

TYPICAL ZERO LOT EAVE DETAIL 1:20
TO GARAGE



UNIT 39/5 INGLEWOOD PLACE,
NORWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
PO. BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
EMAIL: INFO@ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	31-10-07	CONSTRUCTION DETAILS	PF

STANDARD CONSTRUCTION DETAILS

DETAIL TYPE ZERO LOT EAVE DETAIL
TO GARAGE

TYPE TYPICAL FACADE TYPICAL

DATE JULY 2007 ISSUE A PAGE NO. EAV - 004



2/38 BROOKHOLLOW AVENUE,
NORWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
TEL: (02) 9680 6900
FAX: (02) 9680 6999

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SEWER SERVICE DIAGRAM

MUNICIPALITY OF

Lot No. House No.

SUBURB OF

STREET

SSD

SCALE:

SYMBOLS AND ABBREVIATIONS

INDICATES - DRAINAGE FIXTURES

■	Manhole	⊠	Gully
□ Chr	Chamber	⊠ ^R	Reflux Valve
● LH	Lamphole	⊠	Inspection Opening
⊠	Boundary Trap	○ Vert	Vertical Pipe
⊠	Inspection Shaft	IP	Induct Pipe
■ Pit	Pit	MF	Mica Flap
⊠ G	Grease Interceptor	● RP	Rodding Point
⊠ GTS	Greywater Treatment System	⊠	Slope Junction
⊠ TMS	Terminal Maint. Shaft	⊠	Vertical Junction
⊠ MS	Maintenance Shaft	⊠	On Back Junction

INDICATES - PLUMBING FIXTURES & OR FITTINGS

CO	Clean out	Bid	Bidet
○ v	Vent Pipe	Shr	Shower
Tr.(L)	Through laundry	DWM	Dishwashing Machine
S	Sink (kitchen)	FW	Floor waste gully
WC	Water Closet	CWM	Clothes-washing machine
Bth.	Bath Waste	BS	Sink Bar
H	Basin	LS	Sink Labouratory
AAV	Air Admittance Value	+	LP Reducer

INDICATES - PLUMBING ON MORE THAN ONE LEVEL

○ SVP	Soil Vent Pipe	○ WS	Waste Stack
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Date

---	ELEC.
⊠	Pump Unit
⊠	Boundary Valve
⊠ PRV	Boundary Valve with PRV
⊠	Alarm Control Panel
⊠	LP Stop Valve
⊠	LP Air Valve
⊠	HSV Flow Monitor
⊠	Vacuum Chamber
⊠ FP	Flushing Point

Licence No.

Permit/COC No.

