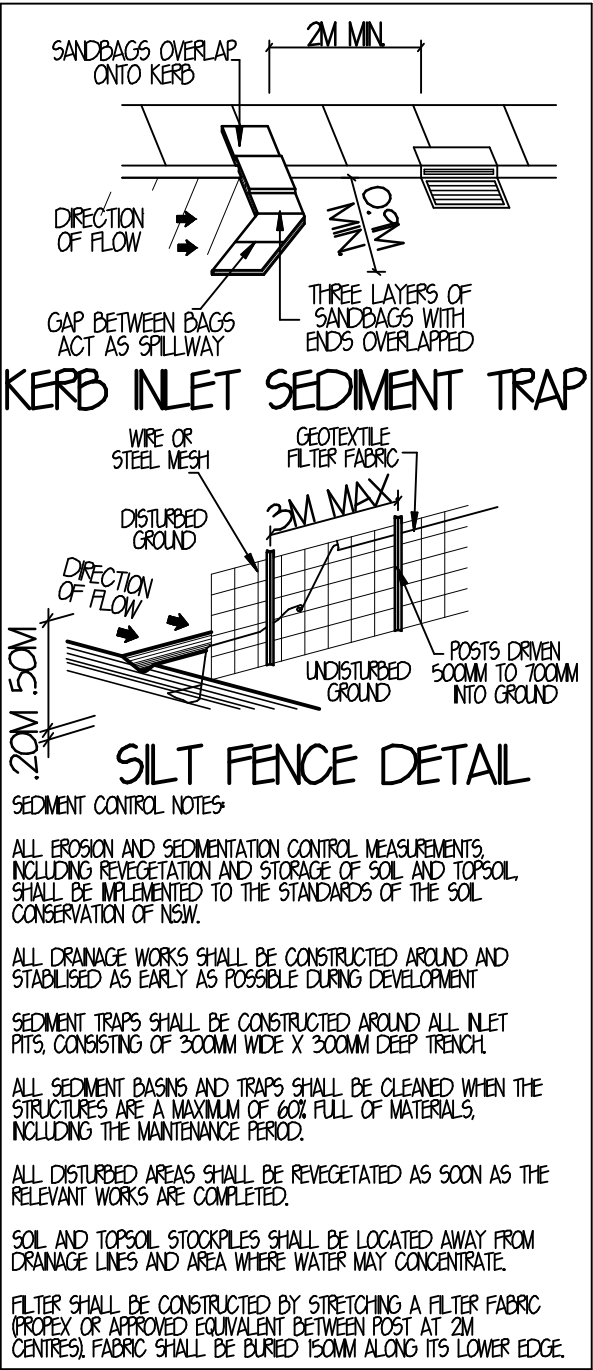
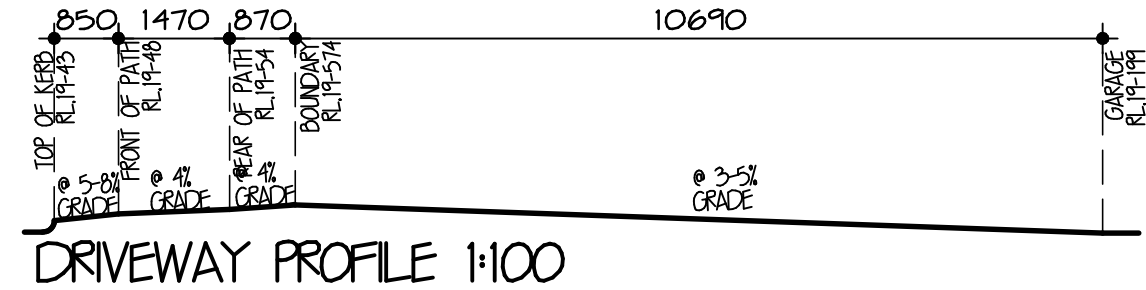




- GENERAL NOTES:**
- ♦ STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - ♦ SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ♦ ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - ♦ FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - ♦ WRITTEN 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 RL18-9 GARAGE TO RL18-9
 - ♦ HOUSE FLOOR LEVEL RL19-285, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL19-199, 299MM ABOVE PLATFORM LEVEL
 - ♦ TOTAL ROOF AREA = 350M²



SITE DATA

SITE AREA = 1017 M²

SITE COVERAGE
PERMISSIBLE = 50% OR 508-5 M²
PROVIDED = 23-9% OR 243-8 M²

LANDSCAPE AREA
REQUIRED = 50% OR 508-5 M²
PROVIDED = 57-8% OR 588-1 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 20 M²
PROVIDED = 640 M²

FLOOR AREAS

GROUND FLOOR AREA = 191-4 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 53-5 M²
PORCH FLOOR AREA = 6-6 M²
ALFRESCO FLOOR AREA = 78-4 M²
FIRST FLOOR AREA = 205-7 M²
BALCONY FLOOR AREA = 16-3 M²

