



1 X- Site Plan

1 : 200

REV	DATE	DESCRIPTION	BY

**NOTE:**  
Do not scale off drawings, use scaled measurements. All measurements to be confirmed on site prior to commencement of any works.

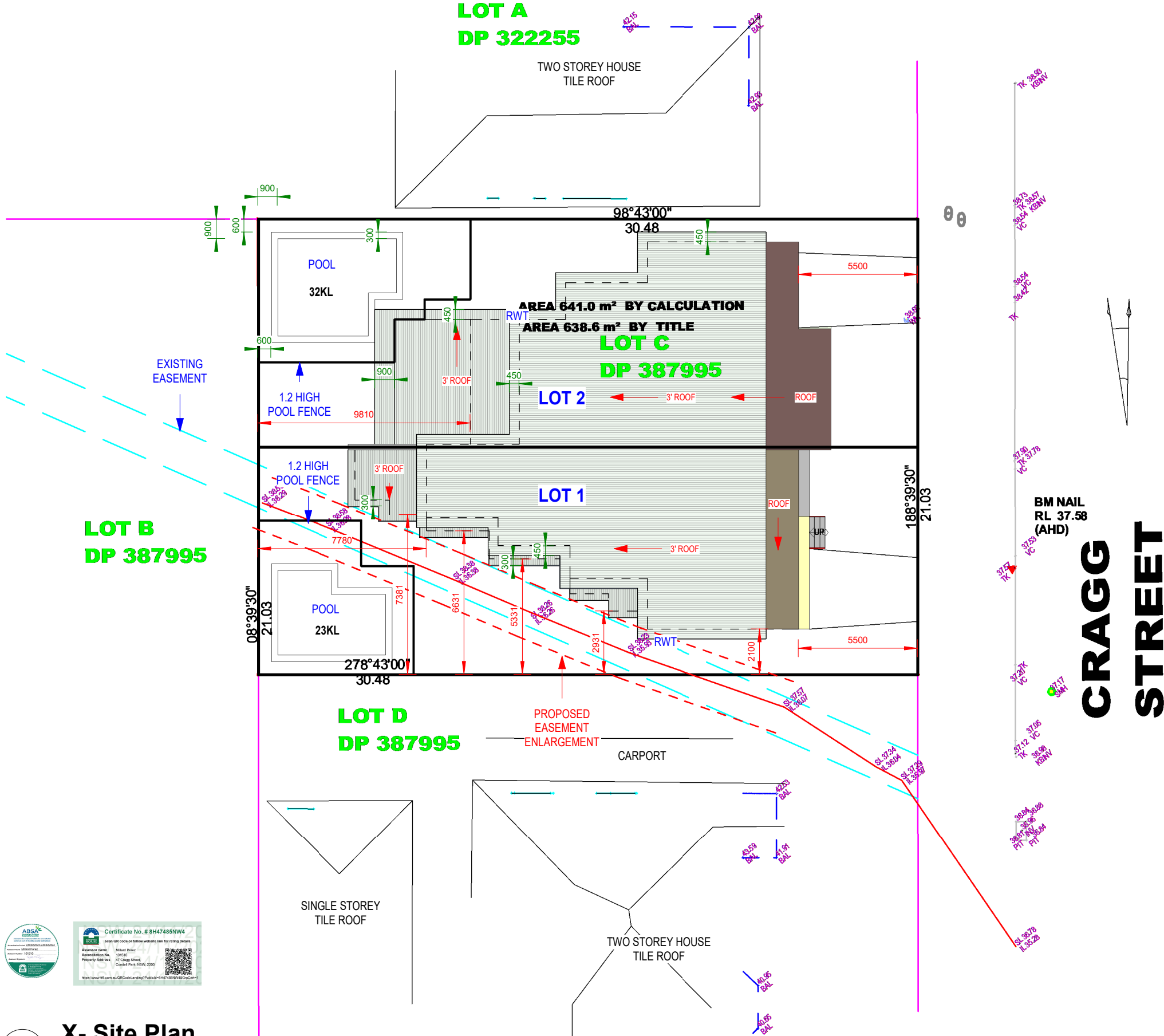
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**PROPOSED DUAL OCCUPANCY**  
47 CRAGG ST, CONDELL PARK

**SITE PLAN**

JOB NUMBER: <b>2023009</b>	PAGE NUMBER: <b>04</b>	ORIGINAL SIZE: A3
DESIGNED BY: R.D	DATE: <b>24-11-2023</b>	
DRAWN BY: R.D	SCALE: AS SHOWN	



