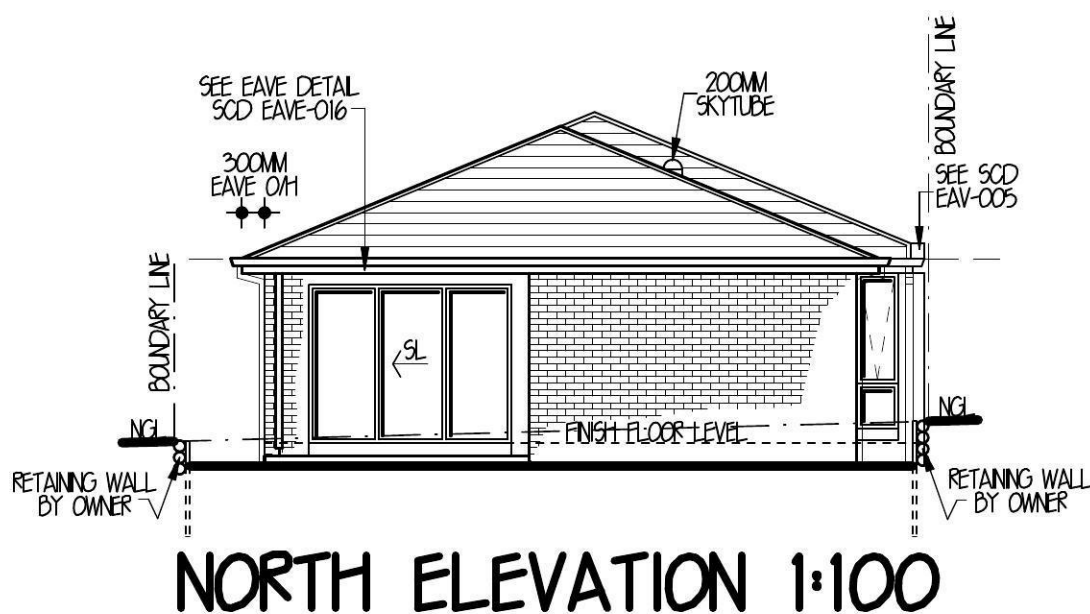
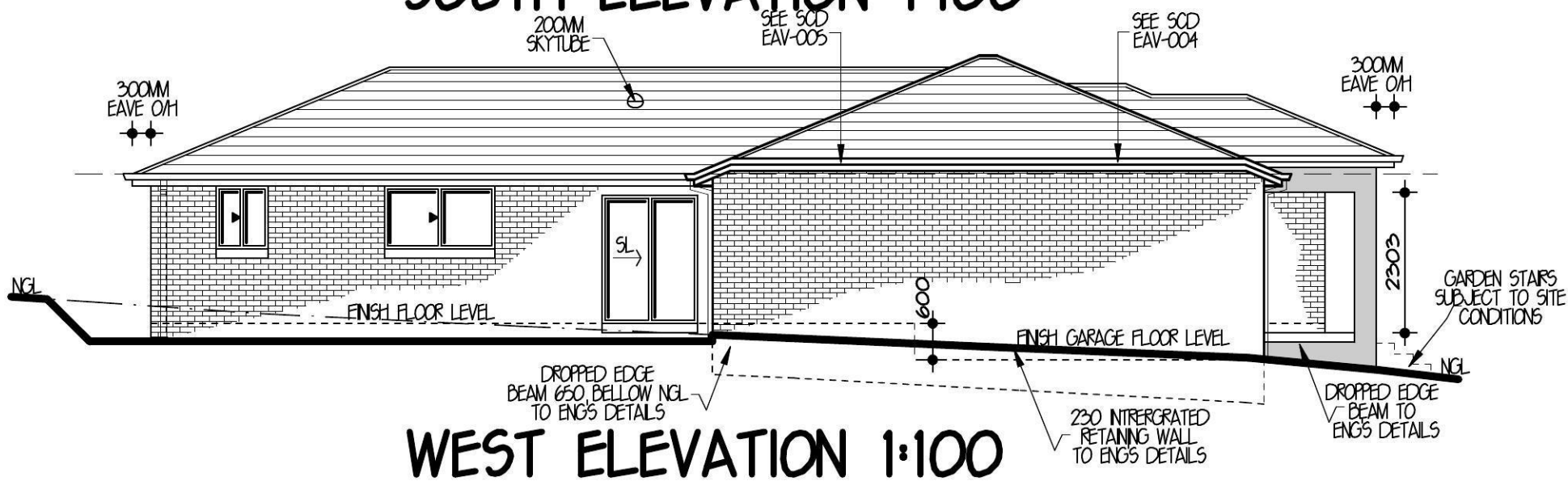
