



3D-PERSPECTIVE LEFT CORNER
LOT 9017, CATO CIRCUIT, EMERALD HILLS



3D-PERSPECTIVE RIGHT CORNER
LOT 9017, CATO CIRCUIT, EMERALD HILLS

Sheet List		
Sheet Number	Sheet Name	Drawn By
1	COVER SHEET	CL
2	SITE PLAN	CL
3	GROUND FLOOR PLAN	CL
4	FIRST FLOOR PLAN	CL
5	ELEVATIONS	CL
6	ELEVATIONS	CL
7	COMPLIANCE PAGE	CL
8	WET AREA DETAILS	CL
9	WET AREA DETAILS	CL
10	SECTION/DETAILS	CL
11	ROOF PLAN/SCHEDULE	CL
12	SLAB PLAN	CL
13	DRANAGE CONCEPT PLAN	CL
14	SITE MANAGEMENT PLAN	CL
15	LANDSCAPE PLAN	CL
16	BASIX	CL



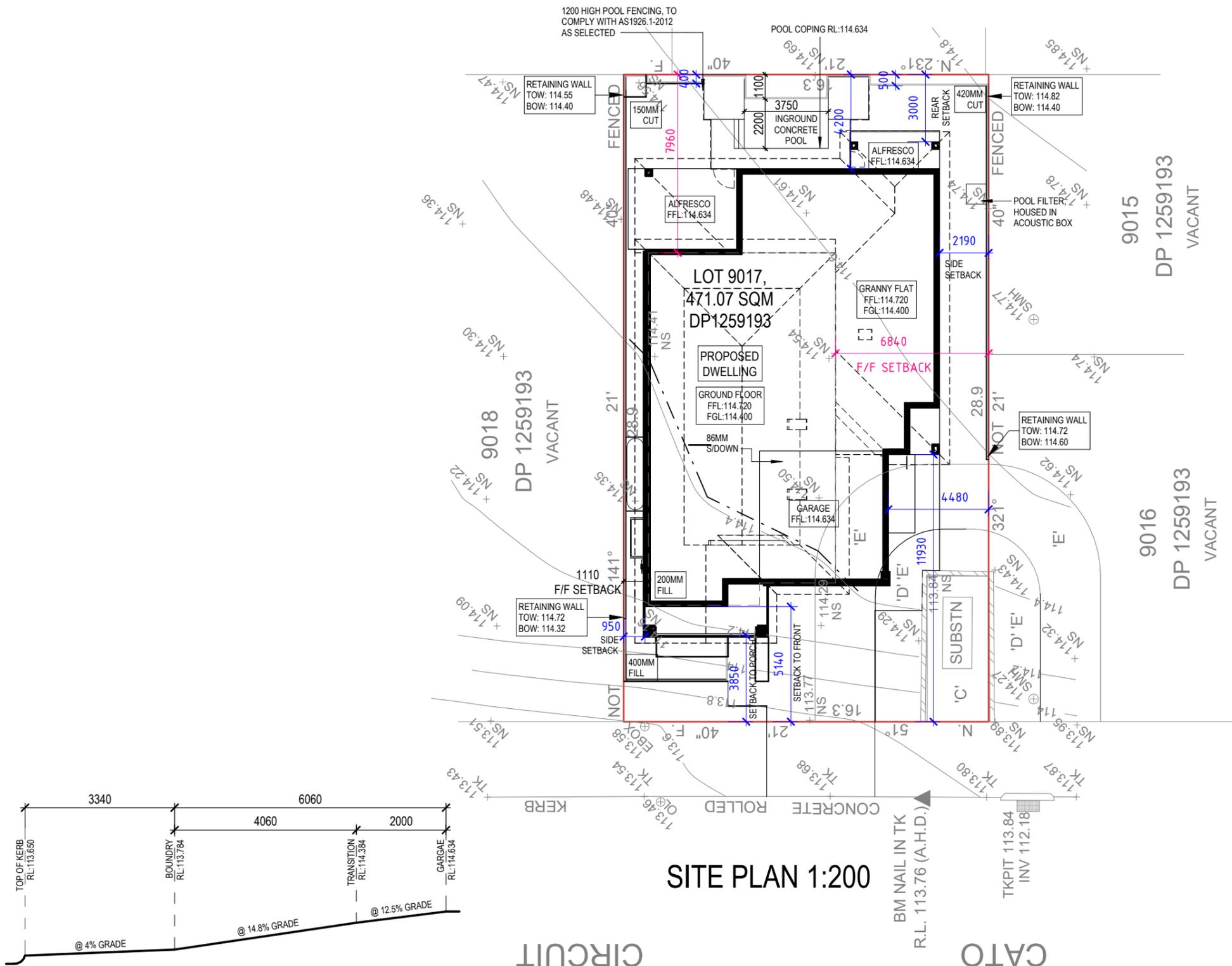
3D-PERSPECTIVE
LOT 9017, CATO CIRCUIT, EMERALD HILLS



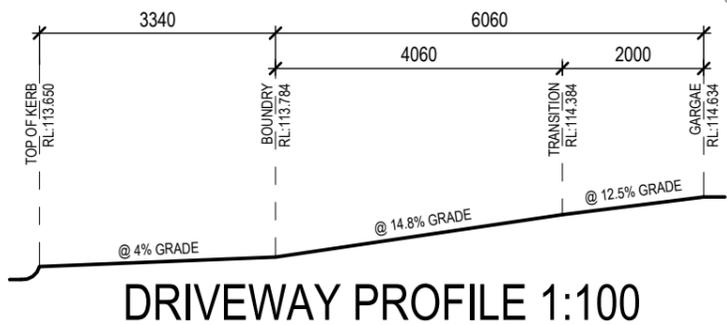
CC
PLAN

PROJECT	SHEET CONTENT: COVER SHEET	SIGN OFF	CLIENT I / WE.....	GENERAL NOTES: * THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS * FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE * UNLESS OTHERWISE DIMENSIONED ALL STUD WALLS ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 250mm THICK * DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC. * REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS	 T (02) 4648 2233 M GPO Box 1028, Narellan NSW 2567 E office@ansahomes.com.au W www.ansahomes.com.au A 84 152 606 178	NORTH: 	SCALE: AS SHOWN	SHEET NUMBER: 1/16	ATRIA JOB NUMBER: J1585
	HOUSE TYPE: ISABELLA 39		CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES			DATE.....	DATE: 28-06-22	DRAWN: CL	ANSA JOB NUMBER: 2070
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS		SIGNED.....			DATE.....	REVISIONS	REVISION DESCRIPTION	DRAWN BY
	CLIENT:		SIGNED.....			DATE.....	8 04-04-22 CC PLAN AMEND KC	9 02-05-22 CC PLAN AMEND JG	10 28-06-22 CC PLAN WET AREA DETAILS CL

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'C' EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP 1259193)
 'D' RESTRICTION ON THE USE OF LAND (DP 1259193)
 'E' RESTRICTION ON THE USE OF LAND (DP 1259193)



SITE PLAN 1:200

CC
PLAN

PROJECT	SHEET CONTENT: SITE PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

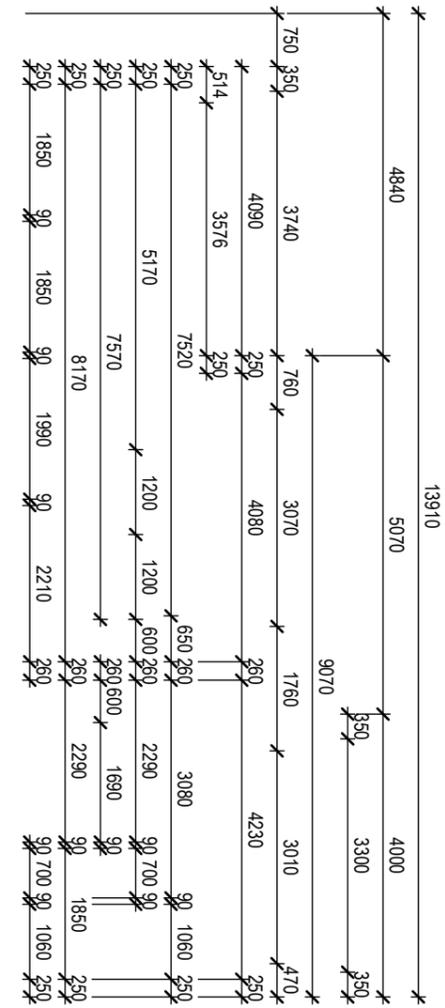
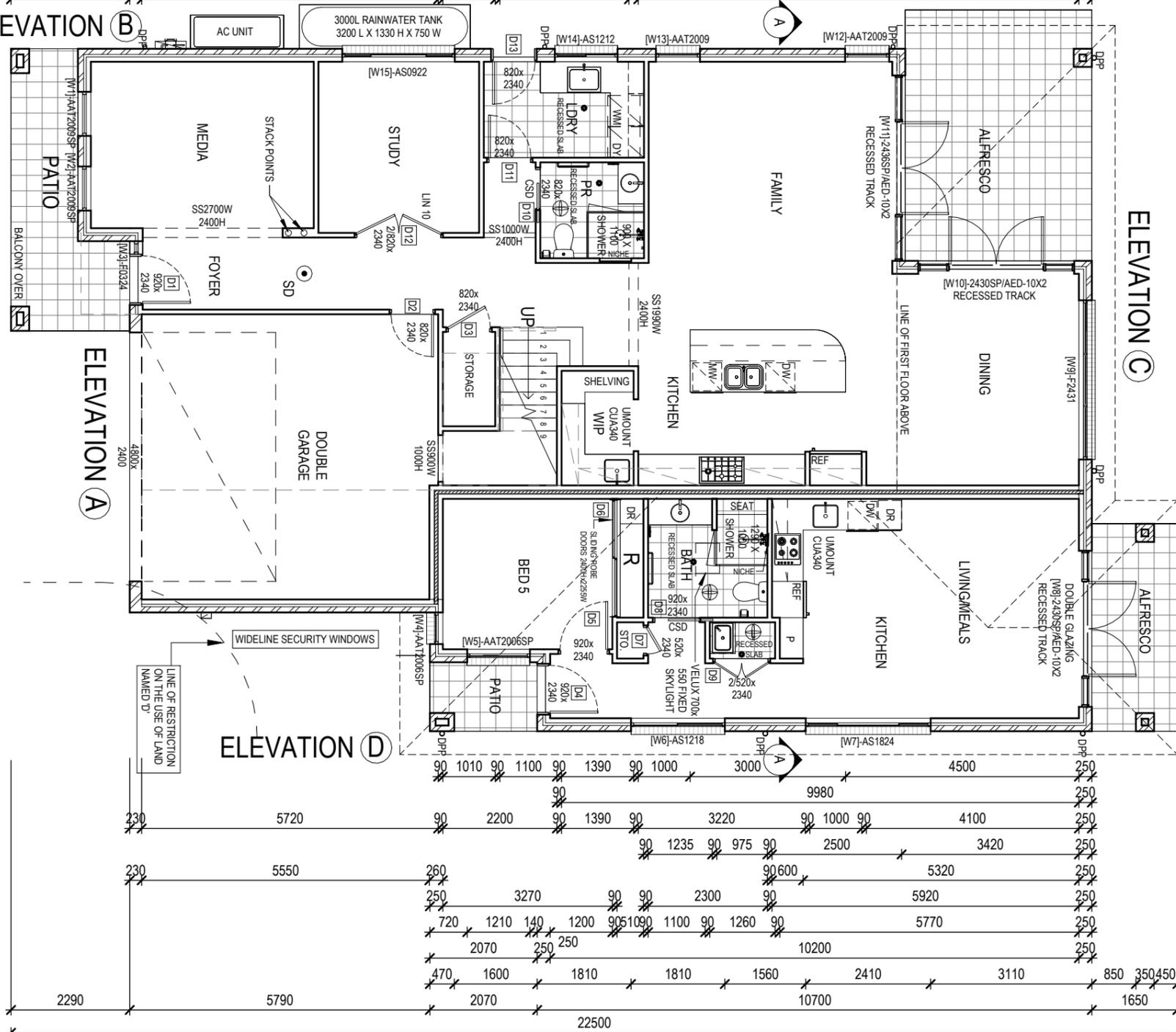
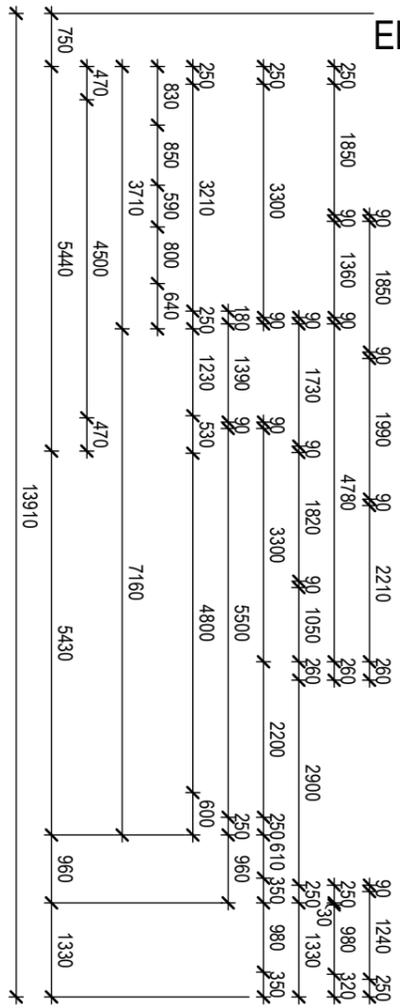
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	8	04-04-22	CC PLAN AMEND	KC
	9	02-05-22	CC PLAN AMEND	JG
	10	28-06-22	CC PLAN WET AREA DETAILS	CL



