING WINDS
IN WINTER



COOL NOR'EASTER
AFTERNOON BREEZE
IN SUMMER



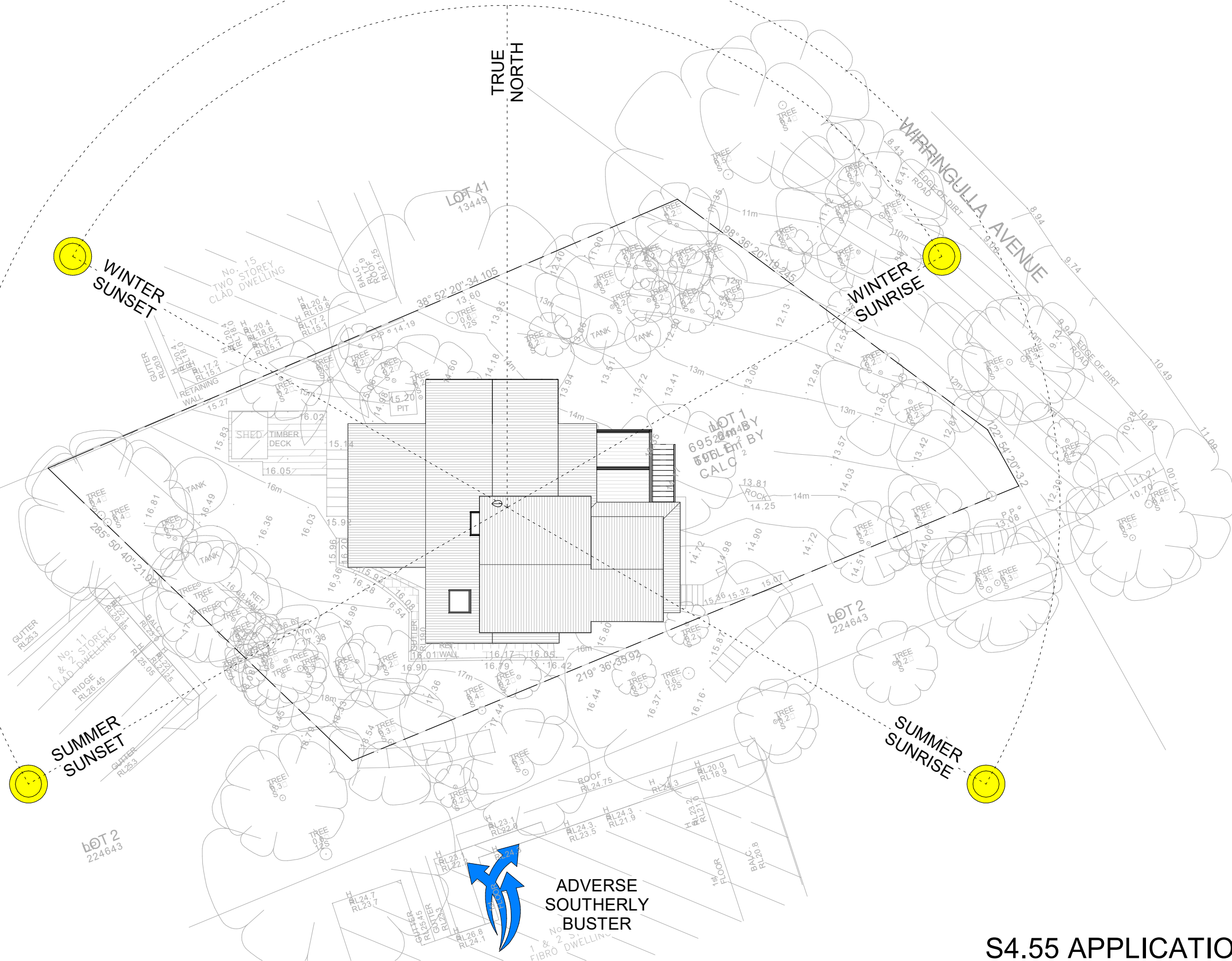
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WESTERLY
AFTERNOON
WINDS IN WINTER



