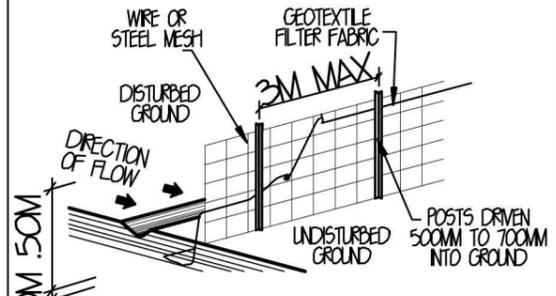


KERB INLET SEDIMENT TRAP



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 POSTS AT 2M CENTRES; FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

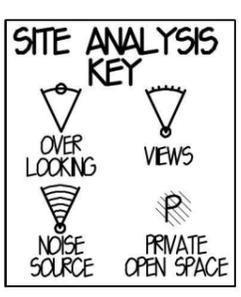
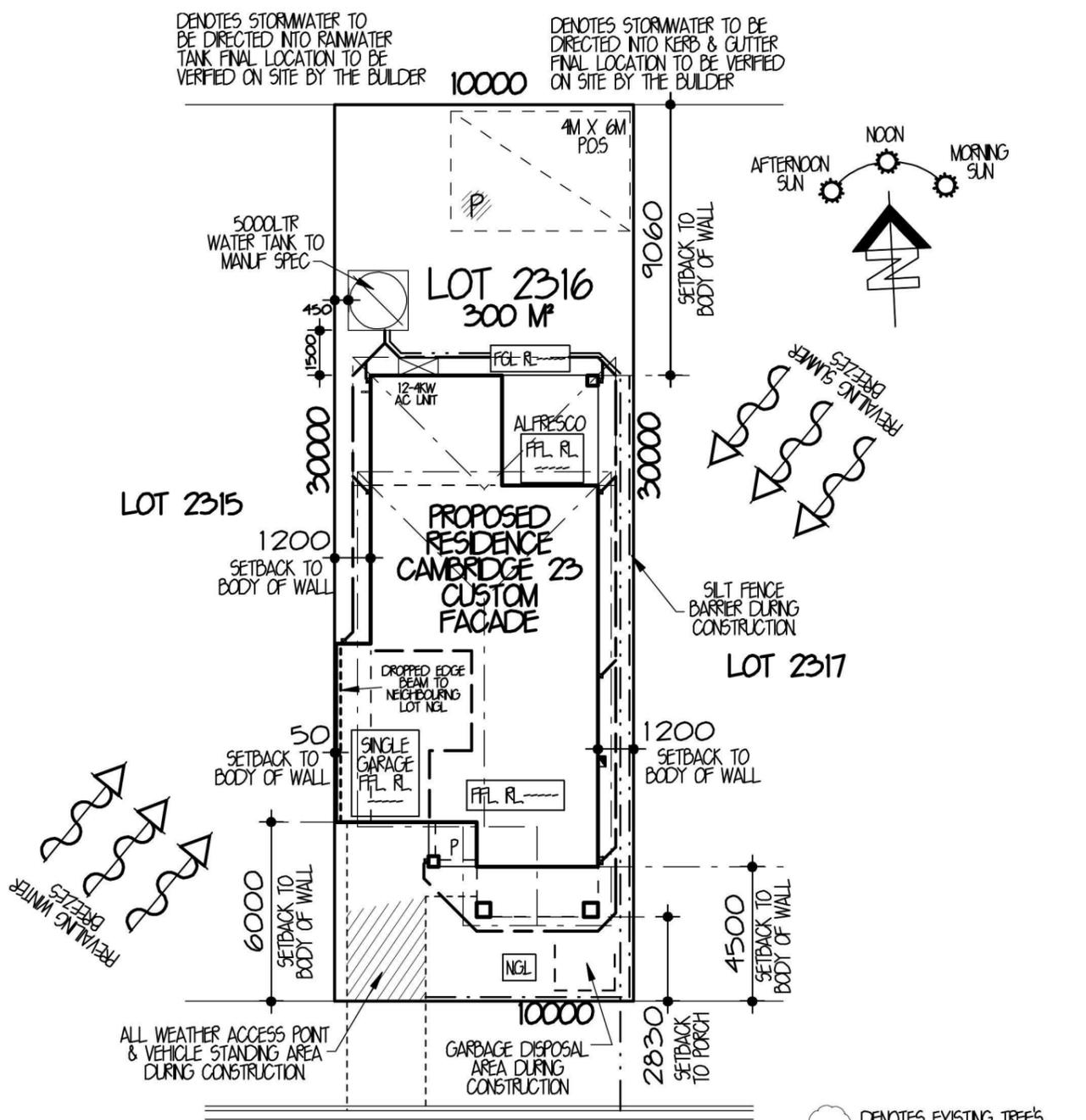
SITE DATA
 SITE AREA= 300 M²

PRIVATE OPEN SPACE= REQUIRED= 20% OR 60 M² PROVIDED= 37-3% OR 111-8 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 111-8 M²

FLOOR AREAS
 GROUND FLOOR AREA= 91-9 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA= 22-8 M²
 PORCH FLOOR AREA= 2-4 M²
 ALFRESCO FLOOR AREA= 11-8 M²
 FIRST FLOOR AREA= 91-4 M²
 BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 2266 M² OR 24-4 SQS



EMPIRE CIRCUIT SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN) PRELIMINARY SITING ONLY

- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S 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 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.

