

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.

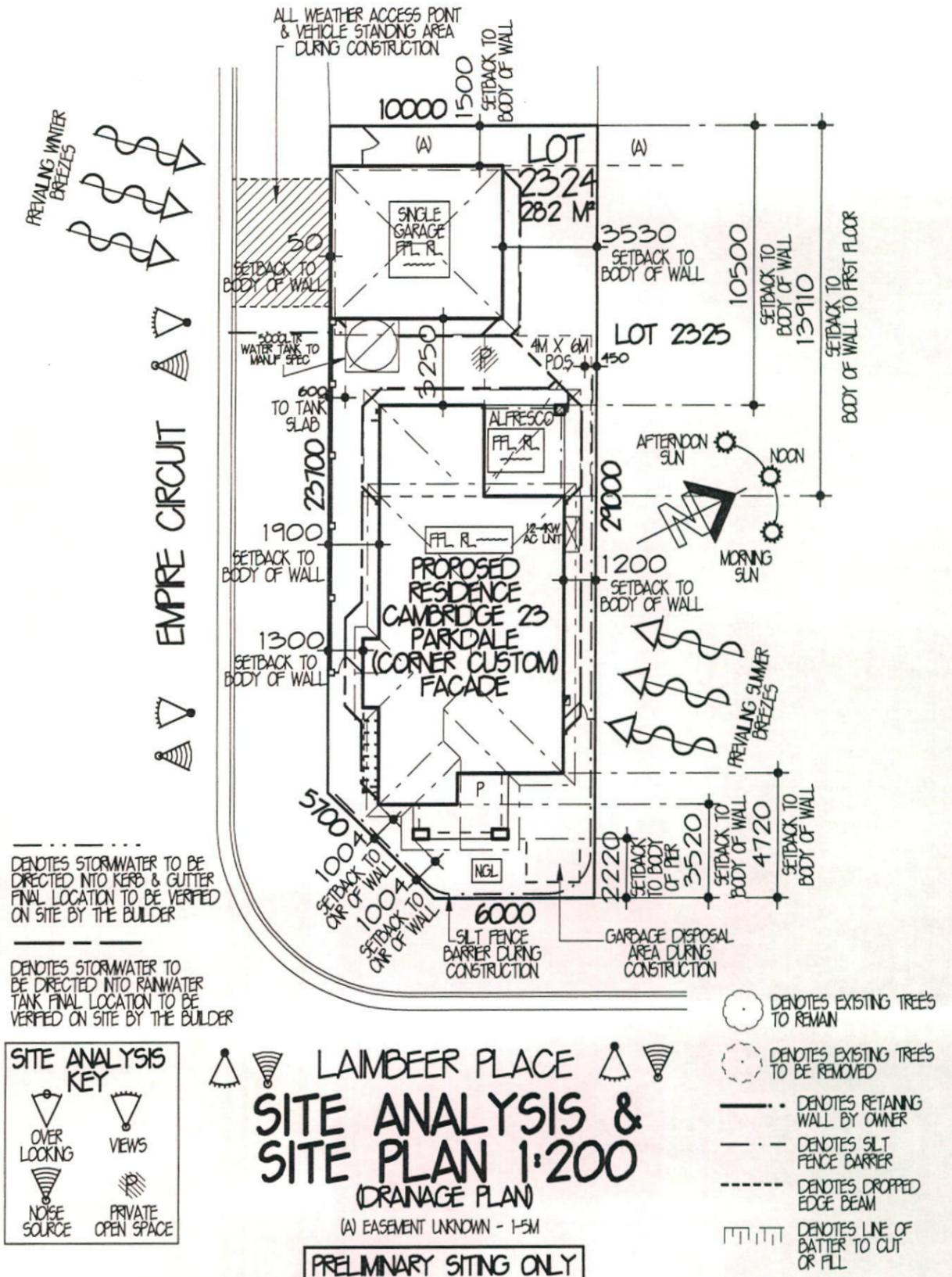
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 H
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R1000 GARAGE TO R1000
- HOUSE FLOOR LEVEL R1000, 395MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R1000, 29MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 167.4 M²



