

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

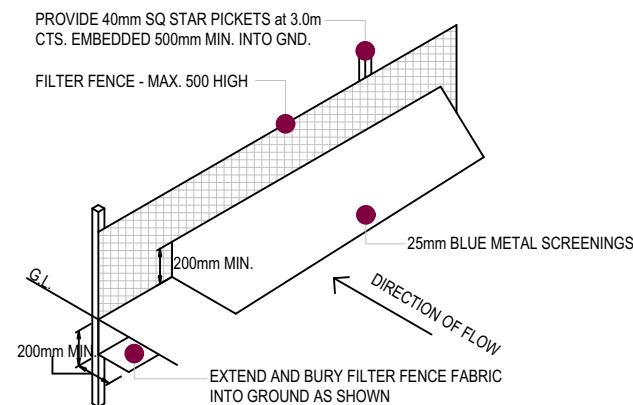
GLAZED WINDOWS & DOORS
Improved aluminium with clear glazing to all new windows and doors; U=6.44 & SHGC=0.75

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

ENERGY
HWS
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



TYPICAL FILTER FENCE DETAIL
NTS

--- = SEDIMENT FENCE

SOIL AND EROSION CONTROL

- E1 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"
- E2 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.
- E3 MINIMISE DISTURBED AREAS WHERE POSSIBLE.
- E4 ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS & FOOTPATHS.
- E5 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- E6 DISCHARGE OF WATER FROM THE SITE IS TO BE IN ACCORDANCE WITH E.P.A. & COUNCIL REQUIREMENTS.

