

NCC NOTES

- FACILITIES**
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4.1 TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC
- NCC 10.2 WET AREA WATERPROOFING**
(H4.0) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.12 OF ABCB HOUSING PROVISIONS OF NCC 2022
- CONDENSATION MANAGEMENT**
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC
- EXTERNAL WALL CONSTRUCTION**
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL TO COMPLY WITH AS4200.1
- 8
INSTALLED IN ACCORDANCE WITH AS4200.2
PLIABLE BUILDING MEMBRANE TO MEET CLIMATE ZONE 5 OR 6
- VENTILATION**
(DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART 10.6.1 TO 10.6.3 OF HOUSING PROVISIONS OF THE NCC
- VENTILATION OF ROOF SPACES**
IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST BE IN ACCORDANCE WITH PART 10.8.3 OF HOUSING PROVISIONS OF THE NCC

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 RL21-665 GARAGE TO RL21-665
- HOUSE FLOOR LEVEL RL22-05, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL21-964, 299MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 216.2 M²

SITE DATA

SITE AREA = 495.6 M²

FLOOR SPACE RATIO (LEP)
PERMISSIBLE = 50% OR 247.8 M²
PROVIDED = 247.8 M²

LANDSCAPE AREA - FRONT YARD
AREA = 129 M²
REQUIRED = 45% OR 58 M²
PROVIDED = 53% OR 68.8 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 80 M²
PROVIDED = 175 M²

GROSS FLOOR AREA

(FOR LEP CALCULATIONS ONLY)

INCLUSIONS -
GROUND FLOOR AREA = 146.5 SQM
(INCLUDING GARAGE)
(EXCLUDING EXTERNAL WALL THICKNESS)
FIRST FLOOR AREA = 124.3 SQM
(EXCLUDING EXTERNAL WALL THICKNESS)

EXCLUSIONS -
FIRST FLOOR VOID SPACE = 5.4 SQM
ONE CAR SPACE (3.2M X 5.5M) = 17.6 SQM

TOTAL -
GROSS FLOOR AREA = 247.8 SQM

BUILDING HEIGHTS

FINISHED CEILING LEVEL
RL 27-4

FINISHED RIDGE LEVEL
RL 27-61

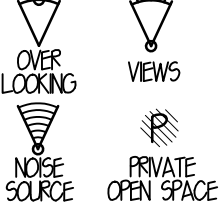
MAX BUILDING HEIGHT
PERMISSIBLE = 9000 MM
PROVIDED = 8690 MM

FLOOR AREAS

GROUND FLOOR AREA = 135 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 24.7 M²
PORCH FLOOR AREA = 10.4 M²
ALFRESCO FLOOR AREA = 22.1 M²
FIRST FLOOR AREA = 134.3 M²
BALCONY AREA = 6.6 M²

TOTAL FLOOR AREA = 333.1 M² OR 35.9 SQS

SITE ANALYSIS KEY



CLIFFORD STREET SITE ANALYSIS & SITE PLAN 1:200

(X) SITE OF PROPOSED DRAINAGE EASEMENT 1.83 WIDE
(M) D486913 - SITE OF EASEMENT FOR DRAINAGE 1.83 WIDE
AS SHOWN SO BURDENED IN VOL- 6338 FOL- 128

DRIVEWAY PROFILE 1:100

- 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

eden brae homes LEVEL 4/2 BURBANK PLACE NORTH NEW 2163 TEL: (02) 8859 5700	
FOR	MR. A. S. LAM & MS. A. P. TRUNG
AT	LOT 8, NO4 CLIFFORD STREET, PANAMA
TYPE	FORSYTH 33
FACADE	MONTAGUE (ADVANTAGE SERIES)
MASTER	AND-37299
DWG NO.	AND-36754
JOB NO.	00271123
HAND	RH
PAGE NO.	1 OF 15

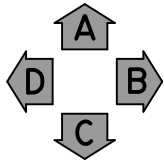
STRUCTURAL ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL LOCATIONS AND SIZES OF STRUCTURAL ELEMENTS TO BE AS PER ENGINEER'S AND/OR MANUFACTURER'S SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

ALL KITCHEN AND JOINERY ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL DESIGN, SELECTIONS AND SIZES TO BE AS PER JOINERY PLANS PREPARED BY OTHERS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

a&n
25-27 SOLENT CIRCUIT,
NORTH NEW - LEVEL 2 SUITE
216 - MACARTHUR POINT
PHONE: (02) 8824 3523
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	27-2-23	SITING	DI
B1	13-6-23	SITING	AJ
C	12-7-23	CC PLANS	DP
D	8-9-23	AMENDS/BASIX/SC/ES	OAVDP
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H	1-5-24	AMENDMENTS	OA
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J	10-7-24	AMENDMENTS	BO
K	4-11-24	FINAL PLANS/SSD/RESITE	MS
L	2-12-24	SKETCH PLAN	NC
M	2-4-25	HYDRAULICS	BO

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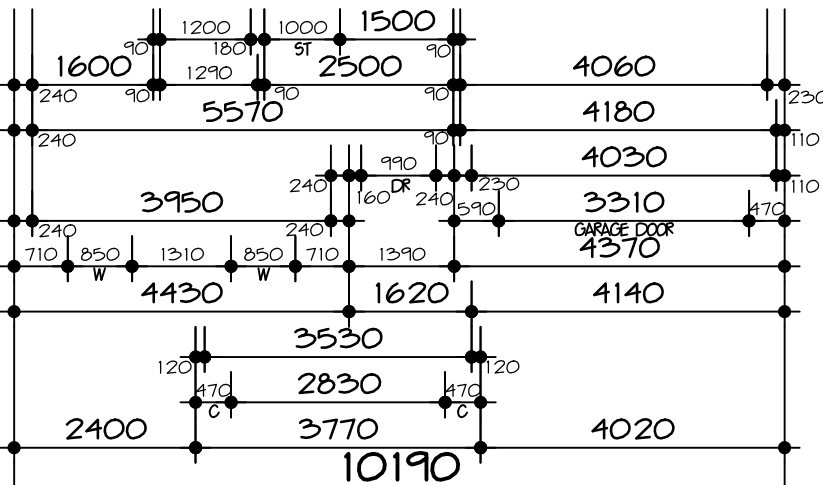
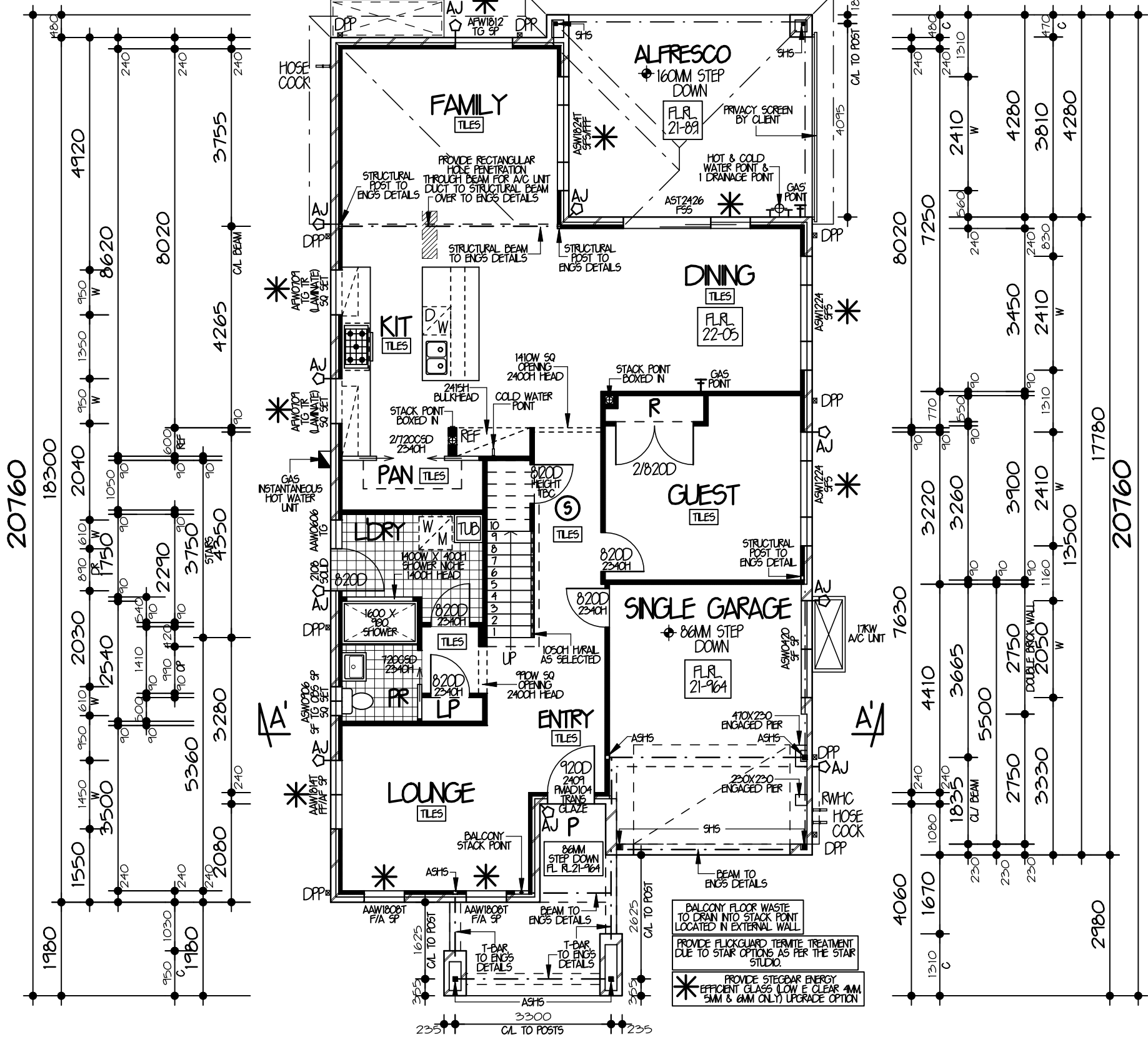


LEGEND

- Ⓢ - SMOKE ALARM
- ⌋AJ - ARTICULATION JOINTS
- ▨ - KEEP CLEAR FOR AC DUCTING

TEMPORARY SET KITCHEN WINDOW 160MM ABOVE FFL WITH 50 SET REVEALS SEE 500 WAL - 001002

- DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
- ALL BALUSTRADES SERVING THE DWELLING (BOTH INTERNAL AND EXTERNAL) TO MEET THE REQUIREMENTS OF HOUSING PROVISION I-3 OF THE NCC
- WET AREAS WATERPROOFING (DEEMED-TO-SATISFY PROVISION H4D2) - WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10-2-1 TO 10-2-32 OF HOUSING PROVISIONS OF THE NCC
- ⌋ DENOTES EXHAUST SYSTEM TO BE INSTALLED AS PER FLOW RATES SPECIFIED IN NCC PART 10-8-2 & MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR VENTILATED ROOF SPACE AS PER NCC PART 10-8-3
- WINDOW PROTECTION - WINDOW PROTECTION TO BEDROOMS 8 & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION I-3-7 TO I-3-8 OF NCC