SITE ANALYSIS KEY

- OVERLOOKING
- VEWS
- NOISE SOURCE
- PRIVATE OPEN SPACE

LAMBEER PLACE

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

(A) EASEMENT UNKNOWN - 1.5M

PRELIMINARY SITING ONLY

- 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 E&H 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 RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA = 282 M²

PRIVATE OPEN SPACE
REQUIRED = 20% OR 56.4 M²
PROVIDED = 25.5% OR 72.4 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 18 M²
PROVIDED = 72.4 M²

FLOOR AREAS

GROUND FLOOR AREA = 90.0 M² (NOT INCLUDING GARAGE)
DETACHED GARAGE FLOOR AREA = 36.9 M²
PORCH FLOOR AREA = 6.9 M²
ALFRESCO FLOOR AREA = 10.2 M²
FIRST FLOOR AREA = 65.3 M²
BALCONY FLOOR AREA = 6.0 M²

TOTAL FLOOR AREA = 215.3 M² OR 23.1 SQ2



Eden Brae Homes
It's where you want to live

LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, 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. 1 OF 11

A&N 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 3533 FAX: (02) 8824 3544 WWW.ADESIGNIDNET.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	18-3-14	CC PLANS	CM
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G	11-6-14	AMENDMENTS	RF

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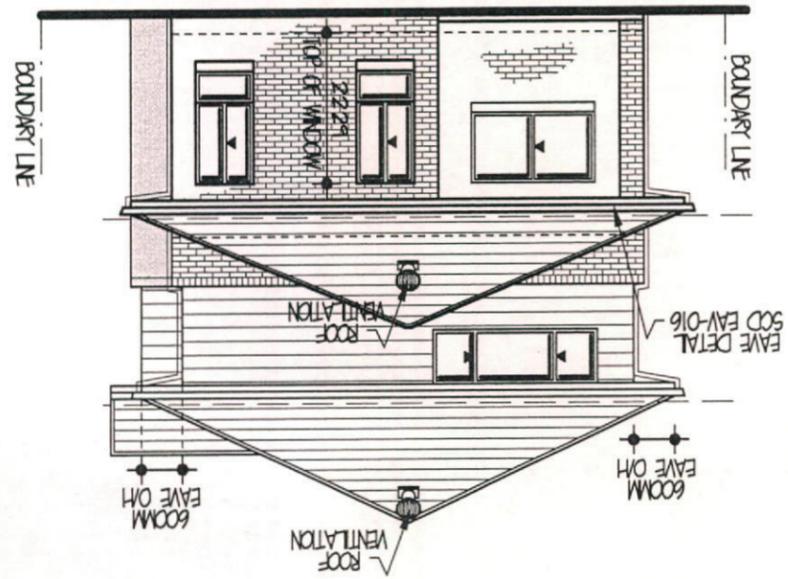
 It's where you want to live. 22 BROOKHOLLOW AVENUE NORTHWEST BUSINESS PARK BULLHORN HILLS NSW 2153 P 8860 9222 F 8860 9223	
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FRACADE	PARKDALE (CORNER CUSTOM)
HAND	LH
PAGE NO.	4 OF 11
MASTER DWG NO.	A21321
MASTER A18217	