SOIL AND WATER MANAGEMENT PLAN /
SEDIMENT PLAN

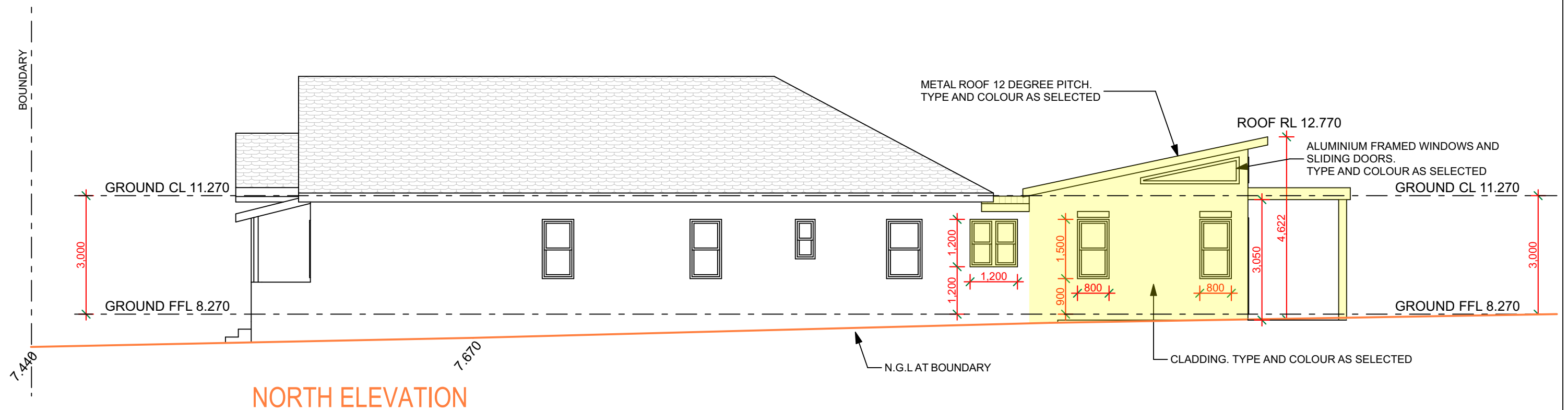
