

PLAYFAIR ROAD

SITE ANALYSIS PLAN

Scale: 1:100

EXIST VEHICLE ACCESS

RETAIN EXIST. FRONT FENCE

RETAIN EXIST. FRONT FENCE

SOUTH COOL AFTERNOON WINDS

DIRECTION OF NATURAL FLOW OF DRAINAGE WITHIN SITE

NORTH/EAST COOL AFTERNOON WINDS

NORTH/WEST HOT WINDS

3PM 21 JUNE SUN

NOON 21 JUNE SUN

9AM 21 JUNE SUN

OUTLINE OF EXIST. DWELLING TO REMAIN

PROPOSED ADDITIONAL FLOOR AREA

PROPOSED ANCILLIARY AREA

OUTLINE OF EXIST. DWELLING TO BE DEMOLISHED

No.17
2 storey weatherboard

EXIST. GARAGE

NEW ADDITIONS

REAR SETBACK

BASIX INCLUSIONS CERT- A1777402:

WATER SAVING FITTINGS
3 STAR (9 LITRES P/M) SHOWER HEAD & 3 STAR (9 LITRES P/M) WATER SAVING FITTINGS ARE TO BE INSTALLED TO ALL KITCHEN & BASIN TAPS. DUAL FLUSH 3 STAR (4 LITRES PER FLUSH) TOILETS ARE ALSO TO BE INSTALLED.

INSULATION
R9.5 POLY BOARD INSULATION TO SUSPENDED OPEN SUBFLOOR AREA
R1.3 BATT INSULATION TO EXTERNAL WALLS.
R1.95 BATT INSULATION TO CEILINGS.
50mm ANTI-CORR. FOIL BACKET BLANKET TO UNDER METAL ROOFING.
ROOFING SOLAR ABSORPTANCE 0.475-0.70

ARTIFICIAL LIGHTING
PRIMARY TYPE OF LIGHTING TO BE LED OR FLUORESCENT TO ALL ALL AREAS.

WINDOWS & SKYLIGHTS
WINDOWS TO BE ALUMINIUM FRAMED WITH Uv VALUE 5.7-7.63 & SHGCw 0.47-0.75 IN ACCORDANCE WITH BASIX CERTIFICATE.

SKYLIGHTS TO BE TIMBER FRAMED DOUBLE GLAZED LOW E ARGON FILLED WITH A Uv VALUE 2.9 & SHGCw 0.456 IN ACCORDANCE WITH BASIX/NATHERS CERTIFICATE

SITE CALCULATIONS

SITE AREA: 863.80sqm

FLOOR AREAS:

EXIST. GROUND FLOOR: 136sqm (96sqm HOUSE + 40sqm OUTBUILDING)
NEW GROUND FLOOR ADDITIONS: 94sqm
TOTAL FLOOR AREA: 230sqm (0.266:1 FSR)

LANDSCAPED AREA:

PROPOSED LANDSCAPED AREAS: 407.5sqm (47.18% OF TOTAL SITE AREA)
REQUIRED LANDSCAPED AREA: 345.52sqm (40% OF TOTAL SITE AREA)

PRIVATE OPEN SPACE:

PROVIDED AREA: 313sqm (MIN 5m)
REQUIRED AREA: 60sqm (MIN 5m)

DATE	REV	AMENDMENTS
12/12/24	A	DA ISSUE

1. DO NOT SCALE FROM DRAWING. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK AND VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
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BDT

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PROJECT: **PROPOSED RENOVATIONS LOCATED AT 15 PLAYFAIR RD NTH CURL CURL**

