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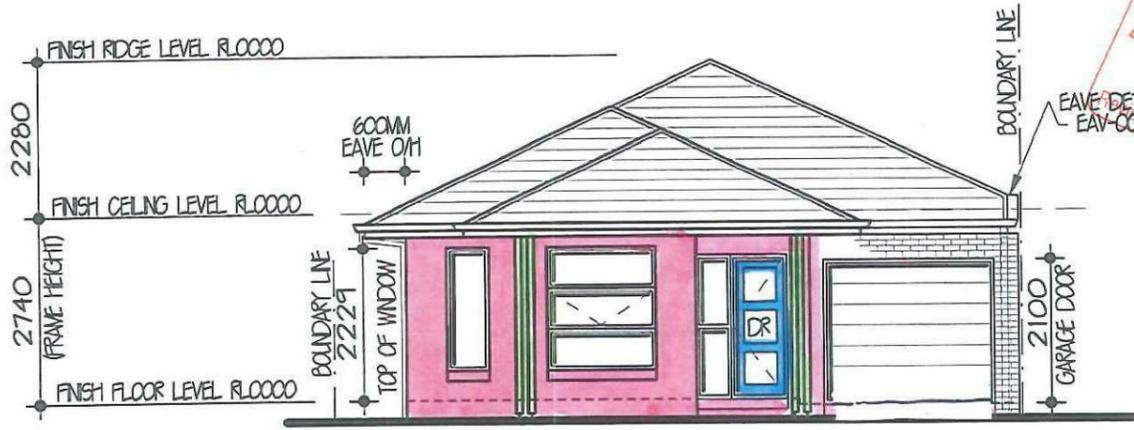
Home Option Gallery

Client Signature

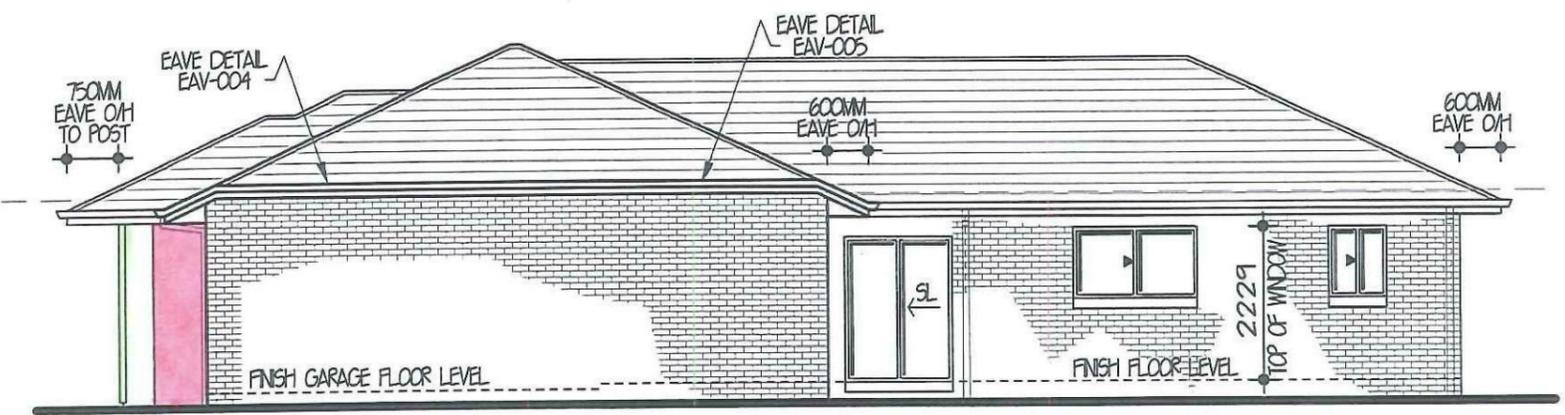
Consultant Signature *J. Smith*

Initials Date 13.3.14

LANDCOM Thorton Design Review Panel
Ascott
 Date 17/03/14



NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

- *Meroka: Taubmans pinwheel T126.C11*
- *Front entry door: Taubmans pebble Bay T112-2W*
- *posts: Taubmans colour match colorbond cove*

eden brae homes
It's where you want to live
 LEVEL 3, 22 BROOKHOLLOW AVENUE,
 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 P 8860 9222
 F 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 2328 LAMBER PL THORNTON		
TYPE	MANCHESTER 18 (MODIFIED)	JOB NO.	0017962
FACADE	ASPEN (SMART LIVING SERIES)	HAND	RH
MASTER	A17607	DWG NO.	A21316
		PAGE NO.	3 OF 7

AG DESIGN SYDNEY
 UNIT 3975 INGLEWOOD PLACE,
 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 P.O. BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW 2153
 PHONE (02) 8824 3533 FAX (02) 8824 3544
 EMAIL: INFO@ANDESIGNSYDNEY.COM.AU

