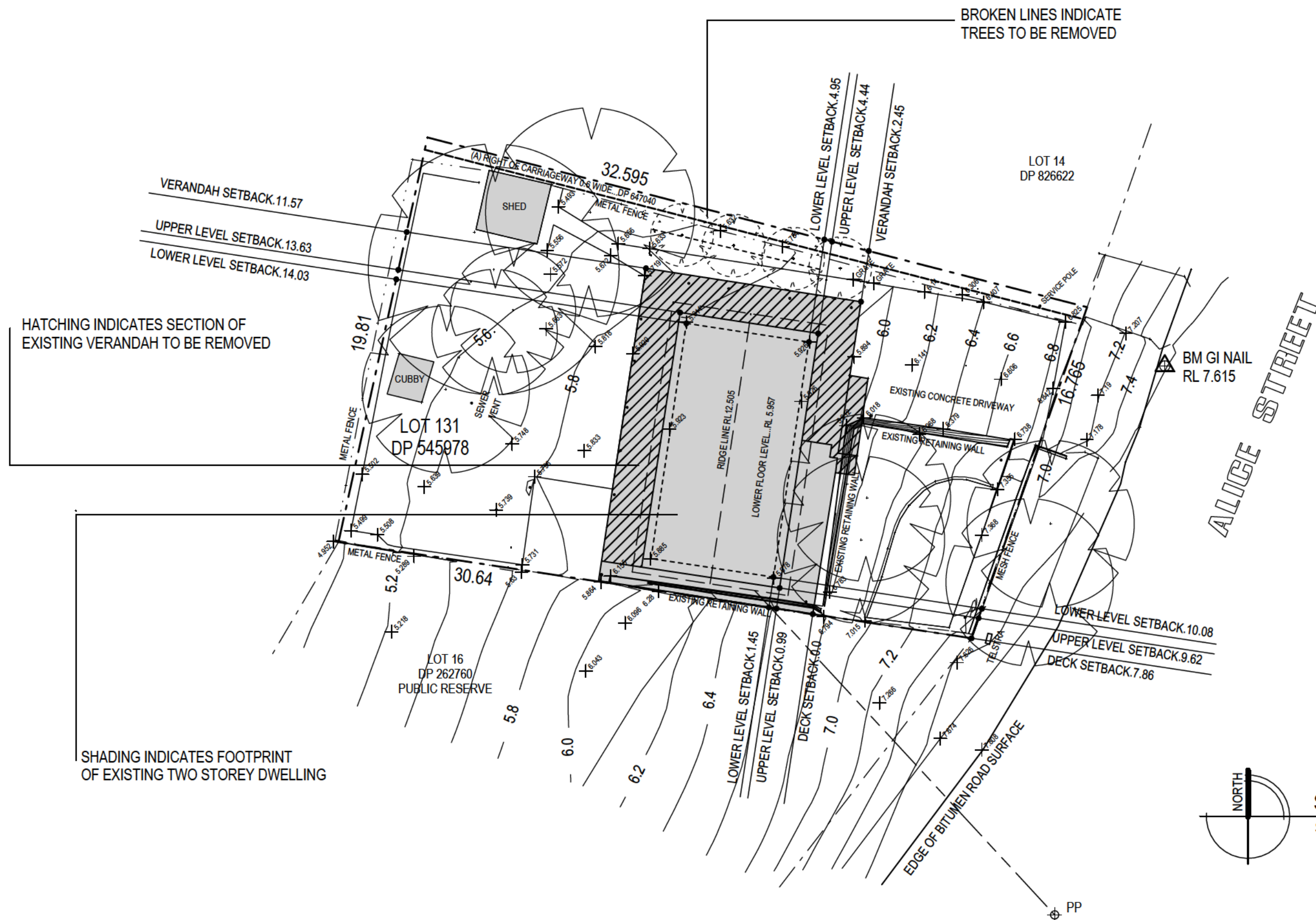
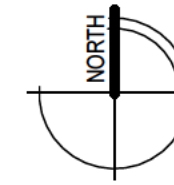
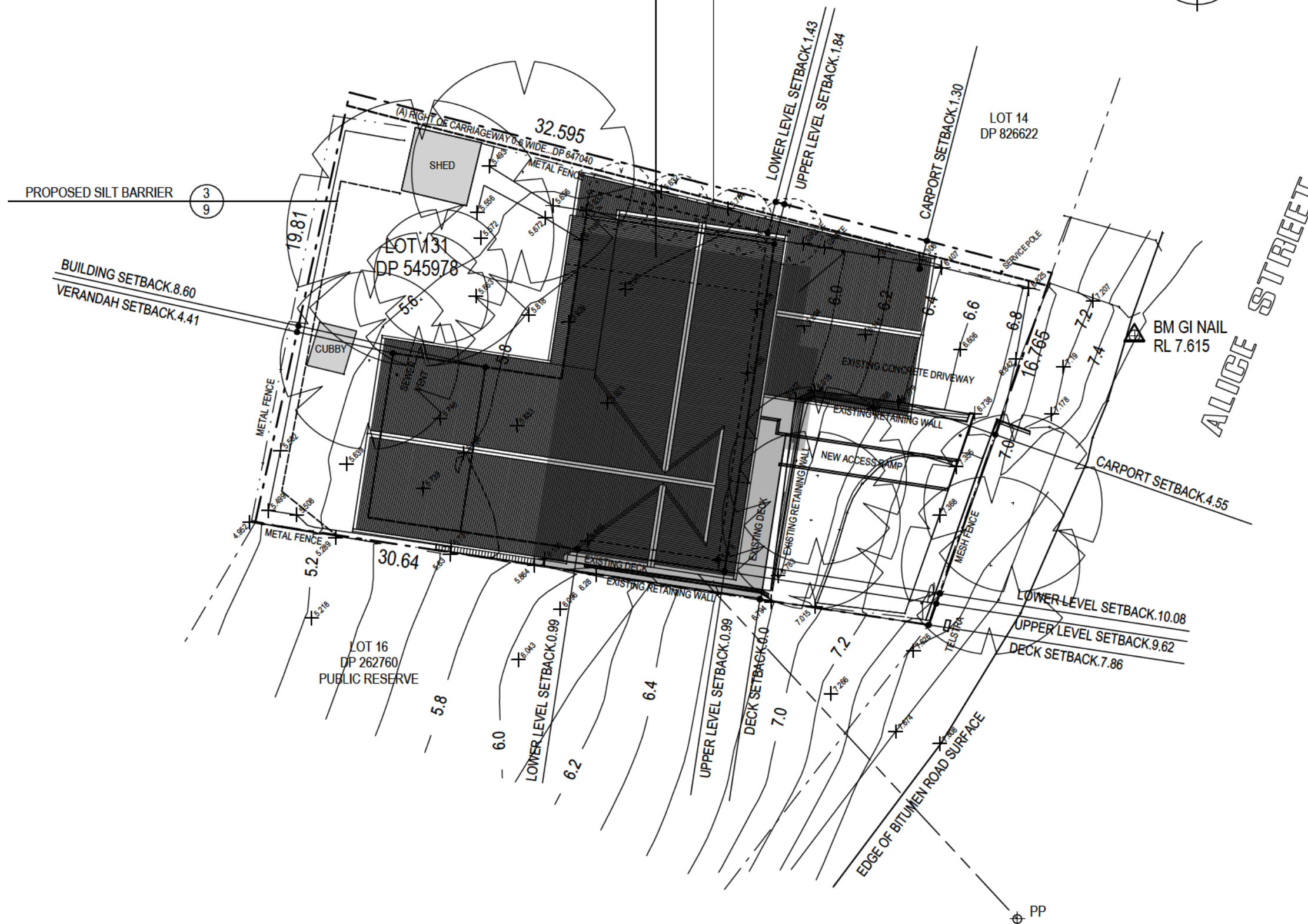




