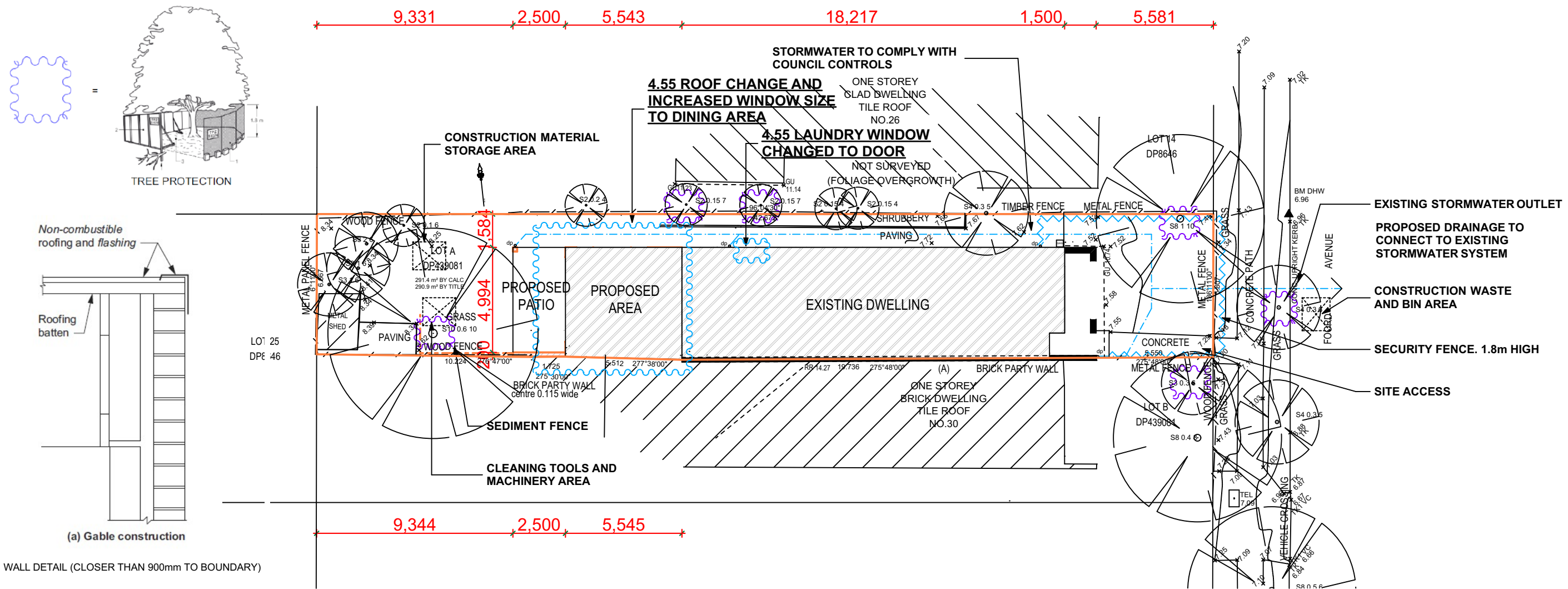




MINIMUM BASIX REQUIREMENTS

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

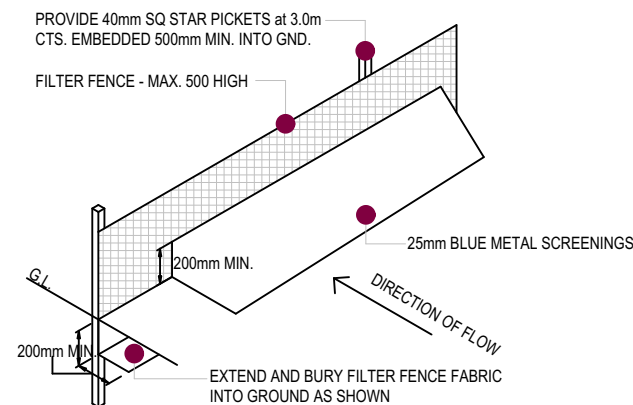
GLAZED WINDOWS & DOORS
Improved aluminium with clear glazing to all new windows and doors; U=6.44 & SHGC=0.75