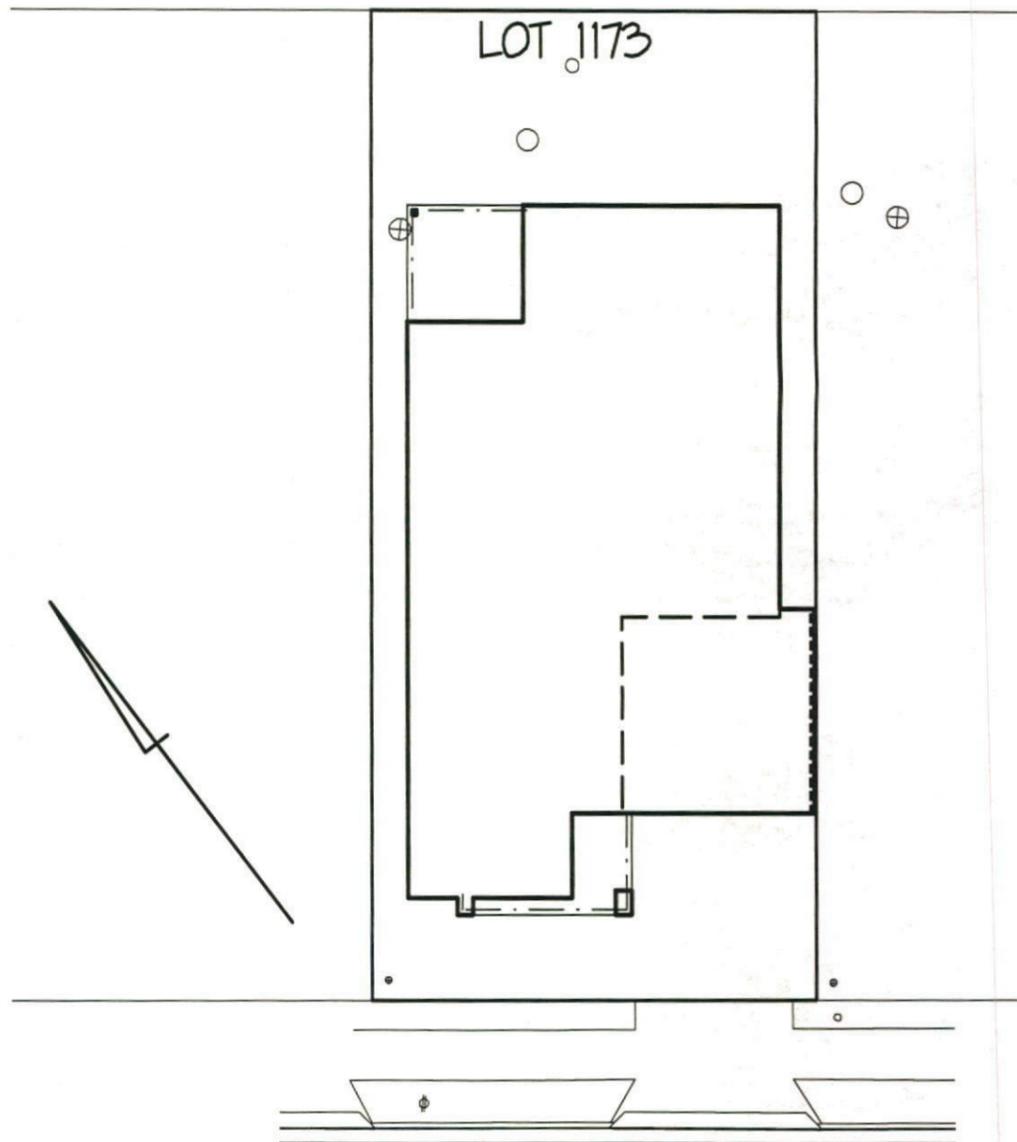
Signature

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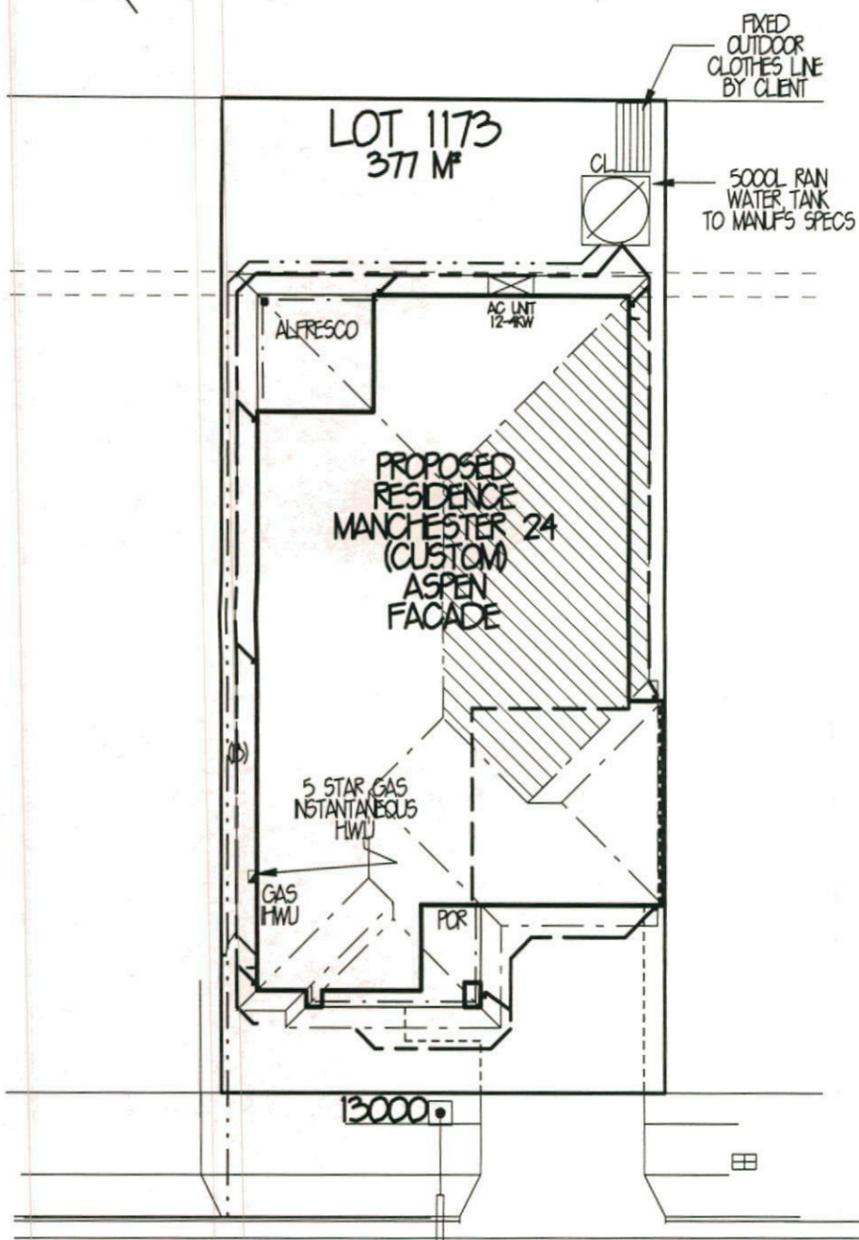


