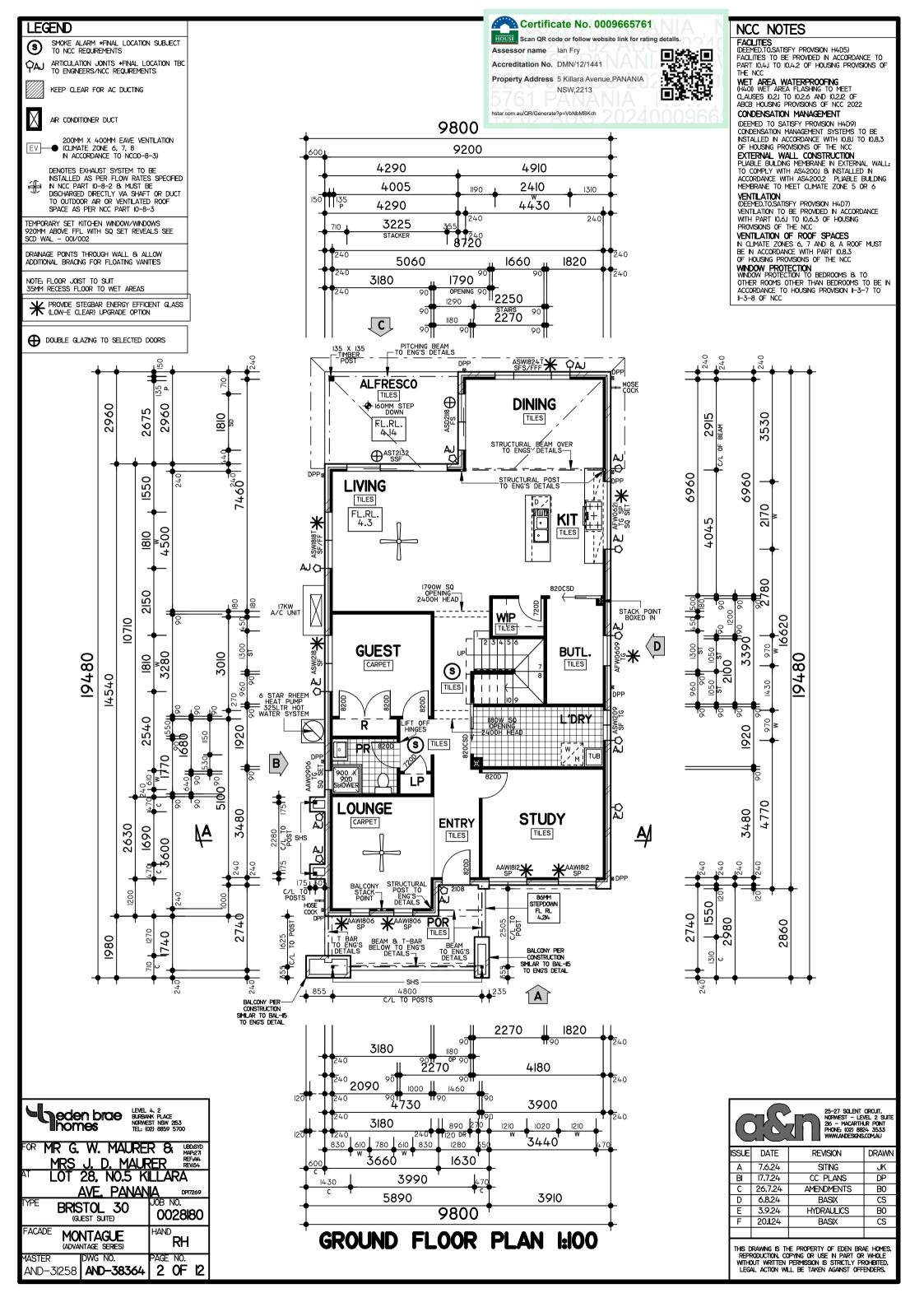
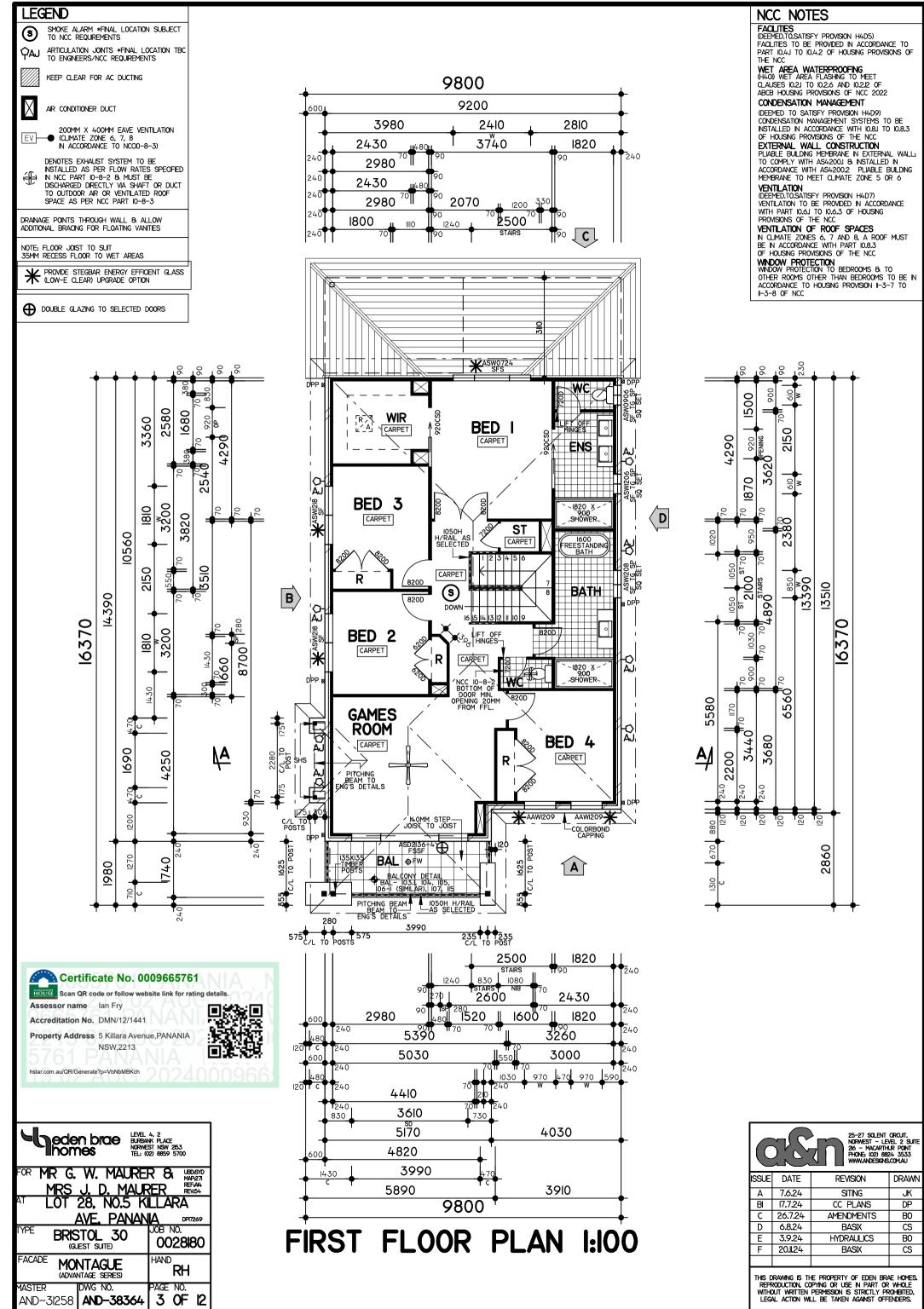