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

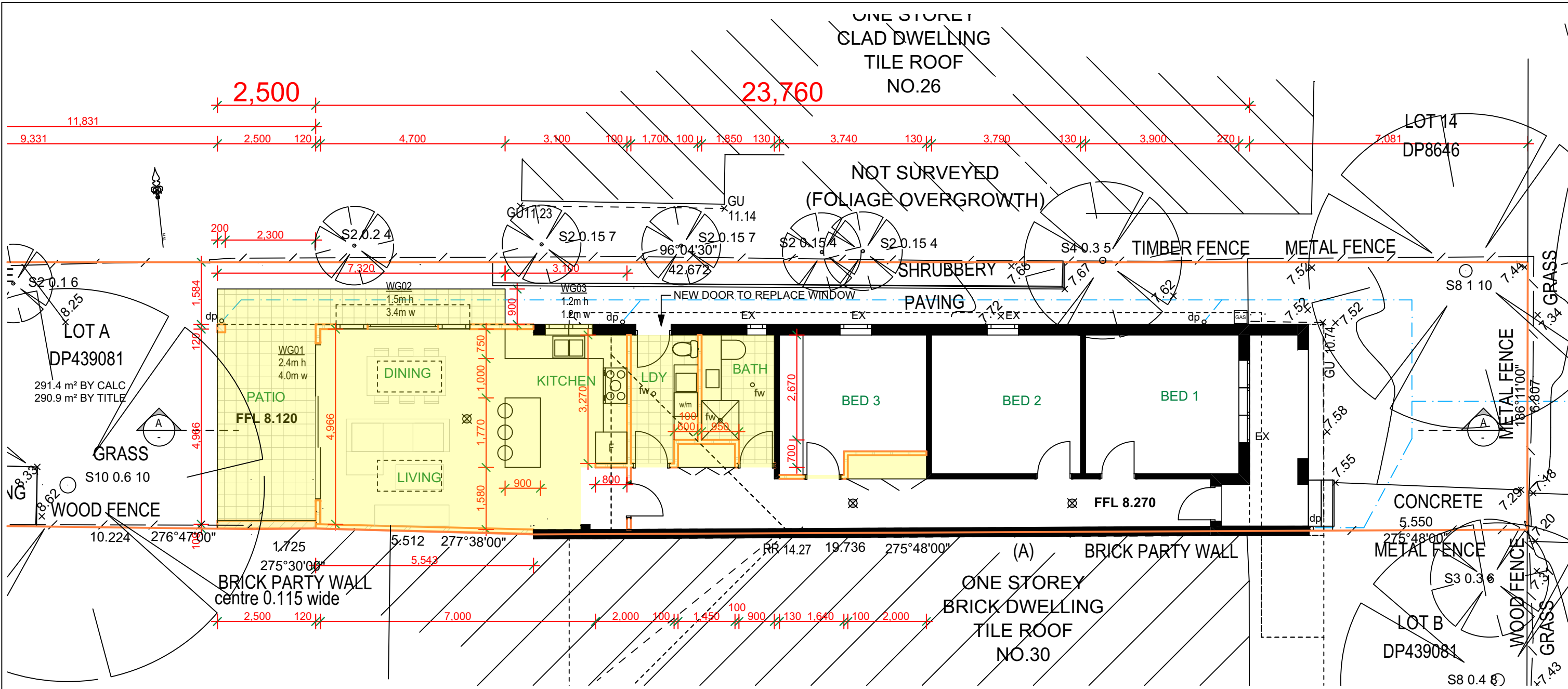
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ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475
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drawn TM date 01-11-2024 sheet no. 2536-00 rev. B
checked TM scale AS SHOWN

CONSTRUCTION CERTIFICATE	31/07/25	A	client	project	drawing title	TRUE NORTH
4.55(2) MODIFICATION	15/05/26	B	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		



