

SPINFEX ROAD
SITE & FIRST
FLOOR PLAN 1:200

SITE DATA

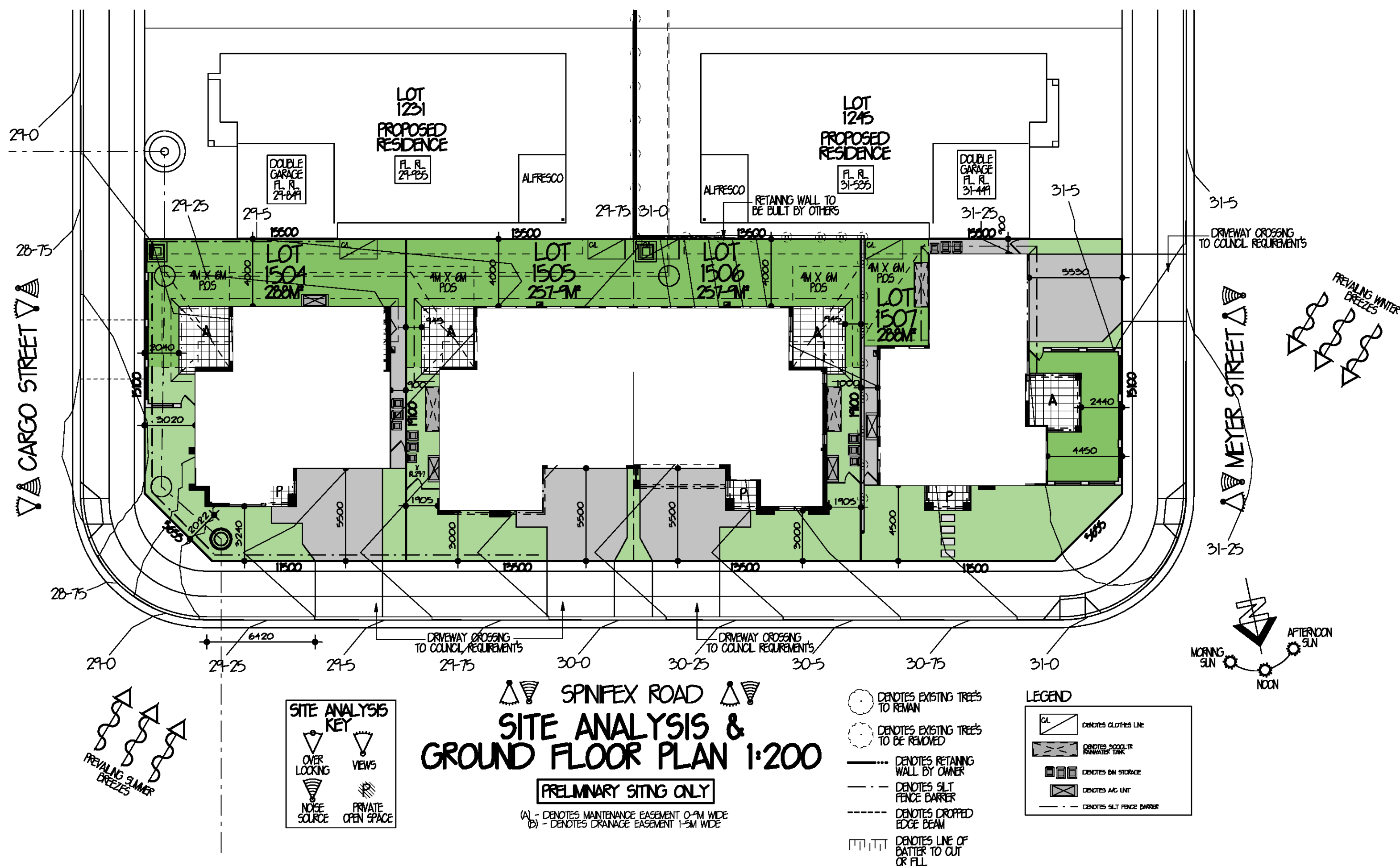
LOT	SITE AREA	PRIVATE OPEN SPACE		LANDSCAPED AREA (40%)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1504	288 M ²	50 M ²	80-3 M ²	115-2 M ²	115-3 M ²
1505	257-1 M ²	30 M ²	68-6 M ²	103-1 M ²	95-5 M ² (EXCLUDING ALFRESCO) 107-2 M ² (INCLUDING ALFRESCO)
1506	257-1 M ²	30 M ²	68-6 M ²	103-1 M ²	95-5 M ² (EXCLUDING ALFRESCO) 107-2 M ² (INCLUDING ALFRESCO)
1507	288 M ²	50 M ²	62-6 M ²	115-2 M ²	116 M ²

ROOF AREAS

LOT	TOTAL ROOF AREA
1504	152 M ²
1505	147-6 M ²
1506	154-5 M ²
1507	150 M ²

FLOOR AREAS

LOT	LIVING	ALFRESCO	PORCH	GARAGE	FIRST FLOOR	BALCONY	TOTAL AREA
1504	81-3 M ²	11-2 M ²	2-8 M ²	32-3 M ²	99-6 M ²	N/A	227-2 M ²
1505	82-3 M ²	11-7 M ²	3-2 M ²	32-3 M ²	100-8 M ²	N/A	230-3 M ²
1506	82-3 M ²	11-7 M ²	3-2 M ²	32-3 M ²	100-8 M ²	6-5 M ²	236-8 M ²
1507	76-8 M ²	10-3 M ²	4-1 M ²	33-4 M ²	89-8 M ²	N/A	214-4 M ²



SPINFEX ROAD
SITE ANALYSIS &
GROUND FLOOR PLAN 1:200
PRELIMINARY SITING ONLY

(A) - DENOTES MAINTENANCE EASEMENT 0.4M WIDE
(B) - DENOTES DRAINAGE EASEMENT 1.5M WIDE

F 12-10-21	AMENDED LOT NUMBERS	DT
E 15-10-21	DA PLANS	DT
D 3-9-21	PRELIMINARY DA PLANS	DT
C 16-6-21	PRE-LODGE/MENT PLANS	DT
B 4-6-21	AMENDED CONCEPT PLANS	DT
A 18-5-21	CONCEPT PLANS	DT
DATE	REVISION	DRAWN

PROJECT: WERRINGTON SUPERLOT 1230

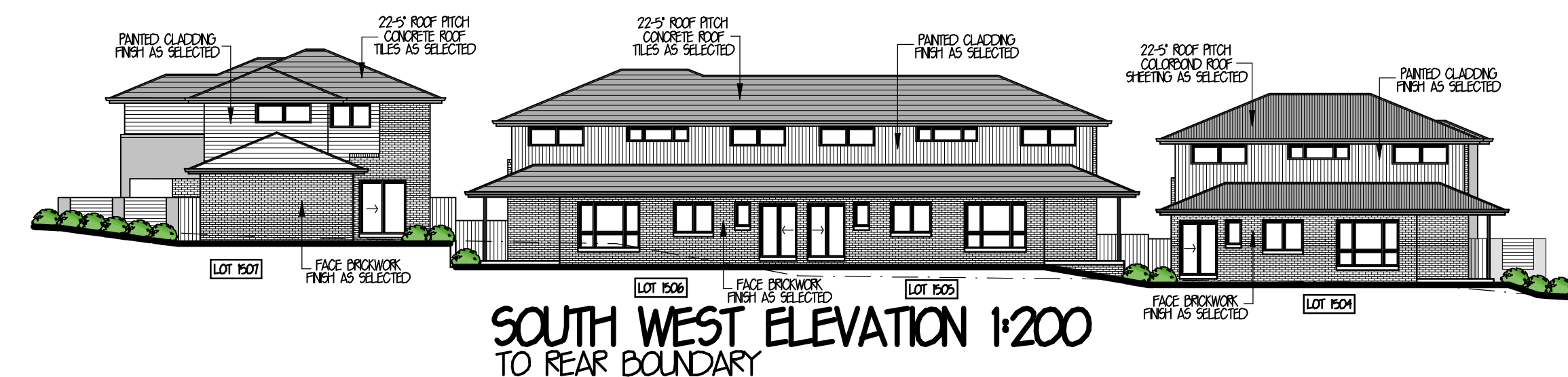
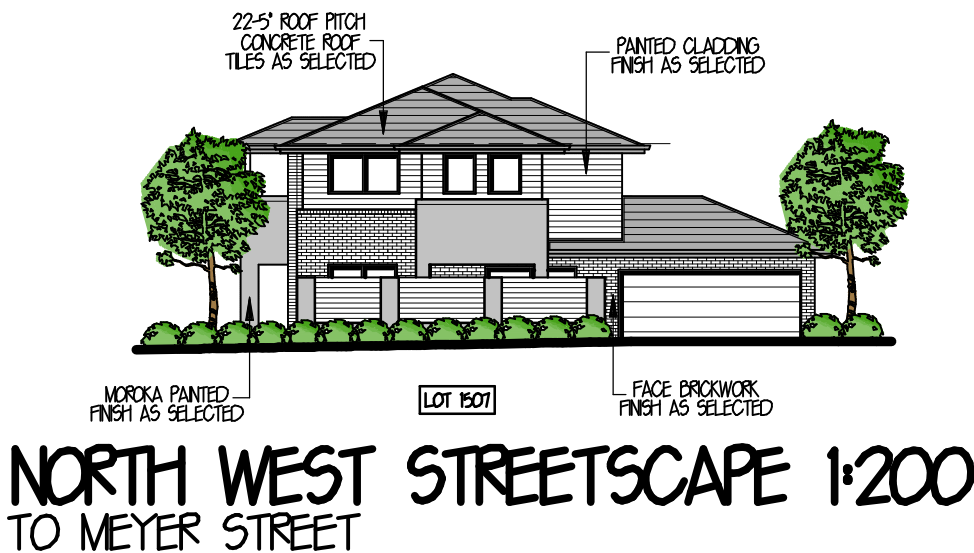
AT: LOT 1230, SPINFEX ROAD, WERRINGTON