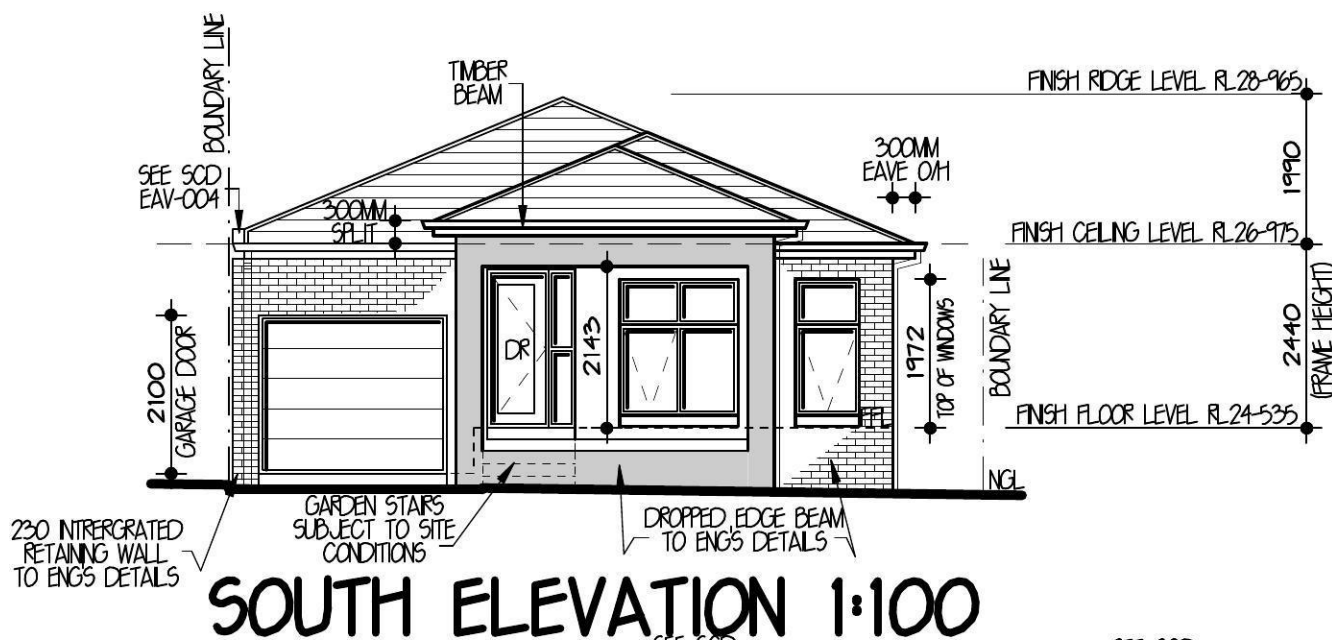


