

LEVEL 3, 22
BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

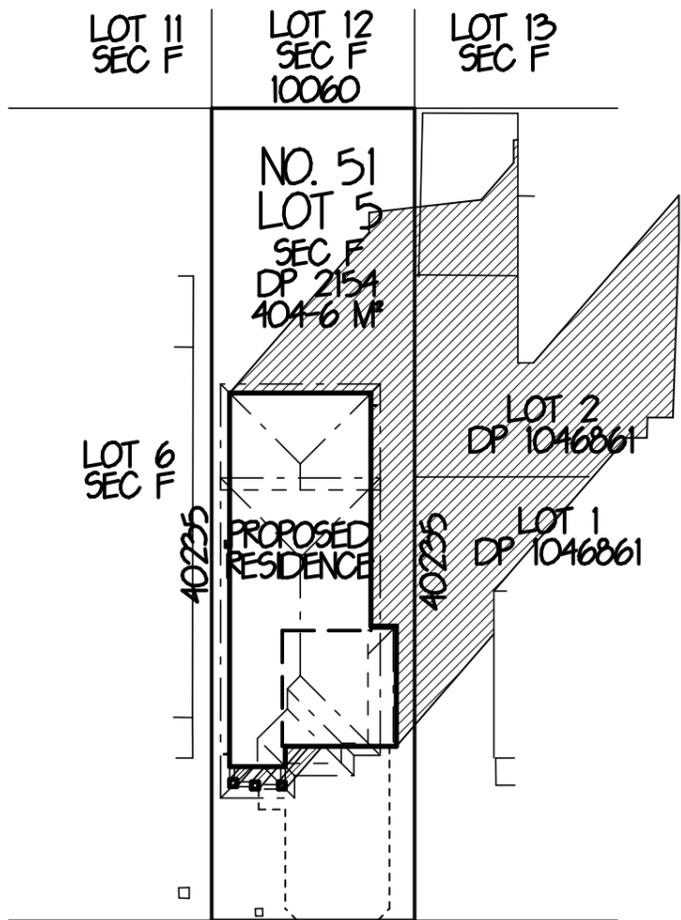
FOR	MR P. COLLINS	UBD AREA 51D REVISION 53 MAP 177 REF 113
AT	LOT 5, 51 AMOURN STREET, NORTH MANLY	DP 2154 (SECTION F)
TYPE	TALLOWOOD 24 MK2	JOB NO. 0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-31134	PAGE NO. 4 OF 9



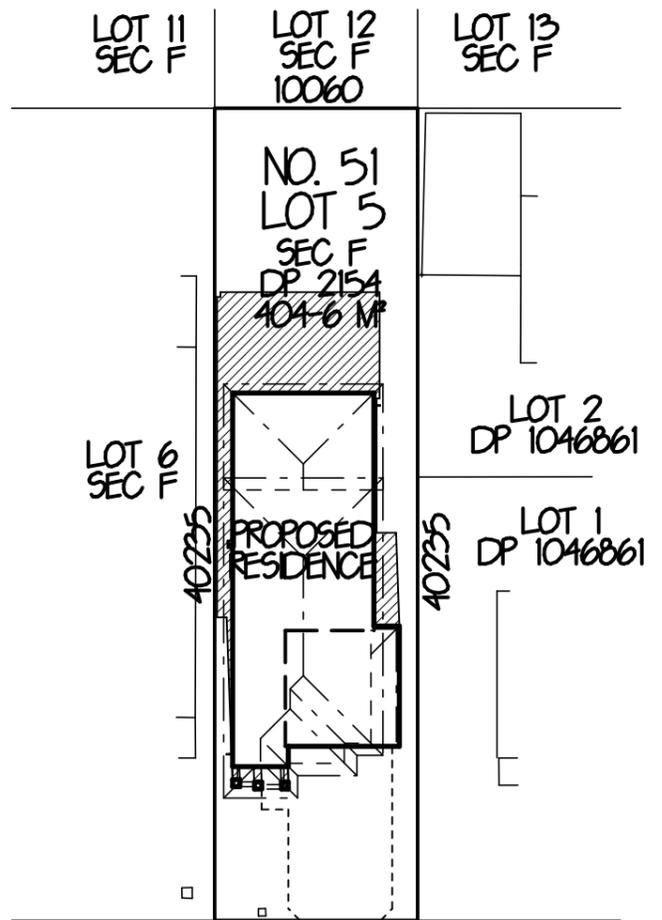
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCLENT CIRCUIT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	25-6-19	SITE PLAN	HS
B	23-7-19	CC PLANS	AL
C	29-8-19	AMENDMENTS/BASIX	JZ
D	30-9-19	AMENDMENT/HYDRAULICS	ED