TOTAL FLOOR AREA= 551-9 M² OR 594-4 505



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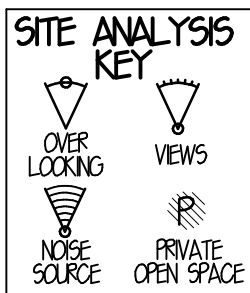
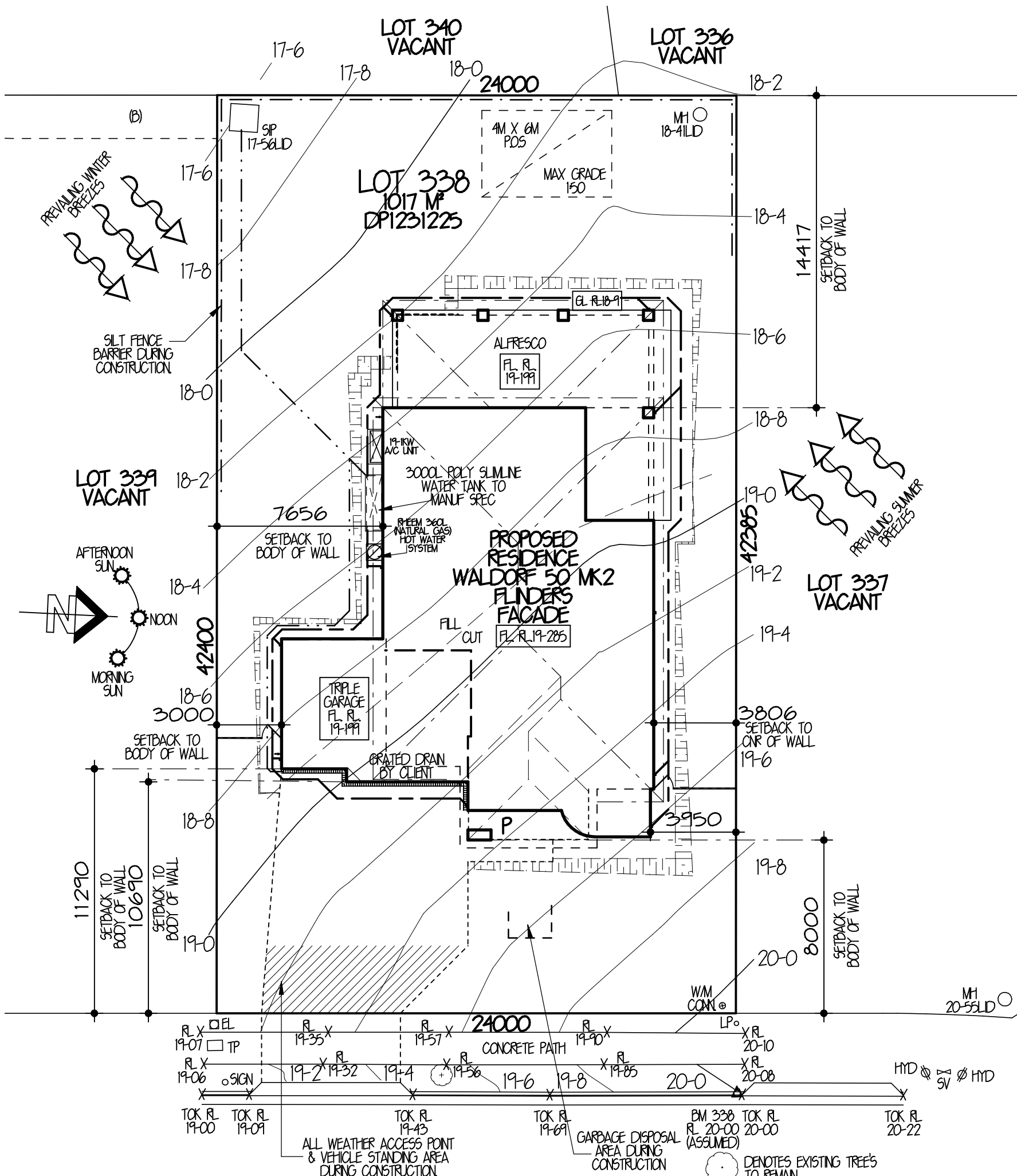
FOR	MR. D.J. BOUNGIORNO & MS. ML. CAMPBELL	
AT	LOT 338, FORESTWOOD DRIVE, MULGOA SANCTUARY	
TYPE	WALDORF 50 MK2	JOB NO. 0025560
FACADE	FLINDERS BOUTIQUE	HAND LH
MASTER NO. AND-34220	DWG NO. AND-33821	PAGE NO. 1 OF 13



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
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C	4-5-21	RE-SITE	LB
D	17-5-21	CC PLAN	HS
E	15-7-21	AMEND/BASIX	JH
F	3-9-21	AMENDMENTS	ODC

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FORESTWOOD DRIVE

SITE ANALYSIS & SITE PLAN 1:200

(STORMWATER CONCEPT PLAN)

(b) PROPOSED EASEMENT TO DRAIN WATER 2 WIDE

DENOTES STORMWATER TO BE DIRECTED INTO DRAINAGE EASEMENT FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

- DENOTES EXISTING TREES TO REMAIN
- 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



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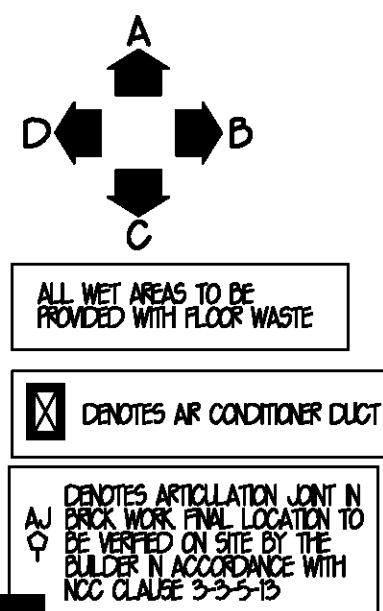
FOR	MR. D.J. BOUNGIORNO & MS. ML. CAMPBELL		
AT	LOT 338, FORESTWOOD DRIVE, MULGOA SANCTUARY		
TYPE	WALDORF 50 MK2	JOB NO.	0025560
FACADE	FLINDERS BOUTIQUE	HAND	LH
MASTER NO.	AND-34220	DWG NO.	AND-33821
		PAGE NO.	2 OF 13



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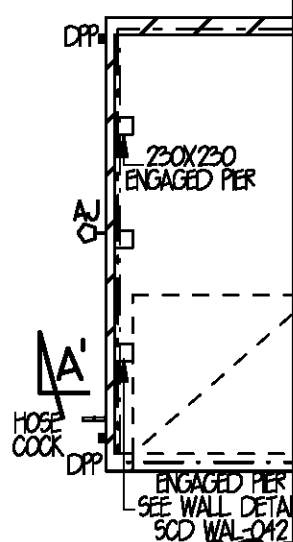
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C	4-5-21	RE-SITE	LB
D	17-5-21	CC PLAN	HS
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F	3-9-21	AMENDMENTS	ODC

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NOTE:
ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6 FIRST FLOOR ROOMS (FIGURE 3-9-2-5).
OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-6 (FIGURE 3-9-2-6).

DRAINAGE POINT
WALL & ALLOW
BRACING FOR FLO



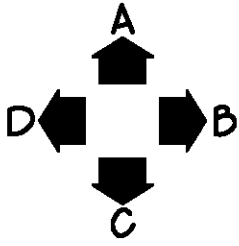
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MASTER NO. AND-34220	DWG NO. AND-33821	PAGE NO. 5 OF 13
-------------------------	----------------------	---------------------

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ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

⊠ DENOTES AIR CONDITIONER DUCT

⊙ 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

⑤ HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786

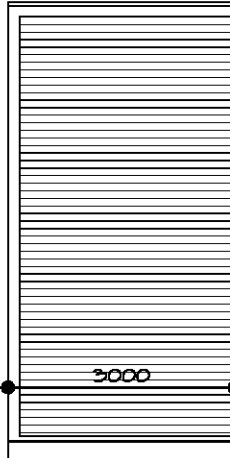
⊕ DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER NCC PART 3-8-7-3 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 3-8-7-4

NOTE:
ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6
FIRST FLOOR ROOMS (FIGURE 3-9-2-5)
OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-6 (FIGURE 3-9-2-6)

BATHROOM AND ENSUITE SHOWERS TO BE HOBBLES

BED 1 ENSUITE WINDOW SILLS TO BE 500MM FROM WINDOW TO BE 50.9 (REMOVE BOTTOM REVEAL)