FOR: EDEN BRAE HOMES

REVISION	SHEET	PAPER	DRAWING NO.
F	1	A1	AND-38695

A&N
DESIGN GROUP
SYDNEY
LEVEL 2 SUITE 206 MACARTHUR POINT
NO 25-27 SOLENT CIRCLE DALLAWHILLS
PO BOX 400 DALLAWHILLS
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TYPICAL BASIX REQUIREMENTS (TO ALL LOTS)

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 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 APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM THE ROOF AREA OF THE DWELLING (SEE TABLE BELOW FOR LOT SPECIFIC AREAS)

THE RAINWATER TANK MUST HAVE A MINIMUM CAPACITY. (SEE TABLE BELOW FOR LOT SPECIFIC SIZES)

LOT NUMBER	RWT CAPACITY (LITRES)	ROOF AREA RUNOFF (SM)
1504	3000	100
1505	3000	80
1506	3000	80
1507	3000	100

SHOWERHEADS
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR 0.75 BUT <9.4L/MIN IN ALL SHOWERS IN THE DEVELOPMENT.

TOILETS
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

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

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

INSULATION
R2.5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R2.0 INSULATION PROVIDED TO EACH SIDE OF SHAFT LINER IN PARTY WALL
R4.0 CEILING INSULATION (INCLUDING GARAGE)
FOIL SEALANT (TO ROOF TILES)
ANTICON THERMAL BLANKET (TO METAL ROOF SHEETING)
ROOF VENTILATION

ARTIFICIAL LIGHTING

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

LOT NUMBER	BEDROOMS/ STUDY	LIVING/DINING ROOMS	THE KITCHEN	ALL BATHROOMS/ TOILETS	THE LAUNDRY	ALL HALLWAYS
1504	4	4	YES	NO	NO	YES
1505	4	4	YES	YES	YES	YES
1506	4	4	YES	NO	NO	YES
1507	5	3	YES	NO	NO	YES

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

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

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE DEVELOPMENT FOR NATURAL LIGHTING.

LOT NUMBER	THE KITCHEN	BATHROOM/ TOILETS
1504	YES	3
1505	YES	3
1506	YES	3
1507	YES	2

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 30 - 36
ENERGY RATING EER 30 - 36, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 36

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 35 - 40, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 35 - 40

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

LOT SPECIFIC BASIX REQUIREMENTS

LOT 1504
(BASIX CERTIFICATE NUMBER 12443405_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 0006707157 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 N 0006707157

LOT 1505
(BASIX CERTIFICATE NUMBER 12443445_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 0006707145 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 N 0006707145

LOT 1506
(BASIX CERTIFICATE NUMBER 12443455_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 0006707152 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 N 0006707152

