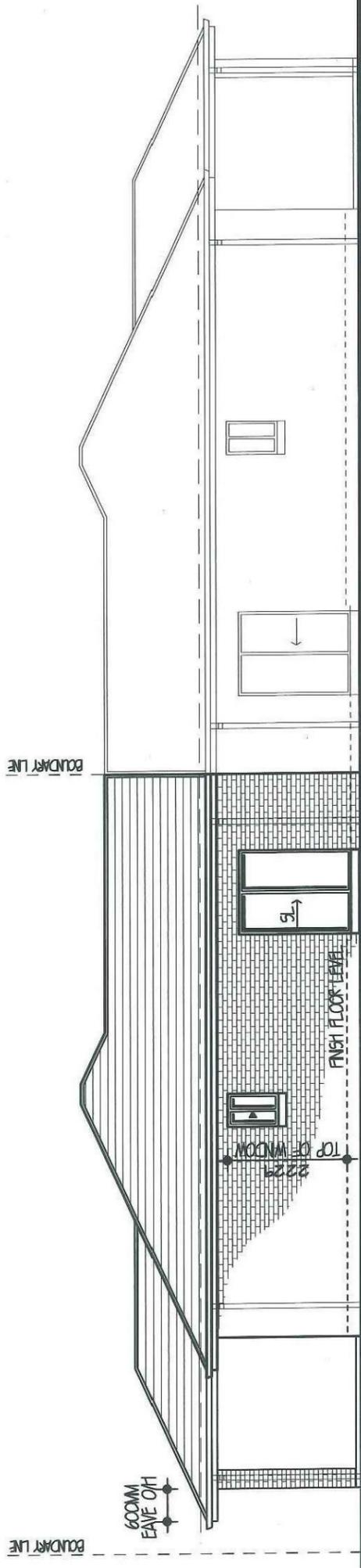
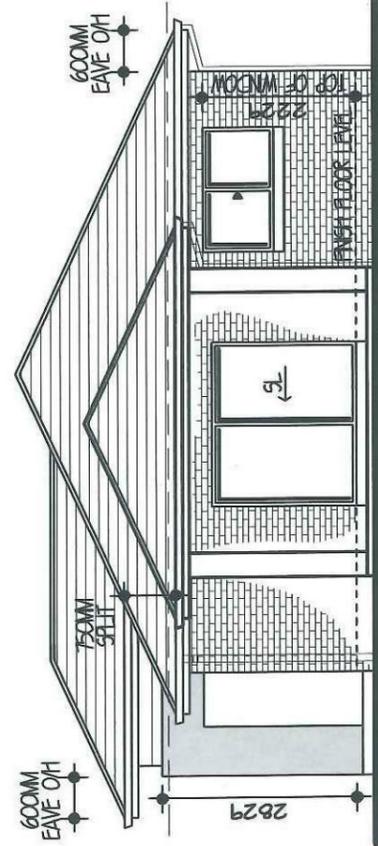


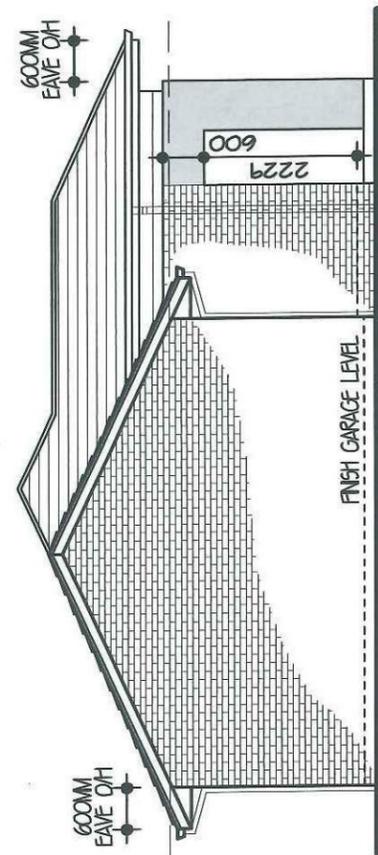
NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date *2/5/14*

Eden Brae Homes
 "It's where you want to live"
 LEVEL 3
 22 BROOKHOLLOW AVENUE
 NORWEST BUSINESS PARK
 BALKHAM HILLS NSW 2153
 TEL: (02) 8860 9222
 FAX: (02) 8860 9233

