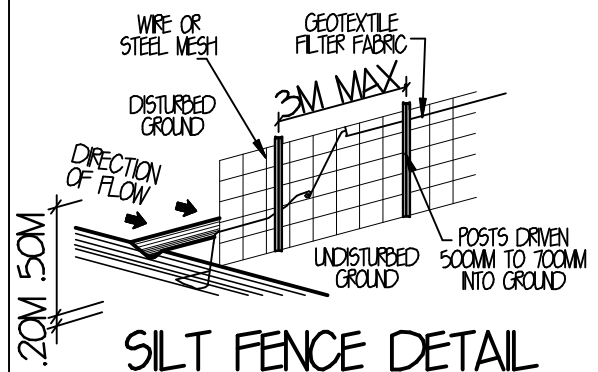




SILT FENCE DETAIL

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.

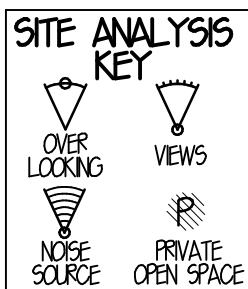
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 HI
- ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL16-215 GARAGE TO RL15-958
- ◆ HOUSE FLOOR LEVEL RL16-6, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL16-257, 29MM ABOVE PLATFORM LEVEL
- ◆ TOTAL ROOF AREA = 198.9 M²



SIRIUS PLACE
SITE ANALYSIS &
SITE PLAN 1:200
(STORMWATER CONCEPT PLAN)

-  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

SITE DATA

SITE AREA = 459.5 M²

FLOOR SPACE RATIO
PERMISSIBLE = 50% OR 229-8 M²
PROVIDED = 48-2% OR 221-6 M²

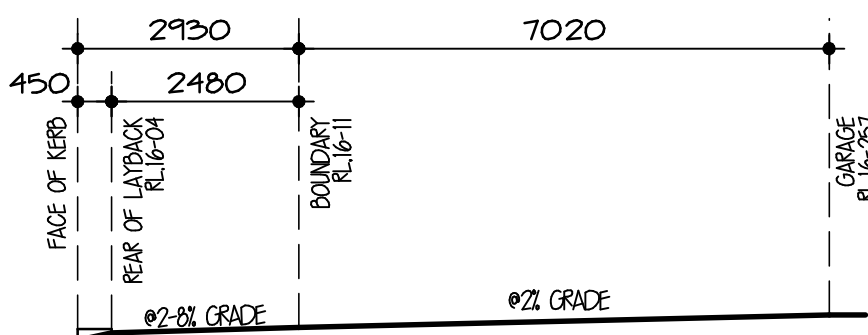
SITE COVERAGE
PERMISSIBLE = 50% OR 229-8 M²
PROVIDED = 33% OR 151-7 M²

LANDSCAPE AREA
REQUIRED = 20% OR 91-9 M²
PROVIDED = 54% OR 248-2 M²

FLOOR AREAS

GROUND FLOOR AREA = 118.5 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 33.2 M²
PORCH FLOOR AREA = 7 M²
ALFRESCO FLOOR AREA = 12.7 M²
FIRST FLOOR AREA = 128.3 M²
BALCONY FLOOR AREA = 5.5 M²

TOTAL FLOOR AREA = 305-2 M² OR 32-8 SQS



DRIVEWAY PROFILE 1:100

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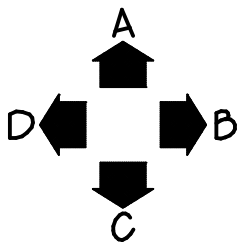
FOR	MR. F. ANTONY & MRS. J. RAJAN		UBDSTD REV/54 MAP/272 REFF113
AT	LOT 7, NO. 7 STRUS PLACE, RIVERWOOD		DP/228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 002610B	
FACADE	KENSINGTON (ADVANTAGE SERIES)	HAND LH	
MASTER AND-00000	DWG NO. AND-34811	PAGE NO. 1 OF 8	

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LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CROFT BALLYHAM HILLS
PO BOX 6410 BALLYHAM HILLS
BUSINESS CENTRE NSW. 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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A	27-9-21	SITING	DP
B	11-11-21	RE-SITE	LB
C	8-12-21	RE-SITE	LB
D	25-1-22	CC PLANS	JZ
E	4-3-22	AMEND/BASIX	ODC
F	24-6-22	STREETSCAPE/MD	JG

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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

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES

POWDER ROOM SHOWER TO BE HOBLESS

TEMPORARY SET KITCHEN & WP WINDOW 920MM ABOVE FFL WITH SQ SET REVEALS SEE SCD WAL - 001/002

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

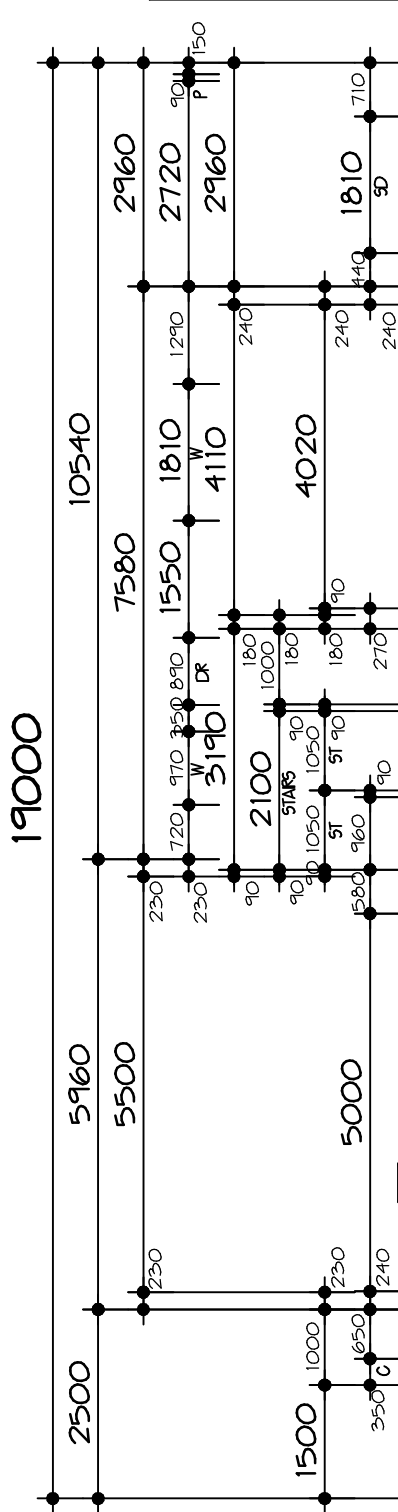
NOTE:

STEEL & HWY TIMBER POSTS TO ENDS DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN WALL FRAMES.