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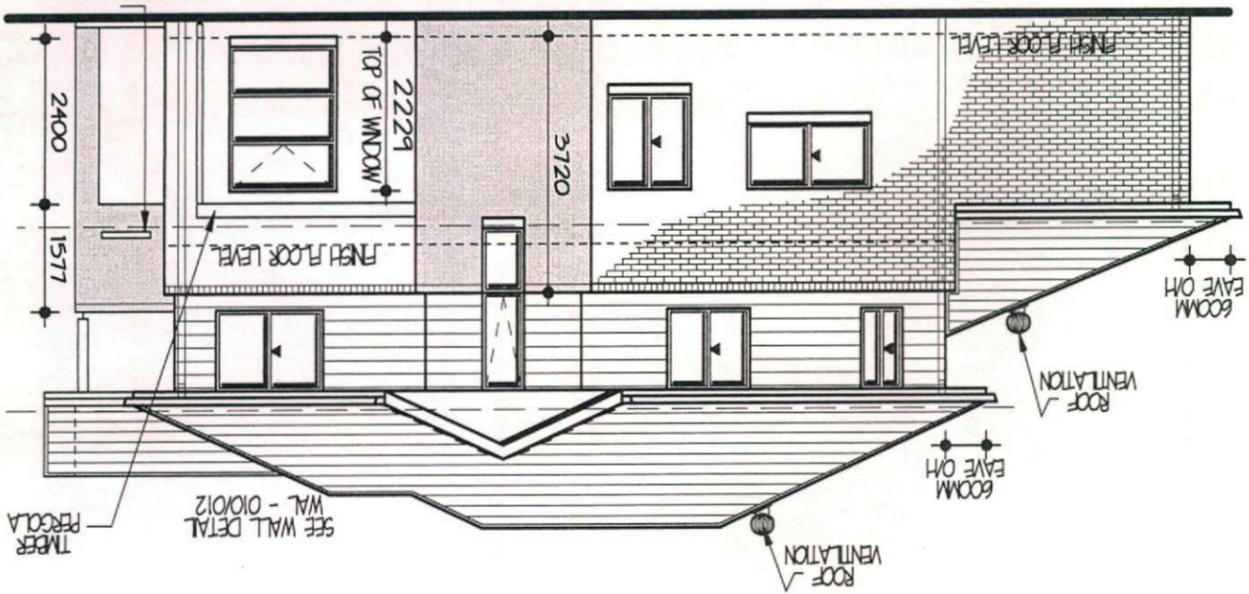
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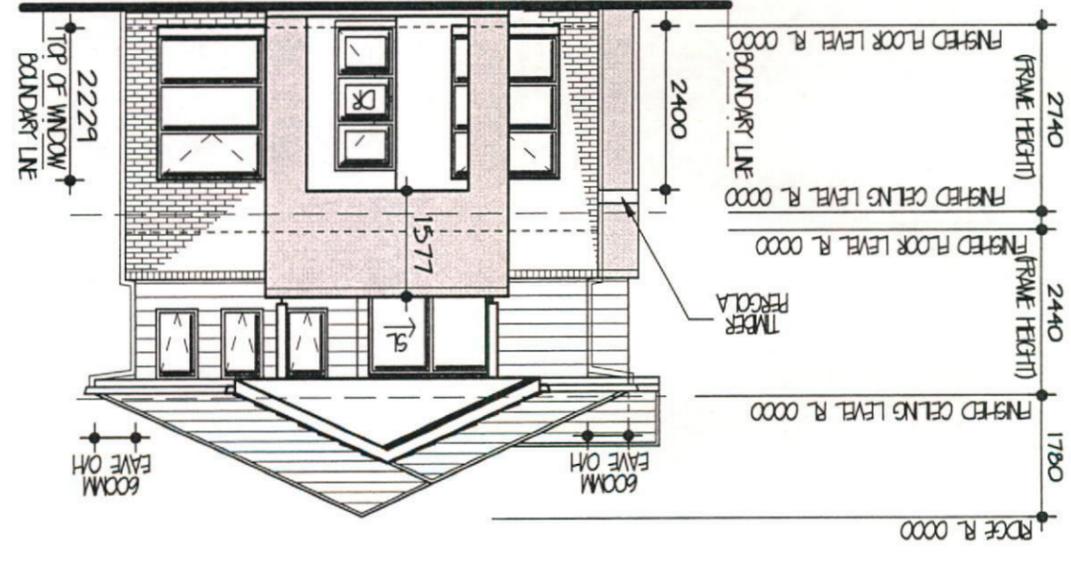
NORTH WEST ELEVATION 1:100

