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10	SITE ANALYSIS PLAN

PROJECT : ALTERATIONS AND FIRST FLOOR ADDITION AND CHANGE OF USE TO A REAL ESTATE AND BROKERAGE BUSINESS

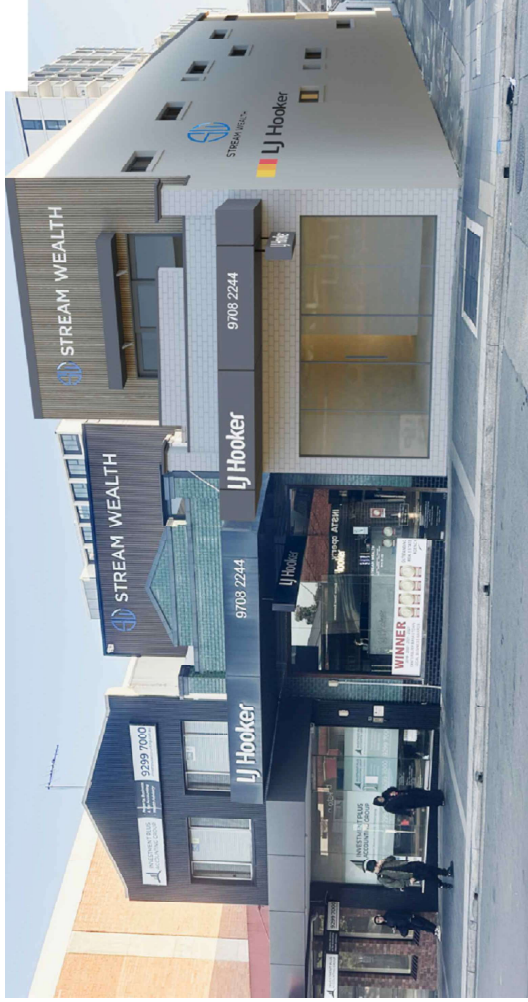
ADDRESS: 9 MARION STREET BANKSTOWN NSW 2200

Sustainable Energy Engineering Consultants



Certificate of Section J compliance

Section	Compliance requirements
J4	Insulation of minimum R3.5 must be added to the building's roof/ ceiling construction . Insulation of a minimum R value =2.25 must be added to the 1st floor external walls of the building. Insulation of a minimum R value = 1.0 is required under the lower ground floor . Single glazed windows - Low-E coating is required in the northern and eastern windows. U= 3.60, SHGC= 0.53 Double-glazed windows - Low-E coating is required in the southern windows of the building. U= 1.6, SHGC = 0.25 See Appendix 2
J5	Sealing to each edge of the door and window in the building is required. Any exhaust fans to have self-closing dampers.
J6	A split A/C system is capable of being deactivated when the air-conditioned space is unattended.
J7	Not to exceed illumination power (1903 W) as in Appendix 3:
J9	The electrician is to consider the solar PV system's future requirements in the switchboard.



