SURVEY LEGEND & NOTES

wt ~ DENOTES WINDOW TOP
wb ~ DENOTES WINDOW BOTTOM

DENOTES OVERHEAD ELECTRICITY

DENOTES SEWERMAIN (approx.position only)

t/k DENOTES TOP OF KERB

NOTE: SPREAD OF TREES IS APPROXIMATE ONLY

NatHERS - THERMAL COMFORT SUMMARY

Address: *Lot 1100 Leonay Pde, Leonary NSW 2750*		
Building Elements	**Material**	**Detail**
External walls	Brick Veneer	R2.0 bulk insulation *(excluding garage)*
Internal walls	Plasterboard on studs	R2.0 bulk insulation to walls adjacent to garage
Ceiling	Plasterboard	R3.5 bulk insulation to ceilings with roof above *(excluding garage)*
Floors	Concrete	Waffle Pod
Roof	Roof Tiles / Metal Roof – Dark Colour Solar Absorptance > 0.70	Foil (sisalation) to underside of roof
Doors/Windows	*Awning windows & French door:* Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors, Double Hung windows & fixed windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Lighting: Each dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to all exhaust fans.		

BASIX COMMITMENTS NOTES

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star (> 6 but or 7.5 L/min)	4 star	4 star	4 star
Alternative water source	**Individual rainwater tank to collect run off from at least 90m³ of roof area - Tank size min 2000 litres**			
	The applicant must connect the rainwater tank to:			
	Landscape connection	**Toilet connection**	**Laundry connection**	**Pool top up**
	Yes	**Yes**	**YES**	**N/A**
ENERGY	***Hot water system:* Gas Instantaneous with a performance of 5 stars**			
	***Bathroom ventilation system:* Individual fan, ducted to façade or roof; manual switch on/off**			
	***Kitchen ventilation system:* Individual fan, ducted to façade or roof; manual switch on/off**			
	***Laundry ventilation system:* Individual fan, ducted to façade or roof; manual switch on/off**			
	***Cooling system:* 1 Phase air-conditioning EER 2.5 - 3.0 in at least 1 living/bed area (zoned)**			
	***Heating system:* 1 Phase air-conditioning EER 2.5 - 3.0 in at least 1 living/bed area (zoned)**			
	Natural lighting: As per BASIX **Artificial lighting: As per BASIX**			
	Alternative energy: Must install a photovoltaic system with the capacity to generate at least 1.0 peak kilowatts of electricity.			
	Must install a gas cooktop and electric oven.			
	Must install a fixed outdoor clothes drying line as part of the development.			

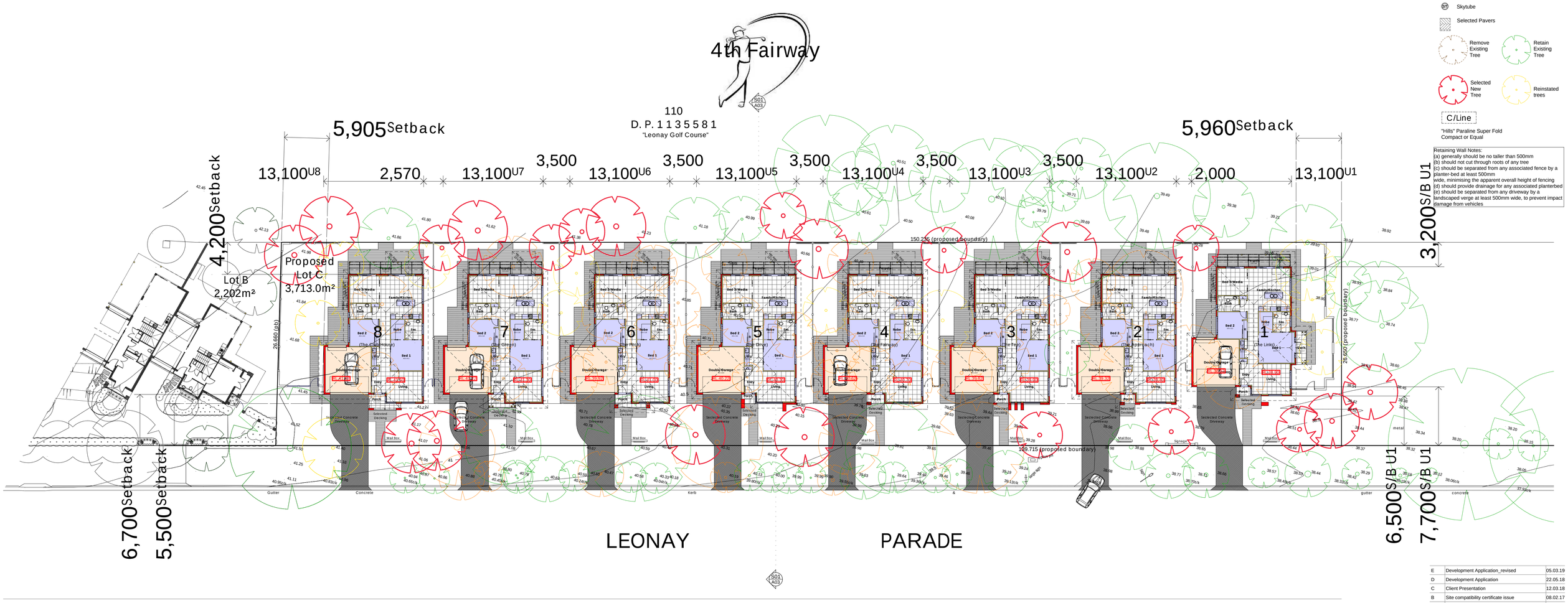
NOTE:
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, THE STRUCTURAL ENGINEER'S DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION.
ALL DIMENSIONS SHOWN ARE IN MILLIMETRES, NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS.
ALL DIMENSIONS SHALL BE VERIFIED BY THE BUILDER ON SITE. ANY DISCEPENCY SHALL BE REFERRED TO THE DESIGNER BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.

