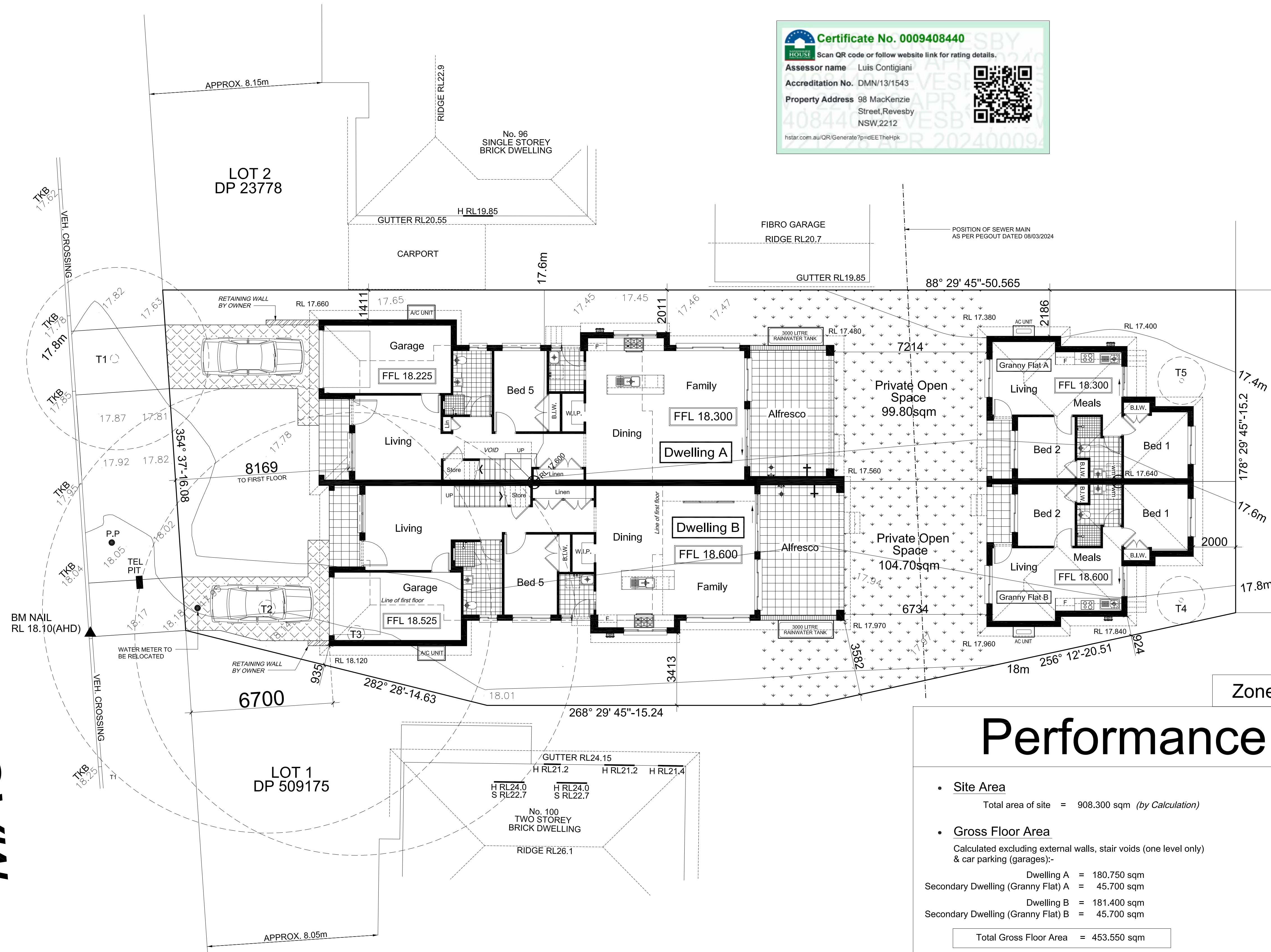


MACKENZIE STREET

Site Plan



Certificate No. 0009408440
Scan QR code or follow website link for rating details.
Assessor name Luis Contigiani
Accreditation No. DMN/13/1543
Property Address 98 Mackenzie Street, Revesby NSW, 2212
hstar.com.au/QR/Generate?p=cEETheHpK

TREES TO BE RETAINED

TREES TO BE REMOVED

Zoned R2 - Low Density Residential

Performance Criteria

- Site Area**
Total area of site = 908.300 sqm (by Calculation)
- Gross Floor Area**
Calculated excluding external walls, stair voids (one level only) & car parking (garages):-
Dwelling A = 180.750 sqm
Secondary Dwelling (Granny Flat) A = 45.700 sqm
Dwelling B = 181.400 sqm
Secondary Dwelling (Granny Flat) B = 45.700 sqm
Total Gross Floor Area = 453.550 sqm
- Floor Space Ratio**
Maximum allowable = 0.50 : 1 or 454.150 sqm
FSR proposed = 0.499 : 1 or 453.550 sqm
- Individual Floor Space Ratio - Lot 100**
FSR proposed = 0.499 : 1 or 226.450 sqm / 453.30 sqm
- Individual Floor Space Ratio - Lot 101**
FSR proposed = 0.499 : 1 or 227.100 sqm / 455.00 sqm
- Carparking Requirement**
Required 2 spaces per 3 + bedrooms
Dwelling A Required 2 spaces Provided 2 spaces
Dwelling B Required 2 spaces Provided 2 spaces
- Private Open Space**
Minimum 80sqm required with 5.0m minimum dimension throughout
Dwelling A Required 80.000 sq.m Provided 99.800 sqm
Dwelling B Required 80.000 sq.m Provided 104.700 sqm
- Front Setback Landscaped Area**
Minimum required for Bankstown Council Area is 45% of front setback area of 118.500 sq.m
Required 45% of front setback or 53.325 sq.m
Provided 52.46% of front setback or 62.170 sq.m

