

5 STURDEE LANE, ELVINA BAY

NOTE: ALL DOCUMENTATION TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE A506550



BASIX COMMITMENTS -

- HOT WATER
- APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: SOLAR (ELECTRIC-BOOSTED) SYSTEM THAT IS ELIGIBLE TO CREATE RENEWABLE ENERGY CERTIFICATES UNDER THE (COMMONWEALTH) RENEWABLE ENERGY (ELECTRICITY) REGULATIONS 2001 (INCORPORATING AMENDMENT REGULATIONS 2005 (NO.2))
- CONSTRUCTION
- NEW EXTERNAL FRAMED WALLS TO HAVE INSULATION OF R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
 - NEW FLAT CEILING, PITCHED ROOF TO HAVE INSULATION VALUE OF R0.95 (UP) WITH FOIL BACKED BLANKET (75MM)
 - NEW RAKED CEILING TO HAVE INSULATION VALUE OF R1.24 (UP) WITH ROOF FOIL BACK BLANKET (75MM)
 - NEW ROOF TO BE MEDIUM SOLAR ABSORPTION 0.475-0.70
- WINDOWS AND GLAZED DOORS
- ALL WINDOWS, GLAZED DOORS AND SHADING DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS TABLE ON BASIX CERTIFICATE A506550.
 - THE FOLLOWING REQUIREMENTS MUST BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR.
 - EACH WINDOW OR GLAZED DOOR WITH IMPROVED FRAMES, OR PYROLYTIC LOW E-GLASS, OR CLEAR/AIR GAP/CLEAR GLAZING, OR TONED/AIR GAP/CLEAR GLAZING MUST HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE BELOW. TOTAL SYSTEM U-VALUES AND SHGCs MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS. THE DESCRIPTION IS PROVIDED FOR INFORMATION ONLY. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.
 - FOR PROJECTIONS DESCRIBED IN MILLIMETERS, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL.
 - PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.
 - EXTERNAL LOUVERS AND BLINDS MUST FULLY SHADE THE WINDOW OR GLAZED DOOR BESIDE WHICH THEY ARE SITUATED WHEN FULLY DRAWN OR CLOSED.
 - PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50MM.
 - OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR AS SPECIFIED IN THE "OVERSHADOWING" COLUMN IN THE TABLE BELOW.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	S	3.15	2.9	2.4	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	W	1.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	W	6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	SW	3.75	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	S	3.6	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	S	3.5	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	E	5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	SE	3	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	E	4.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	SE	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	E	4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	NE	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	E	1.5	0	0	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	W	1.7	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W15	S	9.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W16	SW	2.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W17	SE	4.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W18	E	4.14	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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TO BE READ IN CONJUNCTION WITH BCA COMPLIANCE REPORT
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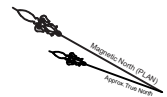
CLIENT:
Bruce Gray

PROJECT ADDRESS:
5 Sturdee Lane
Elvina Bay
2105

DRAWING TITLE_NUMBER:
COVER PAGE A_SP_000_01

REVISION_AMENDMENTS_DATE
01 FOR DA 20/03/24

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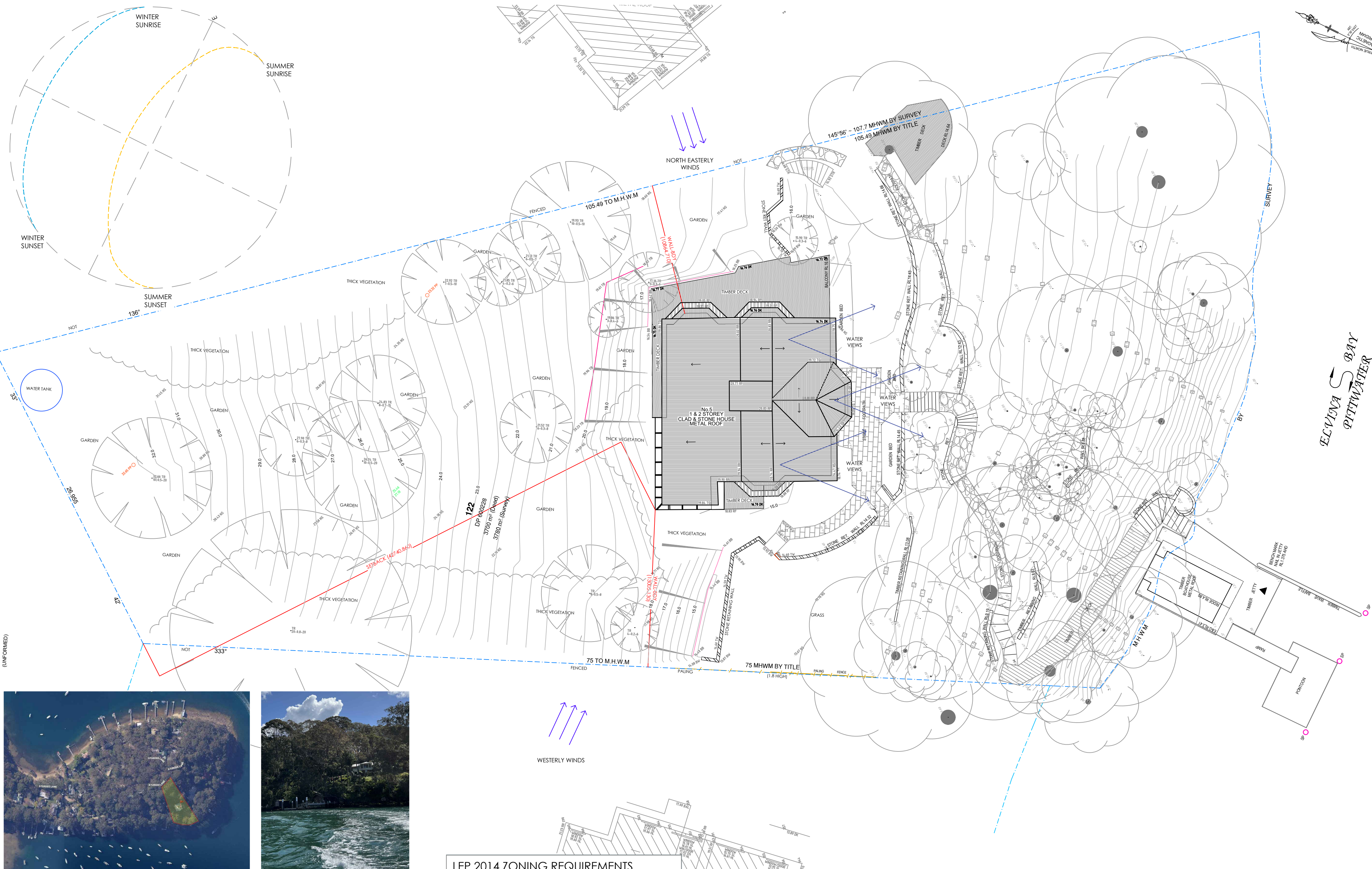


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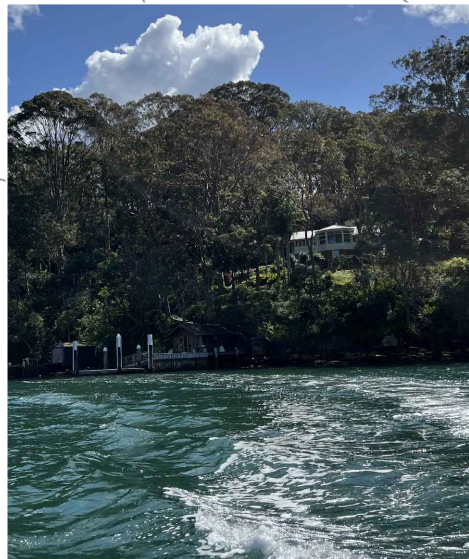
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SITE LOCATION



VIEW OF SITE FROM THE WATER

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LEP 2014 ZONING REQUIREMENTS 5 STURDEE LANE, ELVINA BAY

LAND ZONING : E3 ENVIRONMENTAL MANAGEMENT
HEIGHT OF BUILDING : 8.5 M
MIN LOT SIZE : 11000 M2
MAX NOT LANDSCAPED AREA: 230m2 or 23% of the site (869.4m2)
MAX EXTERNAL WALL HEIGHT: 7M
MIN FRONT SET BACK: CONSISTENT WITH ESTABLISHED BUILDING LINE
MIN SIDE SETBACK: 2.5M TO ONE SIDE, 1M TO OTHER
MIN REAR SET BACK: 6.5M

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DRAWING TITLE_NUMBER:
SITE ANALYSIS A_SP_A00A_01

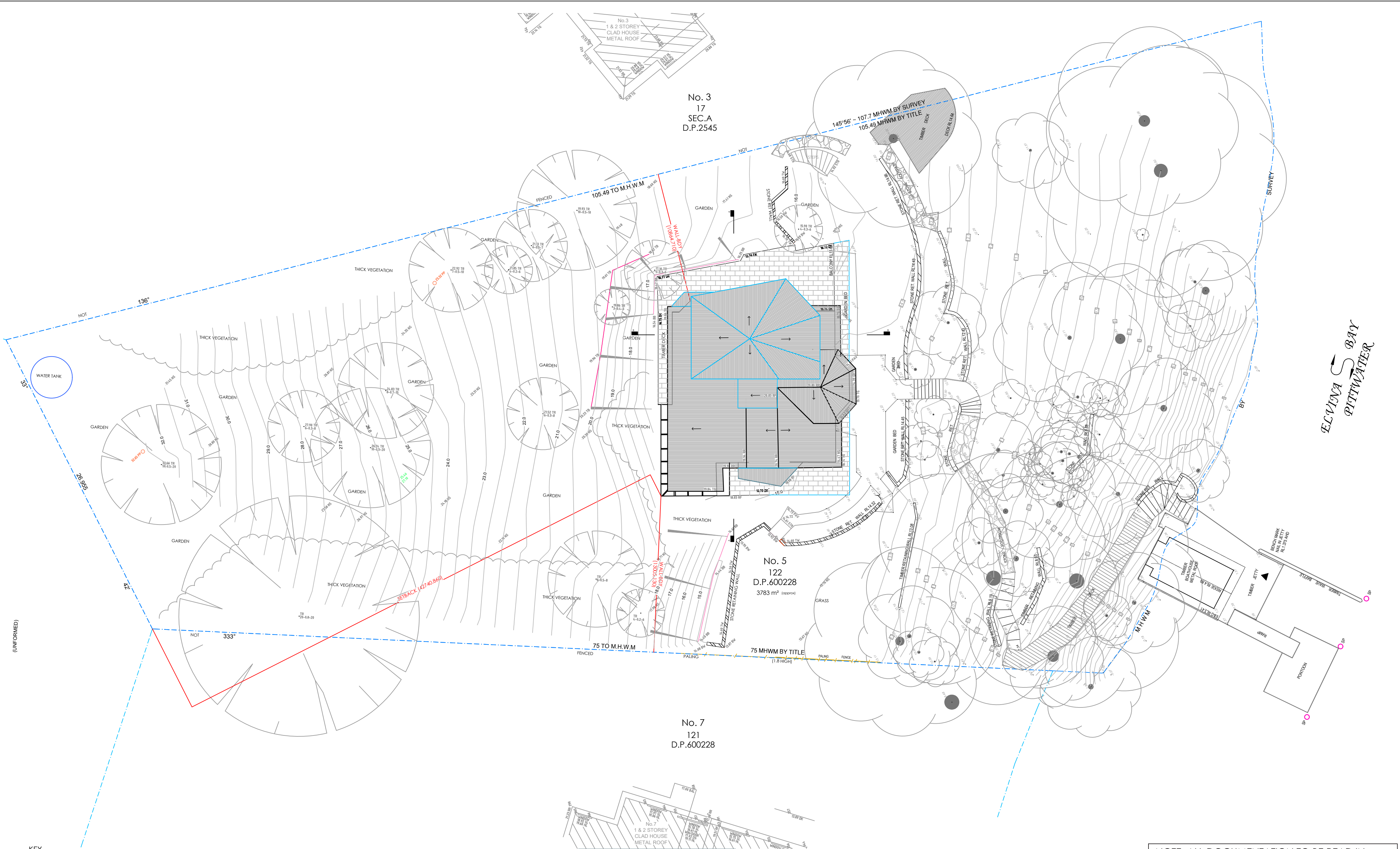
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LEP 2014 ZONING REQUIREMENTS

