

BASIX COMMITMENTS

FIXTURES:

THE APPLICANT MUST ENSURE ALL SHOWERHEADS HAVE A FLOW RATE GREATER THEN 6 LITRES PER MIN. OR 4 STAR WATER RATING.

THE APPLICANT MUST ENSURE ALL TOILET FLUSHING SYSTEM HAVE A MINIMUM 4 STAR WATER RATING.

THE APPLICANT MUST ENSURE ALL KITCHEN AND BATHROOM TAPS HAVE A MINIMUM 4 STAR WATER RATING.

ENERGY:

THE APPLICANT MUST REPLACE EXISTING SOLAR (ELECTRIC BOOSTER) HOT WATER SYSTEM WITH WALL MOUNTING GAS INSTANTANEOUS HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING:  
IN THE LAUNDRY AT LEAST ONE NOT DUCTED INDIVIDUAL FAN AND IN THE KITCHEN FAN DUCTED TO FACADE OR ROOF.  
THE APPLICANT MUST INSTALL GAS COOKTOP AND ELECTRICAL OWEN IN THE KITCHEN OF DWELLING.

THERMAL COMFORT:

REFER TO NatHERS CERTIFICATES AND NOTES

WINDOWS AND GLAZED DOORS:

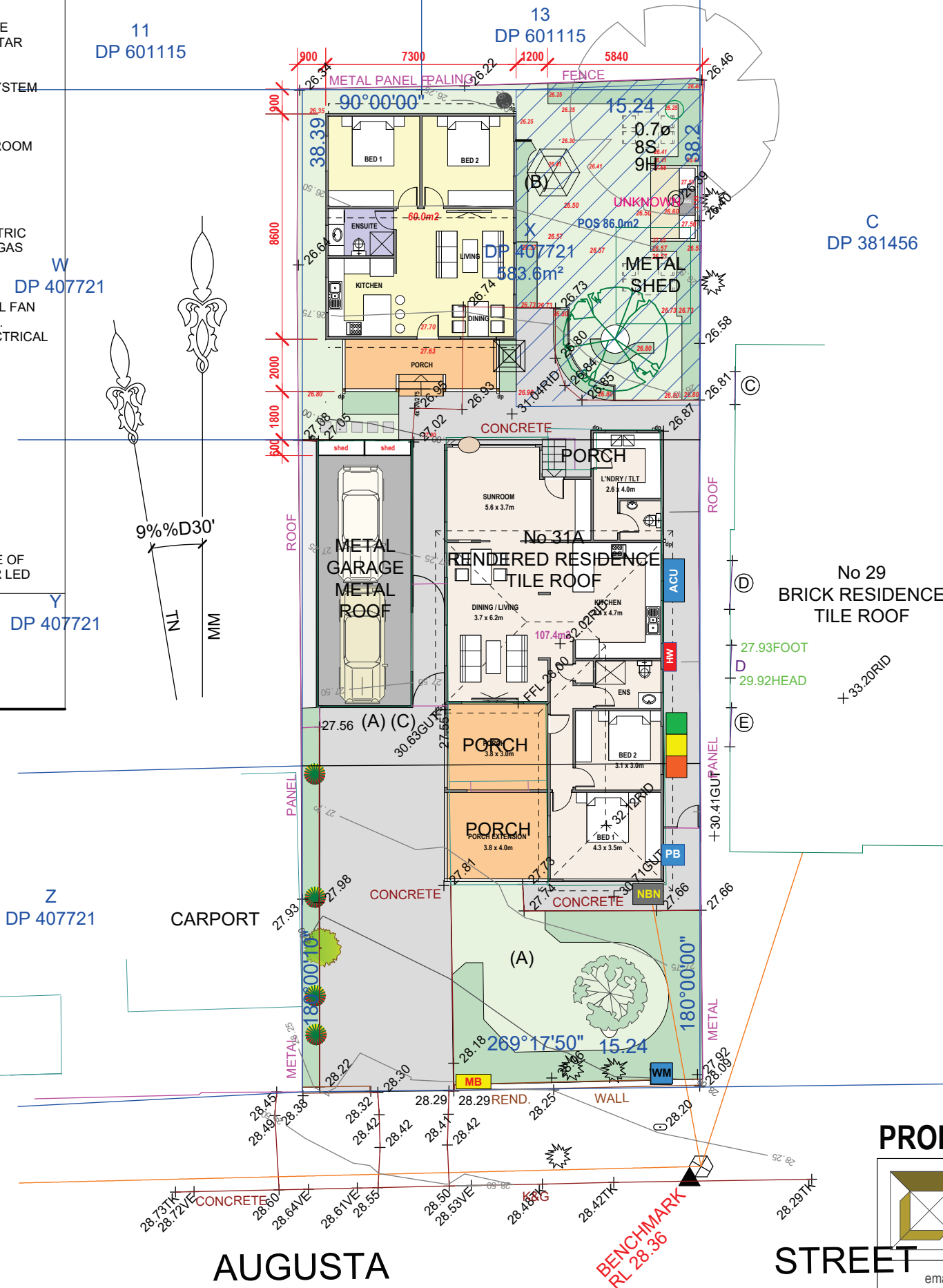
REFER TO NatHERS CERTIFICATES NOTES

LIGHTING:

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHT FOR EACH ROOM IS FLUORESCENT OR LED LAMPS.

