



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.

- ✦ STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- ✦ SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ✦ ALL UNDERGROUND 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 RL16-215 GARAGE TO RL15-958
- ✦ HOUSE FLOOR LEVEL RL16-6, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL16-257, 299MM ABOVE PLATFORM LEVEL
- ✦ TOTAL ROOF AREA = 198.9 M²



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

DENOTES STORMWATER TO BE
DIRECTED INTO KERB + GUTTER
FINAL LOCATION TO BE VERIFIED
ON SITE BY THE BUILDER

-  DENOTES EXISTING TREE'S TO REMAIN
-  DENOTES EXISTING TREE'S 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 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

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



ABSA
Australian Building
Sustainability Assessor

Assessments completed within the accreditation period are part of the assessor's quality control system.

Accreditation Period: 31/03/2022-31/03/2023

Assessor Name: Daniel Warda

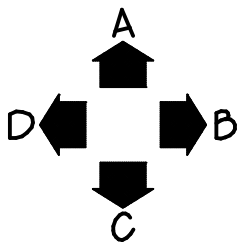
Assessor Number: 101182

Assessor Signature: *[Signature]*

ABSA
This Accredited Assessor is qualified to use the ABCA Assessment Software in full agreement to follow the ABCA Code of Practice

FOR	MR. F. ANTONY & MRS. J. RAJAN		UBD STD REV 54 MAP 272 REFF 13
AT	LOT 7, NO. 7 SIRUS PLACE, RIVERWOOD		DP: 228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108	
FAÇADE	KENSINGTON (ADVANTAGE SERIES)	HAND LH	
MASTER AND-00000	DWG NO. AND-34811	PAGE NO. 1 OF 10	

 AN&N DESIGN GROUP 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.ANDESIGNGROUP.COM.AU		
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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

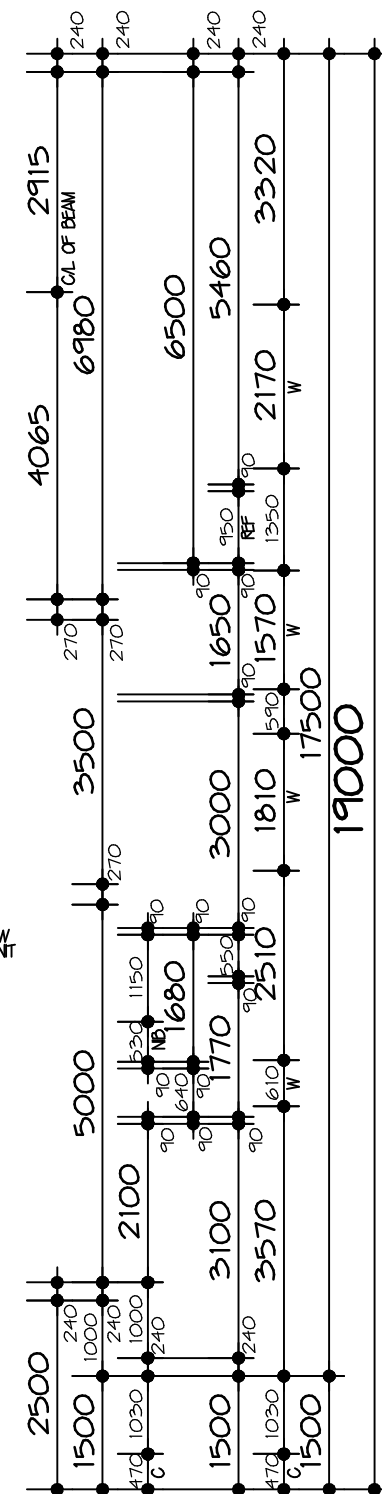
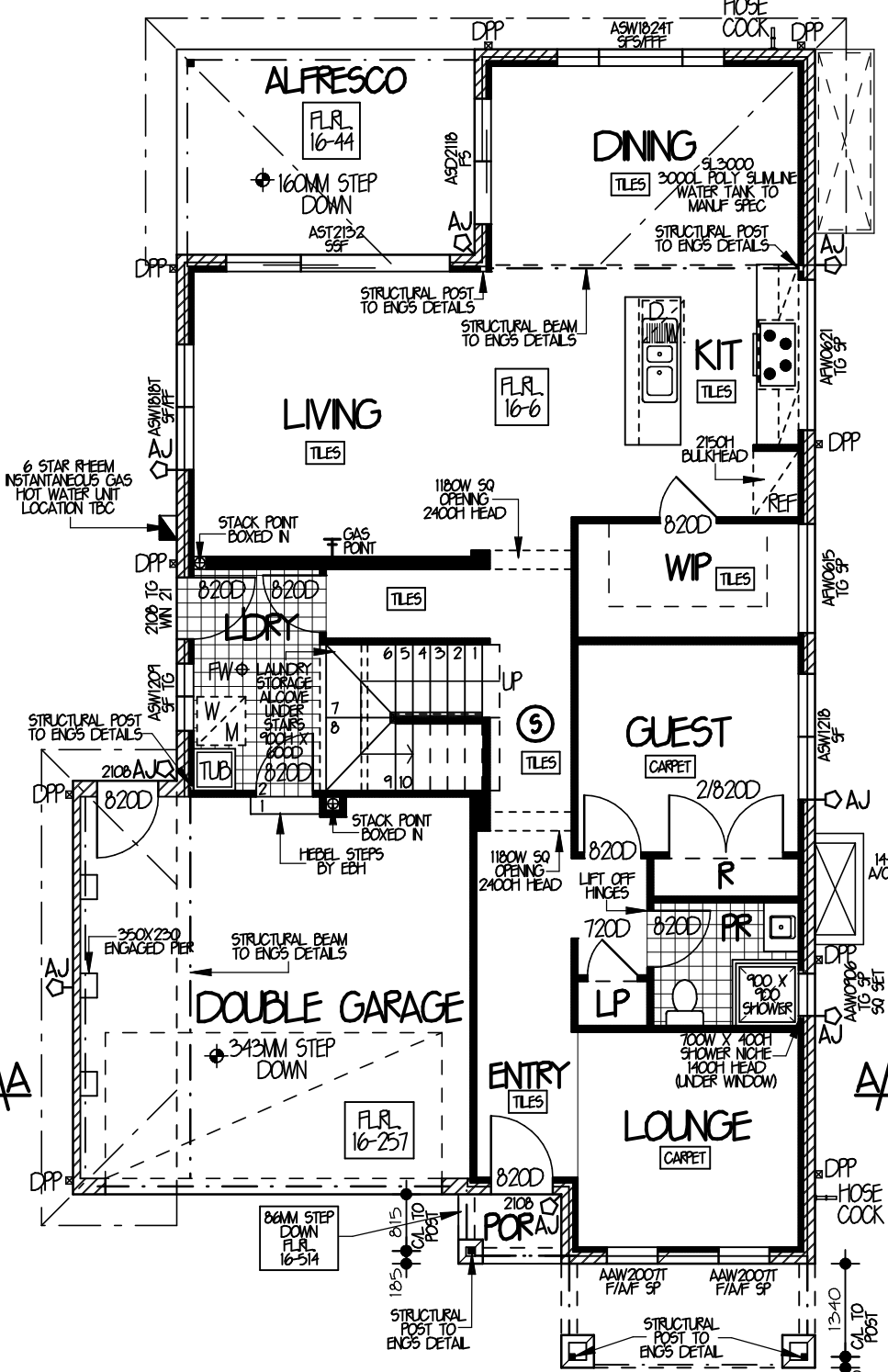
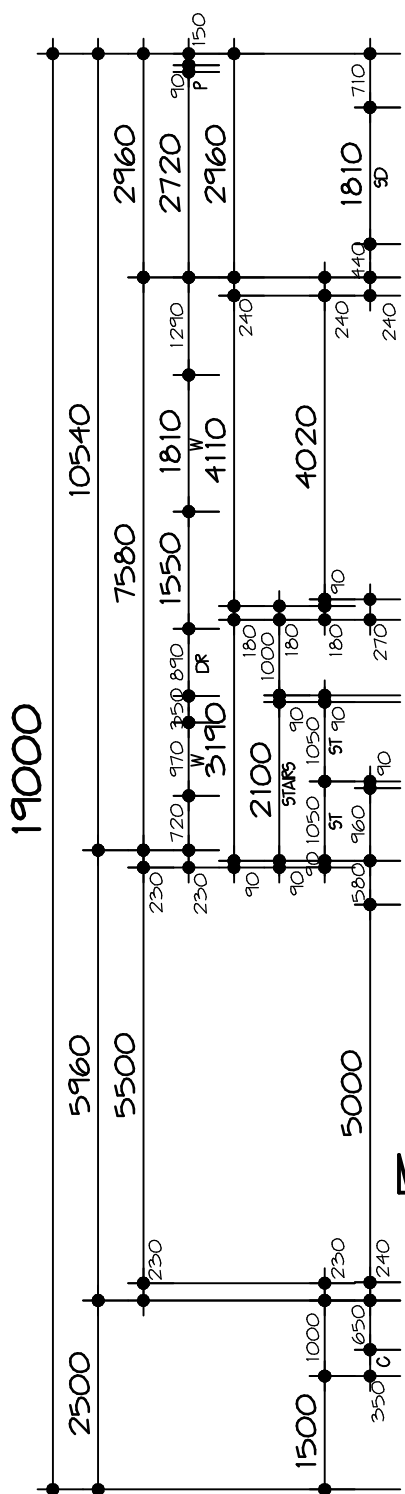
POWDER ROOM SHOWER TO BE HOBLESS

