

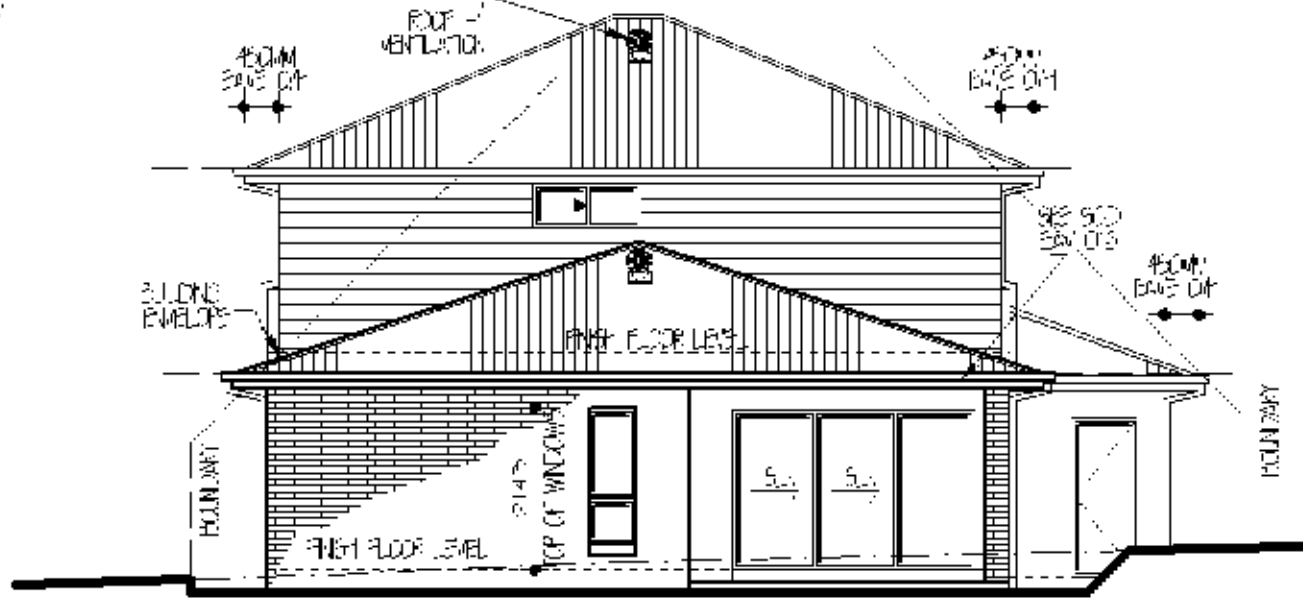
10M MAX BUILDING HEIGHT



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

eden brae homes
21 where you want to live

Level 3
23 BROOKLYN AVENUE
