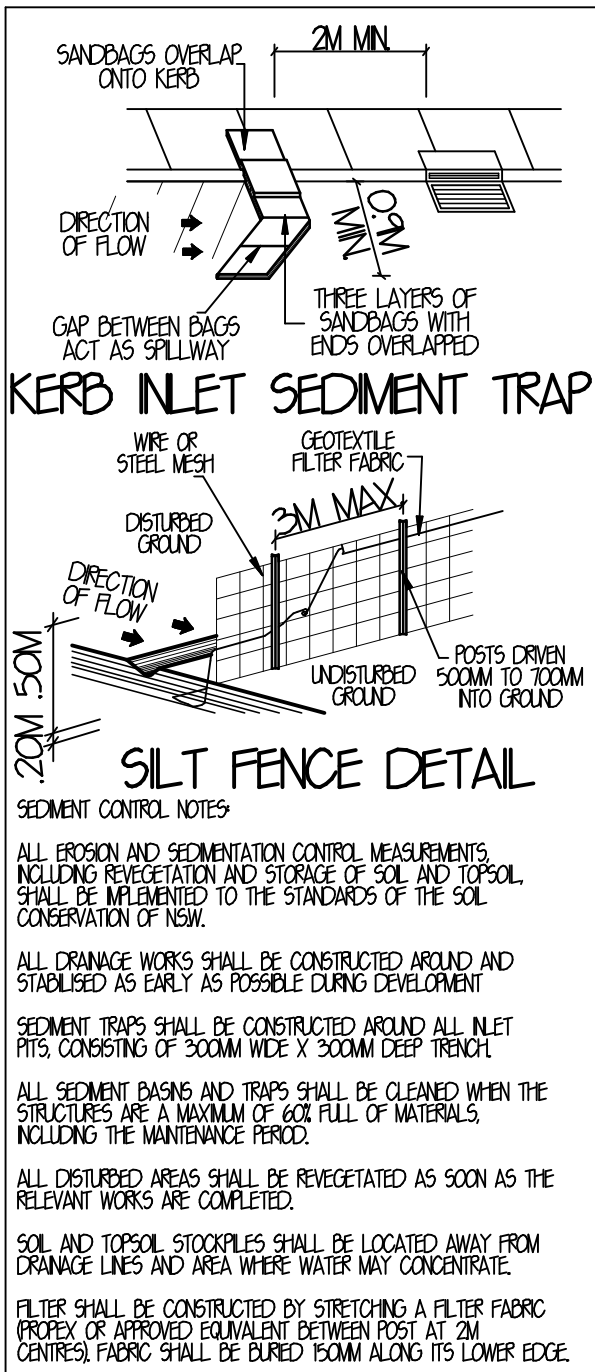
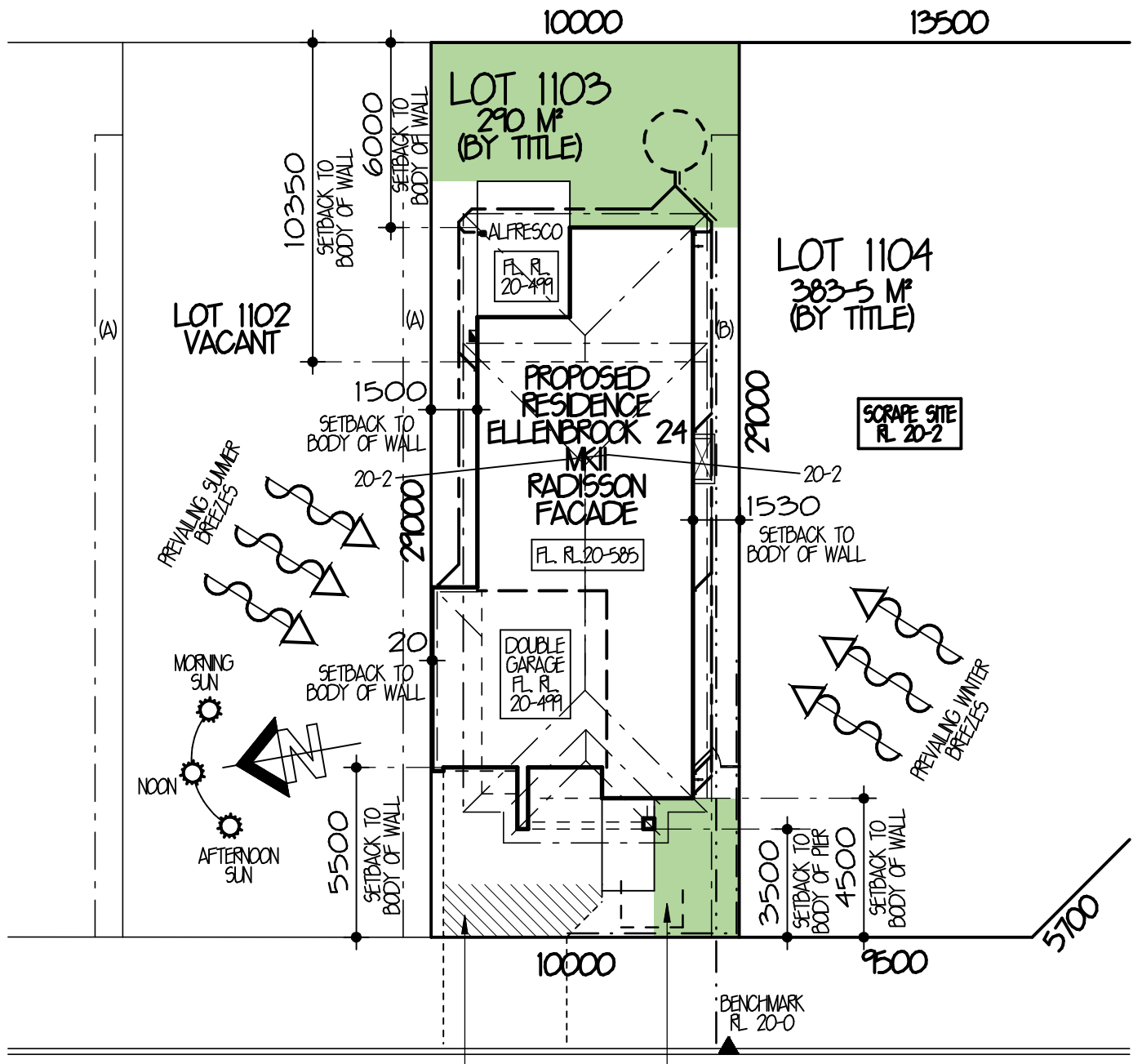




- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION H1
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R20-2 GARAGE TO RL20-2
 - HOUSE FLOOR LEVEL RL20-585, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL20-585, 299MM ABOVE PLATFORM LEVEL
 - TOTAL ROOF AREA = 161-1 M²



ALL WEATHER ACCESS POINT & VEHICLE STANDING AREA DURING CONSTRUCTION

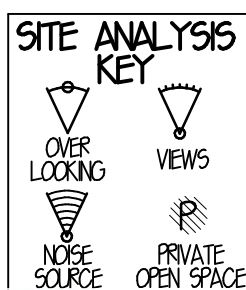
GARBAGE DISPOSAL AREA DURING CONSTRUCTION



SITE ANALYSIS & SITE PLAN 1:200

(A) - EASEMENT FOR MAINTENANCE 900MM WIDE
(B) - PROPOSED EASEMENT FOR MAINTENANCE 900MM WIDE BY DEVELOPER

PRELIMINARY SITING ONLY



- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL
- DENOTES LANDSCAPED AREA PER DCP CONTROL

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

DENOTES STORMWATER TO BE DIRECTED INTO DRAINAGE EASEMENT FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



SITE DATA (CDC-GREENFIELDS)

SITE AREA = 290 M²

FLOOR SPACE RATIO
PERMISSIBLE = 75% OF SITE OR 217.5 M²
PROVIDED = 183-1 M²

LANDSCAPE AREA (1-5M MINIMUM DIMENSION)
REQUIRED = 10% OR 29-0 M²
PROVIDED = 40% OR 116-3 M²

LANDSCAPE - FRONT SETBACK
AREA OF FRONT SETBACK = 45 M²
REQUIRED = 25% OR 11-3 M²
PROVIDED = 34-6% OR 15-6 M²

ARTICULATION
PERMISSIBLE = 3-8 M²
PROVIDED = 4-4 M²

SITE DATA (DCP CONTROLS)

SITE AREA = 290 M²

BUILDING FOOTPRINT SITE COVERAGE
PERMISSIBLE = 50% OR 145-0 M²
PROVIDED = 43-7% OR 127-0 M²

LANDSCAPE AREA SITE COVERAGE (AS PER DCP CONTROLS)
REQUIRED = 50% OR 145-0 M²
PROVIDED = 22-6% OR 65-6 M²

PRIVATE OPEN SPACE
REQUIRED = 40 M²
PROVIDED = 73-0 M²

FLOOR AREAS

GROUND FLOOR AREA= 93-9 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 33-1 M²
PORCH FLOOR AREA= 5-1 M²
ALFRESCO FLOOR AREA= 12 M²
FIRST FLOOR AREA= 97-9 M²
BALCONY FLOOR AREA = 4-45QM

TOTAL FLOOR AREA= 246-4 M² OR 26-5 SQM

NATIONWIDE HOUSE ENERGY RATING SCHEME

5.8

92.8 MJ/m²

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Certificate no.: 0004580601

Assessor Name: Christina Silman

Accreditation no.: 20753

Certificate date: 11 Feb 2020

Dwelling Address: Proposed Road WERRINGTON DOWNS, NSW 2747

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eden brae homes
"It's where you want to live"

LEVEL 3, 22 BROOKHOLLOW AVENUE
NORMEST BUSINESS PARK
BULKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR EDEN BRAE HOMES

AT LOT 1103 PROPOSED ROAD WERRINGTON DOWNS

TYPE ELLENBROOK 24MKII (ACCENT SERIES)

JOB NO. 0040143

FACADE RADISSON

HAND RH

DATE DEC 19

DWG NO. AND-21724

PAGE NO. 1 OF 12

A&N SYDNEY

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

ISSUE	DATE	REVISION	DRAWN
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B	19-12-19	PRELIM PLANS	PF
C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIX/AMENDMENTS	DC

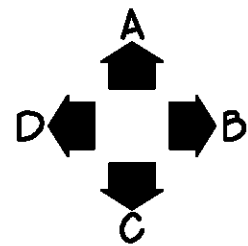
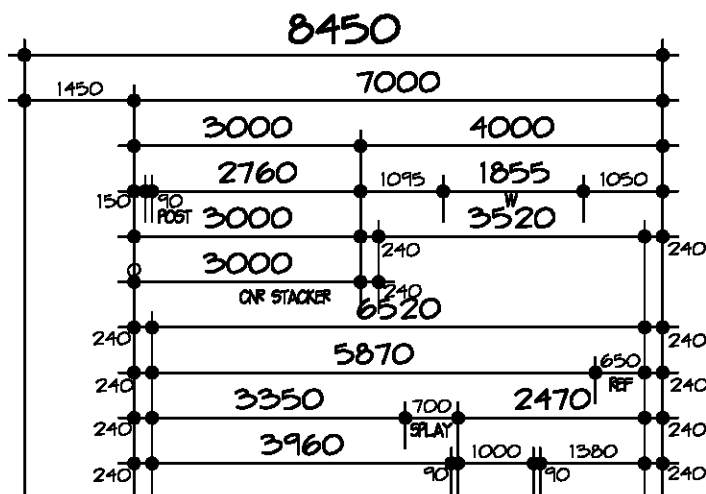
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AJ
 Q
 DENOTES ARTICULATION JOINT IN
 BRICK WORK. FINAL LOCATION TO
 BE VERIFIED ON SITE BY THE
 BUILDER IN ACCORDANCE WITH
 NCC CLAUSE 3-3-5-13

DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER
 FLOW RATES SPECIFIED IN NCC PART 3-6-7-3 &
 MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT
 TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 3-6-7-4

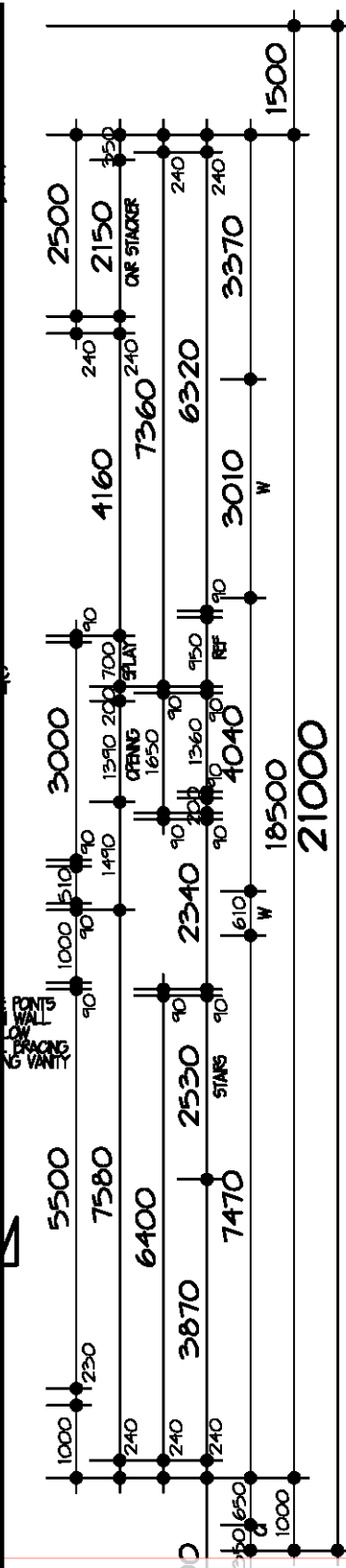
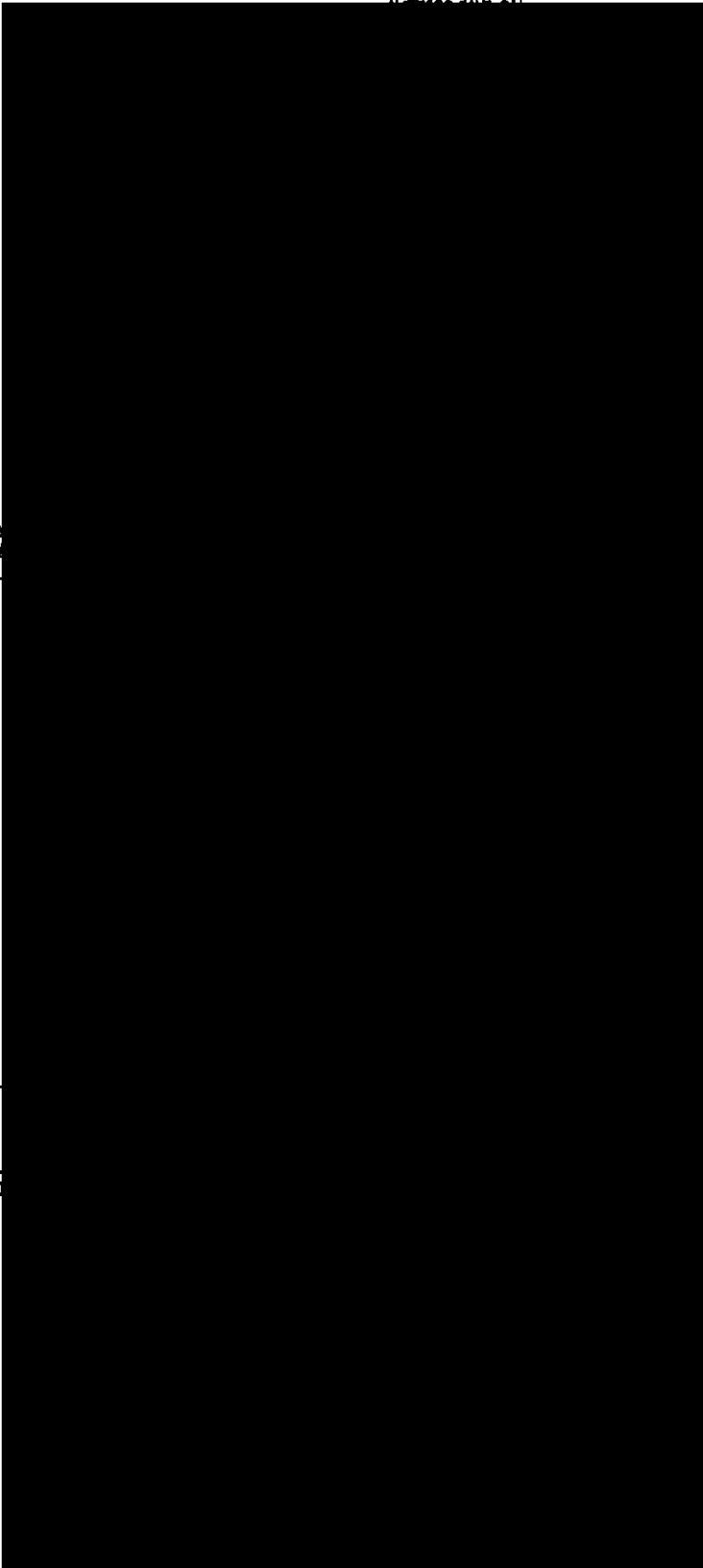
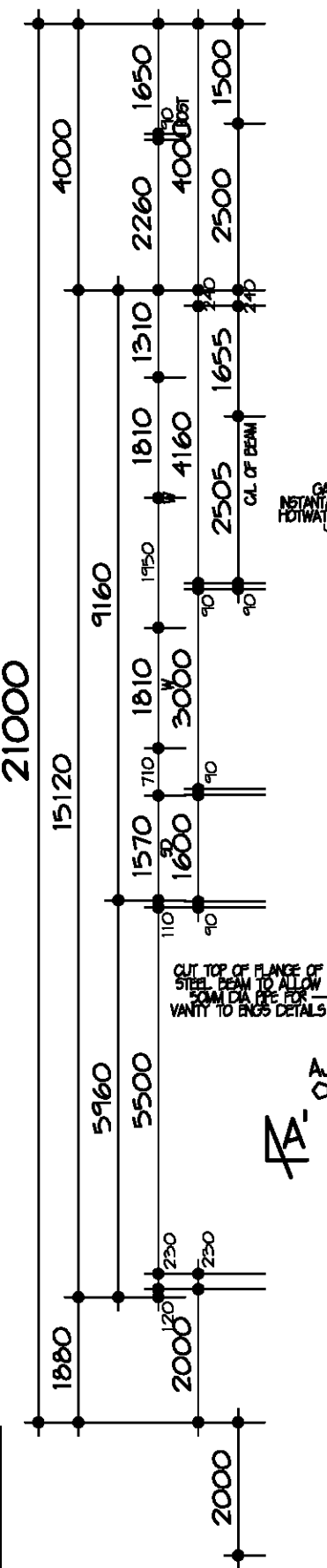
ALL WET AREAS TO BE
 PROVIDED WITH FLOOR DRAINAGE
 LOW-E (CLEAR) GLAZING