EXISTING DWELLING
SHOWN SHADED

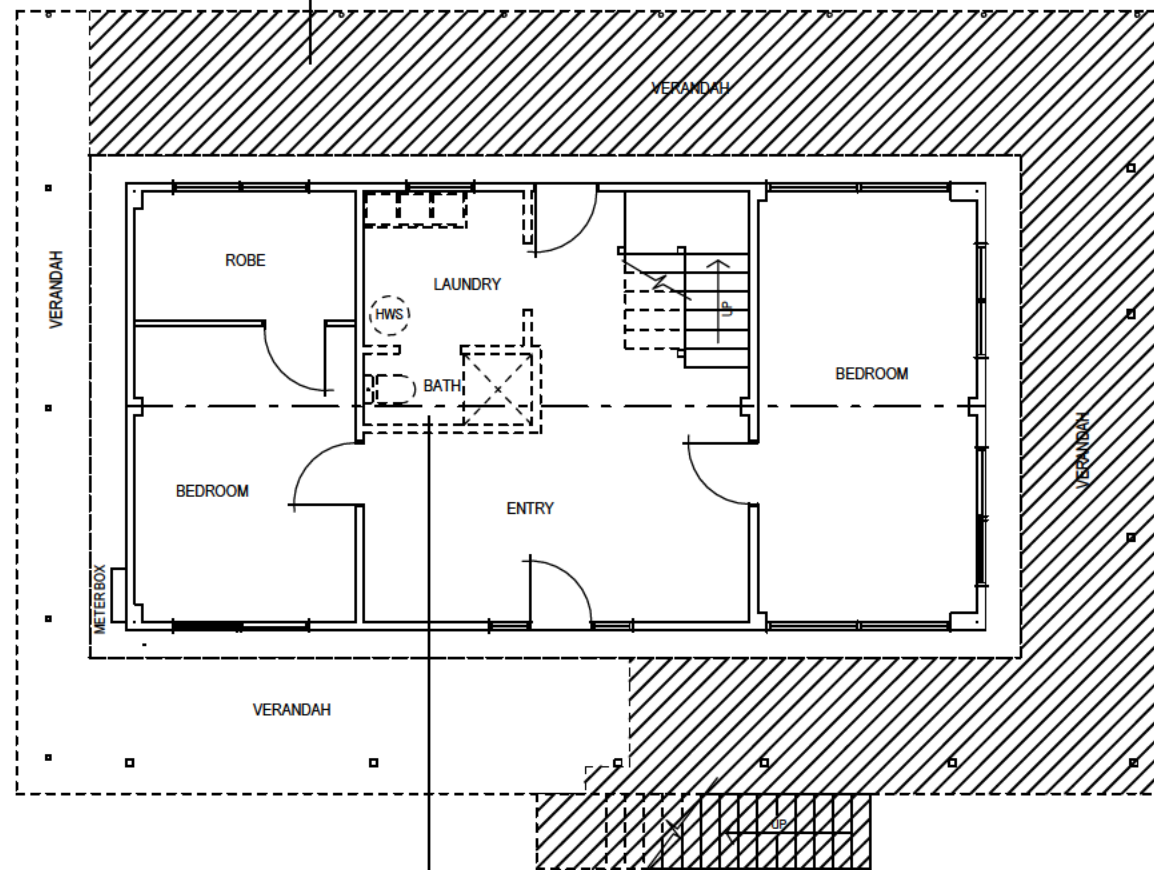


SCALE 1:200 AT A3



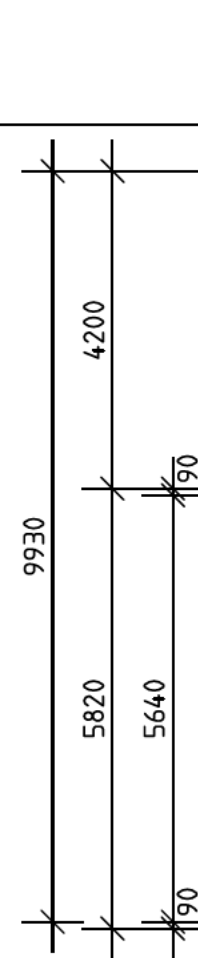
LOWER FLOOR PLAN...EXISTING
SCALE 1:100 AT A3

