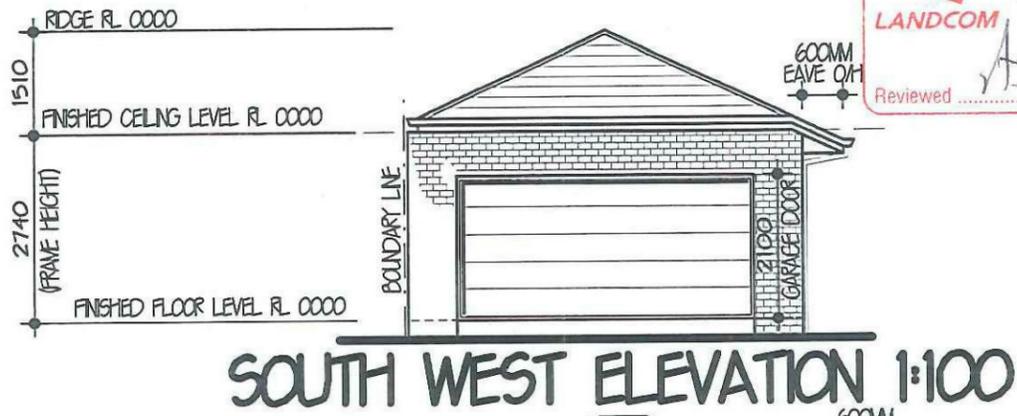
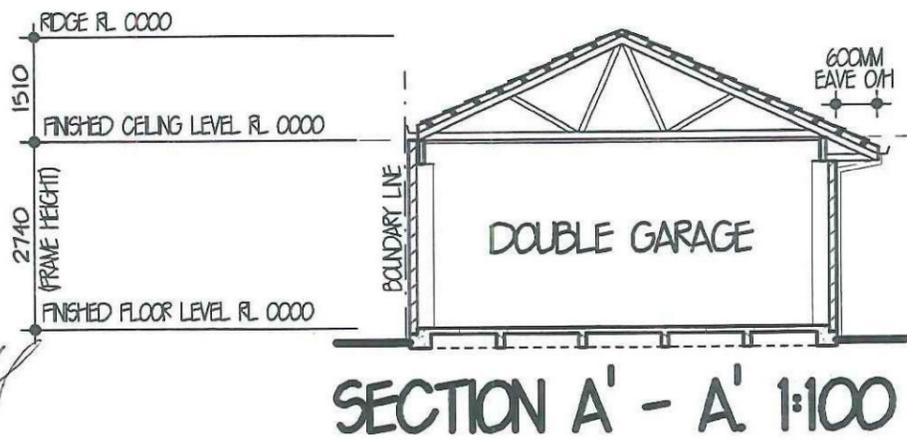
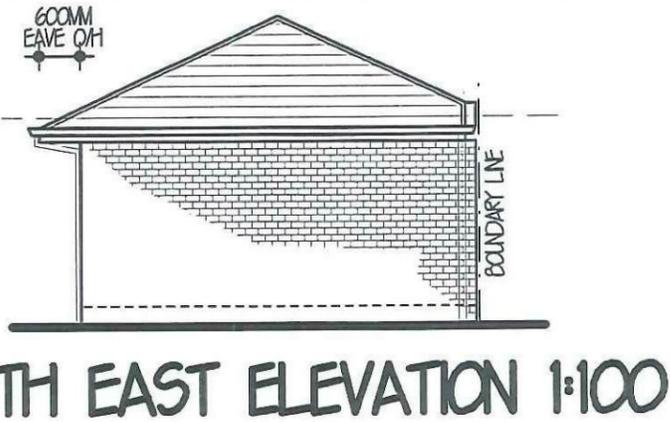
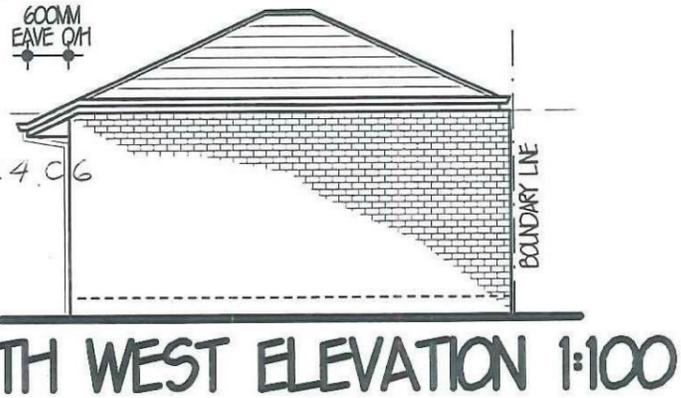




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 Reviewed *Ascott* Date *21/3/14*



 Taubmans Burma Buff T124.06  
 External garage door.



Home Option Gallery  
 Client Signature .....  
 Consultant Signature *McConnell*  
 Initials ..... Date *19.3.14*

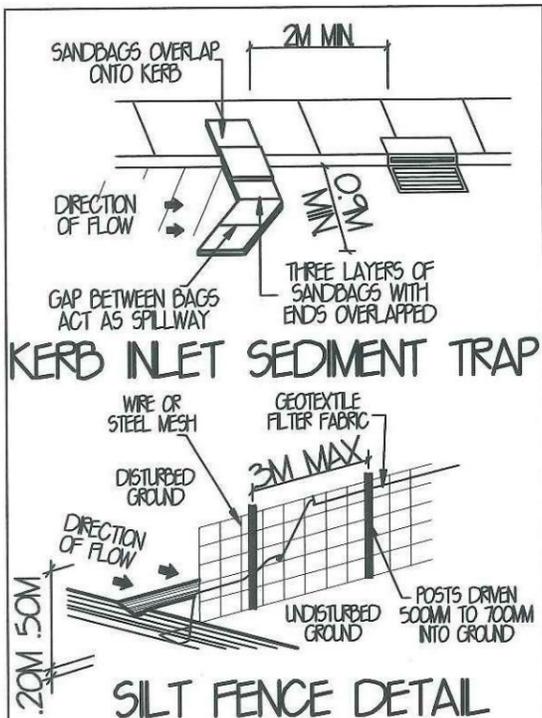
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 BULLRHAM HILLS NSW 2153  
 P: 8860 9222  
 F: 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 2324 LAMBEER PL THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0017956
FACADE	PARKDALE (CORNER CUSTOM)	HAND	LH
MASTER	DWG NO. A18217	PAGE NO.	10 OF 11

**AGN SYDNEY**  
 LEVEL 2 SUITE 216 MACARTHUR POINT  
 NO. 25-27 SOLENT CIRCUIT  
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 BUSINESS CENTRE NSW 2153  
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**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

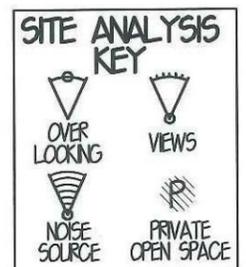
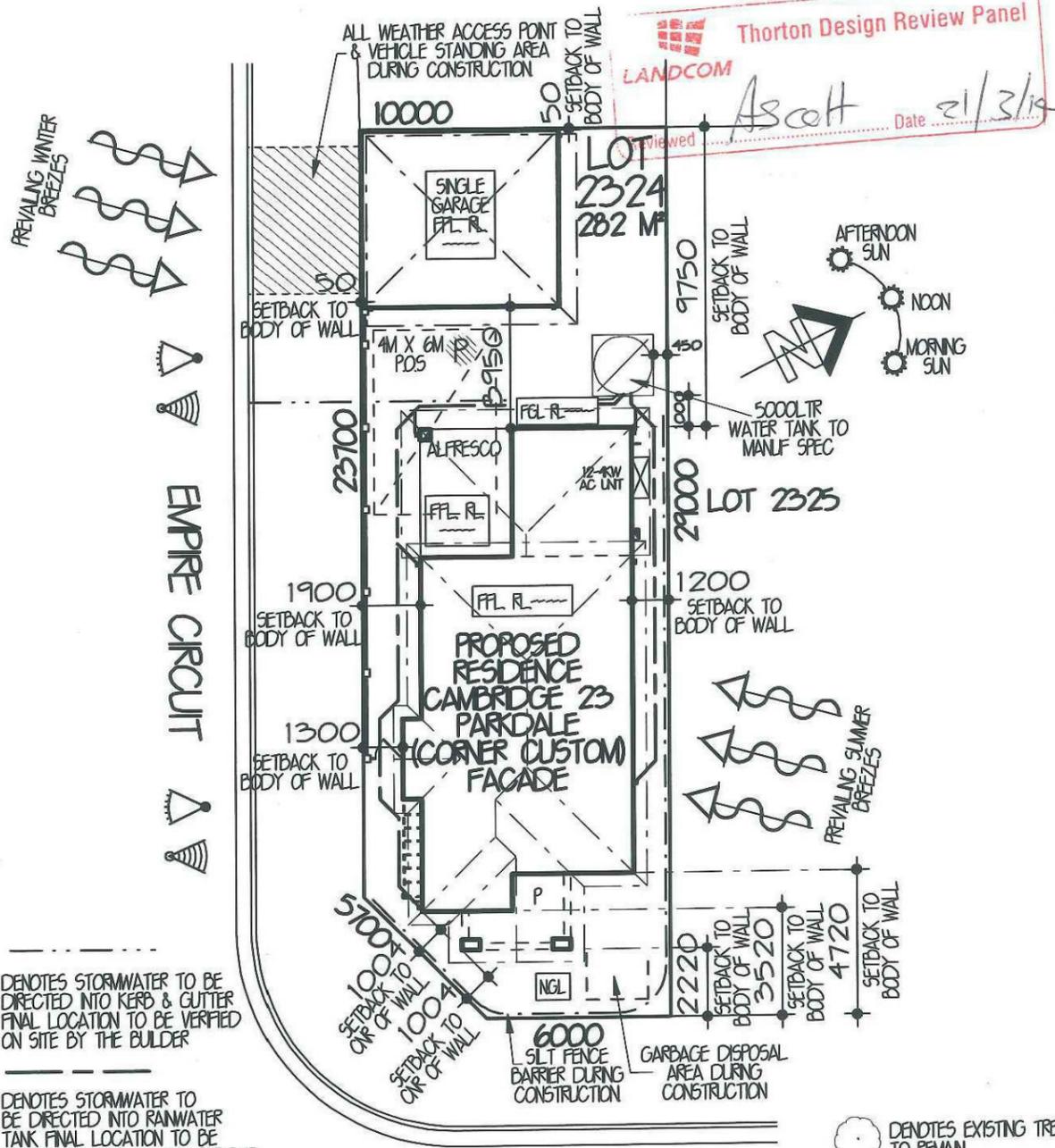
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH

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.



