

SEWER SERVICE DIAGRAM

MUNICIPALITY OF
 Lot No. House No.
 SUBURB OF
 STREET
 SSD
 SCALE:

SYMBOLS AND ABBREVIATIONS

INDICATES - DRAINAGE FIXTURES

Manhole	Gully
Chr	Reflux Valve
LH	Inspection Opening
Boundary Trap	Vertical Pipe
Inspection Shaft	Induct Pipe
Pit	Mica Flap
Grease Interceptor	Rodding Point
Greywater Treatment System	Slope Junction
Terminal Maint. Shaft	Vertical Junction
Maintenance Shaft	On Back Junction

INDICATES - PLUMBING FIXTURES & OR FITTINGS

CO	Clean out	Bid	Bidet
O 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 Laboratory
AAV	Air Admittance Valve	LP Reducer	

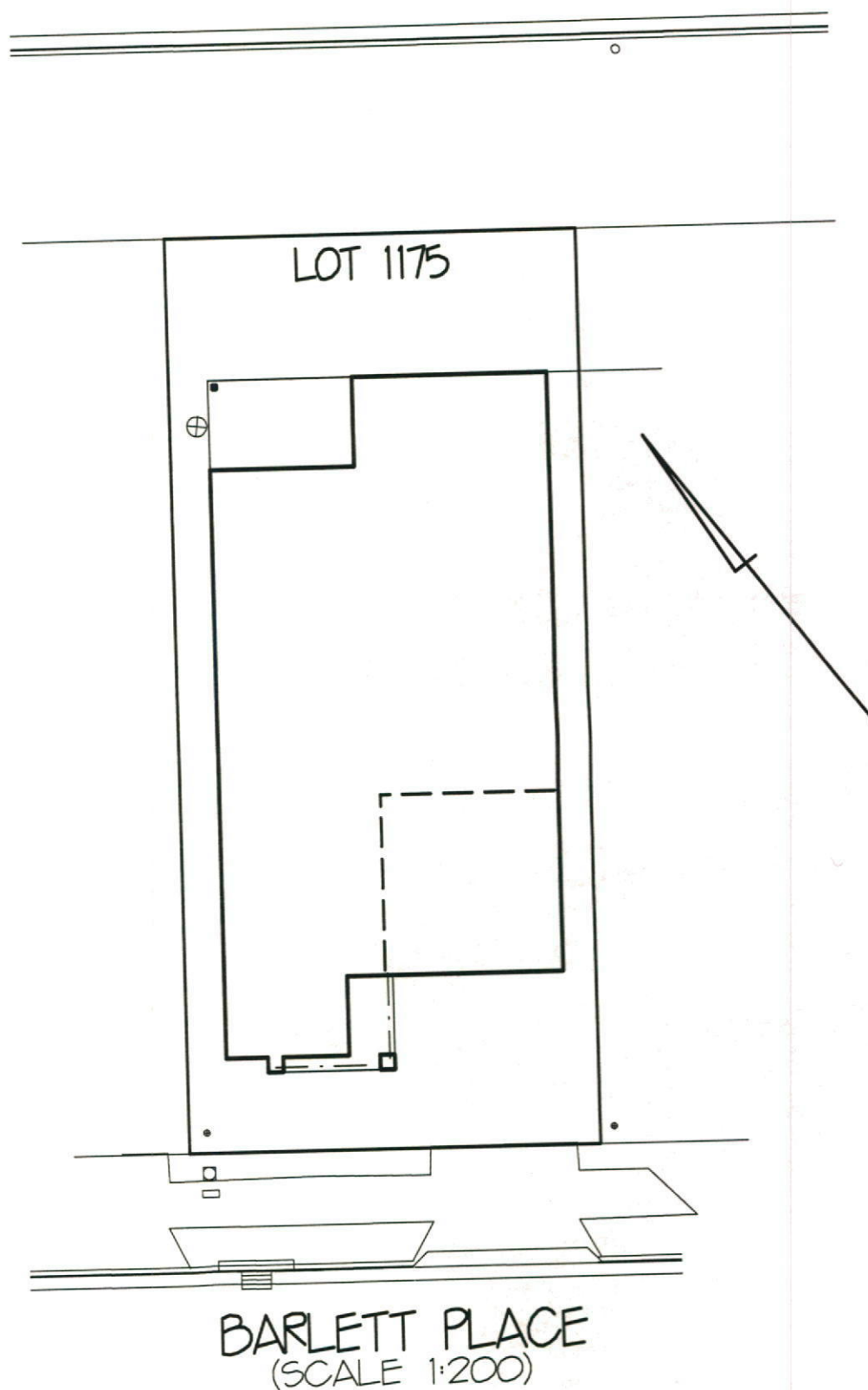
INDICATES - PLUMBING ON MORE THAN ONE LEVEL