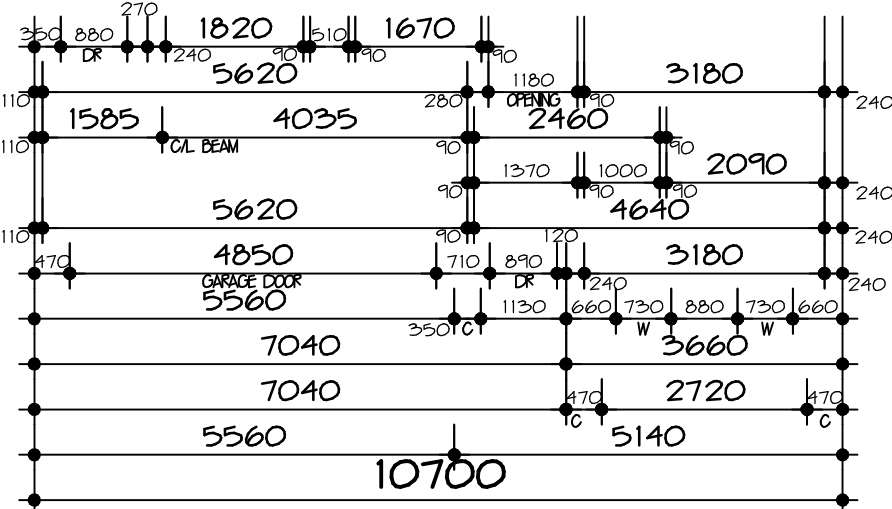
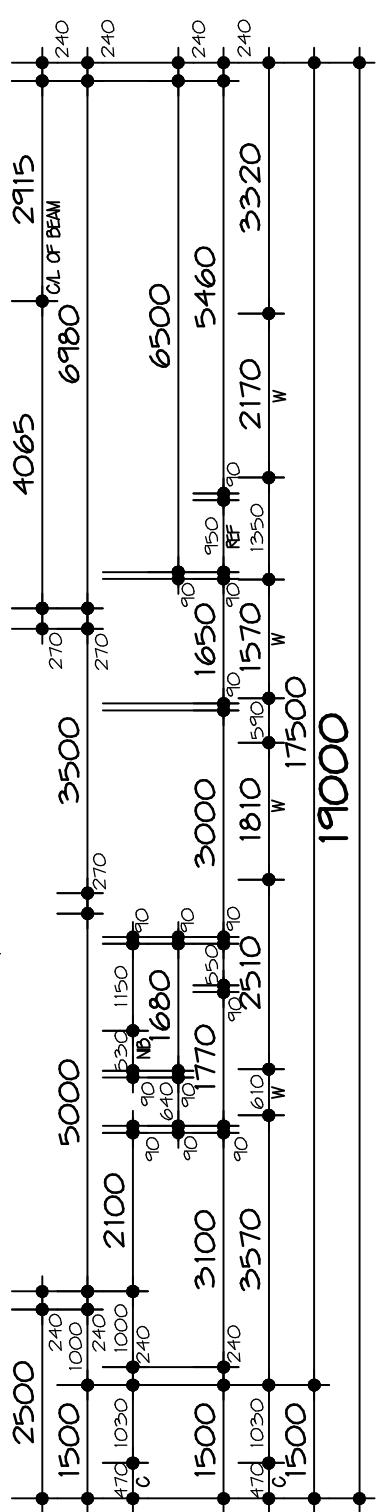
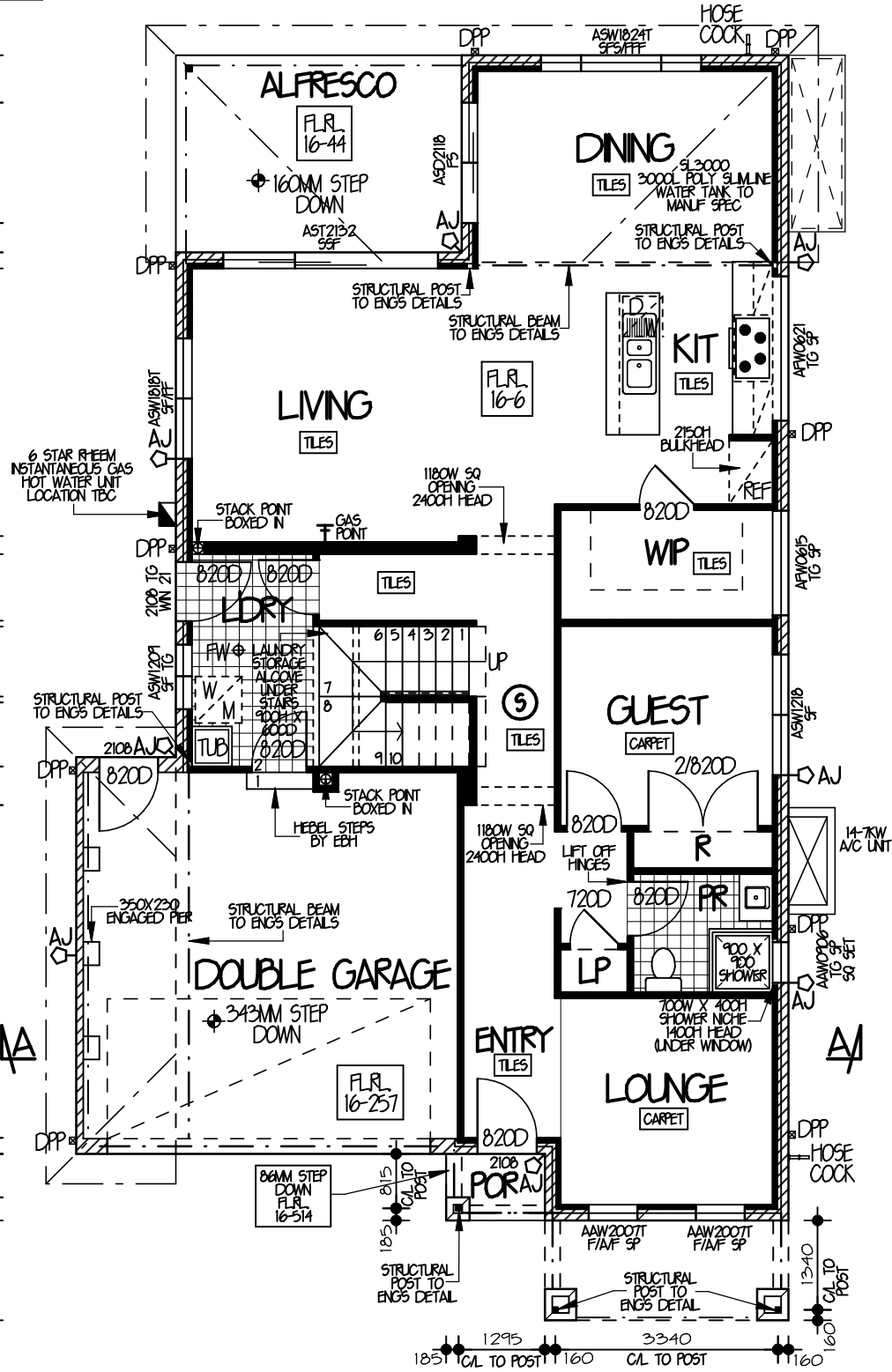
BALCONY ATTACHMENTS & SUPPORTS TO BE IN ACCORDANCE WITH NCC PART 3-10-6

ISOLATED MASONRY PIERS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3-3-6

REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS.