BARLETT PLACE
(SCALE 1:200)



INSULATION
 R20 WALL INSULATION
 R35 CEILING INSULATION
 ROOF SARKING

BASIX SCORE
 WATER - 40% (TARGET 40%)
 THERMAL COMFORT - PASS (TARGET PASS)
 ENERGY - 42% (TARGET 40%)



▨ DENOTES 88M² OF ROOF TO BE COLLECTED

**BARLETT PLACE
 BASIX PLAN
 1:200**

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 88 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 BUT $\leq 9 L/MIN$) IN ALL SHOWERS IN THE DEVELOPMENT

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

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

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

ENERGY

HOT WATER
 THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
 GAS INSTANTANEOUS - 5 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 25 - 30, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 25 - 30

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

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 57605568 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° 57605568

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

FOR: BEZKOROWANJ SUPER FUND
 LED AREAS/D RMB
 MAP/RS REF/D

AT: LOT 1173 BARLETT PLACE
 THORNTON PARK, NORTH PENRITH

TYPE: MANCHESTER 24 (CUSTOM)
 JOB NO: 00163010

FACADE: RIVERA
 HAND: RH

DATE: AUG 2012
 DWG NO: A18826
 PAGE NO: 7 OF 7

AGN SYDNEY

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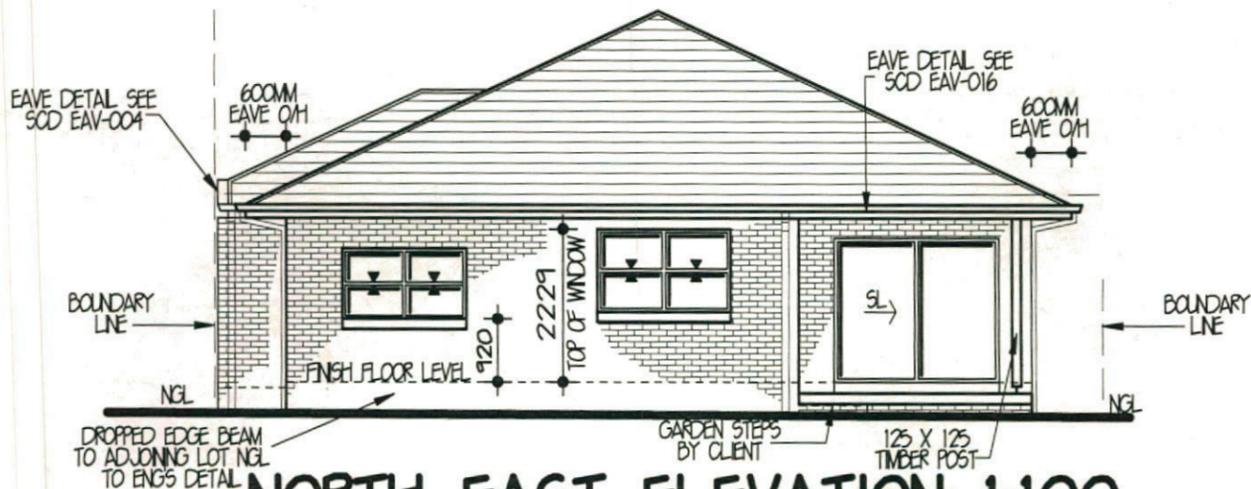
SOUTH WEST ELEVATION 1:100