5 STURDEE LANE, ELVINA BAY

LAND ZONING : E3 ENVIRONMENTAL MANAGEMENT

HEIGHT OF BUILDING : 8.5 M

MIN LOT SIZE : 11000 M2

MAX NOT LANDSCAPED AREA: 230m2 or 23% of the site (869.4m2)

MAX EXTERNAL WALL HEIGHT: 7M

MIN FRONT SET BACK: CONSISTENT WITH ESTABLISHED BUILDING LINE

MIN SIDE SETBACK: 2.5M TO ONE SIDE, 1M TO OTHER

MIN REAR SET BACK: 6.5M

SITE CALCULATIONS

TOTAL SITE AREA - 3783m²

TOTAL ALLOWED SITE COVERAGE: 869.4m² WITH COUNCIL APPROVAL

TOTAL EXISTING SITE COVERAGE: 199m²

TOTAL PROPOSED SITE COVERAGE: 202m²

TOTAL EXISTING GFA: 207m²

TOTAL PROPOSED GFA: 251m²

TOTAL EXISTING NOT LANDSCAPED AREA: 411m²

TOTAL PROPOSED NOT LANDSCAPED AREA: 440m²

TOTAL PROPOSED LANDSCAPED AREA: 3340m²

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DRAWING TITLE NUMBER:

ROOF & SITE PLAN A_SP_A00_06

REVISION_AMENDMENTS_DATE

01 FOR DISCUSSION 17/11/22

02 PRELIMINARY DESIGN 15/03/23

03 FOR DA 26/06/23

04 FOR DA 01/09/23

05 BOUNDARY LINE UPDATED 07/12/23

06 FOR DA 20/03/24

SCALE: 1:200 (A2)

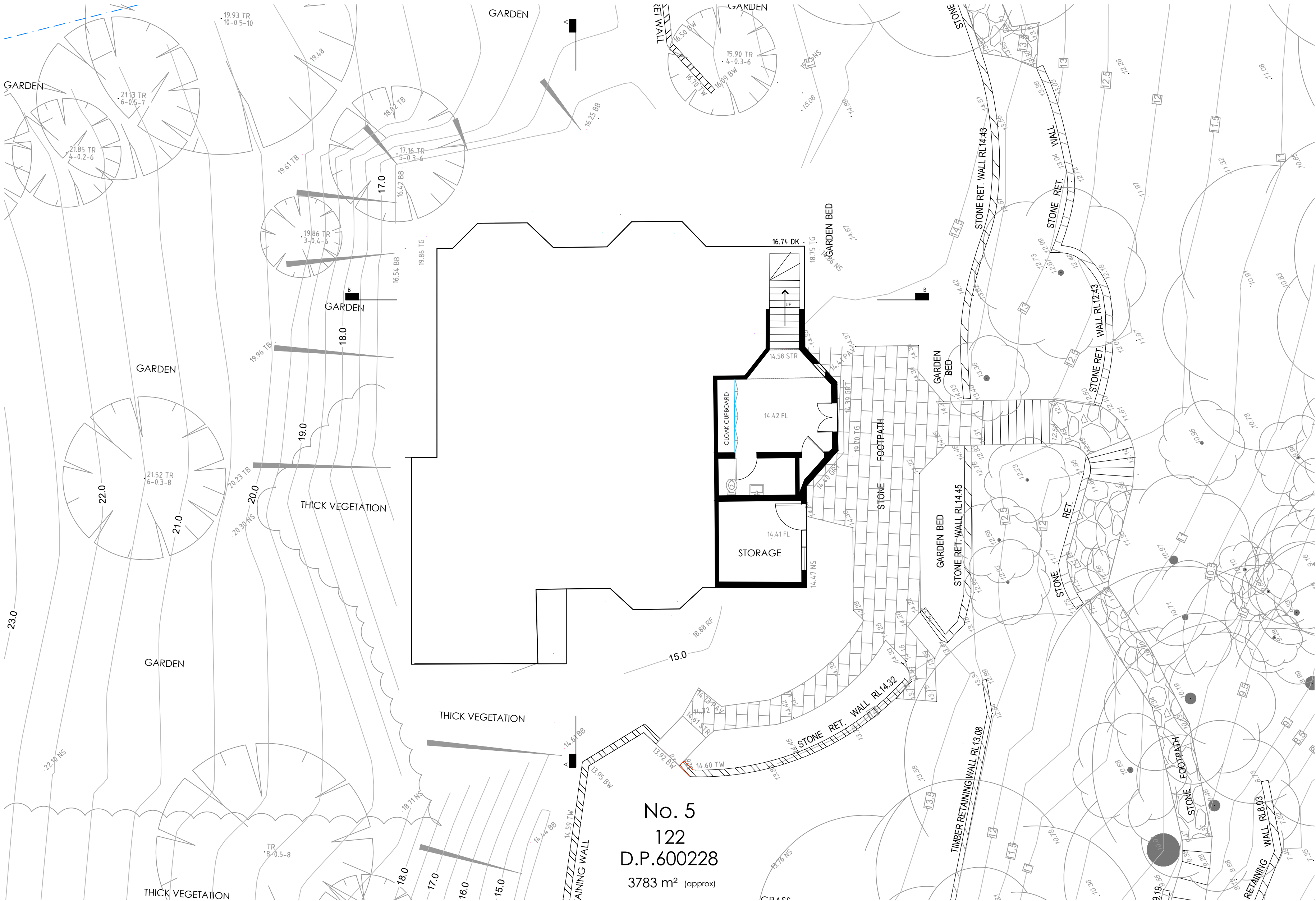
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No. 5
122
D.P.600228
3783 m² (approx)

KEY	
	EXISTING
	PROPOSED WORKS

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NOT FOR CONSTRUCTION

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LEP 2014 ZONING REQUIREMENTS
5 STURDEE LANE, ELVINA BAY

LAND ZONING : E3 ENVIRONMENTAL MANAGEMENT
HEIGHT OF BUILDING : 8.5 M
MIN LOT SIZE : 11000 M²
MAX NOT LANDSCAPED AREA: 230m² or 23% of the site (869.4m²)
MAX EXTERNAL WALL HEIGHT: 7M
MIN FRONT SET BACK: CONSISTENT WITH ESTABLISHED BUILDING LINE
MIN SIDE SETBACK: 2.5M TO ONE SIDE, 1M TO OTHER
MIN REAR SET BACK: 6.5M

SITE CALCULATIONS
TOTAL SITE AREA - 3783m²

TOTAL ALLOWED SITE COVERAGE: 869.4m² WITH COUNCIL APPROVAL
TOTAL EXISTING SITE COVERAGE: 199m²
TOTAL PROPOSED SITE COVERAGE: 202m²

TOTAL EXISTING GFA: 207m²
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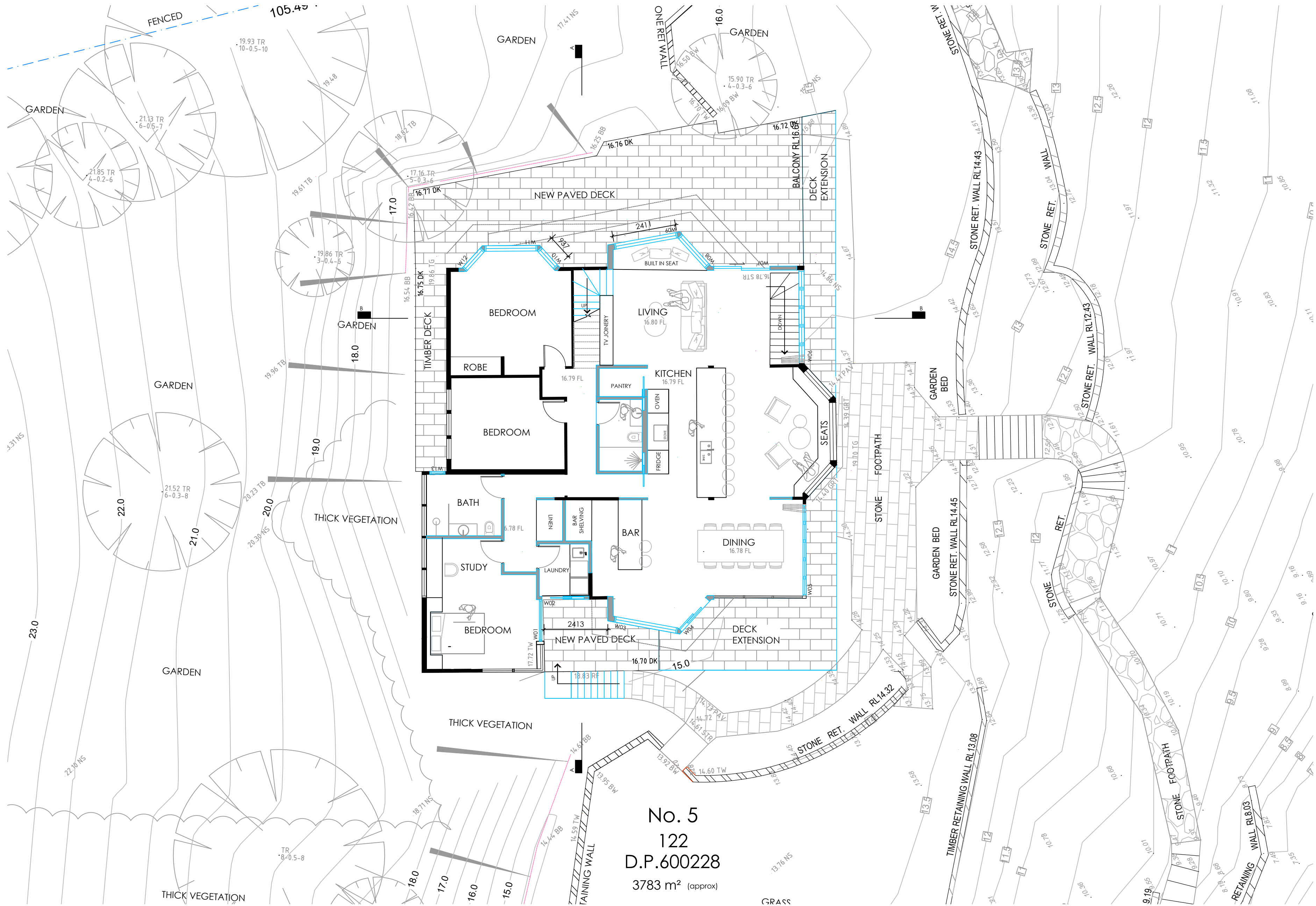
TOTAL EXISTING NOT LANDSCAPED AREA: 411m²
TOTAL PROPOSED NOT LANDSCAPED AREA: 440m²
TOTAL PROPOSED LANDSCAPED AREA: 3340m²