GROUND FLOOR PLAN 1:100

eden brae homes		
LEVEL 4.2 BURBANK PLACE NORTH NEW 2153 TEL: (02) 8854 5100		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	
AT	LOT 8, NO.4 CLIFFORD STREET, PANAMA	
TYPE	FORSYTH 33	JOB NO. 00271/23
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER AND-37299	DWG NO. AND-36754	PAGE NO. 2 OF 15

a&n 25-27 SOLENT CIRCUIT, NORTH NEW 2153, 216 - MACARTHUR POINT, PHONE: (02) 8824 3523, WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
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I	10-5-24	BASIX	AB
J	10-7-24	AMENDMENTS	BO
K	4-11-24	FINAL PLANS/SC/RESITE	MS
L	2-12-24	SKETCH PLAN	NC
M	2-4-25	HYDRAULICS	BO

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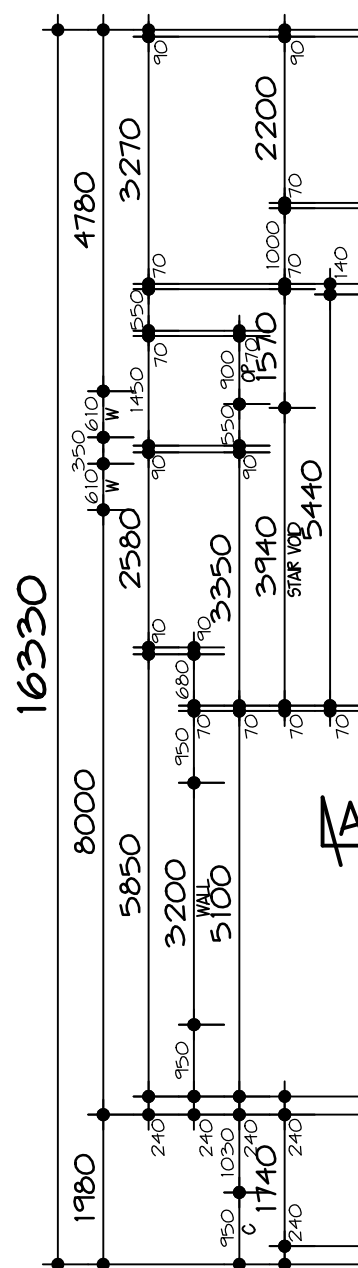
- - SMOKE ALARM
- - ARTICULATION JOINTS
- - KEEP CLEAR FOR AC DUCTING

ALL BALUSTRADES SERVICING THE DWELLING
(BOTH INTERNAL AND EXTERNAL) TO MEET
THE REQUIREMENTS OF HOUSING PROVISION
11-3 OF THE NCC

WET AREAS WATERPROOFING (DEEMED-TO-SATISFY PROVISION H4D2) - WET AREAS TO BE PROVIDED IN ACCORDANCE WITH PART 10-2-1 TO 10-2-32 OF HOUSING PROVISIONS OF THE NCC

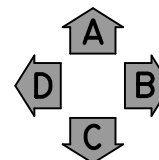
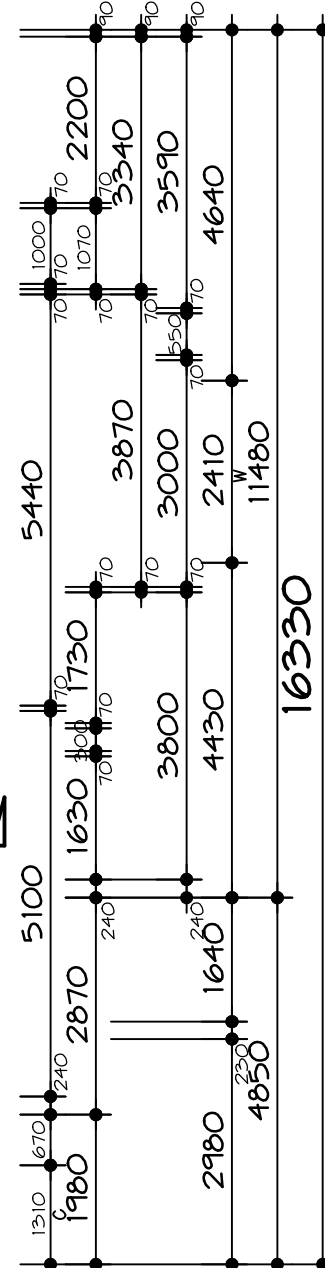
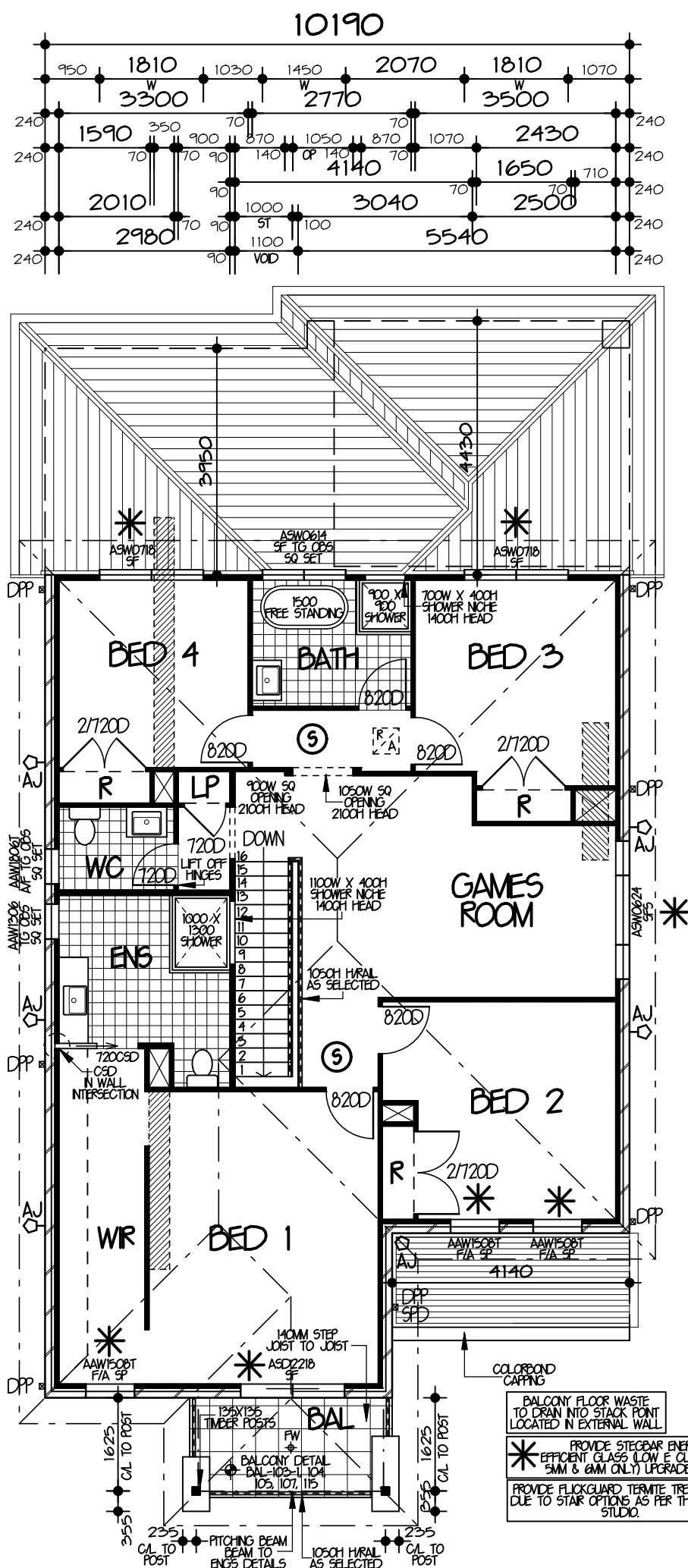

 DENOTES EXHAUST SYSTEM TO BE INSTALLED
 AS PER FLOW RATES SPECIFIED IN NCC
 PART 10-8-2 & MUST BE DISCHARGED
 DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR
 AIR OR VENTILATED ROOF SPACE AS PER
 NCC PART 10-8-3

WINDOW PROTECTION
- WINDOW PROTECTION TO BEDROOMS & TO OTHER
ROOMS OTHER THAN BEDROOMS TO BE IN
ACCORDANCE TO HOUSING PROVISION I-3-7 TO
I-3-8 OF NCC



PROVIDE 'TACKED ON SKIRTING' IN NOMINATED
AREAS OF DWELLING TO SUIT CLIENT INSTALLING
TIMBER FLOORING AFTER SETTLEMENT

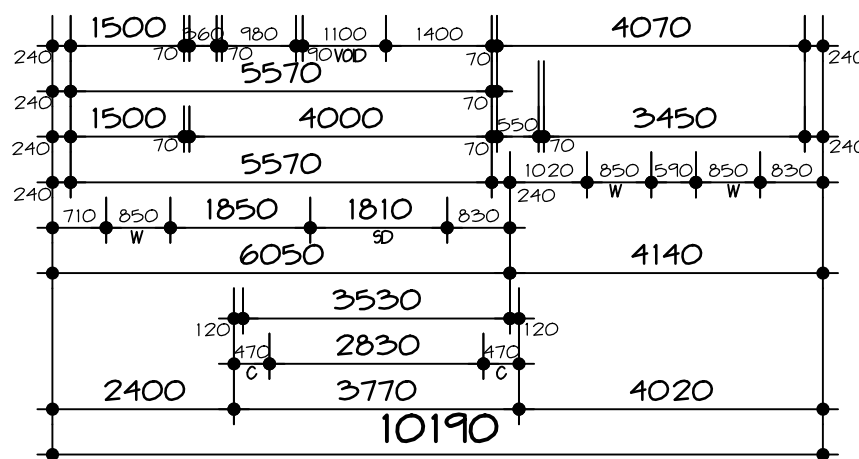
- NOTE:
- * SKIRTING BOARDS ARE NOT TO BE SEALED TO FLOOR DUE TO CLIENT REMOVING AFTER SETTLEMENT
 - * CLIENT TO PUTTY/ PREPARE / NO MORE GAP AND PAINT SKIRTING THROUGHOUT AFTER SETTLEMENT
 - * ALL INTERNAL DOORS AND SQUARE SET OPENINGS TO FIRST FLOOR ARE AT STANDARD/ OR NOMINATED HEIGHTS NOTED IN CONTRACT ONLY NO ALLOWANCES ARE MADE FOR FUTURE TIMBER FLOORING BY CLIENT AFTER SETTLEMENT) - FRAME HEIGHT HAS NOT BEEN INCREASED



