CALCULATIONS:

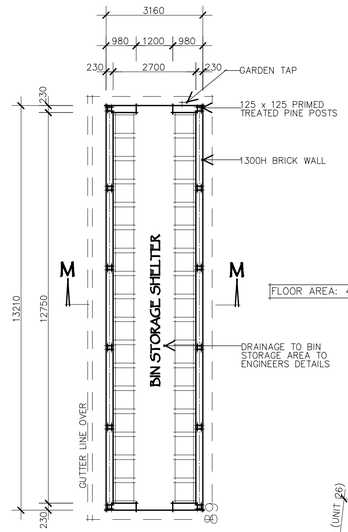
PRIVATE OPEN SPACE AREAS:

UNIT 1 : 23.4sqm	UNIT 18 : 21.5sqm
UNIT 2 : 23.7sqm	UNIT 19 : 21.5sqm
UNIT 3 : 26.5sqm	UNIT 20 : 16.2sqm
UNIT 4 : 26.5sqm	UNIT 21 : 21.5sqm
UNIT 5 : 22.6sqm	UNIT 22 : 21.5sqm
UNIT 6 : 27.3sqm	UNIT 23 : 16.5sqm
UNIT 7 : 26.5sqm	UNIT 24 : 35.1sqm
UNIT 8 : 22.5sqm	UNIT 25 : 24.7sqm
UNIT 9 : 23.8sqm	UNIT 26 : 25.1sqm
UNIT 10 : 23.6sqm	UNIT 27 : 26.5sqm
UNIT 11 : 23.0sqm	UNIT 28 : 17.5sqm
UNIT 12 : 23.0sqm	UNIT 29 : 20.4sqm
UNIT 13 : 23.0sqm	UNIT 30 : 23.6sqm
UNIT 14 : 23.0sqm	UNIT 31 : 19.5sqm
UNIT 15 : 64.3sqm	UNIT 32 : 18.3sqm
UNIT 16 : 89.8sqm	
UNIT 17 : 16.0sqm	

LANDSCAPE AREA:

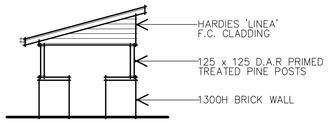
TOTAL SITE AREA : 6647.00sqm
LESS
DRIVEWAY : 1767.00sqm
BIN STORAGE : 41.74sqm
UNITS : 2820.49sqm
EQUALS
LANDSCAPE AREA : 1987.77sqm (30.36%)

*GARDEN SHED AREAS ARE NOT INCLUDED IN PRIVATE OPEN SPACE CALCULATIONS.

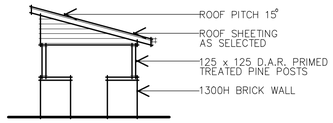


FLOOR AREA: 41.74sqm

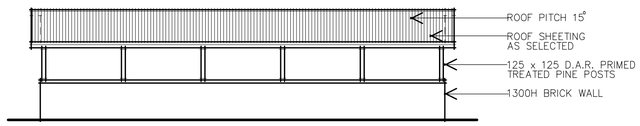
FLOOR PLAN
SCALE 1:100



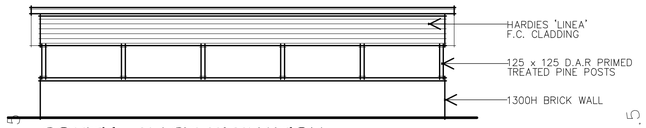
SOUTH - WEST ELEVATION



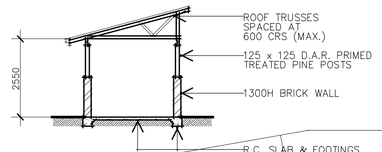
NORTH - EAST ELEVATION



NORTH - WEST ELEVATION



SOUTH - EAST ELEVATION



SECTION M - M
SCALE 1:100

FSR CALCULATIONS:

GROSS FLOOR AREAS

UNIT 1 : 65.45sqm	UNIT 18 : 111.14sqm
UNIT 2 : 65.45sqm	UNIT 19 : 111.14sqm
UNIT 3 : 140.16sqm	UNIT 20 : 111.14sqm
UNIT 4 : 140.16sqm	UNIT 21 : 111.14sqm
UNIT 5 : 65.45sqm	UNIT 22 : 111.14sqm
UNIT 6 : 140.16sqm	UNIT 23 : 111.14sqm
UNIT 7 : 140.16sqm	UNIT 24 : 111.14sqm
UNIT 8 : 65.45sqm	UNIT 25 : 111.14sqm
UNIT 9 : 140.16sqm	UNIT 26 : 111.14sqm
UNIT 10 : 140.16sqm	UNIT 27 : 111.14sqm
UNIT 11 : 65.45sqm	UNIT 28 : 111.14sqm
UNIT 12 : 140.16sqm	UNIT 29 : 111.14sqm
UNIT 13 : 140.16sqm	UNIT 30 : 111.14sqm
UNIT 14 : 65.45sqm	UNIT 31 : 111.14sqm
UNIT 15 : 140.16sqm	UNIT 32 : 67.70sqm
UNIT 16 : 111.14sqm	
UNIT 17 : 111.14sqm	

