ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC): THE BUILDING CODE OF AUSTRALIA (BCA) BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES CURRENT ISSUES OF AUSTRALIAN STANDARDS CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF

THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

# LEGEND

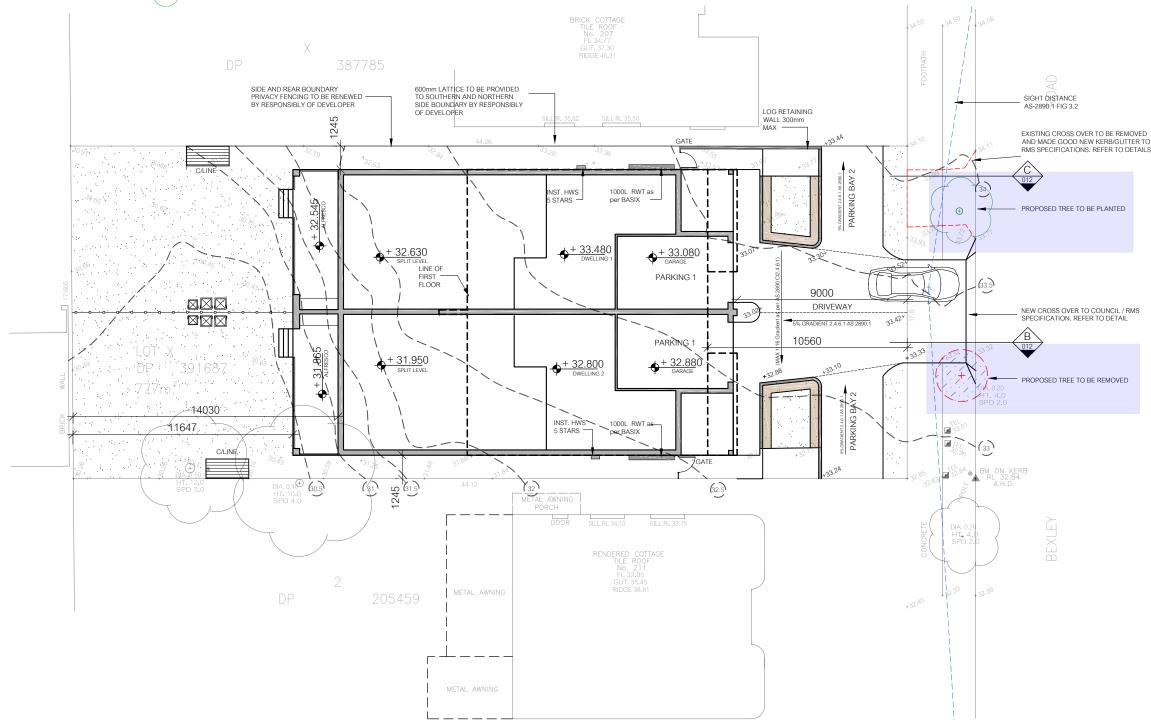
NGL Natural Ground Level PGL Proposed Ground Level



TREES TO BE REMOVED

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### PROPOSED TREES TO BE PLANTED





# **BUILD AWAY FROM SEWER**

AREA CALCULATIONS					
Dwelling 1 Site Area:	388.5m²	Dwelling 2 Site Area:	388.5m²		
Gross Floor Area		Gross Floor Area			
Ground Floor: First Floor:	112.00m <sup>2</sup> 81.00m <sup>2</sup>	Ground Floor: First Floor:	112.00m <sup>2</sup> 81.00m <sup>2</sup>		
Total:	193.00m²	Total:	193.00m²		
Floor Space Ratio:	49.9%	Floor Space Ratio:	49.9%		
Landscape		Landscape			
Pervious Area: Impervious Area:	195.70m² 192.80m²	Pervious Area: Impervious Area:	195.70m² 192.80m²		
Total Impervious:	49.6%	Total Impervious:	49.6%		

# NOT APPLICABLE

The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each

The applicant must install taps with a minimum rating of 4 star in the kitchen in the

development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

### Alternative water

The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain runoff from at least 195 square metres of the roof area of the

development (excluding the area of the roof which drains to any stormwater tank or private

ciam).
The applicant must connect the rainwater tank to:
all toilets in the development
the cold water tap that supplies each clothes washer in the development
at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human

consumption in areas with potable water supply.)

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating; EER> 4.0

The applicant must install the following cooling system, or a system with a higher energy articles.

rating, in at least 1 bedroom; 3-phase

airconditioning; Energy rating: EER > 4.0

# Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase alroonditioning: Energy rating: EER > 4.0 The applicant must install the following heating system, or a system with a higher energy

rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER > 4.0

# Ventilation

The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Artificial lighting
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the

following rooms, and where the word "dedicated" appears, the fittings for those lights must tollowing rooms, and where the word "dedicated" only be capable of accepting fluorescent or light emitting diode (LED) lamps:

at least 5 of the bedrooms / study; dedicated

at least 1 of the living / dining rooms; dedicated

the kitchen; dedicated

all bathrooms/toilets; dedicated

· the laundry: dedicated · all hallways: dedicated

# Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

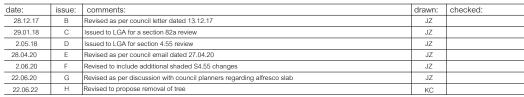
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX

The applicant must install a fixed outdoor clothes drying line as part of the development



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2.06.20 22.06.20 engineer: akram masri | 0415 199 317





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	209 BEXLEY ROAD,	
	KINGSGROVE	
client		proje

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