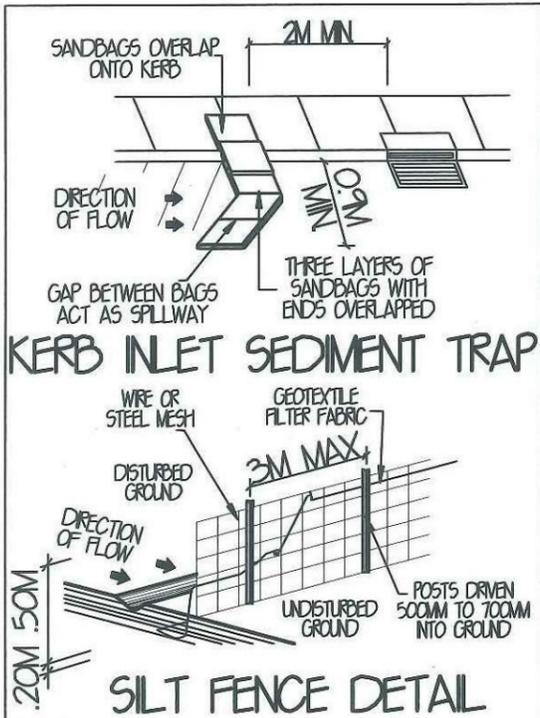
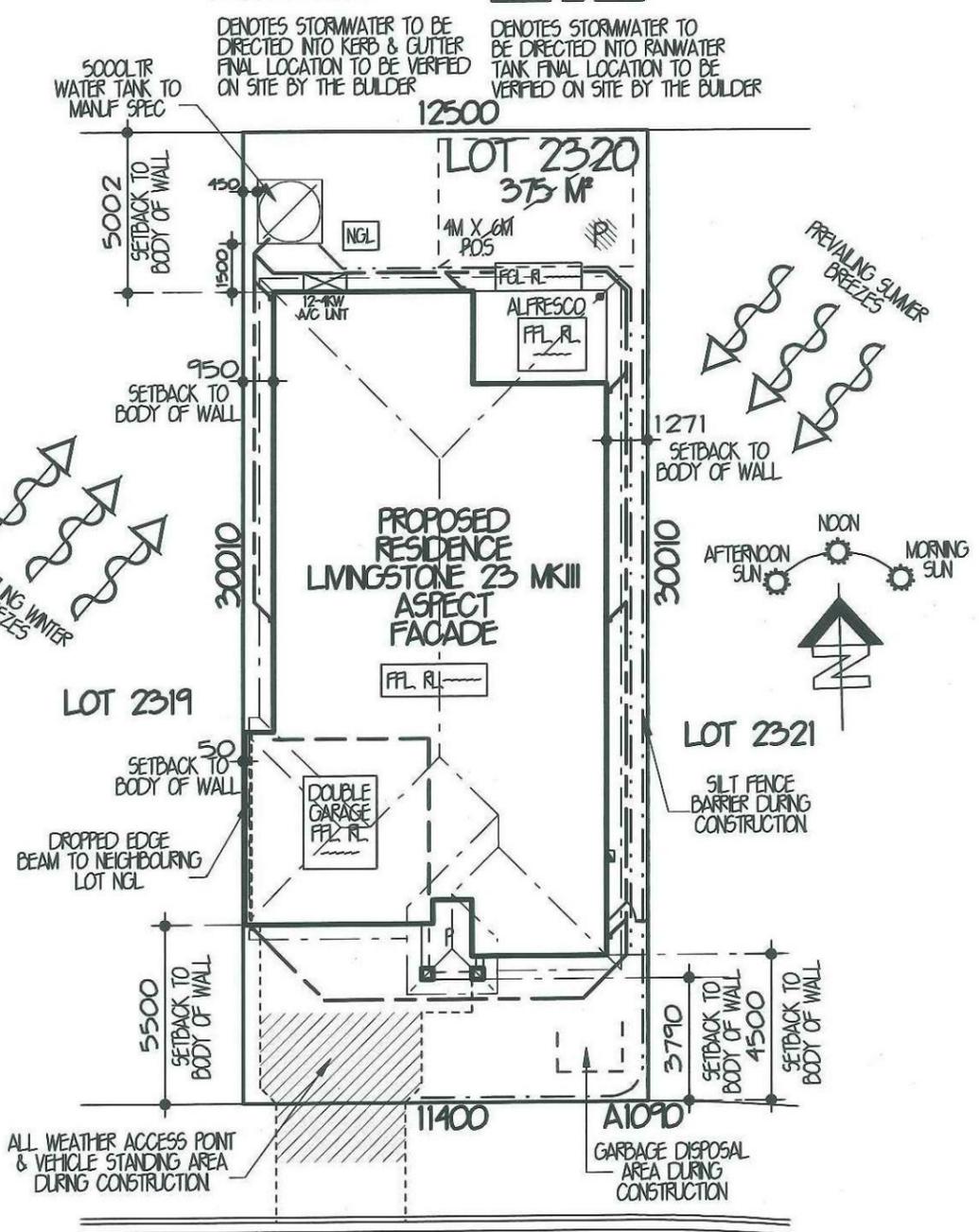


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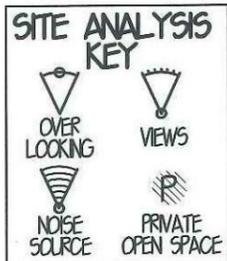
SEDIMENT CONTROL NOTES

- 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 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 BURED 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 R.0000 GARAGE TO R.0000
- HOUSE FLOOR LEVEL R.0000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R.0000, 27MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 238.7 M²



EMPIRE CIRCUIT
SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

- ⊙ 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 EBH 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 RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA = 375 M²
PRIVATE OPEN SPACE REQUIRED = 20% OR 75 M²
PROVIDED = 20-7% OR 71-8 M²
PROS REQUIRED = 24 M
PROVIDED = 77-8 M

