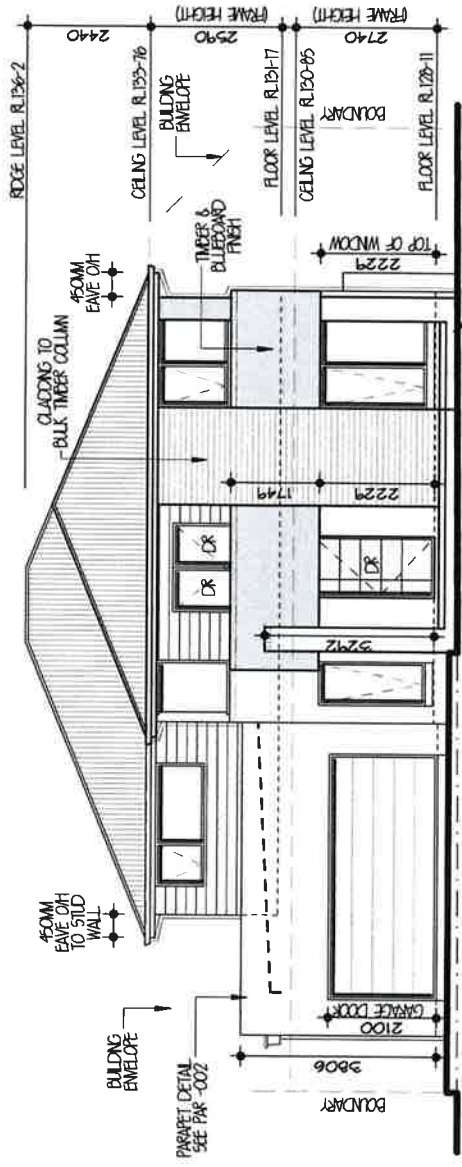
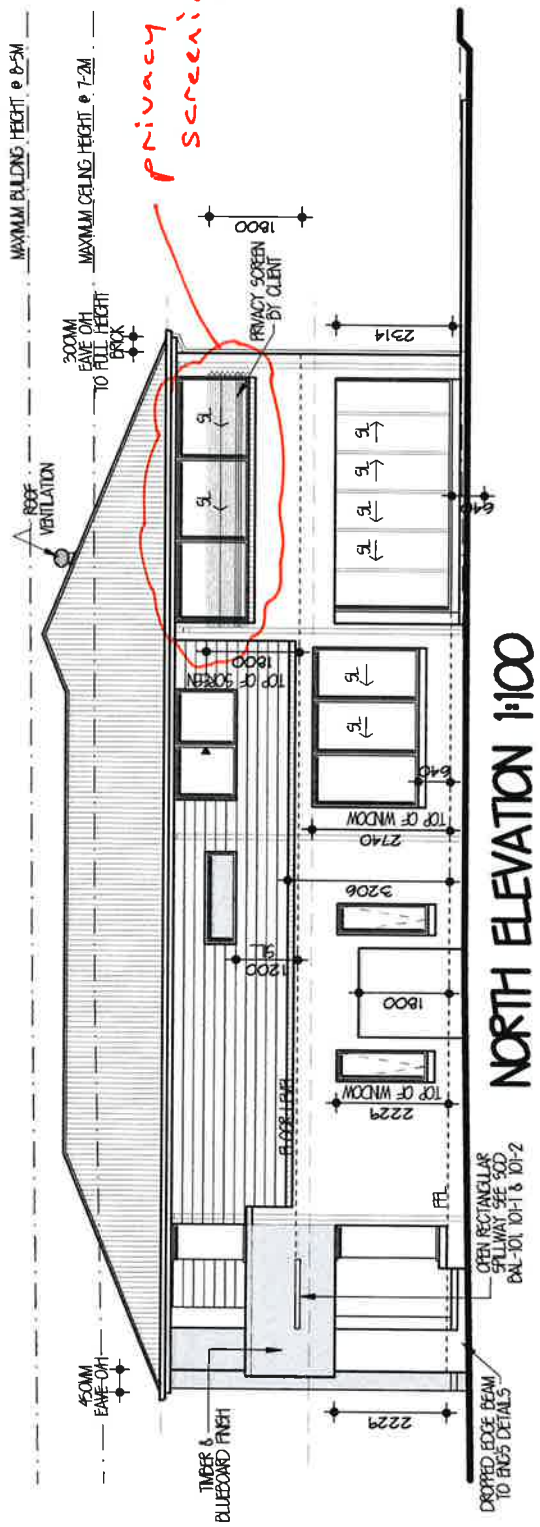