BALCONY FLOOR WASTE
TO DRAIN INTO STACK POINT
LOCATED IN EXTERNAL WALL

* PROVIDE STEGBAR ENERGY
EFFICIENT GLASS LOW E CLEAR 4M
5MM & 6MM ONLY) UPGRADE OPTION

PROVIDE FLYGLARD TERTITE TREATMENT
DUE TO STAR OPTIONS AS PER THE STAR
STUDY

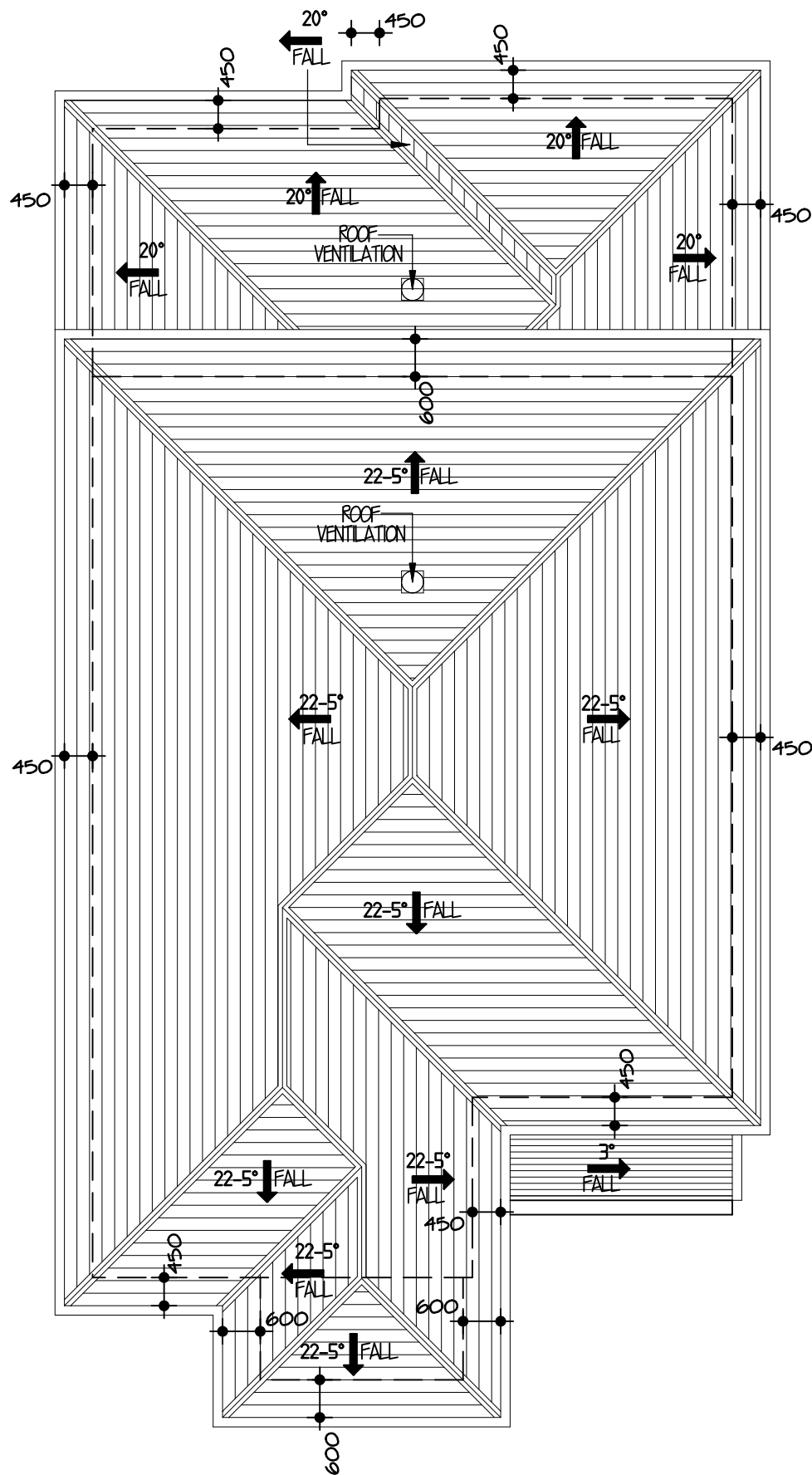


FIRST FLOOR PLAN 1:100

 Hedenbrae homes		LEVEL 4 2 BURBANK PLACE NORTHWEST NEW 7153 TEL: (02) 8859 5700	
FOR	MR. A. S. LAM & MS. A. P. TRUONG		LBD5D12 REF C2 MAR211 REV54
AT	LOT 8, NO.4 CLIFFORD STREET, PANANIA		DP20218
TYPE	FORSYTH 33		JOB NO. 0027123
FAÇADE	MONTAGUE (ADVANTAGE SERIES)		HAND RH
MASTER AND-37299	DWG NO. AND-36754		PAGE NO. 3 OF 15

		25-27 SOLVENT CIRCUT, NORTHWEST - LEVEL 2 SUITE 216 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ANDDESIGN.COM.AU	
		25-27 SOLVENT CIRCUT, NORTHWEST - LEVEL 2 SUITE 216 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ANDDESIGN.COM.AU	
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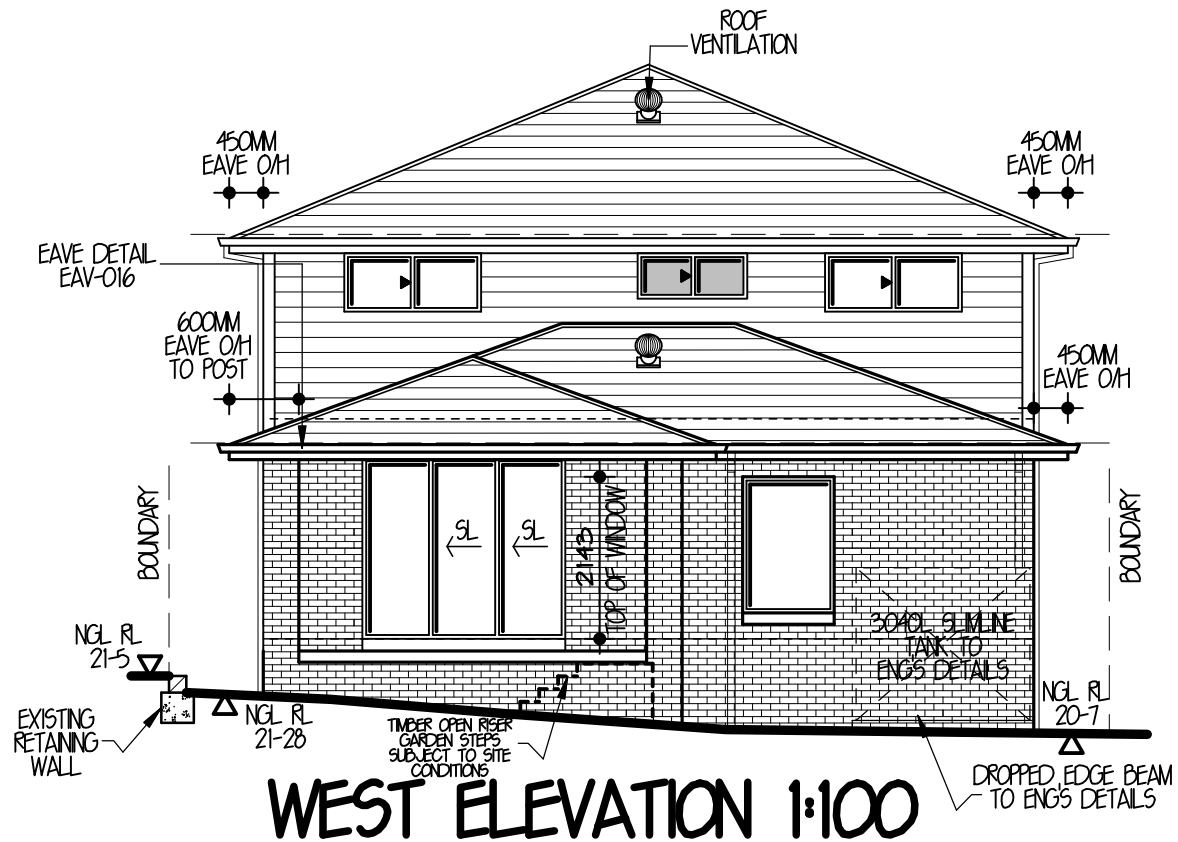
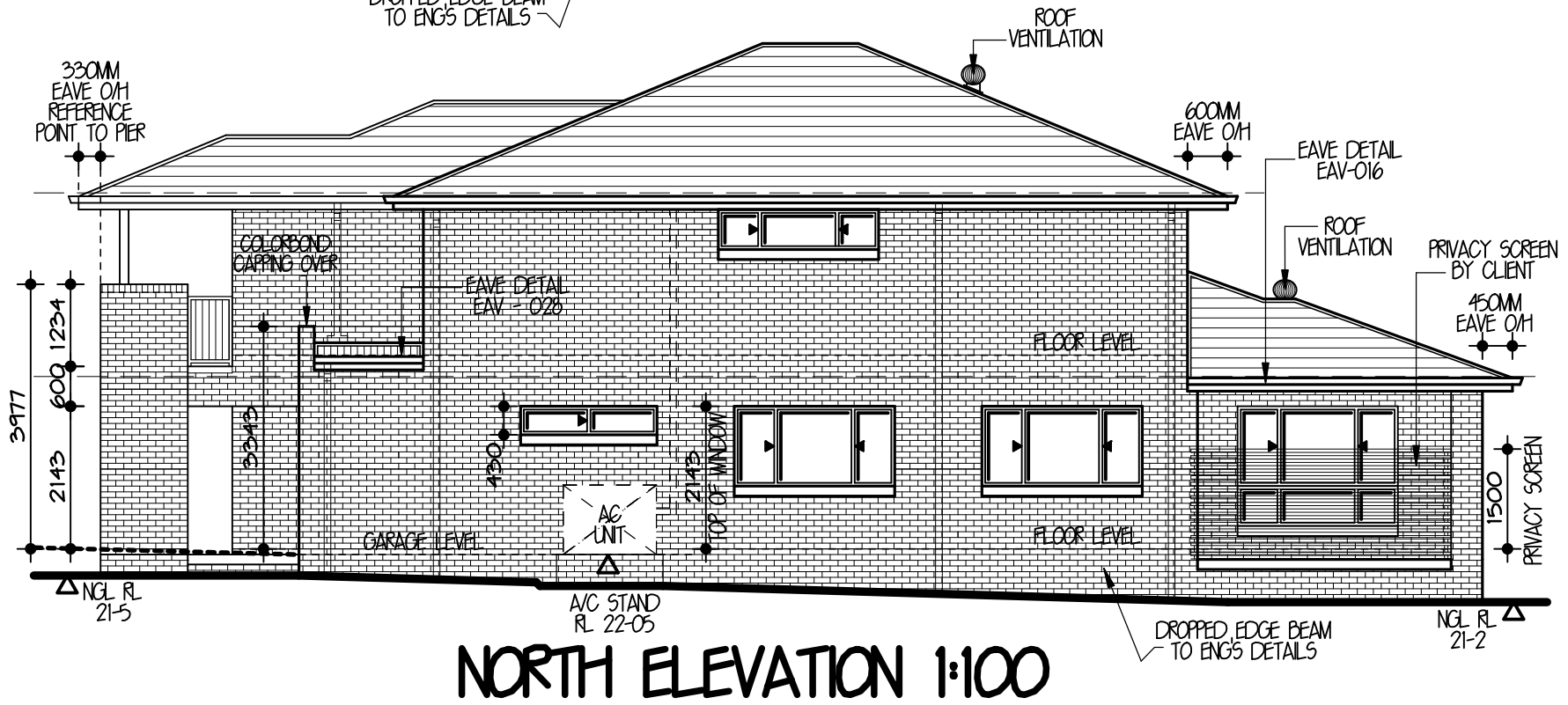
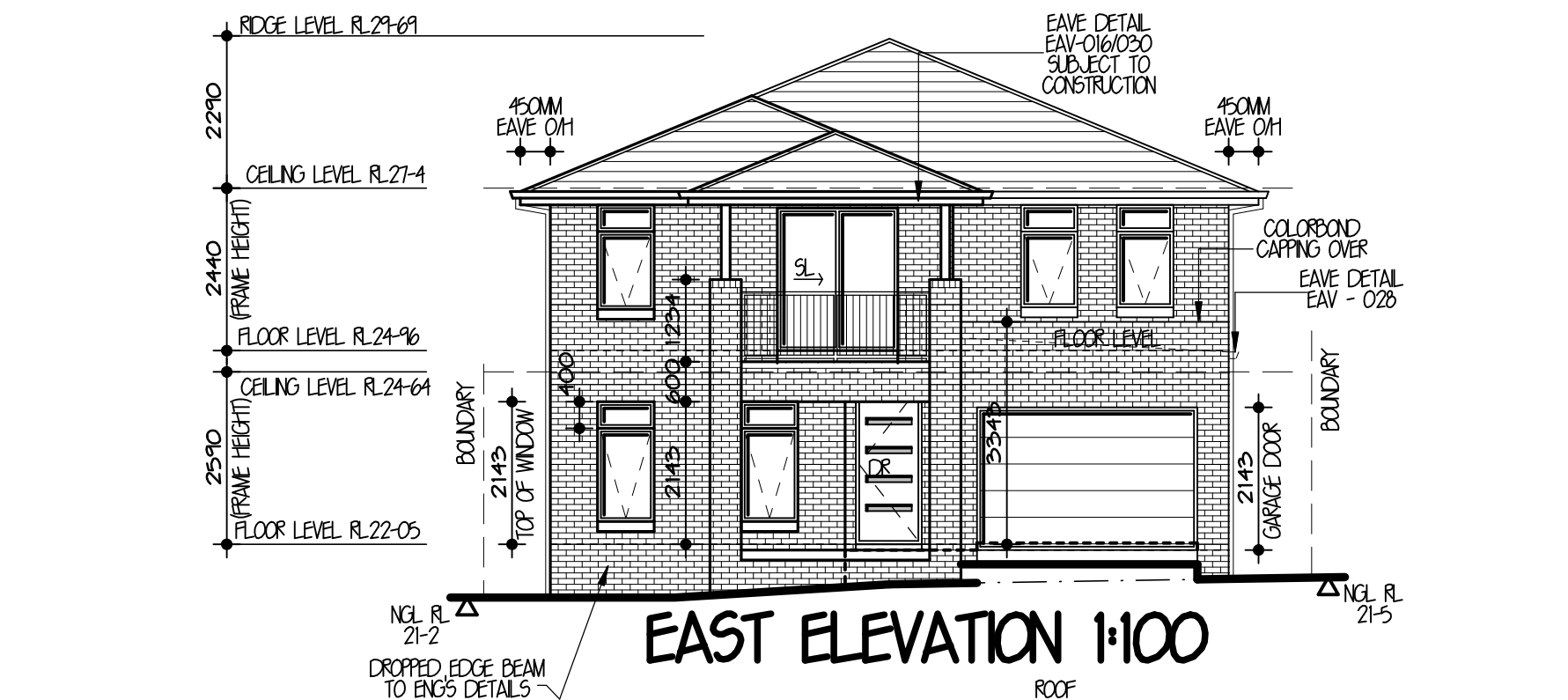


