

**Eden brae homes**  
It's where you want to live

LEVEL 3,  
22 BROOKHOLLOW AVENUE,  
NORWEST BUSINESS PARK,  
BAULKHAM HILLS NSW 2153  
P 8860 9222  
F 8860 9233

FOR **MR & MRS. HILL** LBD 163  
AT **LOT 2332 NO.1 LAMBEER PL THORNTON**

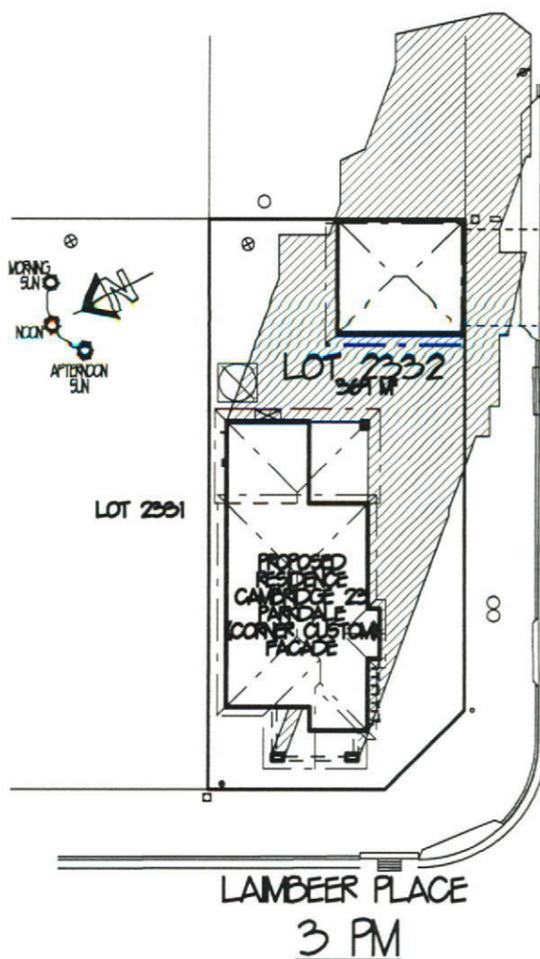