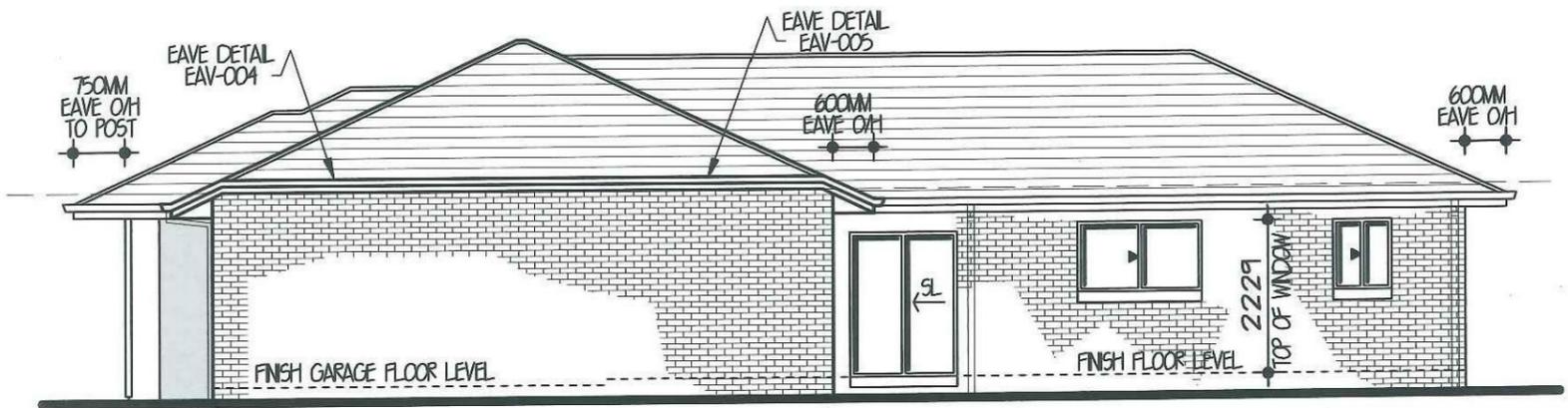
ISS	DATE	REVISION	DRAWN
A	10-03-14	CC PLANS	JM

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LANDCOM Thorton Design Review Panel
 Reviewed *Ascott* Date *17/03/14*



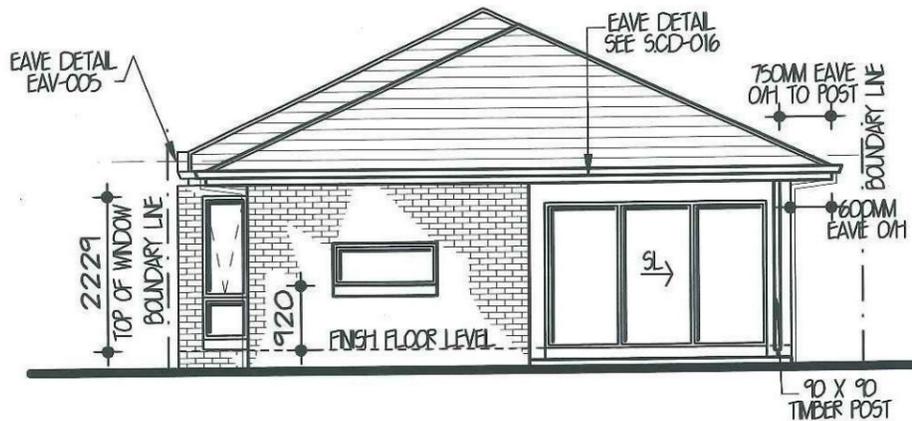
NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



Eden brae homes
 "It's where you want to live"
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 P: 8860 9222
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FOR	EDEN BRAE HOMES		
AT	LOT 2328 LAMBER PL THORNTON		
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FACADE	ASPEN (SMART LIVING SERIES)	HAND	RH
MASTER	DWG NO. A17607	PAGE NO.	3 OF 7
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AGN SYDNEY
 UNIT 39/5 INGLEWOOD PLACE,
 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 PO BOX 6410 BALKHAM HILLS
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 PHONE: (02) 8824 3533 FAX: (02) 8824 3544
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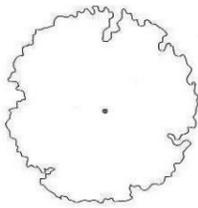
PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lit	Lagerstroemia 'Tuscarora'	Crepe Myrtle	1	25L	4m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	7	200mm	2m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	13	150mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	24	150mm	0.1m

LOT PLANTING SUMMARY

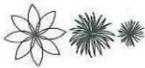
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
45	7	0	38	1

Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

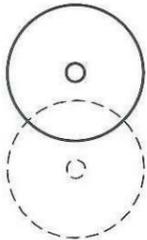


LEGEND

Proposed trees - refer to plant schedule

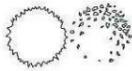


Proposed accents & grasses - refer to plant schedule

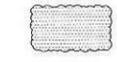


Existing tree to be retained

Existing tree to be removed



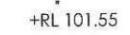
Proposed shrubs - refer to plant schedule



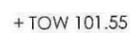
Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



