DEVELOPMENT DATA

SITE AREA: 873.2m²

PROPOSED GROUND FLOOR:	202.42m²
PROPOSED FIRST FLOOR:	224.64m²
PROPOSED PORCH AREA:	7.64m²
PROPOSED ALFRESCO AREA(EACH UNIT):	23.45m²
PROPOSED FLOOR AREA:	
PERMITTED MAX. FLOOR AREA: (FSR 0.5:1)	436.6m²
PROPOSED TOTAL FLOOR AREA:	436.59m²
LANDSCAPE	
PROPOSED TOTAL LANDSCAPE AREA:	304.69m²
MIN 45% LANDSCAPING IN FRONT OF BLD LINE:	72.34m² (59%)
LANDSCAPED AREA BEHIND BUILDING LINE:	232.35m²
PRIVATE OPEN SPACE	
REQUIRED 80m² (DIMENSIONS 5m X 5m)	
PROPOSED POS FOR LOT 2:	137.77m²
PROPOSED POS FOR LOT 2A:	128.22m²
SETBACKS	
FRONT SETBACK:	4.55m - 11.36m
REAR SETBACK:	37.78m - 39.91m
SIDE SETBACK:	0.9m - 1.82m
BUILDING HEIGHT	
PERMITTED MAX. BUILDING HEIGHT:	9m - Complies

BASIX COMMITMENTS

BASIX CERTIFICATE NUMBER: **1255092M**

/for details: See the Basix certificate/
Alternative water
The applicant must install a rainwater tank of at least 3000 litres (For Each Unit)
The rainwater tank to collect rain runoff from at least 100 m2 of the roof
The applicant must connect the rainwater tank to:
- all toilets in the development
- all laundries in the development
- at least one outdoor tap /per unit/ in the development

Fixtures (For Each Unit)
- Shower heads …..... 3 star (>7.5 but <= 9.0 L/min)
- Toilets……..4 star
- Kitchen tap……..5 star
- Basin Taps……...5 star

Thermal Comfort-Simulation method /for details: see the Nathers certificate/
- A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
- The dwelling design has been assessed with NatHERS software from an accredited assessor

Hot Water System: gas instantaneous with a performance of 5 stars (For Each Unit)

Heating/Cooling (For Each Unit)**:** 1-phase air-conditioning; Energy rating: EER 2.5-3.0 (Zoned)

Ventilation
- (Unit 2)**:** Laundry: no mechanical ventilation (ie. natural); Operation control: n/a, Bathrooms & Kitchen (individual fan, ducted; Operation: manual on/off)
- (Unit 2A)**:** Laundry: no mechanical ventilation (ie. natural); Operation control: n/a, Bathrooms & Kitchen (individual fan, ducted; Operation: manual on/off)

Natural lighting (Unit 2)**:** Window in the Kitchen and 3Bathrooms/Toilets

Natural lighting (Unit 2A)**:** Window in the Kitchen and 3 Bathrooms/Toilets

Artificial lighting fluorescent or (LED)/ DEDICATED/:
- (Unit 2) 4 in the Bedrooms/study, 3 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways
- (Unit 2A) 4 in the Bedrooms/study, 3 in the living, the Kitchen, Bathrooms, Laundry and ALL Hallways

OTHER
- The applicant must install a gas cook top & electric oven in the kitchen of each dwelling.
- The applicant must install a fixed outdoor clothes drying line for each dwelling

Swimming pools (each unit)
- The swimming pools must not have a volume greater than 48 kilolitres.
- The swimming pools must be outdoors.
- The development must not incorporate any heating system for the swimming pools.
- The applicant must install a timer for the swimming pool pumps in the development.