- ⊕ - DENOTES EXHAUST FAN CONNECTED TO LIGHT SWITCH. TO BE DUCTED TO EXTERNAL WALL OR ROOF SPACE. TO BE DETERMINED ON SITE BY THE BUILDER.
- MECHANICAL VENTILATION IS TO BE DESIGNED TO PREVENT THE TRAVEL OF EXHAUST AIR BETWEEN THE LAUNDRY & OR SHOWER & MUST TRAVEL DIRECTLY TO THE OUTSIDE OF THE BUILDING
- THE KITCHEN RANGE HOOD EXHAUST SYSTEM MUST NOT BE CONNECTED TO THE LAUNDRY & OR THE SHOWER EXHAUST SYSTEM.
- PROVIDE UPGRADE TO 75MM TUBE WALL STOP SATIN CHROME TO ALL INTERNAL HINGED DOORS IN LIEU OF STD.
- HALF-SPLAYED 92MMX18MM SKIRTING THROUGH MAINHOUSE

TOTAL FLOOR AREA	
FIRST FLOOR	127.88 m ²
GROUND FLOOR	127.27 m ²
GRANNY FLAT	55.84 m ²
GARAGE	34.12 m ²
ALFRESCO 1	17.42 m ²
PATIO 1	8.75 m ²
BALCONY	6.91 m ²
ALFRESCO 2	6.80 m ²
PATIO 2	2.75 m ²
TOTAL FLOOR AREA	387.74 m² 41.74SQS



CC PLAN

PROJECT	SHEET CONTENT: GROUND FLOOR PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

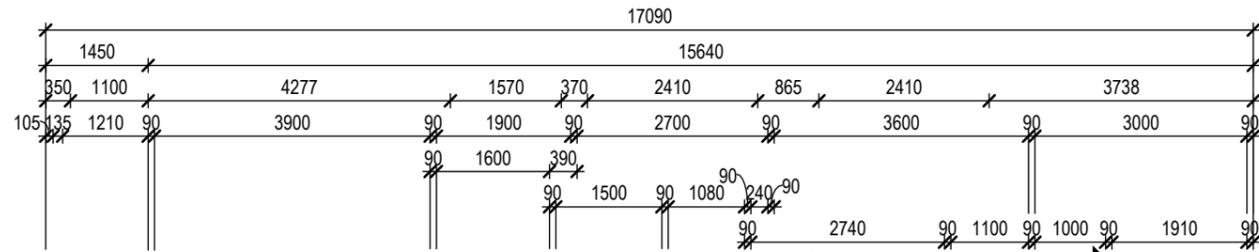
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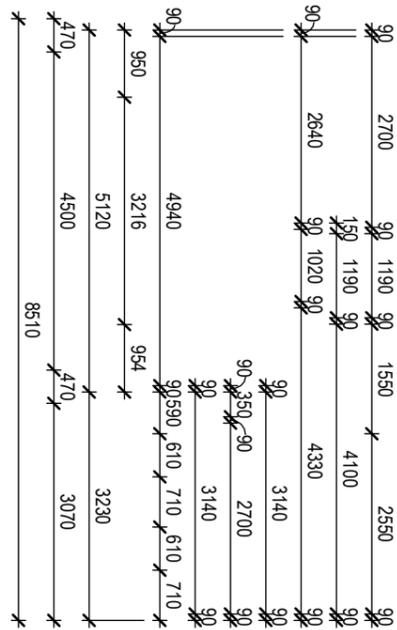
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	10	28-06-22	CC PLAN WET AREA DETAILS	CL



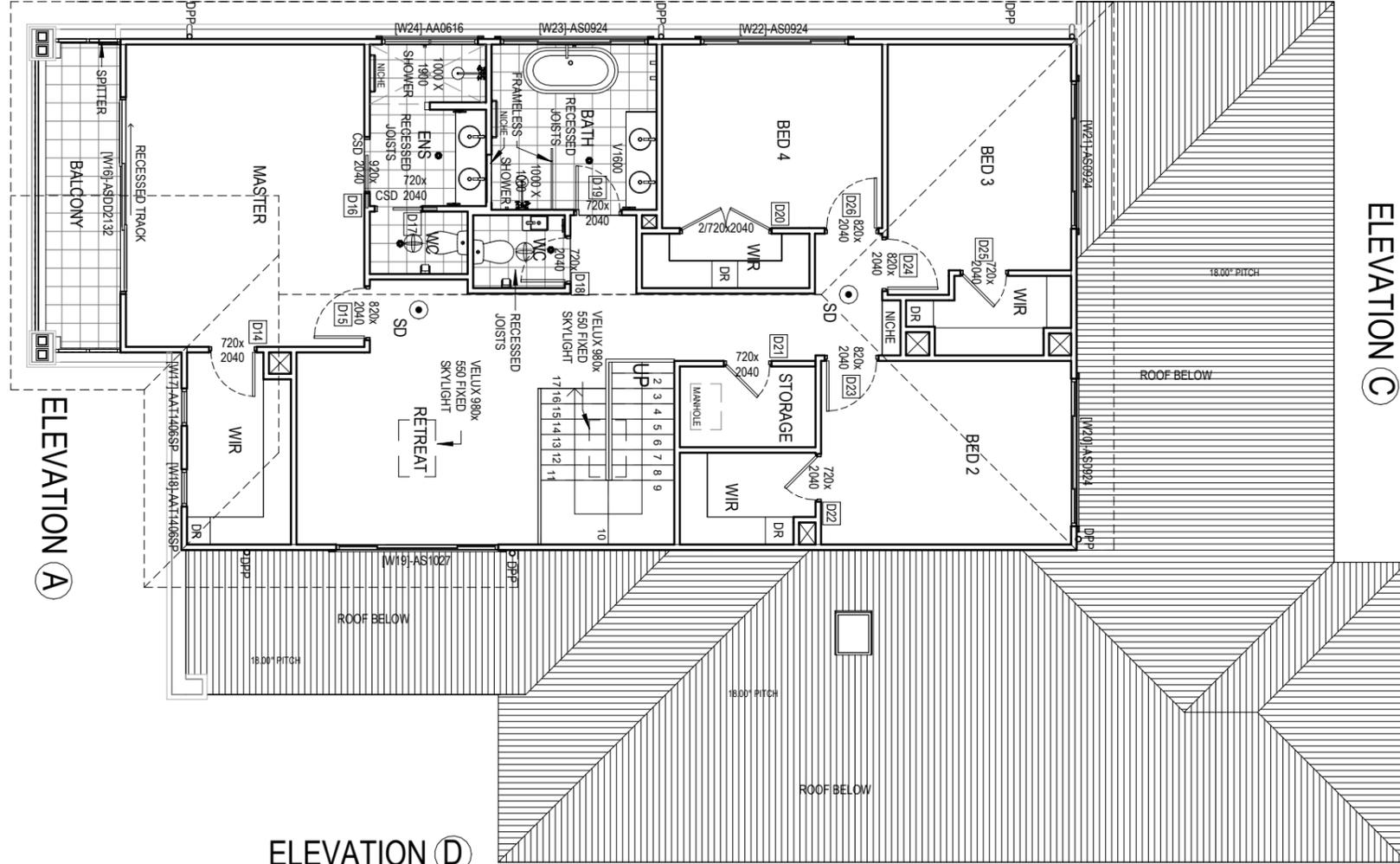
ELEVATION B

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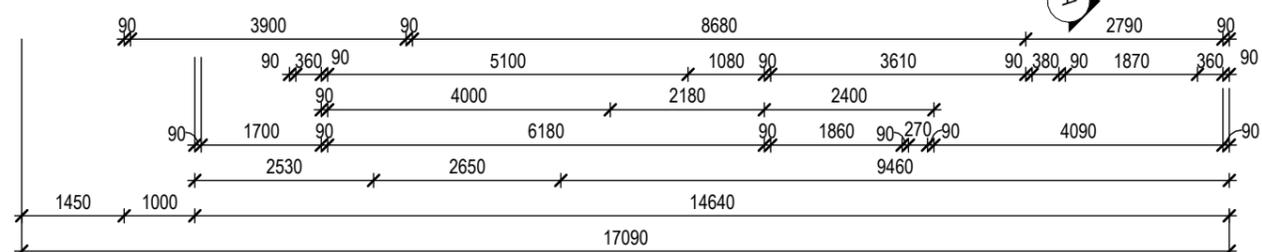
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PATIO 1	8.75 m ²
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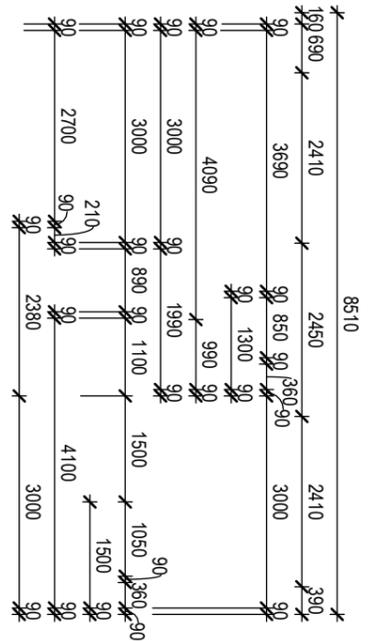
ELEVATION A