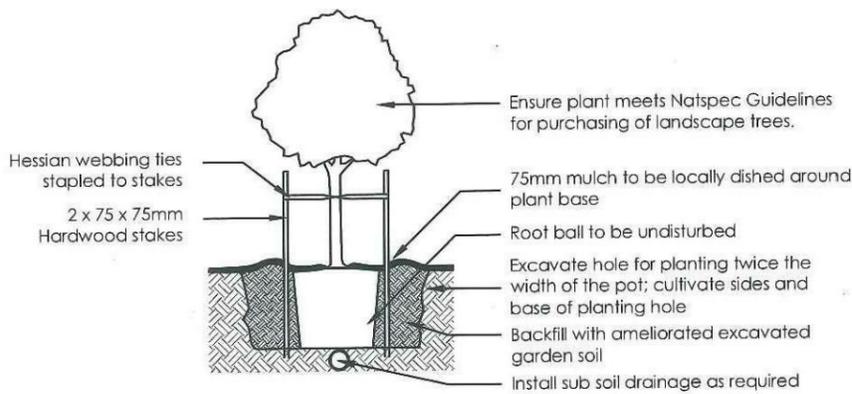
Garden edging



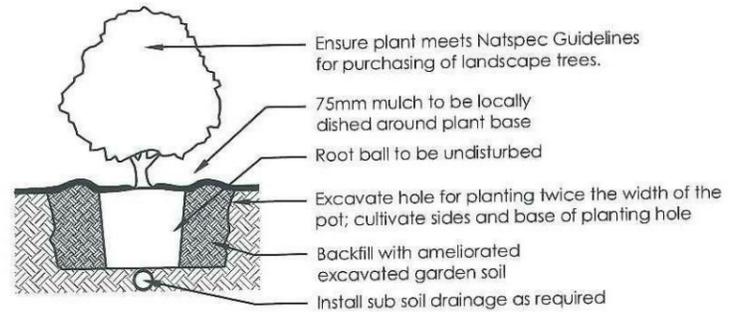
Masonry retaining walls



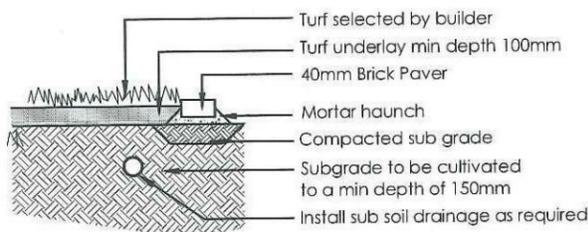
Existing contours



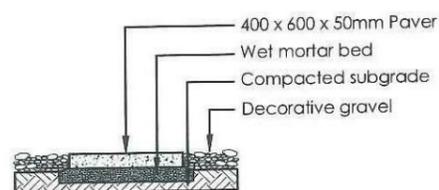
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



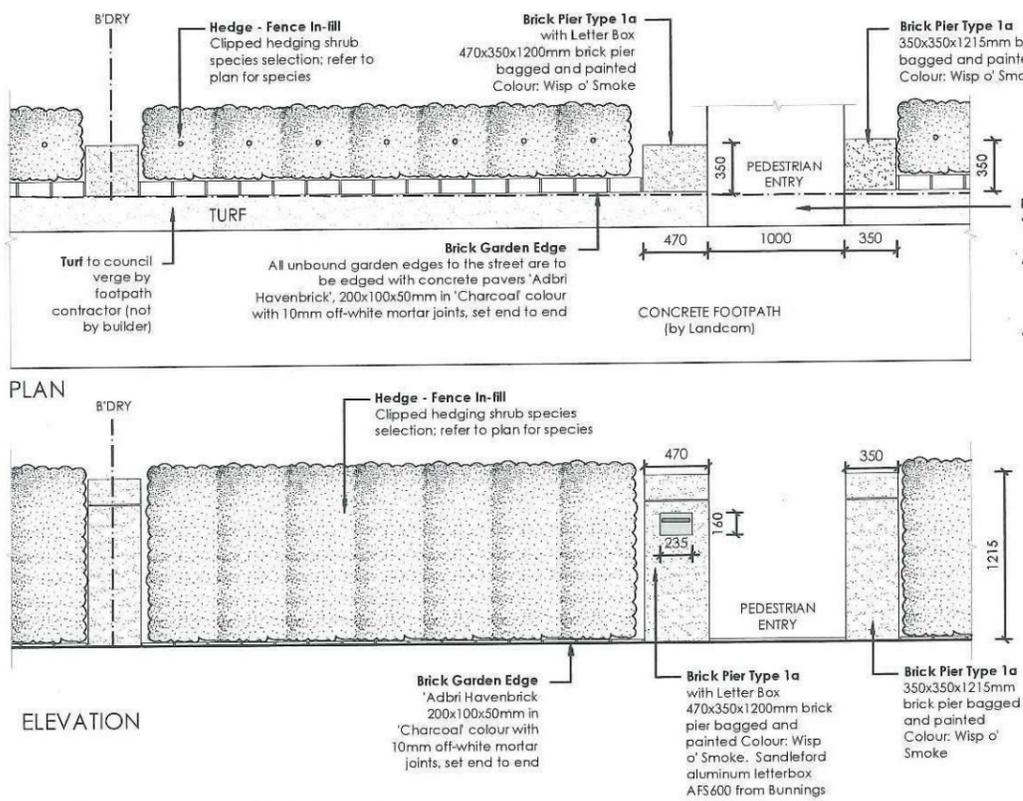
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

