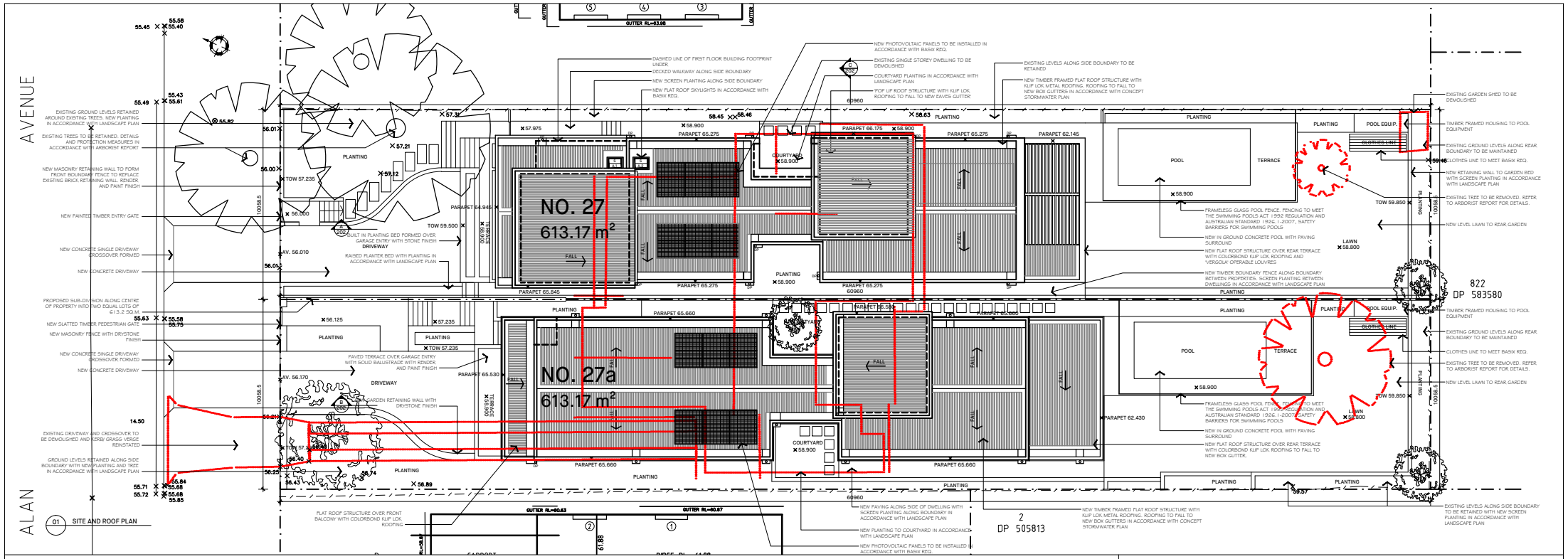

EXISTING CONDITIONS

EXISTING SITE AREA:	1226.3 m²
EXISTING GFA:	180 m²
EXISTING FSR:	0.15:1
EXISTING TOTAL OPEN SPACE:	887.9 m²
EXISTING SOFT PERMEABLE AREA:	754.8 m²

DCP + LEP REQUIREMENTS

MIN LOT SIZE PERMITTED:	600 m²
MAX. FSR PERMITTED:	0.45:1
MAX. GFA PERMITTED:	551.8 m²
MIN. TOTAL OPEN SPACE:	674.5 m²
MIN. SOFT PERMEABLE AREA:	236.1 m²

FSR CALCULATIONS

LOT A:	
PROPOSED GF GFA:	166.5 m²
PROPOSED FF GFA:	139.6 m²
PROPOSED TOTAL GFA:	306.1 m²
LOT B:	
PROPOSED GF GFA:	166.6 m²
PROPOSED FF GFA:	142.3 m²
PROPOSED TOTAL GFA :	308.9 m²
PROPOSED TOTAL GFA:	615 m²
FSR:	0.50:1

OPEN SPACE CALCULATIONS

PROPOSED SOFT PERMEABLE AREA:	394.6 m²
PROPOSED HARD OPEN SPACE AREA:	238.3 m²
PROPOSED SWIMMING POOL AREA:	42 m²
PROPOSED TOTAL OPEN SPACE AREA:	674.9 m²
% OPEN SPACE/ TOTAL SITE AREA:	55%
% SOFT AREA/TOTAL OPEN SPACE:	58%
% SWIMMING POOL/ TOTAL OPEN SPACE:	6%

BASIX THERMAL COMFORT REQ.