FRST FLO
PLAN 1:10



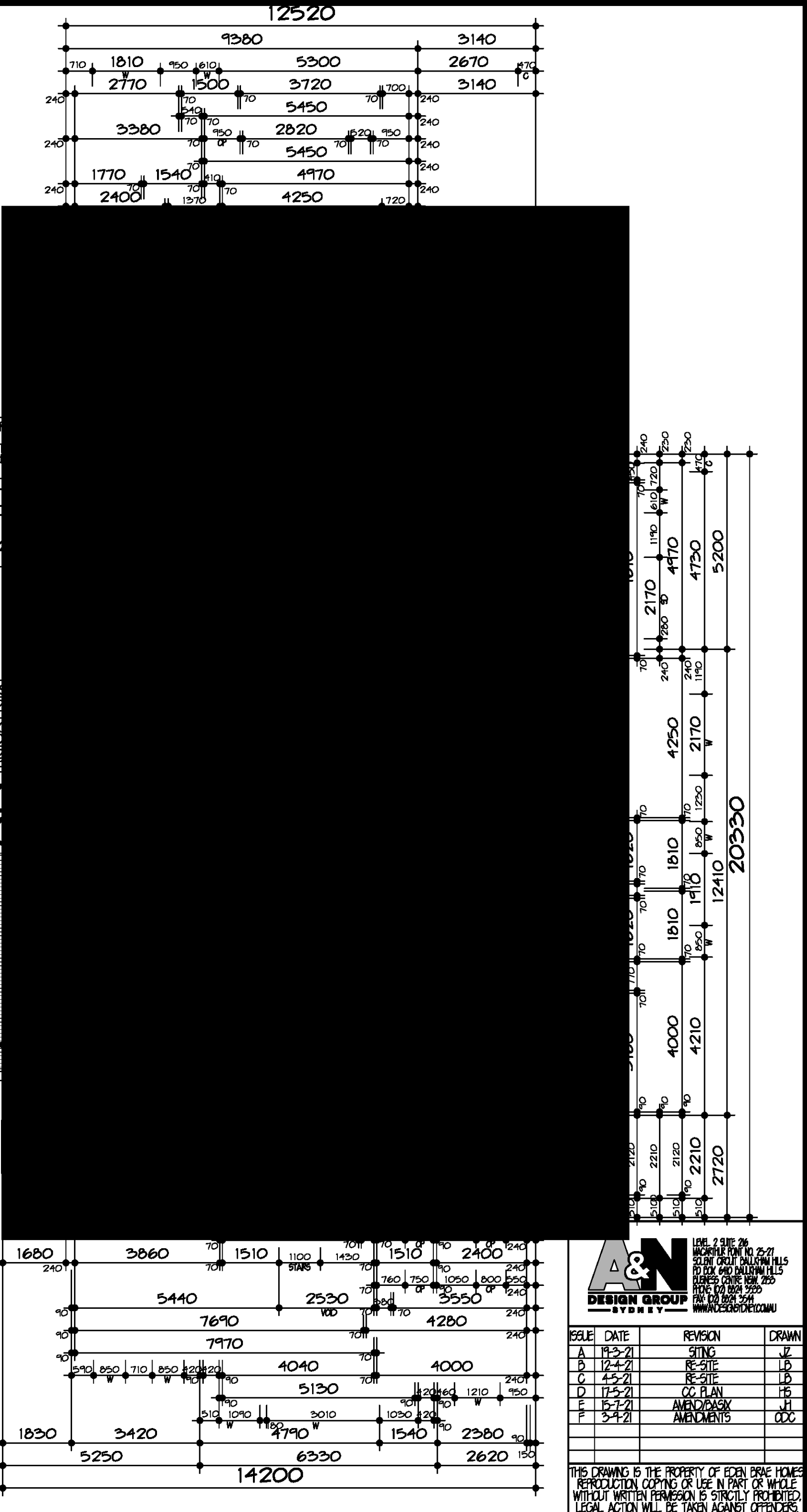
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FOR MR. D.J. BOUNGIORNO &
MS. M.L. CAMPBELL
LOT 338, FORESTWOOD DRIVE,
MILGOA SANCTUARY

TYPE WALDORF 50 MK2 JOB NO. 0025560

FACADE FLINDERS BOUTIQUE HAND LH

MASTER NO. AND-34220 DWG NO. AND-33821 PAGE NO. 6 OF 13



LEVEL 2 SUITE 216
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E	15-7-21	AMEND/BASIX	JH
F	3-9-21	AMENDMENTS	ODC

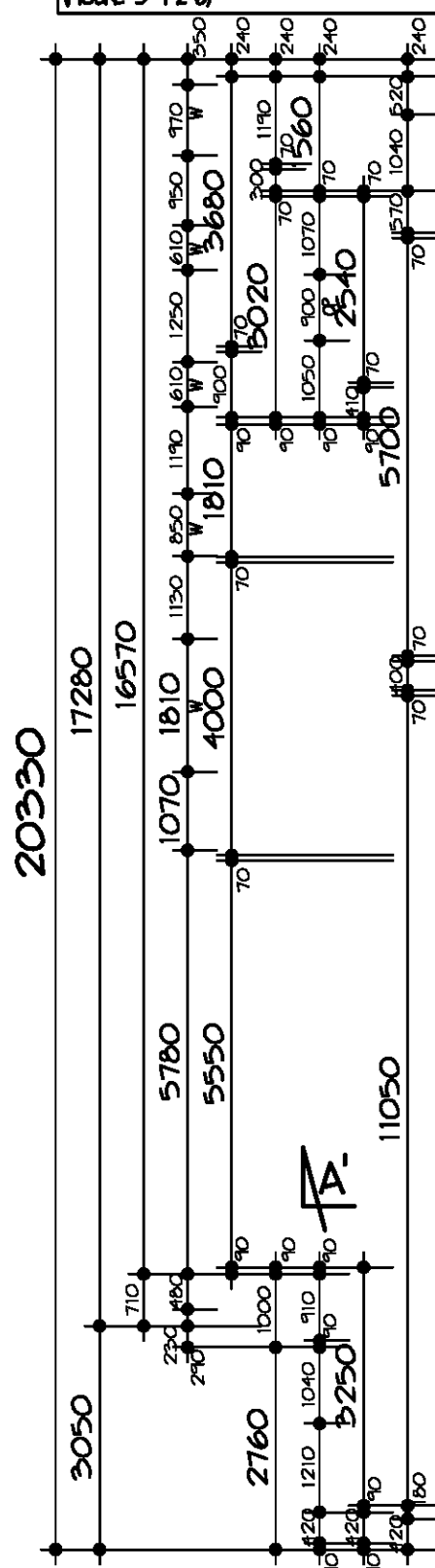
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5 HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7.5 & AS 3786

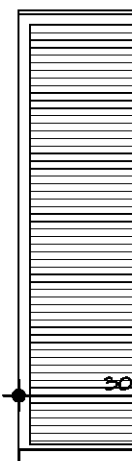

 DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER
 FLOW RATES SPECIFIED IN NCC PART 3-8-7-3 &
 MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT
 TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 3-8-7-4