FLOOR AREAS

FLOOR AREA= 164.4 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 33.0 M²
PORCH FLOOR AREA= 3.8 M²
ALFRESCO= 11.6 M²

TOTAL FLOOR AREA= 212.8 M² OR 22.9 SQS



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

FOR EDEN BRAE HOMES

AT LOT 2320 EMPIRE CIRCUIT THORNTON

LIVINGSTONE 23 MKIII JOB NO. 0018268

TYPE FACADE ASPECT (SMART LIVING SERIES) HAND LH

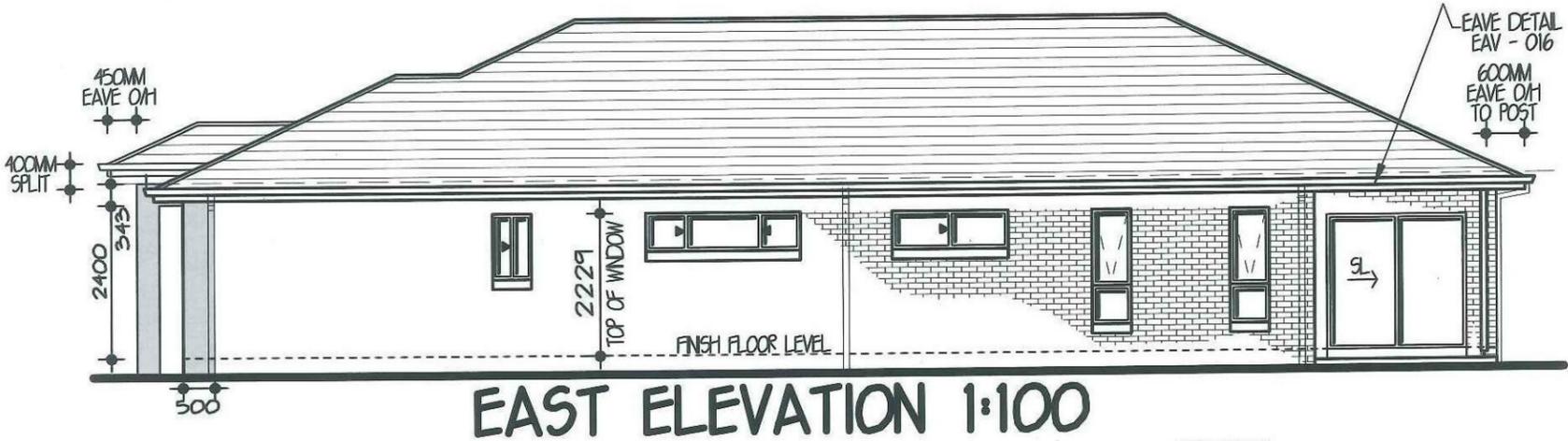
MASTER DWG NO. A21833 PAGE NO. 1 OF 7



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
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 "It's where you want to live"
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 BULKHAM HILLS NSW 2153
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FOR **EDEN BRAE HOMES**

AT LOT 2320 EMPIRE CIRCUIT
 THORNTON

LIVINGSTONE 23 MKII JOB NO.
 TYPE 0018268

FACADE ASPECT HAND
 (SMART LIVING SERIES) LH

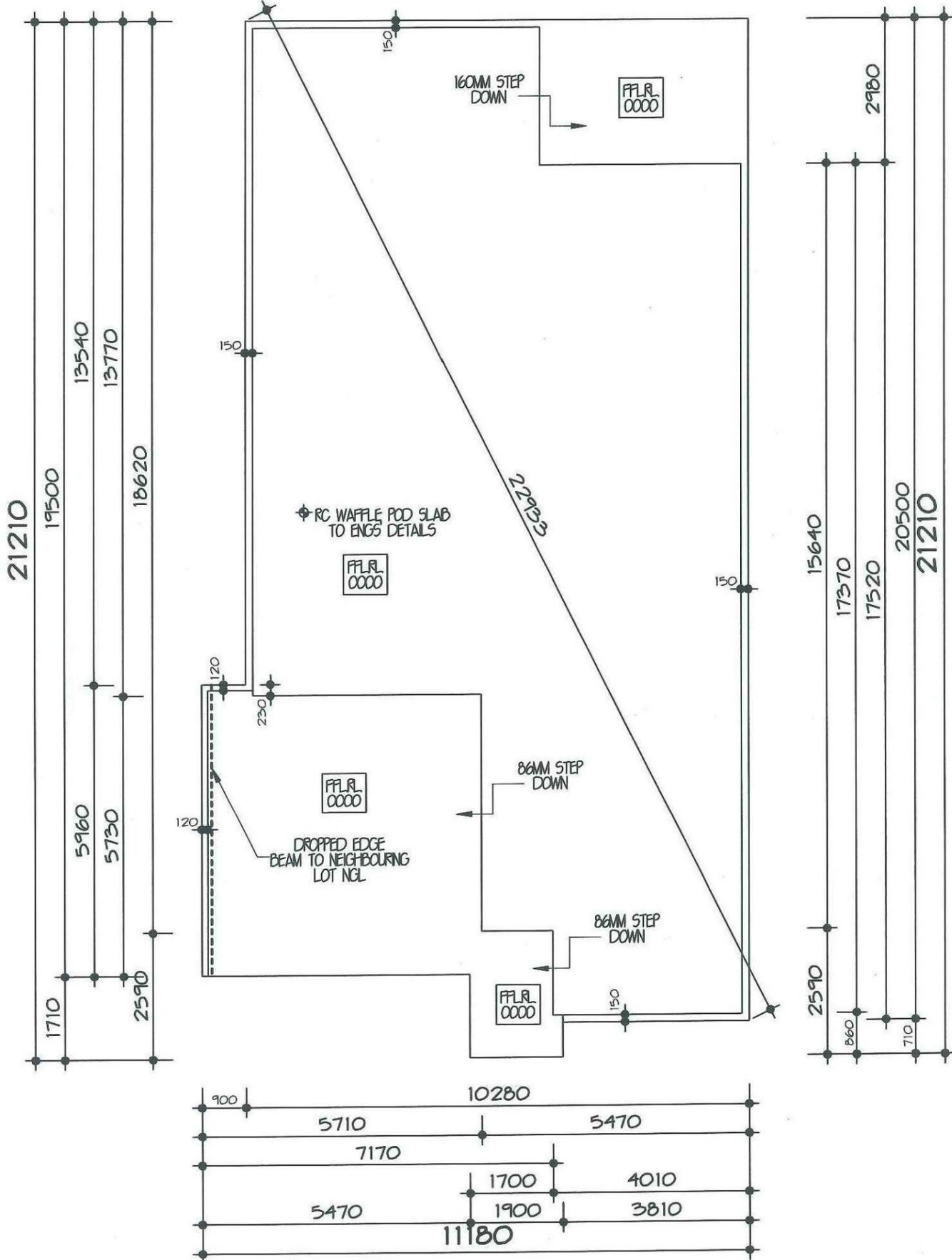
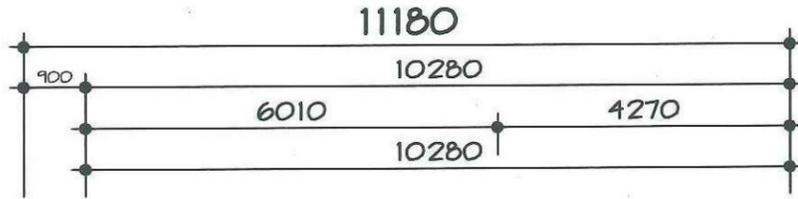
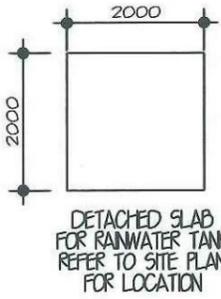
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 A21839 A21833 3 OF 7

