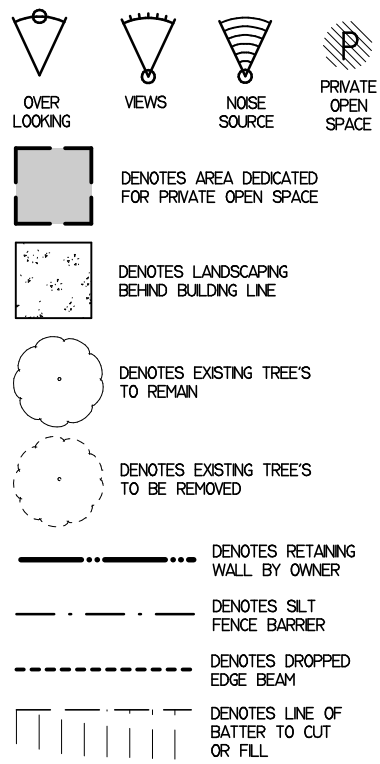


SITE ANALYSIS KEY



GENERAL NOTES

STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT AS REQUIRED OR NOMINATED

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 ABN DESIGN BEFORE PROCEEDING

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.

SITE CLASSIFICATION H1

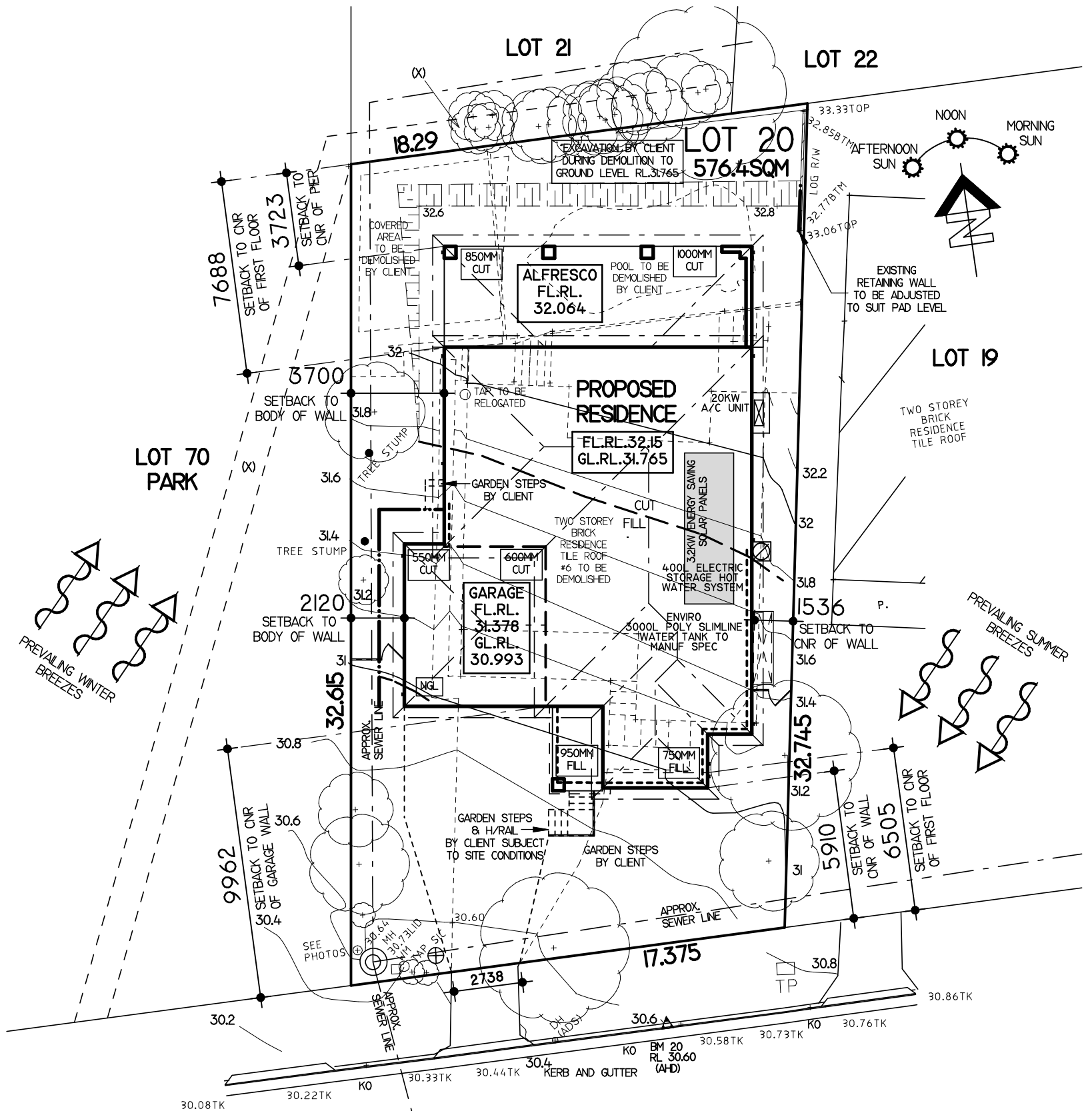
CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 31.765 GARAGE TO RL 30.993

HOUSE FLOOR LEVEL RL 32.15 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 31.378 385MM ABOVE PLATFORM LEVEL

ROOF AREA: 281.4 SQM

DUE TO MODERATE TO LOW SALINE EXPOSURE CLASSIFICATION PROVIDE THE FOLLOWING:
- ACID SULPHATE SOIL REPORT
- 25MPA STRENGTH CONCRETE TO PIERS AND SLAB IN LIEU OF STANDARD

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



 SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS

 ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS

 KEEP CLEAR FOR AC DUCTING

 AIR CONDITIONER DUCT

 200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC10-8-3)

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

⊕ DOUBLE GLAZING TO SELECTED
DOORS + WINDOWS

* PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

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

WET AREA WATERPROOFING
(H4-0) WET AREA FLASHING TO MEET
CLAUSES 10.2.1 TO 10.2.6 AND 10.2.2 OF
ABGB HOUSING PROVISIONS OF NCC 2022

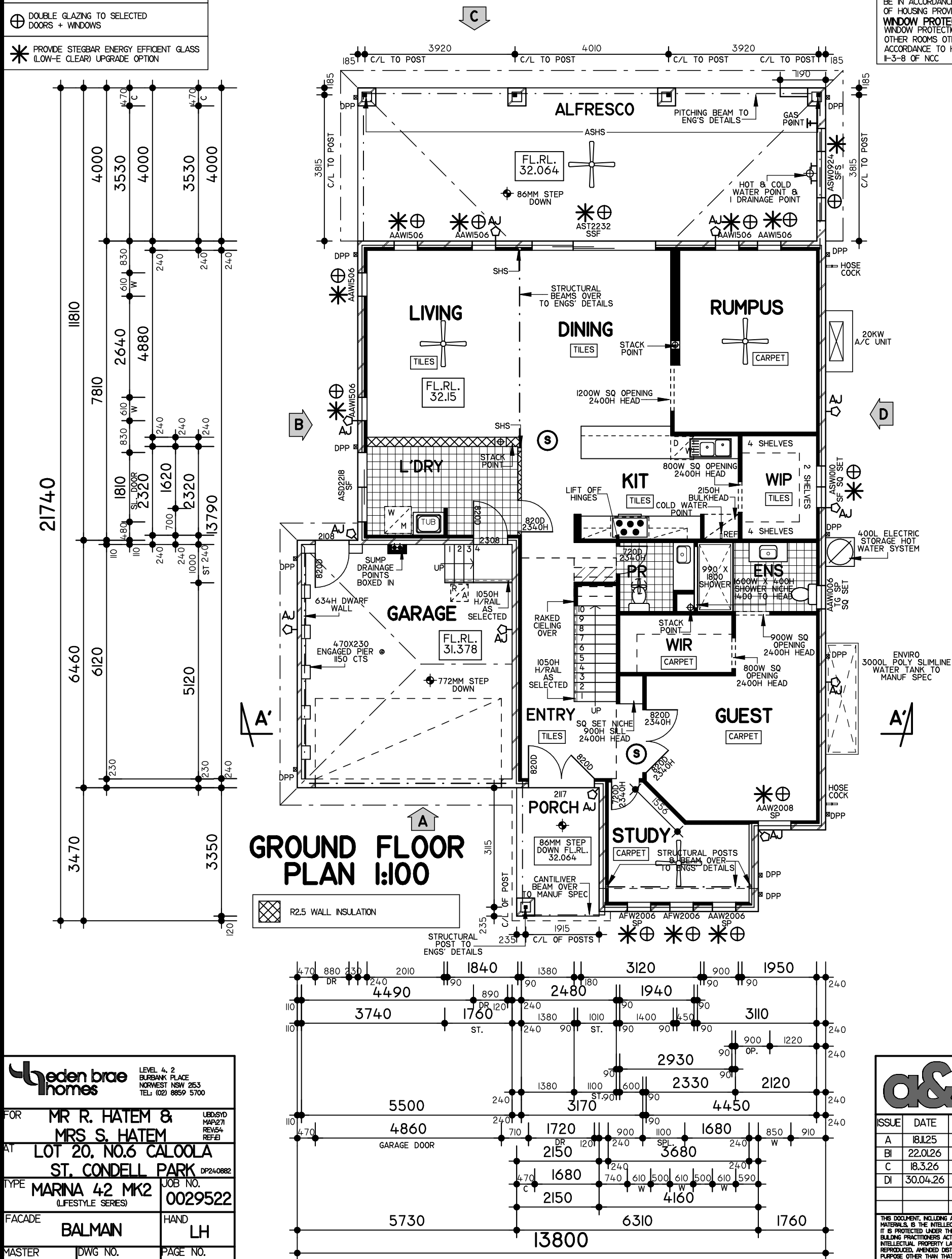
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE
INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3
OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL;
TO COMPLY WITH AS4:2001 & INSTALLED IN
ACCORDANCE WITH AS4:2002. PLIABLE BUILDING
MEMBRANE TO MEET CLIMATE ZONE 5 OR 6

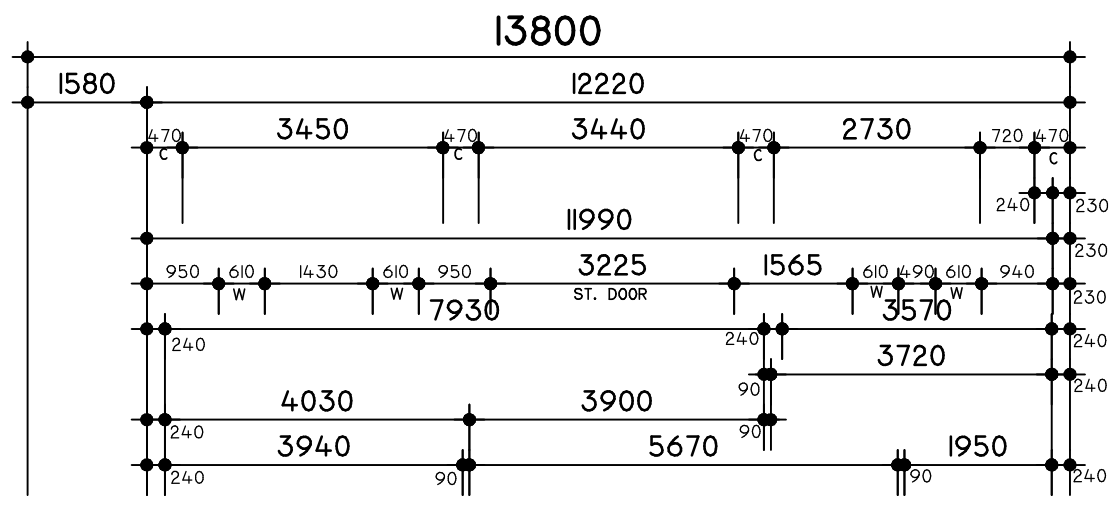
VENTILATION
(DEEMED TO SATISFY PROVISION H4D7)
VENTILATION TO BE PROVIDED IN ACCORDANCE
WITH PART 10.6.1 TO 10.6.3 OF HOUSING
PROVISIONS OF THE NCC

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

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO
OTHER ROOMS OTHER THAN BEDROOMS TO BE IN
ACCORDANCE TO HOUSING PROVISION I1-3-7 TO
I1-3-8 OF NCC



THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS IS THE INTELLECTUAL PROPERTY OF A&N DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1969 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORISED IN WRITING BY A&N DESIGN GROUP PTY LTD. UNAUTHORISED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.



