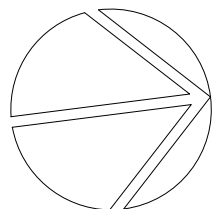


SITE ANALYSIS

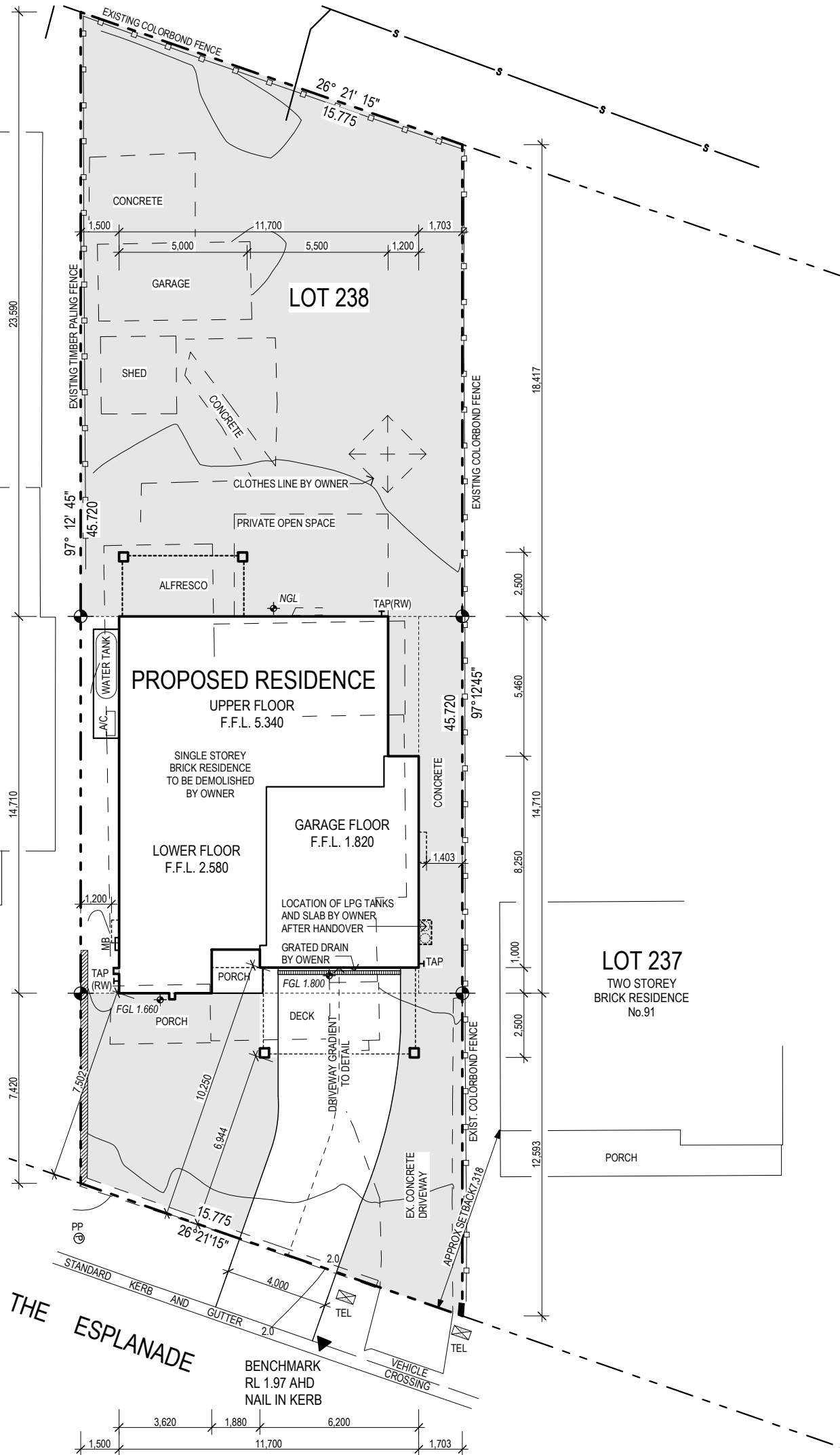
LOT 239
TWO STOREY
BRICK RESIDENCE
No.93

SUNROOM PORCH



SITE PLAN

SCALE 1:200 LOT 238 DP 10570 AREA 676.60m²
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 32255








NOTE: DEMOLITION BY OWNER
THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, INCLUDING REMOVAL OF ALL BUILDING DEBRIS & DISCONNECTION OF SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

NOTE: FINISHED GROUND & FLOOR LEVELS
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF +/- **100mm**, THEREFORE EXTENT OF CUT / FILL BATTERS IS TO BE DETERMINED ON SITE IN CONJUNCTION WITH VOLUME / DENSITY OF SOIL MATERIALS.

NOTE: SURPLUS SOIL
ANY SURPLUS SOIL FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES (IF APPLICABLE) ARE TO BE **STOCKPILED & REMAIN ON SITE**, IF ANY SURPLUS SOIL IS UNABLE TO BE STOCKPILED ON SITE DUE TO SITE LIMITATIONS, ADDITIONAL COSTS WILL APPLY TO REMOVE THE SURPLUS SOIL.

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SITE PLAN LEGEND

MARK	DESCRIPTION	
	SURVEY SETOUT PEG	
	METER BOX	
TAP	TOWNWATER TAP	NOTE: EXACT POSITION OF TAP TO BE DETERMINED ON SITE
TAP (RW)	RECYCLED / RAINWATER TAP	
	ALL RETAINING WALLS BY OWNER U.N.O.	
 S-	APPROXIMATE SEWER LOCATION	
 FGL XX.XXX	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE	

SOIL CLASSIFICATION: M

WIND CLASSIFICATION: N3

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m ²	AREA	m ²
SITE	676.60	UPPER FLOOR	158.17
LANDSCAPED (SOFT)	443.51	LOWER FLOOR	112.40
DRIVEWAY	50.29	GARAGE	43.84
FOOTPRINT	163.82	DECK	20.17
PRIVATE OPEN SPACE	24.00	PORCH	3.32
TOTAL FLOOR AREA:	314.41	ALFRESCO	12.50
SITE COVERAGE:	31.6%	ROOF AREA	244.73