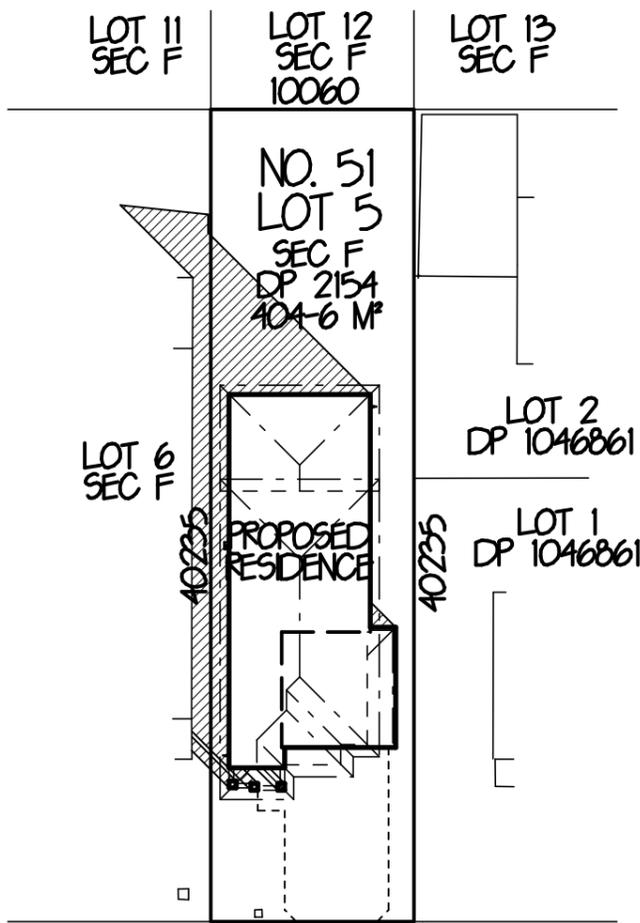
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AMOURIN STREET
9 AM