DEVELOPMENT DATA

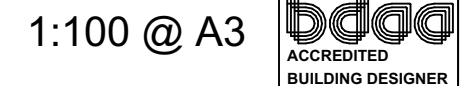
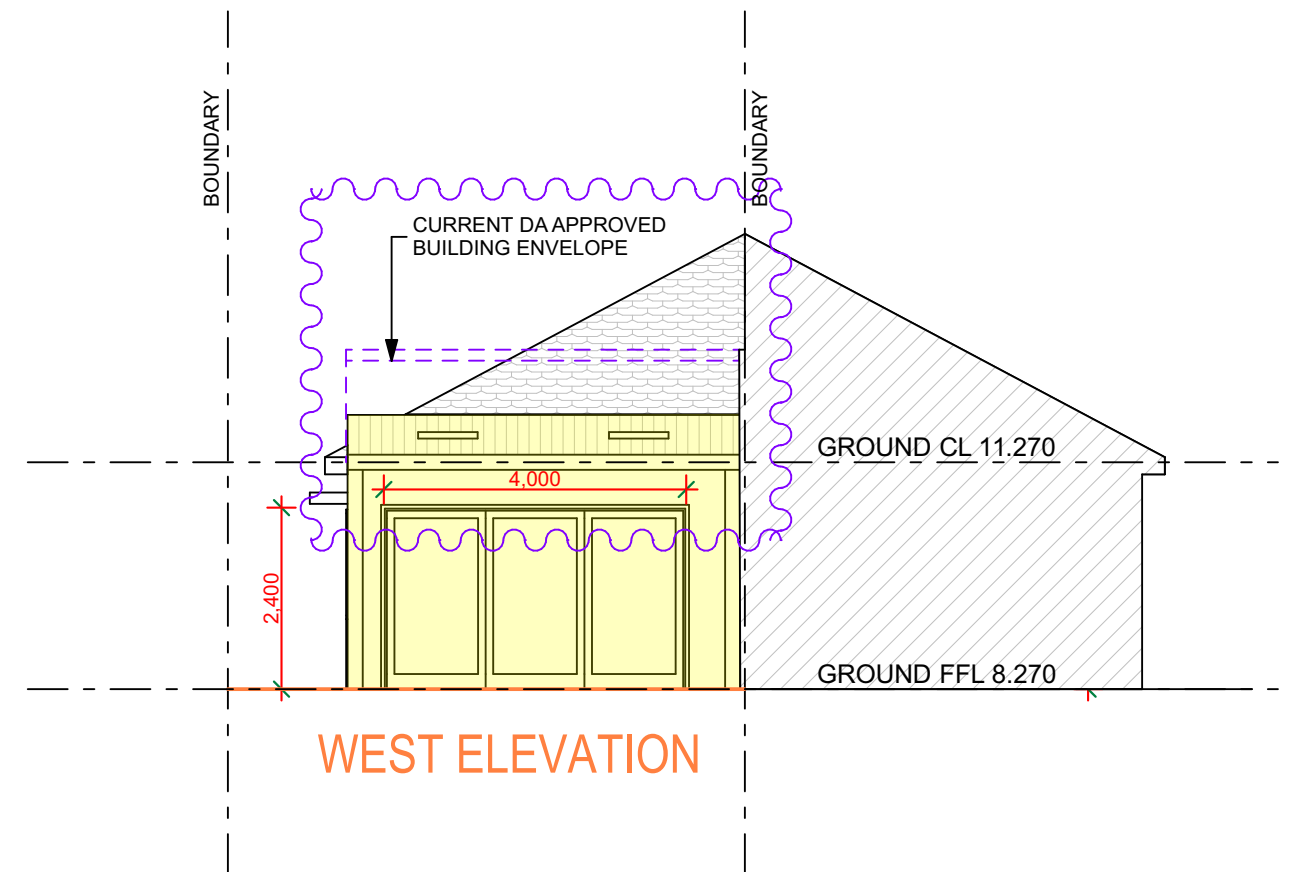
EXISTING GFA	= 80.00m2
PROPOSED GFA	= 35.00m2
TOTAL GROSS FLOOR AREA	= 115.00m2
SITE AREA	= 291.40m2
FSR ACTUAL	= 0.39:1
PRIVATE OPEN SPACE	= 72.00m2
SOFT SOIL	= 100.00m2 (34%)
SITE COVERAGE	= 140.00m2 (48%)

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS
2. SMOKE ALARM TO BE HARD WIRED PHOTO-ELECTRIC IN ACCORDANCE WITH PART 9.5 OF THE BCA
3. ALL NEW STORMWATER TO COMPLY WITH COUNCILS CONTROLS
4. WATER TANK IF REQUIRED AS PER BASIX REQUIREMENTS
5. EXHAUST SYSTEMS IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS AND LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 10.8 (CONDENSATION MANAGEMENT). BATHROOM SANITARY COMPARTMENTS AND LAUNDRY MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR
6. PLIABLE BUILDING MEMBRANE INSTALLED MUST COMPLY WITH AS/NZS4200.1 AND INSTALLED IN ACCORDANCE WITH AS 4200