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A DEVELOPMENT APPLICATION

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ALTERATIONS AND FIRST FLOOR ADDITION
CHANGE OF USE

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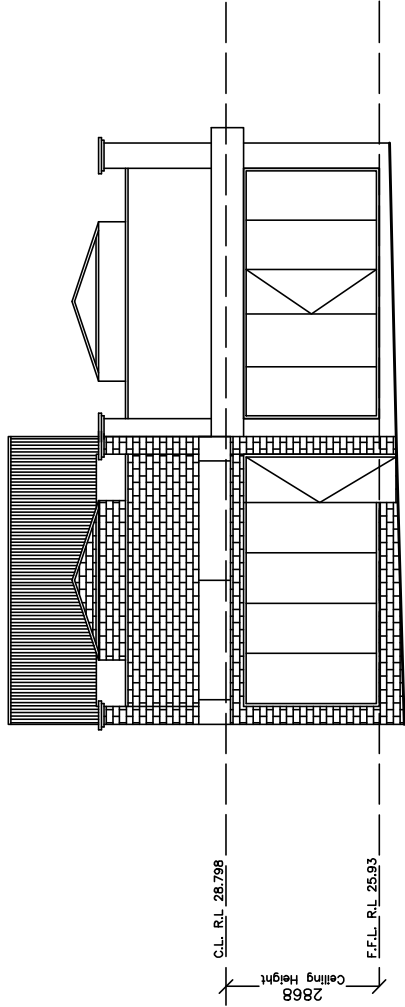
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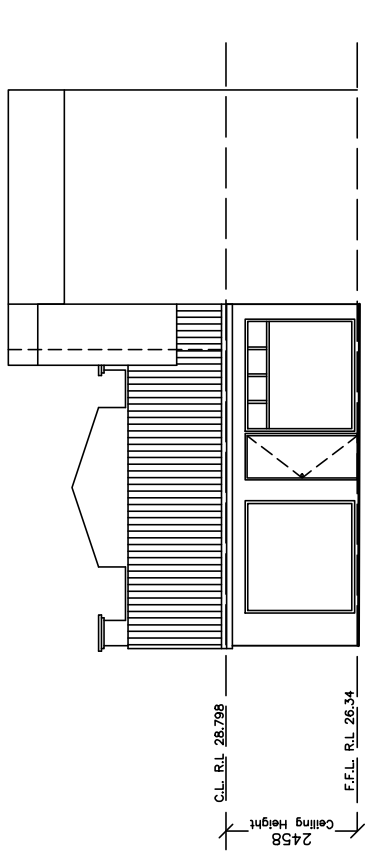
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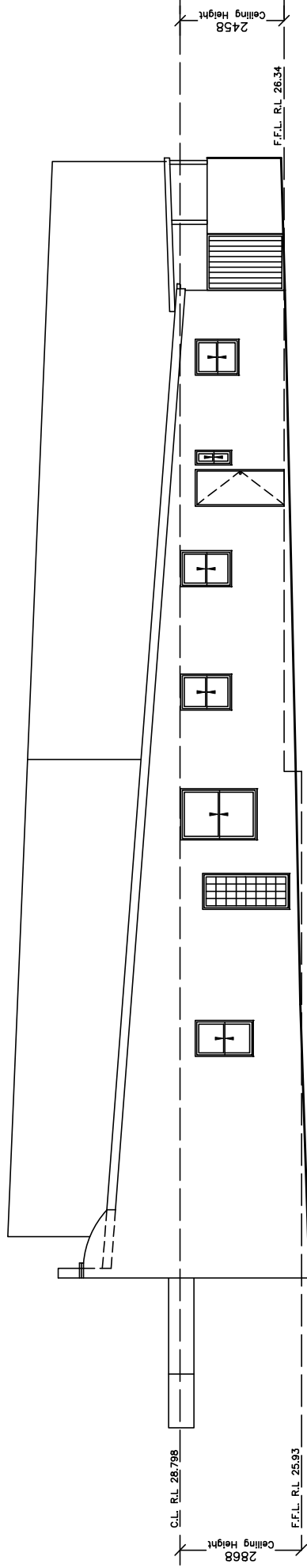
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SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION (PATHWAY)

