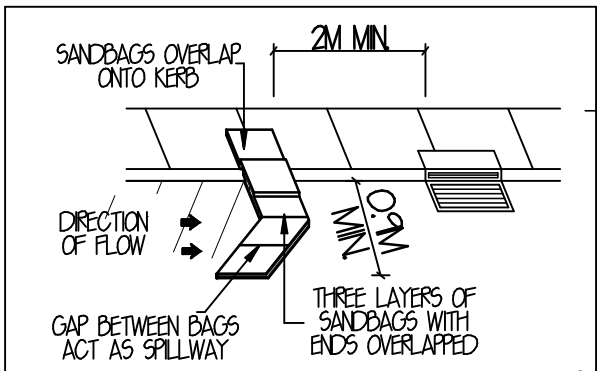
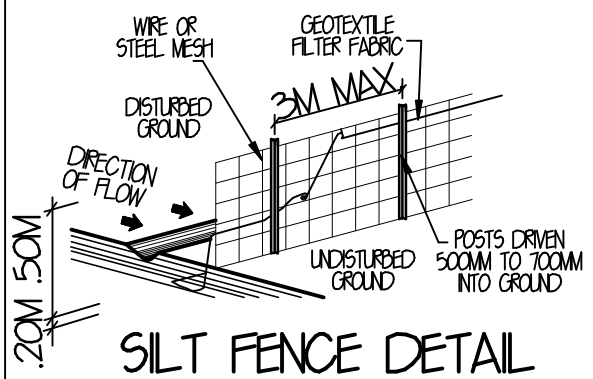


KERB INLET SEDIMENT TRAP



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 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.

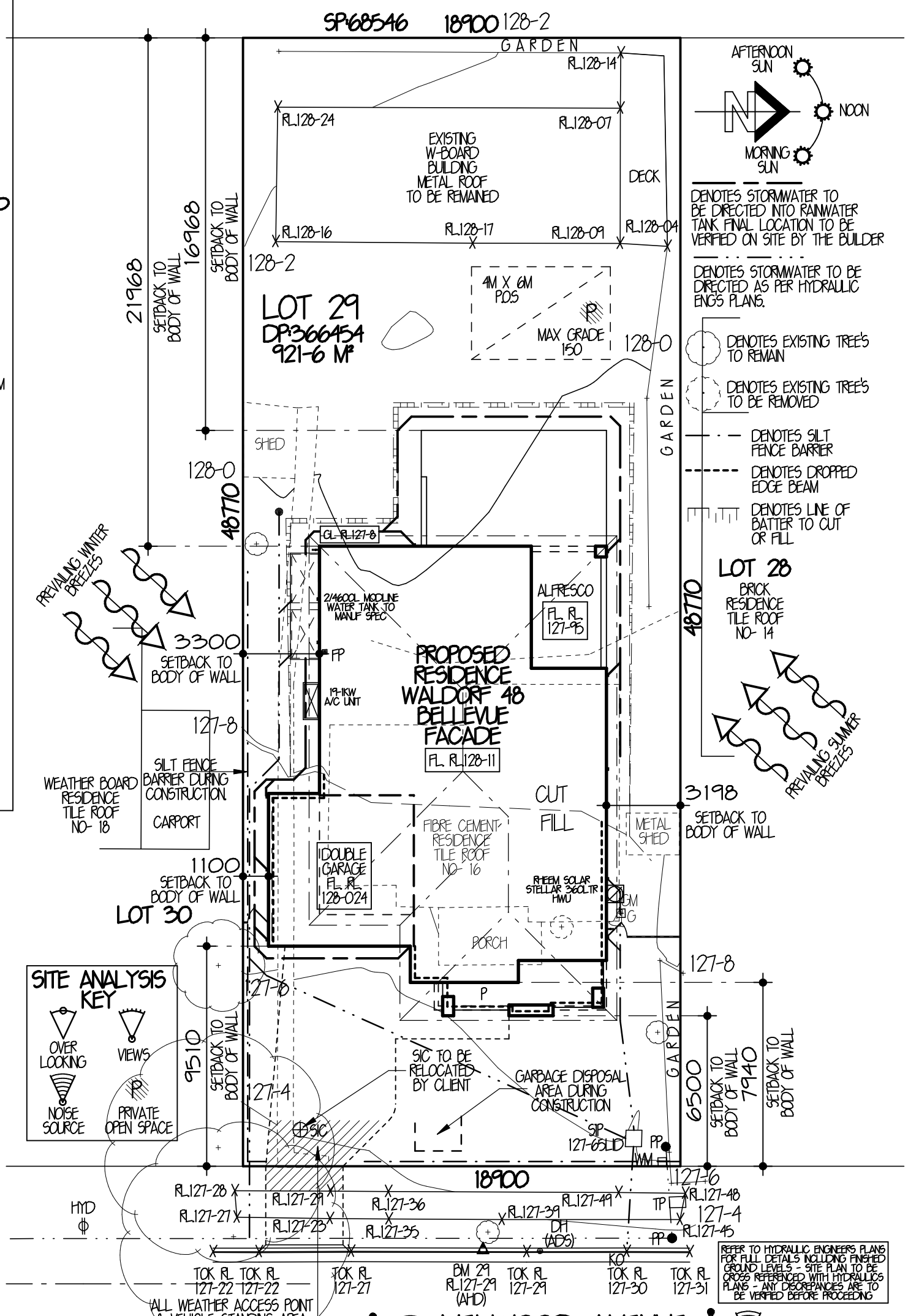
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

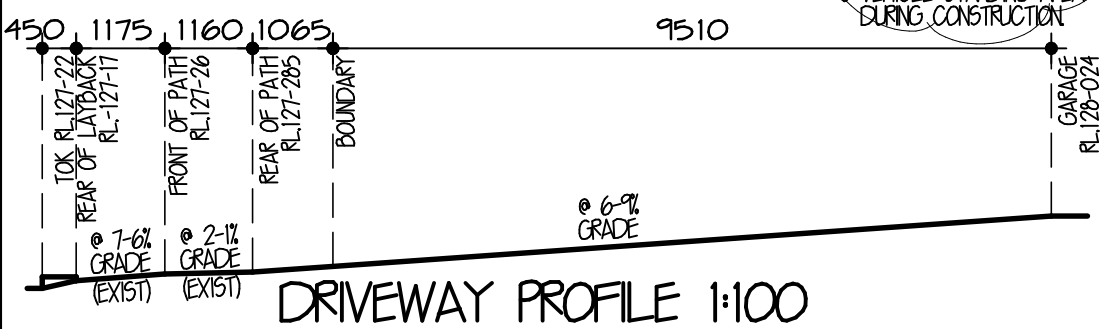
FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

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 M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL127-8 GARAGE TO RL127-8
- HOUSE FLOOR LEVEL RL128-11, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL128-024, 224MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 269 M²



MELWOOD AVENUE



DRIVEWAY PROFILE 1:100

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

eden brae homes
"It's where you want to live"
LEVEL 3,
22 BROOKHOLLOW AVENUE,
NORWEST BUSINESS PARK,
BAULKHAM HILLS NSW 2153
P: 8860 9222
F: 8860 9233

FOR	MR. J. ROSS & MRS. K. L. ROSS	
AT	LOT 29, 16 MELWOOD AVENUE, FORESTVILLE DP366454	
TYPE	WALDORF 48 (PRESTIGE SERIES)	JOB NO. 0026449
FACADE	BELLEVUE	HAND LH
MASTER A16204	DWG NO. AND-35344	PAGE NO. 1 OF 10

SITE DATA
SITE AREA = 921 M²

LANDSCAPE AREA
REQUIRED = 40% OR 368-4 M²
PROVIDED = 51-2% OR 471-6 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 60 M²
PROVIDED = 281-6 M²

FLOOR AREAS
GROUND FLOOR AREA = 181-9 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 39-6 M²
PORCH FLOOR AREA = 13-2 M²
ALFRESCO FLOOR AREA = 57-1 M²
FIRST FLOOR AREA = 201-6 M²
BALCONY FLOOR AREA = 12-9 M²
REAR BALCONY FLOOR AREA = 17-1 M²

TOTAL FLOOR AREA = 523-4 M² OR 56-3 SQS

BUILDING HEIGHTS
FINISHED CEILING LEVEL
RL 133-76

FINISHED RIDGE LEVEL
RL 136-21

MAX BUILDING HEIGHT
PERMISSABLE= 8500 MM
PROVIDED= 8410 MM

A&N DESIGN GROUP SYDNEY
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ISSUE	DATE	REVISION	DRAWN
A	24-1-22	SITING	LB
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C-1	27-5-22	CC PLANS	DT
D	1-7-22	AMENDS/BASIX	MS/AJ
E	26-9-22	SHADOWS/HYD/BASIX	DF

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NOTE:

STEEL & H/W TIMBER POSTS TO ENG'S 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.