NOTE:
ALL FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED
WITH PROTECTION AS PER NCC CLAUSE 3-9-2-6.
FIRST FLOOR ROOMS (FIGURE 3-9-2-5)
OTHER THAN BEDROOMS AS PER NCC CLAUSE 3-9-2-7
(FIGURE 3-9-2-6)



**BATHROOM AND
SHOWERS TO**

BED 1 EA
SILLS TO BE
WINDOW
(REMOVE B



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FOR MR. D.J. BOUNGIORNO &
MS. ML. CAMPBELL
LOT 338, FORESTWOOD DRIVE,
AT MLGOA SANCTUARY

TYPE WALDORF 50 MK2

FACADE FLINDERS
BOUTIQUE

JOB NO.
0025560

HAND	LH
------	----

MASTER NO.
AND-34220

DWG NO.
AN2-2

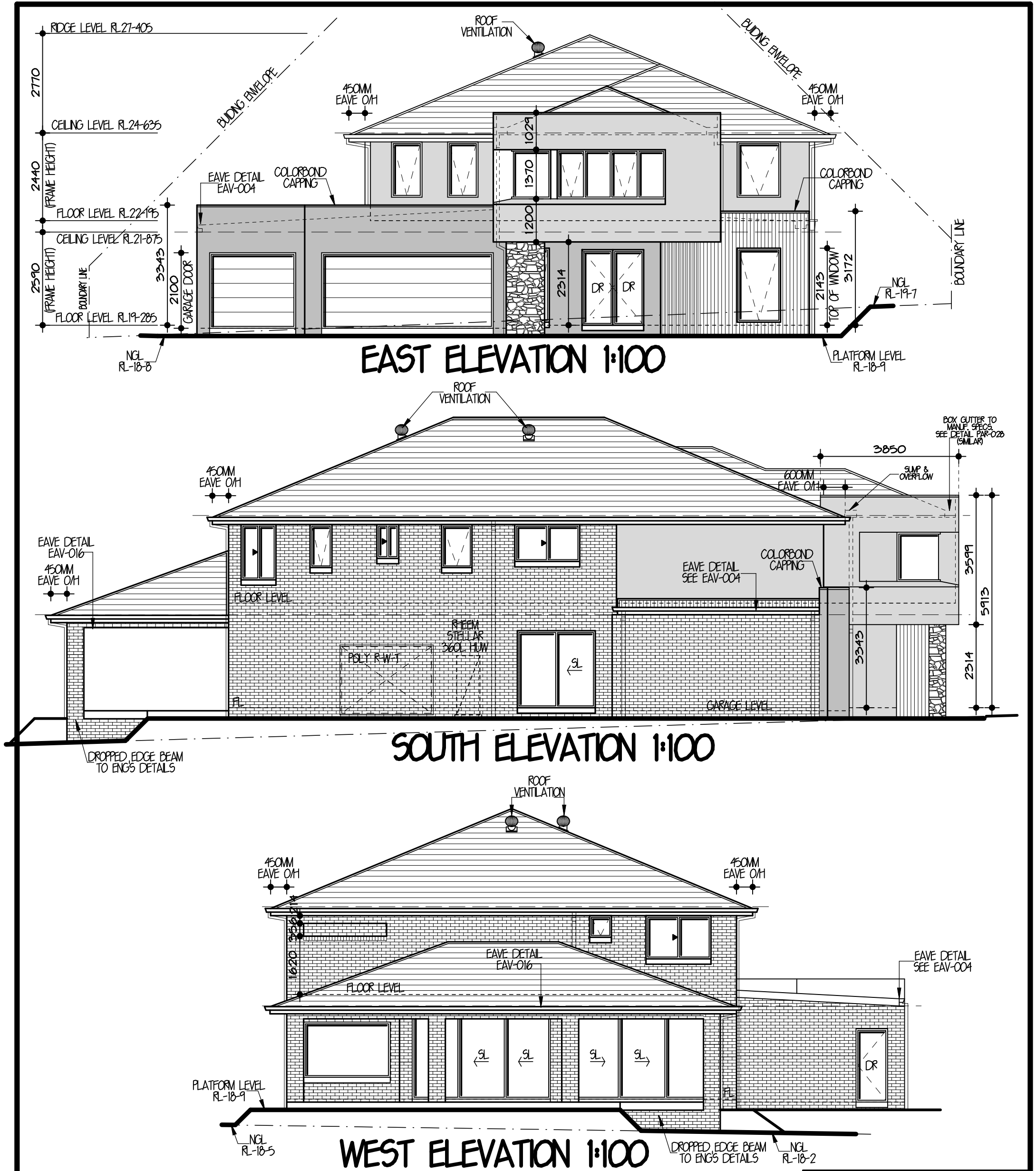
3821 PAGE NO. 7 OF 13



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E	15-7-21	AMEND BASIC	JH
F	3-9-21	AMENDMENTS	ODC

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FOR **MR. D.J. BOUNGIORNO &
MS. ML. CAMPBELL**
LOT 338, FORESTWOOD DRIVE,
MULGOA SANCTUARY
AT
TYPE **WALDORF 50 MK2** JOB NO.
0025560
FACADE **FLINDERS
BOUTIQUE** HAND **LH**
MASTER NO. **AND-34220** DWG NO. **AND-33821** PAGE NO.
8 OF 13