EXISTING ELEVATIONS

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DEMOLITION TO EXISTING INTERNAL AREA
ALTERATIONS AND FIRST FLOOR ADDITION
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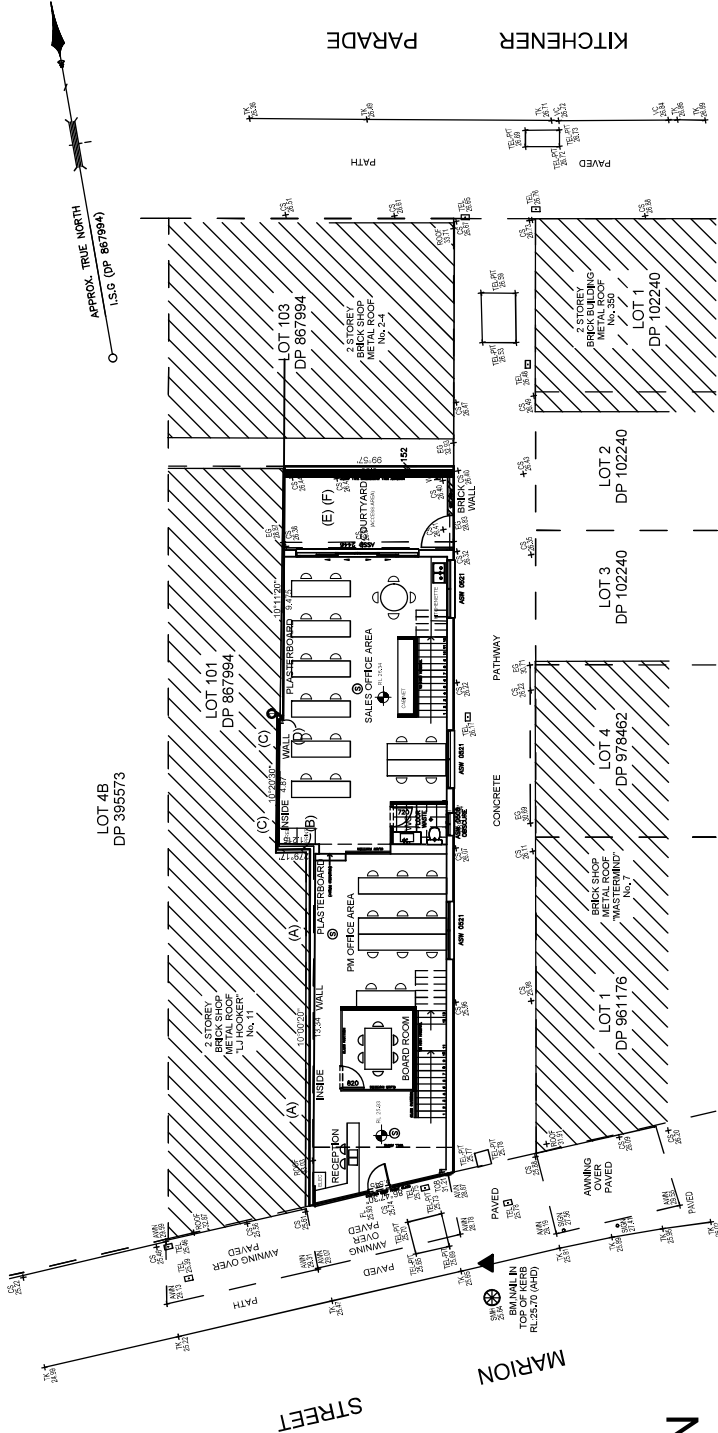
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03

NORTH

JOB NO:
20250007

FLOOR SPACE RATIO	
SITE:	160.60 m ²
GROUND FLOOR:	129.64 m ²
FIRST FLOOR:	130.38 m ²
TOTAL LIVING AREA:	260.02 m ²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	161.9 %
MAX. ALLOWABLE BY COUNCIL:	200 %