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Site Analysis

Sheet 02

Scale 1 : 200 @ A3

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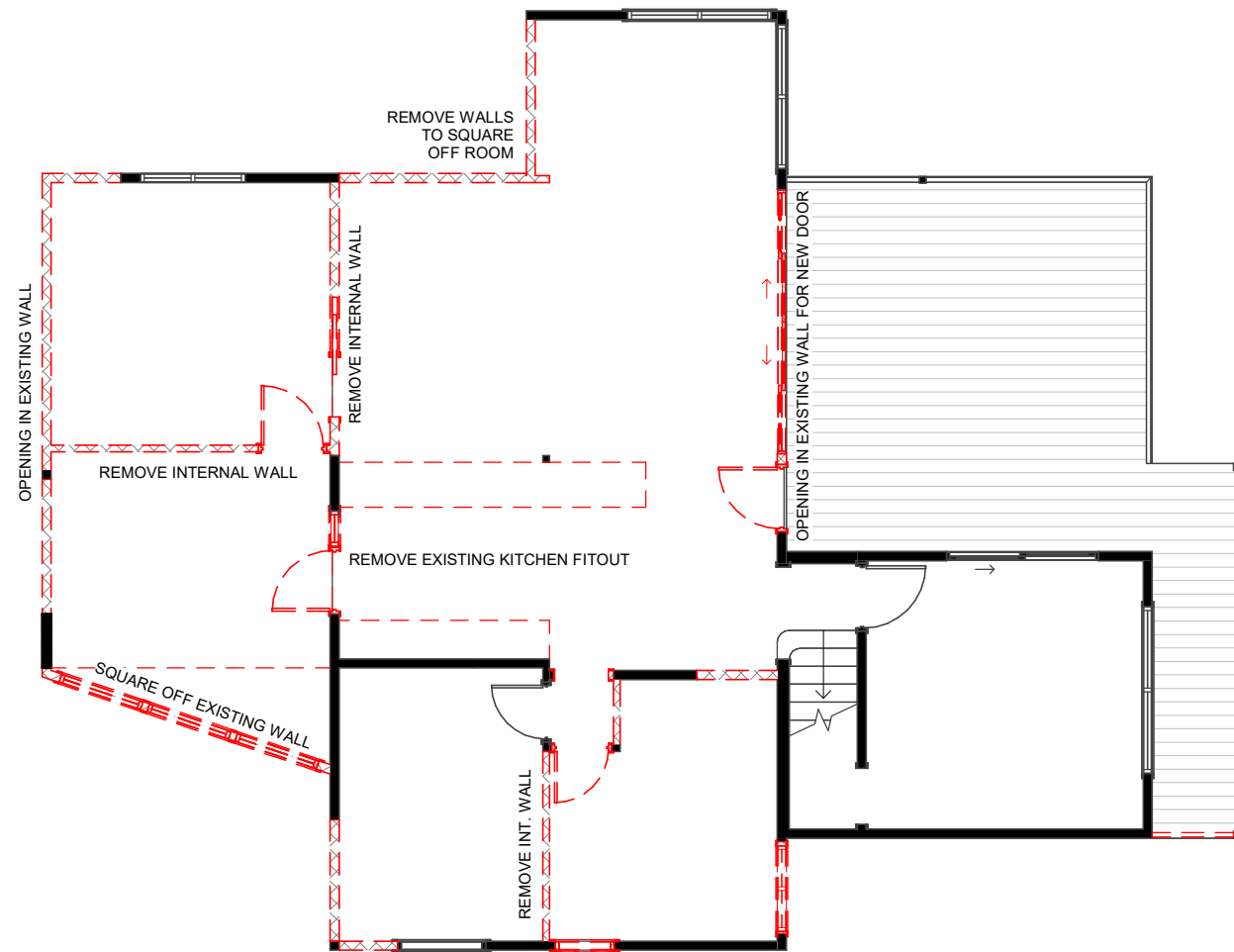
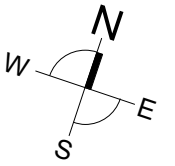
S4.55 APPLICATION



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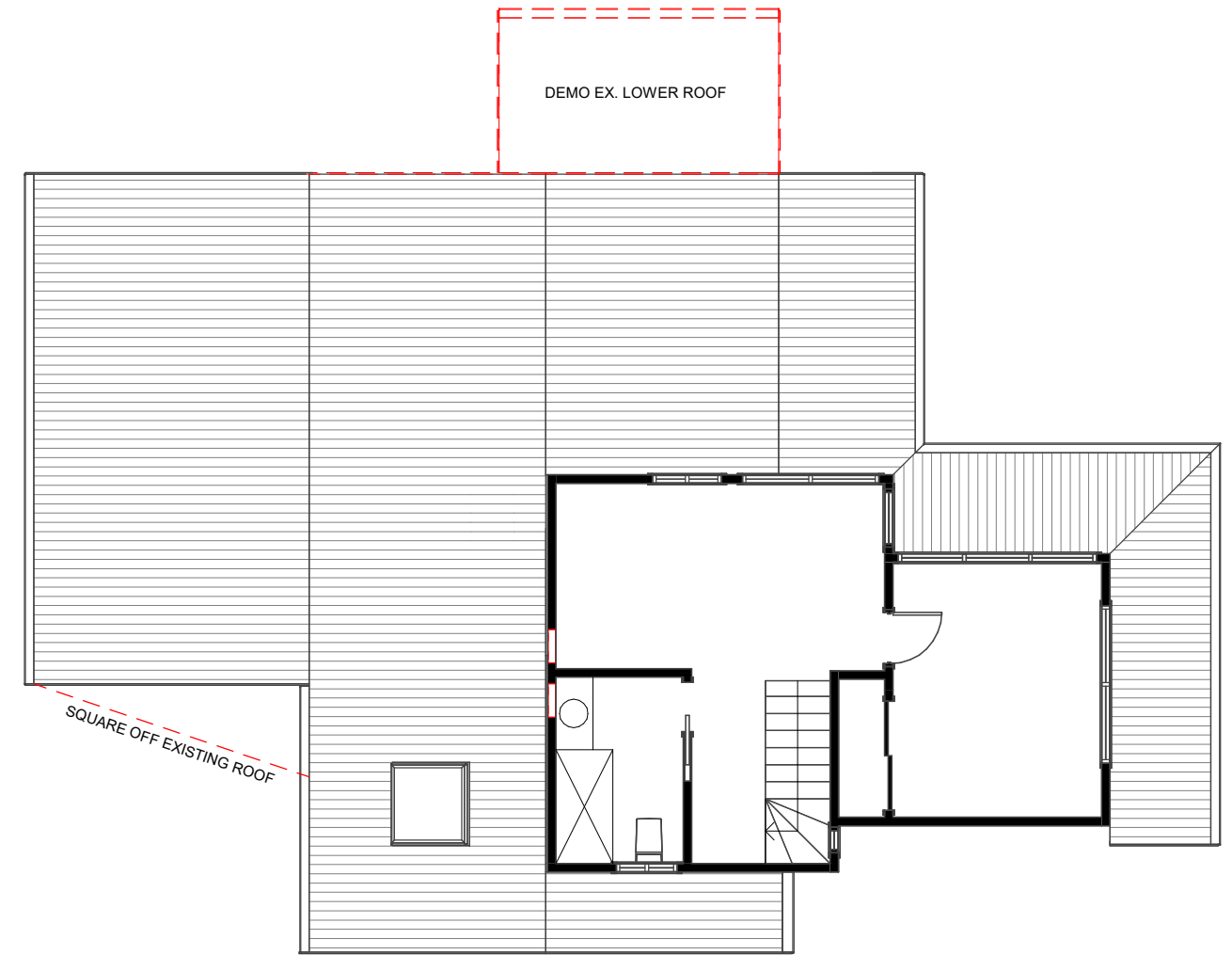
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1. Lower Floor