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

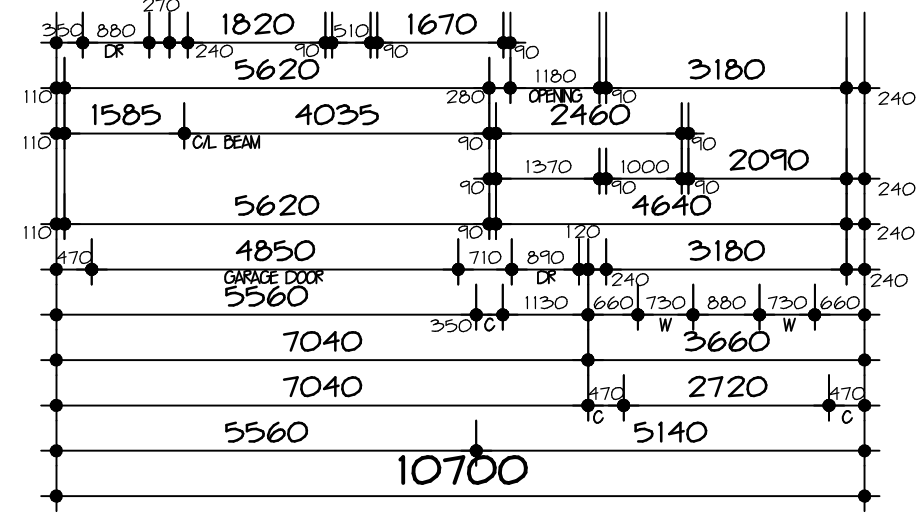
AJ ⊕ DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

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

NOTE:
STEEL & H/W 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

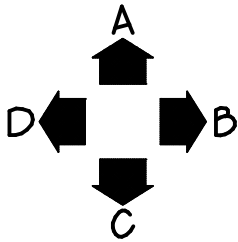
eden brae homes
LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BULLHIM HILLS NSW 2153
P: 8860 9222 F: 8860 9233

FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54
AT	LOT 7, NO. 7 SRUS PLACE, RIVERWOOD	MAP272 REF113
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	DP228467
FACADE	KENSINGTON (ADVANTAGE SERIES)	JOB NO. 0026108
MASTER	DWG NO. AND-00000	PAGE NO. 2 OF 10
		HAND LH

A&N DESIGN GROUP
LEVEL 2 SUITE 216, MACARTHUR POINT NO. 25-27, SOLENT CIRCUIT, BULLHIM HILLS, PD BOX 6410, BULLHIM HILLS BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.ANDDESIGN.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/MD	JG
G	18-7-22	SHADOWS/RE-BASIX	DF

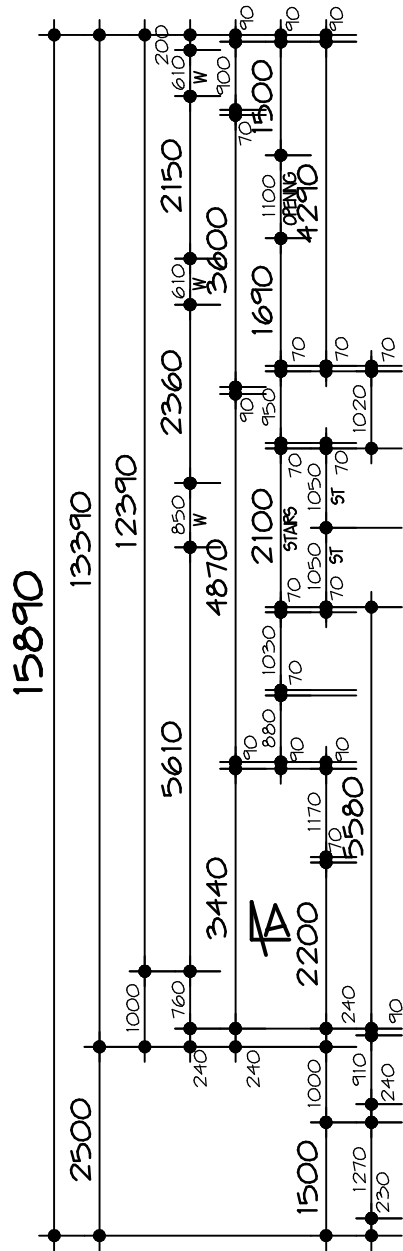
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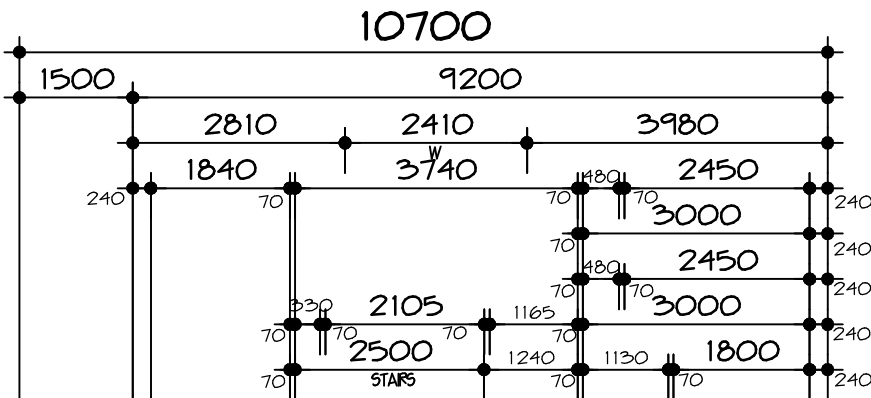
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 TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 3-8-7-4

ALL WET AREAS TO BE
 PROVIDED WITH FLOOR WASTE

BATHROOM AND ENSUITE
 SHOWERS TO BE HOBBLESS



ALL BALUSTRADES SERVING THE
 DWELLING (BOTH INTERNAL AND EXTERNAL)
 TO MEET THE REQUIREMENTS OF
 PART 3-9-2 OF THE NCC VOLUME 2