**LAMBEER PLACE**

**SITE ANALYSIS & SITE PLAN 1:200**

**PRELIMINARY SITING ONLY (DRAINAGE PLAN)**

- DENOTES EXISTING TREES TO REMAIN
- ⊙ DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTER TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EPH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

- 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 R10000 GARAGE TO R10000
  - ◆ HOUSE FLOOR LEVEL R10000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R10000, 299MM ABOVE PLATFORM LEVEL
  - ◆ TOTAL ROOF AREA = 179.5 M²

**SITE DATA**

SITE AREA= 282 M²

PRIVATE OPEN SPACE= REQUIRED= 20% OR 56.4 M² PROVIDED= 28.5% OR 80.4 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 80.4 M²

**FLOOR AREAS**

GROUND FLOOR AREA= 92.9 M² (NOT INCLUDING GARAGE)

DETACHED GARAGE FLOOR AREA= 36.9 M²

PORCH FLOOR AREA= 6.9 M²

ALFRESCO FLOOR AREA= 12.5 M²

FIRST FLOOR AREA= 77.5 M²

BALCONY FLOOR AREA= 6.0 M²

TOTAL FLOOR AREA= 232.7 M² OR 25.0 SQS

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F 8860 9233

FOR **EDEN BRAE HOMES**

AT **LOT 2324 LAMBEER PL THORNTON**

TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0017956**

FACADE **PARKDALE (CORNER CUSTOM)** HAND **LH**

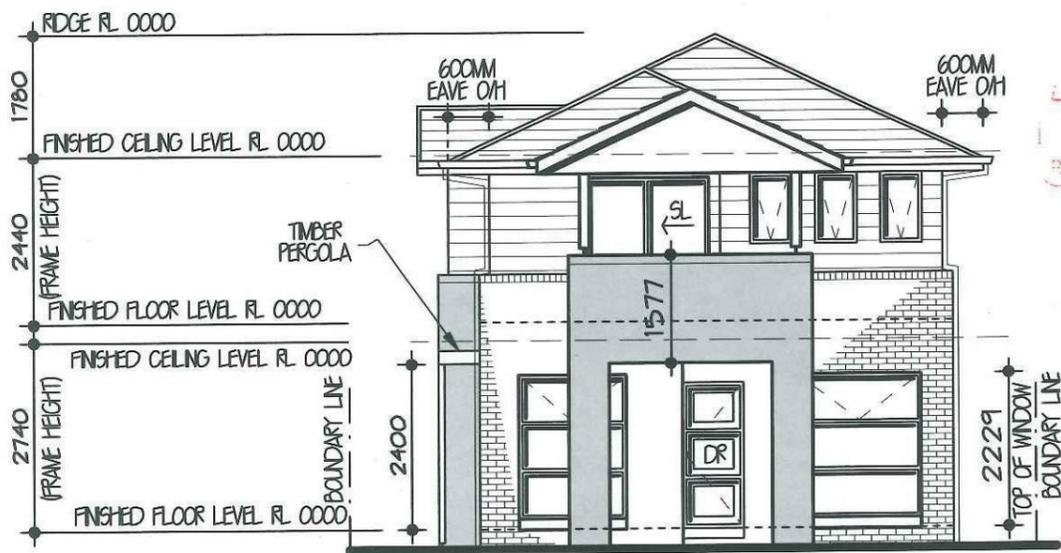
MASTER **A18217** DWG NO. **A21321** PAGE NO. **1 OF 11**

**A&N SYDNEY**

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NO. 25-27 SOLENT CIRCUIT  
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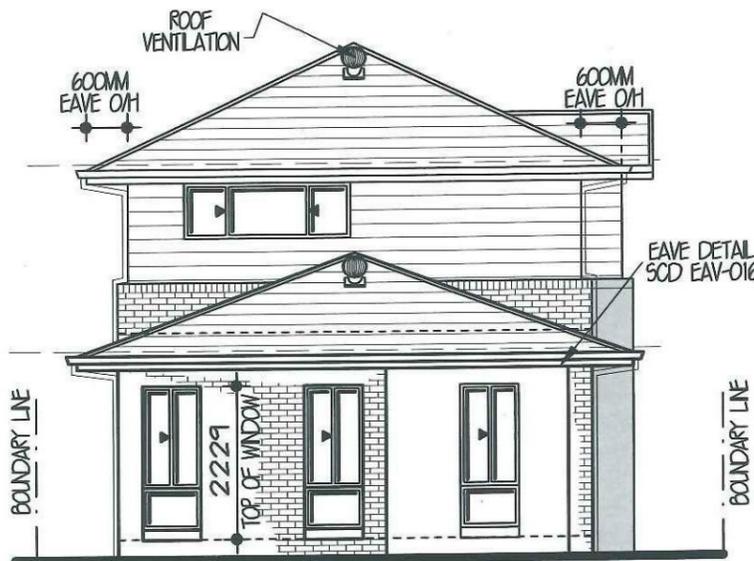


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**SOUTH EAST ELEVATION 1:100**



**SOUTH WEST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**

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 MASTER **A18217** DWG NO. **A21321** PAGE NO. **4 OF 11**

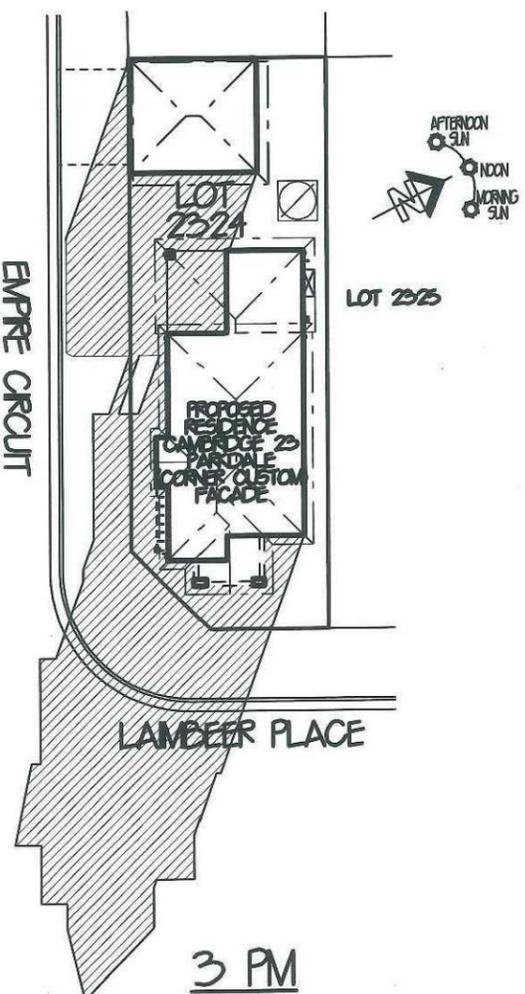
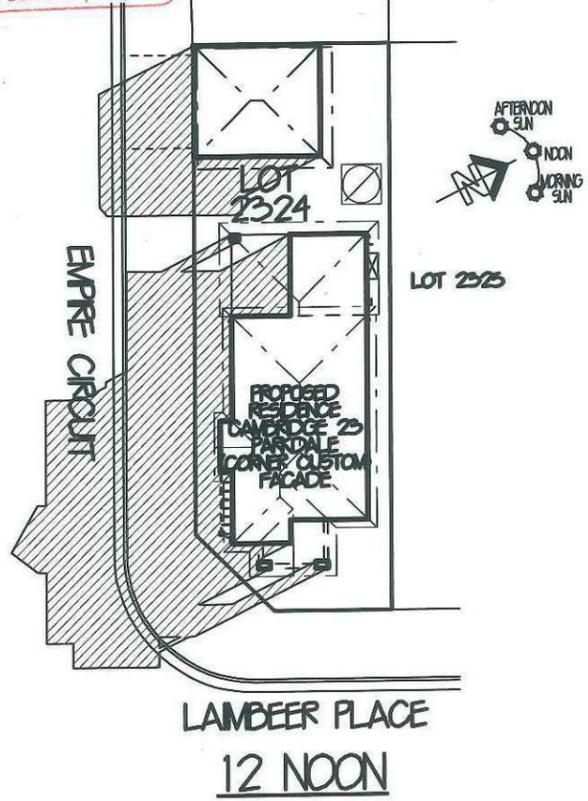
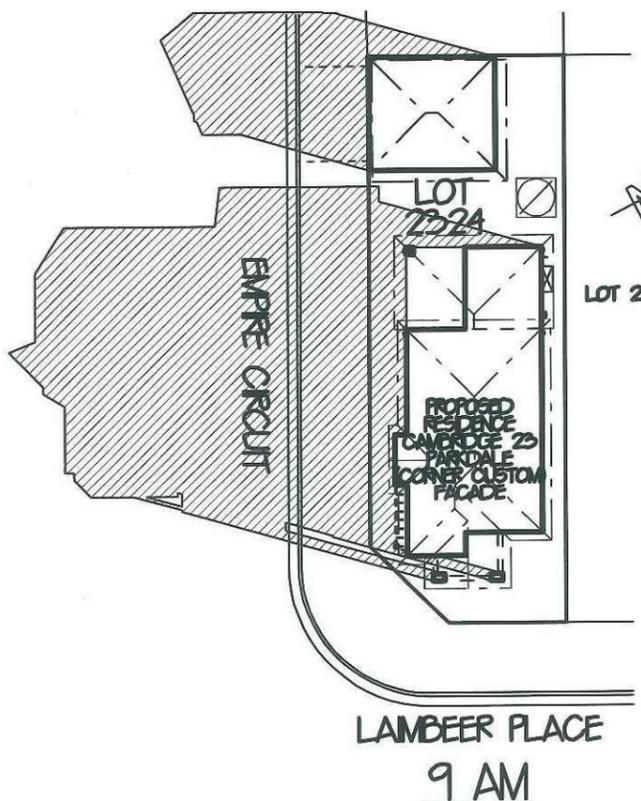
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**SHADOW DIAGRAMS**  
**JUNE 21ST MID-WINTER 1:350**

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

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 MASTER **A18217** DWG NO. **A21321** PAGE NO. **6 OF 11**

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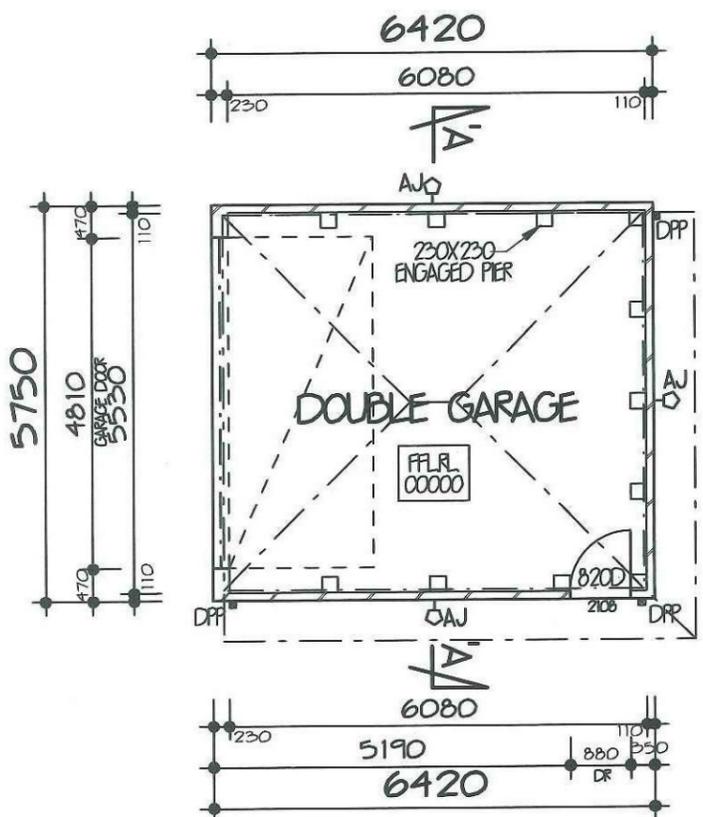
LEVEL 2 SUITE 216 MACARTHUR POINT  
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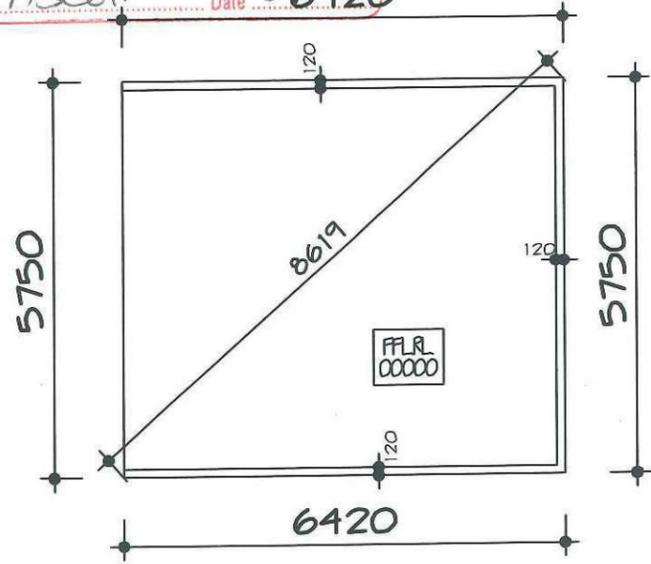
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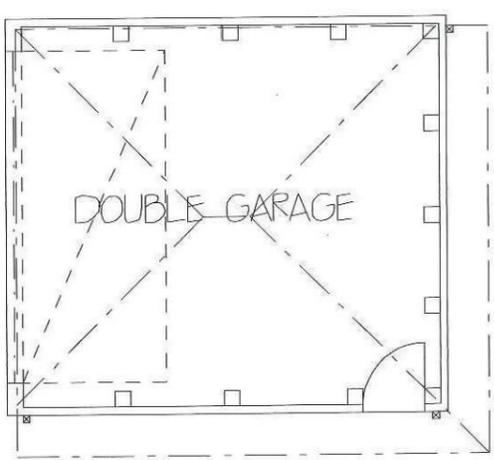
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**DETACHED GARAGE FLOOR PLAN 1:100**



