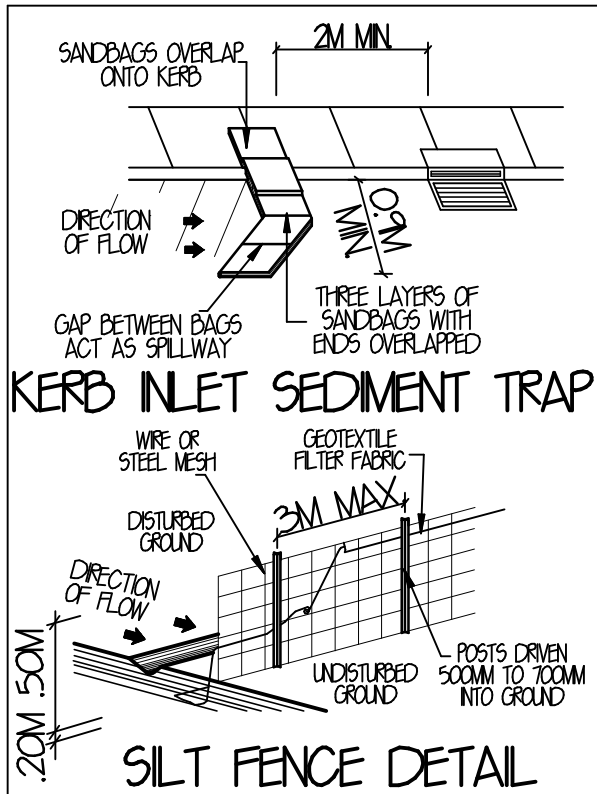




KERB INLET SEDIMENT TRAP

SILT FENCE DETAIL

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 PITS, 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.

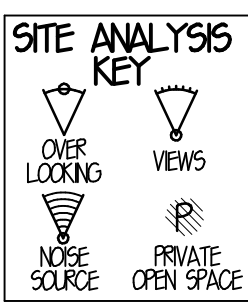
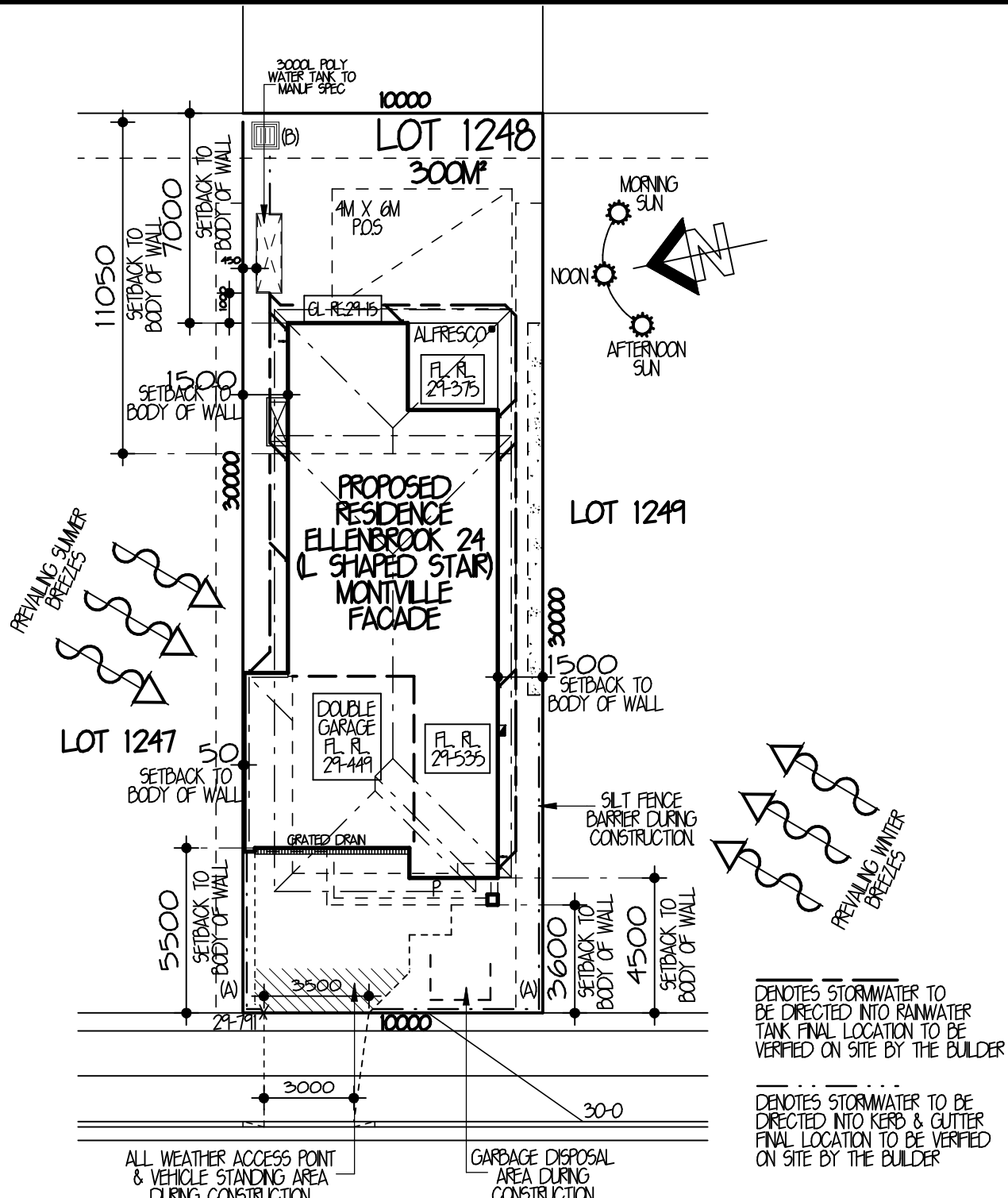
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 H1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.29-15 GARAGE TO RL.29-15
- HOUSE FLOOR LEVEL RL.29-535, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.29-449, 299MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 157.5 M²



CARGO STREET

SITE ANALYSIS & SITE PLAN 1:200

(A) MAINTENANCE EASEMENT 0-9M WIDE (STORMWATER CONCEPT PLAN)

