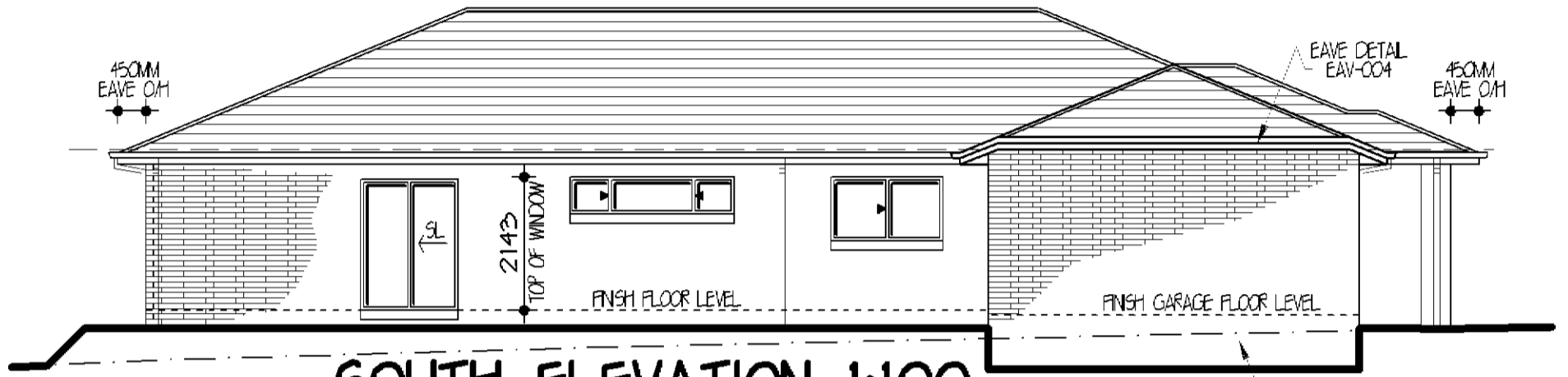
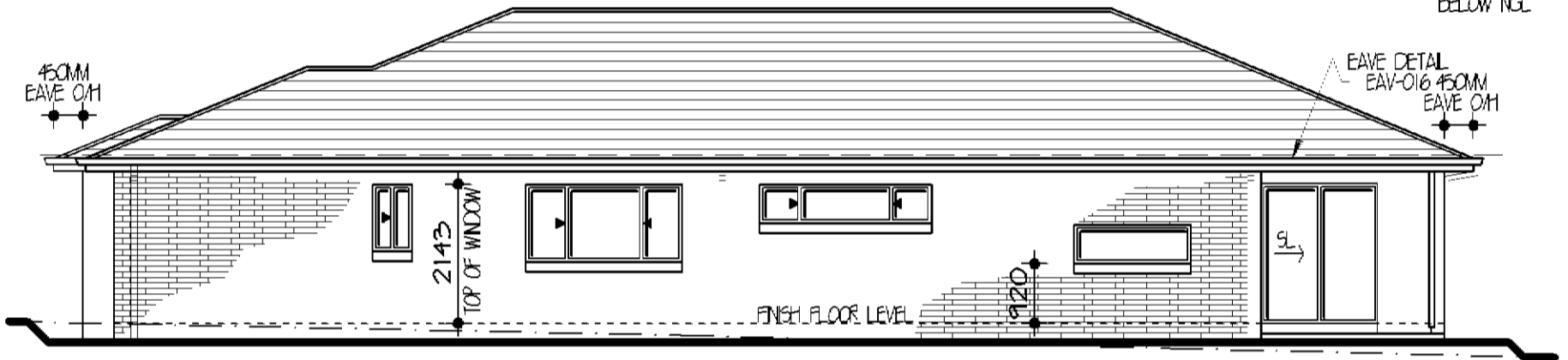