**DETACHED GARAGE SLAB PLAN 1:100**



**DETACHED GARAGE ELECTRICAL PLAN 1:100**

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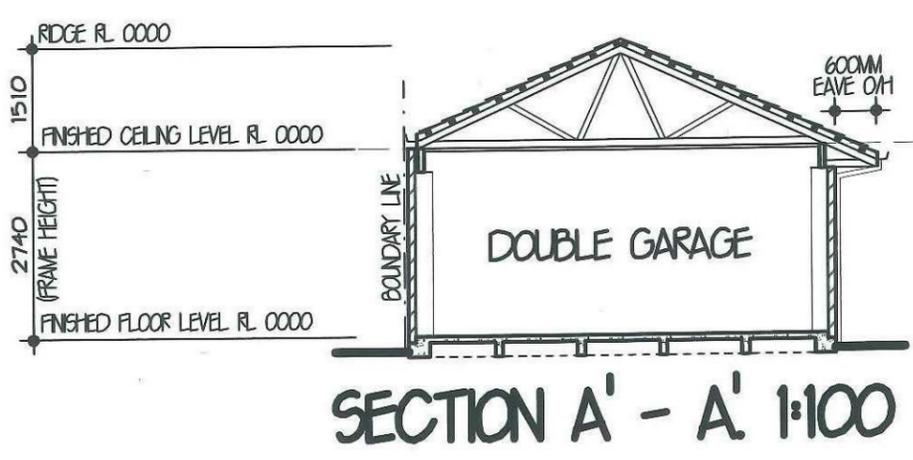
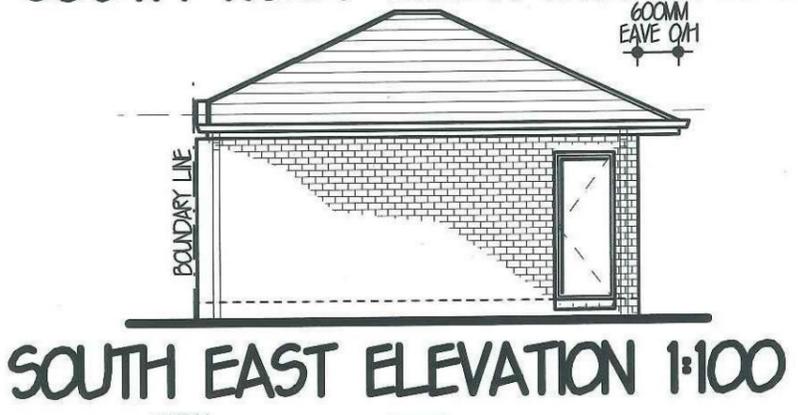
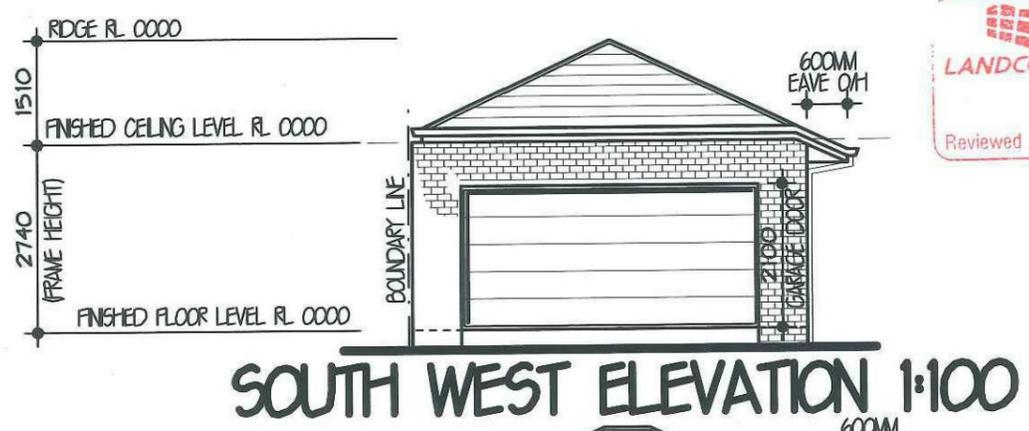
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**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

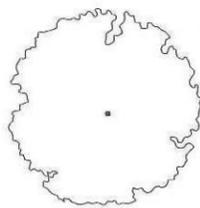
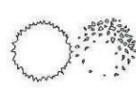
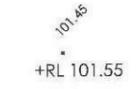
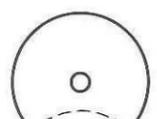
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	23	150mm	0.5m
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	12	300mm	2m
<b>Gfs</b>	Gardenia 'Four Seasons'	Four Seasons Gardenia	3	300mm	1m
<b>Cdb</b>	Cordyline 'Designer Burgundy'	Clumping Cordyline	2	200mm	1m
<b>Lme</b>	Liriope muscari 'Ev ergreen Giant'	Giant Liriope	5	150mm	0.7m
<b>Tl</b>	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m
<b>Tc</b>	Tulbaghia violacea 'Varigated Society Garlic'	Varigated Society Garlic	15	200mm	0.3m
<b>Vh</b>	Viola hederacea	Native Violet	15	150mm	0.1m

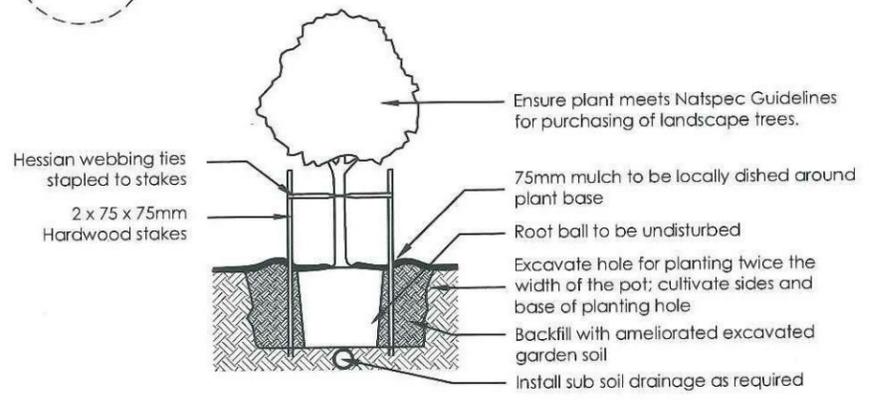
**LOT PLANTING SUMMARY**

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
76	12	23	41	1

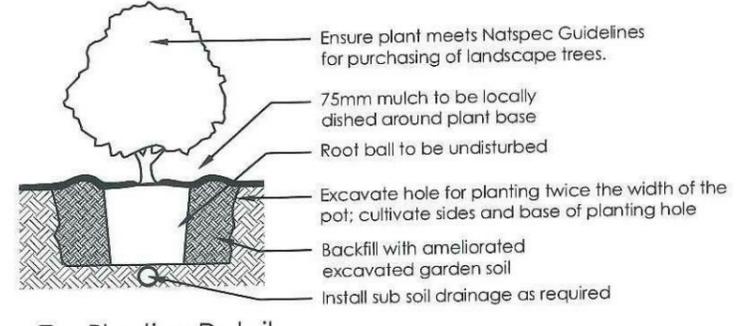
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

**LEGEND**

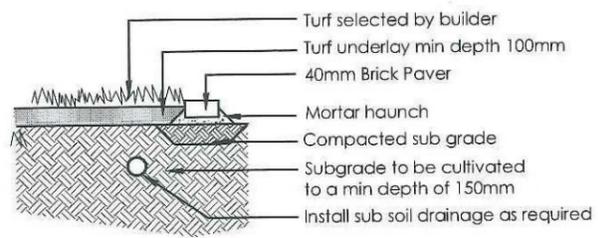
-  Proposed trees - refer to plant schedule
-  Proposed shrubs - refer to plant schedule
-  Proposed groundcovers and grasses - refer to plant schedule
-  Proposed accents & grasses - refer to plant schedule
-  Existing levels
-  Proposed levels
-  Proposed Top Of Wall levels
-  Boundary
-  Garden edging
-  Masonry retaining walls
-  Existing contours
-  Existing tree to be retained
-  Existing tree to be removed



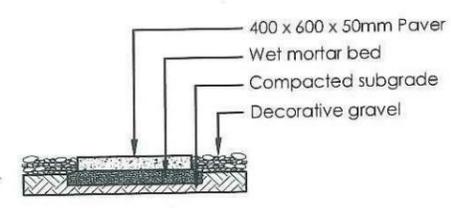
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size