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AGN SYDNEY
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 BUSINESS CENTRE NSW, 2153
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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

Thorton Design Review Panel
 LANDCOM
 Reviewed *Levy-Left* Date 14/6/14

Eden brae homes
"It's where you want to live"
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 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
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 F: 8860 9233

FOR EDEN BRAE HOMES

AT LOT 2320 EMPIRE CIRCUIT THORNTON

LIVINGSTONE 23 MKII JOB NO. 0018268
 TYPE

FACADE ASPECT (SMART LIVING SERIES) HAND LH

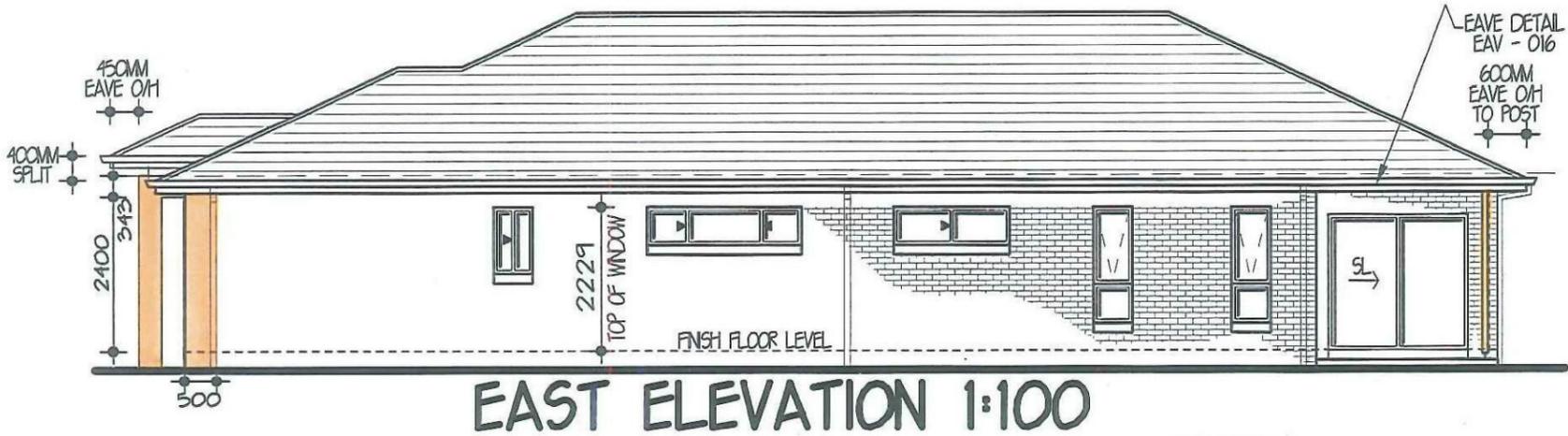
MASTER DWG NO. A21833 PAGE NO. 5 OF 7

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 PO BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW, 2153
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Home Option Gallery

Client Signature
 Consultant Signature *A. Coranwell*
 Initials Date *11.6.2014*

Thorton Design Review Panel
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 Reviewed *Lopez* Date *17/6/14*

<p>Eden Brae Homes 77 where you want to live</p>		
LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BULLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233		
FOR EDEN BRAE HOMES		
AT LOT 2320 EMPIRE CIRCUIT THORNTON		
LIVINGSTONE 23 MKIII	JOB NO.	0018268
TYPE	HAND	LH
FACADE ASPECT (SMART LIVING SERIES)		
MASTER A21839	DWG NO. A21833	PAGE NO. 3 OF 7