SVP	Soil Vent Pipe	WS	Waste Stack
-----	----------------	----	-------------

Date

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

Licence No.
 Permit/COC No.
 Signature
 Date
 Licence No.
 Permit/COC No.
 Signature



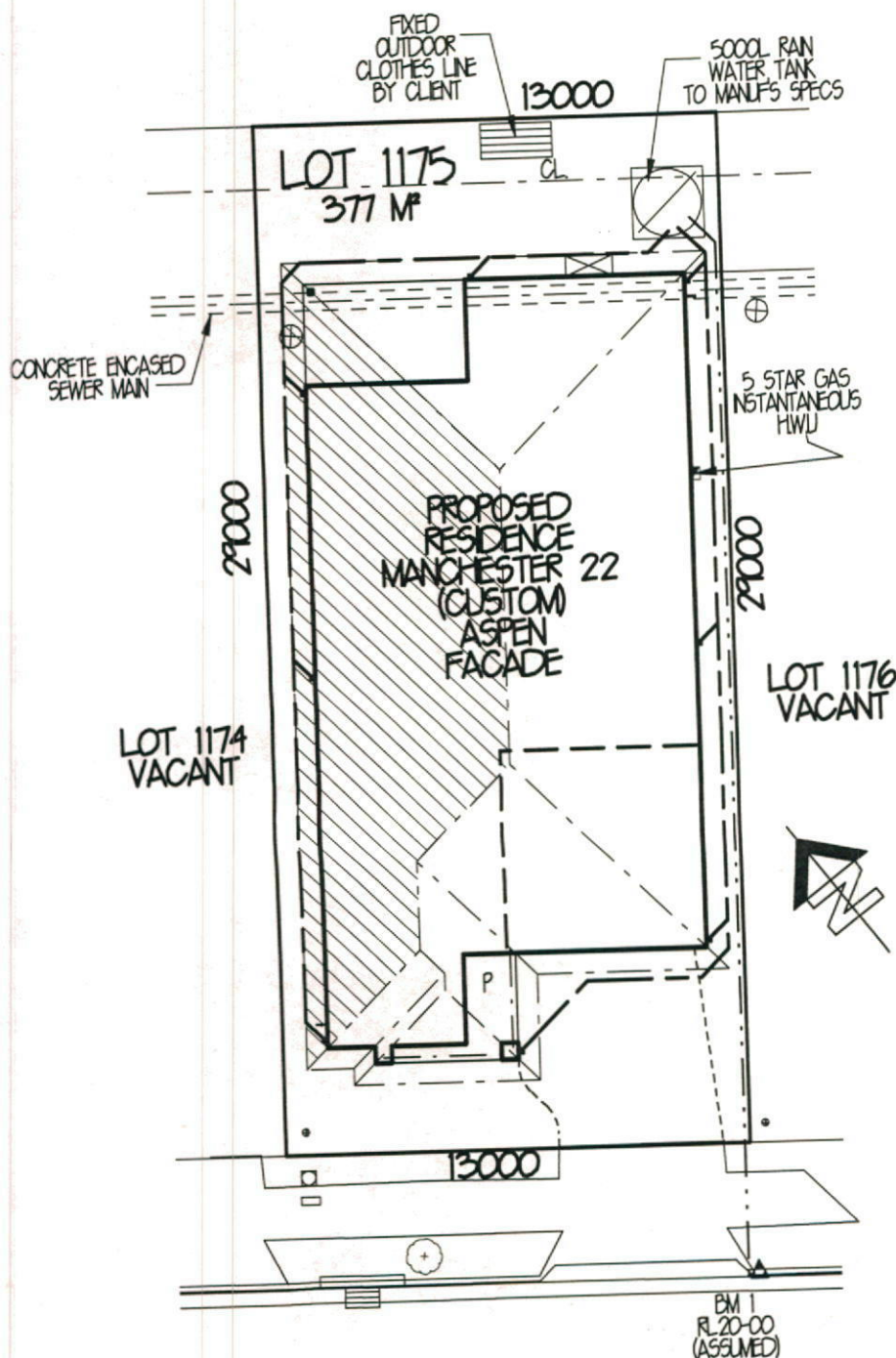
INSULATION
R2-0 WALL INSULATION
R3-5 CEILING INSULATION
(EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

□ DENOTES 88M² OF ROOF TO BE COLLECTED

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

COREEN AVENUE

PP • SIGN



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 <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