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

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

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

PROVIDE R2.0 (SOUNDSCREEN 'OR EQUIVALENT') FLOOR/CEILING ACOUSTIC INSULATION (70MM THICK) TO THE GROUND FLOOR CEILING AREA WHERE FIRST FLOOR IS ABOVE (EXCLUDES GARAGE, PORCH, BALCONY (X2), ALFRESCO & STAIR VOID AREAS)

PROVIDE PLATINUM SOUNDS OF SILENCE SOUNDSCREEN R2.0 INSULATION TO ALL INTERNAL WALLS

DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES

120OH BRICK BLADE WALL

120OH DWARF WALL

GAMES/ MEDIA (CARPET)

LIVING (TILES)

ALFRESCO — 160MM STEP DOWN — FLR 127-95 (TILES)

LDRY — FW — TUB — W — M

KIT — W

EXTENDED GALLERY

DINING (TILES)

LOUNGE (CARPET)

DOUBLE GARAGE — FL. RL.128-024

PAN — ST — 720D

ENTRY (TILES)

PR

MUD (TILES)

CL (TILES)

STUDY (CARPET)

POR — FL. RL.128-024

STRUCTURAL BEAM OVER TO ENGS DETAILS

STRUCTURAL POST TO ENGS DETAILS

STACK POINT

GAS POINT

HOSE COCK

C/L TO POST

2/4600L MODLINE WATER TANK TO MANUF SPEC

19-1KW A/C UNIT

1220W X 400H SHOWER NICHE 1400 TO HEAD

1420 X 900 SHOWER

230 X 230 ENGAGED PIERS

86MM STEP DOWN

1225W SQ OPENING 2400H HEAD

2X1200SD 2340H

1200D 2340H

2418 1200 AWOW196 PIVOT DOOR & SVLITE

1395W SQ OPENING 2400H HEAD

2770W SQ OPENING 2400H HEAD

950W SQ OPENING 2400H HEAD

3210W SQ OPENING 2400H HEAD

RHEEM SOLAR STELLAR 360LTR HWU

AAW1806 SP

AAW2022-07 AF-F CNR SP

AAW2008 SP

ASW2132 SP SP

AST2446 FSS SP

ASW1224 SP5

ASD2424 FS

ASD2121 FS TG

STEEL POST IN COLUMN

(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

GROUND FLOOR PLAN 1:100

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JOB NO.	0026449
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MASTER	A16204
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PAGE NO.	2 OF 10

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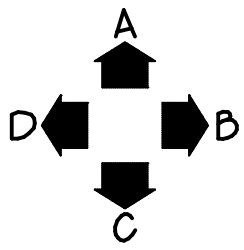

AJ DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH NCC CLAUSE 3-3-5-13

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

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

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NOTE:

STEEL & H/W TIMBER POSTS TO ENGS 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

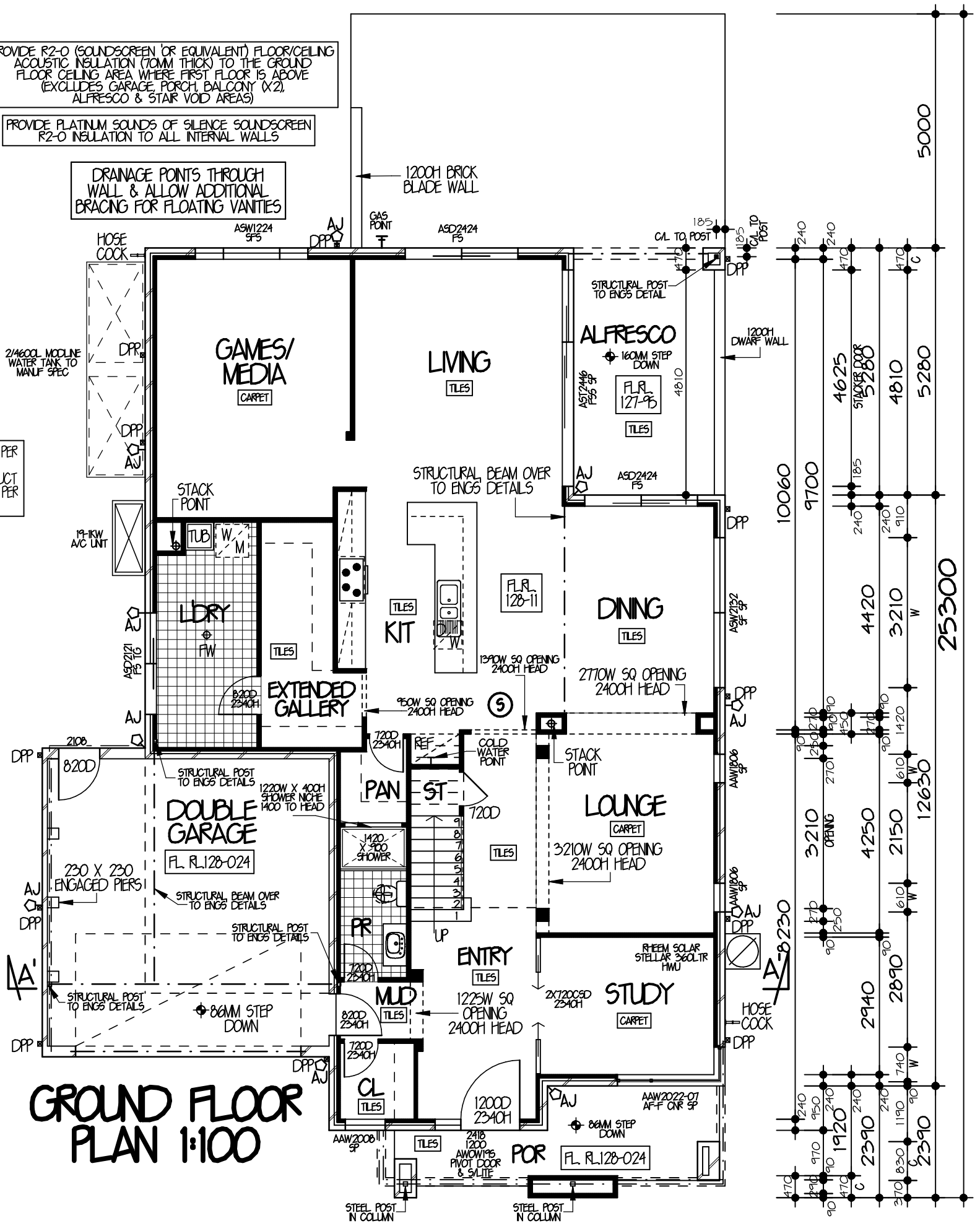
ISOLATED MASONRY PIERS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC PART 3-3-6

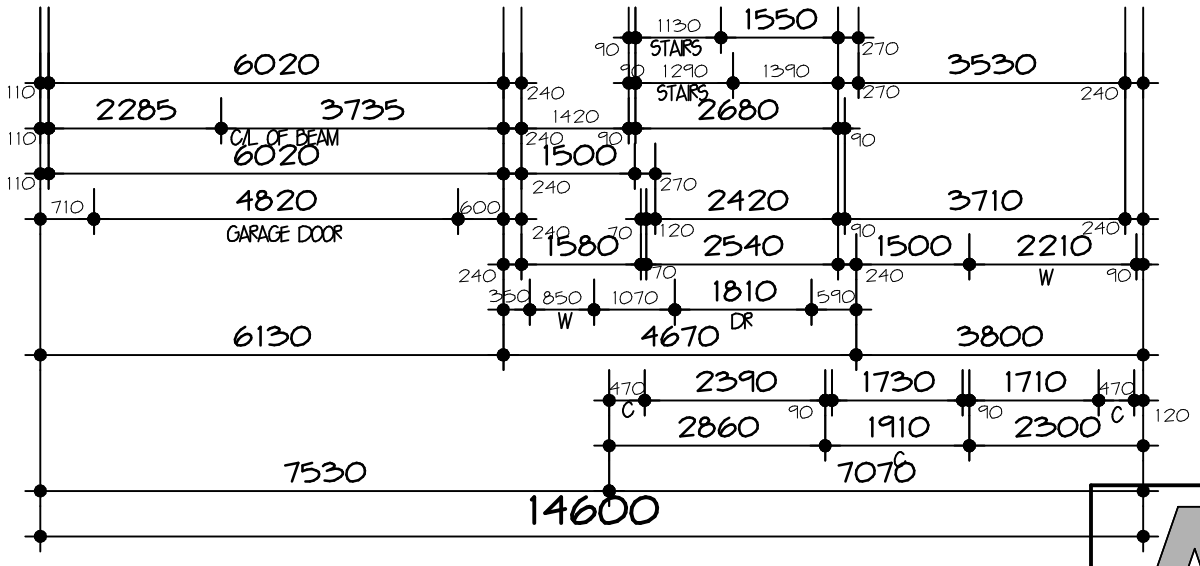
REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS.