EAST ELEVATION 1:100



NORTH ELEVATION 1:100

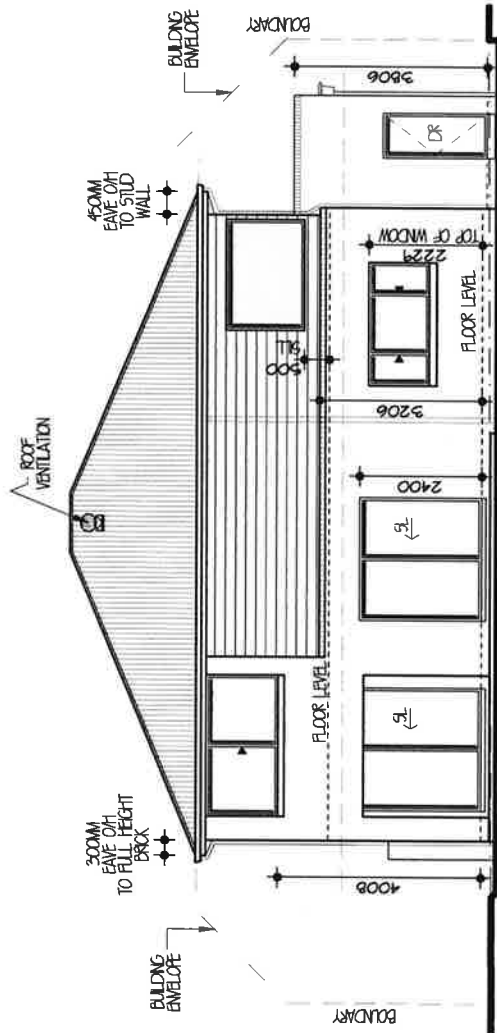
**eden brae homes**  
 LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLAWAN HILLS NSW, 2553  
 PHONE: 0860 9222 FAX: 0860 9253

FOR **MR J & MRS K ROSS**  
 LOT 29 16 MELWOOD AVENUE FORSTVILLE  
 TYPE **WALDORF 4B (PRESTIGE SERIES)** JOB NO. **0017822**  
 FACADE **BELLEVUE** HAND **LH**  
 MASTER **A1204** DWG NO. **A21173** PAGE NO. **5 OF 13**

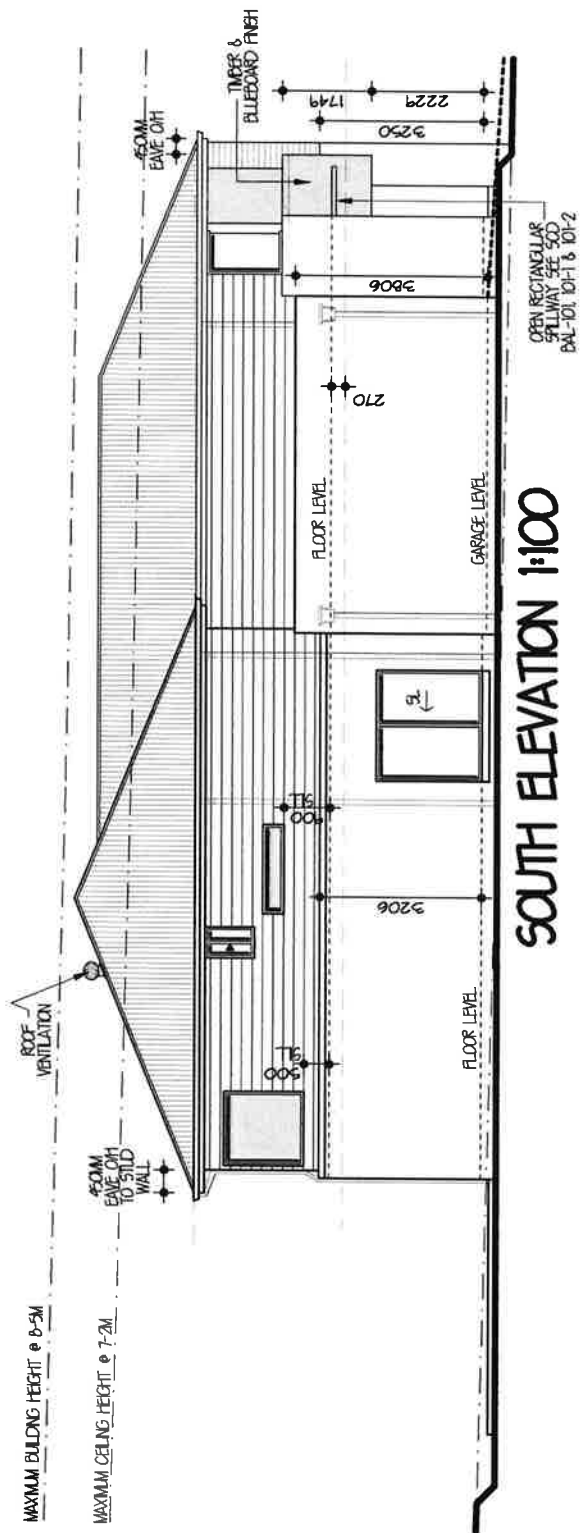
**eden brae homes**  
 LEVEL 2 SUITE 206 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT, PD BOX 640 BALLAWAN HILLS BUSINESS CENTRE NSW 2553  
 BUSINESS PHONE: 023 8624 3553 FAX: 023 8624 3544 WWW.EDENBRAEHOMES.COM.AU