**EAST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**



**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**

**Eden Brae Homes**  
*"It's where you want to live"*

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

FOR **MR V OMMEN & MRS L VARGHESE** UBD REF:144-K13  
 AT LOT 2351, GREENWOOD PARKWAY  
 JORDAN SPRINGS DP1168993

TYPE **MANCHESTER 22** (SMART LIVING SERIES) JOB NO. **0016998**  
 FACADE **RIVERA** HAND **LH**

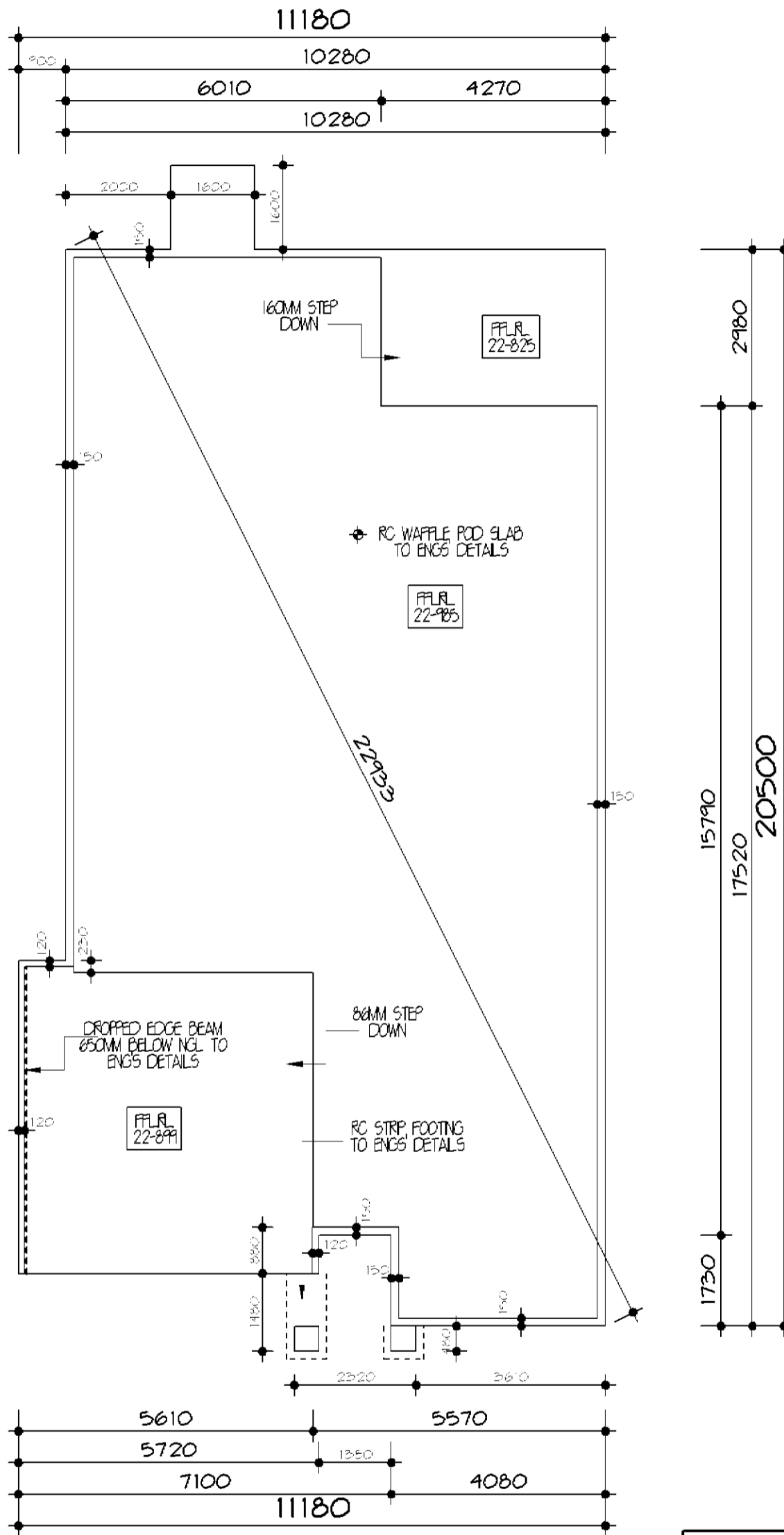
MASTER **A14724** DWG NO. **A20204** PAGE NO. **3 OF 6**

**AGN SYDNEY**

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.ANDDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	23-7-13	SITING	FI
B	8-8-13	CC PLANS	CM
C	10-9-13	BASIC/ RE-SITE	CY/DB/R
D	2-10-13	RE-SITE TO COUNCIL DCP	FI

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# SLAB FLOOR PLAN 1:100

DUE TO SALINE AFFECTED SOIL, A H-SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS. 50MPA CONCRETE TO PIERS AND SLAB. 15M IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB.

