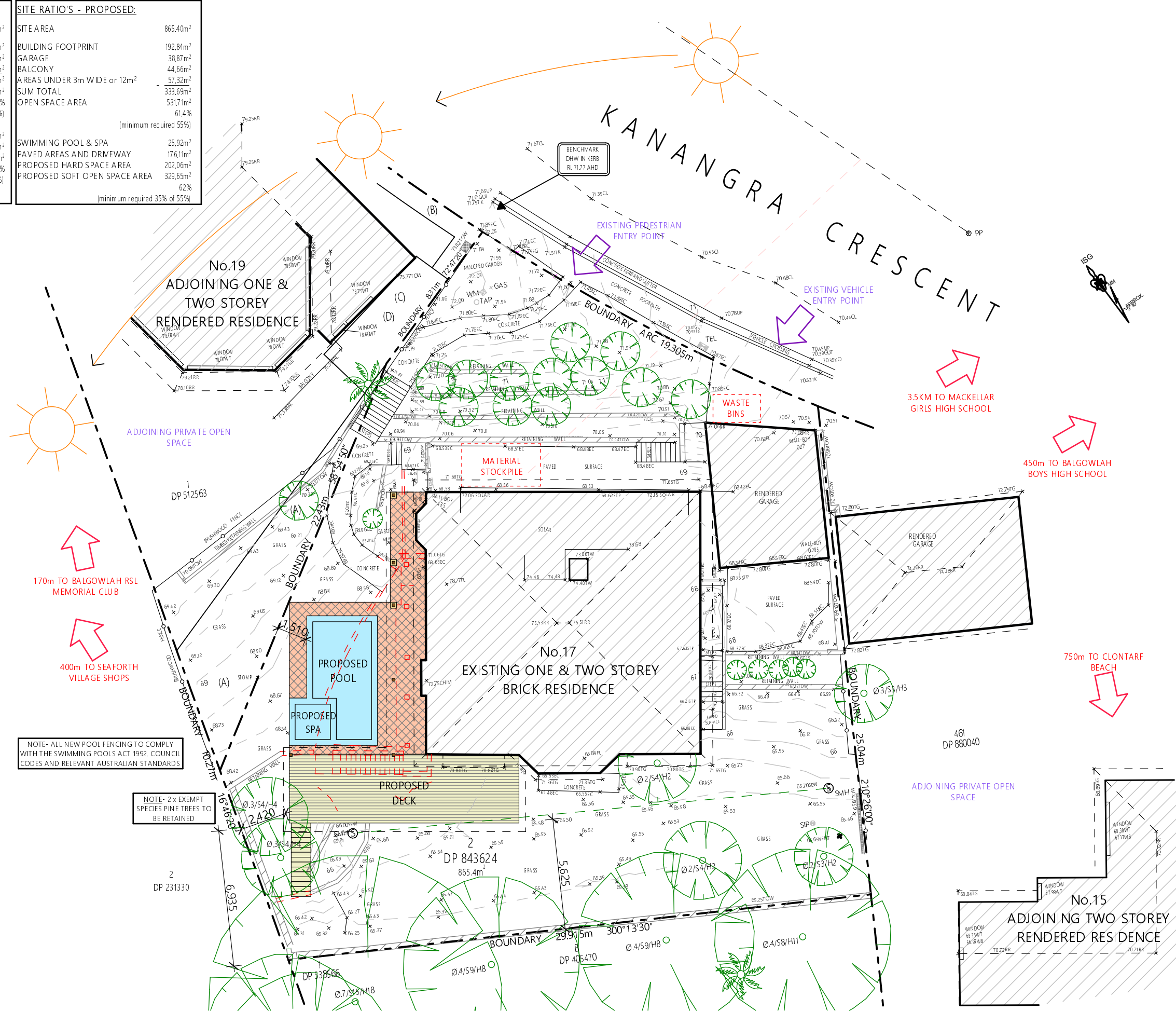


| SITE RATIO'S - EXISTING:                |                               | SITE RATIO'S - PROPOSED:                |                               |
|-----------------------------------------|-------------------------------|-----------------------------------------|-------------------------------|
| SITE AREA                               | 865.40m <sup>2</sup>          | SITE AREA                               | 865.40m <sup>2</sup>          |
| BUILDING FOOTPRINT                      | 192.84m <sup>2</sup>          | BUILDING FOOTPRINT                      | 192.84m <sup>2</sup>          |
| GARAGE                                  | 38.87m <sup>2</sup>           | GARAGE                                  | 38.87m <sup>2</sup>           |
| AREAS UNDER 3m WIDE or 12m <sup>2</sup> | 26.40m <sup>2</sup>           | BALCONY                                 | 44.66m <sup>2</sup>           |
| SUM TOTAL                               | 258.11m <sup>2</sup>          | AREAS UNDER 3m WIDE or 12m <sup>2</sup> | 57.32m <sup>2</sup>           |
| OPEN SPACE AREA                         | 607.29m <sup>2</sup>          | SUM TOTAL                               | 333.69m <sup>2</sup>          |
|                                         | 70.2%                         | OPEN SPACE AREA                         | 531.71m <sup>2</sup>          |
|                                         | (minimum required 55%)        |                                         | 61.4%                         |
|                                         |                               |                                         | (minimum required 55%)        |
| PAVED AREAS AND DRIVEWAY                | 164.65m <sup>2</sup>          | SWIMMING POOL & SPA                     | 25.92m <sup>2</sup>           |
| PROPOSED HARD SPACE AREA                | 164.65m <sup>2</sup>          | PAVED AREAS AND DRIVEWAY                | 176.11m <sup>2</sup>          |
| PROPOSED SOFT OPEN SPACE AREA           | 442.64m <sup>2</sup>          | PROPOSED HARD SPACE AREA                | 202.06m <sup>2</sup>          |
|                                         | 72.8%                         | PROPOSED SOFT OPEN SPACE AREA           | 329.65m <sup>2</sup>          |
|                                         | (minimum required 35% of 55%) |                                         | 62%                           |
|                                         |                               |                                         | (minimum required 35% of 55%) |



**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 1,378.33 Litre rainwater tank shall be installed to collect runoff from at least 46m<sup>2</sup> 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 1.8 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 Basic certificate.

Sizes: The total area of glazing for each 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**

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:       | FEBRUARY 2025 |
| Status:     | DA submission | Checked By: | JAH           |
| Project No: | 2414          | Drawing No: | DA01          |

Plot Date: 11/02/2025