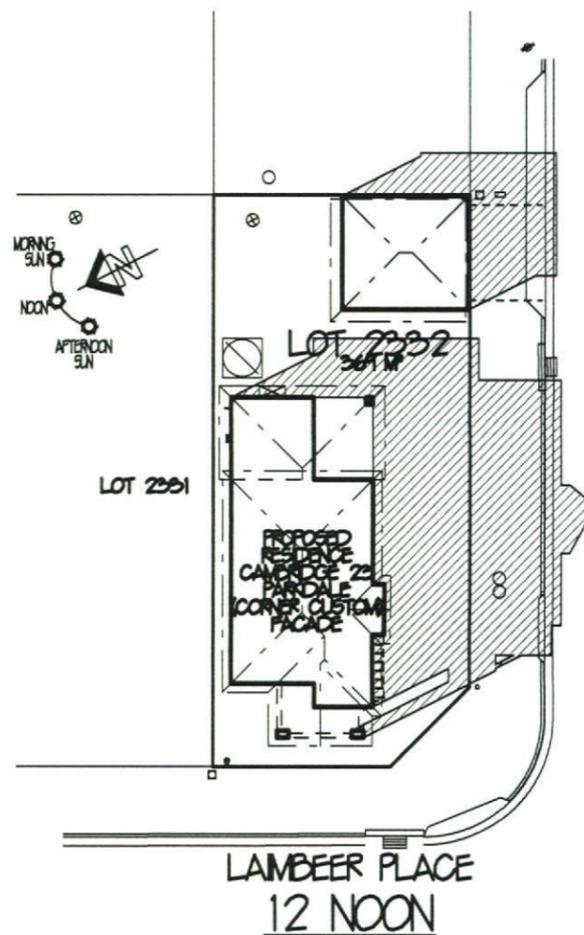
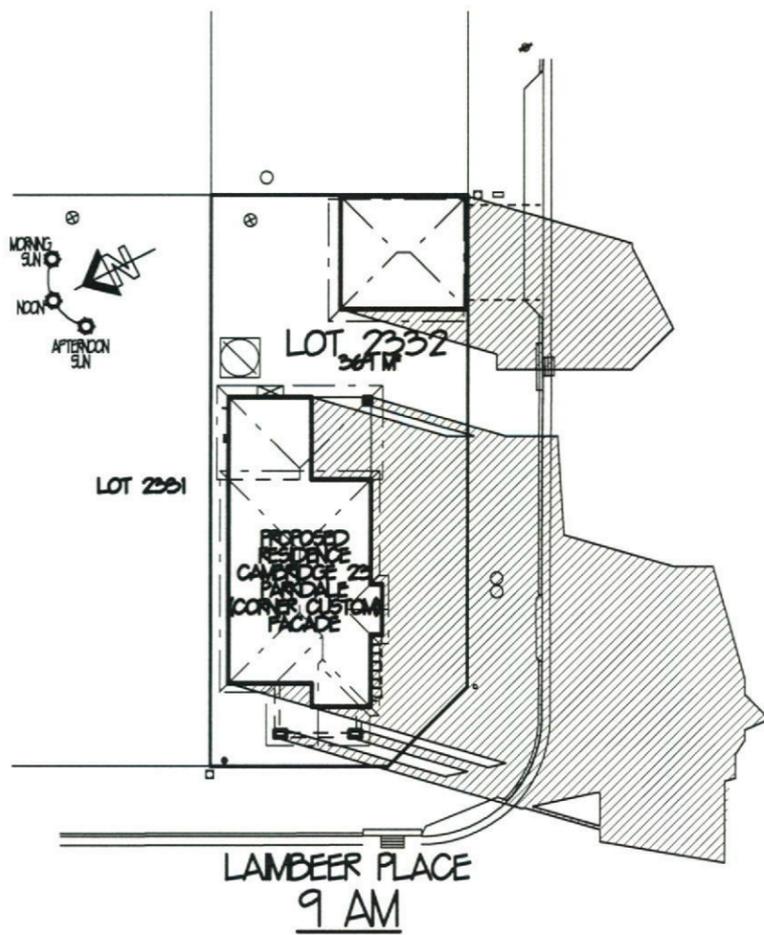
TYPE **CAMBRIDGE 23** (LIFESTYLE SERIES) JOB NO. **0017966**  
FACADE **PARKDALE** (CORNER CUSTOM) HAND **RH**  
MASTER **A18217** DWG NO. **A21320** PAGE NO. **4 OF 11**