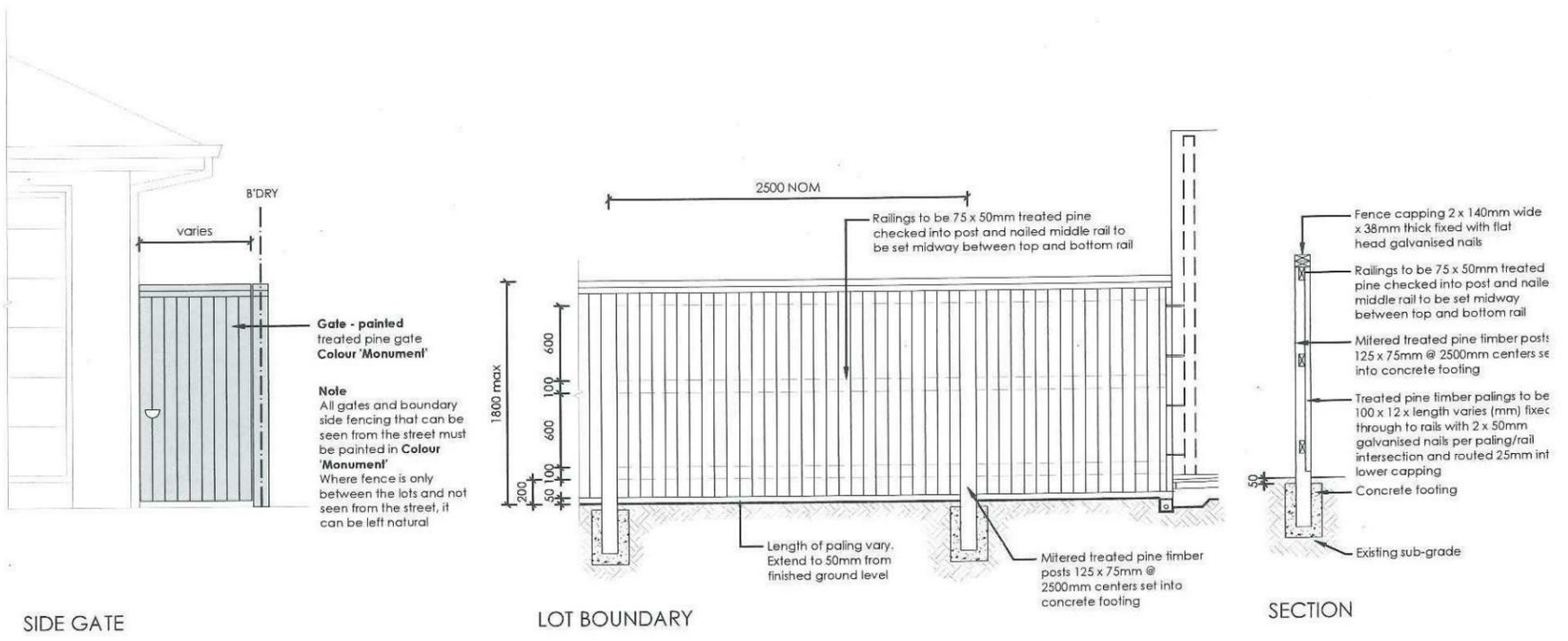
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	BT	RS	26-02-14	LOT 2328 LAIMBEER PLACE, PENRITH	1:100 @ A3	DA	L-02
B	AMEND TITLE BLOCK TO CLIENT COMMENT	BT	RS	27-02-14				
					EDEN BRAE HOMES		NEW RESIDENCE LANDSCAPE PLAN	
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.					PO Box 3136, Collingwood, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9872 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au		27-02-14	
6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION					EDEN BRAE HOMES		B	

Thorton Design Review Panel
 LANDCOM
 Reviewed *Ascott* Date *17/03/14*



- Pedestrian path**
- Path within the lot is to be coloured concrete (CCS Onyx colour or equivalent)
 - Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder
 - Pedestrian entry path is required where there is no driveway within the front setback, i.e. where driveway is via lane-way

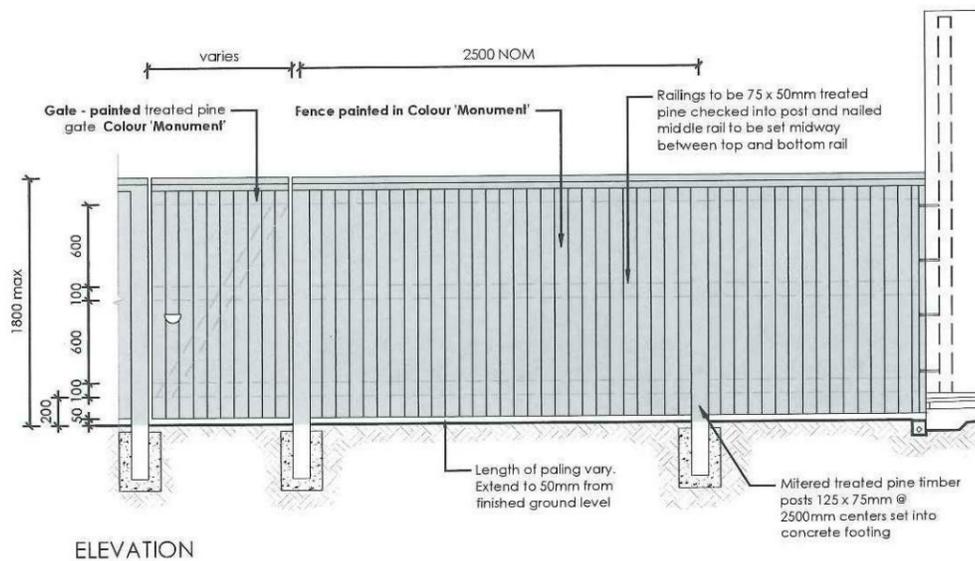
5 FENCE TYPE 5 - Front Fence
 1:50 Typical detail