ALL BALUSTRADES SERVING THE DWELLING (BOTH INTERNAL AND EXTERNAL) TO MEET THE REQUIREMENTS OF PART 3-4-2 OF THE NCC VOLUME 2



GROUND FLOOR PLAN 1:100



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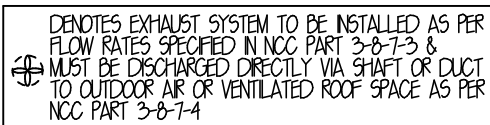
FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54 MAP272 REF113
AT	LOT 7, NO. 7 SRUS PLACE, RIVERWOOD	DP228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108
FACADE	KENSINGTON (ADVANTAGE SERIES)	HAND LH
MASTER	DWG NO. AND-00000	PAGE NO. 2 OF 8



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MACARTHUR POINT NO. 25-27
SOLENT CROFT BALHAM HILLS
PO BOX 640 BALHAM HILLS
BUSINESS CENTRE NSW 2153
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FAX: (02) 8824 3544
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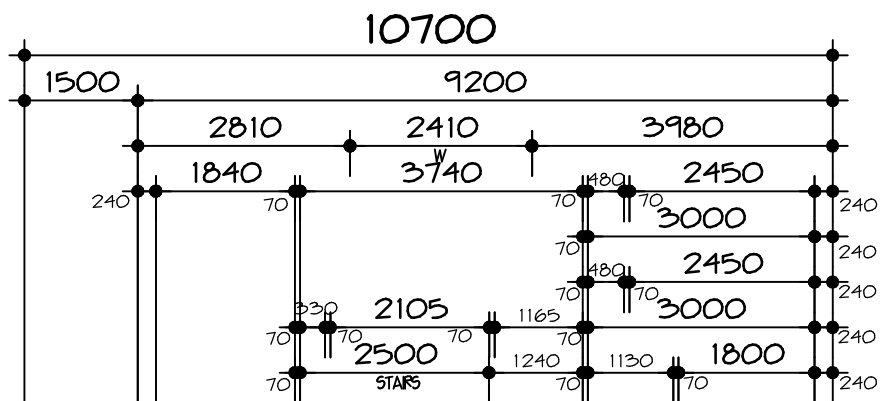
ISSUE	DATE	REVISION	DRAWN
A	27-9-21	SITING	DP
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C	8-12-21	RE-SITE	LB
D	25-1-22	CC PLANS	JZ
E	4-3-22	AMEND/BASIX	ODC
F	24-6-22	STREETSCAPE/HD	JG

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ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

BATHROOM AND ENSUITE
SHOWERS TO BE HOBLESS



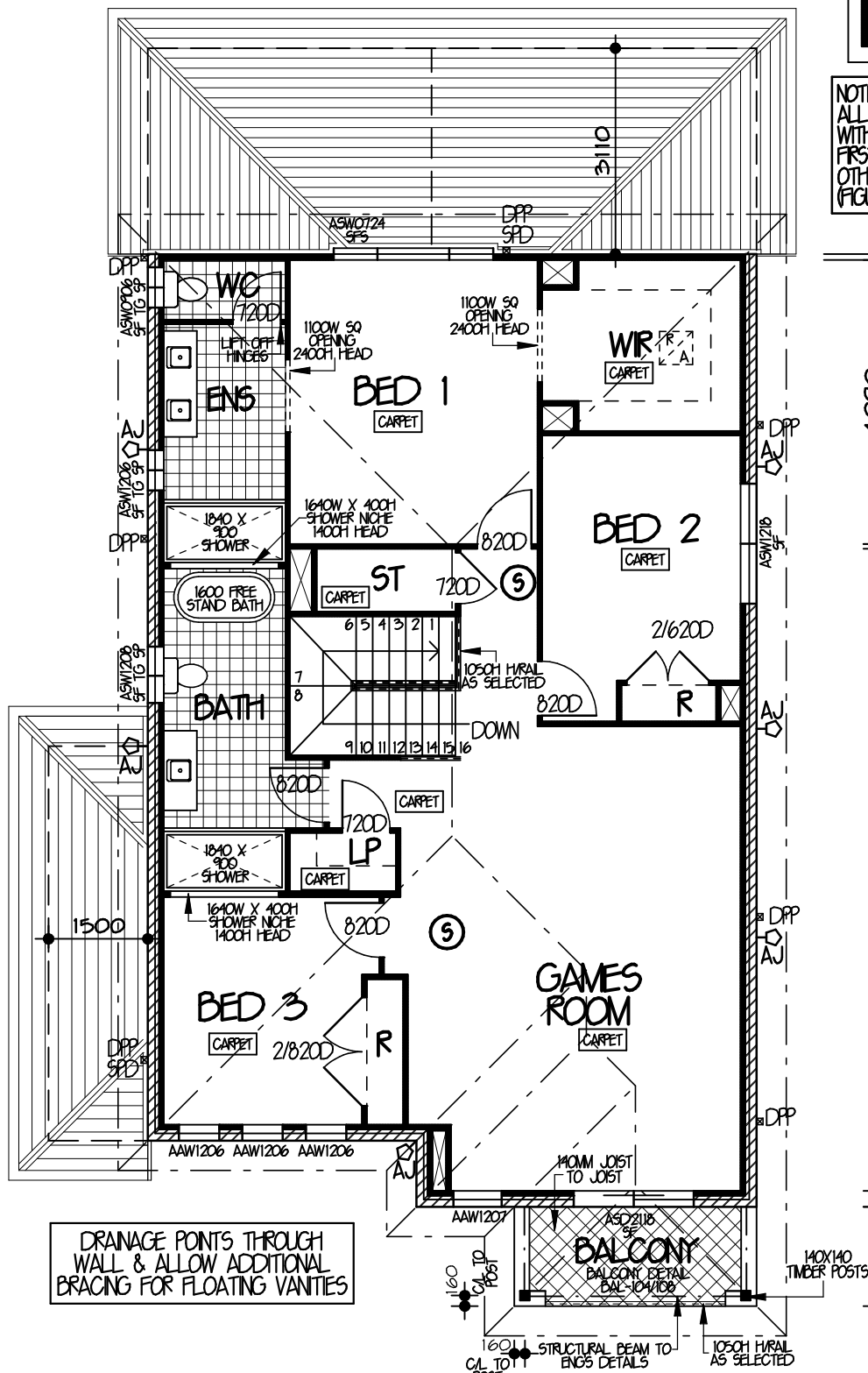
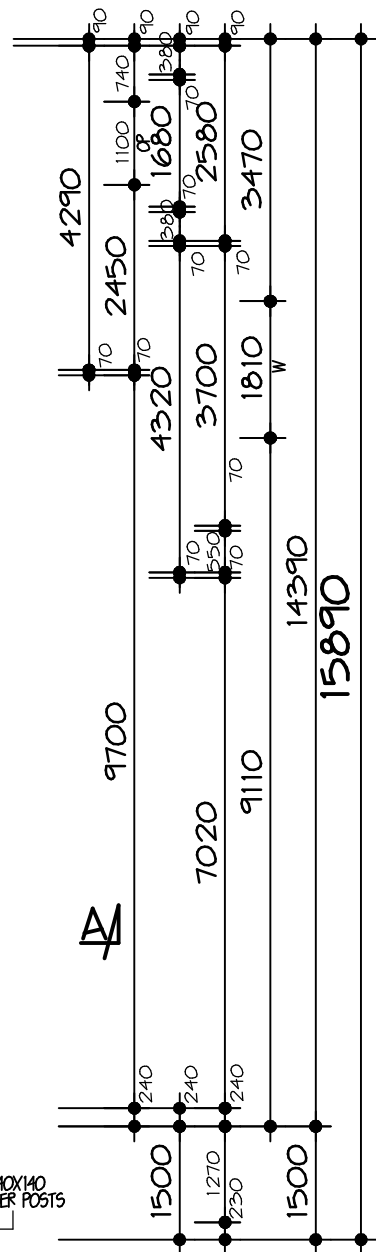
AJ
⬡
⬢