PRELIMINARY SITING ONLY

○ DENOTES EXISTING TREES TO BE REMOVED

--- DENOTES RETAINING WALL BY OWNER

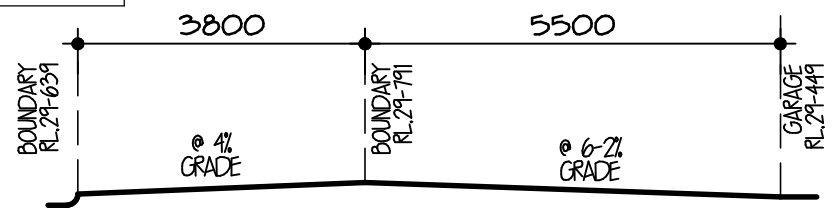
- - - DENOTES SILT FENCE BARRIER

--- DENOTES DROPPED EDGE BEAM

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

PACKAGE PROVIDED IS BASED ON ECH 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 PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

DUE TO SALINE AFFECTED SOIL A H-SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS 32MPA CONCRETE TO PIERS AND SLAB HIGH IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB



DRIVEWAY PROFILE 1:100

PRELIMINARY AND SUBJECT TO FINAL SURVEY - BOUNDARY LEVELS OBTAINED FROM CIVIL CONTRACTOR

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FAX: 8860 9233

FOR **MR Y. XUE & MS Y. HUANG**
AT **LOT 1248, CARGO STREET, WERRINGTON**

TYPE **ELLENBROOK 24** JOB NO. **0025693**
L' SHAPE STAIRS

FACADE **MONTVILLE** HAND **LH**

MASTER NO. **AND-34139** DWG NO. **AND-33986** PAGE NO. **1 OF 9**

SITE DATA COUNCIL DCP

SITE AREA = 300M²

LANDSCAPED AREA - COUNCIL REQUIRED = 50% OR 150M² PROVIDED = 27-8% OR 83-8M²

ADDITIONAL SOFT LANDSCAPE (AS HATCHED) PROVIDED = 6-2M²

TOTAL LANDSCAPED AREA PROVIDED = 30% OR 90

PRIVATE OPEN SPACE REQUIRED = 40-0M² PROVIDED = 80M²

FLOOR AREAS

GROUND FLOOR AREA= 92-7 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 33-2 M²
PORCH FLOOR AREA= 2-7 M²
ALFRESCO FLOOR AREA= 8-7 M²
FIRST FLOOR AREA= 97-3 M²

TOTAL FLOOR AREA= 234-6 M² OR 25-2 SQS

A&N DESIGN GROUP
SYDNEY

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ISSUE	DATE	REVISION	DRAWN
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B	28-5-21	AMENDMENTS	ODC
C	24-6-21	AMENDMENTS/BASIX	JH

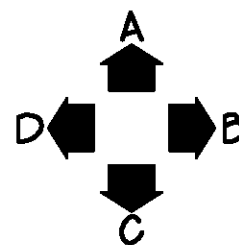
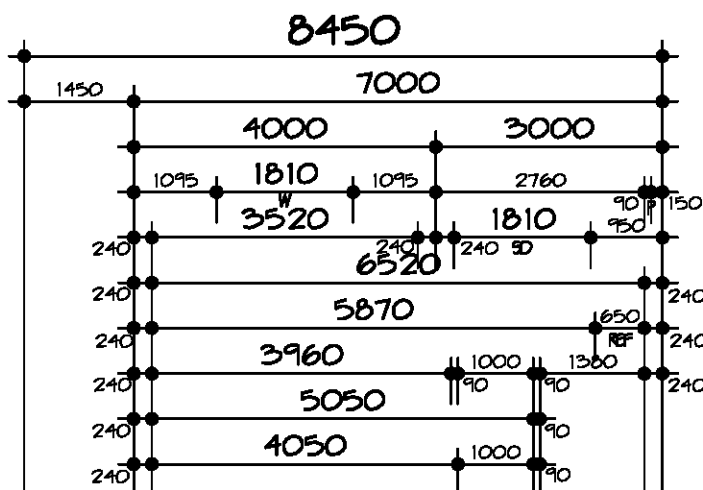
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STEEL & HAW TIMBER POSTS TO
ENG'S DETAILS TO SUPPORT STEEL
BEAMS OVER TO BE LOCATED WITHIN
WALL FRAMES.