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**EDEN BRAE
CONNECT HOMES**

LEVEL 3, 22 BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW 2153
P: 8860 9222
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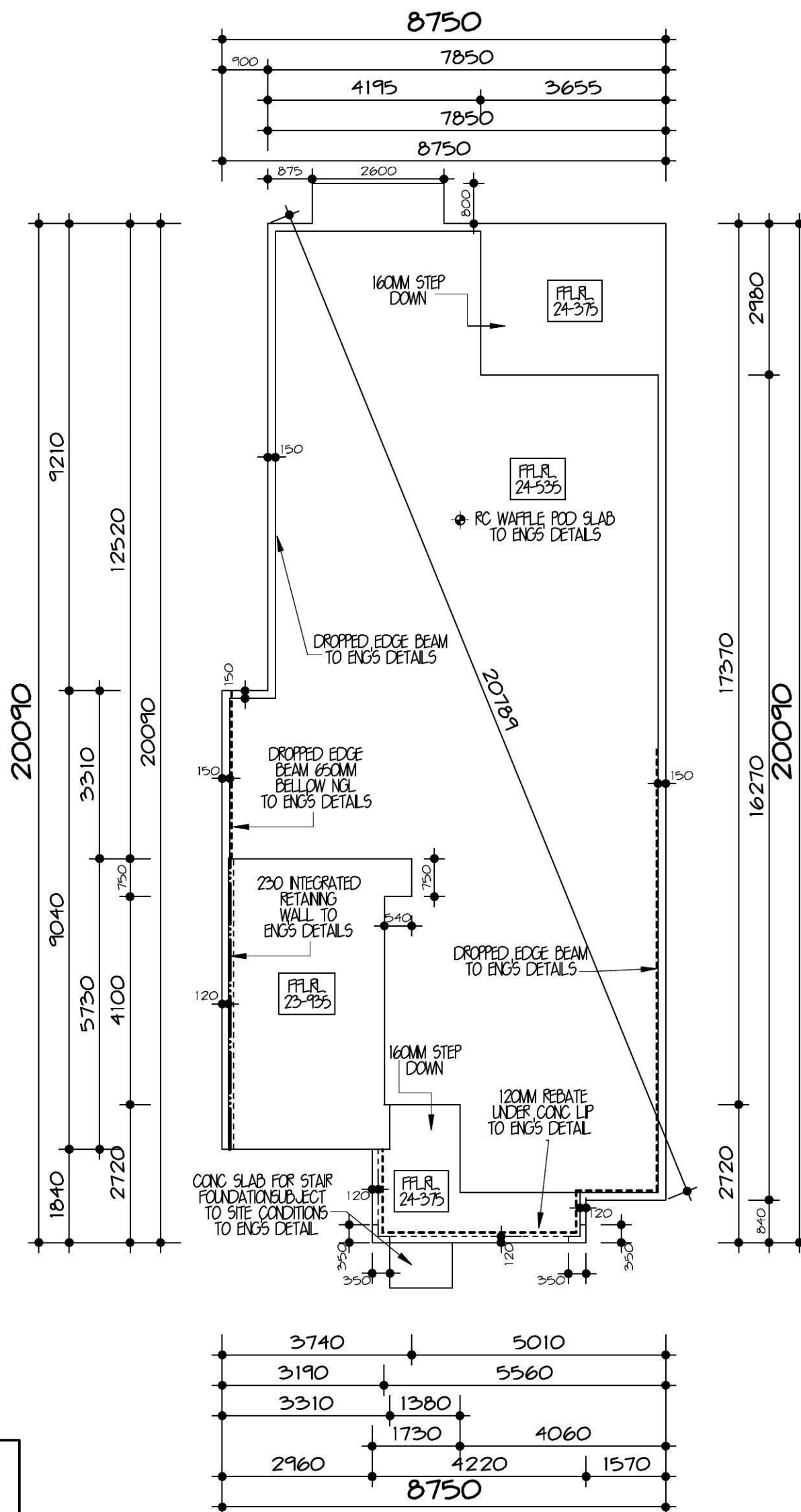
FOR CONNECT HOMES		
LOT 2328 ELMATTA AVENUE AT JORDAN SPRINGS DP1168993		
TYPE MANCHESTER 18	JOB NO. 0016996	
FACADE AVENUE (SMART LIVING SERIES)	HAND LH	
DATE SEP 13	DWG NO. A20467	PAGE NO. 3 OF 7



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 FAX: (02) 8824 3544
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ISS	DATE	REVISION	DRAWN
A	25-9-13	CC PLANS	AL
B	09-10-13	AMENDMENTS/BASIX	AD

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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