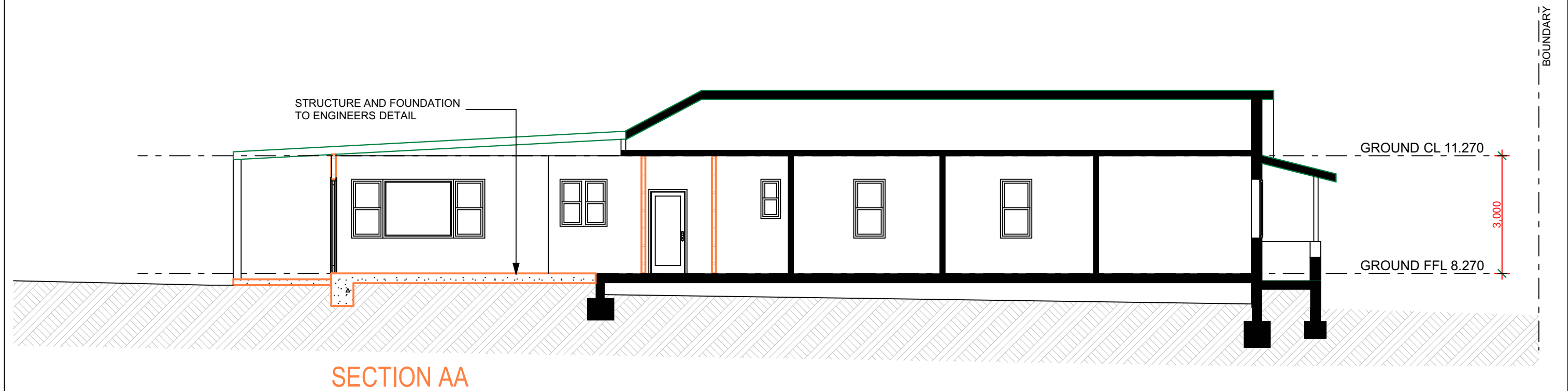
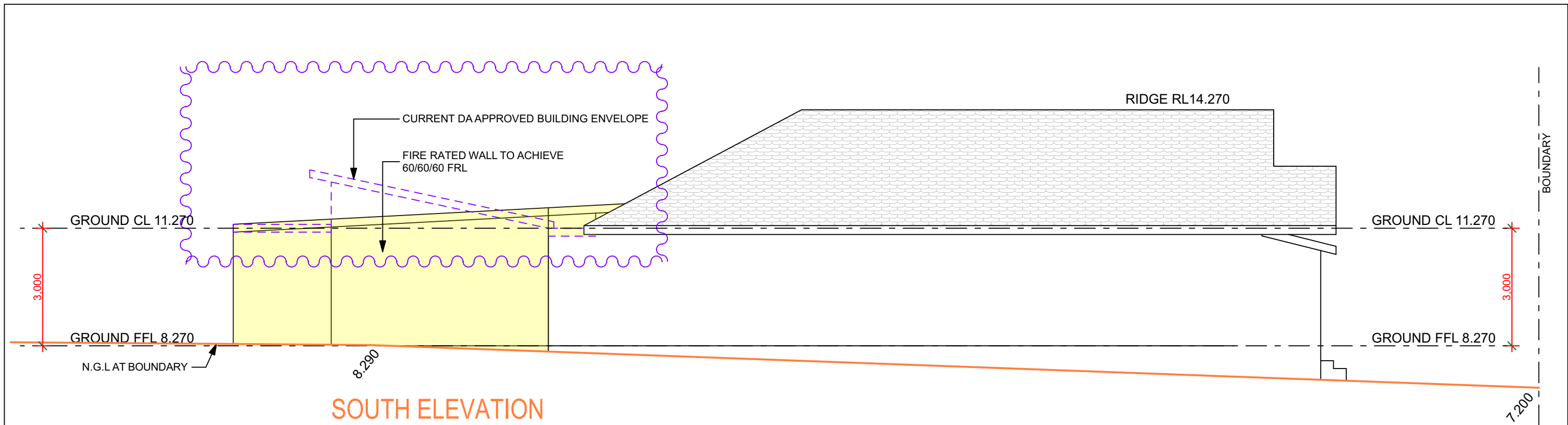
NOTE:

a. EXISTING WALLS SHOWN SOLID
b. NEW WALLS SHOWN HATCHED

CONSTRUCTION CERTIFICATE		31/07/25	A	client MR and MRS KOLENTSIS	project ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	drawing title GROUND FLOOR PLAN	TRUE NORTH 	 MCAD DESIGN A/BN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE : 0412 840 507 EMAIL: tom@mcad.net.au	sheet no. 2536-01	rev. B
4.55(2) MODIFICATION		15/05/26	B							
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		checked TM	scale AS SHOWN			