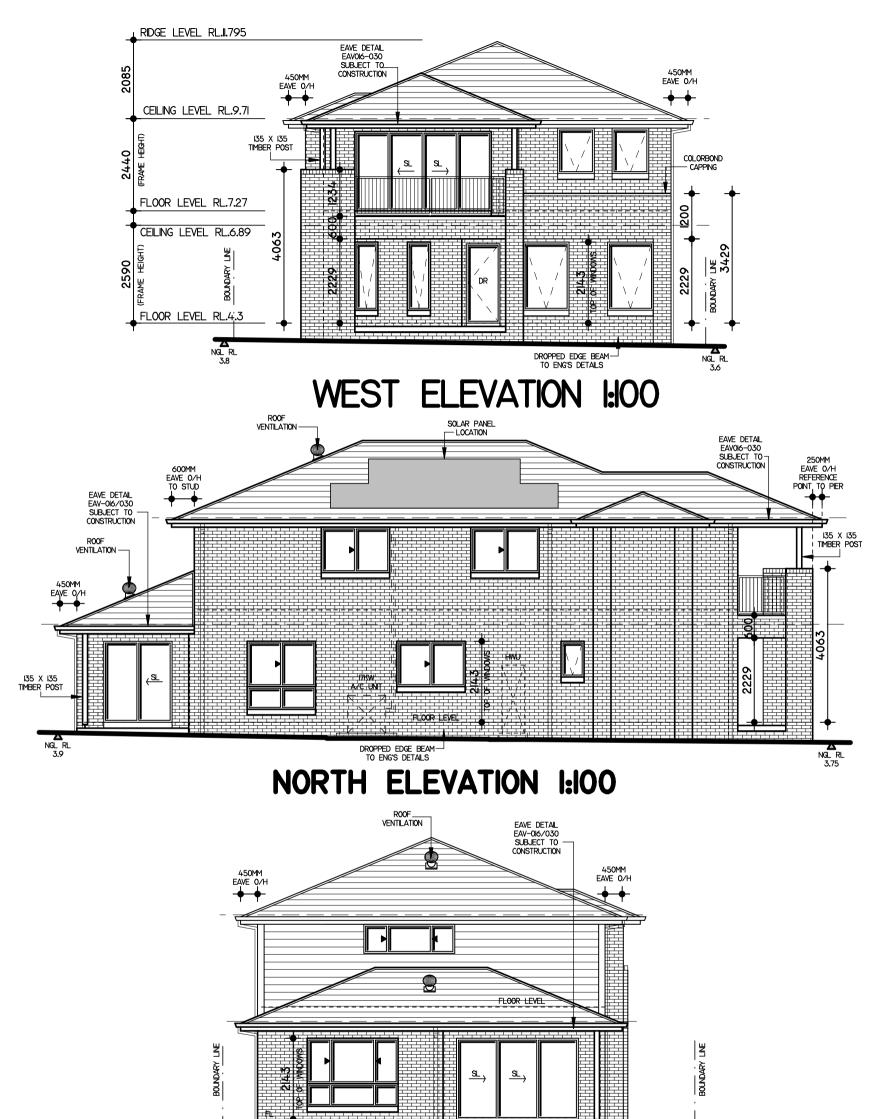
Accreditation No. Property Address hstar.com.au/OR/Genera	SECONDARY STREET AREA = 7L5 SQM REQURED = 45% OR 32.2 SQM PROVIDED = 88.8% OR 63.5 SQM OUTBUILDING SITE COVERAGE PERMISSIBLE = 45 SQM PROVIDED = 37.9 SQM PRIVATE OPEN SPACE REQUIRED = 80 SQM PROVIDED = 97.9 SQM	(X) DRAINAGE EASEMENT 3.05 WIDE CREATE	l:200		
FOR MR G. W. MAURER & UBOSTO MRS J. D. MAURER & UBOSTO MRS J. D. MAURER & UBOSTO MAP271 MRS J. D. MAURER REFAM AT LOT 28, NO.5 KILLARA AVE. PANANIA DRI7269 TYPE BRISTOL 30 (GLEST SUITE) JOB NO. 00281800 FACADE MONTAGLE HAND FACADE MONTAGLE HAND MASTER DWG NO. AND-31258 AND-383664 I OF 12	BULDING HEIGHTS CEILING LEVEL RL 9.71 RDGE LEVEL RL 11.795 MAX BUILDING HEIGHT PERMISSIBLE = 9000 MM PROVIDED = 8095 MM FLOOR AREAS GROUND FLOOR AREA = 14.3.2 SQM GARAGE FLOOR AREA = 36.3 SQM PORCH FLOOR AREA = 36.3 SQM PORCH FLOOR AREA = 12.4 SQM ALFRESCO FLOOR AREA = 12.4 SQM FIRST FLOOR AREA = 12.4 SQM BALCONY FLOOR AREA = 9.9 SQM TOTAL FLOOR AREA = 3419 SQM OR 36.8 SQS	6930 BUEY JO GRADE DRIVEWAY PROFILE		REPRODUCTION, COP WITHOUT WRITTEN PI	25-27 SOLENT ORCUT, NORMEST - LEVEL 2 SUTE 26 - MACARTHUR PONT PHONE. (202 8824, 3533 WWWADESGNS.COMAU REVISION DRAWN SITING JK CC PLANS DP AMENDMENTS BO BASIX CS HYDRAULICS BO BASIX CS HYDRAULICS BO BASIX CS HYDRAULICS BO BASIX CS EMISSION IS STRICTLY PROHETED, BE TAKEN AGAINST OFFENDERS.





