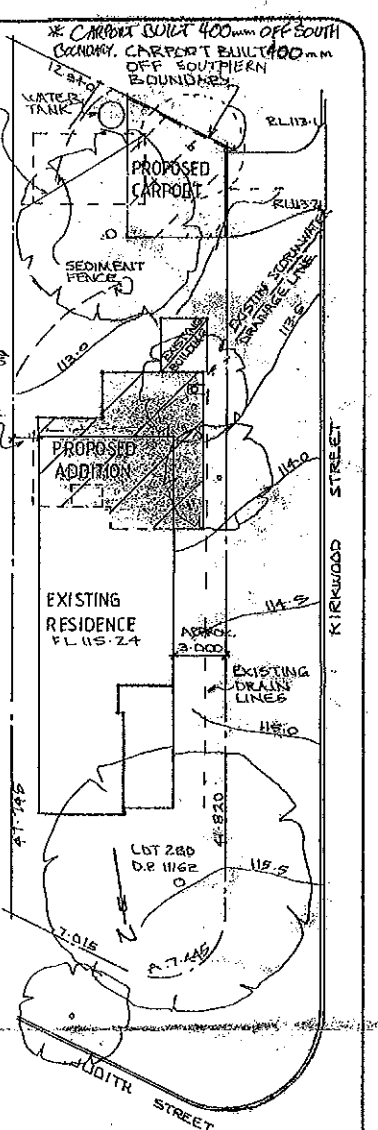
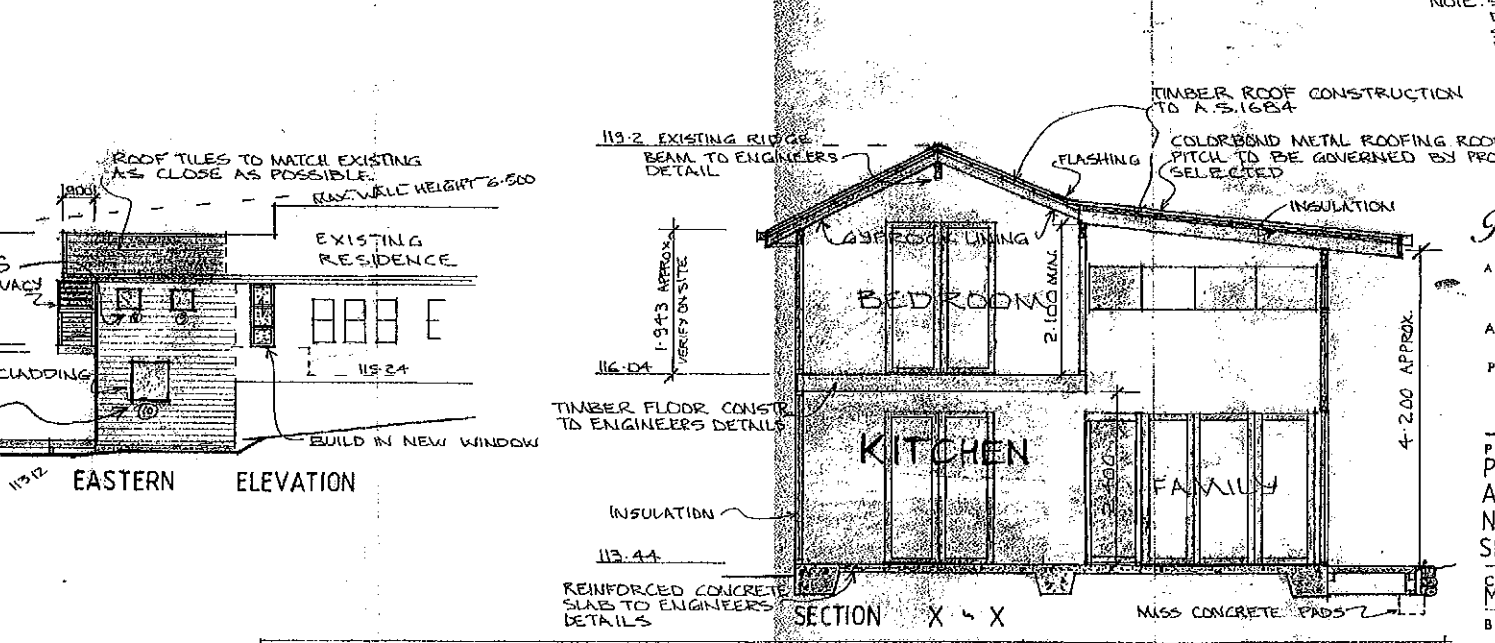
