

KEY PROPOSAL STATISTICS - NEW DWELLING HOME

SITE AREA: FRONTAGE: NUMBER OF DWELLINGS:	835.25m ² 19.65m 1
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*ALLOWABLE FSR

4.4C. Exceptions to floor space ratio (Zone R2)
Lot area (m²) Floor space ratio
> 728.3m² 0.50:1

Maximum FSR = 417.62m²

*GROSS FLOOR AREA

PROPOSED BASEMENT LEVEL GROUND FLOOR AREA: FIRST FLOOR AREA:	1.8m ² 220.5m ² 193.0m ²
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PROPOSED FSR :

415.3m² (0.497:1)

LANDSCAPING FRONT SETBACK

REQUIRED
PROPOSED

45% (63.5m²)
61.5% (86.50m²)

PRIVATE OPEN SPACE
REQUIRED
PROPOSED

80m²
325.23m²

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement.
- (f) storage, and
- (g) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

MATTHEWS Speers Summary:

Floor slabs:

- Concrete
- Bulk insulation R 1.5 under slab where open

Exterior walls:

- Cavity brick with "Kingspan Kooltherm K8 25mm" (R1.4), or similar in cavity. Or, wall system (6883)g total R-value (R1.8)

All external wall materials modelled medium and light colours as per the finishes schedule

Glazing:

- Single glazed clear High Solar Gain Low E
- Type A (U-Value: 5.4, SHGC: 0.49).
- Type B (U-Value: 5.4, SHGC: 0.58).
- U-Value & SHGC are combined glass and frame figures.

Ceiling:

- R 1.5 bulk insulation to ceilings of Basement
- R 3.5 - ceiling insulation to rest of ceilings
- Modelled with sealed, LED downlights & wet area exhaust fans.

Roof:

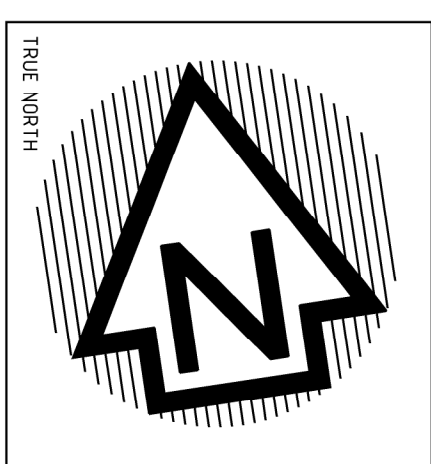
- Metal roof foil no gap reflective side down, anti-glare up, colour medium as per finishes schedule
- waterproof membrane above ground floor to balcony

Please refer to MATTHEWS individual certificates for further details.



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NOTE:	SELECTED TERRACE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITY WITH LOCAL COUNCIL'S REQUIREMENTS. B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS.
NOTE: 4	SPACE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFIC STANDARDS. NEW FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.
ISSUE:	A
APPROVAL:	D.D. DEVELOPMENT APPLICATION
DATE:	FEB 2022
INT:	D.S.



Client:	HABIB, FAWAZ
Project:	PROPOSED NEW 2 STOREY DWELLING OVER BASEMENT INCLUDING POOL & FENCE
Address:	7 SOLOMON COURT, GREENACRE, NSW LOT 5 IN DP 200837
Drawing Title:	GROUND FLOOR PLAN BASEMENT PLAN



Drawn:	SD	Date:	FEB 2022	Scale:	1:100
Check:	D.S.	Job Number:	1388	Issue:	A3
				Sheet:	01