HATCHING INDICATES AREA OF
EXISTING VERANDAH TO BE REMOVED

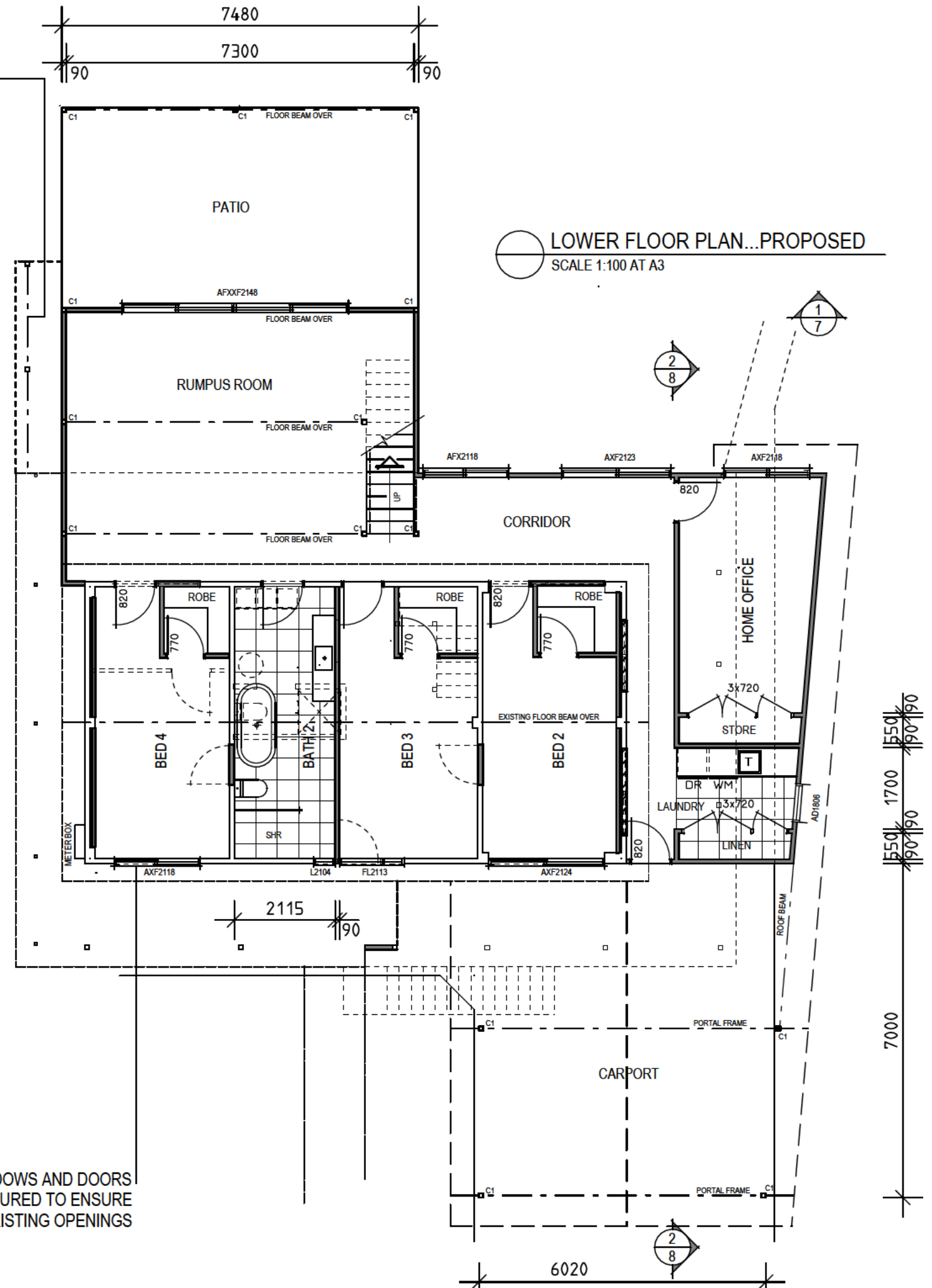


EXISTING LAUNDRY AND BATHROOM
DEMOLISHED, DRAINAGE POINTS RELOCATED
TO SUIT NEW BATHROOM LAYOUT

FLOOR BEAM TO SUPPORT
WALKWAY EXTENSION



LOWER FLOOR PLAN...PROPOSED
SCALE 1:100 AT A3

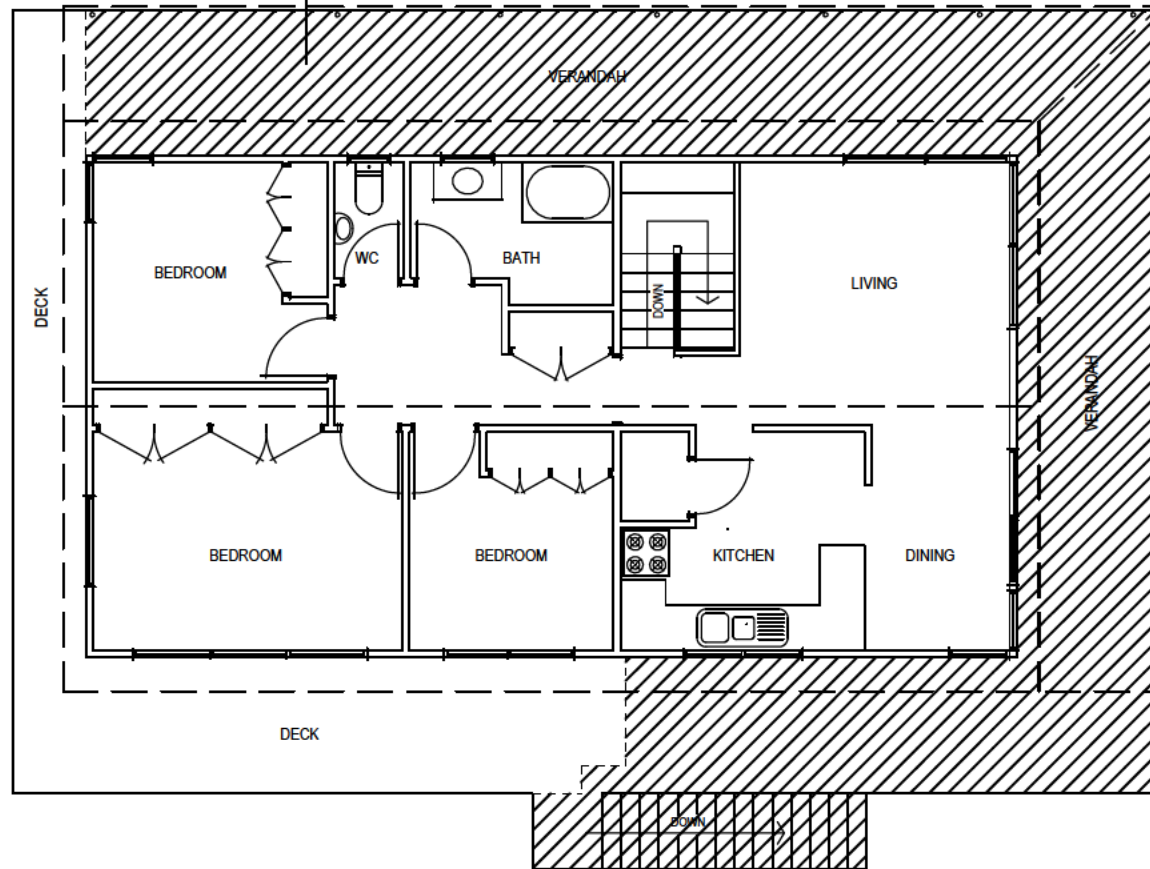


NEW WINDOWS AND DOORS
TO BE SITE MEASURED TO ENSURE
DIMENSIONS SUIT EXISTING OPENINGS

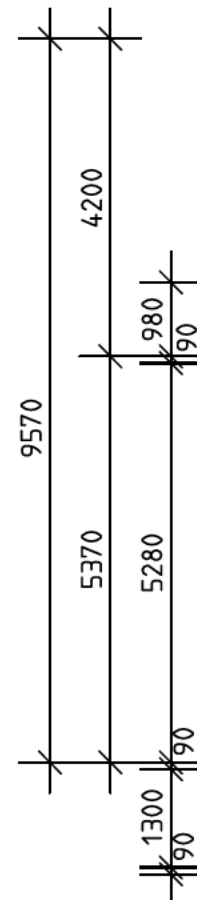
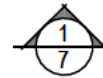
EXISTING WALKWAY EXTENDED 4500 IN LENGTH
TO PROVIDE ACCESS TO NEW VERANDAH

