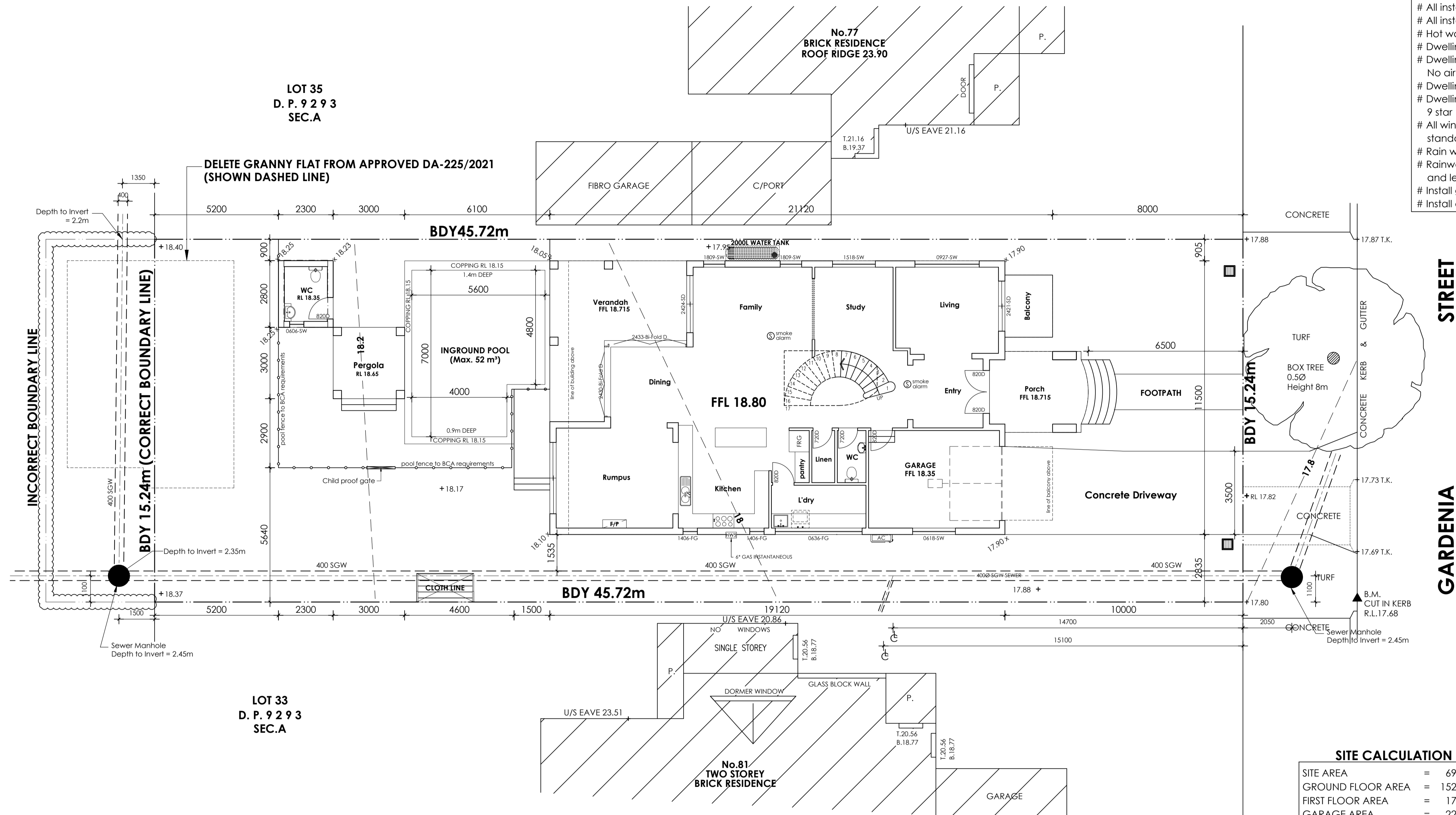


**ABSA & BASIX REQUIREMENT FOR ALL DWELLING
BASIX CERTIFICATE NO : 1183087M**

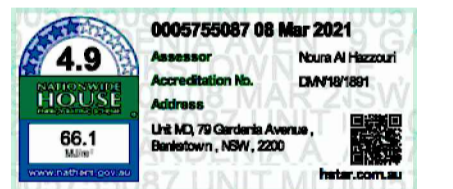
- # All installed shower heads to be 3 star
- # All installed toilets to be 5 stars
- # All installed kitchen taps to be 6 star
- # All installed bathroom taps to be 6 star
- # Hot water system to be gas instantaneous 6 star min.
- # Dwelling to be installed with R3.5 insulation in ceiling
- # Dwelling to be installed with bulk reflective side down,
No air gap above R1.3 under corrugated iron
- # Dwellings to be Medium roof color
- # Dwellings to be installed 1-phase airconditioning
9 star (average zone)
- # All windows and sliding doors shall be: Aluminium
standard single-glazed: clear glass: U=6.7; SHGC=0.70
- # Rain water tanks to be 2000L
- # Rainwater tank to be connected to all toilets, laundry
and least one outdoor tap
- # Install gas cooktop with electric oven
- # Install out door drying cloth line



SITE & GROUND FLOOR PLAN

SITE CALCULATION

SITE AREA	=	696.8 m ²
GROUND FLOOR AREA	=	152.07 m ²
FIRST FLOOR AREA	=	171.2 m ²
GARAGE AREA	=	22.55 m ²
REAR ALFRESCO	=	27.0 m ²
FRONT PORCH	=	13.18 m ²
FRIST FLOOR BALCONY	=	38.84 m ²
OUTBUILDING WC	=	4.14 m ²
TOTAL OCCUPIED AREA	=	327.41 m ²
FLOOR SPACE RATIO	=	46.99 %



SEC. 4.55	04/04/2022
'D'	31/01/2022
ISSUE FOR CC	12/08/2021