SITE PLAN

SCALE 1:200

GENERAL NOTES

- THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
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- SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY ANY CONSTRUCTION OR EXISTENCE
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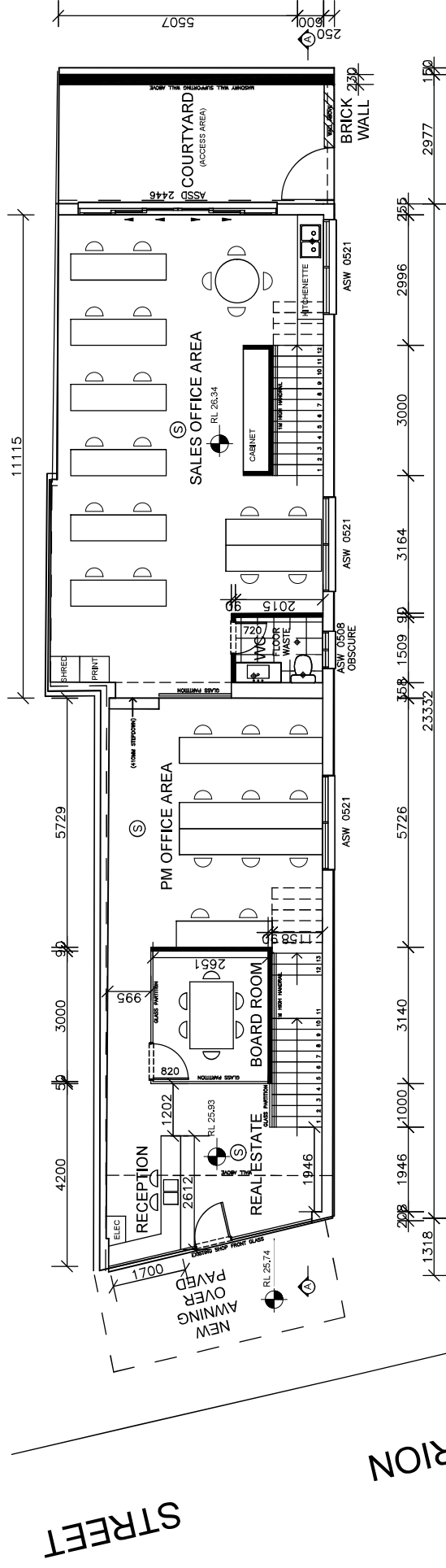
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SMOKE ALARM

NEW WALLS

EXISTING WALLS

PROPOSED FIRST FLOOR PLAN

