

#### MINIMUM BASIX REQUIREMENTS

WATER

WELS Water Rating

3star rated (>7.5 but <= 9 L/min) showerheads to all new showers

3star rated toilets

3star rated taps

THERMAL PERFORMANCE

INSULATION

R1.3 bulk insulation to all new framed external walls

R2.5 insulation to all new ceilings

Foil to underside of new roofing

#### EXTERNAL COLOURS

Medium (0.475<SA<0.70) roof colour to all new roofing

# **GLAZED WINDOWS & DOORS**

Improved aluminium with clear glazing to all new windows and doors; U=6.44 & SHGC=0.75

Timber, low-e internal/argon fill/clear external (double glazing) U=2.5 & SHGC=0.456

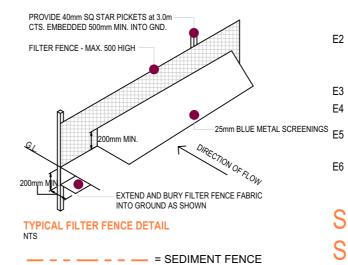
### **ENERGY**

Connect to existing Hot Water System

## FLUORESCENT OR LED LIGHTING

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

#### IF SEDIMENT FENCE IS REQUIRED. SEE DETAILS BELOW AND REFER TO DRAWINGS FOR LOCATION



# SOIL AND EROSION CONTROL

- THE BUILDER IS AT ALL TIMES REQUIRED TO CONTROL EROSION SEDIMENT & STORMWATER FLOWS TO THE SATISFACTION OF LOCAL COUNCIL & IN ACCORDANCE WITH COUNCIL'S "SOIL & WATER MANAGEMENT POLICY"
- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER. ESPECIALLY CLEANING DEBRIS/SEDIMENT OFF FILTER FENCE. AND SEDIMENT TRAP TO SOAKAGE PIT.
- MINIMISE DISTURBED AREAS WHERE POSSIBLE.
- ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS & FOOTPATHS.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- DISCHARGE OF WATER FROM THE SITE IS TO BE IN ACCORDANCE WITH E.P.A. & COUNCIL REQUIREMENTS.

# SOIL AND WATER MANAGEMENT PLAN / **SEDIMENT PLAN**

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	MR and MRS	ALTERATIONS AND ADDITIONS	SITE PLAN	
	KOLENTSIS	28 FOORD AVENUE HURLSTONE PARK	CONSTRUCTION PLAN	
		NSW 2193	STORMWATER CONCEPT PLAN	

ntractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings

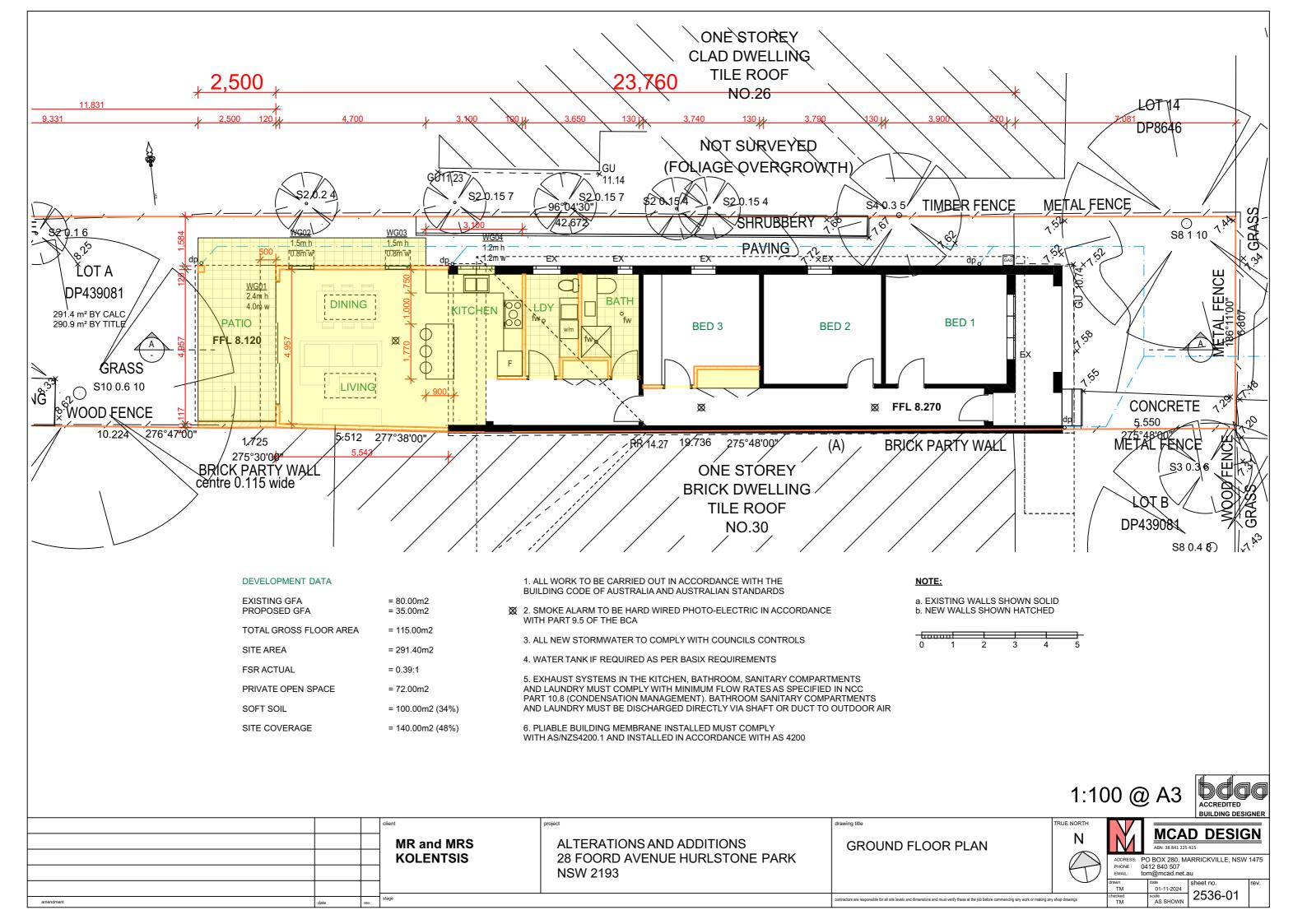