- 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 RLO000 GARAGE TO RLO000
 - ◆ HOUSE FLOOR LEVEL RLO000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RLO000, 291MM ABOVE PLATFORM LEVEL
 - ◆ TOTAL ROOF AREA = 155-9 M²

Eden Brae Homes
 LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALKHAM HILLS NSW 2153
 P: 8860 9222 F: 8860 9233

FOR **EDEN BRAE HOMES**

AT **LOT 2316 EMPIRE CIRCUIT PENRITH**

TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018265**

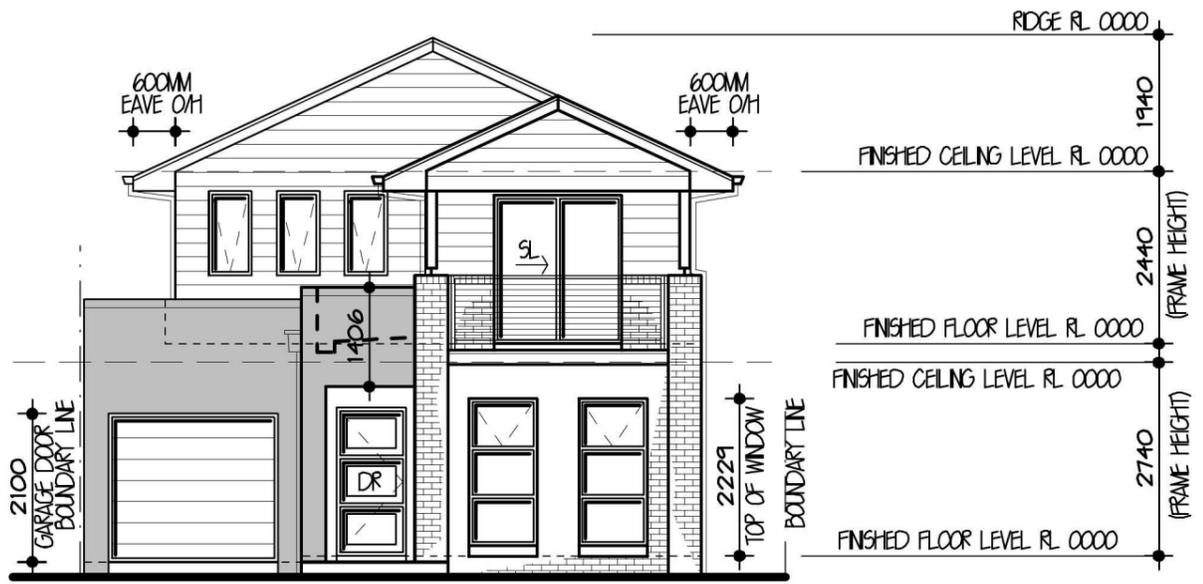
FACADE **CUSTOM FACADE** HAND **LH**

MASTER DWG NO. **A21850** PAGE NO. **1 OF 9**

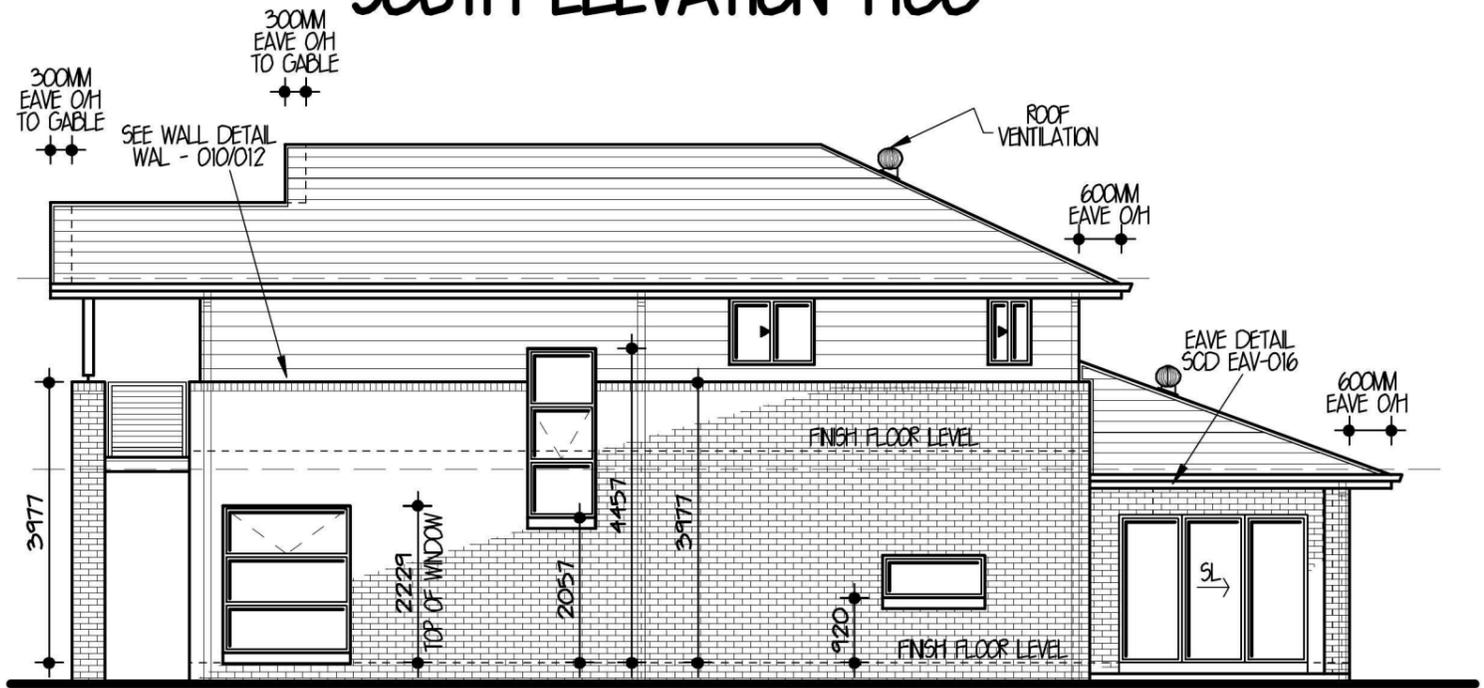
A&N SYDNEY LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS NSW 2153
 P.O. BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW 2153
 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AANDNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-06-14	BASK	NM