C	25-27 SOLENT ORCUT, NORMEST - LEVEL 2 SUITE 26 - MACARTHAR PONT Prove (02) 8824 5533 WWWADDESGREGOMAU					
ISSUE	DATE	REVISION	DRAWN			
А	7.6.24	SITING	JK			
BI	17.7.24	CC PLANS	DP			
С	26.7.24	AMENDMENTS	BO			
D	D 6.8.24 BASIX CS					
Е	3.9.24	HYDRAULICS	BO			
F	20.11.24	BASIX	CS			
REPF	THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHBITED, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.					

PROVIDE 3KW SOLAR ELECTRICITY SYSTEM INCLUDING INSTALLATION & CONNECTION TO METER BOX. ADDITIONAL METER CHARGES/ INSTALLATION FEES MAYBE CHARGED BY YOUR DISTRIBUTION COMPANY. THE CLENT ACKNOWLEDGES THAT THEY MUST ASSIGN THEIR REINEWABLE ENERGY CERTIFICATES (RECS) TO THE DESIGNATED SUPPLER AT COLOUR SELECTION STAGE. FINAL PANEL LOCATION TO BE DETERMINED BY THE PANEL SUPPLER



	NGL RL DROPPED EDGE BEAM 3.8 TO ENGS DETAILS TIMBER POST
Sected brace bornes LEVEL 4, 2 BURBANK PLACE NORWEST NSW 253 TEL: (02) 8859 5700	EAST ELEVATION 1:100
FOR MR G. W. MAURER & UBDSYD MRS J. D. MAURER REFAA AT LOT 28, NO.5 KILLARA	Certificate No. 0009665761
TYPE BRISTOL 30 (GUEST SUITE) JOB NO. OO28180	Accreditation No. DMN/12/1441 Property Address 5 Killara Avenue,PANANIA NSW,2213
FACADE MONTAGUE HAND (ADVANTAGE SERES) RH MASTER DWG NO. PAGE NO. AND-31258 AND-38364 4 OF 12	hstar.com.au/QR/Generate?p=VbNbMBKch