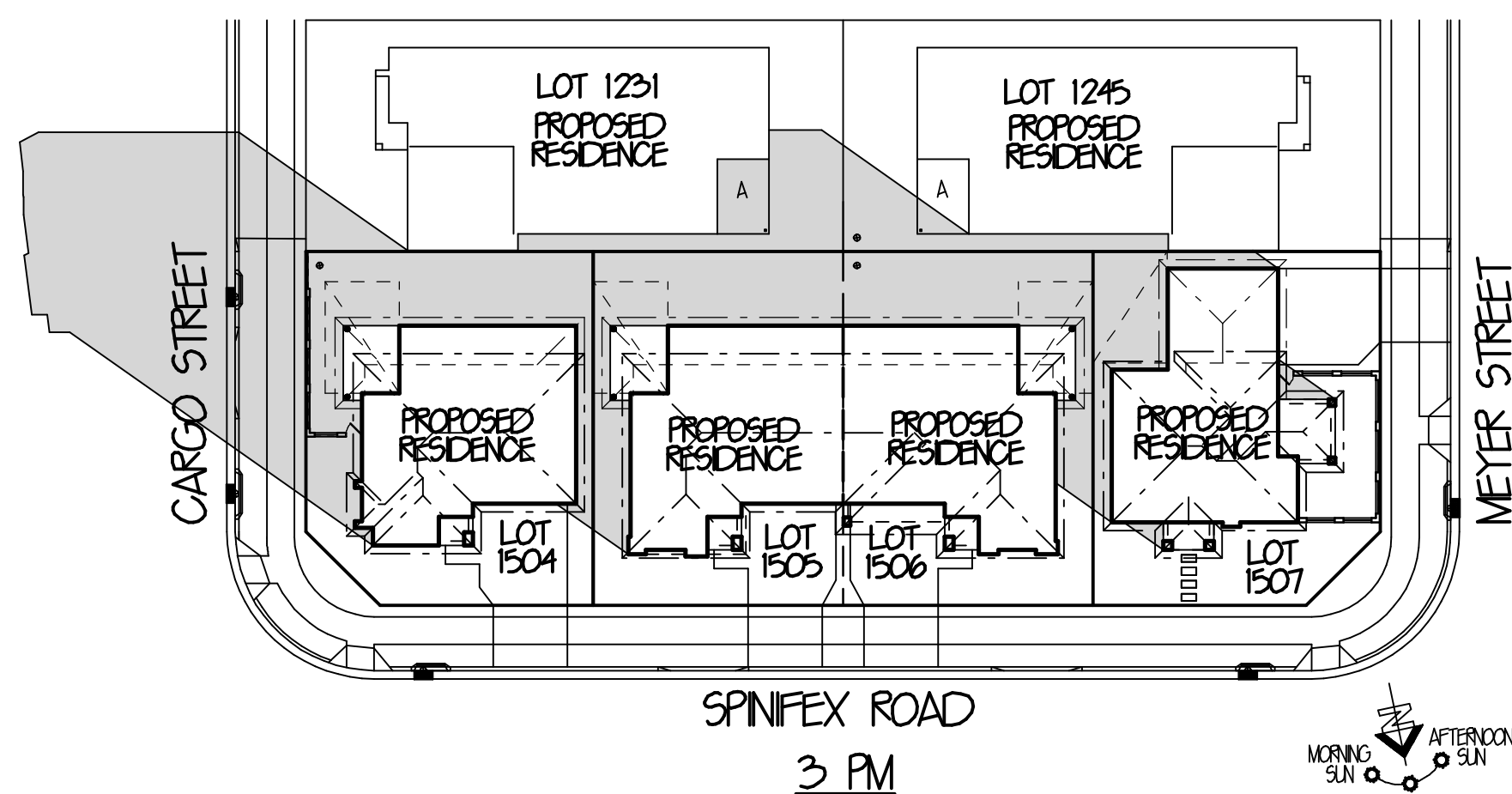
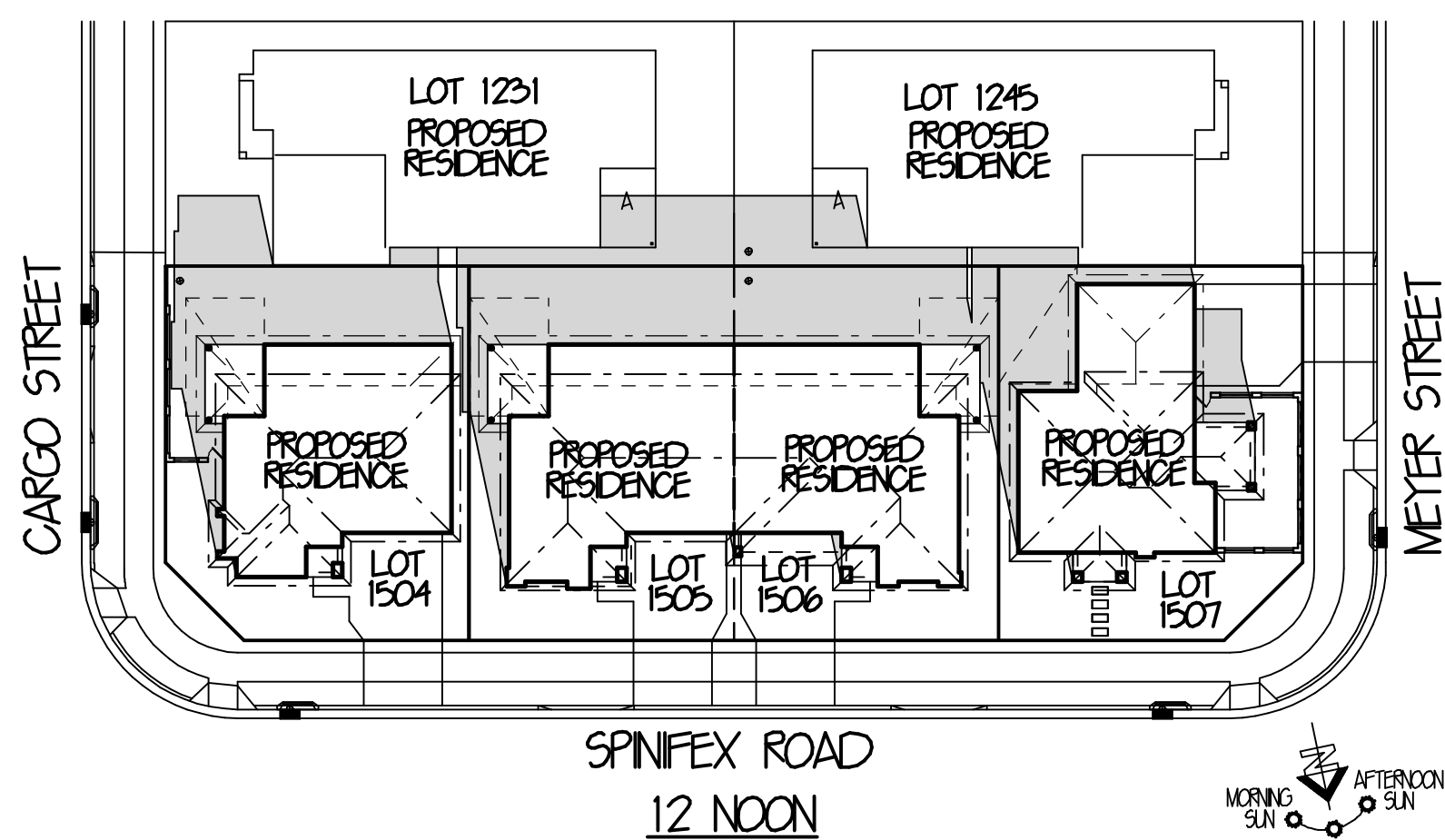
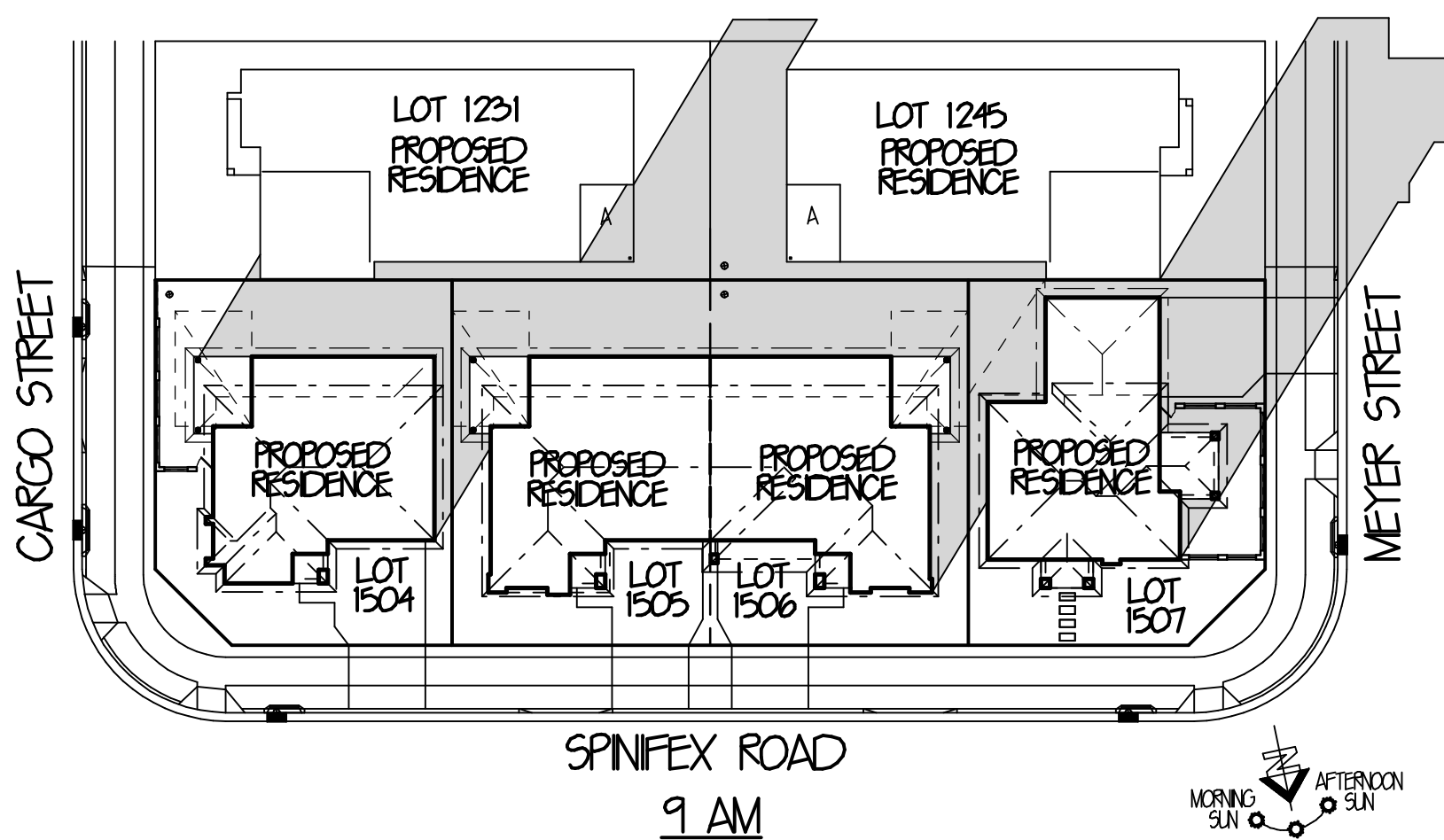
LOT 1507
(BASIX CERTIFICATE NUMBER 12443495_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 0006707160 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 N 0006707160



SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY. SITE CONDITIONS MAY CAUSE VARIATIONS

REV	DATE	DESCRIPTION	BY
F	12-10-21	AMENDED LOT NUMBERS	DT
E	15-10-21	DA PLANS	DT
D	15-10-21	PRELIMINARY DA PLANS	DT
C	16-6-21	PRE-CONCEPT PLANS	DT
B	16-6-21	AMENDED CONCEPT PLANS	DT
A	18-5-21	CONCEPT PLANS	DT
ISSUE	DATE	REVISION	DRAWN

PROJECT: WERRINGTON SUPERLOT 1230

AT: LOT 1230, SPINFEX ROAD, WERRINGTON

FOR: EDEN BRAE HOMES

REVISION: F SHEET: 2 PAPER: A1 DRAWING NO: AND-33695

A&N
DESIGN GROUP
SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCLE, BULLHORN HILLS
PO BOX 640 BULLHORN HILLS
BUSINESS CENTRE NSW 2753
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LOT	SITE AREA	PRIVATE OPEN SPACE		LANDSCAPED AREA (40%)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1511	297-6 M²	50 M²	84-1 M²	119 M²	122-9 M²
1512	266-5 M²	50 M²	76-1 M²	114-6 M²	117-5 M²
1513	286-5 M²	50 M²	76-1 M²	114-6 M²	117-5 M²
1514	297-6 M²	50 M²	69-3 M²	119 M²	124-1 M²

LOT	TOTAL ROOM AREA
1511	152 M ²
1512	153-6 M ²
1513	160-3 M ²
1514	150 M ²






LOT	LIVING	ALFRESCO	PORCH	GARAGE	FIRST FLOOR	BALCONY	TOTAL AREA
1511	81-3 M²	11-2 M²	2-8 M²	32-3 M²	99-6 M²	N/A	227-2 M²
1512	83-4 M²	11-7 M²	3-2 M²	32-8 M²	101-6 M²	N/A	233-7 M²
1513	83-2 M²	11-7 M²	3-2 M²	32-9 M²	102-4 M²	6-7 M²	240-1 M²
1514	76-8 M²	10-3 M²	4-1 M²	33-4 M²	89-8 M²	N/A	214-4 M²




PRELIMINARY SITING ONLY

(A) - DENOTES MAINTENANCE EASEMENT 0-9M WIDE
(B) - DENOTES DRAINAGE EASEMENT 2M WIDE

LEGEND

- 
-  DENOTES CLOTHES LINE
 -  DENOTES COOLING RADIANT WATER TANK
 -  DENOTES BIN STORAGE
 -  DENOTES A/C UNIT
 - DENOTES SILT FENCE BARRIER