ROOF PLAN 1:100

eden brae homes LEVEL 4/2 BURBANK PLACE NORWICH NSW 2153 TEL: (02) 8859 5700		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	UBD91D REF C2 MAR/21 REV 54
AT	LOT 8, NO 4 CLIFFORD STREET, PANAMA	DP20218
TYPE	FORSYTH 33	JOB NO. 0027123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER AND-37299	DWG NO. AND-36754	PAGE NO. 4 OF 15

a&n 25-27 SOLENT CIRCUIT, NORWICH - LEVEL 2 SUITE 216 - MACARTHUR POINT PHONE: (02) 8824 3523 WWW.ANDDESIGN.COM.AU			
ISSUE	DATE	REVISION	DRAWN
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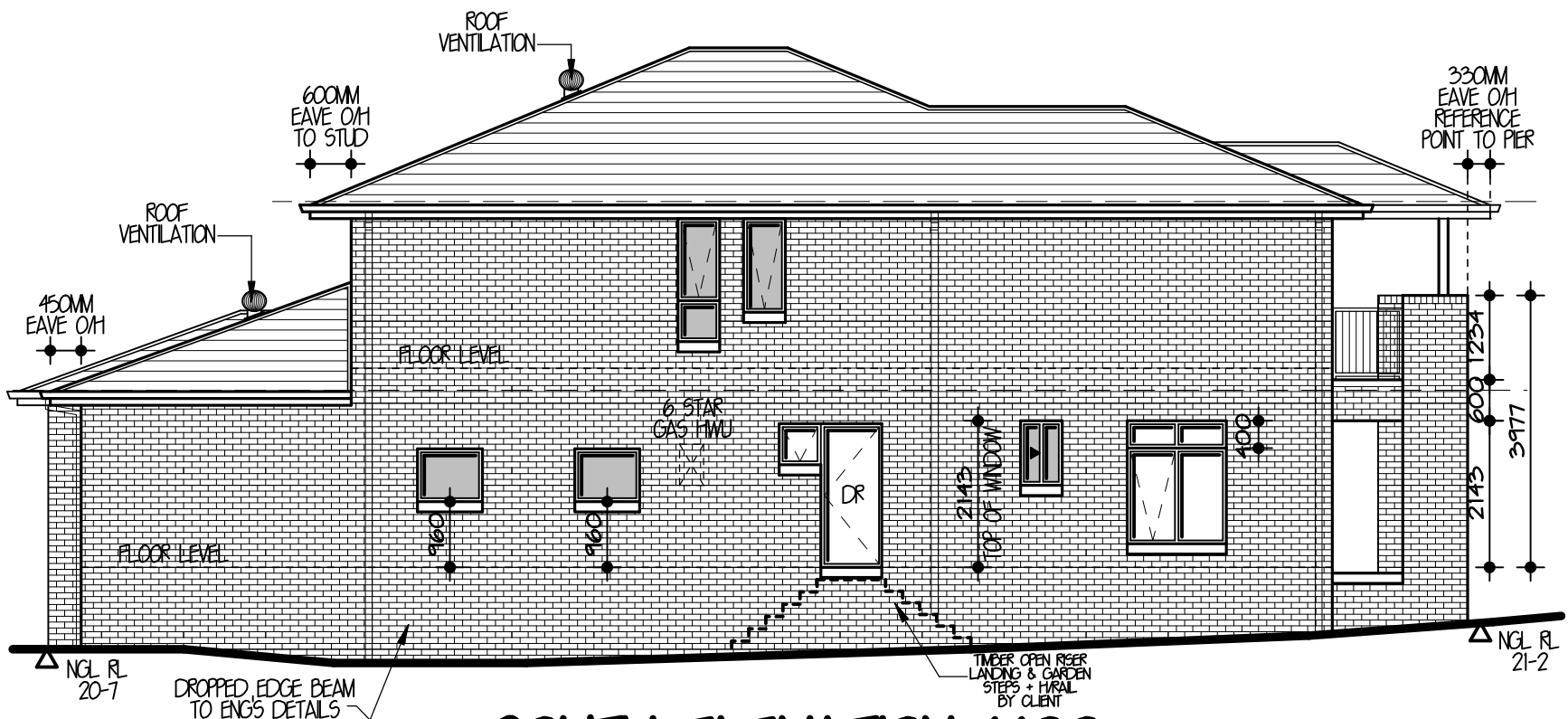


eden brae homes LEVEL 4/2 BURBANK PLACE NORTHVIEW NSW 2153 TEL: (02) 8859 5700		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	UBD51D REF C2 MAP 2/11 REV 5/4
AT	LOT 8, NO 4 CLIFFORD STREET, PANAMA	DP 20218
TYPE	FORSYTH 33	JOB NO. 00271123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-37299	PAGE NO. AND-36754 5 OF 15

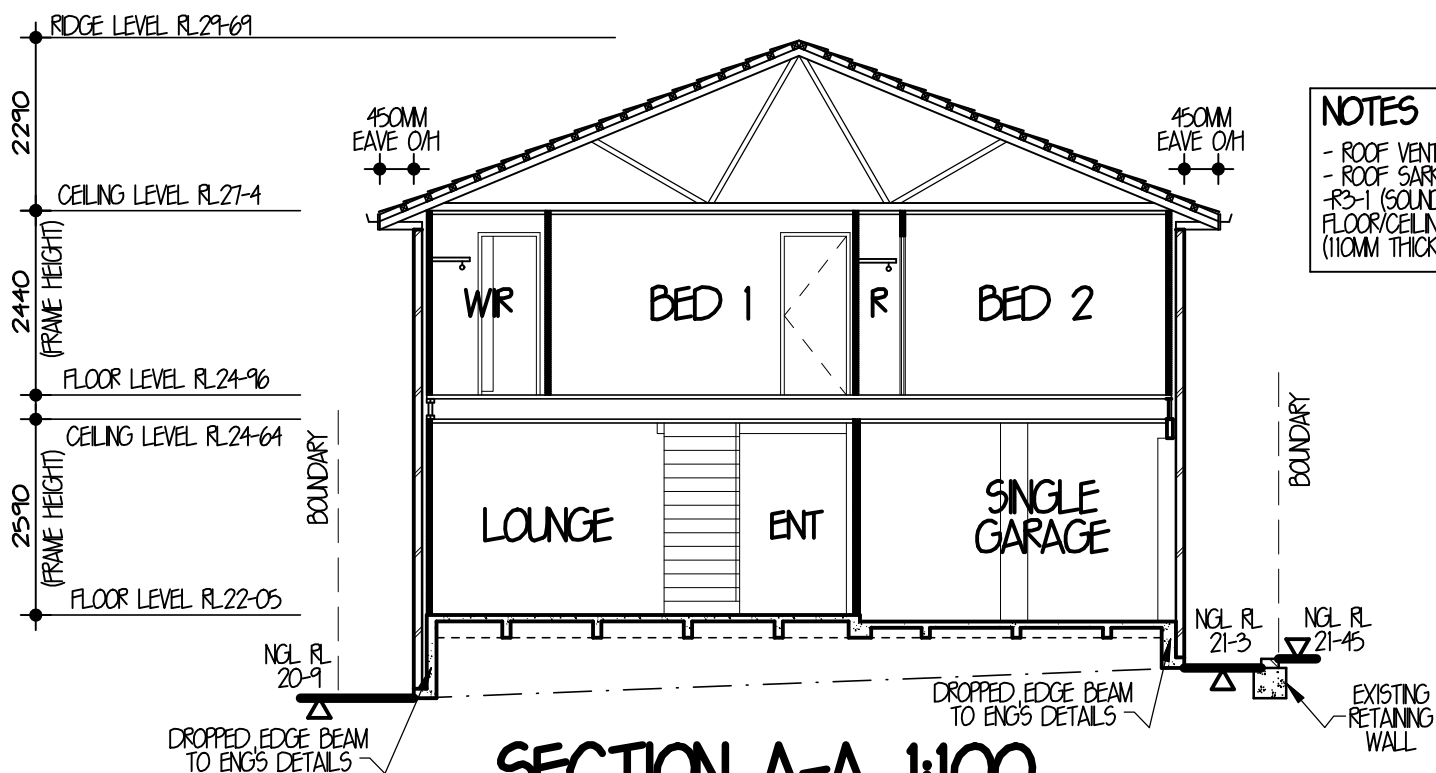
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25-27 SOLENT CIRCUIT,
NORTHVIEW - LEVEL 2 SUITE
216 - MACARTHUR POINT
PHONE: (02) 8824 3523
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SOUTH ELEVATION 1:100