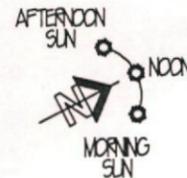
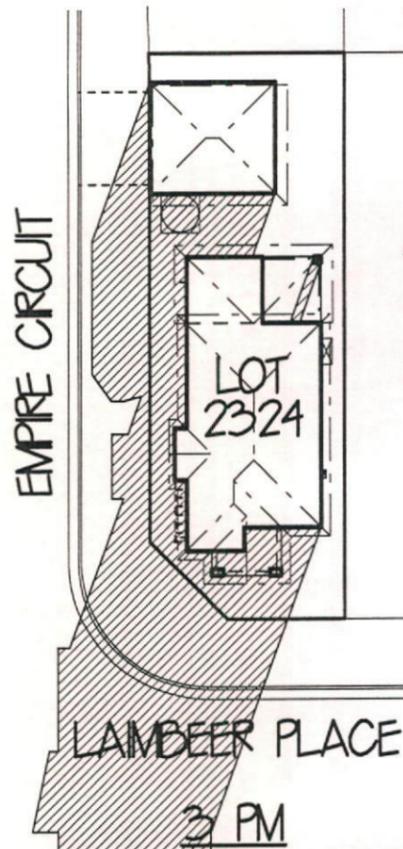
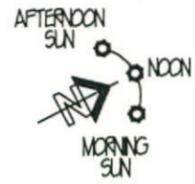
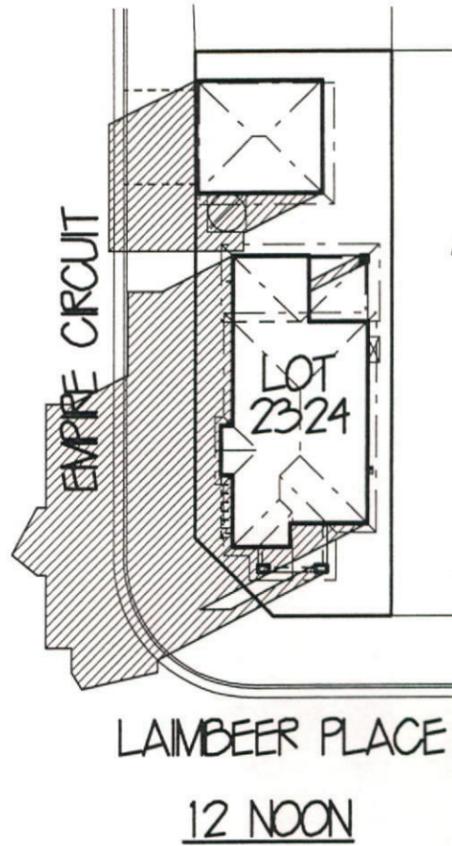
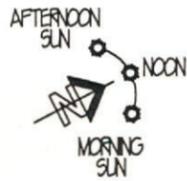
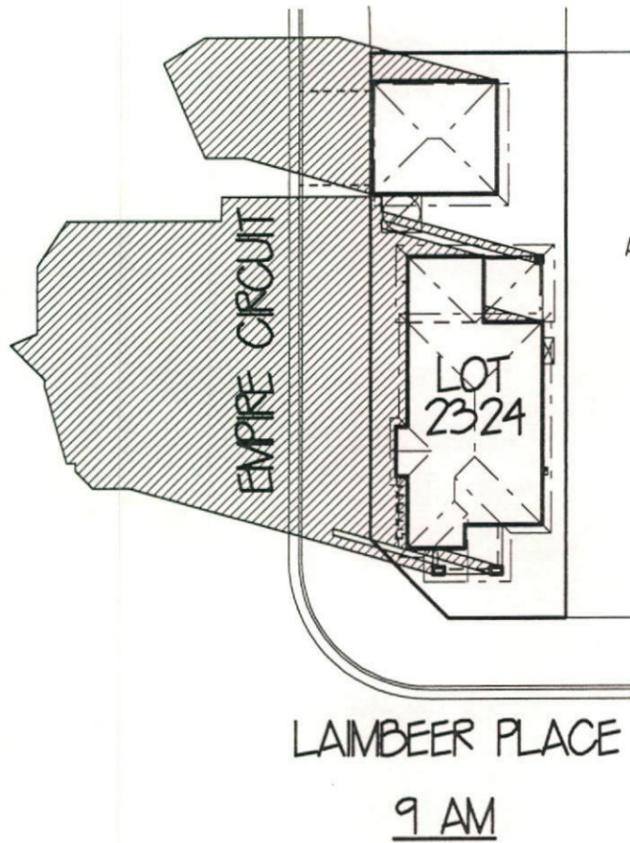


SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100





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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"It's where you want to live"