PROVIDE R2.0 (SOUNDSCREEN 'OR EQUIVALENT) FLOOR/CEILING ACOUSTIC INSULATION (70MM THICK) TO THE GROUND FLOOR CEILING AREA WHERE FIRST FLOOR IS ABOVE (EXCLUDES GARAGE, PORCH, BALCONY (X2), ALFRESCO & STAIR VOID AREAS)

PROVIDE PLATINUM SOUNDS OF SILENCE SOUNDSCREEN R2.0 INSULATION TO ALL INTERNAL WALLS

DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES





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JOB NO.	0026449
FACADE	BELLEVUE
HAND	LH
MASTER	A16204
DWG NO.	AND-35344
PAGE NO.	3 OF 10

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E	26-9-22	SHADOWS/HYD/BASIX	DF

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DRAINAGE POINTS THROUGH WALL & ALLOW ADDITIONAL BRACING FOR FLOATING VANITIES

TEMPORARY SET WINDOWS TO ENS BED 2, 3 & 4 TO 900MM FROM FFL - REFER TO WALL DETAIL WAL - 005/1006

BED 1 ENSUITE WINDOW SILLS TO BE 500MM FROM FFL WINDOW TO BE SQ SET (REMOVE BOTTOM REVEAL)

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

DENOTES AIR CONDITIONER DUCT

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

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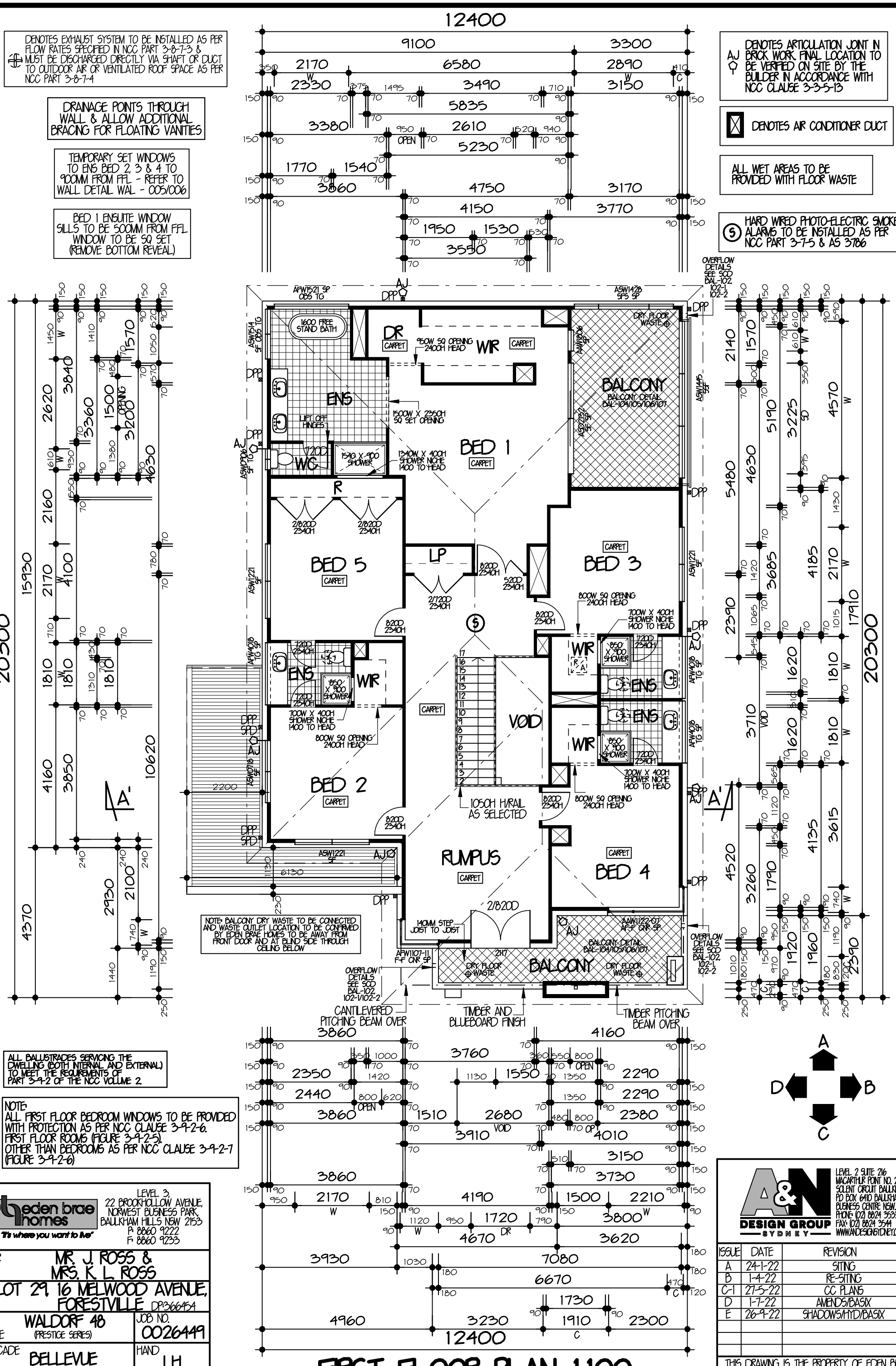

ALL BALUSTRADES SERVICING THE DWELLING (BOTH INTERNAL AND EXTERNAL) TO MEET THE REQUIREMENTS OF PART 3.9.2 OF THE NCC VOLUME 2.

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)

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TYPE	WALDORF 48 (PRESTIGE SERIES)	JOB NO.	0026449
FACADE	BELLEVUE	HAND	LH
MASTER	A16204	DWG NO.	AND-35344
PAGE NO.	4 OF 10		

FIRST FLOOR PLAN 1:100

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LEVEL 2 SUITE 216
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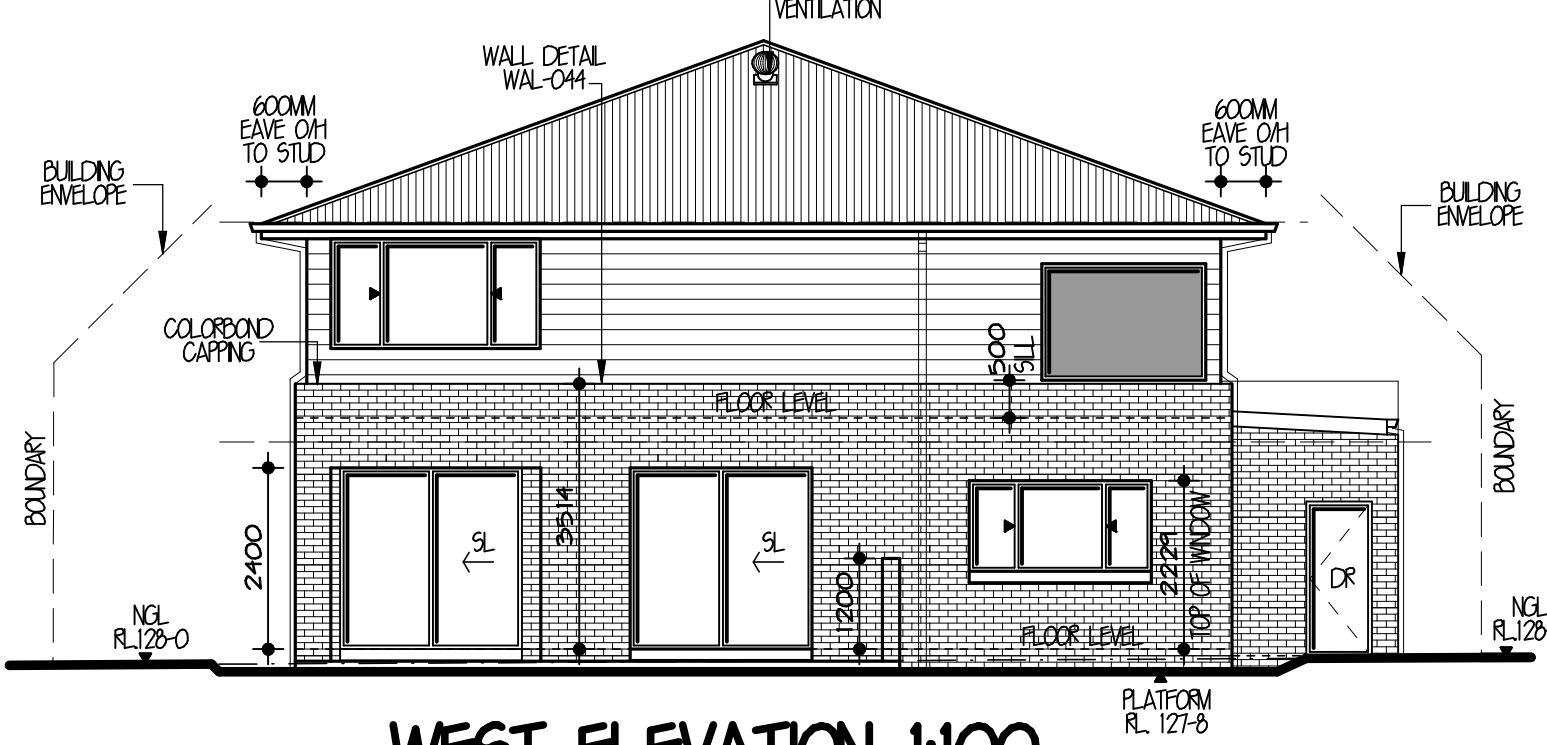
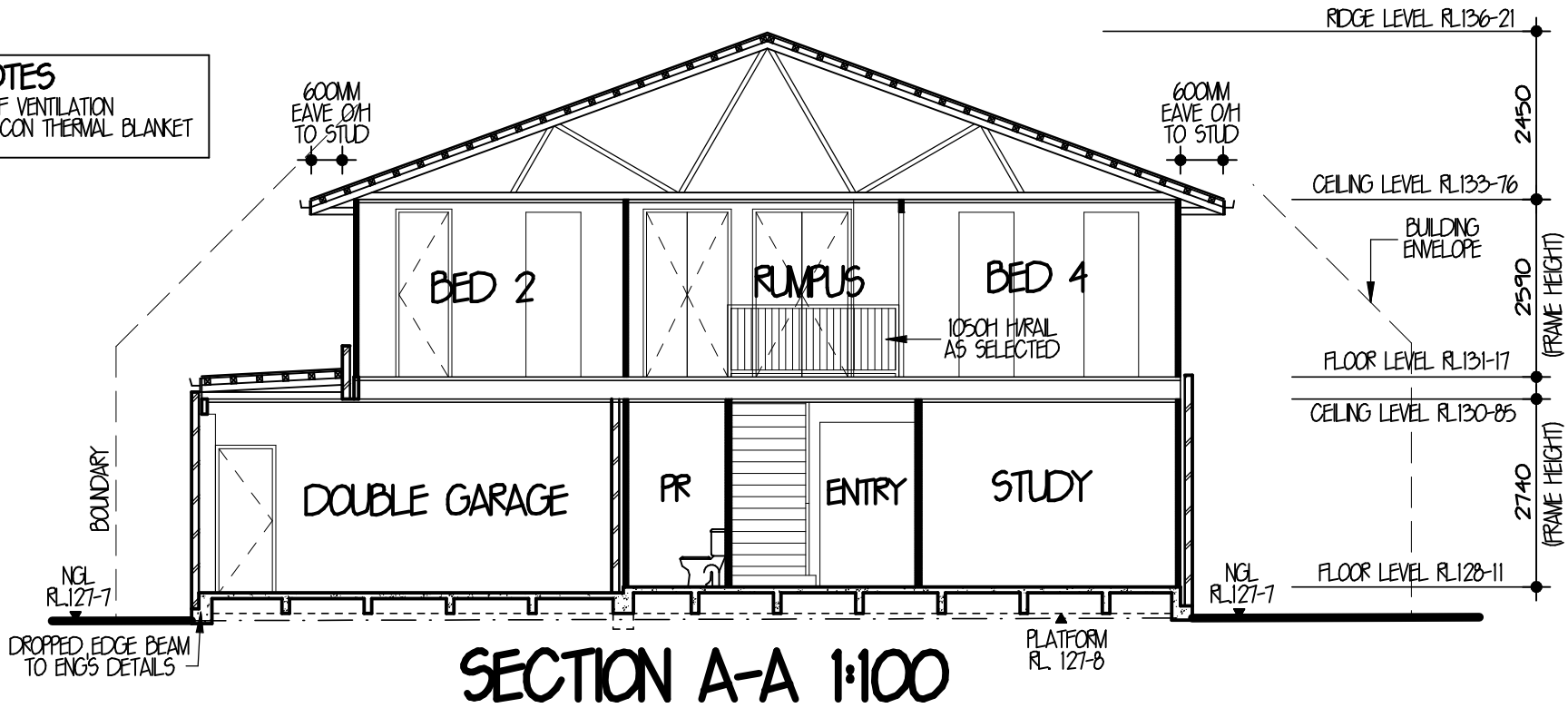
EAST ELEVATION 1:100