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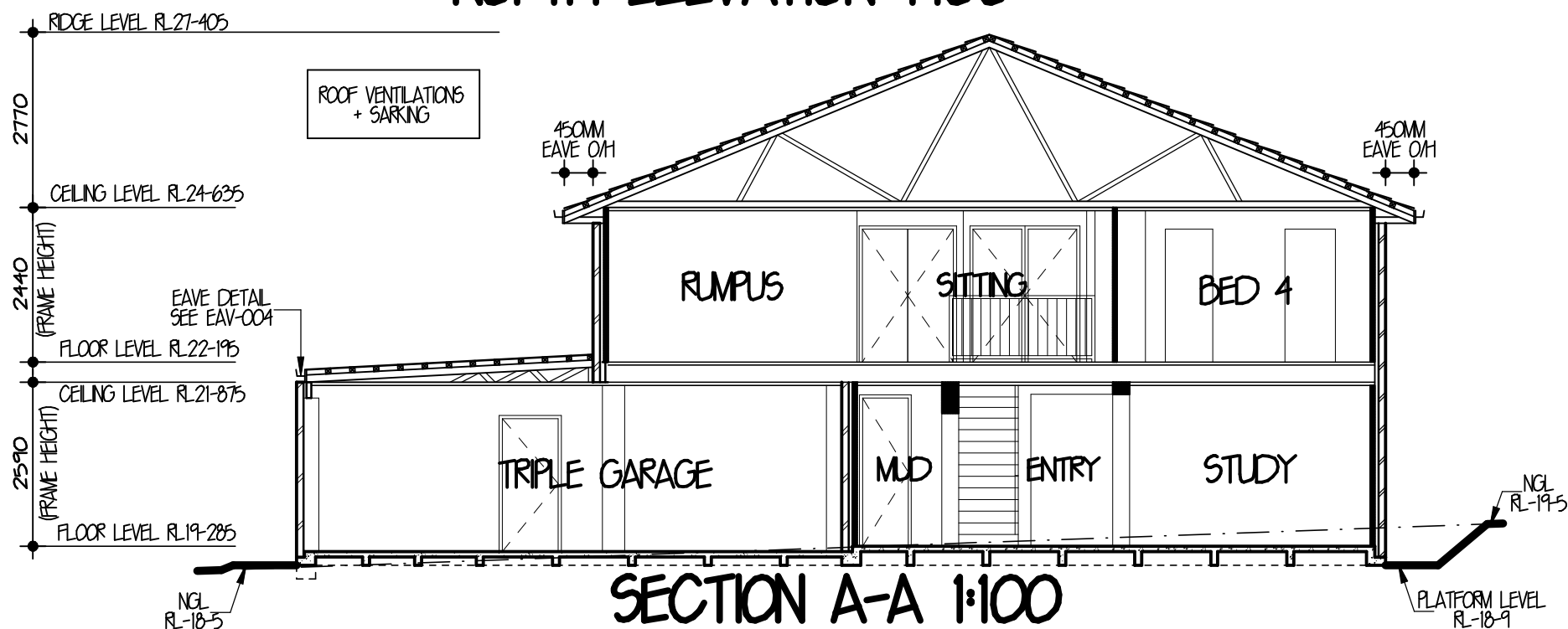
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12-5M HEIGHT BUILDING HEIGHT

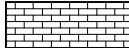


NORTH ELEVATION 1:100



SECTION A-A 1:100

SUMMARY OF MATERIALS

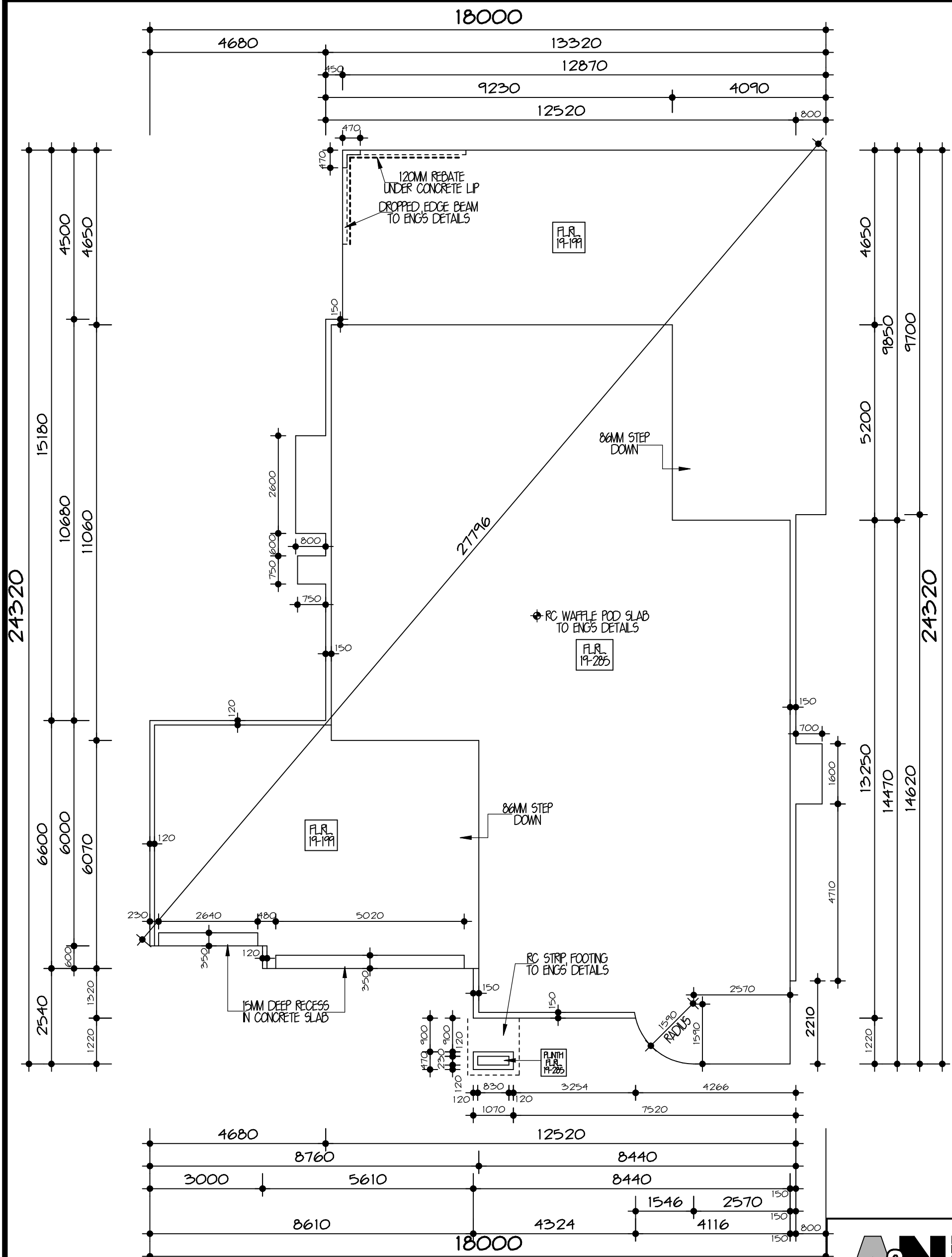
- 22-5' ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES TO LOWER REAR ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO STUDY ROOF
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM
T2 TREATED PINE TRUSSES TRUSSES TO MANUFACTURE SPECIFICATIONS
SUPPLY & INSTALL T2 TIMBER FRAMES TO ENTIRE FIRST FLOOR
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS
THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- BRICKWORK AS SELECTED 
- RENDERED & PAINTED BRICKWORK TO SELECTED AREAS ONLY 
- BLUEBOARD & ACRYLIC RENDER TO SELECTED AREAS ONLY 
- STAINED TIMBER BATTENS TO SELECTED AREAS ONLY 
- FEATURE STONE TILES TO SELECTED AREAS ONLY 
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOORS & FRAME TO BE PAINT GRADE
- COLORBOND TIMBER-LOOK SECTIONAL OVERHEAD DOOR

