

TOTAL SITE AREA	=	560.00 SQM
MAX ALLOWABLE FLOOR AREA	=	280.00 SQM
GROUND FLOOR AREA	=	130.00 SQM
FIRST FLOOR AREA	=	142.30 SQM
TOTAL FLOOR AREA	=	272.30 SQM
FSR 272.30 / 560.00 x 100	=	48.62 %

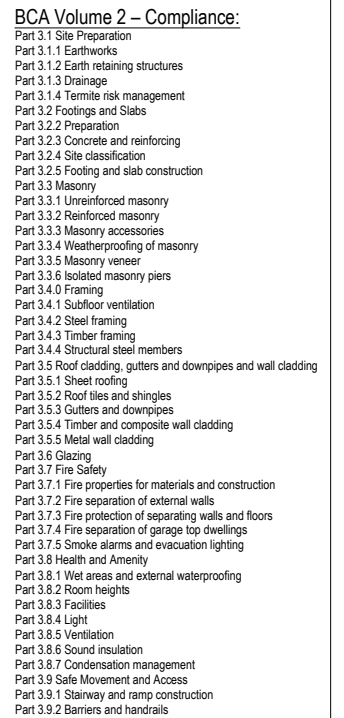
TOTAL FRONT AREA	=	78.54 SQM
TOTAL FRONT LANDSCAPE AREA	=	43.11 SQM
LANDSCAPE AREA 43.11 / 78.54 x 100	=	54.89 %

WATER COMMITMENTS

- 4 STAR SHOWER HEADS
- 4 STAR TOILET FLUSHING SYSTEM
- 4 STAR KITCHEN TAPS
- 4 STAR BATHROOM TAPS
- 2000L RWT CONNECTED LDRY, LANDSCAPE

- 2 STOREY MAX
- 300 SQM MAX AREA
- 25 SQM MAX MEZZANINE
- NO ATTIC OR THIRD LEVEL
- R1.86 WALL INSULATION
- R2.75 CEILING INSULATION & SARKING
- UNVENTILATED LIGHT ROOF COLOUR
- WINDOWS ARE ALUMINUM SINGLE CLEAR

- HWS GAS INSTANTANEOUS 5 STAR
- 1 PHASE AC 3 STAR TO LIVING AND BEDROOMS
- LED LIGHTING TO 6 BEDROOMS
- LED LIGHTING TO 3 LIVING ROOMS & DINING
- LED LIGHTING TO KITCHEN
- LED LIGHTING TO BATHROOMS
- LED LIGHTING TO LAUNDRY
- LED LIGHTING TO HALLWAYS
- NATURAL LIGHTING TO 4 BATHROOMS
- NATURAL LIGHTING TO KITCHEN
- GAS COOK TOP & ELECTRIC OVEN
- WELL VENTILATED FRIDGE SPACE
- OUTDOOR CLOTHES LINE



SITE PLAN

			GENERAL NOTES: -This drawing is copyright of GEC Design -All work is to be in accordance with the NCC (formerly BCA), relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. -DO NOT scale drawings and always refer to dimensions. -Check all dimensions on site before commencing work. -Always refer all discrepancies and enquiries to the Designer			Gec Désign BUILDING DESIGNERS CIVIL & STRUCTURAL ENGINEERS NATHERS & BASIX ASSESSORS Unit 2A, 148-150 Canterbury Rd Bankstown NSW 2200 P: 02 9790 1600 E: info@gec.net.au F: 02 9790 1622 W: www.gec.net.au	CLIENT: EAMAN ARJA & MOHAMAD ELARJA	DRAWN: A.NAKEEB	SCALE: 1:200 @ A3 1:100 @ A1
							PROJECT: 2 STOREY DWELLING	APPROVED: A.WEHB	JOB NO: 22009
B	AMENDED FRONT FACADE WINDOWS SIZES AND ADDED LAUNDRY DOOR	28.07.23					ADDRESS: 11 WENKE CRES YAGOONA	DATE: 04.02.22	SHEET: DA01
A	AMENDED AS PER LETTER DATED 20.06.22	21.06.22							
REV	AMENDMENT	DATE							