WEST ELEVATION 1:100



SECTION A-A 1:100

NOTES
ROOF VENTILATION
ANTICON THERMAL BLANKET

SUMMARY OF MATERIALS

- 20° ROOF PITCH COLORBOND ROOF SHEETING UPPER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING LOWER ROOF
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES TO MANUFACTURER SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES

- FACE BRICKWORK
- BLUEBOARD FINISH
- FEATURE CLADDING (INCLUDING INTERNAL WALL OF BLACONY)

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

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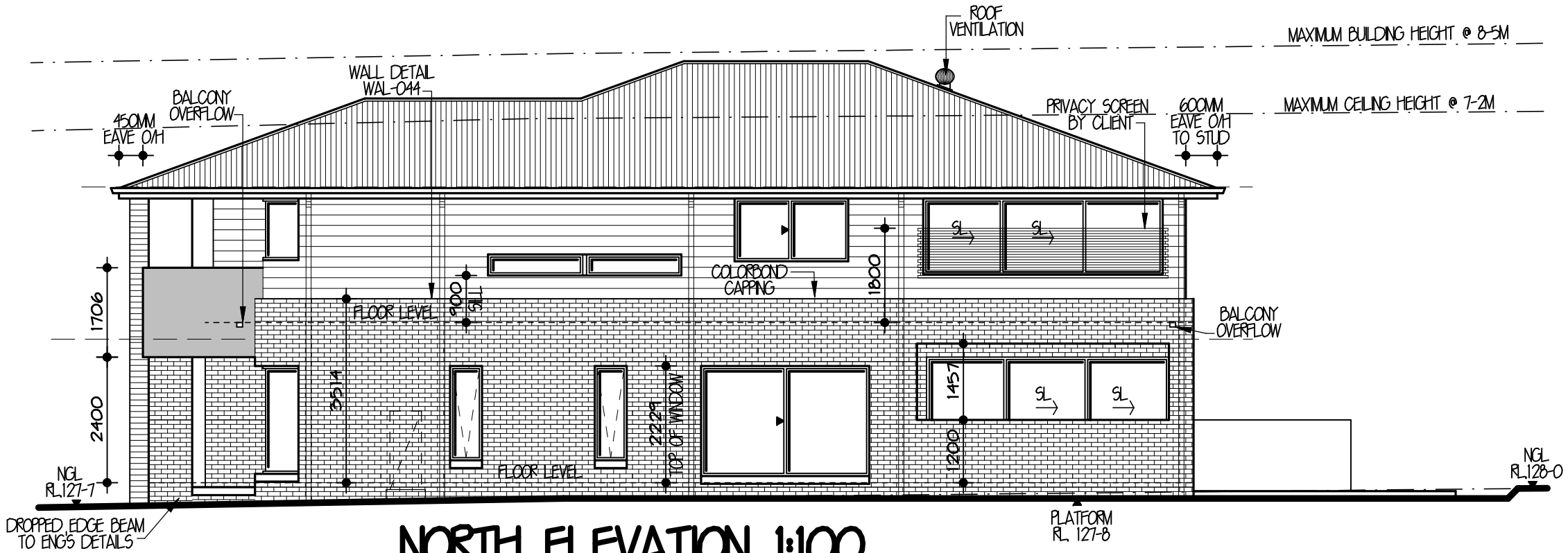
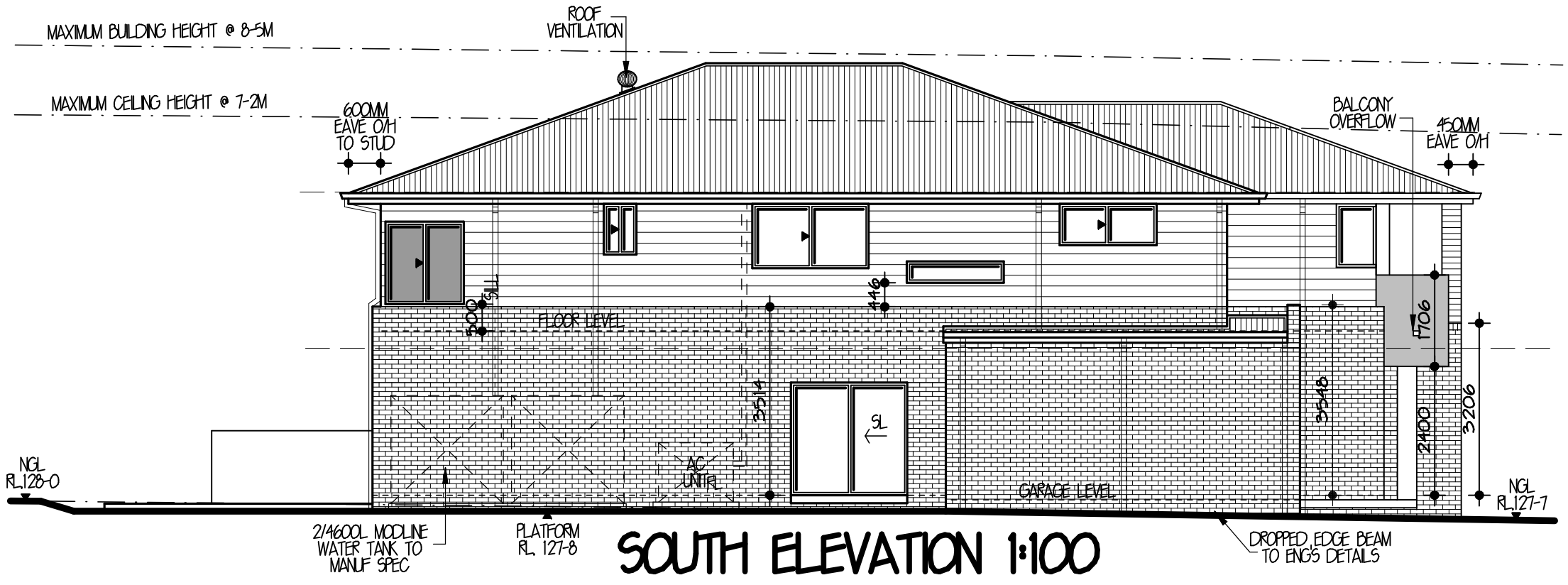
AT LOT 29, 16 MELWOOD AVENUE, FORESTVILLE DP266454

TYPE: WALDORF 48 (PRESTIGE SERIES)	JOB NO. 0026449
FACADE: BELLEVUE	HAND: LH
MASTER: A16204	DWG NO.: AND-35344
	PAGE NO.: 6 OF 10



NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

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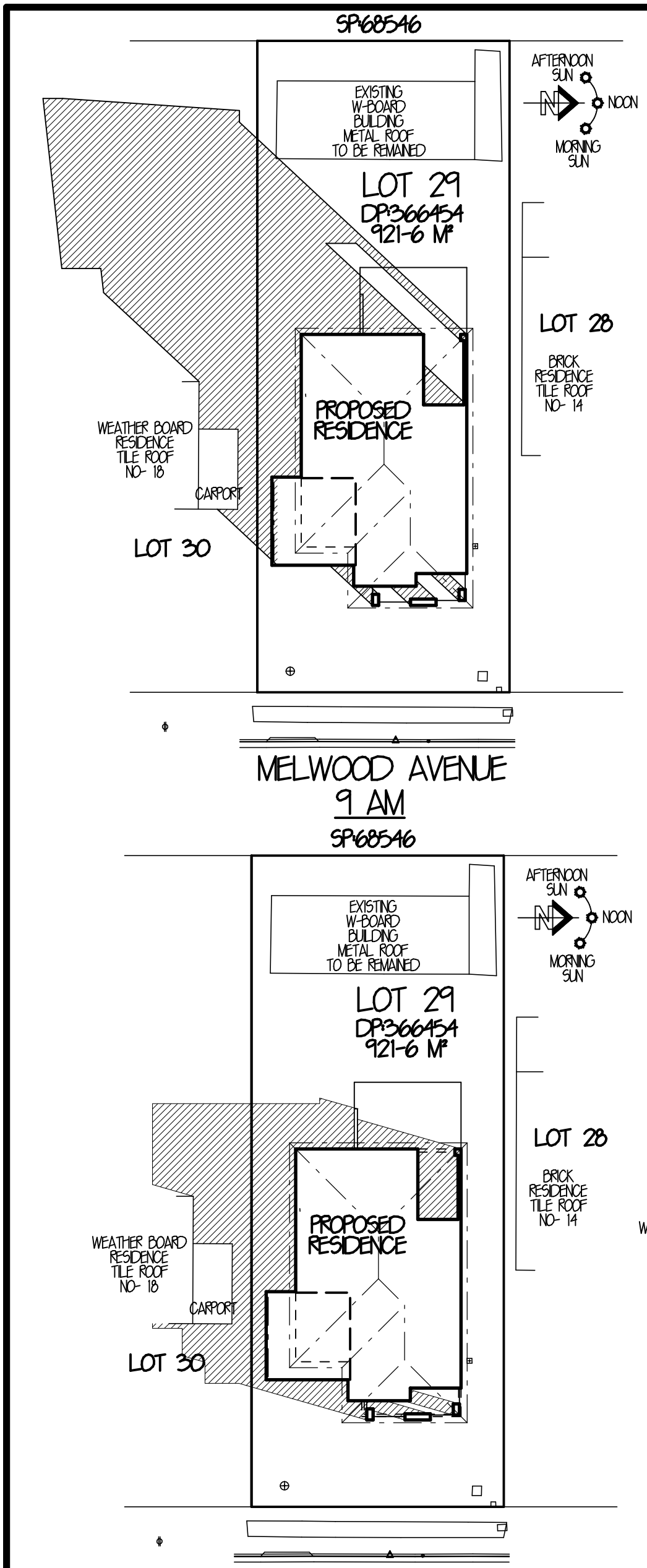

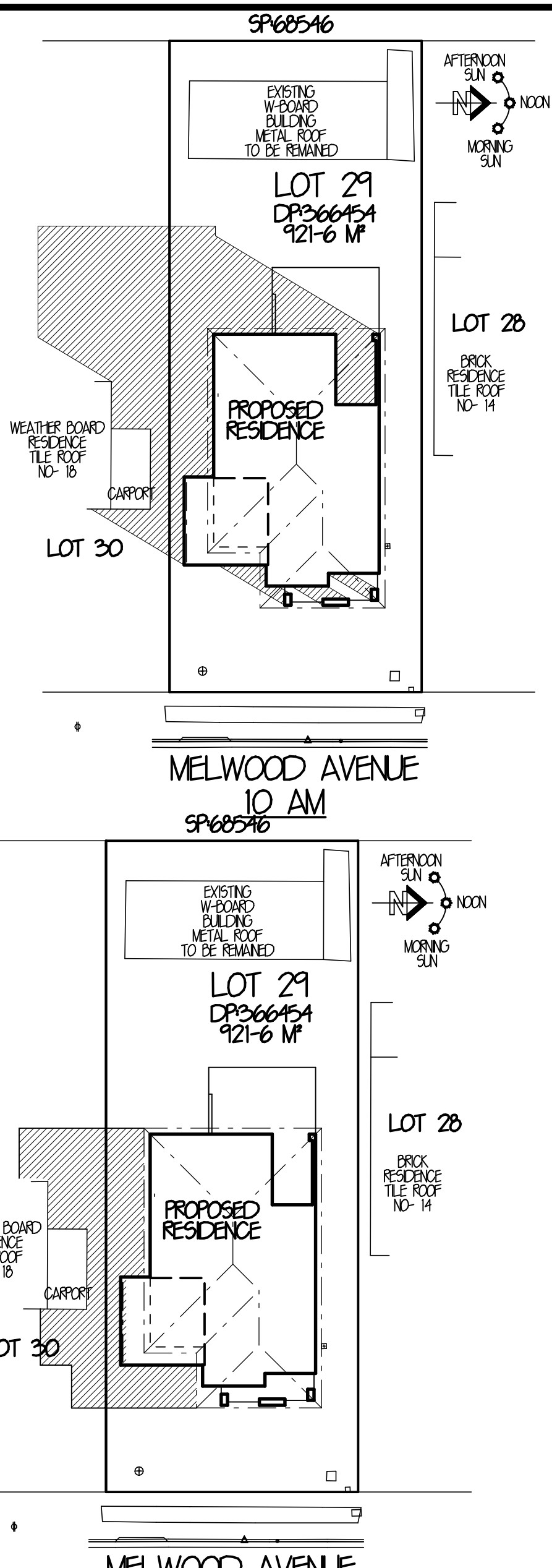

SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:350

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

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MASTER	A16204
DWG NO.	AND-35344
PAGE NO.	7 OF 10

A&N DESIGN GROUP SYDNEY
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SOLENT CIRCUIT BAULKHAM HILLS
P.O BOX 6410 BAULKHAM HILLS
BUSINESS CENTRE NSW. 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	24-1-22	SITING	LB
B	1-4-22	RE-SITING	DP
C-1	27-5-22	CC PLANS	DT
D	1-7-22	AMENDS/BASIX	MS/AJ
E	26-9-22	SHADOWS/HYD/BASIX	DF

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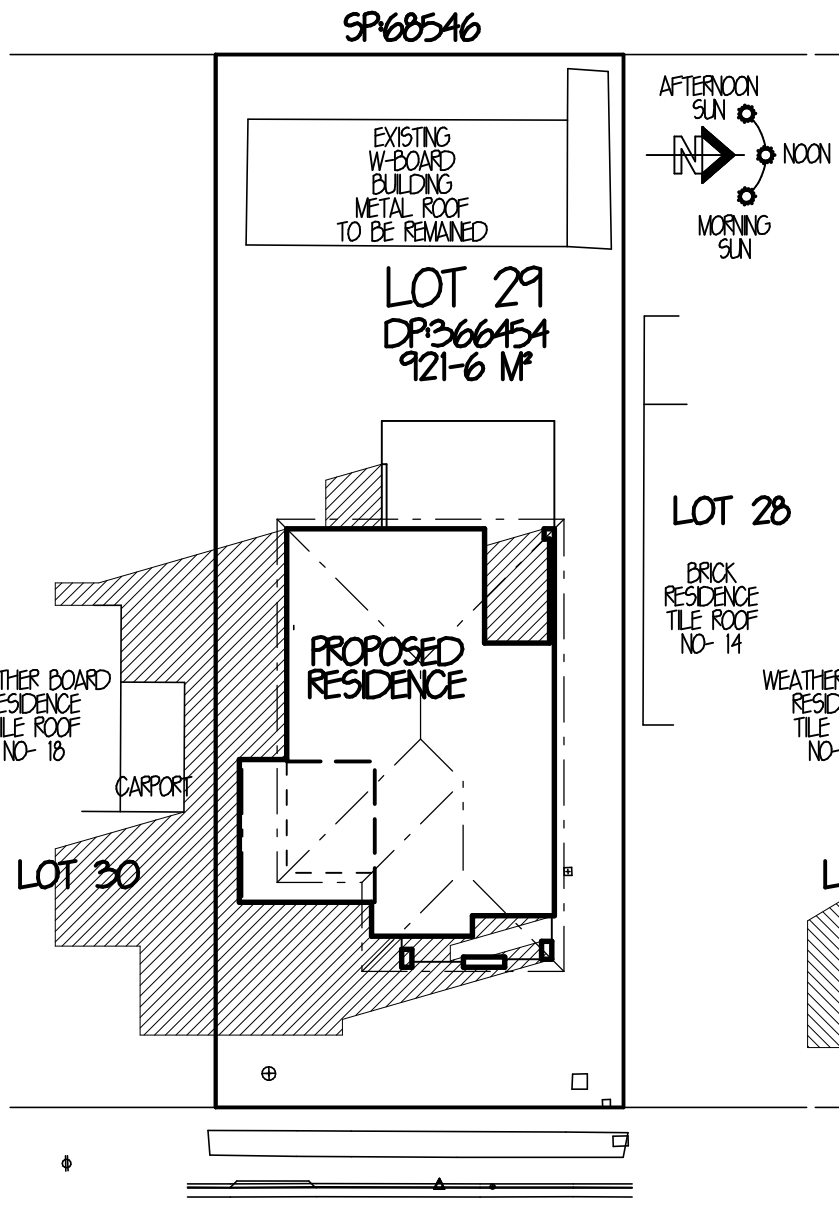