 Hedden brae homes <i>"It's where you want to live"</i>		LEVEL 3, 22 BROOKHOLLOW AVENUE NORWEST BUSINESS PARK BALKHAM HILLS NSW 2153 TEL: (02) 8860 9222 FAX: (02) 8860 9233			
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AT	LOT 338, FORESTWOOD DRIVE, MULGOA SANCTUARY				
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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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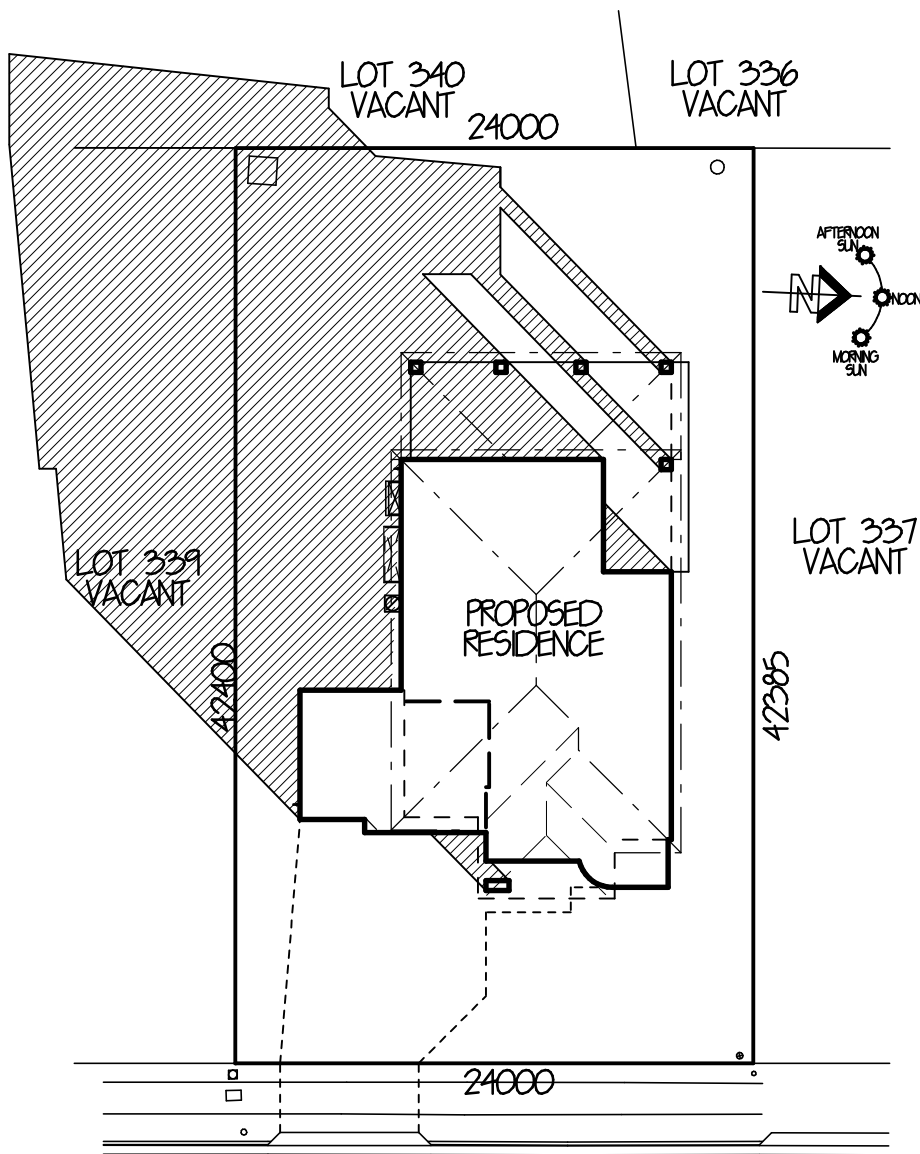
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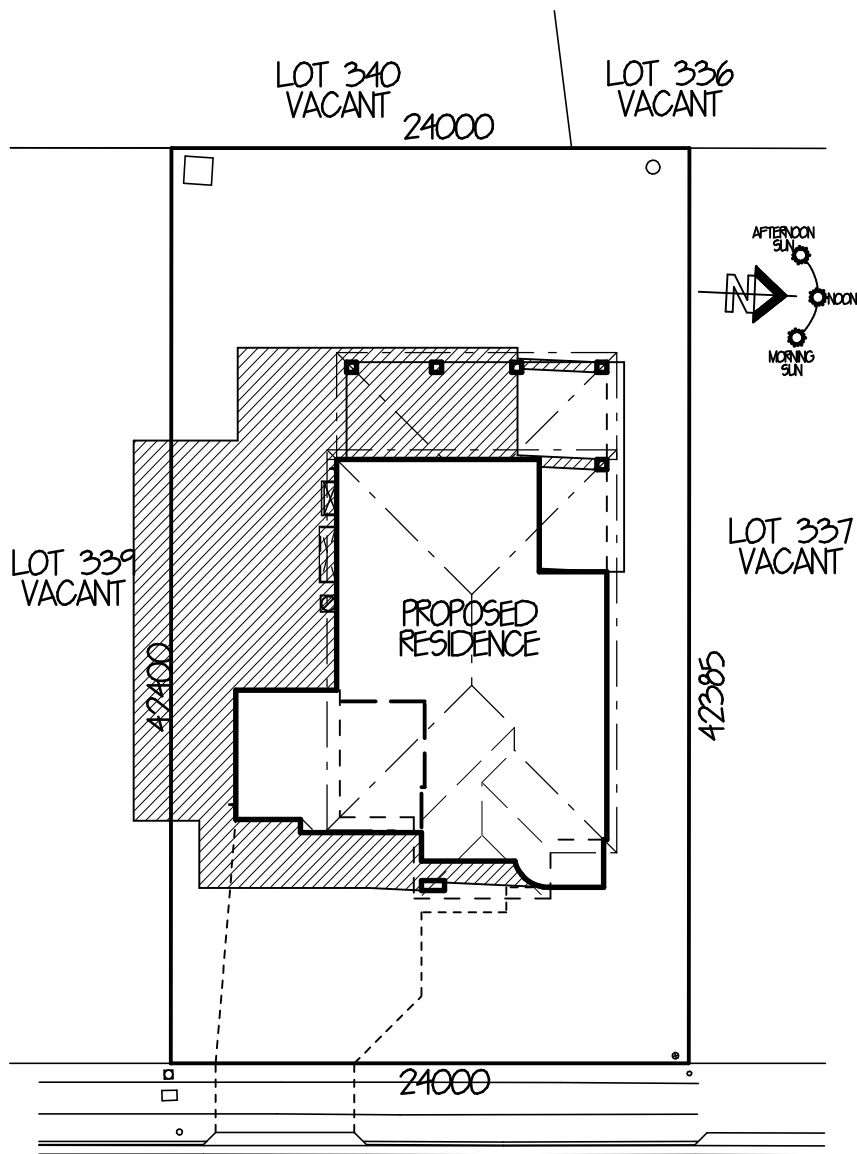
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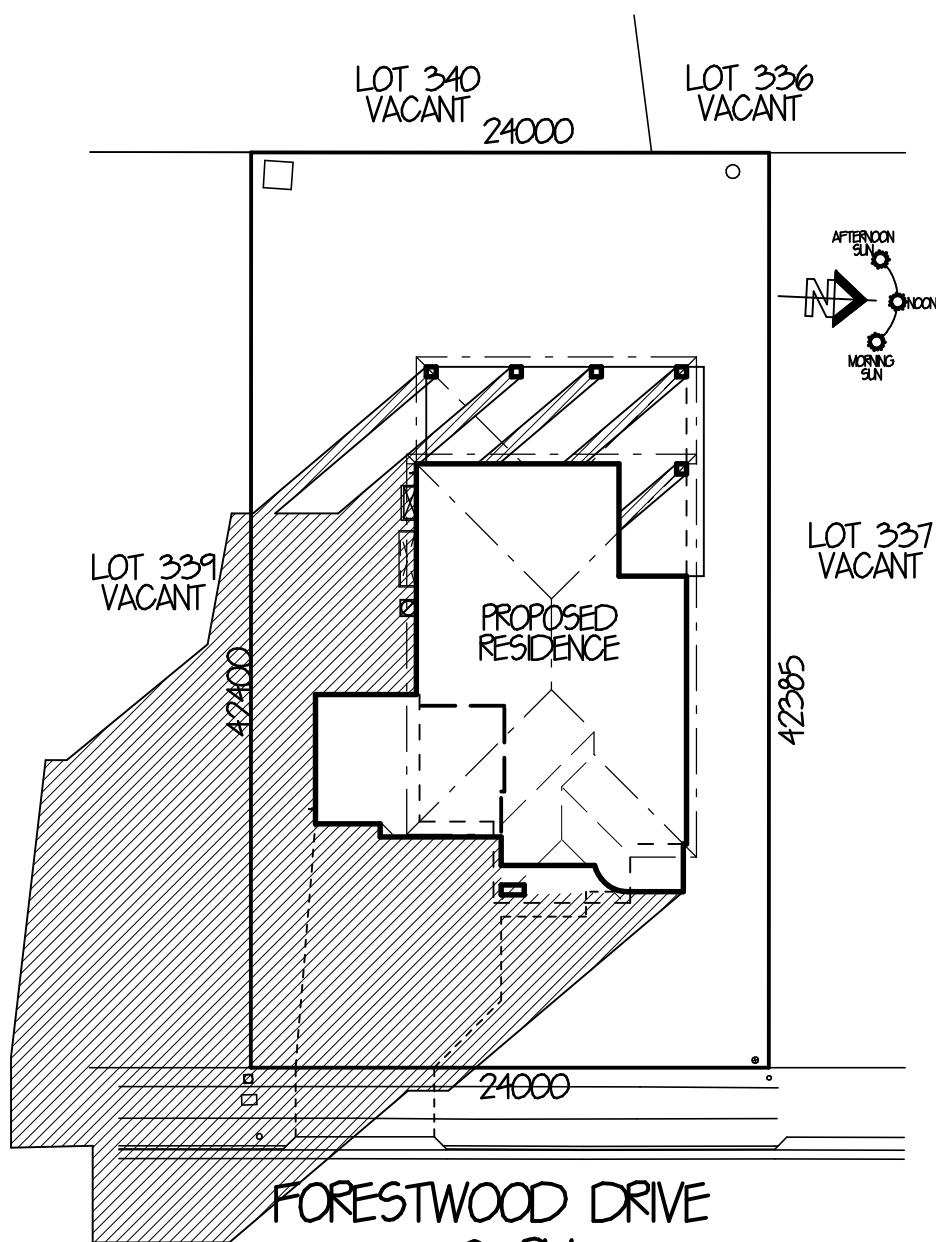
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FORESTWOOD DRIVE
9 AM