Scale 1 : 100



2. Upper Floor

Scale 1 : 100

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Demolition Plans

Sheet 03

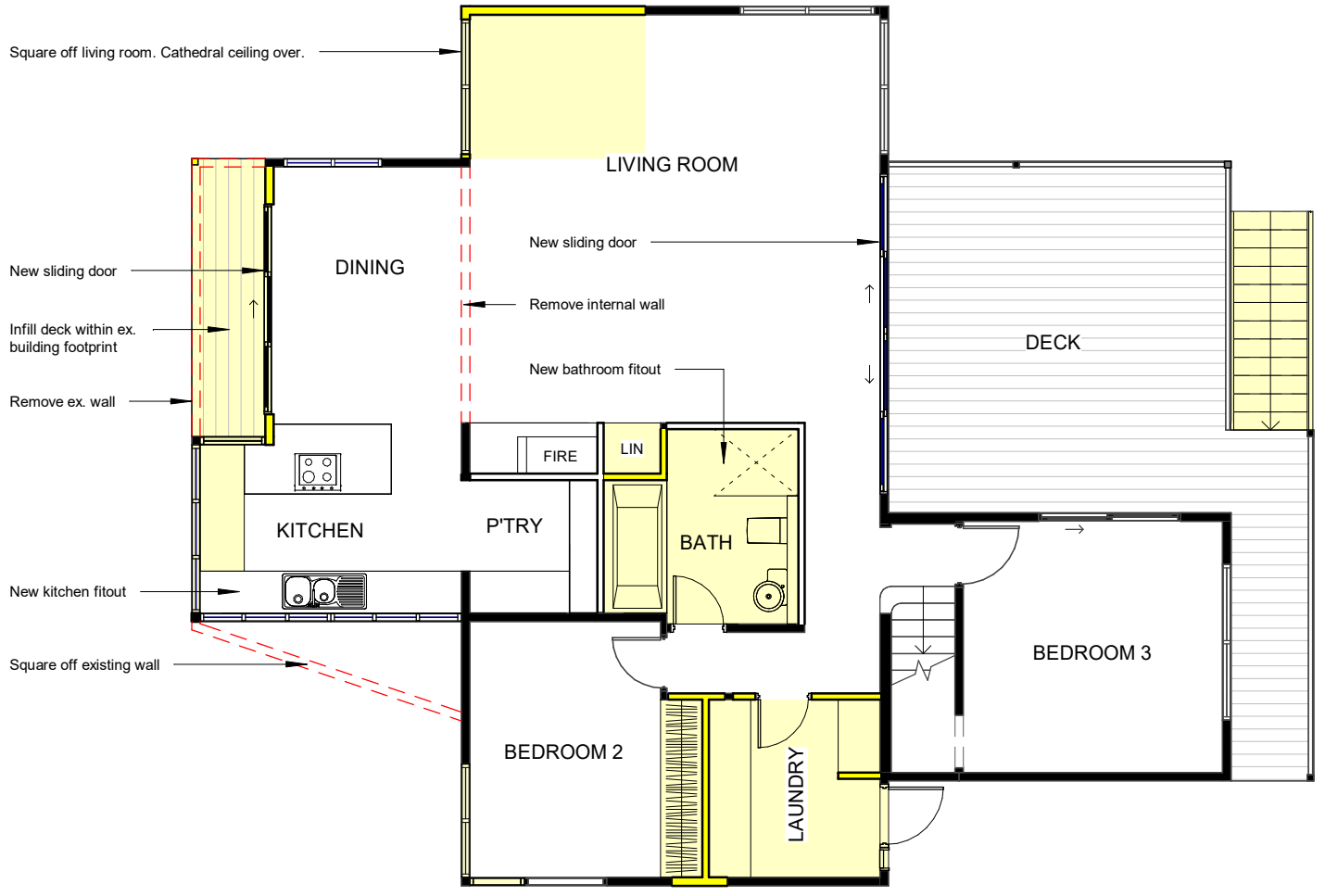
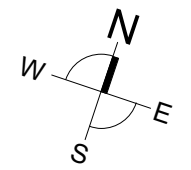
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21 November 2022