- CONCRETE SLAB ON GROUND + SUSPENDED FLOOR ABOVE GARAGE TO BE CONSTRUCTED

THERMAL PERFORMANCE REQUIREMENTS
27 Alan Avenue, Seaforth NSW 2092
See NatHERs Certificate for full information
Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction
All insulation and glazing must meet BCA and Australian Standard requirements

Dwelling 27	Construction	Added Insulation
External walls	EPS Clearly iPanel Timber stud with selected lightweight cladding	Infinity R, Phase Change Material to ground and first floors
Internal walls	Timber timber stud walls with plasterboard lining	R0.5 batts insulation to internal walls surrounding: - Laundry - Bath on ground floor - Bath on first floor Remainder of internal walls, no insulation required
External Flooring	Concrete slab on ground to garage/plant room; and ground floor Partial suspended timber floor below Bed 1 over Balcony below.	No insulation required to concrete slab Suspended timber floor below Bed 1 – No insulation required.
Ceilings between Floors	Ceiling to garage and plant room—Suspended concrete slab. Ceilings between ground floor and first floor—Suspended timber floor structure with plasterboard lining beneath	Suspended concrete slab—R1.0 insulation to ceiling of garage. Nil insulation required to ceiling of plant room. Ceilings between ground & first floors – R2.5 bulk insulation.
Ceiling to roof cavity	Timber roof structure with plasterboard lining beneath	R4.0 batts insulation to all ceiling to roof cavity at top floor
Roof	Metal roof sheeting @ 2 degrees—medium colour	R1.3 anti-con blanket under roof sheeting
Fixed floor coverings	Tiles to wet areas Timber flooring on ground floor & first floor Concrete to garage/plant room	
Glazing - All glazing to be in accordance with BCA standards.	Aluminium frames (draft sealed) Aluminium frames (draft sealed) Timber frames (draft sealed)	Single glazed. High solar gain low E – U-value 5.40 SHGC 0.45 to 0.60 Double glazed with High solar gain Low E – U-value 4.08 SHGC 0.62 Single glazed. High Solar Gain Low E – U-value 4.08 SHGC 0.45 & 0.60
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Assessment 10—dated 19/10/2018

THERMAL PERFORMANCE REQUIREMENTS
27A Alan Avenue, Seaforth NSW 2092
See NatHERs Certificate for full information
Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction
All insulation and glazing must meet BCA and Australian Standard requirements

Dwelling 27A	Construction	Added Insulation
External walls	EPS Clearly iPanel Timber stud with selected lightweight cladding	Infinity R, Phase Change Material to ground and first floors
Internal walls	Timber timber stud walls with plasterboard lining	No insulation required to internal walls.
External Flooring	Concrete slab on ground to garage/plant room; and ground floor Partial suspended timber floor below Bed 1 over Balcony below.	No insulation required to concrete slab Suspended timber floor below Bed 1 – No insulation required.
Ceilings between Floors	Ceiling to garage and plant room—Suspended concrete slab. Ceilings between ground floor and first floor—Suspended timber floor structure with plasterboard lining beneath	Suspended concrete slab above basement/garage – No insulation required Ceilings between ground & first floor – R2.5 bulk insulation
Ceiling to roof cavity	Timber roof structure with plasterboard lining beneath	R4.0 batt insulation to all ceiling to roof cavity at first floor
Roof	Metal roof sheeting @ 2 degrees—light colour	R1.3 anti-con blanket under roof sheeting
Fixed floor coverings	Tiles to wet areas Timber flooring on ground floor & first floor Concrete to garage/plant room	
Glazing - All glazing to be in accordance with BCA standards.	Thermally broken aluminium frames (draft sealed) Hinged doors – Aluminium frames	Thermally broken frames. Double glazed. High Solar Gain Low E – U-value 4.08 SHGC 0.45 Manufacture frames. Double glazed. High Solar Gain Low E – U-value 4.08 SHGC 0.45
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Assessment 10—dated 19/10/2018

NO. 27-BASIX WATER + ENERGY REQ:

- RAINWATER TANK OF MIN. 10 000L TO BE INSTALLED ON SITE IN ACCORDANCE WITH THE REQ. OF APPLICABLE REGULATORY AUTHORITIES.
- OUTDOOR SWIMMING POOL VOLUME TO BE NO GREATER THAN 31kL
- NEW GAS INSTANTANEOUS HOT WATER SYSTEM TO BE INSTALLED
- WINDOWS TO BE INSTALLED IN KITCHEN + 3 BATHROOMS/ TOILETS OF THE DEVELOPMENT FOR NATURAL LIGHTING

NO. 27A-BASIX WATER + ENERGY REQ:

- RAINWATER TANK OF MIN. 10 000L TO BE INSTALLED ON SITE IN ACCORDANCE WITH THE REQ. OF APPLICABLE REGULATORY AUTHORITIES.
- OUTDOOR SWIMMING POOL VOLUME TO BE NO GREATER THAN 31kL
- NEW GAS INSTANTANEOUS HOT WATER SYSTEM TO BE INSTALLED
- WINDOWS TO BE INSTALLED IN KITCHEN + 3 BATHROOMS/ TOILETS OF THE DEVELOPMENT FOR NATURAL LIGHTING

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REV	DATE	DESCRIPTION
A	27.09.19	ISSUED FOR CONSULTANT REVIEW
B	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION

KEY
- EXISTING STRUCTURE IN SECTION
- NEW STRUCTURE IN SECTION
- OUTLINE OF EXISTING STRUCTURE TO BE REMOVED

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SITE/ROOF PLAN
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	NTS @ A4
		DWG NO.	ALAN-DA-102
		REVISION	B

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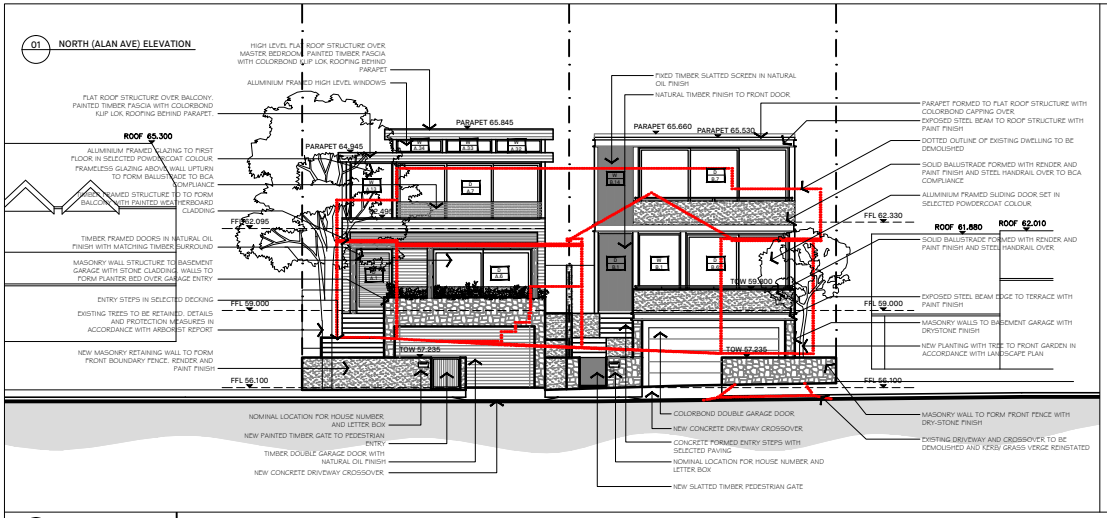
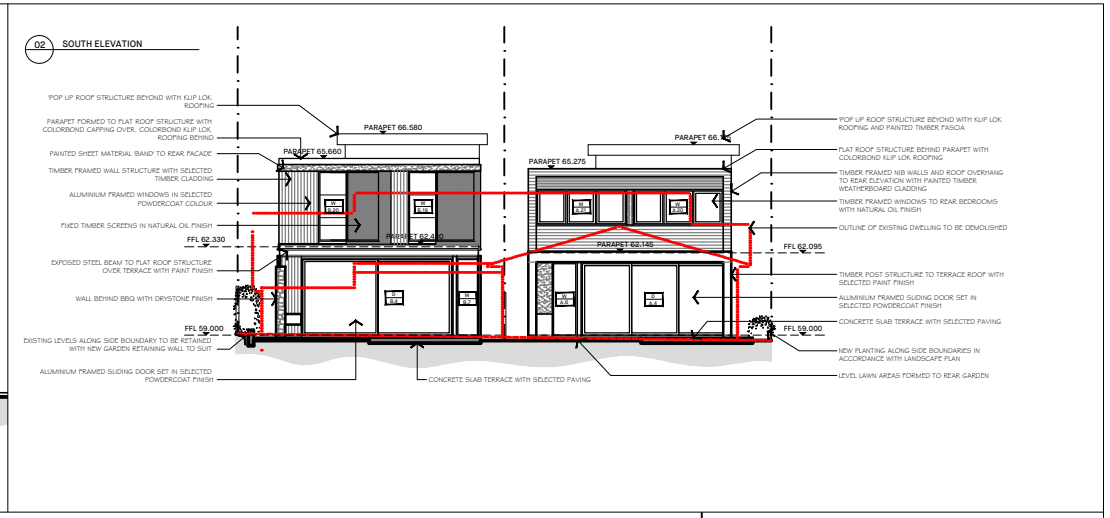
Nominated Architect: Nick Bell - NSW Registration Number 6322