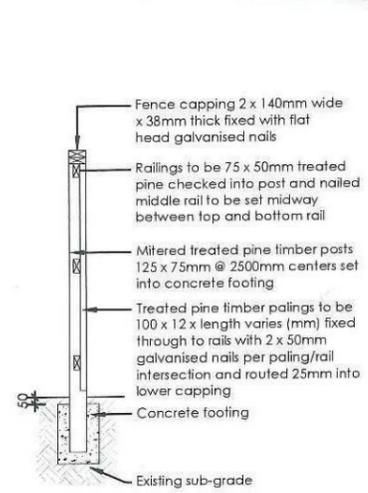
6 FENCE TYPE 4a - Side Boundaries
 1:50 Typical detail

ecodesign outdoor living environments		PO Box 3136, Carrington, NSW 2118 Ph: (02) 9871 7201 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the ecodesign group of companies. Design and copyright.</small>		LOT 2328 LAIMBEER PLACE, PENRITH		NEW RESIDENCE		
1. Do not scale from drawings 2. Verify dimensions on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign		6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION		EDEN BRAE HOMES		LANDSCAPE PLAN		
REVISION A ISSUE FOR CLIENT REVIEW B AMEND TITLE BLOCK TO CLIENT COMMENT	DRAWN BT BT	CHECK RS RS	DATE 26-02-14 27-02-14	SCALE 1:100 @ A3	DRAWN DA DA	SHEET L-03	DATE 27-02-14	


Thorton Design Review Panel
 Reviewed Ascott Date 17/03/14



ELEVATION

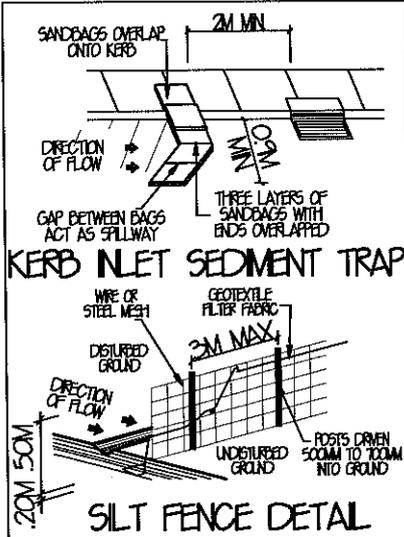


SECTION

7 FENCE TYPE 4b - Rear Boundary
 1:50 All Laneways (except Barlett Lane)
 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	CLIENT
A	ISSUE FOR CLIENT REVIEW	BT	RS	26-02-14	LOT 2328 LAMBEER PLACE, PENRITH	EDEN BRAE HOMES
B	AMEND TITLE BLOCK TO CLIENT COMMENT	BT	RS	27-02-14		
 PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9671 2701 Fax: (02) 9673 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the ecodesign group of companies</small>					PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 27-02-14 DRAWN: BT CHECK: RS REVISION: B	
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign 6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION						

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SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS CONSISTING OF 300MM WIDE X 300MM DEEP TRAP.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS INCLUDING THE MAINTENANCE PERIOD.

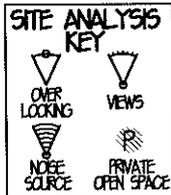
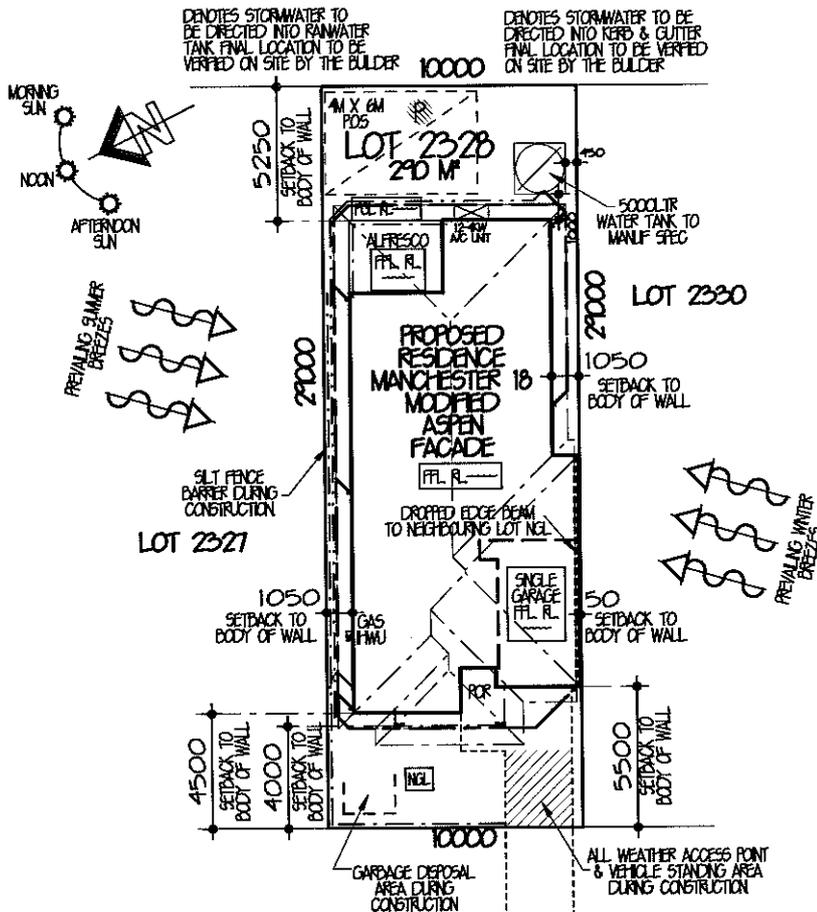
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROTEX OR APPROVED EQUIVALENT BETWEEN POSTS AT 2M CENTRES) FABRIC SHALL BE BURIED 50MM ALONG ITS LOWER EDGE.