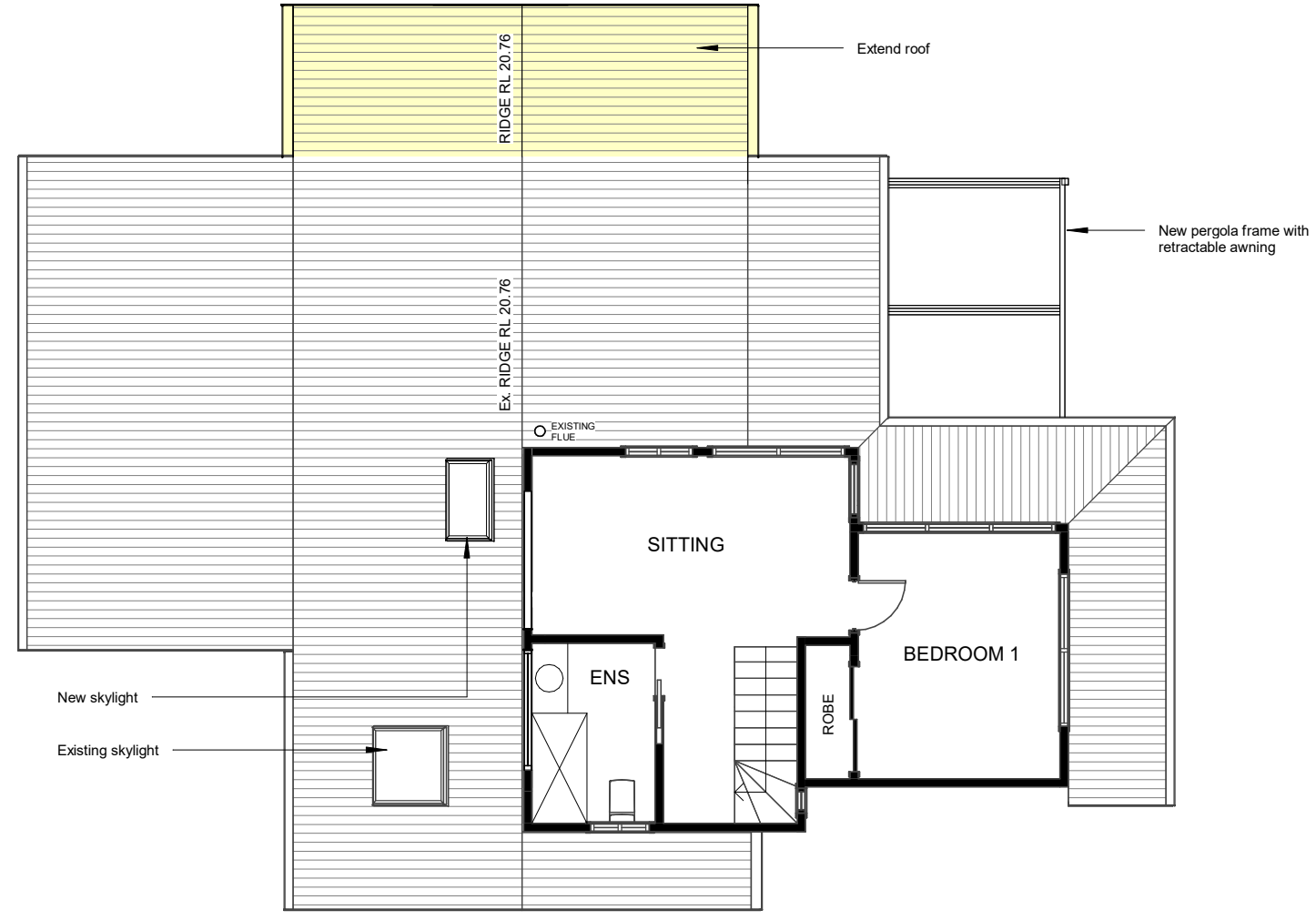
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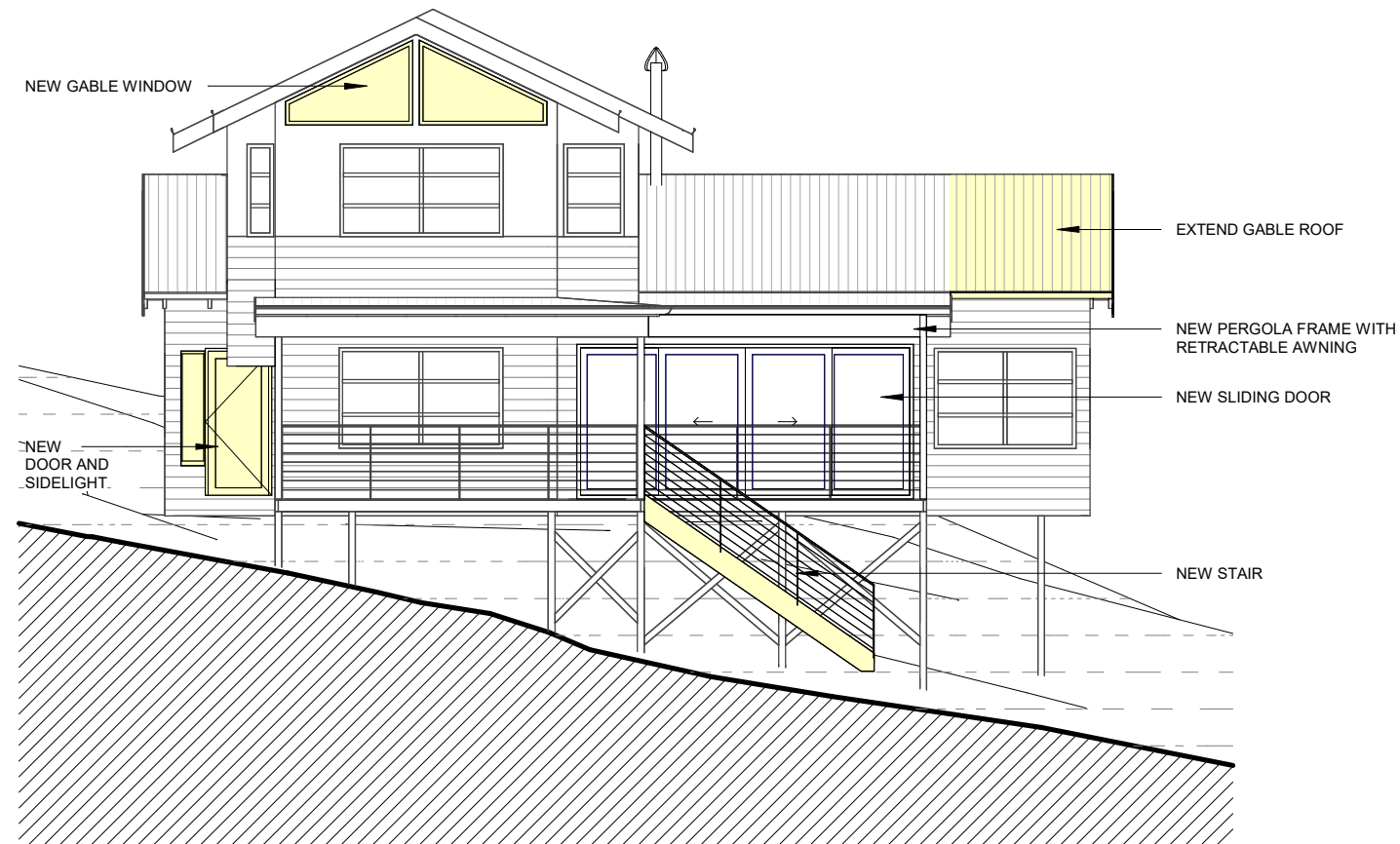
1. Lower Floor
 Scale 1 : 100