- Taubmans Abstract T161-3W Moroka
- Bristol Calf P194-N3 front entry door + frame
- Taubmans match Colorbond Surfsmist Timber Beam

<p>AGN SYDNEY</p>			
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS PO BOX 6410 BULLKHAM HILLS BUSINESS CENTRE NSW, 2153 PHONE (02) 8824 3533 FAX (02) 8824 3544 WWW.AGNDISIGNSYDNEY.COM.AU			
ISS	DATE	REVISION	DRAWN
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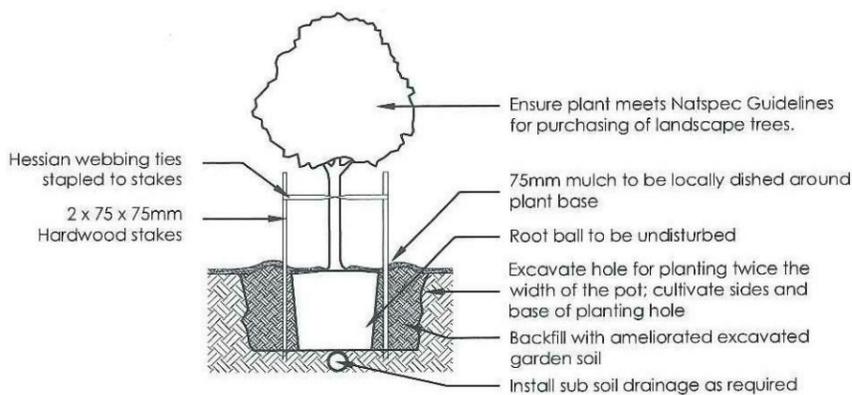
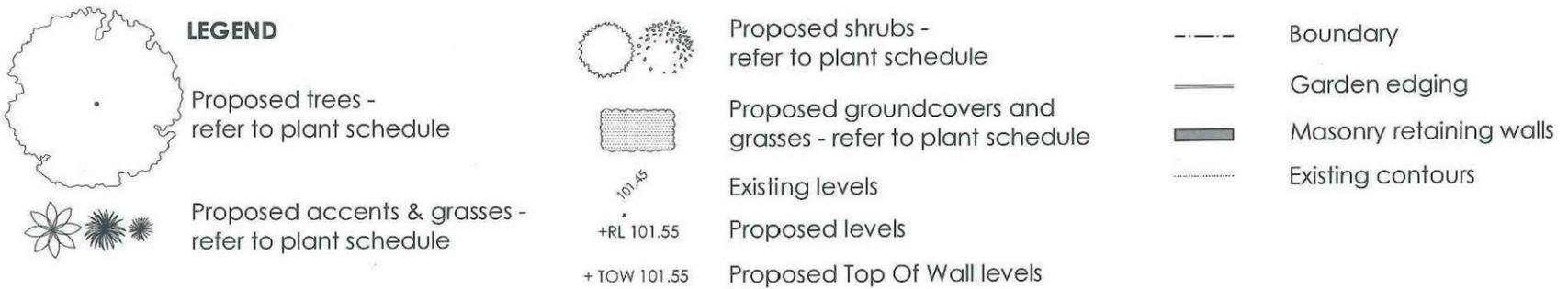
Lot 2320 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

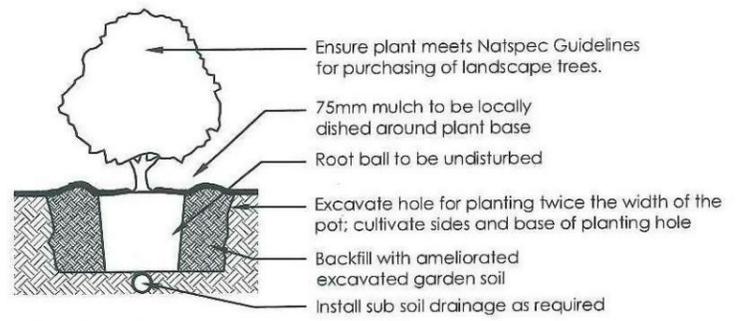
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Atr	Alternanthera 'Little Ruby'	Dwarf Alternanthera	8	200mm	0.4m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	10	300mm	2m
Dg	Dietes grandiflora	Wild Iris	3	200mm	1m
Lia	Lagerstroemia 'Acoma'	White Crepe Myrtle	1	75L	3m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	30	200mm	0.3-0.4m
Mpm	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	8	200mm	0.5m

LOT PLANTING SUMMARY

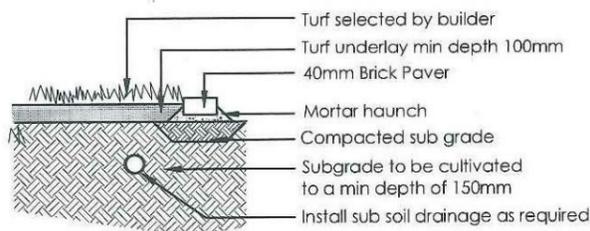
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
60	10	0	50	1



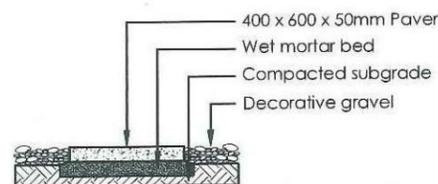
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



