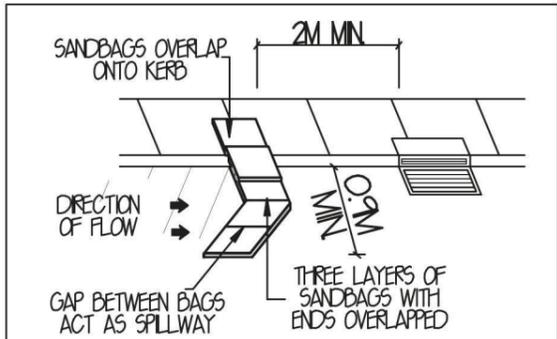
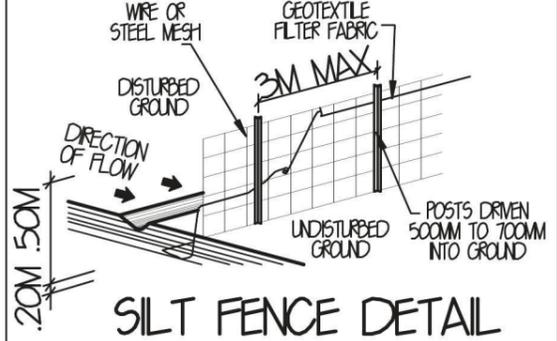


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KERB INLET SEDIMENT TRAP



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.

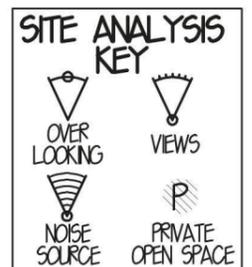
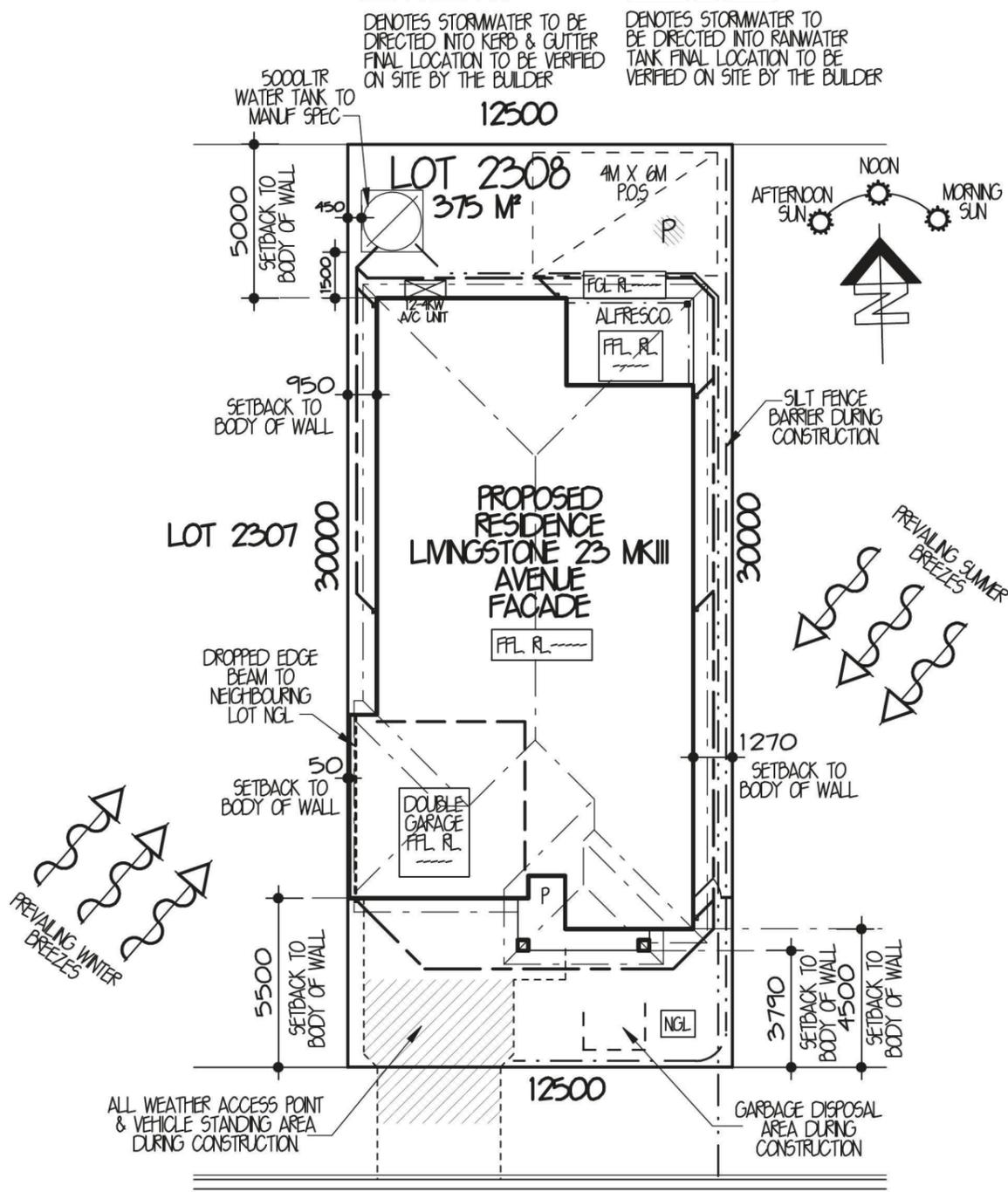
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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.