2. Upper Floor
 Scale 1 : 100



1. North
Scale 1 : 100

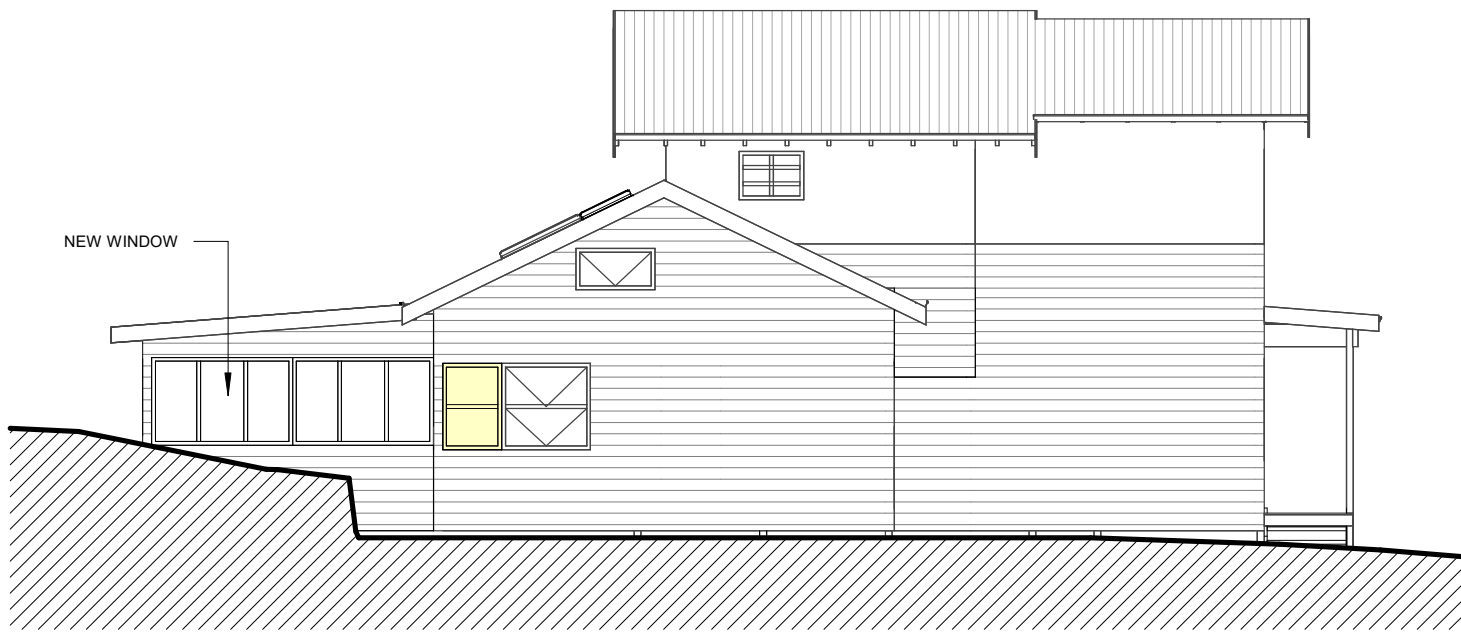


2. East
Scale 1 : 100

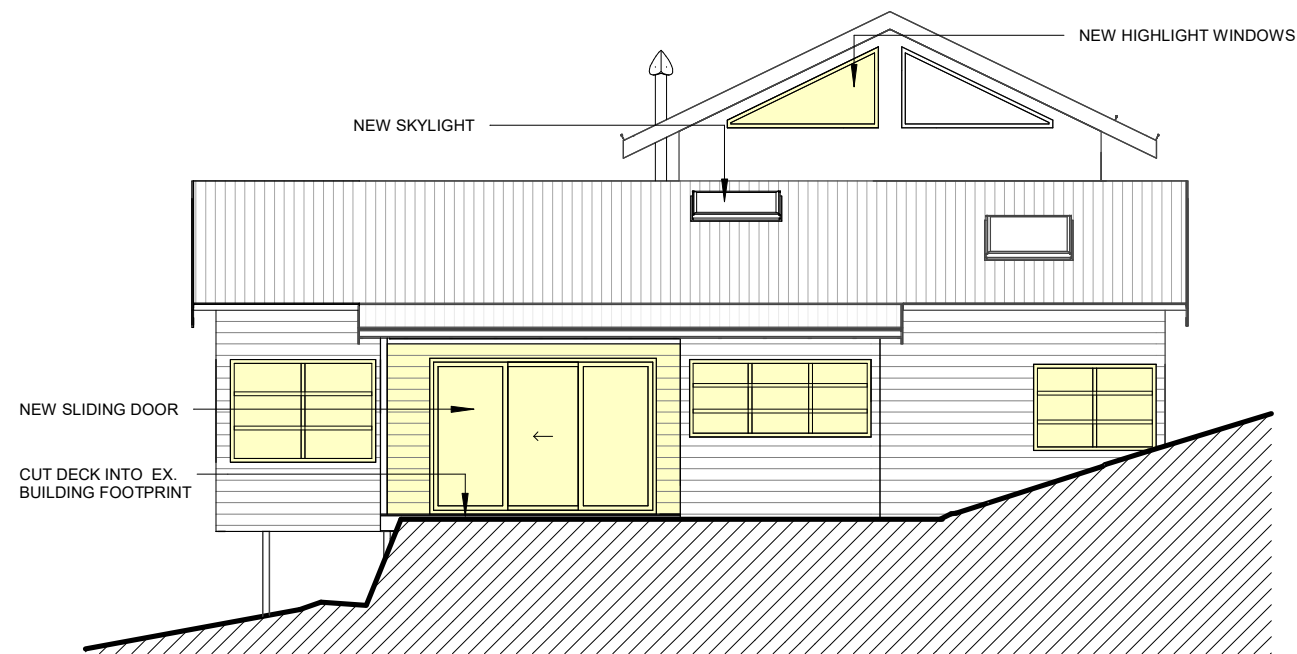

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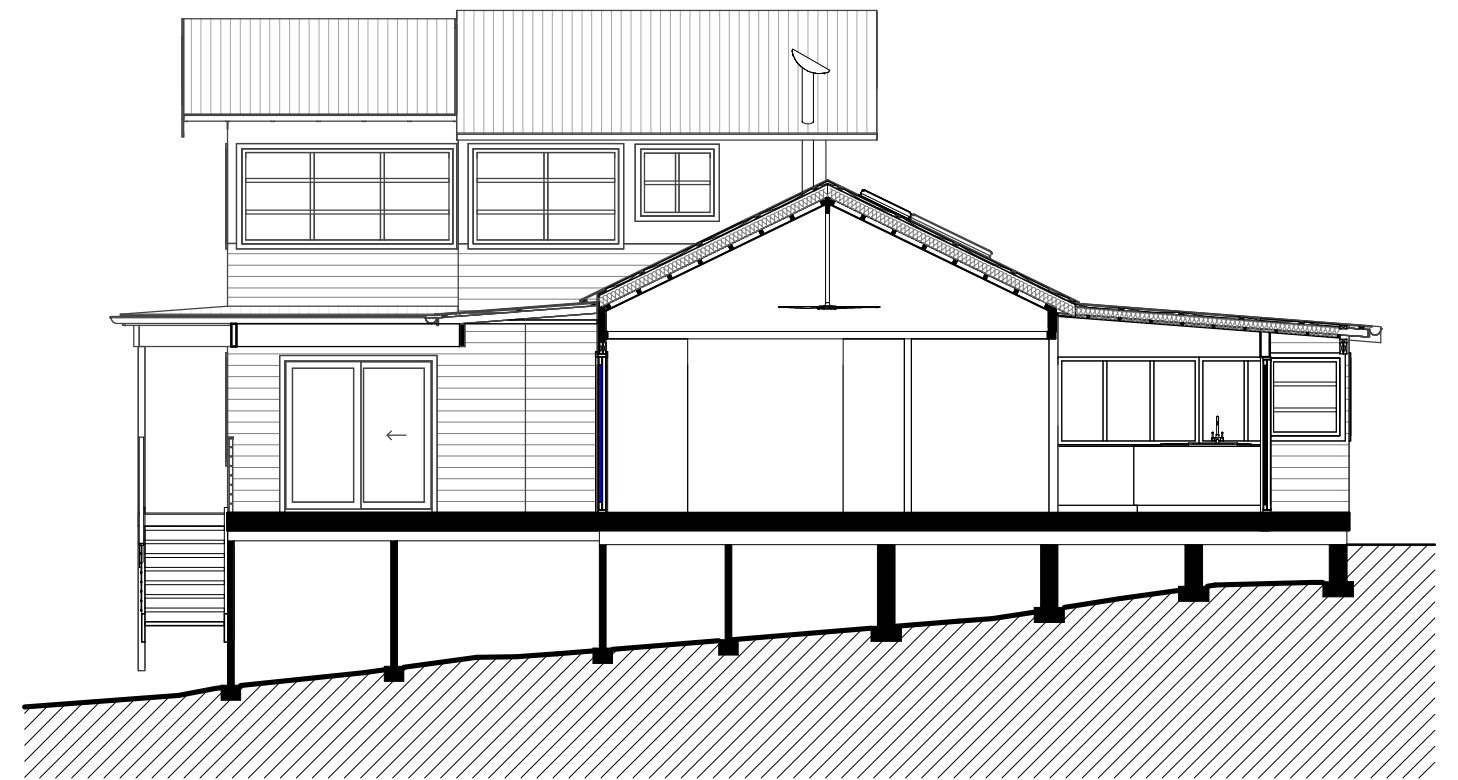
