



SITE RATIOS - EXISTING:	
SITE AREA	715.90m ²
BUILDING FOOTPRINT	169.75m ²
SHED	3.47m ²
PAVED AREAS AND DRIVEWAY	171.82m ²
AREAS UNDER 2m WIDE	50.70m ²
SUM TOTAL	395.74m ²
EXISTING LANDSCAPED AREA	320.16m ²
	44.7%

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIC INFORMATION REQUIREMENTS:

WATER COMMITMENTS:
 Fixtures: All new Shower heads, toilets and taps shall have a minimum 4 Star rating
 Landscaping: There must be 18.76m² of indigenous or low water use species planted on the site
 Alternative Water: A 2000L rainwater tank must be installed to collect runoff from at least 37m² of roof area. The tank must be connected to one outdoor tap.

ENERGY COMMITMENTS:
 Hot Water System: Any new Hot water system shall be a gas instantaneous system in accordance with the Basic certificate.
 Cooling System: The living room and bedroom must not have any cooling system
 Heating System: A 3 star energy rated non-ducted gas heater must be installed in the living area. A 4 star energy rated non-ducted gas heater must be installed in the bedroom.

THERMAL PERFORMANCE REQUIREMENTS:
 External walls: The external walls shall be brick veneer or timber clad and shall meet R3.0 (including construction)
 Floors: The floor shall be a concrete slab on ground
 Ceiling: The new flat ceiling / flat roof shall meet minimum R4.0 and be fully insulated.
 Roof: The roof shall have a foil/sarking and be medium colour solar absorption 0.415-0.70
 Ceiling Fans: A ceiling fan is to be provided in the living room and the bedroom
 Lighting: A minimum of 80% of all new or altered light fixtures are to be fluorescent compact fluorescent or LED lamps. A window must be installed in the kitchen.
 Ventilation: No mechanical ventilation to be installed in the bathroom or kitchen.

ENERGY COMMITMENTS:
 Alternative Energy: A photovoltaic system is to be installed in accordance with the Basic certificate

WINDOWS & GLAZED DOORS:
 All window/door numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basic certificate.
 Sizes: The total area of glazing for each window/door shall be no greater than that shown on the Basic certificate
 Shading devices: Shading devices shall be installed in accordance with the Basic certificate
 Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

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Client
MS. RIGNEY-HAIN
 Project Name
PROPOSED GRANNY FLAT
7 ELM AVENUE
LOT 6, DP 240752
BELROSE NSW 2085



1 SITE PLAN 1:200
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

Drawing Title: SITE PLAN	
Scale: 1:200 @ A3	Date: NOVEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2419	Drawing No.: DA01
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