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

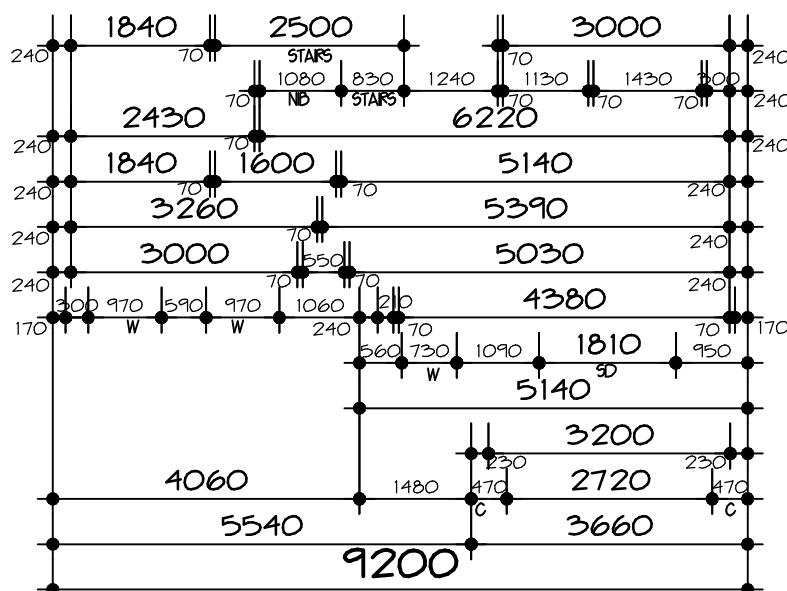
⑤ HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER NCC PART 3-7-5 & AS 3786

 DENOTES AIR CONDITIONER DUCT

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)



DRAINAGE POINTS THROUGH
WALL & ALLOW ADDITIONAL
BRACING FOR FLOATING VANITIES



FIRST FLOOR PLAN 1:100



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FOR MR. F. ANTONY
& MRS. J. RAJAN

AT LOT 7, NO. 7 SRIUS
PLACE, RIVERWOOD DP: 228467

TYPE BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108
--	---------------------------

FACADE KENSINGTON (ADVANTAGE SERIES)	HAND LH
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MASTER AND-000000	DWG NO. AND-34811	PAGE NO. 3 OF 8
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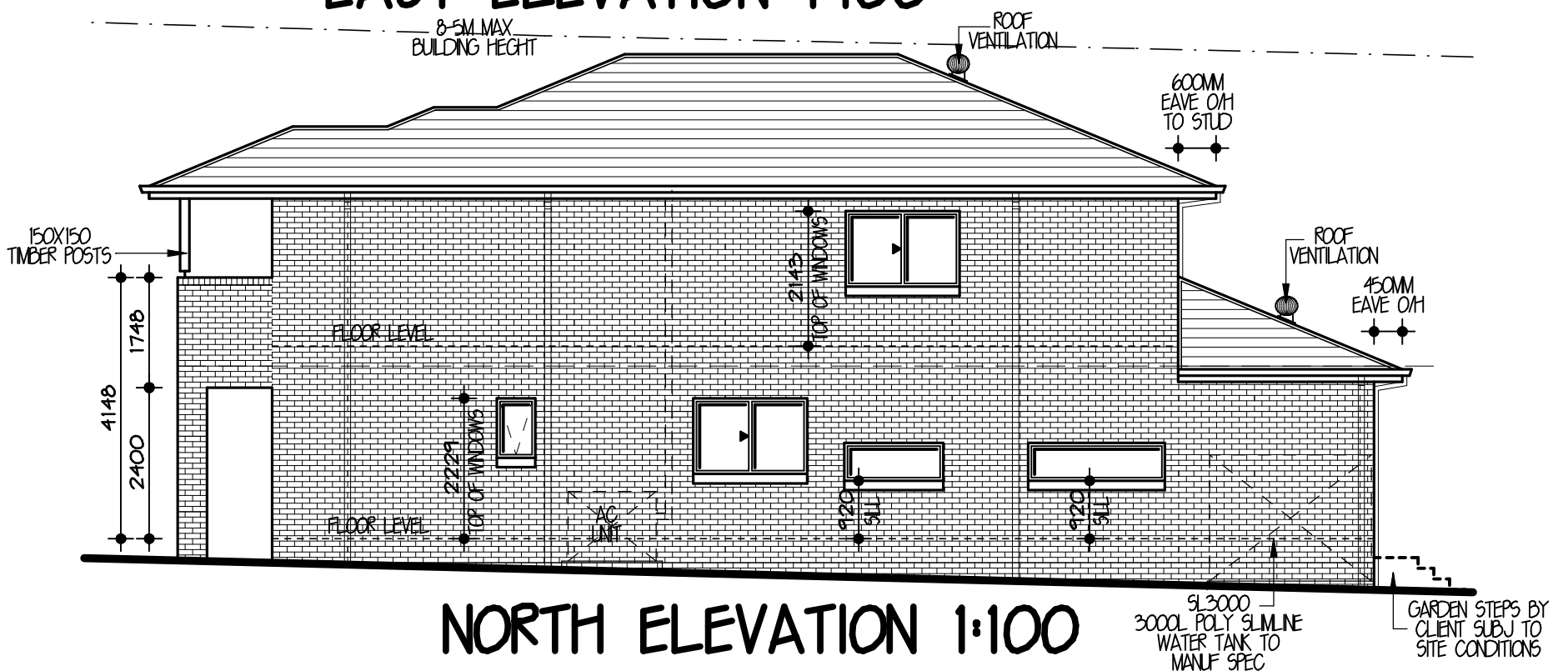
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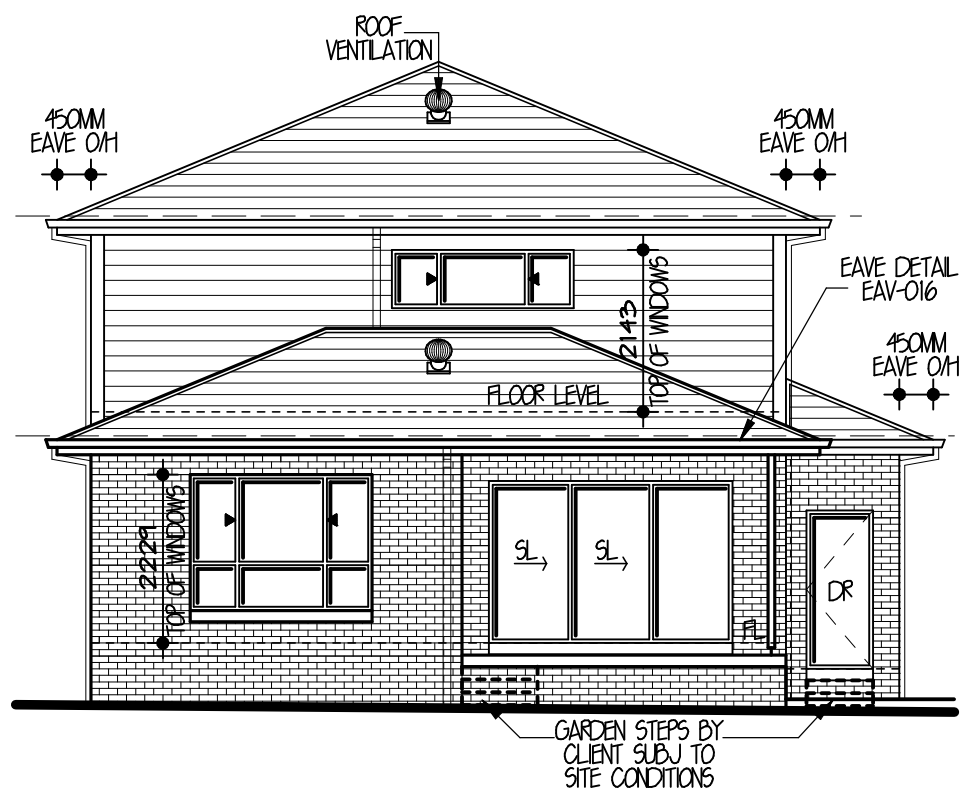
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EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