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1. South
Scale 1 : 100



2. West
Scale 1 : 100

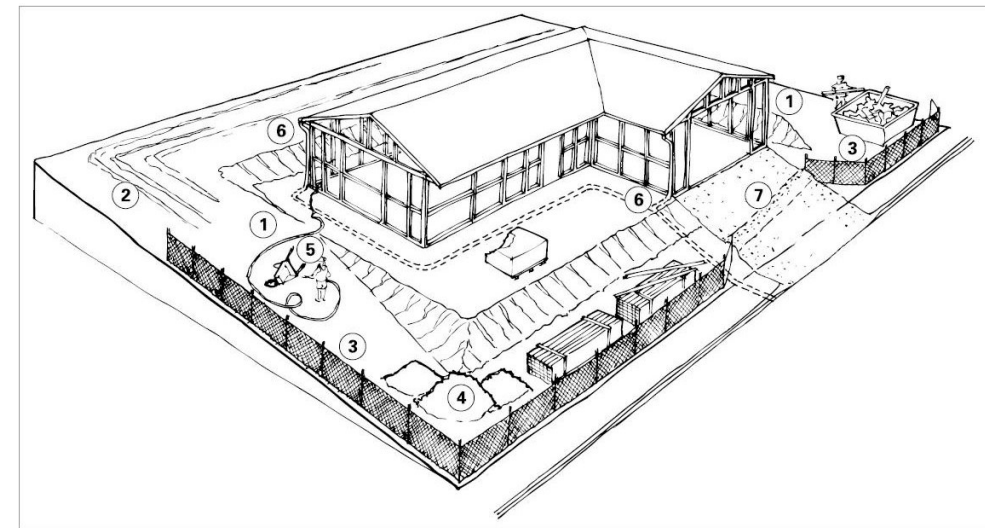
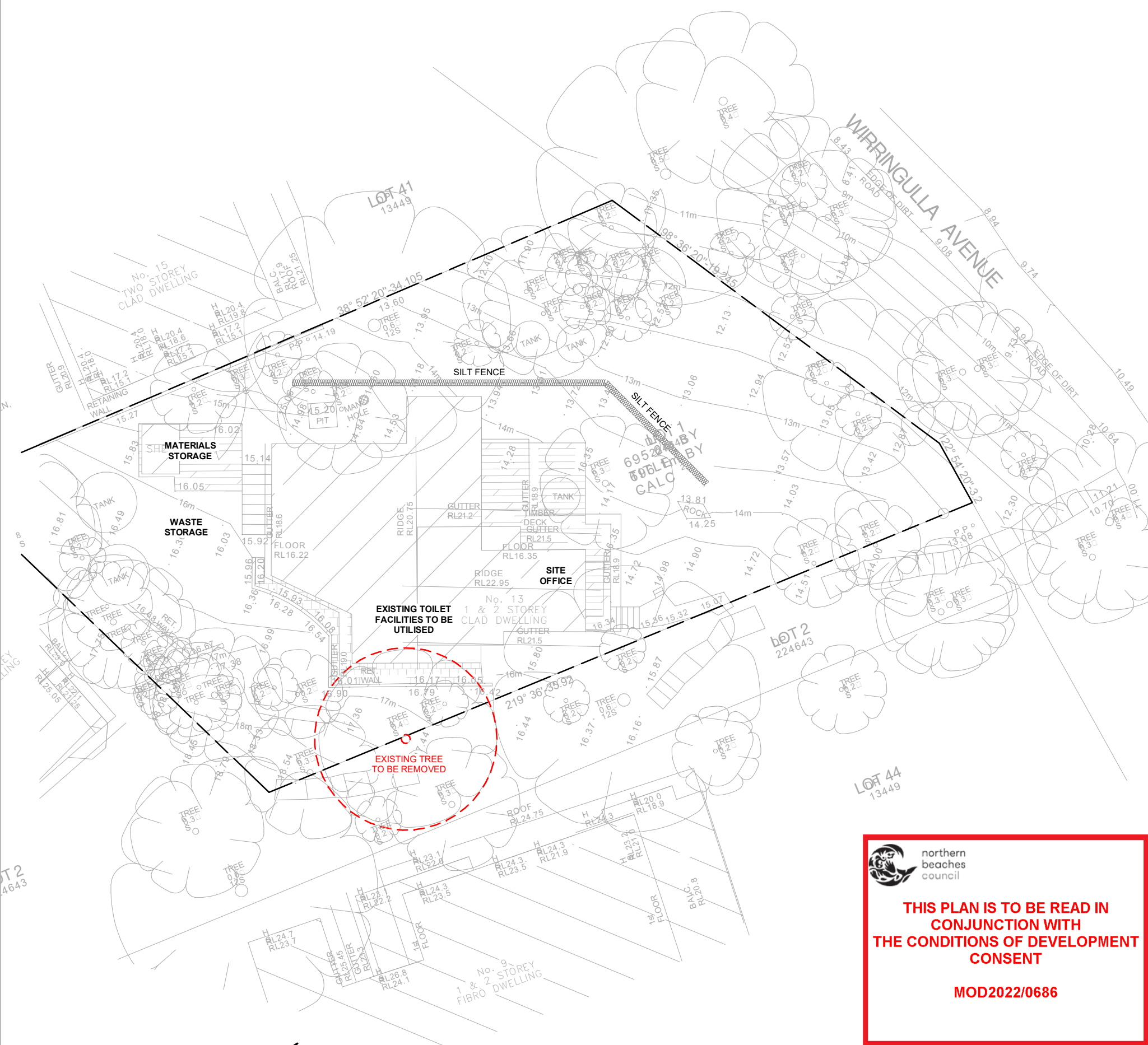
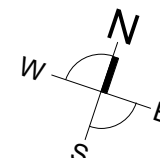