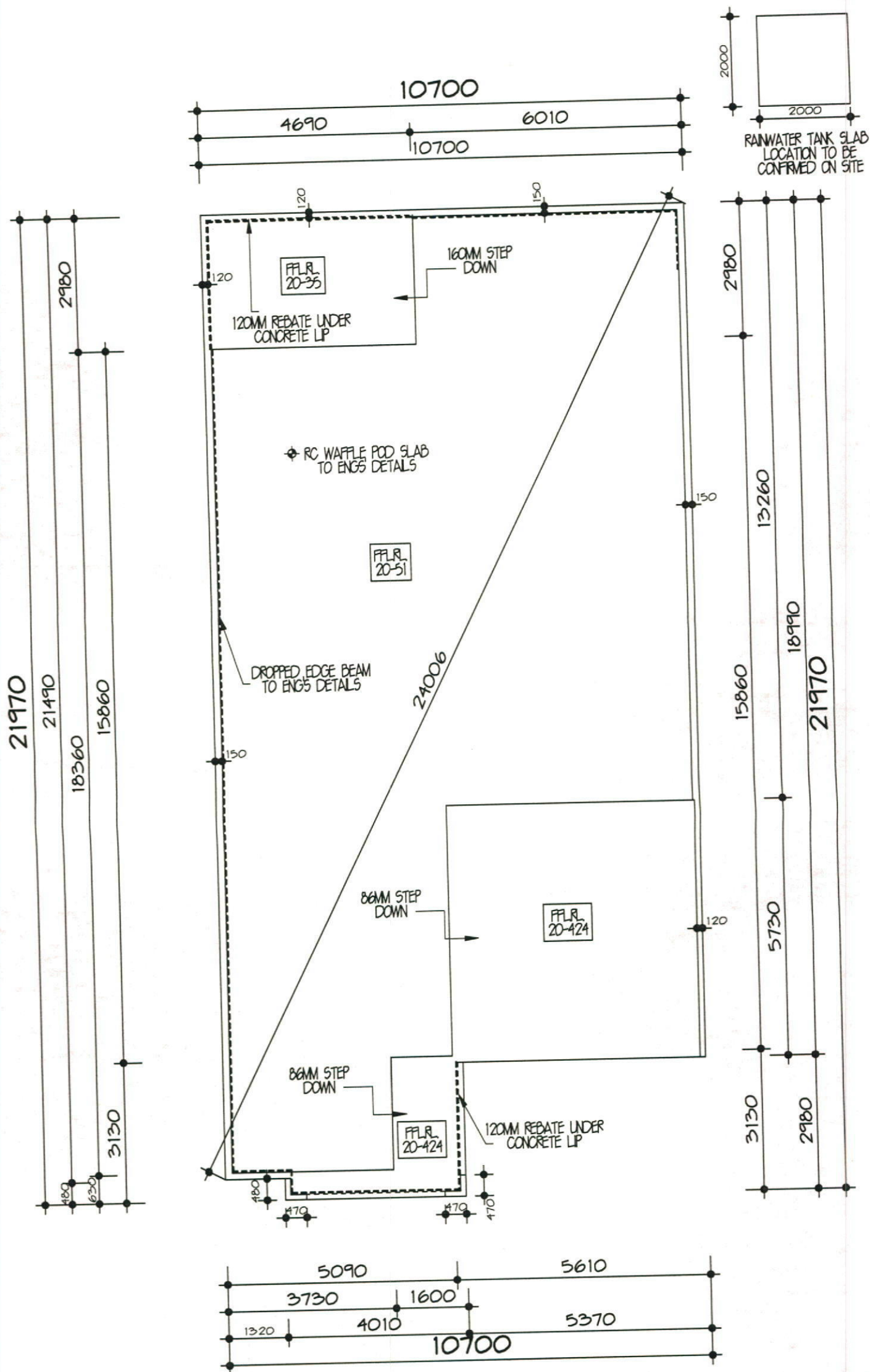
THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 45172378 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° 45172378

eden brae homes LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BULLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
FOR	MR STEPHEN MEWETT
AT	LOT 1175 BARLETT PLACE, THORNTON PARK, NORTH PENRITH
TYPE	MANCHESTER 22 (CUSTOM)
FACADE	ASPEN
DATE	AUG' 12
DWG NO.	A18828
PAGE NO.	7 OF 7

