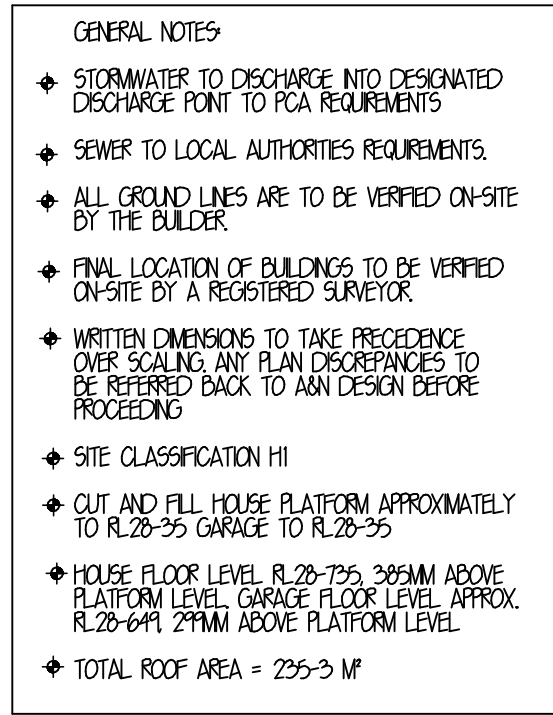


PROPOSED ROAD

**SITE ANALYSIS &
SITE PLAN 1:200**

(STORMWATER CONCEPT PLAN)

PRELIMINARY SITING ONLY

-  DENOTES EXISTING TREES TO REMAIN
-  DENOTES EXISTING TREES TO BE REMOVED
-  DENOTES RETAINING WALL BY OWNER
-  DENOTES SILT FENCE BARRIER
-  DENOTES DROPPED EDGE BEAM
-  DENOTES LINE OF BATTER TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EBH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER	DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER
---	--

BUILDING HEIGHTS

CEILING LEVEL
RL 31-325

RIDGE LEVEL
RL 33-585

MAX BUILDING HEIGHT
PROVIDED= 5235 MM

SITE DATA
(DCP CONTROLS) P
SITE AREA = 362.5 M²

BUILDING FOOTPRINT SITE COVERAGE
PERMISSIBLE = 50% OR 181-3 M²
PROVIDED = 53-5% OR 194-1 M²

LANDSCAPE AREA SITE COVERAGE
(AS PER DCP CONTROLS)
REQUIRED = 50% OR 181-3 M²
PROVIDED = 16-7% OR 60-5 M²

PRIVATE OPEN SPACE
REQUIRED = 40 M²
PROVIDED = 63-9 M²

SITE DATA
(CDC-GREENFIELDS)

SITE AREA = 362.5 M²

FLOOR SPACE RATIO
PERMISSIBLE = 25% + 150 M² OR 240-6 M²
PROVIDED = 162-04 M²

LANDSCAPE AREA
(1-5M MINIMUM DIMENSION)
REQUIRED = 15% OR 54-4 M²
PROVIDED = 25-4% OR 91-9 M²

LANDSCAPE - FRONT SETBACK
AREA OF FRONT SETBACK = 56-3 M²
REQUIRED = 25% OR 14-1 M²
PROVIDED = 44-6% OR 25-1 M²

ARTICULATION
PERMISSIBLE = 4-7 M²
PROVIDED = 2-7 M²

GROSS FLOOR AREA
(FOR CDC CALCULATIONS ONLY)

INCLUSIONS -
GROUND FLOOR AREA = 180-0 SF
(INCLUDING GARAGE)

EXCLUSIONS -
ONE CAR SPACE = 12-96 M²
ALLOWED ACCESS = 5-0 M²

TOTAL -
GROSS FLOOR AREA = 162.04 M²

FLOOR AREAS

FLOOR AREA= 161-7 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 32-4 M²
PORCH FLOOR AREA= 8-0 M²
ALFRESCO FLOOR AREA= 19-8 M²

TOTAL FLOOR AREA= 221.9 M² OR 23.9 SQS

 eden brae homes <i>"It's where you want to live"</i>	LEVEL 3, 22 BROOKHOLLOW AVENUE NORTHWEST BUSINESS PARK BAULKHAM HILLS NSW 2153 TEL: (02) 8860 9222 FAX: (02) 8860 9233	LEVEL 3, 22 BROOKHOLLOW AVENUE NORTHWEST BUSINESS PARK BAULKHAM HILLS NSW 2153 TEL: (02) 8860 9222 FAX: (02) 8860 9233
FOR	EDEN BRAE HOMES UBD AREA REVISION MAP REF	
AT	LOT 1005 PROPOSED ROAD WERRINGTON DOWNS	
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND RH
MASTER	DWG NO. AND-31725	PAGE NO. 1 OF 10

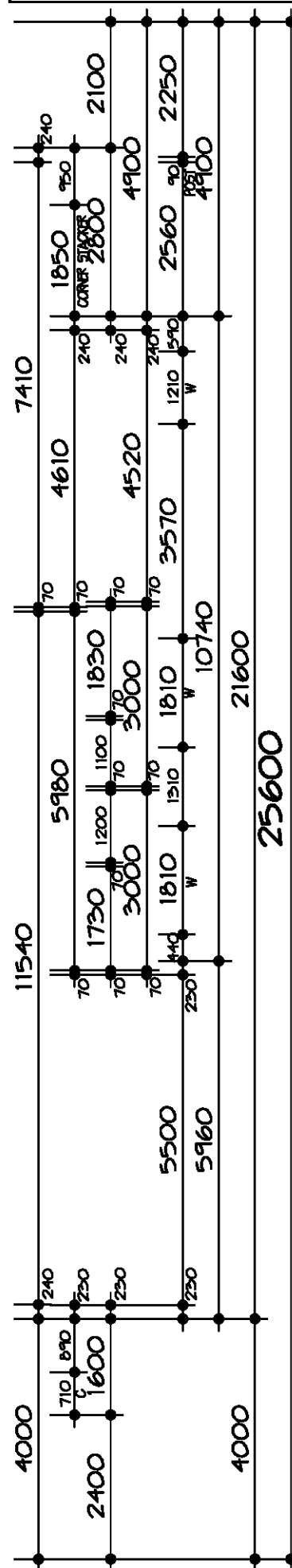


DESIGN GROUP
— SYDNEY —

LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BULLHAM HILLS
PO BOX 6410 BULLHAM HILLS
BUSINESS CENTRE NSW. 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.A&NDESIGNGROUP.COM.AU