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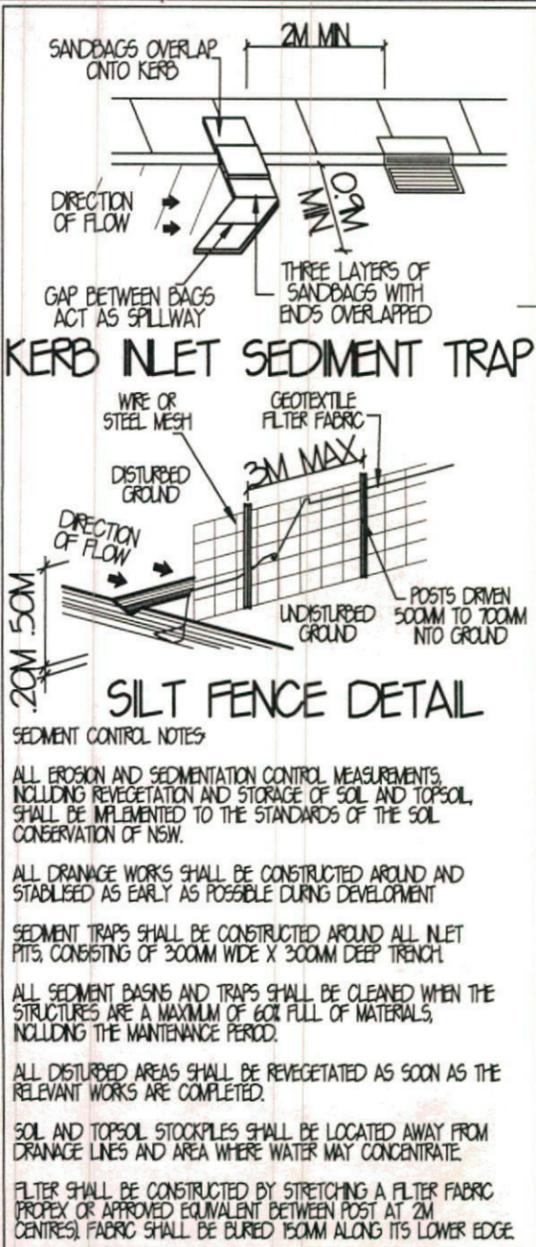
NORTH WEST ELEVATION 1:100



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<p>Eden brae homes It's where you want to live</p>	LEVEL 3 22 BROOKHOLLOW AVENUE NORTHWEST BUSINESS PARK BALKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
	FOR BEZKOROWAJNG SUPER FUND LBD AREASID REHAB MARKED REUB	
AT LOT 1173 BARTLETT PLACE THORNTON PARK, NORTH PENRITH		
TYPE MANCHESTER 24 (CUSTOM)	JOB NO. 00163010	
FACADE RIVERA	HAND RH	
DATE AUG 2012	DWG NO. A18826	PAGE NO. 3 OF 7

LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS PD BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW, 2153 PHONE (02) 8824 3533 FAX (02) 8824 3544 WWW.AGNDISIGN.COM.AU			
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SEMENT 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 TRENCH.