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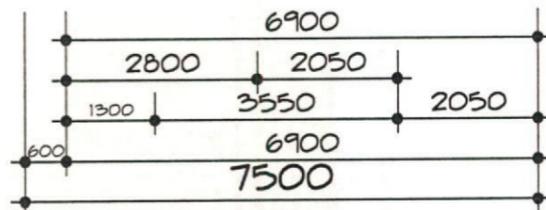
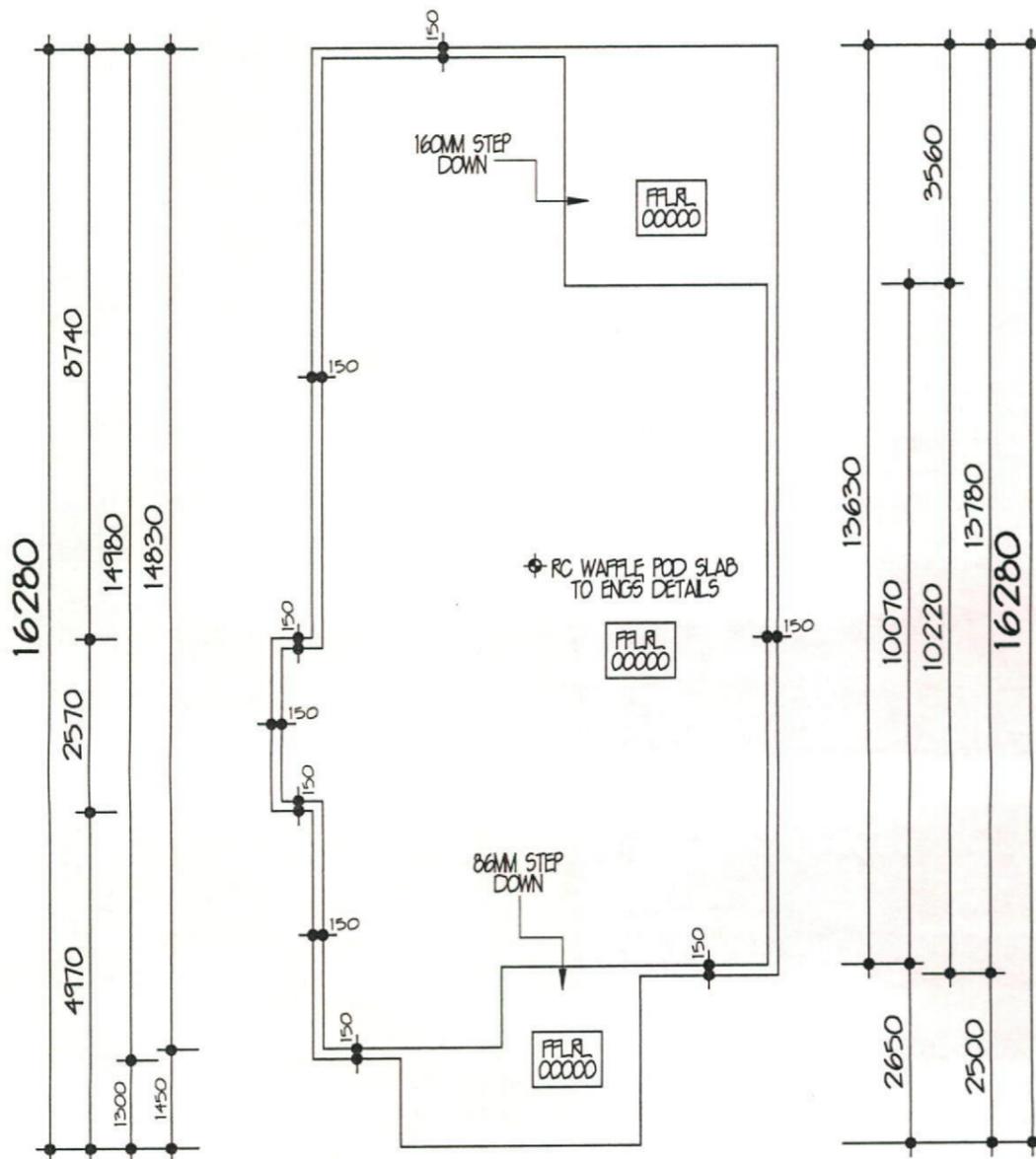
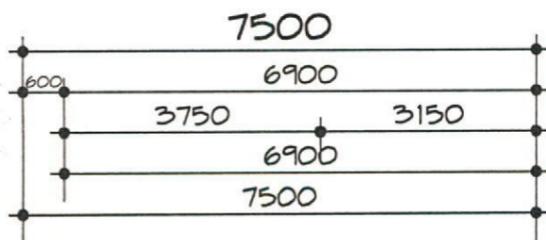
FOR	MR. DOMENICO G. MEDURI	
AT	LOT 2324 LAMBEER PL PENRITH	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017956
FACADE	PARKDALE (CORNER CUSTOM)	HAND LH
MASTER	DWG NO. A21321	PAGE NO. 6 OF 11