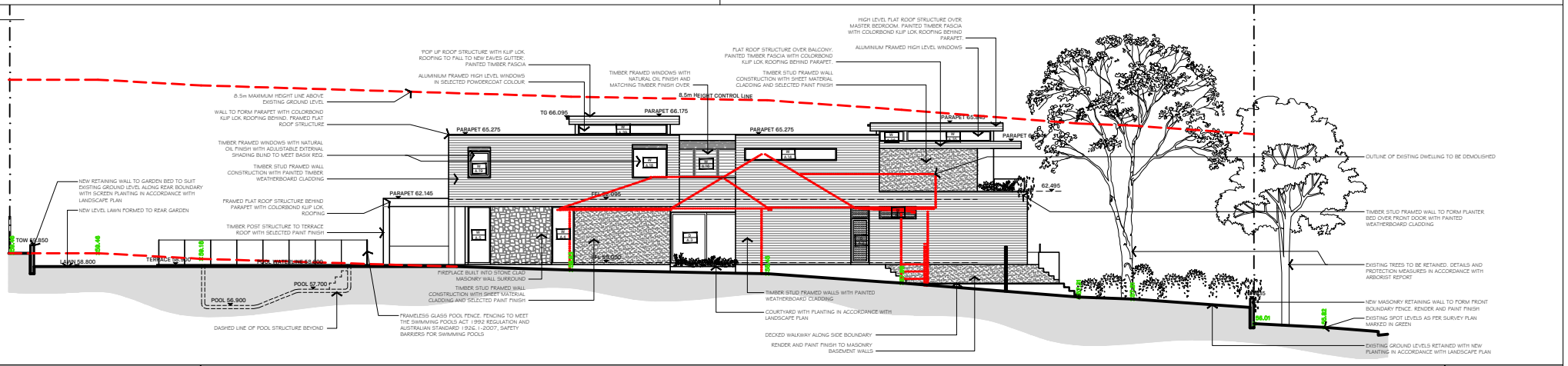
01 NORTH (ALAN AVE) ELEVATION



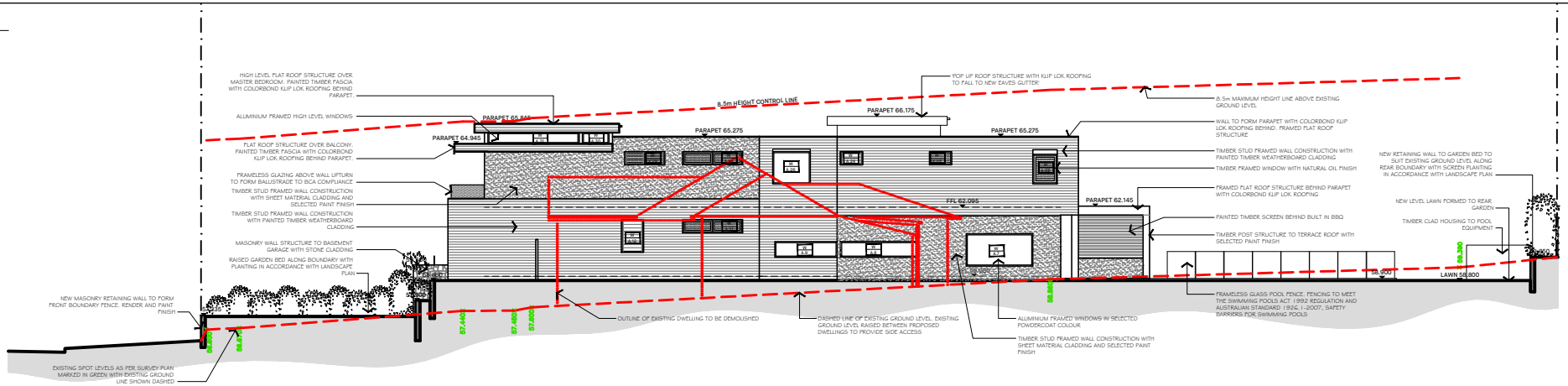
02 SOUTH ELEVATION



03 NO.27 EAST ELEVATION



04 NO. 27 WEST ELEVATION



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REV	DATE	DESCRIPTION

KEY
- EXISTING STRUCTURE IN SECTION
- NEW STRUCTURE IN SECTION
- OUTLINE OF EXISTING STRUCTURE TO BE REMOVED

CLIENT	O'HANLON, GIULIANO & EL KHOURI
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092
DRAWING	ELEVATIONS
SCALE	NTS @ A4
DWG NO.	ALAN-DA-200
REVISION	B

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