DENOTES DROPPED CEILING
 OVER 250MM DEEP



NO SHOWER HOBS
 THROUGHOUT

TEMPORARY SET KITCHEN
 WINDOW 920MM ABOVE PFL
 WITH 50 SET REVEALS
 SEE SCD WAL - 001002



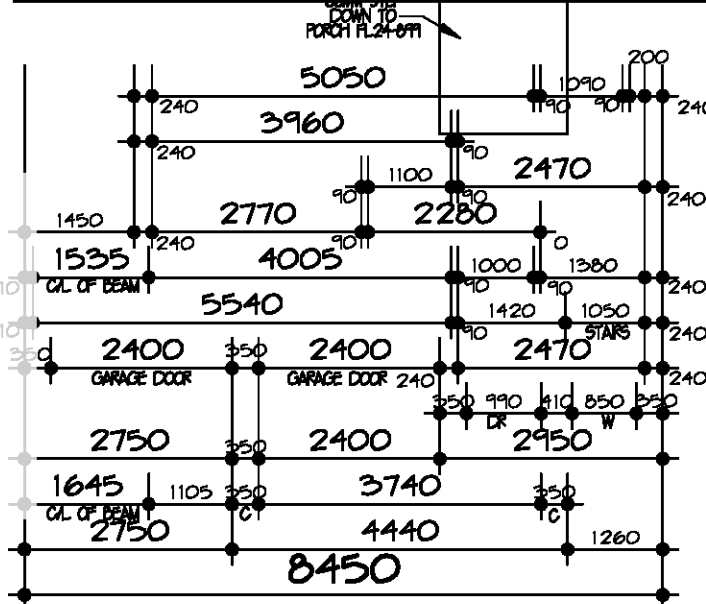
BRICKLAYER NOTE:

BRICKLAYERS TO VERIFY ALL BRICK
 DIMENSIONS ON SITE BEFORE
 COMMENCING ANY WORK. IF
 THERE IS ANY DISCREPANCY OR
 DOUBT DO NOT HESITATE TO
 CONTACT THE BUILDER

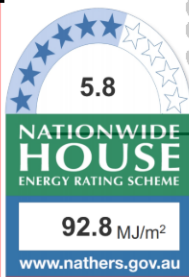
NOTE:

STEEL & HWY TIMBER POSTS TO
 ENDS DETAILS TO SUPPORT STEEL
 BEAMS OVER TO BE LOCATED WITHIN
 TIMBER STUD WALL FRAMES.

REFER TO STRUCTURAL ENGINEER'S
 PLANS FOR POST TYPE & LOCATIONS



GROUND FLOOR PLAN 1:100



Certificate no.: 0004580601
 Assessor Name: Christina Silman
 Accreditation no.: 20753
 Certificate date: 11 Feb 2020
 Dwelling Address:
 Proposed Road
 WERRINGTON DOWNS, NSW
 2747

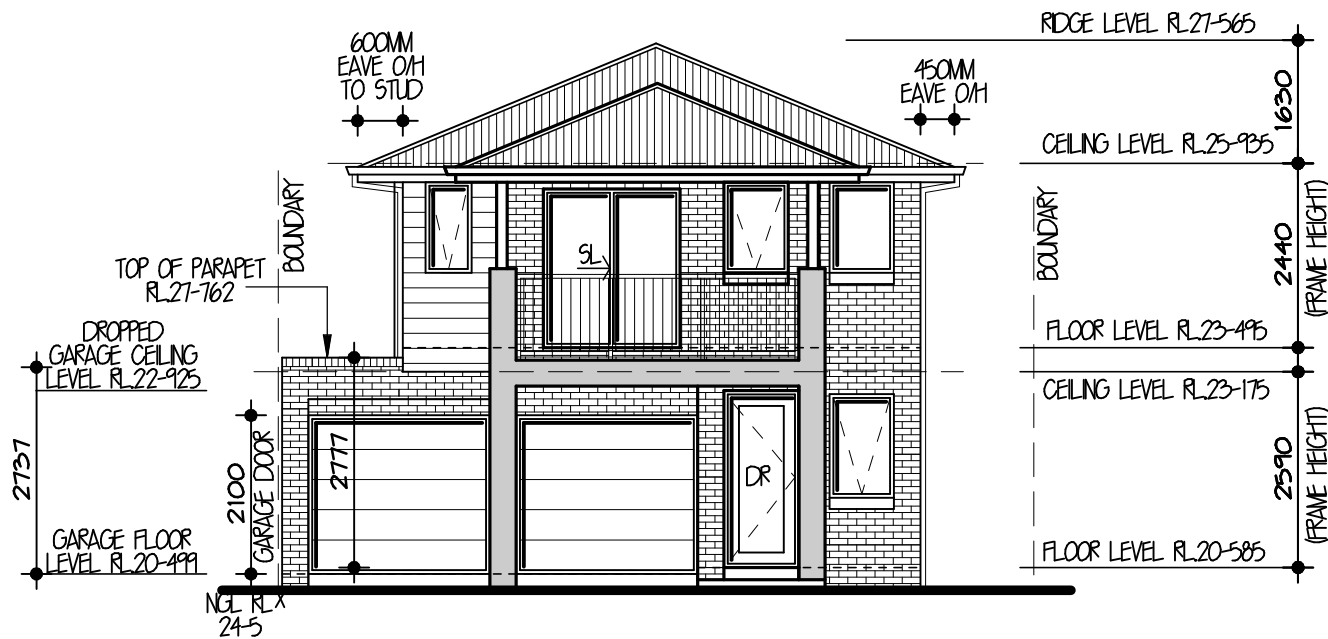


LEVEL 3, 21
 BROOKHOLLOW
 NORTHWEST BUSINESS PARK
 BULLHORN HILLS NSW 2153
 PHONE: 02 8824 3533
 FAX: 02 8824 3544

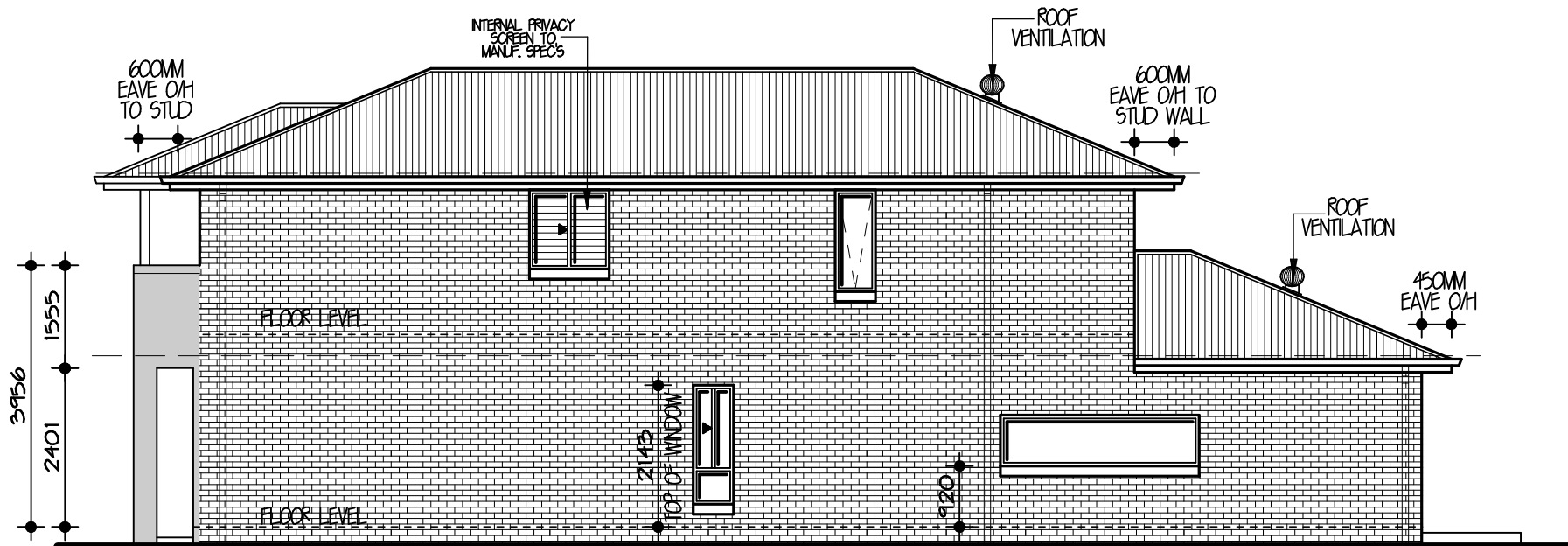
FOR	EDEN BRAE HOMES
AT	LOT 1103 PROPOSED ROAD WERRINGTON DOWNS
TYPE	ELLENBROOK 24MK1 (ACCENT SERIES)
FACADE	RADISSON
DATE	DEC 19
DWG NO.	AND-31724
PAGE NO.	2 OF 12
JOB NO.	0040143
HAND	RH

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D	12-2-20	BASIC/AMENDMENTS	DC

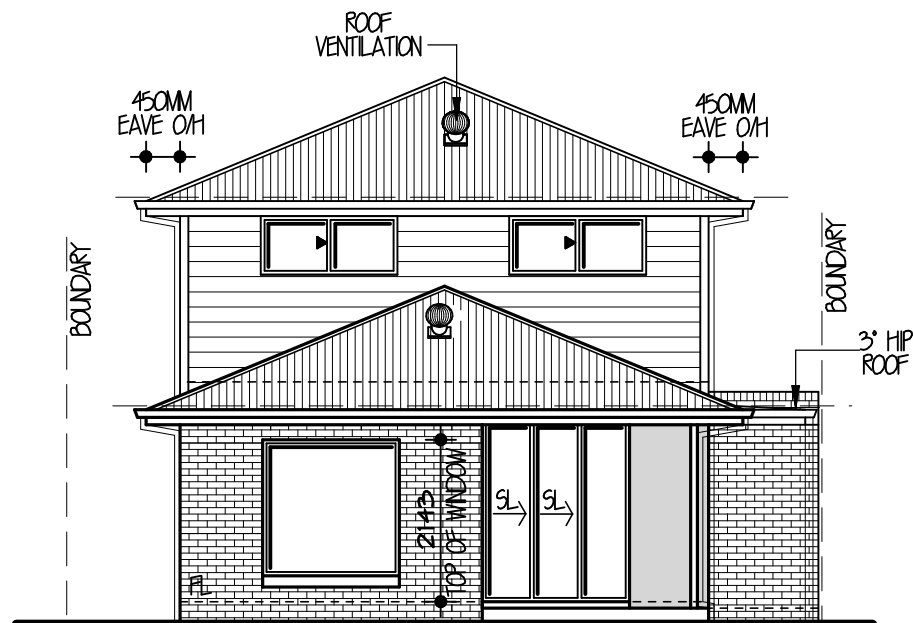
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WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

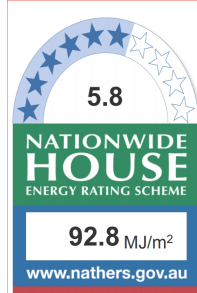


EAST ELEVATION 1:100



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORVEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 1103 PROPOSED ROAD WERRINGTON DOWNS		
TYPE	ELLENBROOK 24MKII (ACCENT SERIES)	JOB NO.	0040143
FACADE	RADISSON	HAND	RH
DATE	DEC 19	DWG NO.	AND-31724
		PAGE NO.	4 OF 12