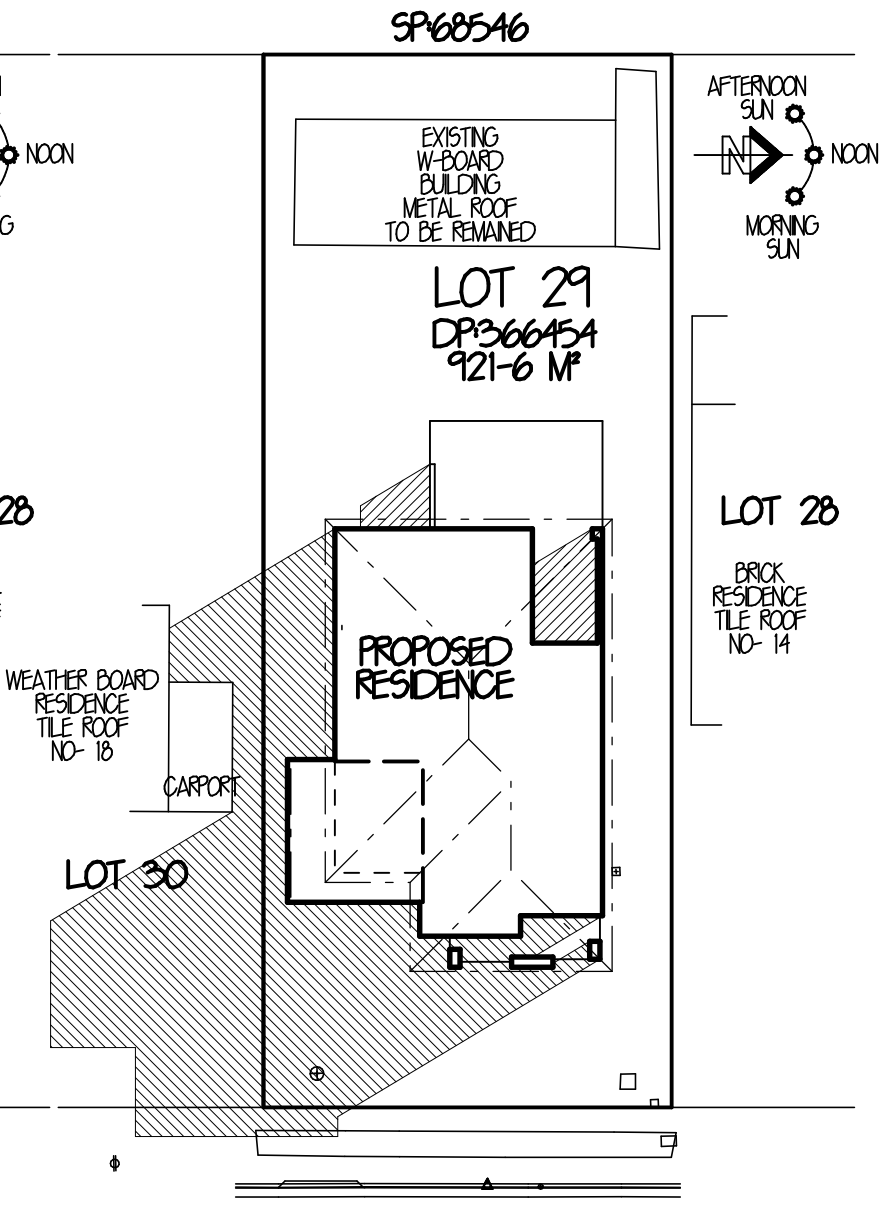

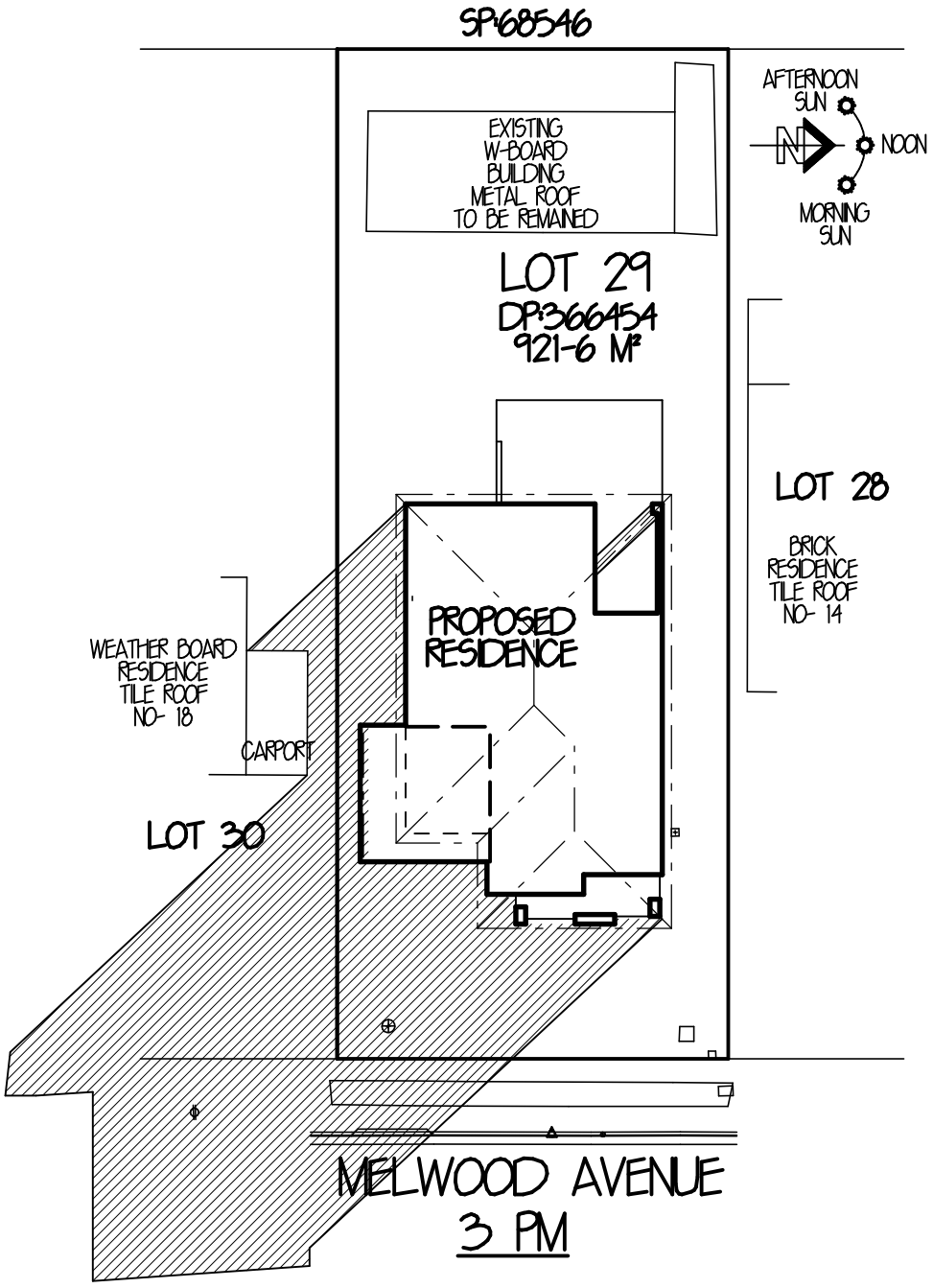

SHADOW DIAGRAMS
JUNE 21ST MID-WINTER 1:350

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

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

FOR	MR. J. ROSS & MRS. K. L. ROSS
AT	LOT 29, 16 MELWOOD AVENUE, FORESTVILLE DP:366454
TYPE	WALDORF 48 (PRESTIGE SERIES)
JOB NO.	0026449
FACADE	BELLEVUE
HAND	LH
MASTER	A16204
DWG NO.	AND-35344
PAGE NO.	8 OF 10

