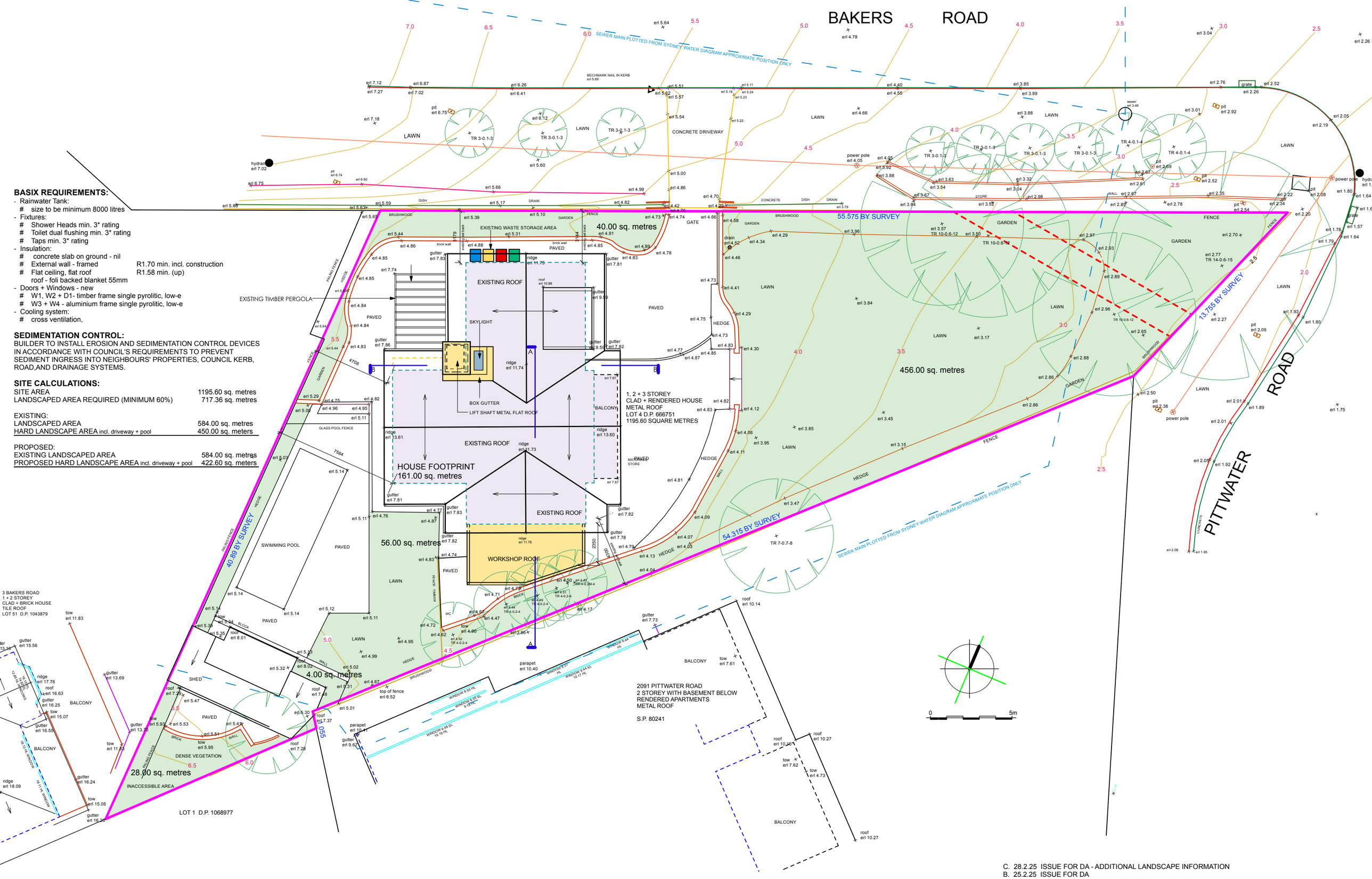

BASIX REQUIREMENTS:

- Rainwater Tank:
  - # size to be minimum 8000 litres
- Fixtures:
  - # Shower Heads min. 3* rating
  - # Toilet dual flushing min. 3* rating
  - # Taps min. 3* rating
- Insulation:
  - # concrete slab on ground - nil
  - # External wall - framed — R1.70 min. incl. construction
  - # Flat ceiling, flat roof — R1.58 min. (up)
    roof - foli backed blanket 55mm
- Doors + Windows - new
  - # W1, W2 + D1- timber frame single pyrolitic, low-e
  - # W3 + W4 - aluminium frame single pyrolitic, low-e
- Cooling system:
  - # cross ventilation,

SEDIMENTATION CONTROL:

BUILDER TO INSTALL EROSION AND SEDIMENTATION CONTROL DEVICES IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS TO PREVENT SEDIMENT INGRESS INTO NEIGHBOURS' PROPERTIES, COUNCIL KERB, ROAD,AND DRAINAGE SYSTEMS.

SITE CALCULATIONS:

SITE AREA	1195.60 sq. metres
LANDSCAPED AREA REQUIRED (MINIMUM 60%)	717.36 sq. metres
EXISTING:	
LANDSCAPED AREA	584.00 sq. metres
HARD LANDSCAPE AREA incl. driveway + pool	450.00 sq. meters
PROPOSED:	
EXISTING LANDSCAPED AREA	584.00 sq. metres
PROPOSED HARD LANDSCAPE AREA incl. driveway + pool	422.60 sq. meters

REVISIONS:
C. 28.2.25 ISSUE FOR DA - ADDITIONAL LANDSCAPE INFORMATION
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

atelier haefeli ARCHITECTS
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ALTERATIONS + ADDITIONS AT 1 BAKERS ROAD
CHURCH POINT
FOR MR. AND MRS. BYFORD

SITE PLAN

PROJECT NO.	2401
DATE	01.07.24
SCALE	1:200@A3

A.01
C