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 R.0000 GARAGE TO R.0000
- HOUSE FLOOR LEVEL R.0000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R.0000, 290MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 240.4 M²



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

- 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.

SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE PERMISSABLE = 20% OR 75 M²
PROVIDED = 20-7% OR 77-8 M²

PRINCIPLE PRIVATE OPEN SPACE REQUIRED = 24 M²
PROVIDED = 77-8 M²

FLOOR AREAS

FLOOR AREA= 164.4 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 33 M²
PORCH FLOOR AREA= 5.5 M²
ALFRESCO FLOOR AREA = 11.6 M²

TOTAL FLOOR AREA= 214.5 M² OR 23 SQS

eden brae homes
It's where you want to live

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

FOR **EDEN BRAE HOMES**
AT **LOT 2308 EMPIRE CIRCUIT THORNTON**

LIVINGSTONE 22 MKIII JOB NO. **0018261**
TYPE (SMART LIVING SERIES)

FACADE **AVENUE** HAND **LH**

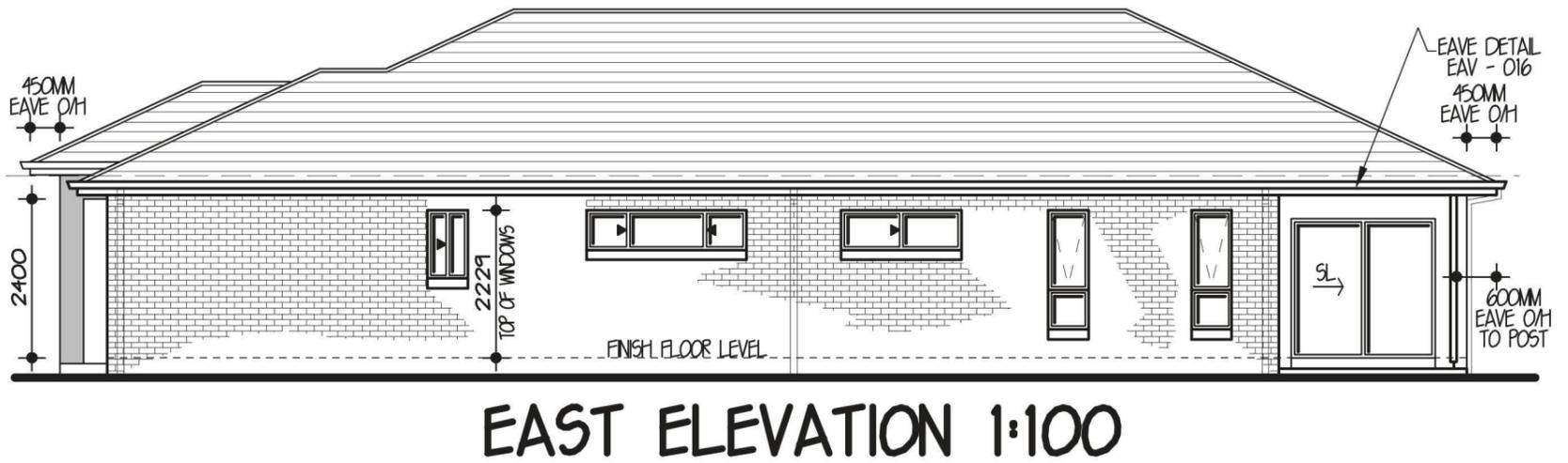
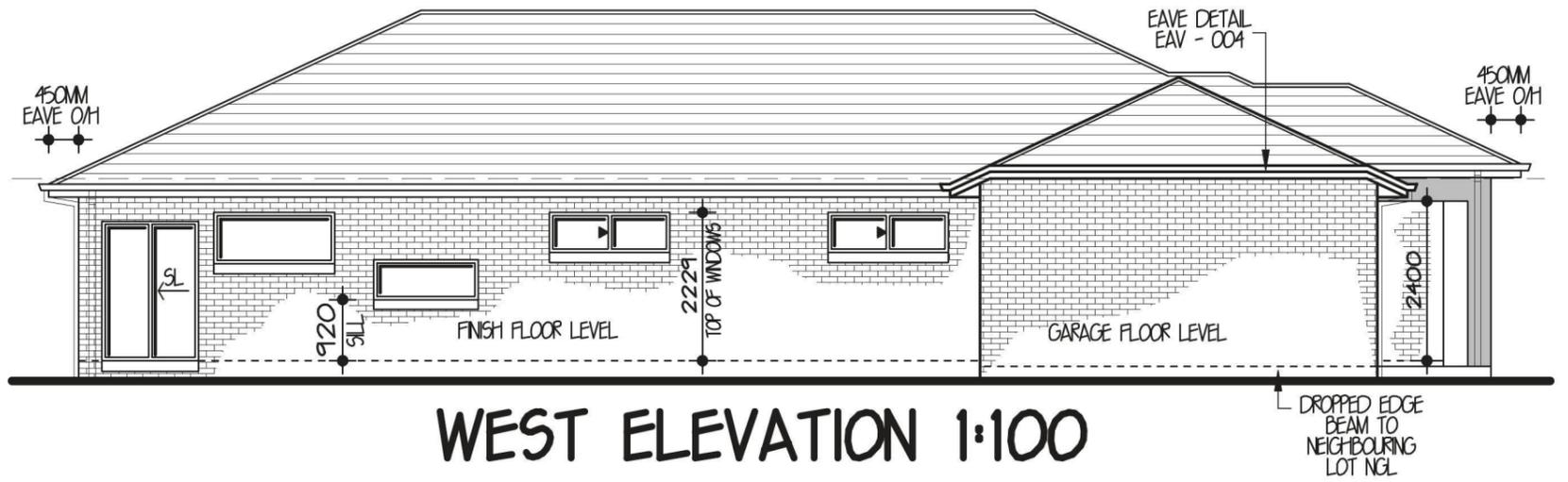
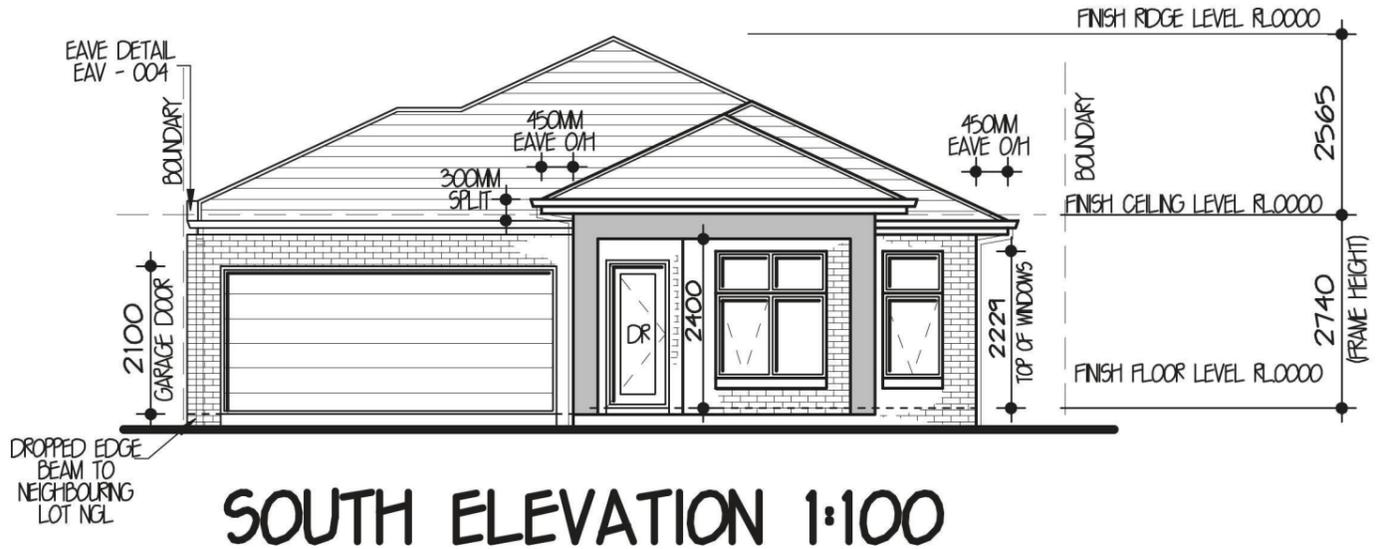
MASTER **A21808** DWG NO. **A21805** PAGE NO. **1 OF 7**

A&N DESIGN SYDNEY

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

| ISS | DATE | REVISION | DRAWN |
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| A | 29-5-14 | CC PLAN | DR |
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| FOR EDEN BRAE HOMES | | |
| AT LOT 2308 EMPIRE CIRCUIT THORNTON | | |
| LIVINGSTONE 22 MKIII TYPE (SMART LIVING SERIES) | JOB NO. 0018261 | |
| FACADE AVENUE | HAND LH | |
| MASTER A21808 | DWG NO. A21805 | PAGE NO. 3 OF 7 |



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