

DEVELOPMENT APPLICATION

PROPOSED DETACHED OUTBUILDING @ 41 GLENDALE AVE NARWEE

BASIX COMMITMENTS

1. HOT WATER SYSTEM TO BE INSTALLED

GAS INSTANTANEOUS 6 STARS
2. LIGHTING TO BE INSTALLED

MINIMUM 40% OF NEW AND ALTERED TO BE FITTED WITH FLOURESCENT, COMPACT FLOURESCENT OF LED LAMPS
3. WATER FIXTURES; NEW AND ALTERED FIXTURES SHALL BE INSTALLED AS SPECIFIED BELOW

- SHOWERHEADS

4 STAR WATER RATING

- TOILETS

5 STAR WATER RATING

- TAPS

5 STAR WATER RATING
4. INSULATION SHALL BE INSTALLED AS SPECIFIED BELOW

- EXTERNAL WALLS

FRAMED - R2.5 (FIBREGLASS BATTS OR ROLL + REFLECTIVE FOIL IN CAVITY)

- CEILING

FLAT CEILING - R5.7 (FIBREGLASS BATTS OR ROLL)

- ROOF

FOIL BACKED BLANKET -MEDIUM SOLAR ABSORPTION
5. LANDSCAPE

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 15m2 OF THE DEVELOPMENT
6. RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2000L ON THE SITE. THE TANK MUST MEET AND BE INSTALLED IN ACCORDMCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
7. THERMAL PERFORMANCE

- THE DWELLING MUST BE A CLASS 1 DWELLING ACCORDING TO THE NCC, AND MUST NOT HAVE MORE THAN 2 STOREYS

- THE CONDITIONED FLOOR AREA OF THE DWELLING MUST NOT EXCEED 300m2

- THE DWELLING MUST NOT CONTAIN OPEN MEZZANINE AREA EXCEEDING 25m2

- THE DWELLING MUST NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM
8. CEILING FANS

THE APPLICANT MUST INSTALL AT LEAST ONE CEILING FAN IN AT LEAST ONE DAYTIME HABITABLE SPACE, SUCH AS LIVING ROOM
CEILING FANS TO INSTALLED IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS (PART 13.5.2) OF THE NCC
9. NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND / OR SKYLIGHT IN THE KITCHEN AND 1 BATHROOM OF THE DWELLING FOR NATURAL LIGHTING
10. THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 15M2 OF THE SITE
10. WINDOWS

FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNINGMUST NOT BE MORE THAN 500MM ABOVE THE HEADOF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL.

OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE SHADOWING COLUMN OF WINDOW TABLE

NEW WINDOWS & GLAZED DOORS TO COMPLY WITH THE TABLE BELOW

CALCULATIONS

SITE AREA: 581.7m²
EXISTING FSR: 0.16:1
PROPOSED FSR: 0.24:1
SECONDAY DWELLING FLOOR AREA: 43m²
PROPOSED SITE COVERAGE: 24%
LANDSCAPE AREA: 25%