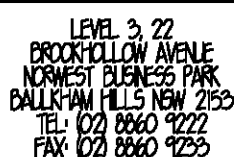
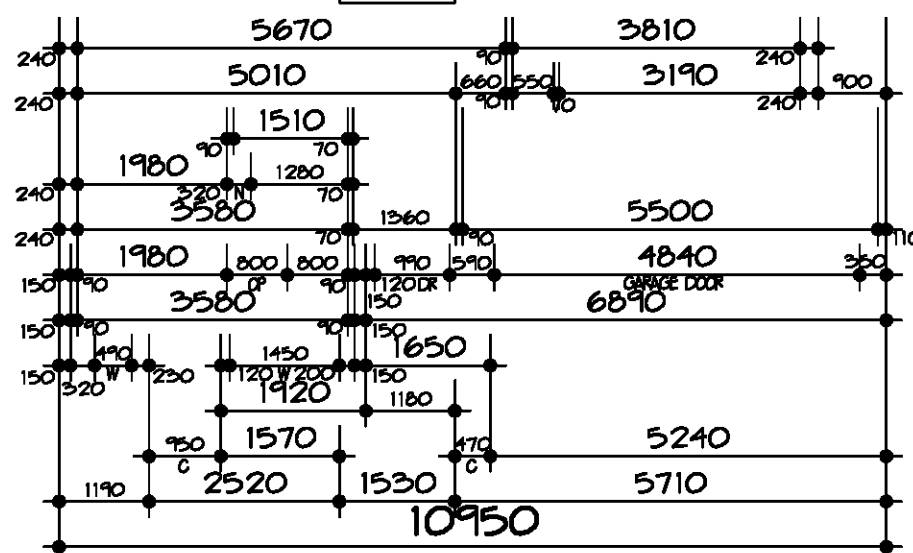
DRAINAGE PONTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANTIES

REFER TO STRUCTURAL ENGINEERS
PLANS FOR POST TYPE & LOCATIONS.



BEAM STEP
DOWN
TO PORCH
FL 20-649

FLOOR PLAN
1:100

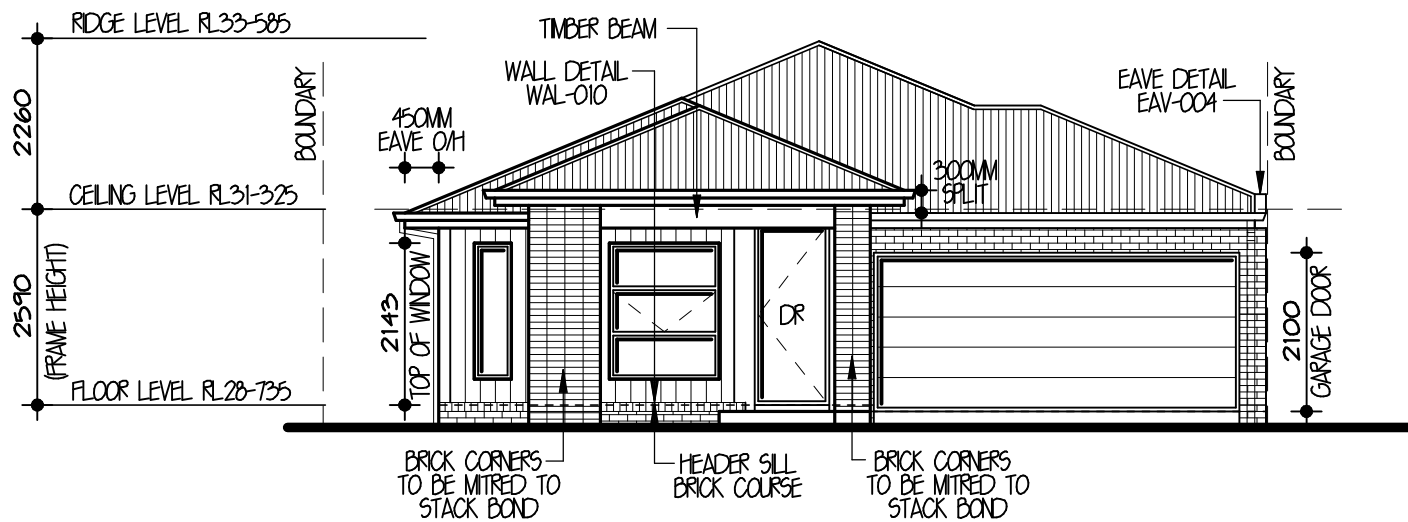


FOR	EDEN BRAE HOMES		LBD AREA REVISION MAP REF
AT	LOT 1003 PROPOSED ROAD WERRINGTON DOWNS		
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO. 0040144	
FACADE	KIRRA	HAND RH	
MASTER	DWG NO. AND-3173	PAGE NO. 2 OF 10	