 DENOTES EXISTING TREE'S

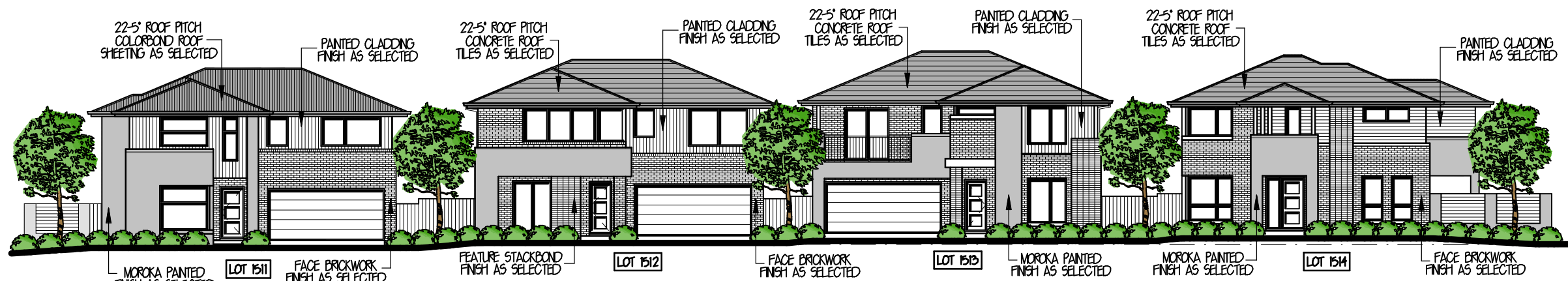
 DENOTES EXISTING TREE'S

—... DENOTES RETAINING WALL BY CHAIR

— . — DENOTES SILT
FENCE BARRIER

----- LENTIES UNITED
EDGE BEAM

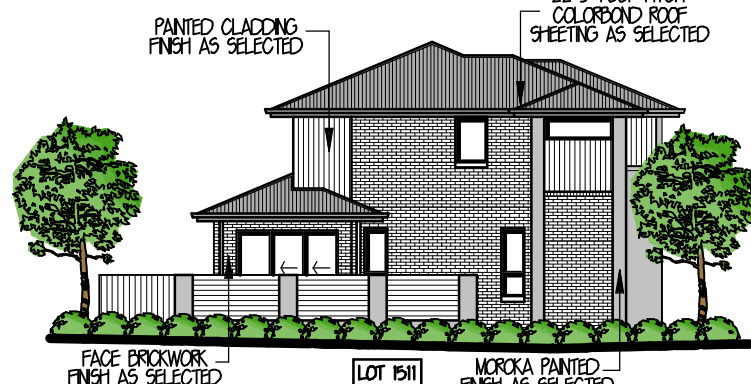
BATTER TO CUT
OR FILL



NORTH EAST STREETSCAPE 1:200
TO SPINFEX ROAD



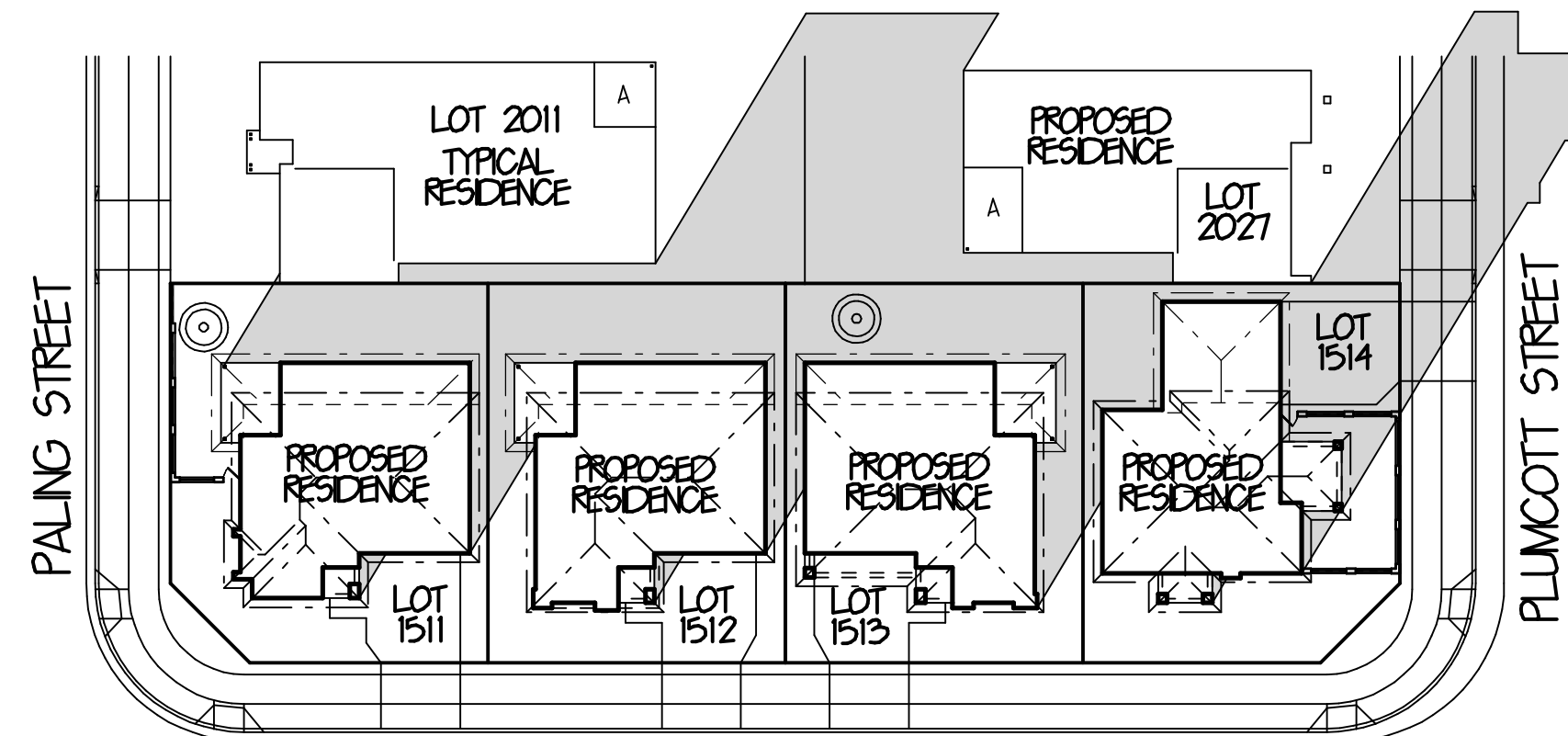
NORTH WEST STREETSCAPE 1:200
TO PLUMCOTT STREET



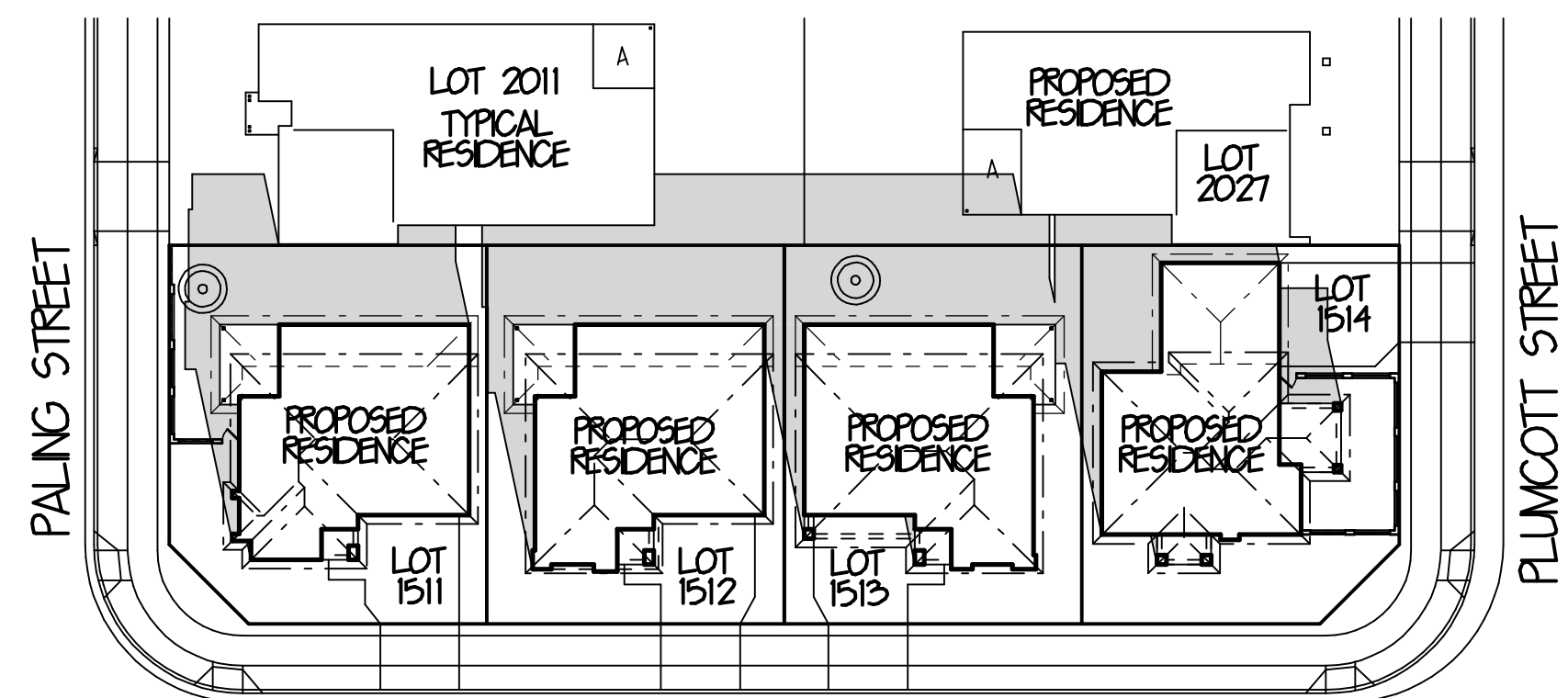
SOUTH EAST STREETSCAPE 1:200
TO PALING STREET