BALCONY ATTACHMENTS & SUPPORTS
TO BE IN ACCORDANCE WITH
NCC PART 3-10-6

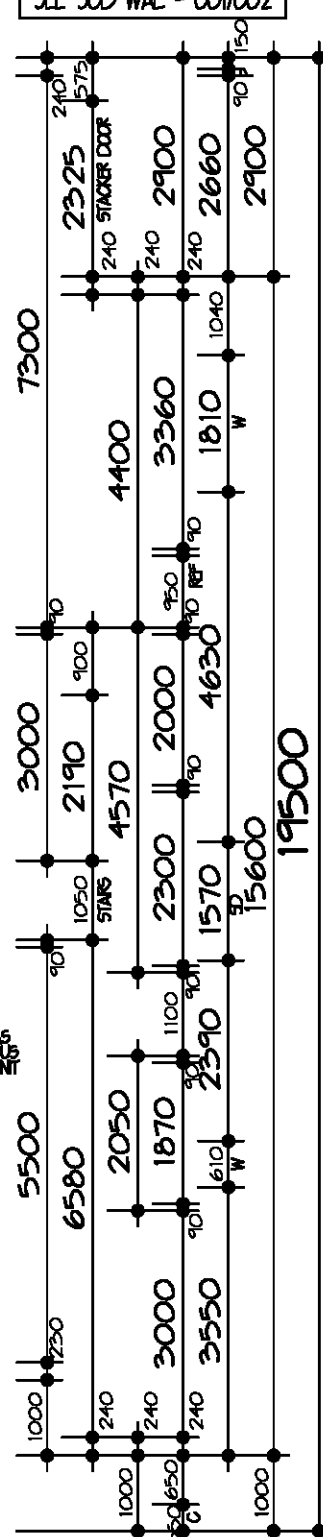
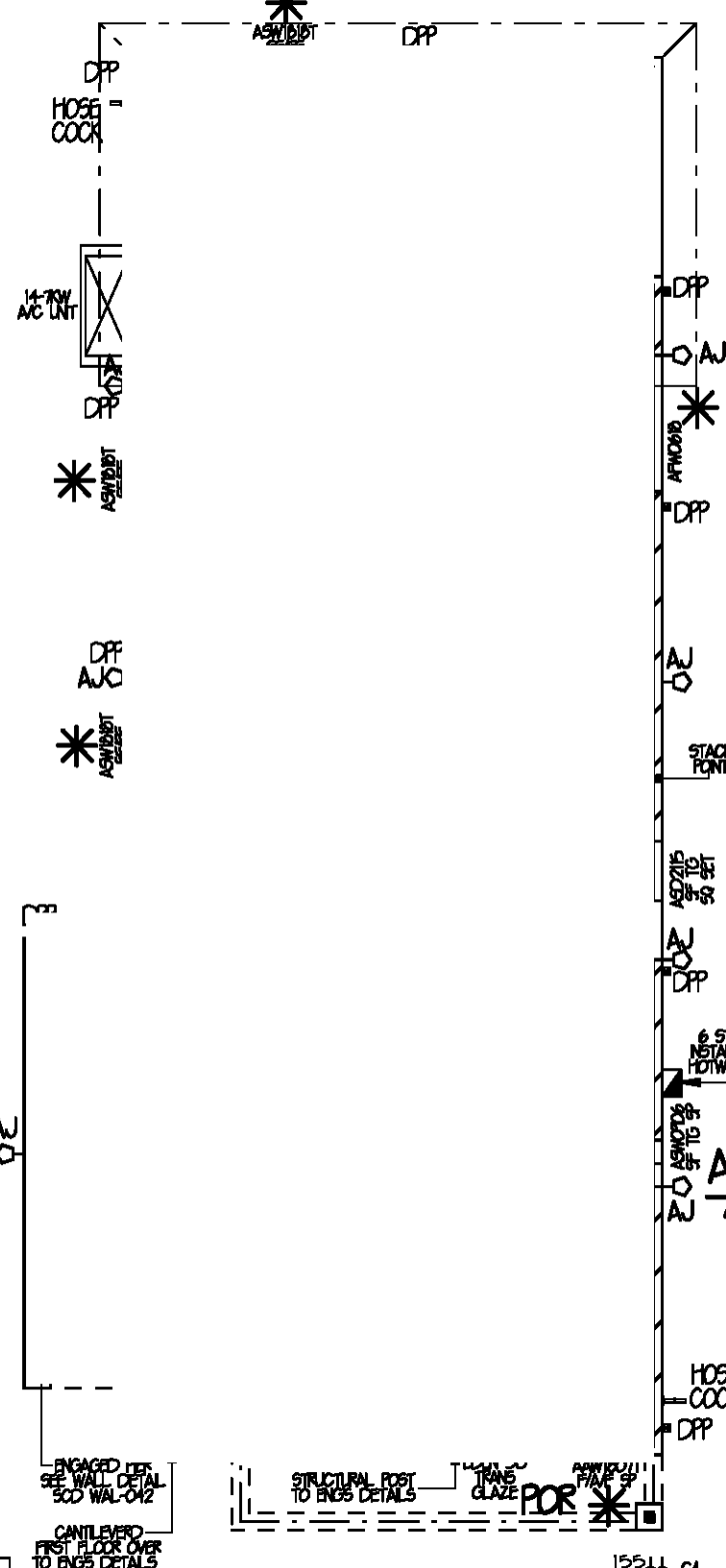
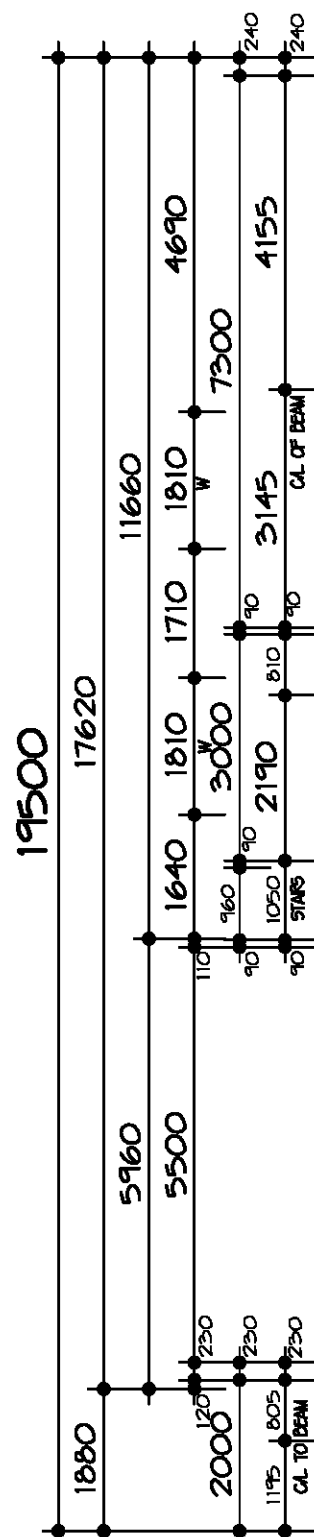
ISOLATED MASONRY PIERS TO BE
CONSTRUCTED IN ACCORDANCE WITH
NCC PART 3-3-6

REFER TO STRUCTURAL ENGINEERS
PLANS FOR POST TYPE & LOCATIONS.



⑤ HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7.5 & AS 3786

TEMPORARY SET KITCHEN
WINDOW 920MM ABOVE FFL
WITH SQ SET REVEALS
SEE SCD WAL - 001/002



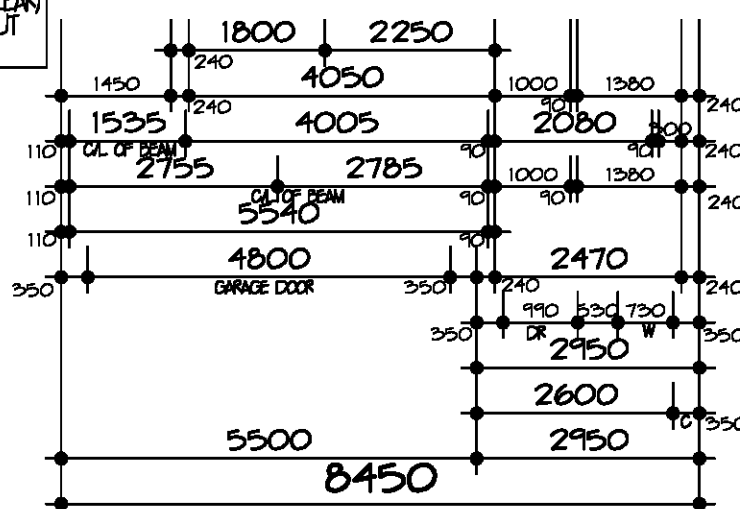
* PROVIDE STEGBAR ENERGY
EFFICIENT GLASS (LOW-E CLEAR)
UPGRADE OPTION THROUGHOUT
DWELLING

AJ
Q
T

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 3-8-7-3 &
 MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT
 TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 3-8-7-4