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&M DESIGN BEFORE PROCEEDING.
- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R1000 GARAGE TO R1000
- HOUSE FLOOR LEVEL R1000, 305MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX R1000, 27MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 193.1 M²



LAMBEER PLACE

SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY

DRAINAGE PLAN

○ DENOTES EXISTING TREES TO REMAIN

○ DENOTES EXISTING TREES TO BE REMOVED

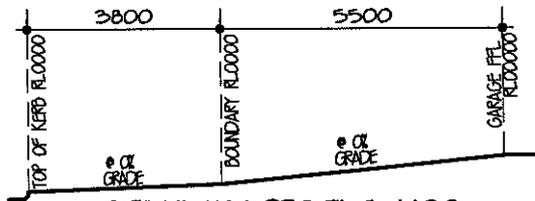
— DENOTES RETAINING WALL BY OWNER

- - - DENOTES SILT FENCE BARRIER

- - - DENOTES DROPPED EDGE BEAM

||||| DENOTES LINE OF BATTERY TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EDH 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 FITS, TREES, BUTTERFLY DRAIN, DRIVEWAY CROSSOVER, FRAM RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 86B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.



SITE DATA

SITE AREA= 290 M²

PRIVATE OPEN SPACE REQUIRED= 20% OR 58 M²

PROVIDED= 22% OR 65.8 M²

FLOOR AREAS

GROUND FLOOR AREA= 127 M² (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA= 10.4 M²

PORCH FLOOR AREA= 4.1 M²

ALFRESCO FLOOR AREA= 10.3 M²

TOTAL FLOOR AREA= 161.2 M² OR 17.3 SQS

Eden broe homes
 29 when you want to live

LEVEL 3, 22 BROOKHOLLOW AVENUE,
 NORTHWEST BUSINESS PARK,
 BALLURAH HILLS NSW 2253
 P 0260 9222
 F 0260 9223

FOR **MR X. CHEN & MISS J. ZHENG**
 AT LOT 2328 LAMBEER PL.
 THORNTON

TYPE **MANCHESTER 18 (MODIFIED)** JOB NO. **0017962**

FACADE **ASPEN (SMART LIVING SERIES)** HWID **R1**

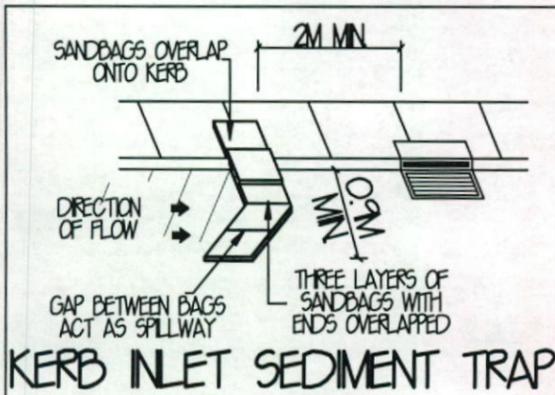
MASTER DWG NO. **A17607** PAGE NO. **1 OF 7**

AGN SYDNEY

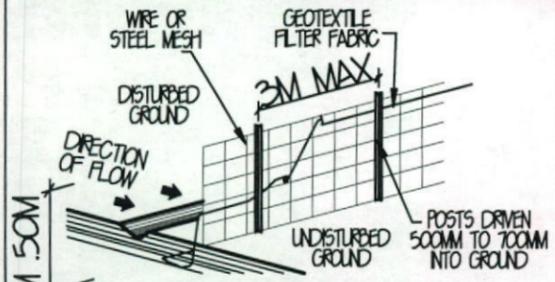
LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 GOLENT CIRCUIT
 BALLURAH HILLS
 PO BOX 640 BALLURAH HILLS
 BUSINESS CENTRE NSW 2253
 PHONE 02 8824 2222 FAX 02 8824 3544
 WWW.AGNDESIGN.COM.AU

REV	DATE	REVISION	DRAWN
A	10-02-14	CG PLANS	JM
D	27-03-14	BACK PLANS	RF

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KERB INLET SEDIMENT TRAP



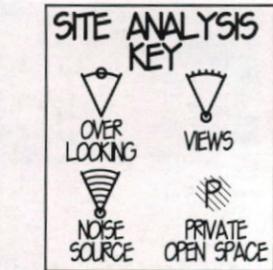
SILT FENCE DETAIL

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- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

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- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R10000 GARAGE TO R10000
- HOUSE FLOOR LEVEL R10000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R10000, 299MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 193-1 M²



LAMBEER PLACE
SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY
(DRAINAGE PLAN)

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- ⊙ 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

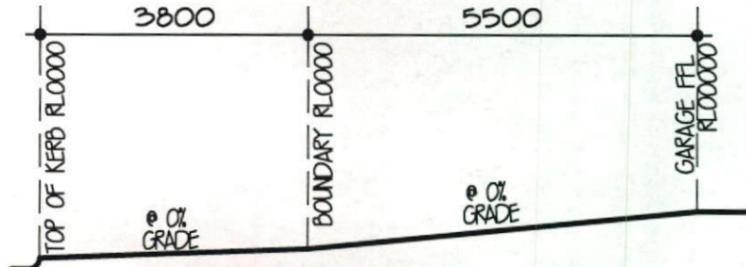
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ALFRESCO FLOOR AREA= 10-3 M²