NOTES

- ROOF VENTILATION
- ROOF SARKING
- R3-1 (SOUNDSCREEN 'OR EQUIVALENT)
- FLOOR/CEILING ACOUSTIC INSULATION (110MM THICK) IN-BETWEEN FLOORS

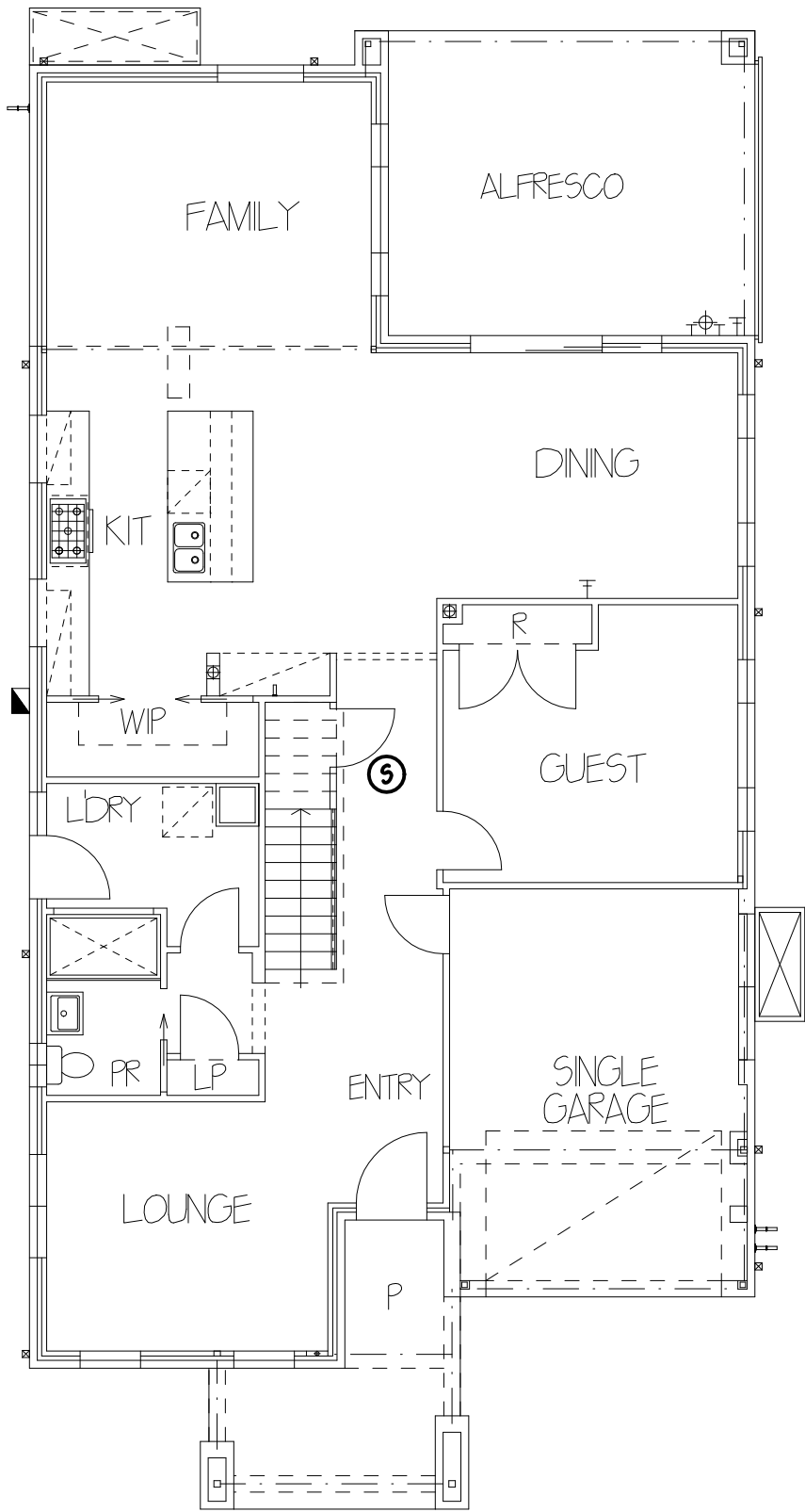
SUMMARY OF MATERIALS

- 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
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES & TO EXTERNAL WALL AREAS WITH FIBRE-CEMENT CLADDING TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- CLADDING FINISH
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE & FINISH
- SECTIONAL OVERHEAD GARAGE DOOR

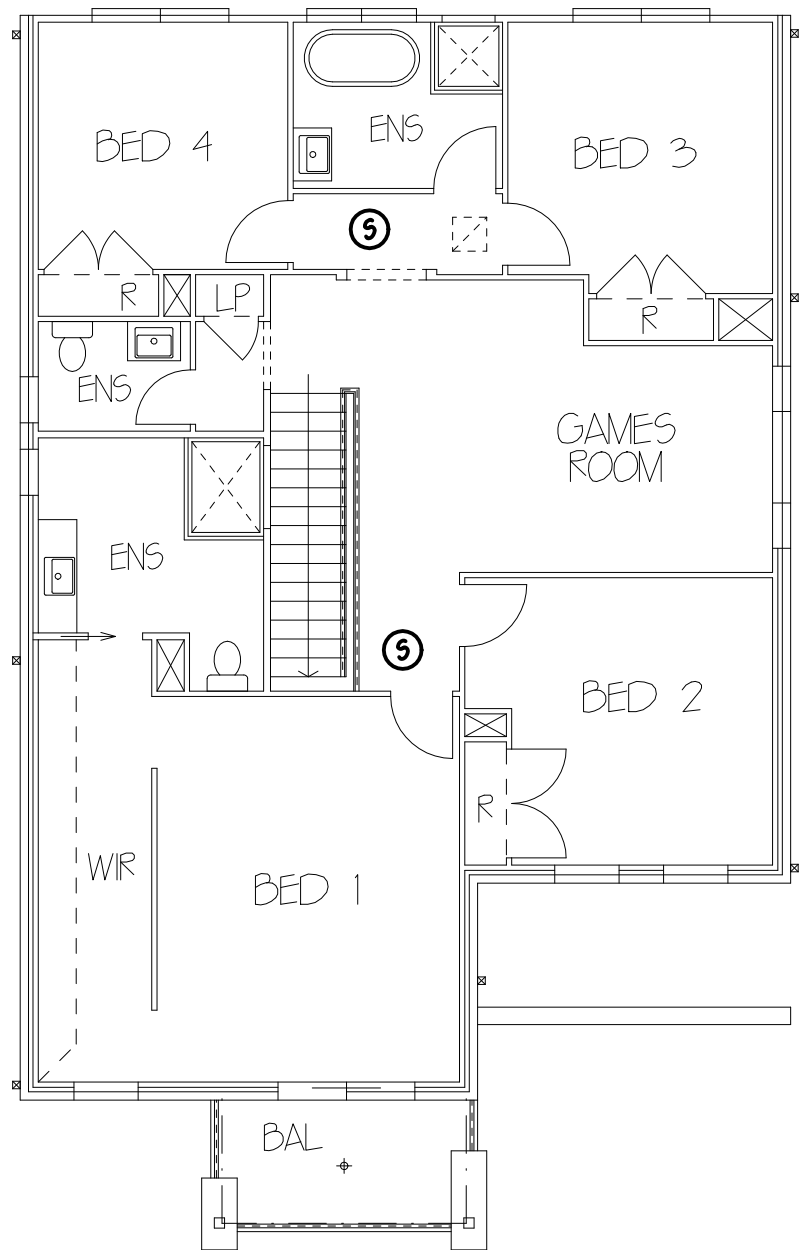
eden brae homes LEVEL 4 2 BURBANK PLACE NORWICH NSW 2153 TEL: (02) 8854 5700		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	UBD51D REF C2 MAR 211 REV 54
AT	LOT 8, NO 4 CLIFFORD STREET, PANAMA	DP20218
TYPE	FORSYTH 33	JOB NO. 0027123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER	AND-37299	DWG NO. AND-36754
		PAGE NO. 6 OF 15