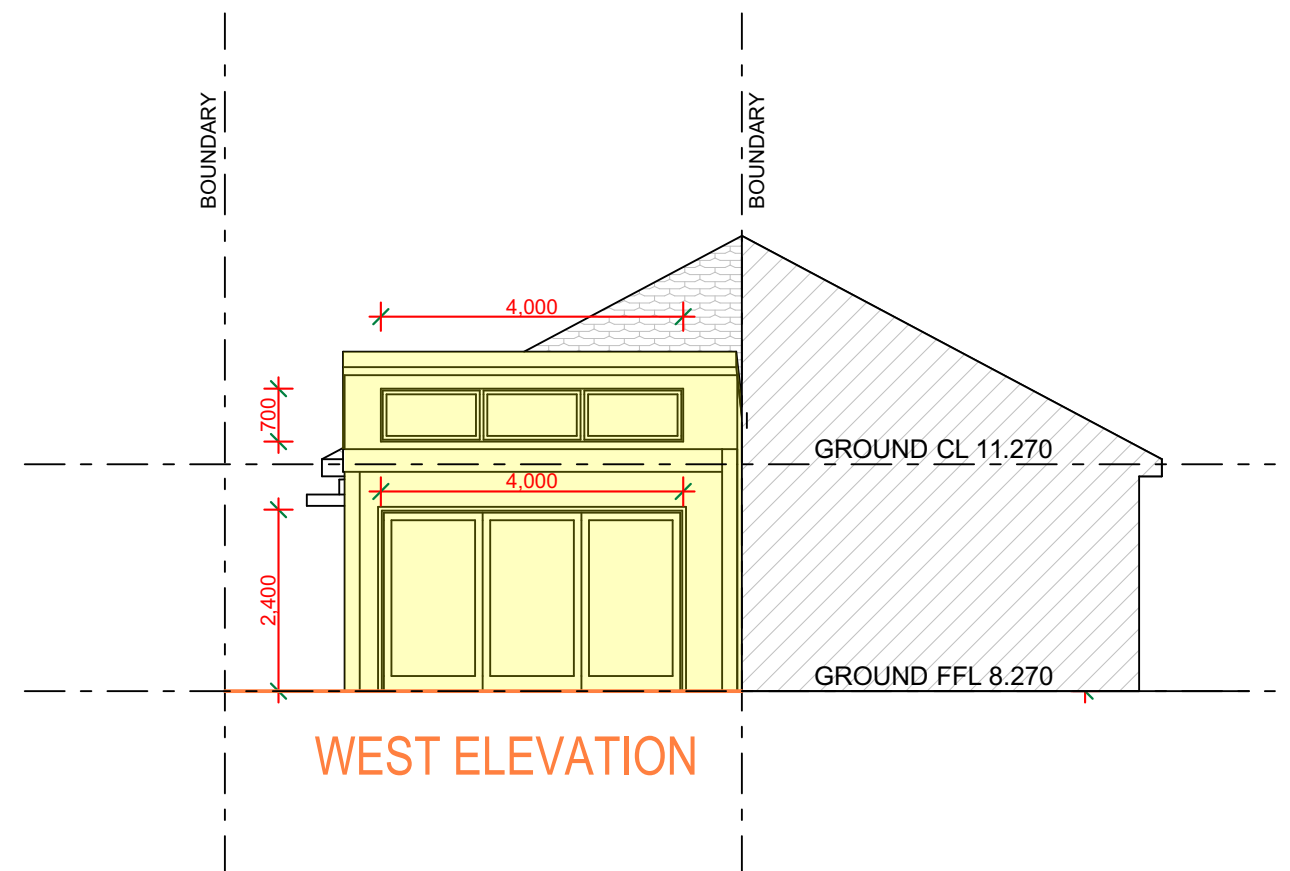
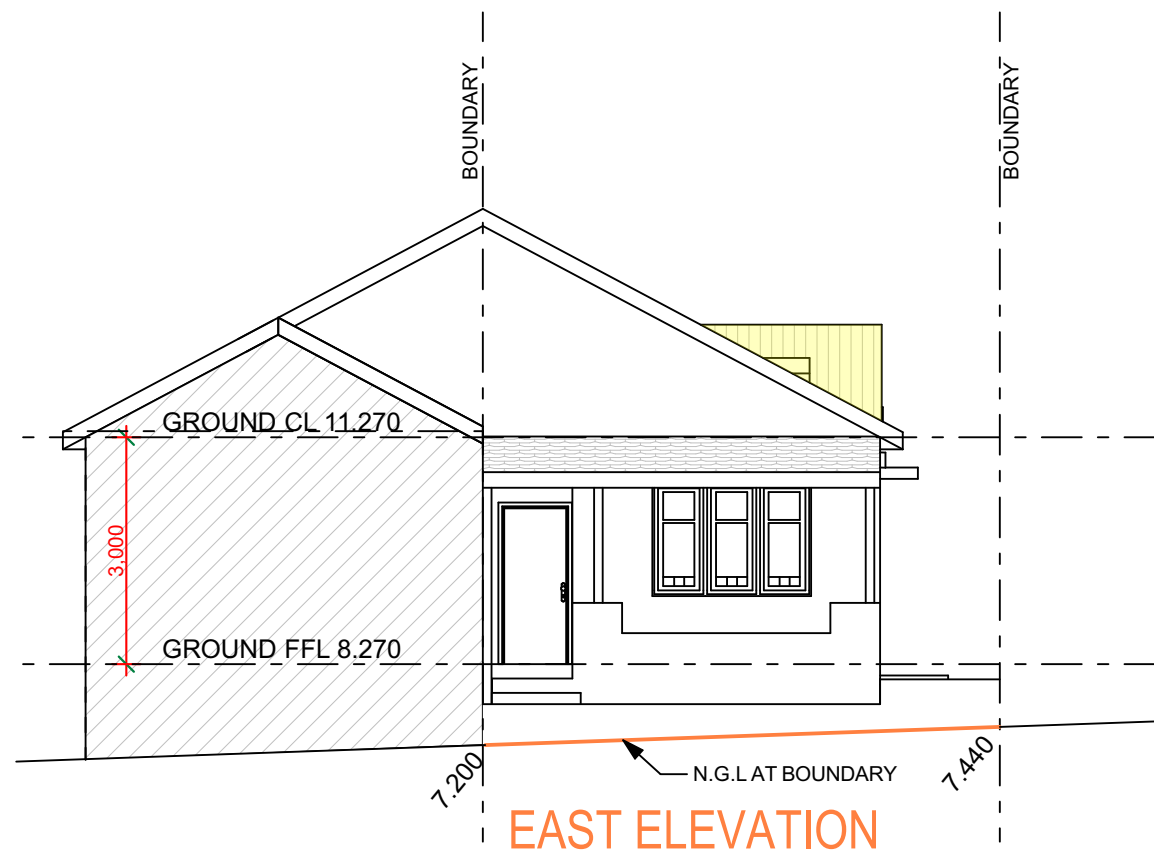
1:200 @ A3