TITLE: **SITE ANALYSIS PLAN**

SCALE: 1:100 @ A1

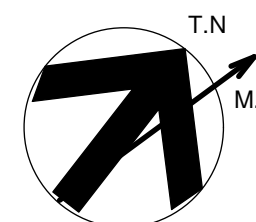
DRAWN: MM

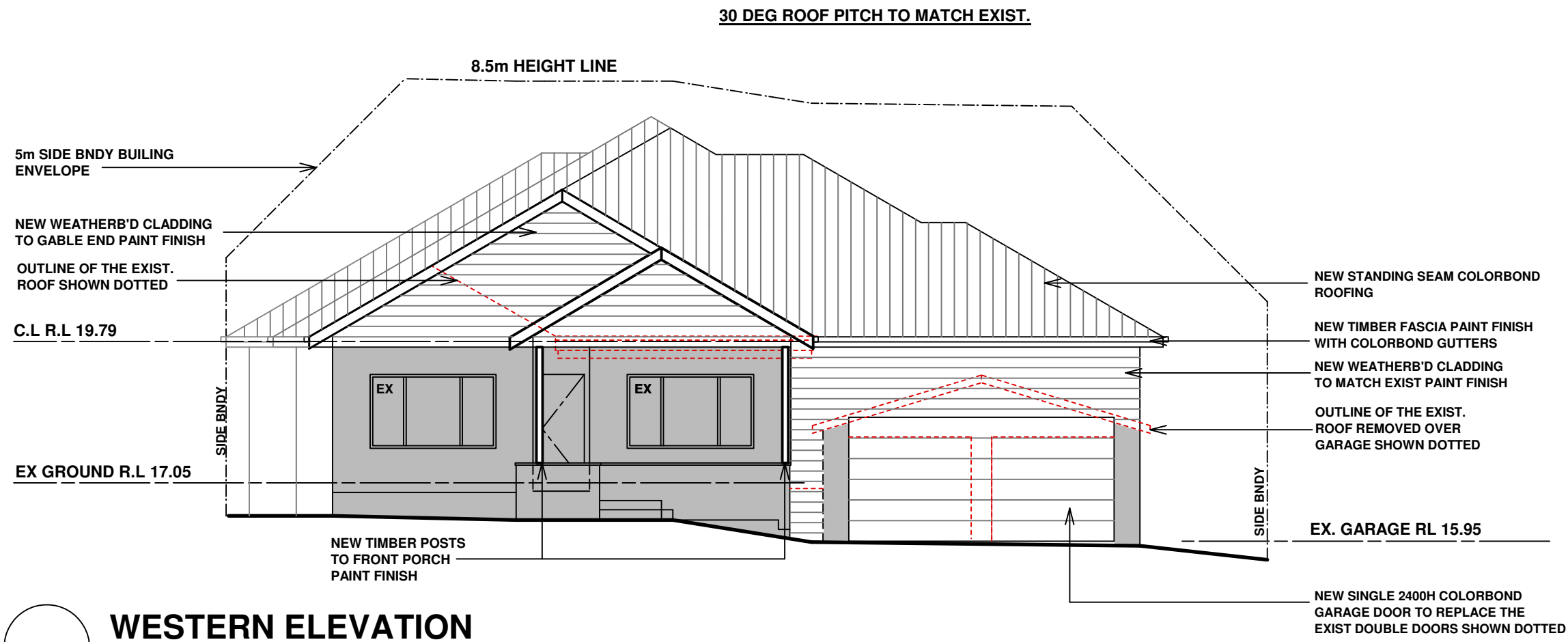
PROJECT DATE: OCT 2024