AMOURIN STREET
12 NOON



AMOURIN STREET
3 PM

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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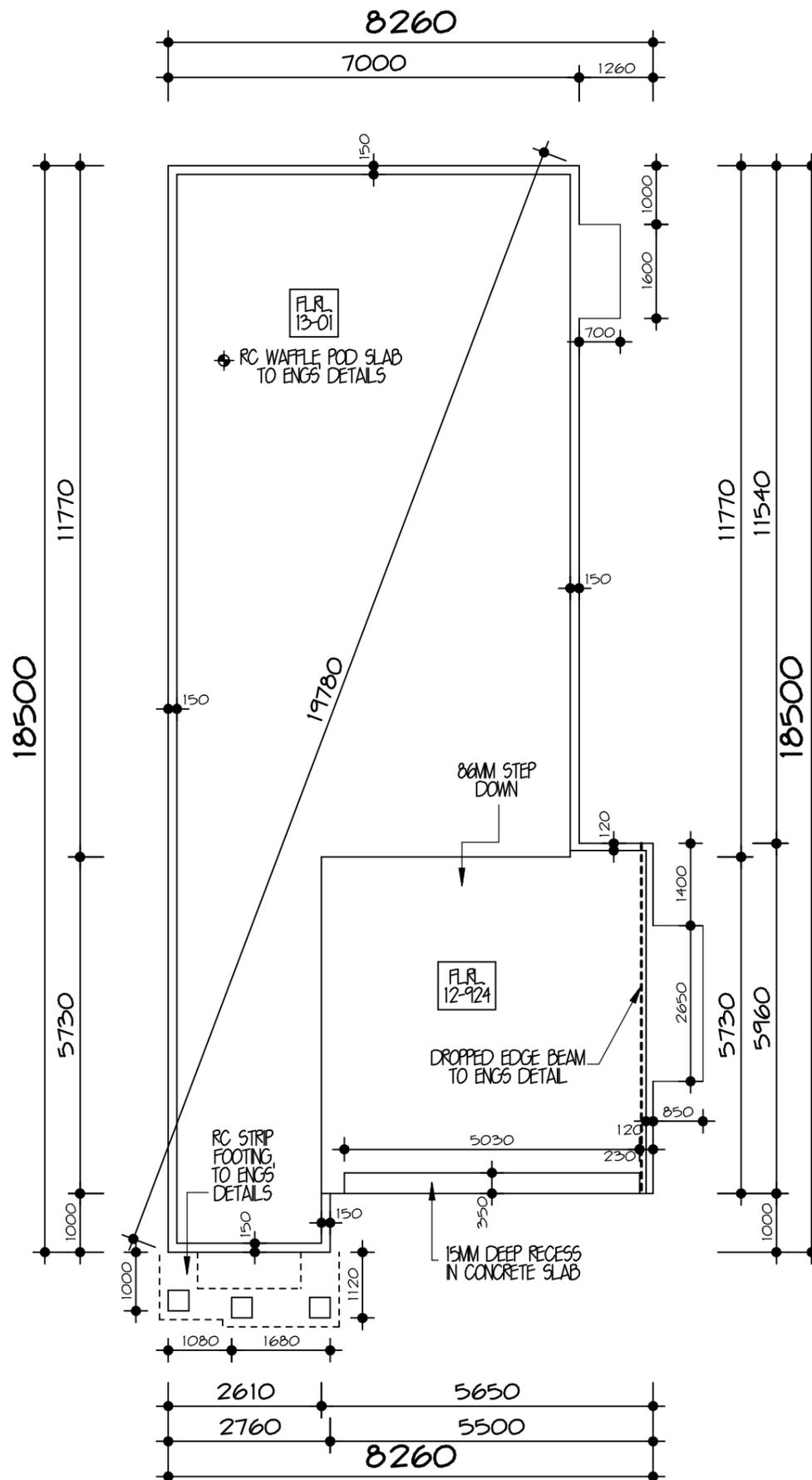
FOR	MR P. COLLINS	UBD AREA#1D REVISION#3 MAP#177 REF#13
AT	LOT 5, 51 AMOURIN STREET, NORTH MANLY	DP 2154 (SECTION F)
TYPE	TALLOWOOD 24 MK2	JOB NO. 0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-31134	PAGE NO. 6 OF 9



LEVEL 2 SUITE 216
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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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FOR	MR P. COLLINS	UBD AREA 51D REVISION 53 MAP 177 REF 13
AT	LOT 5, 51 AMOURN STREET, NORTH MANLY	DP 2154 (SECTION F)
TYPE	TALLOWOOD 24 MK2	JOB NO. 0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND RH
MASTER	DWG NO. AND-31134	PAGE NO. 7 OF 9



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(BASIX CERTIFICATE NUMBER: 10373365)

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 60 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 (75 BUT ≤9L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 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 INSTANTANEOUS - 6 STARS.

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 30-35, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 30-35

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 35 - 40, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 35 - 40

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.