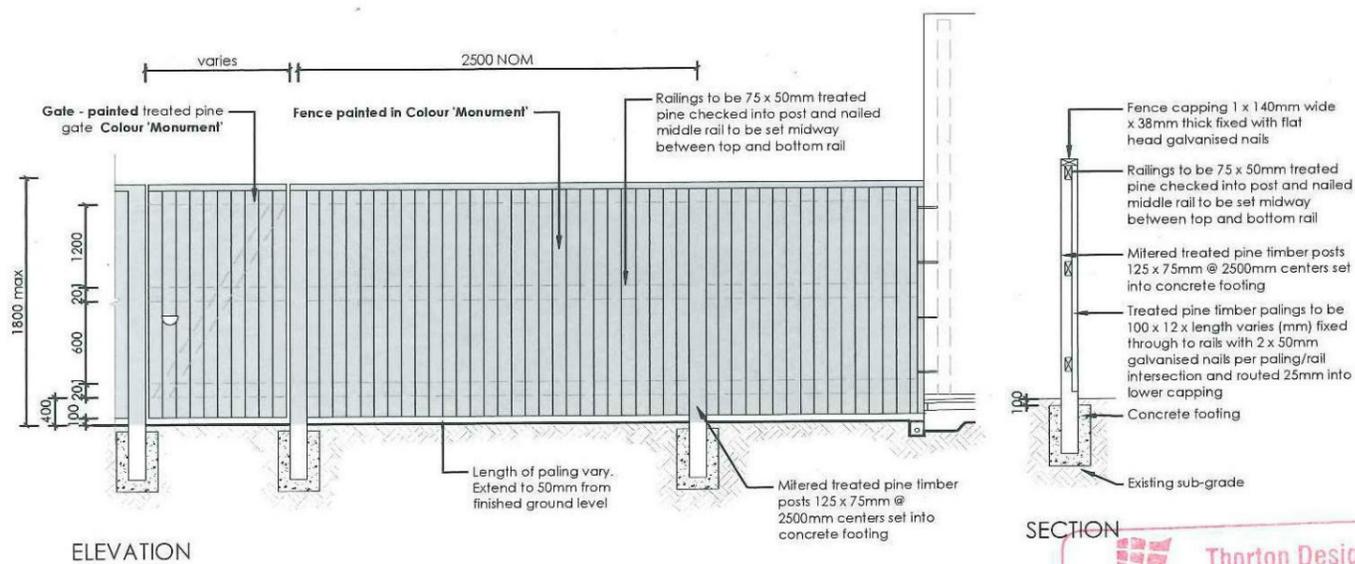
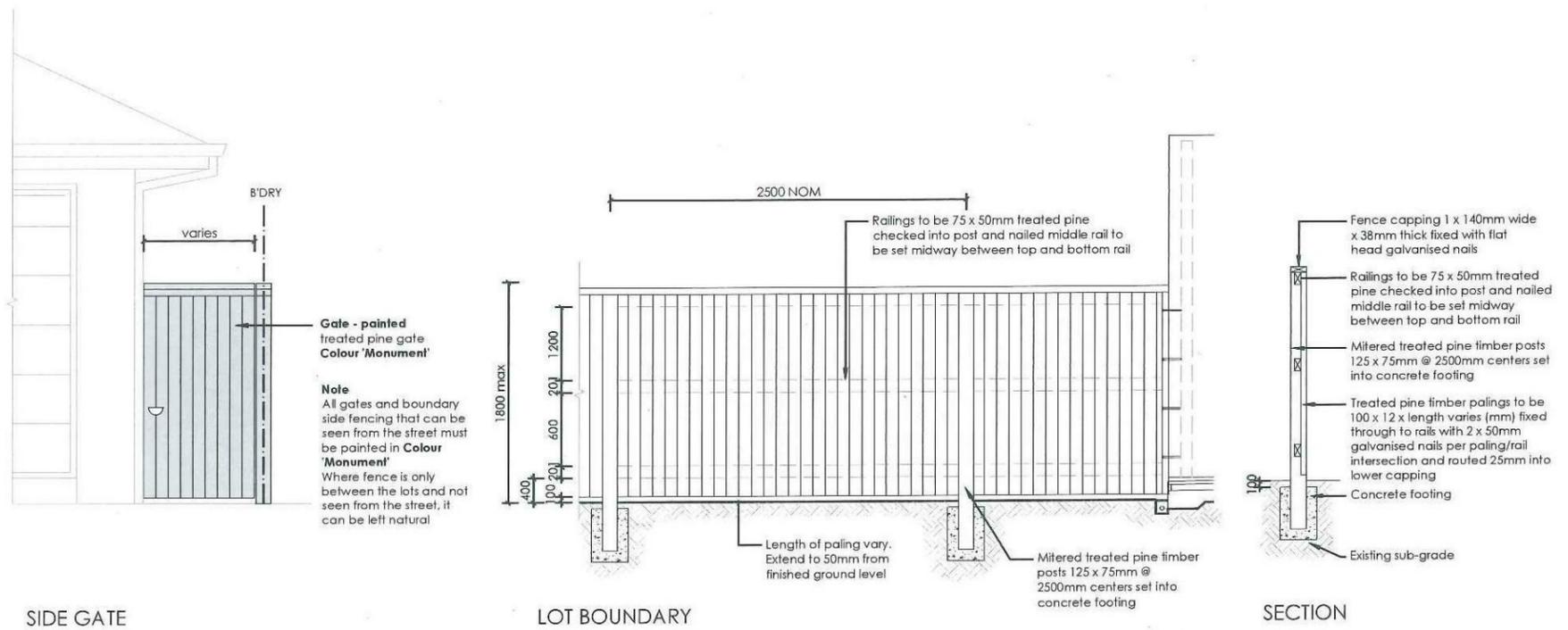
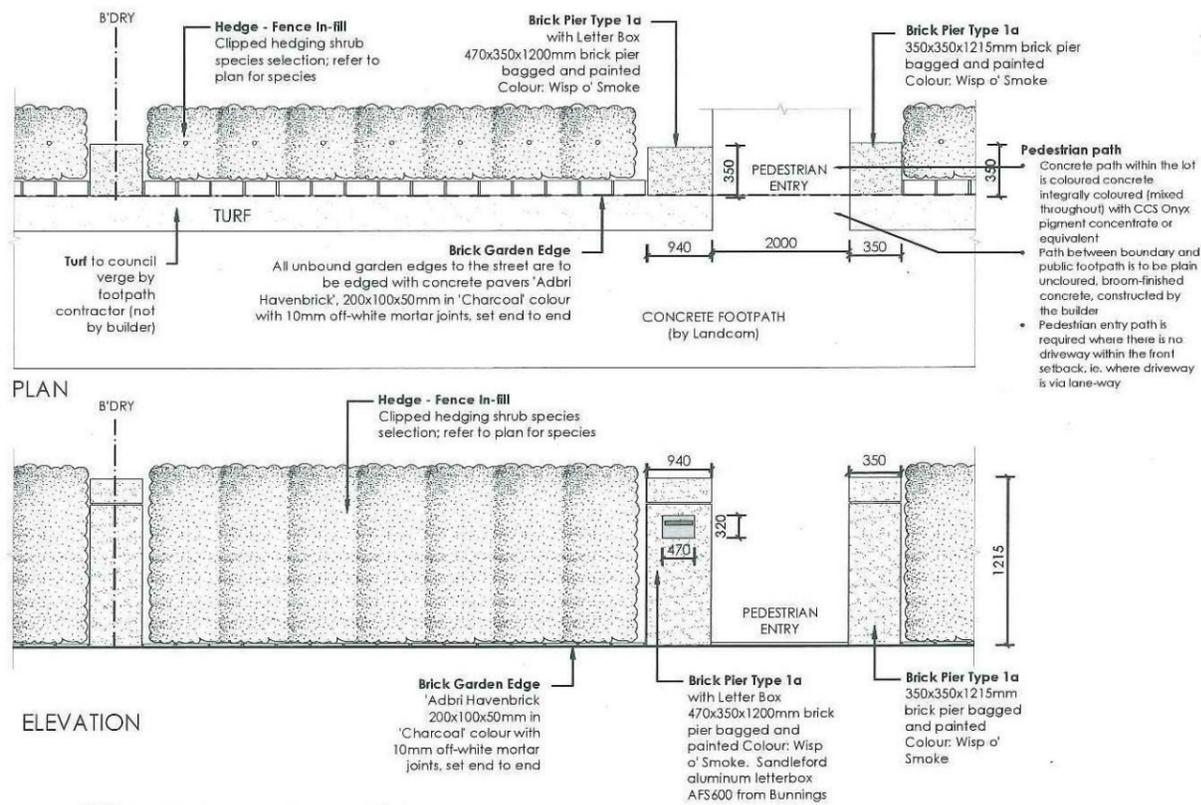
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 17/6/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 8136, Bankham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers (AILD)</p>	PROJECT LOT 2320 EMPIRE CIRCUIT, PENRITH	REFERENCE NEW RESIDENCE		
A	ISSUE COLOURED FOR CLIENT REVIEW	RS	BT	12-05-14			DRAWING LANDSCAPE PLAN	SCALE 1:100 @ A3	
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	16-06-14	CLIENT EDEN BRAE HOMES	DRAWN RS	CHECK RS	DATE 16-06-14	REVISION B