| ISSUE | DATE    | REVISION                | DRAWN |
|-------|---------|-------------------------|-------|
| A     | 7-2-14  | SITING                  | DR    |
| B     | 16-4-14 | CC PLANS                | AL    |
| C     | 24-4-14 | AMENDMENTS              | DB    |
| D     | 3-5-15  | AMENDMENTS + BASIX      | AD    |
| E     | 30-6-15 | FIT/DIAPASX/AMENDMENT   | DB    |
| F     | 10-3-16 | FIP AS FOR CONSTRUCTION | AT    |
| G     | 12-4-17 | AMENDMENTS              | HS    |

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WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

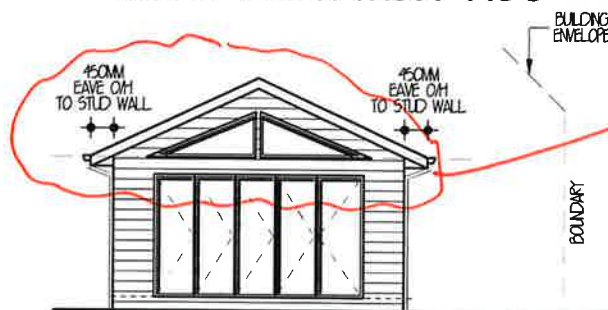
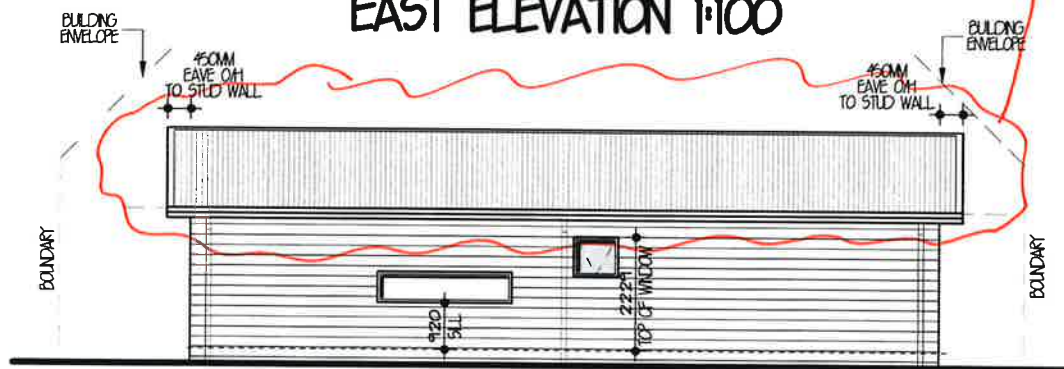
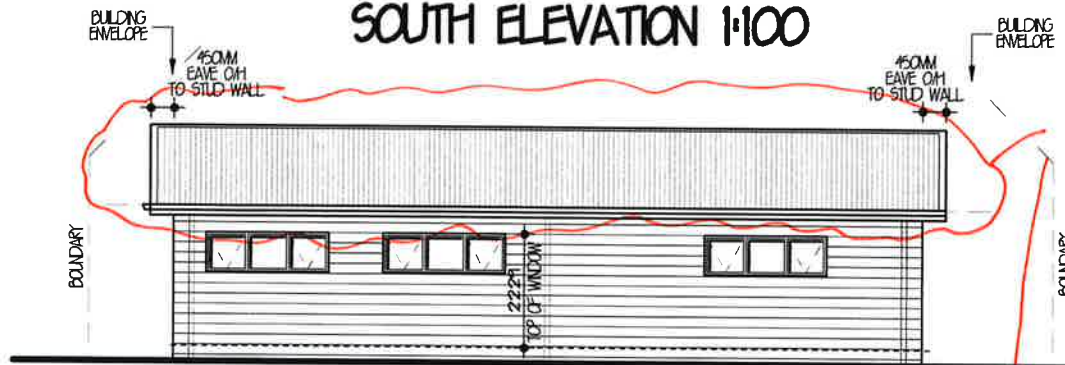
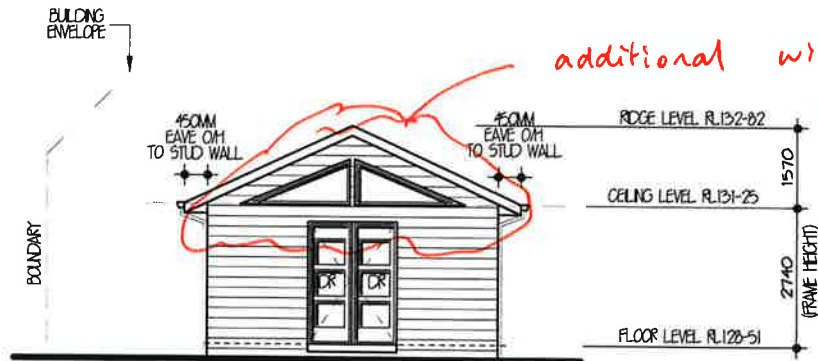
**eden brae homes**  
LEVEL 3, 22 BROOKHOLLOW AVENUE  
NORTHWEST BUSINESS PARK  
BALLURAH HILLS NSW, 2153  
PHONE: 8860 9222  
FAX: 8860 9223

FOR **MR J & MRS K ROSS**  
LOT 24 16 MELWOOD AVENUE  
FORSTVILLE  
TYPE **WALDORF 48** (PRESTIGE SERIES)  