- LEGEND**
- SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
 - ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
 - KEEP CLEAR FOR AC DUCTING
 - AIR CONDITIONER DUCT
 - 200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC10-8-3)
 - 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
 - DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
 - DOUBLE GLAZING TO SELECTED DOORS + WINDOWS
 - PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

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

WET AREA WATERPROOFING
(H4D1) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.12 OF ABCB HOUSING PROVISIONS OF NCC 2022

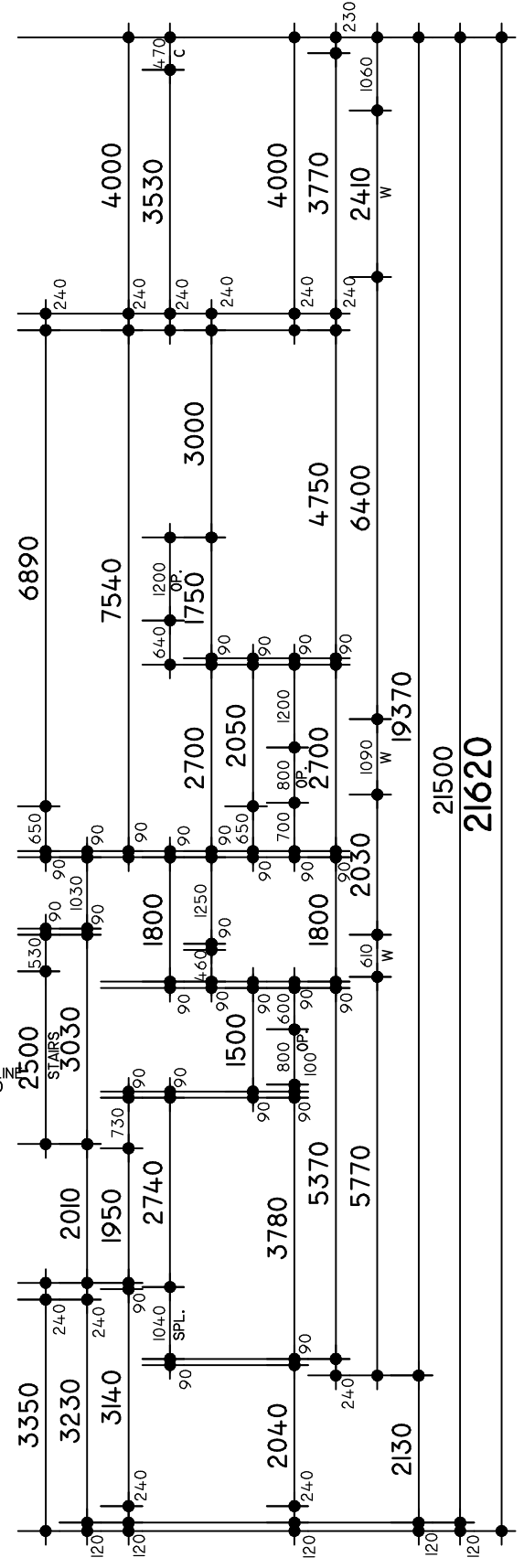
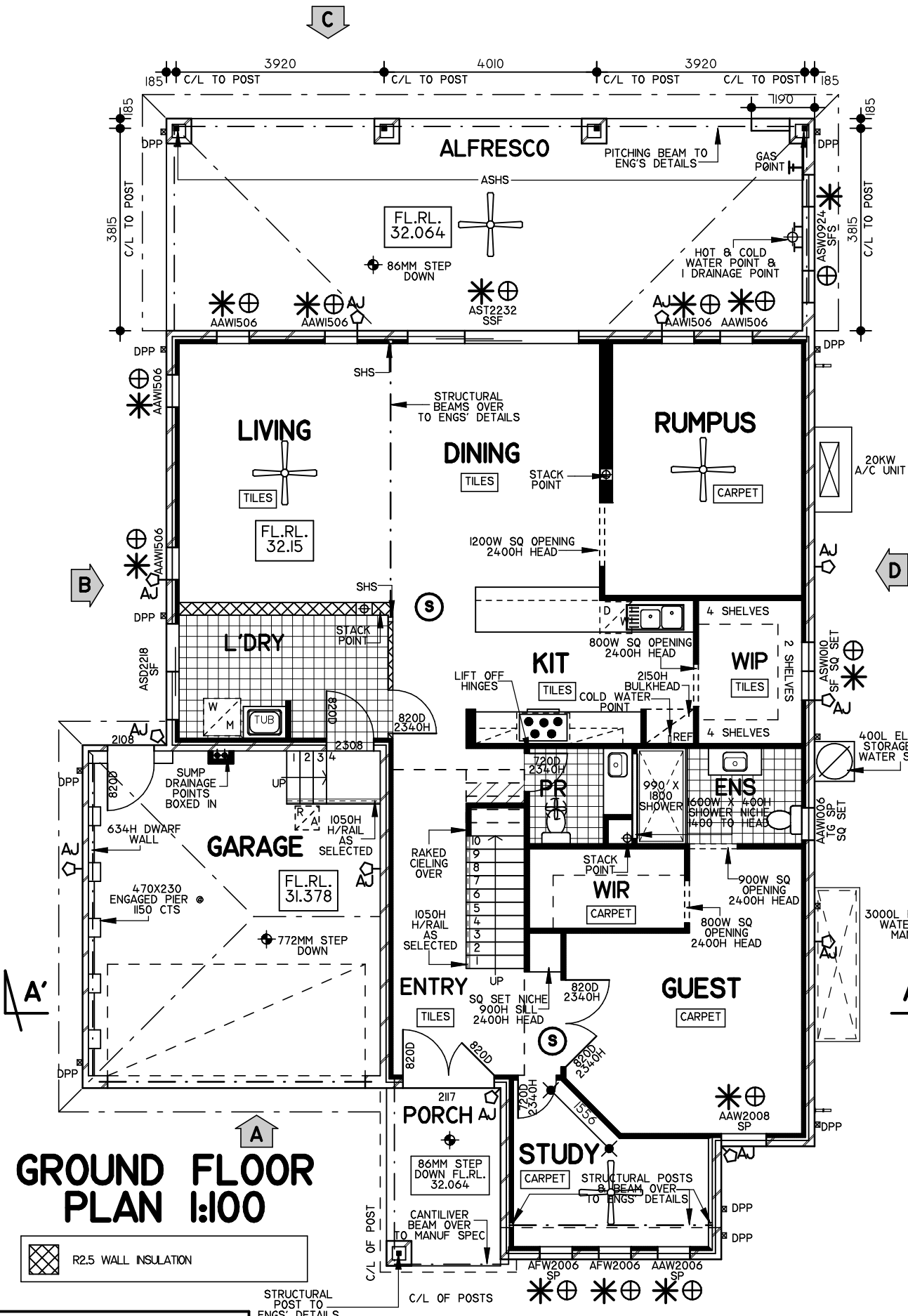
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL: TO COMPLY WITH AS4200.1 & 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

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 1-3-7 TO 1-3-8 OF NCC



GROUND FLOOR PLAN 1:100

eden brae homes

LEVEL 4, 2
BURBANK PLACE
NORMEST NSW 253
TEL: (02) 8859 5700

FOR **MR R. HATEM & MRS S. HATEM**

AT **LOT 20, NO.6 CALOOLA ST. CONDELL PARK**

TYPE **MARINA 42 MK2** (LIFESTYLE SERIES)

FACADE **BALMAIN**

MASTER **AND-00000**

LDG NO. **AND-462**

PAGE NO. **3 OF 14**

JOB NO. **0029522**

HAND **LH**

a&n

25-27 SOLENT CIRCUIT,
NORMEST - LEVEL 2 SUITE
26 - MACARTHUR POINT
PHONE: (02) 8824 3533
WWW.ANDESIGNS.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18.12.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF A&N DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA). THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, EITHER WHOLLY OR PARTIALLY, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY A&N DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

LEGEND

- SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
- ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
- KEEP CLEAR FOR AC DUCTING
- AIR CONDITIONER DUCT
- 200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC10-8-3)
- 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
- DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
- DOUBLE GLAZING TO SELECTED DOORS + WINDOWS
- PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

NCC NOTES

FACILITIES
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4J TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC

WET AREA WATERPROOFING
(H4D1) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.12 OF ABCB HOUSING PROVISIONS OF NCC 2022