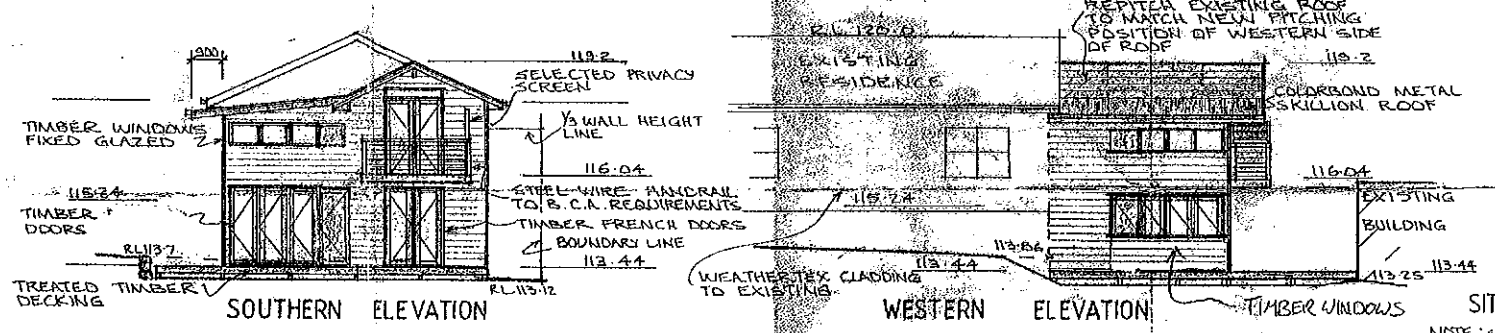