'C'	28/06/2021
'B'	08/06/2021
COUNCIL REQUIRED	18/05/2021
REVISION	DATE

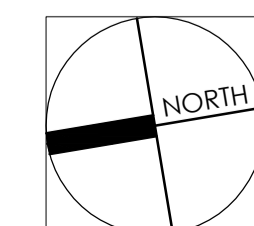
ACM
CIVIL & STRUCTURAL ENGINEERS P/L
SUITE 6, LEVEL 1, 226 THE BOULEVARD
PUNCHBOWL NSW 2196
P: 9750 5960 F: 9750 2686
M: 0418 410 444 M: 0411 86 96 86
E: admin@acmcivil.com.au

CLIENT: **TANIA EL MASRI & STEWE TONKES**
ADDRESS: **79 GARDENIA AVENUE (Lot 34 DP 9293)**
SUBURB: **BANKSTOWN NSW 2200**

PROJECT TYPE: **TWO STOREY DWELLING,
SECONDARY DWELLING & POOL**
TITLE: **SITE AND
GROUND FLOOR PLAN**
DATE: **31/03/2021** DRAWN BY: **D.Y** CHECKED BY: **F.E**

SCALE: **1:100** ISSUE FOR: **DA**

APPROVED BY:



JOB: **21007** SHEET: **A 1/8**

- * All building components must be built from flood compatible material up the flood planning level. And all electrical wiring and related items must be located higher than the flood planning level.
- * All structural members must be designed to withstand flood impact loads and scouring around structural members, particularly footings supporting the building.
- * Open style fencing shall be adopted for the entire site area apart from the front fencing, no garden beds or similar items be located in the flood way.
- * Bedroom window protection and other rooms to part 3.9.2.6 and 3.9.2.7 of BCA
- * Pool fence to AS1926.1-2012
- * 1.8m colourbond 100mm clear gap at base of fence