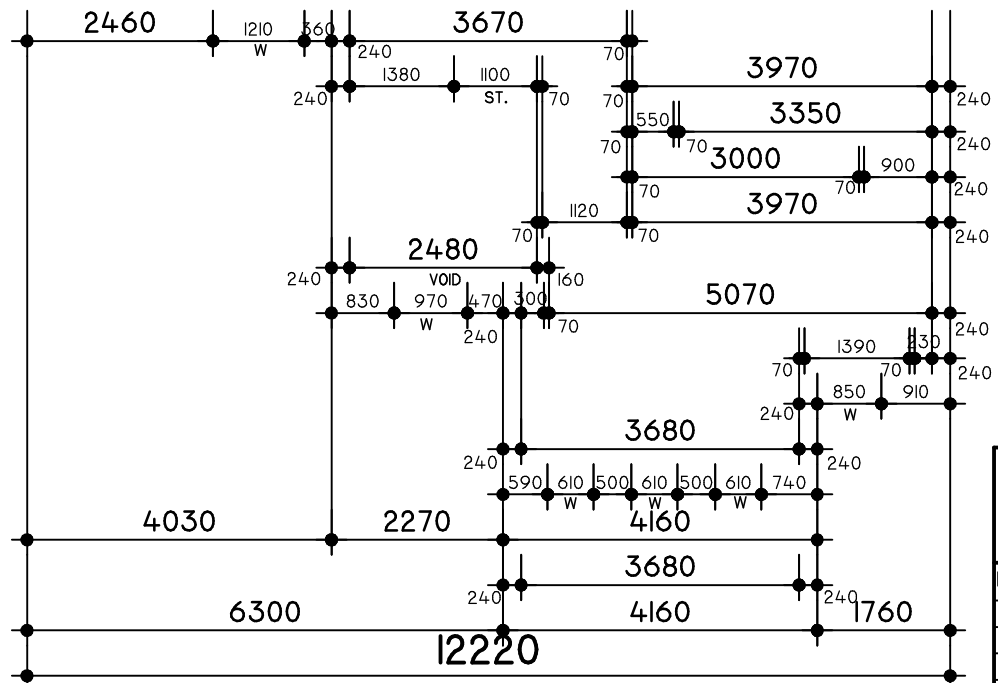
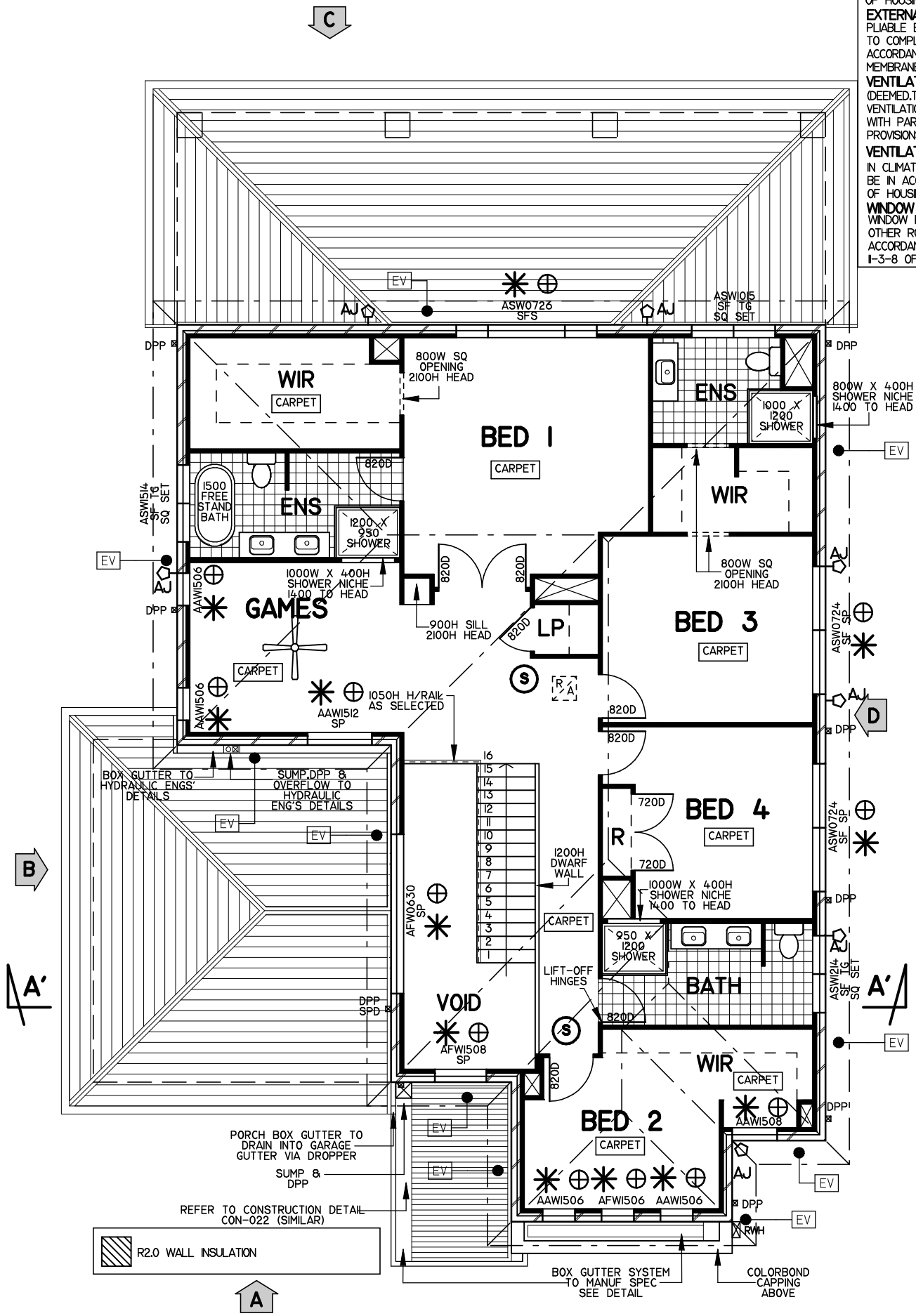
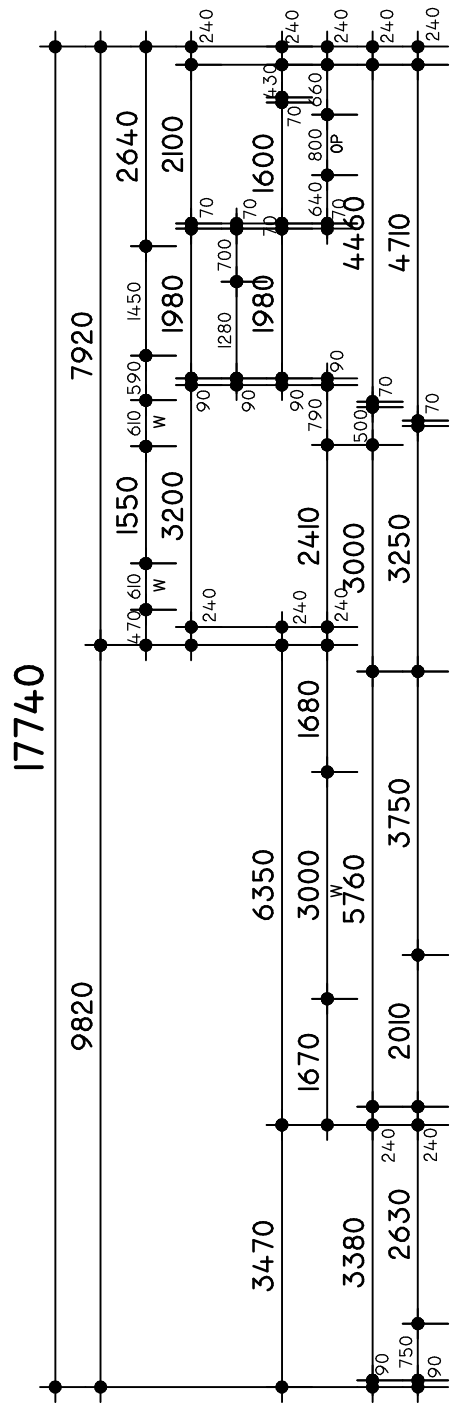
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL: TO COMPLY WITH AS4200.1 & 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 10.6J 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

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 1-3-7 TO 1-3-8 OF NCC



FIRST FLOOR PLAN 1:100

LEVEL 4, 2
BURBANK PLACE
NORMEST NSW 253
TEL: (02) 8859 5700

FOR

MR R. HATEM &
MRS S. HATEM

UBDSYD
MAP271
REV54
REF:1

AT

LOT 20, NO.6 CALOOLA
ST. CONDELL PARK

DP240882

TYPE

MARINA 42 MK2
(LIFESTYLE SERIES)

JOB NO.
0029522

FACADE

BALMAIN

HAND
LH

MASTER

DWG NO.
AND-00000

PAGE NO.
4 OF 14

25-27 SOLENT CIRCUIT,
NORMEST - LEVEL 2 SUITE
26 - MACARTHUR POINT
PHONE: (02) 8824 3533
WWW.ANDESIGNS.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18.11.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

LEGEND

- SMOKE ALARM *FINAL LOCATION SUBJECT TO NCC REQUIREMENTS
- ARTICULATION JOINTS *FINAL LOCATION TBC TO ENGINEERS/NCC REQUIREMENTS
- KEEP CLEAR FOR AC DUCTING
- AIR CONDITIONER DUCT
- 200MM X 400MM EAVE VENTILATION (CLIMATE ZONE 6, 7, 8 IN ACCORDANCE TO NCC10-8-3)
- 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
- DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES
- DOUBLE GLAZING TO SELECTED DOORS + WINDOWS
- PROVIDE STEGBAR ENERGY EFFICIENT GLASS (LOW-E CLEAR) UPGRADE OPTION

NCC NOTES

FACILITIES
(DEEMED TO SATISFY PROVISION H4D5)
FACILITIES TO BE PROVIDED IN ACCORDANCE TO PART 10.4J TO 10.4.2 OF HOUSING PROVISIONS OF THE NCC

WET AREA WATERPROOFING
(H4D1) WET AREA FLASHING TO MEET CLAUSES 10.2.1 TO 10.2.6 AND 10.2.12 OF ABCB HOUSING PROVISIONS OF NCC 2022