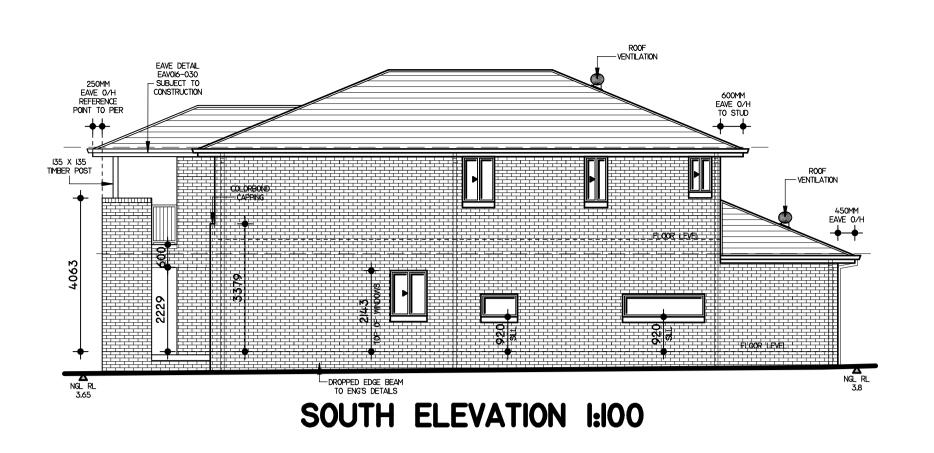


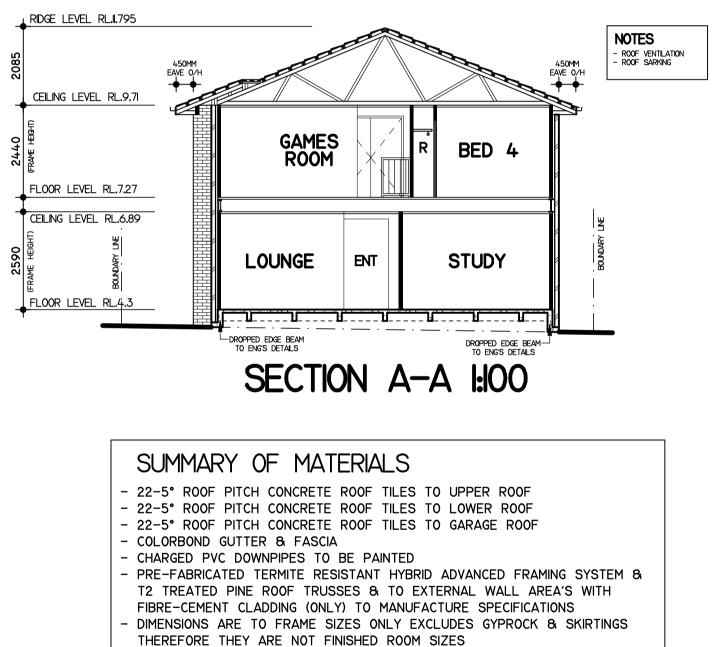
NGL RL 3.9

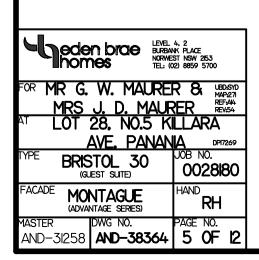
WWW.ANDESIGNS.COM.AU		25-27 SOLENT CIRCUIT, VORWEST - LEVEL 2 SUITE 216 - MACARTHUR POINT 2HONE: (02) 8824 3533 AMM ADDESIGNE COM AU
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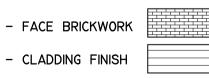
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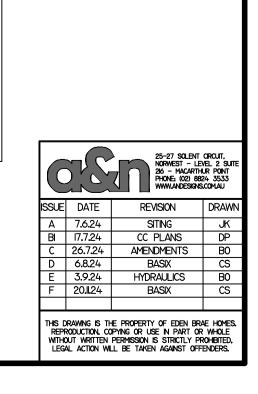