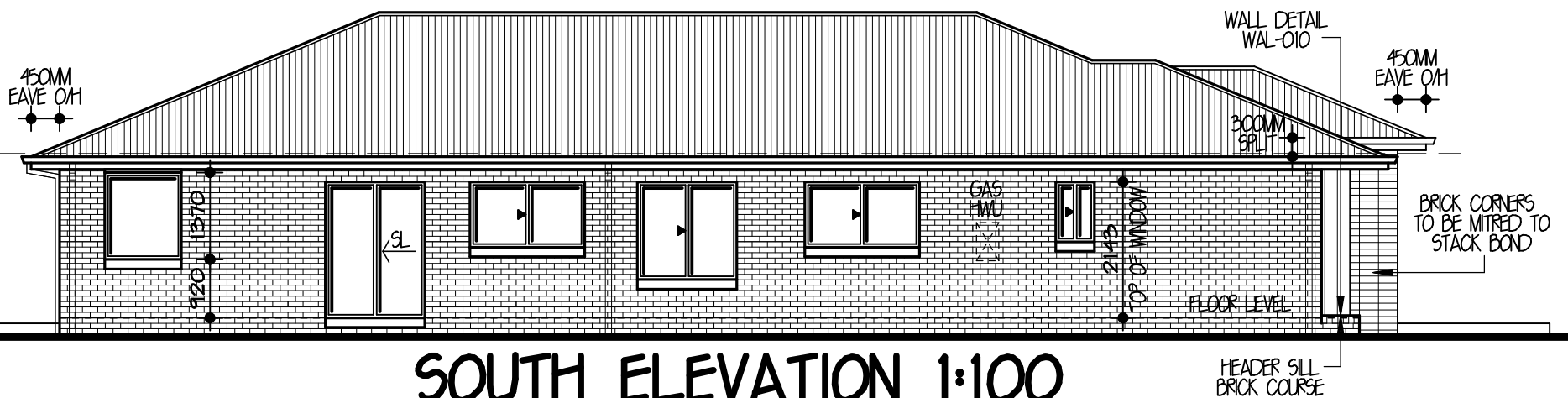


ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	22-10-20	RE-SITE/RE-CONTRACT	AL
DI	12-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

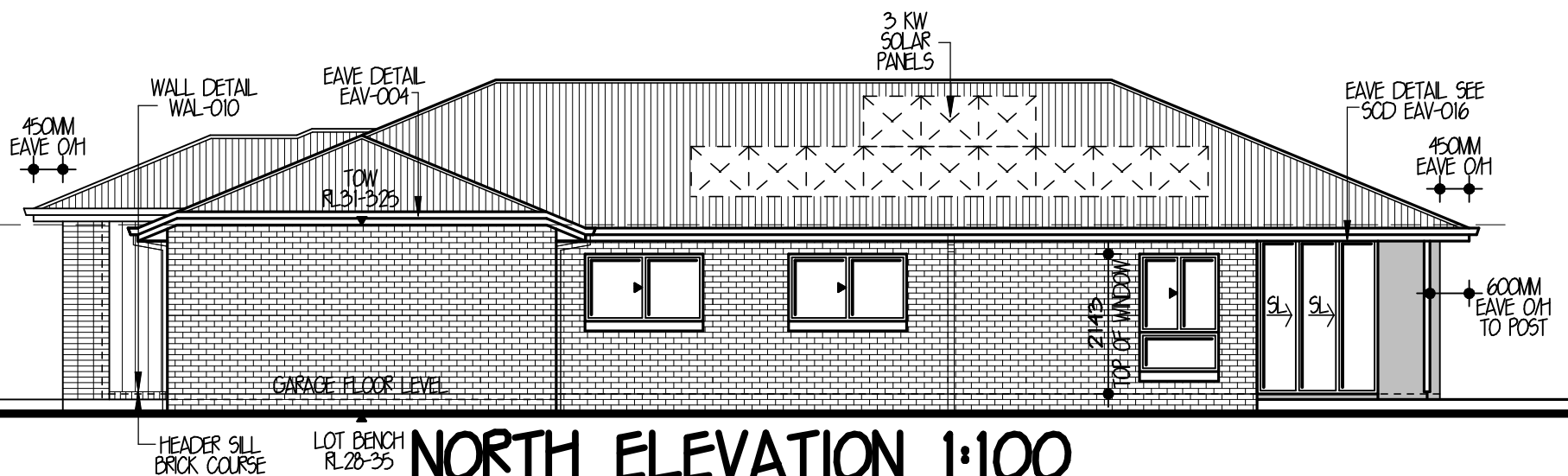
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

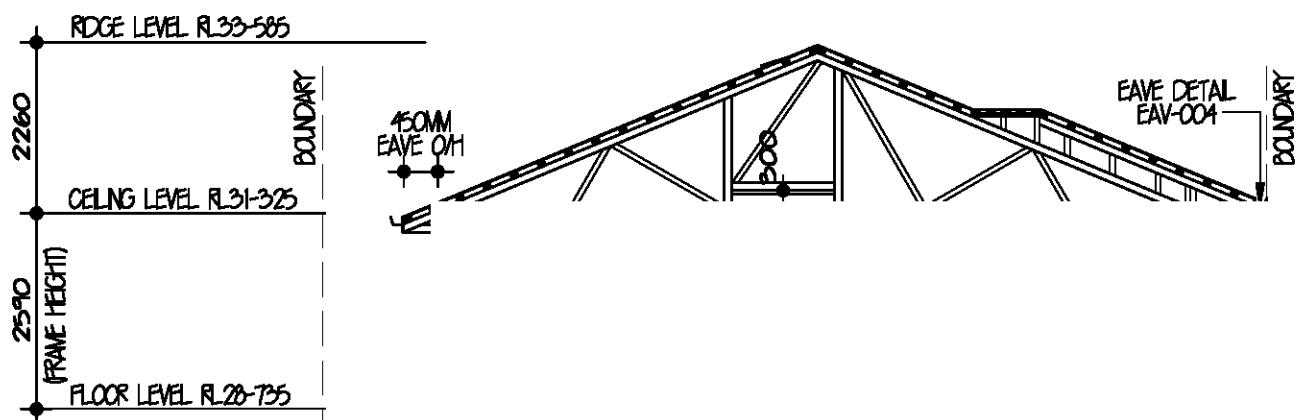
FOR	EDEN BRAE HOMES	UBD AREA	REVISION	MAP	REF
AT	LOT 1005 PROPOSED ROAD				
	WERRINGTON DOWNS				
TYPE	MIDLAND 21	JOB NO.			
	(ADVANTAGE SERIES)		0040144		
FACADE	KIRRA	HAND			
			RH		
MASTER	DWG NO.	PAGE NO.			
	AND-31725	3 OF 10			



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUT BALKHAM HILLS
PO BOX 6410 BALKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGNGROUP.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