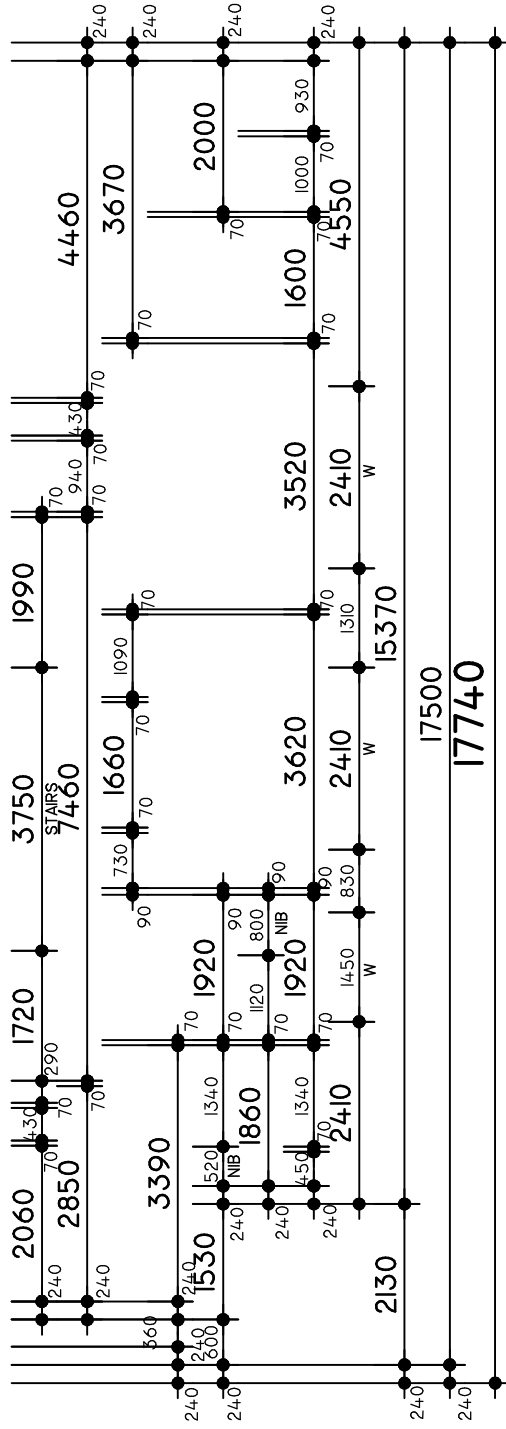
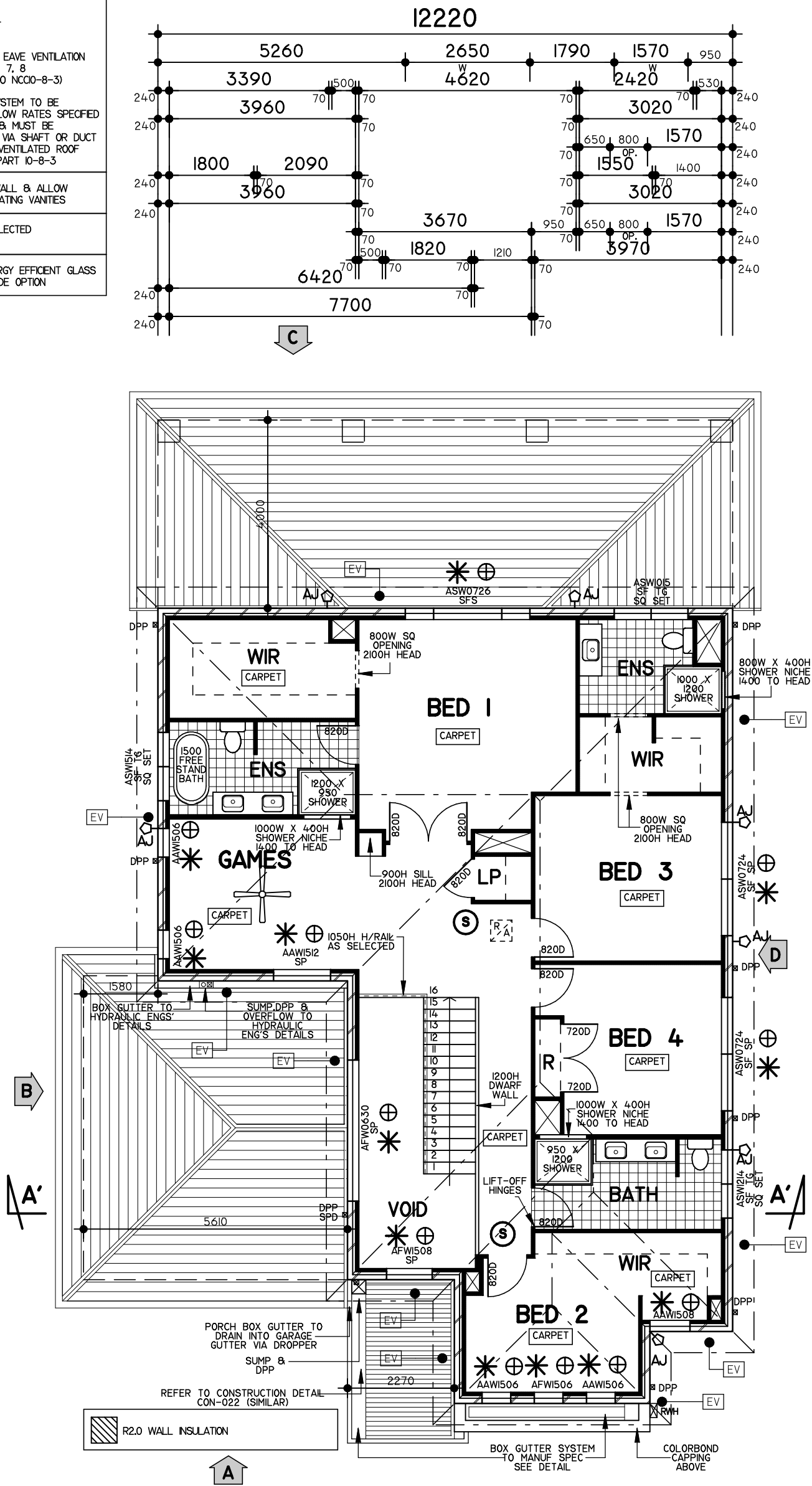
CONDENSATION MANAGEMENT
(DEEMED TO SATISFY PROVISION H4D9)
CONDENSATION MANAGEMENT SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH 10.8.1 TO 10.8.3 OF HOUSING PROVISIONS OF THE NCC

EXTERNAL WALL CONSTRUCTION
PLIABLE BUILDING MEMBRANE IN EXTERNAL WALL: TO COMPLY WITH AS4200.1 & 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 10.6J 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

WINDOW PROTECTION
WINDOW PROTECTION TO BEDROOMS & TO OTHER ROOMS OTHER THAN BEDROOMS TO BE IN ACCORDANCE TO HOUSING PROVISION 1-3-7 TO 1-3-8 OF NCC



heden brae homes

LEVEL 4, 2
BURBANK PLACE
NORMEST NSW 253
TEL: (02) 8859 5700

FOR **MR R. HATEM & MRS S. HATEM**

AT **LOT 20, NO.6 CALOOLA ST. CONDELL PARK**

TYPE **MARINA 42 MK2 (LIFESTYLE SERIES)**

FACADE **BALMAIN**

MASTER **AND-00000**

UBDSYD
MAP271
REV54
REF-EI

JOB NO.
0029522

HAND **LH**

DWG NO.
AND-4612

PAGE NO.
5 OF 14

a&n

25-27 SOLENT CIRCUIT,
NORMEST - LEVEL 2 SUITE
26 - MACARTHUR POINT
PHONE: (02) 8824 3533
WWW.ANDESIGNS.COM.AU

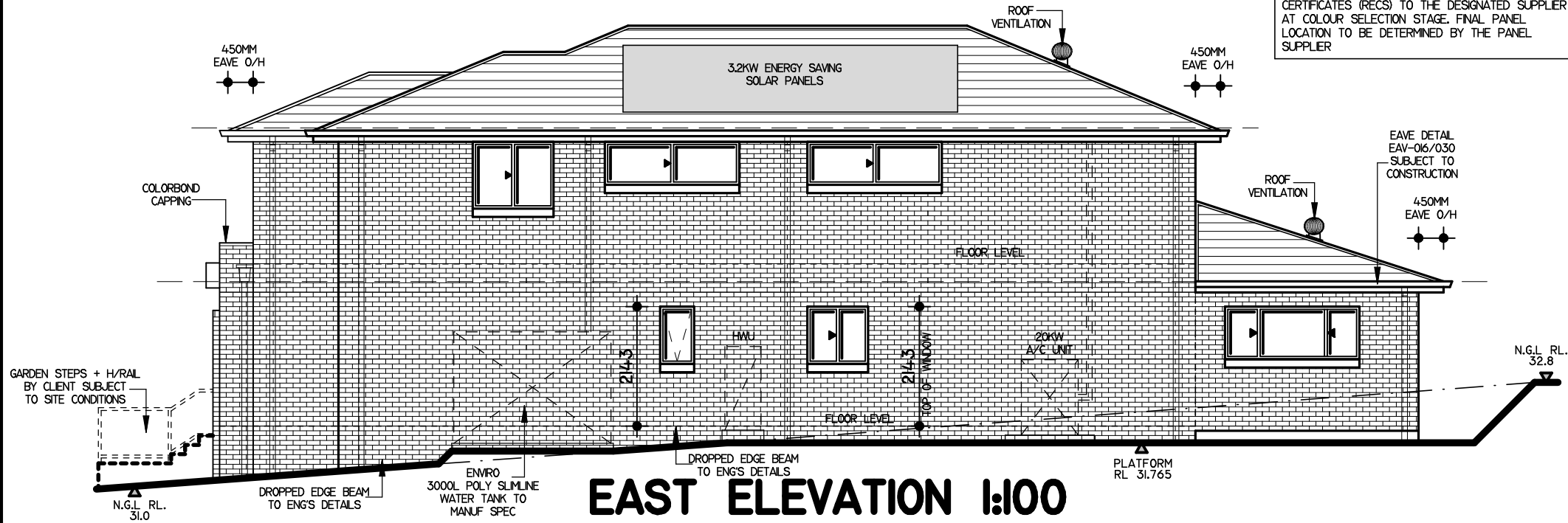
ISSUE	DATE	REVISION	DRAWN
A	18.11.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF AN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA). THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, EITHER WHOLLY OR IN PART, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY AN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

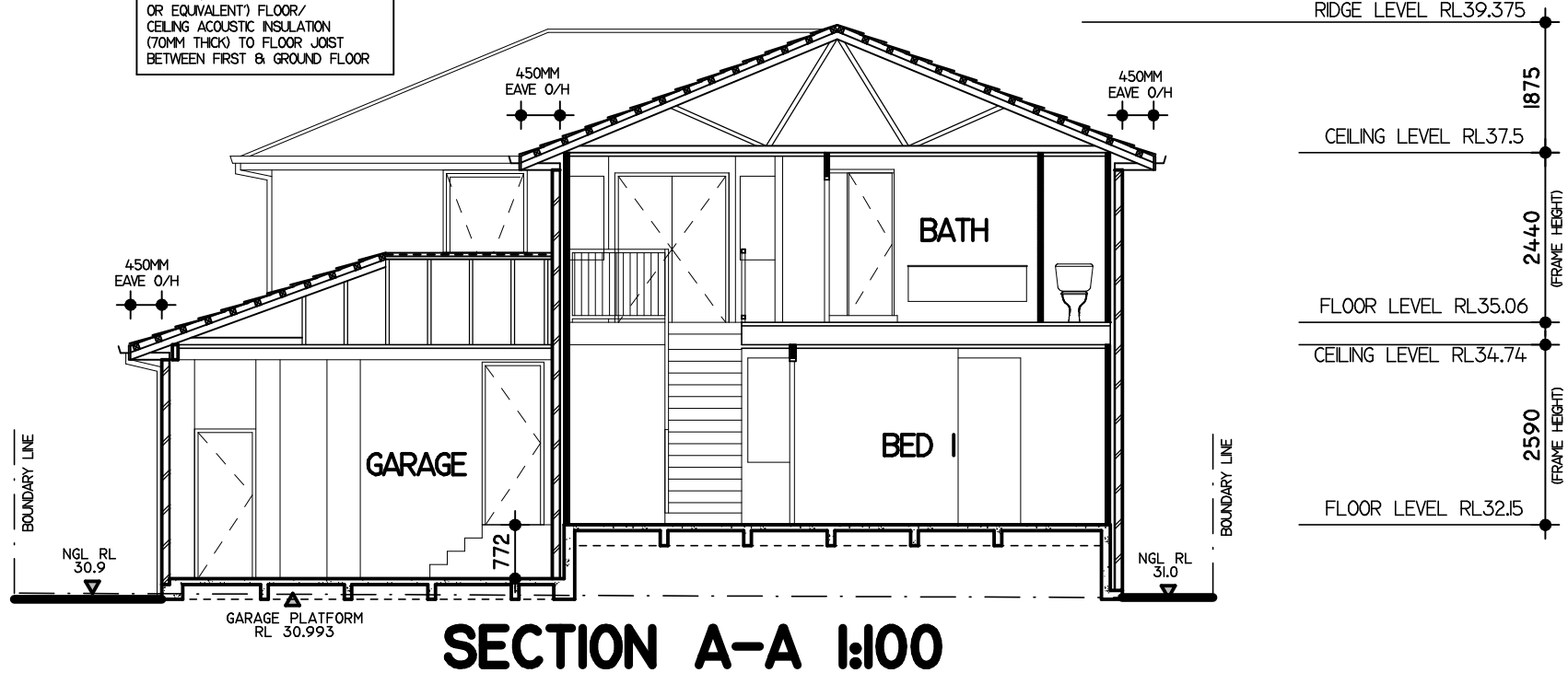


		25-27 SOLENT CIRCUT, NORMESLEY - LEVEL 2 SUITE 236 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ADESIGNSON.COM.AU	
ISSUE	DATE	REVISION	DRAWN
A	18.11.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP
THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS IS THE INTELLECTUAL PROPERTY OF A&N DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1969 ACT4. THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY A&N DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION.			