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK -1 x 3,000 LITRE (2.6m LONG x 0.8m WIDE x 1.5m HIGH)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & 2 YARD TAPS

CERTIFYING AUTHORITY: DA - CENTRAL COAST

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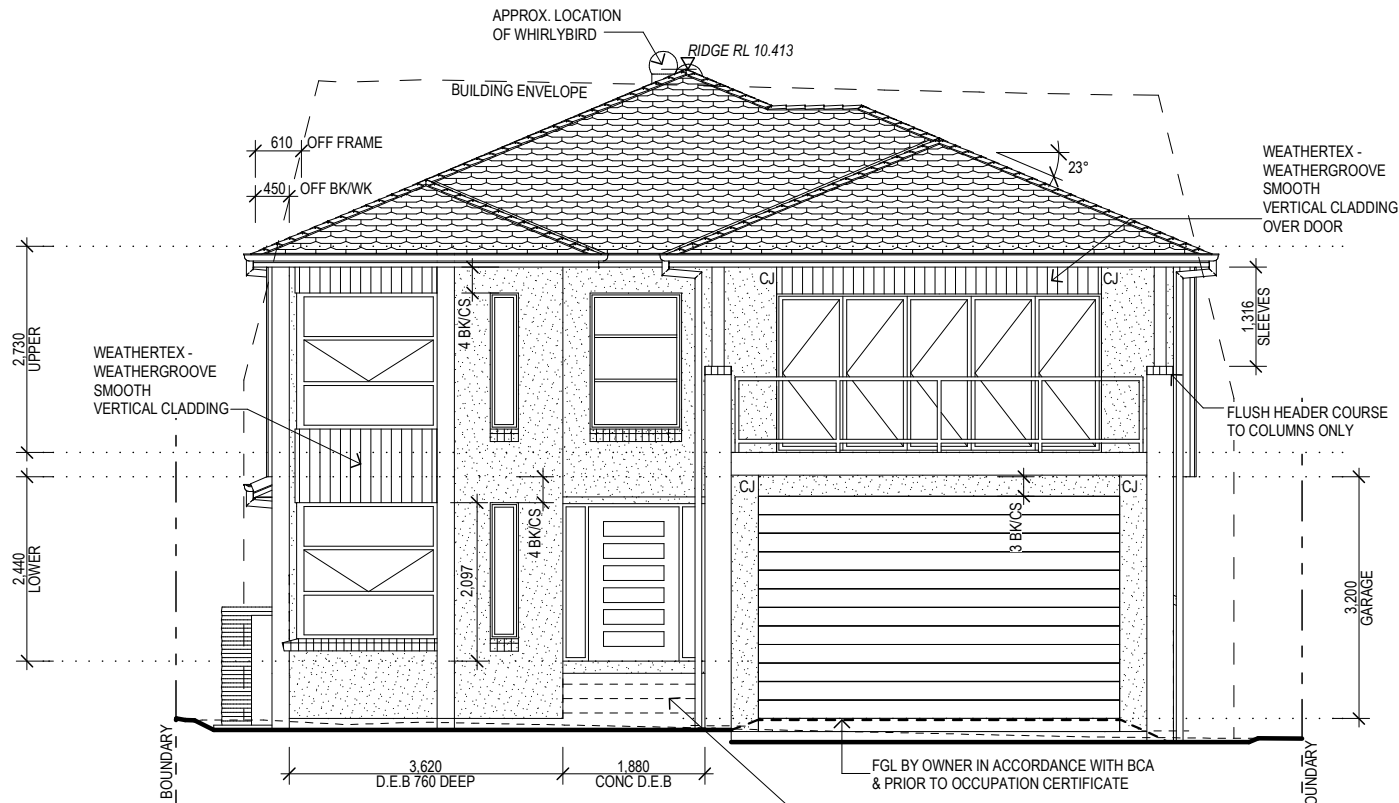
Client Name:
WEEKS, W & F

Job Address:
**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

Design: the MIAMI 1 - 318 - Executive 2022

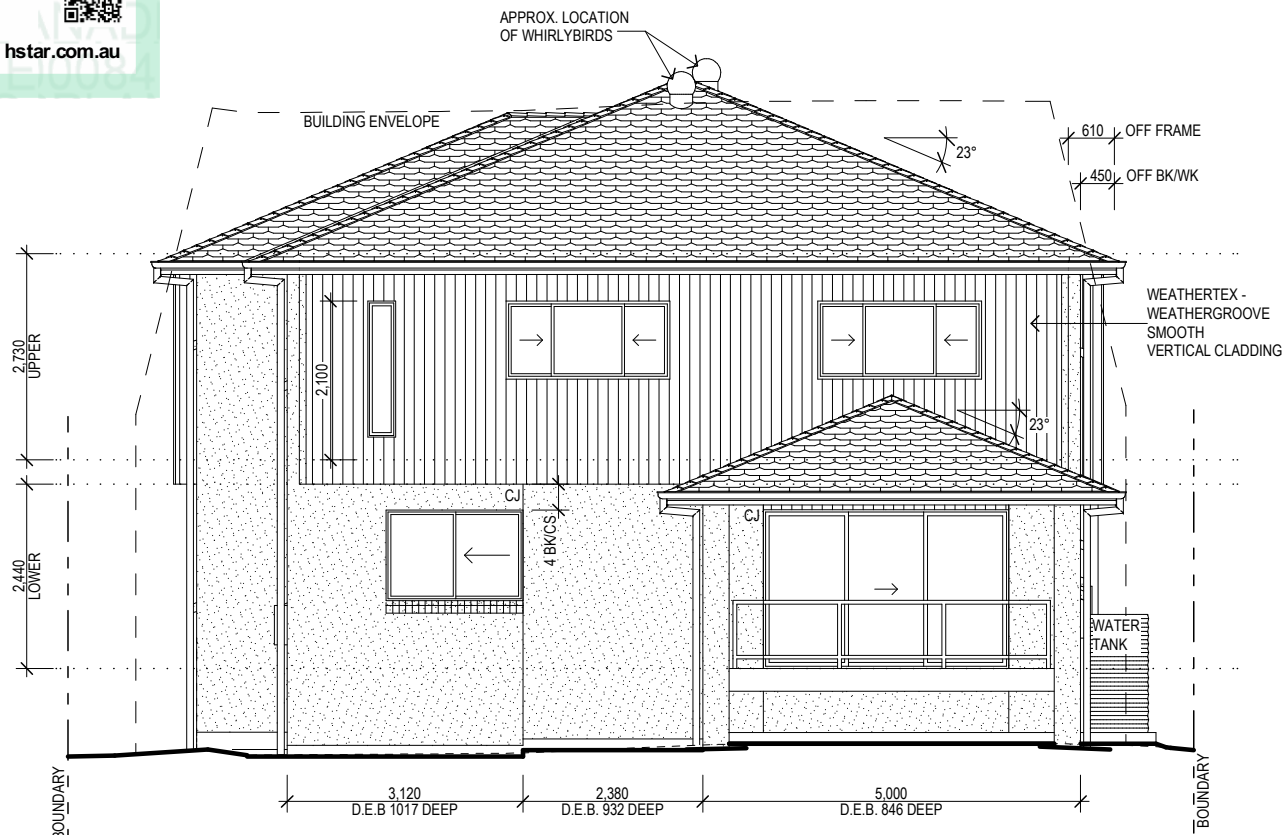
Drawn: B.M.	Sale: AA	Plot Date: 13/02/2023
Job No: 3467	Tender No: 26	Drp No: A1 of 9
		Revision: 1