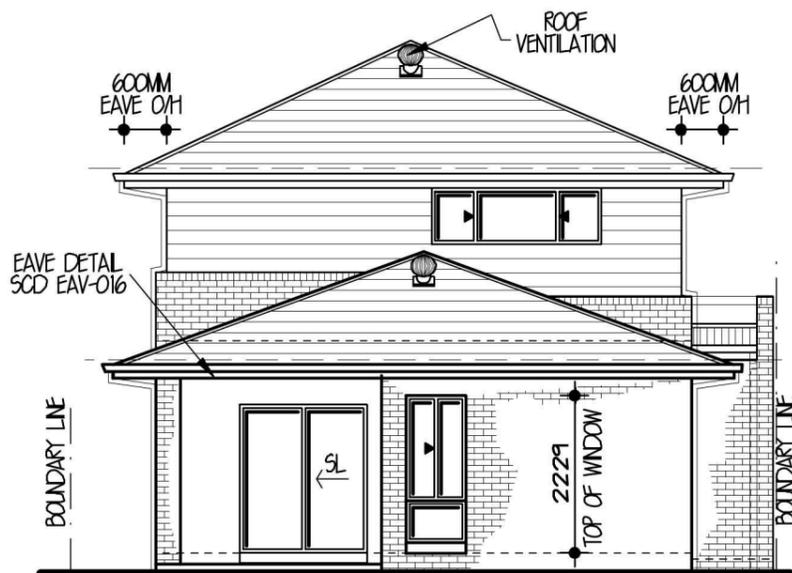
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SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

