



AREA CALCULATIONS

SITE AREA:	1011.5 sqm
ALLOWED F.S.R. 0.5:1:	N/A sqm
EXISTING DWELLING:	
GROUND FLOOR AREA:	116.9sqm
FIRST FLOOR AREA:	109.6sqm
TOTAL EXISTING F.A.	226.6sqm
PROPOSED ADDITION:	
GROUND FLOOR AREA:	41.8sqm
FIRST FLOOR AREA:	67.7sqm
TOTAL PROPOSED F.A.	109.5sqm
TOTAL FLOOR AREA:	336.1sqm (33.2%)

BASIX COMMITMENTS:

ALL WORK TO COMPLY WITH BASIX CERTIFICATE No. **A1732640** PRIOR TO OCCUPYING THE PREMISES

FIXTURES AND SYSTEMS:

LIGHTING
THE APPLICANT MUST ENSURE THAT A MINIMUM OF 40% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES:
THE APPLICANT MUST INSTALL:
 • SHOWERHEADS MIN RATING OF 3 STAR (> 4.5 BUT <= 9 L/MIN) IN ALL SHOWERS.
 • A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET (4 LITRES PER AVERAGE FLUSH)
 • TAPS WITH A MINIMUM RATING OF 3 STAR IN EACH BATHROOM
 NO GREATER THAN 9 LITRES PER MINUTE.

THERMAL COMFORT COMMITMENTS:

CONSTRUCTION
 FLOORS- CONCRETE SLAB: NIL INSULATION
 FLOORS- SUSPENDED FLOOR: NIL INSULATION
 FLOORS- SUSPENDED FLOOR OVER GARAGE: NIL INSULATION
 EXTERNAL WALL - FRAMED R1.0 OR R1.4 INCLUDING CONSTRUCTION
 INTERNAL WALLS: NIL
 CEILING AND ROOF (SHED) -FLAT CEILING R1.81 (DOWN) BATTS
 ROOF: FOIL BACKED BLANKET MEDIUM (SOLAR ABSORPTANCE 0.475-070)
 CEILING AND ROOF -RAKED CEILING R1.26 (DOWN),
 ROOF: FOIL BACKED BLANKET (75MM) MEDIUM (SOLAR ABSORPTANCE 0.475-070)

WINDOWS, GLAZED DOORS
REFER TO WINDOW & DOOR SCHEDULE & BASIX CERTIFICATE

SITE PLAN 1:200

	<p>NOTES: Do not scale from the drawings. Written dimensions shall take precedence over scale. Builder to verify dimensions on site prior to the commencement of construction. Luis Cristia to be notified of any discrepancies prior to construction</p>	Issue	Revision	Date	Project: PROPOSED ALTERATIONS & ADDITIONS AT 7 GAGGIN STREET, NEW BRIGHTON NSW 2483 LOT 320 SEC- D.P. 755687	Drawing Title: SITE PLAN LUIS CRISTIA DESIGNS P.O. BOX 774 MULLUMBIMBY NSW 2482 MOBILE 0403 564 721 EMAIL: luisc@bigpond.com	Scale:	Drawn:
								1:200 @ A3 Date: 17.01.2024 Issue: DA