CHECKED: REV: A

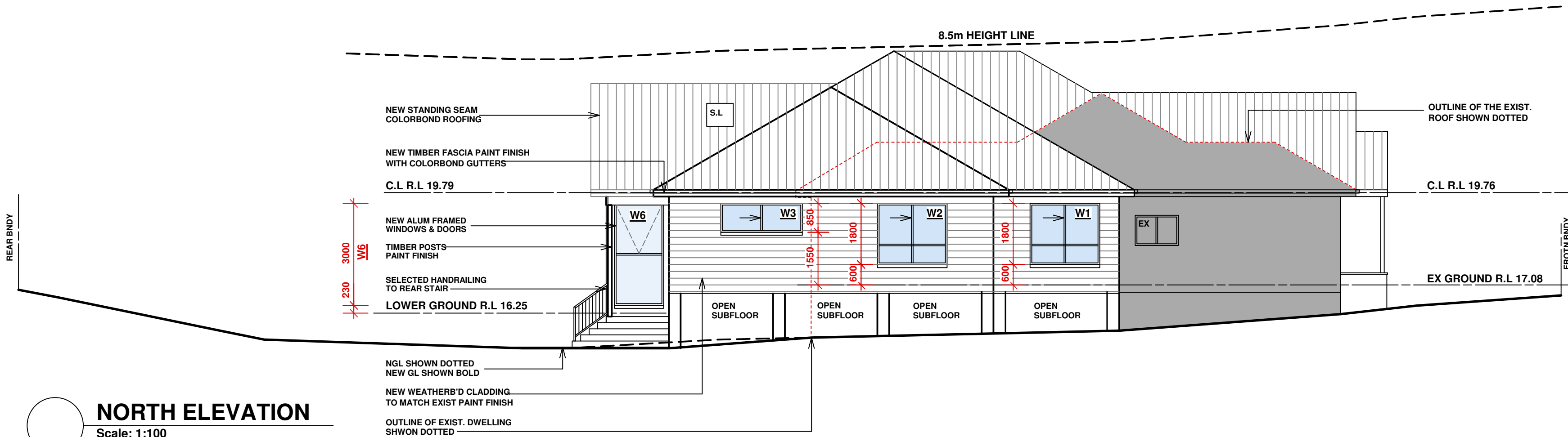
PROJECT No. 202426

DWG No. DA 0.01



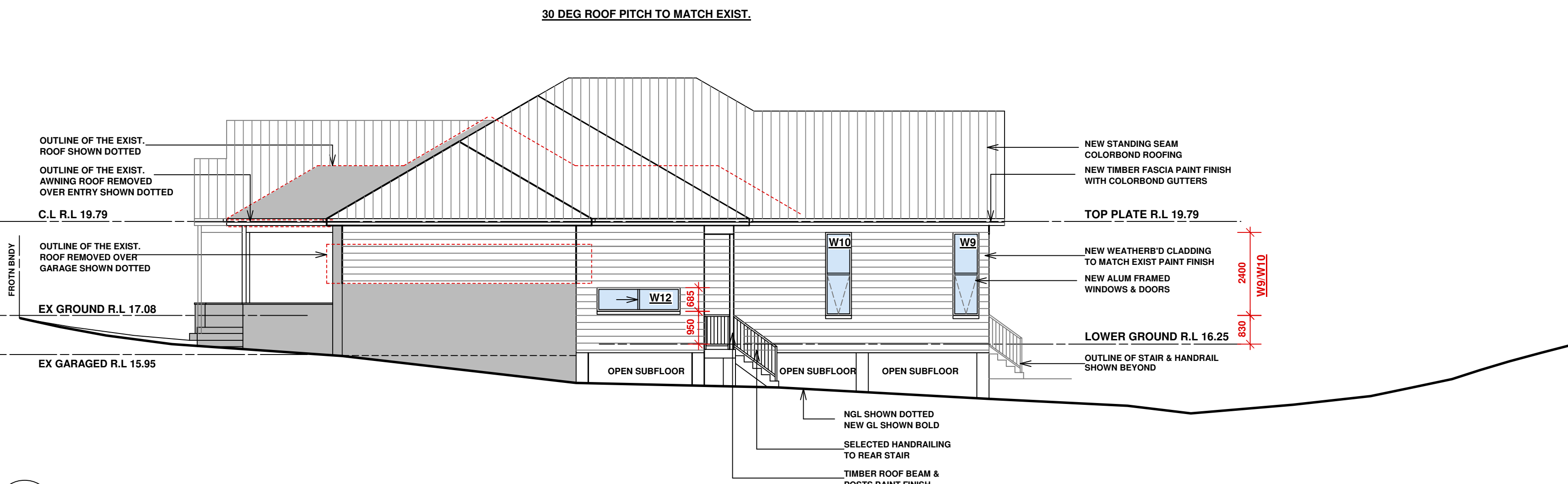
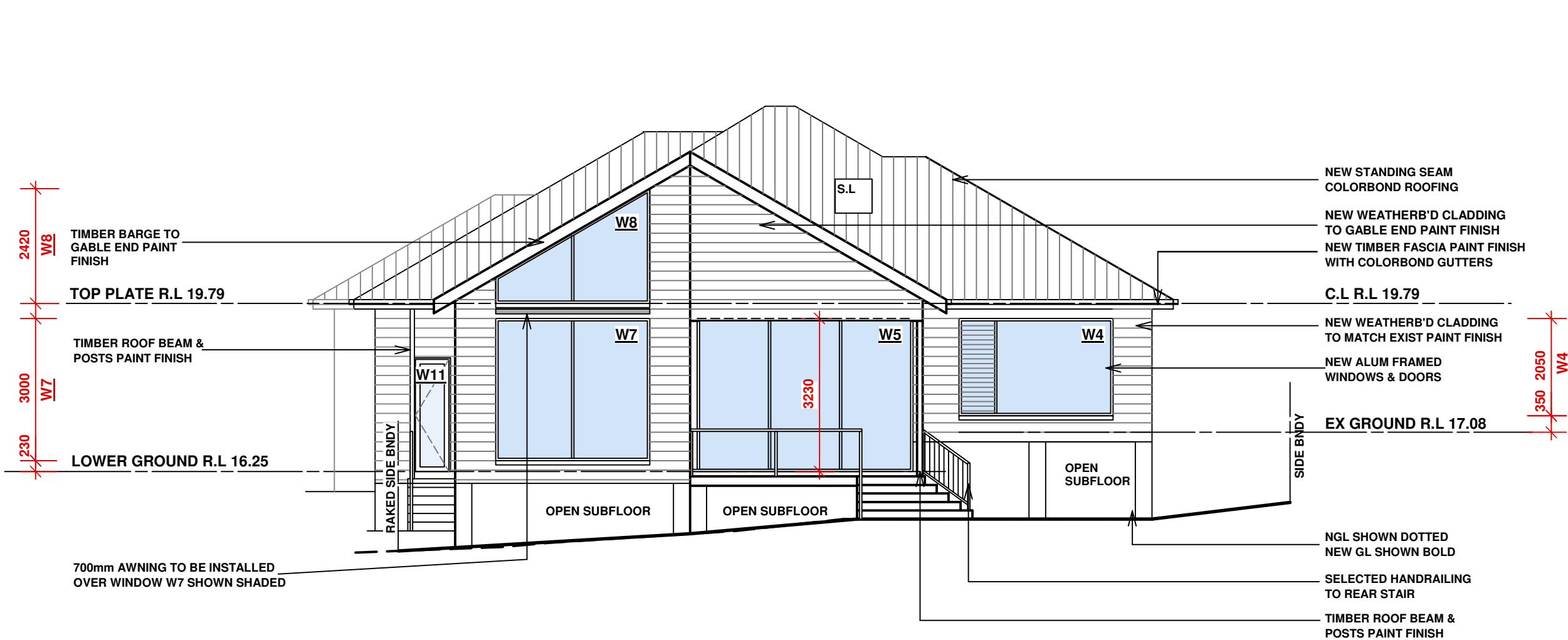