UPPER FLOOR PLAN...EXISTING
SCALE 1:100 AT A3

HATCHING INDICATES AREA OF
EXISTING VERANDAH TO BE REMOVED

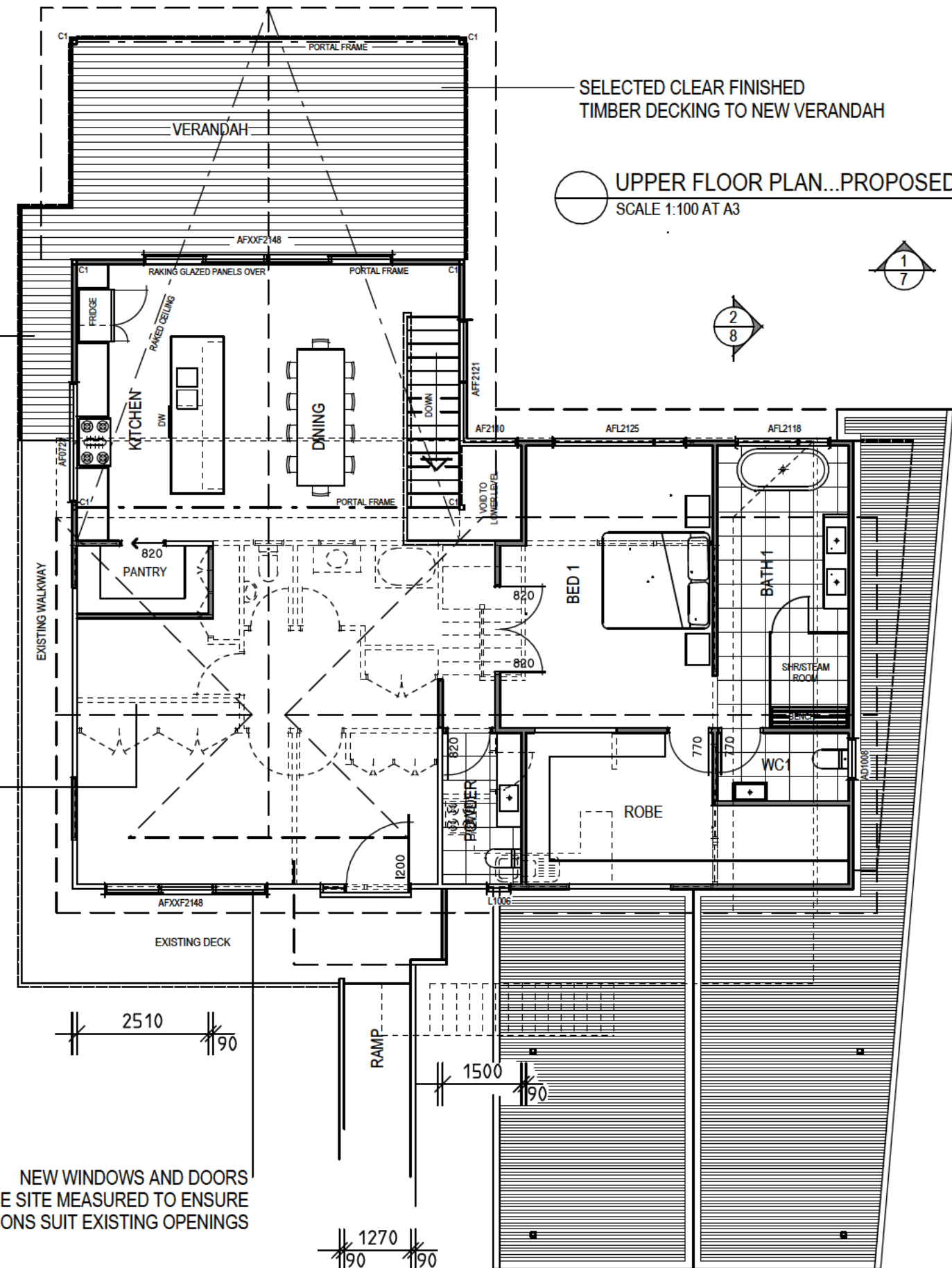


WALKWAY WIDTH
TO MATCH EXISTING



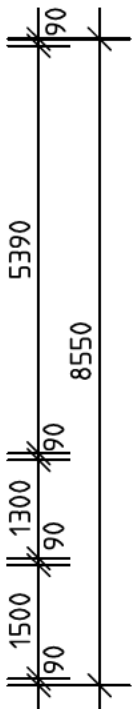
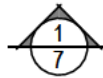