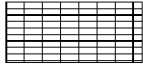
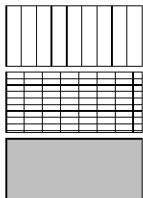
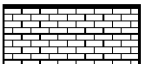


BASIX NOTES
R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION
(EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

SECTION A-A 1:100

SUMMARY OF MATERIALS

- 22-5° ROOF PITCH COLORBOND ROOF SHEETING
- COLORBOND GUTTER & FASCIA
- 90MM ROUND COLORBOND DOWNPIPES
- PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- CLADDING FINISH AS SELECTED
- STACKBOND BRICKWORK
- RENDER FINISH AS SELECTED
- TIMBER POST TO BE PAINT GRADE
- TIMBER BEAM TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

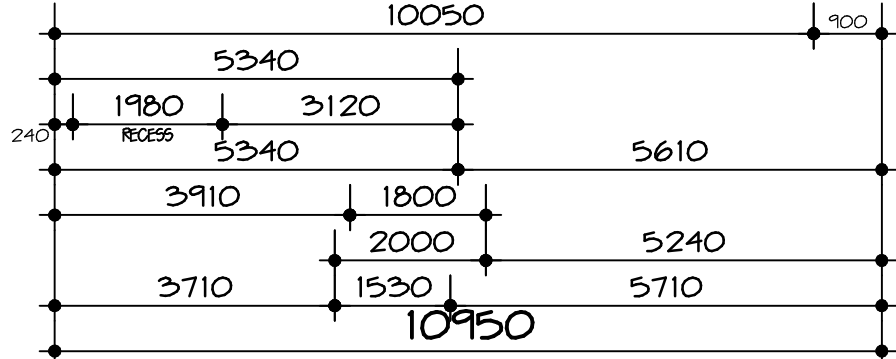
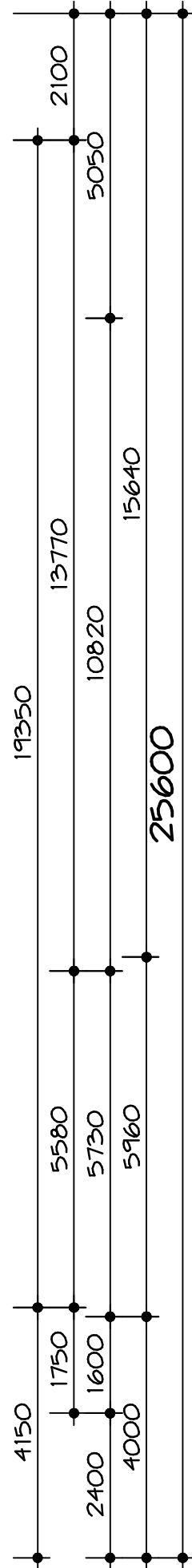
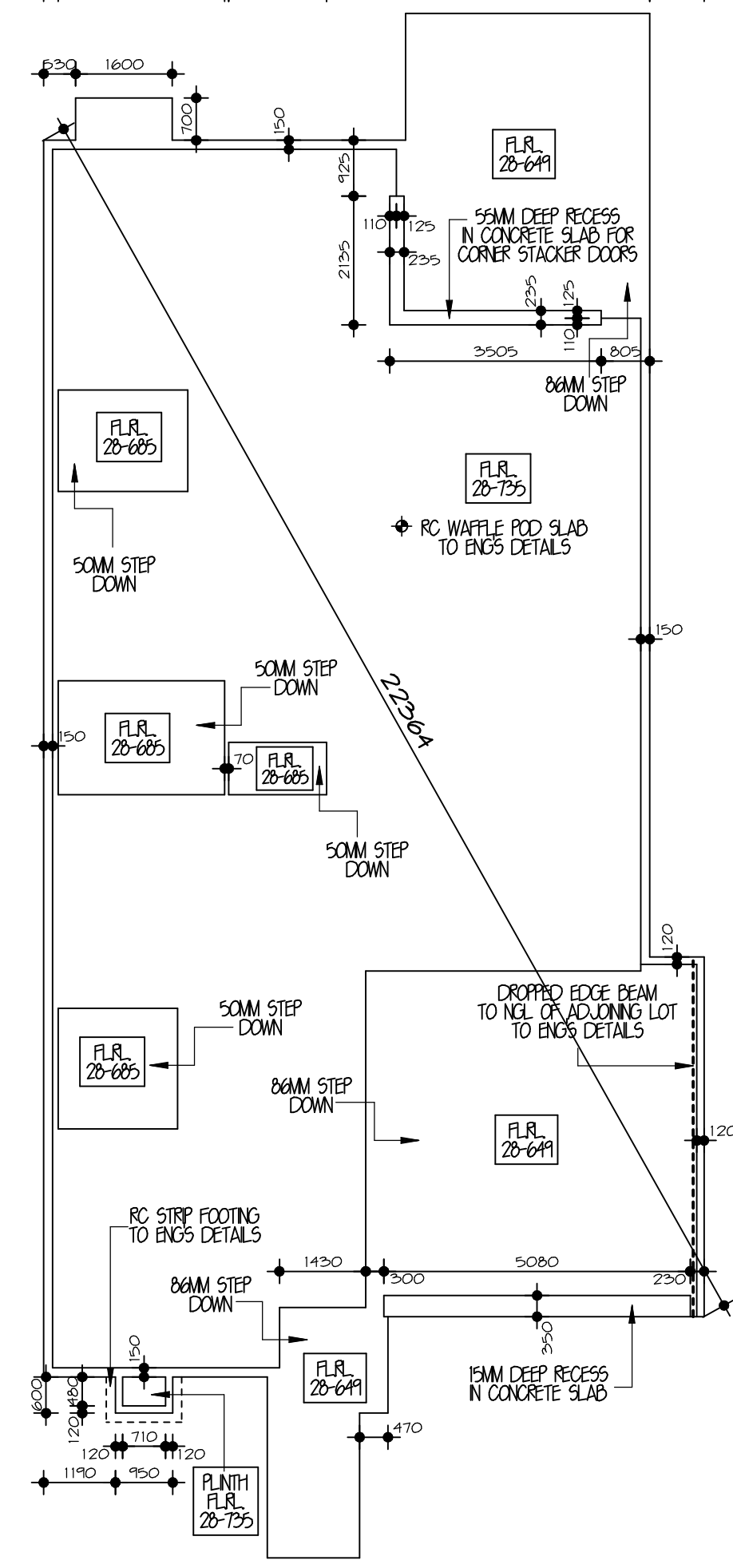
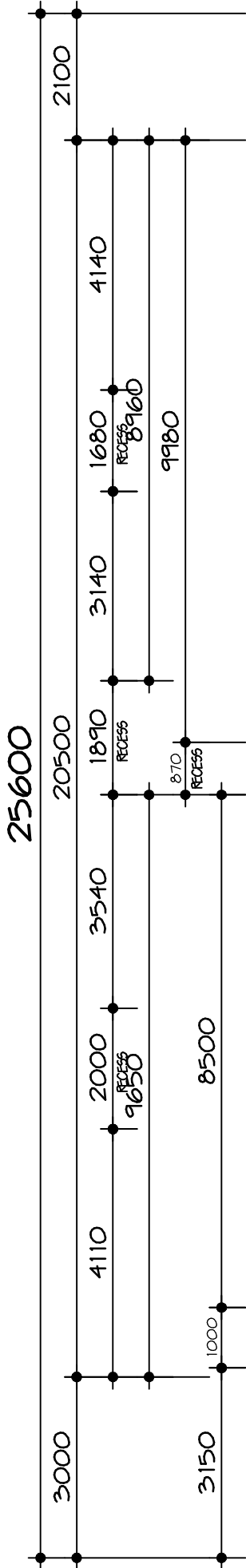
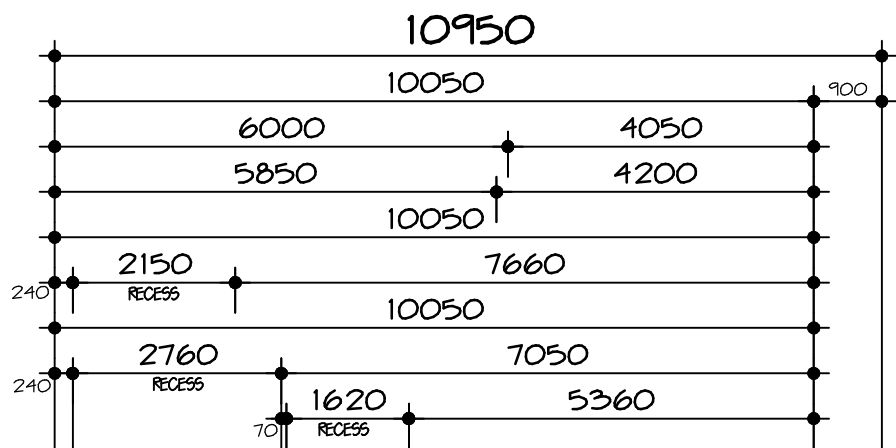
FOR	EDEN BRAE HOMES	UBD AREA
AT	LOT 1005 PROPOSED ROAD	REVISION
	WERRINGTON DOWNS	MAP REF
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND RH
MASTER	DWG NO. AND-31725	PAGE NO. 4 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO 25-27
SCIENTIFIC CIRCLE BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3535
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED
WITH FLOOR PLANS, ANY DISCREPANCIES
ARE TO BE VERIFIED BEFORE PROCEEDING