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FOR **CONNECT HOMES**

LOT 2328 ELMATTA AVENUE
 AT JORDAN SPRINGS DP1168993

TYPE **MANCHESTER 18** JOB NO. **0016996**

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

DATE **SEP 13** DWG NO. **A20467** PAGE NO. **5 OF 7**

AGN SYDNEY

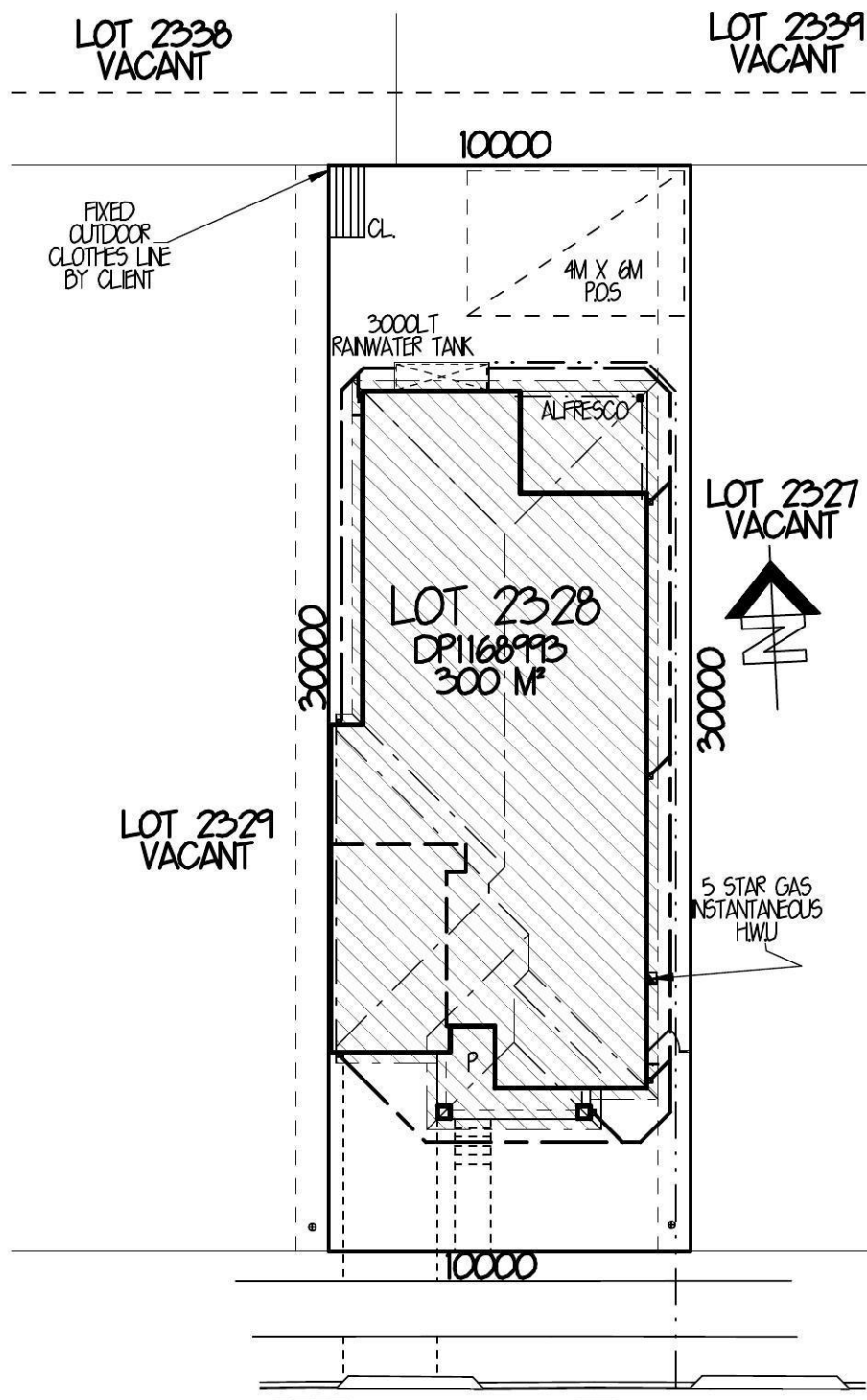
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THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 5079075 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° 5079075



**ELIMATTA AVENUE
BASIX PLAN
1:200**

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

☐ DENOTES 160M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER: 5079075)

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 160 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 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 (75 BUT ≤9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 5 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 5 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 - 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. THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

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. THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

VENTILATION:
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT: AT LEAST 1 BATHROOM: INDIVIDUAL FAN, NOT DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF

KITCHEN: INDIVIDUAL FAN, NOT 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

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED

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

INSULATION

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

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 43% (TARGET 40%)

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TYPE **MANCHESTER 18** JOB NO. **0016996**

FACADE **AVENUE** HAND **LH**
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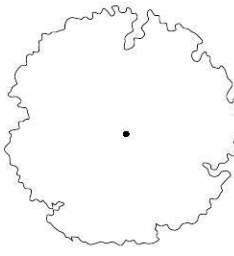
DATE **SEP 13** DWG NO. **A20467** PAGE NO. **1 OF 7**

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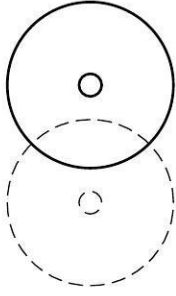
LEGEND



Proposed trees - refer to plant schedule

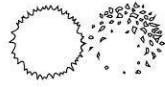


Proposed accents & grasses - refer to plant schedule



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
+RL 101.55
Proposed levels
+TOW 101.55

Existing levels

Proposed levels

Proposed Top Of Wall levels



Boundary



Fence



Garden edging



Timber retaining walls



Masonry retaining walls



Existing contours



To be removed / demolished

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
*Cij	Callistemon 'Little John'	Dwarf Bottlebrush	7	200mm	1m
*Dcb	Dianella caerulea 'Breeze'	Blue Flax Lily	7	150mm	0.6m
*Dcl	Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	12	150mm	0.3m
*Er	Elaeocarpus reticulatus	Blueberry Ash	1	25L	9m
*TI	Tristaniopsis laurina	Water Gum	1	25L	7m