CLAREMONT BUSINESS PARK
CLAREMONT NSW 2170
P 8360 2222
F 8360 2222
WWW.EDENBRAEHOMES.COM.AU

FOR MR. R. FRANCIS

AT LOT 315 RAIN TREE STREET
CLAREMONT MEADOWS

TYPE CREMORE 37 MK1 (LIFE STYLE SERIES) JOB NO. 0016474

FACADE PARDALE PLAN LH

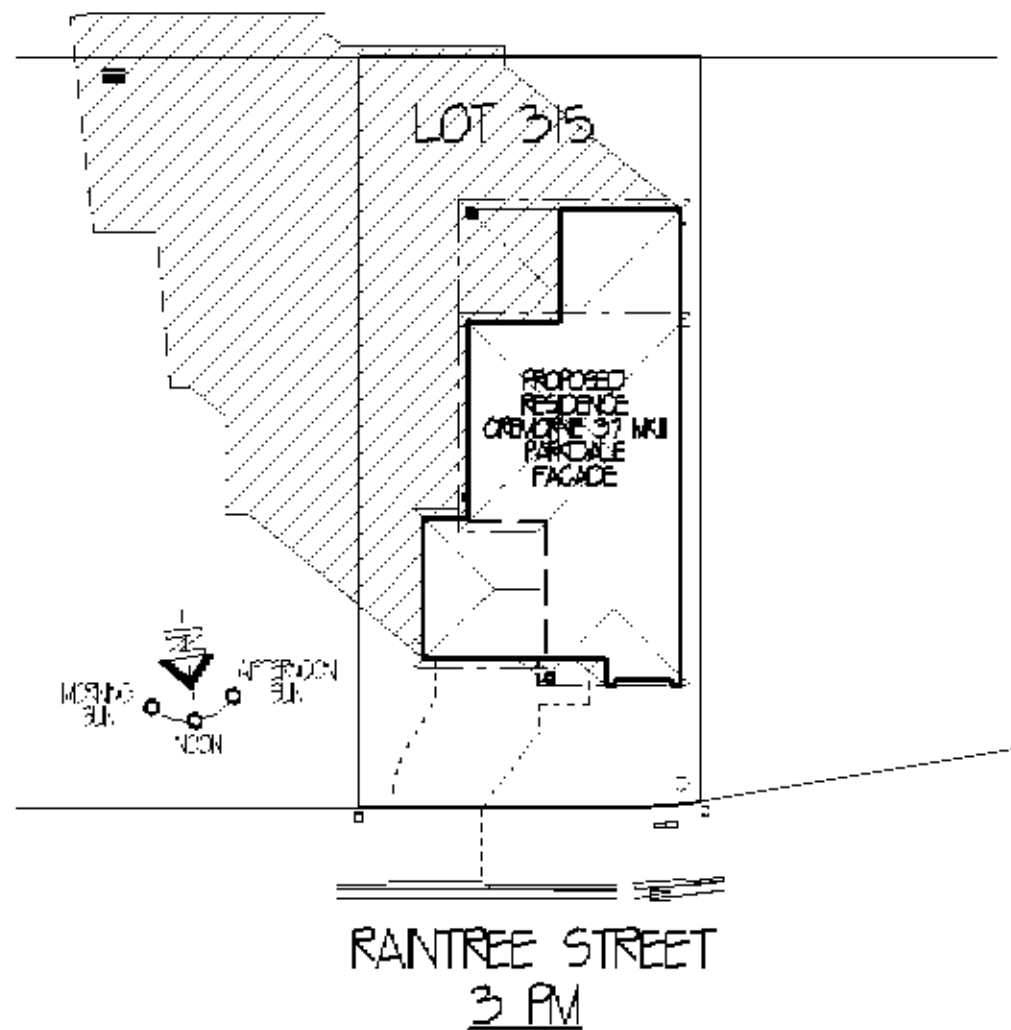
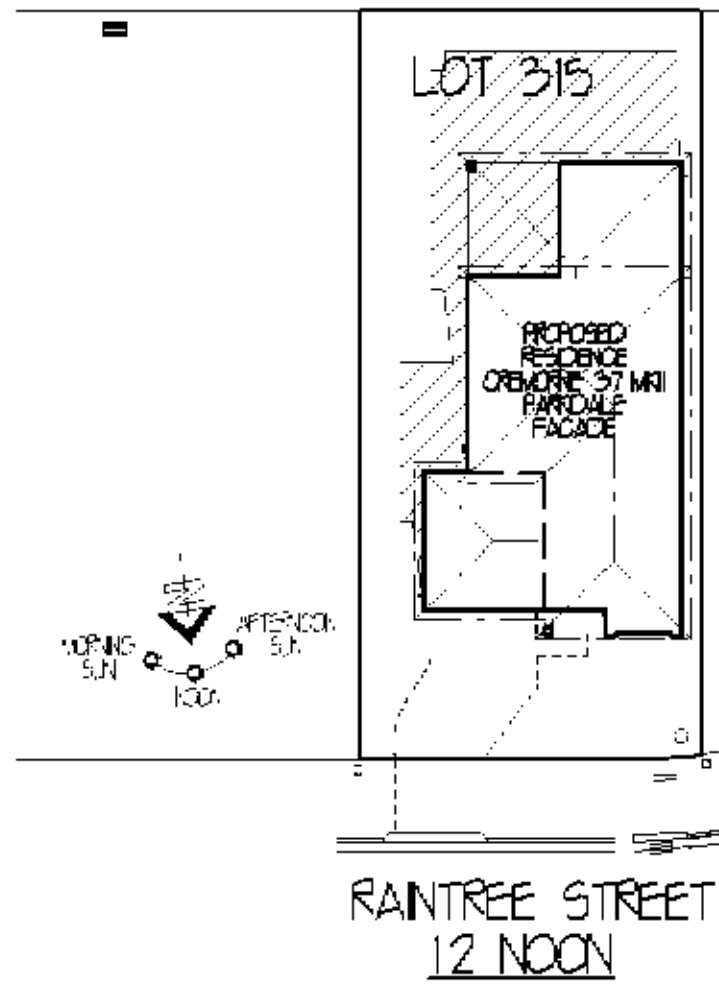
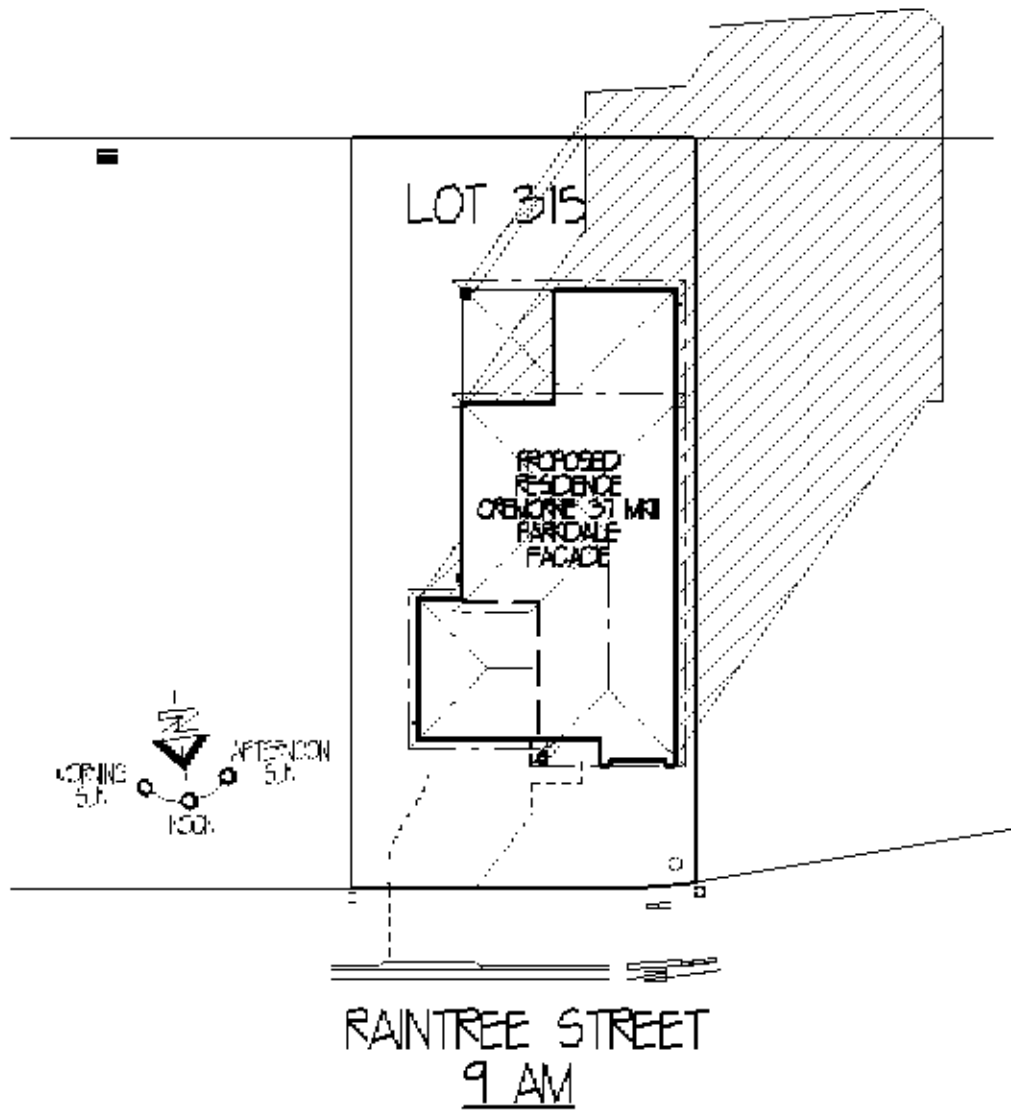
MASTER PLAN NO. A19138 PAGE NO. 4 OF 9