FLOOR SPACE RATIO:

FSR = FLOOR AREA : SITE AREA
= 3500.08sqm : 6647.00sqm
= 0.527:1
= 52.7%

NOTES:
1. Levels shown are approximate only and should be verified on site before work commences.
2. Figured dimensions are to be used in preference to scaling.
3. All measurements are in millimetres unless otherwise stated.
4. Window sizes are nominal only. Final window schedule by builder.
5. Graniteguard termite barrier to perimeter unless otherwise notated.
6. All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

Assessor # 20012 Certificate # 34817340 Issued: 16-Dec-10

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details indicated in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. Family and specification colour is detailed for a building element, that specification must apply for all instances of that element for the project. If alternate specifications are indicated for a building element, the location and scope of alternate specifications must be detailed below and / or clearly indicated on referenced drawings.

Windows	Product ID	Glass	Frame	U-value	SHGC	Area M²	Detail
STG-06-201a Stegbar Awn	Single clear		Aluminium	6.32	0.70	9.7	As per plans
STG-06-231a Stegbar Sldn	Single clear		Aluminium	6.54	0.73	2.9	As per plans
STG-06-255a Stegbar Sldn	Single clear		Aluminium	6.95	0.72	10.5	As per plans

Skylights	Product ID	Glass	Frame	U-value	SHGC	Area M²	Detail

Any U and SHGC values specification Certificates issued after 1 Mar 2009 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 12% higher or lower

External walls	Construction	Insulation	Colour - Solar absorptance	Detail
Brick Veneer		R1.5	Medium - SA 0.413 - 0.7	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		none	As per plans
		R1.5	

Floors	Construction	Insulation	Covering	Detail
Concrete		none	Carpet	As per plans
Timber			Ceramic Tile	

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.5	As per plans
		none	

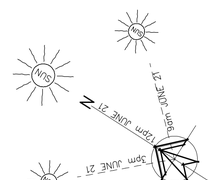
Roof	Construction	Insulation	Colour	Detail
Metal Deck		Foil + R1.0 Bdtts	Dark - SA > 0.7	As per plans

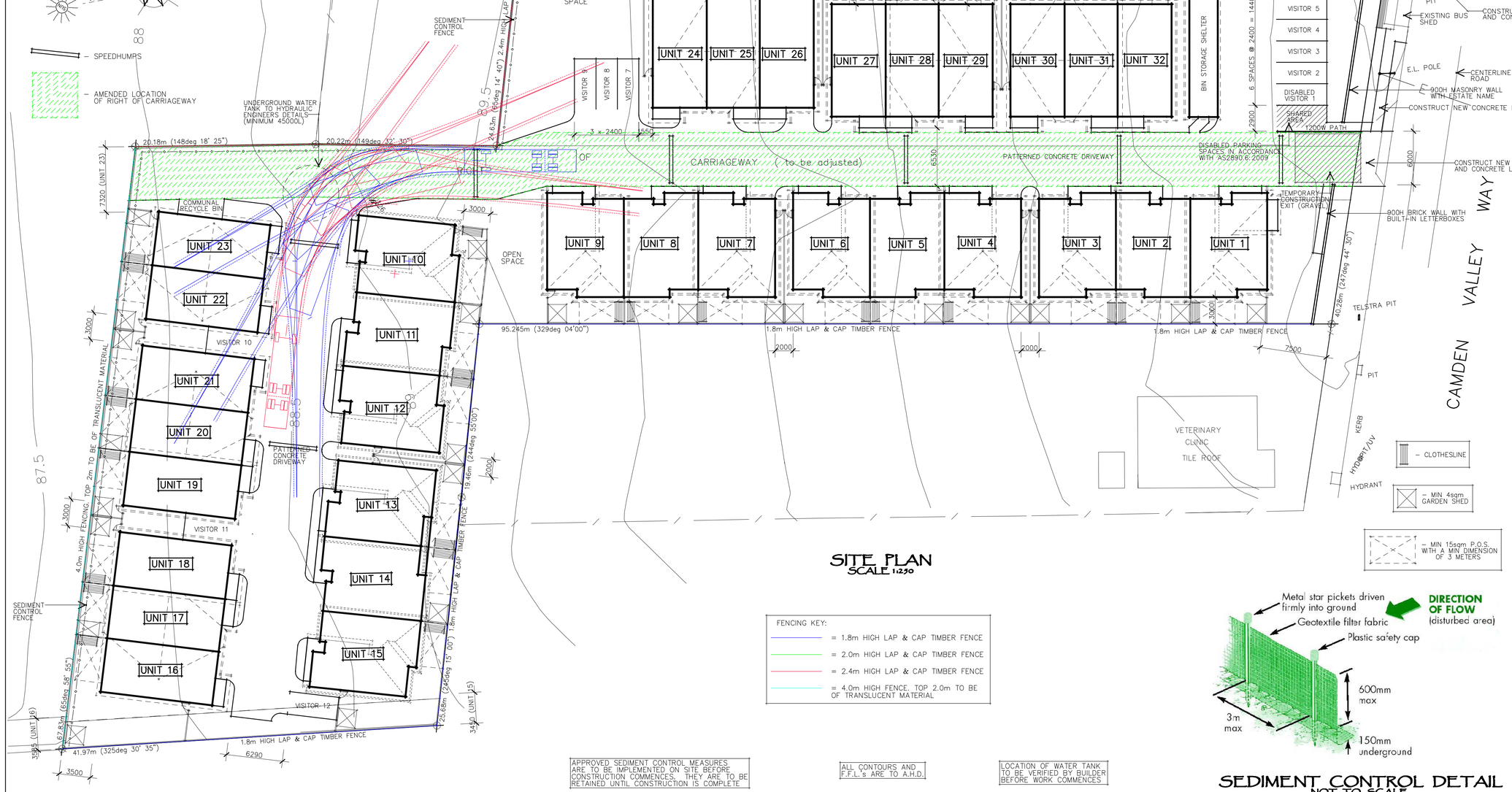
Window cover	Internal (curtains)	External (awnings, shutters, etc)
None		None