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STREET

MARION

NEW
AWNING
OVER
PAVED

AWNING

STEEL ROOF 3° FALL
KLIP LOK

CONCRETE

PATHWAY

PROPOSED ROOF PLAN

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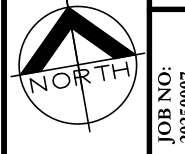
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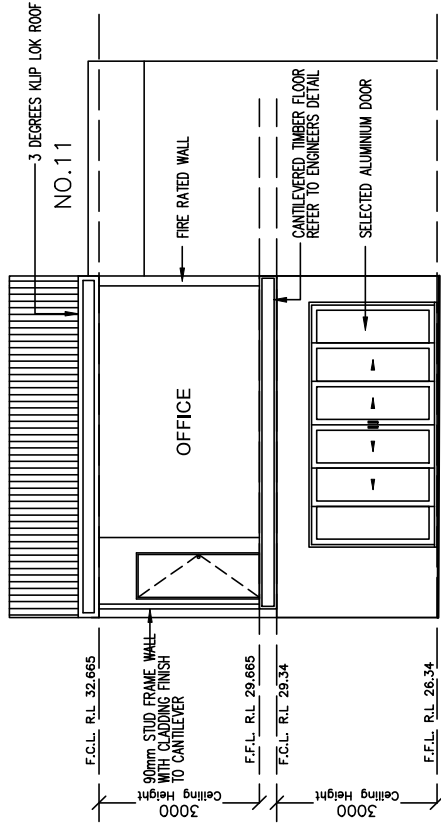
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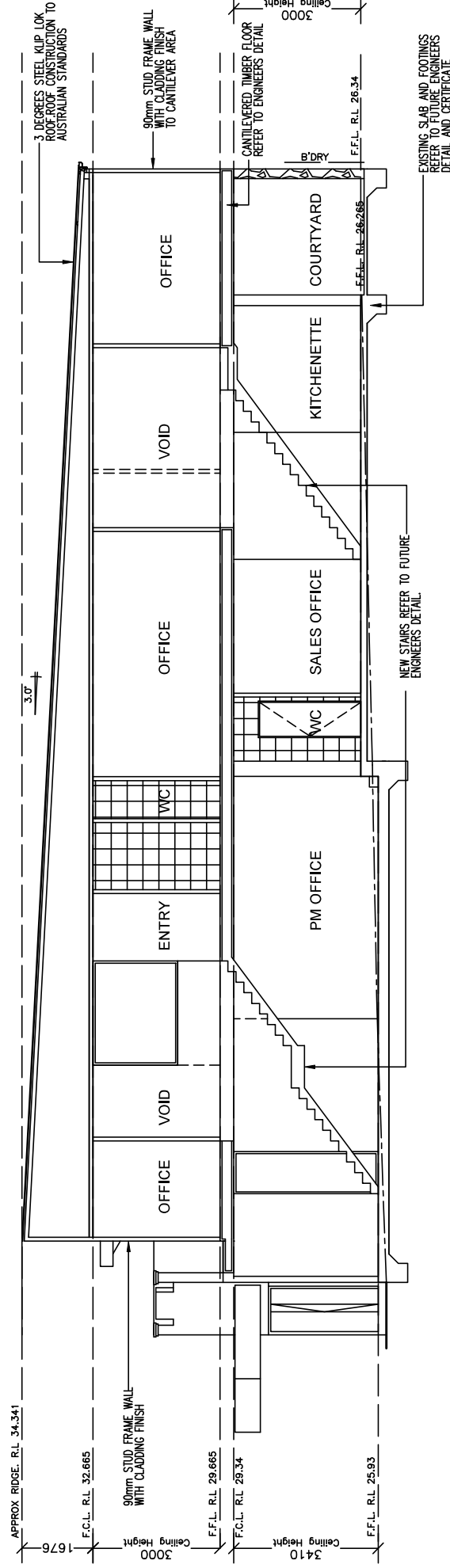
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NO.9