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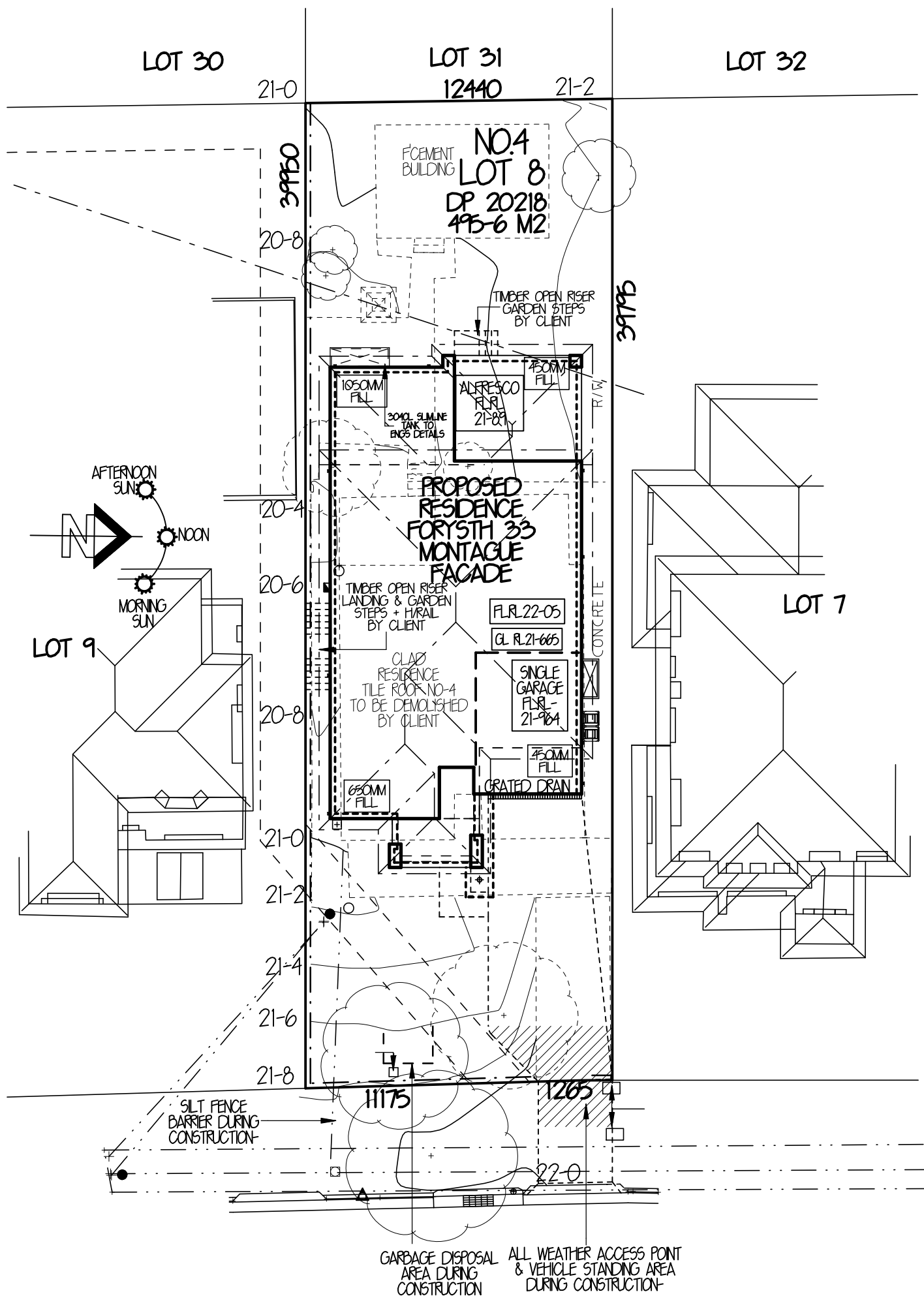
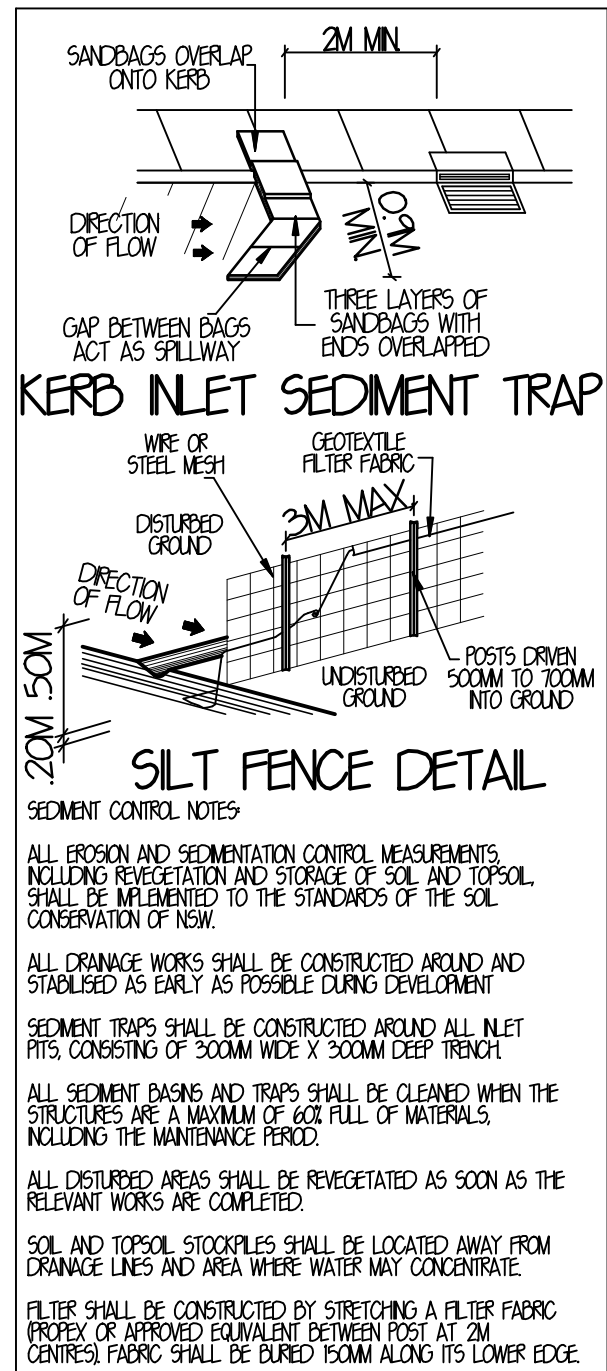
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**GROUND FLOOR
ELECTRICAL PLAN 1:100**



**FIRST FLOOR
ELECTRICAL PLAN 1:100**

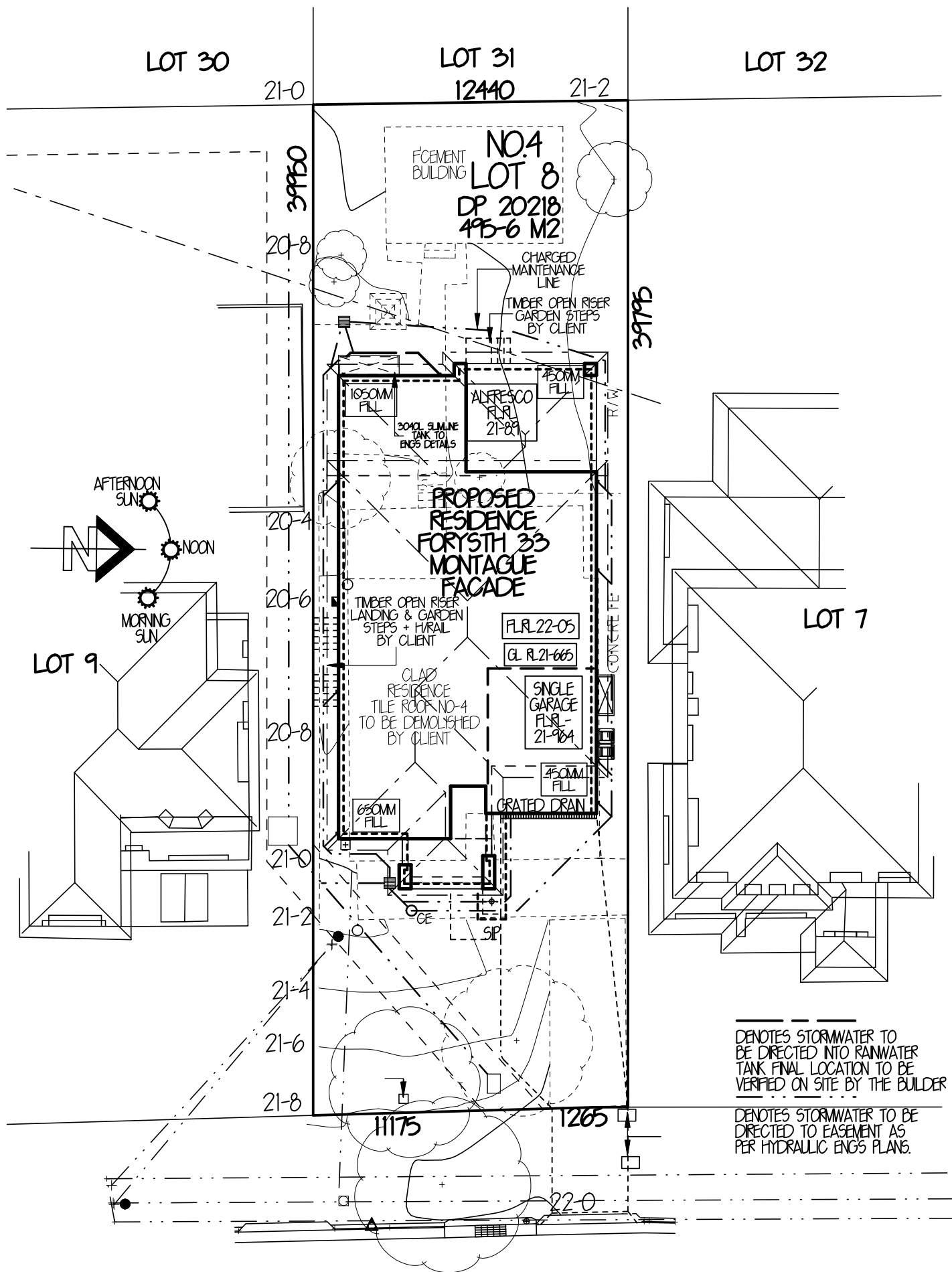


CLIFFORD STREET SITE SEDIMENT CONTROL PLAN 1:200

eden brae homes LEVEL 4/2 BURBANK PLACE NORTHWEST NSW 2163 TEL: (02) 8854 5700		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	UBD91D REF C2 MAP 211 REV 54
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I	10-5-24	BASIX	AB
J	10-7-24	AMENDMENTS	BO
K	4-11-24	FINAL PLANS/SSD/RESITE	MS
L	2-12-24	SKETCH PLAN	NC
M	2-4-25	HYDRAULICS	BO

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CLIFFORD STREET STORMWATER CONCEPT PLAN 1:200

eden brae homes LEVEL 4/2 BURBANK PLACE NORWEST NSW 2153 TEL: (02) 8854 5700		
FOR	MR. A. S. LAM & MS. A. P. TRUNG	
AT	LOT 8, NO. 4 CLIFFORD STREET, PANAMA	
TYPE	FORSYTH 33	JOB NO. 00271123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-37299	PAGE NO. 10 OF 15

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS INCLUDING FINISHED GROUND LEVELS. SITE PLAN TO BE CROSSED REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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(BASIX CERTIFICATE NUMBER: 17345025_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 40 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 (7.5 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 4 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 5 OF THE BEDROOMS/STUDY
- ALL HALLWAYS
- AT LEAST 4 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