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:

- ALL HALLWAYS
- AT LEAST 3 OF THE LIVING/ DINING AREAS
- 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 N0004128880 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 N0004128880

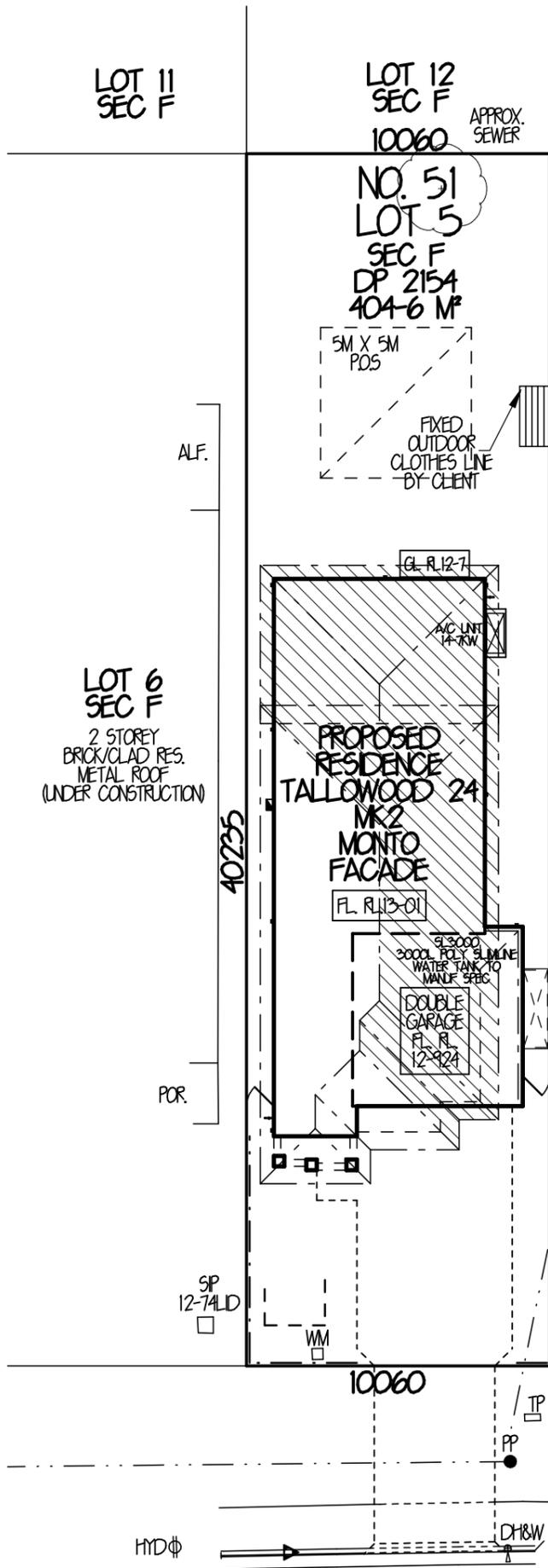
INSULATION

R25 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R40 CEILING INSULATION
FOIL (SISALATION)
ROOF VENTILATION

BASIX SCORE

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

☐ DENOTES 60M² OF ROOF TO BE COLLECTED



AMOURIN STREET
BASIX PLAN 1:200

Eden brae homes
LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW, 2153
PHONE: 8860 9222 FAX: 8860 9233

FOR	MR P. COLLINS	UBD AREA 51D REVISIONS 3 WAP177 REF: N13
AT	LOT 5, 51 AMOURIN STREET, NORTH MANLY	DP 2154 (SECTION F)
TYPE	TALLOWOOD 24 MK2	JOB NO. 0023885
FACADE	MONTO (ADVANTAGE SERIES)	HAND RH
MASTER	AND-31134	DWG NO. AND-31006
		PAGE NO. 9 OF 9

A&N DESIGN GROUP
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS PD BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3555 FAX: (02) 8824 3544 WWW.ADESIGNGROUP.COM.AU

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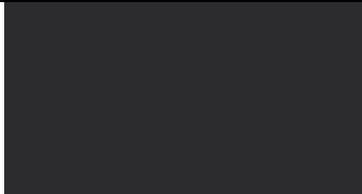
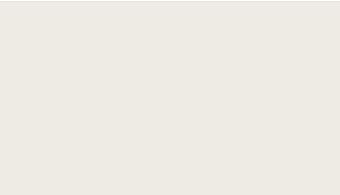
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EXTERNAL COLOUR SCHEDULE

This external colour schedule has been created by the Home Option Gallery.
Contact a Complete Home Consultant for all your colour and design needs.

