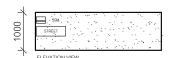
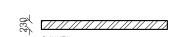
ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC): THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS

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

NGL PGL DP MB Natural Ground Level Proposed Ground Level Down Pipe Meter Box







L/min plus spray force and/or coverage tests) in

The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development

The applicant must install taps with a minimum rating of 6 star in the kitchen in the

The applicant must install basin taps with a minimum rating of 6 star in each bathroom in

Alternative water

The applicant must install a rainwater tank of at least 2000 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 120 square metres of the roof area of the

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

The applicant must connect the rainwater tank to:

all toilets in the development

the cold water tap that supplies each clothes washer in the developmen · at least one outdoor tap in the development (Note: NSW Health does not recor

that rainwater be used for human consumption in areas with potable water supply.)

he 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 6 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: Ducting only

airconditioning; Energy rating: n/a
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: Ducting only airconditioning; Energy rating: n/a

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: Ducting only

airconditioning; Energy rating: n/a The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: Ducting only

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

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light

The applicant must ensure that are primary type or aminical ingriting is nuorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

• at least 4 of the bedrooms / study, dedicated

· at least 2 of the living / dining rooms; dedicated

· the kitchen; dedicated

all bathrooms/toilets: dedicated

the laundry; dedicated all hallways; dedicated

Natural lighting

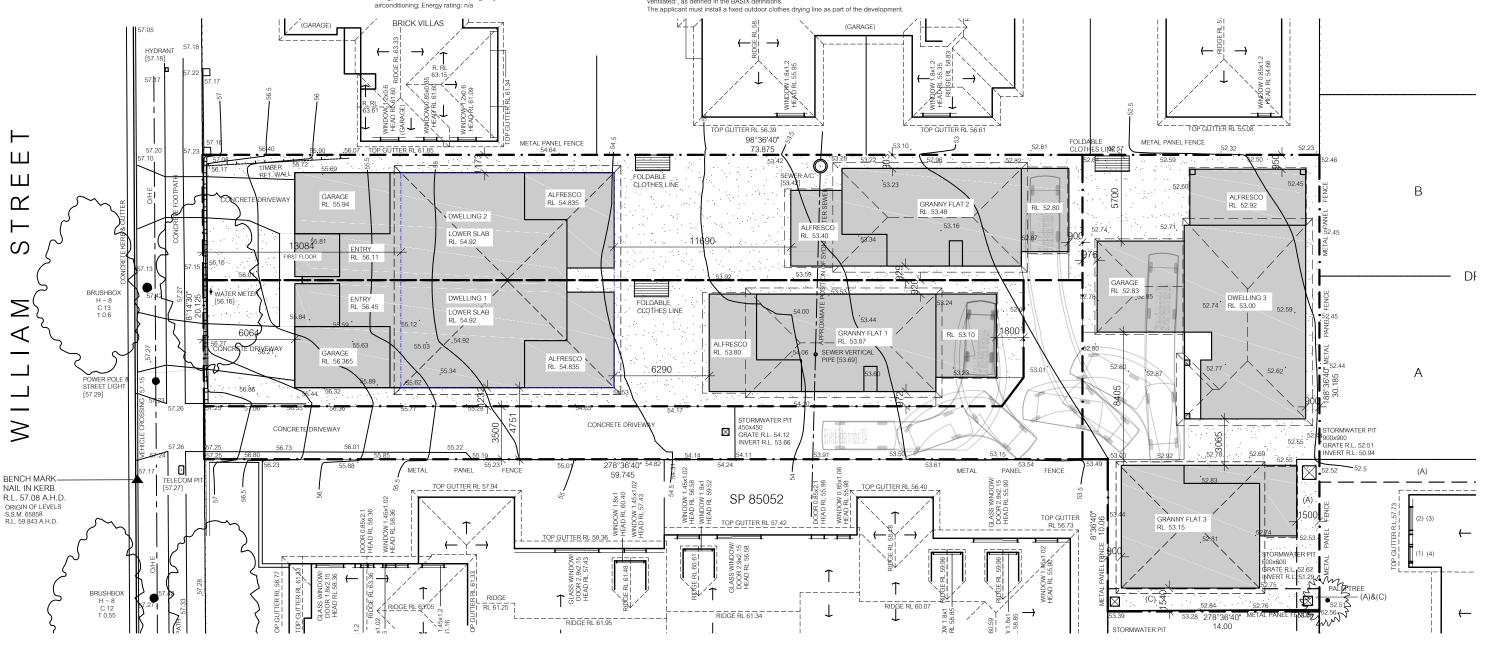
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

The applicant must install gas cooktop and electric oven to the development The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions



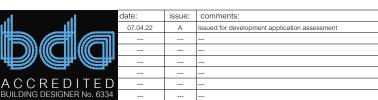
| ם ווו ום | \\\/\\\ | | SEWER |
|----------|---------|-------|-------|
| DUILU | AvvAt | LLOIN | SEWER |

| AREA CALCULATIONS | | | | | |
|--|---|---|--|---|--|
| Dwelling 1 | | Dwelling 2 | | Dwelling 3 | |
| Site Area: | 451.00m² | Site Area: | 481.88m² | Site Area: | 502.30m² |
| Gross Floor Area | | Gross Floor Area | | Gross Floor Area | |
| Ground Floor: First Floor: "Garage: "Void: ("exclude from GFA): Secondary Dwelling: | 77.36m ² 85.75m ² 22.10m ² 6.1m ² 60.00m ² | Ground Floor: First Floor: "Carage: "Void: ("exclude from GFA): Secondary Dwelling: | 77.36m² 85.75m² 22.10m² 6.1m² | Ground Floor: First Floor: "Carage: "Void: (*exclude from GFA): Secondary Dwelling: | 84.38m ² 80.15m ² 30.80m ² 5.3m ² |
| Total: | 223.11m² | Total: | 223.11m² | Total: | 224.53m² |
| Floor Space Ratio: | 49.47% | Floor Space Ratio: | 46.29% | Floor Space Ratio: | 44.70% |
| Landscape Pervious Area: Impervious Area: | 150.50m ² 300.50m ² | Landscape Pervious Area: Impervious Area: | 194.50m ² 289.38m ² | Landscape Pervious Area: Impervious Area: | 137.50m² 364.80m² |
| Total Impervious: | 66.6% | Total Impervious: | 59.63% | Total Impervious: | 72.60% |











+ REAR SECONDARY DWELLINGS

project address 221 WILLIAM STREET YAGOONA NSW

project no. scale A3 drawing no

SITE PLAN

Α

JL BUILDING SERVICES 21598 1:250 001