Thorton Design Review Panel
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Reviewed *[Signature]* Date 17/06/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOURED FOR CLIENT REVIEW	RS	BT	12-06-14
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	16-06-14

ecodesign
outdoor living environments

PO Box 8136, Baulkham Hills NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
Member of the Architects Institute of Australia (Professional Manager)

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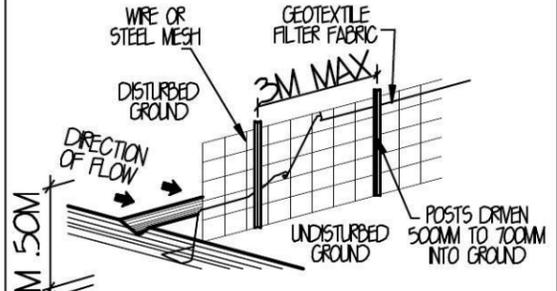
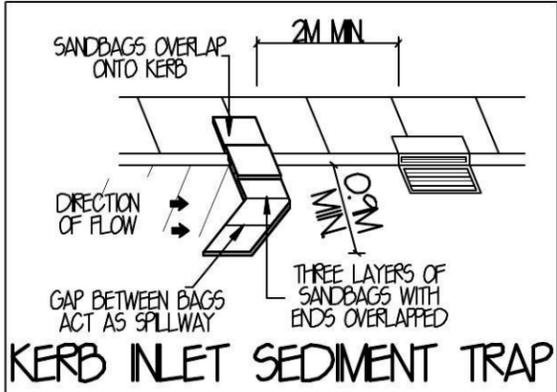
& All work to comply with relevant Australian Standards or Building Code of Australia
7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: NEW RESIDENCE
DRAWING: FENCE DETAILS
SCALE: 1:100 @ A3
DATE: 16-06-14

CLIENT: EDEN BRAE HOMES

PROJECT	DATE	SCALE	DATE	REVISION
NEW RESIDENCE	16-06-14	1:100 @ A3	16-06-14	B

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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.