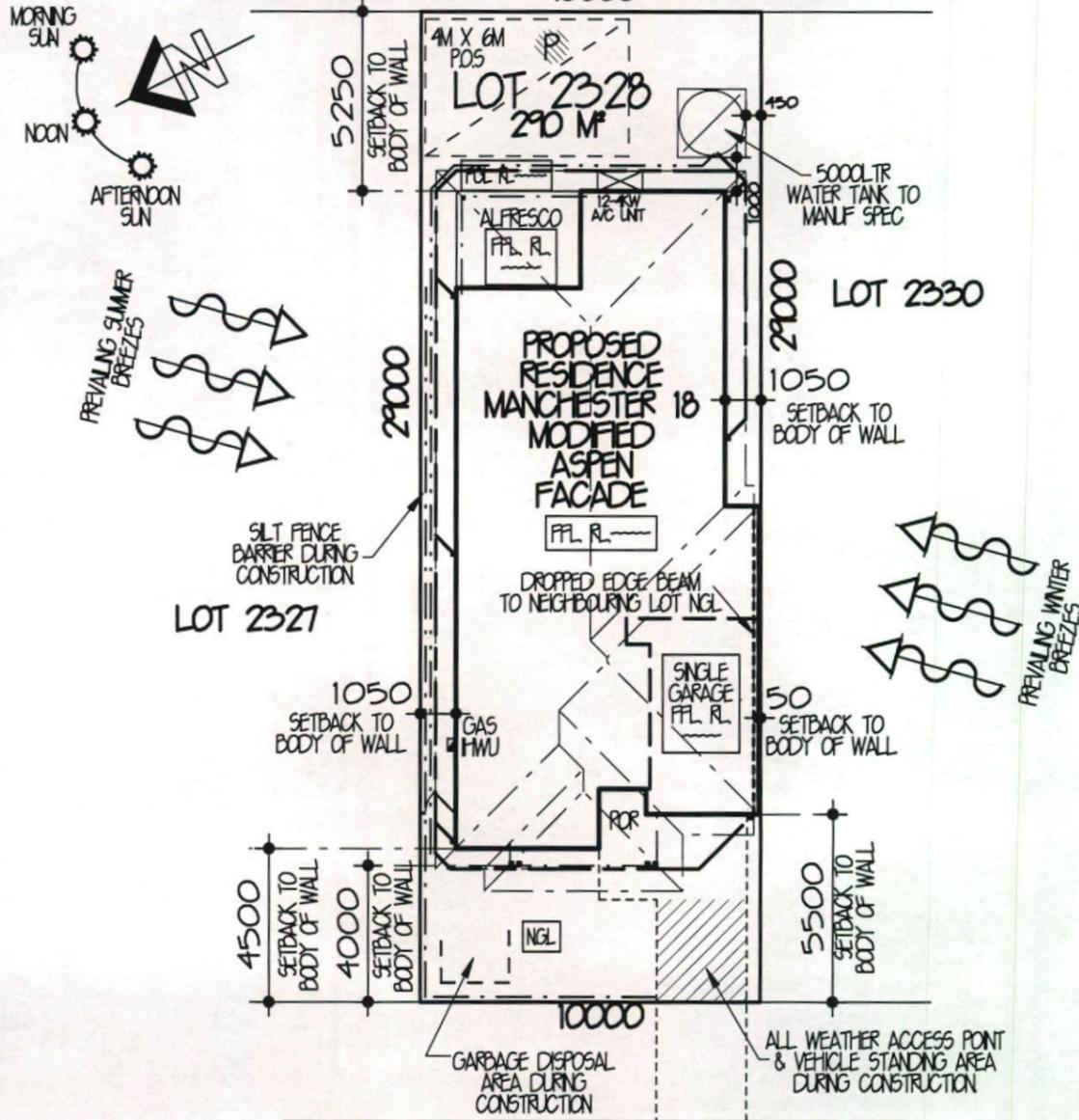
TOTAL FLOOR AREA= 161-2 M² OR 17-3 505



DRIVEWAY PROFILE 1:100

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER 10000

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



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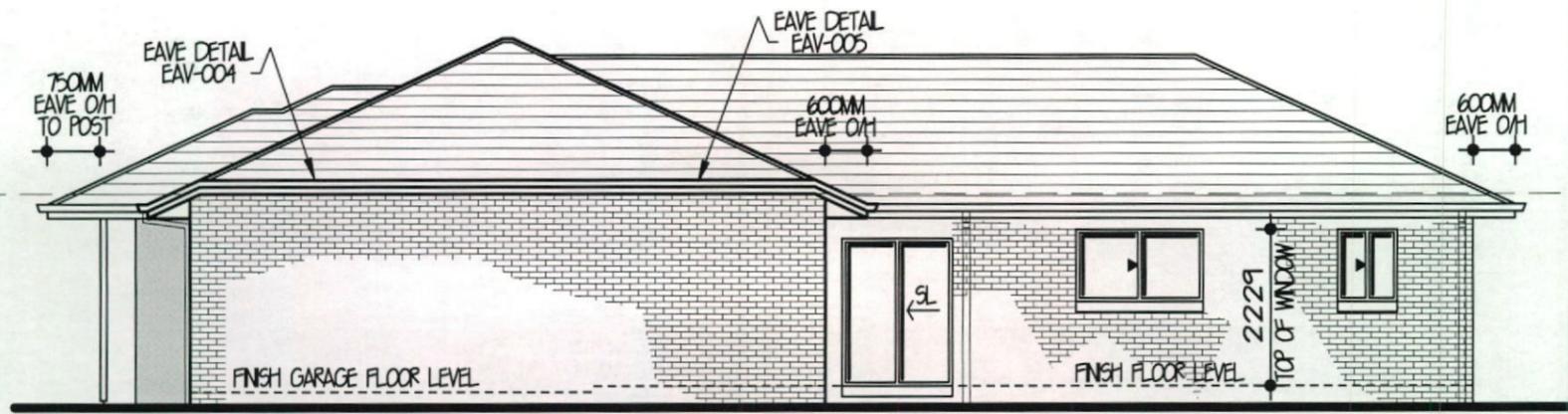
LEVEL 2 SUITE 216 MACARTHUR POINT
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BALLKHAM HILLS
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WWW.ANDESIGNSYDNEY.COM.AU

REV	DATE	REVISION	DRAWN
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B	27-03-14	BASIX PLANS	RF

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NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



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FOR **MR. X. CHEN & MISS J. ZHENG**

AT **LOT 2328 LAMBEER PL THORNTON**

TYPE **MANCHESTER 18 (MODIFIED)** JOB NO. **0017962**

FACADE **ASPEN (SMART LIVING SERIES)** HAND **RH**

MASTER **A17607** DWG NO. **A21316** PAGE NO. **3 OF 7**

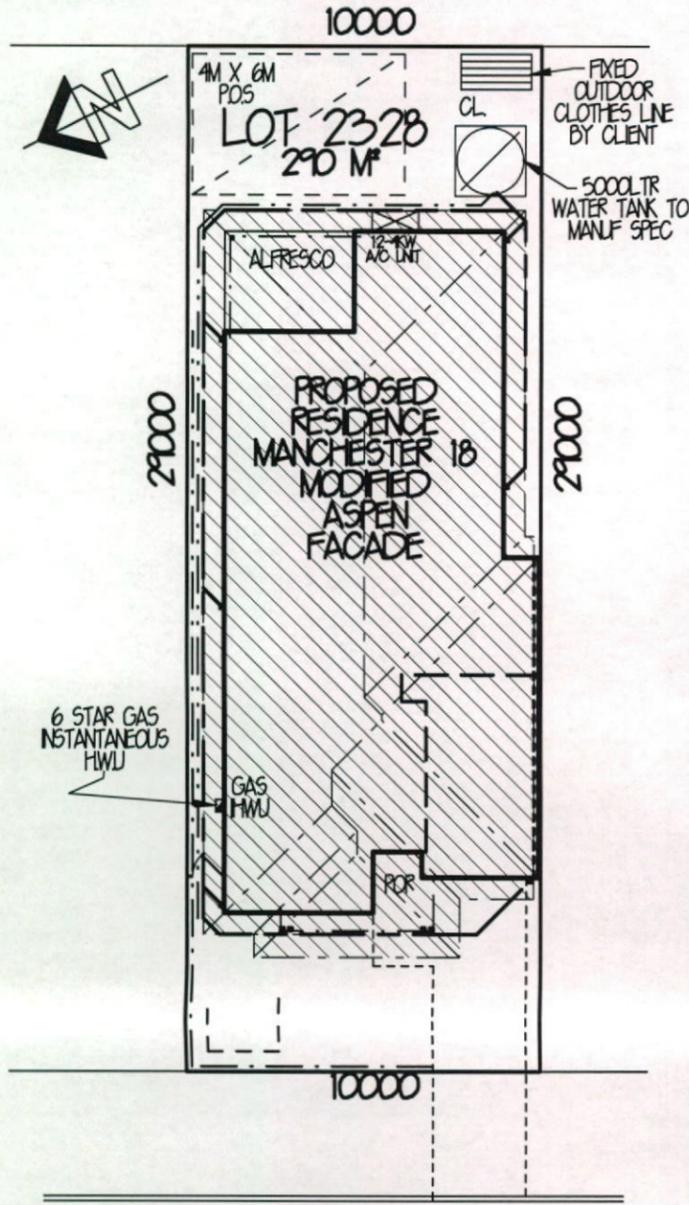
ADN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 BALKHAM HILLS
 PO BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW, 2153
 PHONE: (02) 8824 2533 FAX: (02) 8824 2544
 WWW.ANDESIGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	10-03-14	CC PLANS	JM
B	27-03-14	BASIX PLANS	RF

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THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 53749B5 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 CERTIFICATE N° 53749B5



**LAMBEER PLACE
BASIX PLAN 1:200**

INSULATION

R1.5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3.0 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

BASIX SCORE

WATER - 47% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

☐ DENOTES 193-1M² OF ROOF TO BE COLLECTED

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

(BASIX CERTIFICATE NUMBER: 53749B5)

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 193-1 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 5000 LITRES.

SHOWERHEADS:

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 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 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 30 - 35, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35

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 1 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:

- 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



Eden brae homes
"Where you want to live"
LEVEL 3, 22 BROOKHOLLOW AVENUE,
NORTHWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
P 8860 9222
F 8860 9233

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