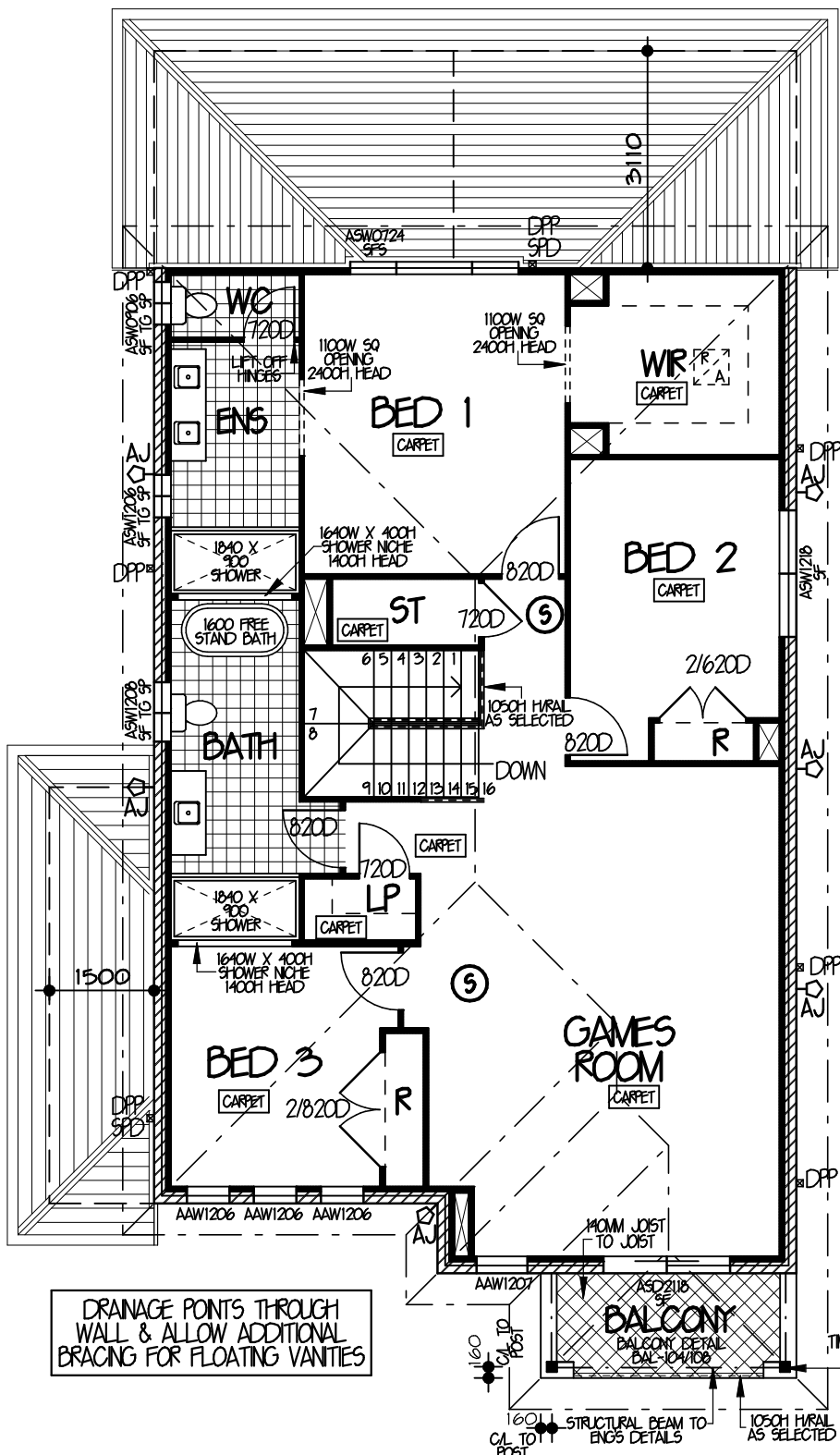


DENOTES ARTICULATION JOINT IN
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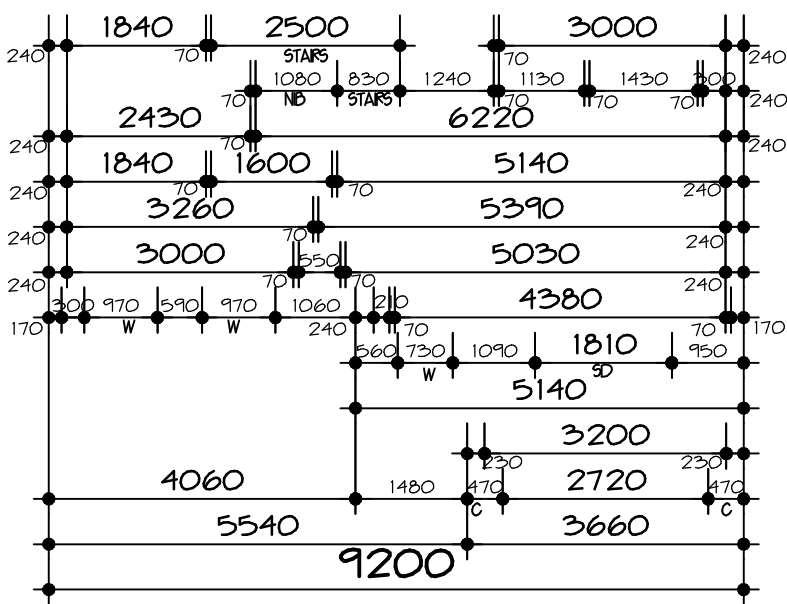
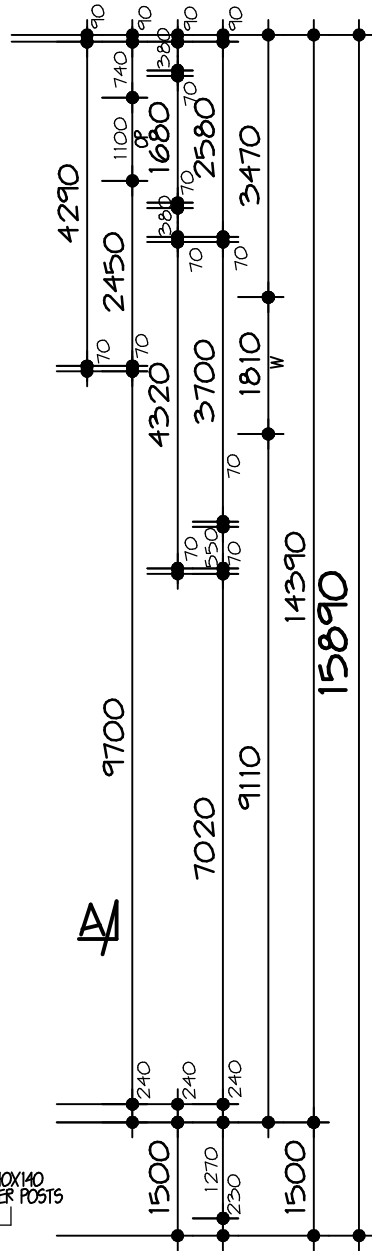
⑤ HARD WIRED PHOTO-ELECTRIC SMOKE
 ALARMS TO BE INSTALLED AS PER
 NCC PART 3-7-5 & AS 3786

✕ 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

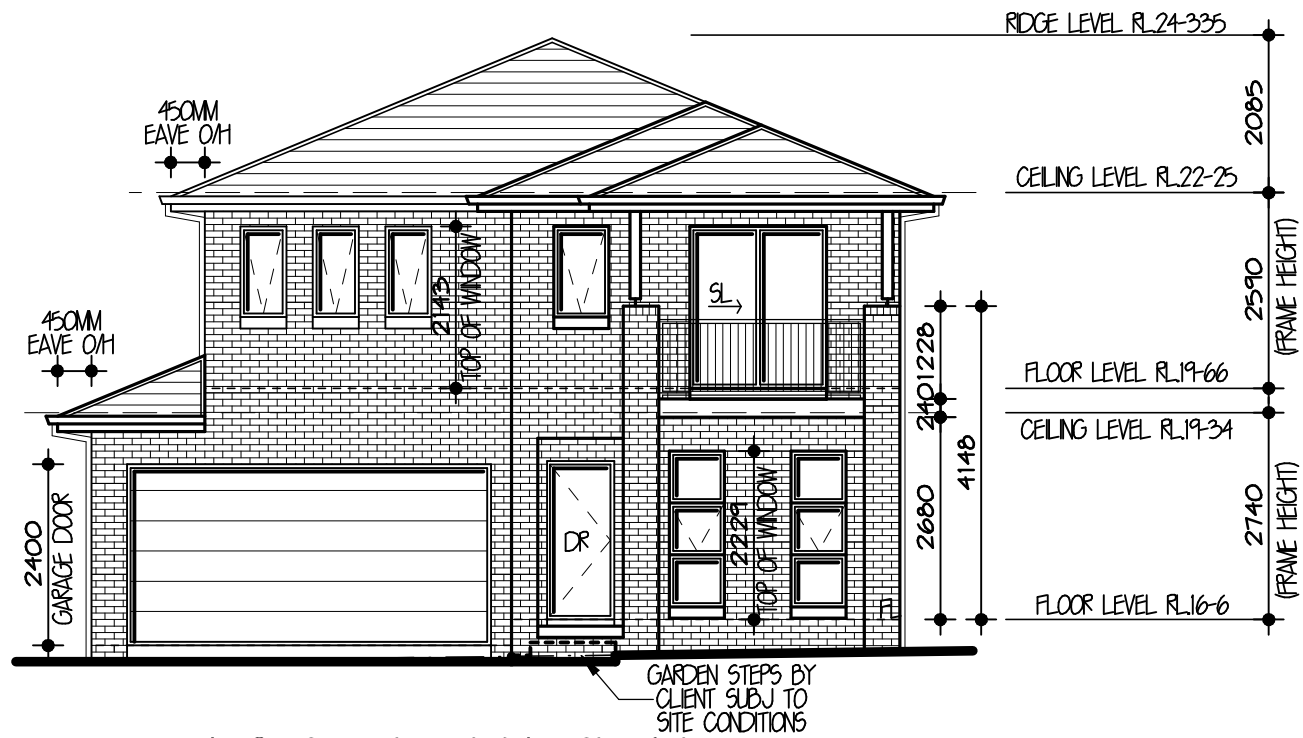
eden brae
 homes
 "It's where you want to live"

FOR MR. F. ANTONY & MRS. J. RAJAN
 AT LOT 7, NO. 7 SIRIUS PLACE, RIVERWOOD
 TYPE BRISTOL 30 (GUEST SUITE & REVERSE REAR)
 FACADE KENSINGTON (ADVANTAGE SERIES)
 MASTER AND-000000
 UBSYD REV54 MAP272 REF113
 JOB NO. 0026108
 HAND LH
 PAGE NO. 3 OF 10