BROCKEN LINES REFERENCE
EXISTING INTERNAL WALLS/
FIXTURES TO BE REMOVED

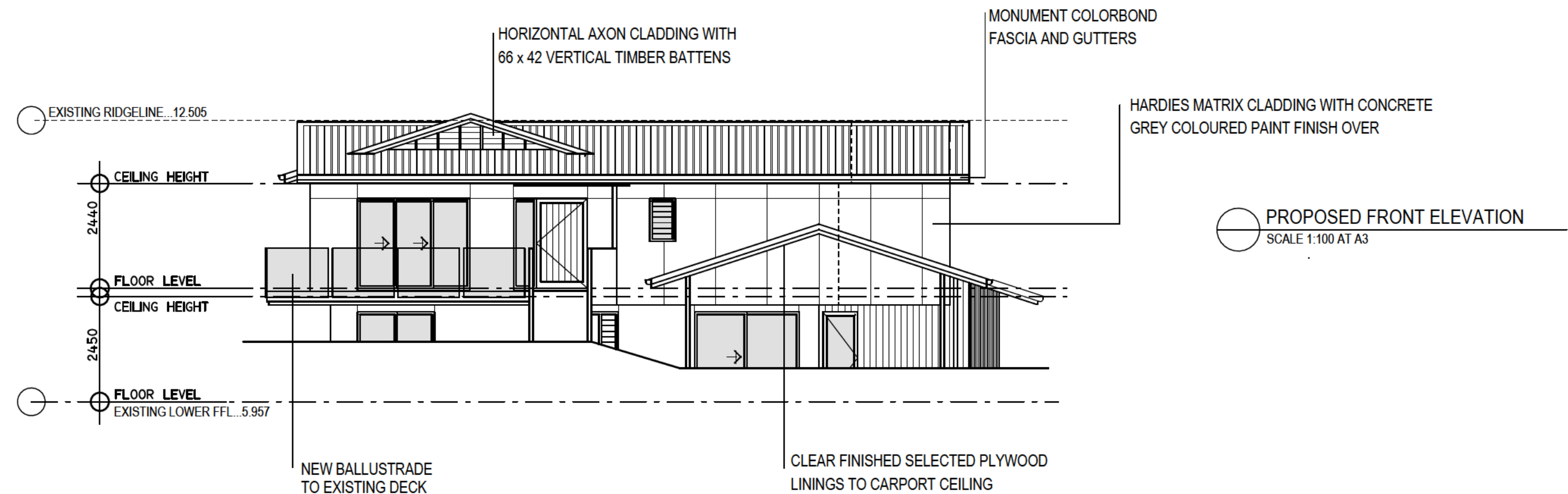
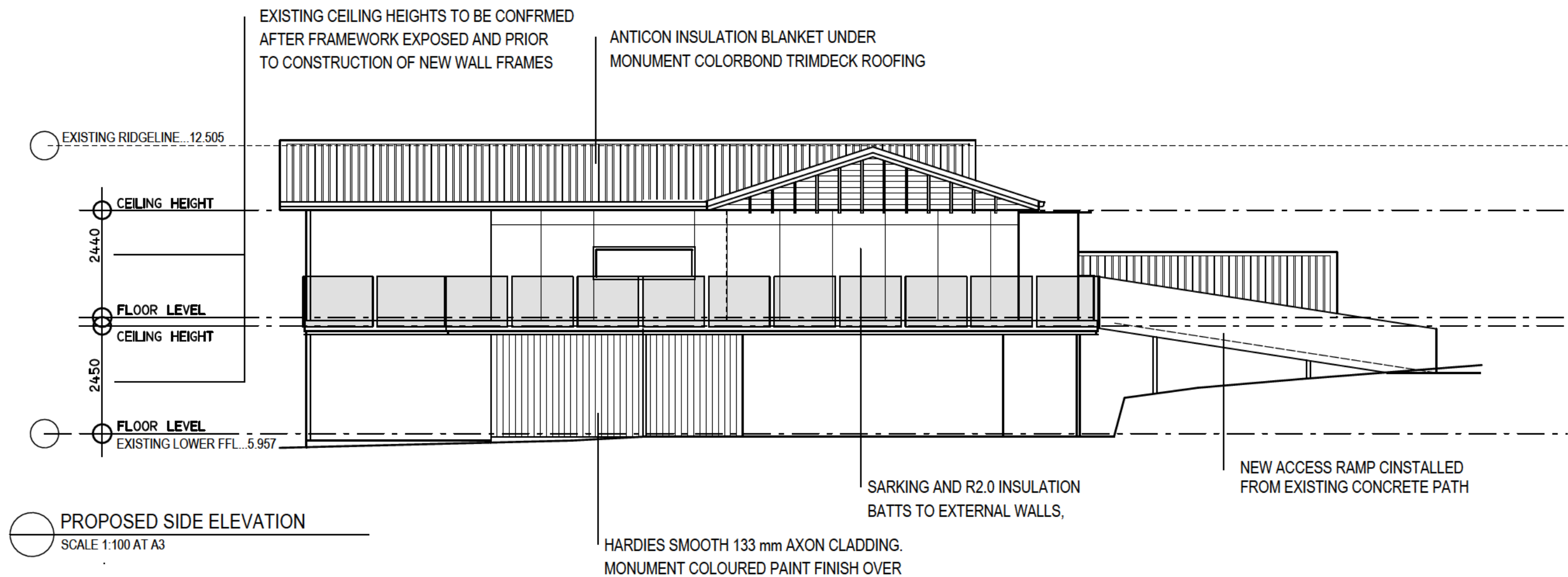
NEW WINDOWS AND DOORS
TO BE SITE MEASURED TO ENSURE
DIMENSIONS SUIT EXISTING OPENINGS