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CLIENT: Bruce Gray	REVISION_AMENDMENTS_DATE 01 FOR DISCUSSION 02 PRELIMINARY DESIGN 03 FOR DA 04 FOR DA	01/12/22 05/03/23 26/06/23 20/03/24	NOTE: Designs contained in these drawings and specifications are the property of Studio P and are subject to copy right laws. They must not be reproduced in whole or part, or used in any other way without written consent from Studio P. Do not scale dimensions. All dimensions should be verified on site before commencement of any works. In the case of discrepancies, it should be verified with Studio P prior to continuing further works.	DRAWN BY: PP
PROJECT ADDRESS: 5 Sturdee Lane Elvina Bay 2105	DRAWING TITLE_NUMBER: LOWER GROUND FLOOR A_SP_A01A_04	SCALE: 1:100 (A2)		CHECKED BY: PP

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LEP 2014 ZONING REQUIREMENTS
5 STURDEE LANE, ELVINA BAY

LAND ZONING : E3 ENVIRONMENTAL MANAGEMENT
HEIGHT OF BUILDING : 8.5 M
MIN LOT SIZE : 11000 M2
MAX NOT LANDSCAPED AREA: 230m2 or 23% of the site (869.4m2)
MAX EXTERNAL WALL HEIGHT: 7M
MIN FRONT SET BACK: CONSISTENT WITH ESTABLISHED BUILDING LINE
MIN SIDE SETBACK: 2.5M TO ONE SIDE, 1M TO OTHER
MIN REAR SET BACK: 6.5M

SITE CALCULATIONS
TOTAL SITE AREA - 3783m²

TOTAL ALLOWED SITE COVERAGE: 869.4m² WITH COUNCIL APPROVAL
TOTAL EXISTING SITE COVERAGE: 199m²
TOTAL PROPOSED SITE COVERAGE: 202m²

TOTAL EXISTING GFA: 207m²
TOTAL PROPOSED GFA: 251m²

TOTAL EXISTING NOT LANDSCAPED AREA: 411m²
TOTAL PROPOSED NOT LANDSCAPED AREA: 440m²
TOTAL PROPOSED LANDSCAPED AREA: 3340m²

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DRAWING TITLE NUMBER:
GROUND FLOOR

A_SP_A01B_05

REVISION_AMENDMENTS_DATE

01 FOR DISCUSSION	25/11/22
02 FOR DISCUSSION	02/12/22
03 PRELIMINARY DESIGN	15/03/23
04 FOR DA	26/06/23
05 FOR DA	20/03/24

SCALE: 1:100 (A2)

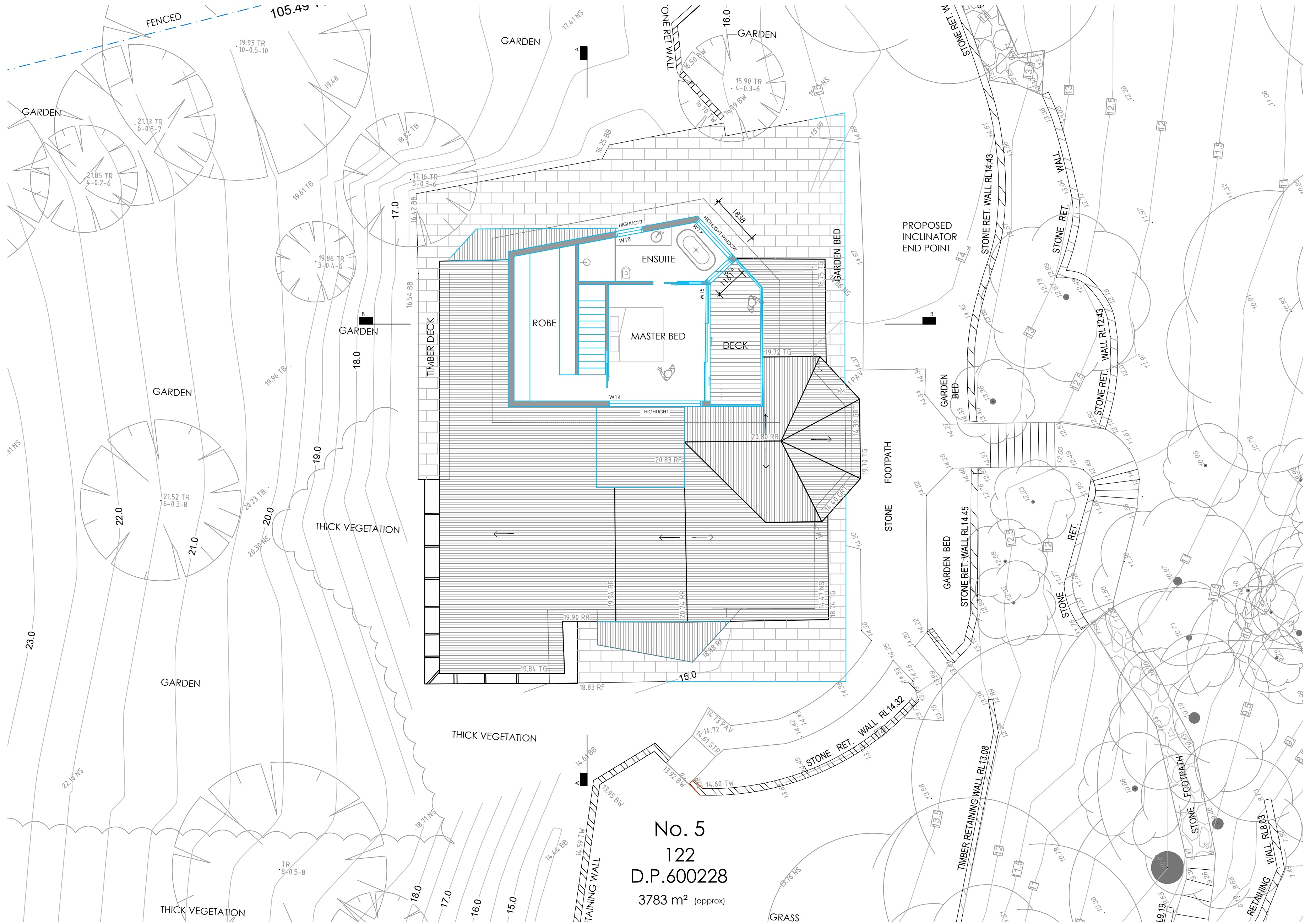
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No. 5
122
D.P.600228
3783 m² (approx)

KEY	
EXISTING	
PROPOSED WORKS	

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LEP 2014 ZONING REQUIREMENTS
5 STURDEE LANE, ELVINA BAY

LAND ZONING : **E3 ENVIRONMENTAL MANAGEMENT**
HEIGHT OF BUILDING : **8.5 M**
MIN LOT SIZE : **11000 M2**
MAX NOT LANDSCAPED AREA: **230m2 or 23% of the site (869.4m2)**
MAX EXTERNAL WALL HEIGHT: **7M**
MIN FRONT SET BACK: **CONSISTENT WITH ESTABLISHED BUILDING LINE**
MIN SIDE SETBACK: **2.5M TO ONE SIDE, 1M TO OTHER**
MIN REAR SET BACK: **6.5M**

SITE CALCULATIONS

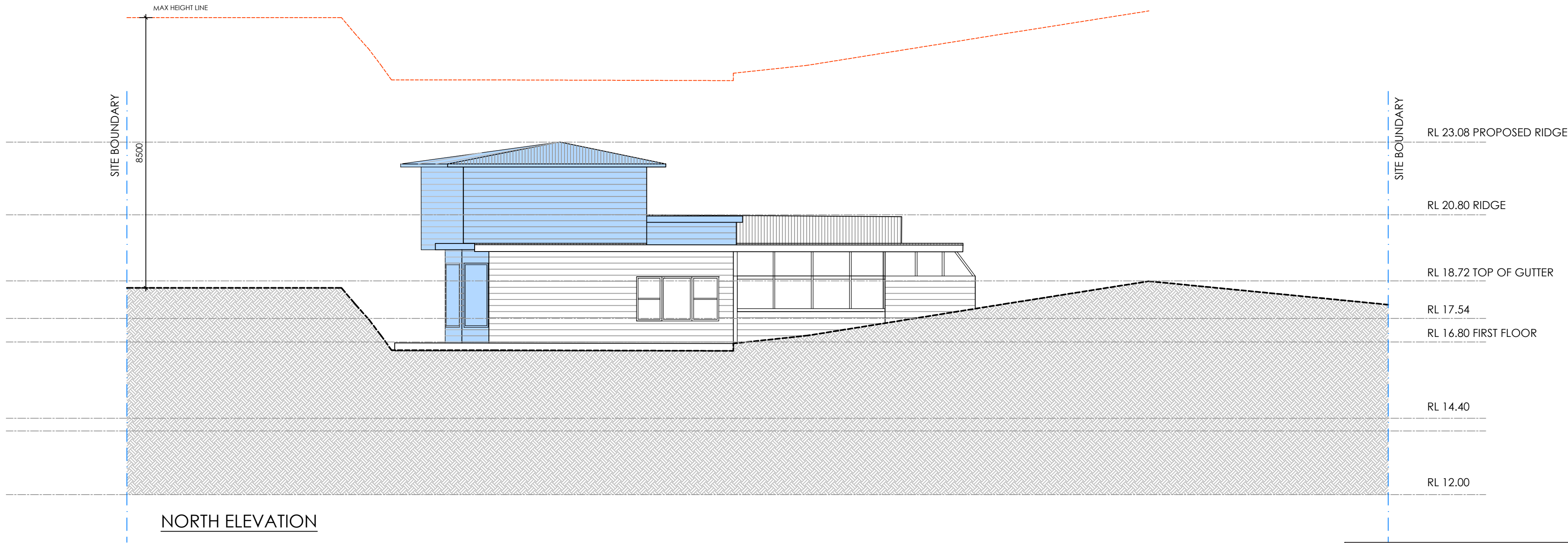
TOTAL SITE AREA - 3780m²

TOTAL ALLOWED SITE COVERAGE: 230m²
OR UP TO 869.4m² WITH COUNCIL APPROVAL
TOTAL EXISTING SITE COVERAGE: 796m²

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PROJECT ADDRESS: 5 Sturdee Lane Elvina Bay 2105	01 FOR DISCUSSION	02/12/22		CHECKED BY: PP
DRAWING TITLE_NUMBER: FIRST FLOOR	02 FOR DISCUSSION	15/03/23		
A_SP_A01C_05	03 PRELIMINARY DESIGN	26/06/23		
	04 FOR DA	20/03/24		
	05 FOR DA			
	SCALE: 1:100 (A2)			