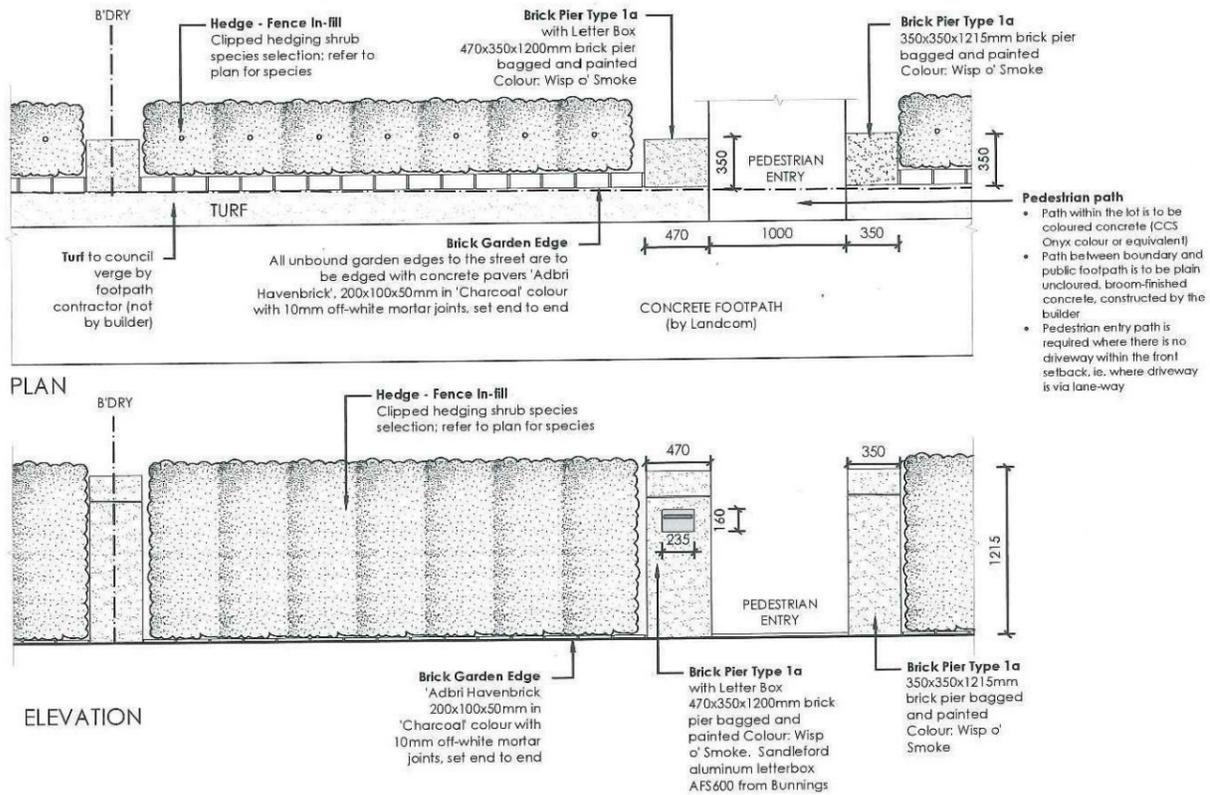


**3 Turf Detail**  
NTS Brick Paver Edge

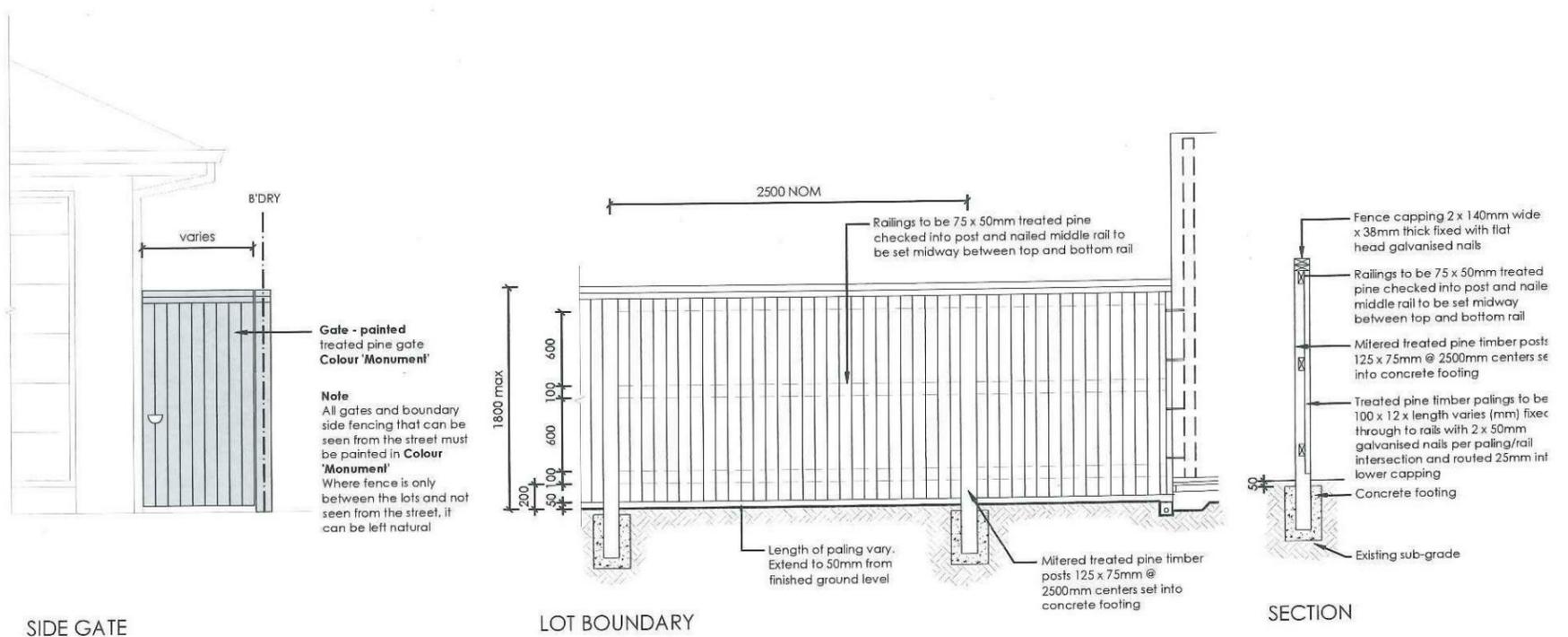


**4 Stepping stones in gravel**  
NTS Low traffic zone

REVISION A ISSUE FOR CLIENT REVIEW	DESIGNED BY BT	CHECKED BY RS	DATE 25-02-14	 <small>PO Box 3136, Carlingford, NSW 2118          Ph: (02) 9871 7701 Fax: (02) 9872 2583          Email: info@ecodesign.com.au          Website: www.ecodesign.com.au          Member of the Australian Institute of Landscape Design (AILD)</small>	PROJECT <b>LOT 2324 LAIMBEER, PENRITH</b>	NEW RESIDENCE			
						LANDSCAPE PLAN			
				SCALE 1:100 @ A3	DRAWN BY BT	CHECKED BY RS	DATE 25-02-14	REVISION A	

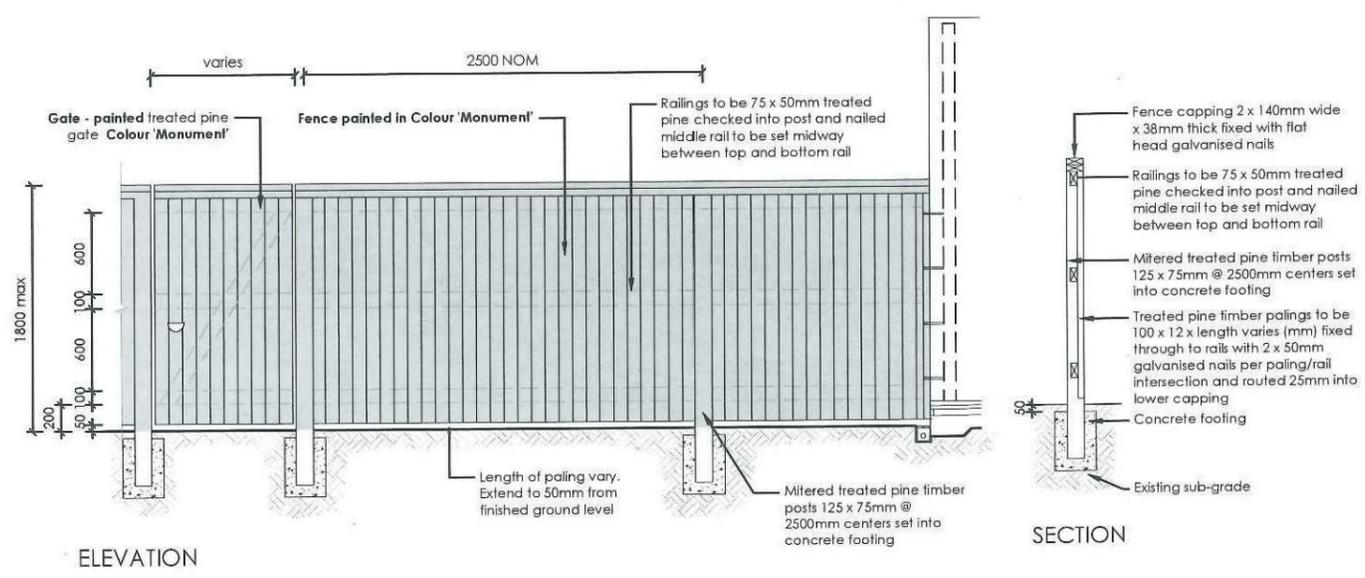


5 **FENCE TYPE 5 - Front Fence**  
 1:50 Typical detail

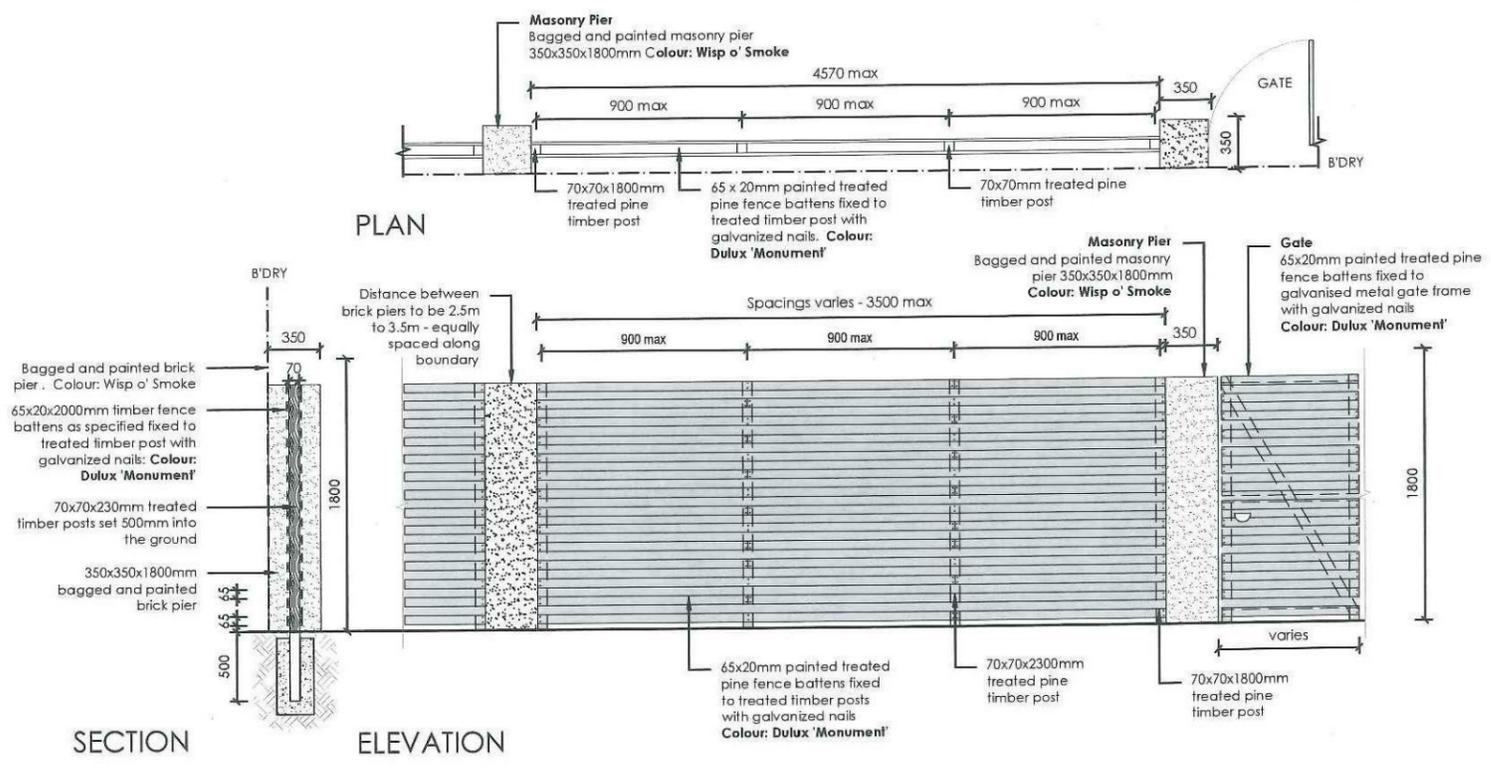


6 **FENCE TYPE 4a - Side Boundaries**  
 1:50 Typical detail

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A	ISSUE FOR CLIENT REVIEW	BT	RS	25-02-14		LOT 2324 LAIMBEER, PENRITH EDEN BRAE HOMES	LANDSCAPE PLAN						
						SCALE	1:100 @ A3	DATE	DA	SHEET	L-03		
						DESIGNER	BT	CHECKER	RS	DATE	25-02-14	BY	A

