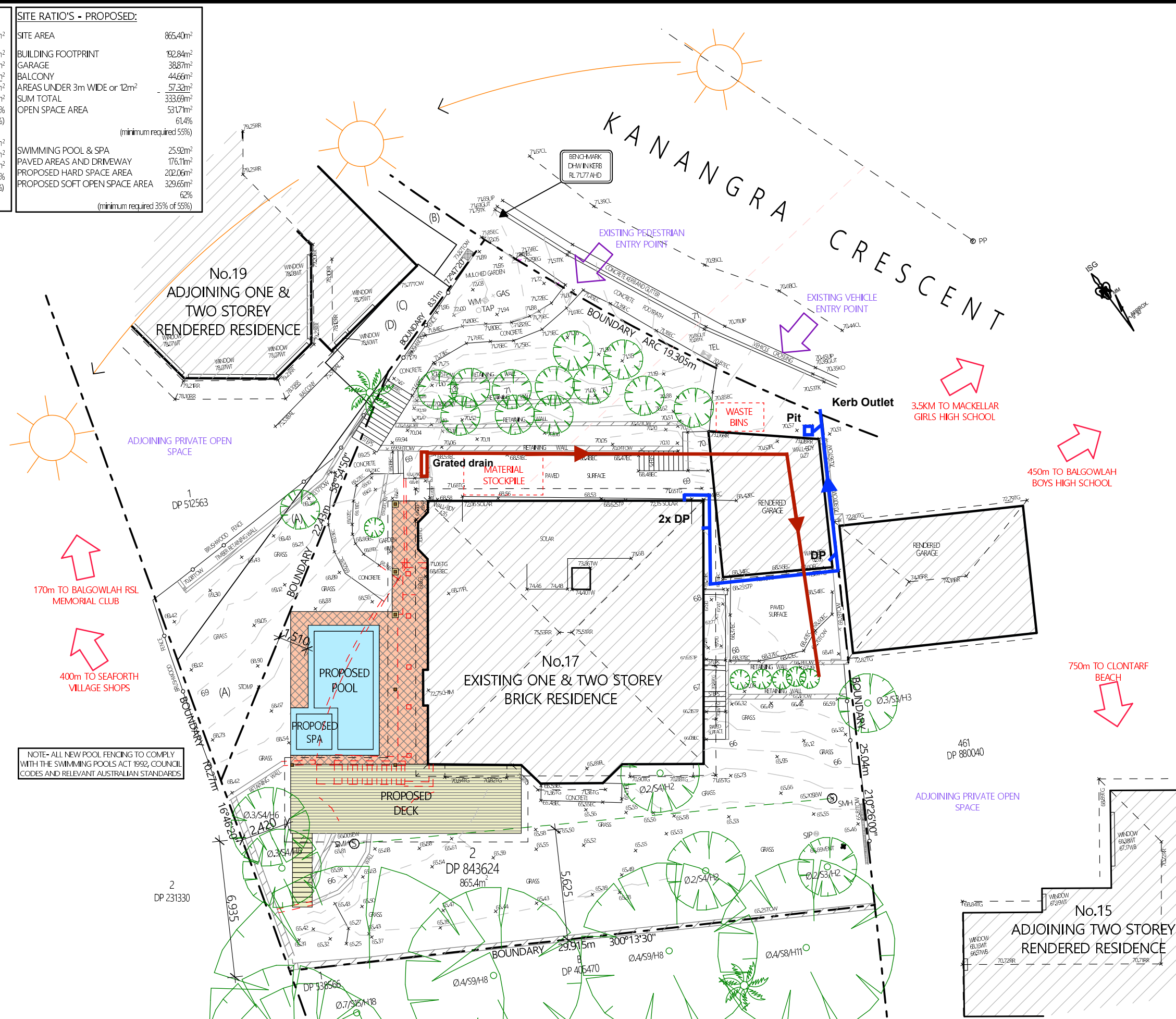


SITE RATIO'S - EXISTING:		SITE RATIO'S - PROPOSED:	
SITE AREA	865.40m ²	SITE AREA	865.40m ²
BUILDING FOOTPRINT	192.84m ²	BUILDING FOOTPRINT	192.84m ²
GARAGE	38.87m ²	GARAGE	38.87m ²
AREAS UNDER 3m WIDE or 12m ²	26.40m ²	BALCONY	44.66m ²
SUM TOTAL	258.11m ²	AREAS UNDER 3m WIDE or 12m ²	57.32m ²
OPEN SPACE AREA	607.29m ²	SUM TOTAL	333.69m ²
	70.2%	OPEN SPACE AREA	53.17m ²
	(minimum required 55%)		61.4%
			(minimum required 55%)
PAVED AREAS AND DRIVEWAY	164.65m ²	SWIMMING POOL & SPA	25.92m ²
PROPOSED HARD SPACE AREA	164.65m ²	PAVED AREAS AND DRIVEWAY	176.11m ²
PROPOSED SOFT OPEN SPACE AREA	442.64m ²	PROPOSED HARD SPACE AREA	202.06m ²
	72.8%	PROPOSED SOFT OPEN SPACE AREA	329.65m ²
	(minimum required 35% of 55%)		62%
			(minimum required 35% of 55%)



NOTE- ALL NEW POOL FENCING TO COMPLY WITH THE SWIMMING POOLS ACT 1992, COUNCIL CODES AND RELEVANT AUSTRALIAN STANDARDS

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

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.

BASIX INFORMATION REQUIREMENTS:

WATER COMMITMENTS:

Alternative Water: A minimum of a 1,378.13 Litre rainwater tank shall be installed to collect runoff from at least 46m² of roof and connected to a tap within 10m of the pool edge.

Swimming pool: Maximum size pool shall be 22 kilolitres. It must have a pool pump timer, pool cover and have an electric heat pump heating system.

Spa: Maximum size spa shall be 18 kilolitres. It must have a spa pump timer, spa cover and have an electric heat pump heating system.

GLAZED DOORS:

All door numbers shown on the door schedule correspond to matching door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each door shall be no greater than that shown on the Basix certificate.

Shading devices: Shading devices shall be installed in accordance with the Basix certificate.

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

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Client: MR + MRS FAULKNER

Project Name: PROPOSED ALTERATIONS + ADDITIONS

17 KANANGRA CRESCENT

LOT 2, DP 843624

CLONTARF NSW 2093

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Drawing Title: **SITE PLAN**

Scale: 1:200 @ A3	Date: DECEMBER 2024
Status: DA submission	Checked By: JAH
Project No: 2414	Drawing No: DA01
Plot Date: 24/01/2025	