3. Section AA
Scale 1 : 100


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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.

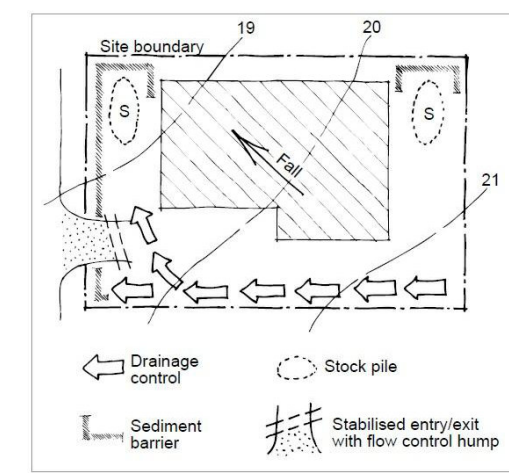
Soil and Water Management:

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. 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.

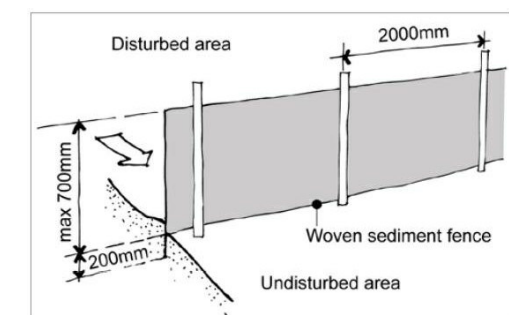
Construction Management:

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.


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Erosion And Sediment Control Plan