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



- NOTES**
- ROOF SARKING
 - ROOF VENTILATION
 - WALL WRAP TO EXTERNAL WALLS
 - R2.0 (SOUNDSCREEN OR EQUIVALENT) FLOOR/CEILING ACOUSTIC INSULATION (70MM THICK) TO FLOOR JOIST BETWEEN FIRST & GROUND FLOOR



SUMMARY OF MATERIALS

- 22.5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 18° ROOF PITCH CONCRETE ROOF TILES TO ALFRESCO ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES TO GARAGE ROOF
- 1" KLIPLOCK ROOF OVER PORCH (OR SIMILAR)
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TERMITE RESISTANT FRAMES & ROOF TRUSSES TO MANUFACTURE DETAILS & SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK
- DECORATIVE MOLDINGS AS SELECTED
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

heden brae homes

LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR **MR R. HATEM & MRS S. HATEM**

AT **LOT 20, NO.6 CALOOLA ST. CONDELL PARK**

TYPE **MARINA 42 MK2 (LIFESTYLE SERIES)**

FACADE **BALMAIN**

MASTER **AND-00000**

DWG NO. **AND-4612**

PAGE NO. **7 OF 14**

UBD:SYD
MAP:271
REV:54
REF:81

JOB NO. **0029522**

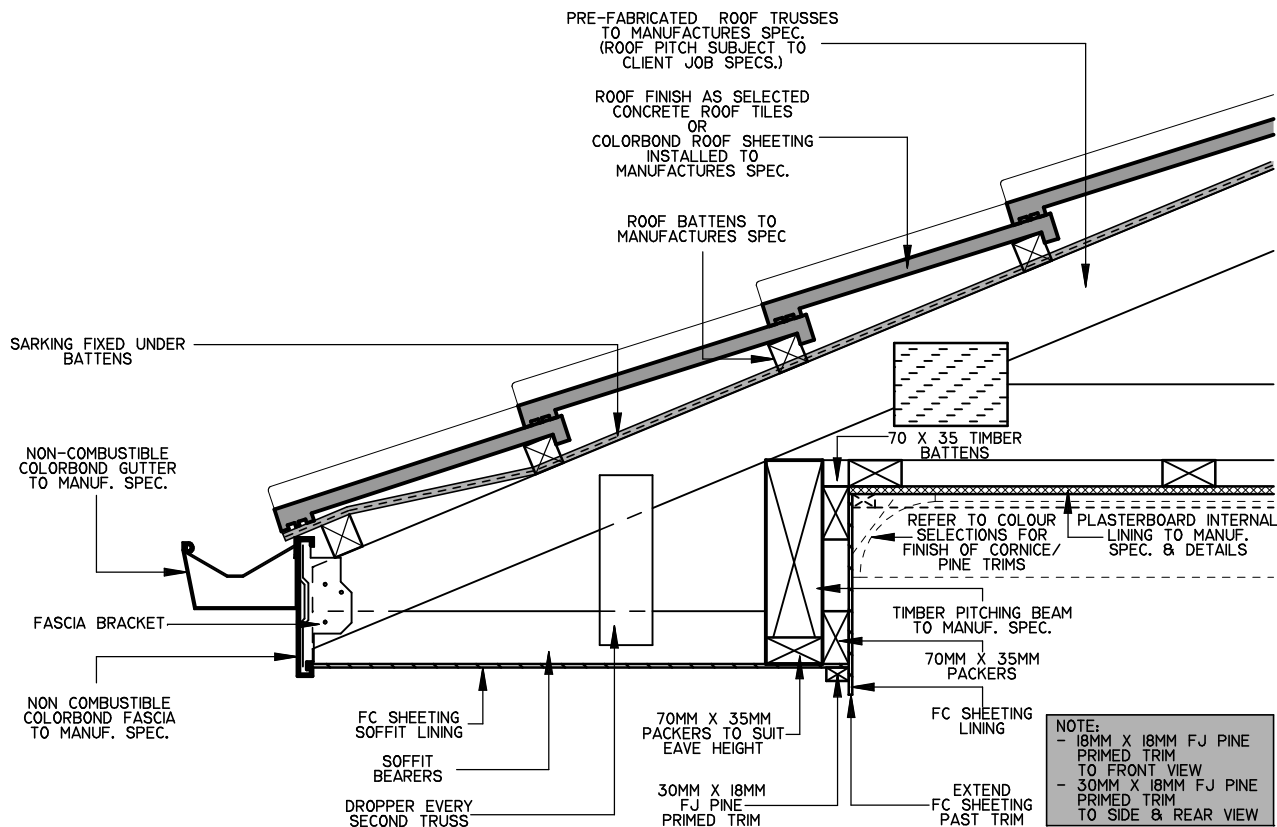
HAND **LH**

a&n

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

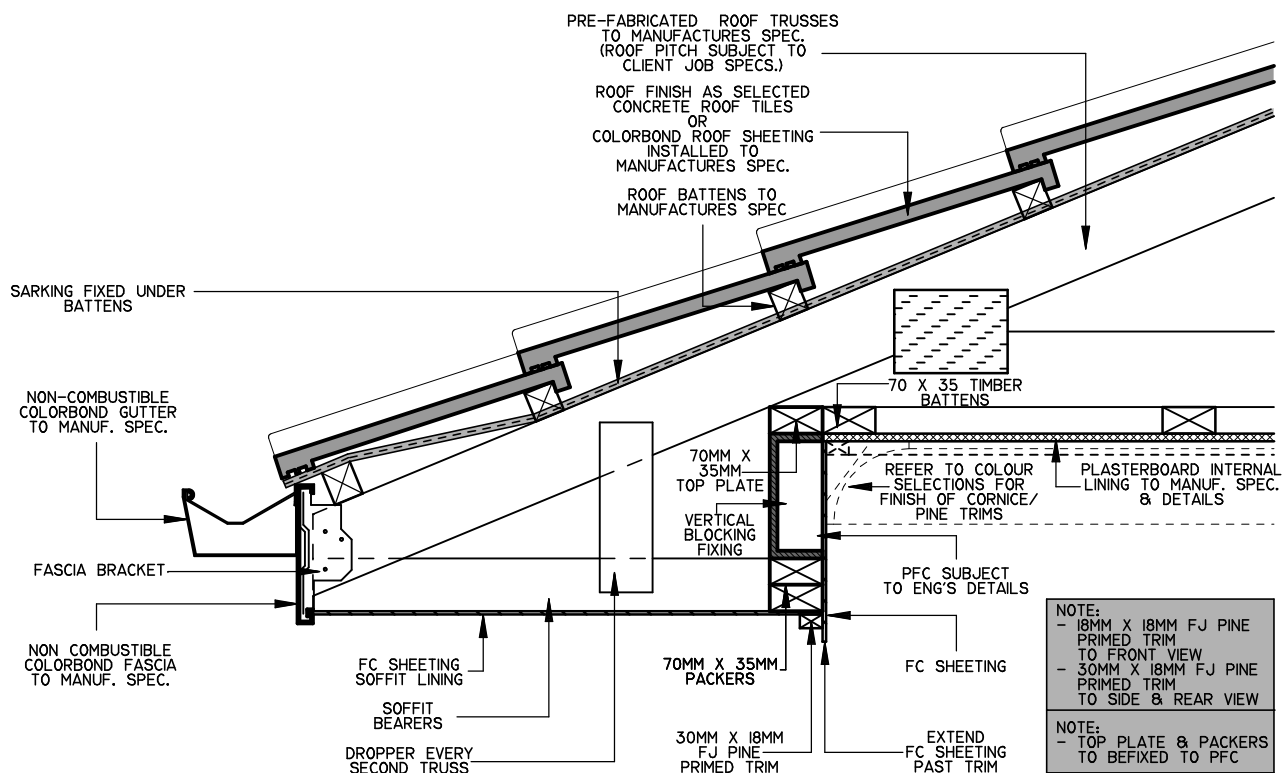
ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.