AGN SYDNEY UNIT 39/5 NIGLEWOOD PLACE, NORTHWEST BUSINESS PARK, BULLKHAM HILLS NSW 2153 P.O. BOX 6410 BULLKHAM HILLS BUSINESS CENTRE NSW 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 EMAIL: INFO@ANDSIGNSYDNEY.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	31-8-12	SITING + CC PLANS	SI
B	27-9-12	BASIX/AMENDMENTS	CL
C	5-05-13	AMEND CONTRACT PLANS	DB
D	22-02-13	AMENDMENTS + RESITE	TM
E	28-05-13	FIP AS TO CONSTR & SED	DB
F	13-6-13	REV FIP AS TO CONSTR & SED	AD
G	23-07-13	REV FIP AS TO CONSTR & SED	AD
H	13-08-13	REV FIP AS TO CONSTR & SED	AD

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

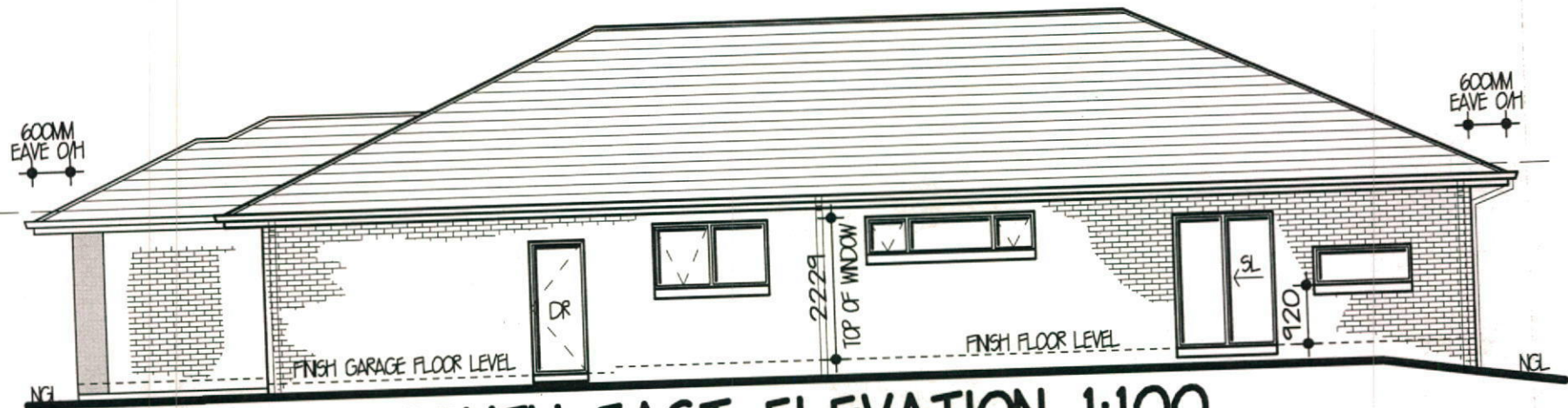
LEVEL 3 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
FOR	MR STEPHEN MEWETT
AT	LOT 1175 BARTLETT PLACE THORNTON PARK, NORTH PENRITH
TYPE	MANCHESTER 22 (CUSTOM)
FACADE	ASPEN
DATE	AUG' 12
DWG NO.	A18828
PAGE NO.	5 OF 7

UNIT 39/5 INGLEWOOD PLACE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P.O. BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 EMAIL: INFO@DESIGNSYDNEY.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	31-8-12	SITING + CC PLANS	SI
B	27-9-12	BASIS/AMENDMENTS	CL
C	5-03-13	AMEND CONTRACT PLANS	DB
D	22-03-13	AMENDMENTS + RESITE	TM
E	28-05-13	FP AS TO CONSTR & S&D	DB
F	13-6-13	REV FP AS TO CONSTR & S&D	AD
G	23-07-13	REV FP AS TO CONSTR & S&D	AD
H	13-08-13	REV FP AS TO CONSTR & S&D	AD