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

**Eden Brae Homes**  
 LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BULLKHAM HILLS NSW 2153  
 P 8860 9222 F 8860 9233

FOR MR V OOMMEN & MRS L VARGHESE  
 AT LOT 2351, GREENWOOD PARKWAY JORDAN SPRINGS  
 UBD REF: 144-K13 DP1168993

TYPE MANCHESTER 22 (SMART LIVING SERIES) JOB NO. 0016998

FACADE RIVERA HAND LH

MASTER A14724 DWG NO. A20204 PAGE NO. 5 OF 6

**AGN SYDNEY**  
 LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS  
 PO BOX 6410 BULLKHAM HILLS BUSINESS CENTRE NSW 2153  
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**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 5004635 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° 5004635

**INSULATION**

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

**BASIX SCORE**

WATER - 44% (TARGET 40%)  
THERMAL COMFORT - PASS (TARGET PASS)  
ENERGY - 41% (TARGET 40%)

(BASIX CERTIFICATE NUMBER: 5004635)

**STORMWATER / WATER**

COLLECTION OF RAINWATER & STORMWATER  
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 3000 LITRES 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 245-73 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 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 LIVING AREAS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

**ACTIVE HEATING:**

THE LIVING AREAS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

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 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

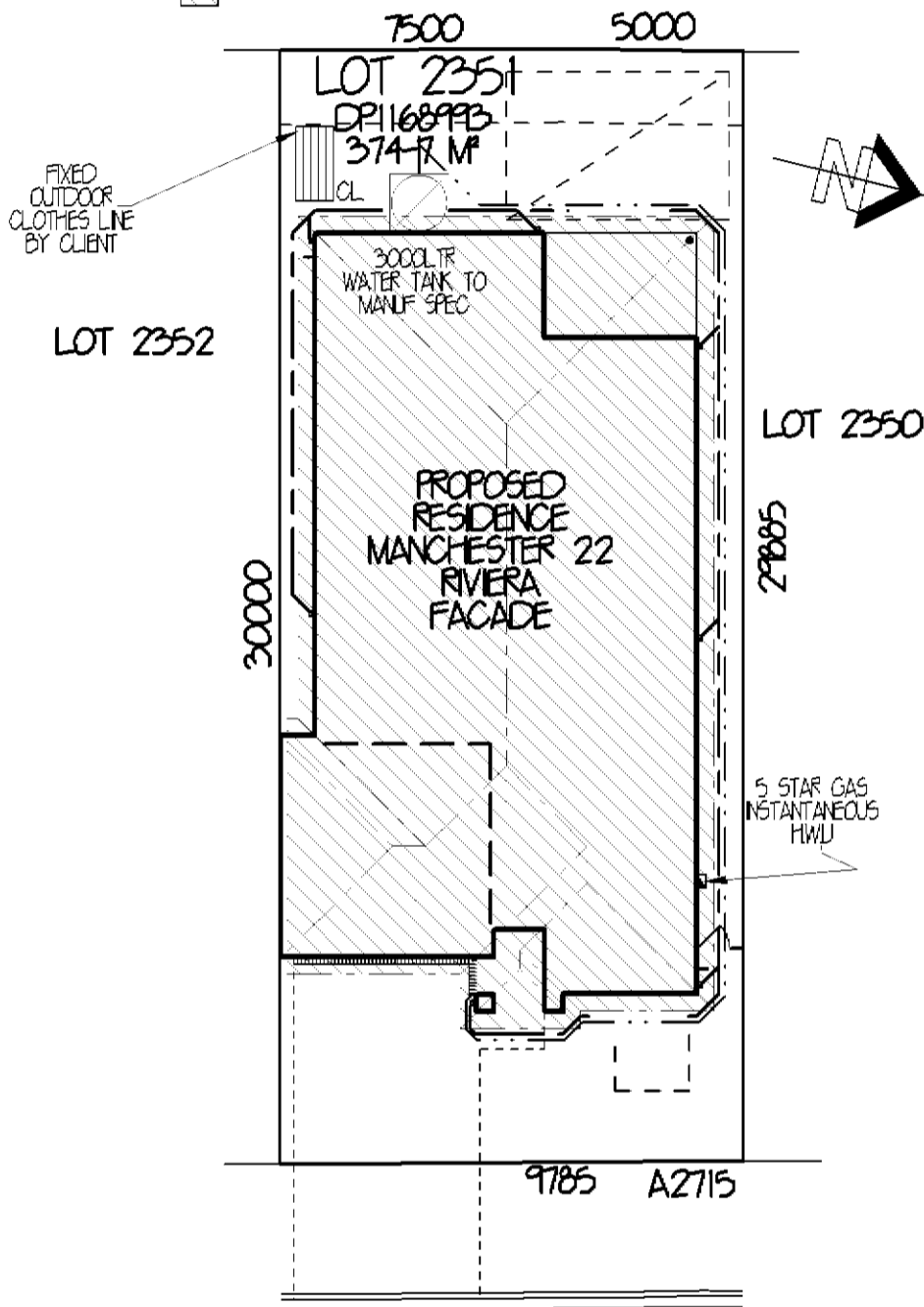
**COOKING:**

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

☐ DENOTES 245-73M<sup>2</sup> OF ROOF TO BE COLLECTED



GREENWOOD PARKWAY

**BASIX PLAN 1:200**

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PAGE NO. 6 OF 6

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