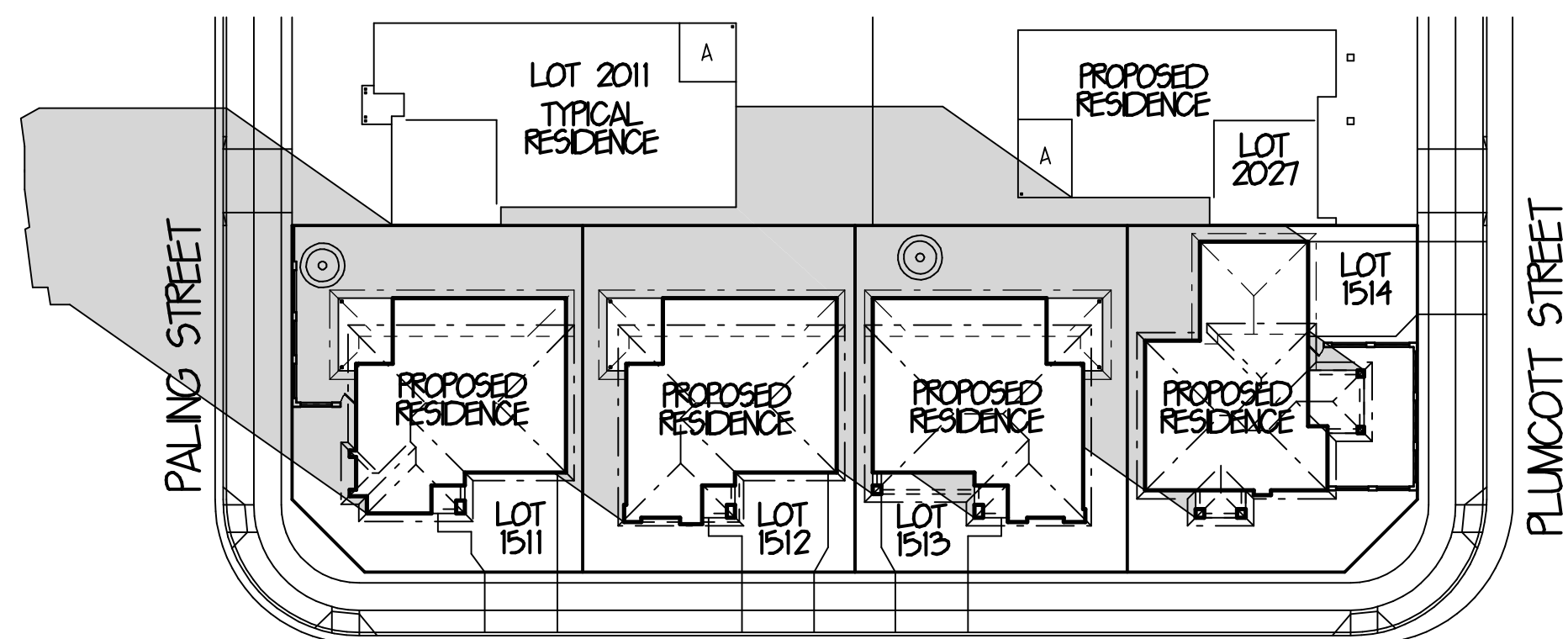
SOUTH WEST ELEVATION 1:200
TO REAR BOUNDARY



SPINFEX ROAD 9 AM



SPINFEX ROAD 12 NOON



SPINFEX ROAD 3 PM

SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

TYPICAL BASIX REQUIREMENTS (TO ALL LOTS)

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 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 APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM THE ROOF AREA OF THE DWELLING (SEE TABLE BELOW FOR LOT SPECIFIC AREAS).

THE RAINWATER TANK MUST HAVE A MINIMUM CAPACITY. (SEE TABLE BELOW FOR LOT SPECIFIC SIZES)

LOT NUMBER	RWT CAPACITY (LITRES)	ROOF AREA RUNOFF (SQM)
1511	3000	100
1512	3000	100
1513	3000	100
1514	3000	100

SHOWERHEADS
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR D75 BUT 6 PLAIN IN ALL SHOWERS IN THE DEVELOPMENT.

TOILETS
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

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

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

INSULATION

R2.5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R4.0 CEILING INSULATION (INCLUDING GARAGE)
FOL SEALANT (TO ROOF TILES)
ANTICON THERMAL BLANKET (TO METAL ROOF SHEETING)
ROOF VENTILATION

ARTIFICIAL LIGHTING

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

LOT NUMBER	BEDROOMS/ SLEEP	LIVING/DINING ROOMS	THE KITCHEN	ALL BATHROOMS/ TOILETS	THE LAUNDRY	ALL HALLWAYS
1511	4	4	YES	NO	NO	YES
1512	4	4	YES	YES	YES	YES
1513	4	4	YES	NO	YES	YES
1514	5	3	YES	NO	NO	YES

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

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

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE DEVELOPMENT FOR NATURAL LIGHTING.

LOT NUMBER	THE KITCHEN	BATHROOMS/ TOILETS
1511	YES	3
1512	YES	3
1513	YES	3
1514	YES	2

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 30 - 35, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35.

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 35 - 40, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 35 - 40.

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: NA.

LOT SPECIFIC BASIX REQUIREMENTS

LOT 1511
(BASIX CERTIFICATE NUMBER 12444255_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 000670463 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 N 000670463.

LOT 1512
(BASIX CERTIFICATE NUMBER 12444295_03)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 000670461 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 N 000670461.

LOT 1513
(BASIX CERTIFICATE NUMBER 12444255_03)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 000670471 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 N 000670471.

LOT 1514
(BASIX CERTIFICATE NUMBER 12444115_02)

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N 000670471 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 N 000670471.

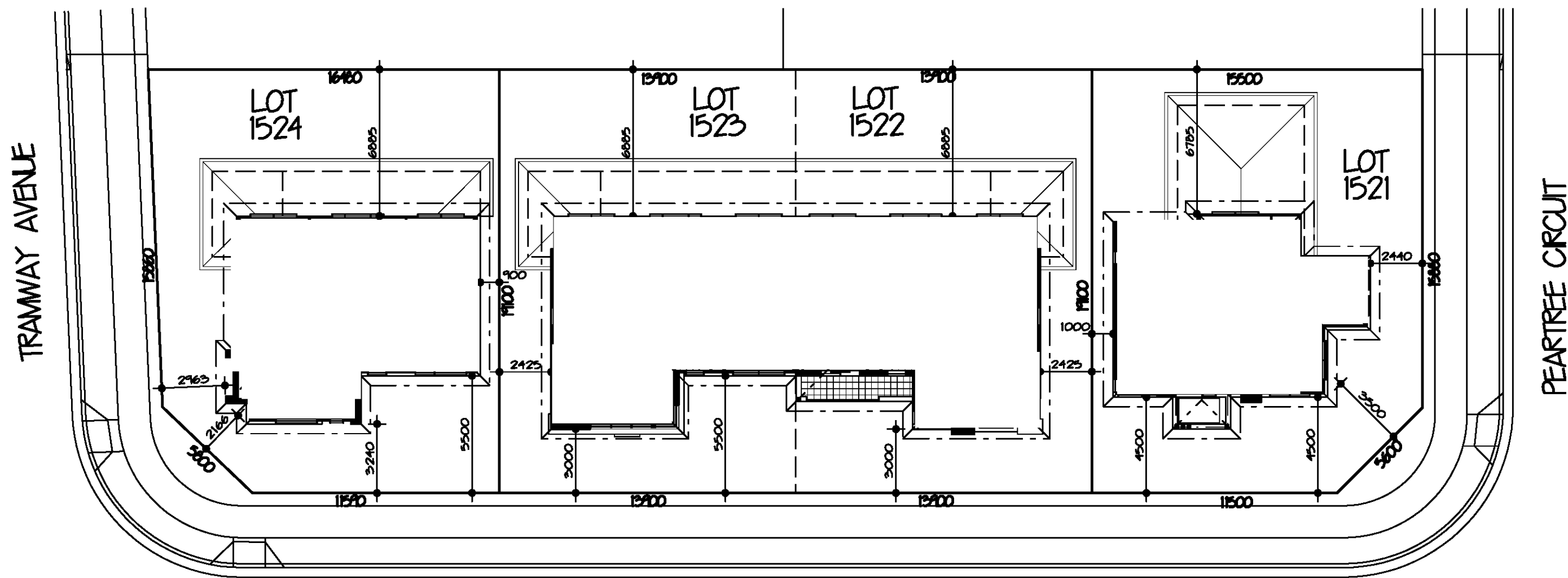
REVISION	SHEET	PAPER	DRAWING NO.
C	2	A1	AND-34103