100 Year ARI Flood Level
RL 17.900 AHD

TORRENS TITLE

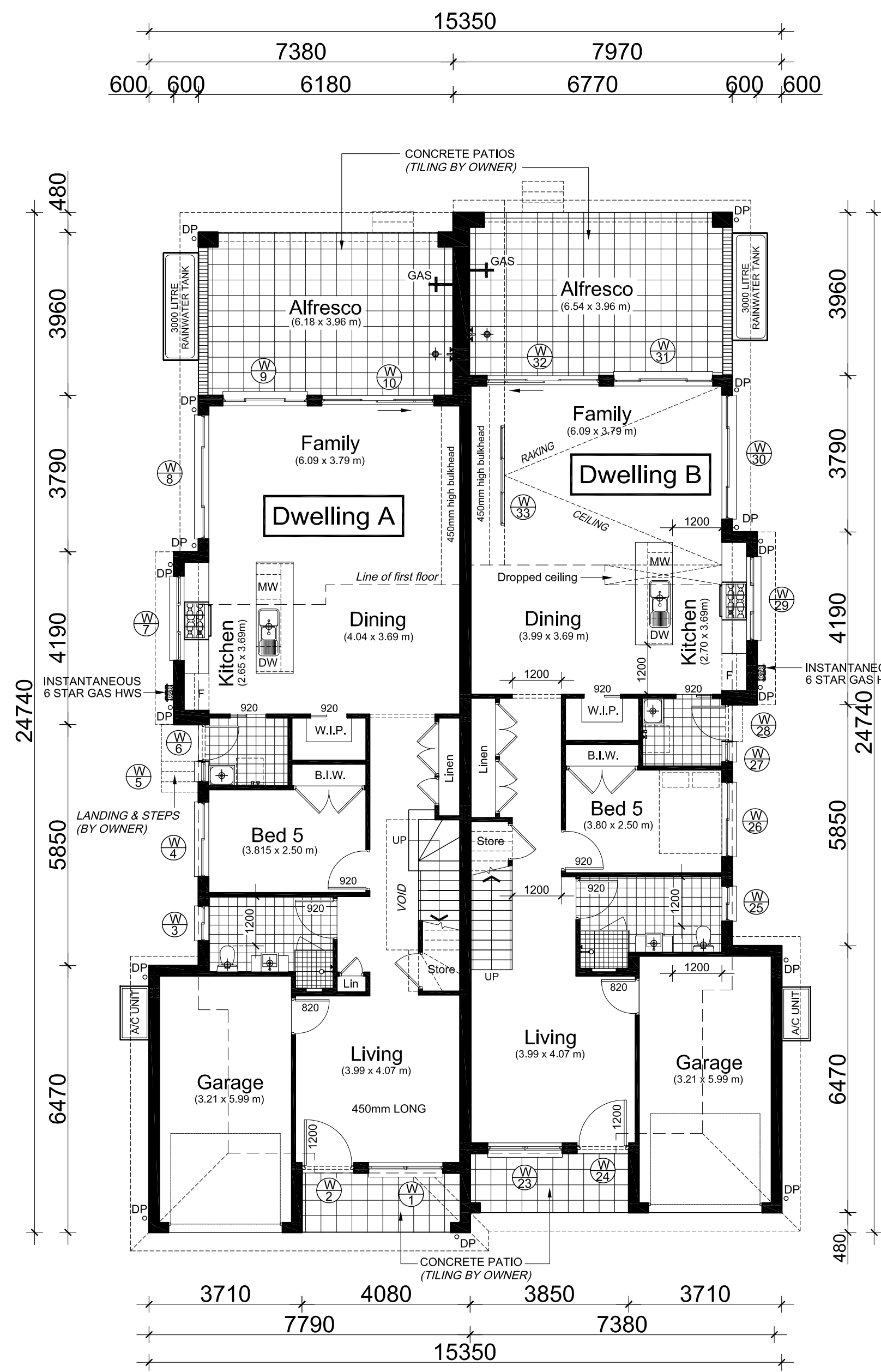
REVISION	DATE	DRAWN BY	COMMENTS
A	27.02.24	SL	Presentation Plans
B	11.04.24	CR	Liveable Housing Design Amendments
C	31.10.24	CR	Post Contract Variation Doc 2

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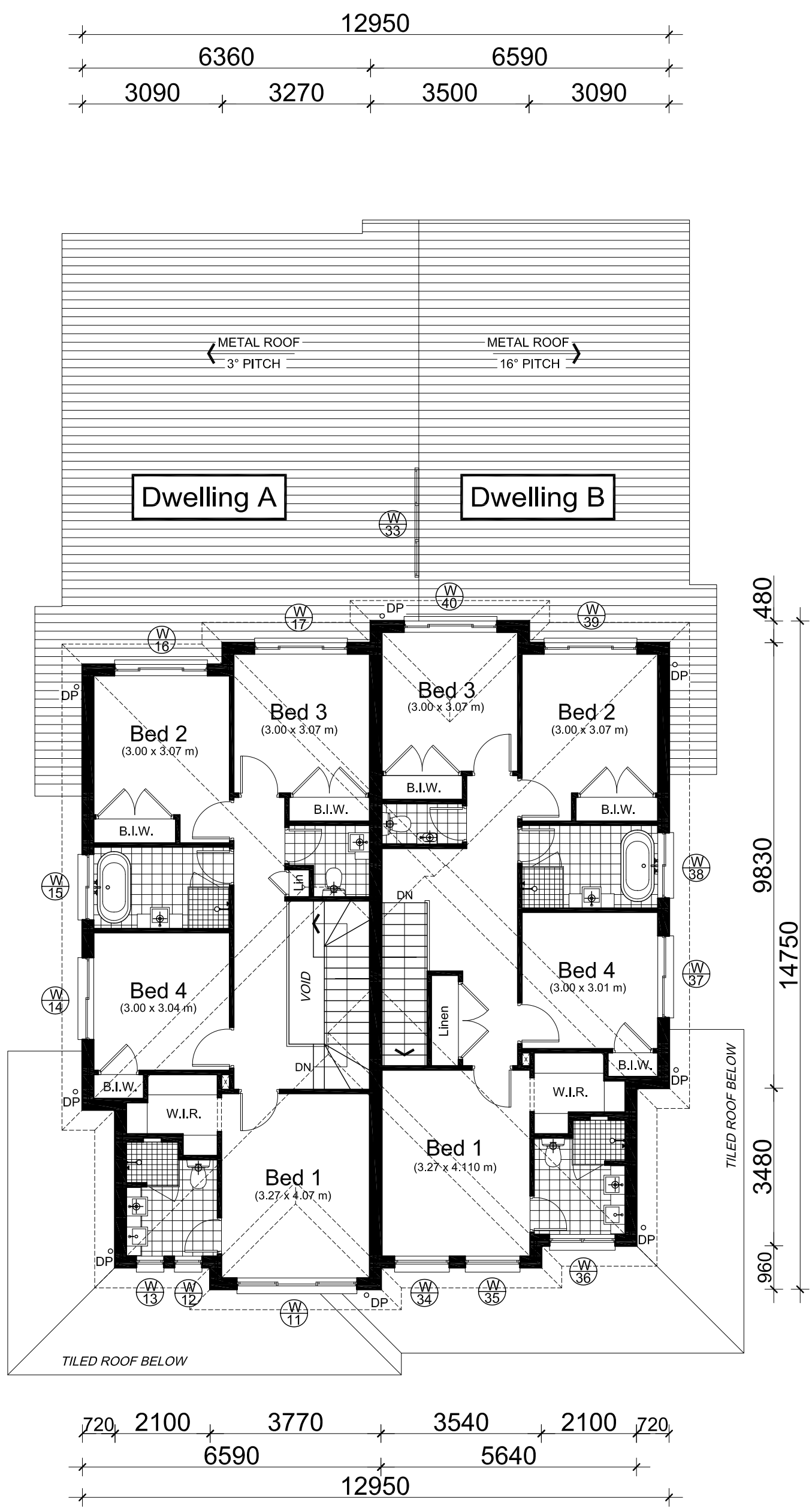
RESIDENTIAL LOGISTICS P/L
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170
Email: mail@r.net.au Phone: 9602 7700 Fax: 9734 6633