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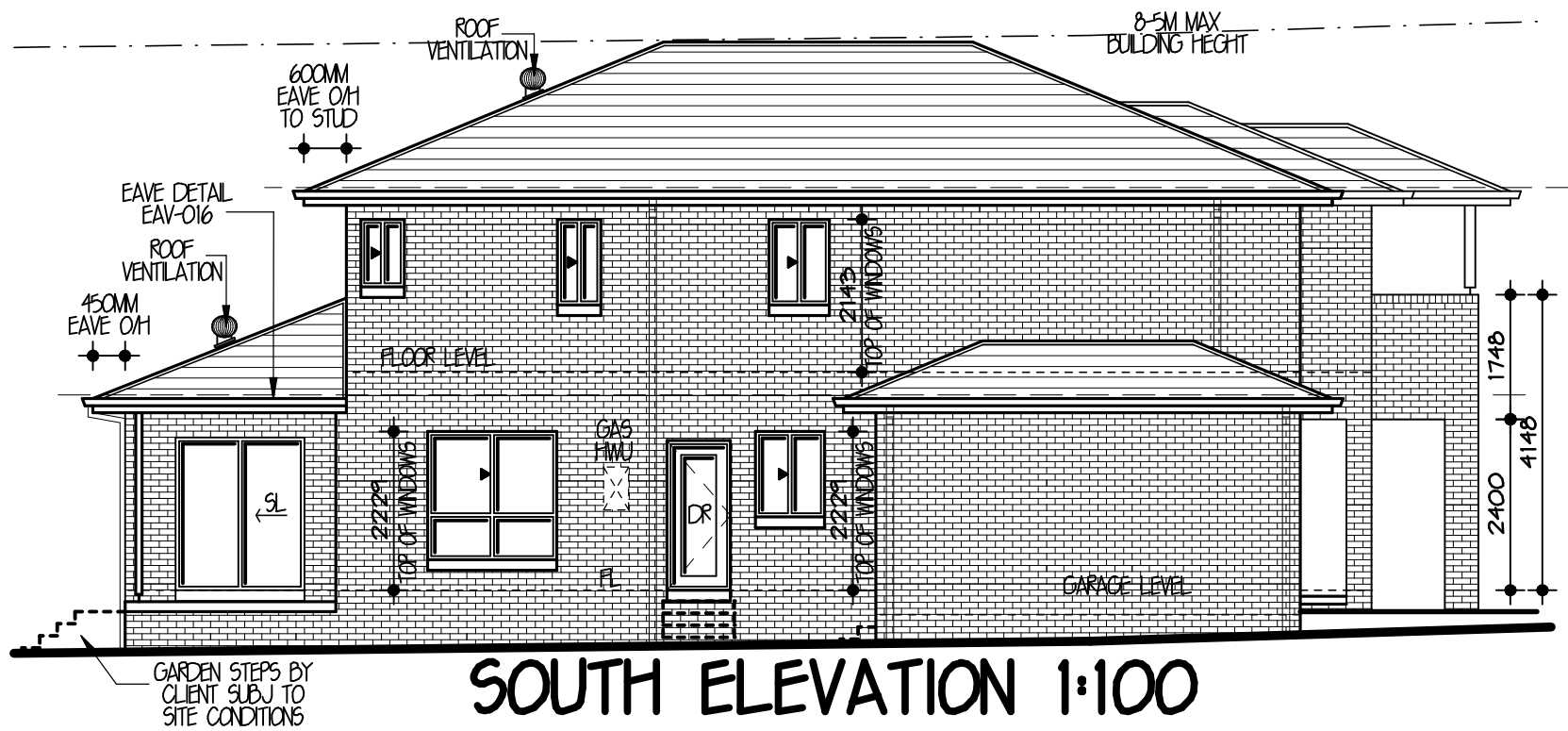
FOR	MR. F. ANTONY & MRS. J. RAJAN	UBD5YD REV54 MAP272 REFH13
AT	LOT 7, NO. 7 SRIUS PLACE, RIVERWOOD	DP228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108
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MASTER	DWG NO. AND-00000	PAGE NO. AND-34811
		4 OF 8