Alternative energy (each unit)
- The applicant must install a photovoltaic system with the capacity to generate at least 1.0 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

NATHERS COMMITMENTS

NATHERS CERTIFICATE NUMBER: **0006734313 & 0006734321**

Building Elements
/For Details: see the Nathers certificate
Thermal Comfort-Simulation method
A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls
- Cavity Brick-Foil Sided Bubble Wrap, Anti-glare one side

Internal Wall
- Single Skin Brick Bulk Insulation, No Air Gap R 2.5 (Against Garage)
- Single Skin Brick No Insulation
- Cavity brick, plasterboard No Insulation

External Floor
- Concrete Slab on Ground
- Suspended Floor-R2.5 (Open to air)

Internal Floor/Ceiling
- Concrete Above Plasterboard Bulk Insulation R 2.5 (Above garage)
- Concrete Above Plasterboard No Insulation (All others)

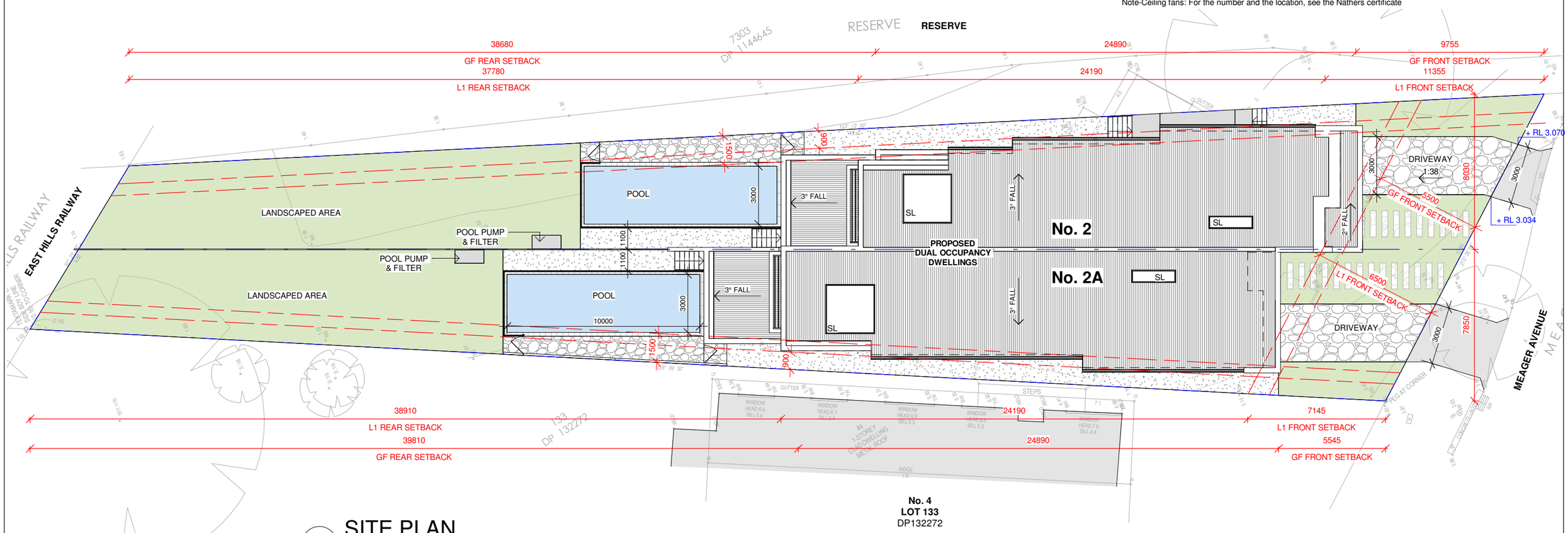
External Ceiling
- Concrete, Plasterboard Bulk Insulation R2.5 No roof space cavity
- Plasterboard Bulk Insulation R4.0 Unventilated roof space

Roof
- Corrugated Iron Bulk, Reflective Side Down, No Air Gap Above R 1.3
- Waterproofing Membrane No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All down lights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.
Note-Ceiling fans: For the number and the location, see the Nathers certificate



1 SITE PLAN
1 : 200

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH **BASIX REPORT (CERTIFICATE NUMBER: 1255092M)**, **NATHERS** (**CERTIFICATE NUMBERS: 0006734313 & 0006734321**), STRUCTURAL ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.

20 10 0 10 20 30 40 50 100mm

ISSUE	DATE	REVISION
A	02.11.21	ISSUED FOR DA

designed
RESOLUT
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client TALEB HIJAZI

project
PROPOSED DUAL OCCUPANCY
LOT 134, DP 132272
2 MEAGER AVENUE
PADSTOW NSW 2211

drawing
SITE PLAN

print 02.11.21
drawn: JH
checked YN
scale As indicated @A3

DA ISSUE

job RG21.34
drawing DA100
issue A