FORESTWOOD DRIVE
12 NOON



FORESTWOOD DRIVE
3 PM

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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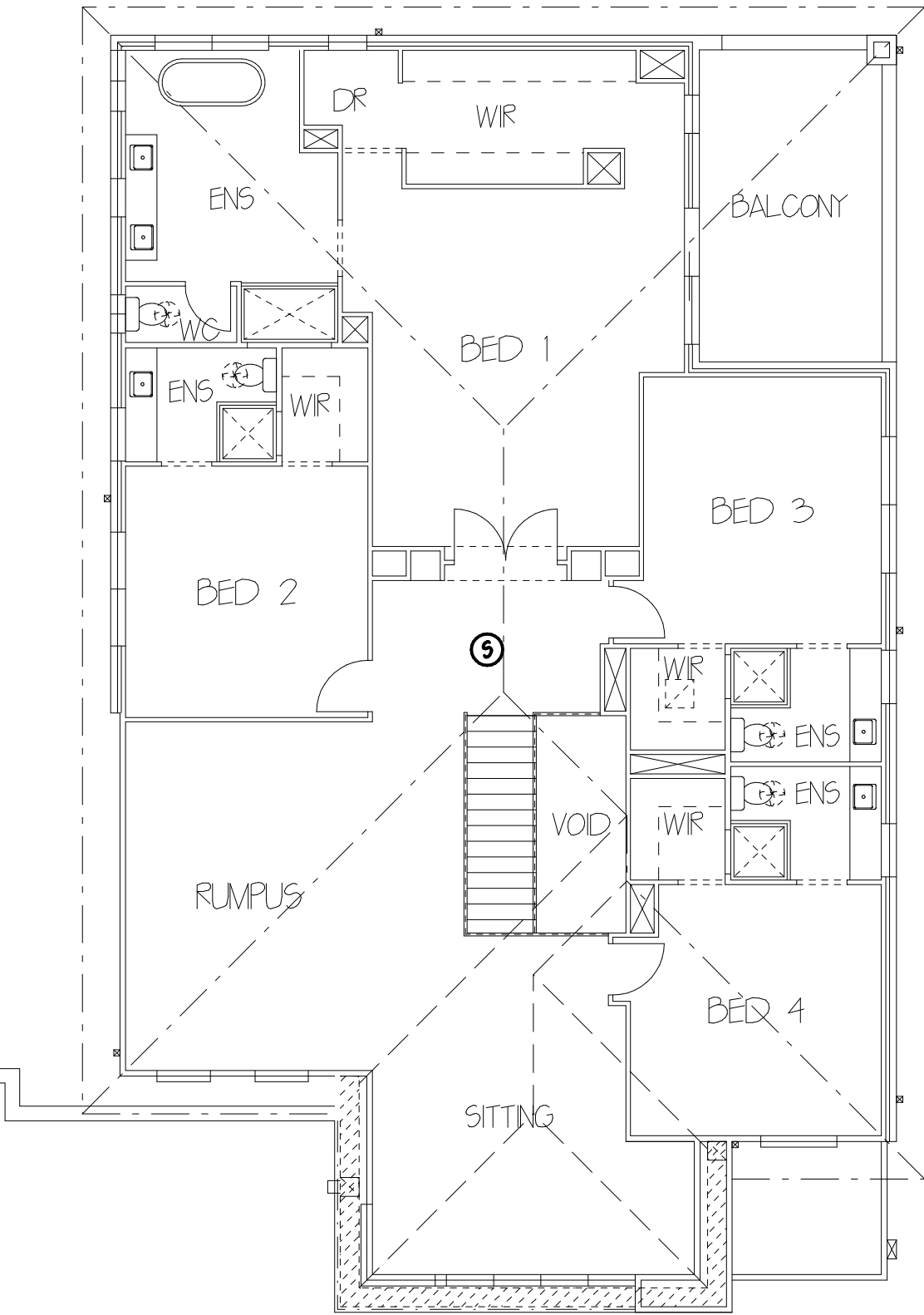
FOR	MR. D.J. BOUNGIORNO & MS. ML. CAMPBELL		
AT	LOT 338, FORESTWOOD DRIVE, MULGOA SANCTUARY		
TYPE	WALDORF 50 MK2	JOB NO.	0025560
FACADE	FLINDERS BOUTIQUE	HAND	LH
MASTER NO.	AND-34220	DWG NO.	AND-33821
		PAGE NO.	11 OF 13