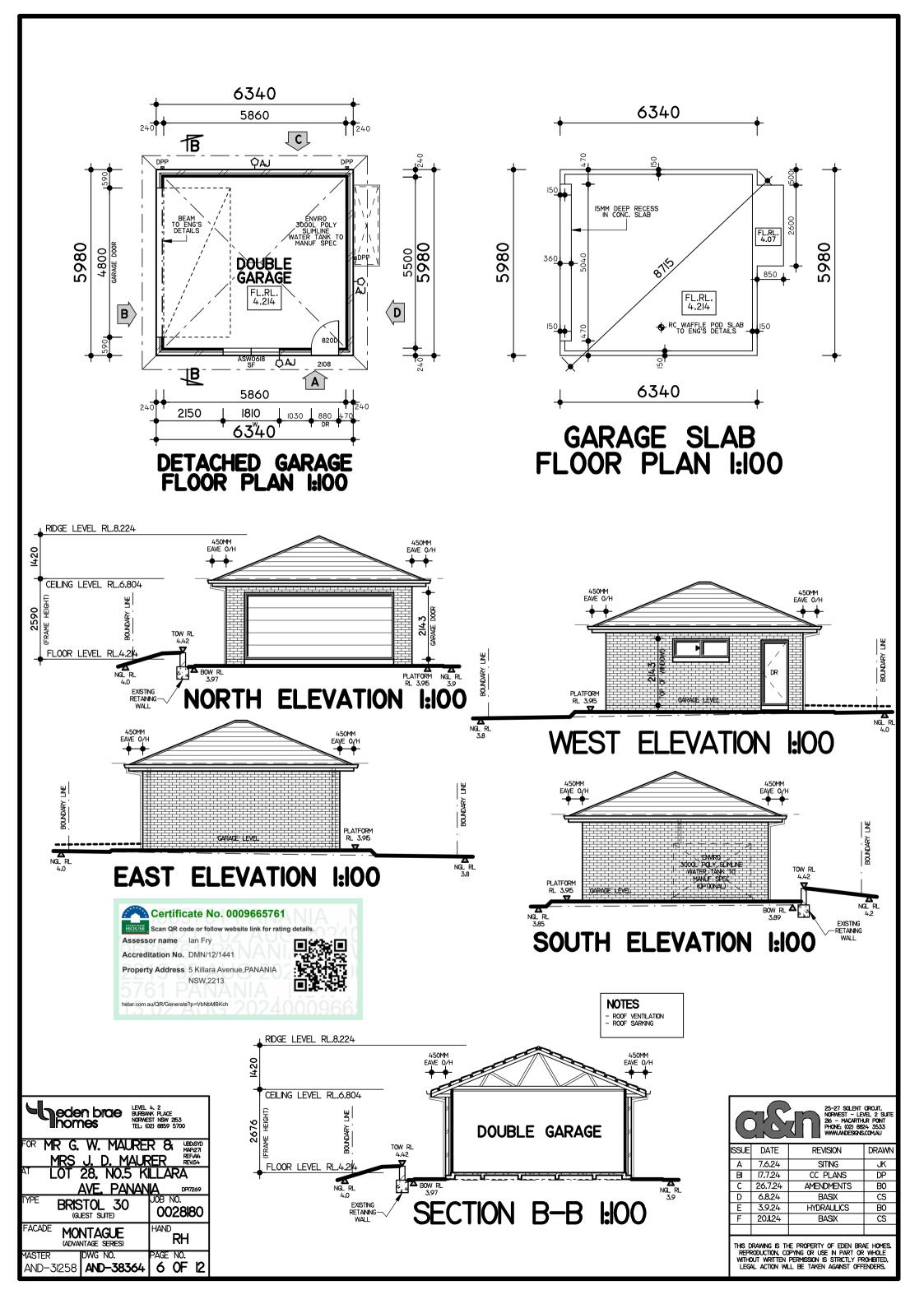


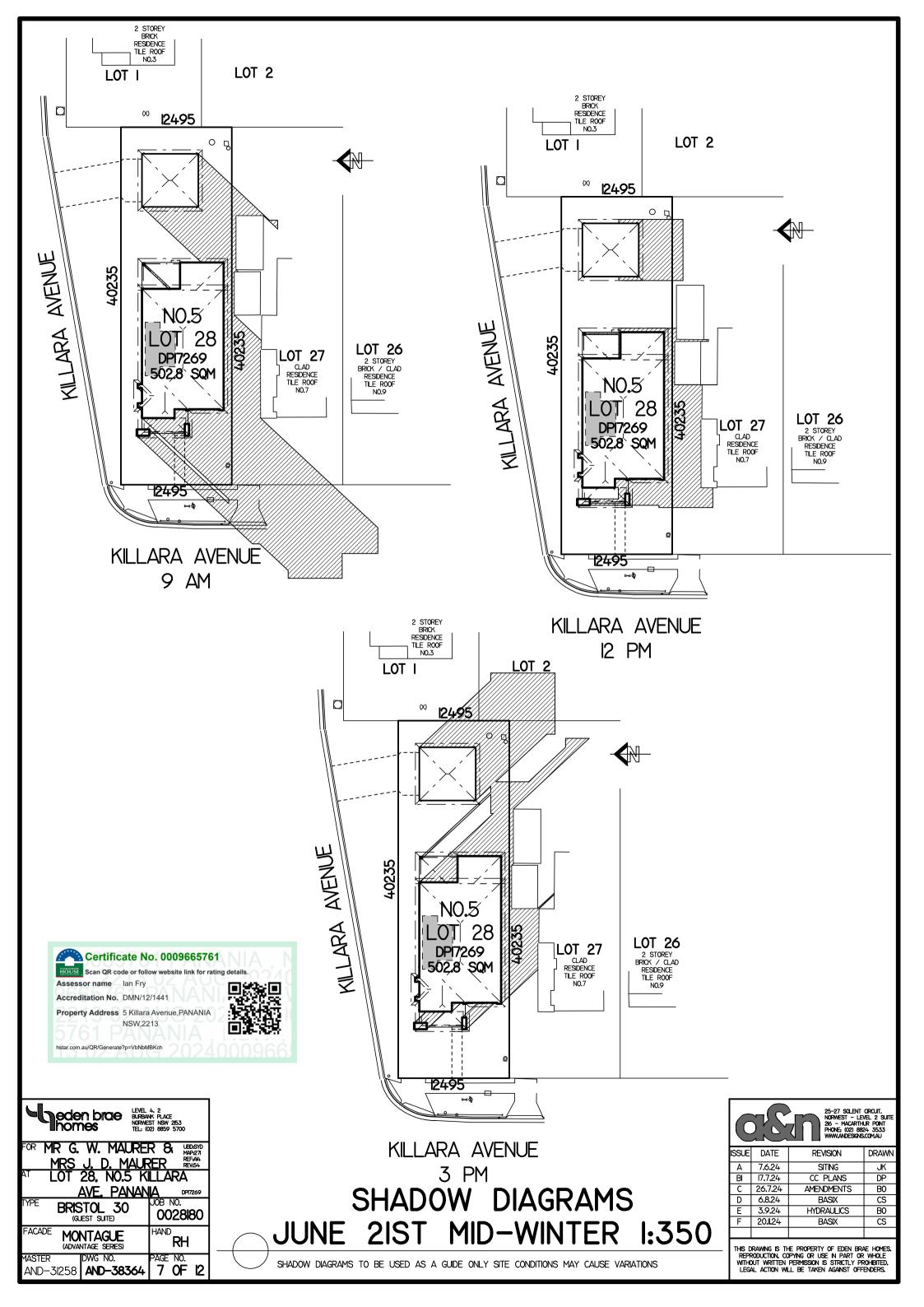


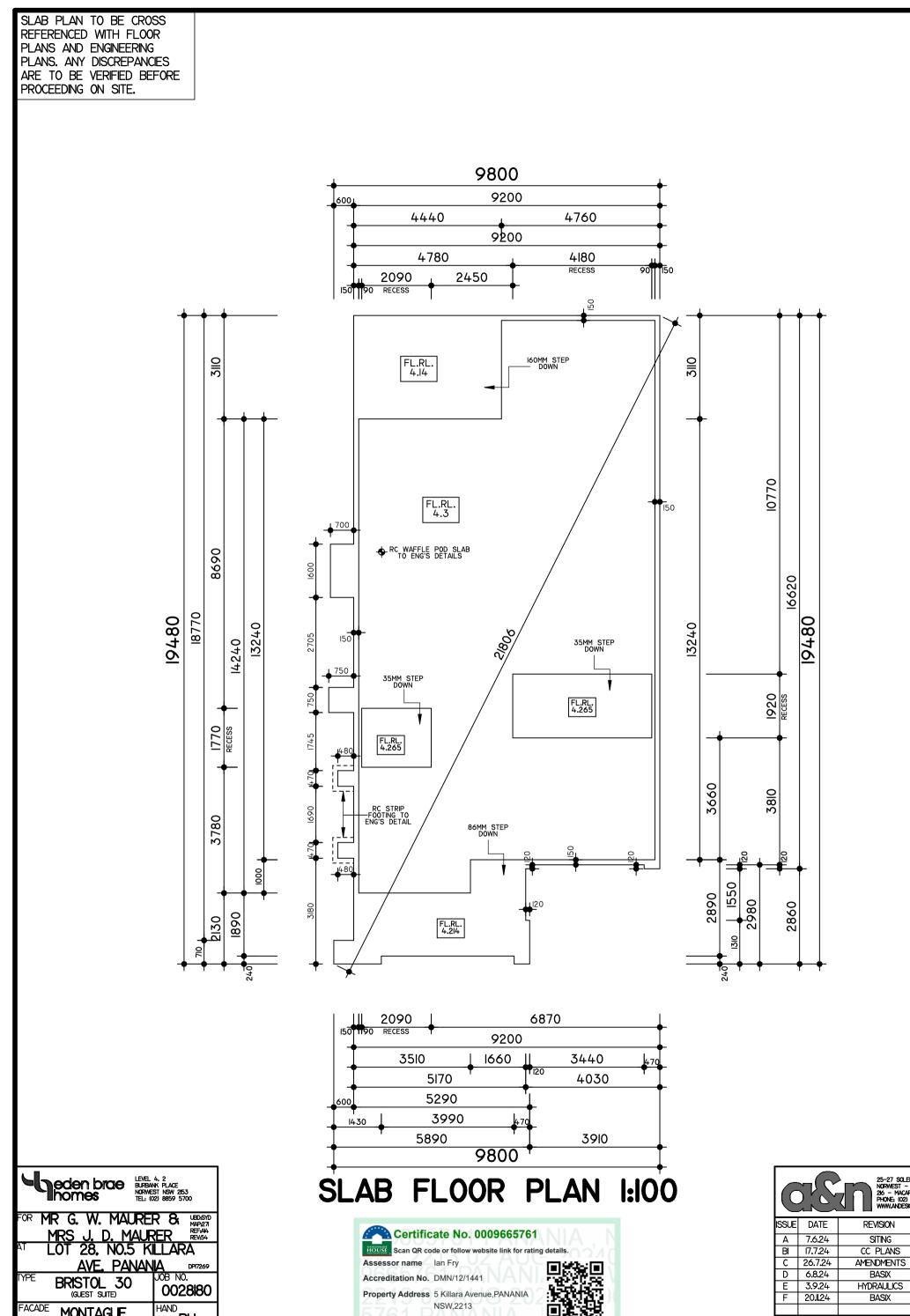
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR