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2747

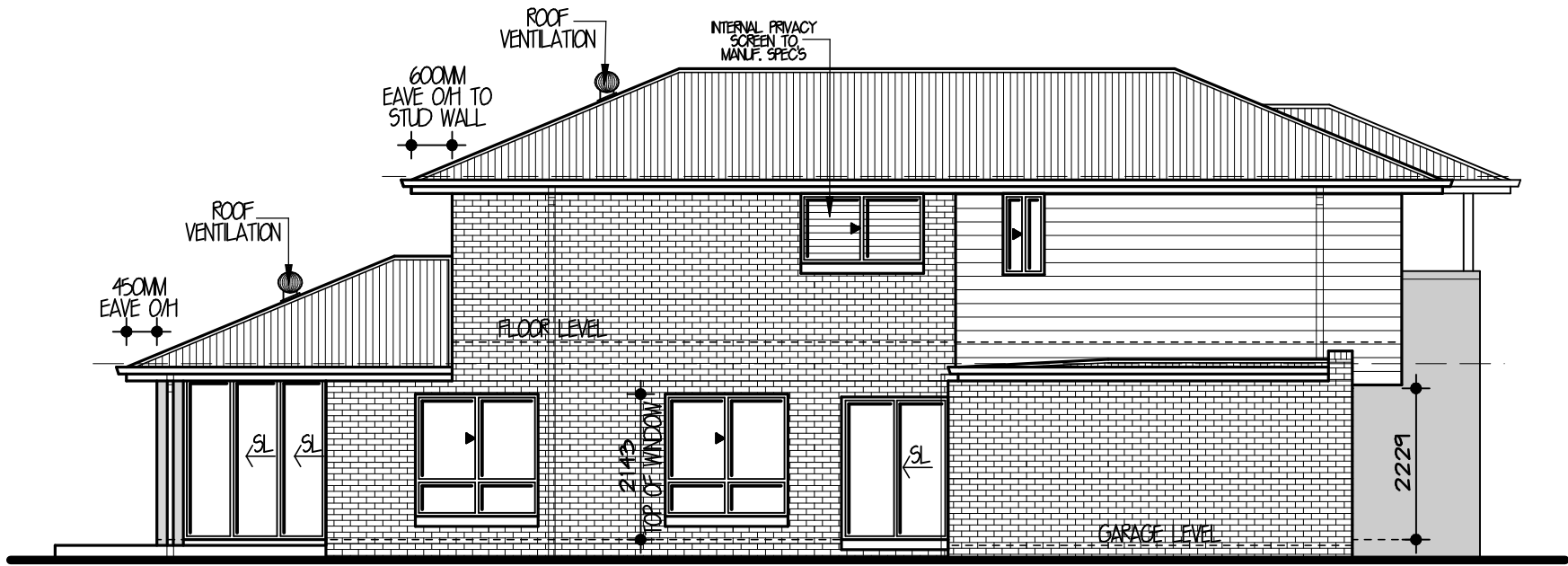


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LEVEL 2 SUITE 216 MACARTHUR ROAD
NO. 25-27 SOLENT CIRCUIT
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
BUSINESS PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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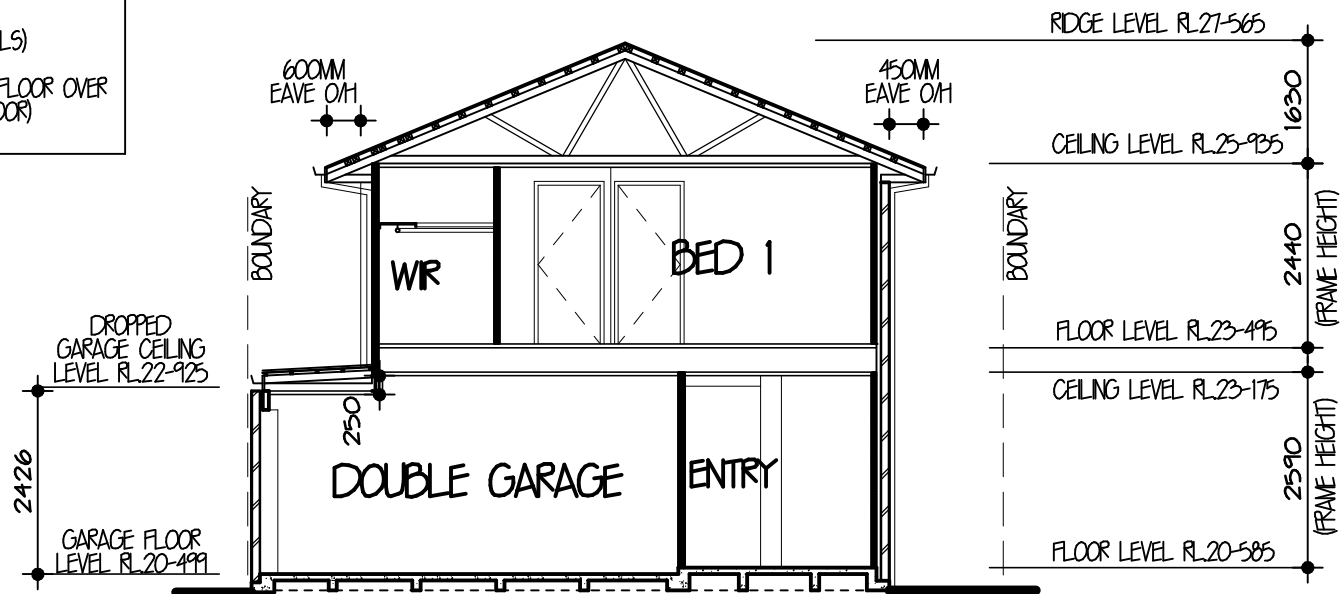
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NORTH ELEVATION 1:100

BASIX NOTES

R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION
(INCLUDING GARAGE WHERE FIRST FLOOR OVER
AND BED 1/WR CANTILEVERED FLOOR)
ROOF SARKING

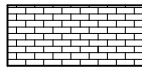


SECTION A-A 1:100

SUMMARY OF MATERIALS

- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO UPPER ROOF
- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO LOWER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE & PORCH ROOF
- COLORBOND GUTTER & FASCIA
- 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

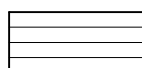
- FACE BRICKWORK



- RENDER FINISH AS SELECTED



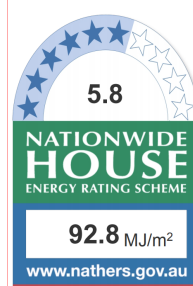
- CLADDING FINISH



- FEATURE CLADDING FINISH



- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD DOOR



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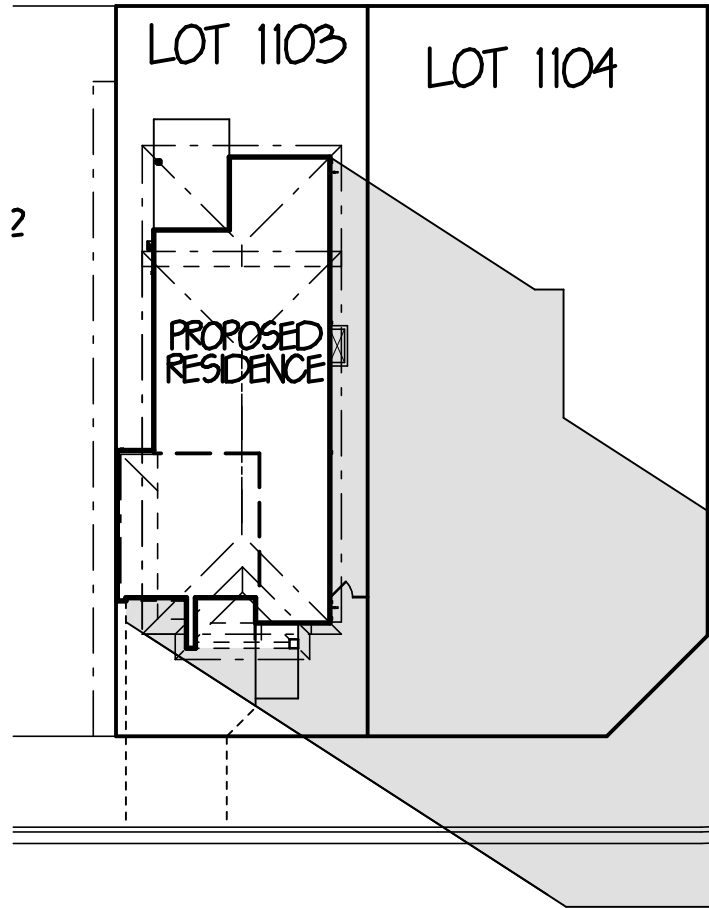
LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 1103 PROPOSED ROAD WERRINGTON DOWNS		
TYPE	ELLENBROOK 24MK1 (ACCENT SERIES)	JOB NO.	0040143
FACADE	RADISSON	HAND	RH
DATE	DEC 19	DWG NO.	AND-31724
		PAGE NO.	5 OF 12

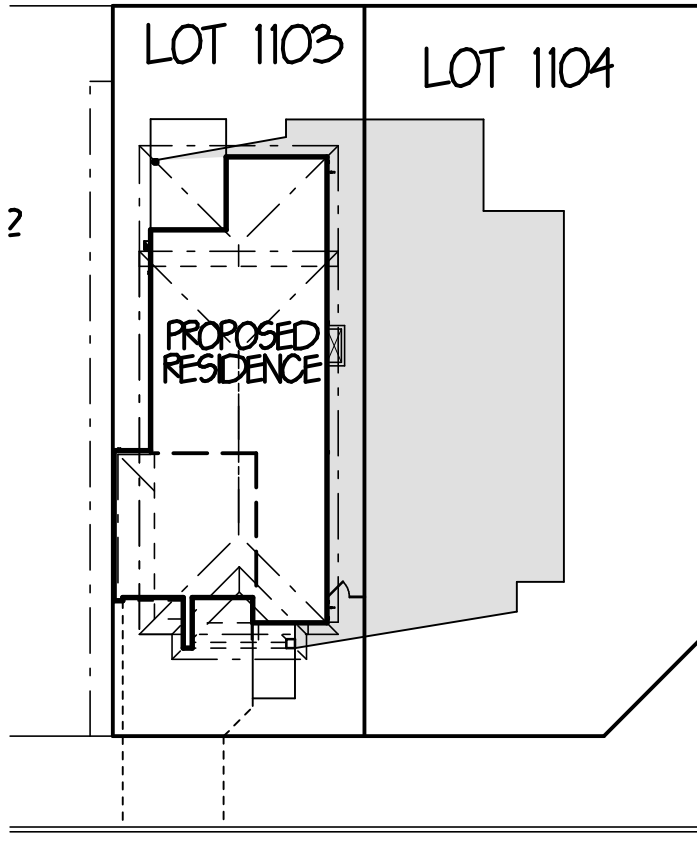
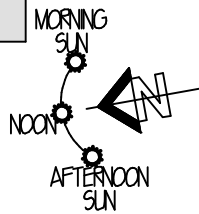
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
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BUSINESS PHONE: (02) 8824 3533
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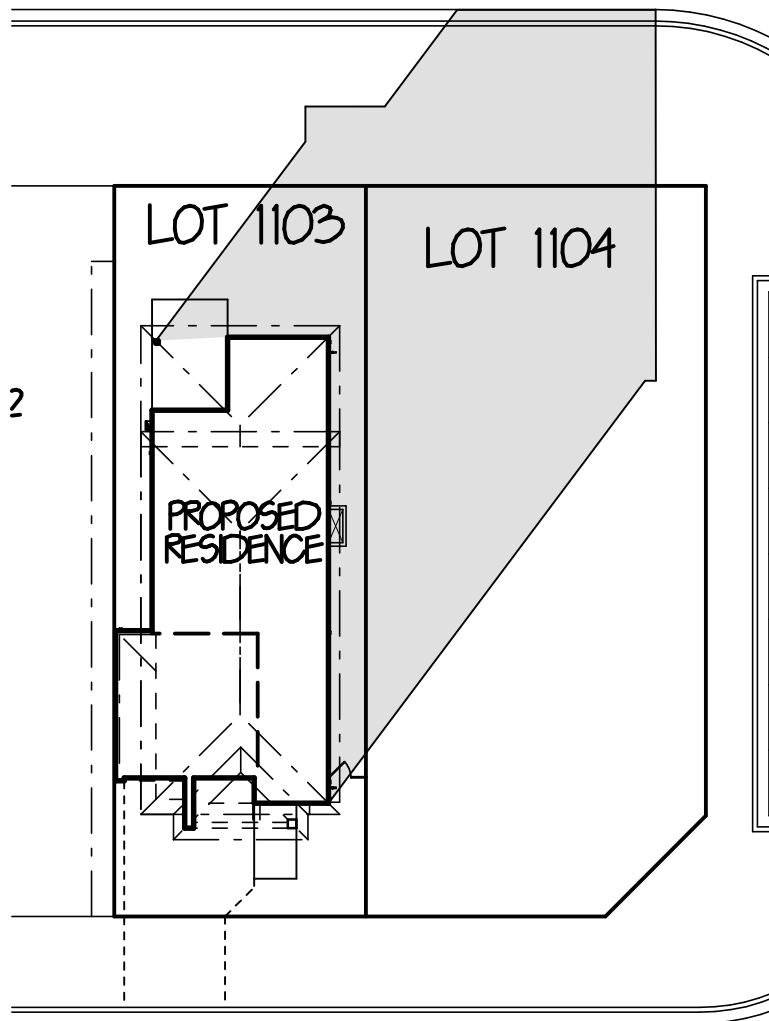
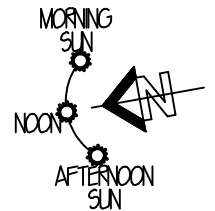
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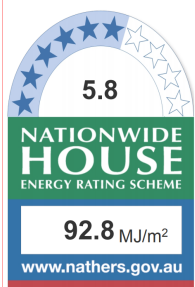
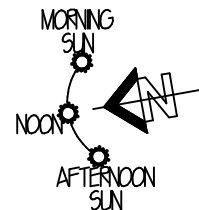
9 AM



12 NOON



3 PM



Certificate no.: 0004580601
Assessor Name: .Christina Silman
Accreditation no.: 20753
Certificate date: 11 Feb 2020
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eden brae homes
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BALLKHAM HILLS NSW 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR **EDEN BRAE HOMES**
AT **LOT 1103 PROPOSED ROAD WERRINGTON DOWNS**
TYPE **ELLENBROOK 24MKII (ACCENT SERIES)**
FACADE **RADISSON**
DATE **DEC 19**

JOB NO. **0040143**
HAND **RH**
DWG NO. **AND-31724**
PAGE NO. **7 OF 12**

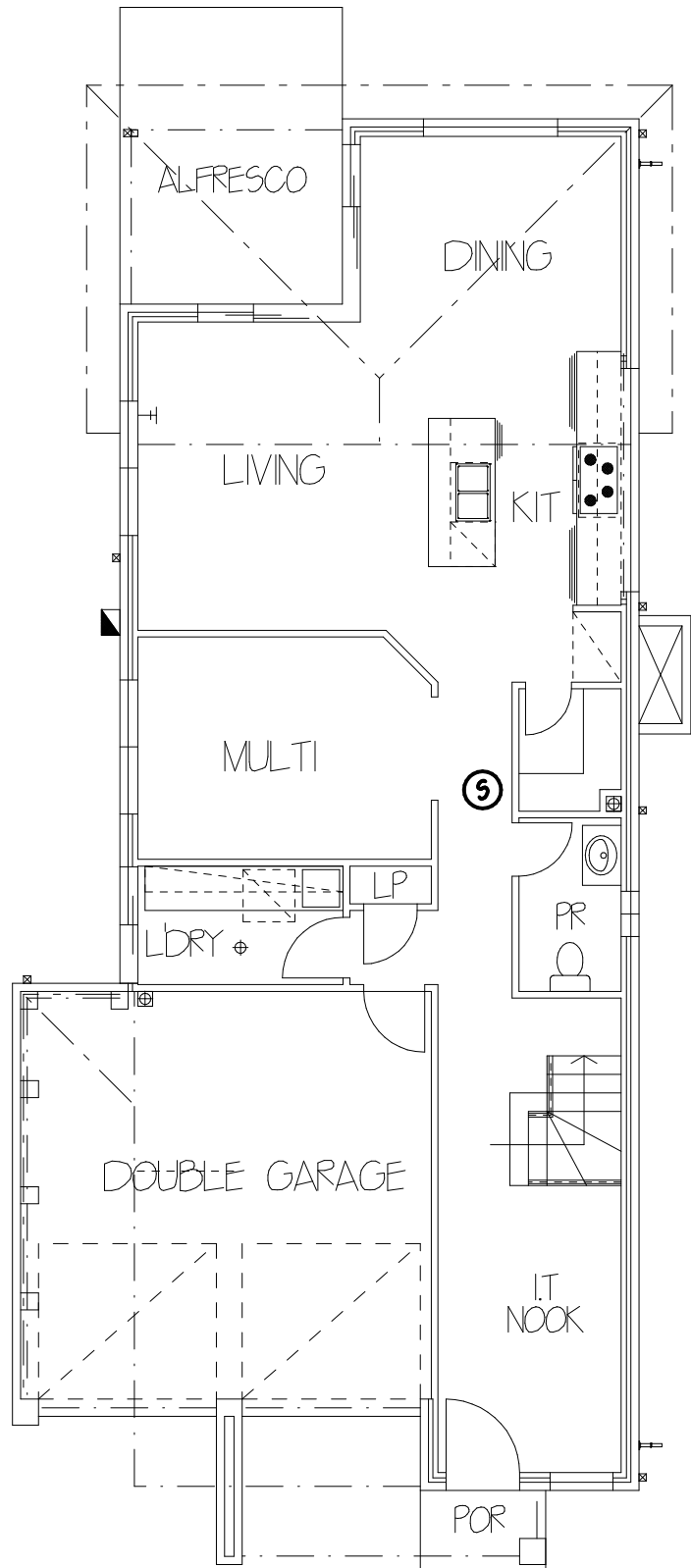
SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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