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR	EDEN BRAE HOMES	UPD AREA	---
AT	LOT 1005 PROPOSED ROAD	REVISION	---
	WERRINGTON DOWNS	MAP	REF
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO.	0040144
FACADE	KIRRA	HAND	R1
MASTER	DWG NO. AND-31725	PAGE NO.	5 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

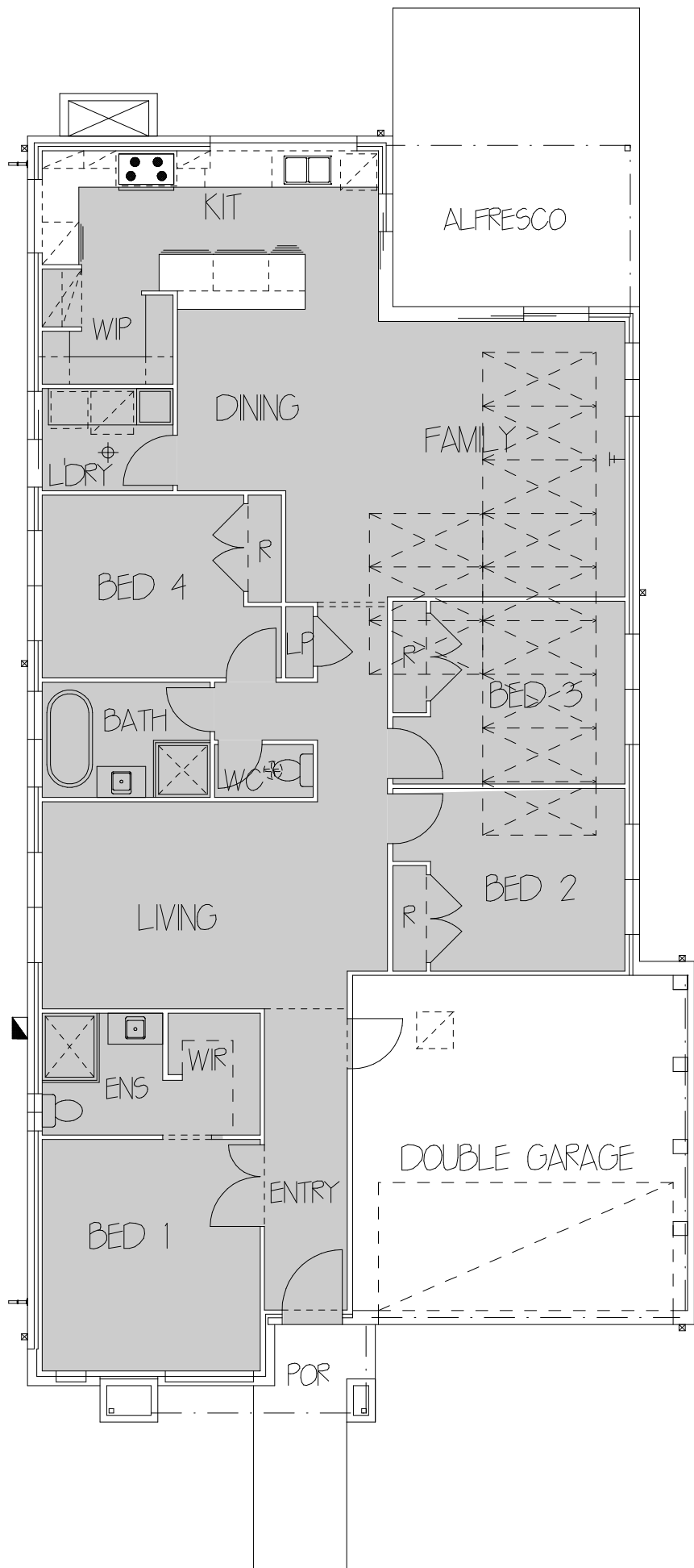


I

=



ELECTRICAL FLOOR PLAN 1:100



GROUND FLOOR COVERING
LOCATION PLAN 1:100



It's where you want to live

LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR
EDEN BRAE HOMES

AT
LOT 1005 PROPOSED ROAD
WERRINGTON DOWNS

TYPE
MIDLAND 21
(ADVANTAGE SERIES)

FACADE
KIRRA

MASTER

JOB NO.
0040144

HAND
RH

PAGE NO.
7 OF 10

TILES
CARPET
WET AREA TILES

NOTE: REFER TO COLOUR SELECTION



DESIGN GROUP
SYDNEY

LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCLENT CROFT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3535
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



GROUND FLOOR BLINDS PLAN 1:100

SUNSCREEN

NOTE: REFER TO COLOUR SELECTION



It's where you want to live

LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR EDEN BRAE HOMES		USED AREA
		REVISION
		MAP REF
AT LOT 1005 PROPOSED ROAD WERRINGTON DOWNS		
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND RH
MASTER	DWG NO. AND-31725	PAGE NO. 8 OF 10