AGN
SYDNEY

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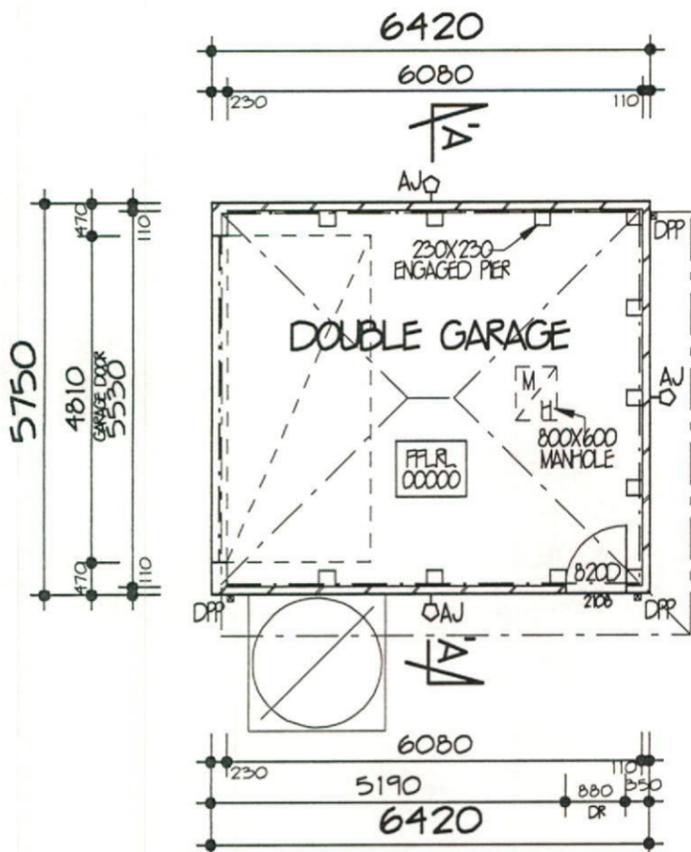