COFFER EAVE DETAIL 1:10

EAVE WITH TIMBER PITCHING BEAM AS NOMINATED - EAV-016

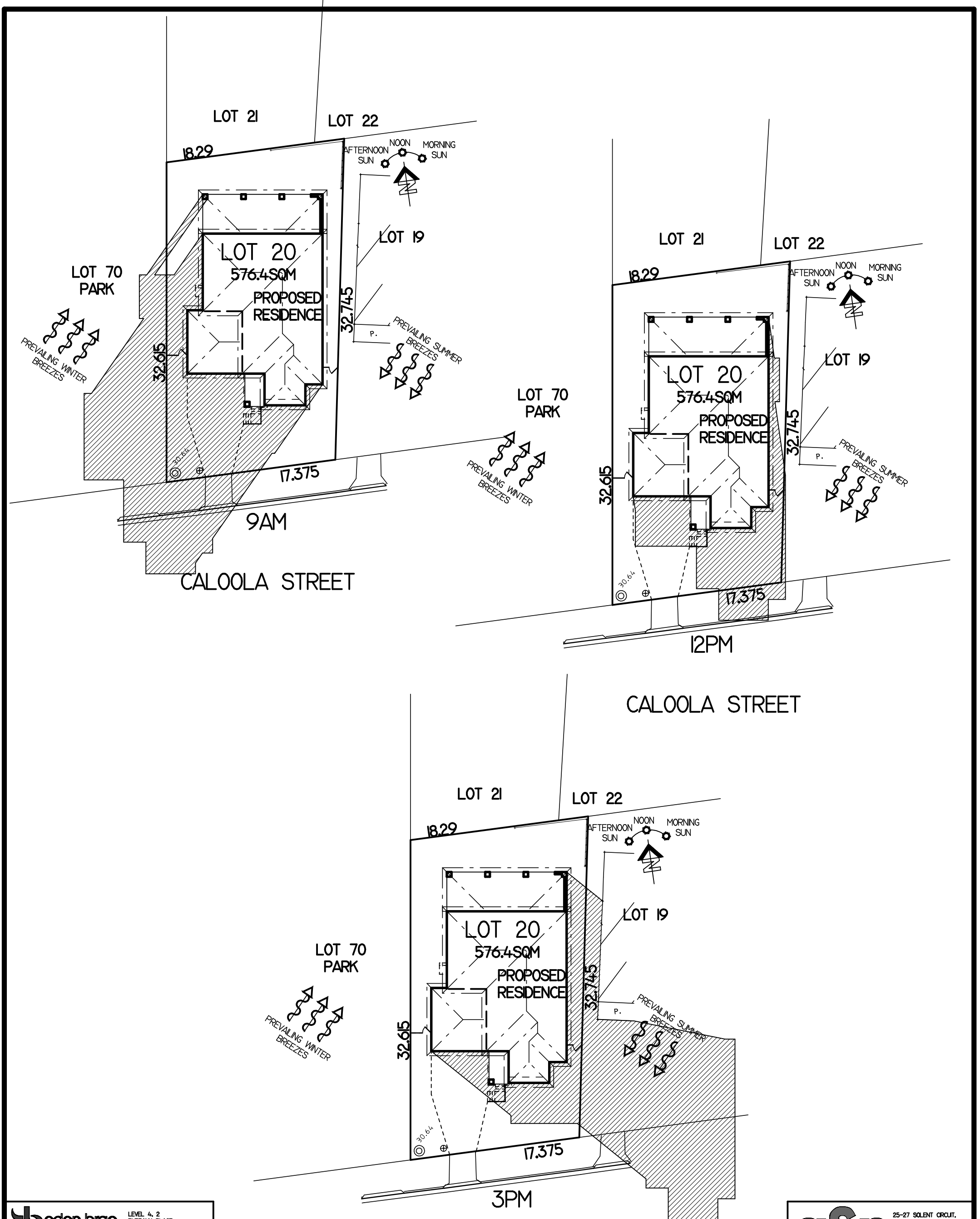


COFFER EAVE DETAIL 1:10

EAVE WITH PFC PITCHING BEAM AS NOMINATED - EAV-030

heden brae homes LEVEL 4, 2 BURBANK PLACE NORWEST NSW 2153 TEL: (02) 8859 5700		
FOR	MR R. HATEM & MRS S. HATEM	UBD:SYD MAP:271 REV:54 REF:81
AT	LOT 20, NO.6 CALOOLA ST. CONDELL PARK	DP24/0882
TYPE	MARINA 42 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522
FACADE	BALMAIN	HAND LH
MASTER AND-00000	DWG NO. AND-4462	PAGE NO. 8 OF 14

a&n 25-27 SOLENT CIRCUT, NORWEST - LEVEL 2 SUITE 26 - MACARTHUR POINT PHONE: (02) 8824 3533 WWW.ANDDESIGNS.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP
THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.			





LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR **MR R. HATEM &
MRS S. HATEM**

AT **LOT 20, NO.6 CALoola
ST. CONDELL PARK**

TYPE **MARINA 42 MK2
(LIFESTYLE SERIES)**

FACADE **BALMAIN**

MASTER AND-00000

DWG NO. **AND-4462**

PAGE NO. **9 OF 14**

UBD:SYD
MAP:271
REV:54
REF:81

JOB NO. **0029522**

HAND **LH**

CALoola STREET

SHADOW DIAGRAMS

JUNE 21ST MID-WINTER 1:350

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



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

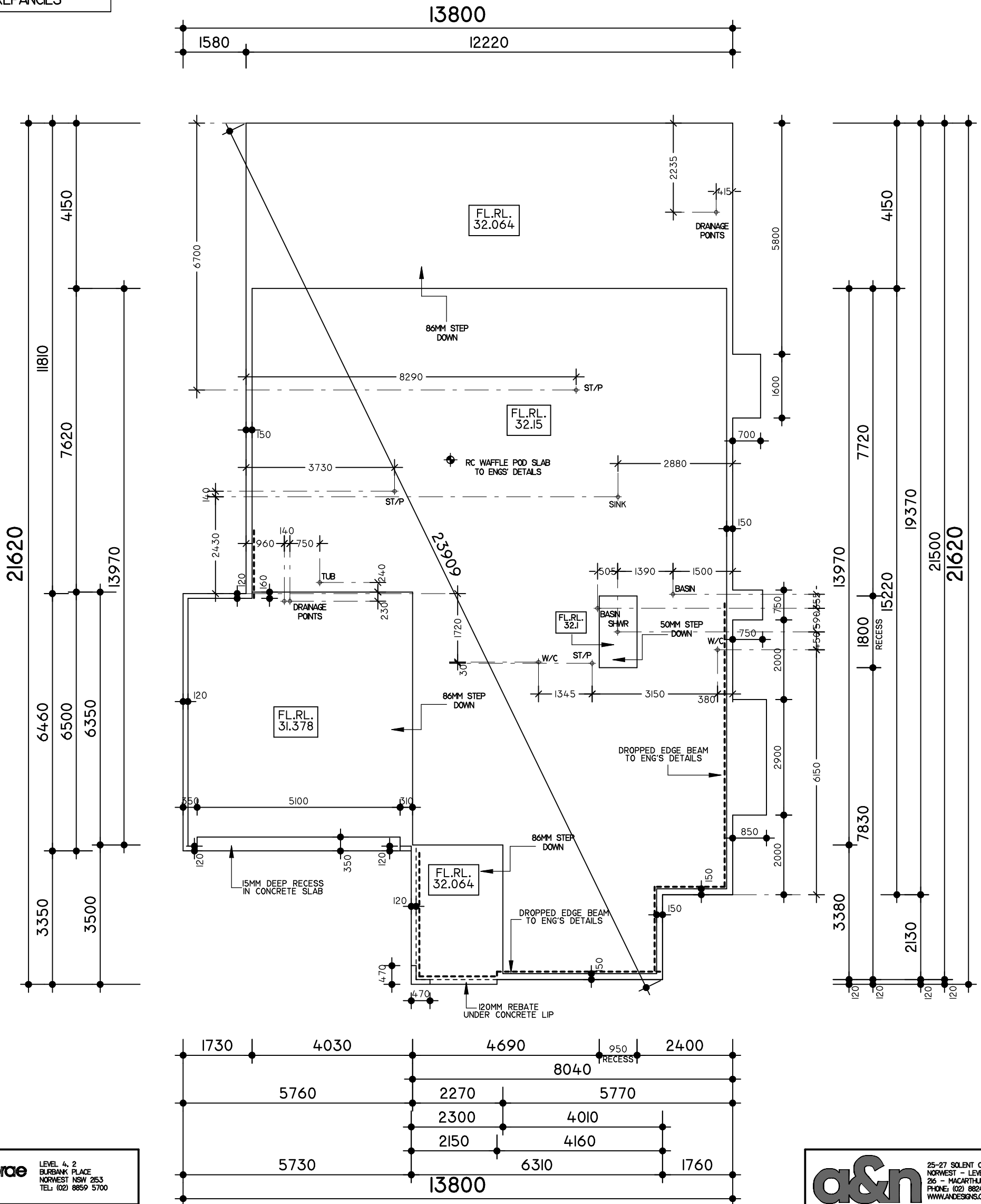
ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS AND ENGINEERING PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING ON SITE.

NOTE: CONSULTANTS/ CONTRACTORS/SUPPLIERS DRAINAGE POINTS ARE TO BE DETERMINED ON SITE BY PLUMBER WITH REFERENCE TO CHOSEN PLUMBING FIXTURES. A&N TAKES NO RESPONSIBILITY FOR ANY DISCREPANCIES

NOTE: CONSULTANTS/ CONTRACTORS/SUPPLIERS FINAL LOCATIONS OF FLOOR WASTES ARE TO BE DETERMINED ON SITE BY BUILDER/PLUMBER WITH CONSIDERATION OF NCC REQUIREMENTS OF MAXIMUM FALL TO FLOOR WASTES



eden brae homes

LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR **MR R. HATEM & MRS S. HATEM**