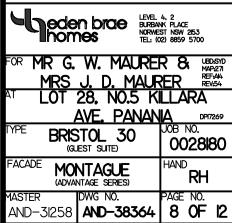






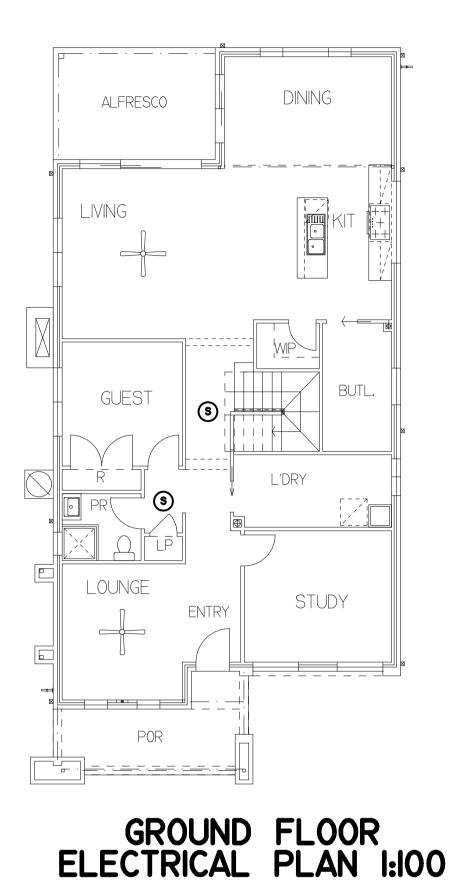


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17269 PANANIA 2213 NSW 28 Killara Avenue Floors Material Added Insulation To Cantilever/Suspended Floor Coverings Ground Waffle Pod 225mm As shown on plans 1st Floor Timber Walls Colour External Materia Insulation Internal Material Internal Insulated Ground Default Brick Veneer Steel Frame R2.7, Non Reflective Wrap Plaster Steel 90mm R2.7, Non Reflective Wrap Plaster Timber 70mn 1st Floor Default Brick Veneer, FC Sheet Steel Frame Garage R2.0 Ceilings Roof Materia Insulation to Roof Above nsulation Materia Colour Ventilated B2.5 to Low Edge Ground Plaster Timber Frame R7.0 Ground Sarking Tiles Default Yes 1st Floor 1st Floor Sarking Tiles Default Yes Please Refer to the NatHERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SHGC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S). Glazing Supplier Glazing Type Required Location(s) of Glazing Required All Wet Areas Stegbar Standard Single Clear Low-e Single Clear Throughout excluding wet areas and all sliding doors in Living areas Standard Double Glaze All sliding doors in Living areas Notes Ceiling Fans Location Fan Size Living, Lounge & Games room 1200mm Water Landscape Area Low Water Area Rain Water Tank, connected to. Roof Area to Tank Recycled Water, connected to 126.1 m2 m2 3,000L Garden, WC, Laundry 80% of Roof No Toilets Bathroom Taps Kitchen Taps Swimming Pool Showerh 3 Star 3 Star 3 Star > 7.5 but less < or = 9.0 litres per minute 3 Star No Hot Water Rating Air Conditioning Other Energy Cooling 3.0 - 3.5 EER - Heating 3.5 - 4.0 EER 5 Star Heat Pump 3 Phase Air Conditioning Zoned Solar Photovoltaic System Orientation 1 Orientation 2 Cooking Yes 3.0 KW North Induction Cooktop/ Electric Ove

BASIX & THERMAL COMMITMENTS

Version

2

0028180 - MAURER

Street

Job Number

DP

Date 01/08/24

Unit/Number Lot

Ventilation

Notes

Laundry

Natural Ventilation- external window

Kitcher

Ducted

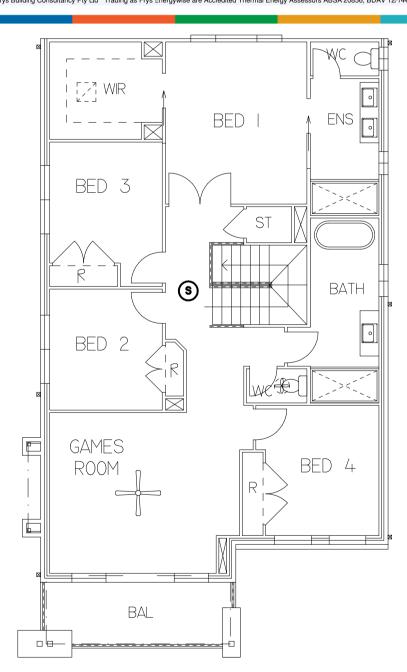
Suburb

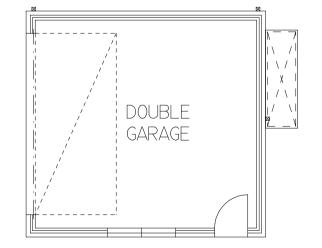
REQUIRED CHANGES HIGHLI

Post Code

IGHTED

State





The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995. Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors ABSA 20856, BDAV 12/1441, COLA 2011291