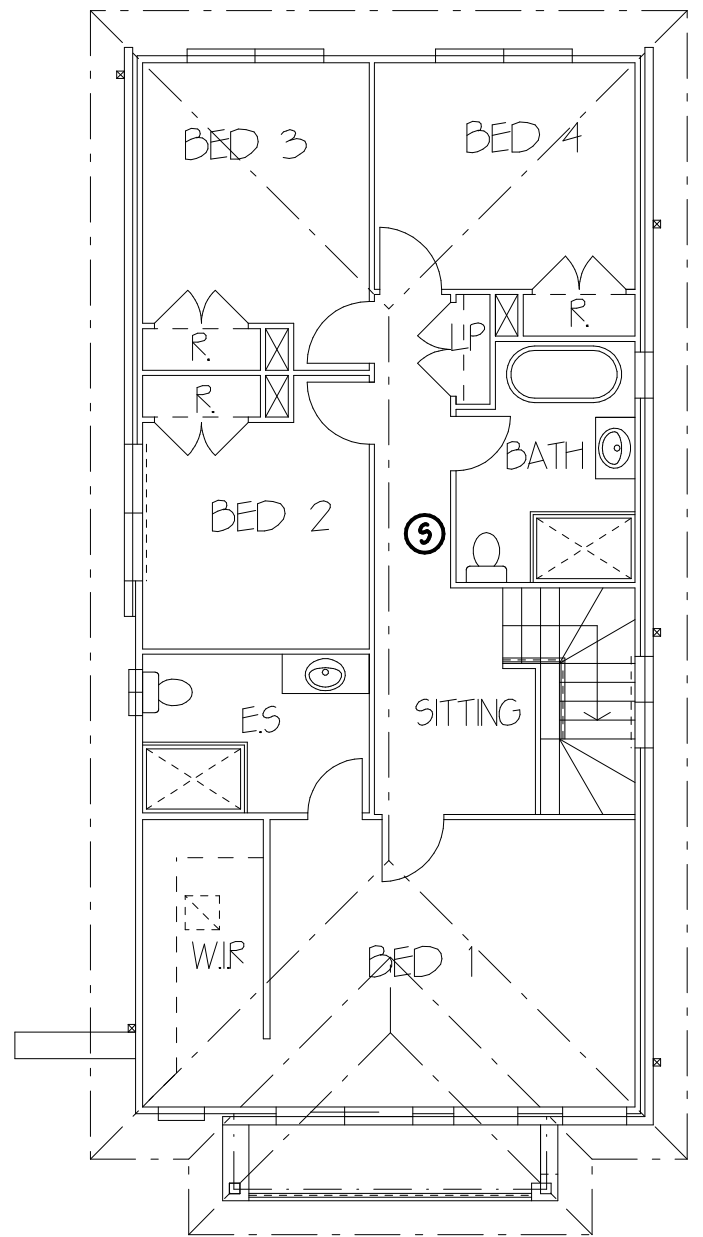
AND DESIGN SYDNEY
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
PO BOX 6410 BALLKHAM HILLS
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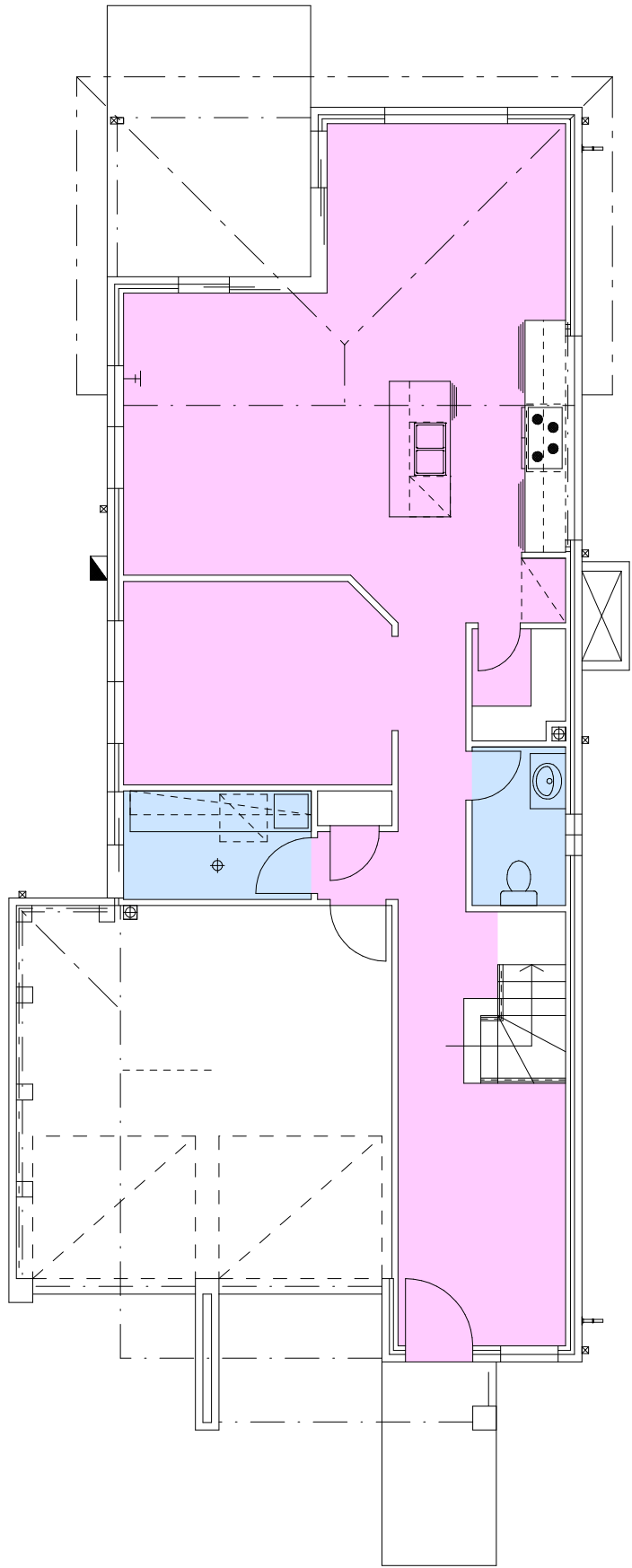
**GROUND FLOOR
ELECTRICAL PLAN 1:100**



**FIRST FLOOR
ELECTRICAL PLAN 1:100**

5.8 NATIONWIDE HOUSE ENERGY RATING SCHEME 92.8 MJ/m² www.nathers.gov.au	Certificate no.:	0004580601	
	Assessor Name:	.Christina Silman	
	Accreditation no.:	20753	
	Certificate date:	11 Feb 2020	
	Dwelling Address:	Proposed Road WERRINGTON DOWNS, NSW 2747	
		www.nathers.gov.au	

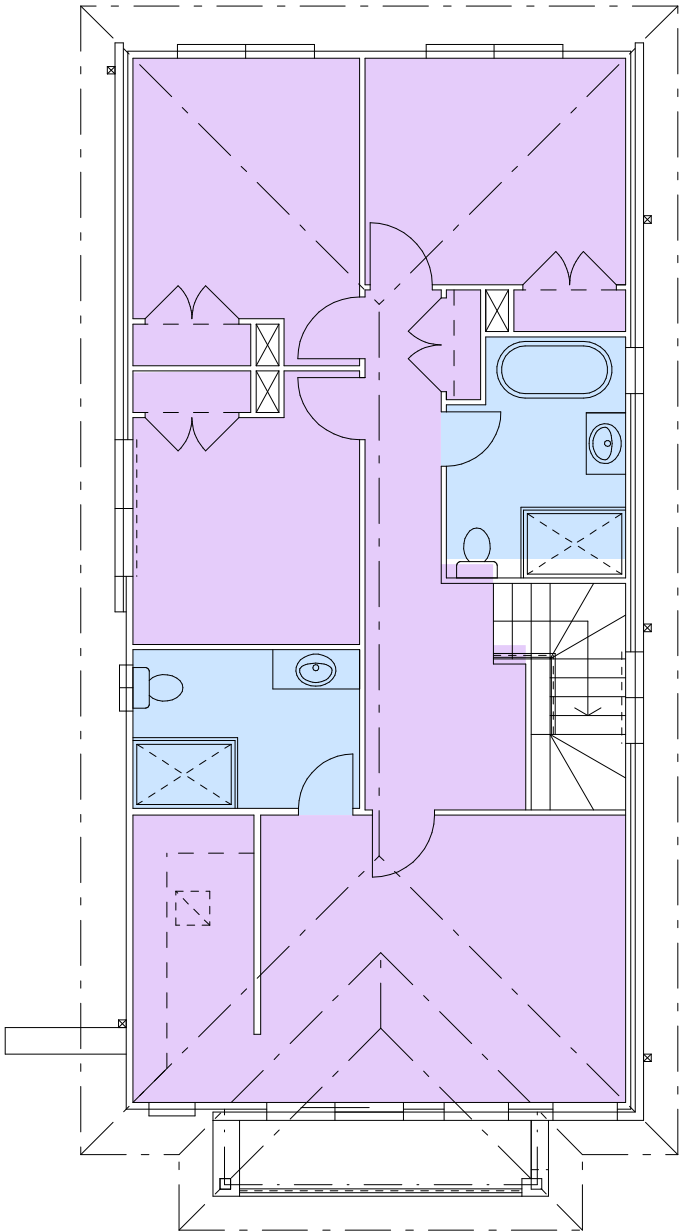
ABSA Australian Building Sustainability Association HERS Assessments completed within the accreditation period are part of the ABSA quality audit system	
Accreditation Period	01/04/19-31/03/2020
Assessor Name	Christina Silman
Assessor Number	20753
Assessor Signature	<i>Christina Silman</i>
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice	



GROUND FLOOR COVERING
LOCATION PLAN 1:100

- TILES
CARPET
WET AREA TILES

NOTE: REFER TO COLOUR SELECTION



FIRST FLOOR COVERING
LOCATION PLAN 1:100

- TILES
CARPET
WET AREA TILES

NOTE: REFER TO COLOUR SELECTION



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALUKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR
EDEN BRAE HOMES

AT LOT 1103 PROPOSED ROAD
WERRINGTON DOWNS

TYPE ELLENBROOK 24MKI
(ACCENT SERIES)

FACADE RADISSON

DATE DEC 19

JOB NO.
0040143

HAND
RH

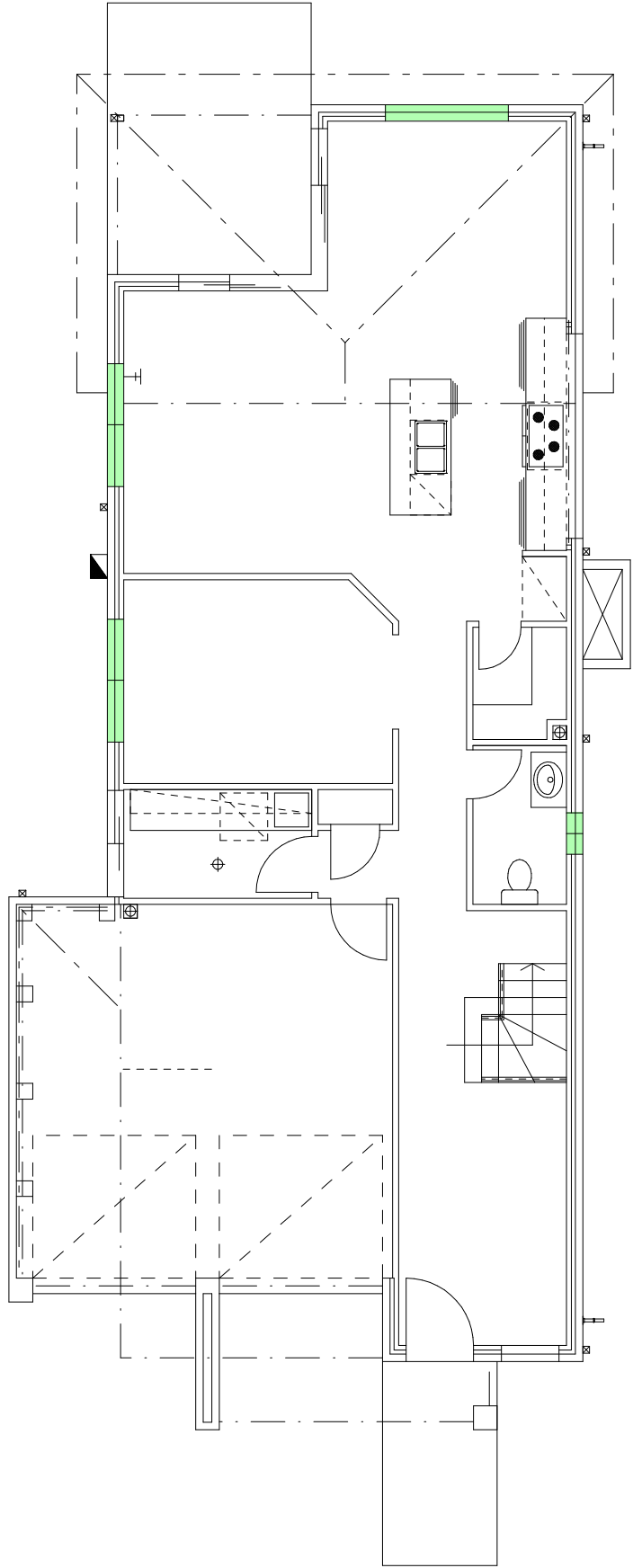
PAGE NO.
10 OF 12



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
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BUSINESS PHONE: (02) 8824 3533
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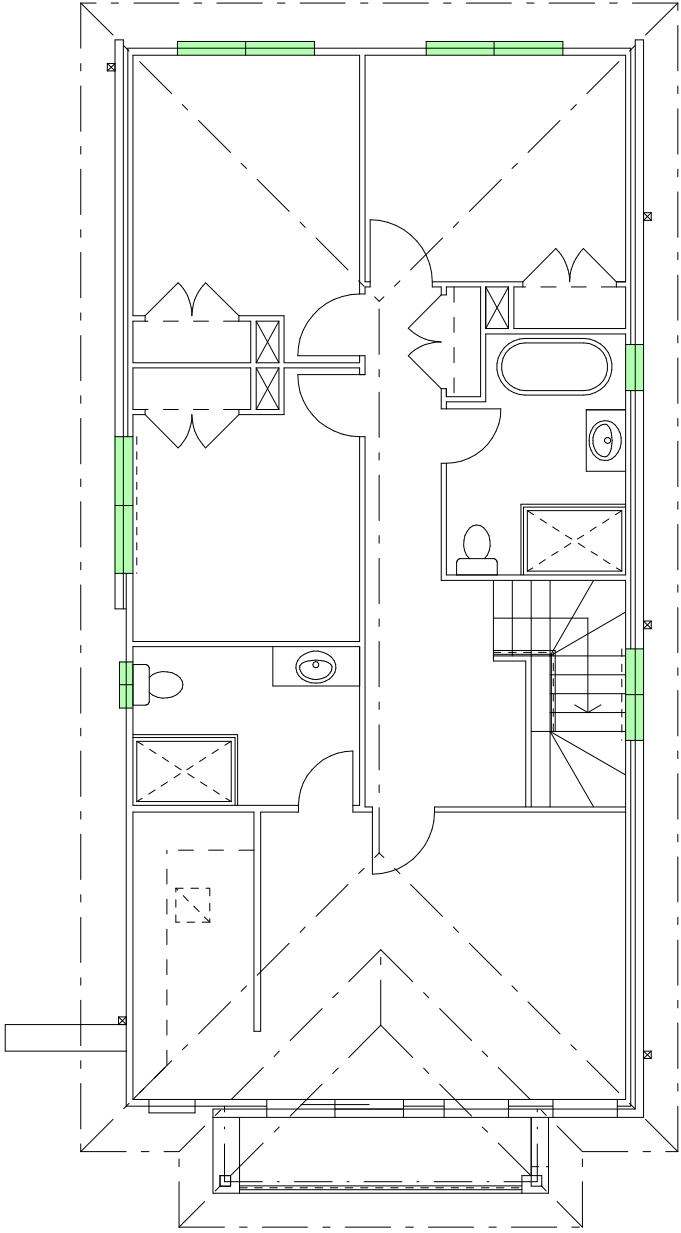
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GROUND FLOOR
BLINDS PLAN 1:100