DO NOT SCALE DRAWING



EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



Lot 238 92 The Esplanade Ettalong Beach				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 star (> 7.5 but <= 9 L/min) Shower Heads				Yes
4 Star Kitchen & Basin taps		Yes	4 Star Toilet	Yes
Alternative Water				
Minimum Tank Size (L)		3000	Collected from Roof Area (m ²)	130
Tank Connected to:				
All Toilets		Yes	Laundry W/M Cold Tap	Yes
One outdoor tap		Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water		Gas instantaneous 6 Star		
Cooling System	Living	3 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned		EER 3.0 - 3.5
Heating System	Living	3 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned		EER 3.0 - 3.5
Ventilation	1 x Bathroom	Individual fan, ducted to façade or roof		Manual switch on/off
	Kitchen	Individual fan, ducted to façade or roof		Manual switch on/off
	Laundry	No mechanical ventilation (ie. Natural)		
Natural Lighting	Window/Skylight in Kitchen			No
	Window/Skylight in Bathrooms/Toilets		Yes	to 3
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		5	Dedicated No
	Number of Living/Dining rooms		3	Dedicated No
	Kitchen	Yes	Dedicated	No
	All Bathrooms/toilets	Yes	Dedicated	No
	Laundry	Yes	Dedicated	No
	All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS				
Outdoor clothes line		Yes	Ventilated refrigerator space	Yes
Stove/Oven		Gas cooktop & electric oven		

February 2023 BSA Reference: 19350
Building Sustainability Assessments Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

Important Note
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.
In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Added Insulation	
Roofing Tile		Storm-Grey SA 0.88	
Foil			
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Timber		As drawn (if not noted default values used)	
None			
Windows		Glass and frame type	
ALM-001-01 A		Aluminium Type A Single clear	6.70 0.51 - 0.63 As drawn
ALM-002-01 A		Aluminium Type B Single clear	6.70 0.63 - 0.77 As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
-----------	----------------------	---	------	-----------	--------

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements (eaves, verandahs, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)

Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes

Nil

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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

- TILES
- COLORBOND

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1	ISSUE TO SALES	13/01/2023
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Client Name:

WEEKS, W & F

Job Address:

PROPOSED RESIDENCE Lot 238, No.92 The Esplanade ETTALONG BEACH

Design: the MIAMI 1 - 318 - Executive 2022

Drawn:	Sale:	Plot Date:
B.M.	AA	13/02/2023
Job No:	Tender No:	Drp No:
3467	26	A4 of 9
		Revision:
		1

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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
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LEVEL OF EXTERNAL FINISH

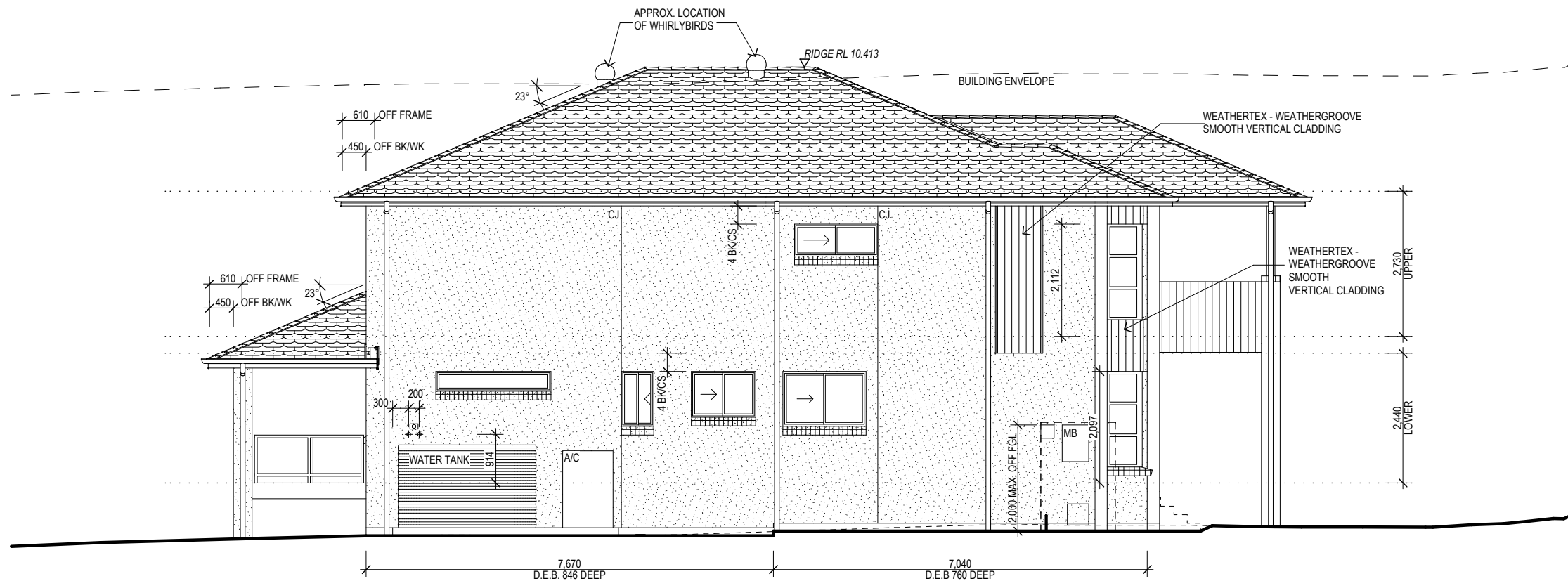
EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