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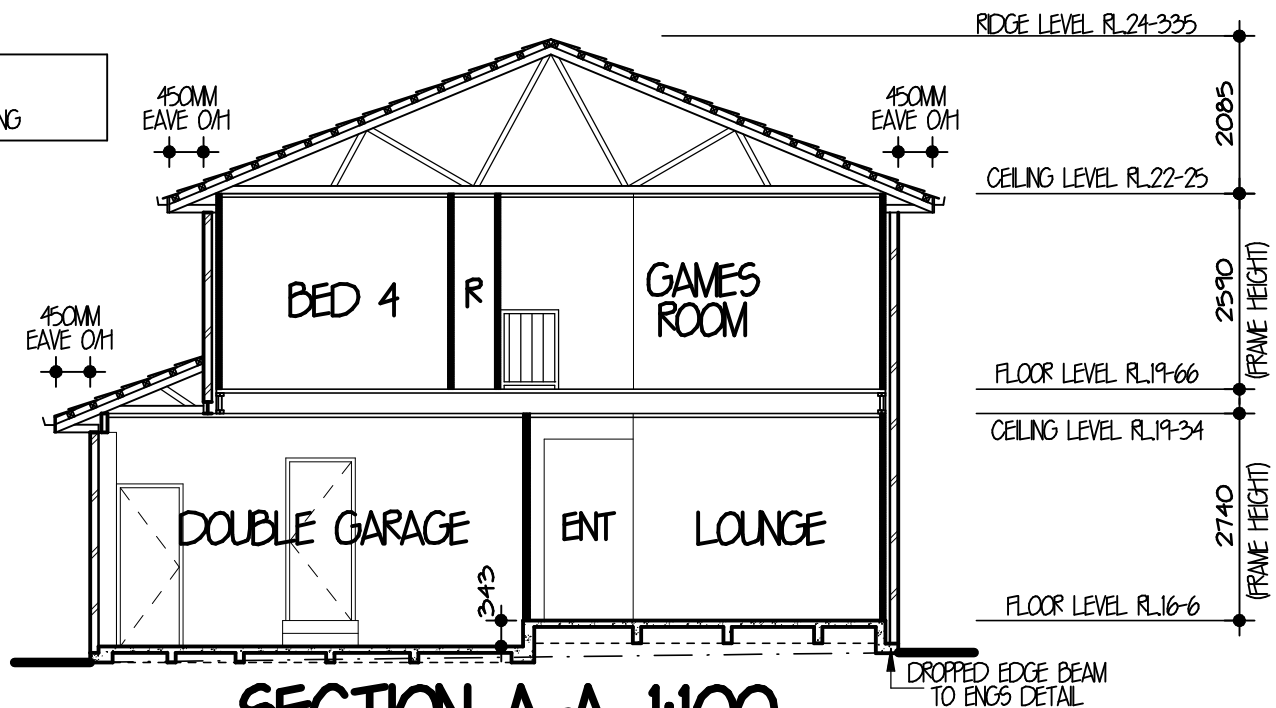
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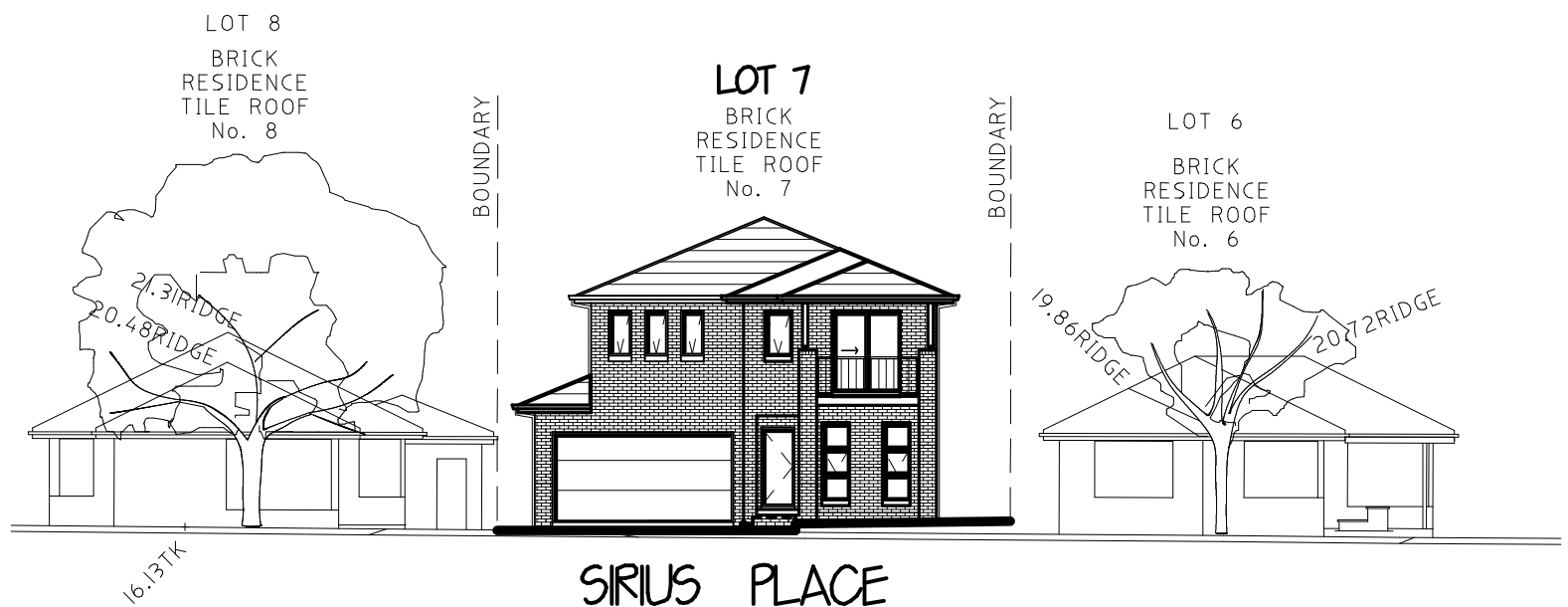


SOUTH ELEVATION 1:100

INSULATION
ROOF VENTILATION & SARKING



SECTION A-A 1:100



SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 22-5° ROOF PITCH CONCRETE ROOF TILES TO LOWER ROOF
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED HYBRID ADVANCED FRAMING SYSTEM
- T2 TREATED ROOF PINE TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- CLADDING AS SELECTED
- TIMBER BEAM TO BE PAINT GRADE
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD DOOR

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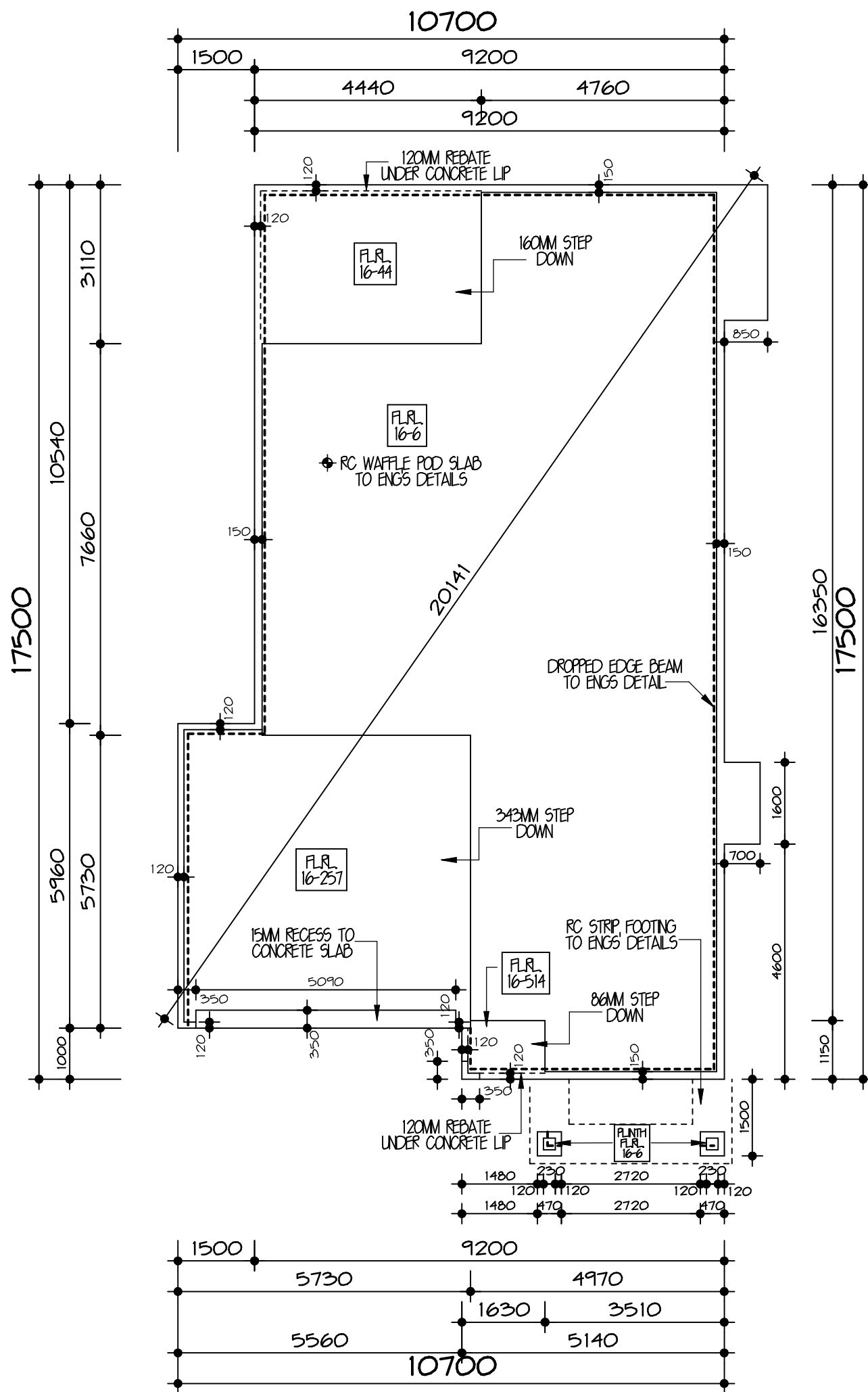
FOR **MR. F. ANTONY & MRS. J. RAJAN** UBD5YD REV54 MAP272 REFH13
AT **LOT 7, NO. 7 SIRIUS PLACE, RIVERWOOD** DP228467
TYPE **BRISTOL 30** (GUEST SUITE & REVERSE REAR) JOB NO. **0026108**
FACADE **KENSINGTON** (ADVANTAGE SERIES) HAND **LH**
MASTER DWG NO. **AND-00000** AND-34811 PAGE NO. **5 OF 8**