Site Plan & Performance Criteria Calculations PROPOSED ATTACHED DUAL OCCUPANCY			
CLIENT: Mr Manduca & Mrs Fruci			
SITE ADDRESS: No.98 (Lot A in DP 416914) Mackenzie Street,			
SUBURB: Revesby		SCALE: 1 : 100	
COUNCIL: Canterbury Bankstown		JOB No.: RL 5989	
REVISION: C		DATE: 31.10.2024	
		SHEET: 1 of 3	



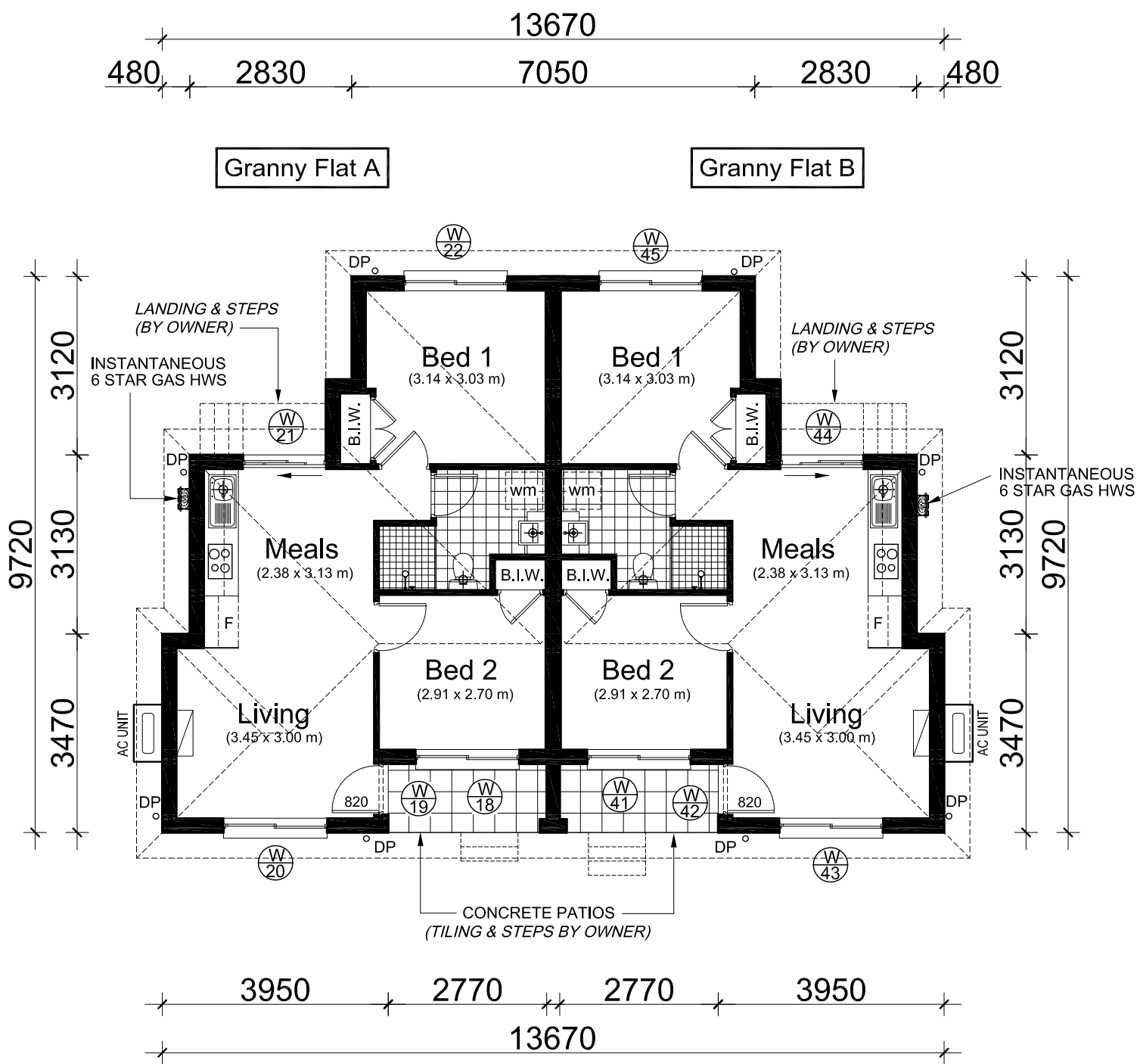
Ground Floor Plan

2340mm HIGH INTERNAL DOORS THROUGHOUT THE GROUND FLOOR



First Floor Plan

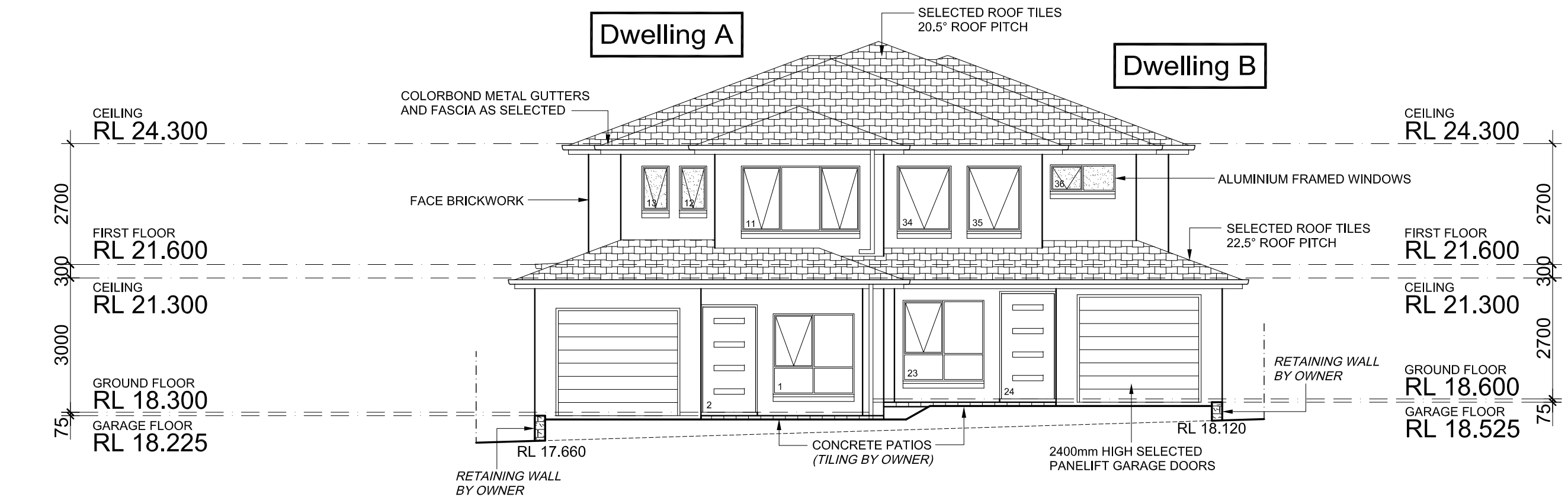
100 Year ARI Flood Level
RL 17.900 AHD



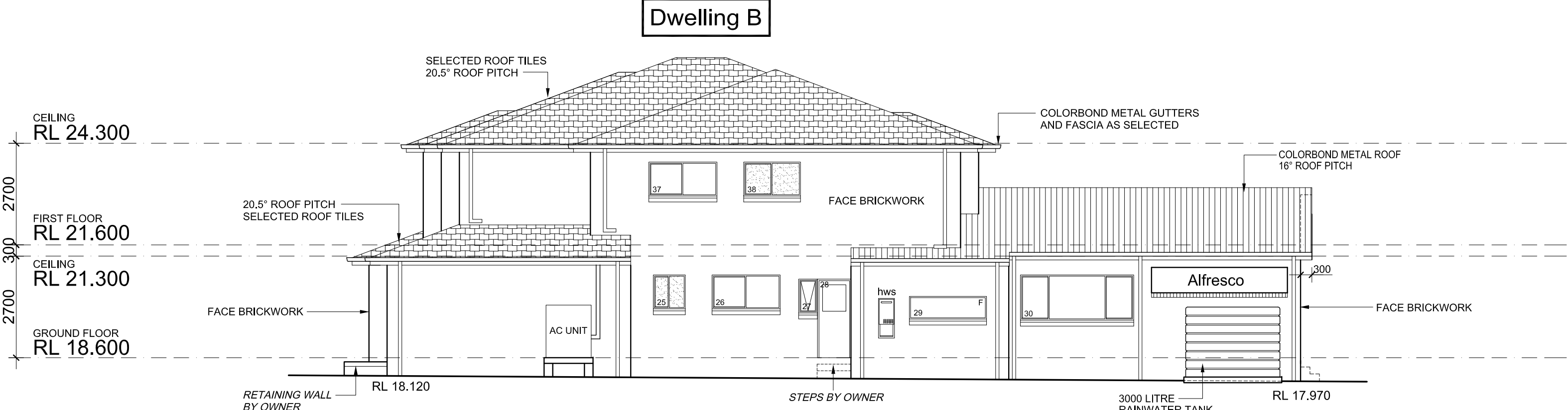
Granny Flat Floor Plans

2340mm HIGH INTERNAL DOORS THROUGHOUT

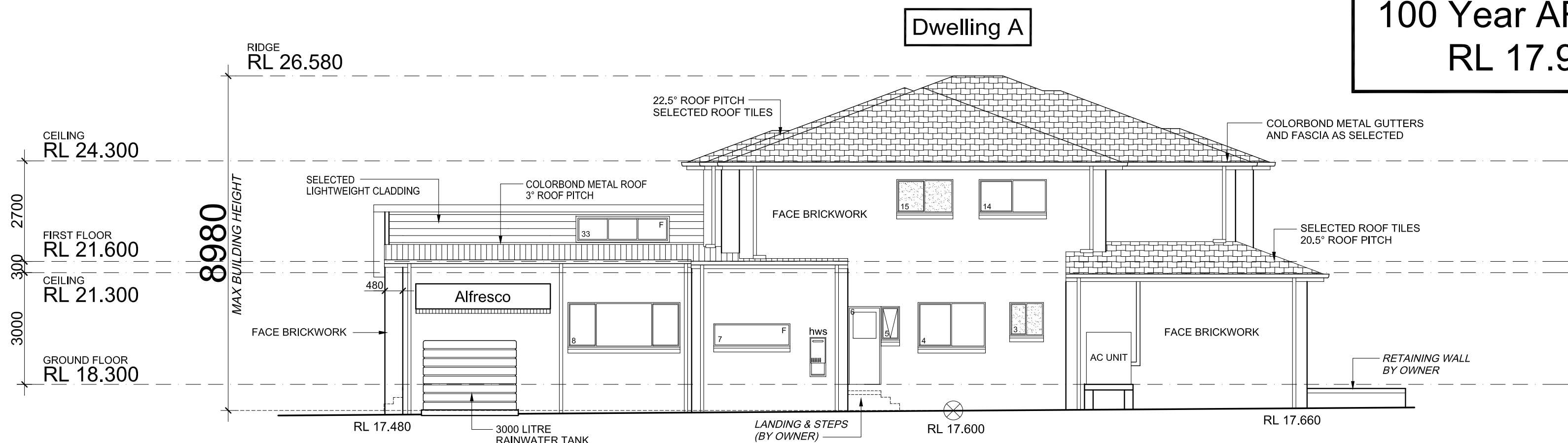
WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	AW1818	1800	1810	AWNING
2	SW0909	1260	1260	TIMBER ENTRY FRAME
3	SW0909	857	950	SLIDING / OBSCURE GLASS
4	SW1218	1200	1810	SLIDING
5	AW0905	857	500	AWNING
6		2088	881	TIMBER ENTRY FRAME
7	FW0521	500	2050	FIXED
8	SW1230	1200	3010	SLIDING
9	SW1221	1200	2050	SLIDING
10	SD2127-3	2100	2725	ALU SLIDING DOOR
11	AW1527	1457	2650	AWNING