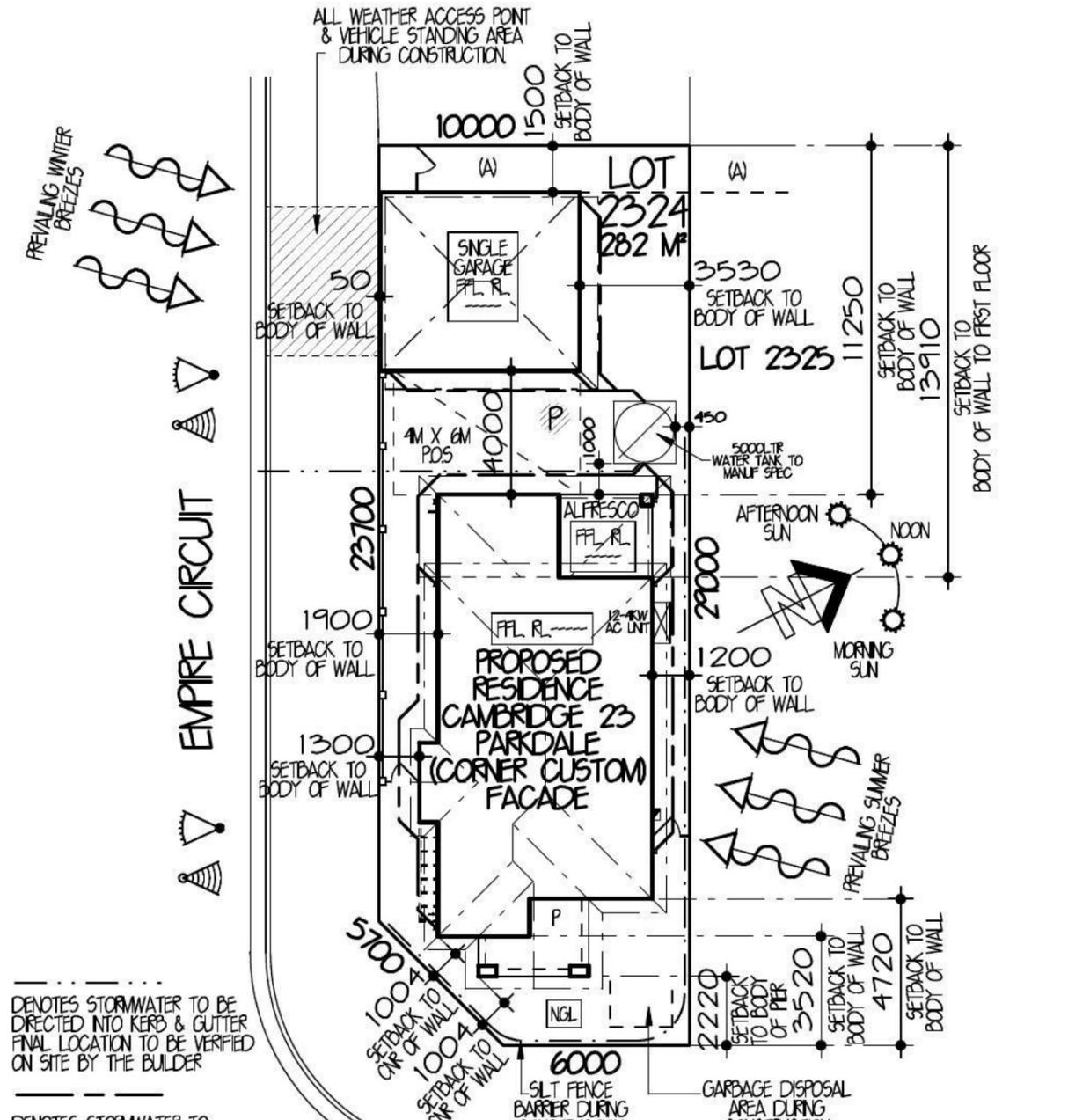
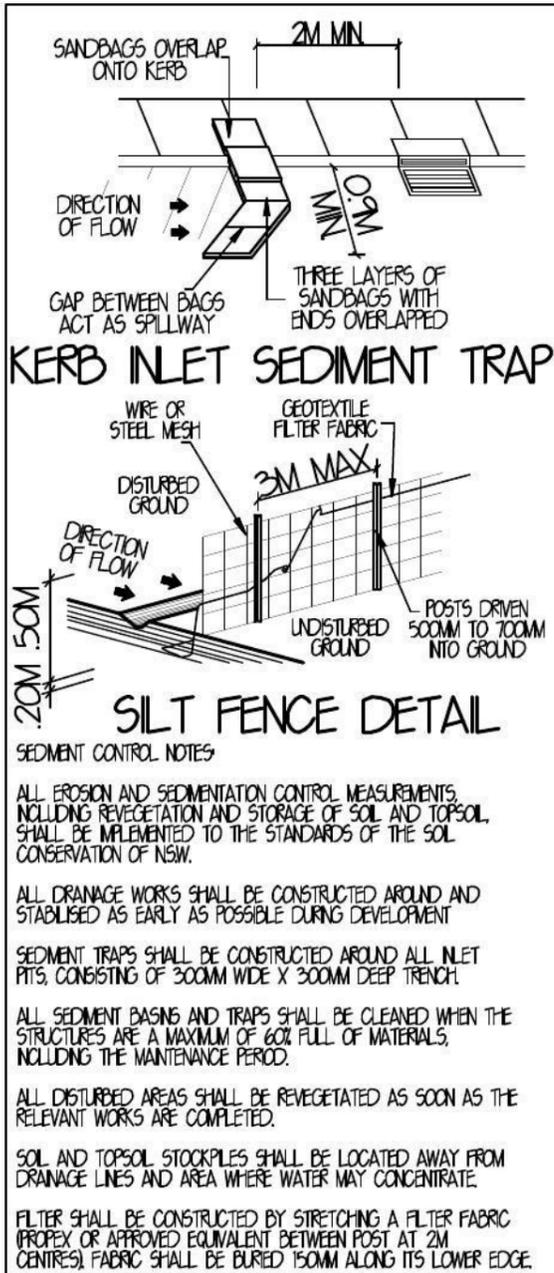


**7 FENCE TYPE 4b - Rear Boundary**  
 1:50 All Laneways (except Barlett Lane)  
 Typical detail

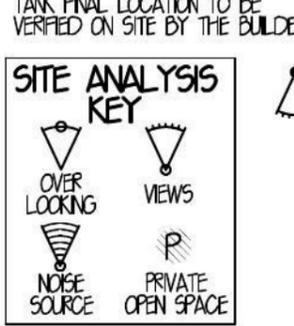


**8 FENCE TYPE 2a - Secondary Street Fencing**  
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 3136, Caringford, NSW 2118          Ph: (02) 9871 7701 Fax: (02) 9873 2583          Email: info@ecodesign.com.au          Website: www.ecodesign.com.au          Member of the Australasian Institute of Landscape Designers and Planners</p>	PROJECT	NEW RESIDENCE										
A	ISSUE FOR CLIENT REVIEW	BT	RS	25-02-14		<b>LOT 2324 LAMBEER, PENRITH</b>	SCALE	1:100 @ A3	DATE		DA	REV	L-04				
<p>1. Do not scale from drawings.                  2. Verify all measurements on site.                  3. Notify ecodesign at any inconsistencies.                  4. Copyright © ecodesign. All rights reserved.                  5. Drawing remains the property of ecodesign.</p>						<p>6. All work to comply with relevant Australian Standards or Building Code of Australia.                  7. All work to be performed by a suitably qualified tradesperson.                  8. For application purposes only - NOT FOR CONSTRUCTION</p>						CLIENT <b>EDEN BRAE HOMES</b>		DRAWN BT	CHECK RS	DATE 25-02-14	REVISION A



- 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 H
  - ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOD GARAGE TO FLOOD
  - ◆ HOUSE FLOOR LEVEL FLOOD, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD, 299MM ABOVE PLATFORM LEVEL.
  - ◆ TOTAL ROOF AREA = 167.4 M<sup>2</sup>



PACKAGE PROVIDED IS BASED ON EBH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

**SITE DATA**

SITE AREA= 282 M<sup>2</sup>

PRIVATE OPEN SPACE= REQUIRED= 20% OR 56.4 M<sup>2</sup> PROVIDED= 27.2% OR 76.8 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M<sup>2</sup> PROVIDED= 51.2 M<sup>2</sup>

**FLOOR AREAS**

GROUND FLOOR AREA= 87.0M<sup>2</sup> (NOT INCLUDING GARAGE)

DETACHED GARAGE FLOOR AREA= 36.9 M<sup>2</sup>

PORCH FLOOR AREA= 6.9 M<sup>2</sup>

ALFRESCO FLOOR AREA= 8.0 M<sup>2</sup>

FIRST FLOOR AREA= 77.5 M<sup>2</sup>

BALCONY FLOOR AREA= 6.0 M<sup>2</sup>

TOTAL FLOOR AREA= 215.4 M<sup>2</sup> OR 23-2 SQS

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LEVEL 3,  
22 BROOKHOLLOW AVENUE,  
NORTHWEST BUSINESS PARK,  
BALLKHAM HILLS NSW 2153  
P 8860 9222  
F 8860 9233

FOR  
**MR. DOMENICO G. MEDURI**

AT  
**LOT 2324 LAMBEER PL  
PENRITH**

TYPE **CAMBRIDGE 23**  
(LIFESTYLE SERIES)

JOB NO.  
**0017956**

FACADE **PARKDALE**  
(CORNER CUSTOM)

HAND  
**LH**

MASTER  
**A18217**

DWG NO.  
**A21321**

PAGE NO.  
**1 OF 11**

**A&N DESIGN SYDNEY**

LEVEL 2 SUITE 216 MACARTHUR POINT  
NO. 25-27 SOLENT CIRCUIT  
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PO BOX 6410 BALLKHAM HILLS  
BUSINESS CENTRE NSW, 2153  
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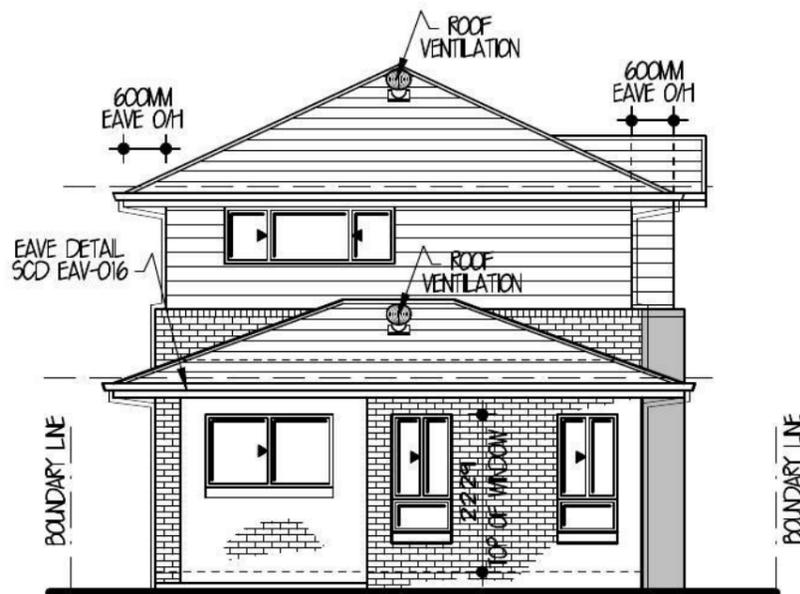
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**SOUTH EAST ELEVATION 1:100**