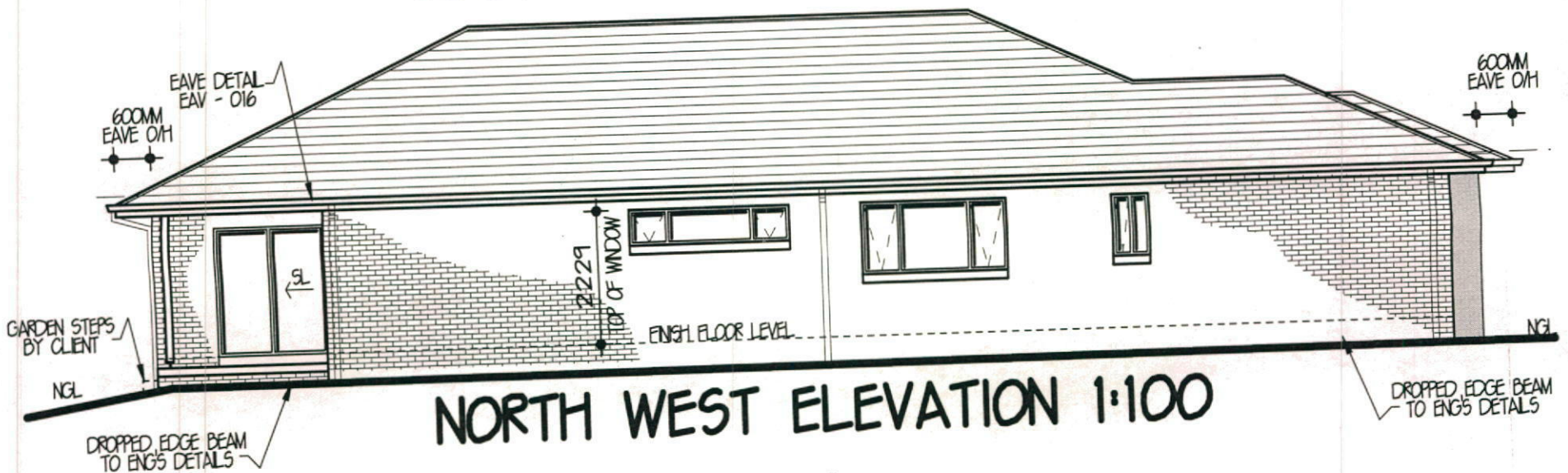
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



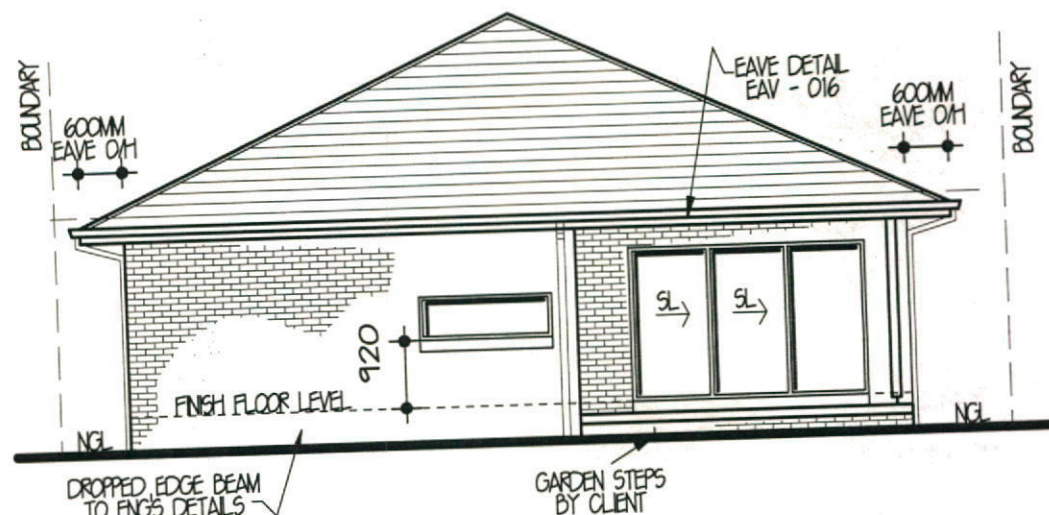
SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

eden brae homes
It's where you want to live

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

FOR **MR STEPHEN MEWETT**
LBD AREAS/D
REVISIONS
WAP/62 REF/0

AT LOT 1175 BARTLETT PLACE
THORNTON PARK, NORTH PENRITH

TYPE **MANCHESTER 22**
(CUSTOM)

JOB NO.
0016312

FACADE **ASPEN**

HAND
RH

DATE **AUG' 12**

DWG NO.
A18828

PAGE NO.
3 OF 7

AGN SYDNEY

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

ISSUE	DATE	REVISION	DRAWN
A	31-8-12	SITING + CC PLANS	SI
B	27-9-12	BASIC/AMENDMENTS	CL
C	5-03-13	AMEND CONTRACT PLANS	DB
D	22-03-13	AMENDMENTS + RESITE	TM
E	28-05-13	FIP AS TO CONSTR & SED	DB
F	13-6-13	REV FIP AS TO CONSTR & SED	AD
G	23-07-13	REV FIP AS TO CONSTR & SED	AD
H	13-08-13	REV FIP AS TO CONSTR & SED	AD

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES.
REPRODUCTION, COPYING OR USE IN PART OR WHOLE,
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