ELEVATION D



ELEVATION C



CC PLAN

PROJECT	SHEET CONTENT: FIRST FLOOR PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
	I/ WE.....
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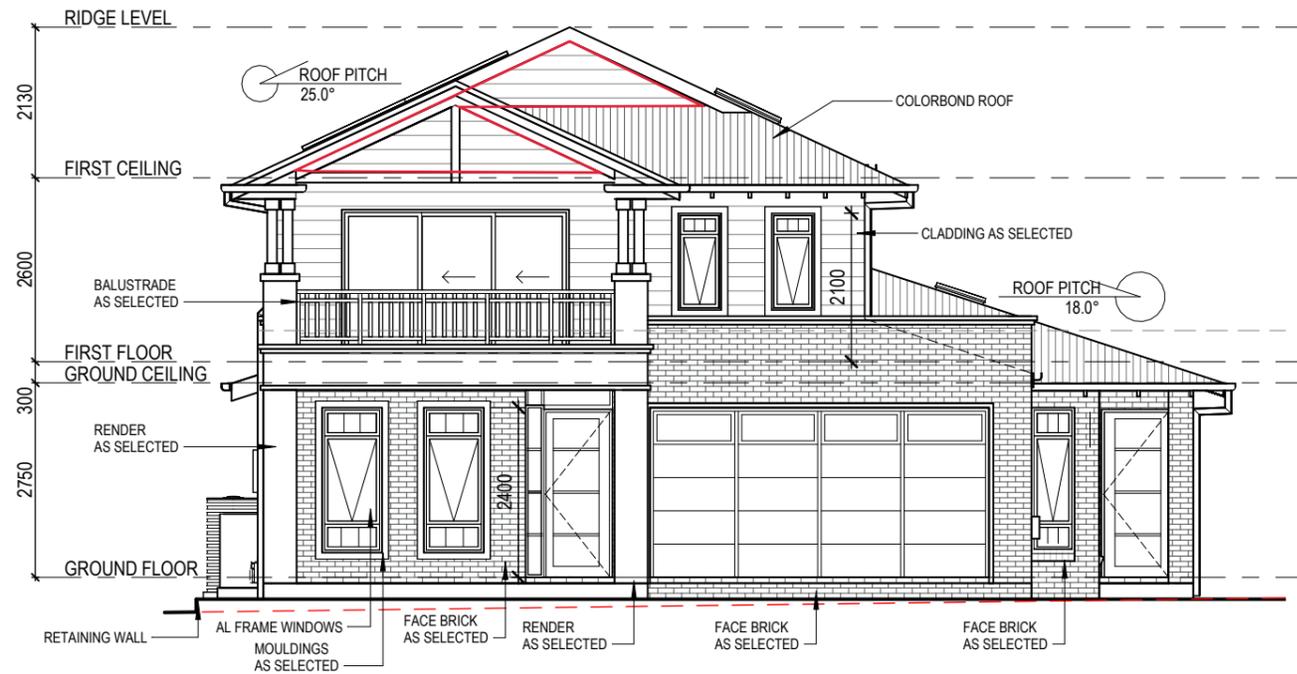
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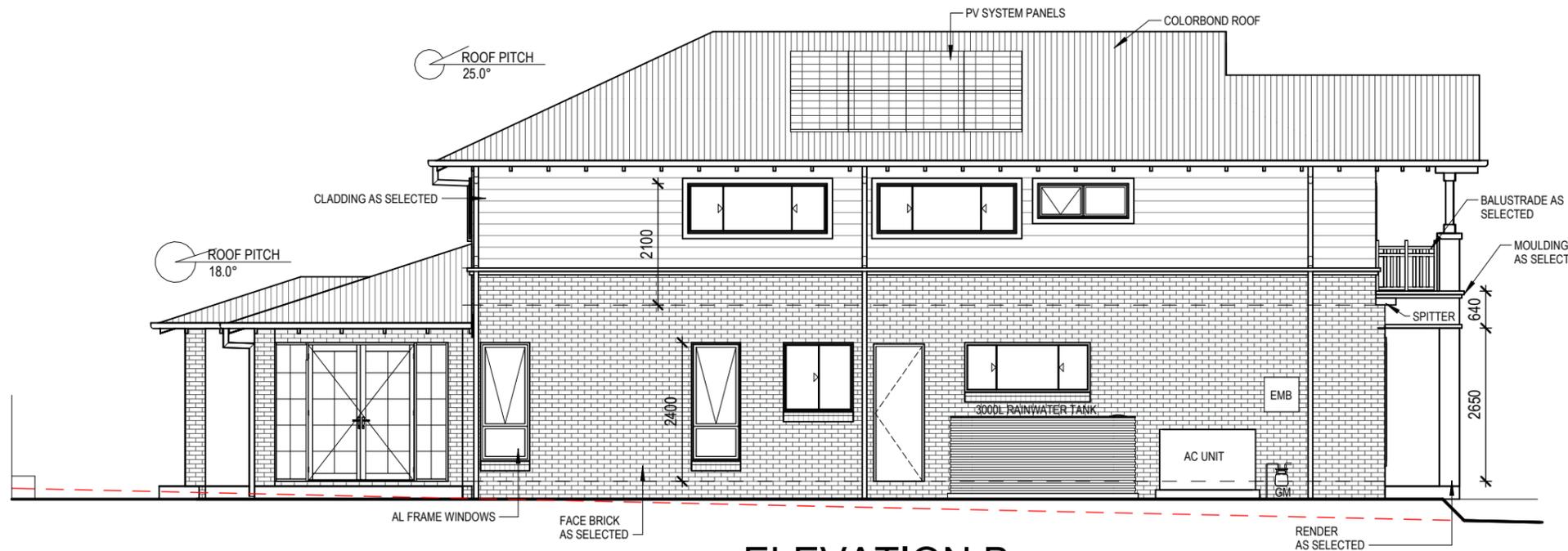
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10	28-06-22	CC PLAN WET AREA DETAILS	CL	



ELEVATION A

1 : 100



ELEVATION B

1 : 100



CC
PLAN

PROJECT

SHEET CONTENT: ELEVATIONS
HOUSE TYPE: ISABELLA 39
PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
CLIENT:

SIGN OFF

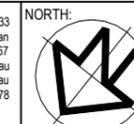
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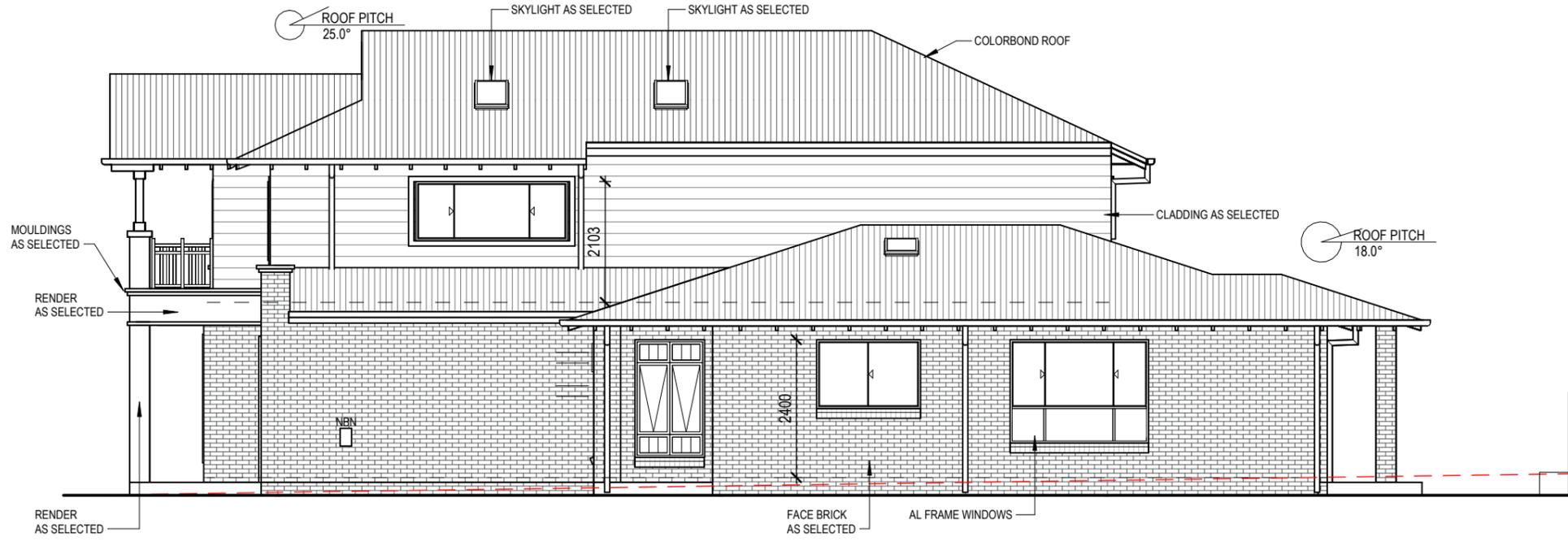
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10	28-06-22	CC PLAN WET AREA DETAILS	CL



ELEVATION C

1 : 100



ELEVATION D

1 : 100



**CC
PLAN**

PROJECT	SHEET CONTENT: ELEVATIONS
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
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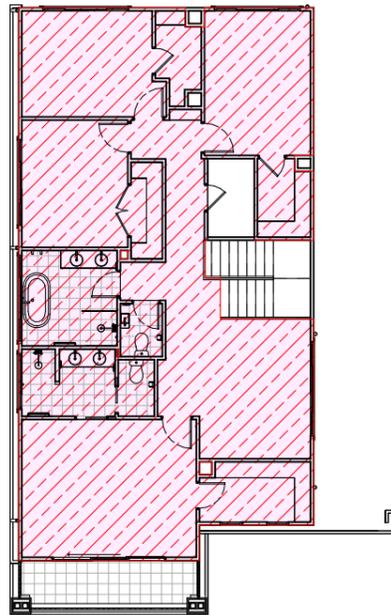
SEPP 2008 - HOUSING CODE - PART 3C - GREENFIELDS STANDARD LOT...