SUNSCREEN 

NOTE: REFER TO COLOUR SELECTION



FIRST FLOOR
BLINDS PLAN 1:100

SUNSCREEN 

NOTE: REFER TO COLOUR SELECTION



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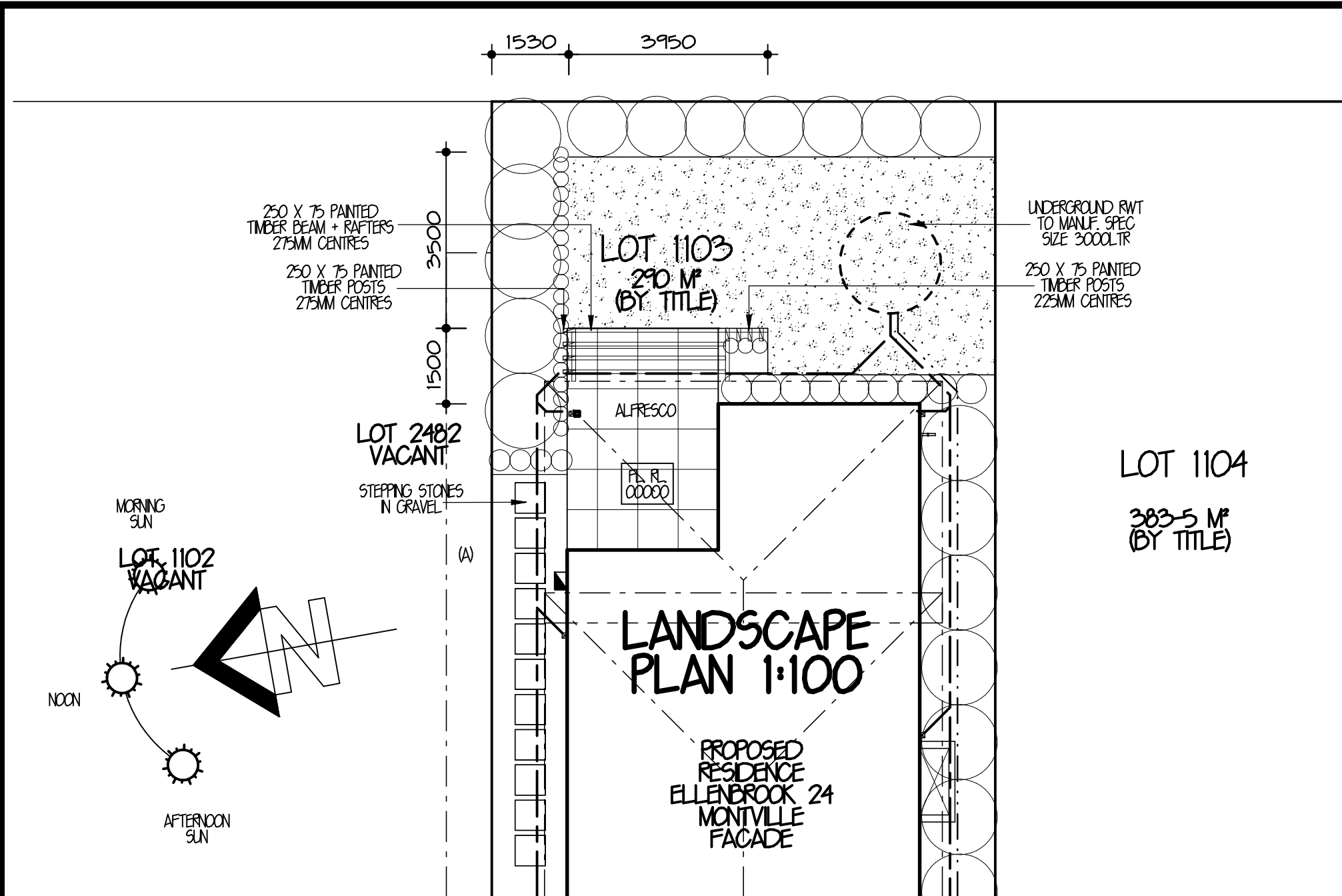
FOR EDEN BRAE HOMES	
AT LOT 1103 PROPOSED ROAD WERRINGTON DOWNS	
TYPE ELLENBROOK 24MKI (ACCENT SERIES)	JOB NO. 0040143
FACADE RADISSON	HAND RH
DATE DEC 19	DWG NO. AND 31724
PAGE NO. 10 OF 12	



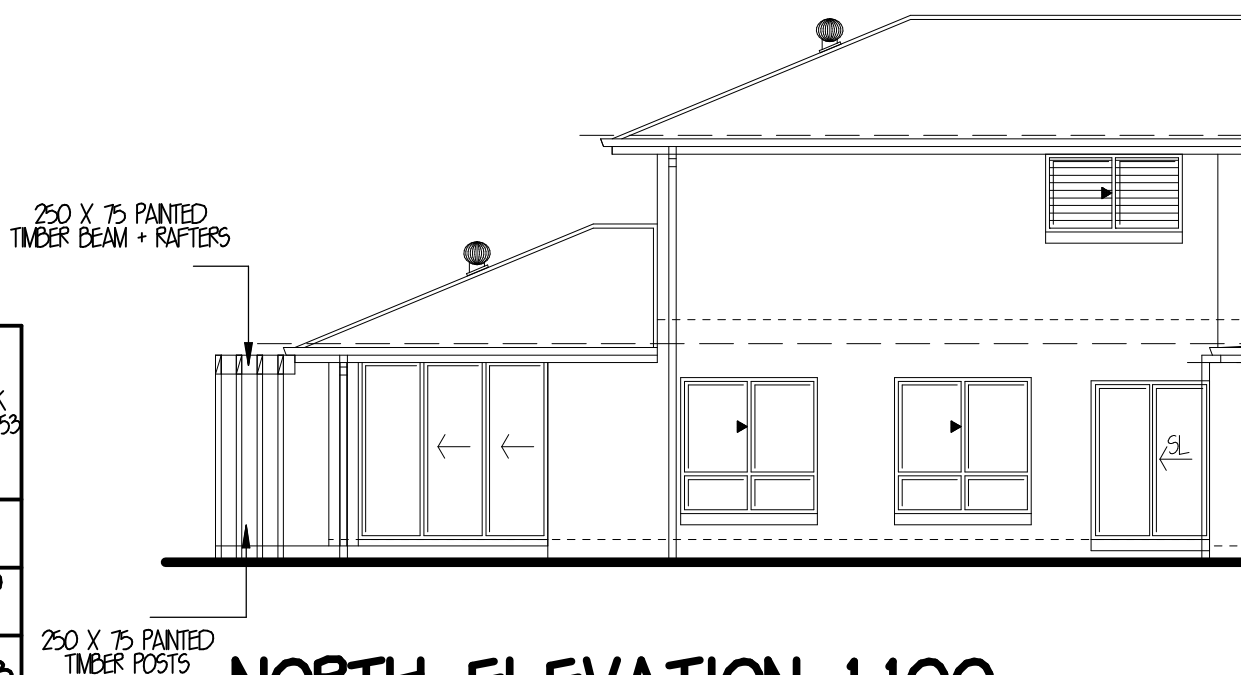
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C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIC/AMENDMENTS	DC

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EAST ELEVATION 1:100



NORTH ELEVATION 1:100



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 1103 PROPOSED ROAD WERRINGTON DOWNS		
TYPE	ELLENBROOK 24MKII (ACCENT SERIES)	JOB NO. 0040143	
FACADE	RADISSON	HAND RH	
DATE	DEC 19	DWG NO. AND-31724	PAGE NO. 11 OF 12



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

ISSUE	DATE	REVISION	DRAWN
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R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION
(INCLUDING GARAGE WHERE FIRST FLOOR OVER
AND BED RMR CANTILEVERED FLOOR)
ROOF SARKING

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

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N0004580601 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 N0004580601

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.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 60 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.

THE APPLICANT MUST INSTALL SHOWER-HEADS WITH A MINIMUM RATING OF 3 STAR (7.5 BUT ≤ 9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

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

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

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)

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM/S IN THE DEVELOPMENT,
OR SYSTEM/S 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

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM/S IN THE DEVELOPMENT,
OR SYSTEM/S 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

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

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

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

- AT LEAST 4 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- THE KITCHEN
- AT LEAST 3 OF THE LIVING/ DINING AREAS
- THE LAUNDRY
- THE BATHROOMS/TOILETS

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

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

THE APPLICANT MUST INSTALL A FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT



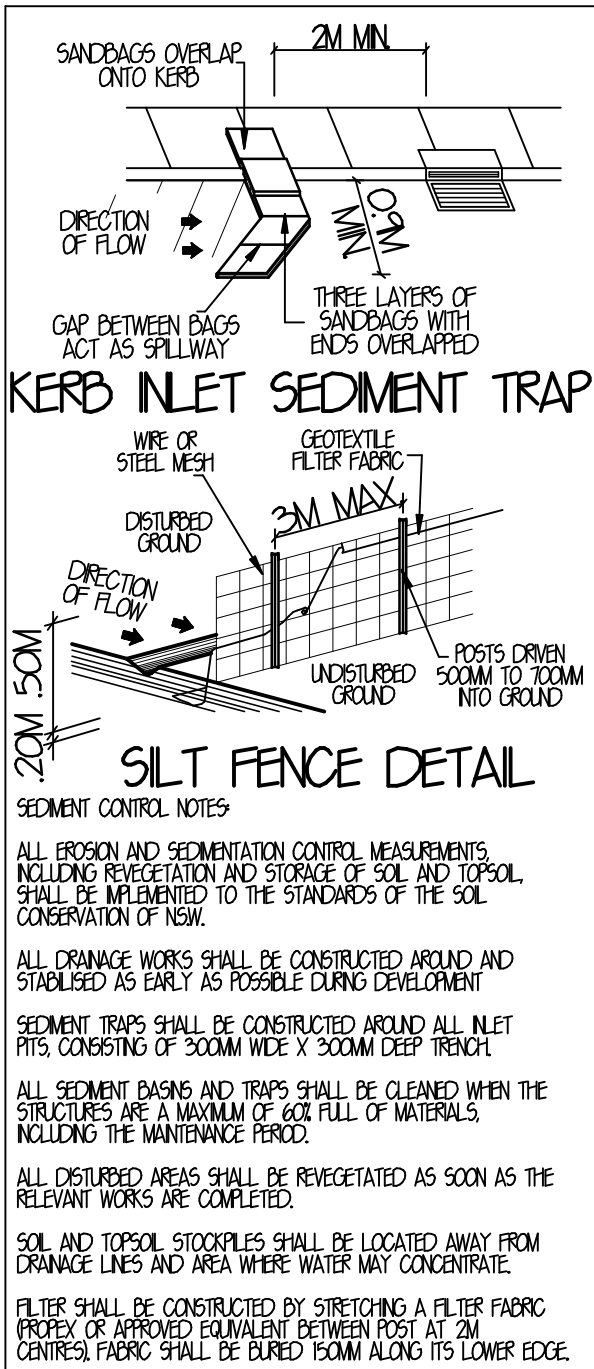
 DENOTES 85M² OF ROOF TO BE COLLECTED



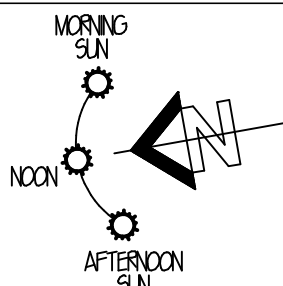
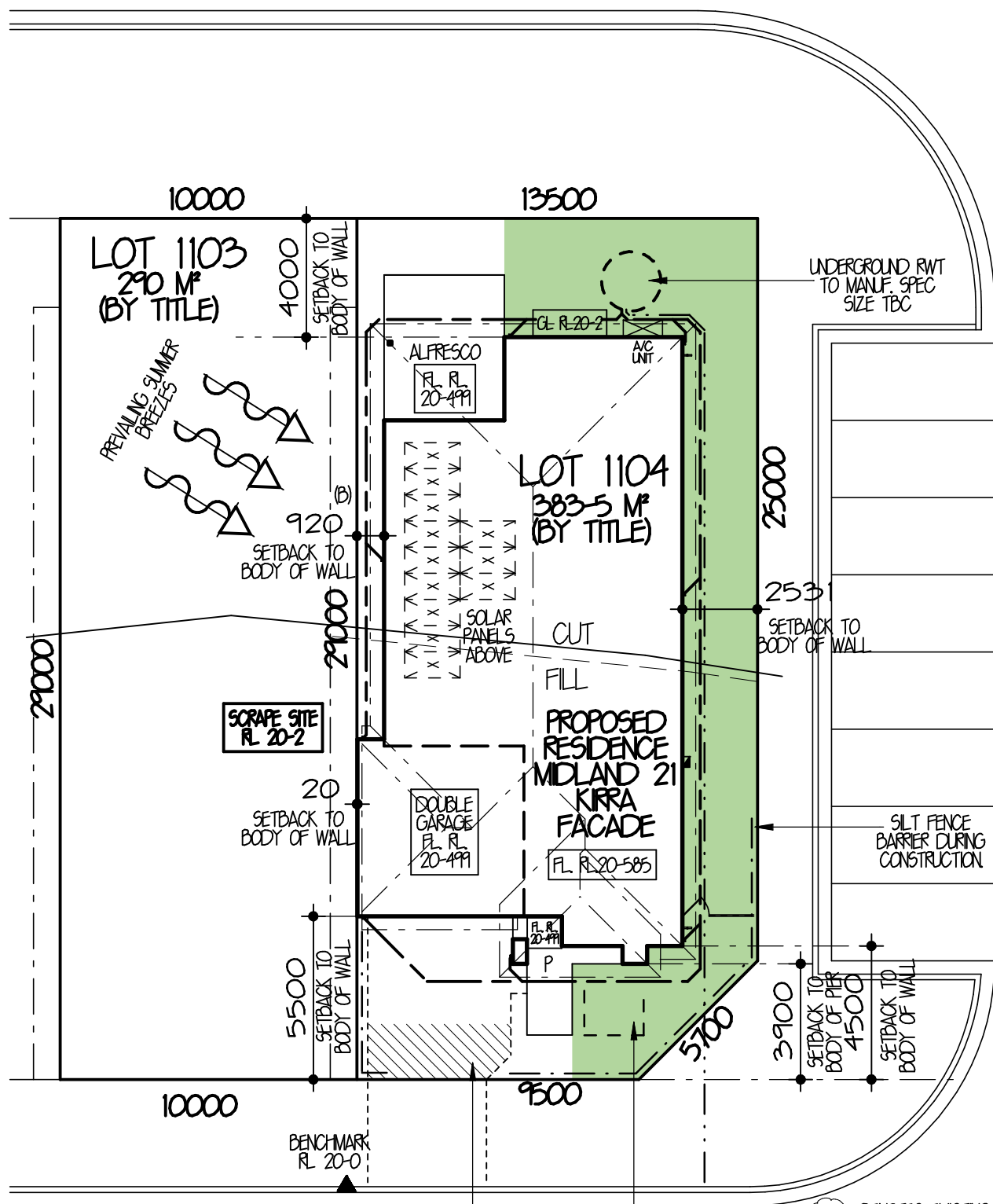
LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLVENT CIRCUIT
 PO BOX 6410 BULLKHAM HILLS
 BUSINESS CENTRE NSW. 2153
 BUSINESS PHONE: (02) 8824 3553
 FAX: (02) 8824 3544
WWW.ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
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- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION H1
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 24.5 GARAGE TO RL 24.5
 - HOUSE FLOOR LEVEL RL 24.885, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 24.799, 299MM ABOVE PLATFORM LEVEL
 - TOTAL ROOF AREA = 235.6 M²