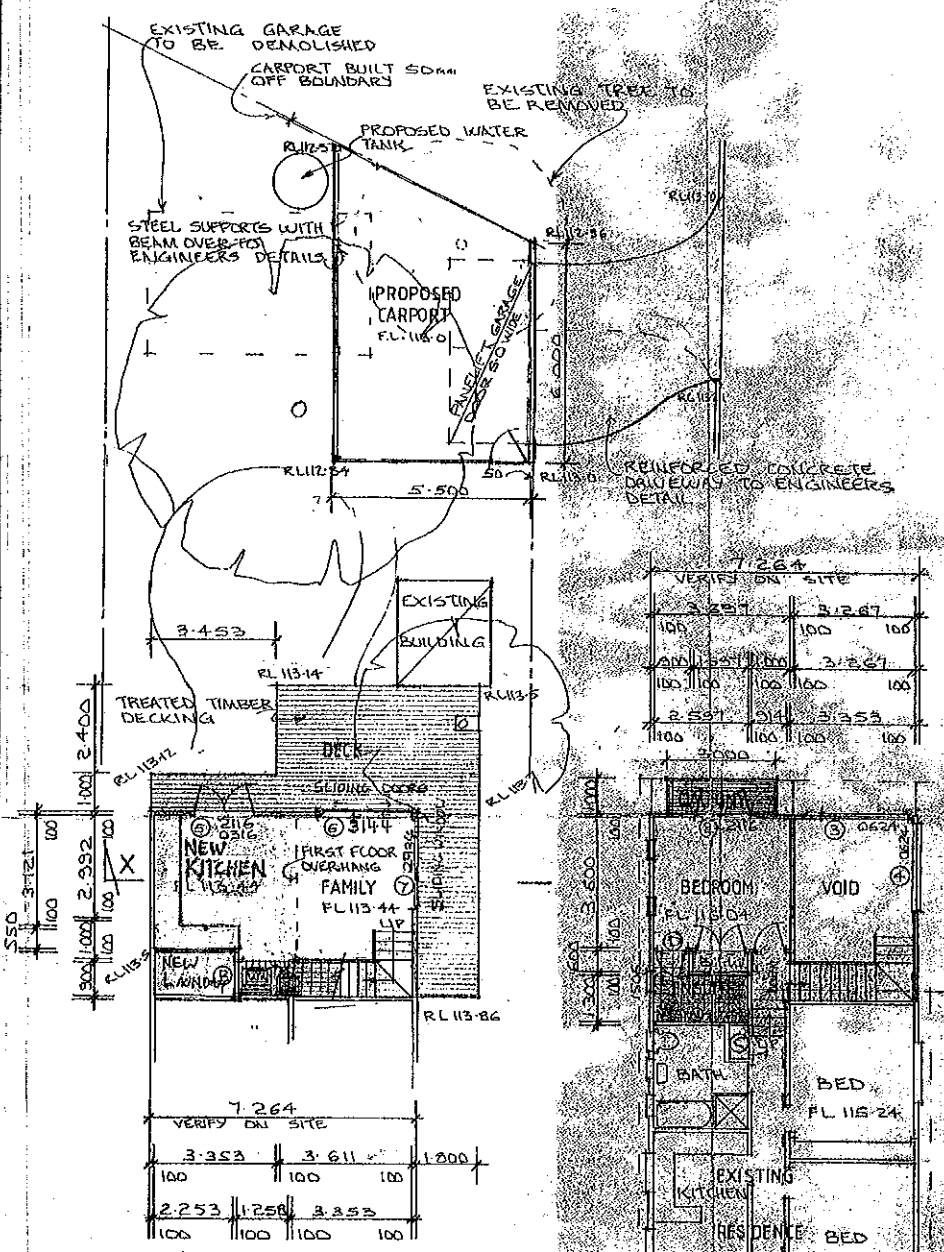
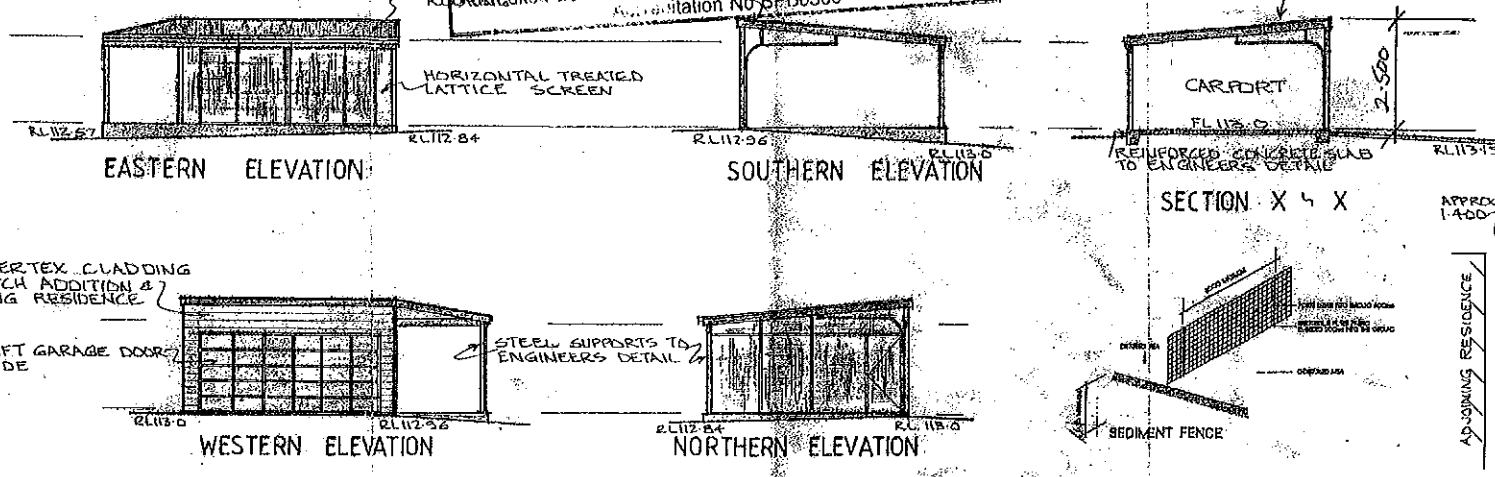