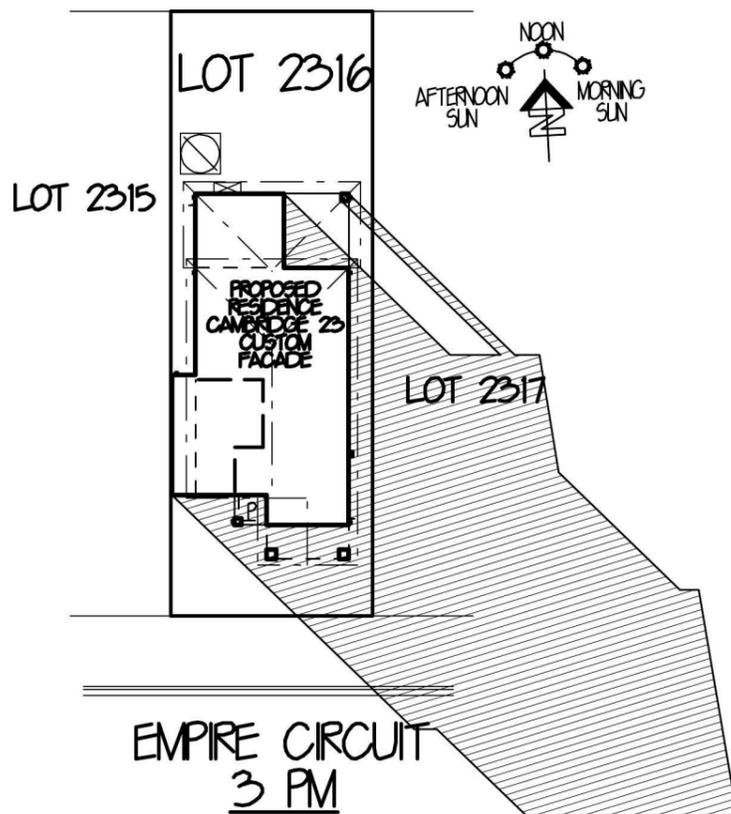
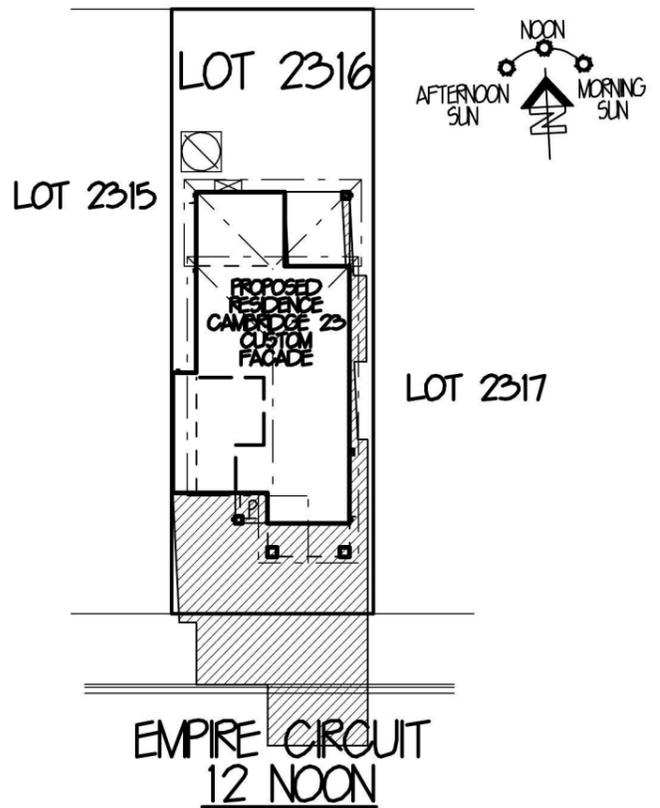
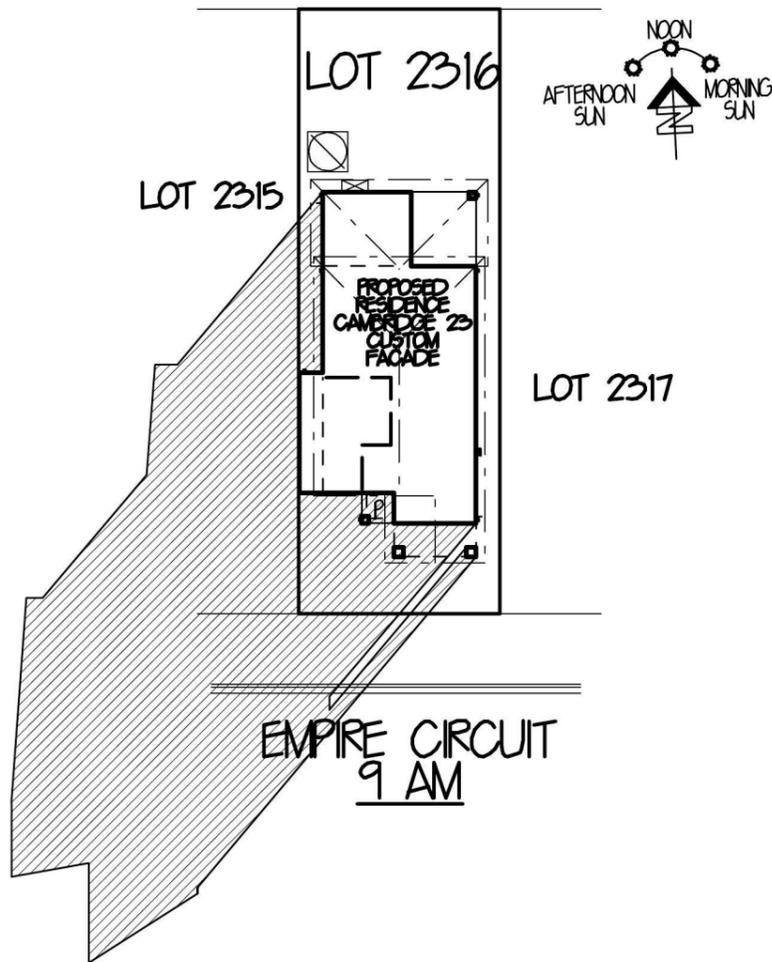
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 BALKHAM HILLS NSW 2153
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FOR	EDEN BRAE HOMES	
AT	LOT 2316 EMPIRE CIRCUIT PENRITH	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018265
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21850	PAGE NO. 4 OF 9