NOTE:

REFER TO NatHERS AND BASIX CERTIFICATE FOR THE THERMAL COMFORT REGARDING CONSTRUCTION MATERIALS AND THERMAL LOADS.



LEGEND:

- DWELLING FLOOR SPACE
- PAVED / TILED SURFACE
- LANDSCAPED AREA (LAWN / GARDEN BED)
- PRIVATE OPEN SPACE
- CONCRETED SURFACE
- CLOTHES DRYING LINE
- MAIL AND PARCELS BOX
- WATER METER
- ELECTRICAL BOARD
- NBN CONECTION
- SATTELITE DISH ANTENNA
- 26L INST. WATER HEATER (TANK LESS - WALL MOUNTED)
- AIR CONDITIONING UNIT
- WASTE BINS
- COMPOST BIN

SITE COVERAGE CALCULATION :

SPACE	AREA
1 EX. DWELLING AND PORCH	112.07 + 26.80
2 EXISTING GARAGE	37.40 m2
3 PROPOSED SECONDARY DWELLING	63.40 m2
4 PROPOSED VERANDAH	12.00 m2
TOTAL FOR SITE COVERAGE CALCULATION	251.67 m2
REQUIRED SITE COVERAGE FOR ZONE R2	0.50
In total permissible SITE COV	583.6 x 0.5 = 291.80m2
Achived SITE COVERAGE	251.67 / 583.6 = 0.431 < 0.500

FLOOR SPACE RATIO CALCULATION :

SPACE	AREA
1 EXISTING DWELLING	107.40 m2
2 PROPOSED SECONDARY DWELLING	60.00 m2
TOTAL FOR F.S.R. CALCULATION	167.40 m2
REQUIRED FSR	583.60 X 0.5 = 291.80m2
Achived GFA	167.40 / 583.60 = 0.286 < 0.500

LANDSCAPING AREA CALCULATIONS :

FRONT YARD LANDSCAPE	
SPACE	AREA
1 LANDSCAPED AREA	81.50 m2
2 DRIVEWAY	40.50 m2
TOTAL	122.00 m2
REQUIRED LOT LANDSC. AREA	583.6 x 0.20 = 116.72m2
REQ. FRONT YARD LANDSC. AREA	122.0 x 0.5 = 61.00m2
Achived LANDSCAPED AREA	81.50 / 122.0 = 0.668 > 0.5
LANDSCAPE BEHIND BUILDING LINE	
SPACE	AREA
1 PROP. SEC. DWELLING AND VERANDAH	75.40 m2
2 LANDING, STAIRS & CONCR. SURFACE	27.90 m2
3 LANDSCAPED AREA	106.40 m2
TOTAL	209.70 m2
REQUIRED LANDSC. AREA	209.7 x 0.50 = 104.85m2
Achived LANDSCAPED AREA	106.40 / 209.7 = 0.507 > 0.5

SUMMARY OF KEY CONTROLS LOT X DP 407721		REQUIRED	ACHIEVED
LOT SIZE	min	450m2	583.6m2
SITE COVERAGE	max	0.5	0.431
FLOOR SPACE RATIO	max	0.5	0.286
BUILDING HEIGHT	max	7.5m	5.5m
STREET SETBACK	min	5.5m	6.8m
SIDE SETBACK (FOR MAX WALL h<5.5m)	min	0.9m	0.9m
REAR SETBACK (FOR MAX WALL h<3m)	min	0.9m	0.9m
LANDSCAPED AREA	min	20%	31.3%
FRONT YARD LANDSCAPED AREA	min	50%	66.8%
LANDSCAPE BEHIND BUILDING LINE	min	50%	50.7%
PRIVATE OPEN SPACE	min	80m2	86m2

PROPOSED SITE PLAN ANALYSIS

1:200

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DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING				
DATE: AUGUST. 2024	for: Mr Boulas Taouk				
DRAWN BY: D.A.	at: 31a Augusta Street, Condell Park, NSW 2200				
DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT: 00	SIZE: A3	DWG.No: 03	
STAGE: CONCEPT PLAN	SCALE: AS SHOWN				