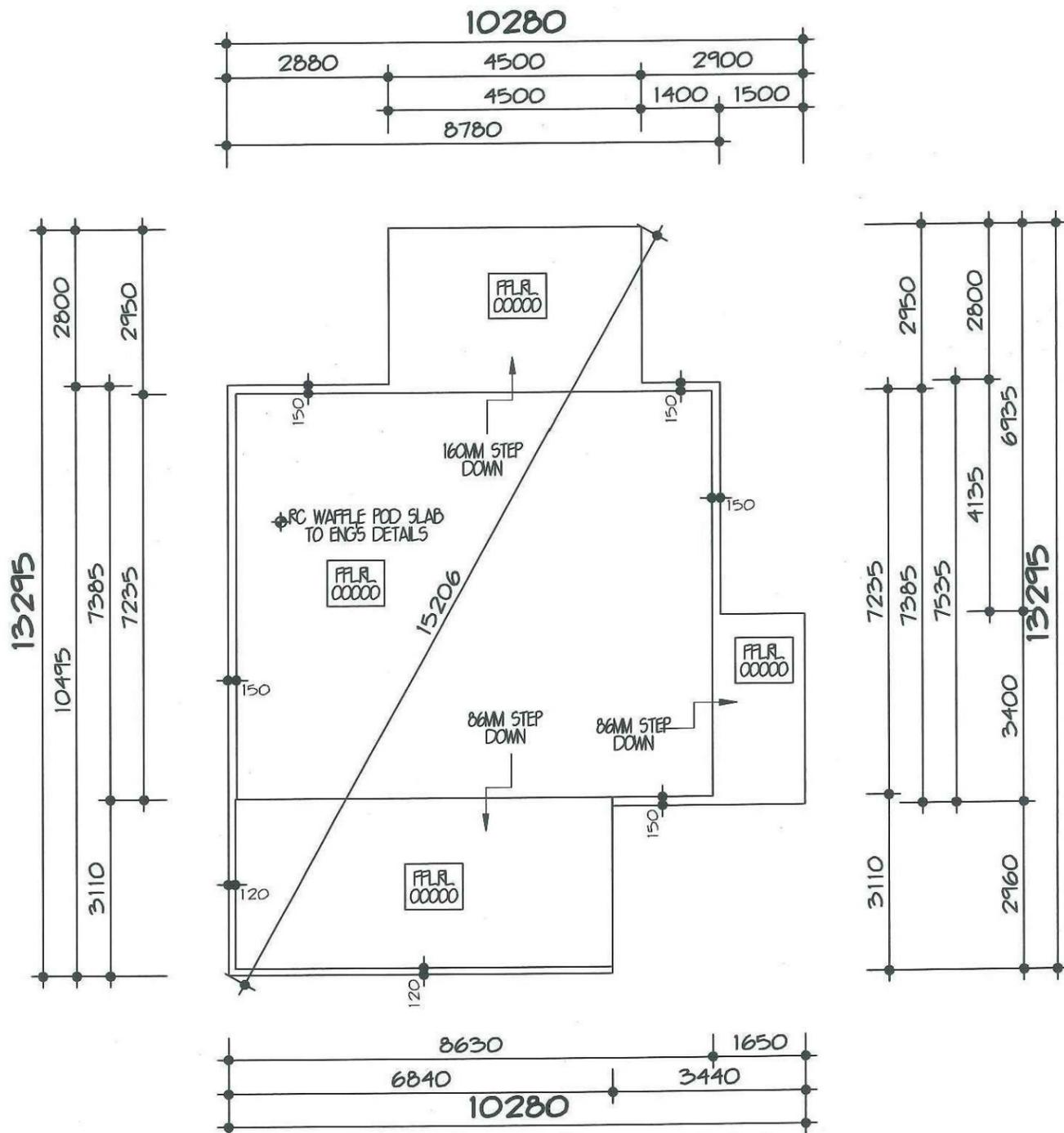
FOR	EDEN BRAE	
AT	LOT 144 LAMBER PLACE THORNTON	
TYPE	WERRINGTON	JOB NO. 0017959
FACADE	ASPEN CUSTOM	HAND RH
DATE	APRIL 14	PAGE NO. 3 OF 7
	DWG NO. A21425	

AND DESIGN
 SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 PO BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW. 2153
 BUSINESS PHONE: (02) 8824 3533
 DIRECT PHONE: (02) 8896 4613
 FAX: (02) 8824 3544
 WWW.ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	02-04-14	CC PLANS	SK

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Thorton Design Review Panel
 LANDCOM
 Reviewed *Keall* Date *7/5/14*