THERMAL COMFORT

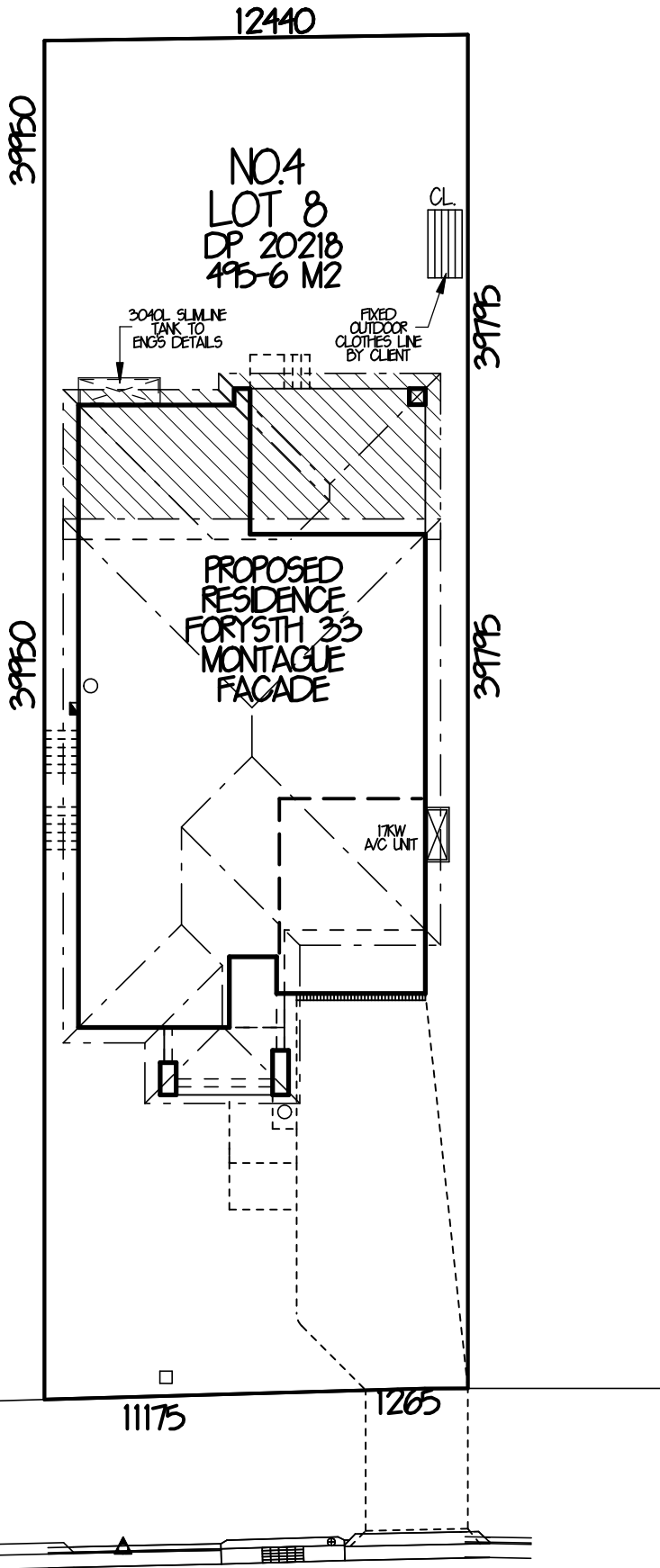
THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 0008855777 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N° 0008855777

INSULATION

R2.5 WALL INSULATION (INCLUDING INTERNAL WALLS TO GARAGE)
R4.0 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
R3.1 (SOUNDSCREEN OR EQUIVALENT) FLOOR/CEILING ACOUSTIC INSULATION (110MM THICK) IN-BETWEEN FLOORS

BASIX SCORE

WATER - 41% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 53% (TARGET 50%)



CLIFFORD STREET

BASIX PLAN 1:200

□ DENOTES 40M² OF ROOF TO BE COLLECTED

eden brae homes LEVEL 4 2 BURBANK PLACE NORWICH NSW 2153 TEL: (02) 8854 5700		
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AT	LOT 8, NO. 4 CLIFFORD STREET, PANAMA	DP 20218
TYPE	FORSYTH 33	JOB NO. 00271123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-37299	PAGE NO. 11 OF 15

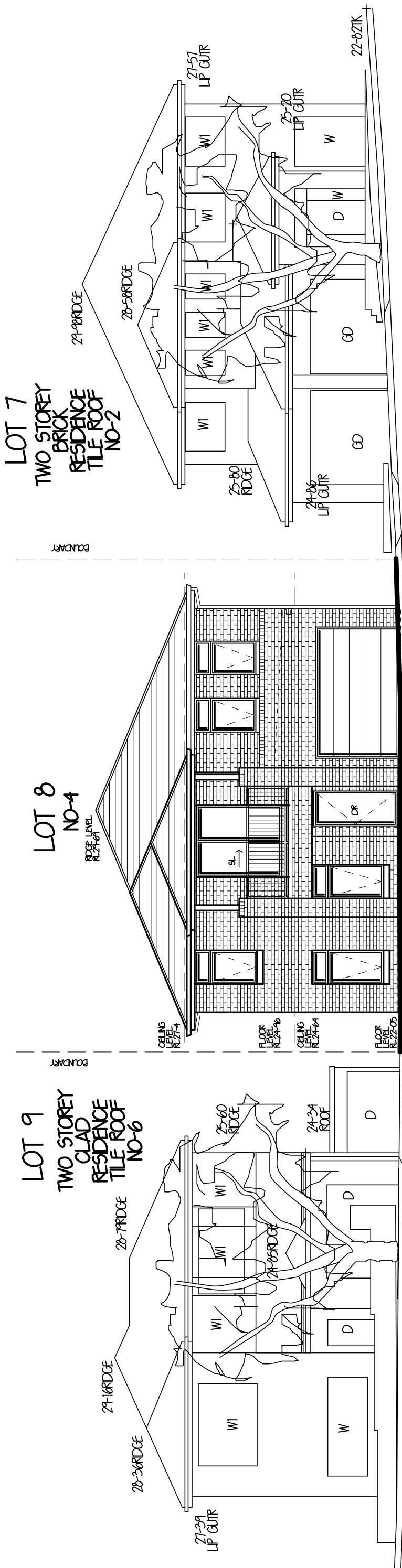
a&n

25-27 SOLENT CIRCUIT,
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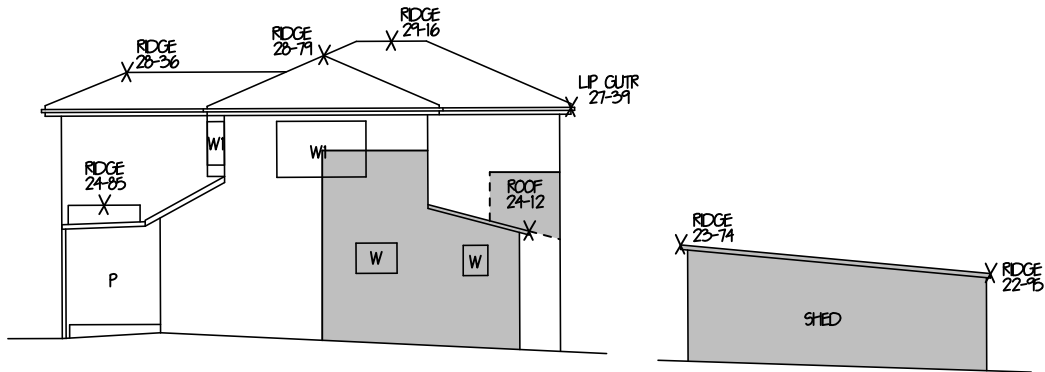
 LEVEL 4.2 BURBANK PLACE NORTH WEST NSW 2153 TEL: (02) 8854 5700		
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FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND RH
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D - DENOTES GROUND FLOOR DOOR
 DI - DENOTES UPPER FLOOR DOOR
 W - DENOTES GROUND FLOOR WINDOW
 WI - DENOTES UPPER FLOOR WINDOW

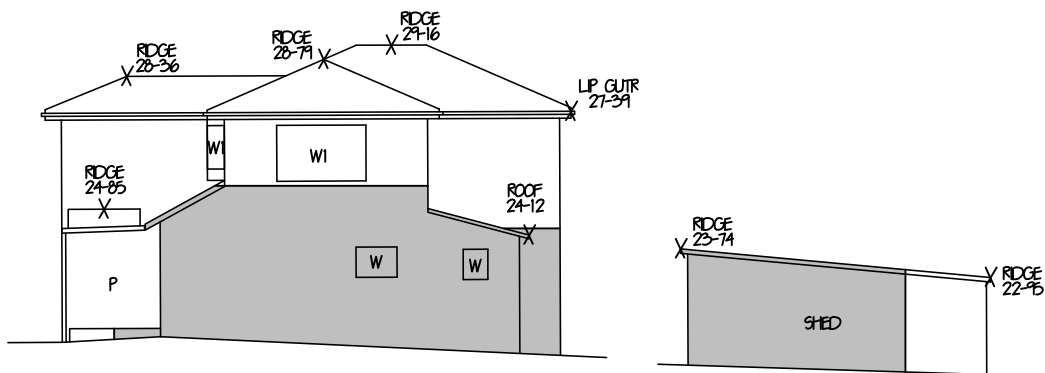
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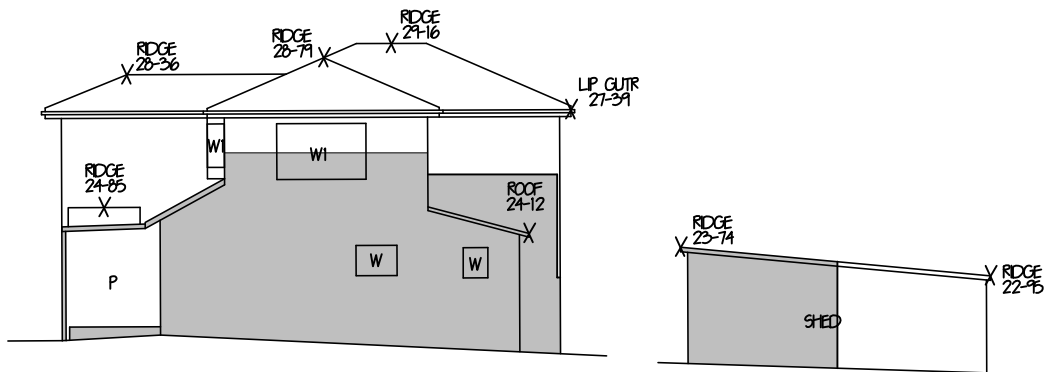
EXISTING ADJOINING RESIDENCE NO6
LOT 9 SOUTH SIDE ELEVATION