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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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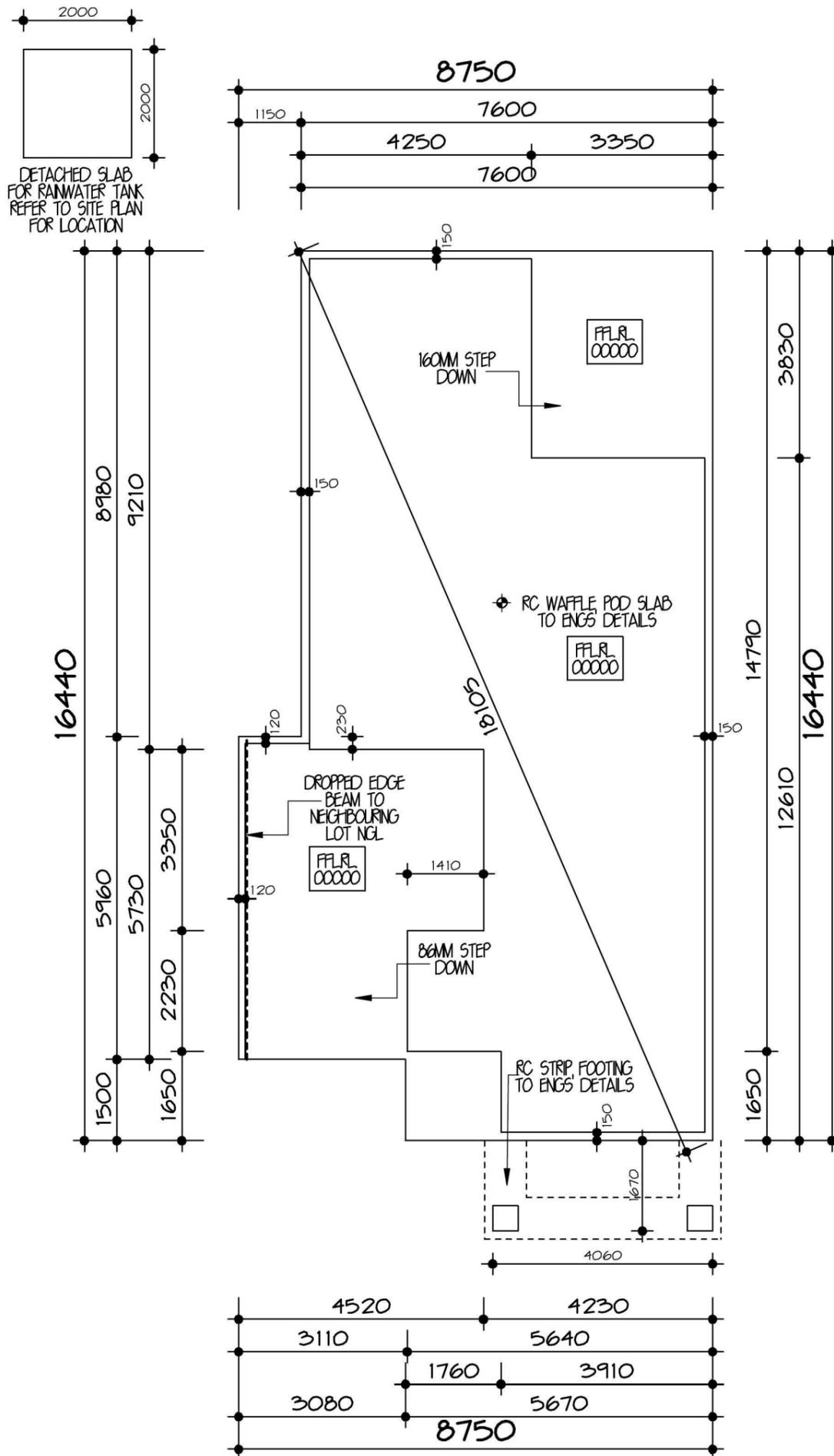
FOR EDEN BRAE HOMES		
AT LOT 2316 EMPIRE CIRCUIT PENRITH		
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018265	
FACADE CUSTOM FACADE	HAND LH	
MASTER	DWG NO. A21850	PAGE NO. 6 OF 9

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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

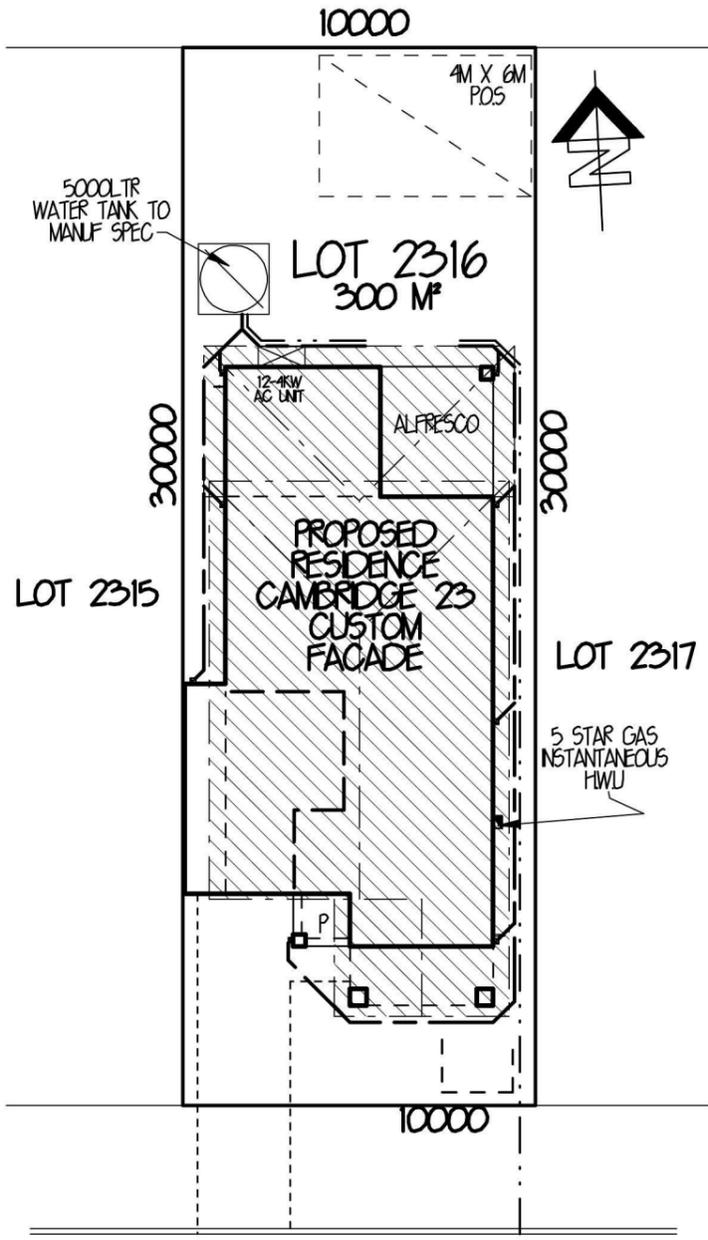
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**EMPIRE CIRCUIT
BASIX PLAN 1:200**