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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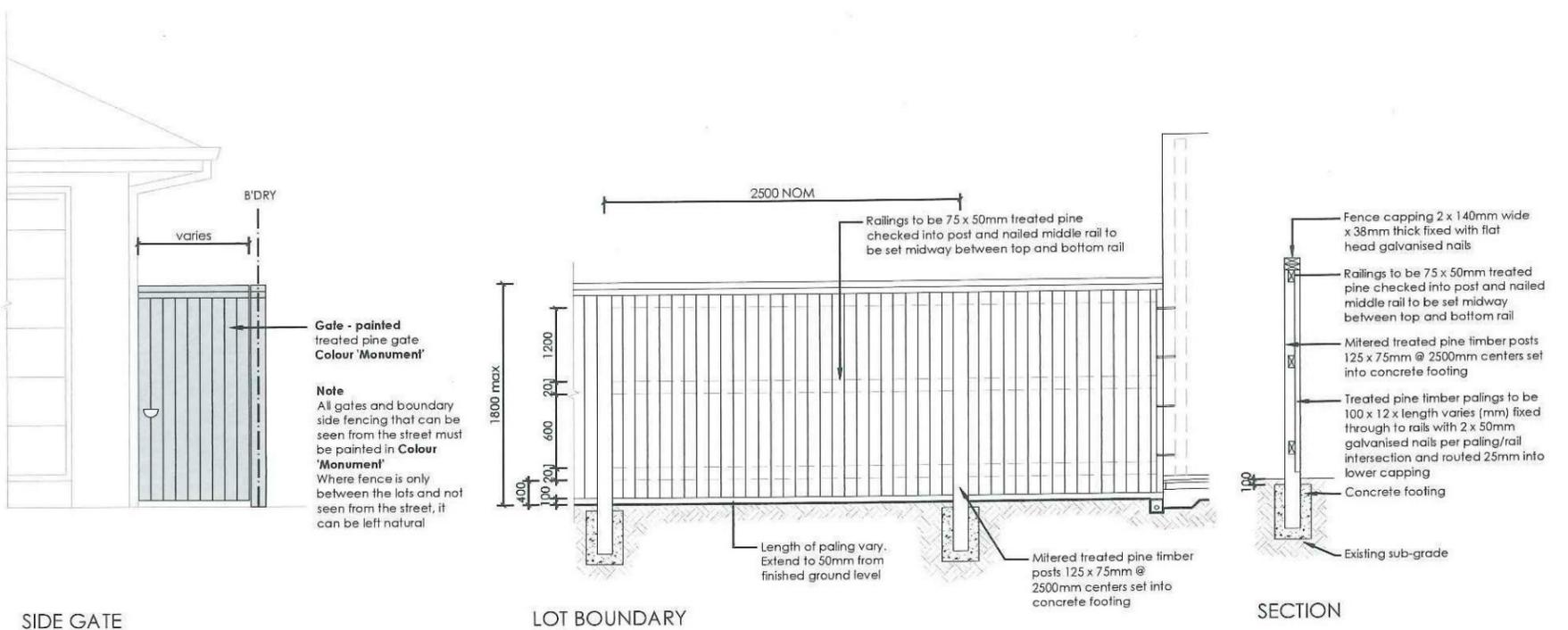
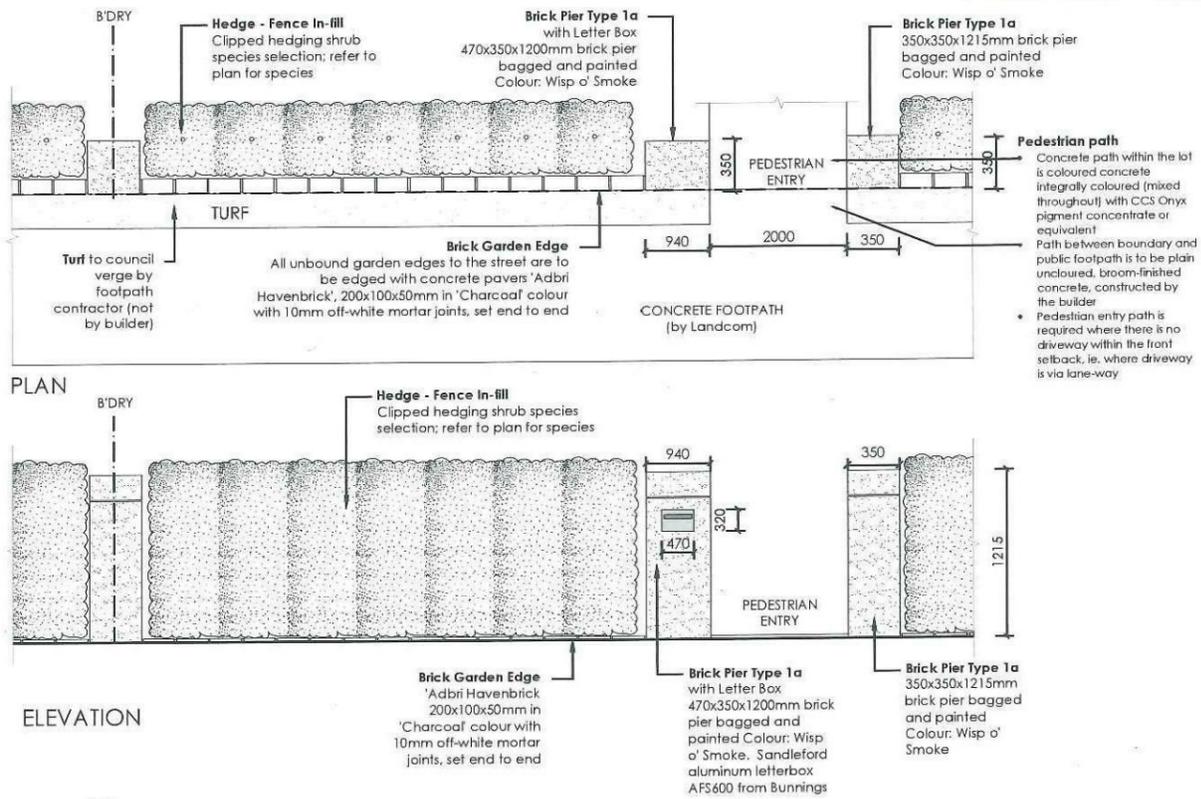
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		PAGE NO. 5 OF 7