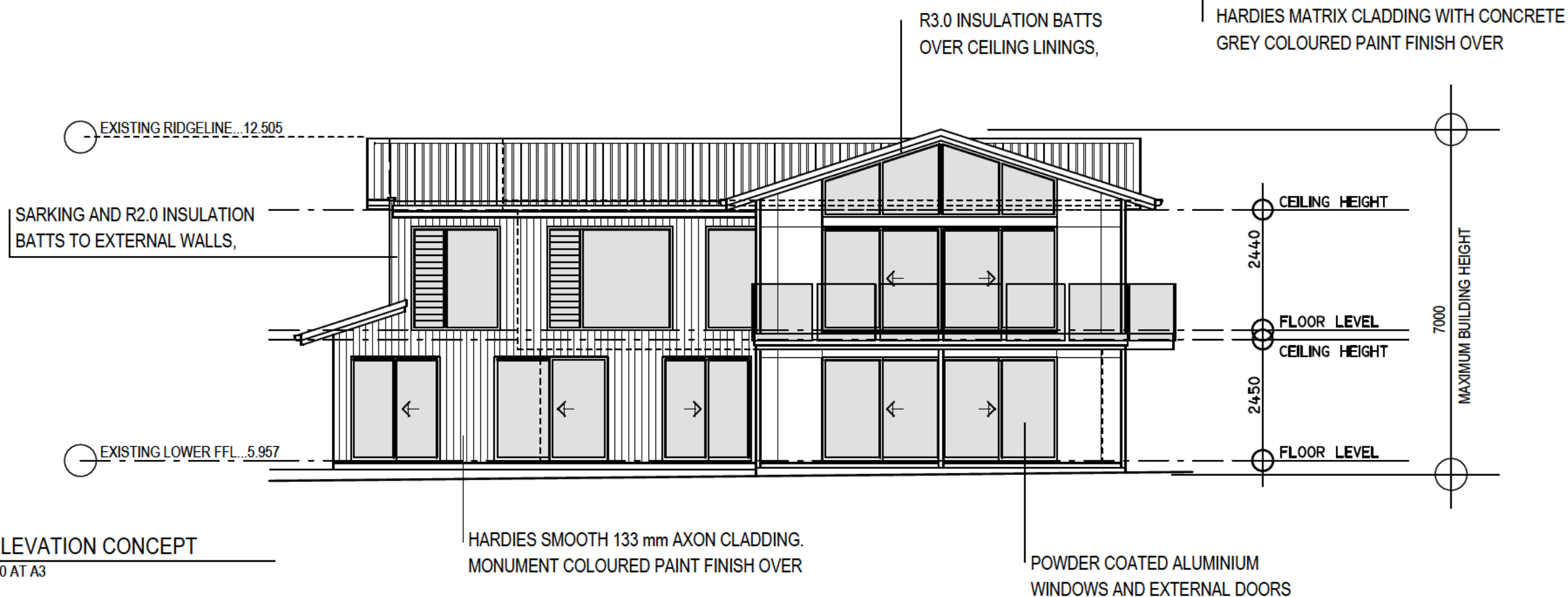
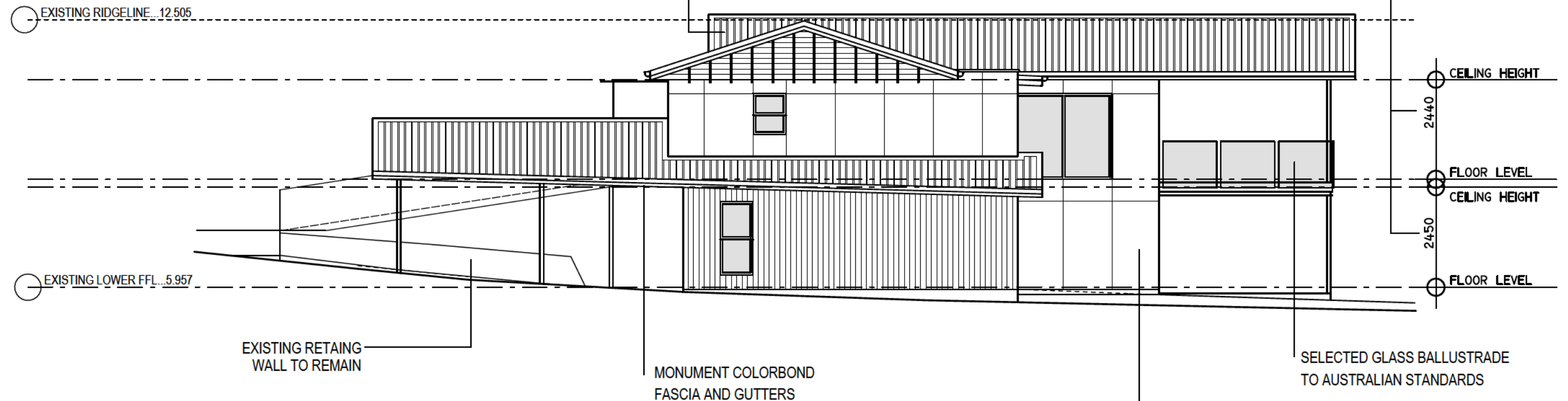
SELECTED CLEAR FINISHED
TIMBER DECKING TO NEW VERANDAH