AT **LOT 20, NO.6 CALOOLA ST. CONDELL PARK**

TYPE **MARINA 42 MK2 (LIFESTYLE SERIES)**

MASTER **AND-00000**

DWG NO. **AND-4462**

PAGE NO. **10 OF 14**

JOB NO. **0029522**

FACADE **BALMAN**

HAND **LH**

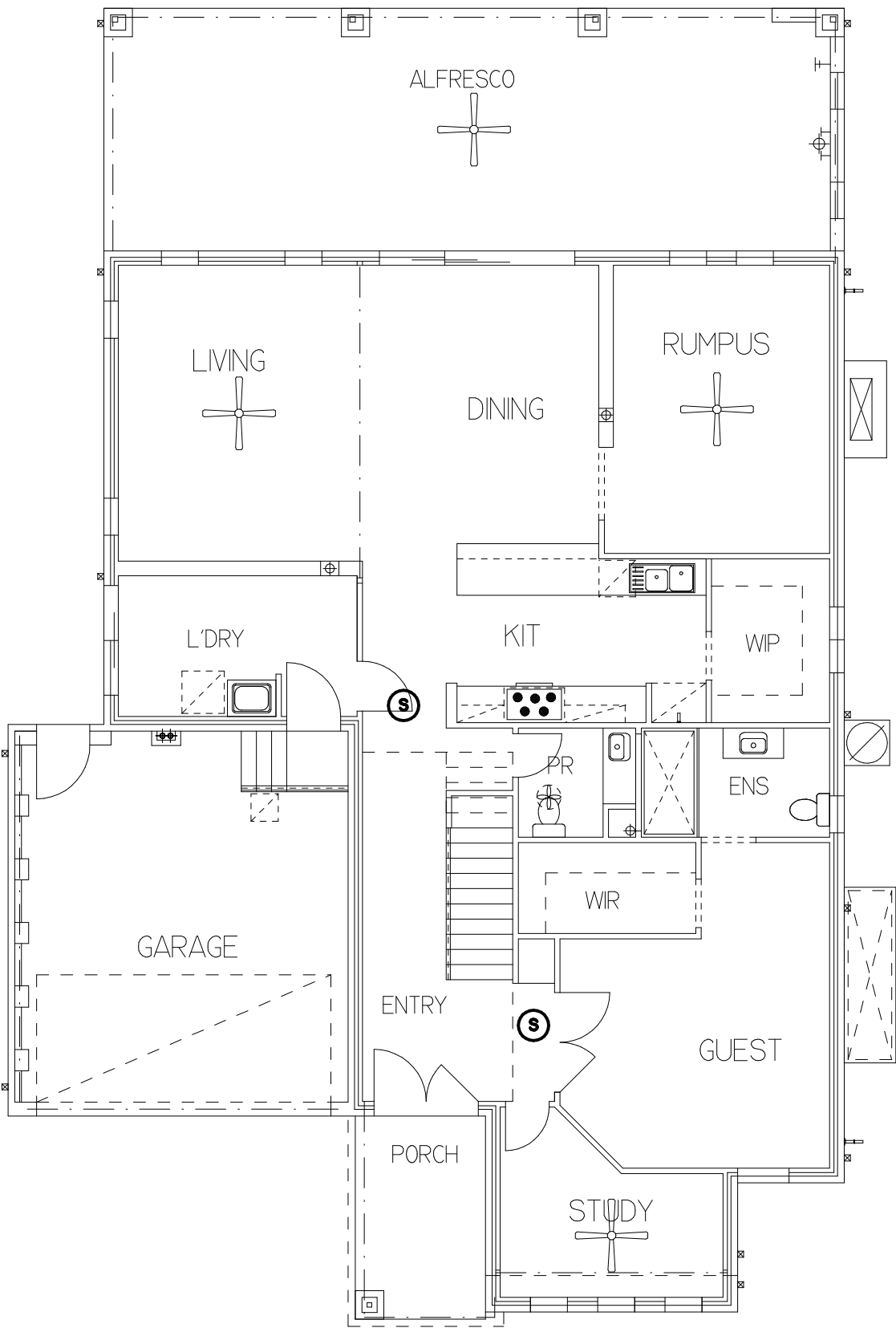
a&n

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

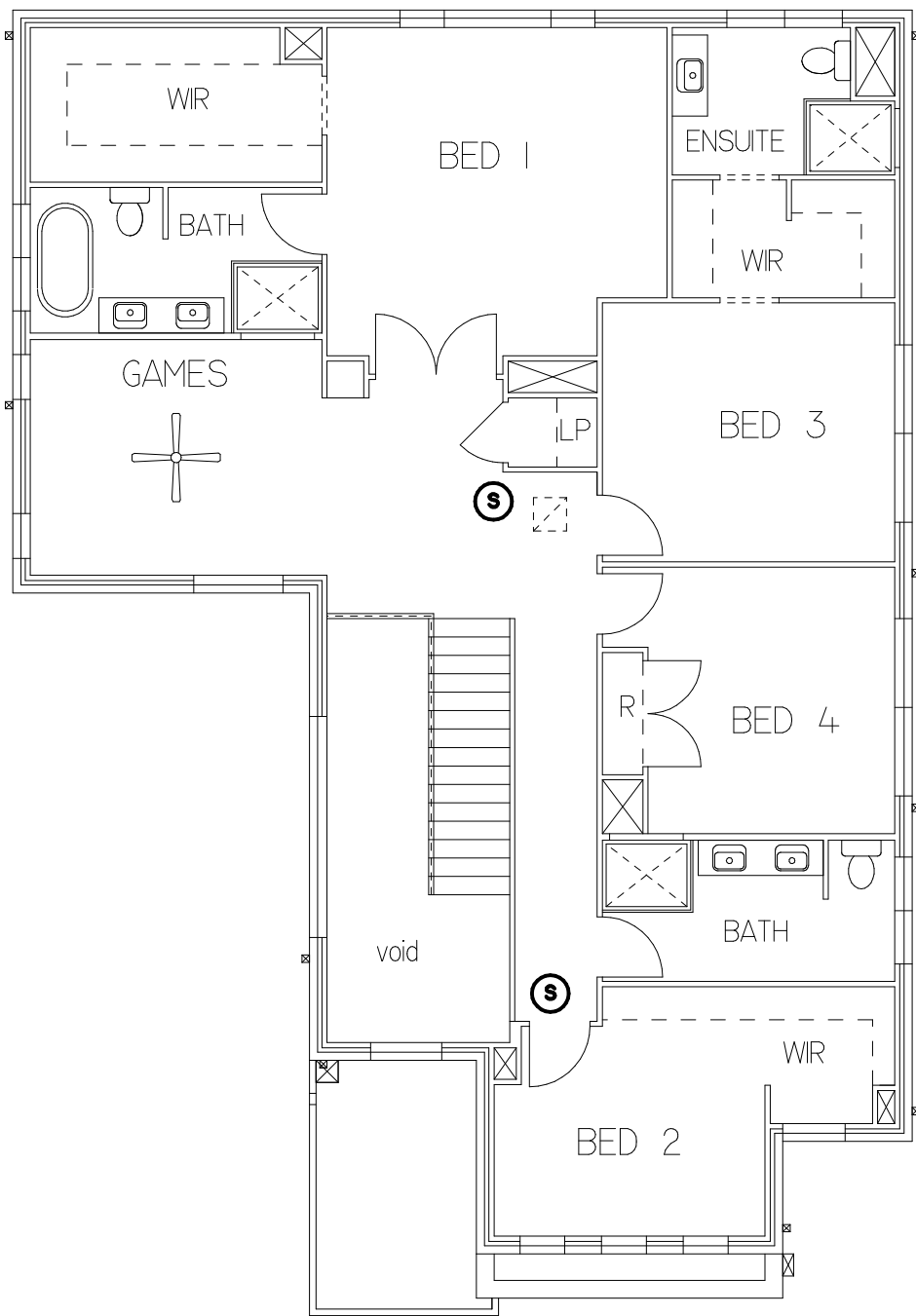
ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF A&N DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY A&N DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

SLAB FLOOR PLAN 1:100

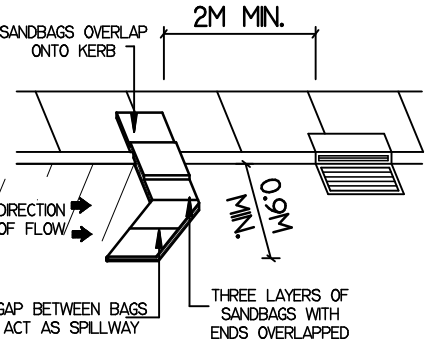


**GROUND FLOOR
ELECTRICAL PLAN 1:100**

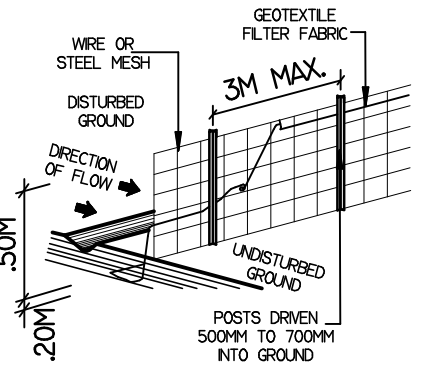


**FIRST FLOOR
ELECTRICAL PLAN 1:100**

KERB INLET
SEDIMENT TRAP



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 N.S.W.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT

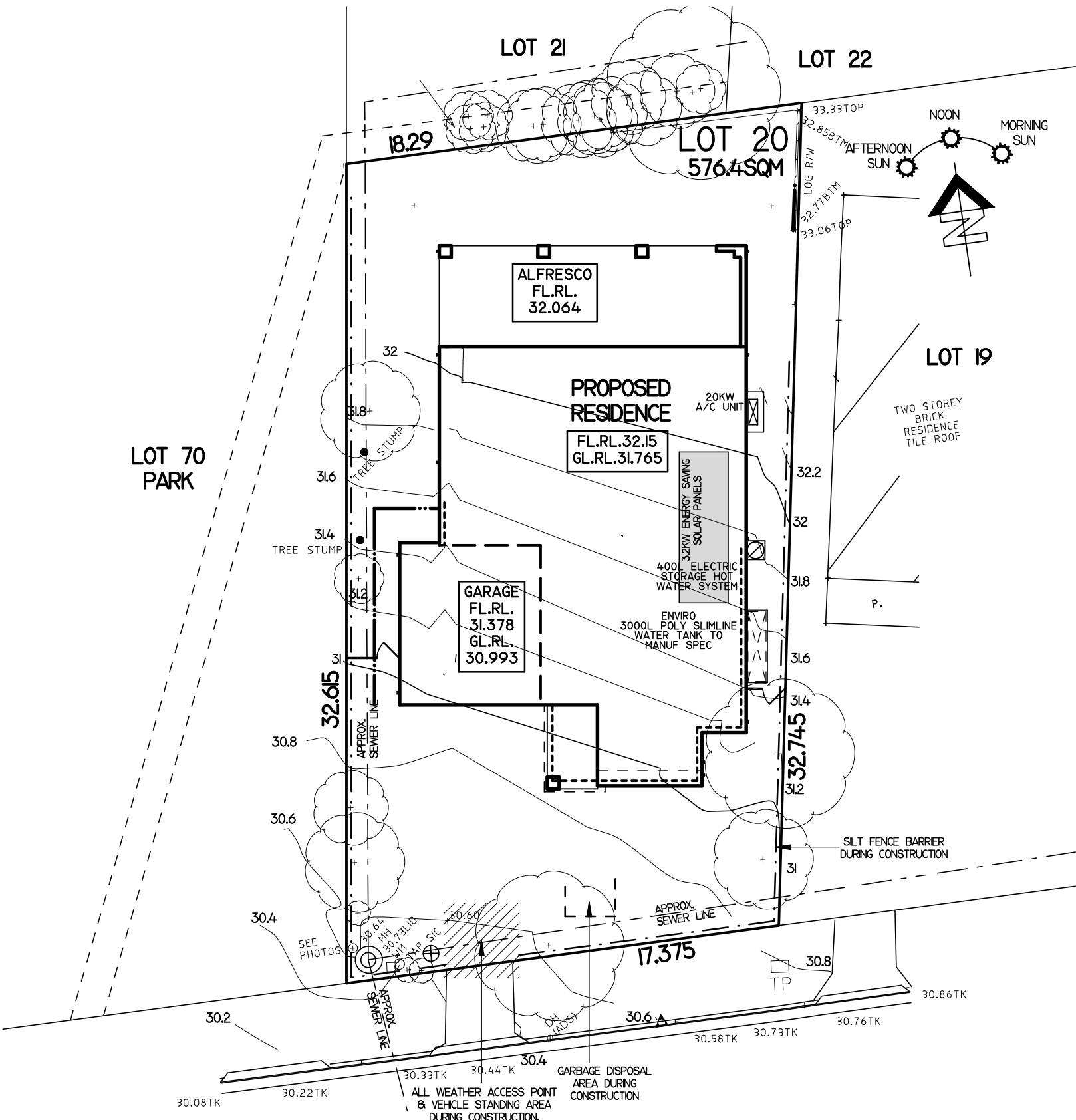
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

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.