CONSTRUCTION CERTIFICATE No: 09081-1
APPROVAL DATE: 9/3/10
SIGNED: [Signature]
REGISTERED: [Signature]
REGISTRATION No: BPP0306



- LEGEND
- A DEMOLISH EXISTING GARDEN SHED
 - B CONSTRUCT NEW LAUNDRY CUPBOARD UNDER EXISTING FOUNDATIONS. PROVIDE SUPPORT FOR EXISTING FOUNDATIONS & UNDERPINNING IF NECESSARY TO ENGINEERS DETAILS. PROVIDE EXHAUST FAN & FLOOR WASTE WITH CONSTRUCTION TO B.C.A. REQUIREMENTS.
 - C REDUCE LINEN DOOR WIDTH & EXTEND WALL. CONSTRUCT NEW TIMBER STAIRCASE TO PROPOSED NEW BEDROOM LEVEL FL 116.04.
 - D DEMOLISH EXISTING LAUNDRY & RAISE FLOOR LEVEL. CONSTRUCT NEW ENSUITE OFF PROPOSED BEDROOM AT NEW FLOOR LEVEL FL 116.04.

BASIS REQUIREMENTS		CERTIFICATE A61738
FITTINGS & SYSTEMS		
LIGHTING: THE APPLICANT MUST ENSURE A MIN OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMP.		
FIXTURES: THE APPLICANT MUST ENSURE SHOWHEADS HAVE A FLOW RATE NO GREATER THAN 3 LITRES PER MINUTE OR A 3 STAR WATER RATING.		
NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.		
NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 3 LITRES PER MINUTE OR MIN 3 STAR WATER RATING.		
CONSTRUCTION: EXTERNAL WALL FRAMED R1.30 (OR R1.70 INCLUDING CONSTRUCTION).		
FLAT CEILING, FLAT ROOF: FRAMED. CEILING: R1.50 (UP). ROOF: FOIL BACKED BLANKET (55mm).		
MEDIUM (SOLAR ABSORPTANCE: 0.45-0.70).		
SITE AREA		543.8m ²
EXISTING RESIDENCE		98.2m ²
EXISTING VERANDAH		19.0m ²
EXISTING BUILDING		7.5m ²
PROPOSED FLOOR PLAN		13.3m ²
PROPOSED LOWER GROUND FLOOR PLAN		34.6m ²
PROPOSED DECK		32.0m ²
PROPOSED CARPORT		40.0m ²
FLOOR SPACE RATIO		153.65438 = 0.28:1
OPEN SPACE RATIO		32711543.2 = 60%
SOFT OPEN SPACE		2849327.1 = 87%

Regency Design Centre
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P.O. Box 7400 Baulkham Hills Business Centre NSW 2153
Regency Ph: 8824 3755 • Academy Ph: 8824 3855
Fax: 8824 3955 • Email: regency@bdansw.com.au

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS
NO 1 JUDITH STREET, SEAFORTH

CLIENT: MRC. AND MRS. S. MUNRO
BUILDER:

DATE: JULIE 2008 SCALE: 1:200
DRAWN: [Signature] CHECKED: R.R.B.
DRAWING NO: 10F1 JOB NO: 6568

Contractor to check and verify all dimensions on site before commencement of any work. Figured dimensions to take preference to set. This drawing is not to be copied in part or without written permission.

These plans relate to Development Consent No: 213/09
The plans are NOT for construction.