MCAD DESIGN
ABN: 38 841 225 415
ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475
PHONE: 0412 840 507
EMAIL: tom@mcad.net.au

drawn TM	date 01-11-2024	sheet no. 2536-00	rev.
checked TM	scale AS SHOWN		

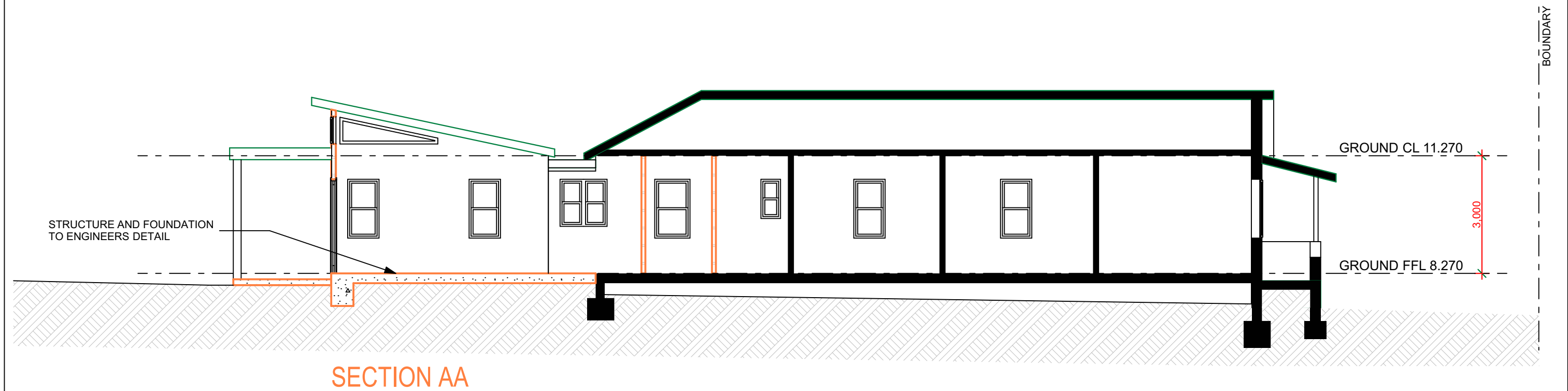
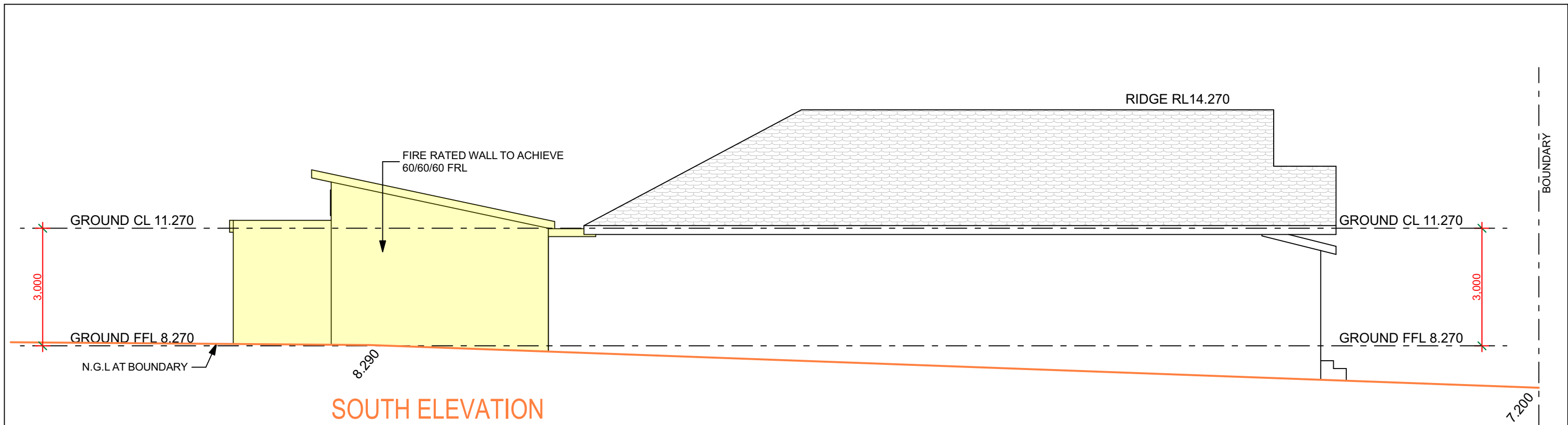
			client	project	drawing title	TRUE NORTH
			MR and MRS KOLENTSIS	ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	SITE PLAN CONSTRUCTION PLAN STORMWATER CONCEPT PLAN	N
amendment	date	rev.	stage		contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings	



1:100 @ A3



			client		project		drawing title		TRUE NORTH		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>		BUILDING DESIGNER			
			<div>MR and MRS KOLENTSIS</div>		<div>ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193</div>		<div>ELEVATIONS</div>		<div>N</div> <div><div></div><div></div><div></div></div>		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>		<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>	
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									
									<div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div>									



1:100 @ A3



			client	project	drawing title	TRUE NORTH			
			MR and MRS KOLENTSIS	ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	SOUTH ELEVATION SECTION AA	N			
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			drawn TM	date 01-11-2024	sheet no. 2536-03
							checked TM	scale AS SHOWN	rev.