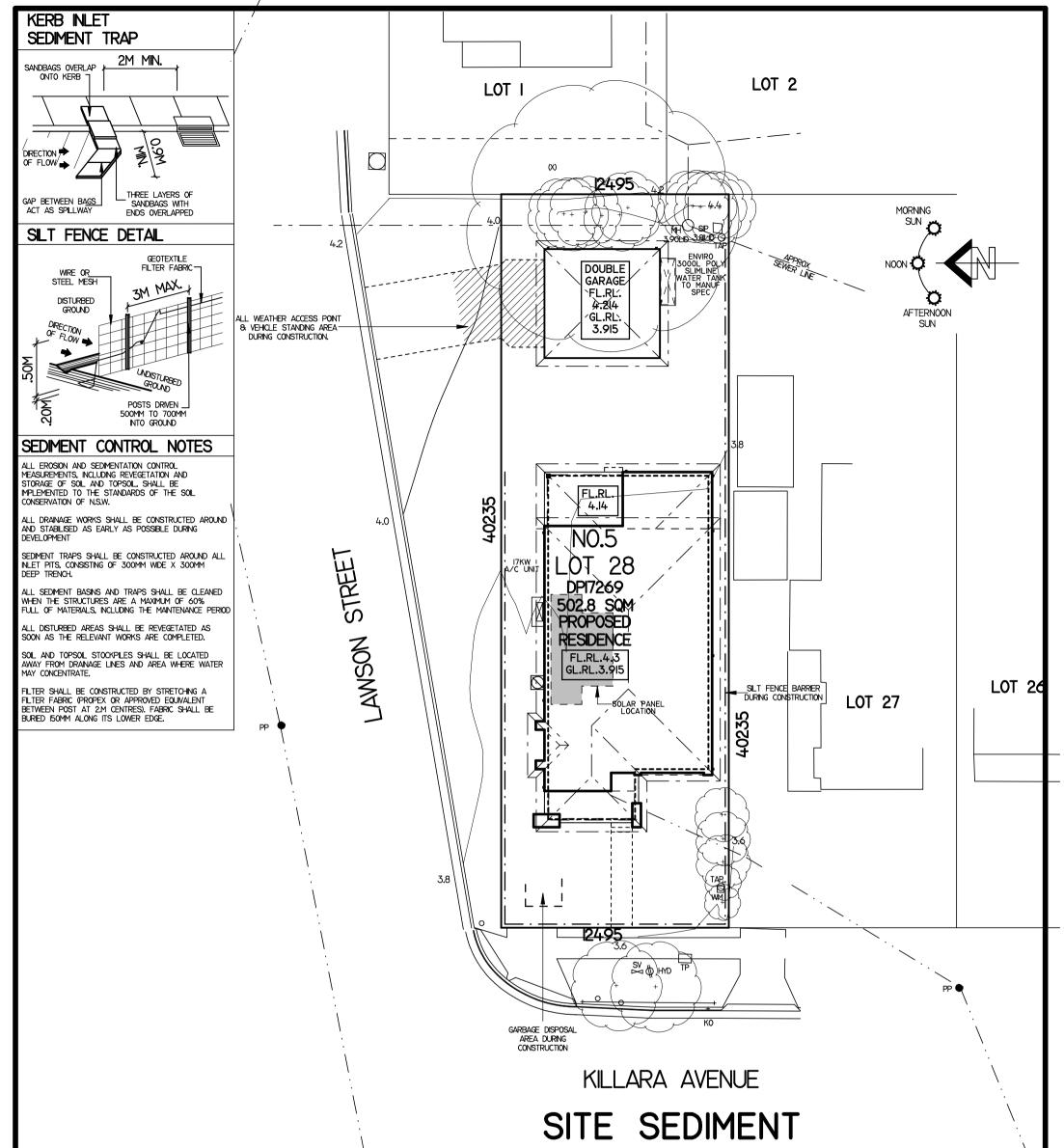
Bathroon

Ducted

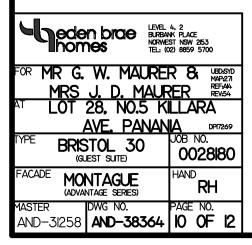
GARAGE ELECTRICAL PLAN 1:100

FIRST FLOOR ELECTRICAL PLAN 1:100

Certificate No. 0009665761 Scan QR code or follow website link for rating details. Assessor name lan Fry Accreditation No. DMN/12/1441 Property Address 5 Killara Avenue,PANANIA NSW,2213 hstar.com.au/QR/Generate?p=VbNbMBKch