**AGSYDNEY**

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

ISSUE	DATE	REVISION	DRAWN
A	13-3-14	CC PLANS	CM
B	30-4-14	AMENDMENTS/BASIX PLAN	JA
C	16-6-14	AMENDMENTS	JA
D	27-10-14	AMENDMENTS	AD
E	26-11-14	RE-SITE/AMENDMENTS	FI
F	26-3-15	AMENDMENT	TM

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# SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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



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F 8860 9253

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TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017966
FACADE	PARKDALE (CORNER CUSTOM)	HAND RH
MASTER	DWG NO. A18217	PAGE NO. 6 OF 11
	DWG NO. A21320	



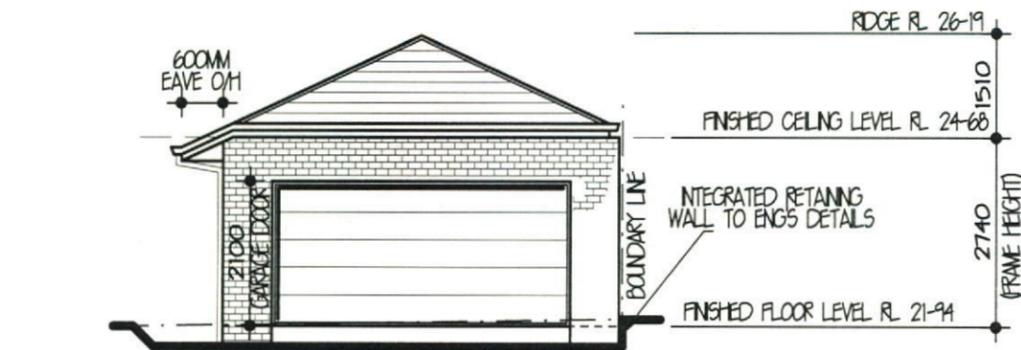
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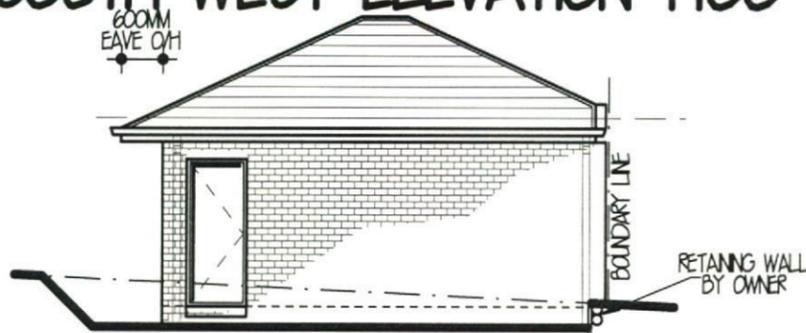
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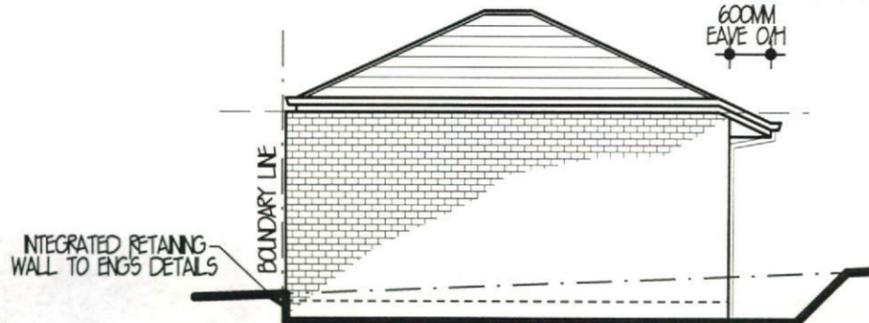




**SOUTH WEST ELEVATION 1:100**



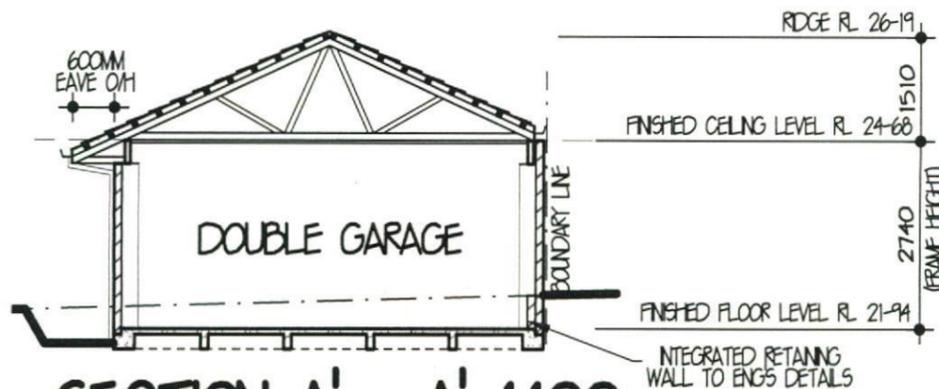
**NORTH WEST ELEVATION 1:100**



**SOUTH EAST ELEVATION 1:100**



**NORTH EAST ELEVATION 1:100**



**SECTION A' - A' 1:100**



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MASTER	DWG NO. A18217	PAGE NO. 10 OF 11
	DWG NO. A21320	