KEY

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DRAWING TITLE_NUMBER:
ELEVATIONS - SOUTH & NORTH
A_SP_A02A_03

REVISION_AMENDMENTS_DATE
01 PRELIMINARY DESIGN
02 FOR DA
03 FOR DA

15/03/23
26/06/23
20/03/24

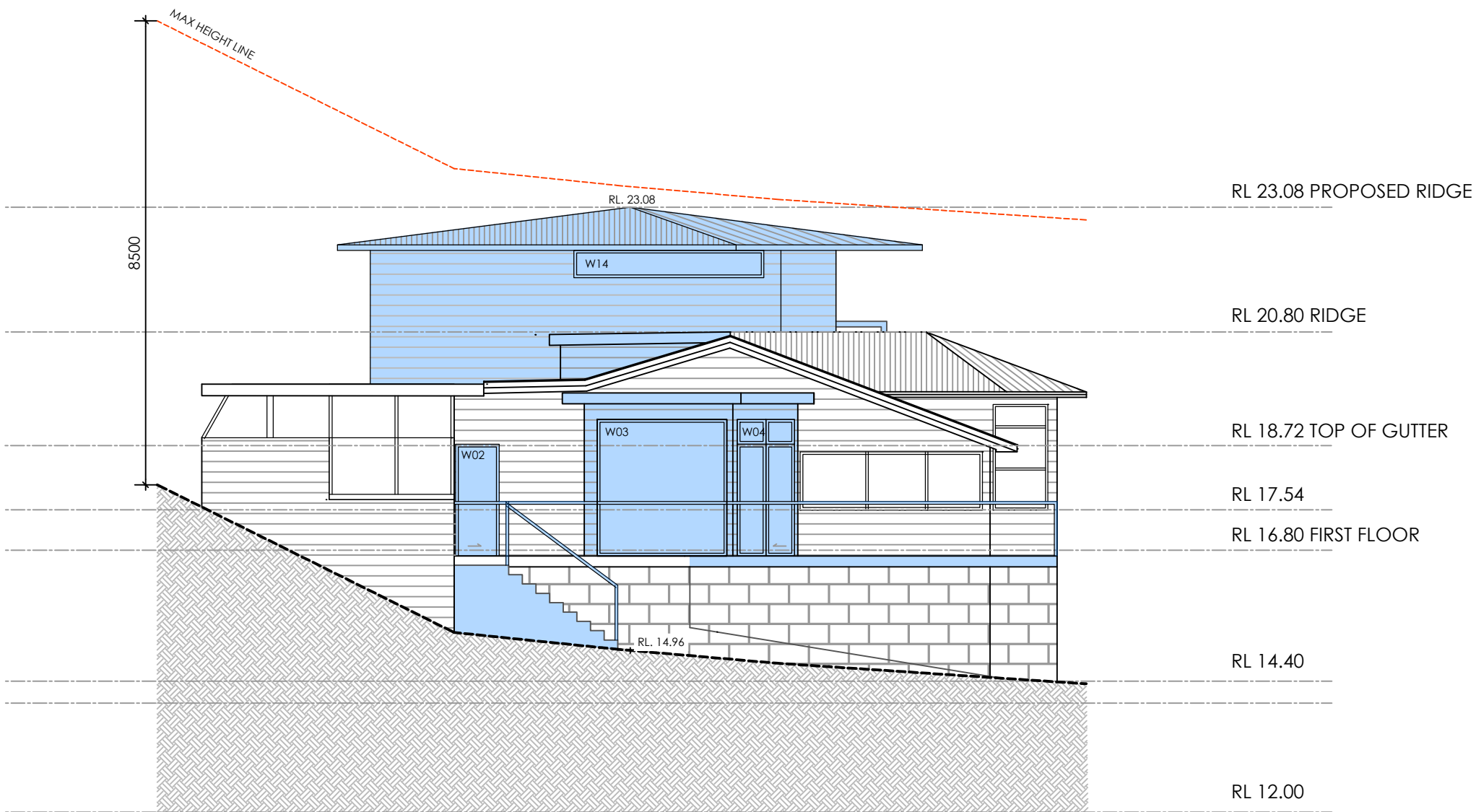
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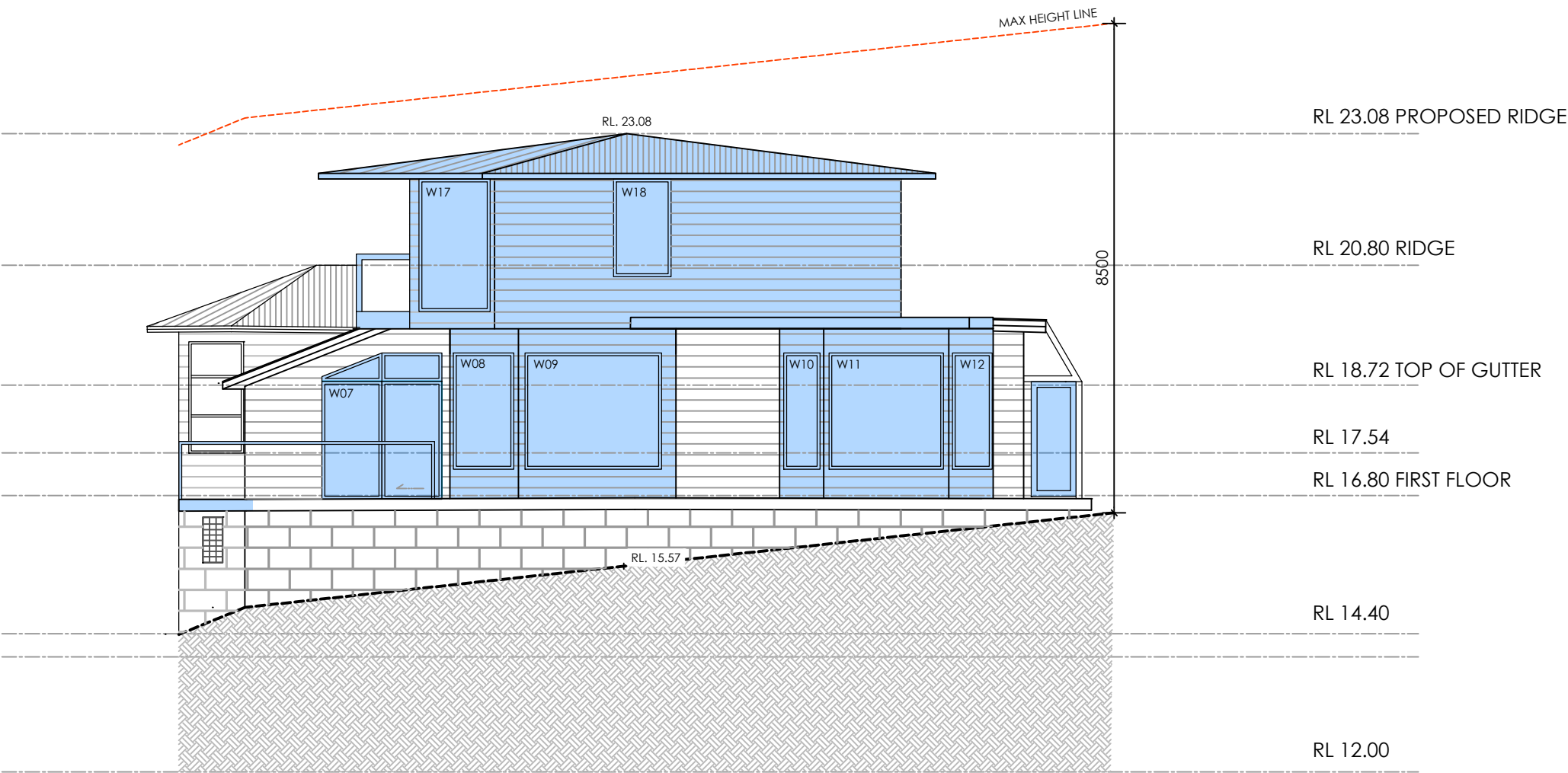
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WEST ELEVATION



EAST ELEVATION

KEY

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5 Sturdee Lane
Elvina Bay
2105

DRAWING TITLE_NUMBER:
ELEVATIONS - WEST & EAST
(COLOURED) A_SP_A02B_03

REVISION_AMENDMENTS_DATE

01 PRELIMINARY DESIGN
02 FOR DA
03 FOR DA

15/03/23
26/06/23
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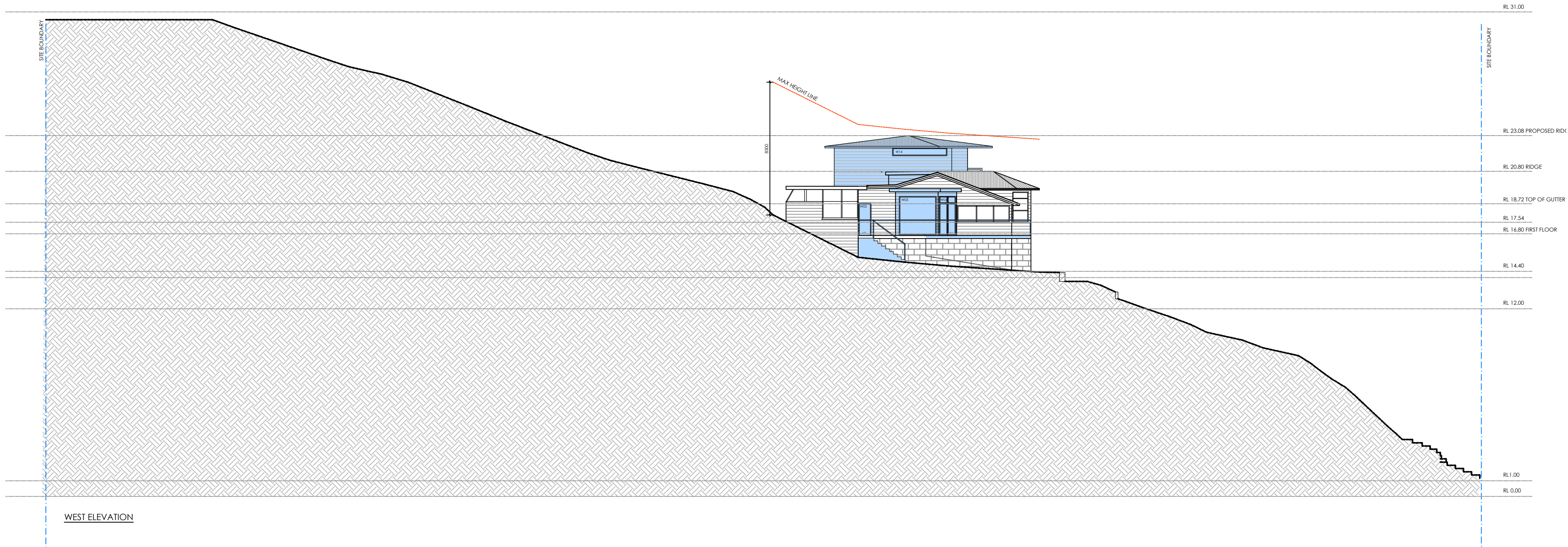
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Elvina Bay
2105

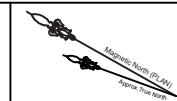
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ELEVATIONS - WEST (FULL SITE)
A_SP_A02C_03

REVISION_AMENDMENTS_DATE

01 PRELIMINARY DESIGN
02 FOR DA
03 FOR DA

11/05/23
26/06/23
20/03/24

SCALE: 1:200 (A2)

