



## NOTES

- SITE AREA = 735m<sup>2</sup>
- HOUSE AREA = 226m<sup>2</sup>
- SECONDARY DWELLING AREA = 58m<sup>2</sup>
- TOTAL F.S.R = 0.38:1
- DO NOT SCALE OFF DRAWING
- USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DIMENSIONS ON SITE
- ALL DIMENSIONS ARE IN MILLIMETRES
- THIS PLAN IS TO BE SUBMITTED TO ALL RELEVANT AUTHORITIES INCLUDING SYDNEY WATER, PRIOR TO ANY COMMENCEMENT OF WORK FOR SERVICE CHECK
- SDΦ SMOKE DETECTORS TO BE IN ACCORDANCE WITH AS3786 & BCA

# SITE PLAN

## BASIX COMMITMENTS

- RELEVANT AUTHORITIES INCLUDING SYDNEY WATER, PRIOR TO ANY COMMENCEMENT OF WORK FOR SERVICE CHECK
  - SD☐ SMOKE DETECTORS TO BE IN ACCORDANCE WITH AS3786 & BCA CLAUSE/PATH E17 & E22.
  - LIGHT & VENTILATION TO COMPLY WITH SEC. 2, P2.4.4 & P2.4.5 OF THE BCA
  - ALL DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS
  - ALL STRUCTURAL BEAMS & REINFORCED CONCRETE WORK TO ENGINEER'S DETAILS
  - RL'S TO AHD
  - FIRST FLOOR BEDROOM WINDOWS ARE TO BE PROTECTED TO COMPLY WITH PART 3.9.2.6 OF THE NCC VOL 2 2019 (BCA)
- 4 STAR GAS INSTANTANEOUS HOT WATER SYSTEM TO BE INSTALLED.
  - MINIMUM 4 STAR SHOWERHEADS, 5 STAR TOILET FLUSHING SYSTEM, 6 STAR TAPS TO KITCHEN & BATHROOM TO BE INSTALLED.
  - MIN.3000LTR RWT TO SUPPLY 1 OUTDOOR TAP. THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 183 SQ METERS OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM)
  - COOLING SYSTEM TO BE AT LEAST 1 PHASE A/C TO LIVING AREA (3 STAR). THE BEDROOMS MUST NOT INCORPORATE ANT COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMODATE A COOLING SYSTEM.
  - HEATING SYSTEM TO BE AT LEAST 1 PHASE A/C TO LIVING AREA (3 STAR). THE BEDROOMS MUST NOT INCORPORATE ANT HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMODATE A HEATING SYSTEM.
  - ELECTRIC COOKTOP & ELECTRIC OVEN TO BE INSTALLED.
  - REFRIGERATOR TO BE WELL VENTILATED.
  - FIXED OUTDOOR CLOTHES LINE TO BE INSTALLED.
  - FLUORESCENT OR LED LIGHTING TO AT LEAST 3 BEDROOMS/STUDY, 2 LIVING/DINING, KITCHEN, ALL BATHROOM/TOILETS AND HALLWAYS TO BE INSTALLED.

## BASIX COMMITMENTS

THERMAL COMMITMENTS					
WINDOW/GLAZED DOOR No.	MAX. HEIGHT	MAX. WIDTH	TYPE	SHADING	OVERSHADOWING
NORTH FACING					
W.1	900	1800	aluminium, single clear	eave 4,50mm, 300mm above head of window or glazed door	not overshadowed
W.2	850	2400	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
W.3	900	1200	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
W.4	900	600	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
EAST FACING					
W.5	900	900	aluminium, single clear	eave 4,50mm, 300mm above head of window or glazed door	not overshadowed
W.6	600	1500	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
W.7	600	1500	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
SOUTH FACING					
W.8	1200	2100	aluminium, single clear	eave 4,50mm, 300mm above head of window or glazed door	not overshadowed
W.9	2100	2100	aluminium, single clear	eave 2000mm, 300mm above head of window or glazed door	not overshadowed
W.10	2100	2100	aluminium, single clear	eave 2000mm, 300mm above head of window or glazed door	not overshadowed
W.11	1200	1500	aluminium, single clear	eave 2000mm, 300mm above head of window or glazed door	not overshadowed
W.12	2400	3200	aluminium, single clear	eave 2000mm, 300mm above head of window or glazed door	not overshadowed
W.13	1200	1800	aluminium, single clear	eave 300mm, 700mm above head of window or glazed door	not overshadowed
WEST FACING					
W.14	600	900	aluminium, single clear	eave 4,50mm, 300mm above head of window or glazed door	not overshadowed

## PROPOSED ADDITIONS & SECONDARY DWELLING

(4.55 MODIFICATION)

AT No. 115 BANKSIA RD GREENACRE.

Job \_\_\_\_\_ JAY DESIGN

ARCHITECTURAL &amp; PROJECT MANAGEMENT

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Scale  
1:200

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Client  
NICK GRIBILAS

**Amendments**  
17/2/25 - carport roof

## DRAWINGS

JOHN GEORGIU 0419 618 817

Dwg. No.



Set of

9

Job No.

20-18