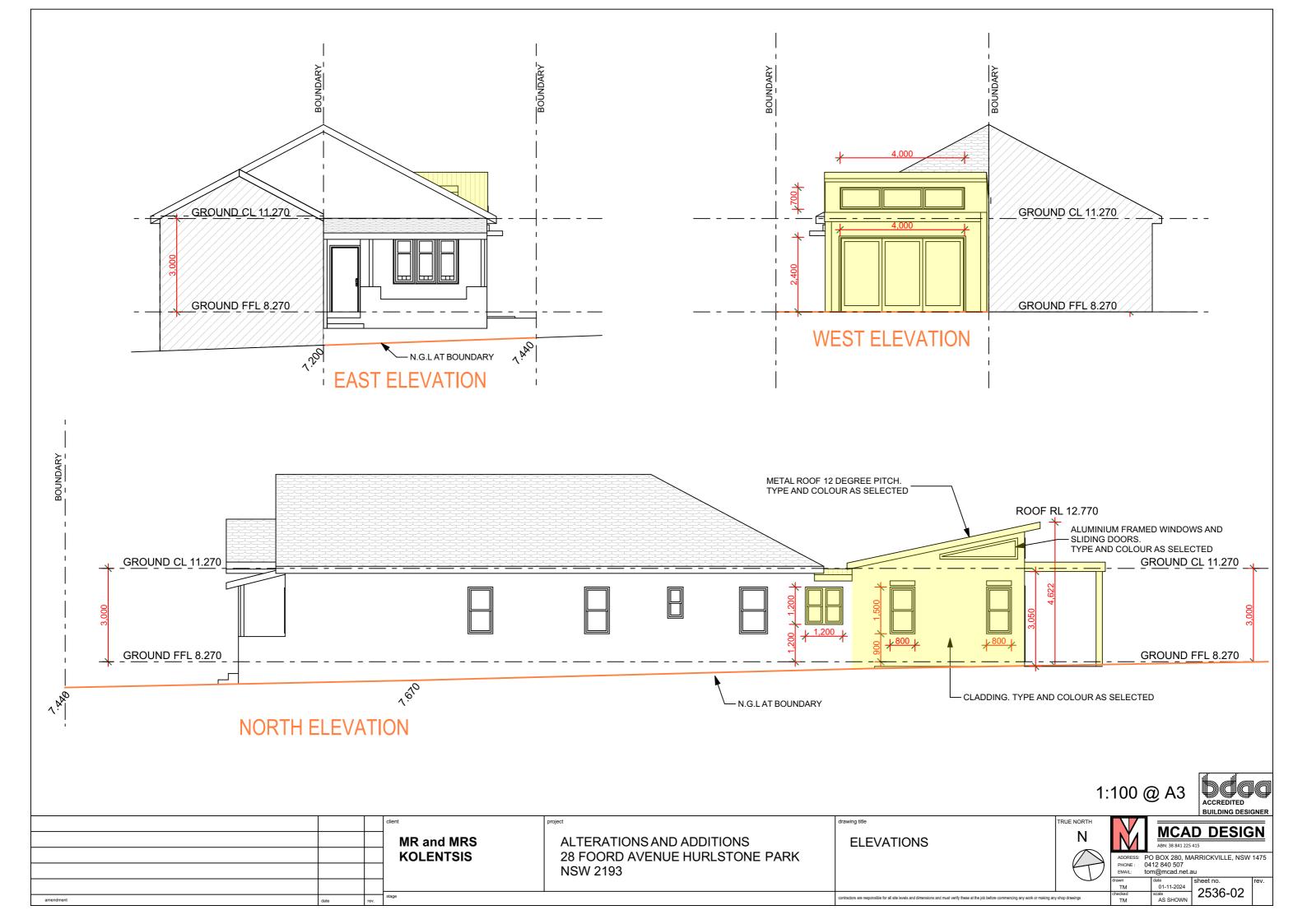


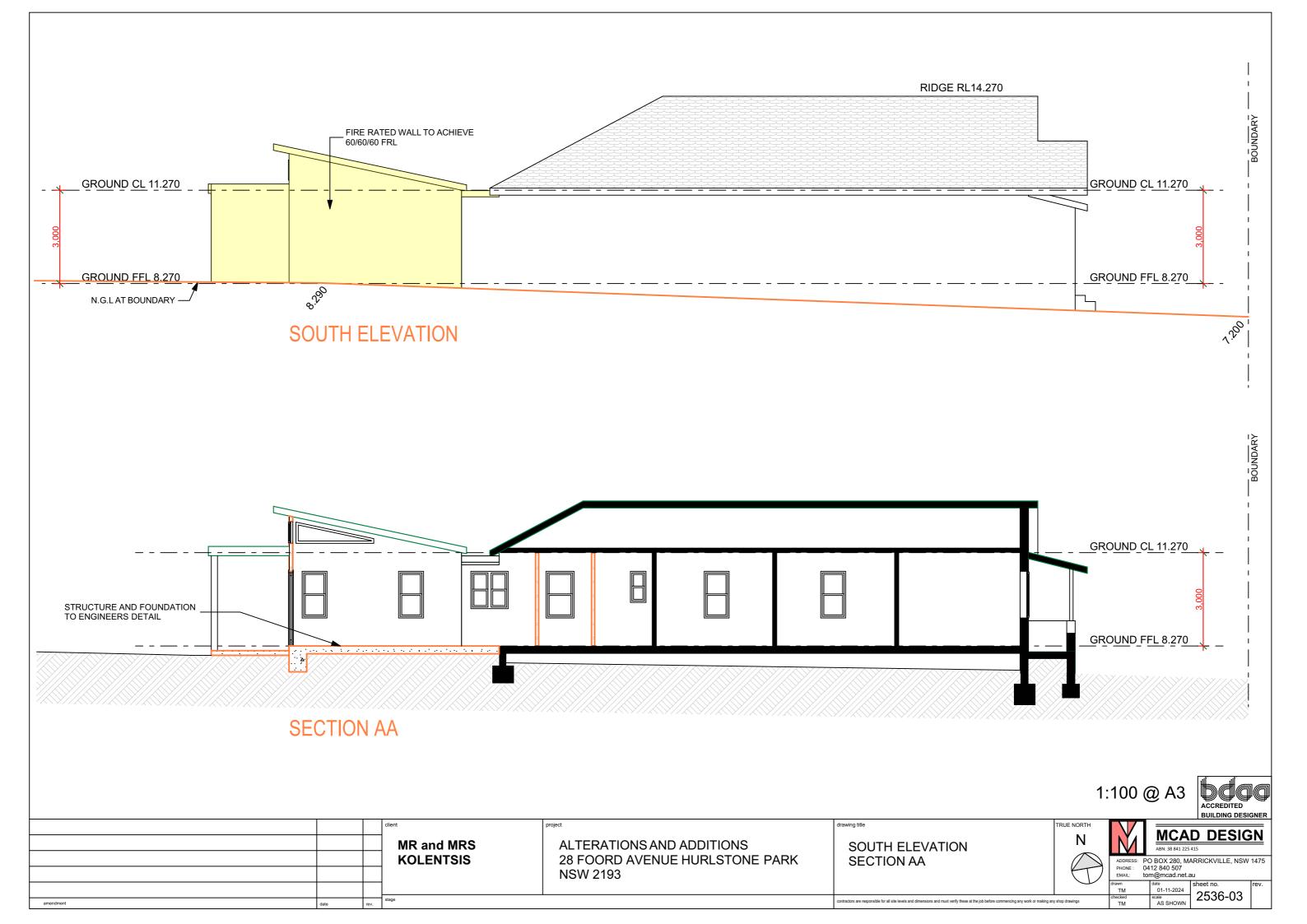
MCAD DESIGN