12	AW1006	1029	610	AWNING / OBSCURE GLASS
13	AW1006	1029	610	AWNING / OBSCURE GLASS
14	SW0918	857	1810	SLIDING
15	SW0915	857	1450	SLIDING / OBSCURE GLASS
16	SW0921	857	2050	SLIDING
17	SW0621	600	2050	SLIDING
18	SW1218	1200	1810	SLIDING
19		2388	881	TIMBER ENTRY FRAME
20	SW1518	1457	1810	SLIDING
21	SD2115	2100	1450	ALUM SLIDING DOOR
22	SW1218	1200	1810	SLIDING
23	AW1818	1800	1810	ALUMINIUM AWNING
24		2388	1260	TIMBER ENTRY FRAME
25	SW0909	857	850	SLIDING / OBSCURE GLASS
26	SW0918	857	1810	SLIDING
27	AW0905	857	500	AWNING
28		2088	881	TIMBER ENTRY FRAME
29	FW0521	500	2050	FIXED
30	SW1230	1200	3010	SLIDING
31	SW1224	1200	2410	SLIDING
32	SD2127-3	2100	2725	ALUM SLIDING DOOR
33	FW0624	600	2410	FIXED
34	AW1512	1457	1210	AWNING
35	AW1512	1457	1210	AWNING
36	AW0615	600	1450	AWNING / OBSCURE GLASS
37	SW0918	857	1810	SLIDING
38	SW0915	857	1457	SLIDING / OBSCURE GLASS
39	SW0921	857	2050	SLIDING
40	SW0621	600	2050	SLIDING
41	SW1218	1200	1810	SLIDING
42		2388	881	TIMBER ENTRY FRAME
43	SW1518	1457	1810	SLIDING
44	SD2115	2100	1450	ALUM SLIDING DOOR
45	SW1218	1200	1810	SLIDING