JOB NO. **0017822**  
FACADE **BELLEVE**  
HAND **LH**  
MASTER **A16204** DWG NO. **A21173** PAGE NO. **6 OF 13**

**EDEN BRAE HOMES**  
LEVEL 2 SUITE 216 MACARTHUR POINT  
NO 25-27 SOLIST CIRCUIT  
PO BOX 640 BALLURAH HILLS  
BUSINESS CENTRE NSW, 2153  
BUSINESS PHONE: 02 8824 3533  
FAX: 02 8824 3534  
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| C     | 24-4-14 | AMENDMENTS              | DB    |
| D     | 3-3-15  | AMENDMENTS - BASK       | AD    |
| E     | 30-6-15 | HYDROBASIS/AMENDMENT    | DB    |
| F     | 10-3-16 | FIP AS FOR CONSTRUCTION | AT    |
| G     | 12-4-17 | AMENDMENTS              | HS    |

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NORTHWEST BUSINESS PARK  
BALLURAH HILLS NSW 2153  
PHONE 0860 9222  
FAX 0860 9223

FOR **MR J & MRS K ROSS**  
LOT 29 16 MELWOOD AVENUE  
AT **FORSVILLE**  
TYPE **WALDORF 48** (PRESTIGE SERIES)  
JOB NO. **0017822**  
FACADE **BELLEVUE**  
HAND **LH**  
MASTER **A1620** DWG NO. **A21173** PAGE NO. **10 OF 13**