CONDITION	REQUIRED	PROVIDED	COMPLIES...		
3C.2	MAXIMUM NUMBER OF STOREYS	2	2	Y	
3C.9	MAXIMUM BUILDING HEIGHT	8.5m	8194mm	Y	
3C.10	MAXIMUM GROSS FLOOR AREA	290m ²	289.471m ²	Y	
3C.11(1)	PRIMARY ROAD SETBACK	BUILDING LINE	4500mm	5140mm	Y
		ARTICULATION ZONE	6.11m ²	3.264m ²	Y
3C.11(7)	REAR SETBACK	GROUND FLOOR	3m	3000mm	Y
		FIRST FLOOR	6m	7800mm	Y
3C.11(2)	SIDE SETBACK - GROUND FLOOR	SIDE A	900mm	950mm	Y
		SIDE B	900mm	2190mm	Y
3C.11(3)	SIDE SETBACK - FIRST FLOOR	SIDE A	900mm	1110mm	Y
		SIDE B	1200mm	6840mm	Y
3C.16/17/18	ARTICULATION/WINDOWS/BALCONY PRIVACY SCREEN	NA	NA	NA	
3C.19(1)	GARAGE SETBACK - BEHIND BUILDING LINE	1m	1000mm	Y	
3C.19(6)	MAXIMUM GARAGE DOOR WIDTH	6.0m	4800mm	Y	
3C.15(1)	MINIMUM LANDSCAPED AREA	20%/94.2m ²	20%/94.37m ²	Y	
3C.15(3)	MINIMUM LANDSCAPED AREA FORWARD OF THE BUILDING LINE	25%/20.5m ²	60.24%/49.40m ²	Y	
3C.37(4)	TREES	NA	NA	Y	
3C.36(1)	PRUNING & REMOVAL OF TREES	NA	NA	NA	

SEPP 2009 - SCHEDULE 1 - SECONDARY DWELLINGS

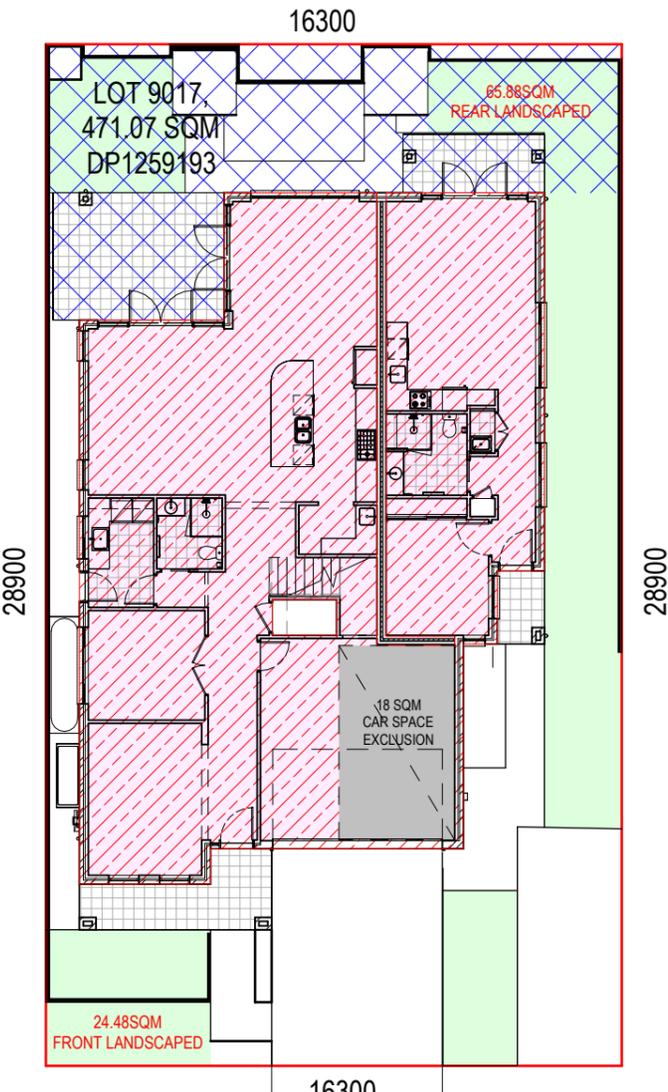
CONDITION	REQ.	PROVID...	COMPLIES
PART 2 - SITE REQUIREMENTS			
2. LOT REQUIREMENTS	450m ²	471.07m ²	Y
3. MAXIMUM SITE COVERAGE OF ALL DEVELOPMENT	235.535...	211.22m ²	Y
4. MAXIMUM FLOOR AREA FOR PRINCIPAL & SECONDARY...	330m ²	328.29m ²	Y
PART 3 - BUILDING HEIGHT & SETBACKS			
6. BUILDING HEIGHT	8.5m	8.194m	Y
7(1). SETBACKS FROM ROADS OTHER THAN CLASSIFIED ROADS	4.5m	11.900m	Y
10. SETBACKS FROM REAR BOUNDARIES	3m	3m	Y
11. SIDE SETBACK	0.95m	2.190m	Y
13. BUILDING ARTICULATION	-	-	Y
15. PRIVACY	-	-	Y
PART 4 - LANDSCAPING			
16. LANDSCAPED AREA	94.2m ²	94.37m ²	Y
17. PRINCIPAL PRIVATE OPEN SPACE	24m ²	24m ²	Y
PART 5 - EARTHWORKS			
18. EARTHWORKS, RETAINING WALLS AND STRUCTURAL...	-	-	Y
21. DRAINAGE	-	-	Y

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FIRST FLOOR

- Denotes floor space ratio : 113.02SQM
- Denotes floor space ratio as per SEPP 2009 : 117.10SQM



GROUND FLOOR COMPLIANCE PLAN 1:200

- Denotes landscaped area : 94.37SQM
- Denotes private open space : 86.6SQM
- Denotes floor space ratio : 177.05SQM
TOTAL: 177.05 + 113.02 = 230.07 SQM
- Denotes floor space ratio as per SEPP 2009 : 211.01SQM
TOTAL: 211.19 + 117.10 = 328.29 SQM

CC PLAN

PROJECT	SHEET CONTENT: COMPLIANCE PAGE
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
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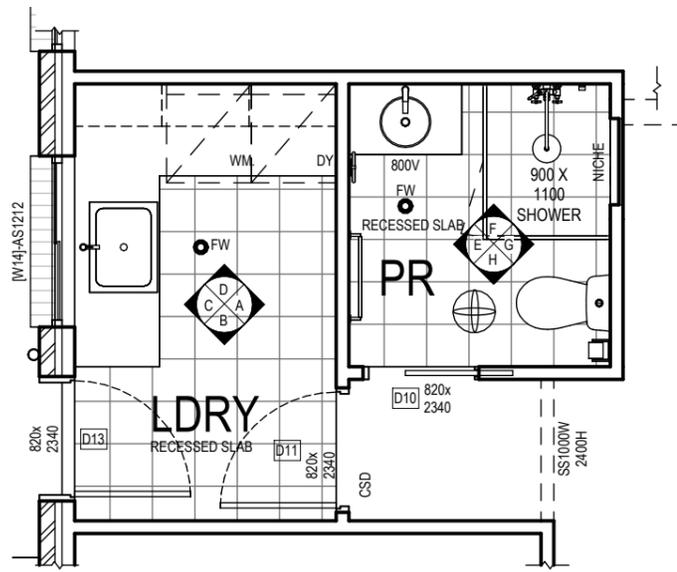
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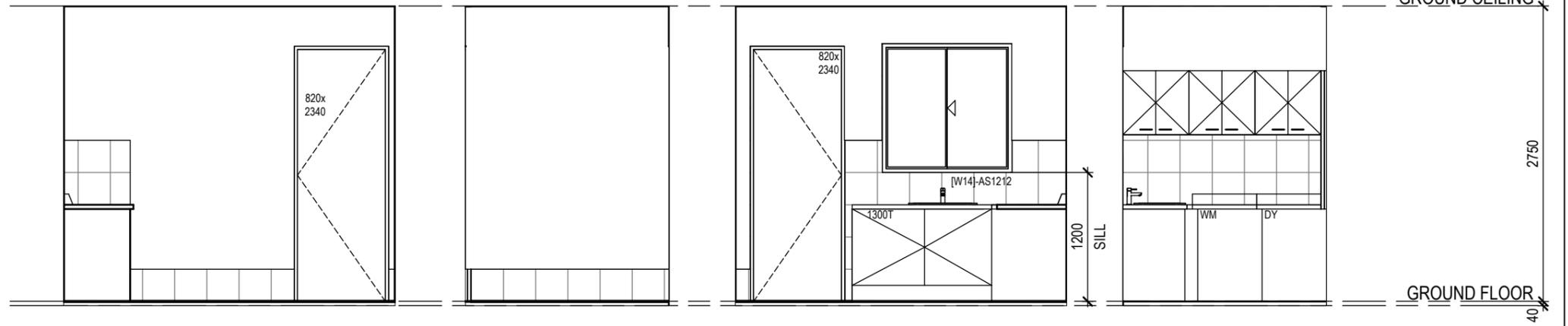
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LDRY & PR DETAILS