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SOLENT CROFT BALKHAM HILLS
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PHONE: (02) 8824 3533
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F	24-6-22	STREETSCAPE/AMD	JG

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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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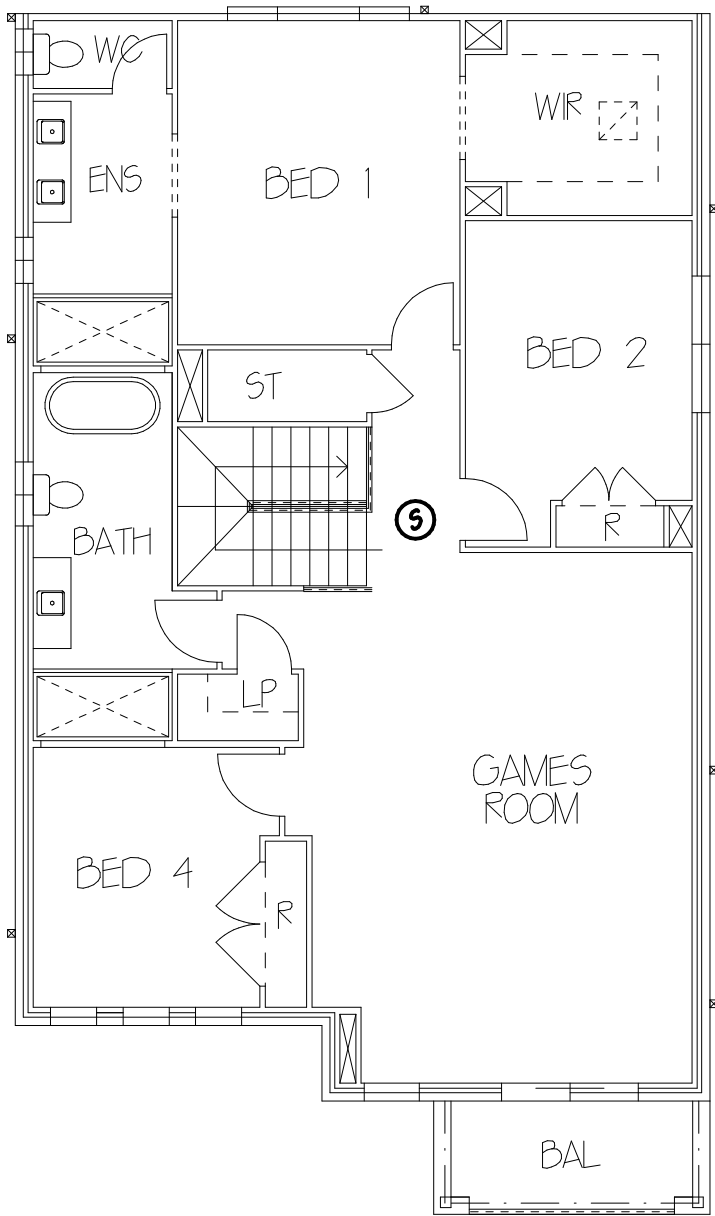
FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54 MAP272 REFH13
AT	LOT 7, NO. 7 SRUS PLACE, RIVERWOOD	DP228467
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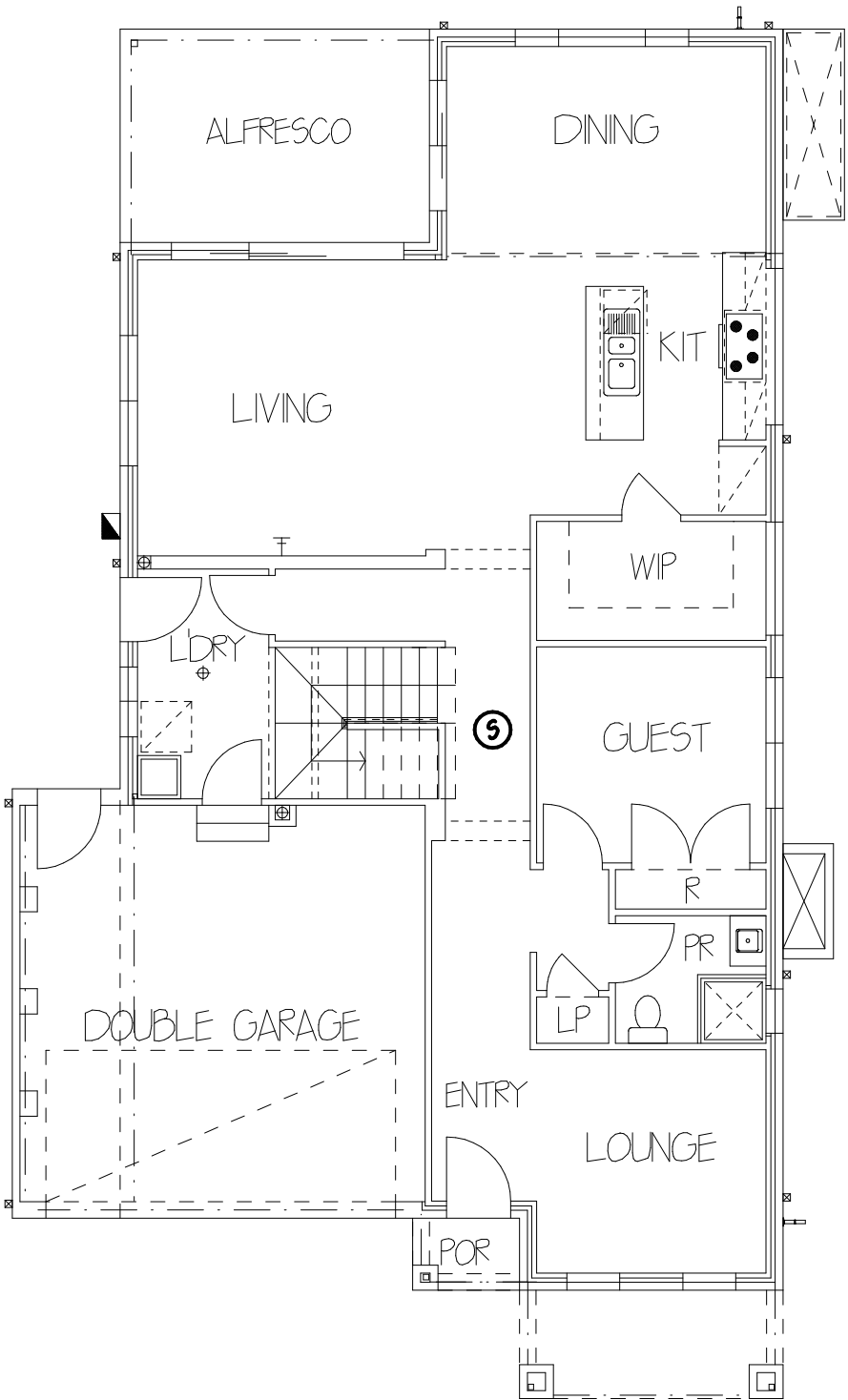
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**FIRST FLOOR
ELECTRICAL PLAN 1:100**