AN SYDNEY

LEVEL 3 SUITE 301 BROOKLYN AVENUE
CLAREMONT BUSINESS PARK
CLAREMONT NSW 2170
P 8360 2222
F 8360 2222
WWW.EDENBRAEHOMES.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	15-11-12	SITE PLAN	CM
B	14-1-13	SC PLANS	CM
C	14-1-13	EXIST PLAN	CM

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		LEVEL 3 32 BRONHOLLOW AVENUE CLAREMONT BUSINESS PARK CLAREMONT NSW 2123 P 02 9372 2222 F 02 9372 2223
MR. R. FRANCIS		
LOT 315 RAIN TREE STREET CLAREMONT MEADOWS		
TYPE: CREMORNE 37 MKJ	JOB NO.	0016474
FACADE: PARKDALE	LAND:	LH
MASTER: A1917	DWG NO.:	A19138
	PAGE NO.:	6 OF 9

SHADOW DIAGRAMS

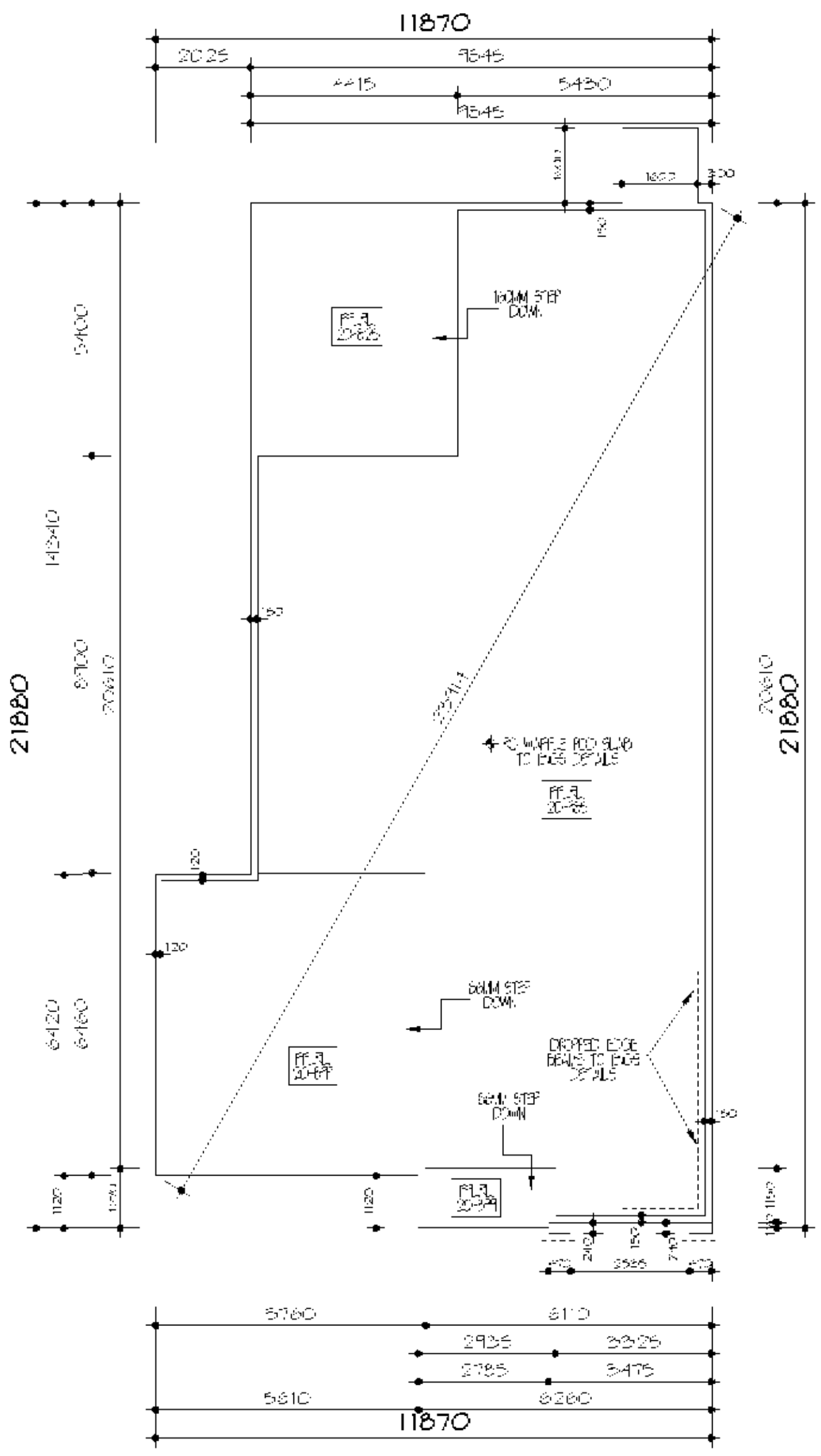
JUNE 21ST MID-WINTER 1:350

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

210.0 SITE ON VARIOUS POINTS
 NO. 25-27 RAIN TREE STREET
 CLAREMONT NSW 2123
 BUSINESS CENTRE NEW YORK
 PHONE 02 9372 2222
 WWW.EDENBROEHOMES.COM

NO.	DATE	REVISION	BY
1	21-11-12	SITE PLAN	DM
2	14-11-12	CO. PLANS	DM
3	14-11-12	EXHIBIT PLAN	DM

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SLAB FLOOR PLAN 1:100

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

eden broe thomas
 22 PROSPECT AVENUE
 NORTH SYDNEY NSW 1585
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MR. R. FRANCIS
 LOT 315 RAIN TREE STREET
 CLAREMONT MEADOWS
 CREMORNE 37 MKII
 LIFESTYLE 5025
 OFFICE NO. 0016474
 PARCELS PARKDALE
 PARCELS LH
 DRAWING NO. A19128
 PAGE NO. 7 OF 9

AN SYDNEY
 ARCHITECTS
 101/102/103/104/105
 SYDNEY NSW 1585
 PHONE 02 9439 5555
 WWW.ANARCHITECTS.COM.AU

NO.	DATE	REVISION	DRAWN
1	12-15	SITE PLAN	CB
2	12-15	2D PLANS	SI
3	12-15	BASE PLAN	FI

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INSULATION
 250 MM INSULATION
 250 CEILING INSULATION
 FULL INSULATION

DEVELOP 250-MM OF ROOF TO BE COLLECTED

BASIX SCORE

WATER - 48 (TARGET 48)
 THERMAL COMFORT - 68 (TARGET 68)
 ENERGY - 45 (TARGET 40)