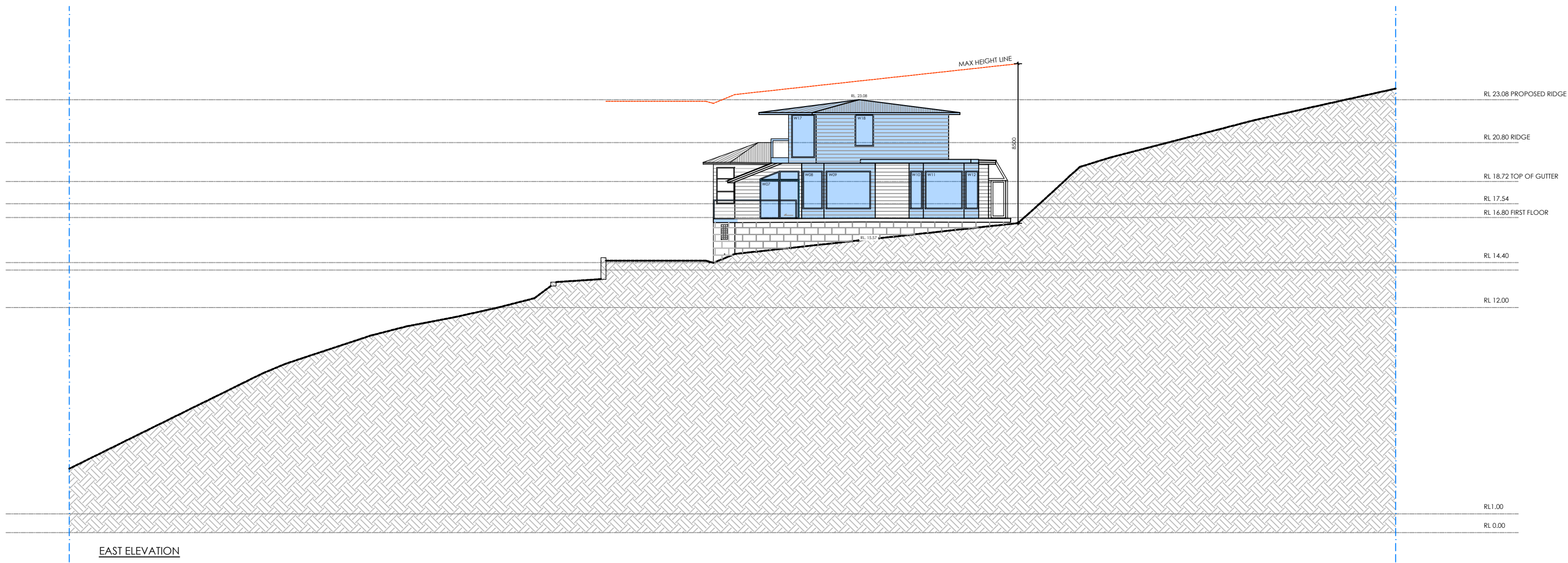


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ARN: 8959

CLIENT:
Bruce Gray

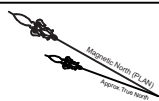
PROJECT ADDRESS:
5 Sturdee Lane
Elvina Bay
2105

DRAWING TITLE_NUMBER:
ELEVATIONS - EAST (FULL SITE)
A_SP_A02D_03

REVISION_AMENDMENTS_DATE

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02 FOR DA	26/06/23
03 FOR DA	20/03/24

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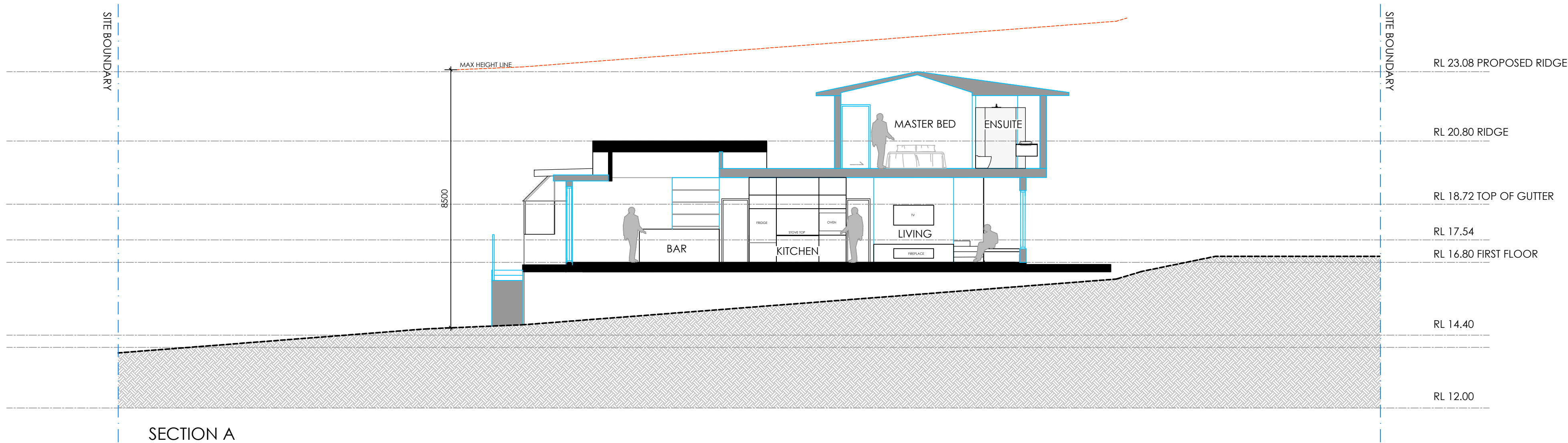


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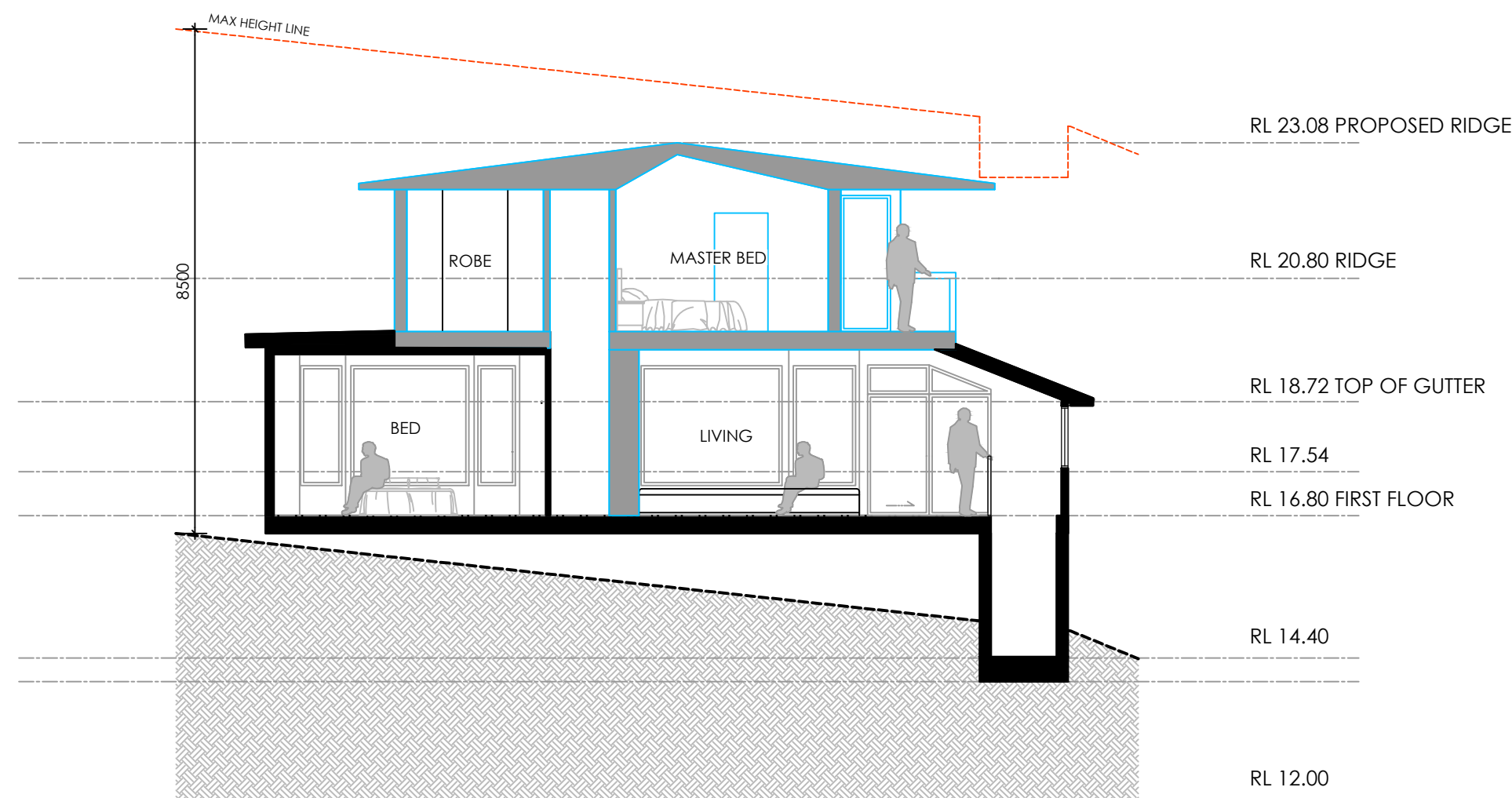
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SECTION A



SECTION B

KEY

- EXISTING
- PROPOSED WORKS

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DRAWING TITLE_NUMBER:
SECTIONS - A & B

A_SP_A03A_03

REVISION_AMENDMENTS_DATE
01 PRELIMINARY DESIGN
02 FOR DA
03 FOR DA

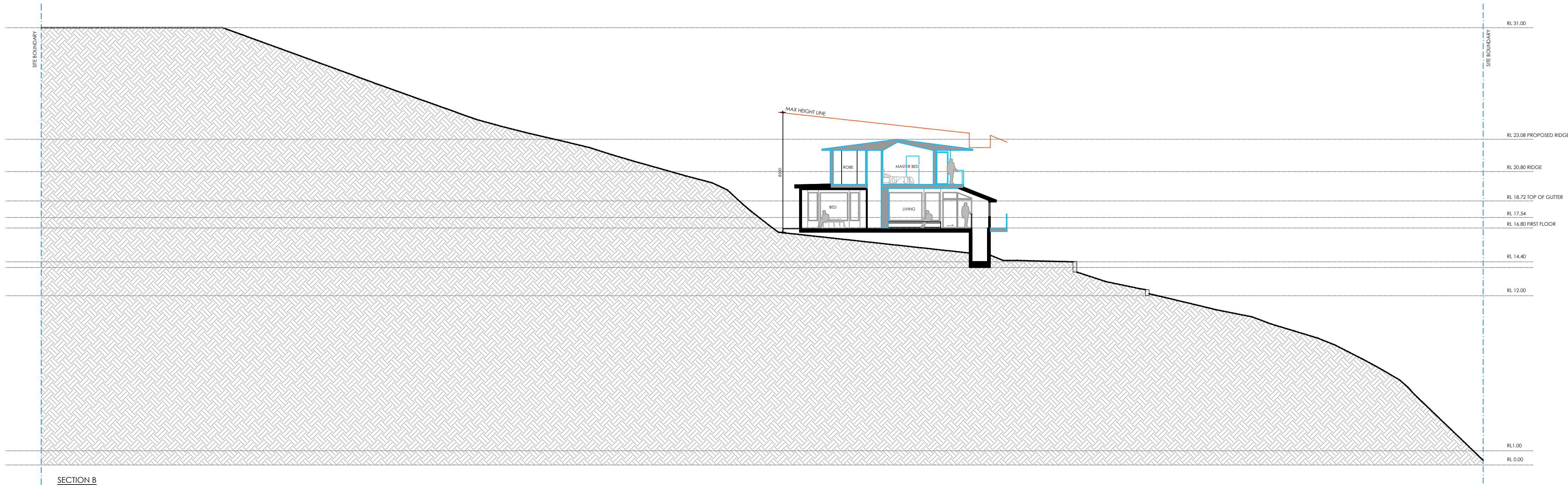
15/03/23
26/06/23
20/03/24

SCALE: 1:100 (A2)