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 (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM 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&N DESIGN BEFORE PROCEEDING.
- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.20-0 GARAGE TO RL.20-0
- HOUSE FLOOR LEVEL RL.20-310, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.20-224, 224MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 244.1 M²

SITE DATA

SITE AREA = 377 M²

PRIVATE OPEN SPACE
REQUIRED 75.4 M² OR 20% OF THE SITE
PROVIDED 89.3 M² OR 23.6% OF THE SITE

FLOOR AREAS

FLOOR AREA = 167.3 M² (EXCLUDING GARAGE)
GARAGE FLOOR AREA = 32.4 M²
PORCH FLOOR AREA = 6.8 M²
ALFRESCO FLOOR AREA = 11.6 M²

TOTAL FLOOR AREA = 218.1 M² OR 23.5 505

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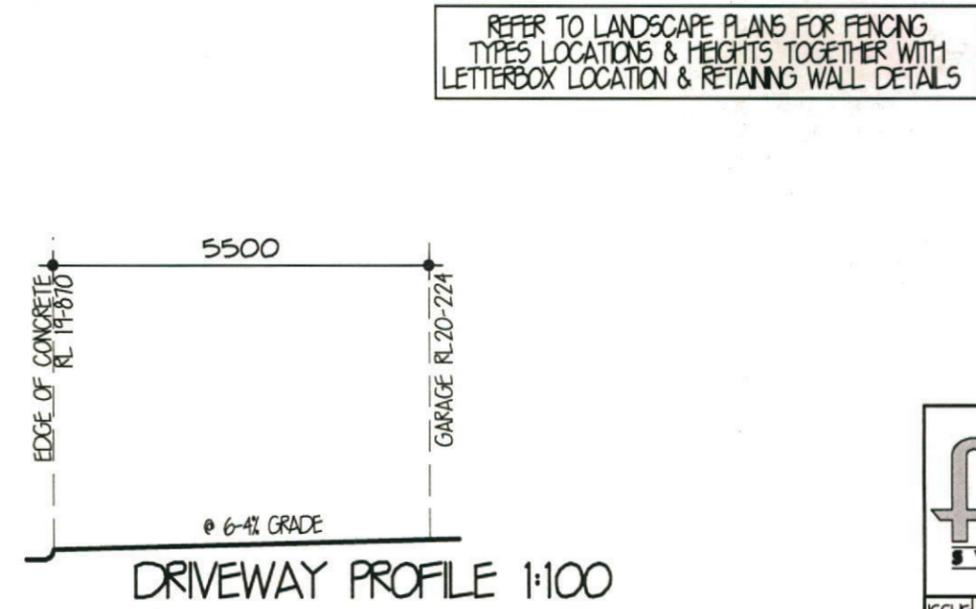
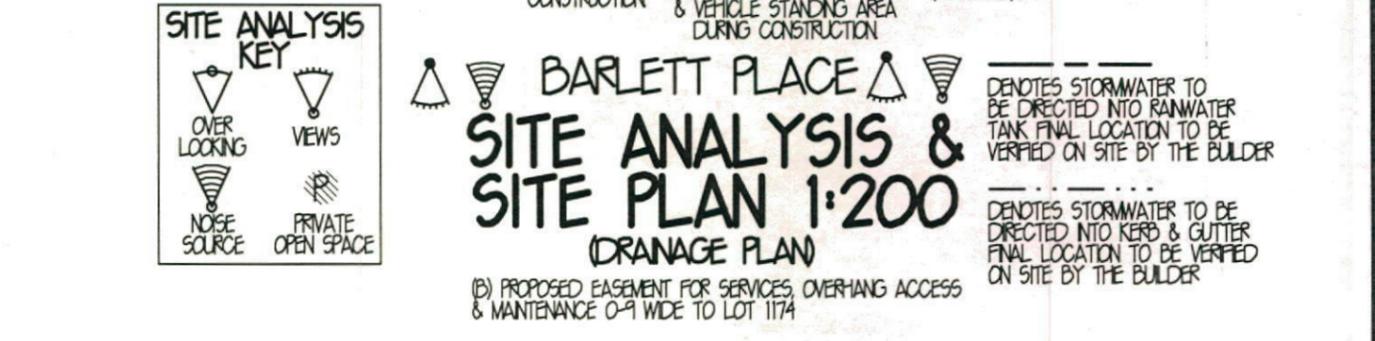
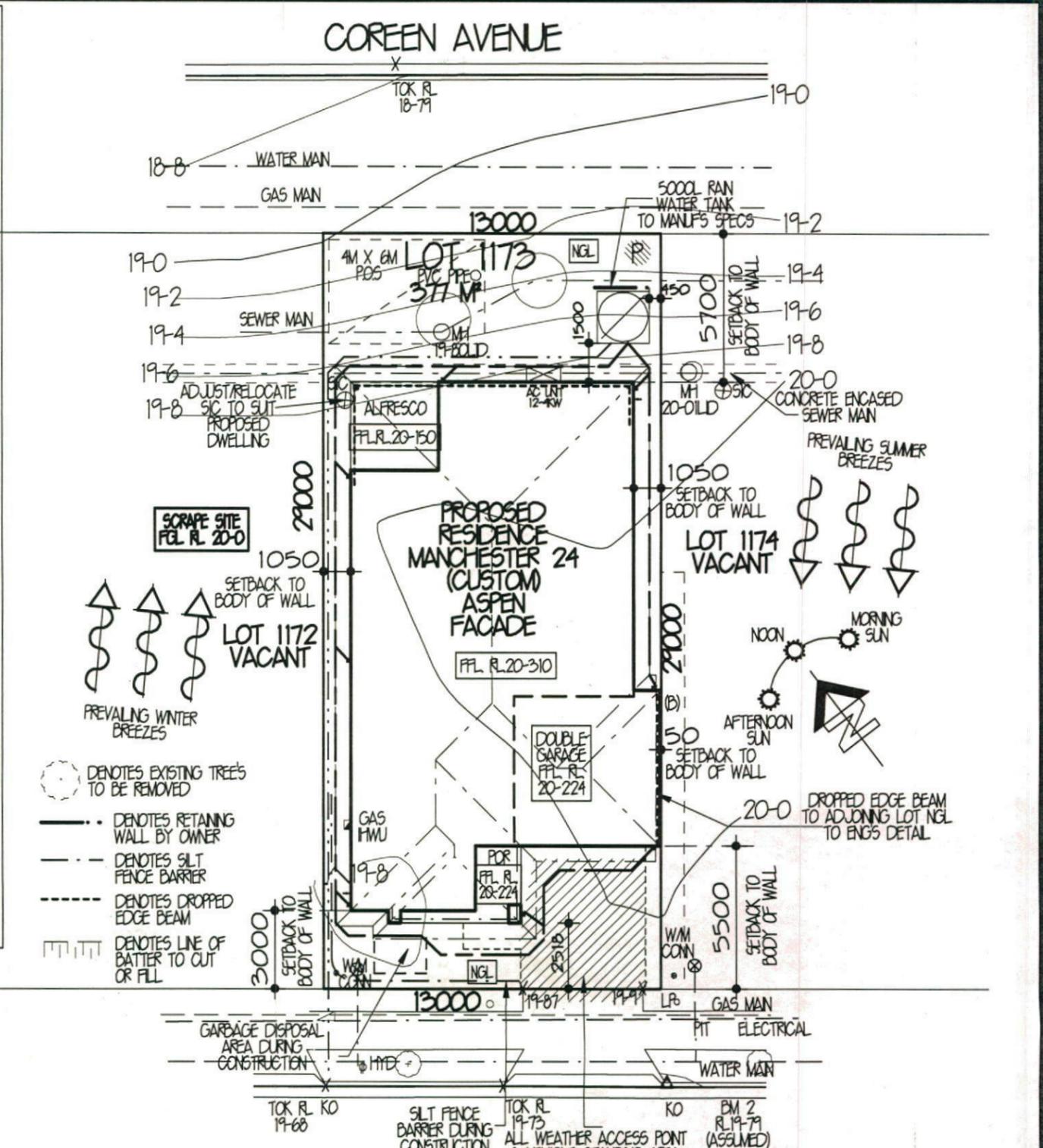
AT LOT 1173 BARTLETT PLACE
THORNTON PARK, NORTH PENRITH

TYPE **MANCHESTER 24**
(CUSTOM)

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FACADE **RIVERA** HAND **RH**

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