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- MOROKA BAG & PAINT
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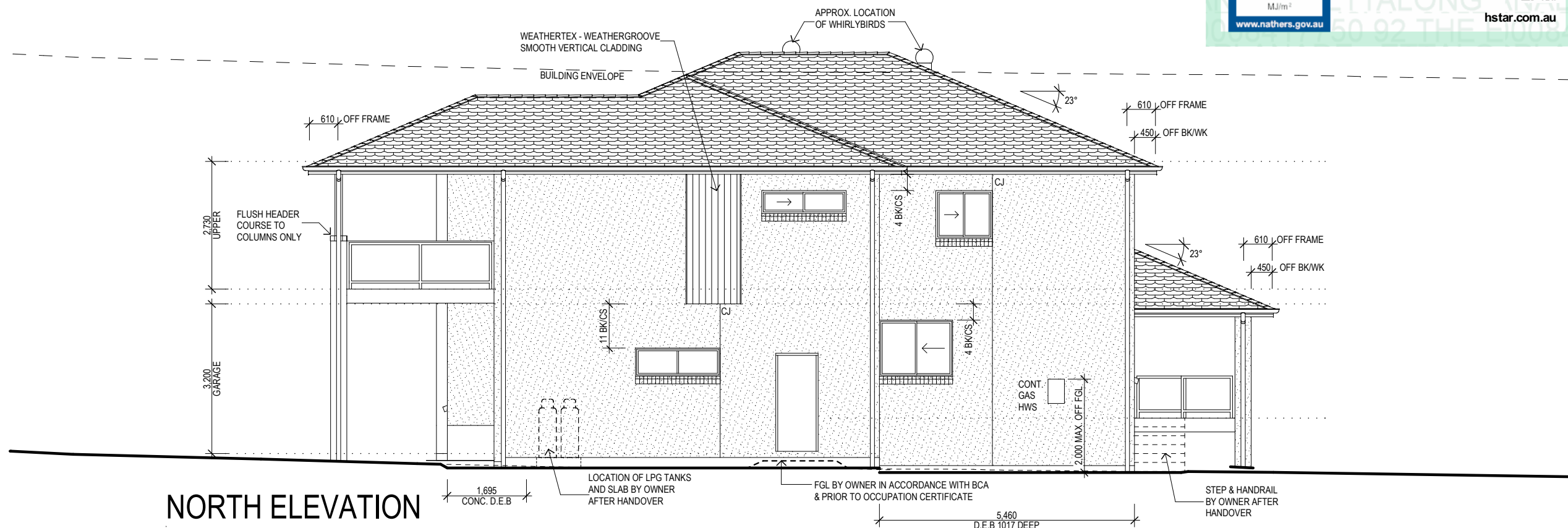
ROOF CLADDING

- TILES
- COLORBOND



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



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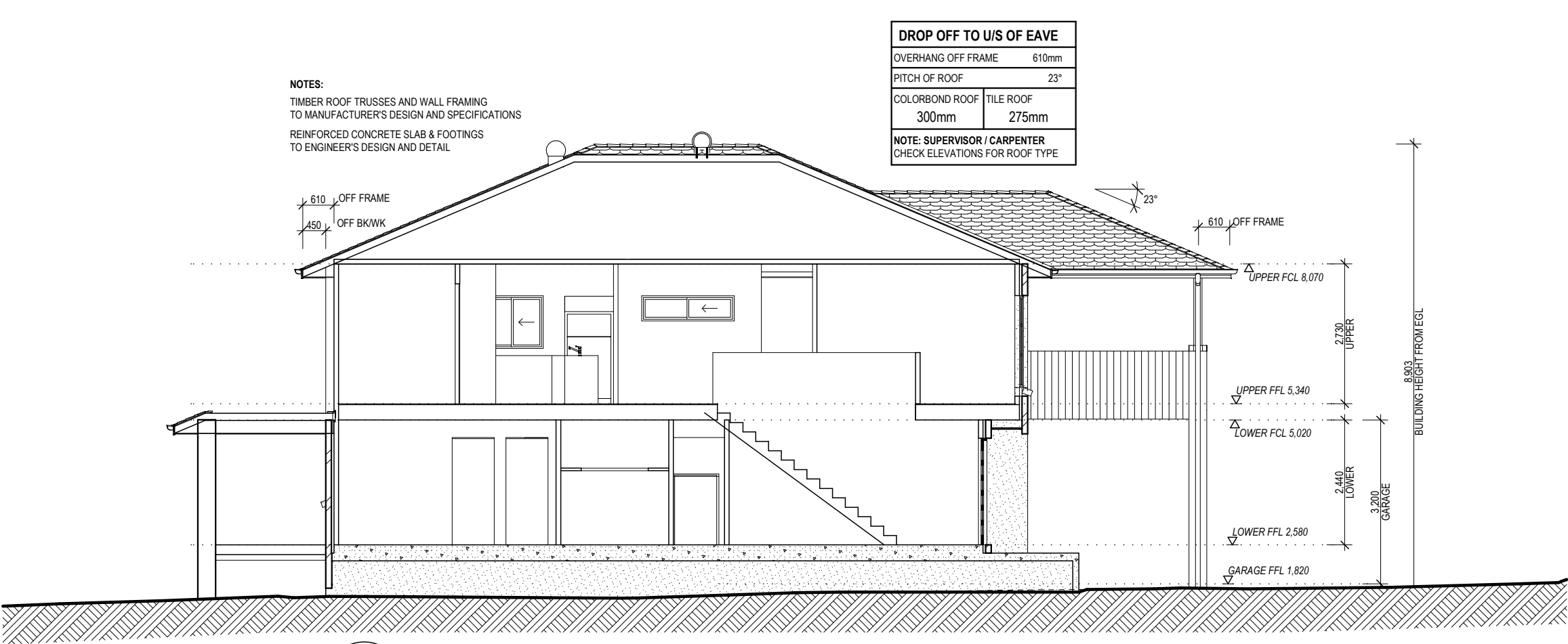
Client Name:
WEEKS, W & F