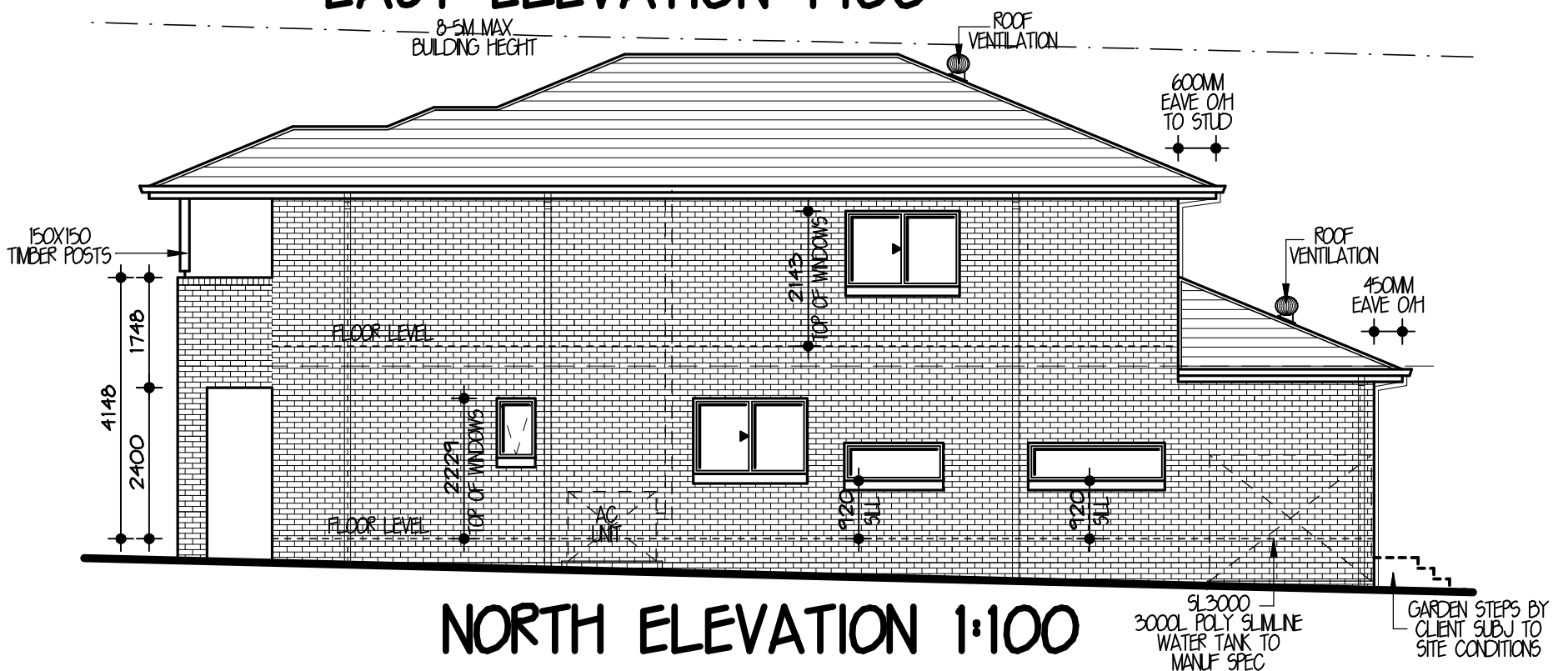
A&N
 DESIGN GROUP
 SYDNEY
 LEVEL 2 SUITE 216
 MACARTHUR POINT NO. 25-27
 SOLENT CIRCUIT BULLHORN HILLS
 PD BOX 6410 BULLHORN HILLS
 BUSINESS CENTRE NSW, 2553
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
 WWW.ANDDESIGN.COM.AU

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G	18-7-22	SHADOWS/RE-BASIX	DF

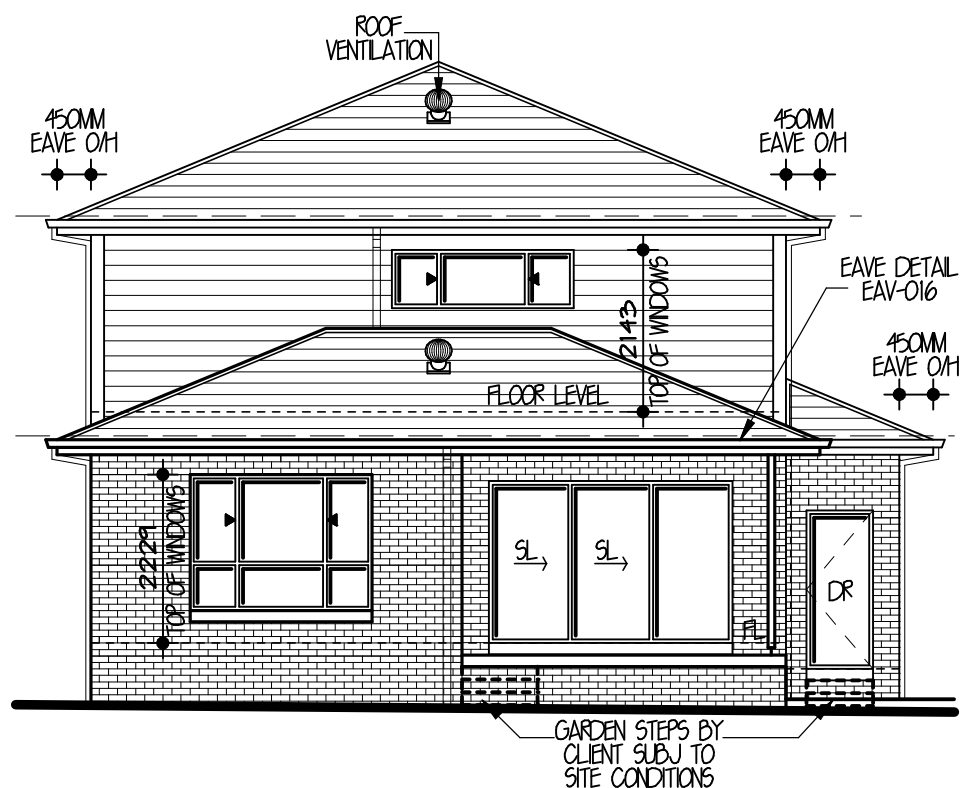
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EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



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

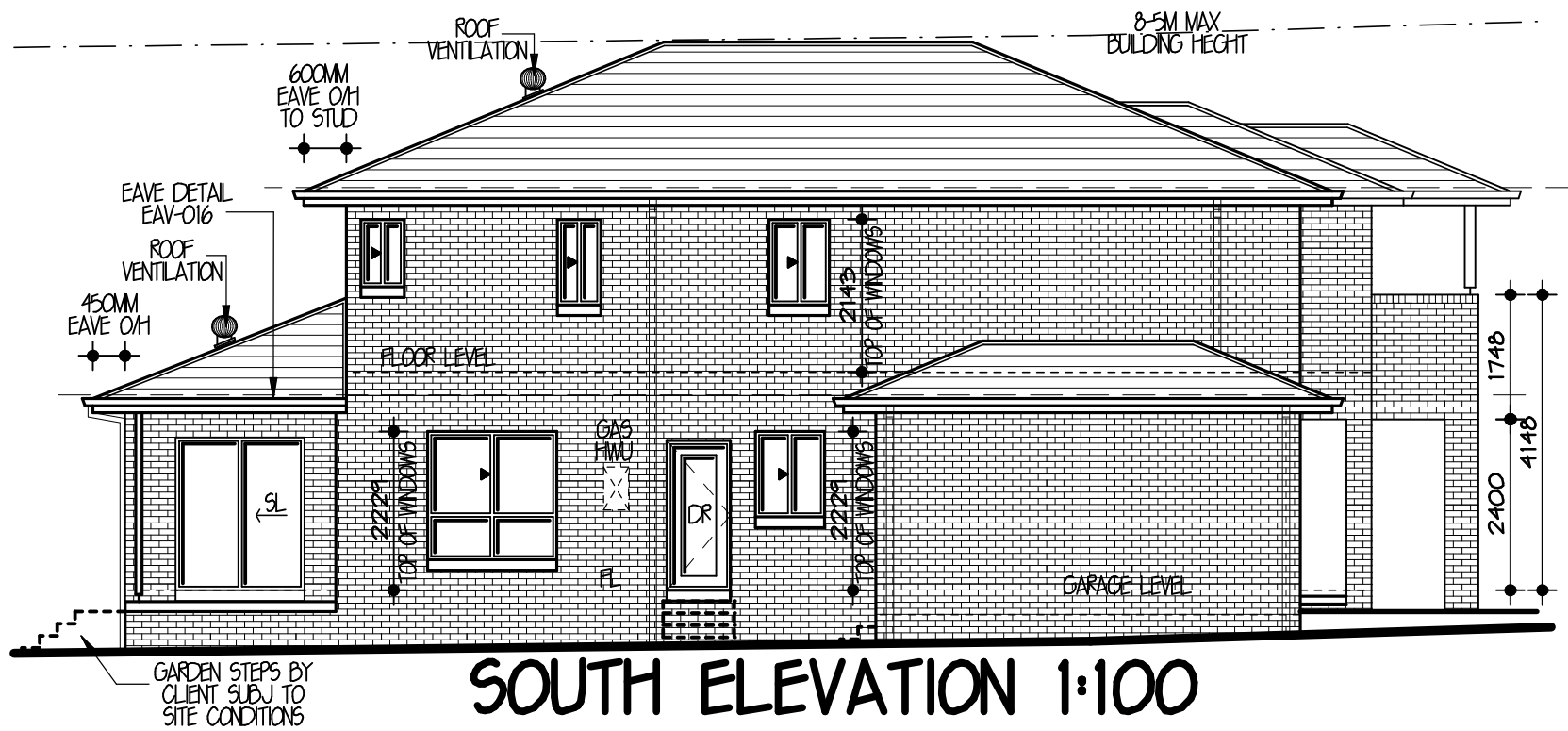
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MASTER	DWG NO. AND-00000	PAGE NO. 4 OF 10