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE



GROUND FLOOR PLAN 1:100

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FOR MR Y. XUE &
MS Y. HUANG
AT LOT 1248, CARGO STREET,
WERRINGTON

TYPE **ELLENBROOK 24** JOB NO. **0025693**
L' SHAPE STARS

FACADE	HAND
MONTVILLE	LH

MASTER NO.	DWG NO.	PAGE NO.
AND-34139	AND-33986	2 OF 9

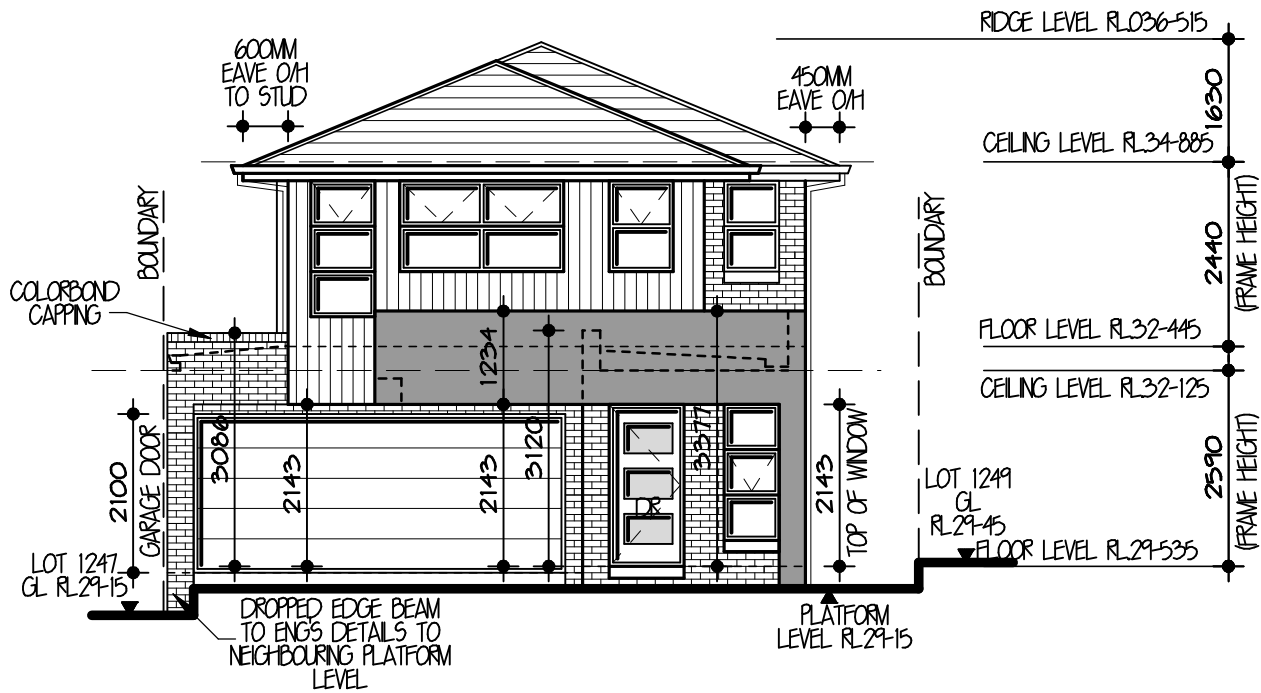
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— SYDNEY —

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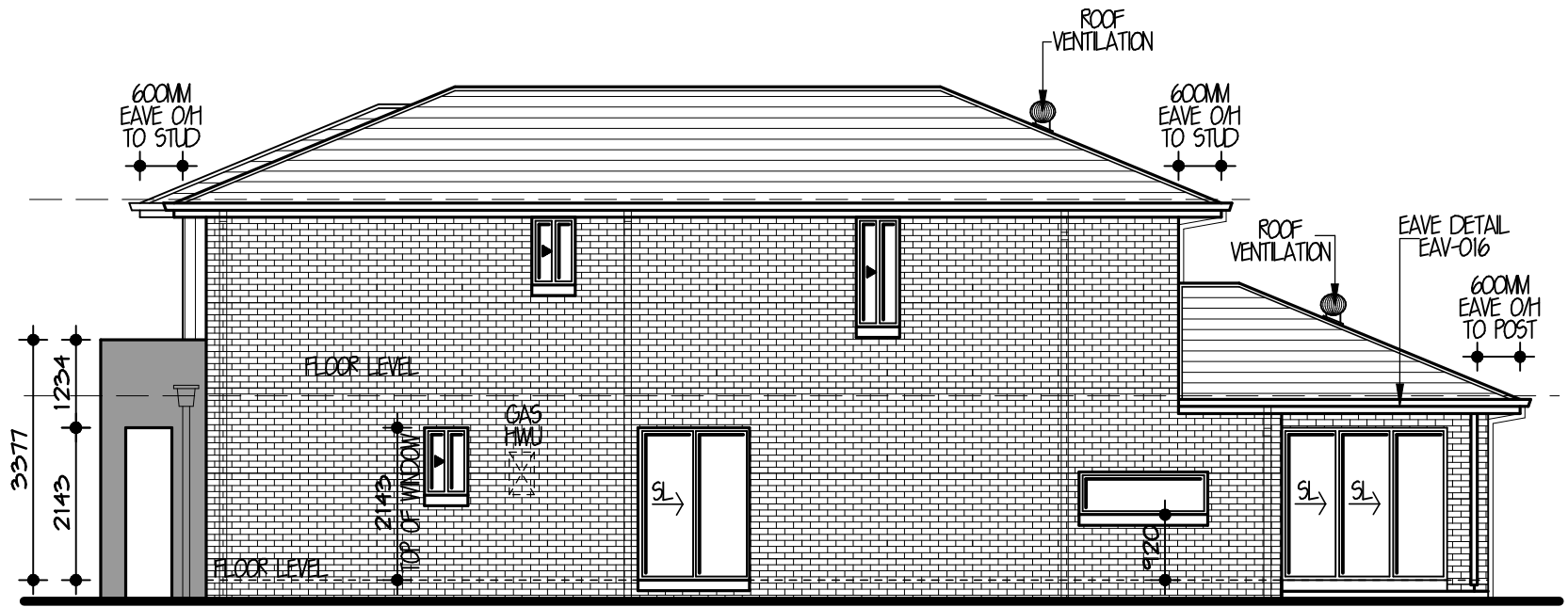
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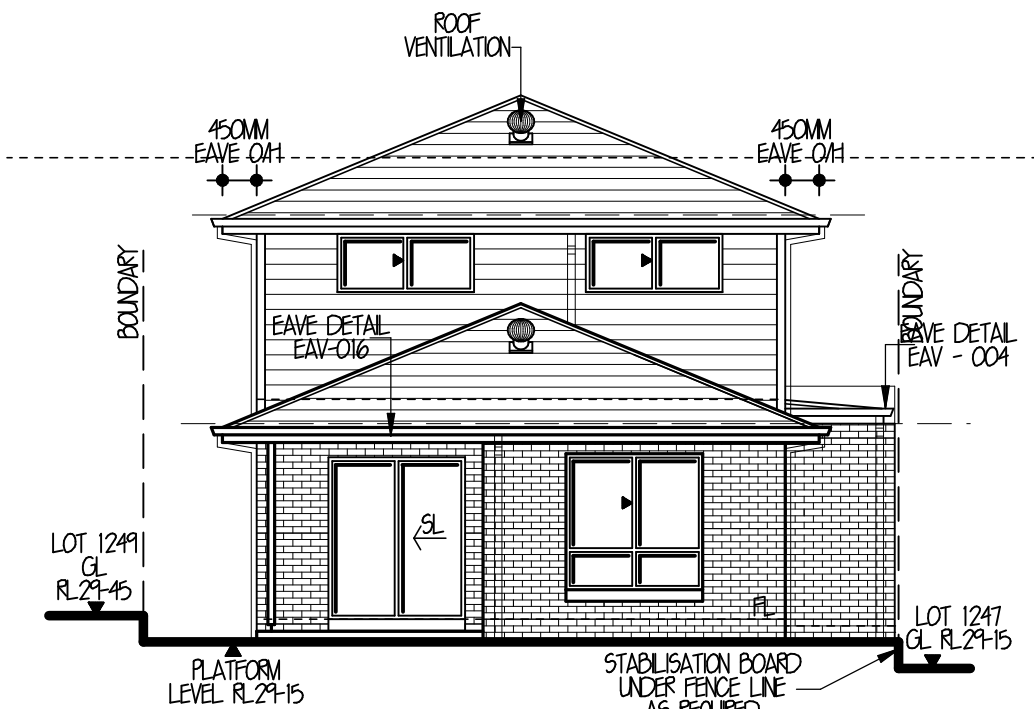




WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



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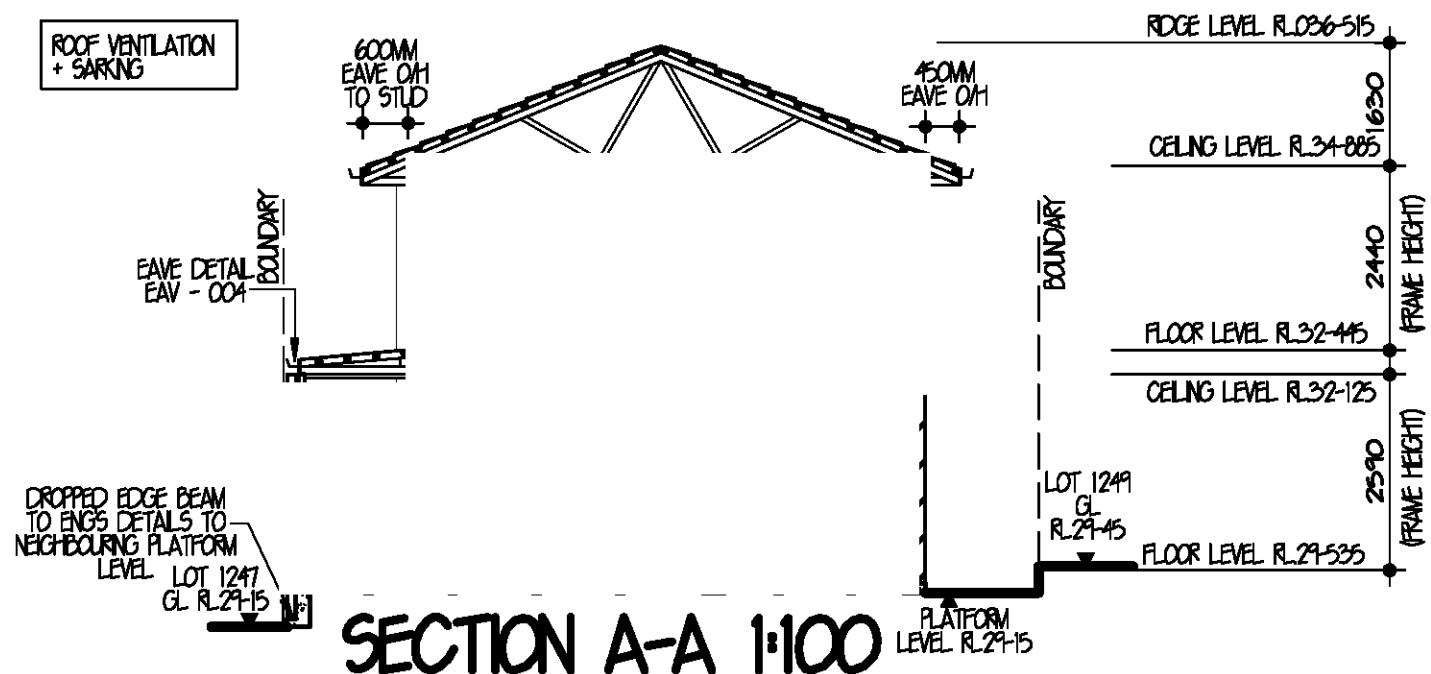
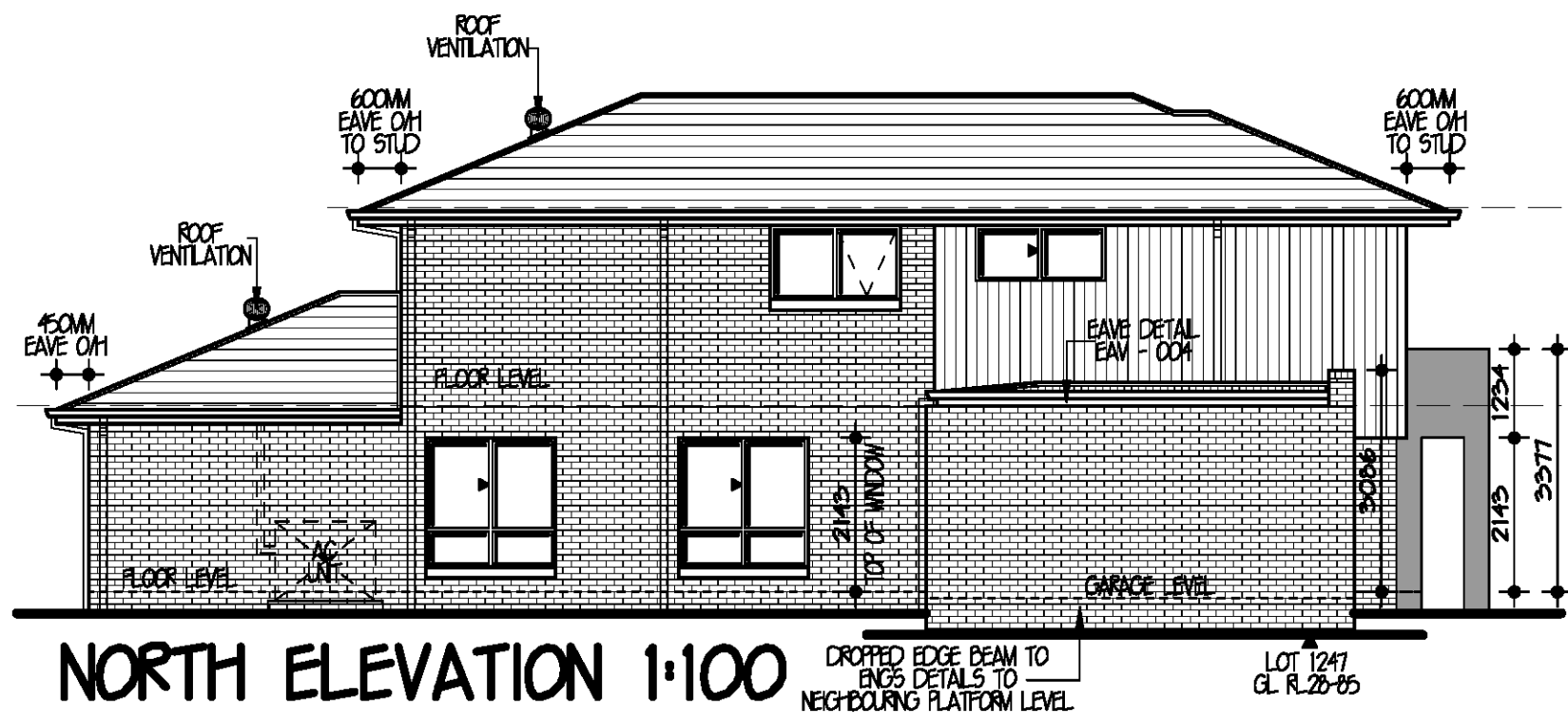
FOR MR Y. XUE &
MS Y. HUANG
AT LOT 1248, CARGO STREET,
WERRINGTON
TYPE ELLENBROOK 24
L' SHAPE STAIRS
FACADE MONTVILLE
MASTER NO. AND-34139
DWG NO. AND-33986
JOB NO. 0025693
HAND LH
PAGE NO. 4 OF 9