Job Address:
**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

Design: the MIAMI 1 - 318 - Executive 2022

Drawn: B.M.	Sale: AA	Plot Date: 13/02/2023
Job No: 3467	Tender No: 26	Drp No: A5 of 9
		Revision: 1

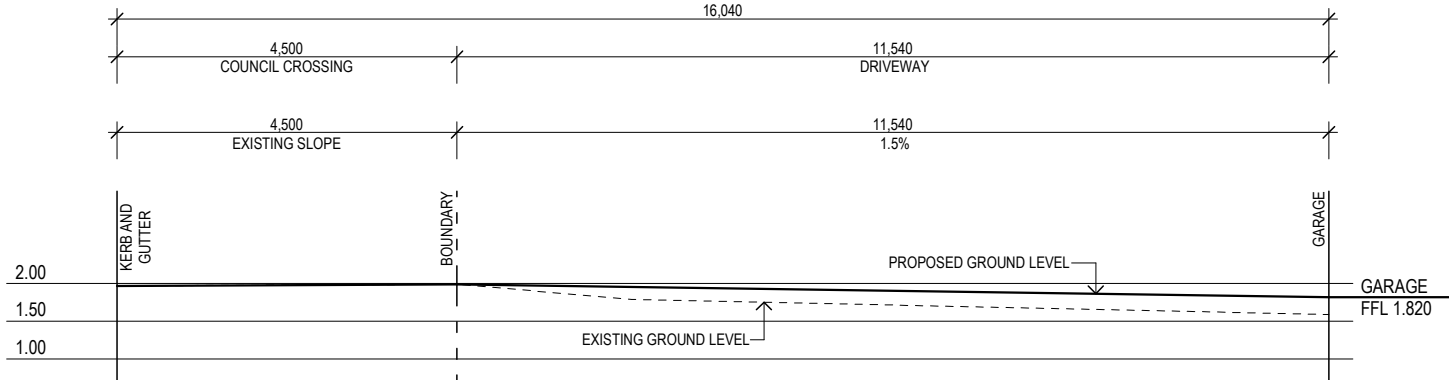
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A
A4

SECTION

SCALE 1:100



-
A2

DRIVEWAY LONG SECTION

SCALE 1:100

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ELEVATION / SECTION LEGEND

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HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS
(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

PLEASE NOTE:
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ROOF CLADDING

- TILES
- COLORBOND

2	ISSUE TO BASIX & ENGINEER	13/02/2023
1	ISSUE TO SALES	13/01/2023
Issue:	Description:	Date:

MONTGOMERY HOMES
BUILDING ON EVERY LEVEL

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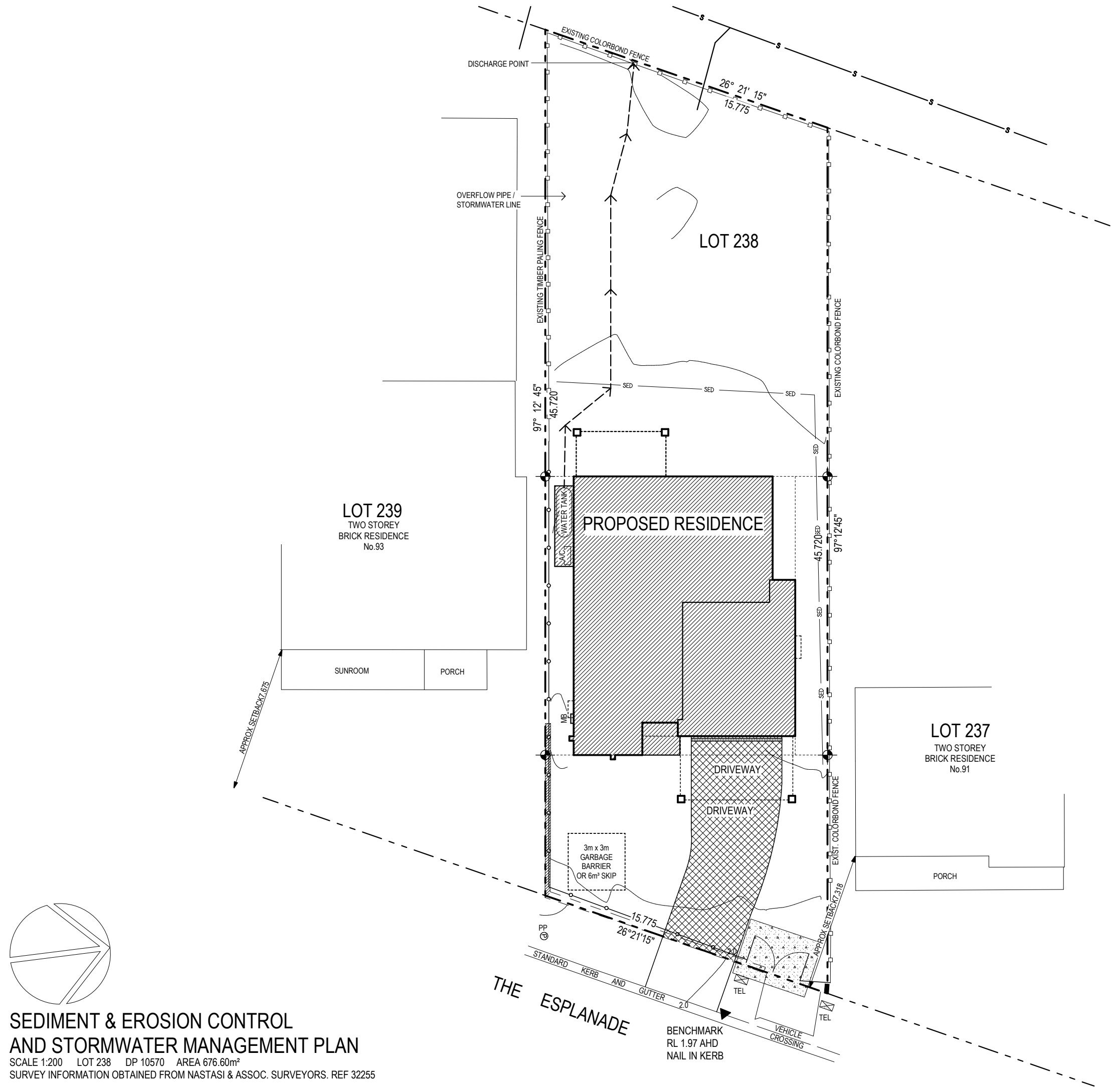
Client Name:
WEEKS, W & F