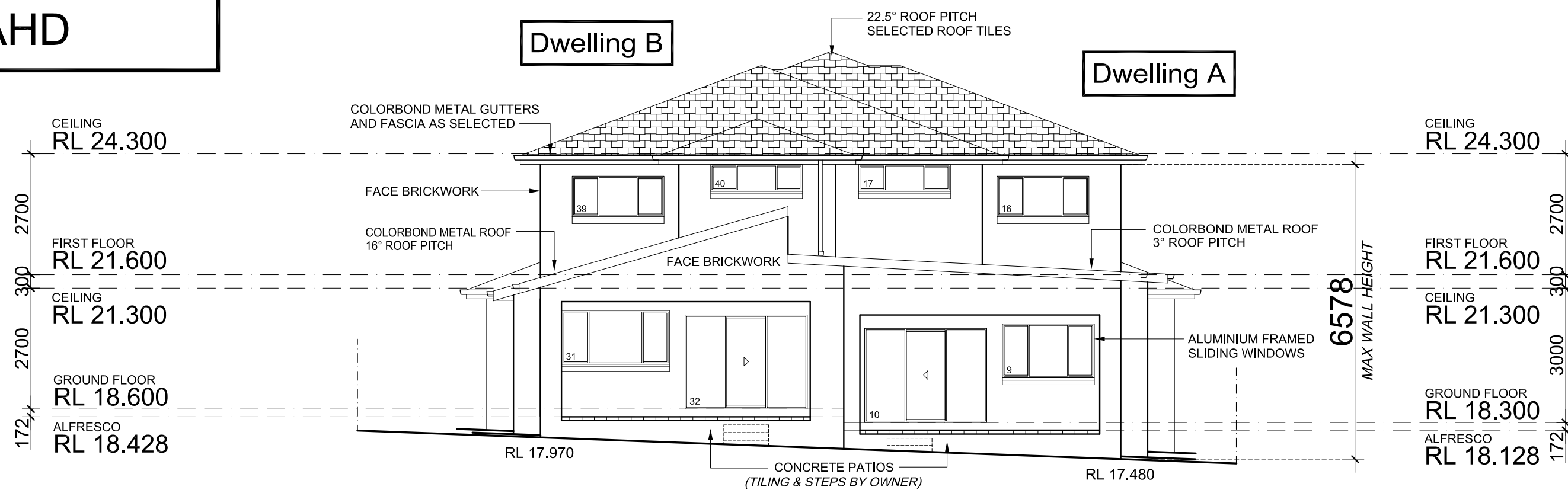
Mackenzie Street (Western) Elevation



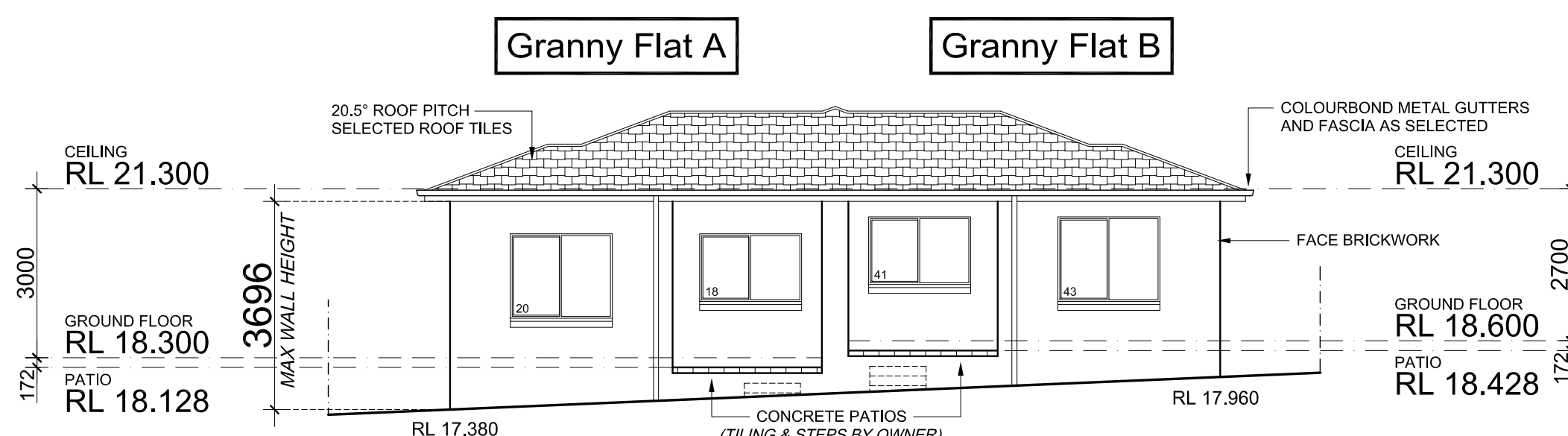
Right (Southern) Elevation



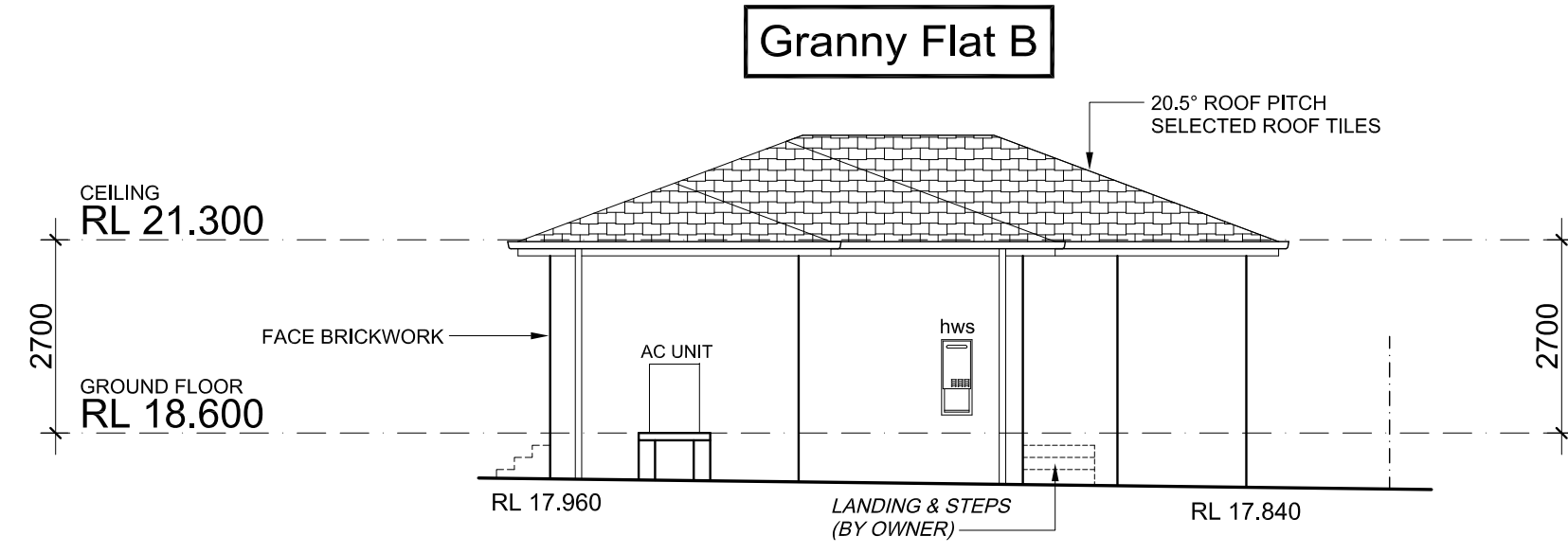
Left (Northern) Elevation



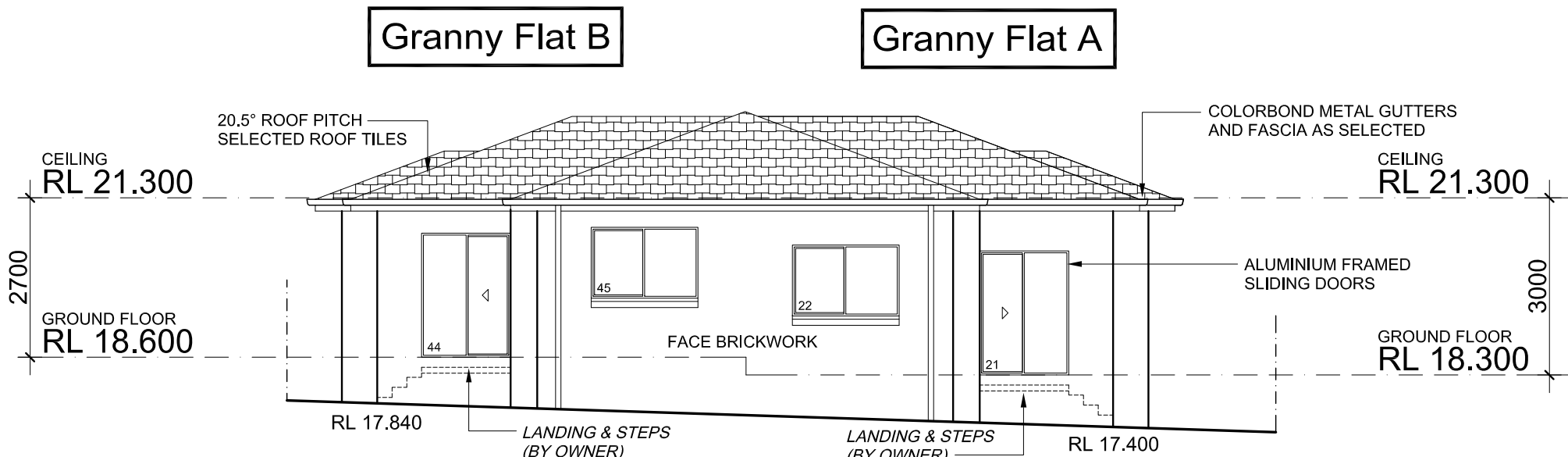
Rear (Eastern) Elevation



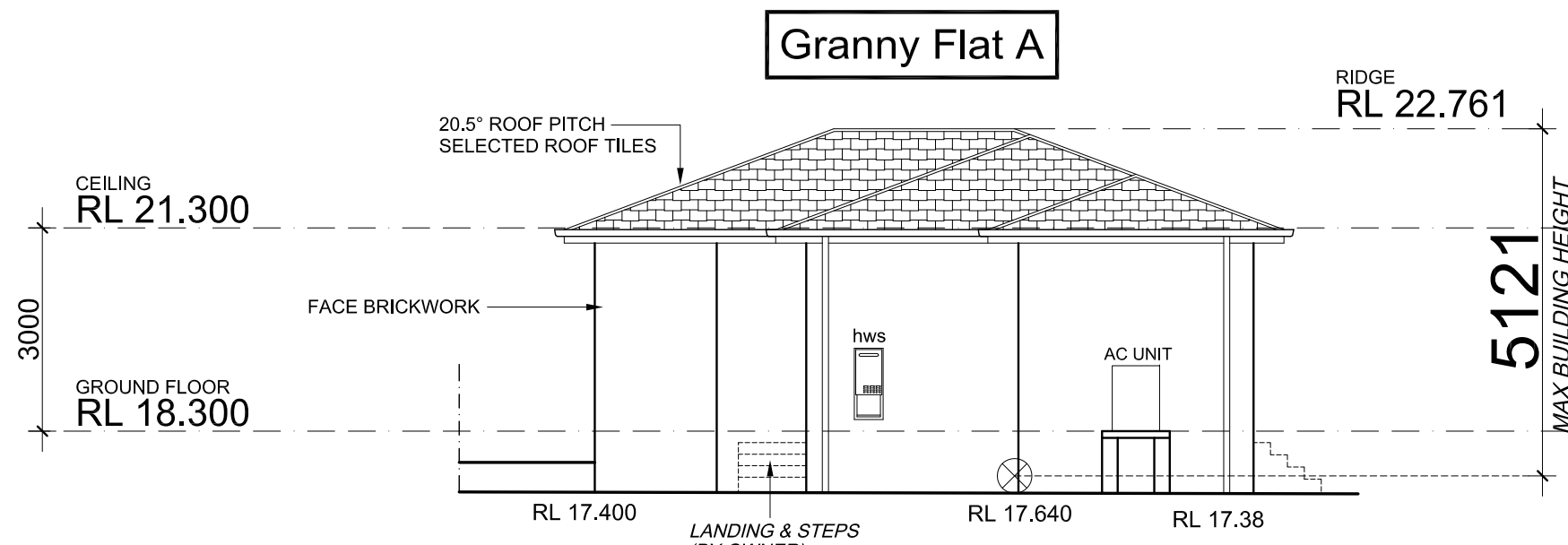
Front (Western) Elevation



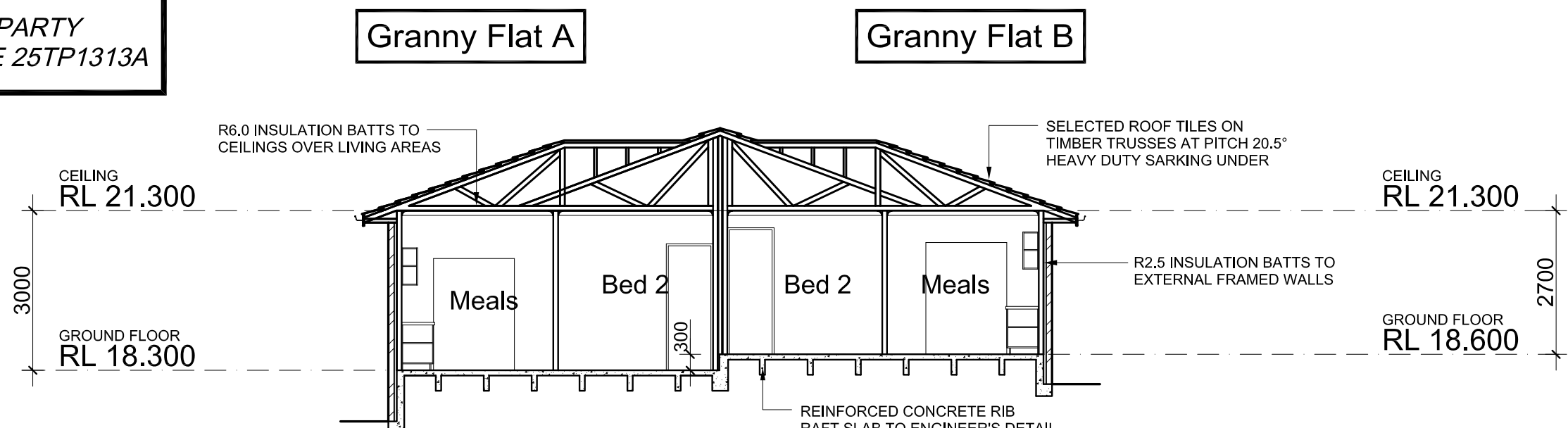
Right (Southern) Elevation



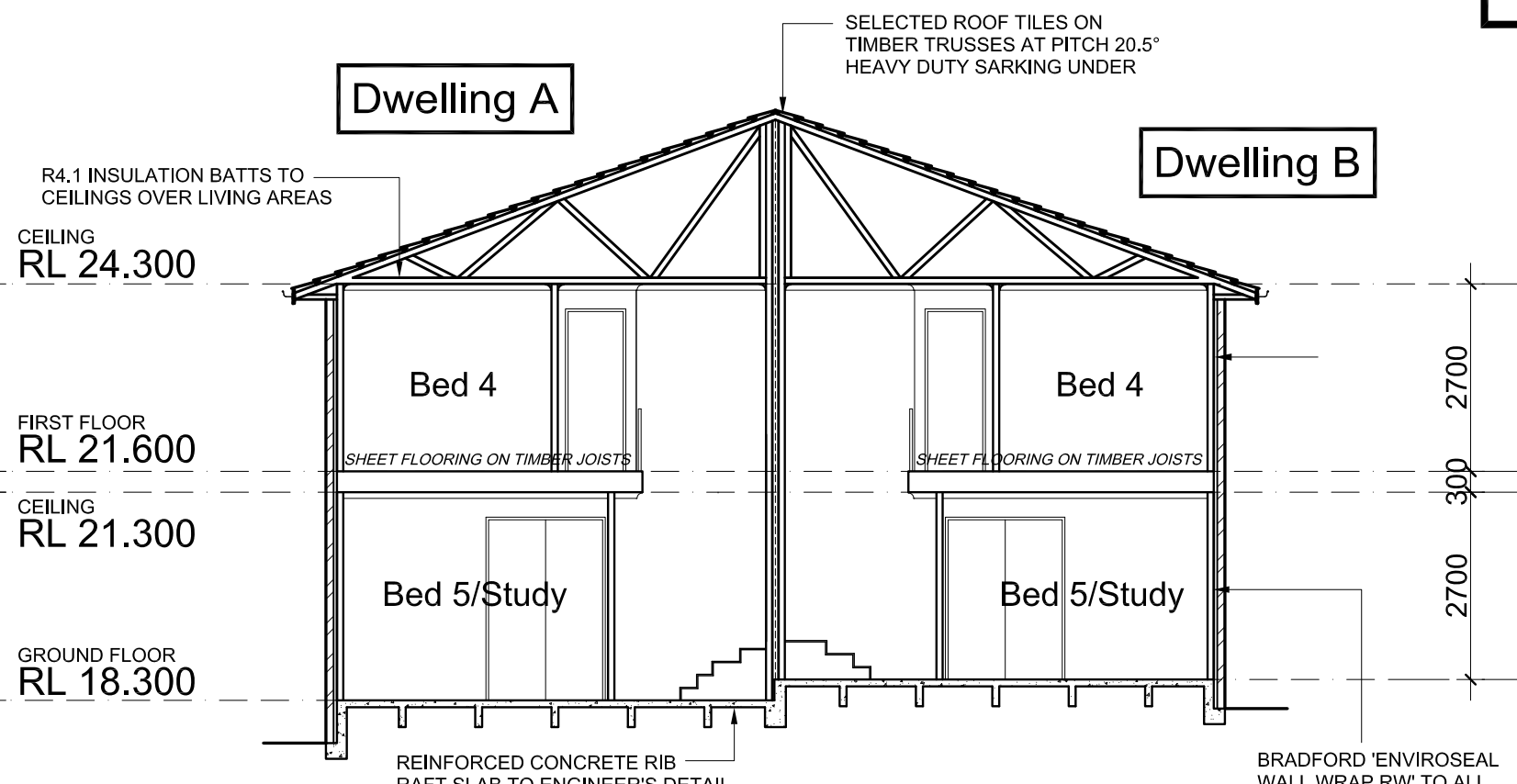
Rear (Eastern) Elevation



Left (Northern) Elevation

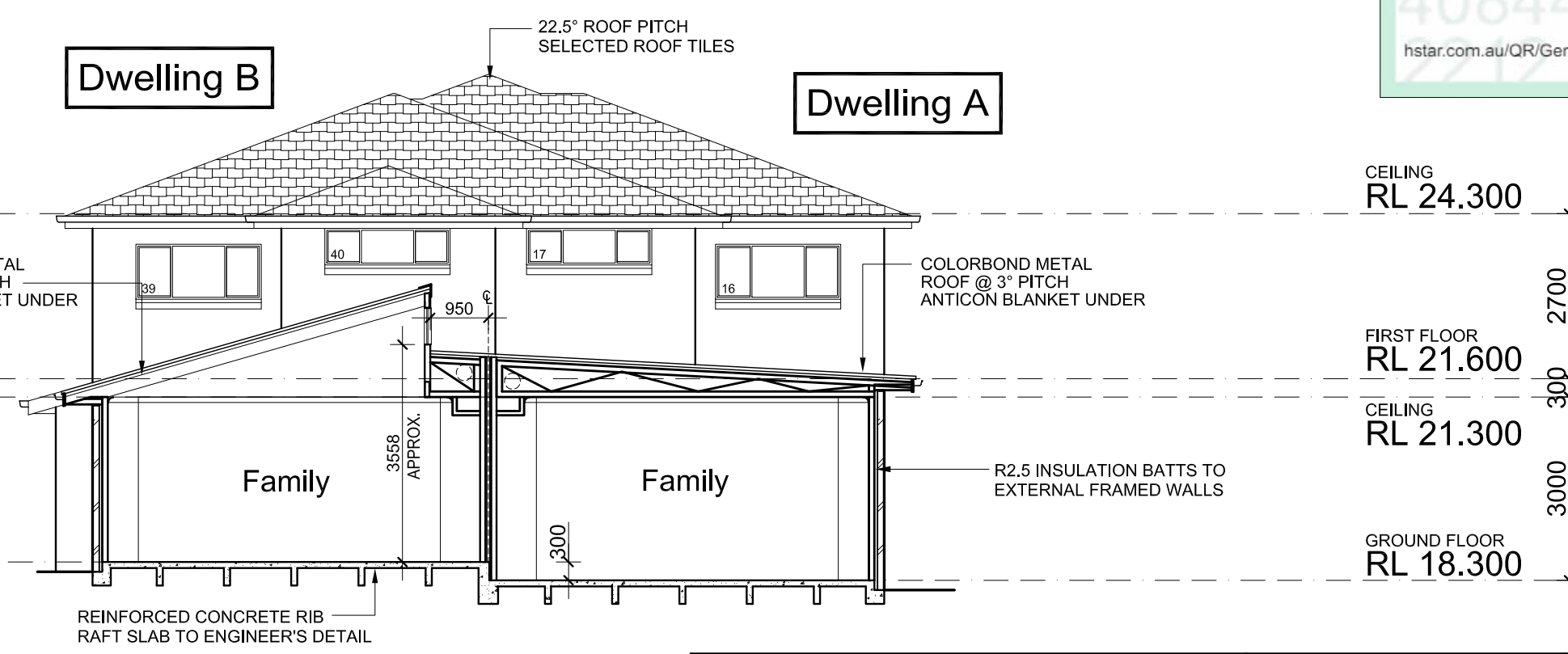


Sectional Elevation



Cross Section 1

NOTE:
BORAL-SHAFT LINER PARTY
WALL SYSTEM - CODE 25TP1313A



Cross Section 2

NOTE:
BORAL-SHAFT LINER PARTY
WALL SYSTEM - CODE 25TP1313A



NOTE: BASIX CERTIFICATE MUST TAKE PRECEDENCE OVER THIS TEMPLATE

BASIX'S REQUIREMENT	
ADDRESS: No.98 MACKENZIE STREET, REVESBY	