AND DESIGN
 SYDNEY

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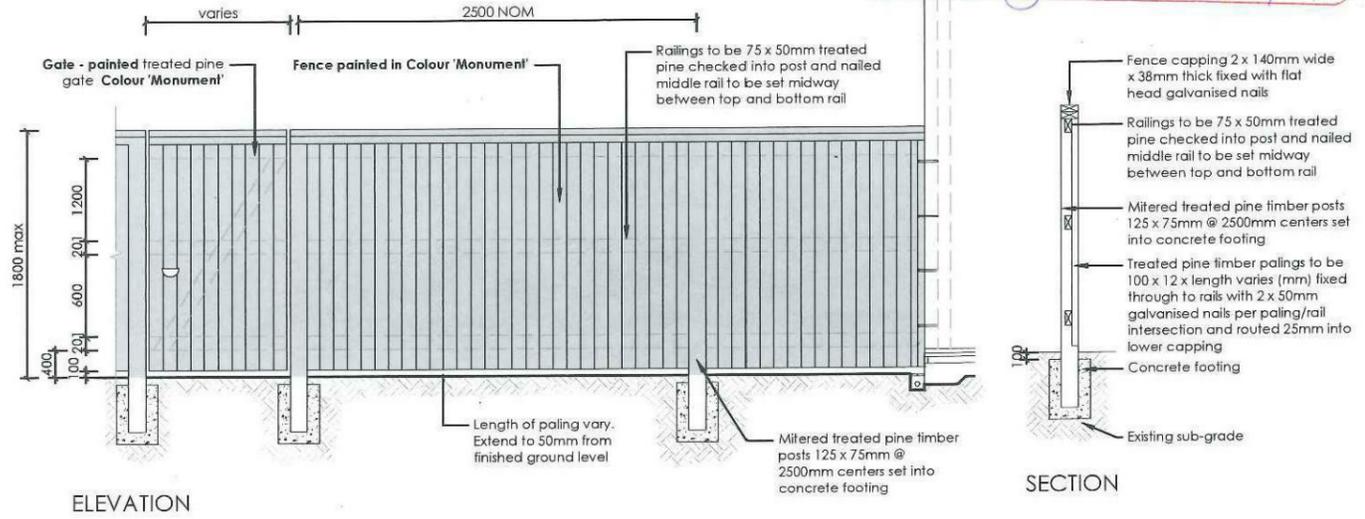
ISSUE	DATE	REVISION	DRAWN
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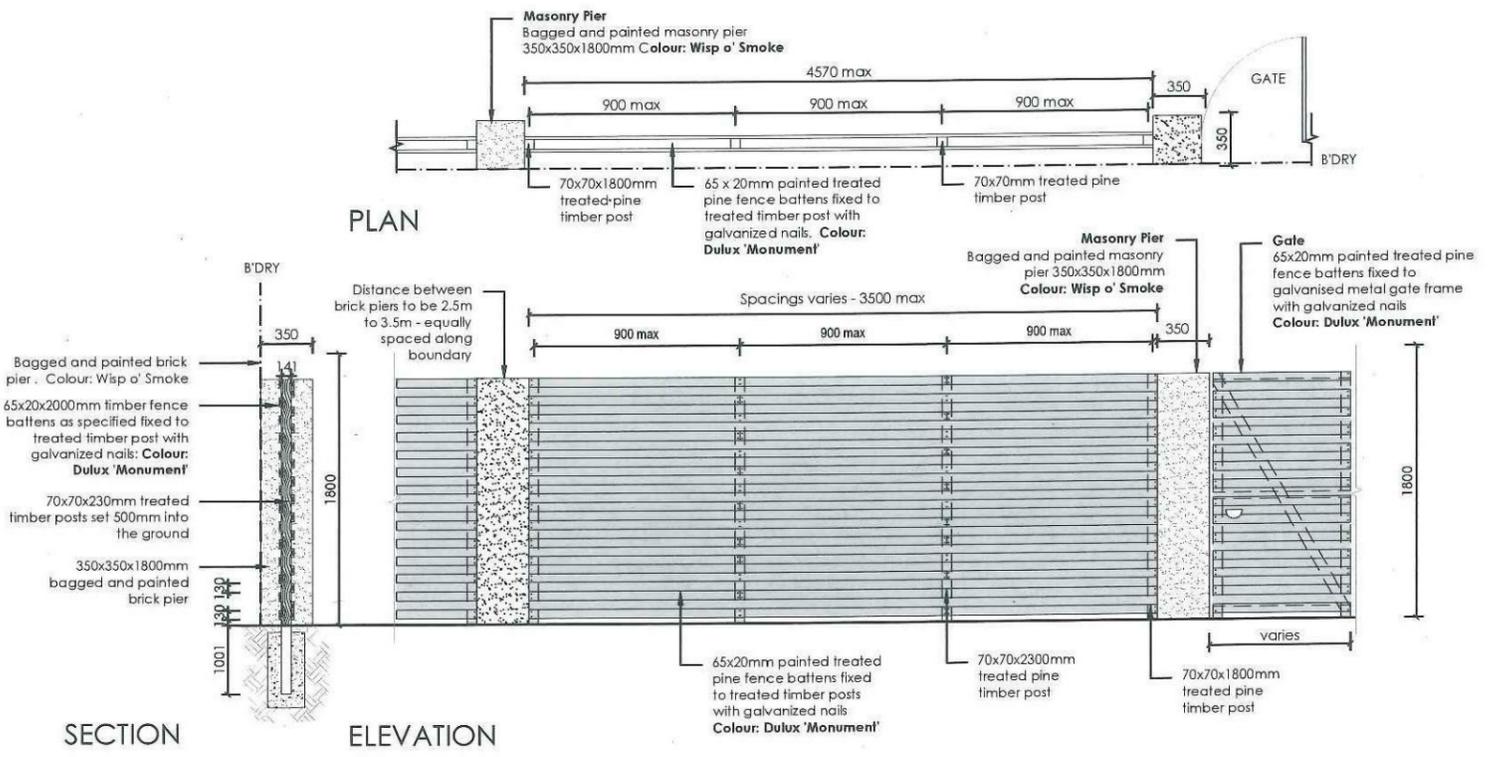


REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 8136, Southport Hills BC, NSW 2153 Ph: 02 9480 7712 Fax: 02 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Design (AILD) 304202</p>	PROJECT	NEW RESIDENCE		
						CLIENT	LANDSCAPE PLAN		
						SCALE	1:100 @ A3	DATE	DA 04
						DRAWN		CHECK	

Thorton Design Review Panel
LANDCOM
 Reviewed *[Signature]* Date *2/5/14*

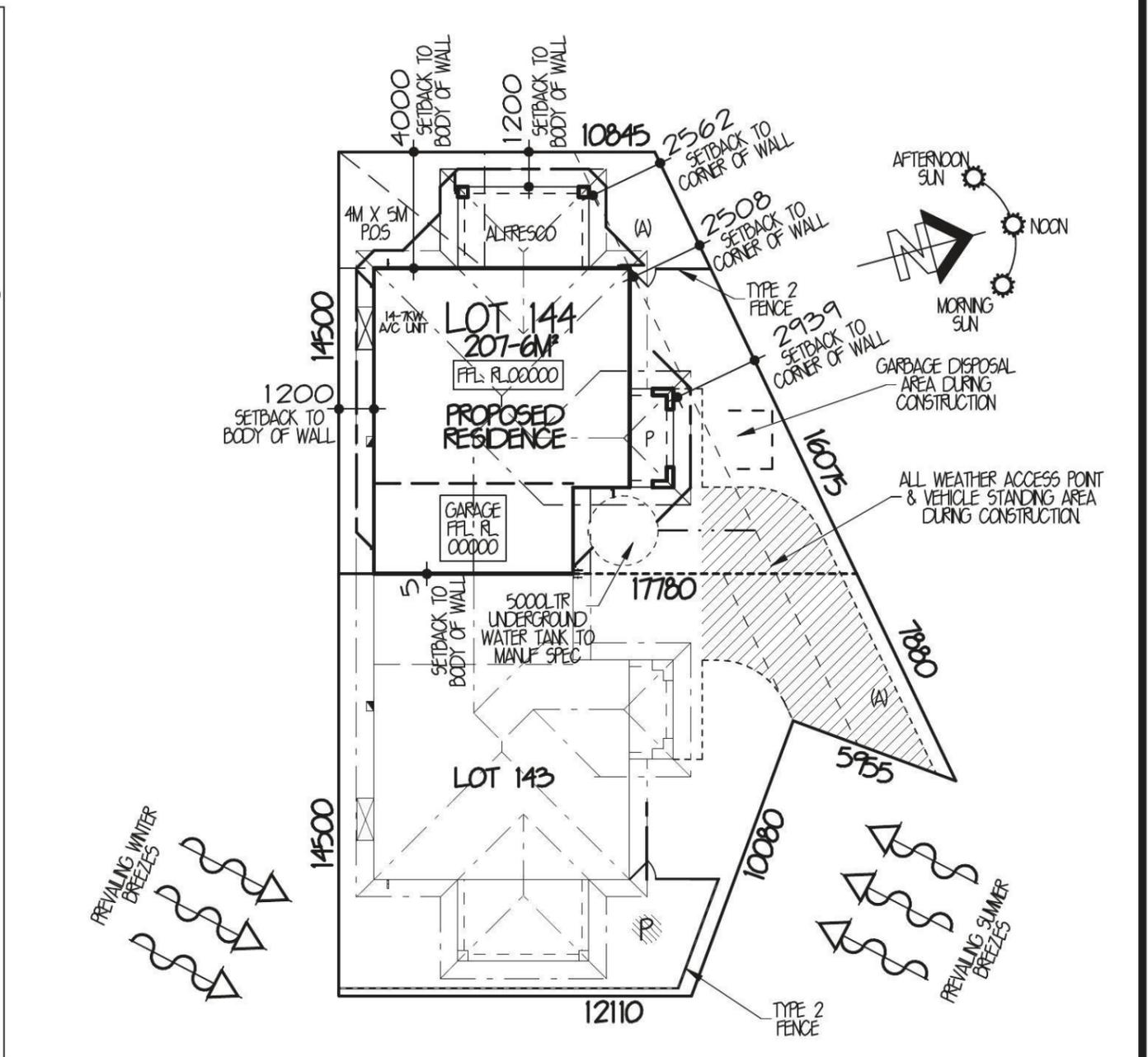
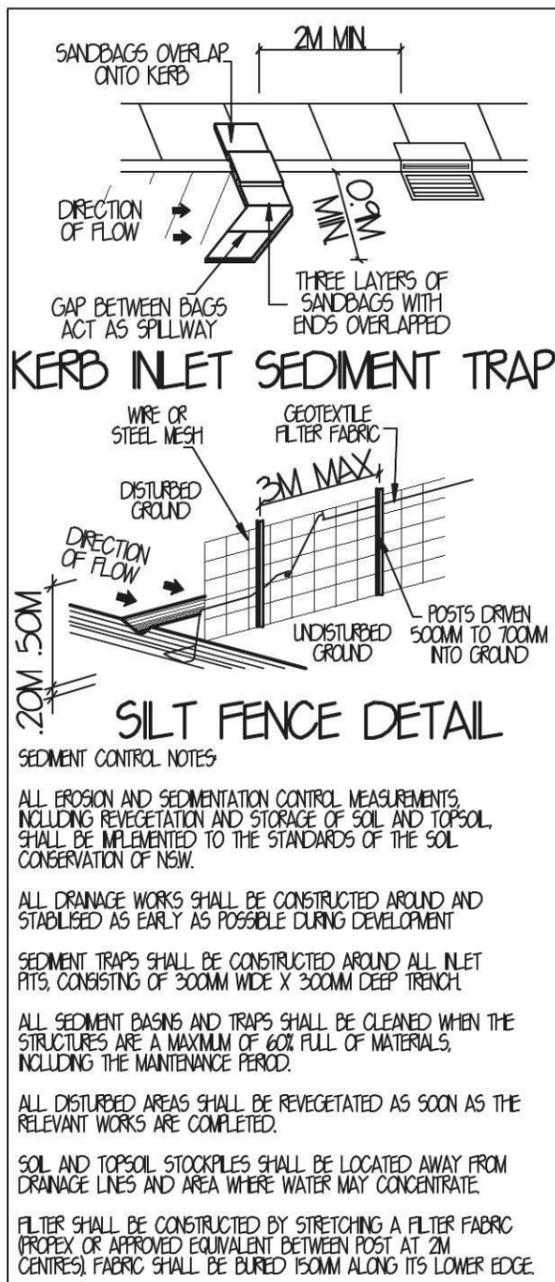