NORTH ELEVATION
COURTYARD



PROPOSED ELEVATION AND SECTION A

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A cross-sectional diagram of a trench for a water pipe. The trench is filled with 'DISTURBED GRAVEL' and has a 'NON-TEXTURED' pipe on top. A 'GEOTEXTILE FILTER FABRIC' is placed at the bottom of the trench, with an arrow indicating the 'DIRECTION OF OVERLAND WATER FLOW'. The fabric is labeled 'PERMEABLE FILTER FABRIC TO THE SAND ALLOW THROUGH'. The trench is shown 'MEET INTO CONCRETE IF ON ROAD'. Dimensions include '1.5m HIGH TRUNK PORTS', '0.9m C/P SAC', and '1.5m HIGH TRUNK PORTS'. A note at the bottom states: 'MIN. 100mm THICK, MIN. 100mm DEPTH, MEET INTO CONCRETE IF ON ROAD'.

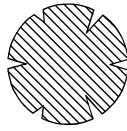
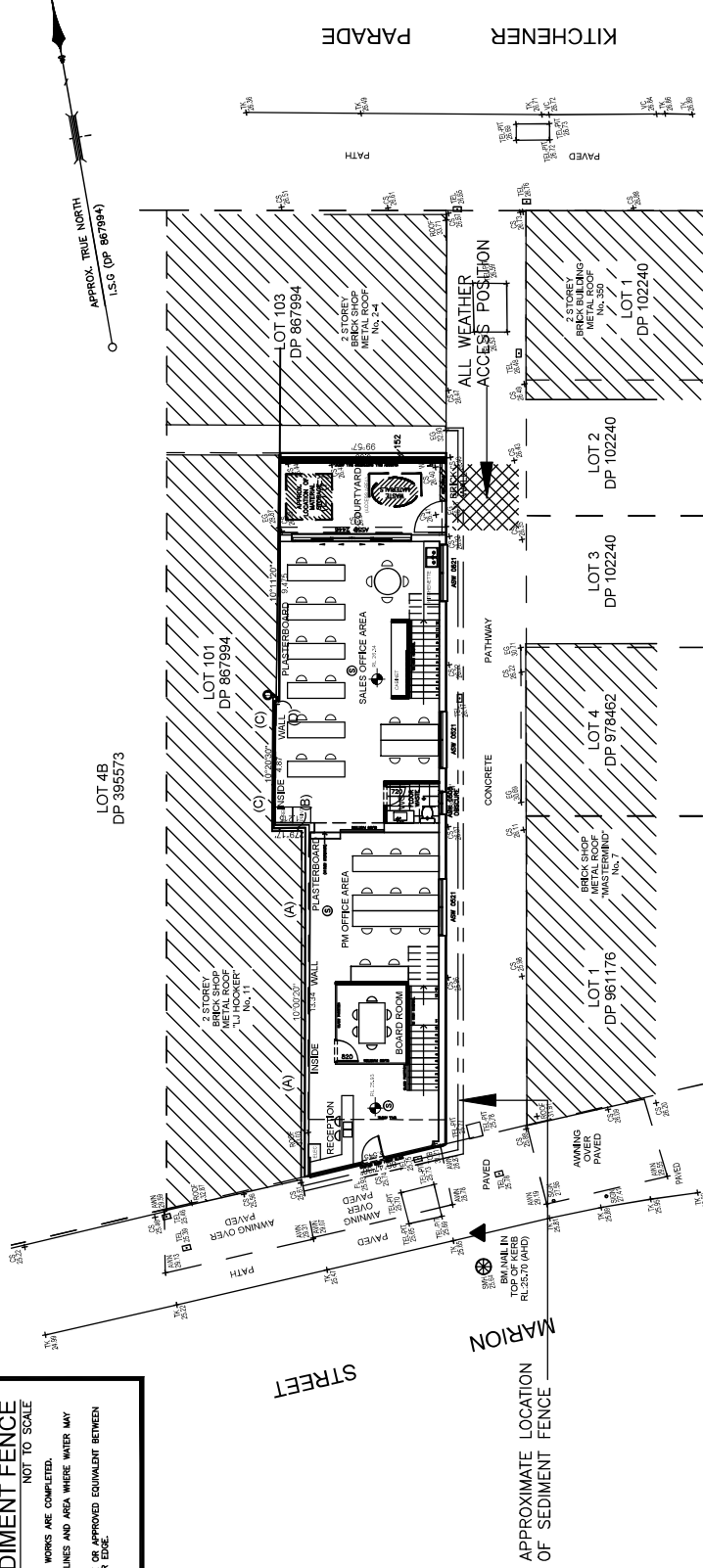
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL, SHALL BE INSTALLED AND MAINTAINED TO THE STANDARDS OF THE SOIL CONSERVATION SERVICE AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING REVEGETATION.
3. ALL ROAD AND TRAIL PITS SHALL BE CONSTRUCTED AROUND AN INLET PIPE, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BARRIERS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 1/2 FULL OF SEDIMENT, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH APPROPRIATE PLANT SPECIES.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED IN AREAS OF LOW TRAFFIC AND SHALL BE COVERED TO CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE CONSTRUCTED SHALL BE CONSTRUCTED BY STRETCHING POST AT 3.0m CENTRES. FABRIC SHALL BE BURRED

NOT TO SCALE

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

NOTE: TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE.
SEDIMENT BARRIERS ARE
CUSTOMISED TO SITE CONDITIONS

PORTABLE
TOILET

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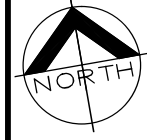
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EROSION SEDIMENT CONTROL**

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SCALE:

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SCHEDULE OF FINISHES

9 MARION STREET BANKSTOWN

NEW SHOP AWNING:

Material: Alucobond

Colour: JLR Grey Metallic



SHOP FRONT WALL AND PARAPET:

Material: Tiles

Colour: White tiles with grey grout



TOP FRONT WALL AND REAR TOP FLOOR CANTILEVER:

Material: Vertical cladding

Colour: Natural light brown



EXTERNAL SIDE WALLS:

Material: Acrylic render

Colour: Dulux paint colour: Whisper white



WINDOWS AND DOORS:

Material: Aluminium Frame

Colour: Windspray