SLAB FLOOR PLAN 1:100

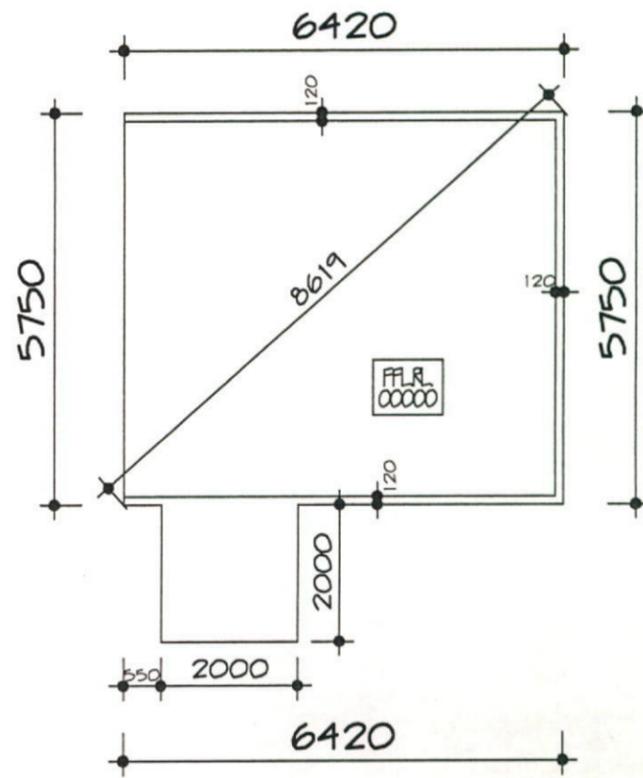
SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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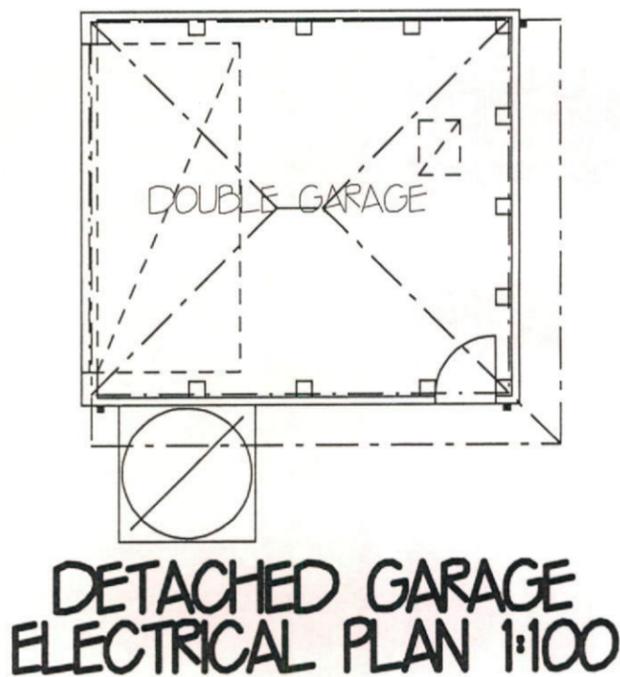
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**DETACHED GARAGE
FLOOR PLAN 1:100**



**DETACHED GARAGE
SLAB PLAN 1:100**



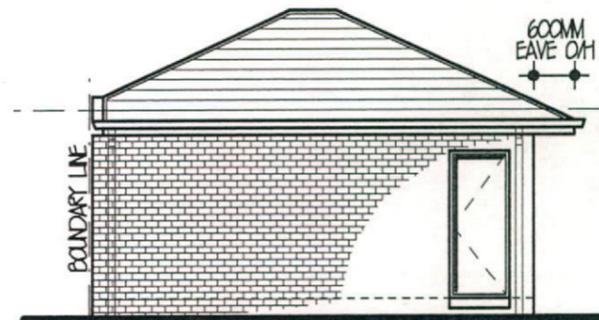
**DETACHED GARAGE
ELECTRICAL PLAN 1:100**

<p>Eden brae homes It's where you want to live</p>		<p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233</p>	
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AT			
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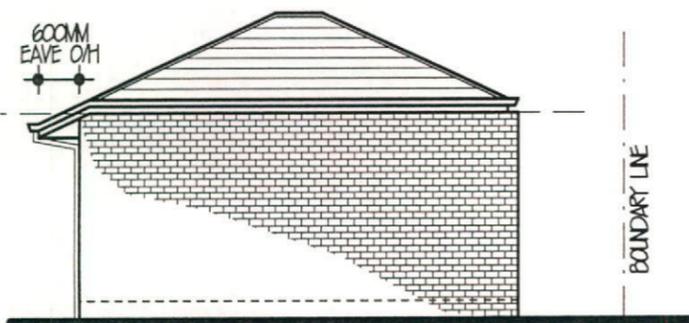
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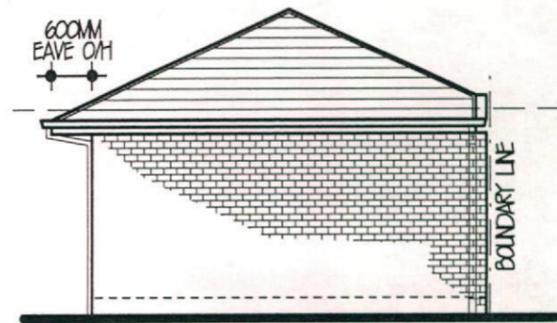
SOUTH WEST ELEVATION 1:100