1 : 50



LDRY - A

1 : 50

LDRY - B

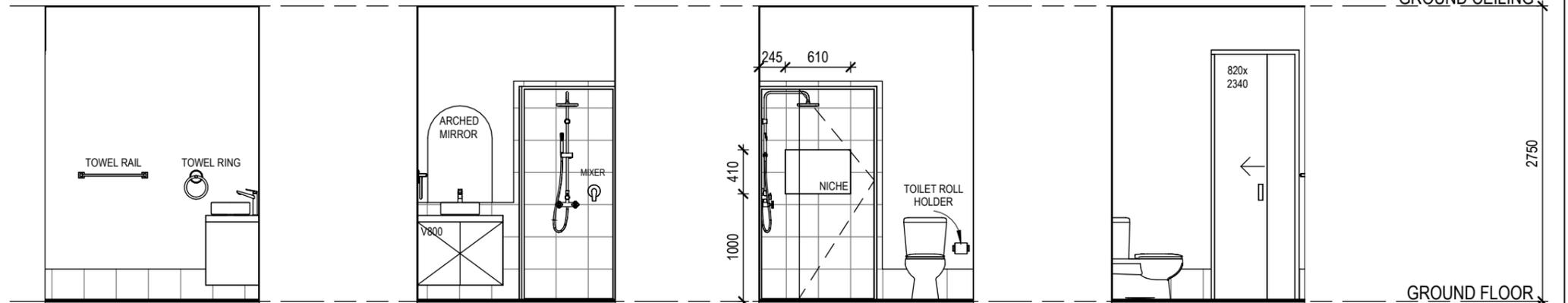
1 : 50

LDRY - C

1 : 50

LDRY - D

1 : 50



PR - E

1 : 50

PR - F

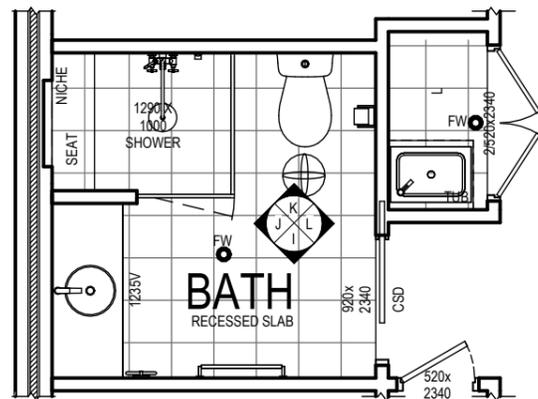
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PR - G

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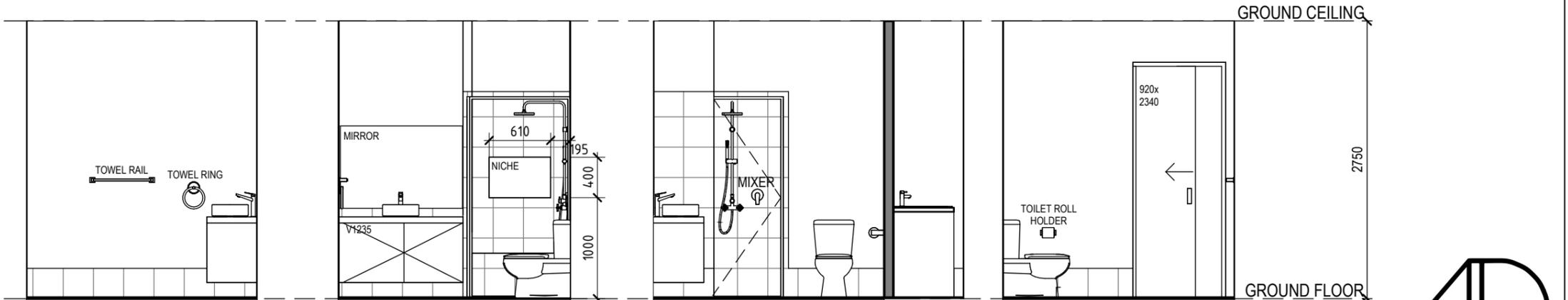
PR - H

1 : 50



G/FLAT BATH DETAILS

1 : 50



G/FLAT BATH - I

1 : 50

G/FLAT BATH - J

1 : 50

G/FLAT BATH - K

1 : 50

G/FLAT BATH - L

1 : 50



ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT:
WET AREA DETAILS

HOUSE TYPE:
ISABELLA 39

PROPERTY ADDRESS:
4 CATO CIRCUIT, EMERALD HILLS

CLIENT:

SIGN OFF

CLIENT

I / WE.....

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES

SIGNED..... DATE.....

SIGNED..... DATE.....

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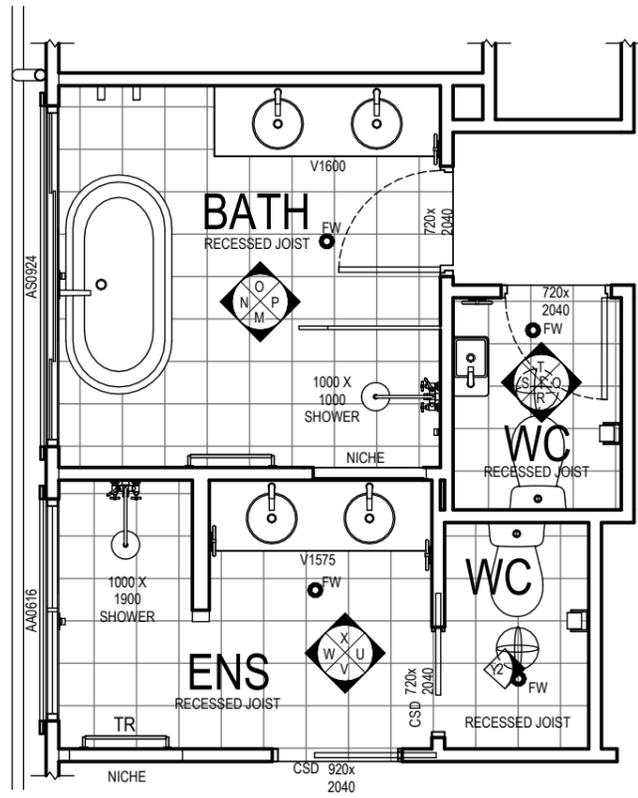
* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.

* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS

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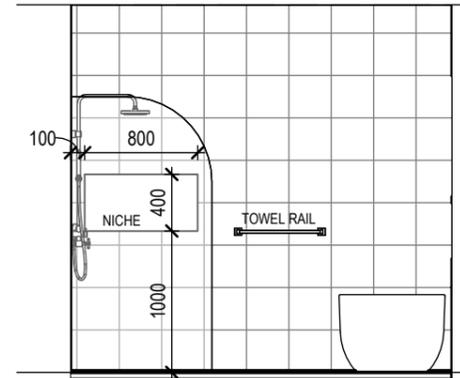
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NORTH: 	SCALE: AS SHOWN	SHEET NUMBER: 8/16	ATRIA JOB NUMBER: J1585	
	DATE: 28-06-22		ANSA JOB NUMBER: 2070	
	DRAWN: CL			
REVISIONS	REV	DATE	REVISION DESCRIPTION	DRAWN BY
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	9	02-05-22	CC PLAN AMEND	JG
	10	28-06-22	CC PLAN WET AREA DETAILS	CL



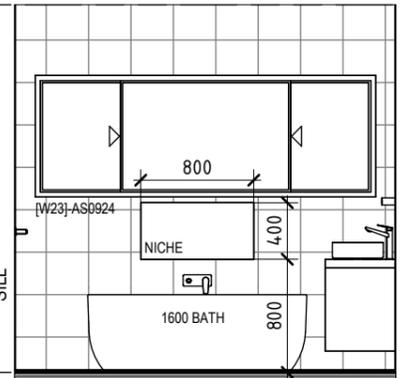
08 WET AREA DETAILS

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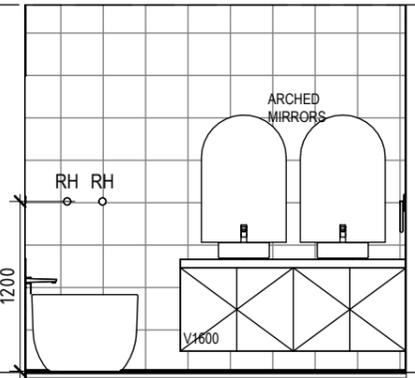
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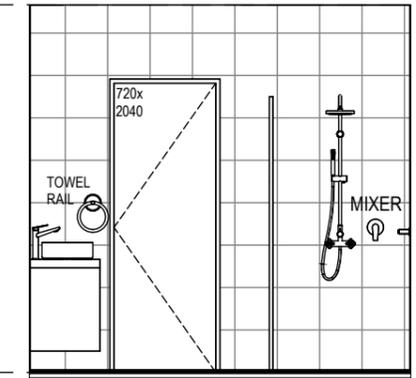
BATH - N

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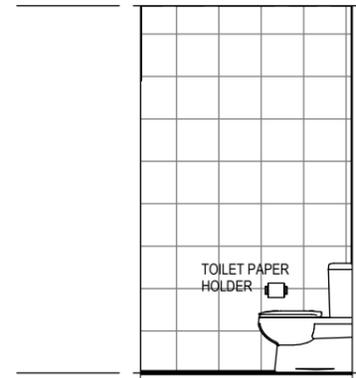
BATH - O

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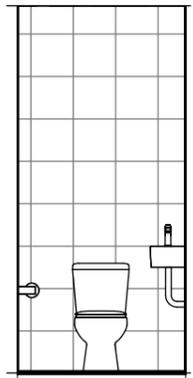
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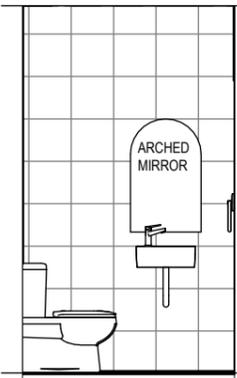
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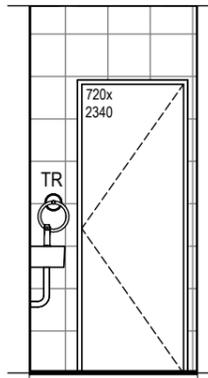
WC - R

1 : 50



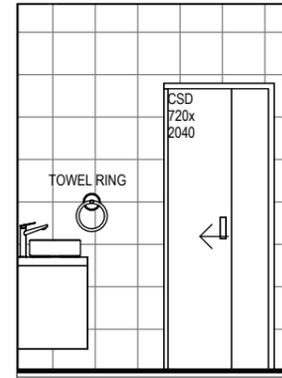
WC - S

1 : 50



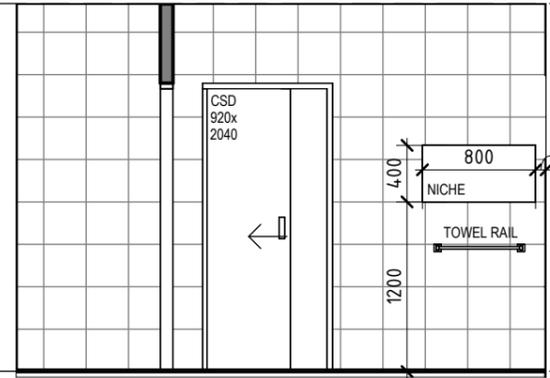
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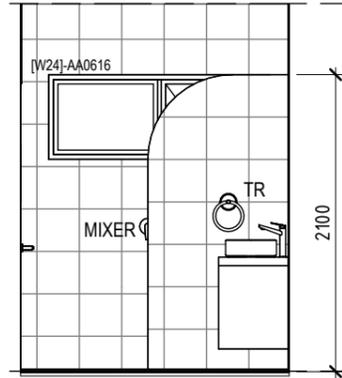
ENS - U

