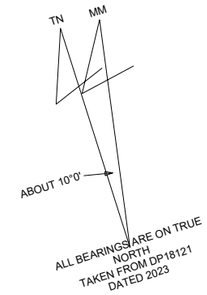
DEVELOPMENT DATA

EXISTING		DIFFERENCE
SITE AREA	196.9 m2	
GROUND FLOOR	74.7 m2	
FIRST FLOOR	N/A	
GROSS FLOOR AREA	74.7 m2	
TOTAL FSR	0.38	
PROPOSED		
SITE AREA	196.9 m2	+0 m2
GROUND FLOOR	81.0 m2	+ 6.3 m2
FIRST FLOOR	46.2 m2	+ 46.2 m2
GROSS FLOOR AREA	127.2 m2	+ 52.5 m2
PERMISSIBLE FLOOR AREA - 0.65 : 1	128 m2	

	PROPOSED	REQUIRED/ ALLOWED	COMPLY
TOTAL FSR CANTERBURY BANKSTOWN LEP 2023 PART 4.4 SUBCLAUSE 2B (b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land in Area 2 – (i) for a site area less than 200m2 – 0.65:1	0.65	0.65	YES
DEEP SOIL PERMEABLE AREA Minimum deep soil area - (Site area up to 449 m2) 15% of Site Area (29.5 m2)	31.3 m2	29.5 m2	YES
IMPERVIOUS AREA Single dwellings and outbuildings have a combined impervious area of no more than 75% of the site area	66% (130.1 m2)	75%	YES

WINDOW SCHEDULE

ITEM	LOCATION	TYPE	HEIGHT	WIDTH	FRAME	GLAZING	COMMENT
W1	BED 3	DOUBLE HUNG	1100	1650	ALUM	CLEAR	CHECK SIZE ONSITE
W2	BATH	SLIDING	600	1200	ALUM	OBSCURE	CHECK SIZE ONSITE
W3	DINING	SLIDING	2400	2400	ALUM	CLEAR	
W4	LIVING	HINGED	2900	3600	STEEL	CLEAR	
W5	STAIRS	FIXED	1200	900	ALUM	CLEAR	
W6	HALLWAY	SLIDING	600	2100	ALUM	CLEAR	
W7	MASTER	DOUBLE HUNG	2500	1200	ALUM	CLEAR	
W8	MASTER	SLIDING	600	2100	ALUM	CLEAR	
W9	ENS	FIXED	1800	700	ALUM	OBSCURED	
W10	BED 2	SLIDING	1200	1500	ALUM	CLEAR	