**GROUND FLOOR
ELECTRICAL PLAN 1:100**

(BASIX CERTIFICATE NUMBER: 12816695)

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 90 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 <9L/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 - 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 30 - 35, 1 BEDROOM: 3 PHASE AIRCONDITIONING: ENERGY RATING: EER 30 - 35

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 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: NO MECHANICAL VENTILATION (IE NATURAL); OPERATION CONTROL: N/A
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 3 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

ARTIFICIAL LIGHTING:
THE APPLICANT MUST INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

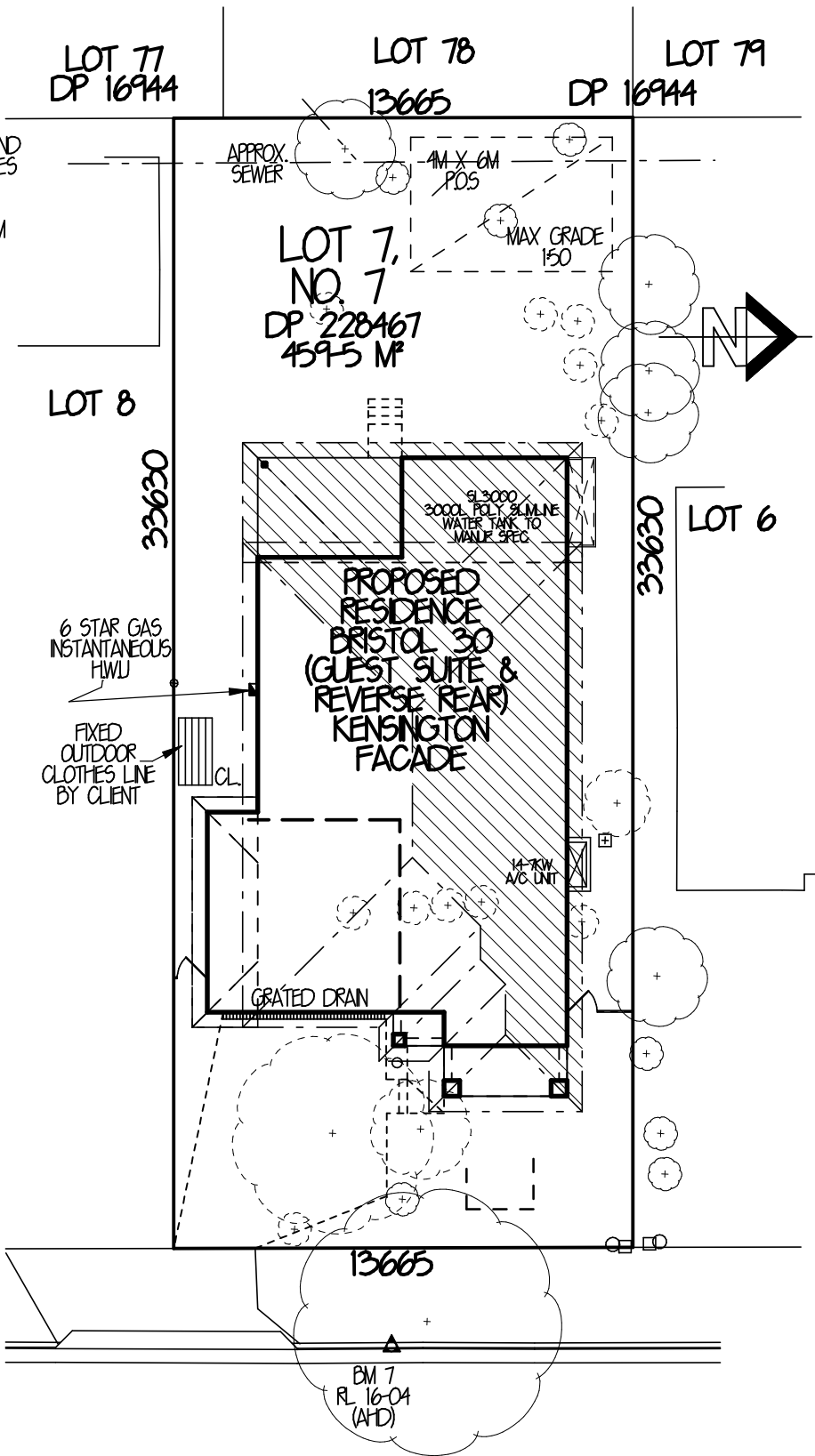
- AT LEAST 4 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- AT LEAST 5 OF THE LIVING/ DINING AREAS
- THE LAUNDRY
- ALL BATHROOMS/TOILETS
- THE KITCHEN

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



**SIRIUS PLACE
BASIX PLAN 1:200**

INSULATION

EXTERNAL/INTERNAL WALL BULK
INSULATION R2.5
(INCL. INTERNAL WALL OF GARAGE)
CEILING BULK INSULATION R4.0

BASIX SCORE

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

■ DENOTES 90M² OF ROOF TO BE COLLECTED

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0007059041 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° 0007059041



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

FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54 MAP272 REFH13
AT	LOT 7, NO. 7 SIRIUS PLACE, RIVERWOOD	DP228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108
FACADE	KENSINGTON (ADVANTAGE SERIES)	HAND LH
MASTER AND-000000	DWG NO. AND-34811	PAGE NO. 8 OF 8



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

ISSUE	DATE	REVISION	DRAWN
A	27-9-21	SITING	DP
B	11-11-21	RE-SITE	LB
C	8-12-21	RE-SITE	LB
D	25-1-22	CC PLANS	JZ
E	4-3-22	AMEND/BASIX	ODC
F	24-6-22	STREETSCAPE/AMD	JG

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