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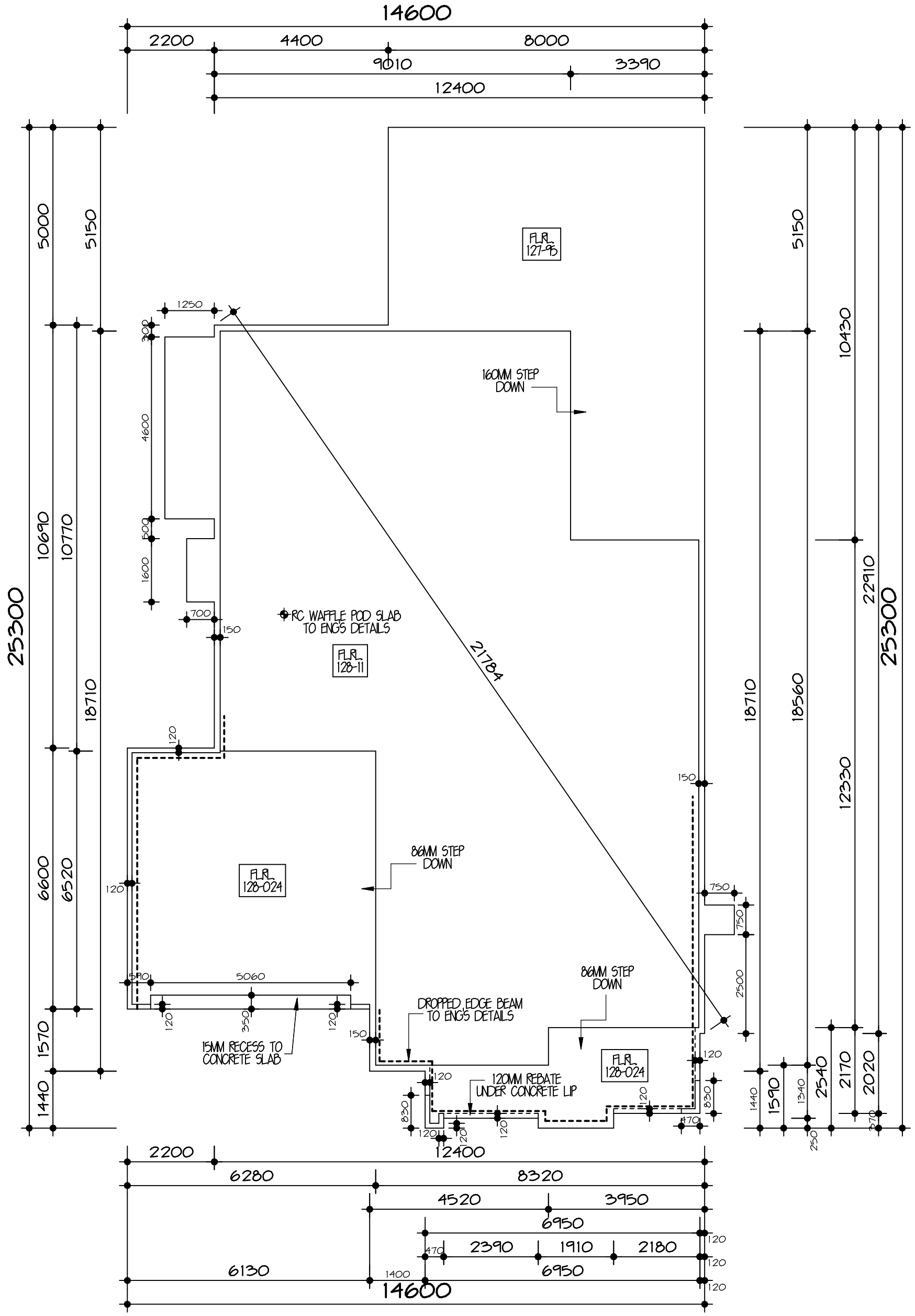

SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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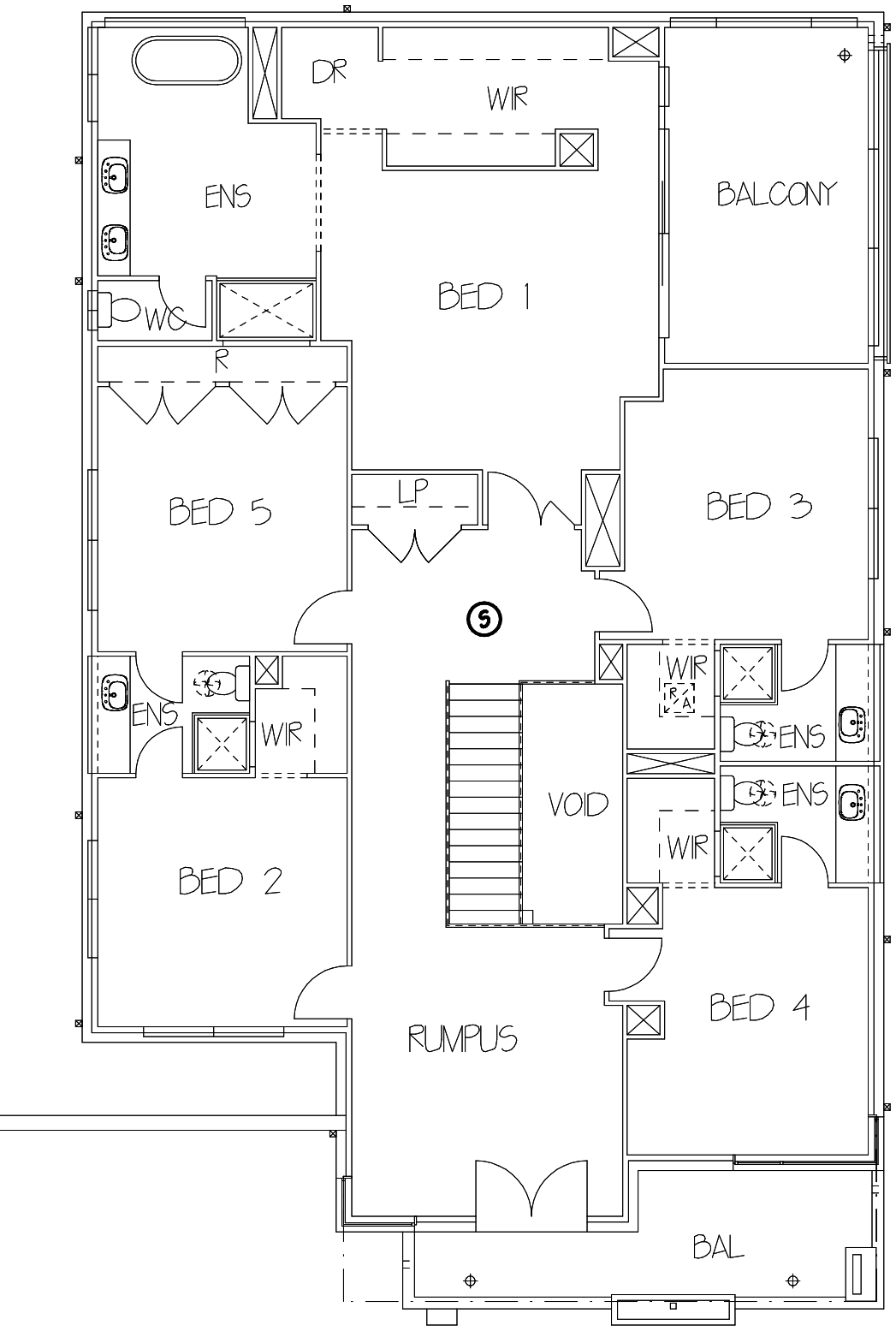
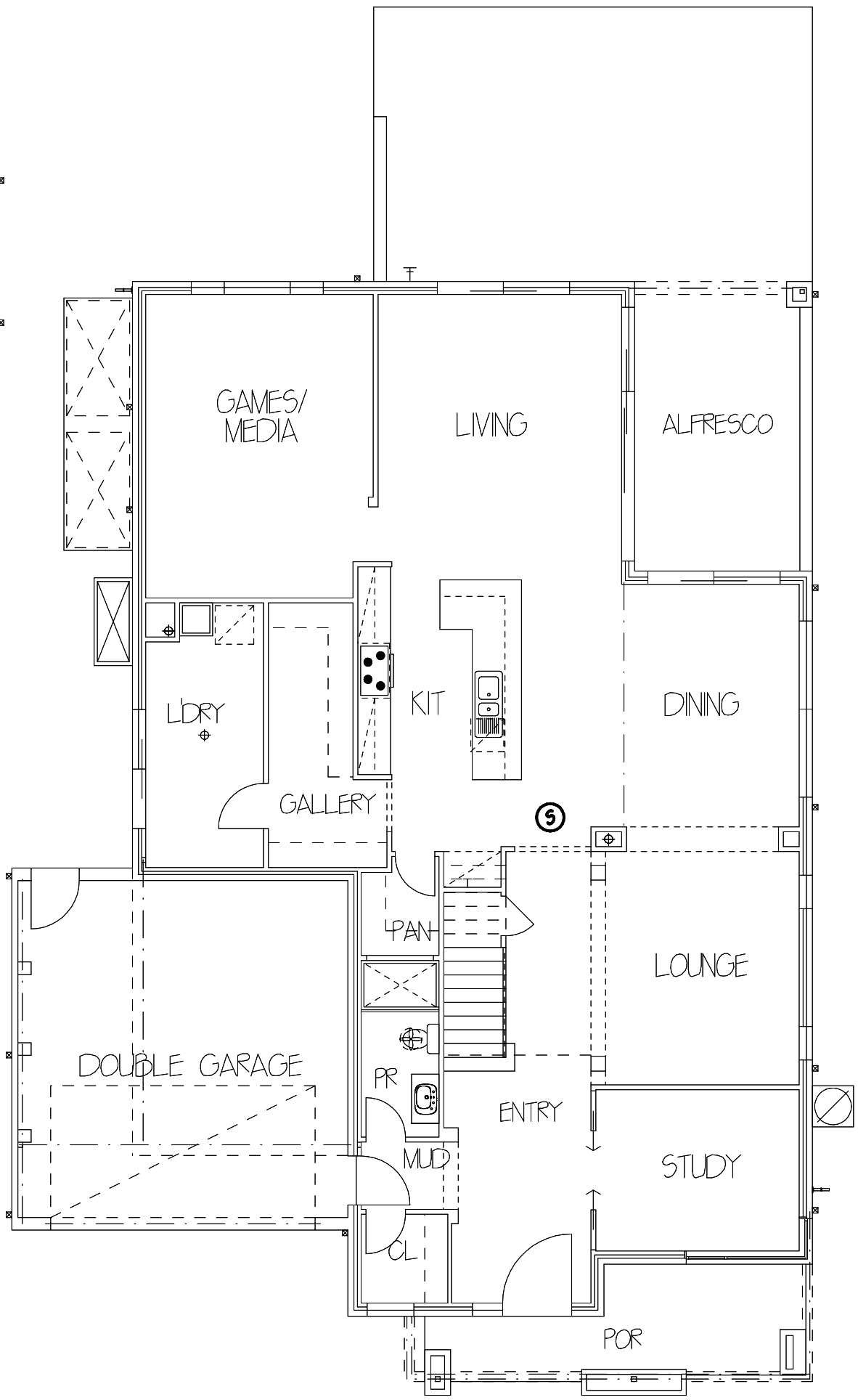
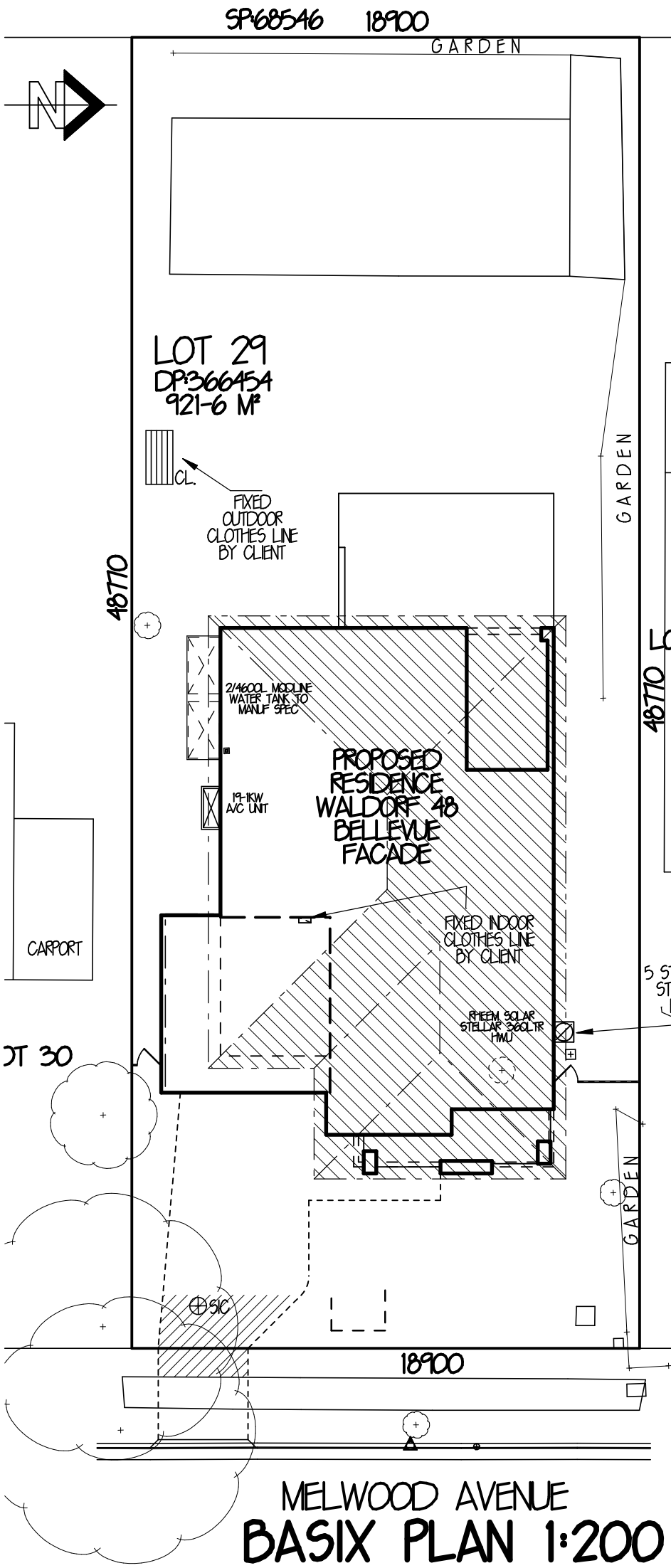