Client Name: 0023885

Job Address: LOT 5, 51 AMOURIN ST, NORTH MANLY

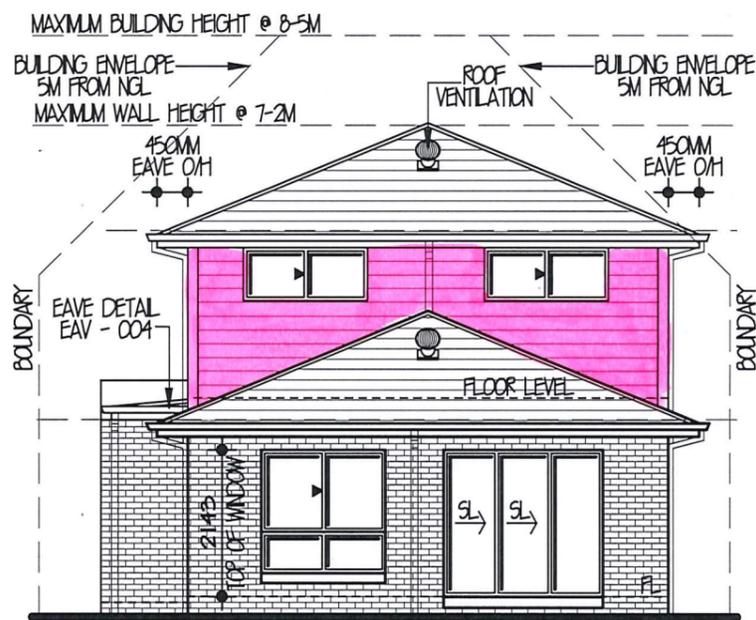
MONIOR ROOF TILE	GUTTER	FRONT DOOR	BALCONY POST	GARAGE DOOR
 <p>HORIZON PROFILE BARRAMUNDI</p>	 <p>COLORBOND MONUMENT</p>	 <p>COLORBOND SURFMIST</p>	 <p>TAUBMANS BRILLIANT WHITE</p>	 <p>COLORBOND SURFMIST</p>
BRICK 1	FASCIA & DOWNPIPE	ALUMINIUM WINDOWS & DOORS	CLADDING	DRIVEWAY
 <p>PGH BRICKS GRAPHITE</p>	 <p>COLORBOND SURFMIST</p>	 <p>STEGBAR PEARL WHITE</p>	 <p>TAUBMANS CHALK WHITE 1/4</p>	 <p>GREYWACKE</p>



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

Eden brae homes
"It's where you want to live"
 LEVEL 3, 22 BROOKHOLLOW AVENUE
 NORTHWEST BUSINESS PARK
 BULLHORN HILLS NSW, 2153
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FOR **MR P. COLLINS** LBD AREA 51D REVISIONS WAP177 REFINED
 AT **LOT 5, 51 AMOURN STREET, NORTH MANLY** DP2154 (SECTION F)
 TYPE **TALLOWOOD 24 MK2** JOB NO. **0023885**
 FACADE **MONTO (ADVANTAGE SERIES)** HAND **RH**
 MASTER **AND-31134** DWG NO. **AND-31006** PAGE NO. **4 OF 9**

- Brilliant white
- Surfmist
- Chalk Wash $\frac{1}{4}$

A&N DESIGN GROUP SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUT BULLHORN HILLS PO BOX 640 BULLHORN HILLS BUSINESS CENTRE NSW, 2153 PHONE: (02) 8824 3583 FAX: (02) 8824 3544 WWW.ANDDESIGN.COM.AU

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Concept Landscape Plan

Lot 5. NO.51

DP 2154.

404.6M2