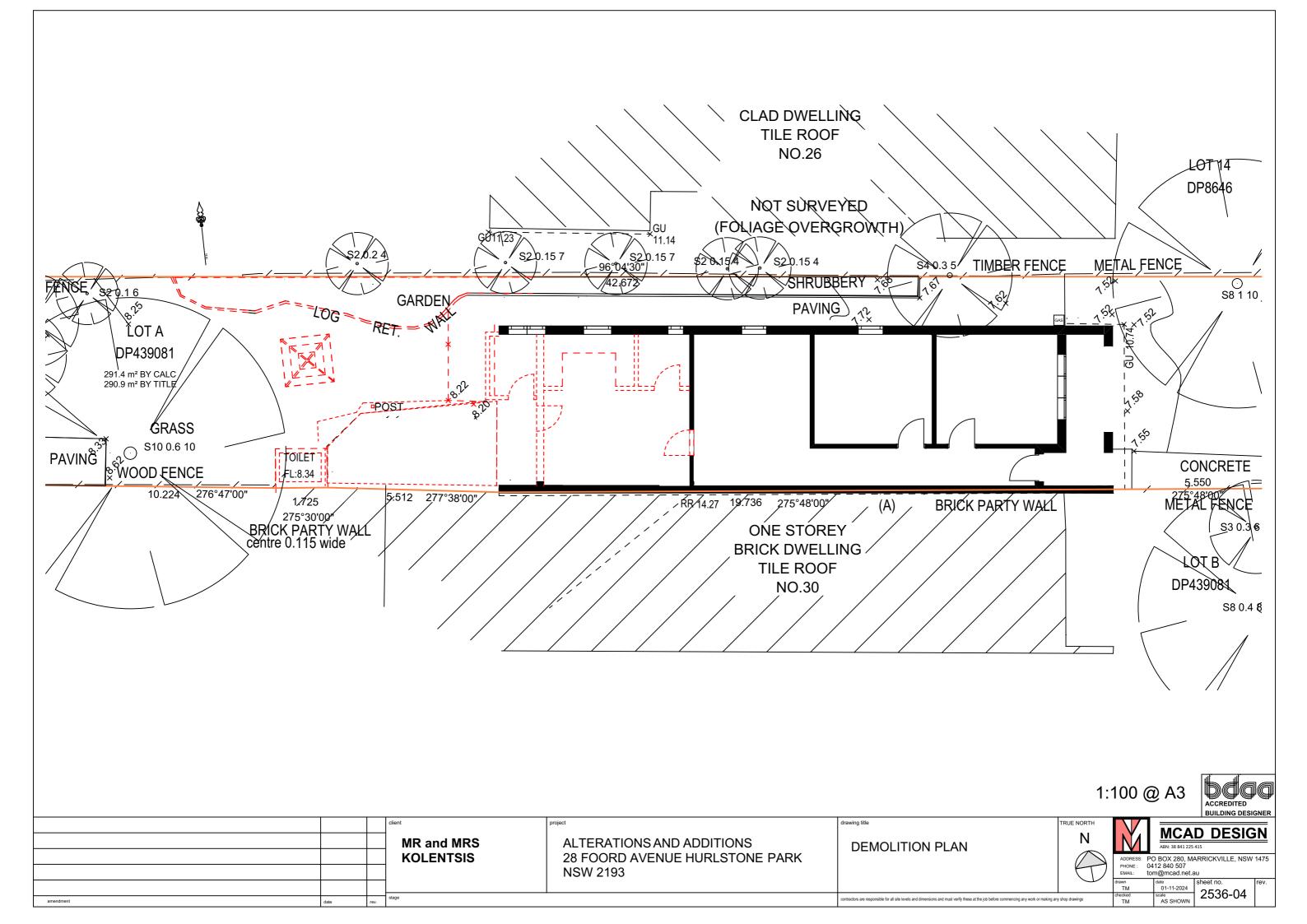
ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 tom@mcad.net.au