Job Address:
**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

Design: the MIAMI 1 - 318 - Executive 2022

Drawn: B.M.	Sale: AA	Plot Date: 13/02/2023	
Job No: 3467	Tender No: 26	Drg No: A6 of 9	Revision: 1

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**SEDIMENT & EROSION CONTROL
AND STORMWATER MANAGEMENT PLAN**
SCALE 1:200 LOT 238 DP 10570 AREA 676.60m²
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 32255

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WATER MANAGEMENT TABLE		
IMPERVIOUS AREA	AREA m ²	NOTE
FOOTPRINT	163.82	
DRIVEWAY	50.29	FALLS TO EASEMENT AT REAR OF BLOCK
TOTAL	214.11	
ROOF AREA	244.73	UP TO APPROX. 50% PIPED TO WATER TANK

OVERFLOWS FROM WATER TANK TO BE DISCHARGED INTO EASEMENT AT REAR OF BLOCK

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK - 1 x 3,000 LITRE (2.6m LONG x 0.8m WIDE x 1.5m HIGH)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & 2 YARD TAPS

	OVERFLOW PIPE / STORMWATER LINE
	FOOTPRINT OF PROPOSED RESIDENCE
	DRIVEWAY
	SEDIMENT CONTROL FENCE
	STABILISED SITE ACCESS
	SECURITY FENCE & GATES
	SEWER
	EXISTING FENCE

SEDIMENT CONTROL NOTES

- ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PREVENTION OF DISCHARGE OF ANY POLLUTANTS FROM THE SITE.
- ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
- ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEANED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITH DISTURBED AREAS ON SITE.
- IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING (BY OWNER) OR MULCHING. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

2	ISSUE TO BASIX & ENGINEER	13/02/2023
1	ISSUE TO SALES	13/01/2023
Issue:	Description:	Date:

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HOMES**
BUILDING ON EVERY LEVEL

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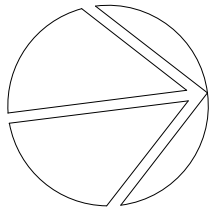
Job Address:

**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

Design: the MIAMI 1 - 318 - Executive 2022

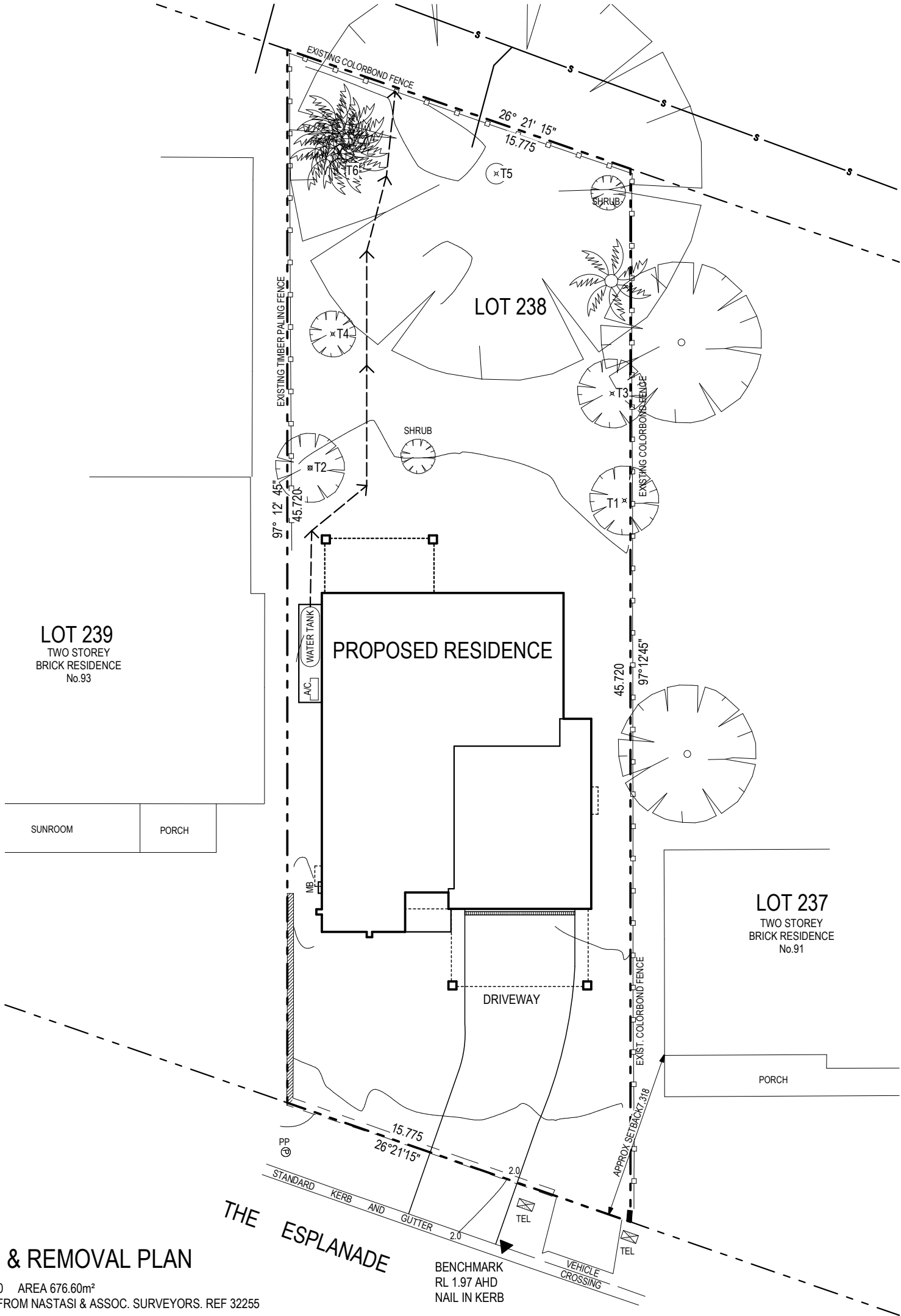
<small>Drawn:</small> B.M.	<small>Sale:</small> AA	<small>Plot Date:</small> 13/02/2023	
<small>Job No:</small> 3467	<small>Tender No:</small> 26	<small>Drp No:</small> A7 of 9	<small>Revision:</small> 1