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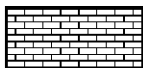
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SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO LOWER ROOF
- 5° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO PORCH ROOF
- COLORBOND GUTTER & FASCIA
- GALVANISED DOWNPIPE TO BE PAINTED
- PRE-FABRICATED HYBRID FRAMES & T2 TREATED ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS & TO ENTIRE FIRST FLOOR DUE TO EXTERNAL CLADDING
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES

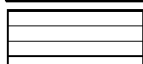
- FACE BRICKWORK



- MOROKA



- CLADDING FINISH



- FEATURE CLADDING FINISH



- ALUMINIUM WINDOWS & DOORS
- TIMBER POST TO BE PAINT GRADE + FINISH (MERBAU)
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE + FINISH
- SECTIONAL OVERHEAD GARAGE DOOR

BUSHFIRE ATTACK LEVEL BAL 12-5

ALL JOINTS IN THE EXTERNAL SURFACE MATERIALS OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM

PROVIDE SPARK GUARDS MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINUM MESH WITH A MAX APERTURE SIZE OF 2MM TO ALL VENTS & WEEP HOLES IN EXTERNAL WALLS

PROVIDE A GRADE SAFETY GLASS (MINIMUM 4MM - OR MANUFACTURER CERTIFIED) TO ALL GLASS COMPONENTS OF WINDOWS LESS THAN 400MM ABOVE GROUND LEVEL

PROVIDE ALUMINUM FLYSCREENS WITH ALUMINUM MESH TO ALL SLIDING/awning ALUMINUM WINDOWS & TO OPENABLE PORTION OF WINDOW ONLY & EXCLUDES awning WINDOWS GREATER THAN 1800MM WIDE

PROVIDE A GRADE SAFETY GLASS (MINIMUM 4MM) TO ALL GLASS COMPONENTS EXTERNAL GLASS DOORS LESS THAN 400MM ABOVE GROUND LEVEL

PROVIDE 1 NO HINGED ALUMINUM FLY DOOR TO FRONT ENTRY DOOR INCLUDING INSTALLATION (NO LOCK) & EXCLUDES PIVOT STYLE ENTRY DOOR & ALUMINUM MESH

PROVIDE A GRADE SAFETY GLASS TO ALUMINUM SLIDING DOORS COMPLYING WITH AS 1288 (TIMBER DOORS MUST BE OF FIRE RESISTANT MATERIAL)

PROVIDE 2 NO SLIDING ALUMINUM FLY DOORS TO ALFRESCO ALUMINUM STACKING DOOR INCLUDING INSTALLATION (NO LOCK) & ALUMINUM MESH INCLUDED

PROVIDE 2 NO SLIDING ALUMINUM FLYDOORS TO KITCHEN & LAUNDRY ALUMINUM SLIDING DOOR INCLUDING INSTALLATION (NO LOCK) & ALUMINUM MESH

PROVIDE WEATHER STRIP OR DRAUGHT EXCLUDER AT THE BASE OF SIDE-HUNG EXTERNAL DOORS (GARAGE/ENTRY ACCESS DOOR)

PROVIDE A MERBAU TIMBER POST (PAINT FINISH) IN LIEU OF STANDARD TO SUIT BUSHFIRE REQUIREMENTS

PROVIDE AN EMBER SEAL (BUSHFIRE SEAL DUE TO BAL BUSHFIRE REQUIREMENTS) TO SUIT FRONT SECTIONAL OVERHEAD GARAGE DOOR

PROVIDE EMBER/SPARK GUARDS TO ROOF VENTILATION OPENINGS

PROVIDE FULL SARKING TO CONCRETE TILED ROOF WITH A FLAMMABILITY INDEX NOT GREATER THAN 5 INSTALLED DIRECTLY BELOW ROOF BATTENS TO COVER THE ENTIRE ROOF INCLUDING THE RIDGE, INSTALLED TO LEAVE NO GAPS WHERE SARKING MEETS FASCIA, GUTTERS, VALLEYS & THE LIKE