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER
 THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST BEEC 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 250-SQ-M 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 CLOSET WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT 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 5000 LITRES

SHOWERHEADS

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STARS OR 3 STAR PLUS IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS

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

THE KITCHEN

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

THE APPLICANT MUST INSTALL EXTERIOR TAPS OTHER THAN SHOWERHEADS WITH A MINIMUM FLOW RATE OF 3 STARS IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
 GAS INSTANT HEATERS - 3 STARS OR GREATER WITH A 4 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 AIR CONDITIONING ENERGY RATING EFF 25 - 30, 1 BEDROOM 3 PHASE AIR CONDITIONING ENERGY RATING EFF 25 - 30

ACTIVE HEATING

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT:
 OR SYSTEMS WITH A HIGHER ENERGY RATING LIVING AREA 3 PHASE AIR CONDITIONING ENERGY RATING EFF 25 - 30, 1 BEDROOM 3 PHASE AIR CONDITIONING ENERGY RATING EFF 25 - 30

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

WALK-IN SWITCH OFF

STOVE INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL

WALK-IN SWITCH OFF

LAUNDRY NATURAL VENTILATION ONLY OR NO LAUNDRY OPERATION CONTROL FAN

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOMS/TOILETS 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 INSURE THAT THE "EMERGENCY" TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

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

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO INSURE THAT THE FLOORS ARE APPLICABLE TO PROVIDE THE USUAL "DEDICATED" AREAS