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SOLENT CIRCUIT BALKHAM HILLS
PO BOX 6410 BALKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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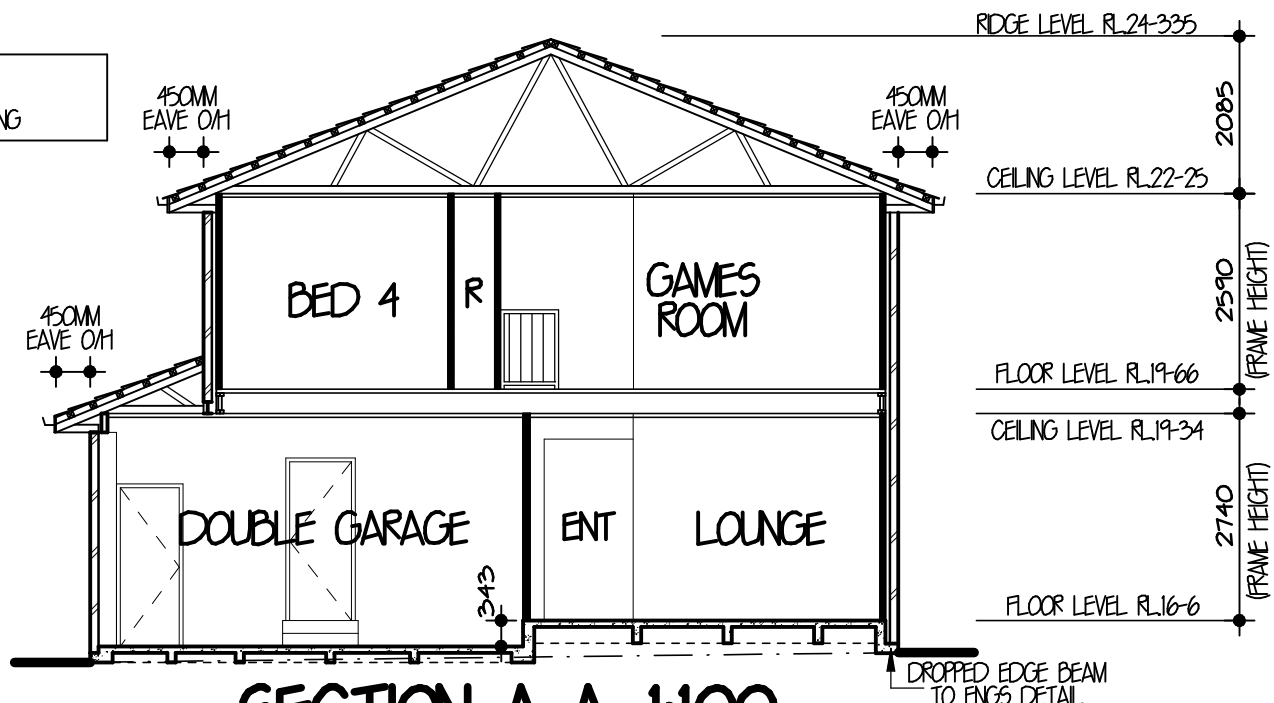
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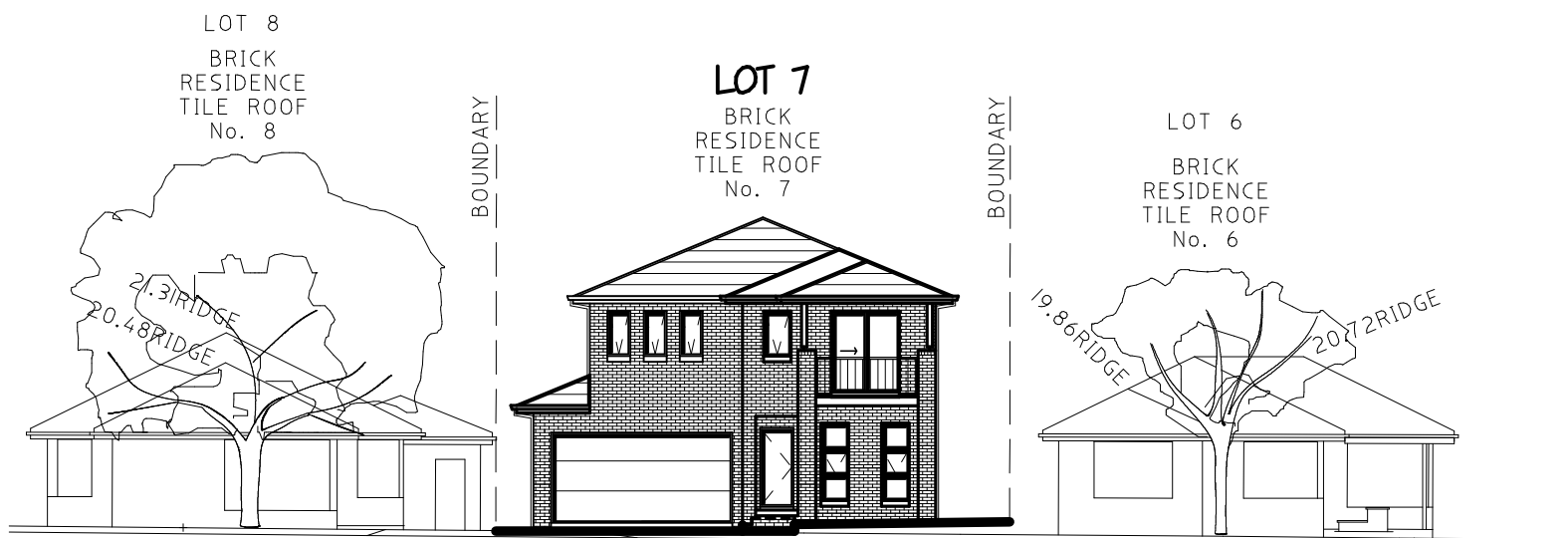


SOUTH ELEVATION 1:100

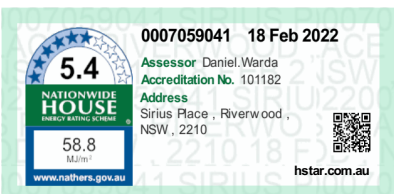
INSULATION
ROOF VENTILATION & SARKING



SECTION A-A 1:100



SIRIUS PLACE
STREETSCAPE ELEVATION 1:200



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



LEVEL 3
22 BROOKHOLLOW AVENUE,
NORWEST BUSINESS PARK,
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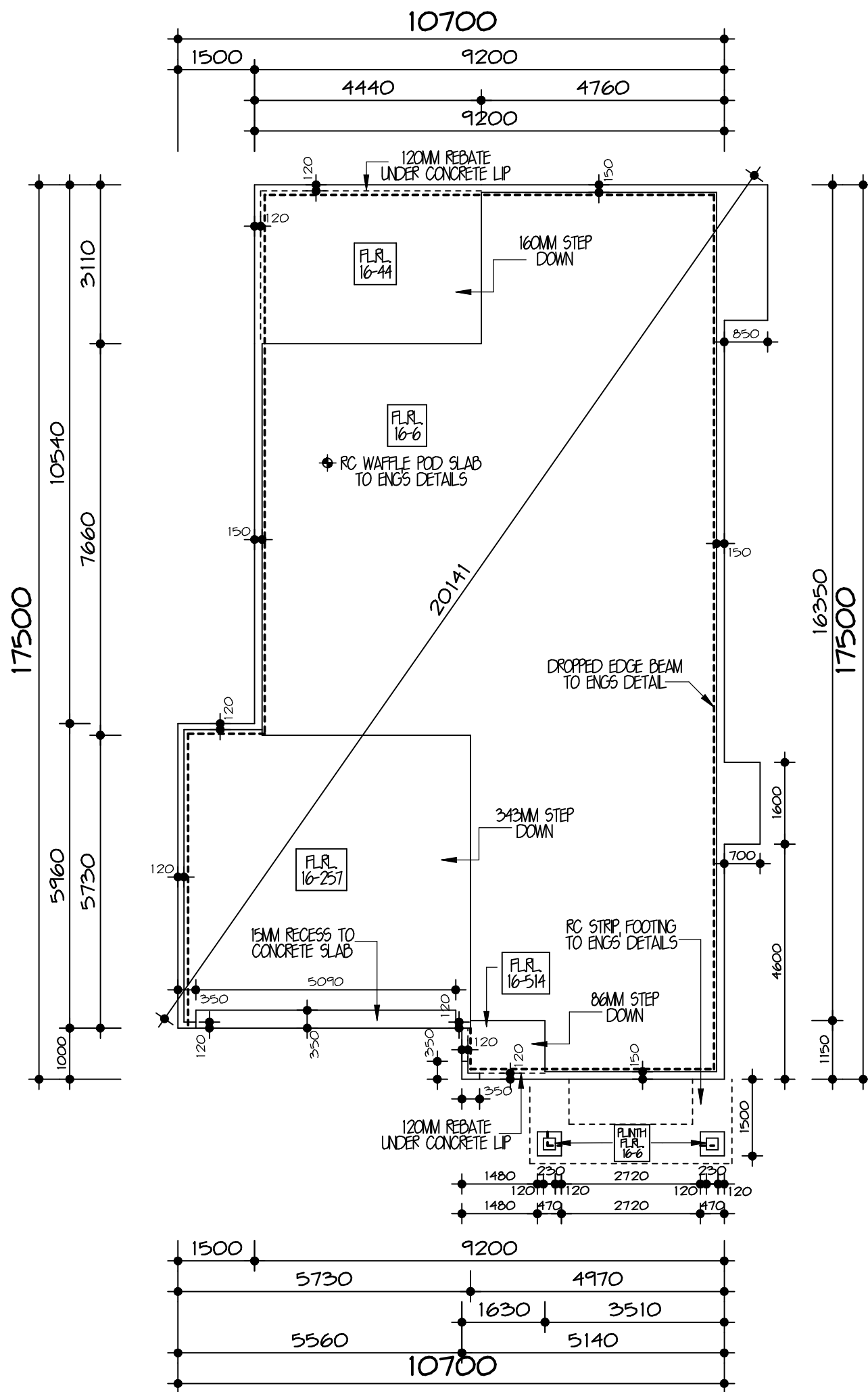
FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54 MAP272 REFH13
AT	LOT 7, NO. 7 SIRIUS PLACE, RIVERWOOD	DP228467
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AND-00000	AND-34811	