**SOUTH WEST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**

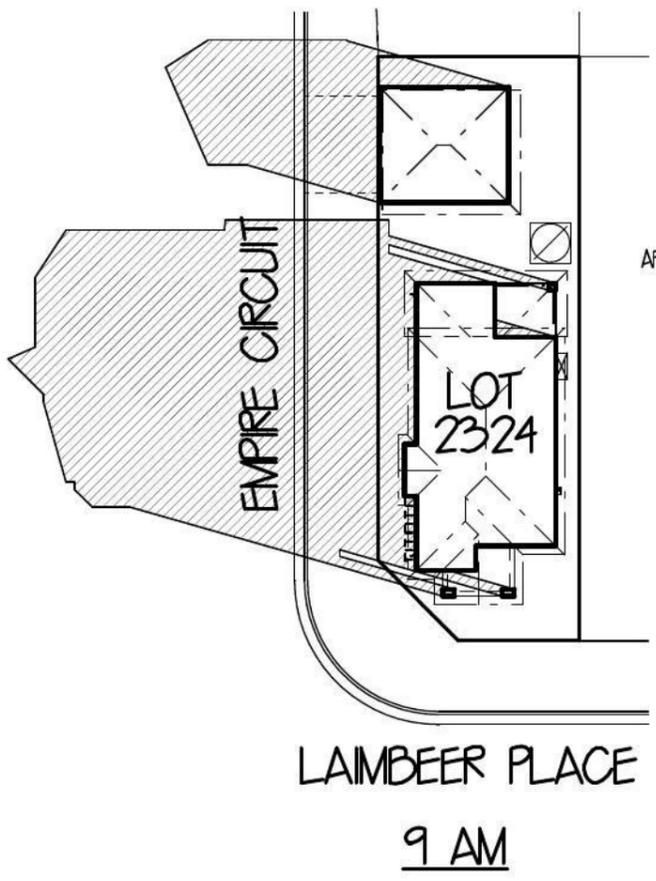
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 MASTER **A18217** DWG NO. **A21321** PAGE NO. **4 OF 11**

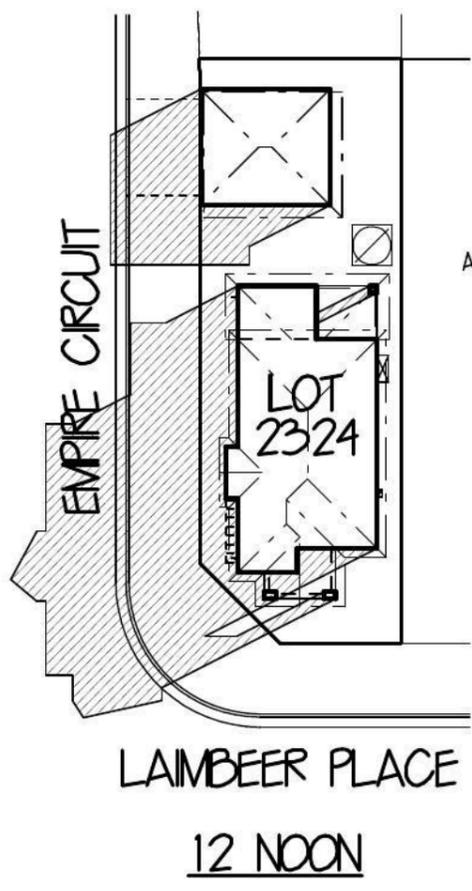
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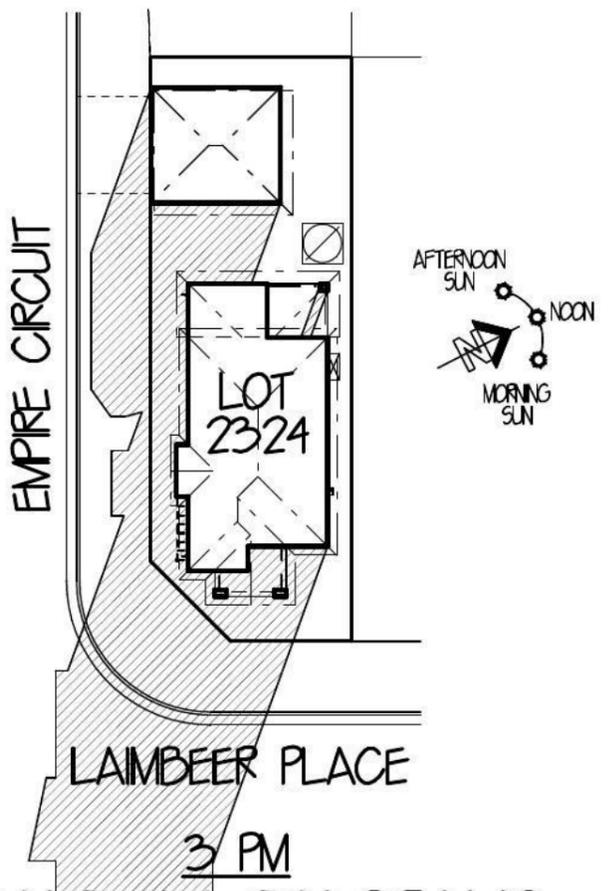
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LAMBEER PLACE  
9 AM



LAMBEER PLACE  
12 NOON



LAMBEER PLACE  
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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AT  
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TYPE **CAMBRIDGE 23**  
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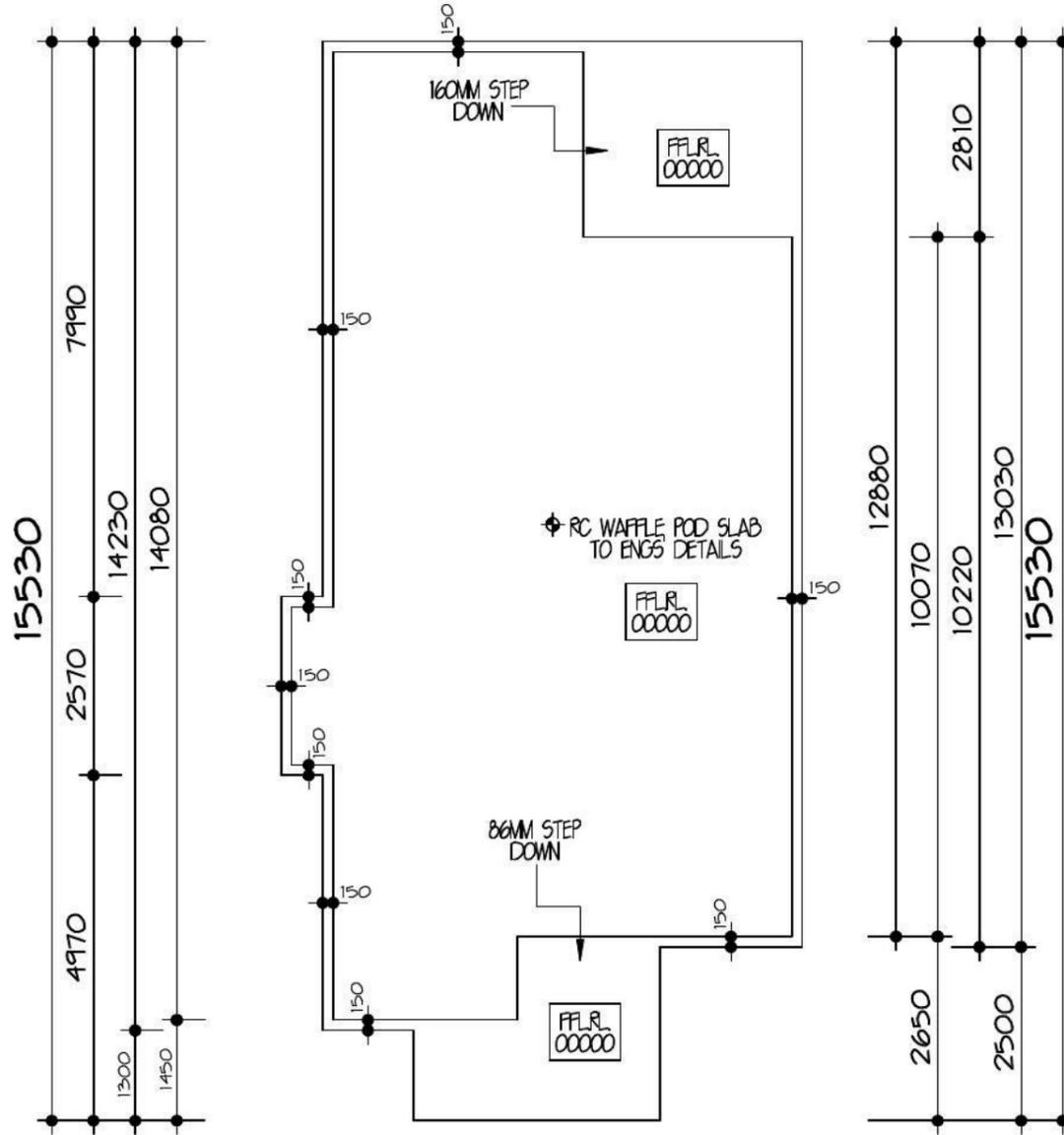
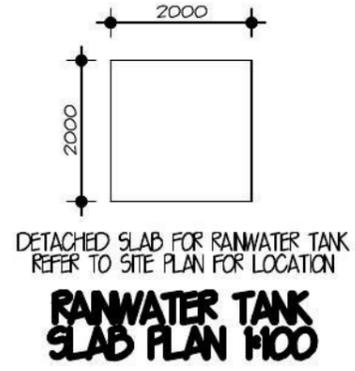
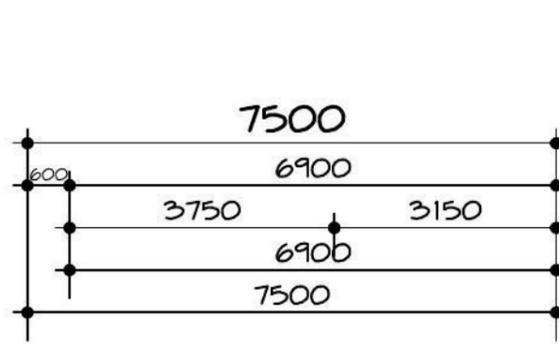
FACADE **PARKDALE**  
(CORNER CUSTOM) HAND  
**LH**

MASTER **A18217** DWG NO. **A21321** PAGE NO. **6 OF 11**

**AND DESIGN SYDNEY**  
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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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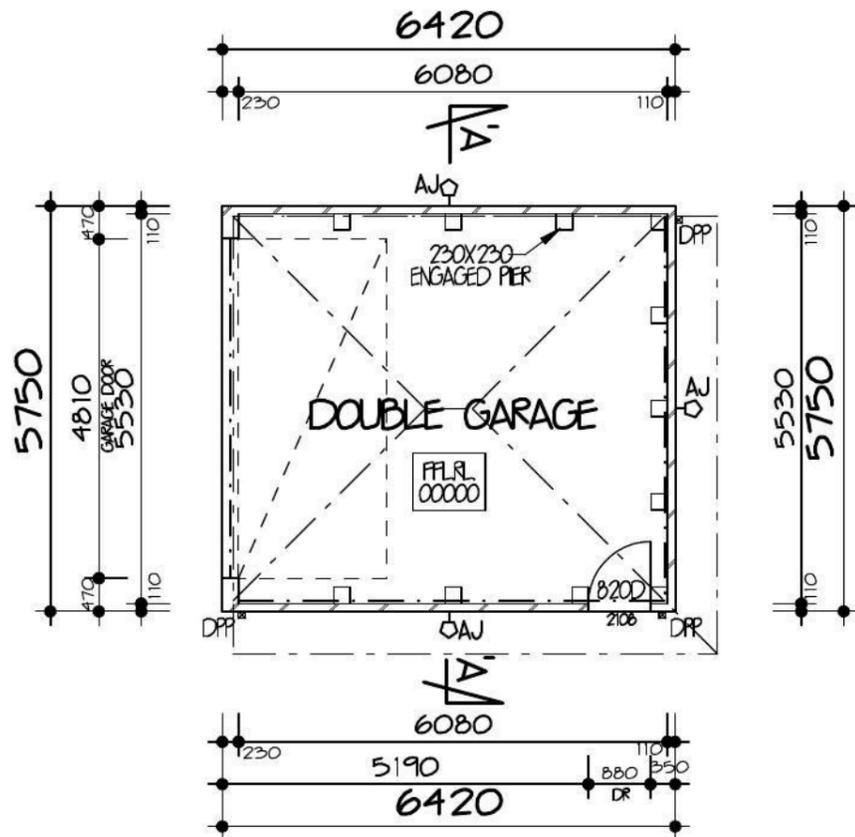
MASTER **A18217** | DWG NO. **A21321** | PAGE NO. **7 OF 11**