ALL WEATHER ACCESS POINT & VEHICLE STANDING AREA DURING CONSTRUCTION

GARBAGE DISPOSAL AREA DURING CONSTRUCTION

○ DENOTES EXISTING TREE'S TO REMAIN

○ DENOTES EXISTING TREE'S TO BE REMOVED

--- DENOTES RETAINING WALL BY OWNER

--- DENOTES SILT FENCE BARRIER

--- DENOTES DROPPED EDGE BEAM

||| DENOTES LINE OF BATTER TO CUT OR FILL

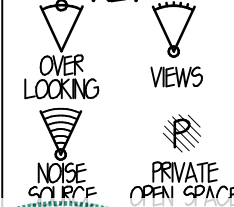
■ DENOTES LANDSCAPED AREA PER DCP CONTROL

SITE ANALYSIS & SITE PLAN 1:200

(A) - EASEMENT FOR MAINTENANCE 900MM WIDE
(B) - PROPOSED EASEMENT FOR MAINTENANCE 900MM WIDE BY DEVELOPER

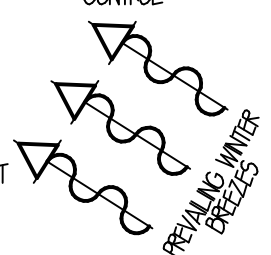
PRELIMINARY SITING ONLY

SITE ANALYSIS KEY



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

DENOTES STORMWATER TO BE DIRECTED INTO DRAINAGE EASEMENT FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



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Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 06 Feb 2020
Dwelling Address: Chapman Street WERRINGTON DOWNS, NSW 2747



SITE DATA (CDC-GREENFIELDS)

SITE AREA = 383.5 M²

FLOOR SPACE RATIO
PERMISSIBLE = 235.0 M²
PROVIDED = 183.1 M²

LANDSCAPE AREA (1.5M MINIMUM DIMENSION)
REQUIRED = 15% OR 57.5 M²
PROVIDED = 30.6% OR 117.4 M²

LANDSCAPE - FRONT SETBACK
AREA OF FRONT SETBACK = 52.8 M²
REQUIRED = 25% OR 13.2 M²
PROVIDED = 41.6% OR 22.0 M²

ARTICULATION
PERMISSIBLE = 4.9 M²
PROVIDED = 2.7 M²

BUILDING FOOTPRINT SITE COVERAGE
PERMISSIBLE = 50% OR 191.8 M²
PROVIDED = 50.7% OR 194.3 M²

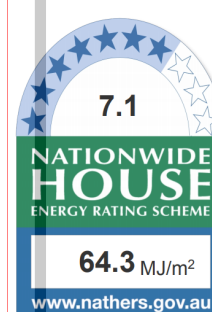
LANDSCAPE AREA SITE COVERAGE (AS PER DCP CONTROLS)
REQUIRED = 50% OR 191.8 M²
PROVIDED = 27.3% OR 104.6 M²

PRIVATE OPEN SPACE
REQUIRED = 40 M²
PROVIDED = 67.9 M²

FLOOR AREAS

FLOOR AREA= 162 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 32.3 M²
PORCH FLOOR AREA= 4.4 M²
ALFRESCO FLOOR AREA= 18.0 M²

TOTAL FLOOR AREA= 216.7 M² OR 23.3 SQS



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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 SYD REVA MAP REF
AT	LOT 1104 PROPOSED ROAD WERRINGTON DOWNS	
TYPE	MIDLAND 22 (SMART LIVING SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND LH
MASTER	DWG NO. AND-31725	PAGE NO. 1 OF 10



ISSUE	DATE	REVISION	DRAWN
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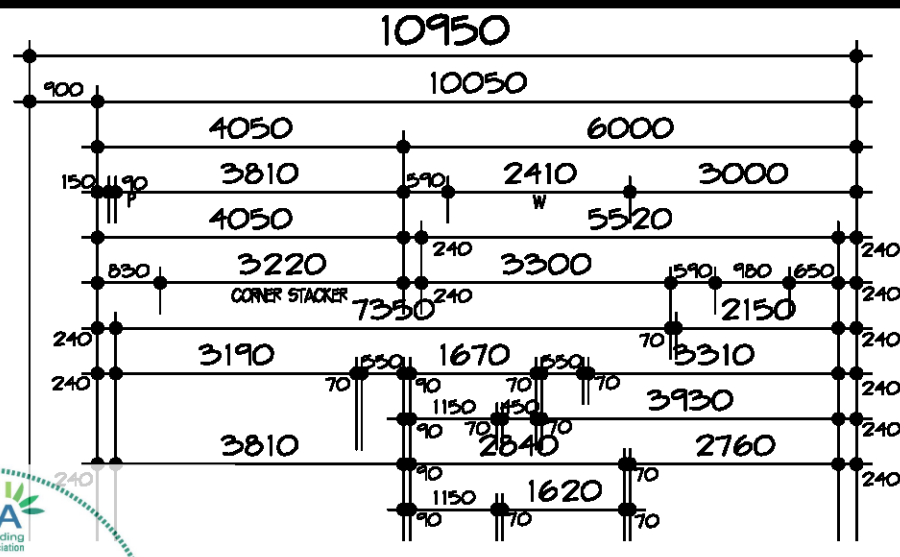
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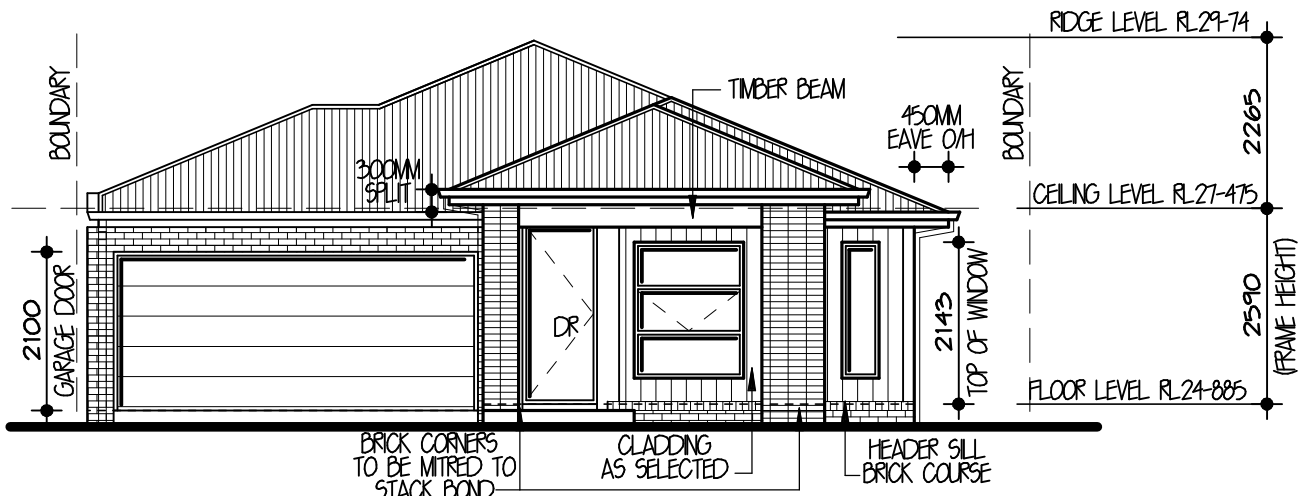
DEVOTES ARTICULATION JOINT IN BRICK WORK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

DEVOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 3-6-7-3 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 3-6-7-4

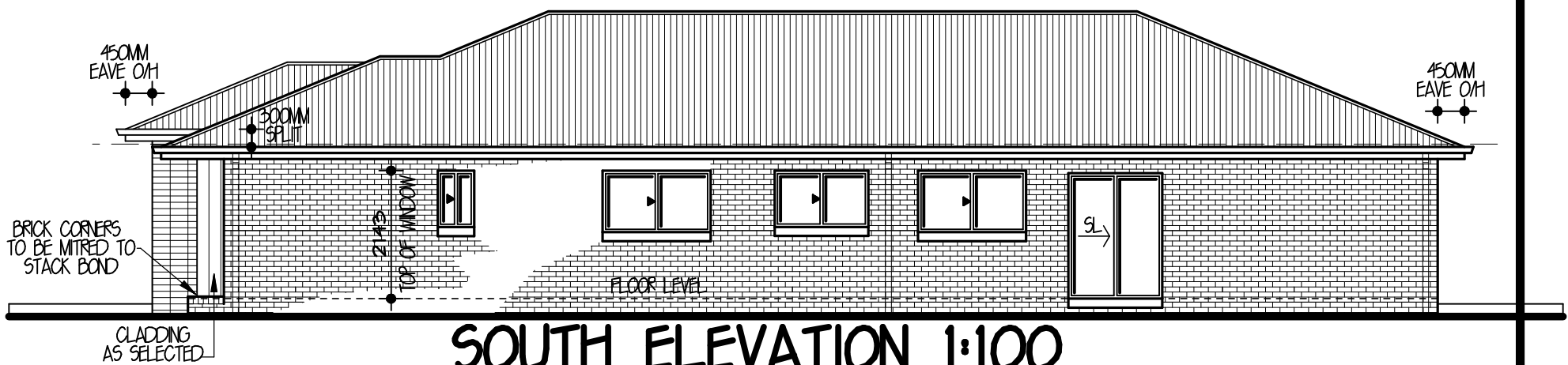
HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

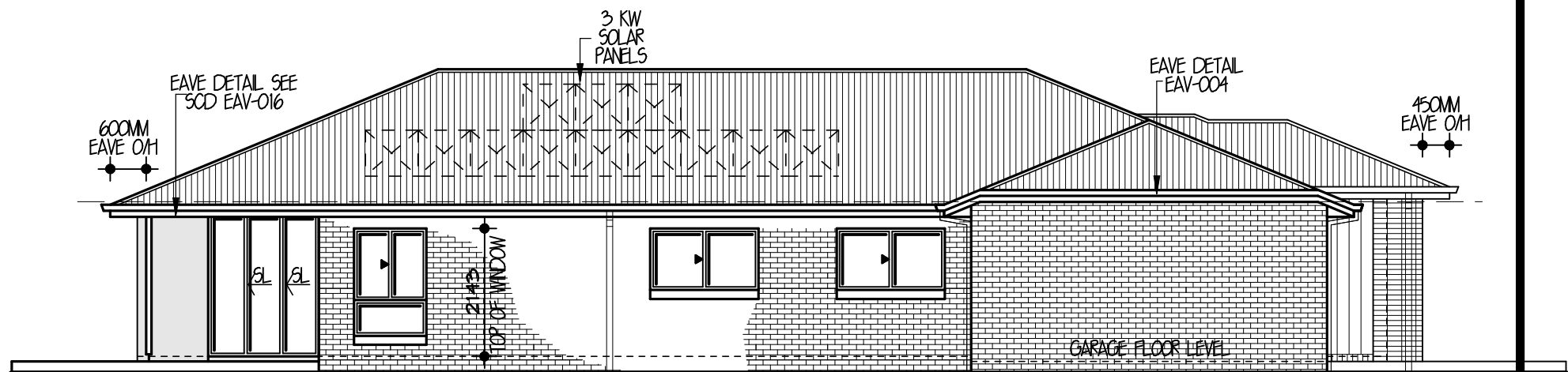




WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

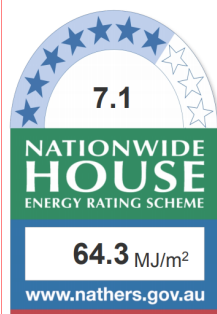


EAST ELEVATION 1:100



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 STD REV. MAP REF.
AT	LOT 1104 PROPOSED ROAD WERRINGTON DOWNS	
TYPE	MIDLAND 22 (SMART LIVING SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND LH
MASTER	DWG NO. AND-31725	PAGE NO. 3 OF 10



Certificate no.: 0004571121
Assessor Name: Christina Silman
Accreditation no.: 20753
Certificate date: 06 Feb 2020
Dwelling Address: Chapman Street
WERRINGTON DOWNS, NSW
2747
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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALKHAM HILLS
PO BOX 6410 BALKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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- 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

[illegible][illegible]

Page 10

- 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
NORWEST BUSINESS PARK
BAULKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233



7.1

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

64.3 MJ/m²

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Certificate no.: 0004571121

Assessor Name: .Christina Silman

Accreditation no.: 20753

Certificate date: 06 Feb 2020

Dwelling Address:

Chapman Street
WERRINGTON DOWNS, NSW
2747

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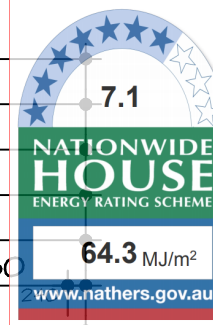