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TREE RETENTION & REMOVAL PLAN

SCALE 1:200 LOT 238 DP 10570 AREA 676.60m²
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 32255



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TREE LEGEND

#	RET.	REM.	SPECIES	HEIGHT	DIAMETER
T1	×			4m	0.1m
T2	×			3m	0.2m
T3	×			5m	0.1m
T4	×			5m	0.1m
T5	×			12m	0.1m
T6	×		PALMS	10m	0.2m

←	OVERFLOW PIPE / STORMWATER LINE
	TREES TO BE REMOVED (BY SEPARATE APPLICATION)
	TREES TO REMAIN

2	ISSUE TO BASIX & ENGINEER	13/02/2023
1	ISSUE TO SALES	13/01/2023
Issue:	Description:	Date:



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Client Name:

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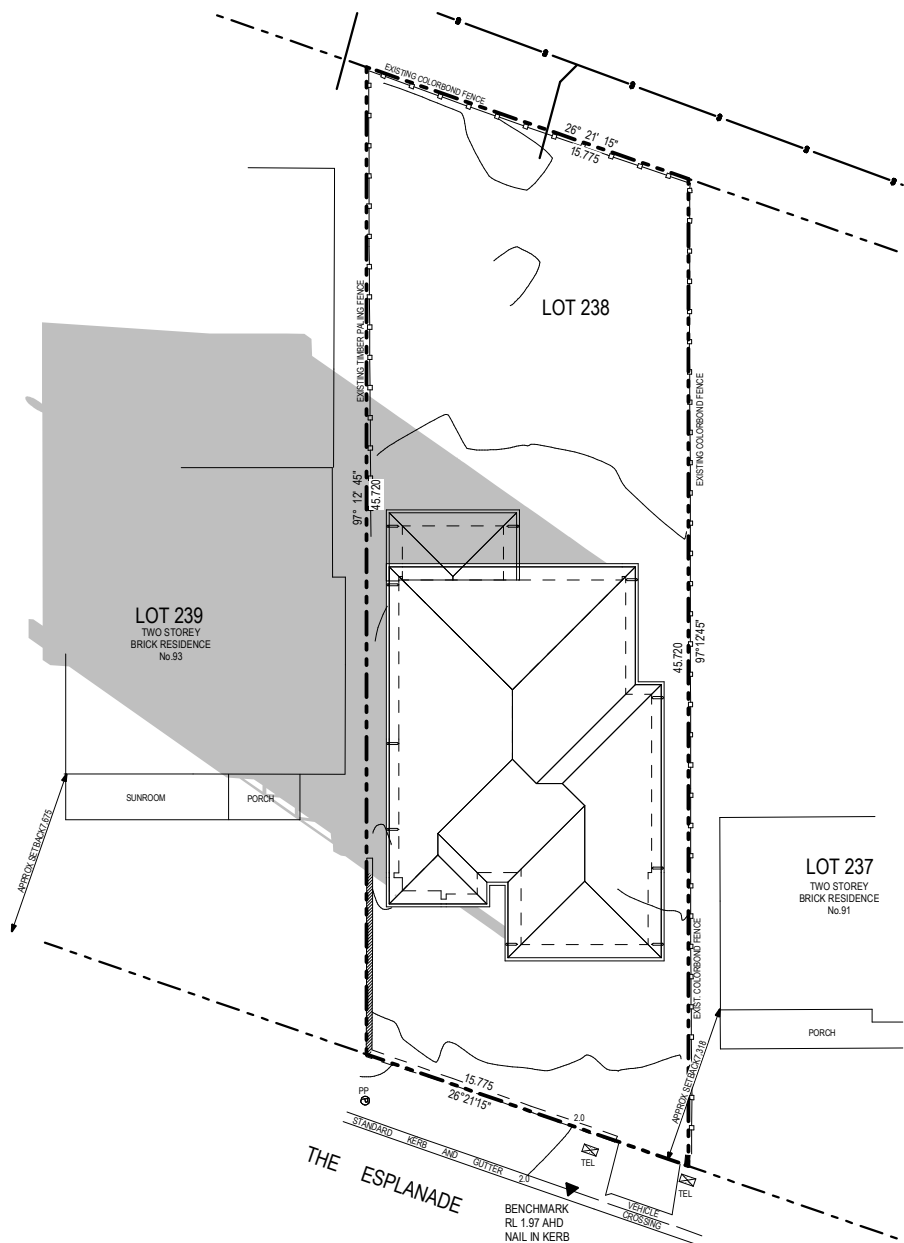
Job Address:

**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

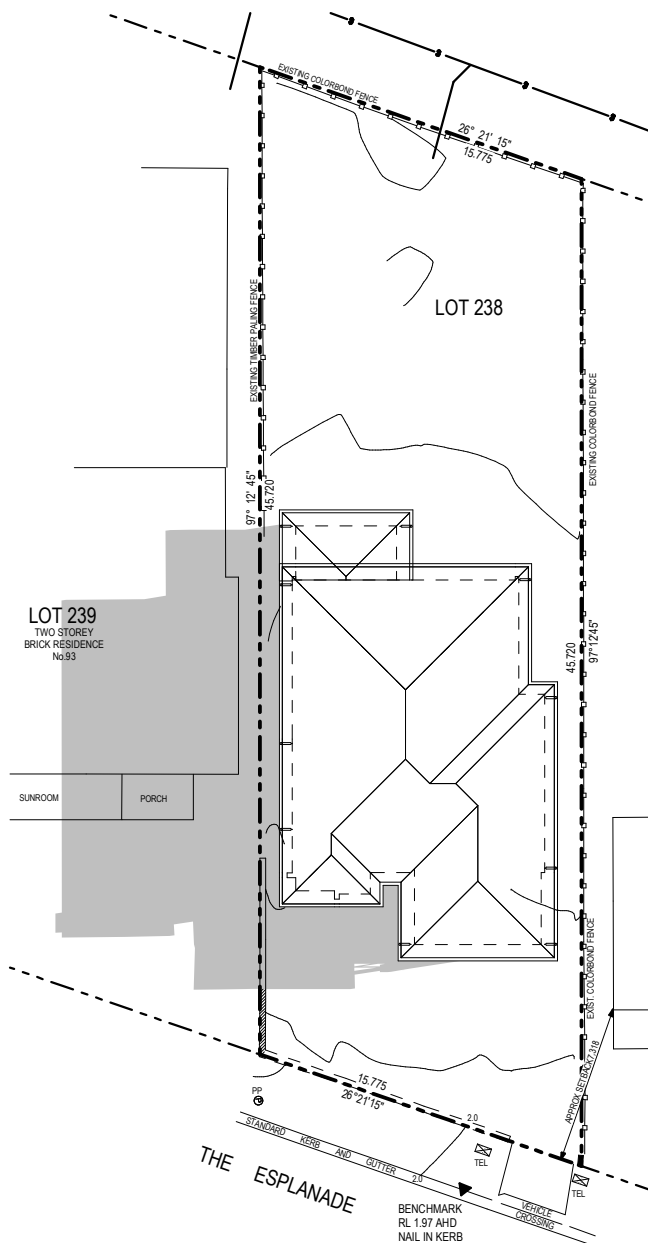
Design: the MIAMI 1 - 318 - Executive 2022

Drawn: B.M.	Sale: AA	Plot Date: 13/02/2023
Job No: 3467	Tender No: 26	Drq No: A8 of 9
		Revision: 1

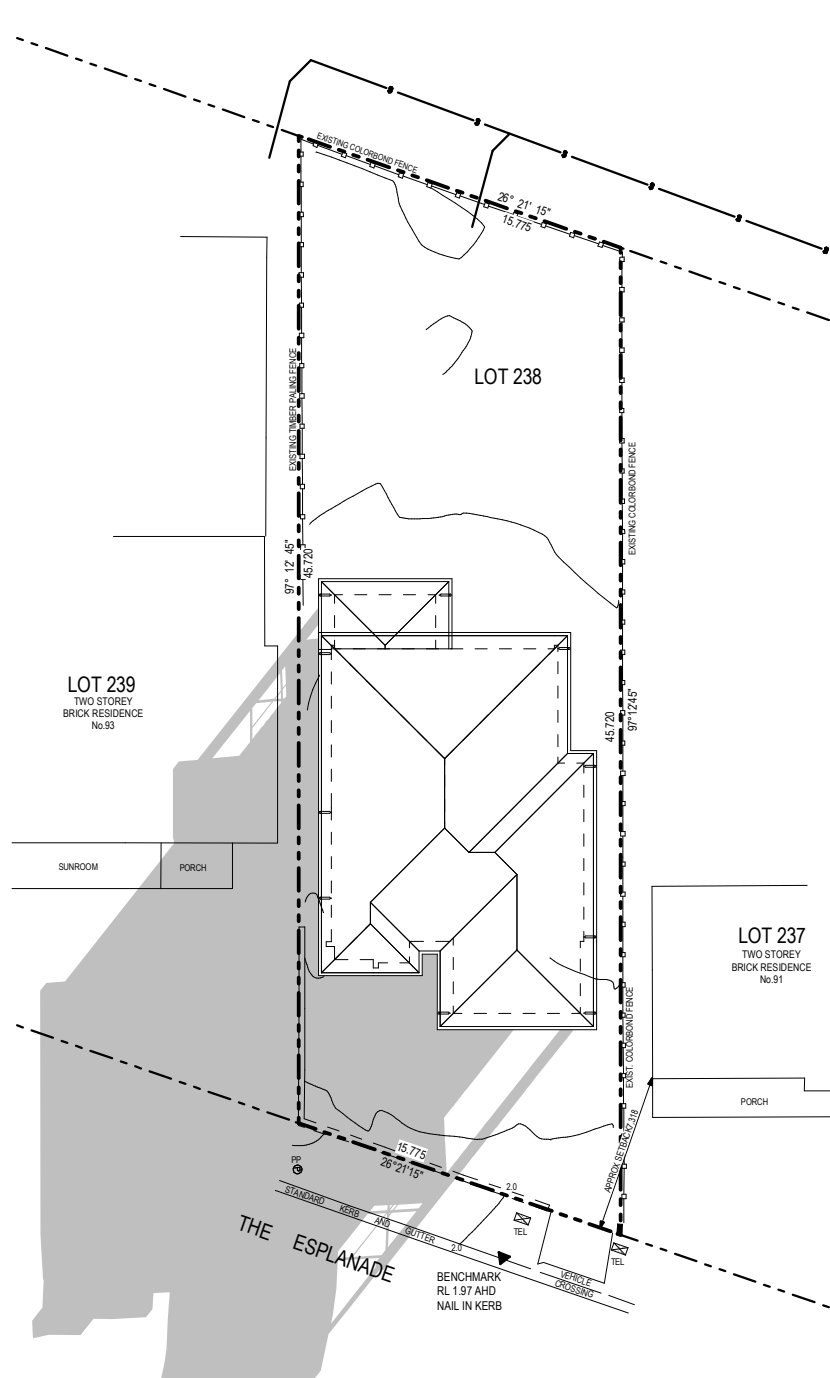
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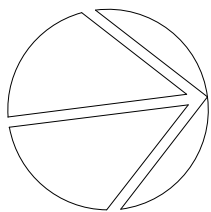
JUNE 21 - 9:00am



JUNE 21 - 12:00pm



JUNE 21 - 3:00pm



SUN STUDY

SCALE 1:350 LOT 238 DP 10570 AREA 676.60m²
SURVEY INFORMATION OBTAINED FROM NASTASI & ASSOC. SURVEYORS. REF 32255

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Job Address:
**PROPOSED RESIDENCE
Lot 238, No.92 The Esplanade
ETTALONG BEACH**

Design: the MIAMI 1 - 318 - Executive 2022

Drawn: B.M.	Sale: AA	Plot Date: 13/02/2023	
Job No: 3467	Tender No: 26	Drp No: A9 of 9	Revision: 1

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