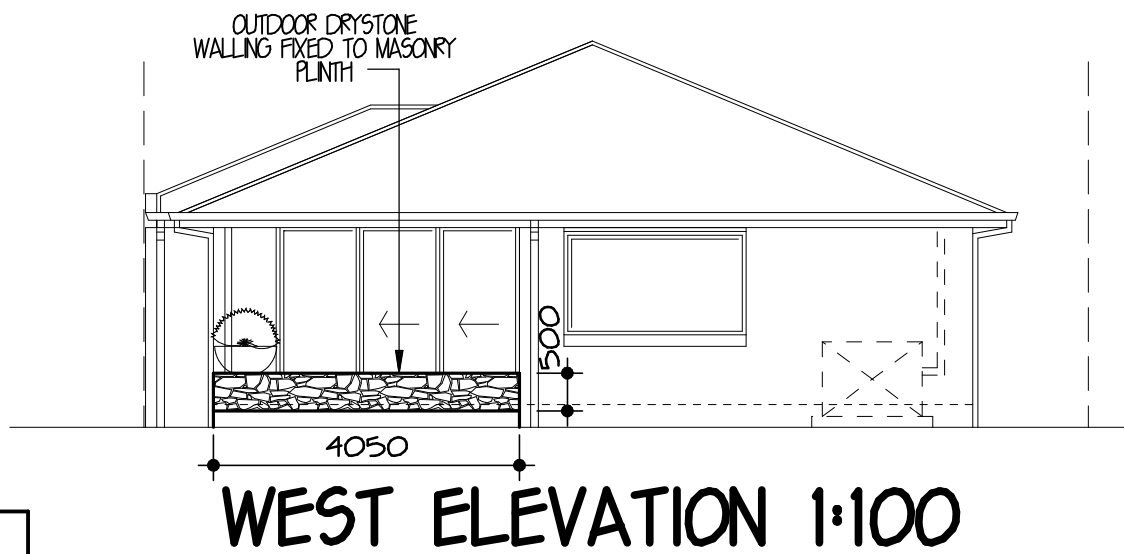
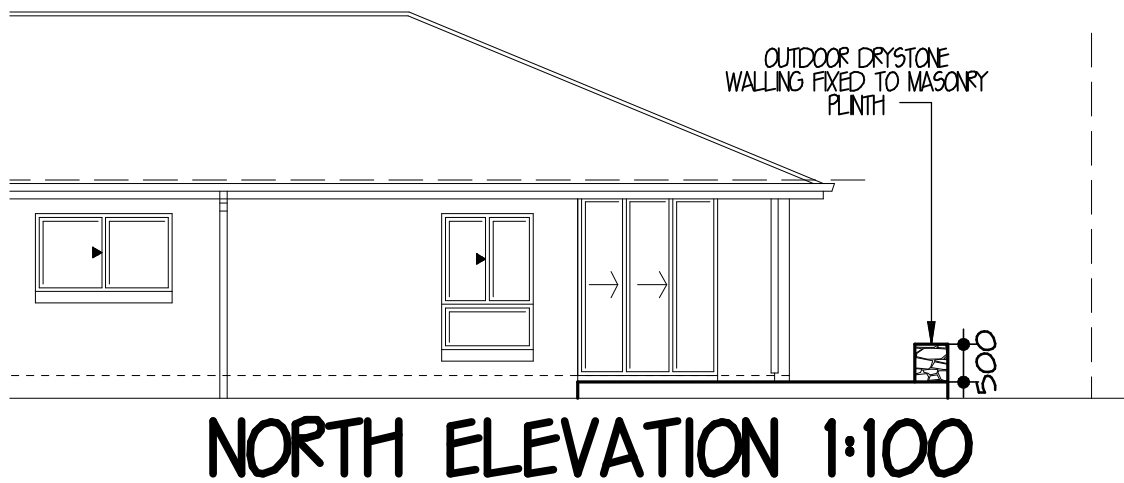
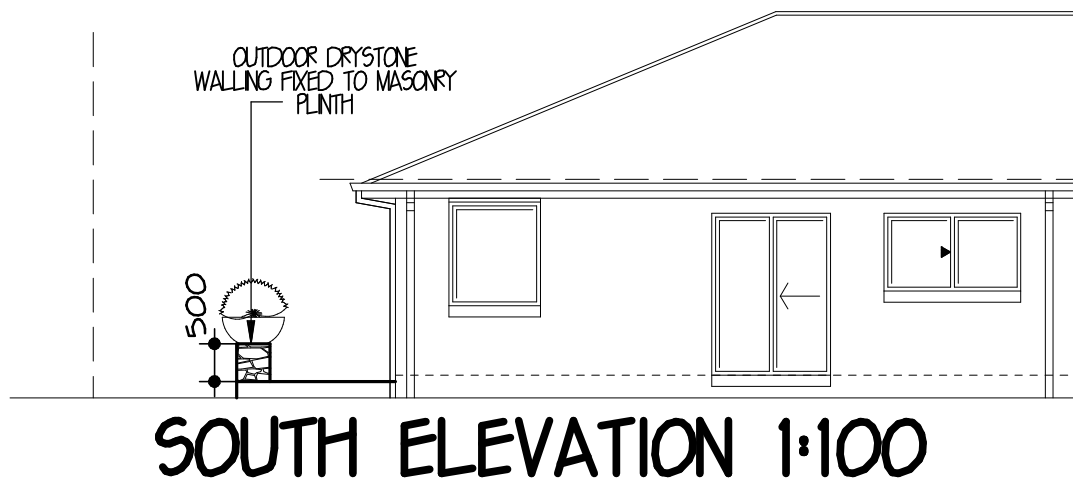
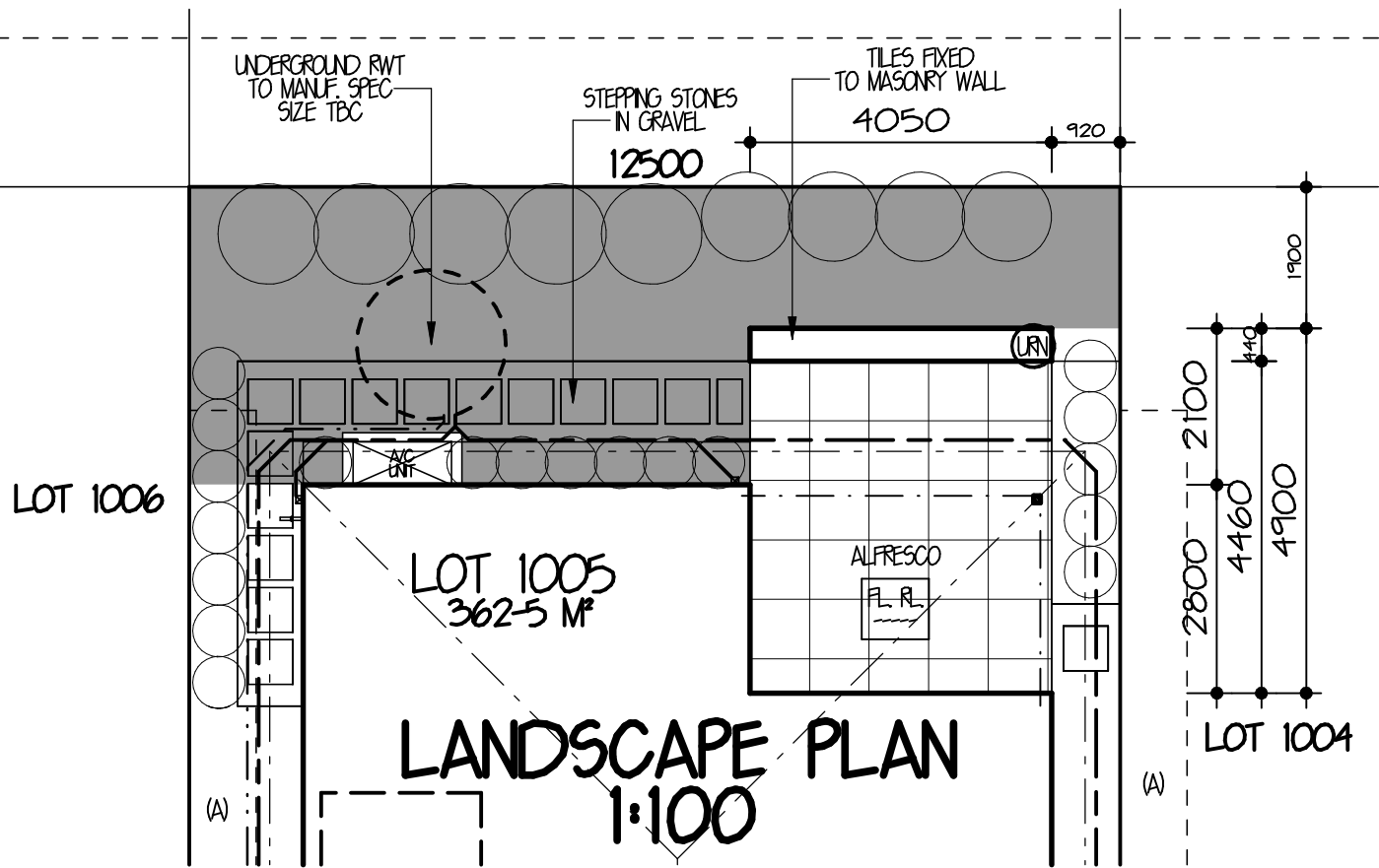