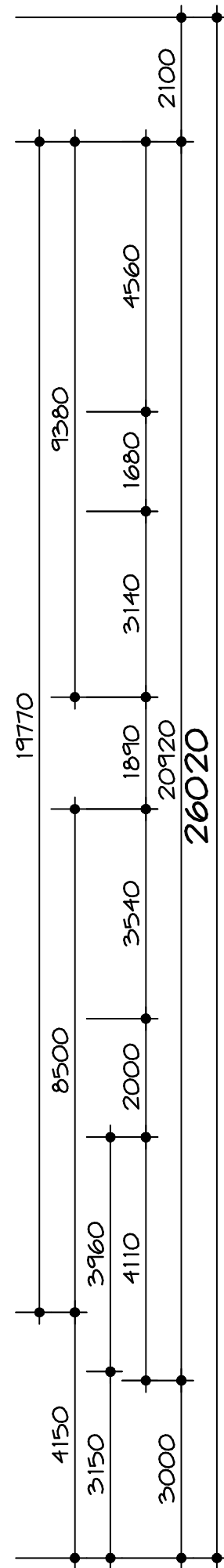
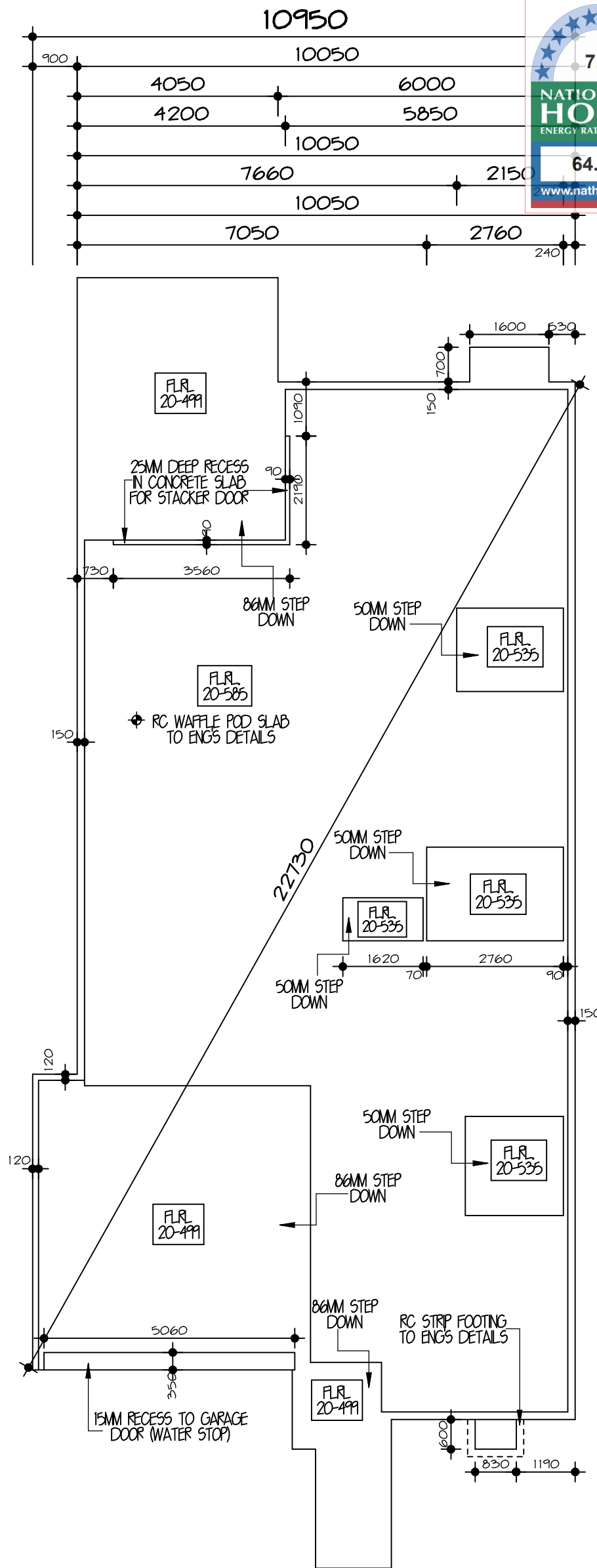
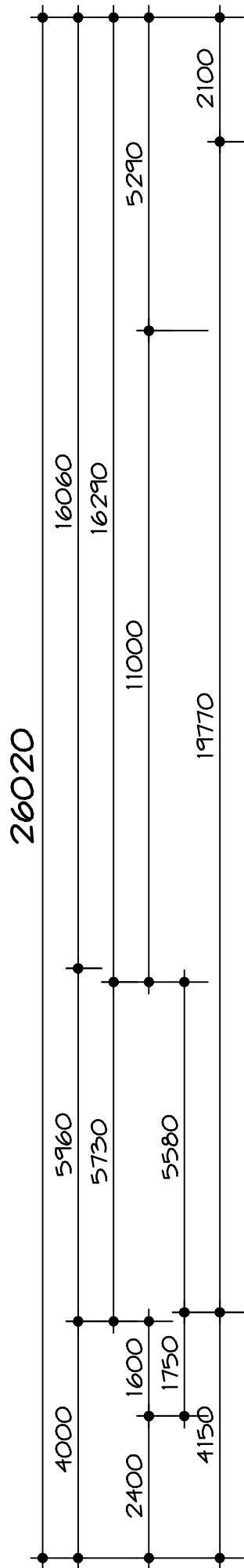
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BULKHAM HILLS
PO BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW. 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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ISSUE	DATE	REVISION	DRAWN
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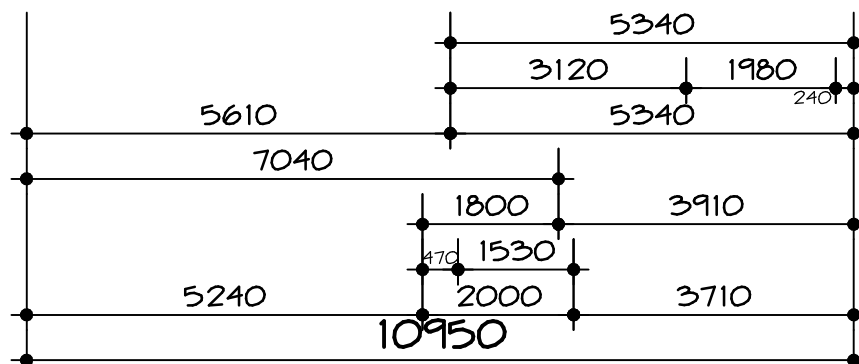
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WERRINGTON DOWNS, NSW
2747
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NOTE: THIS SLAB & LOT 2485
MUST BE CONSTRUCTED AT SAME
TIME AND LEVEL TO MATCH



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
BALUKHAM HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

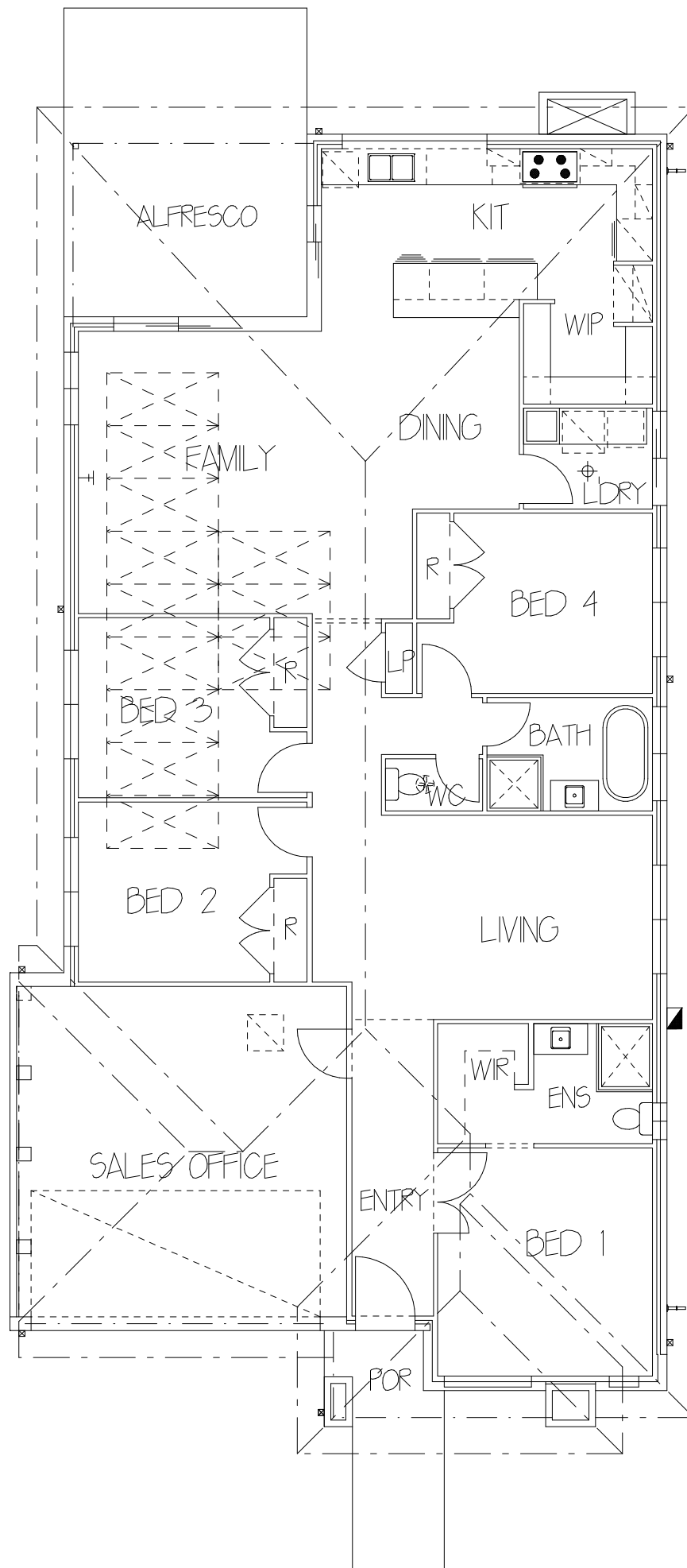
FOR	EDEN BRAE HOMES	UBD AREA SYD REV MAP REF
AT	LOT 1104 PROPOSED ROAD WERRINGTON DOWNS	
TYPE	MIDLAND 22 (SMART LIVING SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND LH
MASTER	DWG NO. AND-31725	PAGE NO. 5 OF 10



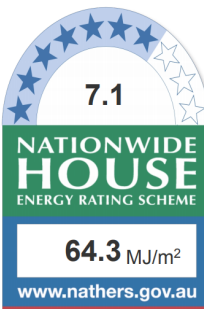
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MACARTHUR POINT NO. 25-27
SOLENT CIRCLE BULKHAM HILLS
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ELECTRICAL FLOOR PLAN 1:100



7.1

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

64.3 MJ/m²

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Certificate no.: 0004571121

Assessor Name: .Christina Silman

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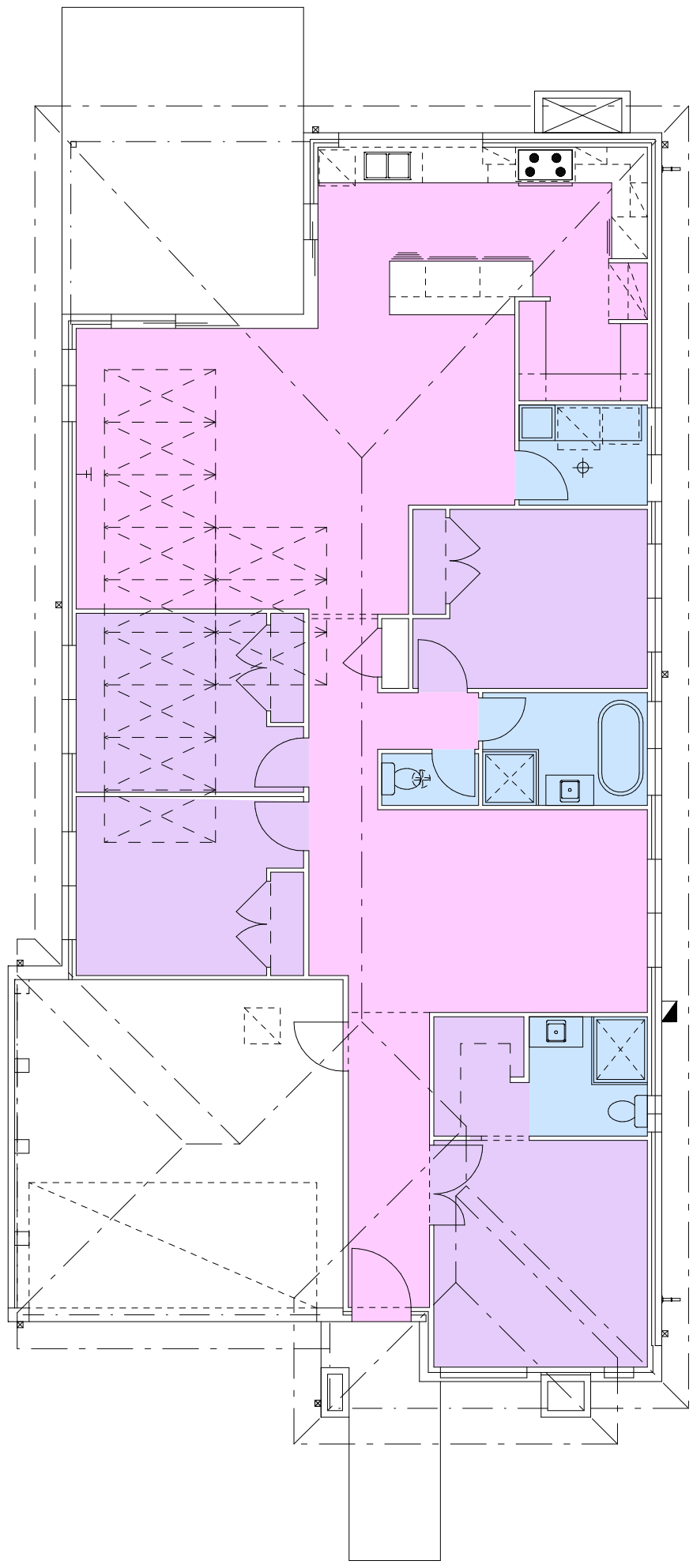
Certificate date: 06 Feb 2020

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GROUND FLOOR COVERING
LOCATION PLAN 1:100

- TILES
- CARPET
- WET AREA TILES

NOTE: REFER TO COLOUR SELECTION



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

FOR EDEN BRAE HOMES

AT LOT 1104 PROPOSED ROAD
WERRINGTON DOWNS

TYPE MIDLAND 22
(SMART LIVING SERIES)

FACADE KIRRA

MASTER

UBD AREA SYD
REV: MAR
REF:

JOB NO.
0040144

HAND
LH

DWG NO.
AND-31725

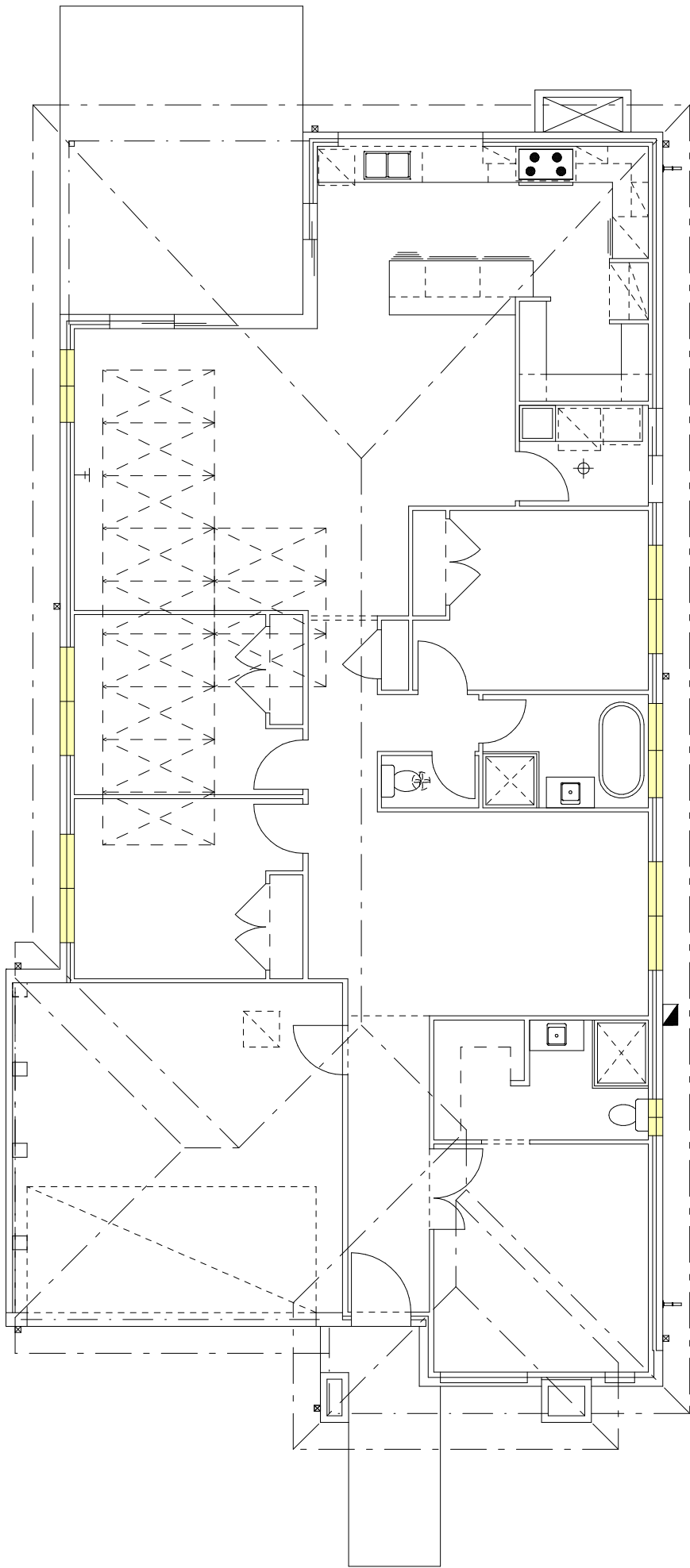
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7 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCLENT CROFT BALUKHAM HILLS
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GROUND FLOOR BLINDS PLAN 1:100