BASIX/NatHERS Project Commitments			
Proposed:		Proposed Double Storey Dual Occupancy	
Address:		47 Cragg St, Condeell Park NSW	
Lot No. / DP:		C/387995	
Note: Refer to certifications for full details and confirmation of all items			
Water (Both Dwellings)			
Fixtures		Specification	
Shower Head Rating		3 star (> 7.5 but <= 9 L/min)	
Toilet Rating		3 star	
Kitchen Taps Rating		3 star	
Bathroom Taps Rating		3 star	
Alternative Water Details			
Individual Rainwater Tank(s)		Minimum 1,500L rainwater tank to collect runoff of at least 70sqm of roof area	
Thermal Comfort			
External Walls		Requirements	
Brick Veneer		Both Dwellings Glass fibre batt: R2.0 (excluding Garage walls)	
Internal Walls			
Cavity Wall, Direct Fix Plasterboard		Unit 1	Glass fibre batt: R2.5 to Garage, Laundry and WC internal walls
Cavity Wall, Direct Fix Plasterboard		Unit 2	Glass fibre batt: R2.5 to Garage, Laundry and WC internal walls
Ceiling			
External Ceiling - Plasterboard		Both Dwellings	Glass fibre batt: R6.0
Roof			
Sheet Metal Roof		Both Dwellings	55mm Foil Backed Blanket under Sheet Metal Roof
Floors			
Concrete Slab On Ground		Both Dwellings	No Insulation
Timber Bearers/Joists		Unit 1	Glass fibre batt: R4.0
Timber Bearers/Joists		Unit 2	Glass fibre batt: R2.5
Windows (Refer to NatHERS Certificate for locations, confirmation of all units and substitution tolerances)			
BRD-035-03 A SIG Sliding Door (100mm) DG 4EA/6/4		Unit 1	≤ U-value 3.57 and SHGC 0.53 - 0.59
BRD-154-13 A Essential Sliding Window 67 DG 6mmETech_8Ar_4mmClr		Unit 1	≤ U-value 3.28 and SHGC 0.49 - 0.55
BRD-028-24 A ESS Awning Window (52mm) DG 4EA-12-4		Unit 1	≤ U-value 3.77 and SHGC 0.45 - 0.49
BRD-001-37 A ESS Sliding Window (52mm) SG 4mmClr		Both Dwellings	≤ U-value 6.38 and SHGC 0.70 - 0.78
BRD-026-16 A ESS Awning Window (52mm) SG 4EA		Both Dwellings	≤ U-value 5.00 and SHGC 0.51 - 0.57
BRD-001-13 A ESS Sliding Window (52mm) SG 4EA		Both Dwellings	≤ U-value 4.57 and SHGC 0.60 - 0.66
BRD-041-02 A SIG Fixed Lite Externally Glazed (125mm) SG 4EA		Unit 1	≤ U-value 4.29 and SHGC 0.59 - 0.65
BRD-033-03 A ESS Sliding Door (80mm) SG 4EA		Unit 2	≤ U-value 4.42 and SHGC 0.59 - 0.65
Energy			
Hot Water (Both Dwellings)		Specification	Rating
Individual System		Gas instantaneous	6.5 star
Ventilation (Both Dwellings)			
Bathroom Ventilation System		Individual fan, not ducted - interlocked to light	
Kitchen Ventilation System		Individual fan, not ducted - manual switch on/off	
Laundry Ventilation System		Natural ventilation only	
Cooling/Heating (Both Dwellings) Zoned			
Individual Systems - Living Areas		1-phase air conditioning	EER 3.0 - 3.5
Individual Systems - Bedroom Areas		1-phase air conditioning	EER 3.0 - 3.5
Cooling/Heating (Secondary Dwellings) Zoned			
Individual Systems - Living Areas		1-phase air conditioning	EER 3.5 - 4.0
Individual Systems - Bedroom Areas		1-phase air conditioning	EER 3.5 - 4.0
Appliances (Both Dwellings)			
Cooktop/Oven		Gas cooktop & electric oven	
Outdoor/Unsheltered Clothes Drying Line		Yes	
Indoor/Sheltered Clothes Drying Line		No	

SITE CALCULATIONS		
<b>SITE AREA - 641 m<sup>2</sup></b>		
<b>Sub-Division</b>	<b>Lot 1</b>	<b>Lot 2</b>
	320.50 m <sup>2</sup>	320.50 m <sup>2</sup>
<b>Floor Area</b>		
Ground Floor Area	80 m <sup>2</sup>	80 m <sup>2</sup>
First Floor Area	80 m <sup>2</sup>	80 m <sup>2</sup>
Total Floor Area	160 m <sup>2</sup>	160 m <sup>2</sup>
Total: 320 m <sup>2</sup> @ 49.92 %		
<b>Landscape</b>		
Front Landscape	33 m <sup>2</sup>	35 m <sup>2</sup>
Back Landscape	64 m <sup>2</sup>	86 m <sup>2</sup>
Total Landscape	97 m <sup>2</sup>	121 m <sup>2</sup>
Total: 218 m <sup>2</sup> @ 34 %		
Total front area: 124.30sqm ( Landscape area: 68sqm @ 54%)		
Porch	2 m <sup>2</sup>	2 m <sup>2</sup>
Alfresco	20 m <sup>2</sup>	8 m <sup>2</sup>
Garage	24 m <sup>2</sup>	19 m <sup>2</sup>
POS	141 m <sup>2</sup>	146 m <sup>2</sup>