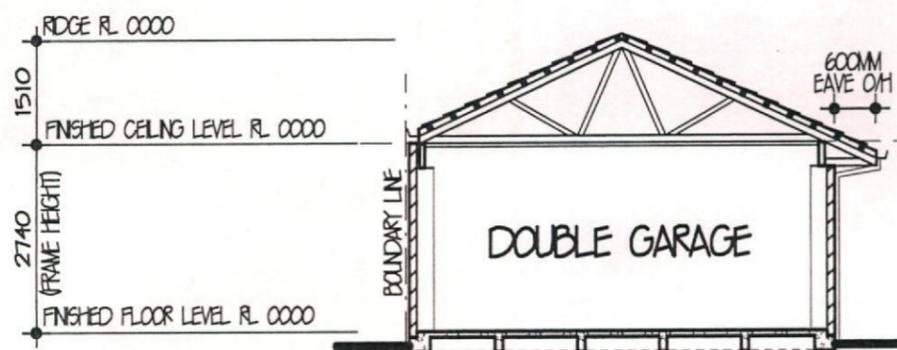
SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SECTION A' - A' 1:100

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

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 AT 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 LPM) BUT ≤ 9 L/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

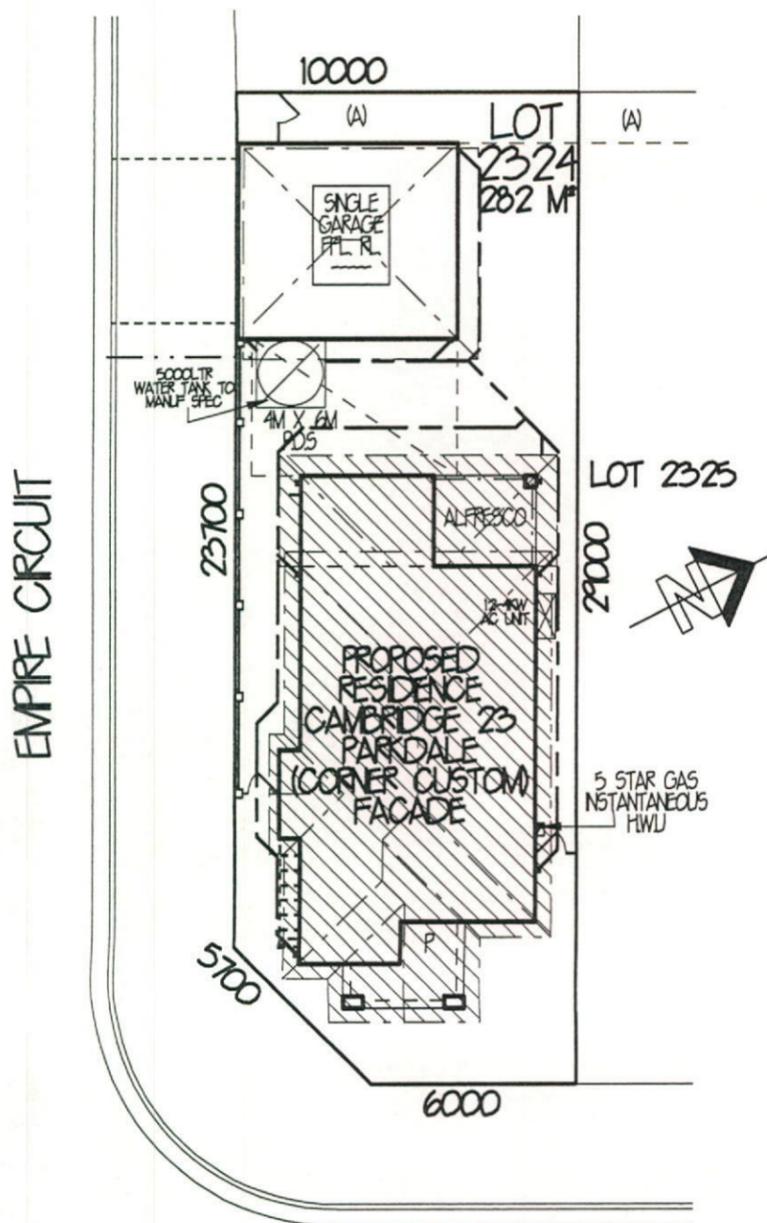
ARTIFICIAL LIGHTING:
 THE APPLICANT MUST INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT
 OR LED LIGHTING IN THE FOLLOWING ROOMS:

- 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 100M² 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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AND
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