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KEY

- EXISTING
- PROPOSED WORKS

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DRAWING TITLE_NUMBER:
SECTIONS - B (FULL SITE)
A_SP_A03B_03

REVISION_AMENDMENTS_DATE

- 01 PRELIMINARY DESIGN
- 02 FOR DA
- 03 FOR DA

15/03/23
26/06/23
20/03/24

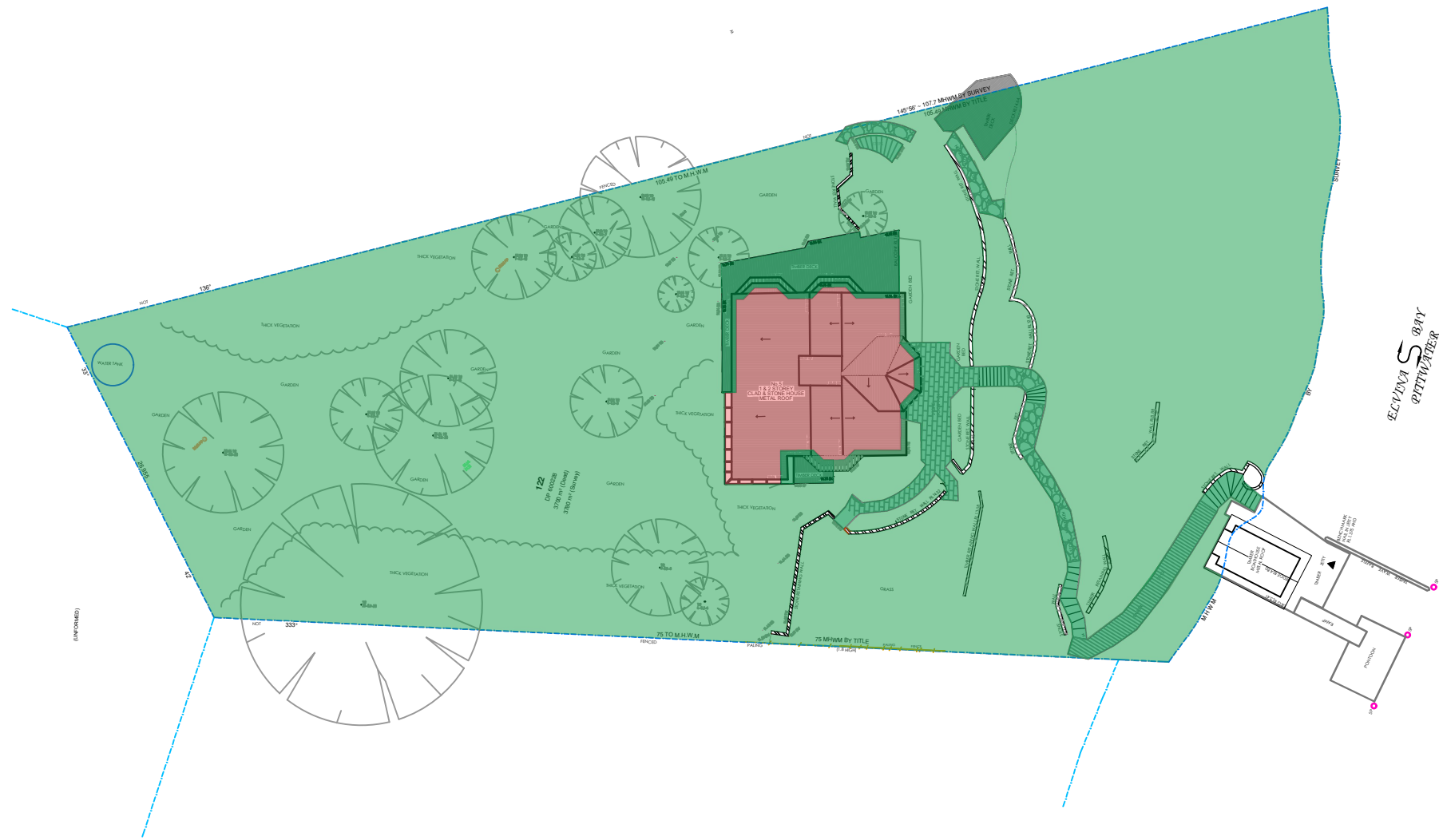
SCALE: 1:200 (A2)

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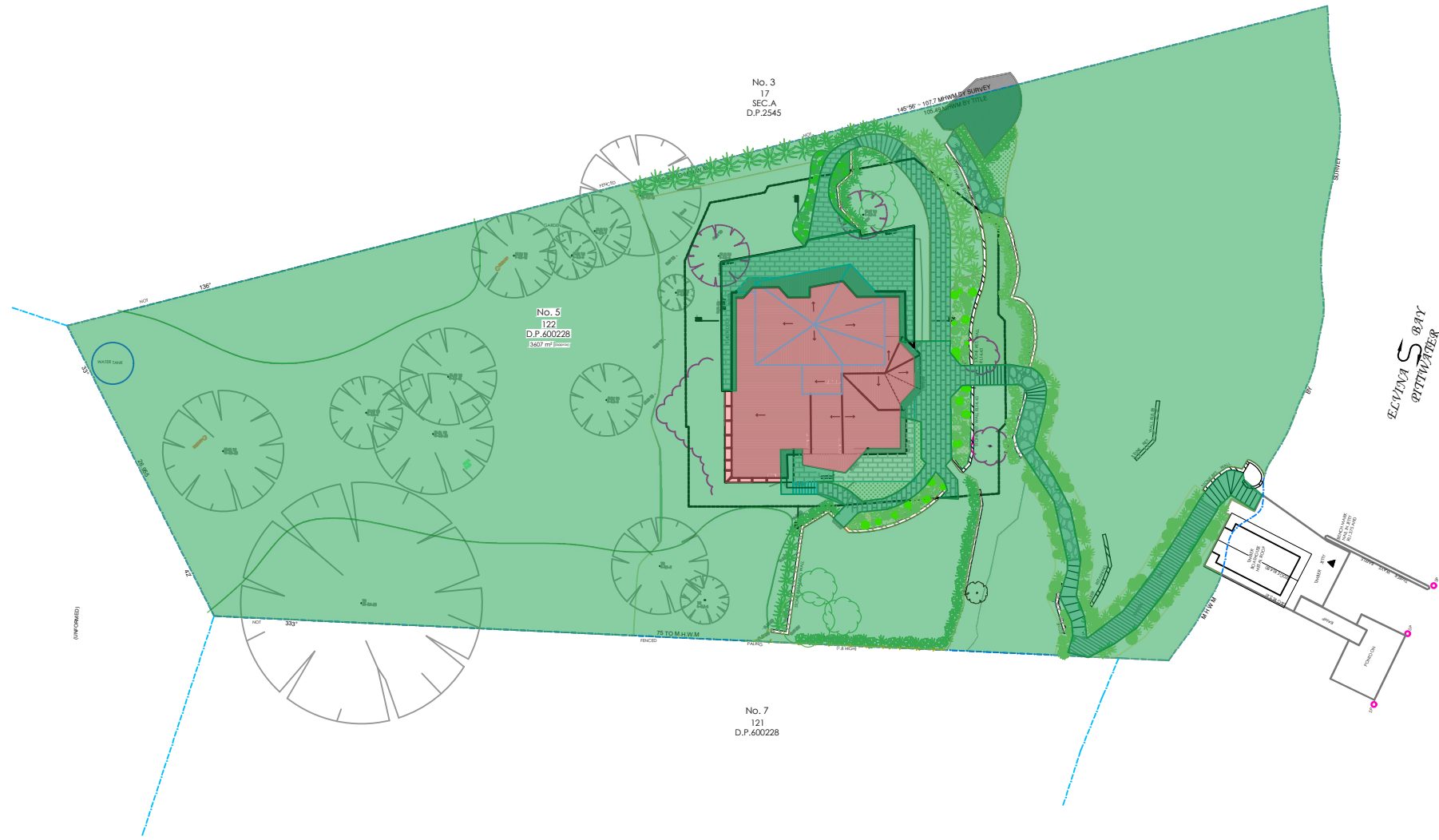
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EXISTING LANDSCAPED AREA CALCULATIONS

- BUILT UPON AREA - 199m²
- HARD SURFACE LANDSCAPED AREA - 247m²
- SOFT SURFACE LANDSCAPED AREA - 3158m²



PROPOSED LANDSCAPED AREA CALCULATIONS

- BUILT UPON AREA - 202m²
- HARD SURFACE LANDSCAPED AREA - 280m²
- SOFT SURFACE LANDSCAPED AREA - 3123m²

LEP 2014 ZONING REQUIREMENTS
5 STURDEE LANE, ELVINA BAY

LAND ZONING : E3 ENVIRONMENTAL MANAGEMENT
HEIGHT OF BUILDING : 8.5 M
MIN LOT SIZE : 11000 M2
MAX NOT LANDSCAPED AREA: 230m2 or 23% of the site (869.4m2)
MAX EXTERNAL WALL HEIGHT: 7M
MIN FRONT SET BACK: CONSISTENT WITH ESTABLISHED BUILDING LINE
MIN SIDE SETBACK: 2.5M TO ONE SIDE, 1M TO OTHER
MIN REAR SET BACK: 6.5M

SITE CALCULATIONS
TOTAL SITE AREA - 3783m²

TOTAL ALLOWED SITE COVERAGE: 869.4m² WITH COUNCIL APPROVAL
TOTAL EXISTING SITE COVERAGE: 199m²
TOTAL PROPOSED SITE COVERAGE: 202m²

TOTAL EXISTING GFA: 207m²
TOTAL PROPOSED GFA: 251m²

TOTAL EXISTING NOT LANDSCAPED AREA: 411m²
TOTAL PROPOSED NOT LANDSCAPED AREA: 440m²
TOTAL PROPOSED LANDSCAPED AREA: 3340m²

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DRAWING TITLE_NUMBER:
CALCULATION PLAN
- LANDSCAPED AREA_A_SP_A04.1_01

REVISION_AMENDMENTS_DATE
01 FOR DA 25/02/25

SCALE: 1:500 (A2)

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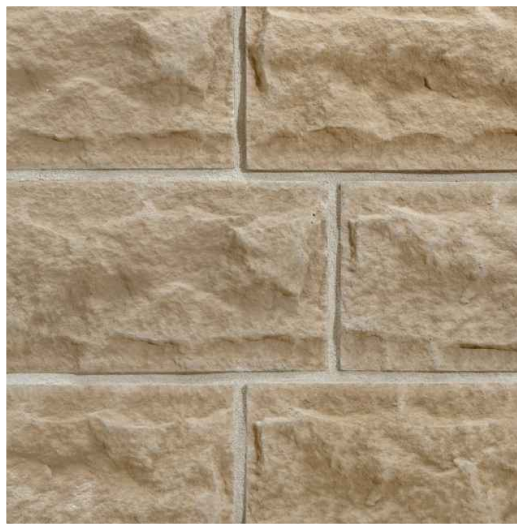
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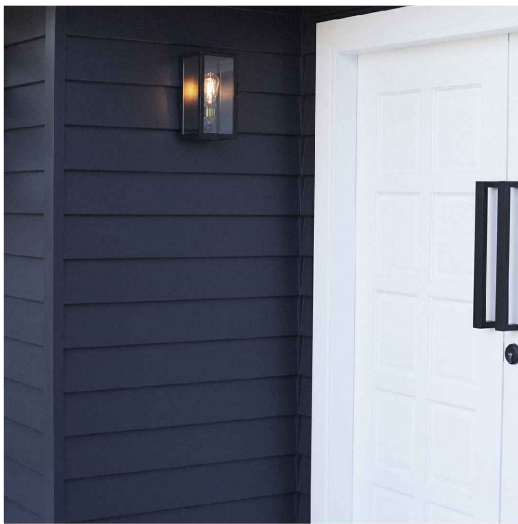
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EXISTING SANDSTONE BLOCK WALL



WEATHERBOARD CLADDING
Painted navy blue



WHITE WINDOWS



LIGHT COLOURED
COLOURBOND STEEL ROOF

KEY

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DRAWING TITLE_NUMBER:
SCHEDULE OF MATERIALS
A_SP_A05_01

REVISION_AMENDMENTS_DATE
01 FOR DA 21/03/24

SCALE: 1:100 (A2)