☐ DENOTES 100M² OF ROOF TO BE COLLECTED

INSULATION

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-5 CEILING INSULATION (INCLUDING GARAGE CEILING WHERE FIRST FLOOR IS ABOVE & EXCLUDING ALFRESCO)
ROOF VENTILATION & SARKING

BASIX SCORE

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006408809 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° 1006408809

(BASIX CERTIFICATE NUMBER: 5554035)

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 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 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 5000 LITRES.

SHOWERHEADS:
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT <=9L/MN) 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:

- ALL HALLWAYS. 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.

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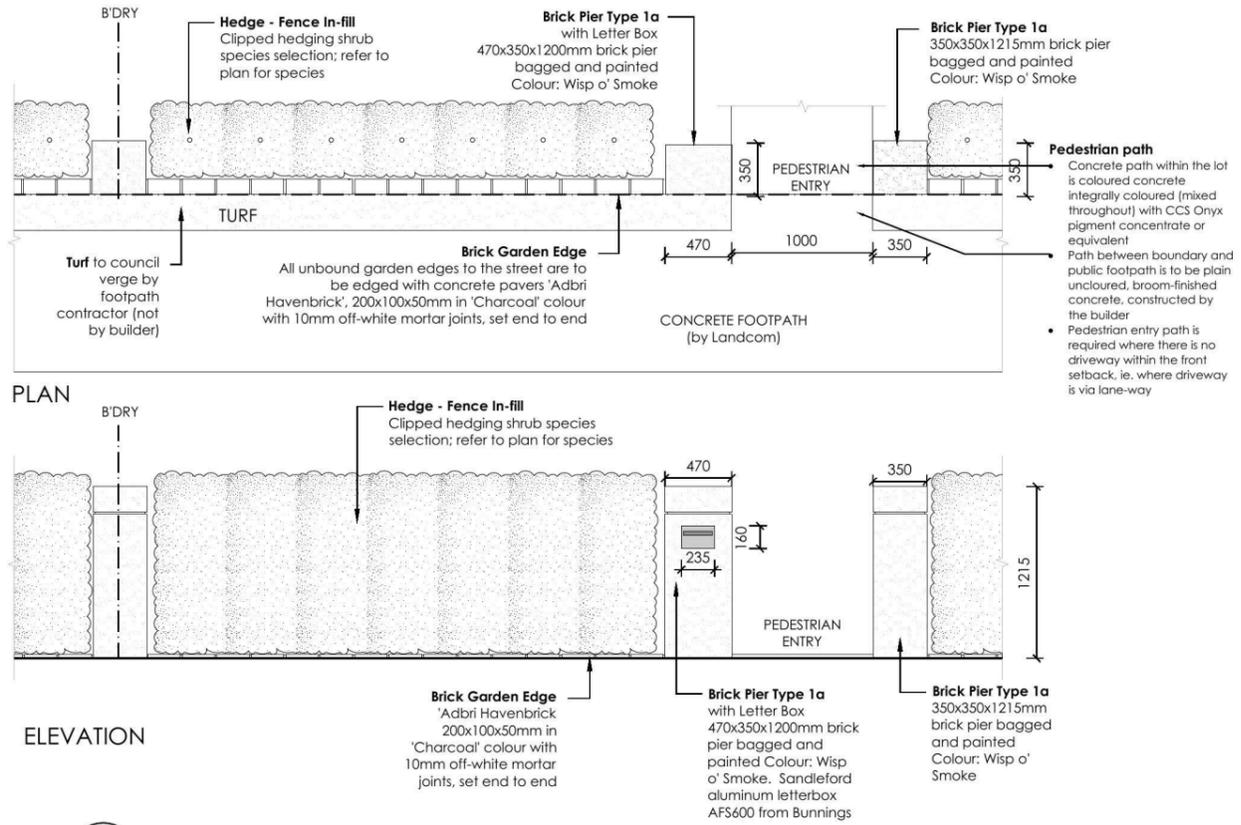
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PENRITH**
TYPE **CAMBRIDGE 23
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FACADE **CUSTOM FACADE** HAND **LH**
MASTER DWG NO. **A21850** PAGE NO. **9 OF 9**