PROJECT: **WERRINGTON SUPERLOT 2010**

AT: **LOT 2010, SPINFEX ROAD, WERRINGTON**

FOR: **EDEN BRAE HOMES**

REVISION: **C** SHEET: **2** PAPER: **A1** DRAWING NO.: **AND-34103**



SPINFEX ROAD
SITE & FIRST
FLOOR PLAN 1:200

SITE DATA

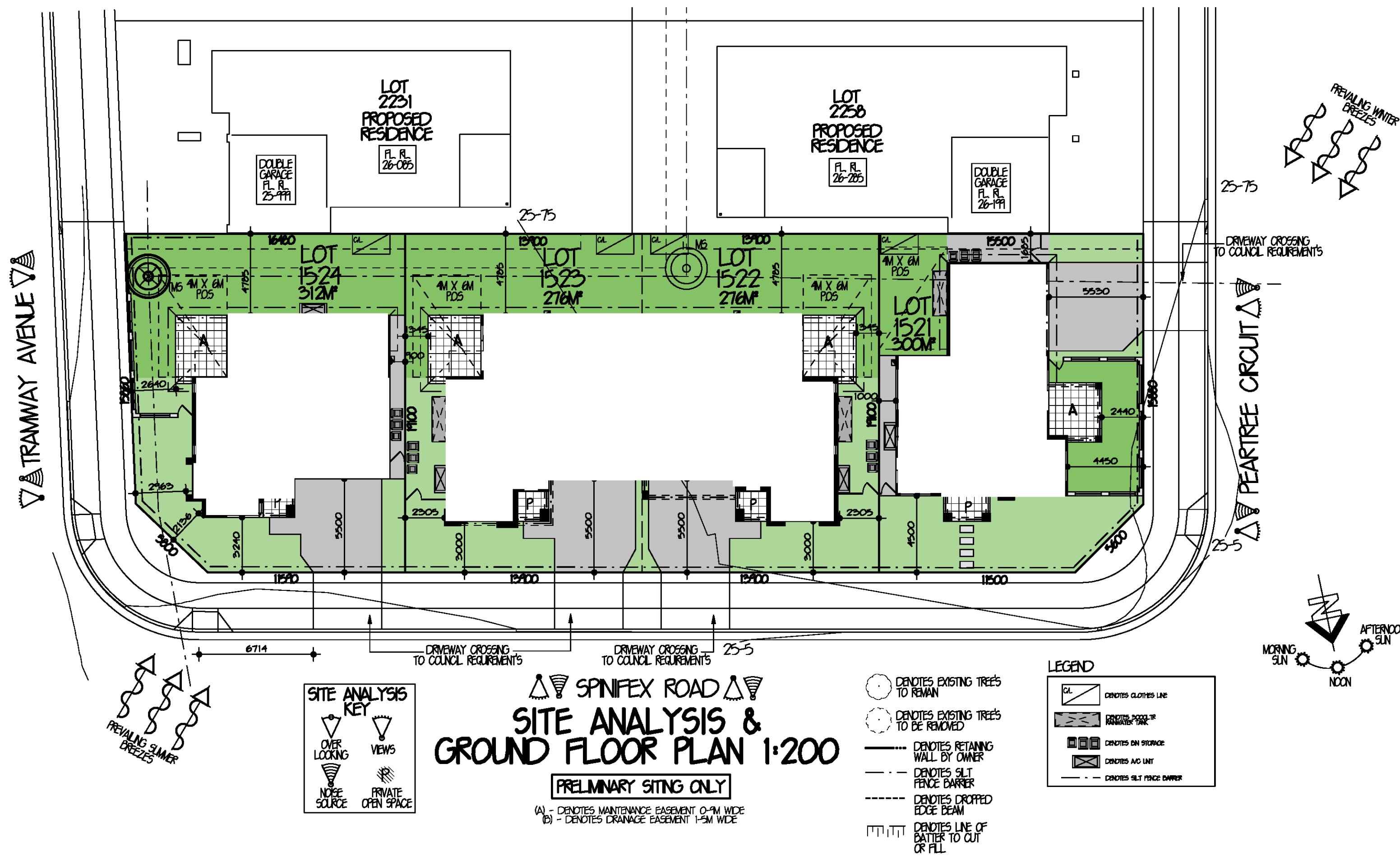
LOT	SITE AREA	PRIVATE OPEN SPACE		LANDSCAPED AREA (40%)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1524	311 M ²	50 M ²	99-2 M ²	124-4 M ²	135-9 M ²
1523	276-4 M ²	30 M ²	82-6 M ²	110-6 M ²	115-2 M ²
1522	276-4 M ²	30 M ²	82-6 M ²	110-6 M ²	115-2 M ²
1521	300-2 M ²	50 M ²	60-6 M ²	120-1 M ²	125-3 M ²

ROOF AREAS

LOT	TOTAL ROOF AREA
1524	152 M ²
1523	147-6 M ²
1522	154-5 M ²
1521	150 M ²

FLOOR AREAS

LOT	LIVING	ALFRESCO	PORCH	GARAGE	FIRST FLOOR	BALCONY	TOTAL AREA
1524	81-3 M ²	11-2 M ²	2-8 M ²	32-3 M ²	99-6 M ²	N/A	227-2 M ²
1523	82-3 M ²	11-7 M ²	3-2 M ²	32-3 M ²	100-8 M ²	N/A	230-3 M ²
1522	82-3 M ²	11-7 M ²	3-2 M ²	32-3 M ²	100-8 M ²	6-5 M ²	236-8 M ²
1521	76-8 M ²	10-3 M ²	4-1 M ²	33-4 M ²	89-8 M ²	N/A	214-4 M ²



SPINFEX ROAD
SITE ANALYSIS &
GROUND FLOOR PLAN 1:200

PRELIMINARY SITING ONLY

(A) - DENOTES MAINTENANCE EASEMENT 0-4M WIDE
(B) - DENOTES DRAINAGE EASEMENT 1-5M WIDE

LEGEND

CL	DENOTES EXISTING TREES TO REMAIN
CL	DENOTES EXISTING TREES TO BE REMOVED
CL	DENOTES RETAINING WALL BY OWNER
CL	DENOTES S/LT FENCE BARRIER
CL	DENOTES DROPPED EDGE BEAM
CL	DENOTES LINE OF BATTER TO CUT OR FILL
CL	DENOTES GLOVES LANE
CL	DENOTES 2M WIDE
CL	DENOTES 5M SOURCE
CL	DENOTES 40 UNIT
CL	DENOTES S/LT FENCE BARRIER

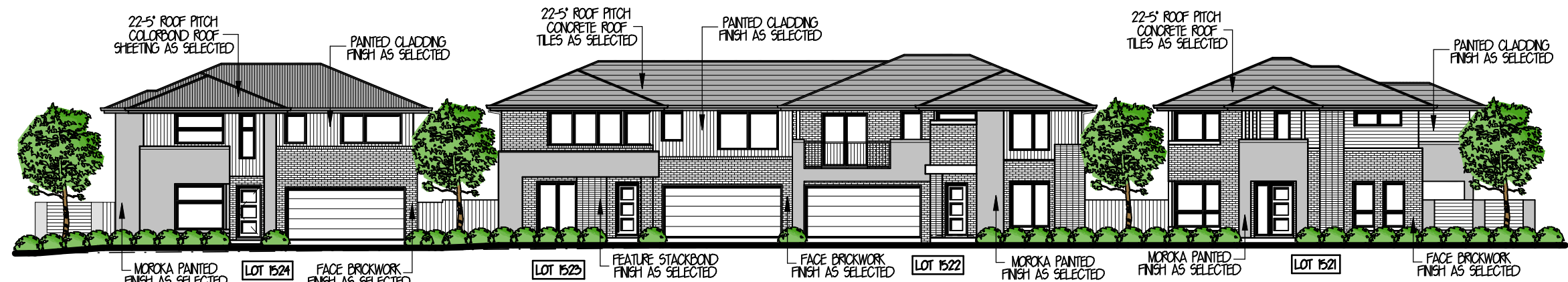
REVISION	DATE	REVISION	DRAWN
E	1-11-21	AMENDED LOT NUMBERS	DC
D	12-10-21	AMENDED LOT NUMBERS	DT
C	14-10-21	AMENDED FLOOR LEVELS	DT
B	6-10-21	DA PLANS	DT
A	18-5-21	CONCEPT PLANS	DT