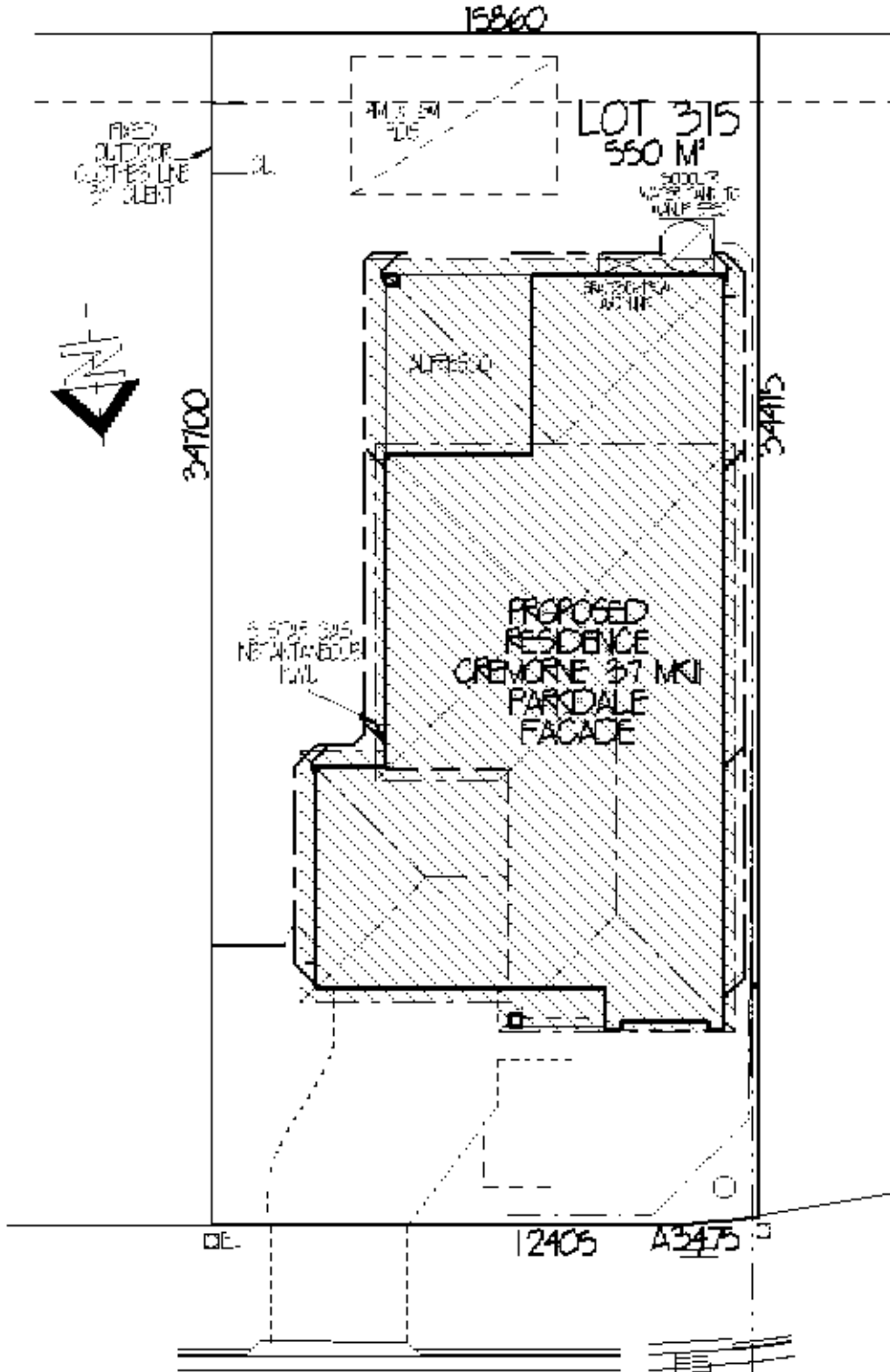
FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING

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

CLOTHES

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



**RAINTREE STREET
 BASIX PLAN 1:200**

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE IN PART 4 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLETING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE IN PART 4

open breae homes
 22 BROOKHOLM AVENUE
 NORTH SYDNEY NSW 1585
 02 9380 1234
 www.openbreaehomes.com.au

FOR: **MR. R. FRANCIS**

AT: **LOT 315 RRAINTREE STREET
 CLAREMONT MEADOWS**

TYPE: **CREMORNE 37 MKII
 LIFESTYLE 5000**

FACADE: **PARKDALE**

MAPS: **20171** Dwg No: **A19128** PAGE NO: **9 OF 9**

AN SYDNEY

LINE 1 DATE 25/04/2018 FOR
 NO 20171101/01/01
 ECU 10/10/18
 D102/10/10/18/11/2
 2018/03/25/18/11/2
 2018/03/25/18/11/2
 2018/03/25/18/11/2
 2018/03/25/18/11/2
 2018/03/25/18/11/2

DATE	REVISED	BY
25/04/18	SITE PLAN	30
19/05/18	2D PLANS	31
19/05/18	BASE PLAN	31

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