STORMWATER	
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE -	Minimum 3000 Litres (Dwellings A & B)
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT -	At least 1855mm (Dwellings A & B)
RAINWATER TANK MUST SERVICE - All toilets, cold water washing machine taps & at least one outdoor tap per dwelling	
WATER	
SHOWERHEAD RATING -	3 star (> 7.5 but <= 9 L/min)
TOILET FLUSHING SYSTEM RATING -	4 star
KITCHEN TAP RATING -	4 star
BATHROOM TAP RATING -	4 star
THERMAL COMFORT / SIMULATION METHOD	
PLEASE SEE BASIA NATHERS SPECIFICATION TABLE. CERTIFICATION NUMBER - 0009408440	
ENERGY	
ACTIVE COOLING FOR LIVING ROOMS -	1 PHASE - 4.5 STAR (AVERAGE ZONE)
ACTIVE COOLING FOR BED ROOMS -	1 PHASE - 4.5 STAR (AVERAGE ZONE) - Dwelling A & B only
ACTIVE HEATING FOR LIVING ROOMS -	1 PHASE - 4.5 STAR (AVERAGE ZONE)
ACTIVE HEATING FOR BED ROOMS -	1 PHASE - 4.5 STAR (AVERAGE ZONE) - Dwelling A & B only
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED -	6 STAR GAS INSTANTANEOUS (All dwellings)
DOES THE KITCHEN HAVE NATURAL LIGHTING ?	Dwellings A & B - YES / Granny Flats - NO
DO BATHROOMS HAVE NATURAL LIGHTING ?	YES (3 off to Dwellings A & B only)
VENTILATION DETAILS? At least 1 Bathroom per dwelling: Ducted exhaust fan; Operation control: manual switch on / off Laundries: Dwellings A & B - Natural ventilation / Granny Flats - Ducted exhaust fan; Interlocked to light Kitchens: Ducted rangehood; Operation control: manual switch on / off	
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? Gas Cooktop & Electric Oven (All dwellings)	
IS THERE AN OUTDOOR CLOTHES DRYING AREA ? YES (All dwellings)	
TO COMPLY WITH BASIX CERTIFICATE NUMBER : 1745242M_02	
REFER TO BASIX CERTIFICATE FOR ARTIFICIAL LIGHTING REQUIREMENTS	

REVISION	DATE	DRAWN BY	COMMENTS
A	27.02.24	SL	Presentation Plans
B	11.04.24	CR	Liveable Housing Design Amendments
C	31.10.24	CR	Post Contract Variation Doc 2

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CNR SAFFOLD RD & HUME HWY
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Lic. No.: 35559C
ABN: 52 002 873 047

6633

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RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208-210 Northumberland St,
Liverpool NSW 2170

Email: mail@r.net.au Phone: 9602 7700 Fax: 9734 6633

Elevations, Sections & BASIX Commitments
PROPOSED ATTACHED DUAL OCCUPANCY

CLIENT: Mr Manduca & Mrs Fruci

SITE ADDRESS: No.98 (Lot A in DP 416914) Mackenzie Street,
SUBURB: Revesby
COUNCIL: Canterbury Bankstown

SCALE: 1 : 100
JOB No.: RL 59989

REVISION: C DATE: 31.10.2024 SHEET: 3 of 3