CONTROL PLAN 1:200



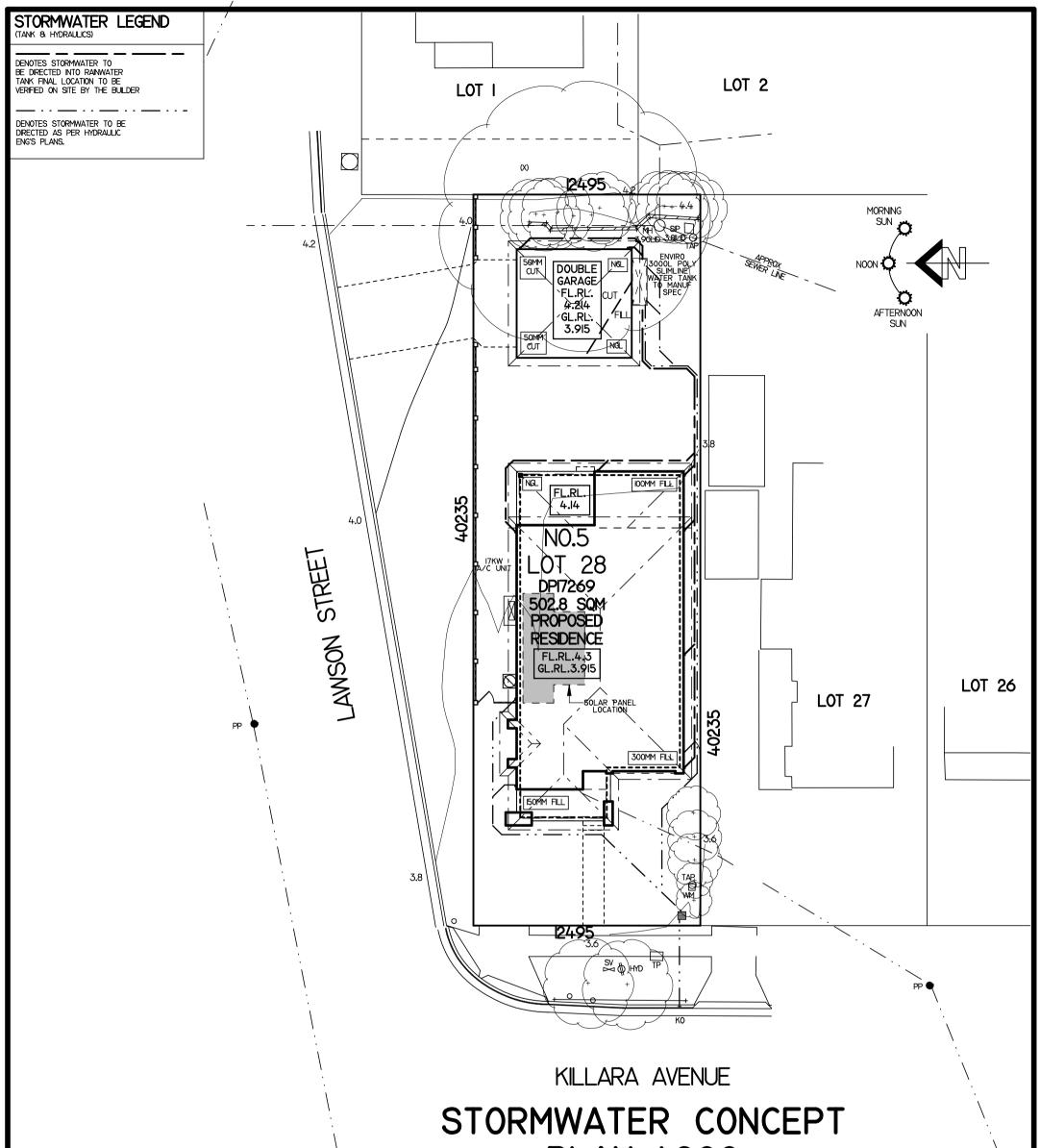




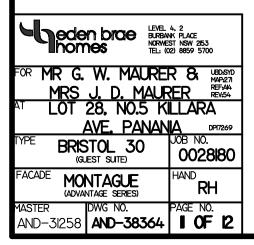
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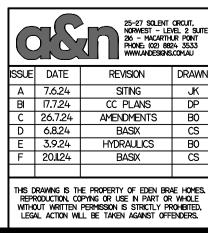


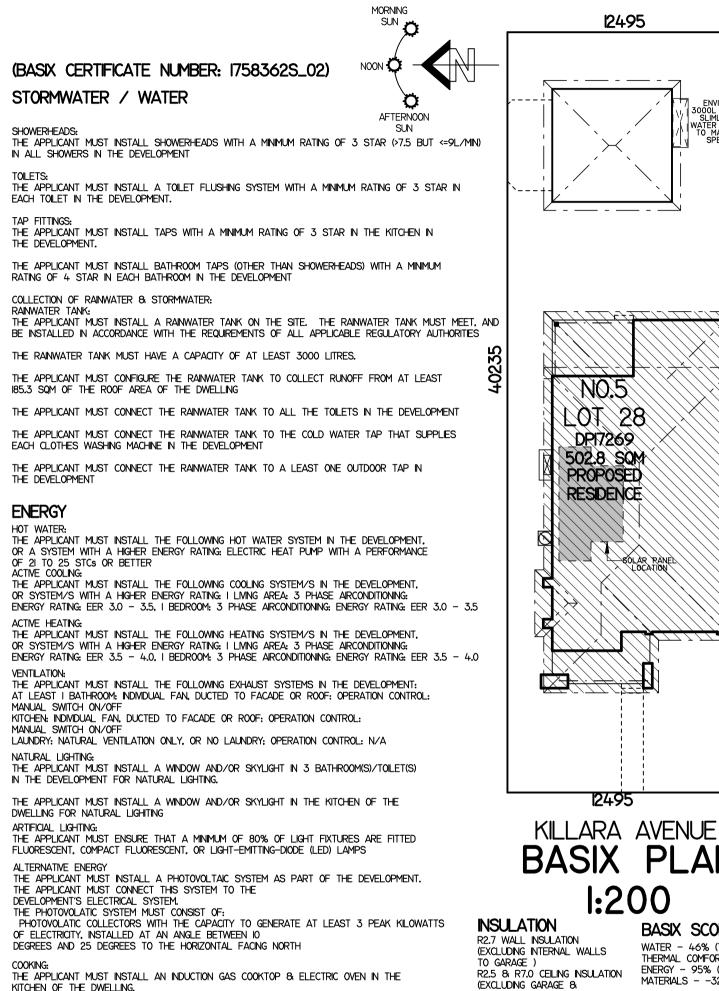
PLAN 1:200



(STORMWATER DISPOSAL AS PER HYDRAULIC ENGINEER PLANS. FINAL LOCATION TO BE VERIFIED ON SITE)







BASIX PLAN 1:200 BASIX SCORE

ENVIRO 3000L POL' SLIMLINE WATER TANI TO MANUF

SPEC

WATER - 46% (TARGET 40%) THERMAL COMFORT - PASS (TARGET PASS) ENERGY - 95% (TARGET 72%) MATERIALS - -32 (TARGET N/A)

40235

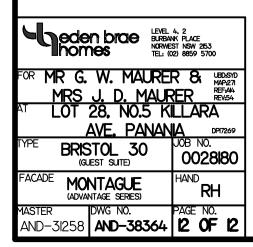
DENOTES 185.3 SQM OF ROOF TO BE COLLECTED

TIFICATE 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 Nº 0009665761

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE

THERMAL COMFORT

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS





000966576

ALFRESCO)



25-27 SOLENT CIRCUIT, NORWEST - LEVEL 2 SUITE 216 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ANDESIGNS.COMAU

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