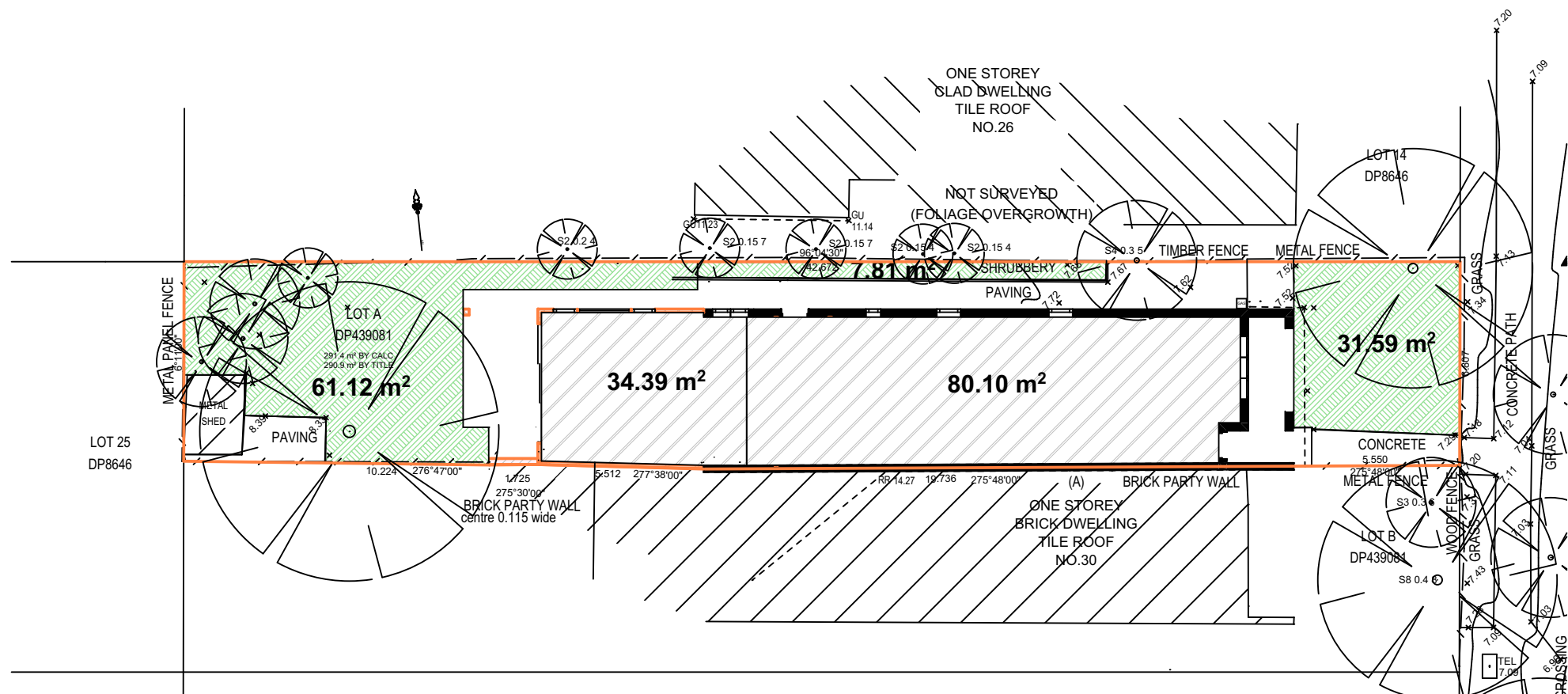
CONSTRUCTION CERTIFICATE			31/07/25	A	client MR and MRS KOLENTSIS	project ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	drawing title ELEVATIONS	TRUE NORTH 	 MCAD DESIGN ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 EMAIL: tom@mcad.net.au	drawn TM date 01-11-2024 checked TM scale AS SHOWN	sheet no. 2536-02	rev. B
4.55(2) MODIFICATION			15/05/26	B								
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



CONSTRUCTION CERTIFICATE		31/07/25	A	client MR and MRS KOLENTSIS	project ALTERATIONS AND ADDITIONS 28 FOORD AVENUE HURLSTONE PARK NSW 2193	drawing title SOUTH ELEVATION SECTION AA	TRUE NORTH N 	 MCAD DESIGN ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE : 0412 840 507 EMAIL: tom@mcad.net.au	
4.55(2) MODIFICATION		15/05/26	B						
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	rev. B
				checked TM	scale AS SHOWN				



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CONSTRUCTION CERTIFICATE		31/07/25	A	client	drawing title	drawing title	TRUE NORTH			MCAD DESIGN ABN: 38 841 225 415 ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475 PHONE: 0412 840 507 EMAIL: tom@mcad.net.au	drawn	date	sheet no.	rev.		
4.55(2) MODIFICATION		15/05/26	B												project	AREA CALCULATIONS PLAN
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										
								checked	scale	2536-05		B				