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PO BOX 6410 BALKHAM HILLS
BUSINESS CENTRE NSW, 2153
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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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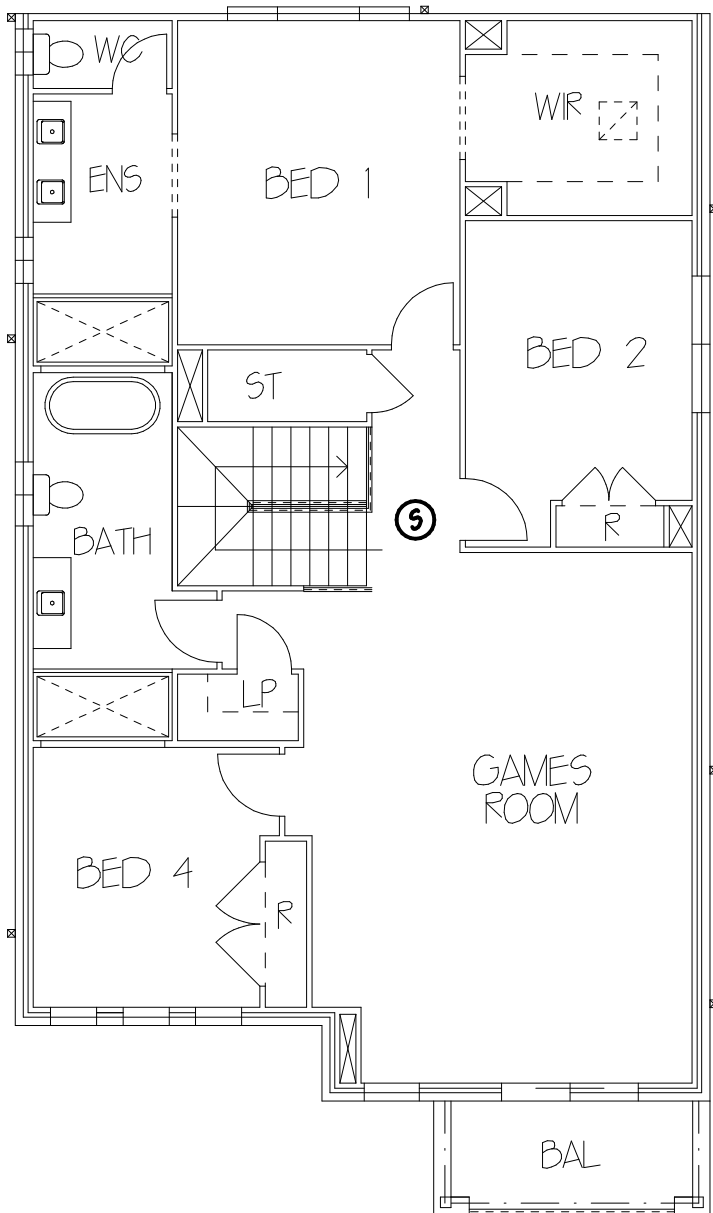
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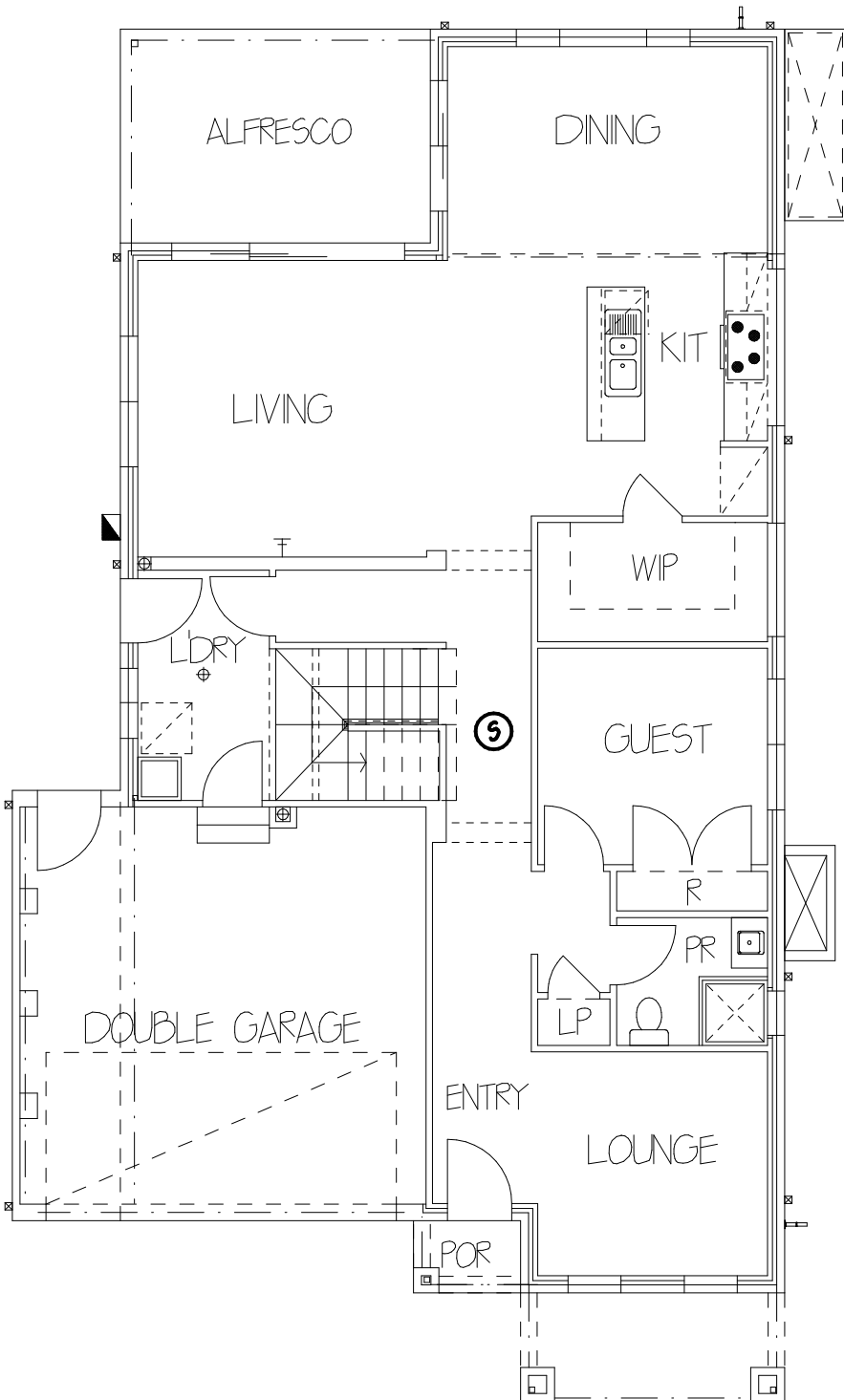
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FIRST FLOOR
ELECTRICAL PLAN 1:100



GROUND FLOOR
ELECTRICAL PLAN 1:100



(BASIX CERTIFICATE NUMBER: 12816695_02)

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 3.0 - 3.5, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.0 - 3.5

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 3.5 - 4.0, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.5 - 4.0

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:

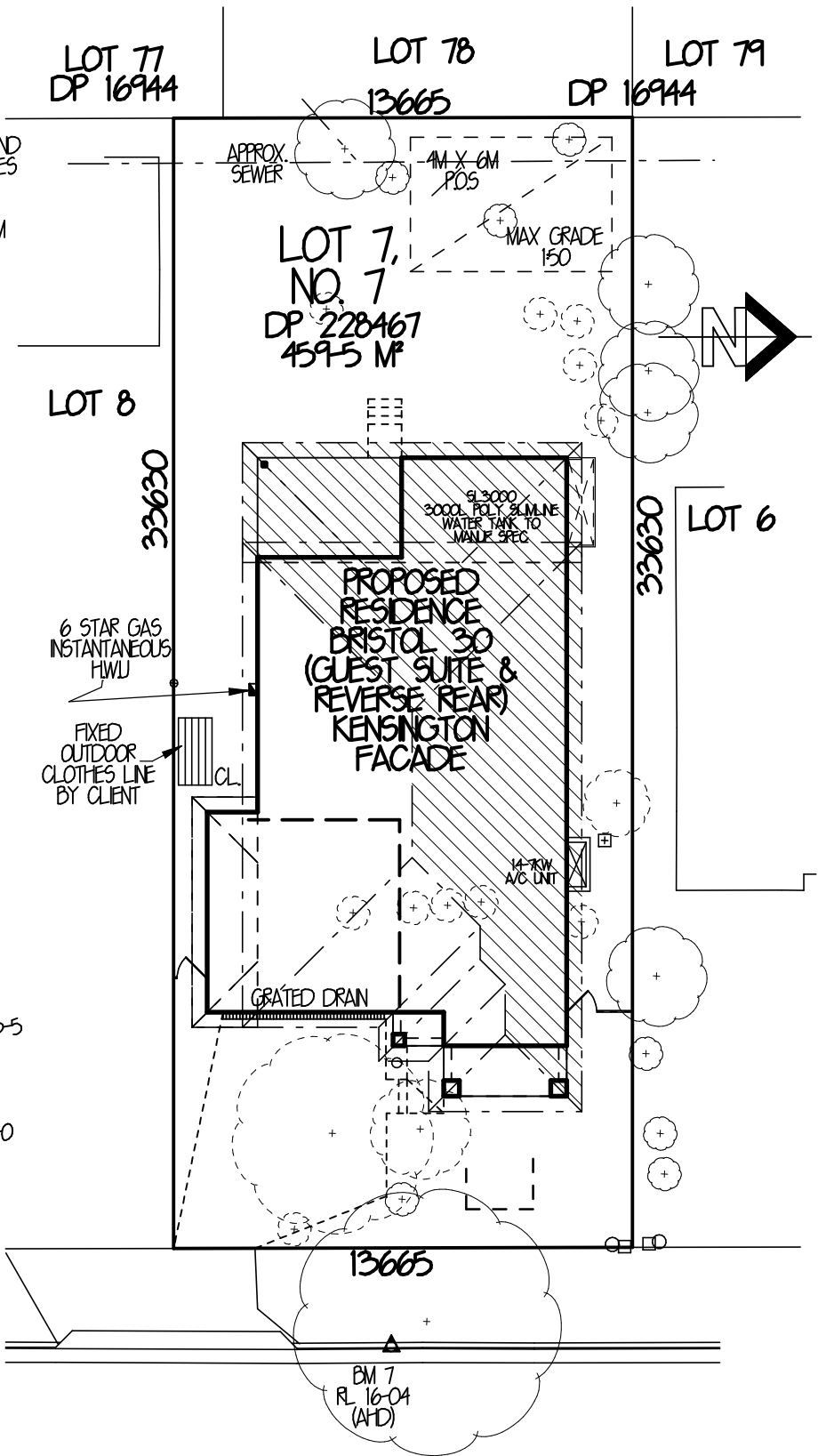
- AT LEAST 4 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- AT LEAST 5 OF THE LIVING/ DINING AREAS
- THE LAUNDRY
- ALL BATHROOMS/TOILETS
- THE KITCHEN

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,
BALKHAM HILLS NSW 2153
P: 8860 9222
F: 8860 9233

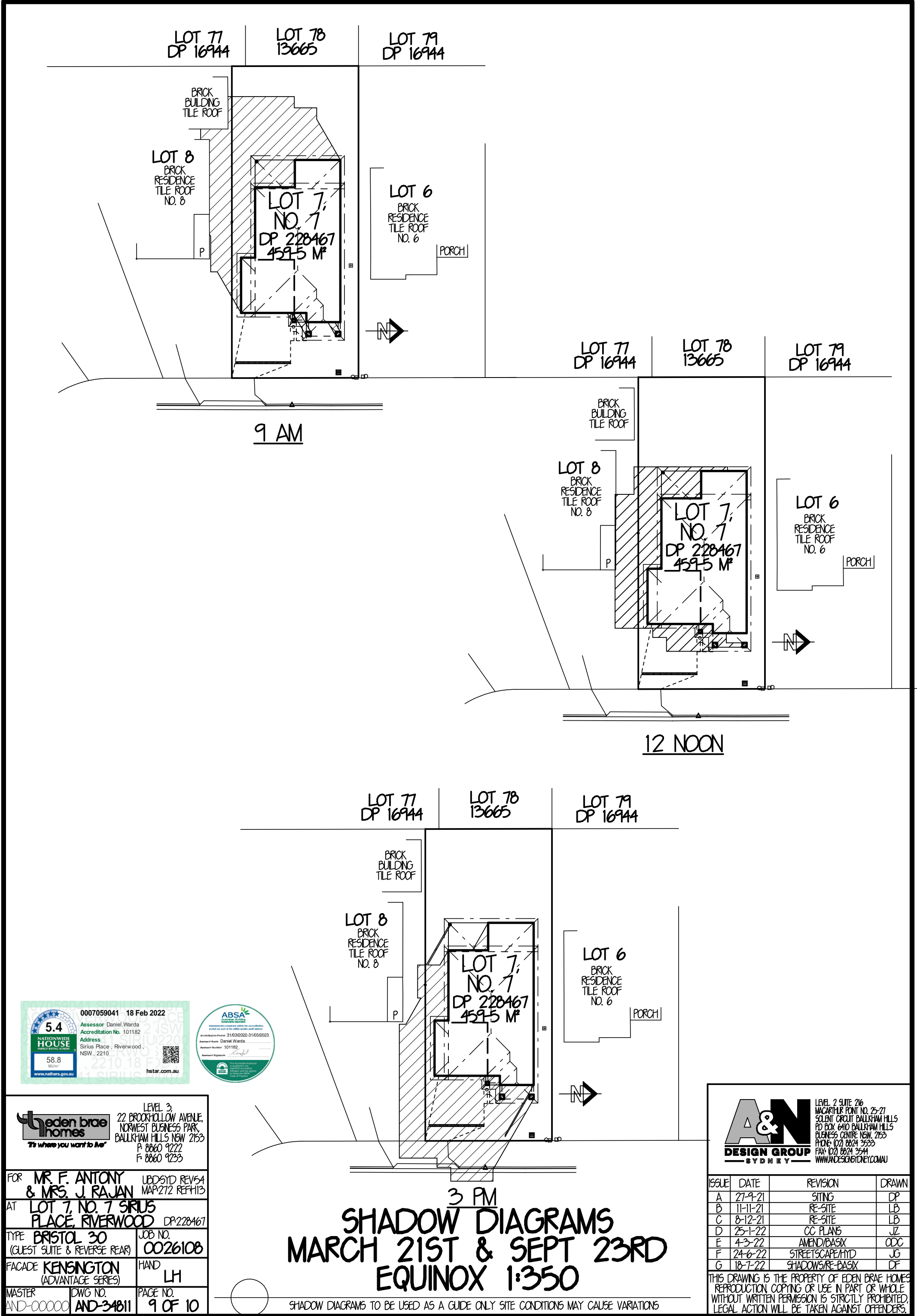
FOR	MR. F. ANTONY & MRS. J. RAJAN	UBDSYD REV54 MAP272 REFH13
AT	LOT 7, NO. 7 SIRIUS PLACE, RIVERWOOD	DP228467
TYPE	BRISTOL 30 (GUEST SUITE & REVERSE REAR)	JOB NO. 0026108
FACADE	KENSINGTON (ADVANTAGE SERIES)	HAND LH
MASTER AND-000000	DWG NO. AND-34811	PAGE NO. 9 OF 10



LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALKHAM HILLS
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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
G	18-7-22	SHADOWS/RE-BASIX	DF

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0007059041 18 Feb 2022
Assessor Daniel Warda
Accreditation No. 101182
Address
Sirius Place, Riverwood,
NSW, 2210
58.8
M²/m²
www.nathers.gov.au
hstar.com.au