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KEY

DEMOLITION

KEY

CONSTRUCTION WASTE LOCATION

HOUSEHOLD WASTE LOCATION

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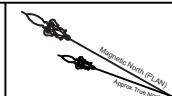
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DRAWING TITLE_NUMBER:
SITE PLAN
- WASTE MANAGEMENT A_SP_A06_01

REVISION_AMENDMENTS_DATE
01 FOR DA 05/11/24

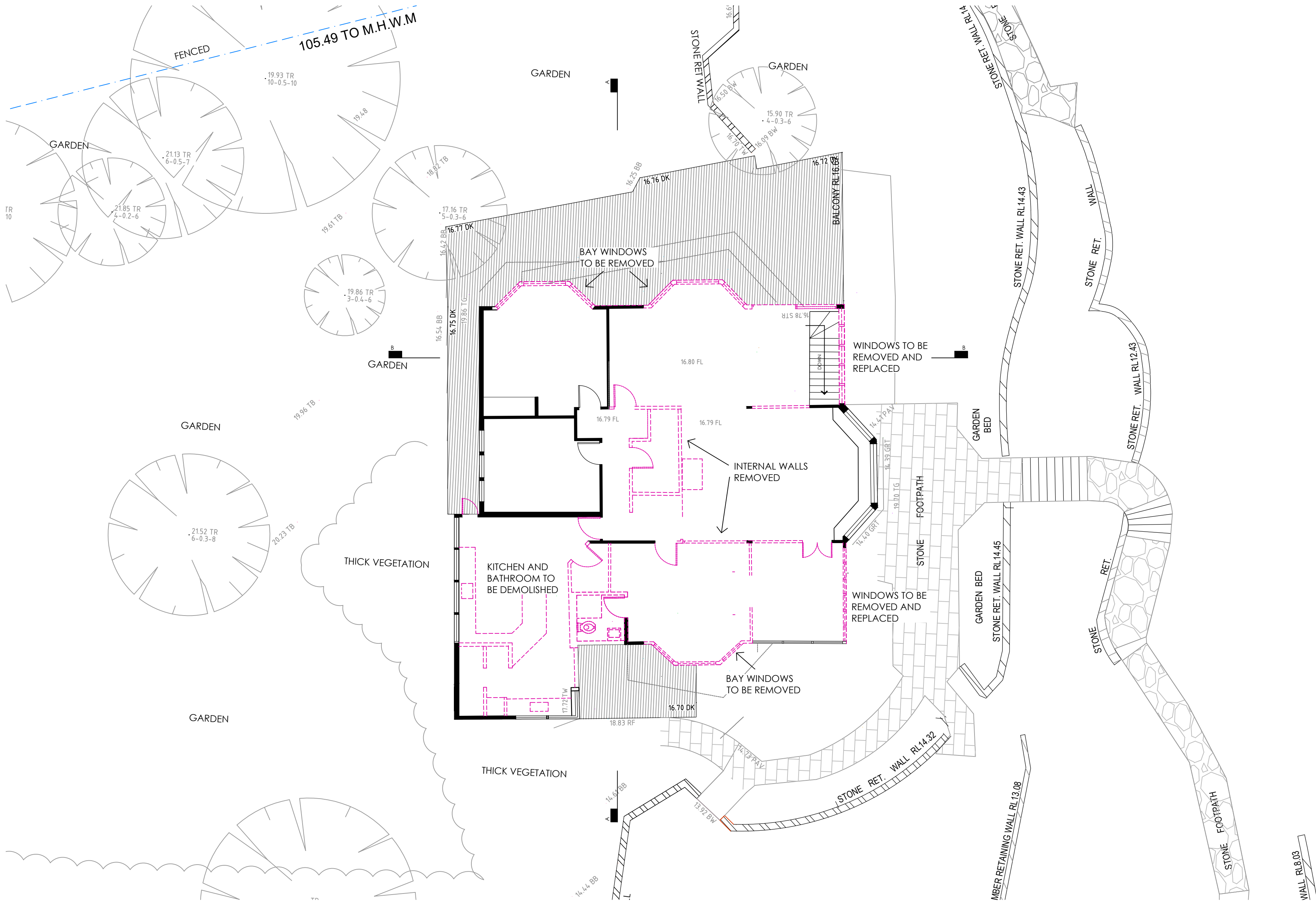
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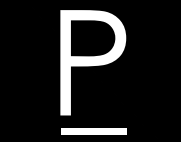
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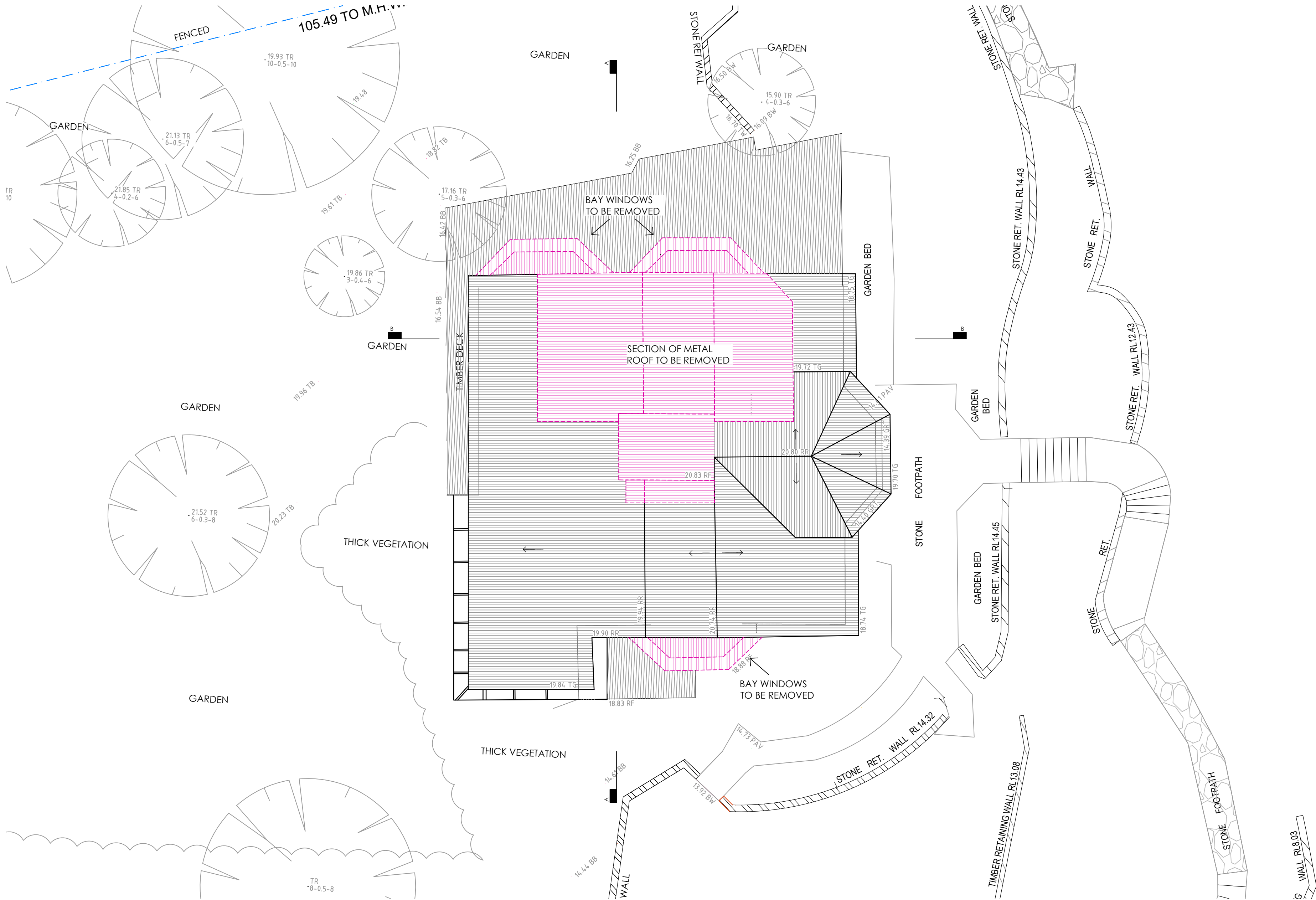
----- DEMOLITION

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	PROJECT ADDRESS: 5 Sturdee Lane Elvina Bay 2105			
	DRAWING TITLE_NUMBER: DEMOLITION PLAN - GROUND FLOOR A_SP_X01A.01	SCALE: 1:100 (A2)		