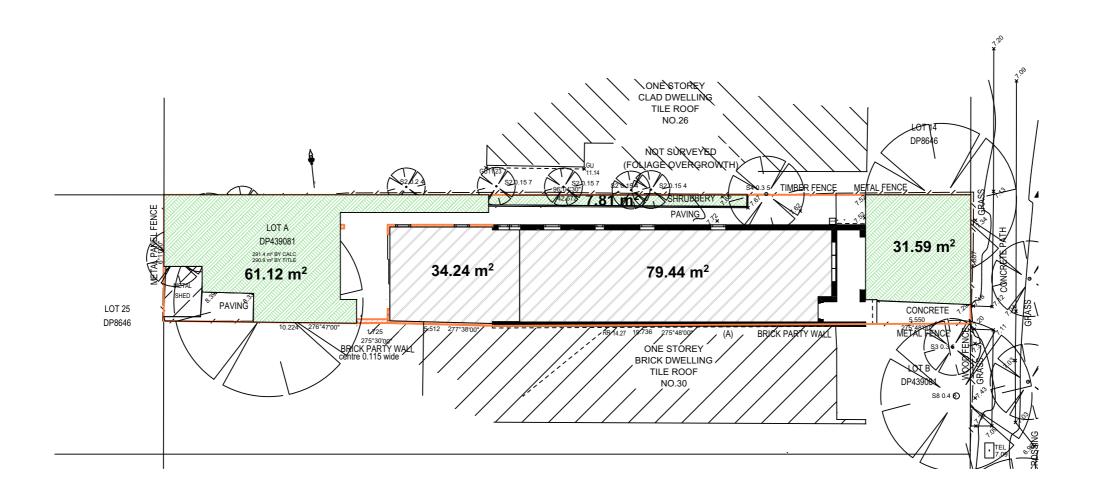
01-11-2024 2536-00 AS SHOWN











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			MR and MRS KOLENTSIS	ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	AREA CALCULATIONS PLAN	N N		MCAD  ABN: 38 841 225 415  PO BOX 280, MARRIC 3412 840 507  om@mcad.net.au	<b>DESIGN</b> CKVILLE, NSW 1475
							drawn TM	01-11-2024 sheet	536-05 rev.
amendment	date	rev.	stage		contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any	shop drawings	TM	AS SHOWN 25	330-03