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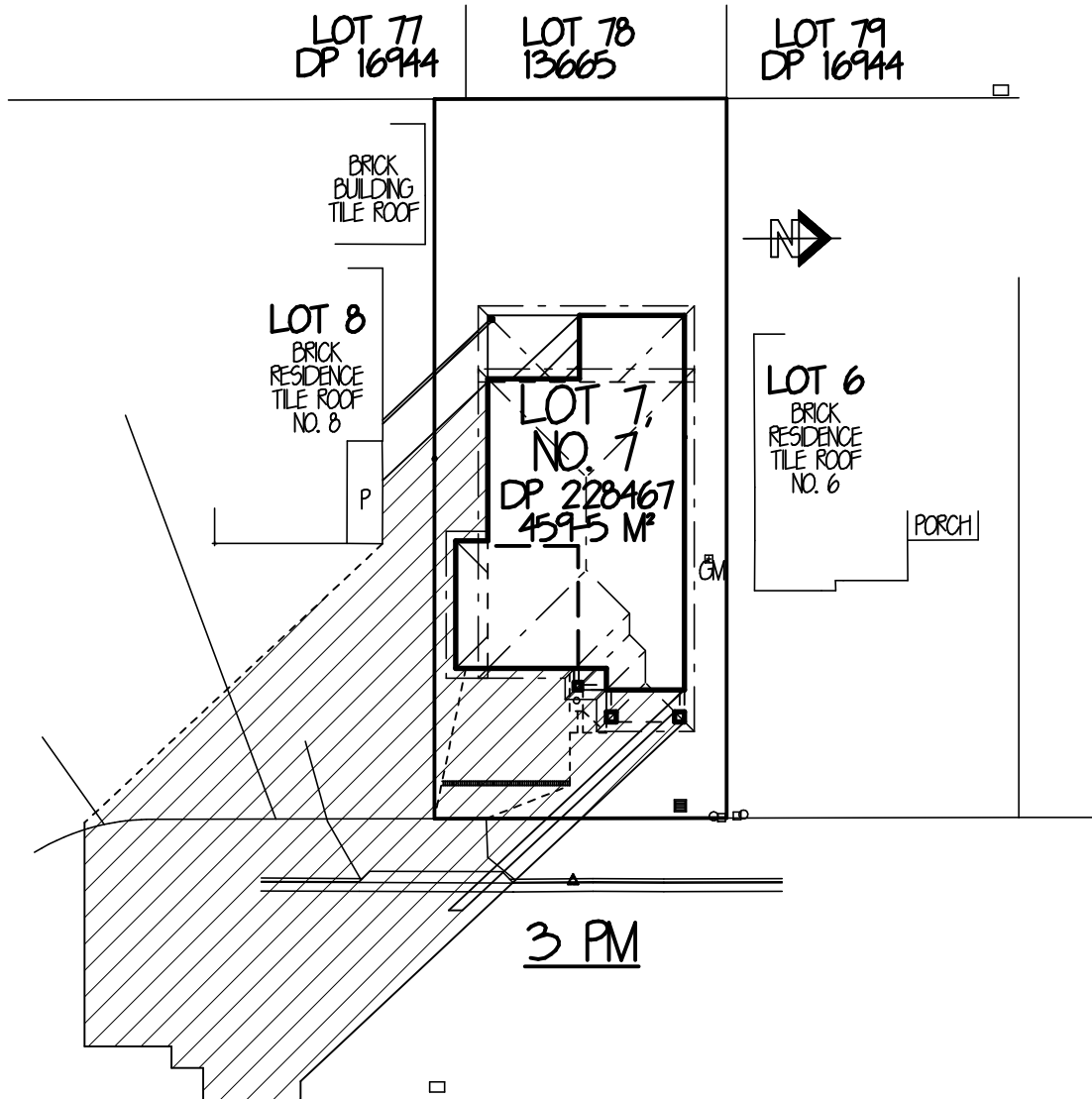
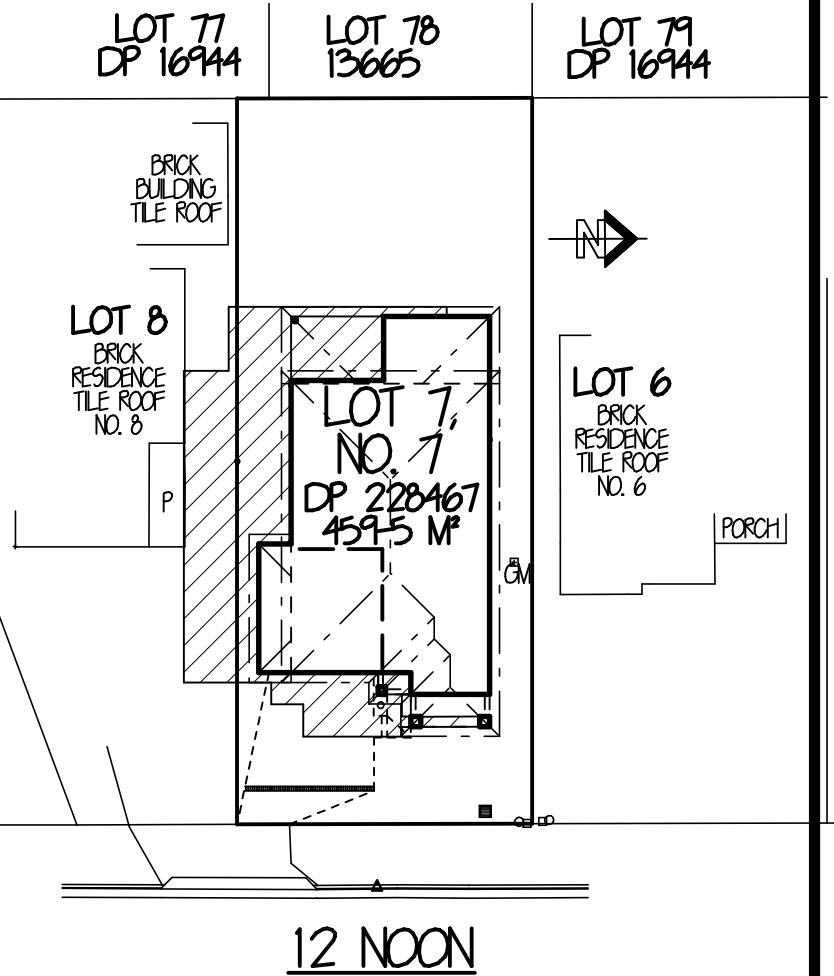
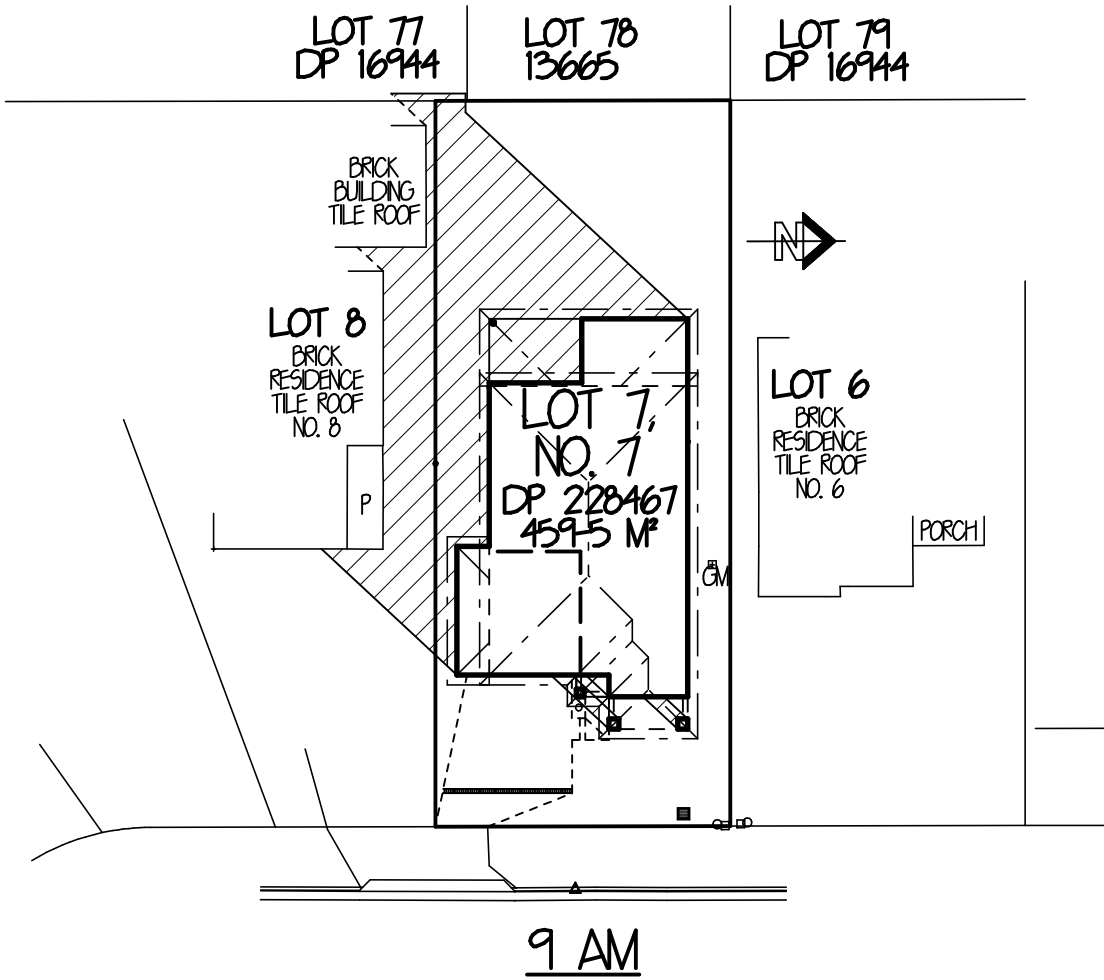
3 PM
SHADOW DIAGRAMS
MARCH 21ST & SEPT 23RD
EQUINOX 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

A&N DESIGN GROUP
— SYDNEY —
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALKHAM HILLS
PO BOX 6410 BALKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGN.NET.COM.AU

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

FOR **MR. F. ANTONY & MRS. J. RAJAN** UBD5YD REV54
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. **10 OF 10**

SHADOW DIAGRAMS JUNE 21ST MID WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

A&N DESIGN GROUP
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BALUKHAM HILLS
PO BOX 6410 BALUKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
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