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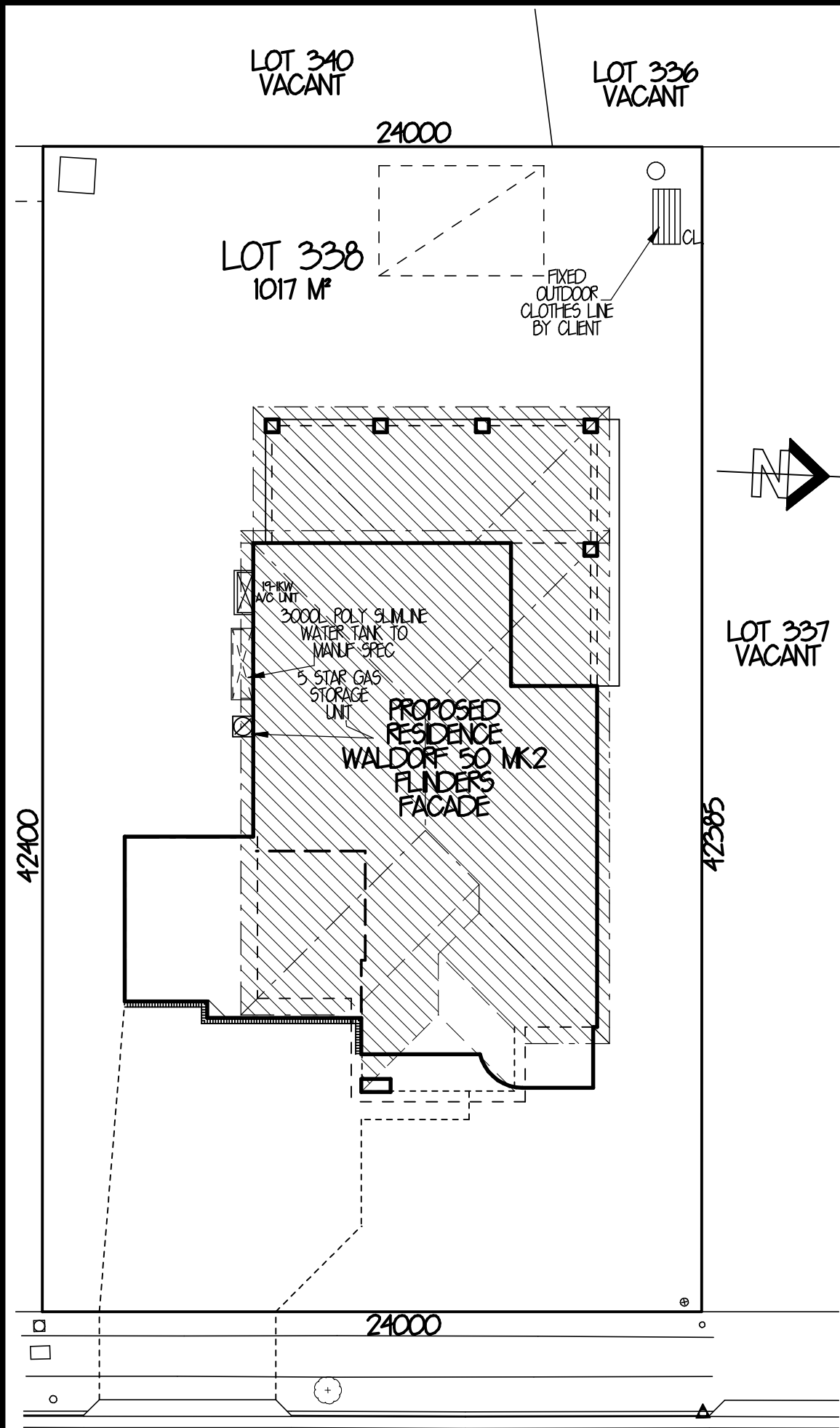
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**FIRST FLOOR
ELECTRICAL PLAN 1:100**



**GROUND FLOOR
ELECTRICAL PLAN 1:100**



FORESTWOOD DRIVE
BASIX PLAN 1:200

INSULATION

R2-5 EXTERNAL WALL INSULATION
R4-0 CEILING INSULATION

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 54% (TARGET 50%)

DENOTES 300M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER 12189255)

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 300 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 (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 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 STORAGE - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING:

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S 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 SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S 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:

INTERLOCKED TO LIGHT
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 4 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT 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: DEDICATED
- ALL BATHROOMS/TOILETS: DEDICATED
- AT LEAST 6 OF THE LIVING/ DINING AREAS: DEDICATED
- ALL HALLWAYS: DEDICATED
- THE KITCHEN: DEDICATED
- THE LAUNDRY: DEDICATED

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.

ALTERNATIVE ENERGY:

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 1 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM

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° 0006200745-01 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° 0006200745-01



LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BULLHORN HILLS NSW 2153
TEL: (02) 8860 9222
FAX: (02) 8860 9233

FOR	MR. D.J. BOUNGIORNO & MS. ML. CAMPBELL	
AT	LOT 338, FORESTWOOD DRIVE, MULGOA SANCTUARY	
TYPE	WALDORF 50 MK2	JOB NO. 0025560
FACADE	FLINDERS BOUTIQUE	HAND LH
MASTER NO. AND-34220	DWG NO. AND-33821	PAGE NO. 13 OF 13



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CROFT BULLHORN HILLS
PO BOX 6410 BULLHORN HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGNGROUP.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	19-3-21	SITING	JZ
B	12-4-21	RE-SITE	LB
C	4-5-21	RE-SITE	LB
D	17-5-21	CC PLAN	HS
E	15-7-21	AMEND/BASIX	JH
F	3-9-21	AMENDMENTS	ODC

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