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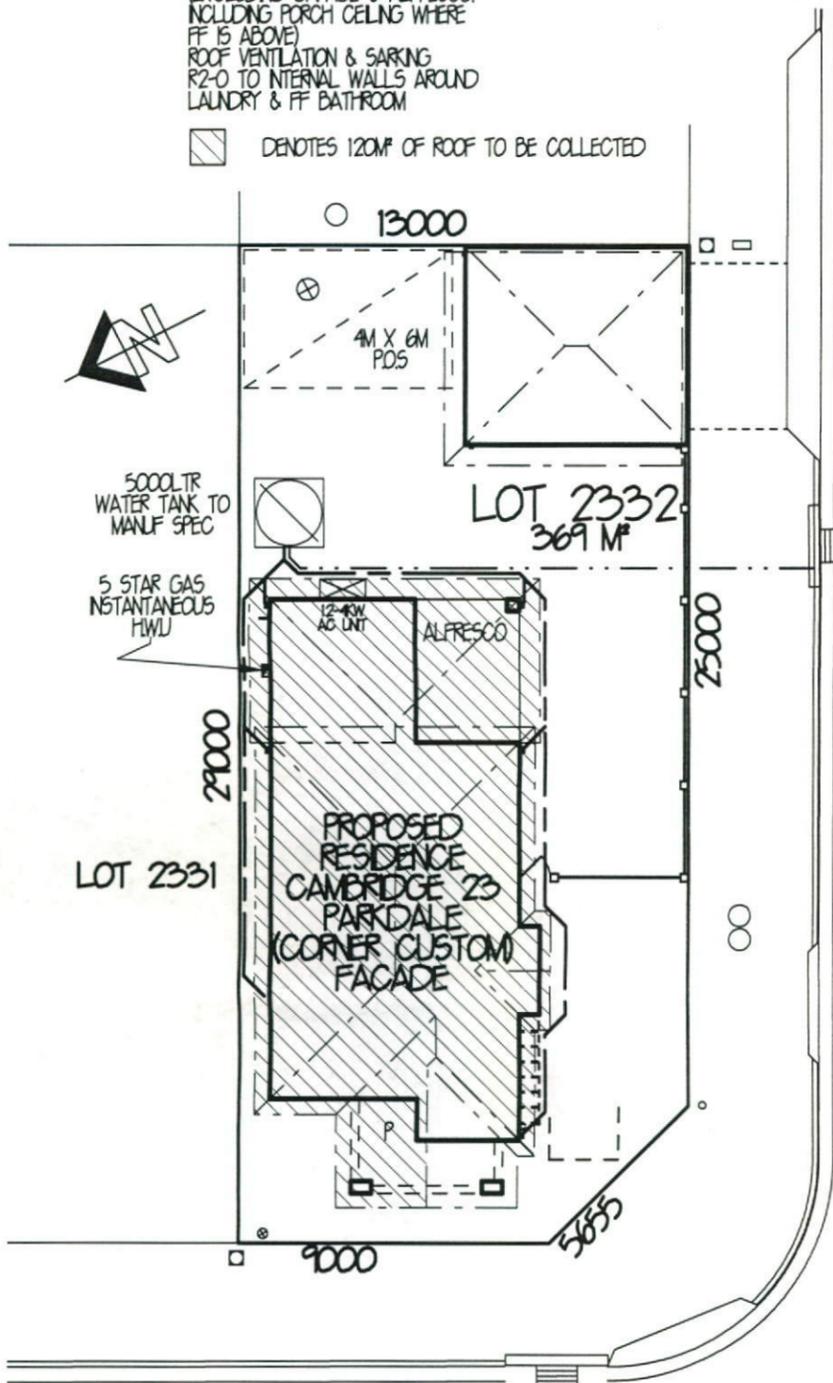
**INSULATION**

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)  
 R4-1 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO, INCLUDING PORCH CEILING WHERE FF IS ABOVE)  
 ROOF VENTILATION & SARKING  
 R2-0 TO INTERNAL WALLS AROUND LAUNDRY & FF BATHROOM

**BASIX SCORE**

WATER - 40% (TARGET 40%)  
 THERMAL COMFORT - PASS (TARGET PASS)  
 ENERGY - 41% (TARGET 40%)

□ DENOTES 120M<sup>2</sup> OF ROOF TO BE COLLECTED



**LAMBEER PLACE  
 BASIX PLAN 1:200**

**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006256331 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° 1006256331

(BASIX CERTIFICATE NUMBER: 5407436)

**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 120 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 ≤9L/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 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 2 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.

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 FACADE PARKDALE (CORNER CUSTOM)  
 MASTER A18217 DWG NO. A21320 PAGE NO. 11 OF 11

JOB NO. 0017966  
 HAND RH

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