PROVIDE STAINLESS STEEL 'EXTERNAL' VENT WITH MESH TO SUIT EXTERNALLY DUCTS AS REQUIRED TO SUIT BAL REQUIREMENTS

PROVIDE METAL PIPES TO ALL ABOVE GROUND EXPOSED WATER & GAS SUPPLY PIPES

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FOR **MR Y. XUE & MS Y. HUANG**
AT **LOT 1248, CARGO STREET, WERRINGTON**

TYPE **ELLENBROOK 24** JOB NO. **0025693**
L' SHAPE STAIRS

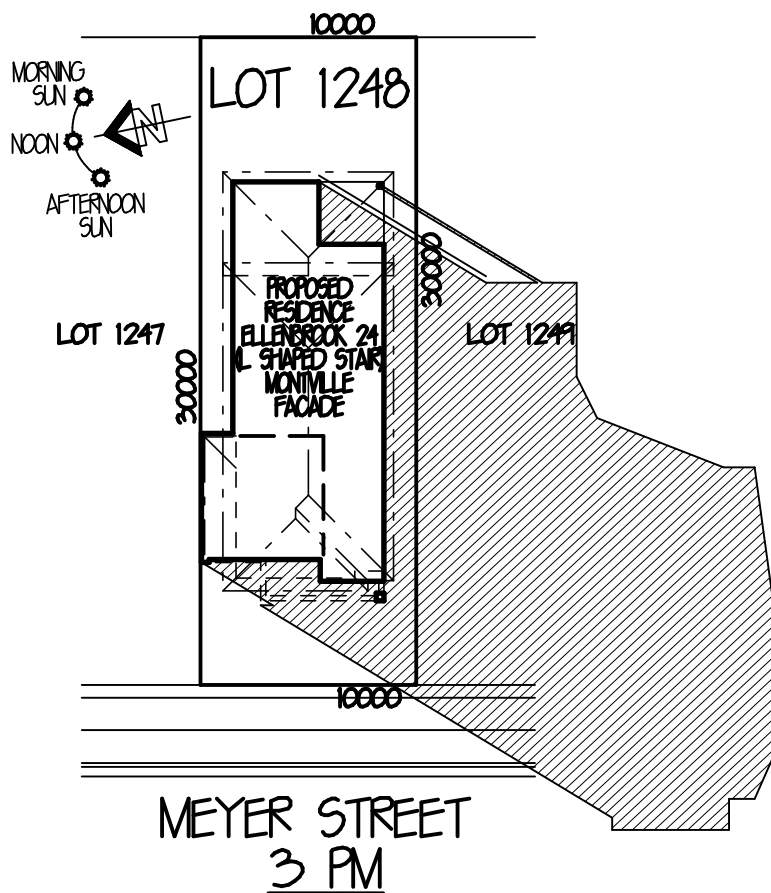
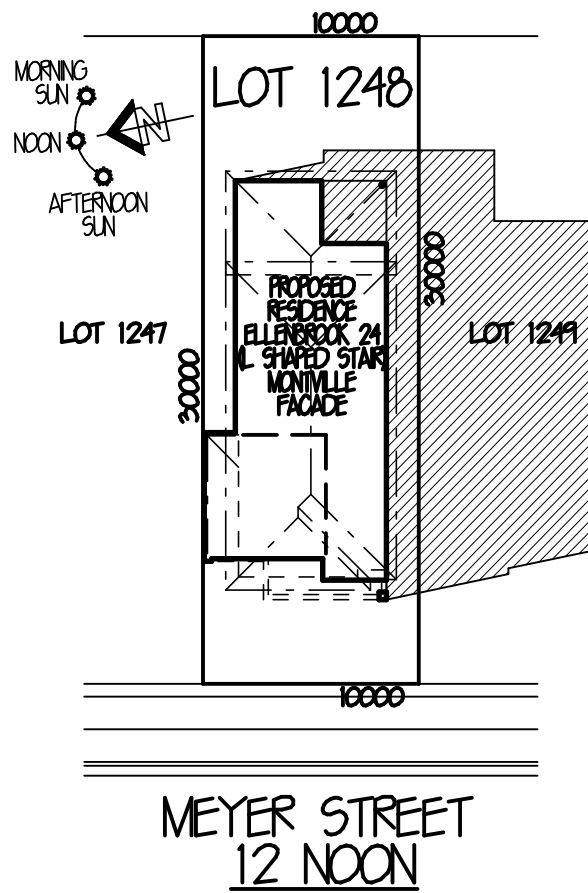
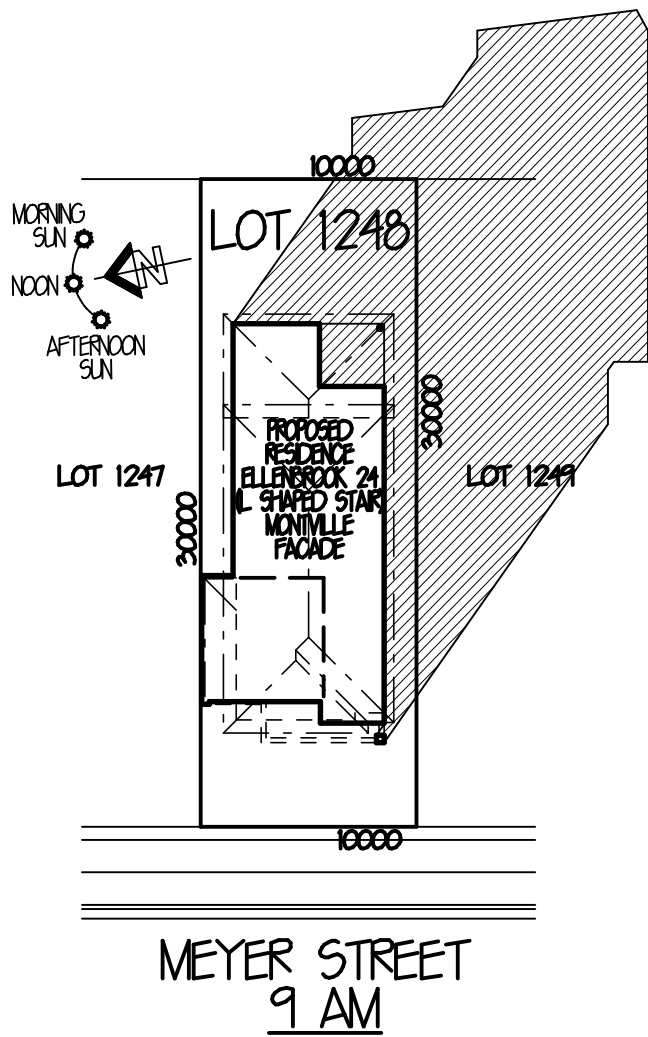
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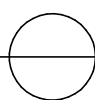
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SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350



