

CALCULATIONS:
SITE AREA = 632.3m²

GROUND FLOOR = 172.97m²
FIRST FLOOR = 143.16m²
VOID = 16.10m²
MASTER BED FRONT BALCONY = 12.19m²
BEDROOM 2 BALCONY = 4.43m²
ALFRESCO = 53.58m²
POOL = 42.91m²
TOTAL FLOOR AREA: 172.97m² + 143.16m² = 316.13m² - 50%
MAX 316.15m²

NOTES
GROSS FLOOR AREA EXCLUDES BALCONIES, ALFRESCO, STAIRWELL (FIRST FLOOR) AND VOIDS, AREA MEASURED FROM INSIDE SKIN OF EXTERNAL WALLS.

LANDSCAPE AREAS
BACKYARD = 64.36m²
FRONTYARD TOTAL= 150.82m²
FRONTYARD LANDSCAPED = 99.38m² OR 65.8%
OVERALL LANDSCAPED AREA =163.74m² = 25.42%
POS: DECK + BACKYARD = 80.51m²

BASIX NOTES
ALTERNATIVE WATER
RAINWATER TANK

The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

SWIMMING POOL

The swimming pool must not have a volume greater than 69 kilolitres.

The swimming pool must be outdoors.

THERMAL PERFORMANCE AND MATERIALS COMMITMENTS - SIMULATION METHOD

-The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

-The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.
-The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Construction	Area - m²	Insulation
floor - concrete slab on ground.	117	none
floor - suspended floor above open subfloor, concrete - suspended; frame: no frame.	23.7	foil-foam composite board
floor - above habitable rooms or mezzanine, concrete - suspended; frame: no frame..	109	none
floor - suspended floor above garage, concrete - suspended; frame: no frame.	109	fibreglass batts or roll
garage floor - concrete slab on ground.	91.8	none
external wall: cavity brick; frame: no frame.	all external walls	foil-foam composite board
internal wall: single skin masonry; frame: no frame.	176.6	none
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, no frame.	212	ceiling: fibreglass batts or roll; roof: none.

Glazing
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.

Frames	Maximum area - m2
aluminium	158.6
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	115.3
double	43.3
triple	0

ENERGY COMMITMENTS

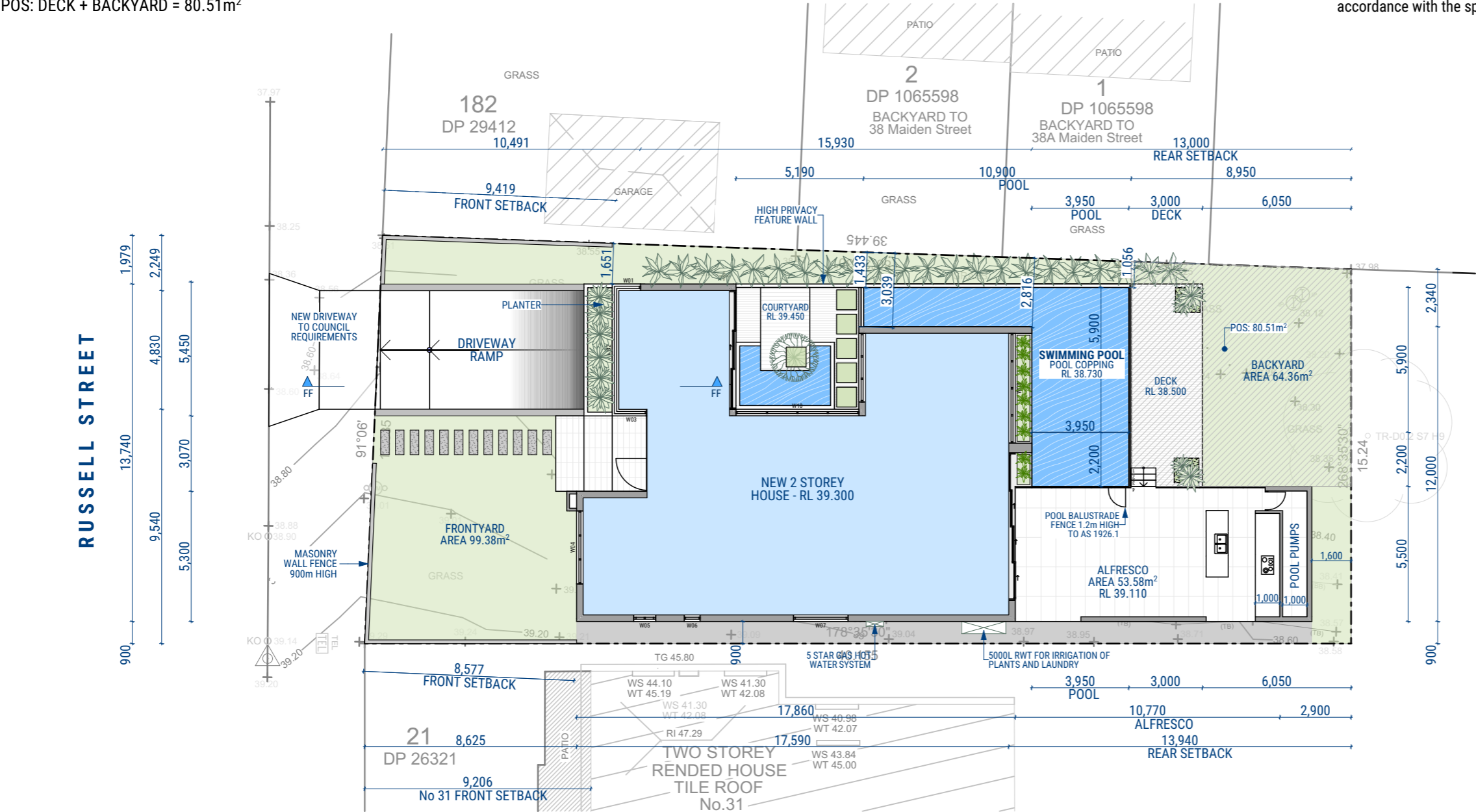
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.

NATURAL LIGHTIING

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
The applicant must install a window and/or skylight in 4 bathroom (s)/toilet(s) in the development for natural lighting.

ALTERNATIVE ENERGY

The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
The photovoltaic system must consist of
• photovoltaic collectors with the capacity to generate at least 3 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing west



ISSUE	DATE	DESCRIPTION	APP BY
A	16/10/2023	ISSUE FOR APPROVAL	RM
B	08/01/2023	ISSUE FOR APPROVAL	RM

DEVELOPMENT APPLICATION

Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.

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CLIENT
Mr Sam Sharawneh

CONSULTANTS
1. NSW LAND SERVICES
2. SDS ENGINEERING
3. PBAPTY

PROJECT DESCRIPTION
NEW SINGLE DWELLING
2 STOREY HOUSE

PROJECT LOCATION
33 Russell Street GREENACRE
NSW 2190 Australia
LOT 20
DP 26321

PROJECT NUMBER
23002

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DA 13

SCALE
1:200

ISSUE
B

DRAWING STATUS
NOT FOR CONSTRUCTION