LEGEND

- Existing Surveyors Spot Level
- RL 10.00 Proposed Related Level
- 2,000L-AWT Selected above ground pre-fabricated water tank 2,000L, 625W x 2250L x 1930Hgt
- Smoke Detector
- Roof Access
- HWS Electric Hot Water System
- HW Gas Hot water
- Exhaust Fan/Light
- ST Skytube
- Selected Pavers
- Remove Existing Tree
- Retain Existing Tree
- Selected New Tree
- Reinstated trees
- C/Line

"Hills" Paraline Super Fold Compact or Equal

Retaining Wall Notes:
(a) generally should be no taller than 500mm
(b) should not cut through roots of any tree
(c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing
(d) should provide drainage for any associated planterbed
(e) should be separated from any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles



Issue	Amendment	Date
E	Development Application_revised	05.03.19
D	Development Application	22.05.18
C	Client Presentation	12.03.18
B	Site compatibility certificate issue	08.02.17
A	Pre-Lodgement council meeting	08.10.16

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Project
Proposed SEPP 2004 Housing
Leonay Golf Course, 1a Leonay Parade, LEONAY

Client: Leonay Links Pty Ltd trustee Fairways Unit Trust

Job No.	Scale	
00372	1:250	
Author	**Drawn**	**Date**
S.Vlangos	S.Vlangos	Oct 2016

Drawing
Site, Ground Floor Plan & Development Calculations

No. in Set	Dwg. No.	Issue
06	A01	E

DEVELOPMENT CALCULATIONS

1. SITE AREA = 3,713.0m²

2. PARKING REQUIREMENTS

2.0 space per every
3 bed unit (x8 units),
plus 8 visitor. = 24.0 Spaces
Total provided = 24.0 Spaces

3. LANDSCAPED OPEN AREA

Min. required 30.0% = 1,136.40m²
Actual Area 39.42% = 1,493.22m²

4. UNIT FLOOR AREAS

UNIT 1
Living Area = 146.23m²
Garage = 39.55m²
Pergola = 16.49m²
Verandah = 6.27m²
Porch = 2.72m²
Total Area = 211.26m²

UNIT 2&3
Living Area = 143.59m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 2.72m²
Total Area = 202.30m²

UNIT 4
Living Area = 143.12m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 2.53m²
Total Area = 201.69m²

UNIT 5
Living Area = 143.54m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 1.85m²
Total Area = 201.43m²

UNIT 6
Living Area = 143.12m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 4.45m²
Total Area = 203.61m²

UNIT 7
Living Area = 143.12m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 4.30m²
Total Area = 203.46m²

UNIT 8
Living Area = 143.12m²
Garage = 39.55m²
Pergola = 16.49m²
Porch = 5.59m²
Total Area = 205.12m²

5. COURTYARD AREAS

Unit 1 = 188.14m²
Unit 2 = 150.41m²
Unit 3 = 150.41m²
Unit 4 = 150.41m²
Unit 5 = 150.41m²
Unit 6 = 150.41m²
Unit 7 = 150.41m²
Unit 8 = 217.34m²

6. DEEP SOIL ZONE AREA

Min. required 15.0% = 568.20m²
Actual Area 30.05% = 1,138.30m²

7. FSR (Floor Space Ratio)

Required 0.5:1 = 1,866.50m²
Actual 0.31:1 = 1,149.33m²