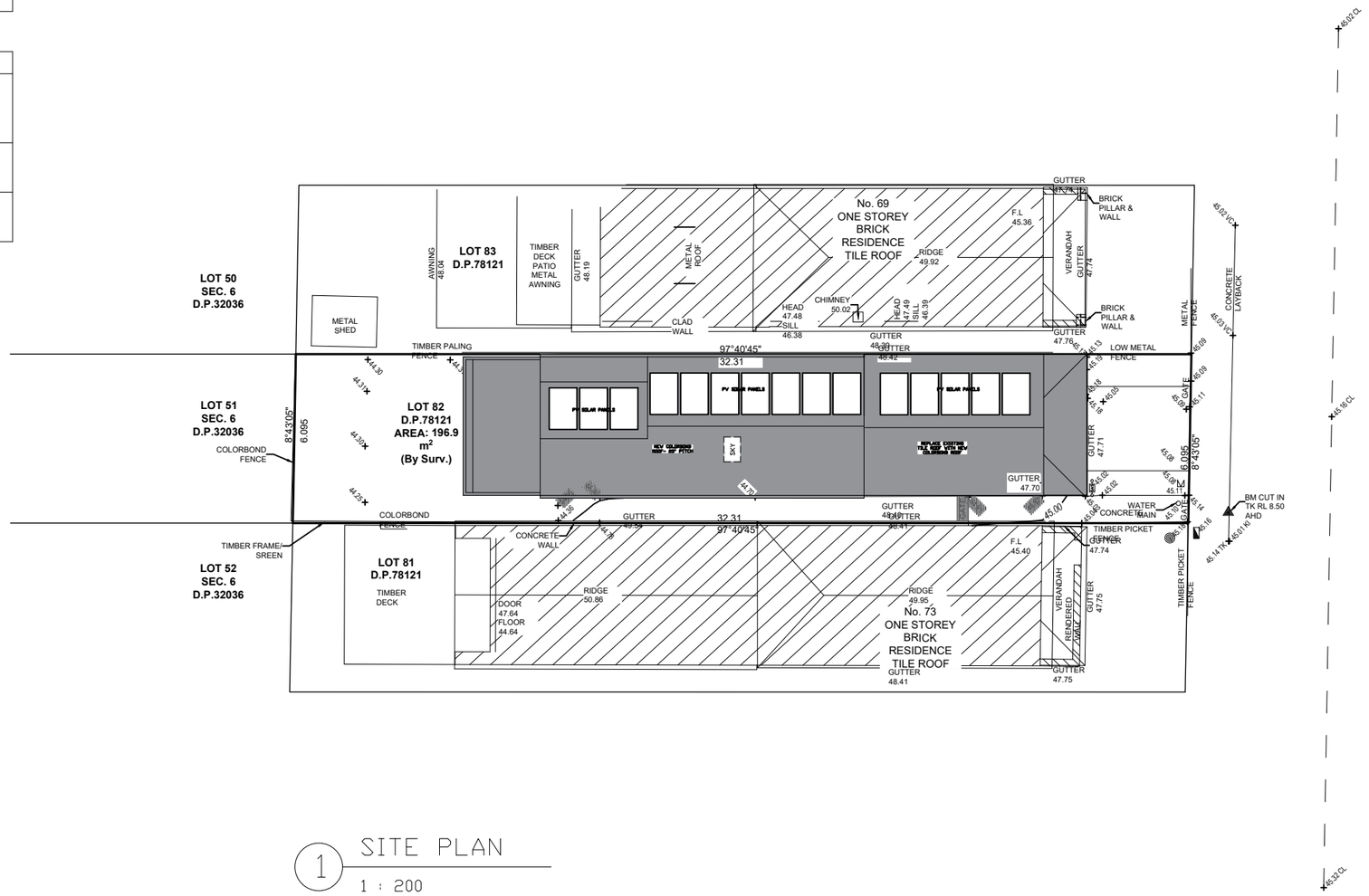


BASIX COMMITMENTS - CERTIFICATE 500685

WATER
- The applicant must install gas instantaneous hot water system
- min 3 star rated shower heads
- min 3 star rated toilets
- min 3 star rated kitchen tap
- min 3 star rated vanity/basin taps

THERMAL COMFORT
- suspended floor with enclosed subfloor with insulation to be minimum R0.6 external wall framed with weatherboard cladding with insulation to be minimum R1.30
- flat ceiling with pitched roof with insulation to be minimum R1.45 and foil sarking
- raked ceiling with pitched roof with insulation to be minimum R1.74 and foil sarking
- refer to BASIX certificate 500685 for individual window/glazing requirements

ENERGY
- minimum of 40% of new or altered light fixtures are fitted with flourescent, compact flourescent or light-emitting diode (LED) lamps.



1 SITE PLAN
1 : 200

No.	REVISION	DATE
A	FOR D.A	16/06/23
B	REVISION FOR D.A	02/09/23
C	FOR CONSTRUCTION	17/10/23

PROPOSED EXTENSION AT
71 BEDFORD STREET
EARLWOOD. NSW. 2206
FOR MR. J. CHAN AND MS. T. HA

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AVEX BUILDING SERVICES PTY LTD
54a WETHERILL STREET NORTH
SILVERWATER. NSW. 2128
MOB: 0402 250 862

SCALE 1:200	DATED : 17/10/23	PROJECT NO. CH02
DRAWN BY : J.C.	SHEET NO. 1	ISSUE NO. C