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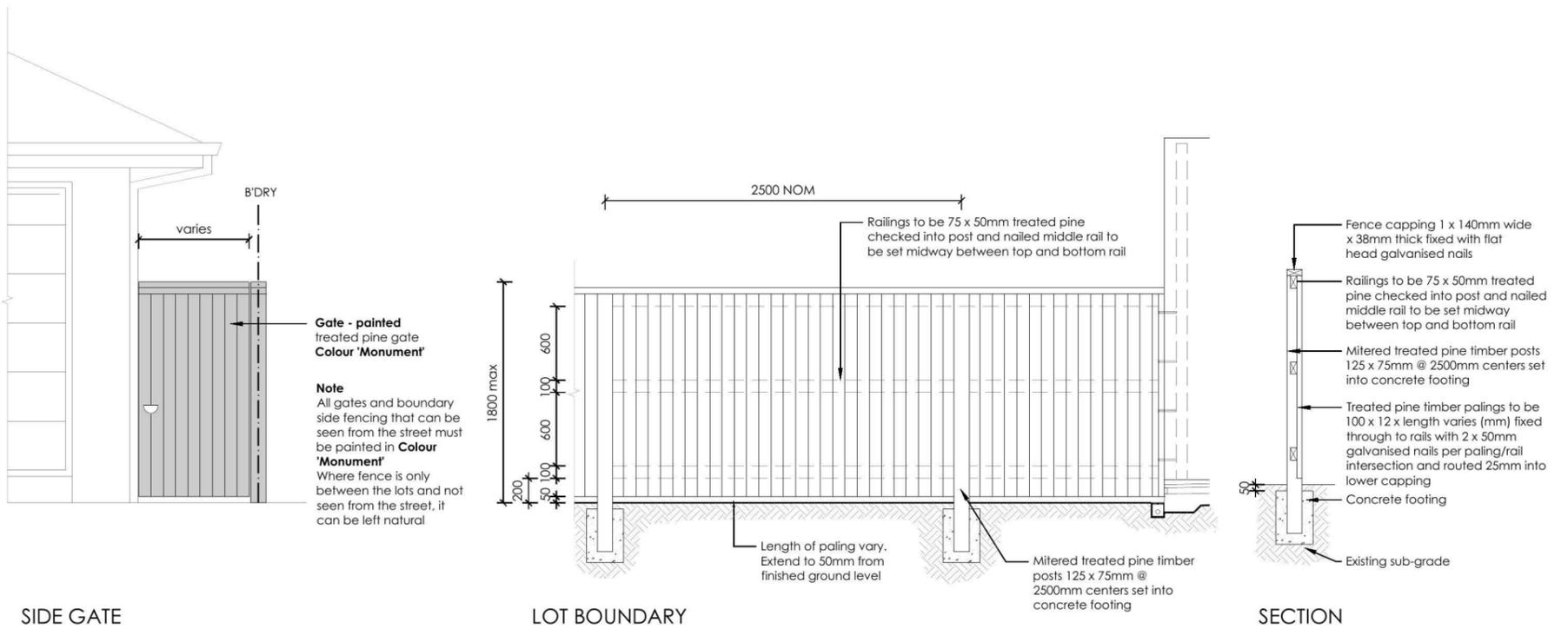
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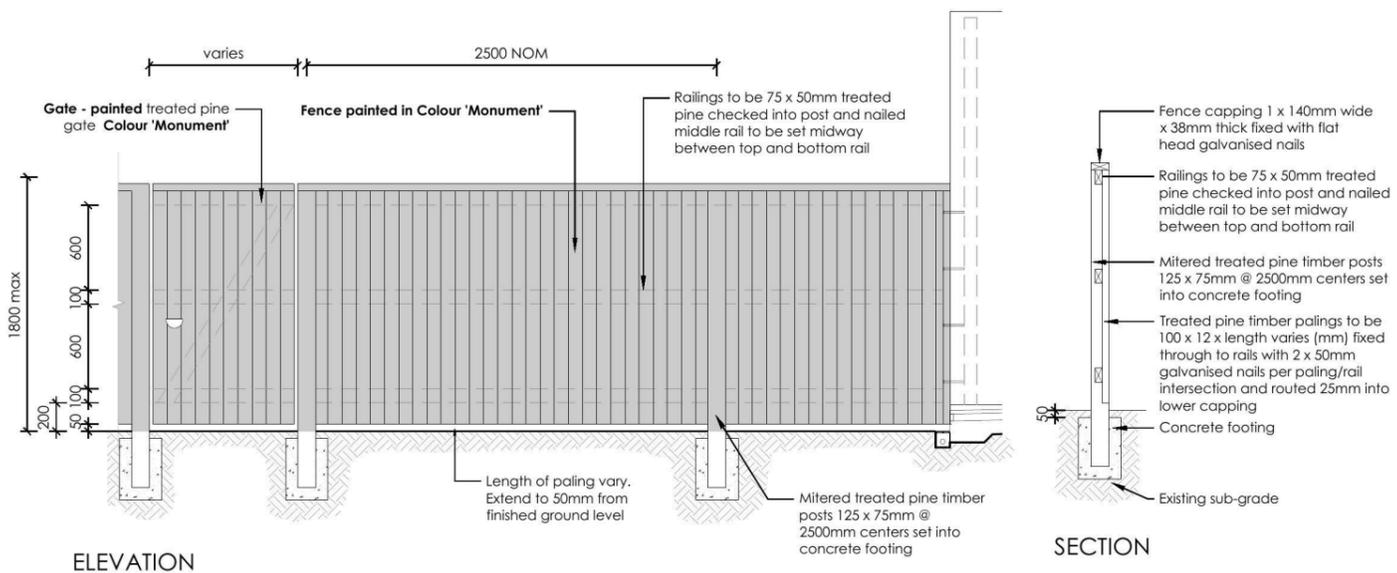
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5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14