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



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FOR	MR Y. XUE & MS Y. HUANG
AT	LOT 1248, CARGO STREET, WERRINGTON
TYPE	ELLENBROOK 24 L SHAPE STAIRS
FACADE	MONTVILLE
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AND-34139	AND-33986
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0025693	7 OF 9
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LH	

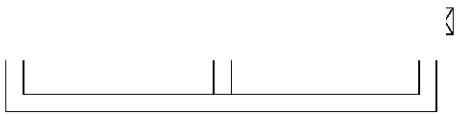
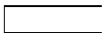


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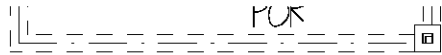
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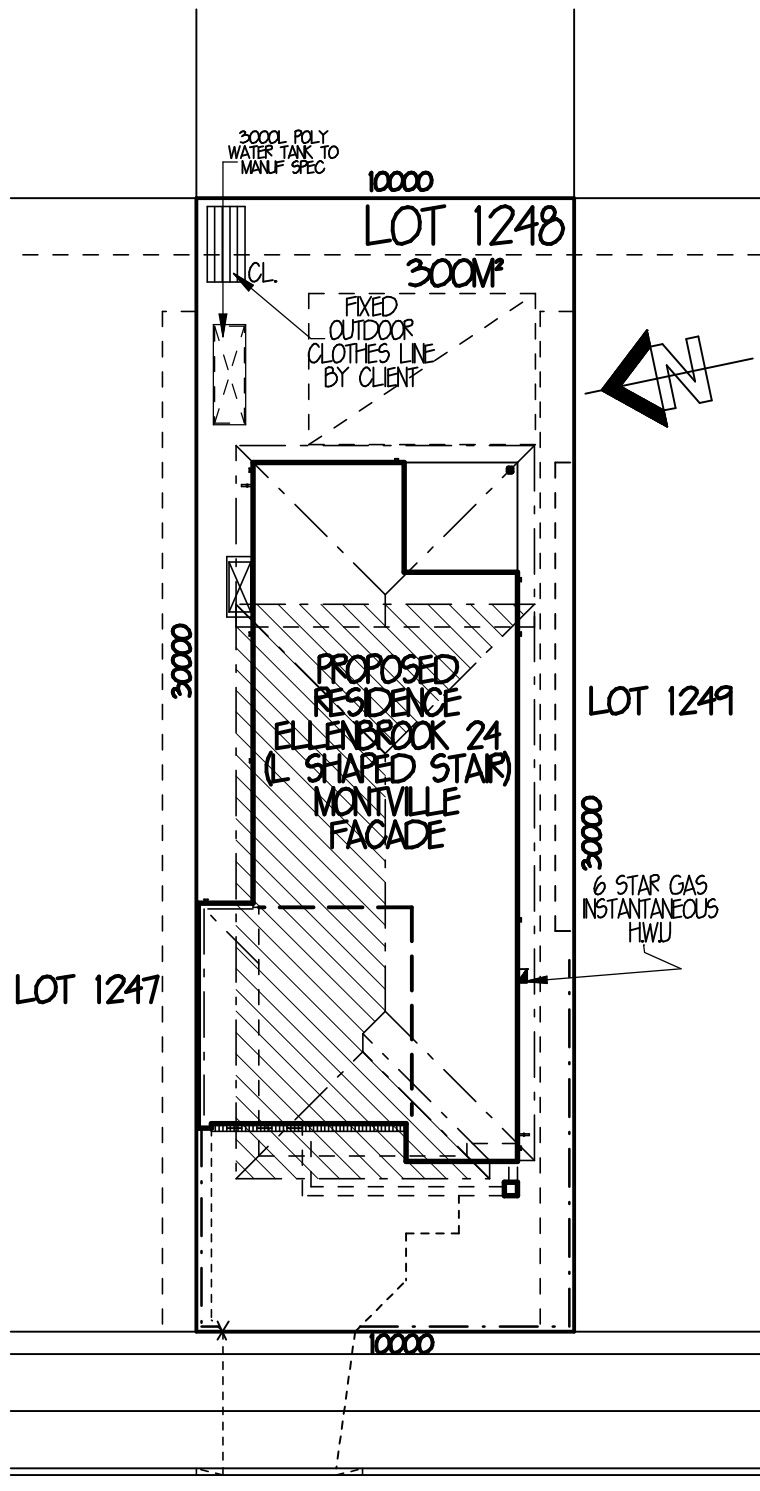
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**FIRST FLOOR
ELECTRICAL PLAN 1:100**



**GROUND FLOOR
ELECTRICAL PLAN 1:100**



CARGO STREET BASIX PLAN 1:200

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0006134696 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° 0006134696

MINIMUM INSULATION REQUIREMENTS

R2-5 BULK EXTERNAL WALL INSULATION
(INCLUDING INTERNAL GARAGE WALLS)
R4-0 BULK CEILING INSULATION
FOIL (ISALATION)
ROOF VENTILATION

BASIX SCORE

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

□ DENOTES 70M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER 12150145)

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 70 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 ≤9L/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 35 - 40, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 35 - 40

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

- AT LEAST 5 OF THE BEDROOMS/STUDY
- ALL BATHROOMS/TOILETS
- AT LEAST 4 OF THE LIVING/ DINING AREAS
- ALL HALLWAYS
- THE KITCHEN
- THE LAUNDRY

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
It's where you want to live
LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALKHAM HILLS NSW, 2153
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FAX: 8860 9233

FOR MR Y. XUE &
MS Y. HUANG
AT LOT 1248, CARGO STREET,
WERRINGTON
TYPE ELLENBROOK 24
L' SHAPE STAIRS
FACADE MONTVILLE
MASTER NO. AND-34139
DWG NO. AND-33986
JOB NO. 0025693
HAND LH
PAGE NO. 9 OF 9

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ISSUE	DATE	REVISION	DRAWN
A	12-5-21	CC PLANS	JZ
B	28-5-21	AMENDMENTS	ODC
C	24-6-21	AMENDMENTS/BASIX	JH

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