9 AM



EXISTING ADJOINING RESIDENCE NO6
LOT 9 SOUTH SIDE ELEVATION

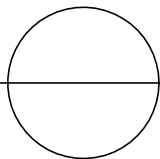
12 PM



EXISTING ADJOINING RESIDENCE NO6
LOT 9 SOUTH SIDE ELEVATION

3 PM

ELEVATIONAL SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:200



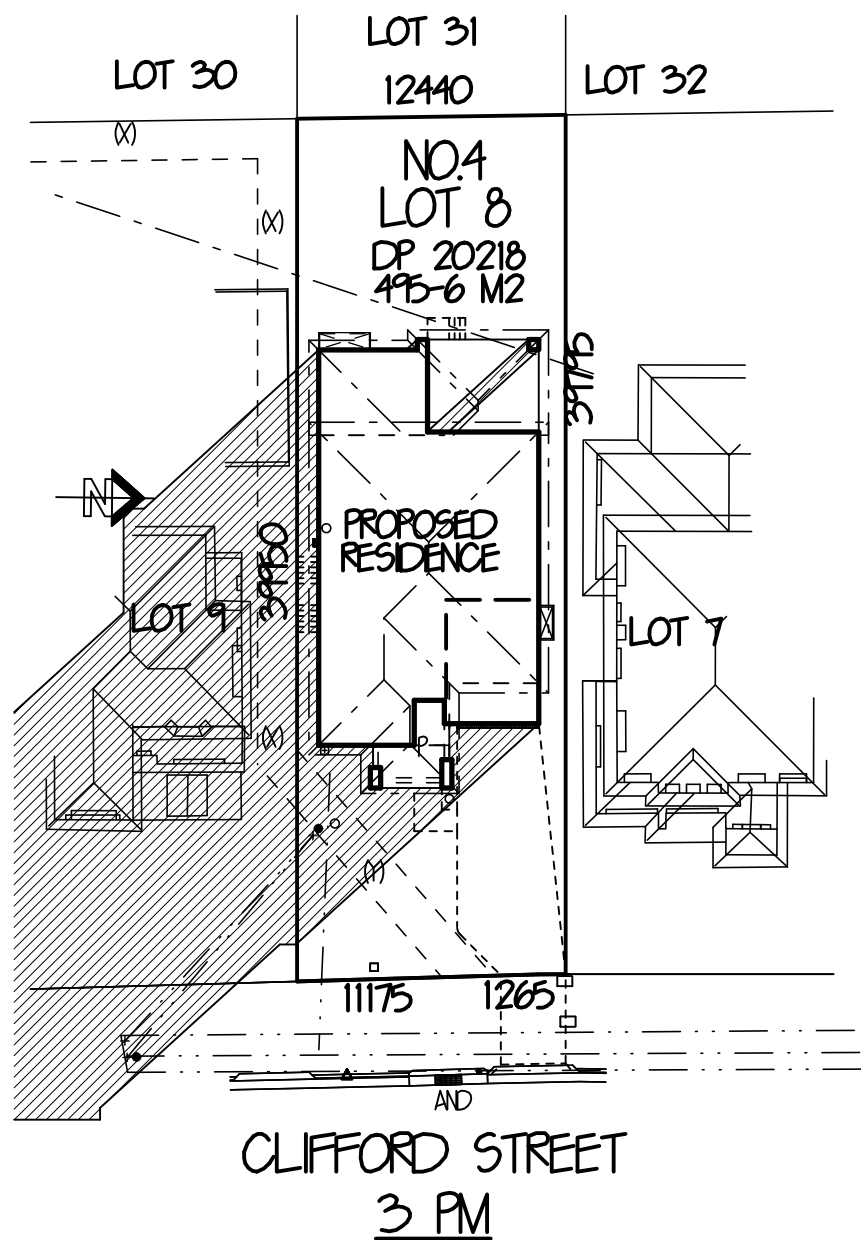
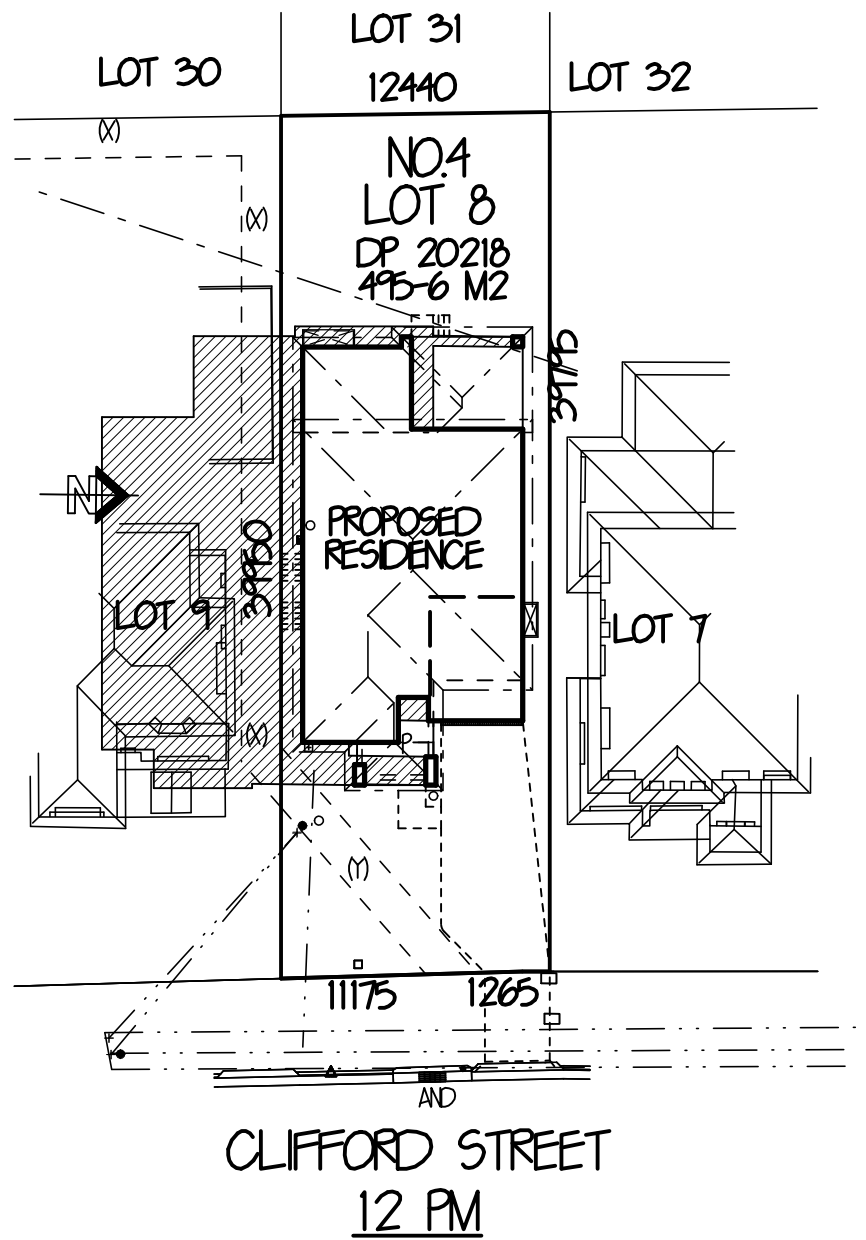
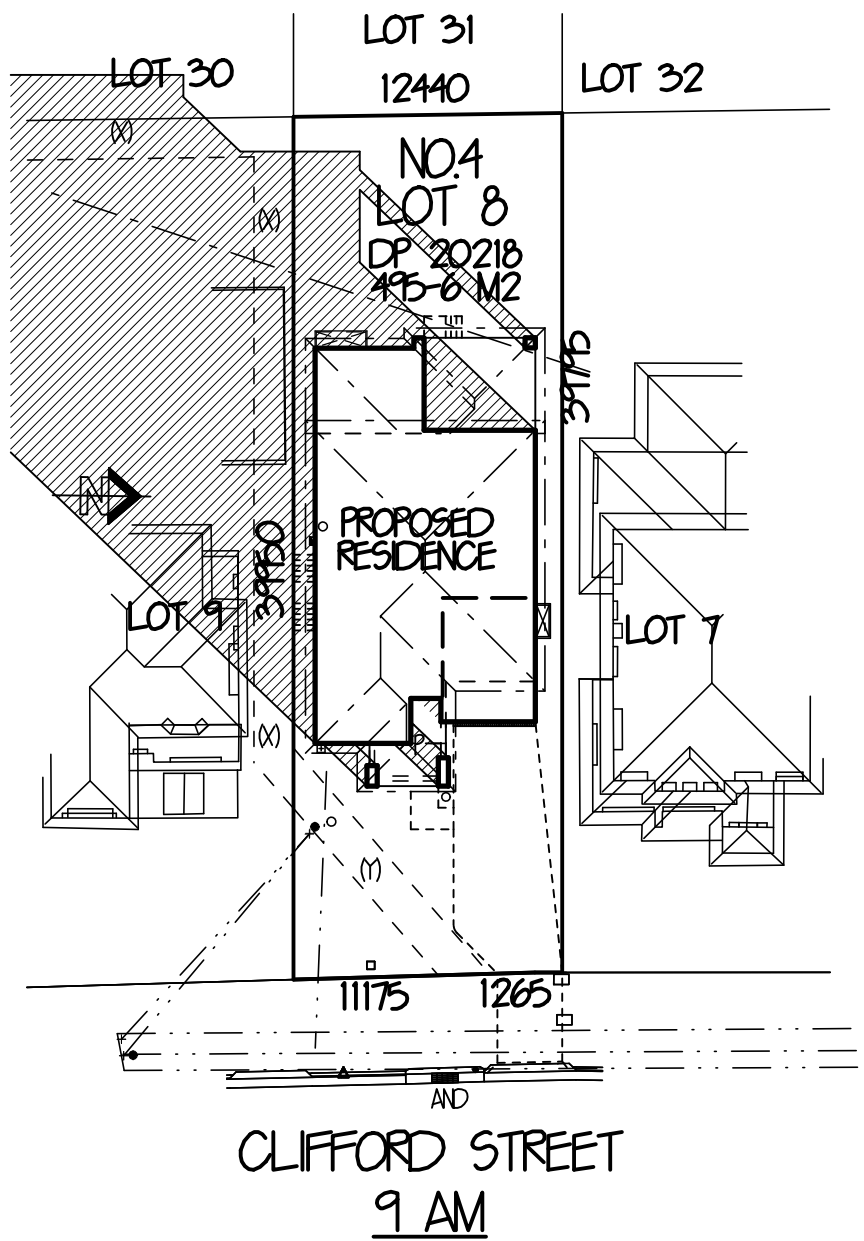
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

eden brae homes LEVEL 4/2 BURBANK PLACE NORWICH NSW 2153 TEL: (02) 8854 5700		
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SEWER SERVICE DIAGRAM

MUNICIPALITY OFSUBURB OFSSD
Lot No.House No.STREETSCALE:

SYMBOLS AND ABBREVIATIONS

INDICATES - DRAINAGE FIXTURES				INDICATES - PLUMBING FIXTURES & OR FITTINGS				Date	
	Manhole		Gully	CO	Clean out	Bid	Bidet		ELEC.
	Chr Chamber		Reflux Valve	O v	Vent Pipe	Shr	Shower		Pump Unit
	Lamphole		Inspection Opening	Tr.(L)	Through laundry	DWM	Dishwashing Machine		Boundary Valve
	Boundary Trap		Vertical Pipe	S	Sink (kitchen)	FW	Floor waste gully		Boundary Valve with PRV
	Inspection Shaft		Induct Pipe	WC	Water Closet	CWM	Clothes-washing machine		Alarm Control Panel
	Pit		Mica Flap	Bth.	Bath Waste	BS	Sink Bar		LP Stop Valve
	Grease Interceptor		Rodding Point	H	Basin	LS	Sink Labouratory		LP Air Valve
	Greywater Treatment System		Slope Junction	AAV	Air Admittance Value		LP Reducer		HSV Flow Monitor
	Terminal Maint. Shaft		Vertical Junction	INDICATES - PLUMBING ON MORE THAN ONE LEVEL					Vacuum Chamber
	Maintenance Shaft		On Back Junction		SVP Soil Vent Pipe		WS Waste Stack		Flushing Point