PROJECT: WERRINGTON
SUPERLOT 2230

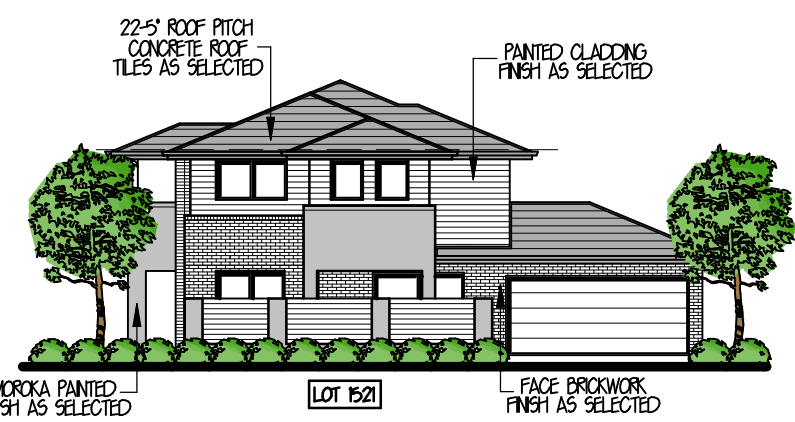
AT: LOT 2230, SPINFEX
ROAD, WERRINGTON

FOR: EDEN BRAE HOMES

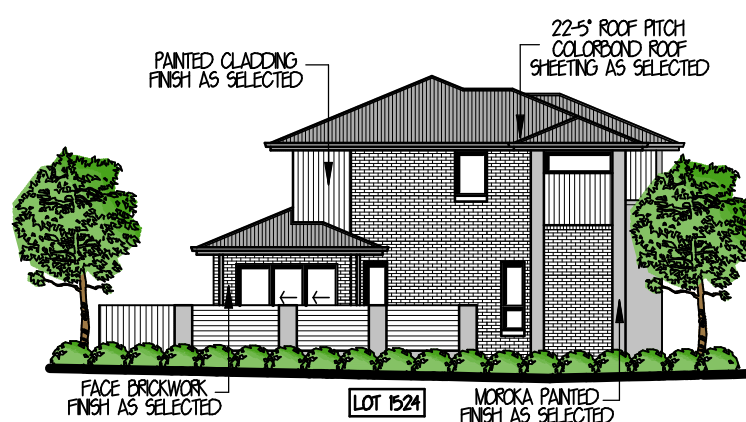
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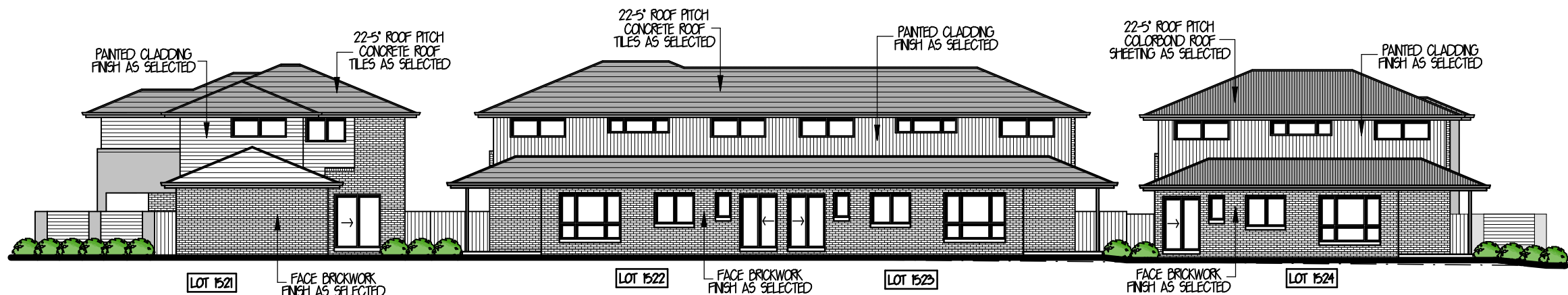
NORTH EAST STREETSCAPE 1:200
TO SPINFEX ROAD



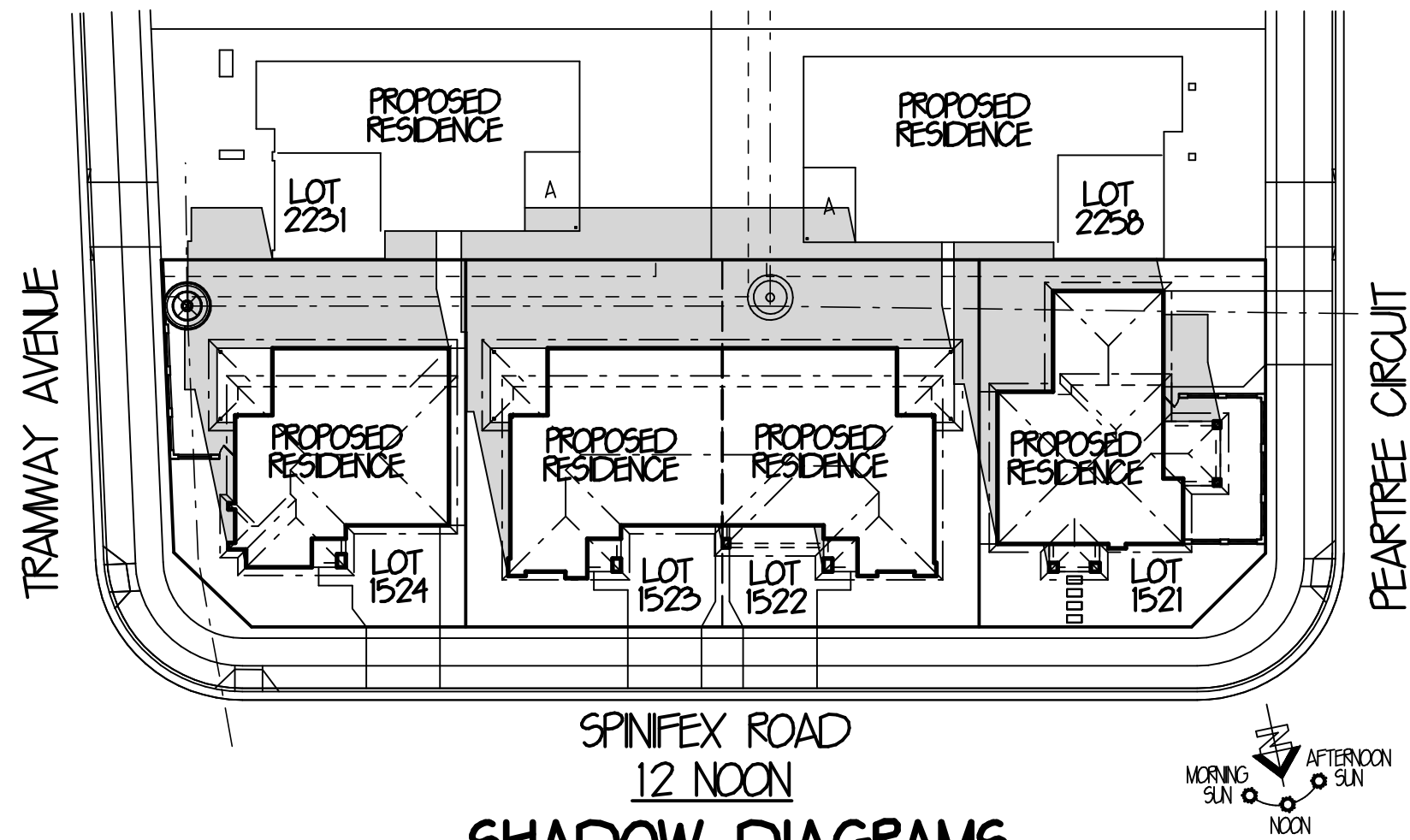
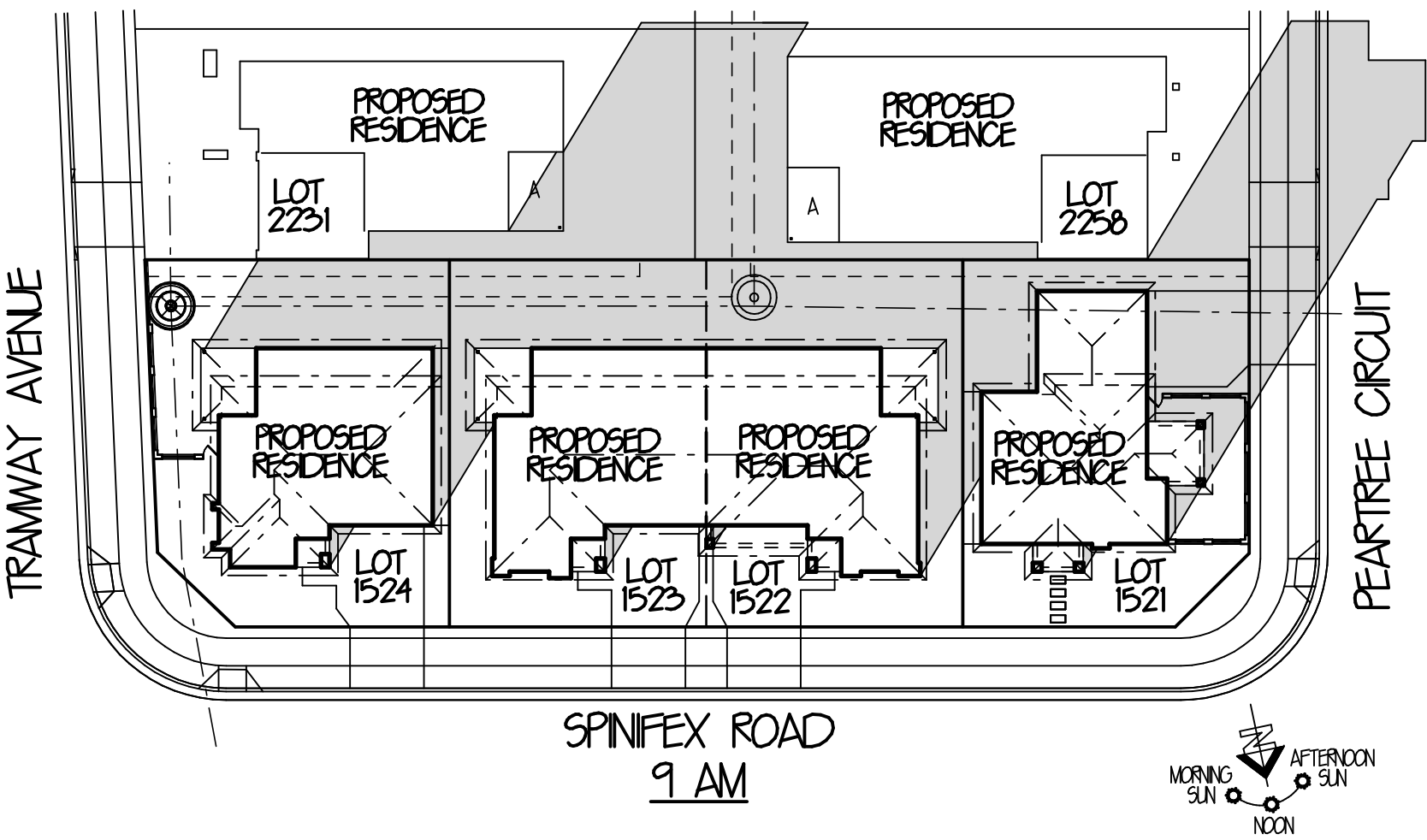
NORTH WEST STREETSCAPE 1:200
TO PEARTREE CIRCUIT