**AND DESIGN SYDNEY**

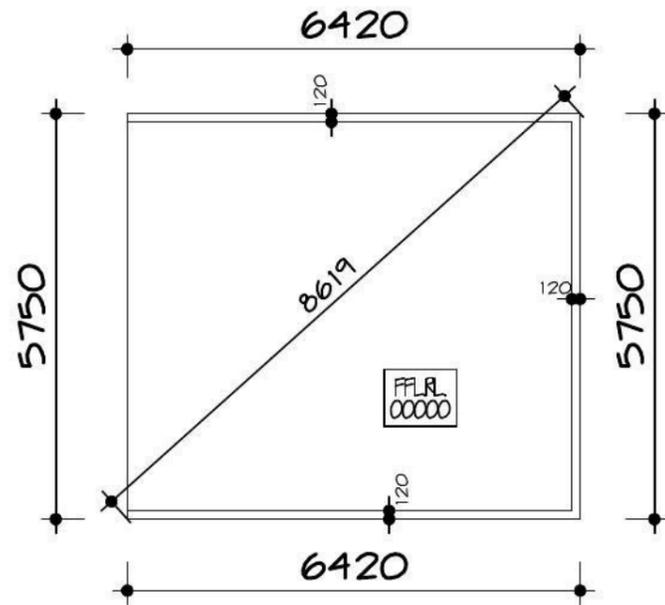
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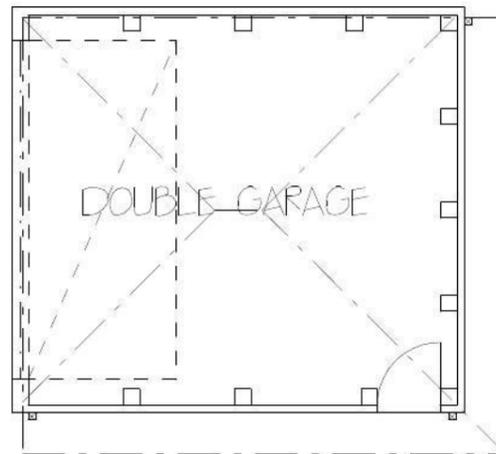
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**DETACHED GARAGE FLOOR PLAN 1:100**



**DETACHED GARAGE SLAB PLAN 1:100**



**DETACHED GARAGE ELECTRICAL PLAN 1:100**

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MASTER **A18217**      DWG NO. **A21321**      PAGE NO. **9 OF 11**

**AN DESIGN SYDNEY**

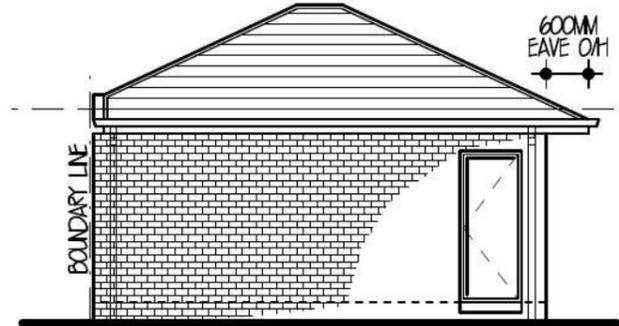
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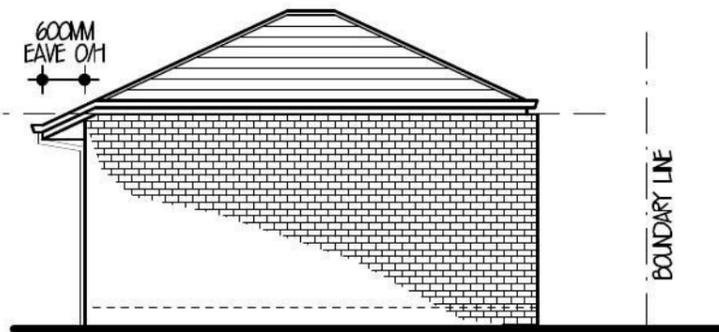
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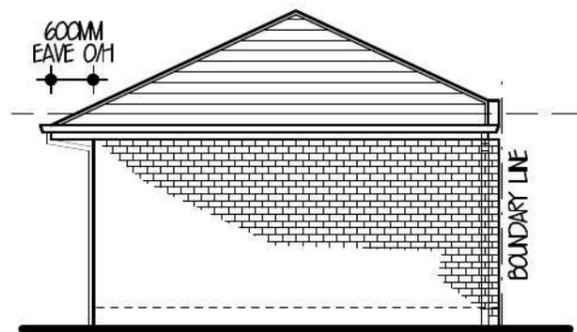
**SOUTH WEST ELEVATION 1:100**



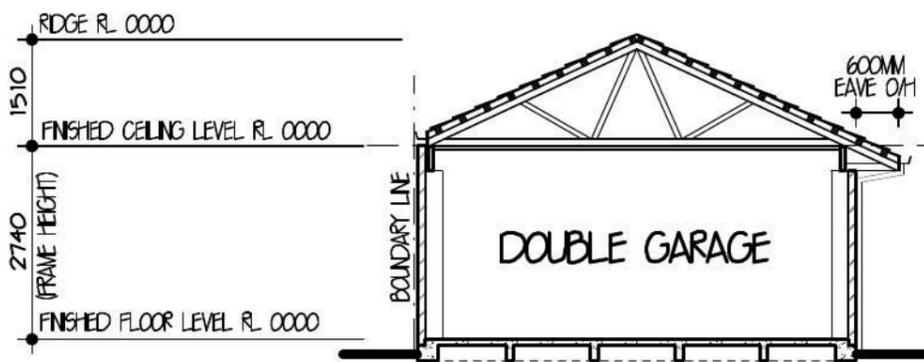
**SOUTH EAST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**



**NORTH EAST ELEVATION 1:100**



**SECTION A' - A' 1:100**

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MASTER **A18217** | DWG NO. **A21321** | PAGE NO. **10 OF 11**

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**INSULATION**

R2-0 WALL INSULATION  
(INCLUDING INTERNAL GARAGE WALLS)  
R4-1 CEILING INSULATION  
(EXCLUDING GARAGE & ALFRESCO)  
ROOF VENTILATION & SARRING

**BASIX SCORE**

WATER - 41% (TARGET 40%)  
THERMAL COMFORT - PASS (TARGET PASS)  
ENERGY - 40% (TARGET 40%)

(BASIX CERTIFICATE NUMBER: 5407305)

**STORMWATER / WATER**

**COLLECTION OF RAINWATER & STORMWATER:**  
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 5000 LITRES 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 100 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. (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY)

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 5000 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 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 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 2 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 ENSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 2 OF THE BEDROOMS/STUDY
- AT LEAST 1 OF THE LIVING/ DINING AREAS

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.

LAMBEER PLACE  
**BASIX PLAN 1:200**

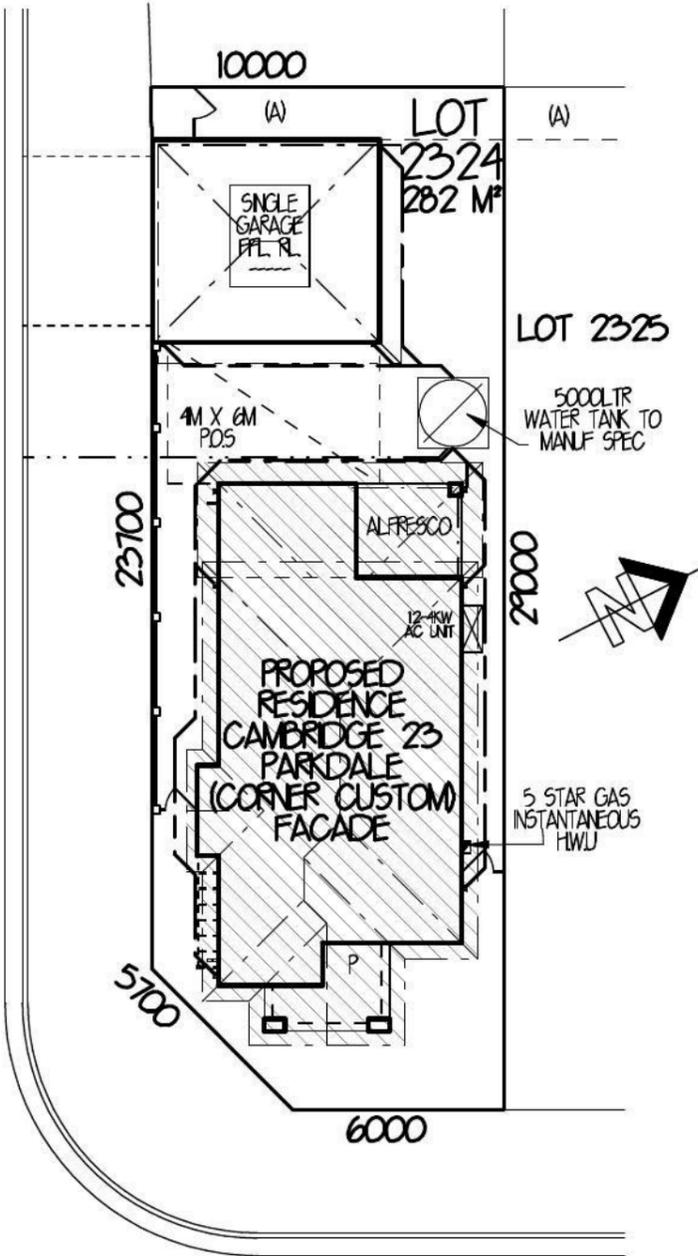
(A) EASEMENT UNKNOWN - 1.5M

☐ DENOTES 100M<sup>2</sup> OF ROOF TO BE COLLECTED

**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006219537 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° 1006219537

**REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS**



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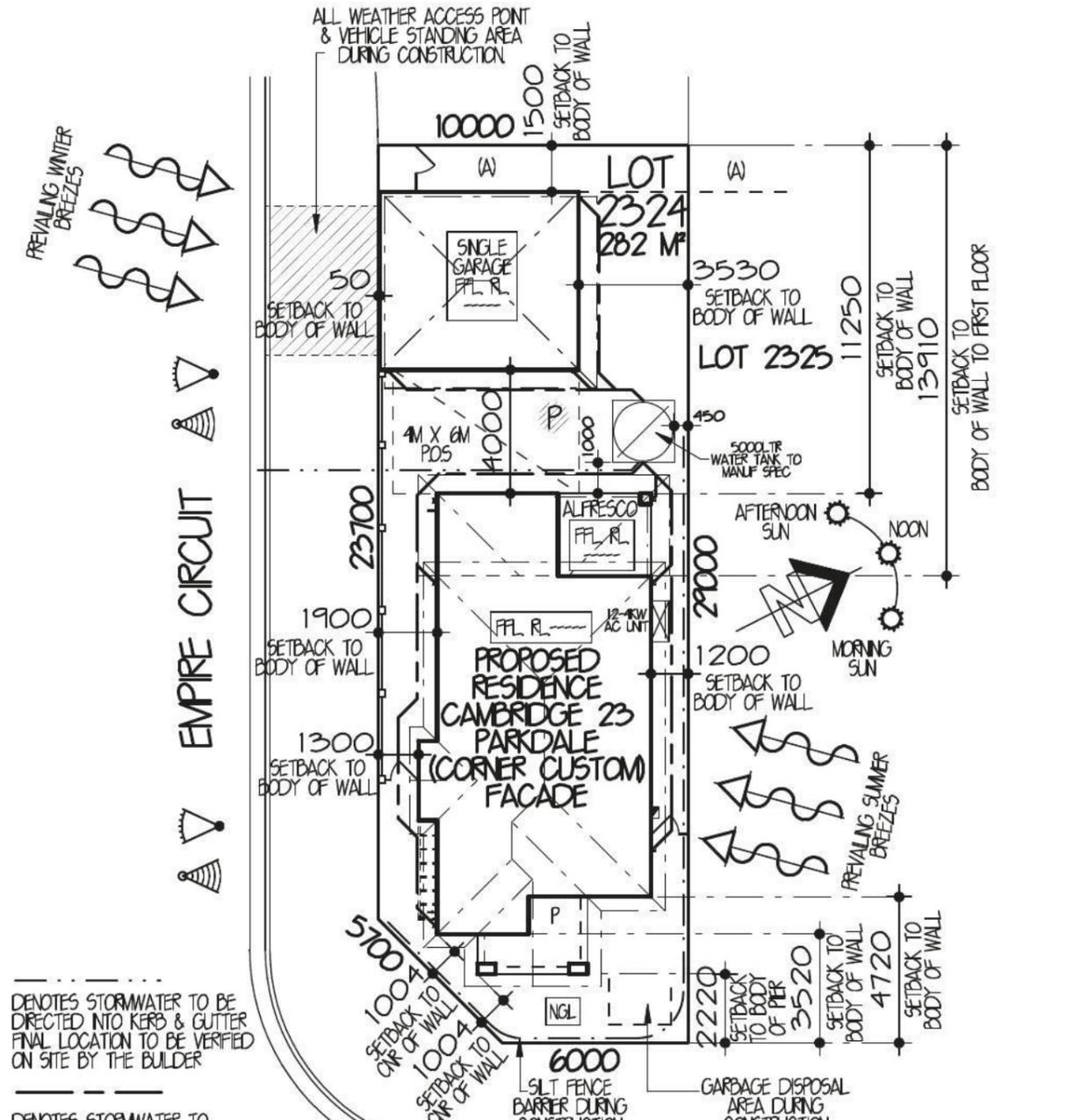
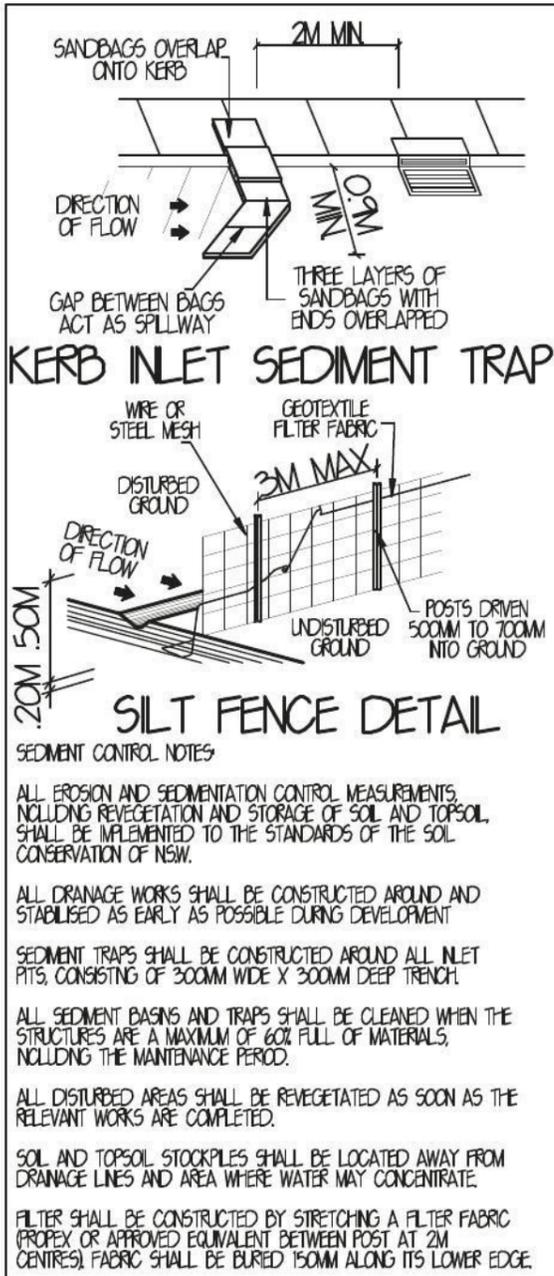
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AT	LOT 2324 LAMBEER PL PENRITH	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017956
FACADE	PARKDALE (CORNER CUSTOM)	HAND LH
MASTER	AW217	DWG NO. A21321 PAGE NO. 11 OF 11

**AGN DESIGN SYDNEY**

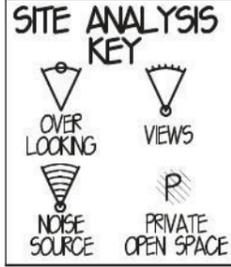
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  - ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOD GARAGE TO FLOOD
  - ◆ HOUSE FLOOR LEVEL FLOOD, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD, 299MM ABOVE PLATFORM LEVEL.
  - ◆ TOTAL ROOF AREA = 167.4 M<sup>2</sup>



PACKAGE PROVIDED IS BASED ON EBH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER PRAM RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

**SITE DATA**

SITE AREA= 282 M<sup>2</sup>

PRIVATE OPEN SPACE= REQUIRED= 20% OR 56.4 M<sup>2</sup> PROVIDED= 27.2% OR 76.8 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M<sup>2</sup> PROVIDED= 51.2 M<sup>2</sup>

**FLOOR AREAS**

GROUND FLOOR AREA= 87.0M<sup>2</sup> (NOT INCLUDING GARAGE)

DETACHED GARAGE FLOOR AREA= 36.9 M<sup>2</sup>

PORCH FLOOR AREA= 6.9 M<sup>2</sup>

ALFRESCO FLOOR AREA= 8.0 M<sup>2</sup>

FIRST FLOOR AREA= 77.5 M<sup>2</sup>

BALCONY FLOOR AREA= 6.0 M<sup>2</sup>

TOTAL FLOOR AREA= 215.4 M<sup>2</sup> OR 23-2 SQS

**Eden brae homes**  
It's where you want to live

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

FOR MR. DOMENICO G. MEDURI  
AT LOT 2324 LAMBEER PL PENRITH  
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)  
JOB NO. 0017956  
FACADE PARKDALE (CORNER CUSTOM)  
HAND LH  
MASTER A18217 DWG NO. A21321 PAGE NO. 1 OF 11

**A&N DESIGN SYDNEY**

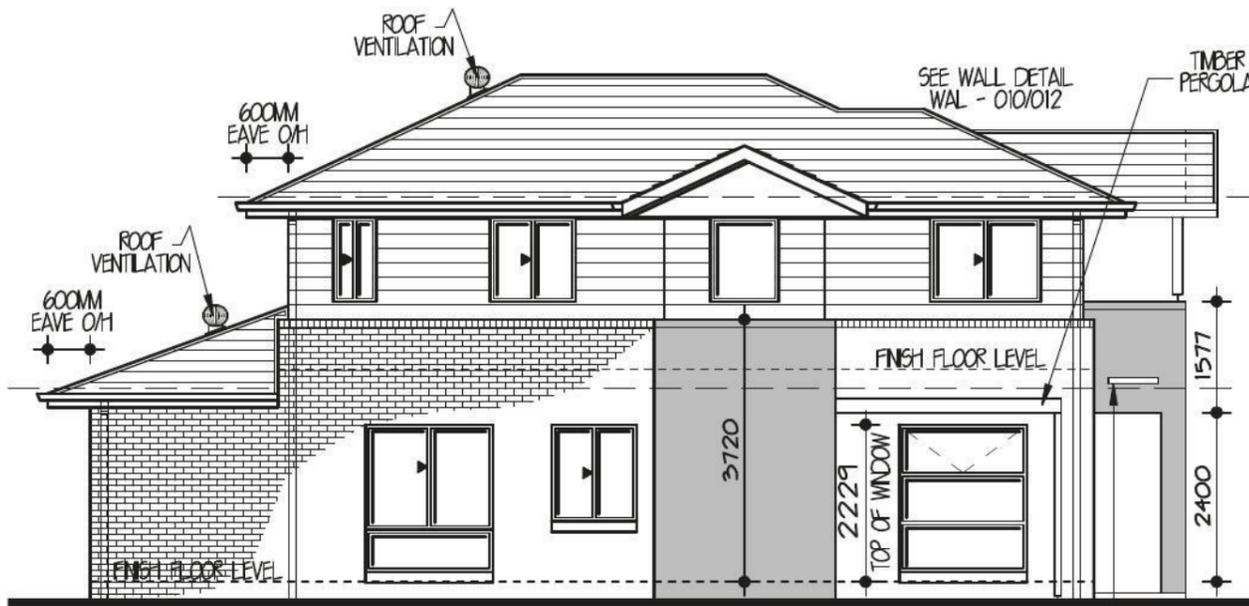
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULLHAM HILLS  
PO BOX 6410 BULLHAM HILLS BUSINESS CENTRE NSW, 2153  
PHONE: (02) 8824 3523  
FAX: (02) 8824 3544  
WWW.AANDDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18-3-14	CC PLANS	CM
B	09/04/14	AMENDMENTS & BASIC	NM
C	10/04/14	AMENDMENTS	AS
D	2-5-14	RE-CONTRACT	AL

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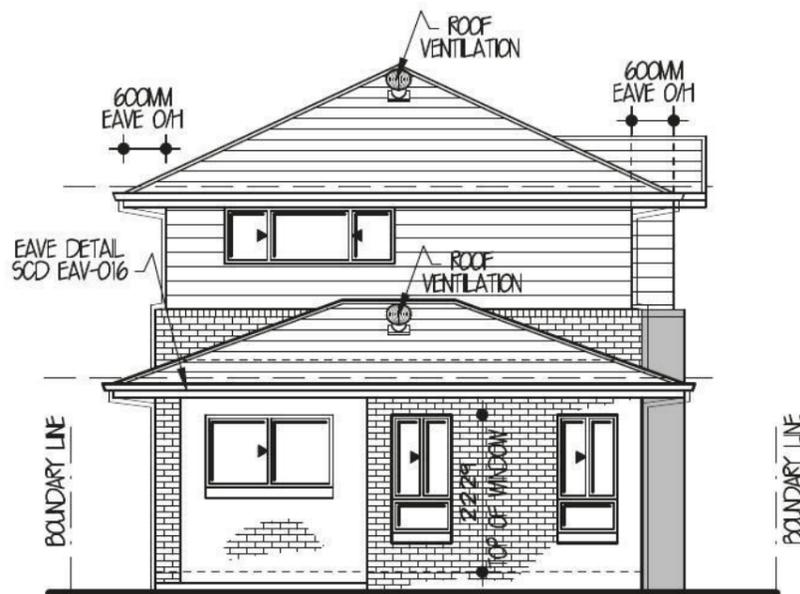


**SOUTH EAST ELEVATION 1:100**



**SOUTH WEST ELEVATION 1:100**

OPEN RECTANGULAR SPILLWAY SEE SCD BAL-101, 101-1, 101-2



**NORTH WEST ELEVATION 1:100**

**Eden brae homes**  
*"It's where you want to live"*  
 LEVEL 3,  
 22 BROOKHOLLOW AVENUE,  
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 BALKHAM HILLS NSW 2153  
 P: 8860 9222  
 F: 8860 9233

FOR **MR. DOMENICO G. MEDURI**  
 AT **LOT 2324 LAMBEER PL  
 PENRITH**  
 TYPE **CAMBRIDGE 23**  
 (LIFESTYLE SERIES) JOB NO. **0017956**  
 FACADE **PARKDALE**  
 (CORNER CUSTOM) HAND **LH**  
 MASTER **A18217** DWG NO. **A21321** PAGE NO. **4 OF 11**

**ADN DESIGN SYDNEY**  
 LEVEL 2 SUITE 216 MACARTHUR POINT  
 NO. 25-27 SOLENT CIRCUIT  
 BALKHAM HILLS  
 PO BOX 6410 BALKHAM HILLS  
 BUSINESS CENTRE NSW, 2153  
 PHONE: (02) 8824 3523  
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