**Eden brae homes**  
SYDNEY

LEVEL 2 SITE 216 MACARTHUR ROAD  
NO 25-27 SLEIGHT CIRCUIT  
PO BOX 640 BALLURAH HILLS  
BUSINESS CENTRE NSW 2153  
BUSINESS PHONE 020 8824 3533  
FAX 020 8824 3544  
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| ISSUE | DATE    | REVISION                | DRAWN |
|-------|---------|-------------------------|-------|
| A     | 7-2-14  | SITING                  | CR    |
| B     | 16-4-14 | CC PLANS                | AL    |
| C     | 24-4-14 | AMENDMENTS              | DB    |
| D     | 3-3-15  | AMENDMENTS - BASIC      | AD    |
| E     | 30-6-15 | HITCH/REBASK/AMENDMENT  | DB    |
| F     | 10-3-16 | FIP AS FOR CONSTRUCTION | AT    |
| G     | 12-4-17 | AMENDMENTS              | HS    |

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18900

(BASIX CERTIFICATE NUMBER 5807145\_05)

**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 230 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.

LOT 28

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE

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

**SHOWERHEADS**

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 L/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 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT

**ENERGY****HOT WATER**

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:  
GAS STORAGE - 5 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: 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 3 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

**ARTIFICIAL LIGHTING**

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 3 OF THE BEDROOMS/STUDY - ALL HALLWAYS - THE LAUNDRY

- AT LEAST 3 OF THE LIVING/ DINING AREAS - ALL BATHROOMS/TOILETS

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 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

**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1008464091 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° 1008464091

**INSULATION**

R2.0 WALL INSULATION

(INCLUDING INTERNAL GARAGE WALLS)

R2.5 CEILING INSULATION

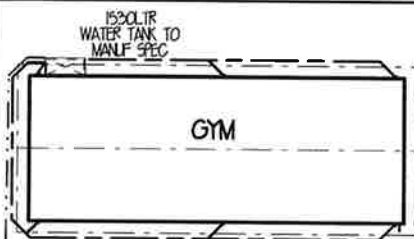
(EXCLUDING GARAGE & ALFRESCO)

ROOF VENTILATION

ROOF SARKING

**BASIX SCORE**

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

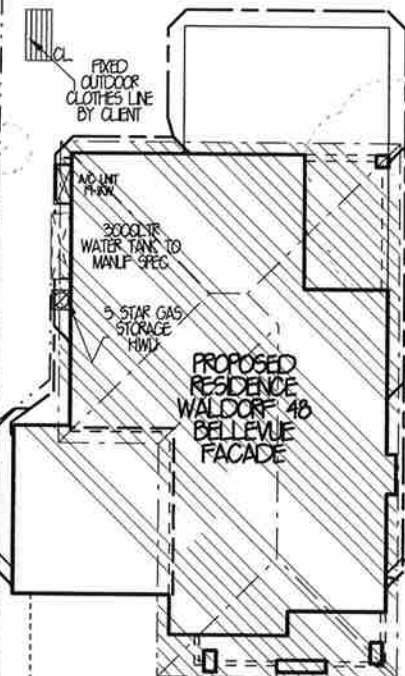


LOT 29  
NO.16  
DP366454  
921 M<sup>2</sup>

4M X 6M  
POOL

LOT 30

48770



PROPOSED  
RESIDENCE  
WALDORF 48  
BELLEVUE  
FACADE

18900

MELWOOD AVENUE



BASIX PLAN 1:200

□ DENOTES 230M<sup>2</sup> OF ROOF TO BE COLLECTED

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BROOKHOLLOW AVENUE  
NORWEST BUSINESS PARK  
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PHONE: 8860 9222  
FAX: 8860 9235

FOR MR J & MRS K  
ROSS  
LOT 29, 16 MELWOOD AVENUE  
FORSTVILLE  
AT TYPE WALDORF 48  
(PRESTIGE SERIES)  
FACADE BELLEVUE  
MASTER A1620  
JOB NO. 0017822  
HAND LH  
DWG NO. A21173  
PAGE NO. 13 OF 13

**eden broe homes**  
LEVEL 2 SUITE 206 MACARTHUR POINT  
NO 25-27 SELBY CROFT  
PO BOX 640 BALLURAH HILLS  
BUSINESS CENTRE NSW, 2159  
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FAX: 02 8824 3544  
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| D     | 3-3-15  | AMENDMENTS + BASIX      | AD    |
| E     | 30-6-15 | FINAL BASIX/AMENDMENT   | DS    |
| F     | 10-3-16 | FIP AS FOR CONSTRUCTION | AT    |
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