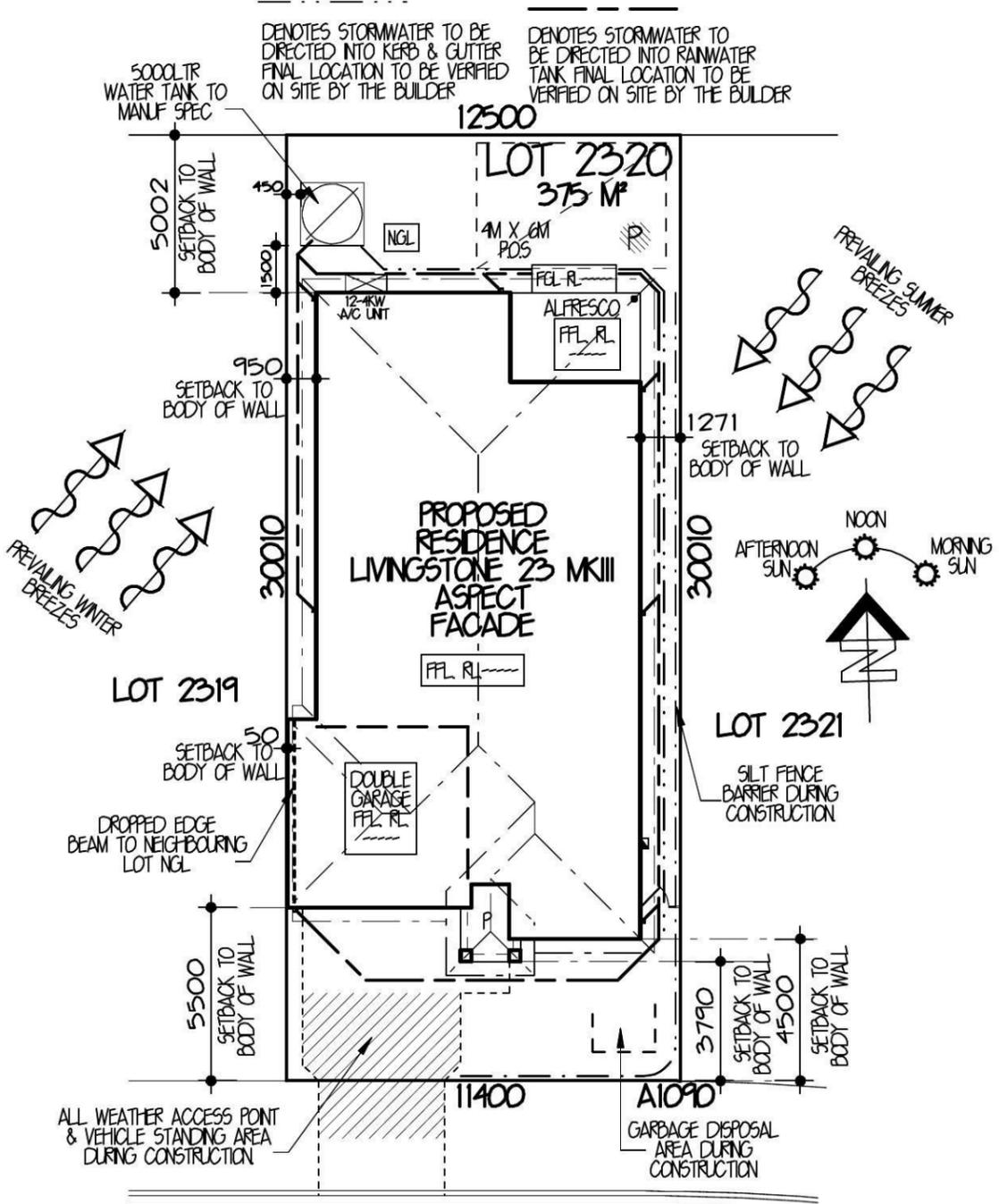
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

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

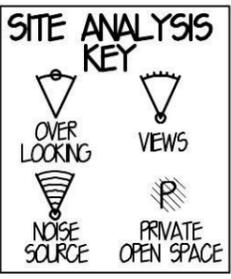
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOD0 GARAGE TO FLOOD0
 - HOUSE FLOOR LEVEL FLOOD0, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD0, 295MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 238.7 M²



EMPIRE CIRCUIT

SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

- 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 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 PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE REQUIRED = 20% OR 75 M²
PROVIDED = 20.7% OR 77.8 M²

PPOS REQUIRED = 24 M²
PROVIDED = 77.8 M²

FLOOR AREAS

FLOOR AREA = 164.4 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 33.0 M²
PORCH FLOOR AREA = 3.8 M²
ALFRESCO = 11.6 M²

TOTAL FLOOR AREA = 212.8 M² OR 22.9 50%

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FOR **EDEN BRAE HOMES**

AT **LOT 2320 EMPIRE CIRCUIT THORNTON**

LIVINGSTONE 23 MKIII JOB NO. **0018268**

TYPE

FACADE **ASPECT** (SMART LIVING SERIES) HAND **LH**

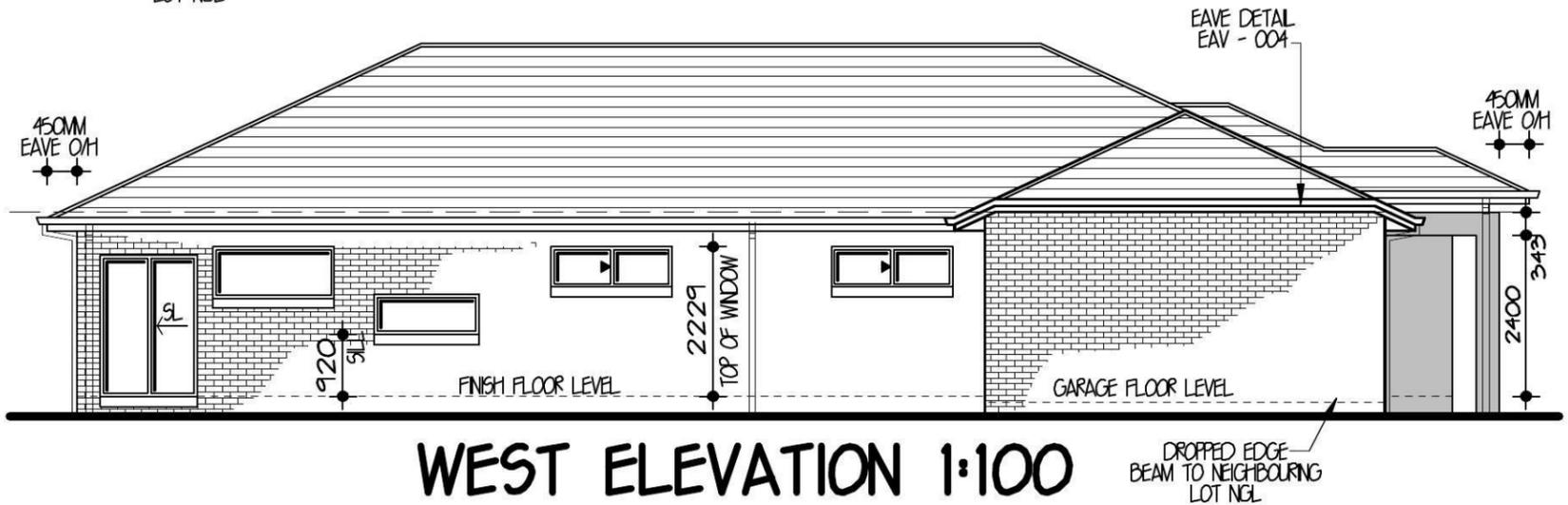
MASTER **A21839** DWG NO. **A21833** PAGE NO. **1 OF 7**