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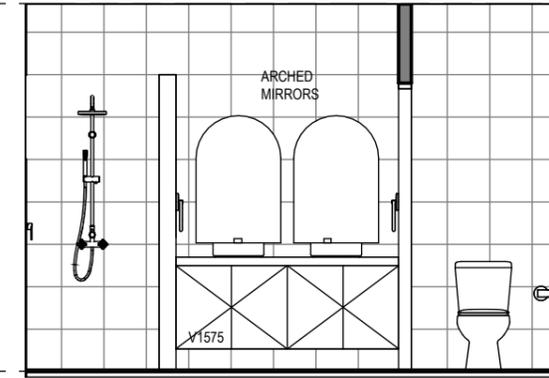
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1 : 50



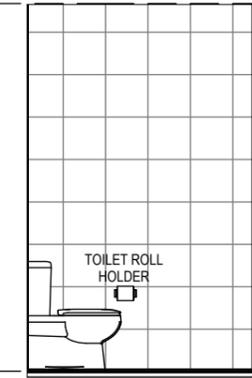
ENS - W

1 : 50



ENS - X

1 : 50



WC - Y

1 : 50



ATRIA DESIGNS

CC PLAN

PROJECT

SHEET CONTENT:
WET AREA DETAILS

HOUSE TYPE:
ISABELLA 39

PROPERTY ADDRESS:
4 CATO CIRCUIT, EMERALD HILLS

CLIENT:

SIGN OFF

CLIENT

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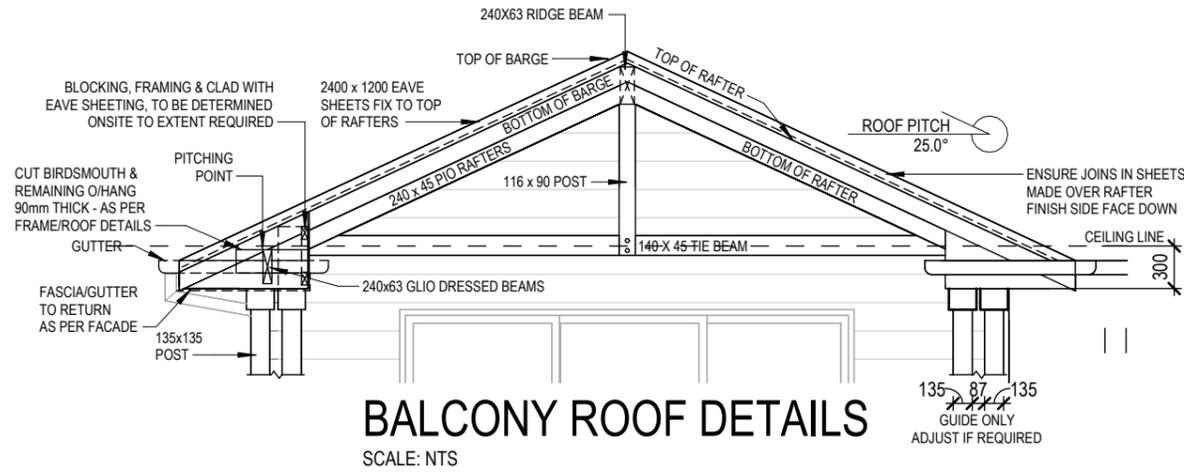
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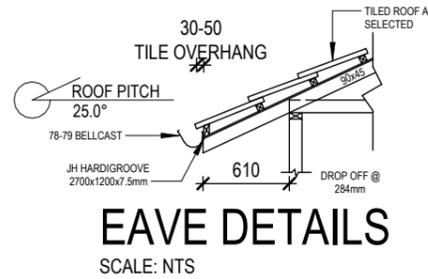
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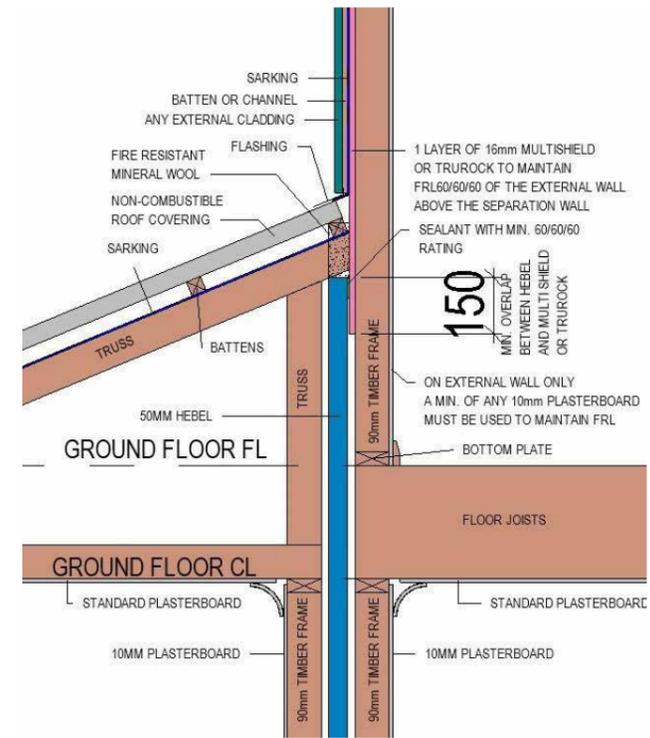
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	DATE: 28-06-22		ANSA JOB NUMBER: 2070	
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PAGE SIZE: A3				
REVISIONS	REV	DATE	REVISION DESCRIPTION	DRAWN BY
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	9	02-05-22	CC PLAN AMEND	JG
	10	28-06-22	CC PLAN WET AREA DETAILS	CL