ecodesign
outdoor living environments

PO Box 3136, Carrington, NSW 2118
Ph: (02) 9871 7701 Fax: (02) 9873 2583
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
Member of the Australian Institute of Landscape Designers and Managers

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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

PROJECT: THORNTON ESTATE, PENRITH

CLIENT: EDEN BRAE HOMES

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

DATE: 25-06-14

REVISION: A



Lot 2316 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Cyg	Cordyline 'Renegade'	Purple Cordyline	3	300mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	15	200mm	0.5m
Hf	Hymenoporum flavum	Native Frangipani	1	75L	10m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	12	200mm	0.3-0.4m

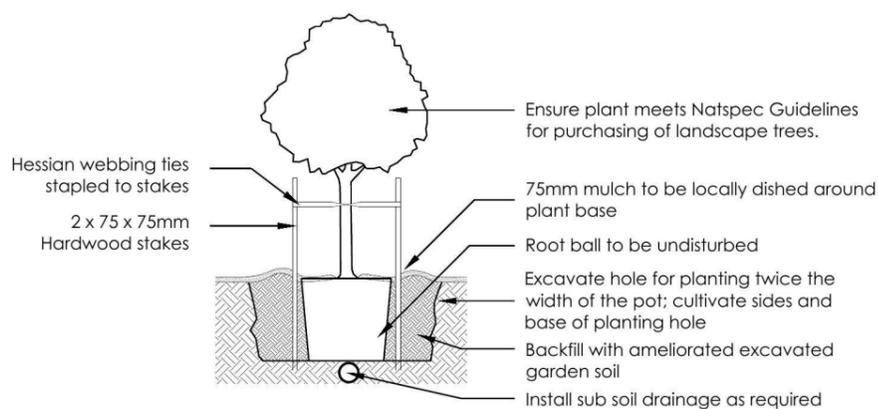
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
38	7	0	31	1

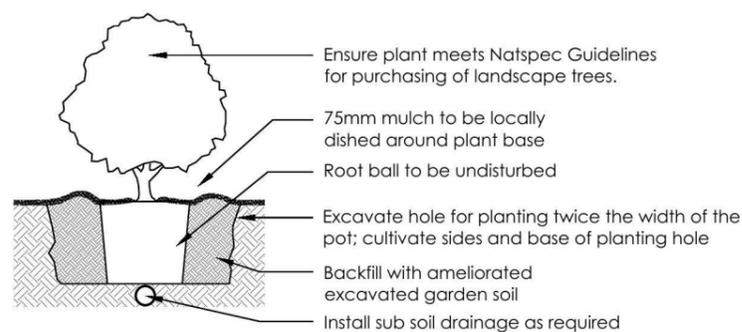
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

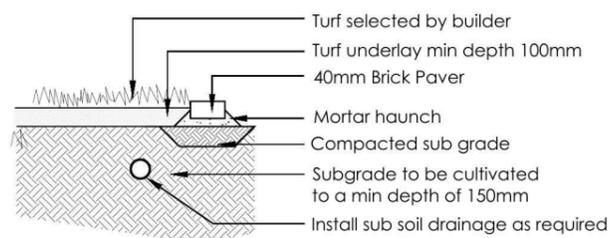
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining walls
- Existing tree to be retained
- Existing tree to be removed
- +RL 101.55 Proposed levels
- +TOW 101.55 Proposed Top Of Wall levels



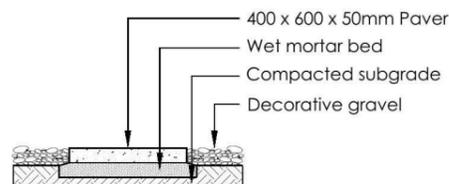
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

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A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14		LOT 2316 EMPIRE CIRCUIT, PENRITH	NEW RESIDENCE					
						CLIENT	DRAWING					
						EDEN BRAE HOMES	LANDSCAPE PLAN					
						1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign	SCALE	1:100 @ A3	DATE	25-06-14	REVISION	A
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