A&N DESIGN SYDNEY

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PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533 FAX: (02) 8824 3544
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B	26-6-14	BASIX	NM

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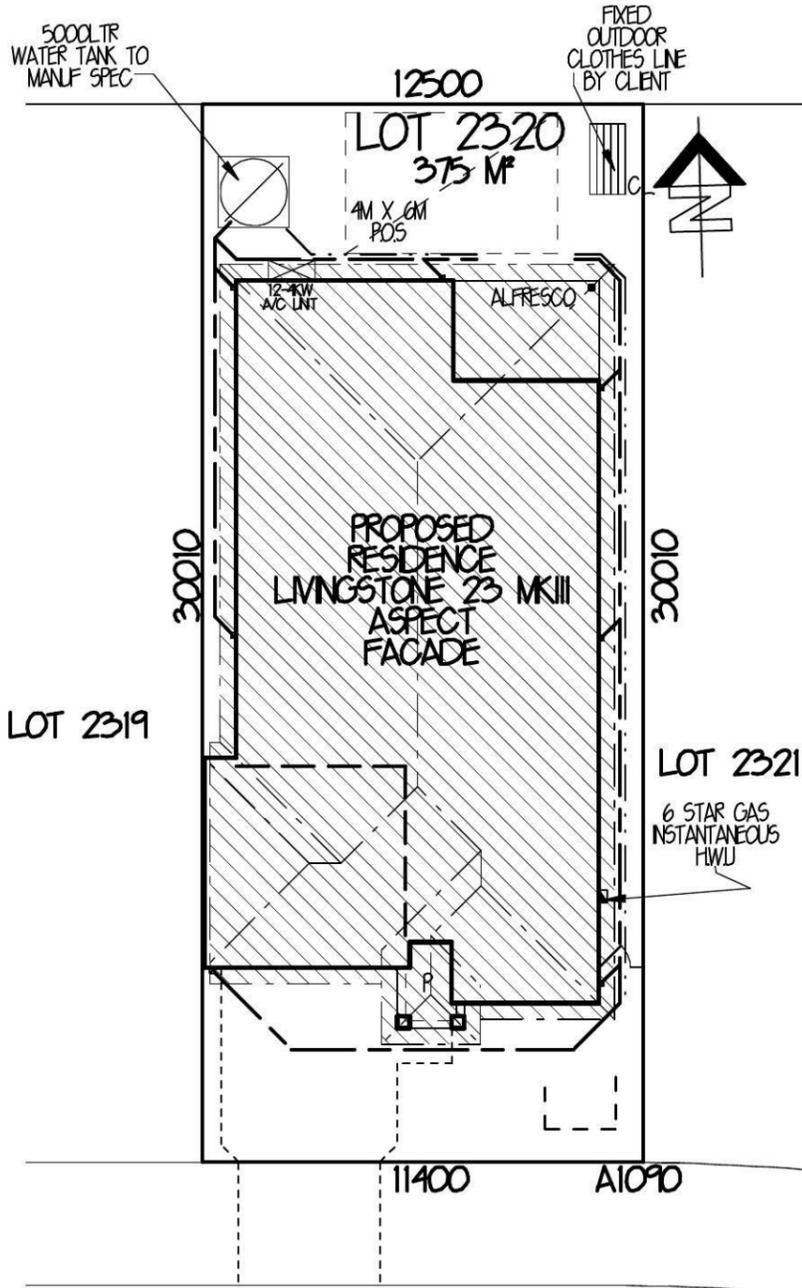
FOR EDEN BRAE HOMES		
AT LOT 2320 EMPIRE CIRCUIT THORNTON		
LIVINGSTONE 23 MKII	JOB NO.	0018268
FACADE ASPECT (SMART LIVING SERIES)		HAND LH
MASTER A21839	DWG NO. A21833	PAGE NO. 3 OF 7



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EMPIRE CIRCUIT BASIX PLAN 1:200

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

DENOTES 238-7M² OF ROOF TO BE COLLECTED

INSULATION

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-5 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

BASIX SCORE

WATER - 48% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 5546525 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° 5546525

(BASIX CERTIFICATE NUMBER: 5546525)

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 238-7 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 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 STAR (7.5 BUT <=9 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 5 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 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 3-0 - 3-5, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3-0 - 3-5

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.

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



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

FOR EDEN BRAE HOMES

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THORNTON

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FACADE ASPECT
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MASTER A21839 DWG NO. A21833 PAGE NO. 7 OF 7



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BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533 FAX: (02) 8824 3544
WWW.AGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	4-6-14	CC PLANS	DR
B	26-6-14	BASIX	NM