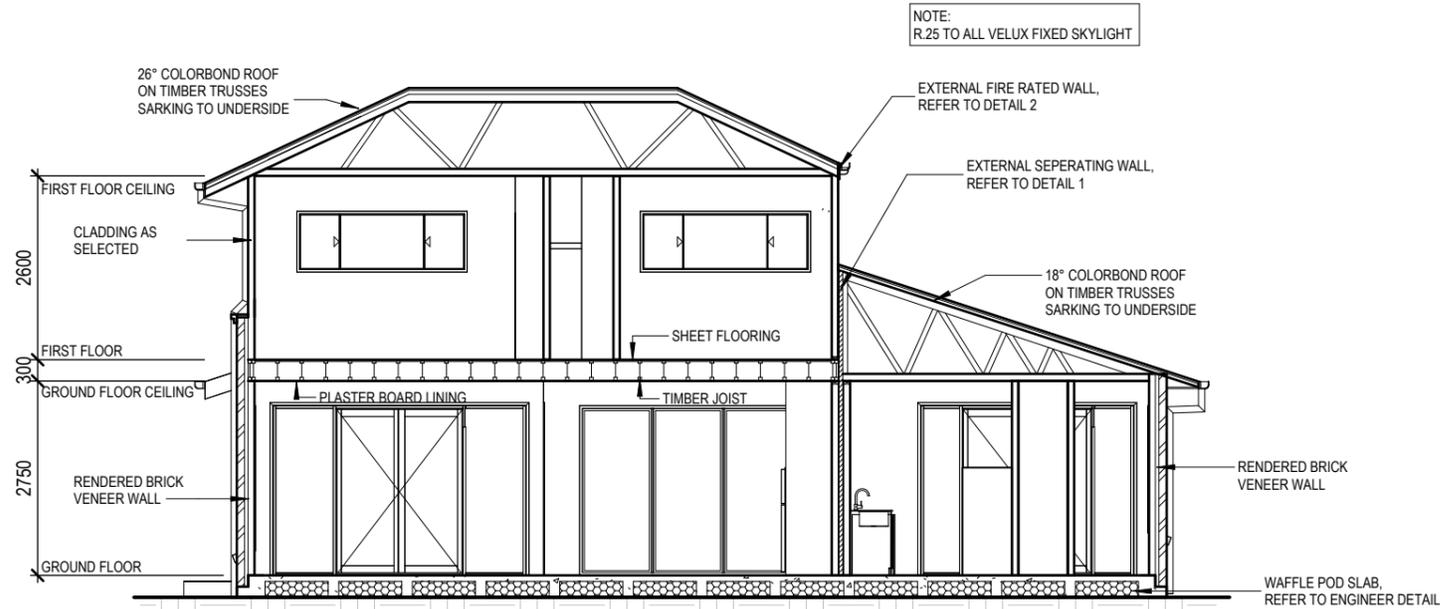
BALCONY ROOF DETAILS
SCALE: NTS



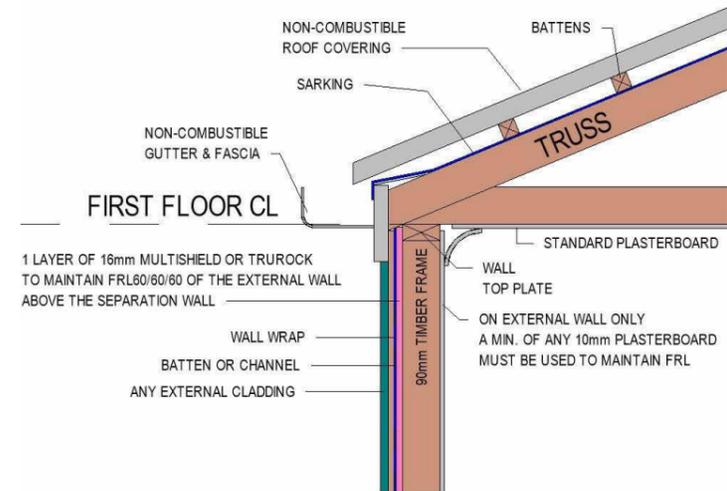
EAVE DETAILS
SCALE: NTS



DETAIL - 1
EXTERNAL SEPERATING WALL DETAILS
SCALE: NTS



SECTION 'A-A' 1:100

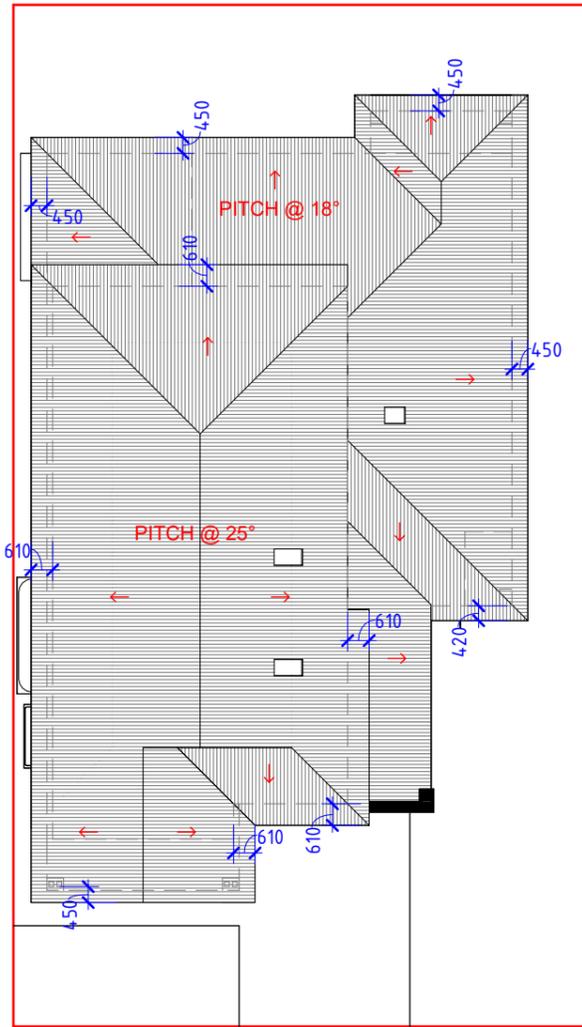


DETAIL - 2
EXTERNAL FIRE RATED WALL DETAILS
SCALE: NTS



**CC
PLAN**

PROJECT	SHEET CONTENT: SECTION/DETAILS	SIGN OFF	CLIENT	GENERAL NOTES: * THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS * FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE * UNLESS OTHERWISE DIMENSIONED ALL STUD WALLS ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 250mm THICK * DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC. * REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS	 T (02) 4648 2233 M GPO Box 1028, Narellan NSW 2567 E office@ansahomes.com.au W www.ansahomes.com.au A 84 152 606 178		SCALE: AS SHOWN	SHEET NUMBER: 10/16	ATRIA JOB NUMBER: J1585 ANSA JOB NUMBER: 2070		
	HOUSE TYPE: ISABELLA 39		I / WE.....				DATE: 28-06-22			DRAWN: CL	
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS		SIGNED..... DATE.....				REVISIONS			REVISION DESCRIPTION	DRAWN BY
	CLIENT:		SIGNED..... DATE.....				8 04-04-22 CC PLAN AMEND KC			9 02-05-22 CC PLAN AMEND JG	10 28-06-22 CC PLAN WET AREA DETAILS CL



ROOF PLAN 1:200

Door Schedule

No.	TYPE	WIDTH	HEIGHT
1	920D	920	2340
2	820D	820	2340
3	820D	820	2340
4	920D	920	2340
5	920D	920	2340
6	ROBE	2255	2400
7	520D	520	2340
8	920D	920	2340
9	520D	520	2340
10	820D	820	2340
11	820D	820	2340
12	2/820D	820	2340
13	820D	820	2340
14	720D	720	2040
15	820D	820	2040
16	920D	920	2040
17	780D	780	2040
18	720D	720	2040
19	720D	720	2040
20	720D	720	2040
21	720D	720	2040
22	720D	720	2040
23	820D	820	2040
24	820D	820	2040
25	720D	720	2040
26	820D	820	2040

WINDOW SCHEDULE

TAG	CODE	HEIGHT	WIDTH	STYLE	GLAZING
W1	AAT2009SP	2050	850	AWNING	
W2	AAT2009SP	2050	850	AWNING	
W3	F0324	2435	262	SIDE WINDOW	
W4	AAT2006SP	2050	610	AWNING	
W5	AAT2006SP	2050	1210	AWNING	
W6	AS1218	1200	1810	SLIDING	
W7	AS1824	1800	2410	SLIDING	
W8	2430SP/AED-10X2	2400	1910	AED	
W9	F2431	2400	3070	FIXED	
W10	2430SP/AED-10X2	2400	1910	AED	
W11	2436SP/AED-10X2	2400	1876	AED	
W12	AAT2009	2050	850	AWNING	
W13	AAT2009	2050	850	AWNING	
W14	AS1212	1200	1210	SLIDING	
W15	AS0922	860	2170	SLIDING	
W16	ASDD2132	2110	3216	STACKER DOOR	
W17	AAT1406SP	1370	610	AWNING	
W18	AAT1406SP	1370	610	AWNING	
W19	AS1027	1030	2650	SLIDING	
W20	AS0924	860	2410	SLIDING	
W21	AS0924	860	2410	SLIDING	
W22	AS0924	860	2410	SLIDING	
W23	AS0924	860	2410	SLIDING	
W24	AA0616	600	1570	AWNING	



CC
PLAN

PROJECT

SHEET CONTENT:
ROOF PLAN/SCHEDULE

HOUSE TYPE:
ISABELLA 39

PROPERTY ADDRESS:
4 CATO CIRCUIT, EMERALD HILLS

CLIENT:

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CLIENT

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NORTH:



SCALE: AS SHOWN

DATE: 28-06-22

DRAWN: CL

PAGE SIZE: A3

SHEET NUMBER:

11/16

ATRIA JOB NUMBER:

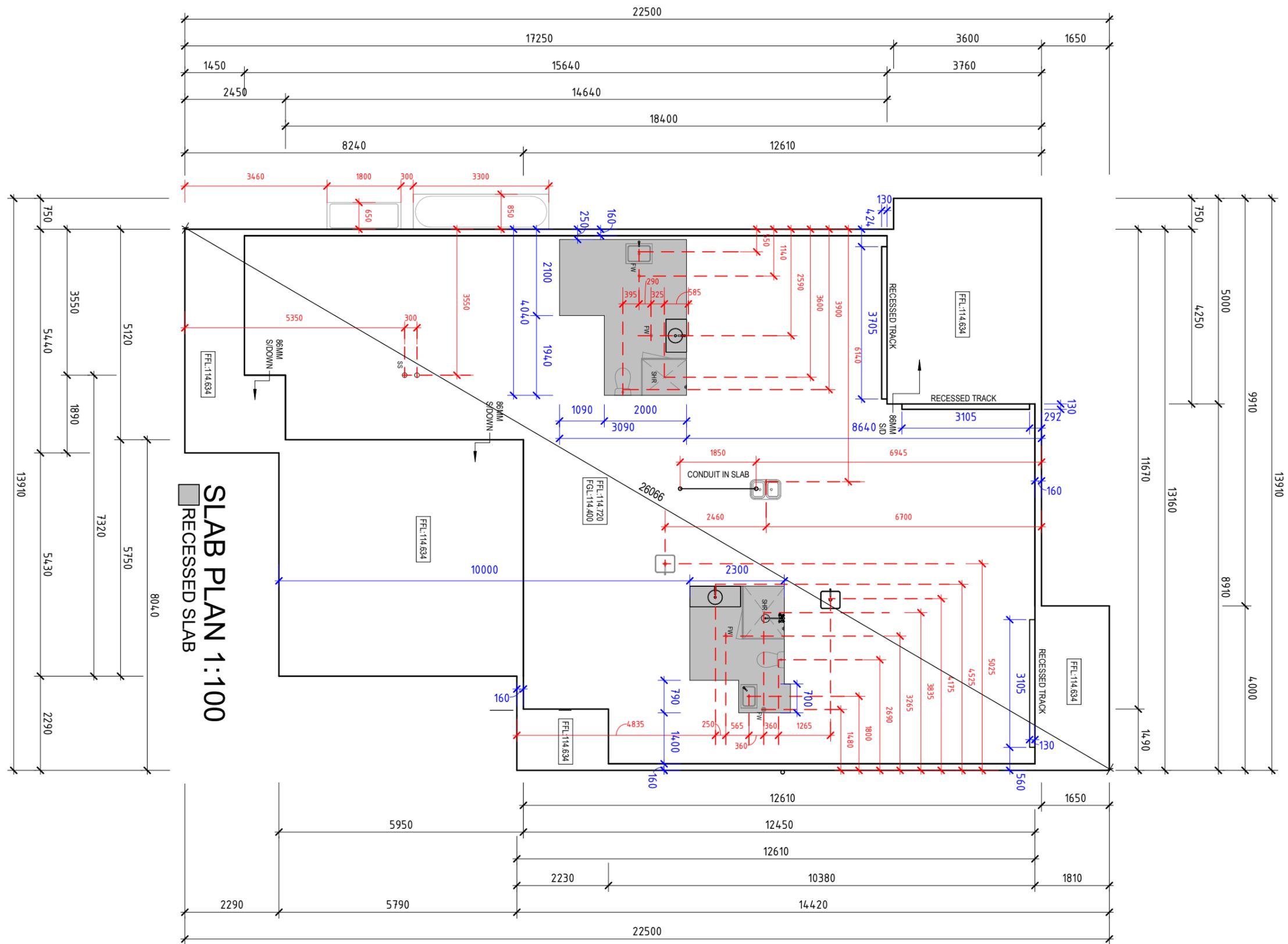
J1585

ANSA JOB NUMBER:

2070

REVISIONS

REV	DATE	REVISION DESCRIPTION	DRAWN BY
8	04-04-22	CC PLAN AMEND	KC
9	02-05-22	CC PLAN AMEND	JG
10	28-06-22	CC PLAN WET AREA DETAILS	CL



CC PLAN

PROJECT	SHEET CONTENT: SLAB PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
	I/WE.....
	CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES
	SIGNED..... DATE.....