 SUNSCREEN

NOTE: REFER TO COLOUR SELECTION



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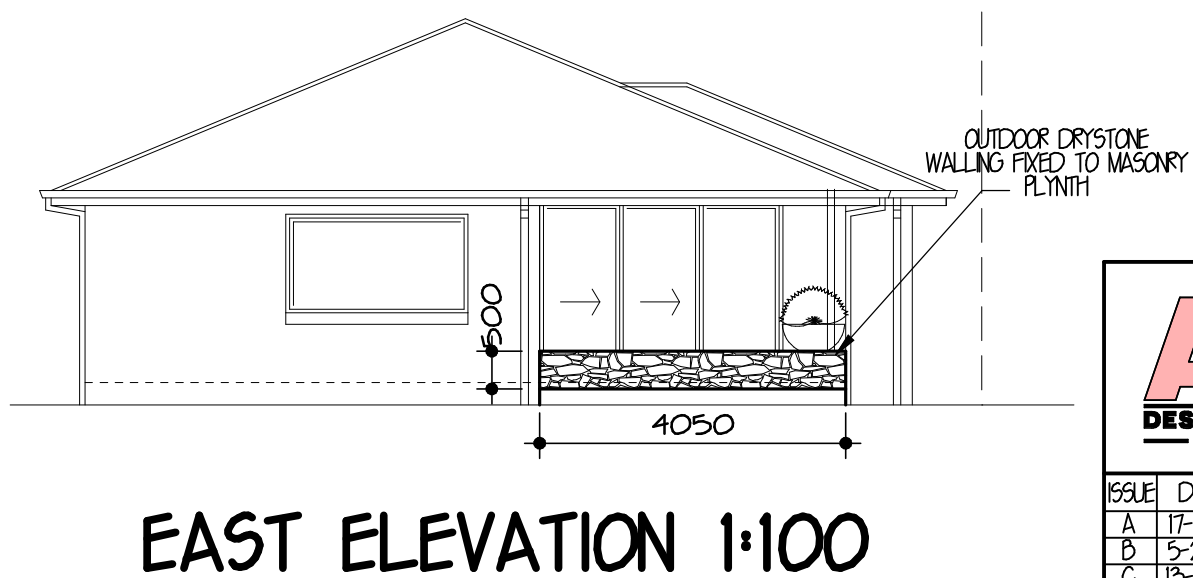
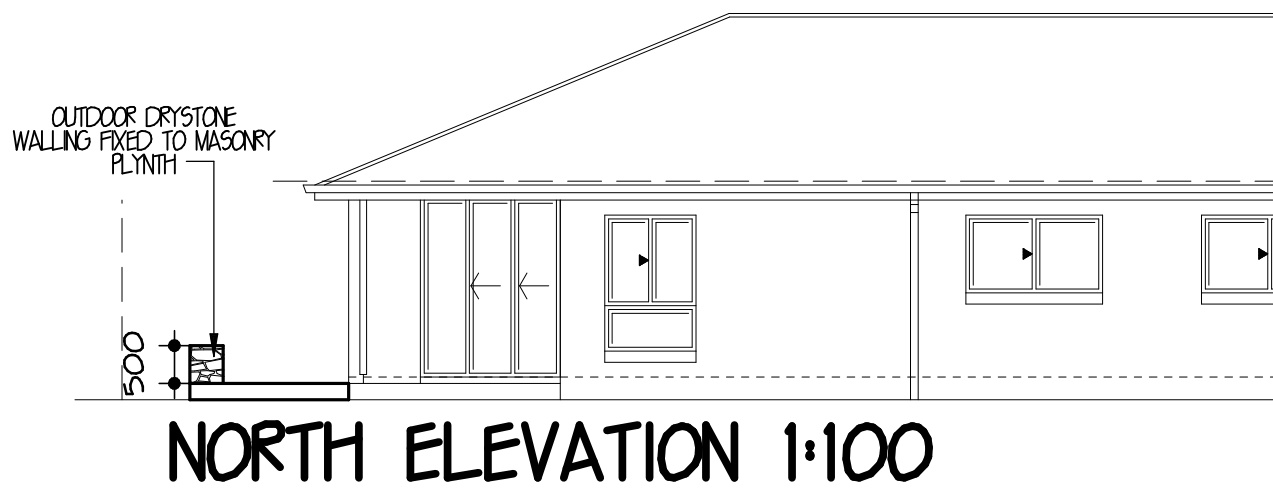
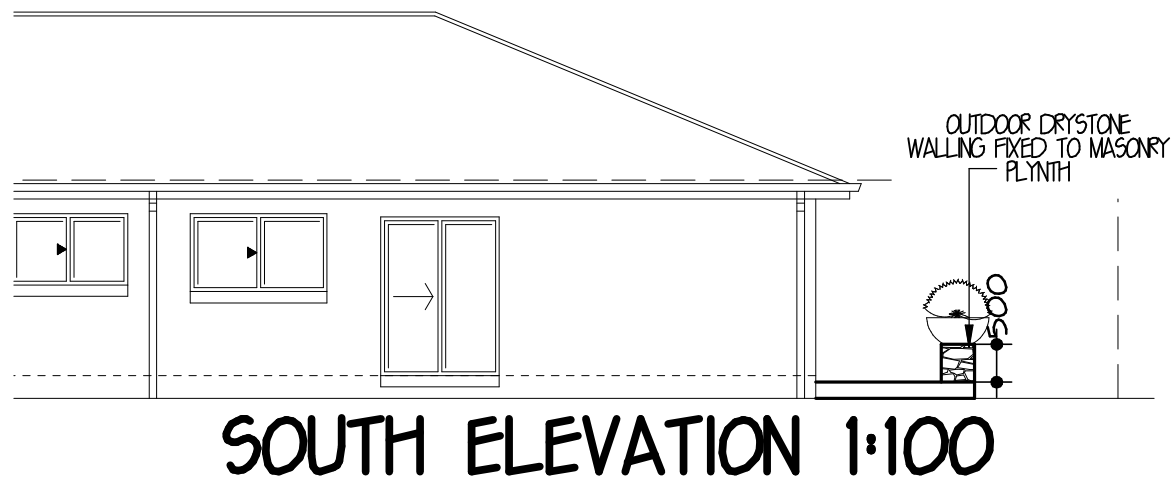
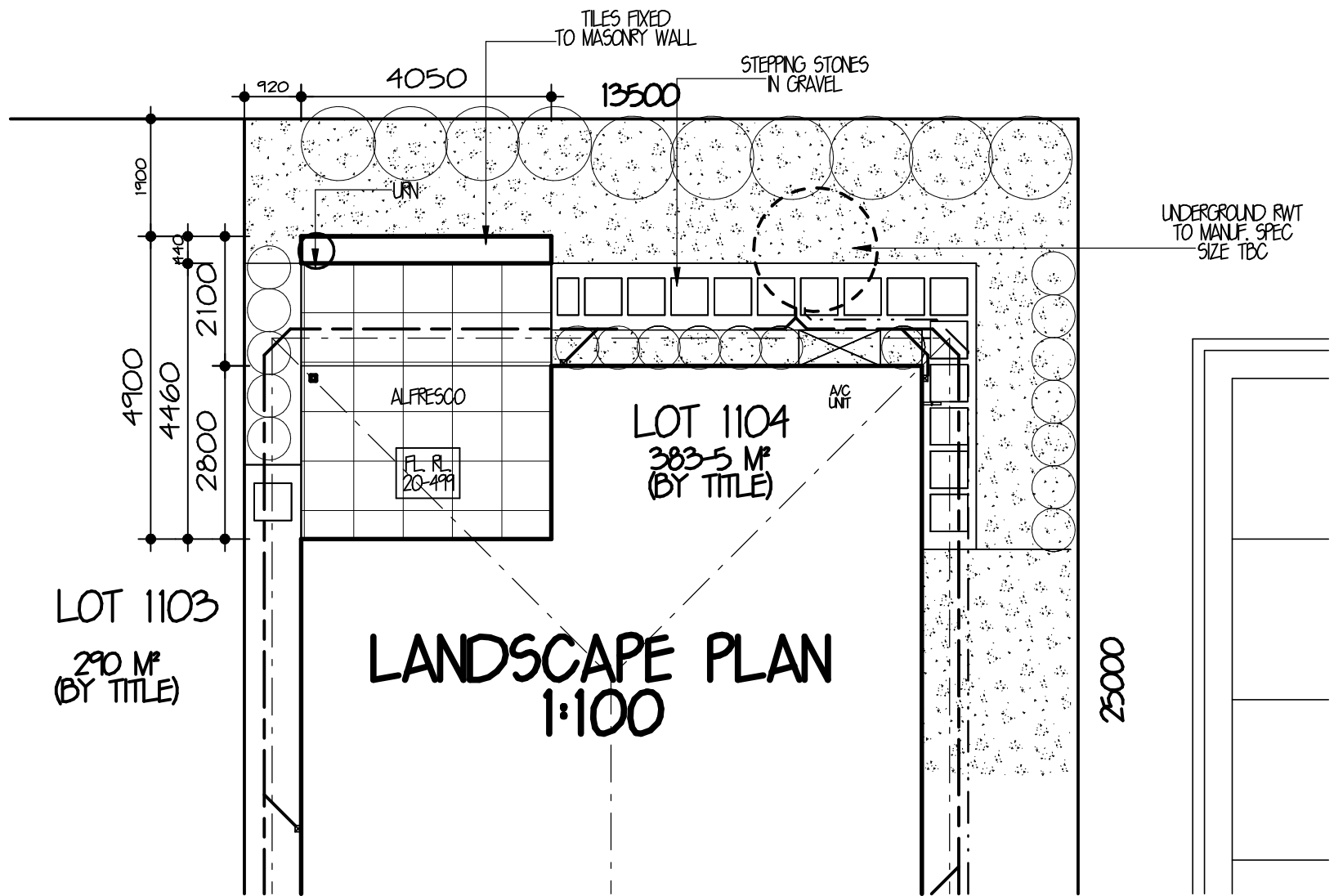
FOR	EDEN BRAE HOMES	UBD AREA STD REV. MAP REF.
AT	LOT 1104 PROPOSED ROAD WERRINGTON DOWNS	
TYPE	MIDLAND 22 (SMART LIVING SERIES)	JOB NO. 0040144
FACADE	KIRRA	HAND LH
MASTER	DWG NO. AND-31725	PAGE NO. 8 OF 10



LEVEL 2 SUITE 216
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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

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INSULATION

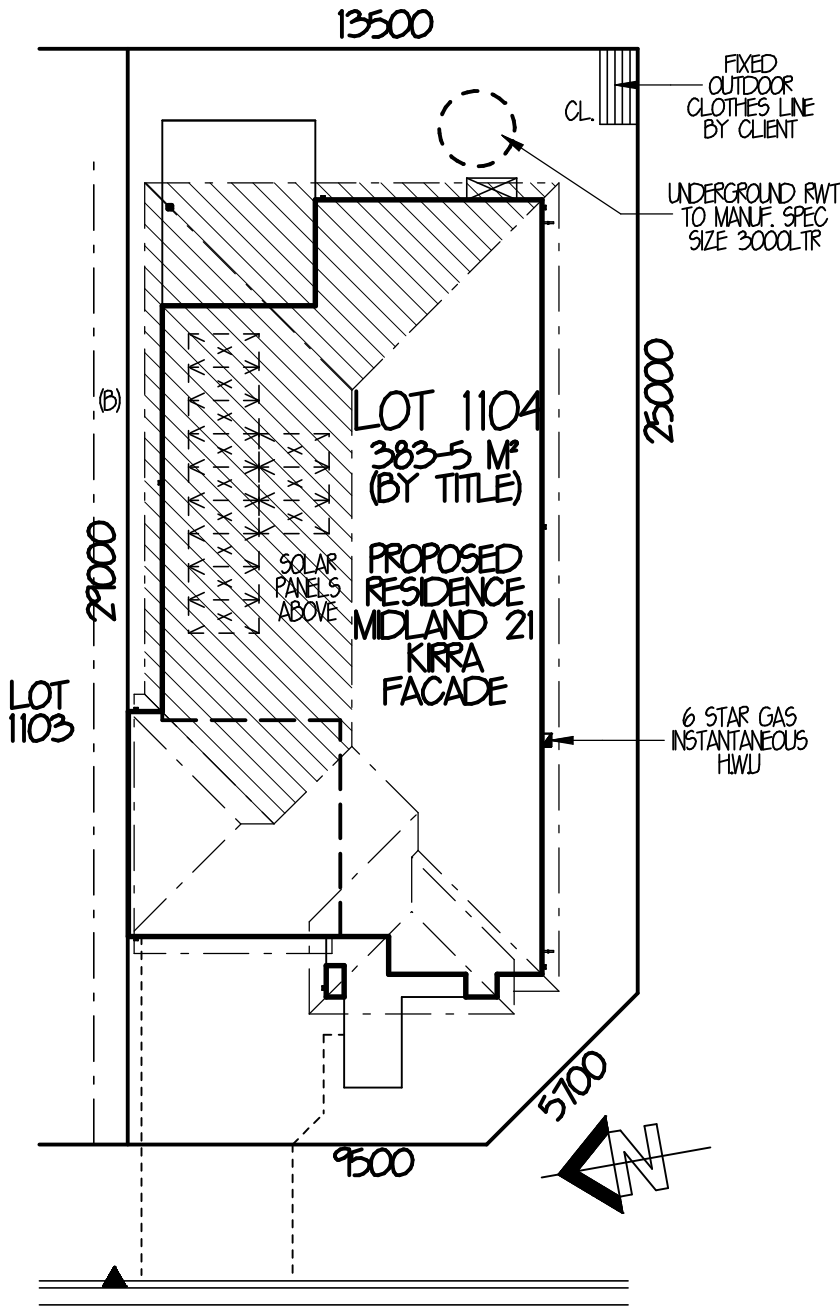
R2-5 WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 CEILING INSULATION
(EXCLUDING GARAGE AND ALFRESCO)
ROOF SARKING

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 52% (TARGET 50%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N0004571121 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 N0004571121



PROPOSED ROAD
BASIX PLAN 1:200

▨ DENOTES 100M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER: 10747805)

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 100 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 (7-5 BUT ≤9 L/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

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 4 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- THE KITCHEN
- AT LEAST 3 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



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