FIRST FLOOR
ELECTRICAL PLAN 1:100



GROUND FLOOR
ELECTRICAL PLAN 1:100



BASIX PLAN 1:200

INSULATION

R2.5 WALL BULK INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R2.0 CEILING BULK INSULATION TO THE GROUND LEVEL
R4.0 CEILING BULK INSULATION TO THE FIRST FLOOR
ROOF INSULATION
ROOF VENTILATION

BASIX SCORE

WATER - 47% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 50% (TARGET 50%)

DENOTES 220M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER: 1317089S_03)

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 220 SQM OF THE ROOF AREA OF THE DWELLING(EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM)

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 AT 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 9200 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 - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

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: INTERLOCKED TO LIGHT
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 INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 6 OF THE BEDROOMS/STUDY: DEDICATED
- AT LEAST 6 OF THE LIVING/ DINING AREAS: DEDICATED
- THE KITCHEN: DEDICATED
- ALL BATHROOMS/TOILETS: DEDICATED
- ALL HALLWAYS: DEDICATED
- THE LAUNDRY: DEDICATED

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 CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS 'WELL VENTILATED', AS DEFINED IN THE BASIX DEFINITIONS.

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 ASSESSOR CERTIFICATE N° 0007822422-01 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° 0007822422-01

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AT	LOT 29, 16 MELWOOD AVENUE, FORESTVILLE DP366454	
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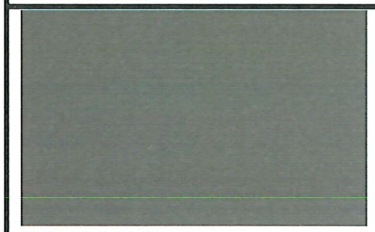
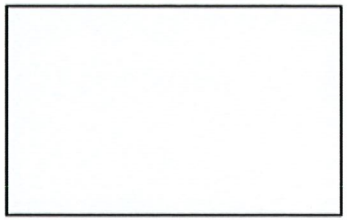
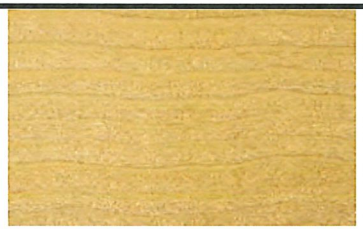
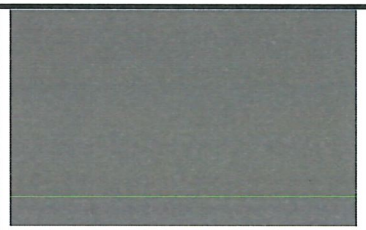
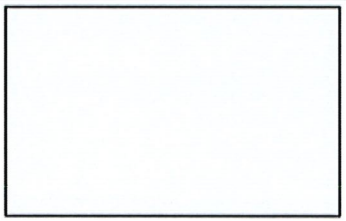
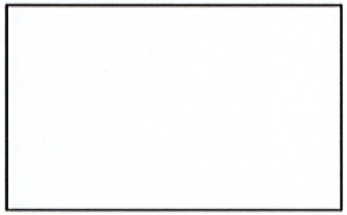
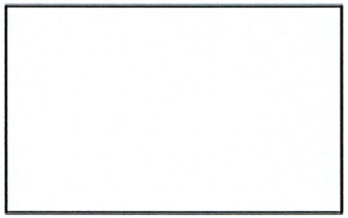
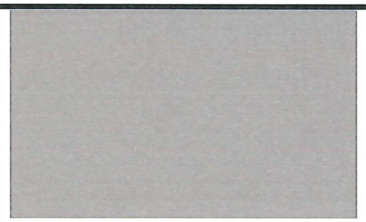
Client Name: 0026449 - ROSS

Job Address: Lot 29,16 Melwood Avenue, FORESTVILLE

ROOF COVER	GUTTER	FRONT DOOR	RENDER	GARAGE DOOR
 COLORBOND WINDSPRAY	 COLORBOND THREDBO WHITE	 JOHNSTONE'S TIMBER STAIN CLEAR ON BLONDE OAK	 TAUBMANS GREY MOGGY T15 27.5	 STEEL-LINE – FLATLINE PERISHER WHITE
BRICK TYPE	**FASCIA**	**WINDOWS & DOORS**	**CLADDING COLOUR**	
N/A	 COLORBOND THREDBO WHITE	 STEGBAR PEARL WHITE	 TAUBMANS SALINGER T15 26.3	

CLIENT 1 SIGNATURE ..... DATE: .....

CLIENT 2 SIGNATURE ..... DATE: .....

H.O.G CONSULTANT Samantha Cosatto DATE: 12 / 07 / 2022

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