DESIGN GROUP
SYDNEY

LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCLENT CIRCUIT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE (02) 8824 3523
FAX (02) 8824 3544
WWW.ADESIGNGROUP.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	24-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALUKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR	EDEN BRAE HOMES	UBD AREA
AT	LOT 1005 PROPOSED ROAD	REVISION
	WERRINGTON DOWNS	MAP REF
TYPE	MIDLAND 21 (ADVANTAGE SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND RH
MASTER	DWG NO. AND-31725	PAGE NO. 9 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLINT CROFT BALUKHAM HILLS
PO BOX 6410 BALUKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

INSULATION

R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION
(EXCLUDING GARAGE AND ALFRESCO)
ROOF SARKING

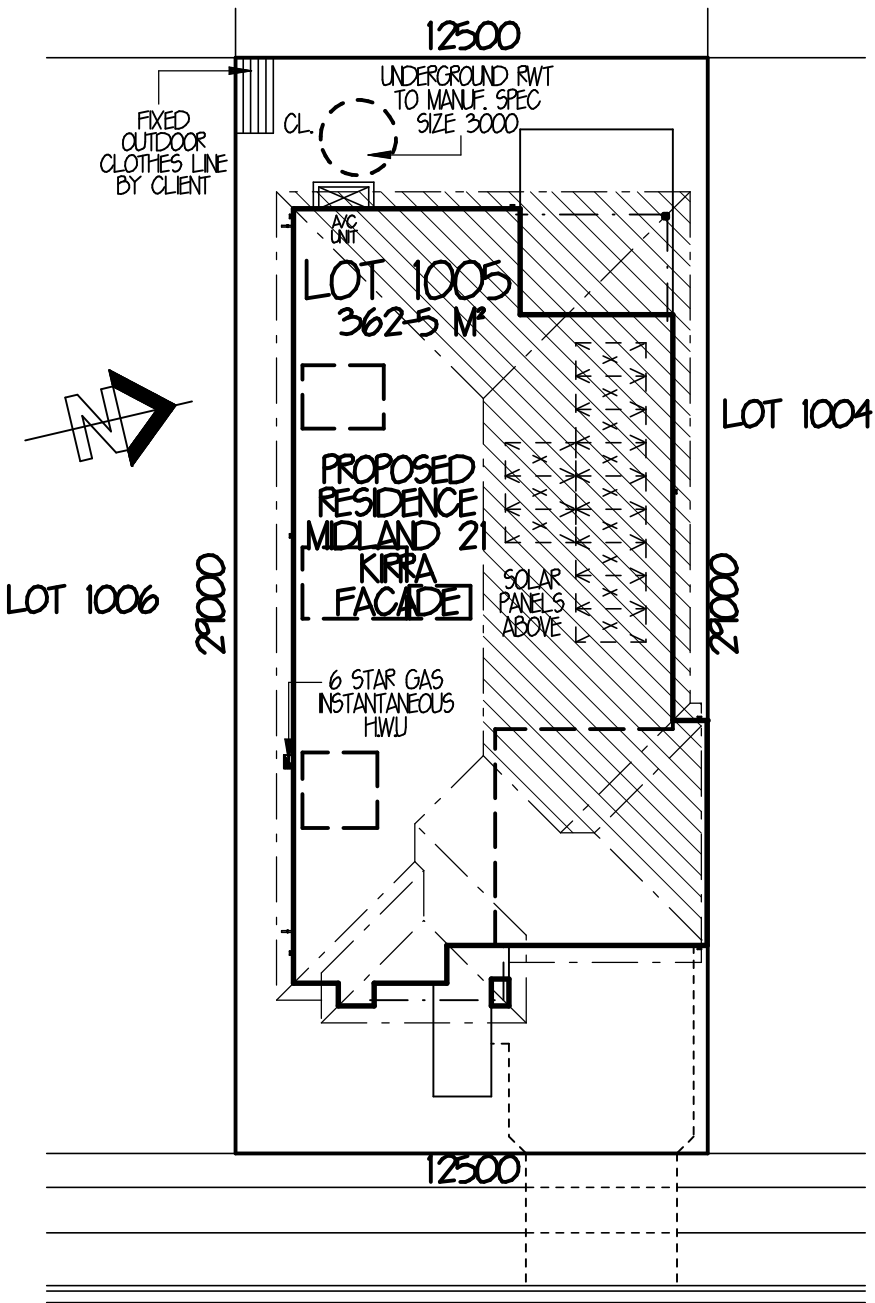
BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 51% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N0005587233 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N0005587233

REFER TO BASIX CERTIFICATE FOR
FULL THERMAL COMFORT COMMITMENTS



PROPOSED ROAD
BASIX PLAN 1:200

▨ DENOTES 200M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER 11686885)

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER
THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 200 SQM OF THE ROOF AREA OF THE DWELLING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 3000 LITRES.

SHOWERHEADS:
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (6 BUT ≤75 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER:
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
GAS INSTANTANEOUS - 6 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING:
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-0 - 3-5, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-0 - 3-5

ACTIVE HEATING:
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-5 - 4-0, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 3-5 - 4-0

VENTILATION:
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING:
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

ARTIFICIAL LIGHTING:
THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 5 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- THE KITCHEN
- AT LEAST 4 OF THE LIVING/ DINING AREAS
- THE LAUNDRY
- THE BATHROOMS/TOILETS
- THE KITCHEN

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD "DEDICATED" APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALUKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR	EDEN BRAE HOMES	UBD AREA	---
AT	LOT 1005 PROPOSED ROAD	REVISION	---
	WERRINGTON DOWNS	MAP	REF
TYPE	MIDLAND 21	JOB NO.	---
	(ADVANTAGE SERIES)		0040144
FACADE	KIRRA	HAND	---
			RH
MASTER	DWG NO.	PAGE NO.	---
	AND-31725		10 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLINT CROFT BALUKHAM HILLS
PO BOX 6410 BALUKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	5-2-20	UPDATED SITE DATA	DC
C	13-2-20	BASIX/AMENDMENTS	DC
D	12-10-20	RE-SITE/RE-CONTRACT	AL
DI	22-10-20	ADD PRELIM LEVELS	AL
E	29-01-21	BASIX	DI

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION, COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.