7 FENCE TYPE 4b - Rear Boundary
 1:50 All Laneways (except Barlett Lane)
 Typical detail

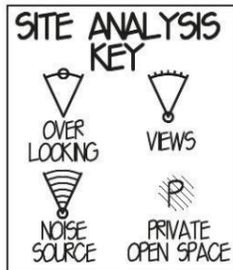


8 FENCE TYPE 2a - Secondary Street Fencing
 1:50 Typical detail

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>17-04-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	17-04-14	<p>ecodesign <i>outdoor living environments</i></p> <p>PO Box 8136, Southport Hills BC, NSW 2155 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Website: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Planners</p>	<p>PROJECT: LOTS 143+144 LAIMBEER STREET, PENRITH</p> <p>CLIENT: EDEN BRAE HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA 05</p> <p>DESIGNER: RS CHECKER: BT DATE: 17-04-14 DRAWN BY: A</p>
REVISION	DESCRIPTION	DRAWN	CHECK	DATE									
A	ISSUE FOR CLIENT REVIEW	RS	BT	17-04-14									



- 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 H1
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R.00000 GARAGE TO R.00000
 - HOUSE FLOOR LEVEL R.00000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R.00000, 299MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA= 129 M²



LAMBEER PLACE

SITE ANALYSIS & SITE PLAN 1:200

(A) - DRAINAGE EASEMENT SIZE TBC
(DRAINAGE PLAN)

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE DIRECTED AS PER HYDRALIC ENG'S PLANS.

PRELIMINARY SITING ONLY

- 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 = 207-6 M²

PRIVATE OPEN SPACE
REQUIRED = 20% OR 41-5 M²
PROVIDED = 22-9% OR 47-5 M²

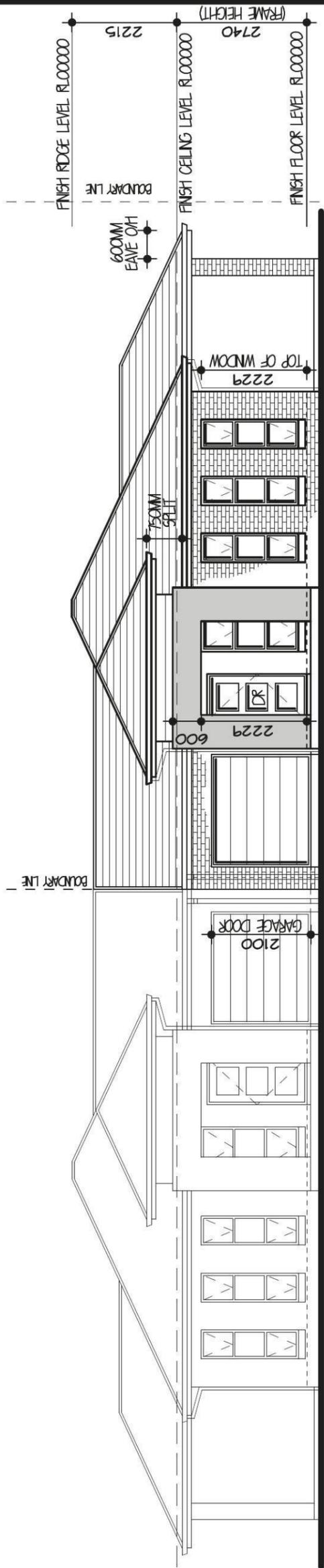
FLOOR AREAS

GROUND FLOOR AREA= 65-2 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 21-3 M²
PORCH FLOOR AREA= 5-1 M²
ALFRESCO FLOOR AREA= 12-6 M²