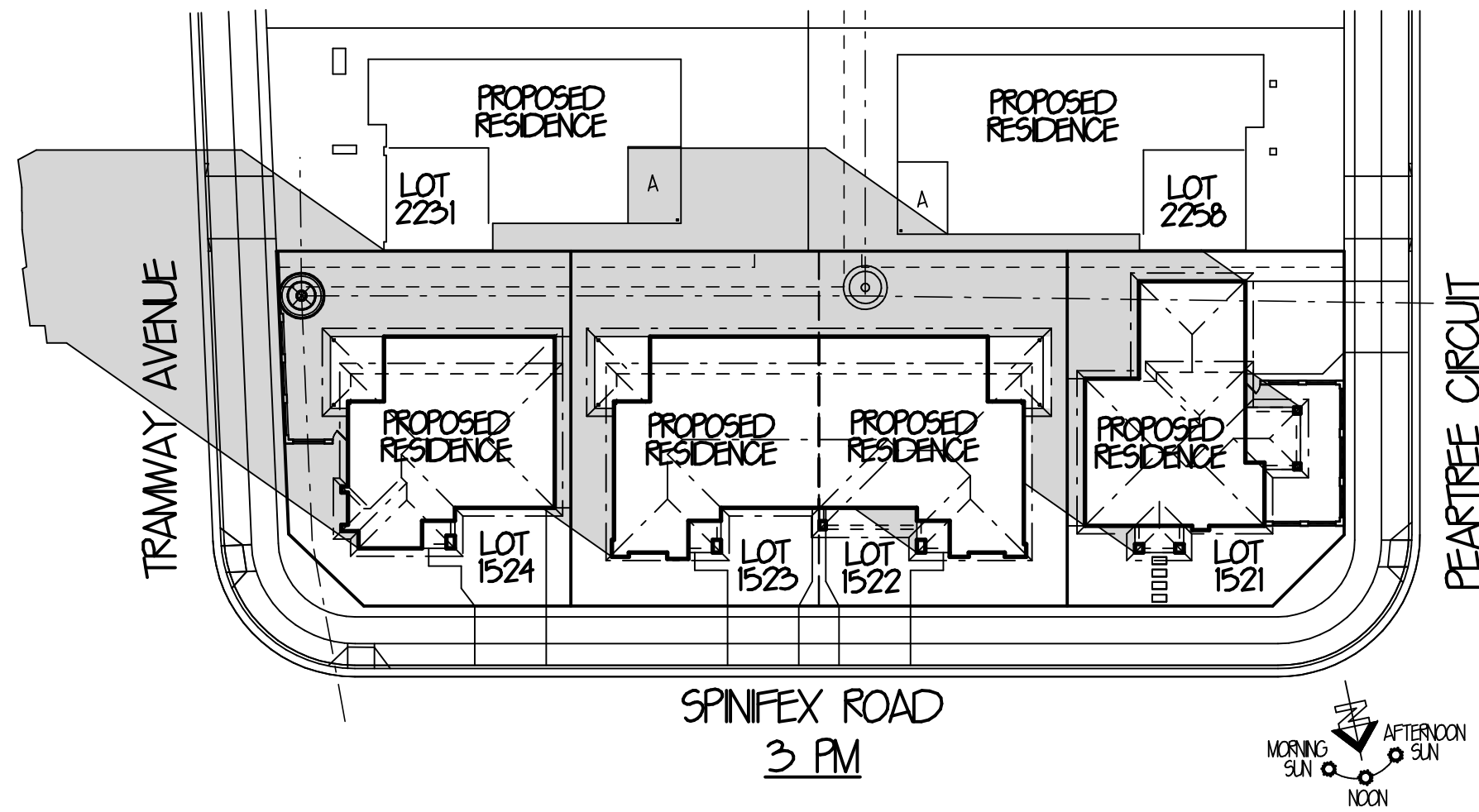
SOUTH EAST STREETSCAPE 1:200
TO TRAMWAY AVENUE



SOUTH WEST ELEVATION 1:200
TO REAR BOUNDARY



SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:350
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY. SITE CONDITIONS MAY CAUSE VARIATIONS.



TYPICAL BASIX REQUIREMENTS (TO ALL LOTS)

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 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 AREA OF THE DWELLING (SEE TABLE BELOW FOR LOT SPECIFIC AREAS).

THE RAINWATER TANK MUST HAVE A MINIMUM CAPACITY. (SEE TABLE BELOW FOR LOT SPECIFIC SIZES)

LOT NUMBER	RWT CAPACITY (LITRES)	ROOF AREA (SQM)
1524	3000	100
1523	3000	100
1522	3000	100
1521	3000	100

SHOWERHEADS

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75) BUT 6-PLAIN IN ALL SHOWERS IN THE DEVELOPMENT.

TOILETS

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

OTHER

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

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

INSULATION

R2.5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R5.0 INSULATION PROVIDED TO EACH SIDE OF SHAFT LINER IN PARTY WALL
R4.0 CEILING INSULATION (INCLUDING GARAGE)
FOAM INSULATION (TO ROOF TILES)
ANTICON THERMAL BLANKET (TO METAL ROOF SHEETING)
ROOF VENTILATION

ARTIFICIAL LIGHTING

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

LOT NUMBER	BEDROOMS/ STUDY	LIVING/DINING ROOMS	THE KITCHEN	ALL BATHROOMS/ TOILETS	THE LAUNDRY	ALL HALLWAYS
1524	4	4	YES	NO	NO	YES
1523	4 (D)	4 (D)	YES	YES	YES	YES (D)
1522	4	4	YES	YES	YES	YES (D)
1521	6	2	YES	NO	NO	YES

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

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

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE DEVELOPMENT FOR NATURAL LIGHTING.

LOT NUMBER	THE KITCHEN	BATHROOMS/ TOILETS
1524	YES	3
1523	YES	3
1522	YES	3
1521	YES	2

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: LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 30 - 35

ACTIVE HEATING

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 35 - 40. BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 35 - 40

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

LOT SPECIFIC BASIX REQUIREMENTS

LOT 1524

(BASIX CERTIFICATE NUMBER 12446235_02)

BASIX SCORE

WATER - 40% (TARGET 40%)

THERMAL COMFORT - PASS (TARGET PASS)

ENERGY - 50% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0006710727 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 N° 0006710727

LOT 1523

(BASIX CERTIFICATE NUMBER 12446635_02)

BASIX SCORE

WATER - 42% (TARGET 40%)

THERMAL COMFORT - PASS (TARGET PASS)

ENERGY - 50% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0006710725 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 N° 0006710725

LOT 1522

(BASIX CERTIFICATE NUMBER 12446685_03)

BASIX SCORE

WATER - 42% (TARGET 40%)

THERMAL COMFORT - PASS (TARGET PASS)

ENERGY - 50% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0006710745 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 N° 0006710745

LOT 1521

(BASIX CERTIFICATE NUMBER 12444145_02)

BASIX SCORE

WATER - 40% (TARGET 40%)

THERMAL COMFORT - PASS (TARGET PASS)

ENERGY - 50% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0006710750 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 N° 0006710750