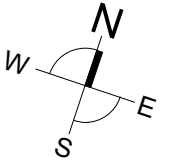
Sheet 07




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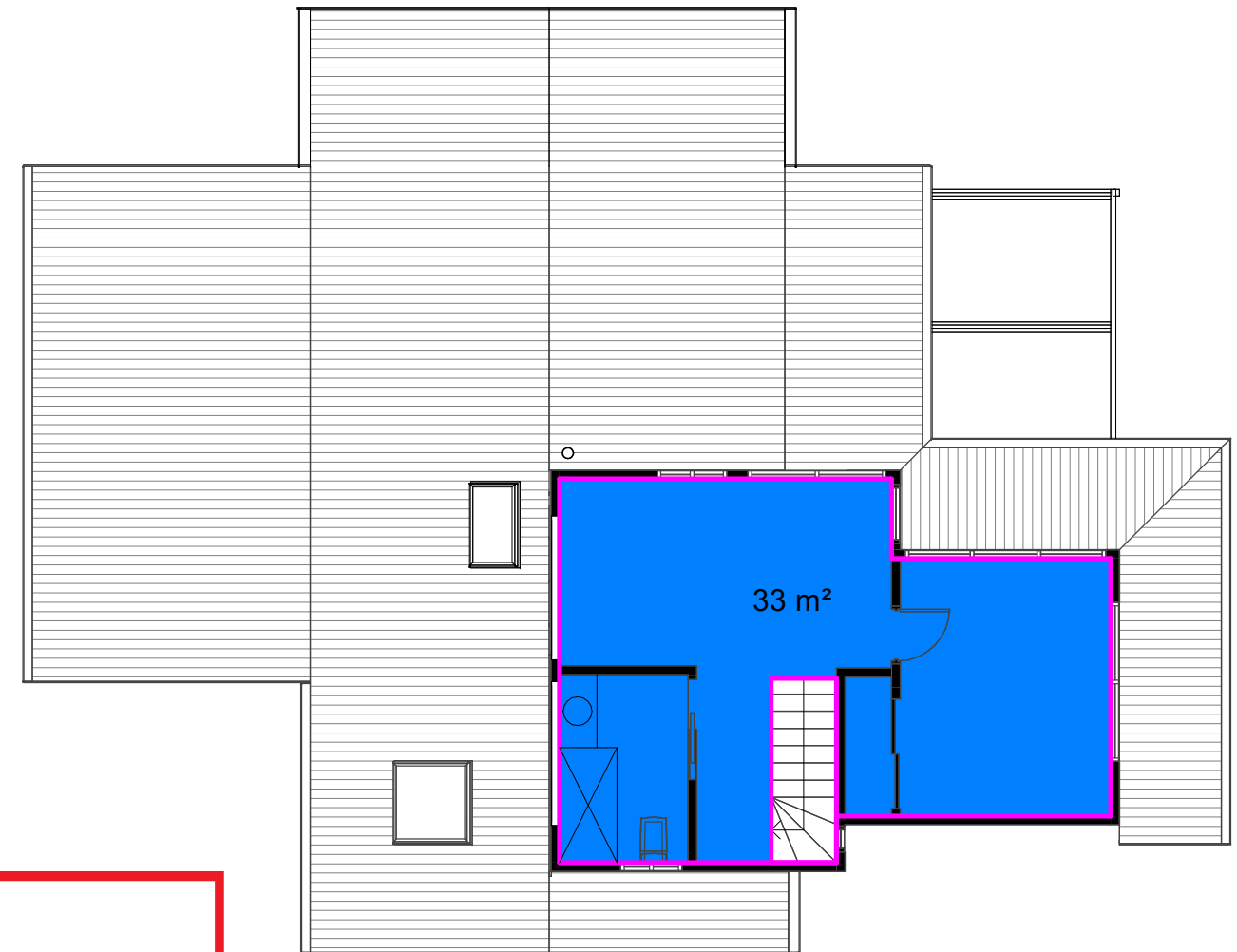
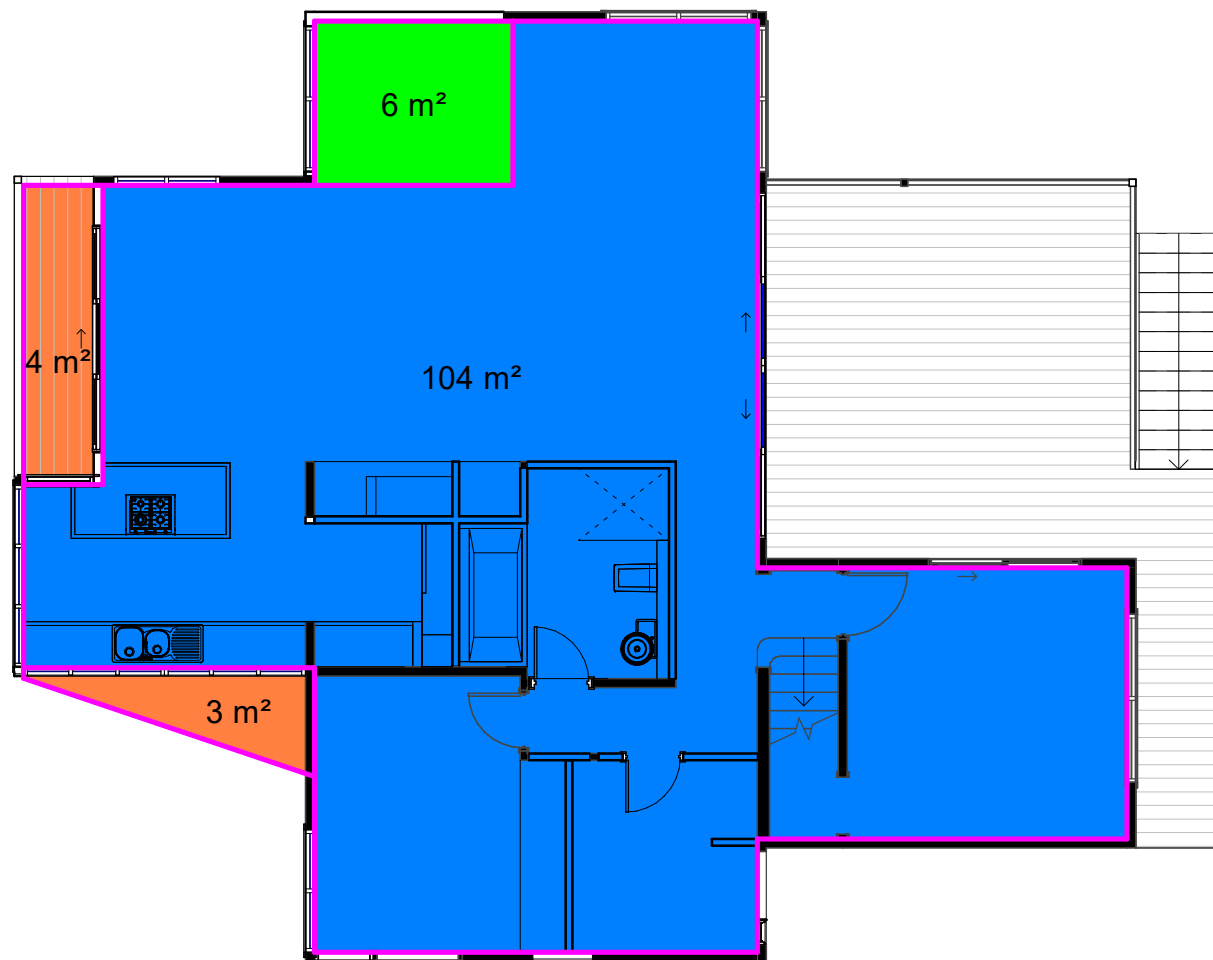
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S4.55 APPLICATION



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



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