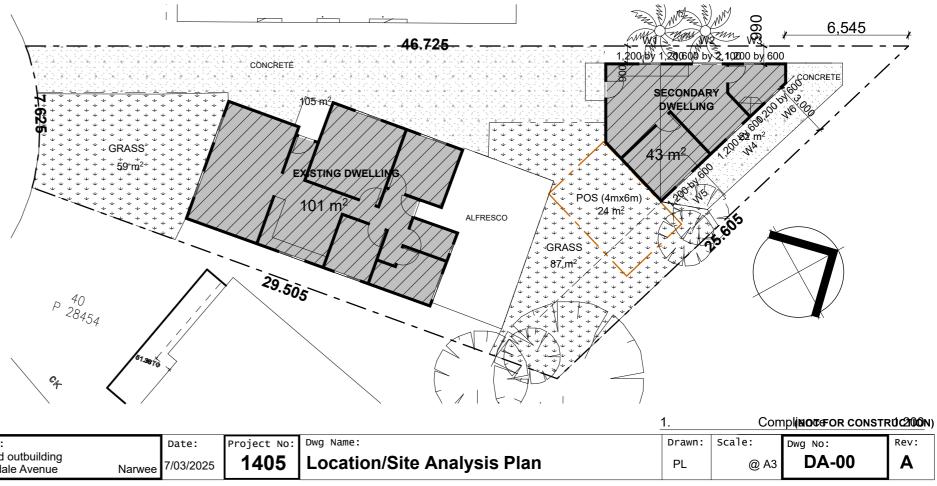
## **DEVELOPMENT APPLICATION**

## PROPOSED DETACHED OUTBUILDING @ 41 GLENDALE AVE NARWEE

## **BASIX COMMITMENTS**

1.	HOT WATER SYSTEM TO BE INSTALLED	GAS INSTANTANEOUS 6 STARS					
2.	<u>LIGHTING</u> 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 F SHALL BE INSTALLED AS SPECIFIED BEI - SHOWERHEADS - TOILETS - TAPS						
4.	INSULATION SHALL BE INSTALLED AS SPECIFIED BELOW						
	- EXTERNAL WALLS - CEILING - ROOF	FRAMED - R2.5 (FIBREGLASS BATTS OR ROLL + REFLECTIVE FOIL IN CAVITY) FLAT CEILING - R5.7 (FIBREGLASS BATTS OR ROLL) 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 ACCORDAMCE WITH, THE REQUIREMEN 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 DAYTIM HABITABLE SPACE, SUCH AS LIVING ROOM CEILING FANS TO INSTALLED IN ACCORDANCE WITH THE ABCB HOUSING PROVISION (PART 13.5.2) OF THE NCC						
9.	NATURAL LIGHTING THE APPLICANT MUST INSTALL A WINDO BATHROOM OF THE DWELLING FOR NAT	OW AND / OR SKYLIGHT IN THE KITCHEN AND 1 TURAL LIGHTING					
10.	THE APPLICANT MUST PLANT INDIGENO VEGETATION THROUGHOUT 15M2 OF TH						
10.	PERGOLA, VERANDAH, BALCONY OR AV	IMETRES, THE LEADING EDGE OF EACH EAVE, VNINGMUST NOT BE MORE THAN 500MM ABOVE DOOR AND NO MORE THAN 2400MM ABOVE					
	OVERSHADOWING BUILDINGS OR VEGE DISTANCE FROM THE CENTRE AND THE SPECIFIED IN THE SHADOWING COLUM	BASE OF THE WINDOW AND GLAZED DOOR, AS					
	NEW WINDOWS & GLAZED DOORS TO C	OMPLY WITH THE TABLE BELOW					

NEW WINDOWS & GLAZED DOORS TO COMPLY WITH THE TABLE BELOW



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DESIGN	Telephone +61 2 8068 5191 Mobile +61 2 405 205 169 Email - Paul@Greensquaredesign.com.au	Peter Alvaros	Detached outbuilding 41 Glendale Avenue Narwee	7/03/2025	1405	Location/Site Analysis Plan

## CALCULATIONS

SITE AREA: 581.7m<sup>2</sup> EXISTING FSR: 0.16:1 PROPOSED FSR: 0.24:1 SECONDAY DWELLING FLOOR AREA: 43m<sup>2</sup> PROPOSED SITE COVERAGE: 24% LANDSCAPE AREA: 25%