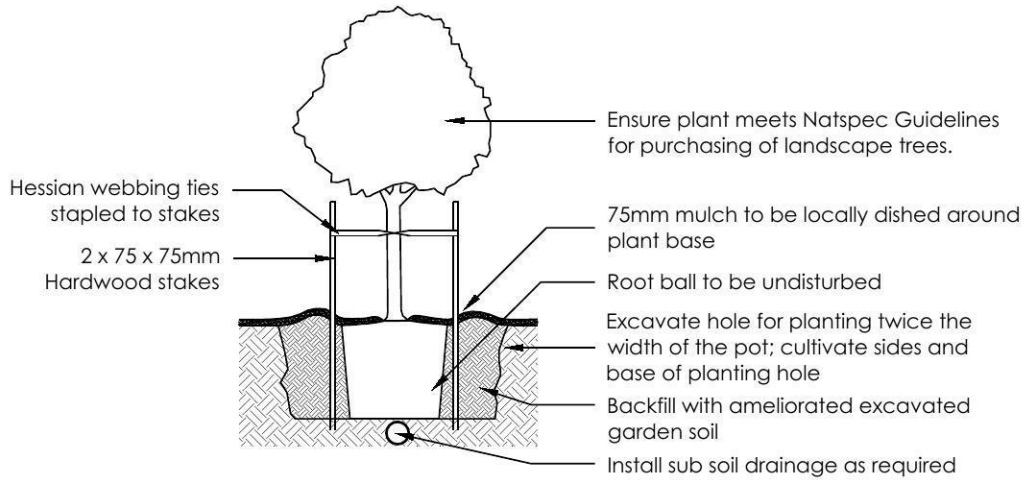
*Australian native plants

PLANTING SUMMARY

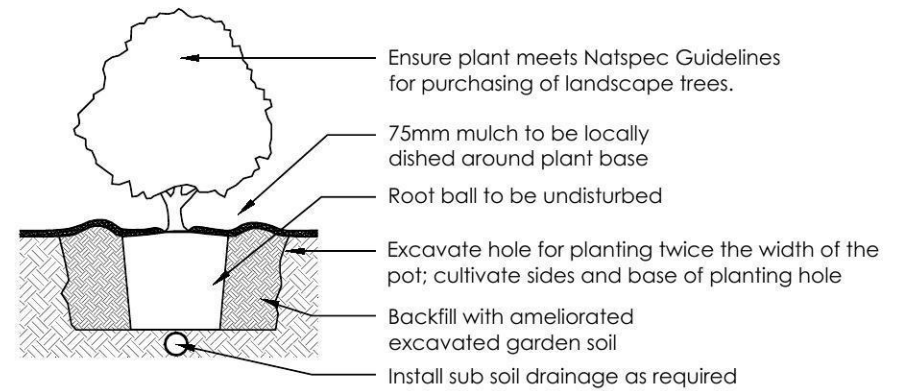
Total Plants	Total Native Plants	Total Exotic Plants	% Native Plants**	Total Trees***
28	28	0	100%	2

** Minimum required 50%

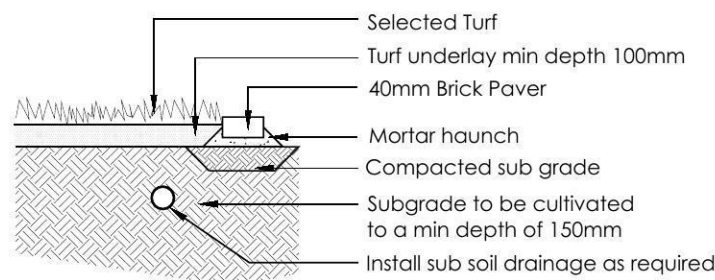
*** Minimum 2 trees



1 Tree Planting Detail
NTS 25L - 75L Pot Size



2 Planting Detail
NTS Tube, 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED FOR APPROVAL	VF	MD	16-10-13



PO Box 3136, Carlingford, NSW 2118
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PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
DATE	DA
SHEET	L - 02
DRAWN	VF
CHECK	MD
DATE	16-10-13
REVISION	A



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CLIENT
CONNECT HOMES

ADDRESS
**LOT 2328 ELIMATTA AVENUE,
JORDAN SPRINGS**