UPPER FLOOR PLAN...PROPOSED
SCALE 1:100 AT A3

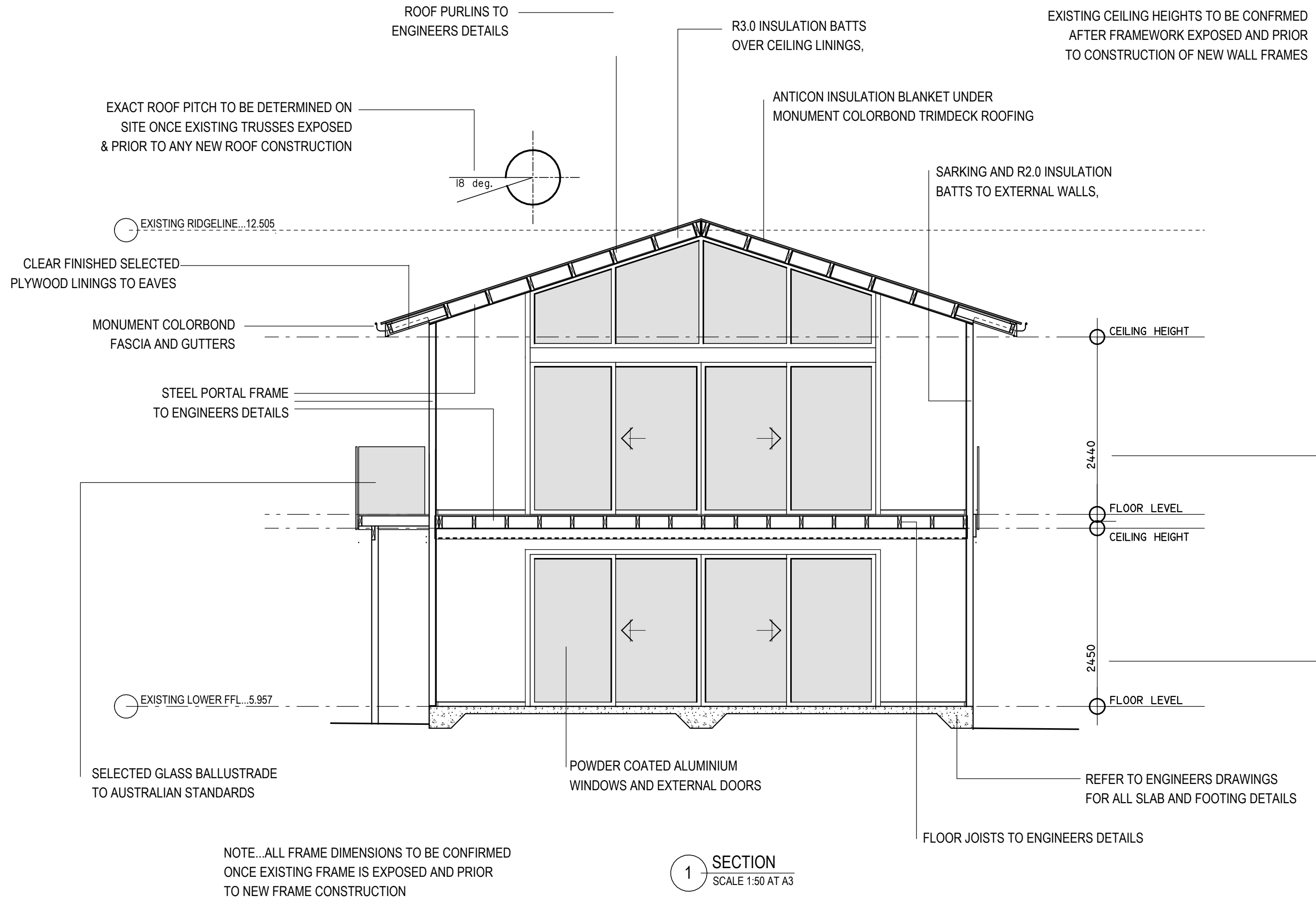


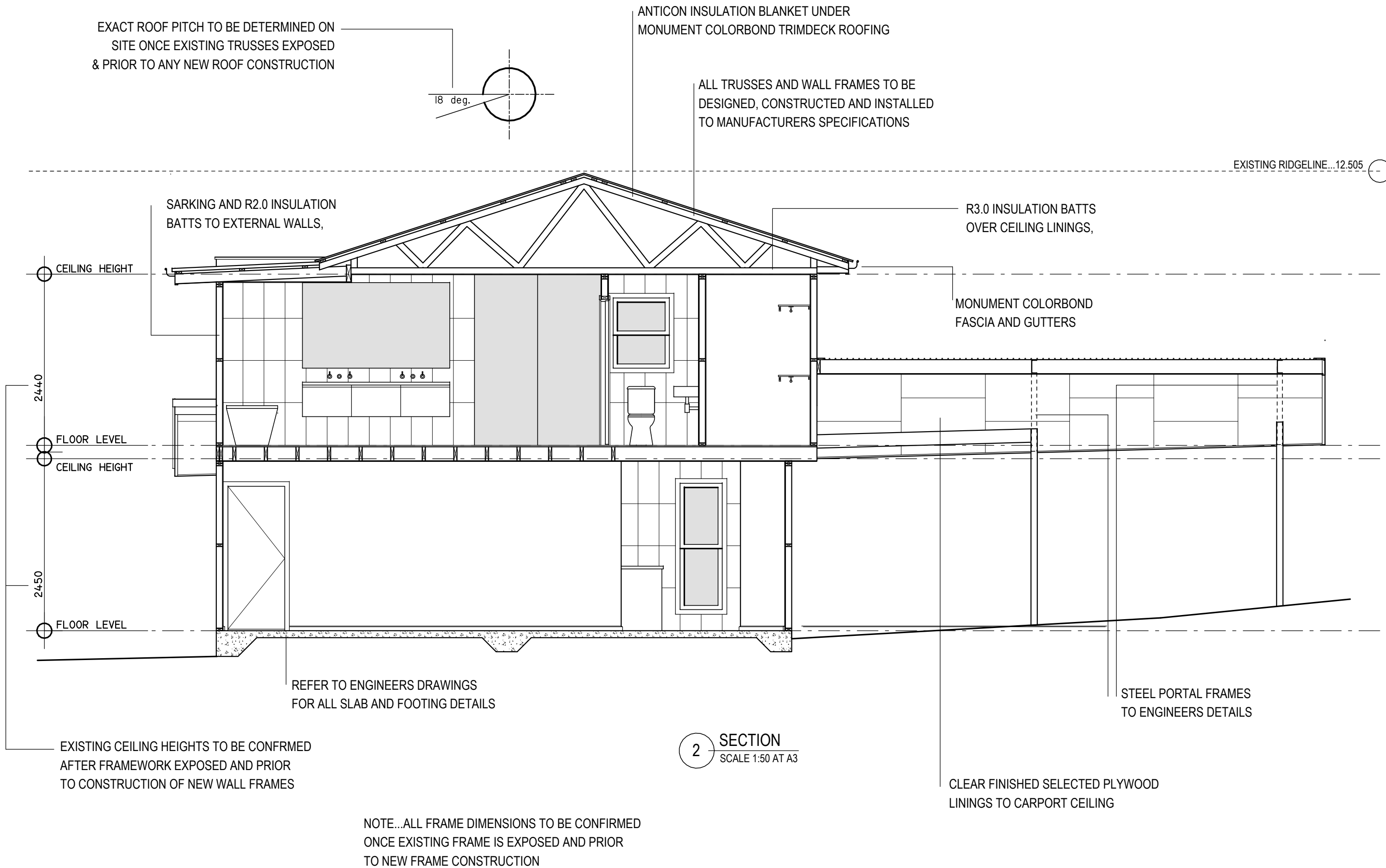


SIDE ELEVATION CONCEPT
 SCALE 1:100 AT A3

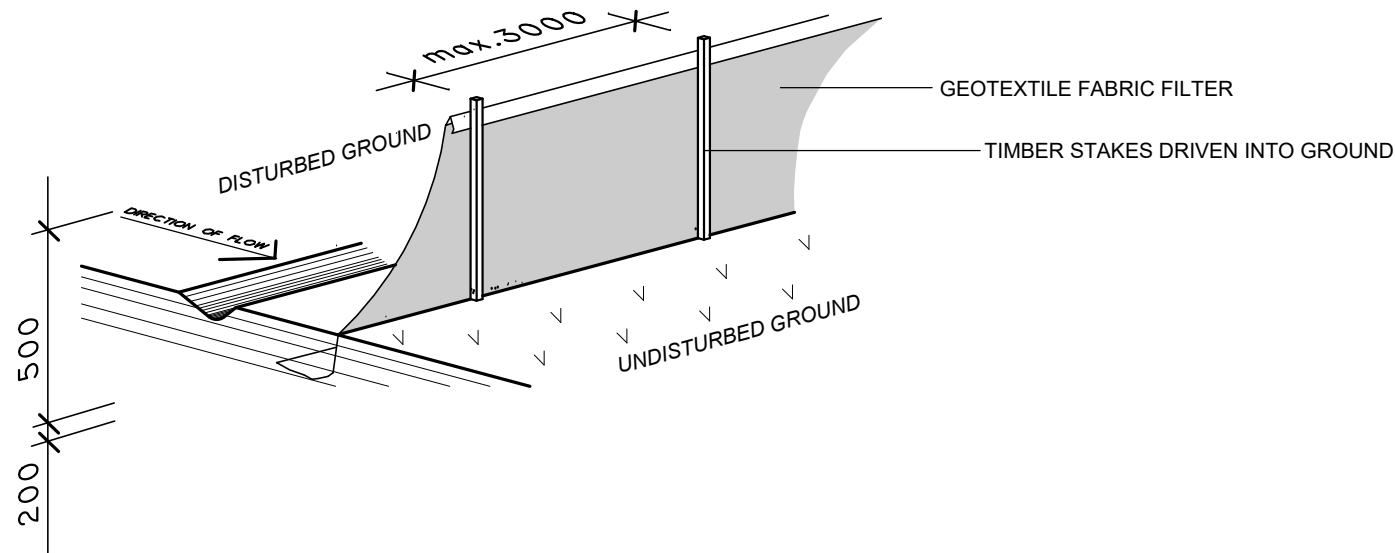


REAR ELEVATION CONCEPT
 SCALE 1:100 AT A3





3 SILT BARRIER
NOT TO SCALE



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

BSA File Reference: 17397			
Building Sustainability Assessments enquiries@buildingsustainability.net.au		Ph: (02) 4962 3439 www. buildingsustainability.net.au	
SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
FIXTURES AND SYSTEMS			
Hot Water System (if applicable)			
Type	Gas Instantaneous		
Lighting			
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures			
All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.			
CONSTRUCTION			
Insulation to be installed to all new or altered floors, walls, ceilings and roofs as descibed below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.			
		Added R Value	Other Specifications
Floors	Framed with open subfloor	R1.0	
	All other	None	
Walls	All	Foil + R2.0	As drawn
Ceilings	Adjacent to roof space	R3.0	As drawn
Roofs	Metal	Foil + R1.0	Medium colour
Glazing to all new or altered windows or doors can be as described for clear or toned glazing. Other glazing systems must have U and SHGC values no greater than those listed. All values calculated to NFRC conditions.			
Glazing & frame		U Value	SHGC Value
Single clear in aluminium		7.63	0.75
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.			
Skylights to be as described OR no greater than the U and SHGC values listed.			
Frames	Glazing		U Value
			SHGC Value
For construction in NSW the BCA Vol 1 or 2 must also be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b) - Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e) - Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			