CALoola STREET
SITE SEDIMENT
CONTROL PLAN 1:200



LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR	MR R. HATEM & MRS S. HATEM	UBD:SYD MAP:271 REV:54 REF:1
AT	LOT 20, NO.6 CALoola ST. CONDELL PARK	DP240882
TYPE	MARINA 42 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522
FACADE	BALMAIN	HAND LH
MASTER AND-00000	DWG NO. AND-4462	PAGE NO. 14 OF 14



25-27 SOLENT CIRCUIT,
NORWEST - LEVEL 2 SUITE
26 - MACARTHUR POINT
PHONE: (02) 8824 3533
WWW.ANDDESIGNS.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

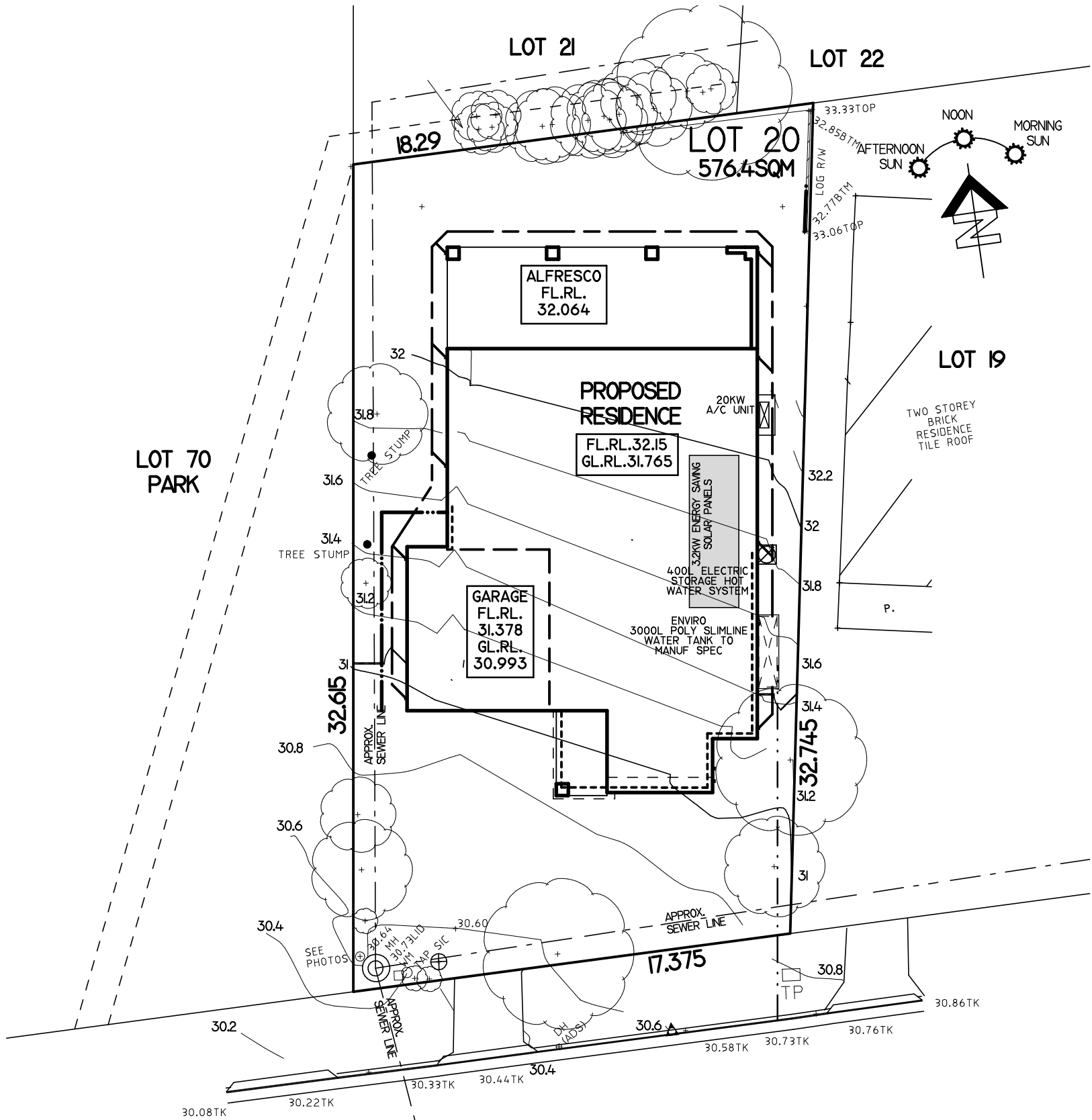
THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.

STORMWATER LEGEND

(TANK & KERB & GUTTER)

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



CALoola STREET
STORMWATER CONCEPT
PLAN 1:200

heden brae
homes

LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

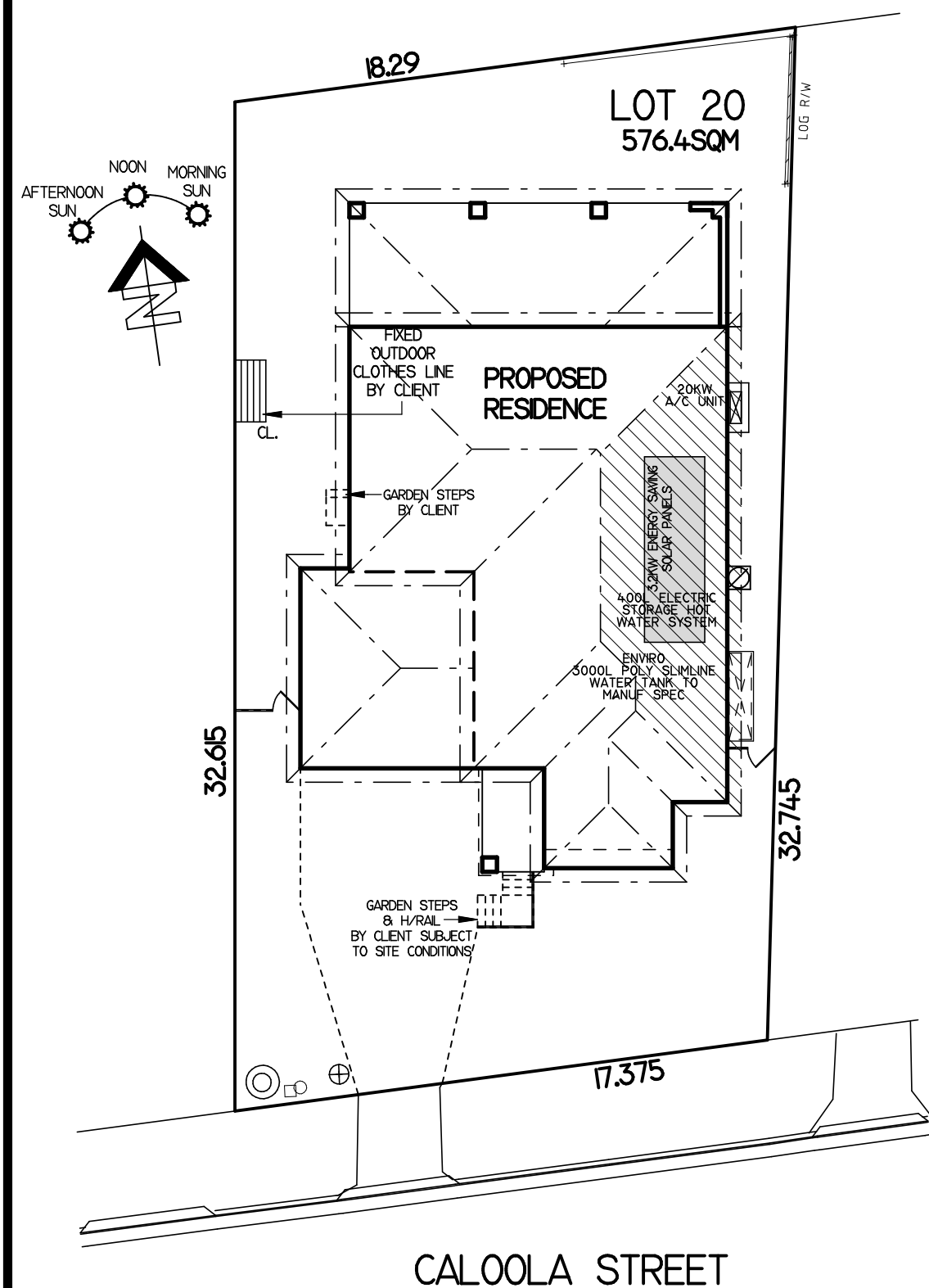
FOR	MR R. HATEM & MRS S. HATEM	UBD:SYD MAP:271 REV:54 REF:81
AT	LOT 20, NO.6 CALoola ST. CONDELL PARK	DP240882
TYPE	MARINA 42 MK2 (LIFESTYLE SERIES)	JOB NO. 0029522
FACADE	BALMAIN	HAND LH
MASTER AND-00000	DWG NO. AND-4612	PAGE NO. 13 OF 14

a&n

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

ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORIZED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.



 DENOTES 50 SQM OF ROOF TO BE COLLECTED

BASIX SCORE
WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 84% (TARGET 72%)
MATERIALS - -62 (TARGET N/A)

INSULATION
R2.5 EXTERNAL WALL INSULATION (EXCLUDING INTERNAL WALLS TO GARAGE)
R2.0 INTERNAL WALL INSULATION (INCLUDING INTERNAL WALLS TO BATH)
R2.5 INTERNAL WALL INSULATION (INCLUDING INTERNAL WALLS TO GARAGE, LAUNDRY)
R2.0 CEILING INSULATION (EXCLUDING GARAGE)
R2.5 CEILING INSULATION (EXCLUDING GARAGE)
R6.0 CEILING INSULATION (EXCLUDING GARAGE)

(BASIX CERTIFICATE NUMBER: 1841862S)

STORMWATER / WATER

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

COLLECTION OF RAINWATER & STORMWATER:
RAINWATER TANK:
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

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 3000 LITRES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 50 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.

ENERGY

HOT WATER:
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT OR A SYSTEM WITH A HIGHER ENERGY RATING: ELECTRIC STORAGE

ACTIVE COOLING:
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S 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 SYSTEM/S IN THE DEVELOPMENT, OR SYSTEM/S 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: 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 4 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

ARTIFICIAL LIGHTING:
THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTINGDIODE (LED) LAMPS

ALTERNATIVE ENERGY:
THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

THE PHOTOVOLTAIC SYSTEM MUST CONSIST OF PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 3.2 PEAK KILOWATTS OF ELECTRICITY, INSTALLED AT AN ANGLE BETWEEN 10 DEGREES AND 25 DEGREES TO THE HORIZONTAL FACING EAST

COOKING:
THE APPLICANT MUST INSTALL A INDUCTION 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

THE APPLICANT MUST INSTALL A FIXED INDOOR OR SHELTERED 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 CERTIFICATE N°002914.305 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°002914.305



LEVEL 4, 2
BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR **MR R. HATEM & MRS S. HATEM**

UBD:SYD
MAP:271
REV:54
REF:81

AT **LOT 20, NO.6 CALoola ST. CONDELL PARK**

DP240882

TYPE **MARINA 42 MK2**

(LIFESTYLE SERIES)

JOB NO.
0029522

FACADE **BALMAIN**

HAND
LH

MASTER **AND-00000**

DWG NO.
AND-4462

PAGE NO.
14 OF 14



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

ISSUE	DATE	REVISION	DRAWN
A	18.1.25	SITING	JK
BI	22.01.26	RESITE	JK
C	18.3.26	CC PLANS	RL
DI	30.04.26	BASIX/AMENDMENTS	JP

THIS DOCUMENT, INCLUDING ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS, IS THE INTELLECTUAL PROPERTY OF ABN DESIGN GROUP PTY LTD. IT IS PROTECTED UNDER THE COPYRIGHT ACT 1968 (CMA), THE DESIGN AND BUILDING PRACTITIONERS ACT 2020 (NSW) AND ALL OTHER APPLICABLE INTELLECTUAL PROPERTY LAWS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, AMENDED, DISTRIBUTED, DISCLOSED, OR USED FOR ANY PURPOSE OTHER THAN THAT EXPRESSLY AUTHORIZED IN WRITING BY ABN DESIGN GROUP PTY LTD. UNAUTHORISED USE, DUPLICATION, OR MODIFICATION OF THE CONTENT HEREIN MAY RESULT IN LEGAL ACTION. ALL RIGHTS ARE RESERVED.