GENERAL NOTES:

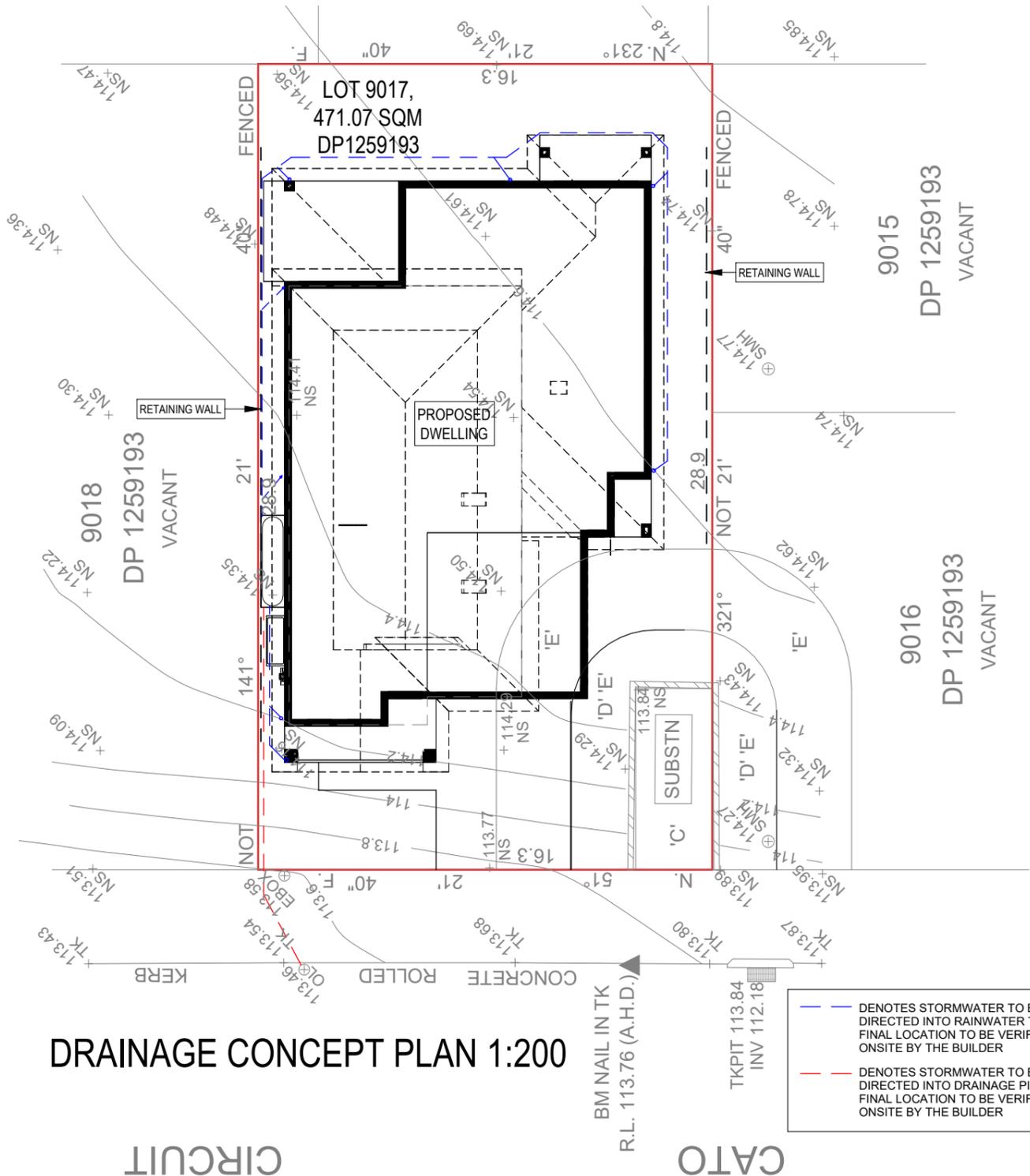
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	8	04-04-22	CC PLAN AMEND	KC
	9	02-05-22	CC PLAN AMEND	JG
	10	28-06-22	CC PLAN WET AREA DETAILS	CL



DRAINAGE CONCEPT PLAN 1:200

— DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK
FINAL LOCATION TO BE VERIFIED ONSITE BY THE BUILDER

— DENOTES STORMWATER TO BE DIRECTED INTO DRAINAGE PIT
FINAL LOCATION TO BE VERIFIED ONSITE BY THE BUILDER

'C' EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP 1259193)
'D' RESTRICTION ON THE USE OF LAND (DP 1259193)
'E' RESTRICTION ON THE USE OF LAND (DP 1259193)



CC PLAN

PROJECT	SHEET CONTENT: DRANAGE CONCEPT PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
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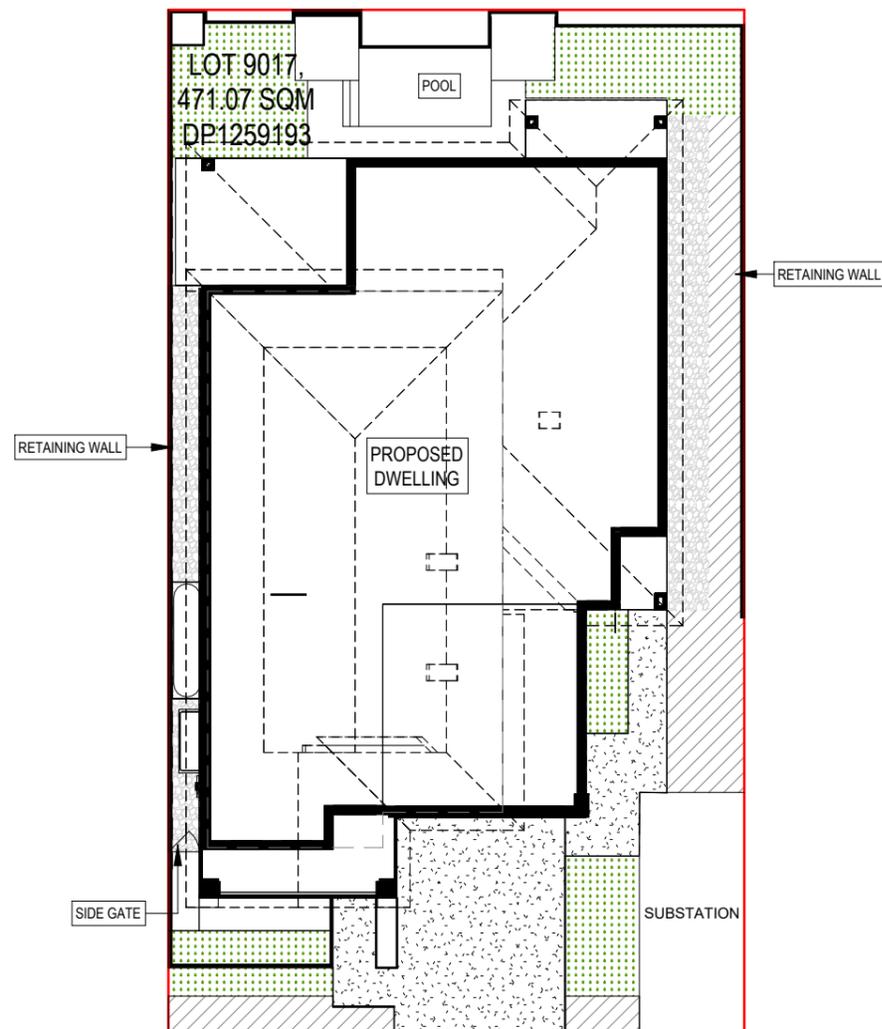
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NORTH:	SCALE: AS SHOWN	SHEET NUMBER: 13/16	ATRIA JOB NUMBER: J1585
	DATE: 28-06-22		ANSA JOB NUMBER: 2070
	DRAWN: CL		
	PAGE SIZE: A3		



LANDSCAPE PLAN 1:200

LEGEND	
	GARDEN BEDS & PLANTING
	PEBBLE PATH
	TURF
	PAVED CONCRETE PATH & DRIVEWAY



CC
PLAN

PROJECT	SHEET CONTENT: LANDSCAPE PLAN
	HOUSE TYPE: ISABELLA 39
	PROPERTY ADDRESS: 4 CATO CIRCUIT, EMERALD HILLS
	CLIENT:

SIGN OFF	CLIENT
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NORTH: 	SCALE: AS SHOWN	SHEET NUMBER: 15/16	ATRIA JOB NUMBER: J1585	
	DATE: 28-06-22		ANSA JOB NUMBER: 2070	
	DRAWN: CL			
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	10	28-06-22	CC PLAN WET AREA DETAILS	CL

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1233539M_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 23 September 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Lot 9017 Cato Circuit_03	
Street address	Cato Circuit Leppington 2179	
Local Government Area	Camden Council	
Plan type and plan number	deposited 1259193	
Lot no.	9017	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	✓ 49	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 53	Target 50

Certificate Prepared by	
Name / Company Name:	Frys Energywise
ABN (if applicable):	631418543

BASIX & THERMAL COMMITMENTS



Date 20 August 2021

Lot Number	Street	Suburb	Post Code	State
9017	Cato Circuit	Leppington	2179	NSW

FLOORS

Ground	1st Floor
Waffle pod	Timber

WALLS

Ground	1st Floor	Internal Walls to be Insulated	Insulation Internal Walls
Brick Veneer	Fibre Cement Cladding	Garage internal walls	R2.5
Insulation External Walls R2.5		Common Walls	Common Wall Insulation R2.5
External Colours Not yet selected		Shaft Liner System	

CEILING

Ceilings with cavity to roof
R4.1

ROOF AREA

Colours	Material	Insulation
Not yet selected	Tiles	Sarking

WINDOWS (Refer to NATHERS Certificate for more detail)

Additional Notes	Upgraded windows, refer to NATHERS Certificate
Low-e throughout as per NATHERS Certificate, Double Glazing to Granny Flat ASSD2432 as per NATHERS Certificate	

WATER

Landscape Area	Rainwater Tank	Rainwater Tank Size	Roof Area to Tank	Showerheads	Toilets	Basin Taps	Kitchen Taps
171m ²	Garden, WC, Laundry	3,000 L	80% of Roof	4 Star > 4.5 but less < or = 6.0 litres per minute	4 Star	5 Star	4 Star
Swimming Pool	No						

ENERGY

Hot Water	Air Conditioning	Air Conditioner EER
Gas Instantaneous 6 Star	3 Phase	Heating & Cooling 3.0 - 3.5

VENTILATION

Laundry	Bathroom	Kitchen
Natural Ventilation (has external window/door)	Ducted	Ducted

OTHER

Solar Photovoltaic System	Cooking	Other
No	Gas Cooktop/Electric Oven	Outdoor Clothes Line, Indoor Clothes Line, Ventilated Fridge Space, Air Conditioning Zoned
Living Room Ceiling Fans	Bedroom Ceiling Fans	
No	No	

ADDITIONAL NOTES

CC PLAN

PROJECT

SHEET CONTENT:	BASIX
HOUSE TYPE:	ISABELLA 39
PROPERTY ADDRESS:	4 CATO CIRCUIT, EMERALD HILLS
CLIENT:	

SIGN OFF

CLIENT	
I / WE.....	
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES	
SIGNED.....	DATE.....
SIGNED.....	DATE.....

GENERAL NOTES:	
* THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY SITE WORKS	
* FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE	
* UNLESS OTHERWISE DIMENSIONED ALL STUD WALLS ARE 90mm THICK AND ALL BRICK VENEER WALLS ARE 250mm THICK	
* DIMENSIONS TO STRUCTURAL TIMBERS & FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD ETC.	
* REFER TO ENGINEERS DETAILS FOR STRUCTURAL MEMBERS	

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Just the way you like it.

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