Fixed shading	Eaves (mm)	Eaves (mm) - (inc. gutter) height above window	Verandahs, Pergolas Type, Description	
600	0	As per plans	Covered Veranda	As per plans

Overshadowing	Overshadowing structures	Overshadowing trees

Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal north:	59	Living area open to entry:	Yes	Ventilated skylights:	No
Terrain category:	Suburban	Living areas separated by doors:	No	Open fire or ventilated gas heater:	No
Roof ventilation:	Unventilated	Stair open to heated areas:	Yes	Ventilated cooling fan:	No
Cross ventilation:	Balanced	Seals to windows and doors:	Yes	Wall and ceiling vents:	No
Subfloor ventilation:	On ground	Exhaust fans without dampers:	Yes		





SITE PLAN
SCALE 1:250

FENCING KEY:
= 1.8m HIGH LAP & CAP TIMBER FENCE
= 2.0m HIGH LAP & CAP TIMBER FENCE
= 2.4m HIGH LAP & CAP TIMBER FENCE
= 4.0m HIGH FENCE, TOP 2.0m TO BE OF TRANSLUCENT MATERIAL

APPROVED SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON SITE BEFORE CONSTRUCTION COMMENCES. THEY ARE TO BE RETAINED UNTIL CONSTRUCTION IS COMPLETE

ALL CONTOURS AND F.F.L.'s ARE TO A.H.D.

LOCATION OF WATER TANK TO BE VERIFIED BY BUILDER BEFORE WORK COMMENCES

SEDIMENT CONTROL DETAIL
NOT TO SCALE

ABSA
Assr # 20012/34817340
Sign R. Hawkins
Date 16-Dec-10

ISSUE	AMENDMENT	DATE
D	2 UNITS REMOVED AND VISITOR SPACES 7, 8 & 9 RELOCATED TO MAKE WAY FOR MORE OPEN SPACE. (T.H.)	10-11-11.
C	UNITS 1 & 34 CHANGED TO SINGLE STOREY. VISITOR SPACE 9 RELOCATED AND A CARSPACE ADDED FOR UNIT 34. (R.H.)	14-9-11.

CLIENT:
MR T FITZPATRICK

JOB:
PROPOSED MULTI-UNIT DEVELOPMENT

263 Camden Valley Way Narellan NSW 2567
LOT: 1022 DP: 1021756 AREA: 6647sqm
LGA: Camden Council

SCALE: 1:100, 1:250 @ A1
DATE: 25-11-10.
DRAWING No: 1412
DRAWN: R.H.
ISSUE: H
Designed using: DataCad X3 Software for AEC Professionals

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PO Box 222, Bargo NSW 2574
Shop 2/209 Great Southern Road, Bargo NSW 2574
Phone: 4684 3747 • Fax: 4684 3743 • Mobile: 0438 843 748
Email: design@reggiesdesign.com.au

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