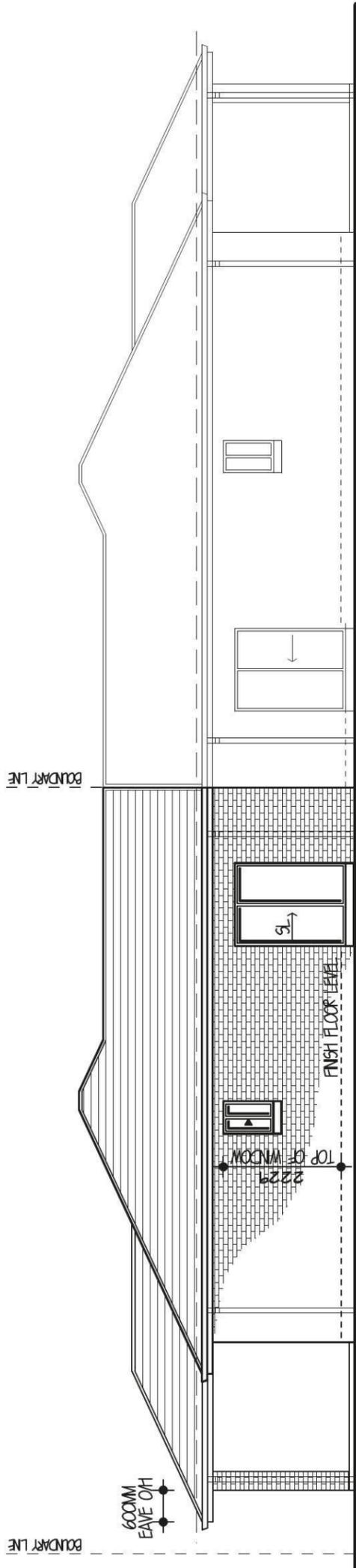
TOTAL FLOOR AREA= 104-2 M² OR 11-2 SQS

<p>LEVEL 3 22 BROOKHOLLOW AVENUE NORWEST BUSINESS PARK BALLKHAM HILLS NSW 2153 TEL: (02) 8860 9222 FAX: (02) 8860 9233</p>	
FOR	EDEN BRAE
AT	LOT 144 LAMBEER PLACE THRONTON
TYPE	WERRINGTON
JOB NO.	0017959
FACADE	ASPEN CUSTOM
HAND	RH
DATE	APRIL 14
DWG NO.	A21425
PAGE NO.	1 OF 7

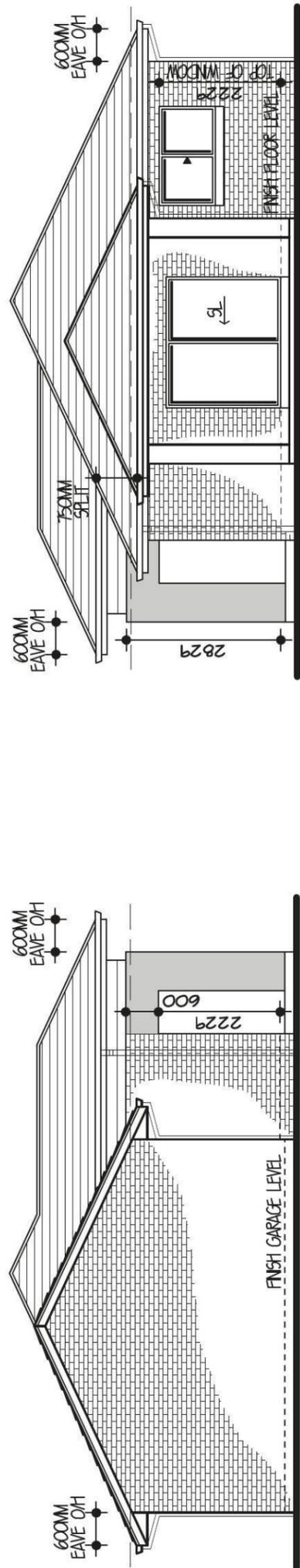
<p>LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUT PD BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW. 2153 BUSINESS PHONE: (02) 8824 3533 DIRECT PHONE: (02) 8896 4613 FAX: (02) 8824 3544 WWW.AANDNSIDNEY.COM.AU</p>			
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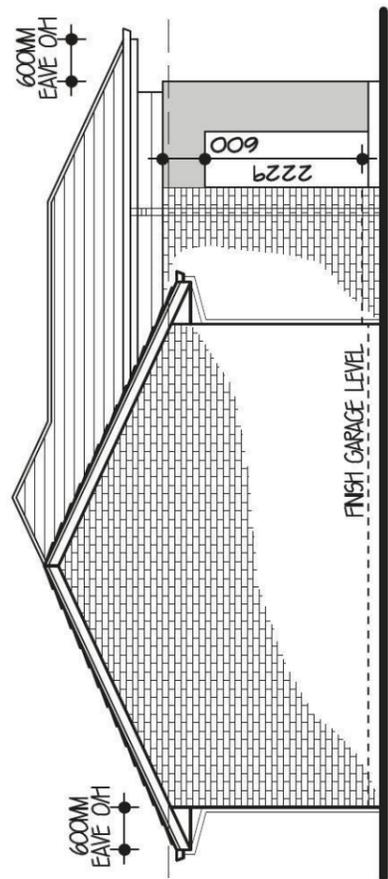
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SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



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81
DP810416

'A' - EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP1184497)
'B' - EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1184497)
'C' - RIGHT OF CARRIAGE WAY 4.15 WIDE

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS
SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE
INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND
COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	272°53'35"	3.6	3.6	75.6
2	277°49'10"	9.395	9.405	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6

SCHEDULE of LINES

No	Bearing	Distance
6	252°05'40"	5.655
7	342°05'40"	5.655
8	252°05'40"	5.655

Surveyor: GRAHAM JOHN HALL Date of Survey: 21 FEBRUARY 2014 Surveyor's Ref: 72-10-2387	PLAN OF SUBDIVISION OF LOT 2387 DP1184497	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 300	Registered	D.P.
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