KEY

DEMOLITION

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2105

DRAWING TITLE_NUMBER:
DEMOLITION PLAN
- ROOF
A_SP_X01B_01

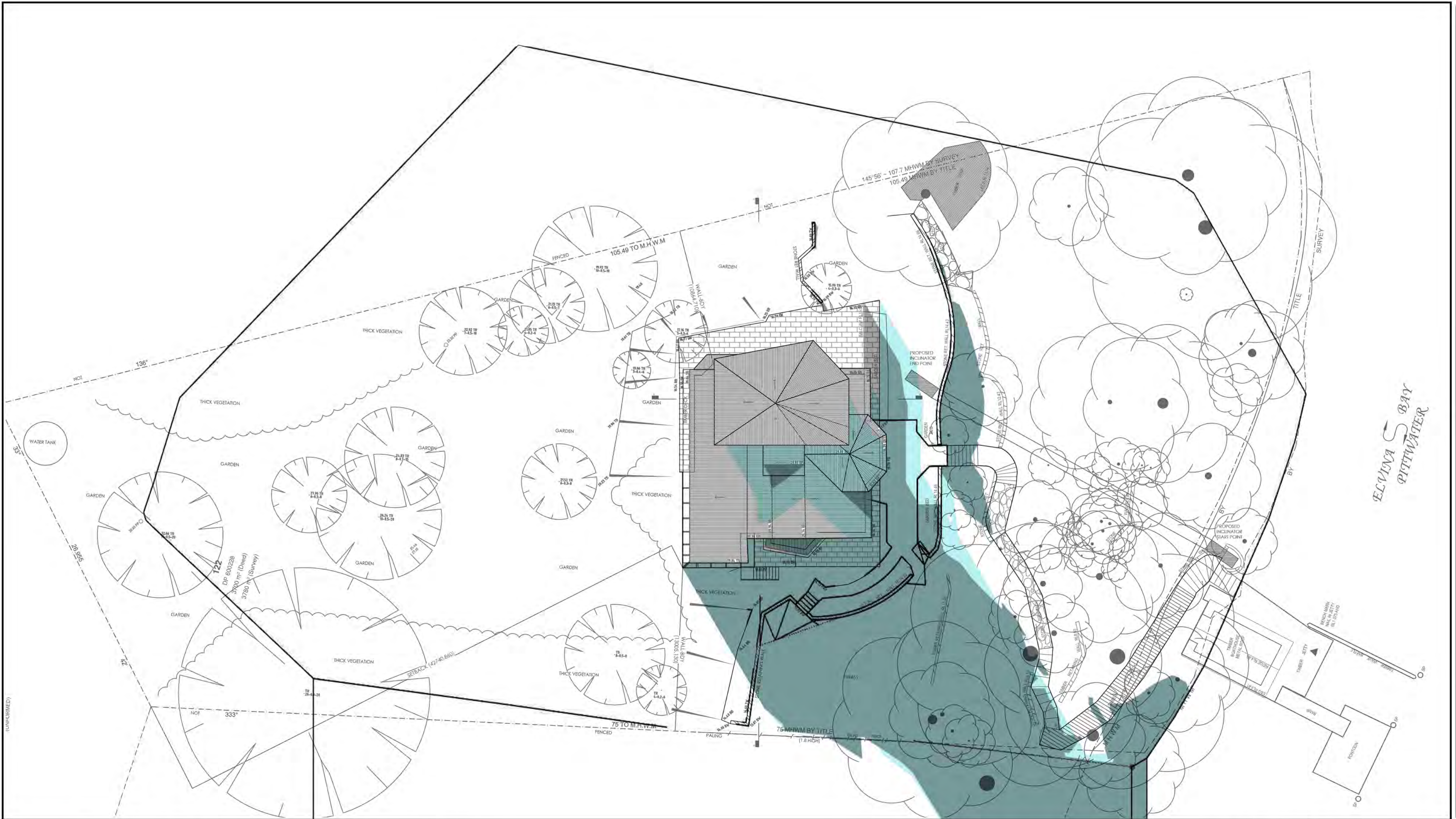
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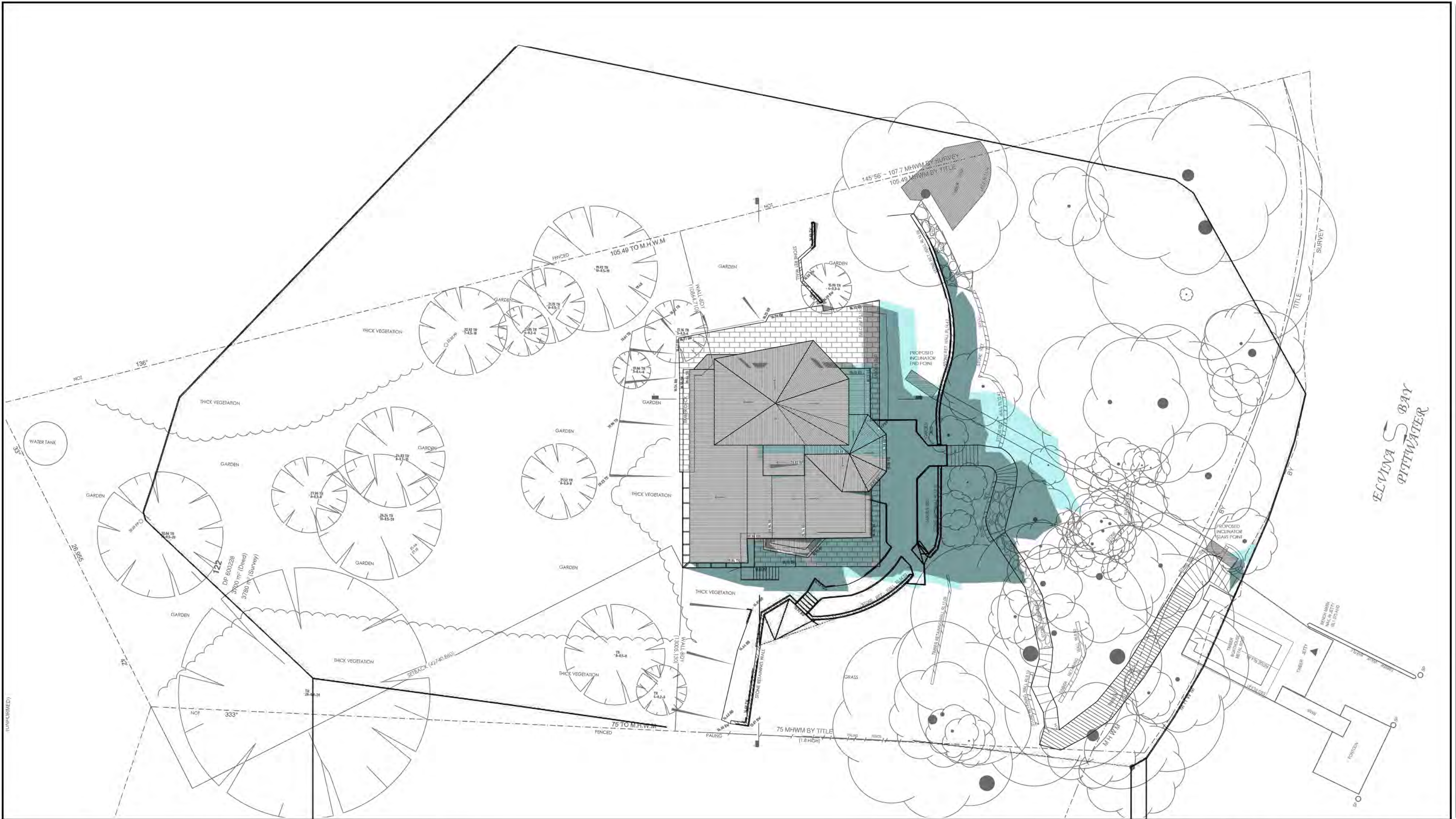
P



 Proposed Shadow  Existing Shadow

Shadow Diagram on 21 June at 9am

TREE SIZES AND POSITIONS ARE ESTIMATES ONLY. CONTOUR ARE INDICATIVE ONLY. ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY. SERVICES & UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE ON SITE. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO ANY CONSTRUCTION. LOT DIMENSIONS ARE TAKEN FROM TITLE DIAGRAM. THE SITE AREA HAS BEEN CALCULATED FROM THIS. ALL DIMENSION MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION. THIS PLAN & SHADOW DIAGRAM HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF STUDIO P. THE POSITION OF SURVEYED DATA HAS BEEN LOCATED AND IS SHOWN TO TOPOGRAPHIC ACCURACIES. IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL AND DIMENSIONS ARE NOT SHOWN FURTHER SURVEY MAY BE REQUIRED		BOUNDARIES HAVE NOT BEEN DEFINED AS PART OF THIS SURVEY. ANY CONSTRUCTION ON OR NEAR BOUNDARIES WILL REQUIRE FURTHER SURVEY IN ORDER THAT MARKS DEFINING BOUNDARIES CAN BE PLACED. BEARING AND DISTANCE OF BOUNDARIES ARE BY TITLE ONLY. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY. THE ORIENTATION OF THE NORTH IN THIS PLAN IS TAKEN FROM DP AND NOT HAS BEEN VERIFIED BY SURVEY. THE NEIGHBOURING PROPERTIES ARE MODELLED WITH LIMITED AND GIVEN DIMENSIONS IF NECESSARY FURTHER SURVEY MAY BE NEEDED.		Shadow Diagram 5, Sturdee Lane, Elvina Bay, NSW. Client: Bruce Gary Architects: P Studio, Architecture & Interiors The Rocks		 27, Clover Approach, Seville Grove, WA-6112 Scale: 1:200 Paper Size : A2		Date: 19-05-24 Drn: CS Lat: 33.637809S Long: 151.281513E
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 Proposed Shadow  Existing Shadow

Shadow Diagram on 21 June at 12pm

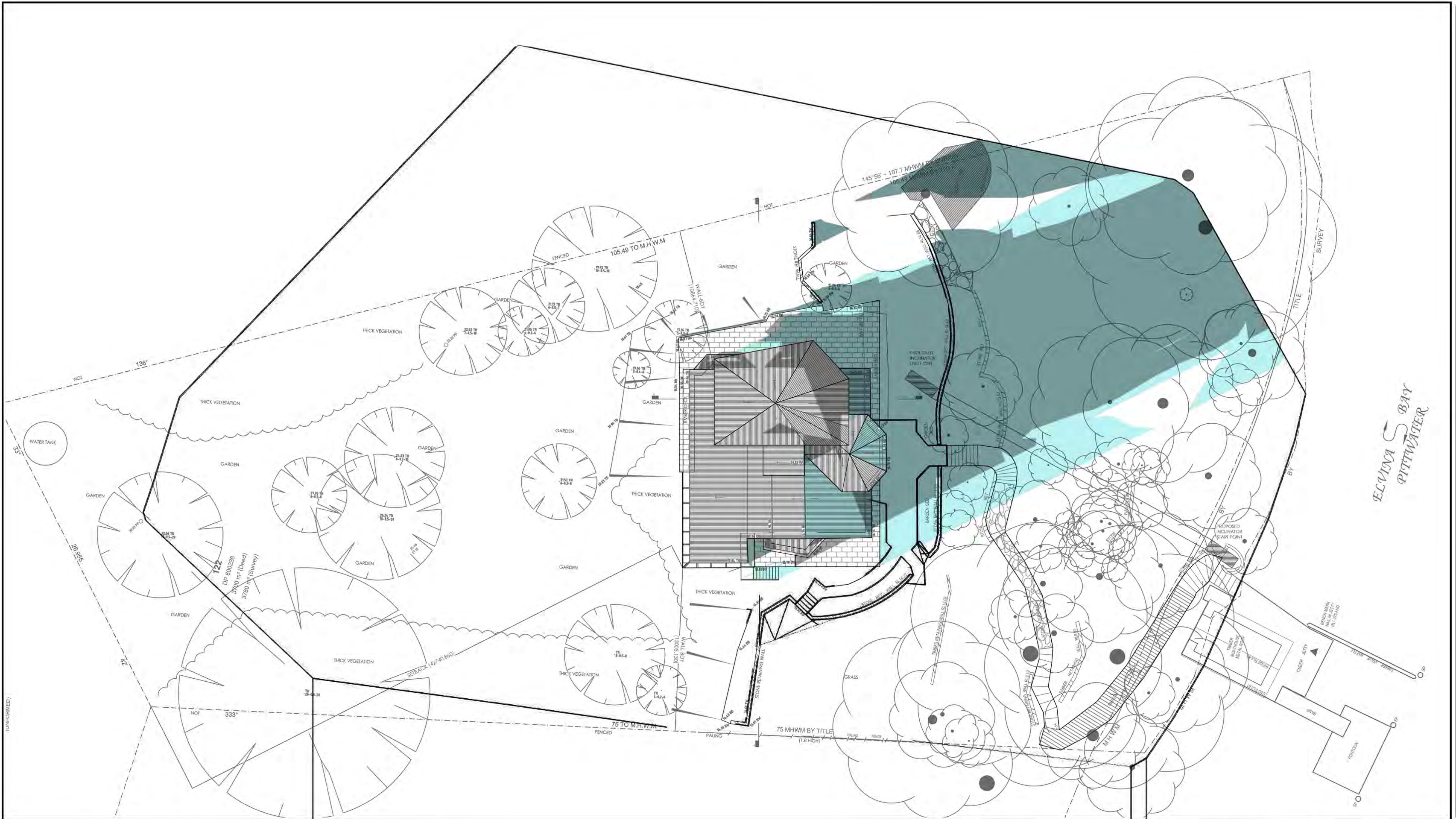
TREE SIZES AND POSITIONS ARE ESTIMATES ONLY.
CONTOUR ARE INDICATIVE ONLY.
ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.
SERVICES & UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE ON SITE. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO ANY CONSTRUCTION.
LOT DIMENSIONS ARE TAKEN FROM TITLE DIAGRAM. THE SITE AREA HAS BEEN CALCULATED FROM THIS. ALL DIMENSION MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
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BOUNDARIES HAVE NOT BEEN DEFINED AS PART OF THIS SURVEY.
ANY CONSTRUCTION ON OR NEAR BOUNDARIES WILL REQUIRE FURTHER SURVEY IN ORDER THAT MARKS DEFINING BOUNDARIES CAN BE PLACED.
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THE NEIGHBOURING PROPERTIES ARE MODELLED WITH LIMITED AND GIVEN DIMENSIONS IF NECESSARY FURTHER SURVEY MAY BE NEEDED.

Shadow Diagram	
5, Sturdee Lane, Elvina Bay, NSW.	
Client:	Bruce Gary
Architects:	P Studio, Architecture & Interiors The Rocks

	27, Clover Approach, Seville Grove, WA-6112
	Scale: 1:200
	Paper Size : A2

Date:	19-05-24
Drn:	CS
Lat:	33.637809S
Long:	151.281513E



 Proposed Shadow  Existing Shadow

Shadow Diagram on 21 June at 3pm

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