OUTLINE OF THE PORTION OF EXIST. DWELLING TO REMAIN IS SHOWN SHADED



OUTLINE OF THE PORTION OF EXIST. DWELLING TO REMAIN IS SHOWN SHADED

WINDOW SCHEDULE				TYPE
WINDOW NO	WIDTH	HEIGHT	TOTAL	
1	2050	1800	1	ALUM FRAMED SLIDING WINDOW
2	2050	1800	1	ALUM FRAMED SLIDING WINDOW
3	2400	850	1	ALUM FRAMED SLIDING WINDOW
4	3250	2050	1	ALUM FRAMED FIXED / LOUVRE WINDOW
5	3180	3230	1	ALUM FRAMED SLIDING DOOR
6	1450	3000	1	ALUM FRAMED AWNING WINDOW
7	3250	3000	1	ALUM FRAMED FIXED WINDOW
8	3250	2420	1	ALUM FRAMED FIXED ANGLED HI-LITE WINDOW
9	750	2400	1	ALUM FRAMED AWNING WINDOW
10	750	2400	1	ALUM FRAMED AWNING WINDOW
11	720	2400	1	ALUM FRAMED GLAZED DOOR
12	2400	685	1	ALUM FRAMED SLIDING WINDOW
TOTAL			12	



OUTLINE OF THE PORTION OF EXIST. DWELLING TO REMAIN IS SHOWN SHADED

DATE	REV	AMENDMENTS
12/12/24	A	DA ISSUE
14/11/24	-	CONSULTANT ISSUE

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PROJECT : PROPOSED RENOVATIONS LOCATED AT 15 PLAYFAIR RD NTH CURL CURL

TITLE: ELEVATIONS

SCALE: 1:100 @ A1
PROJECT DATE : OCT 2024
PROJECT No. 202426

DRAWN : MM
CHECKED :
DWG No. DA 1.03

REV : A

