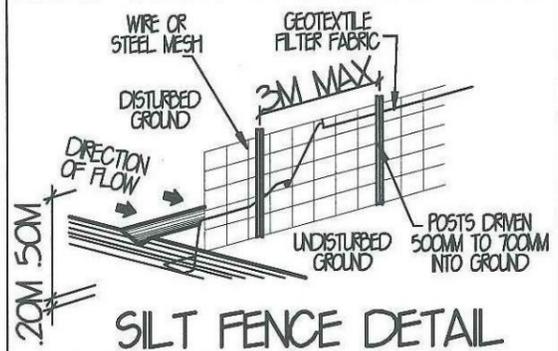


**KERB INLET SEDIMENT TRAP**



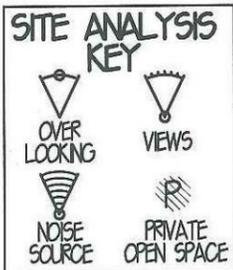
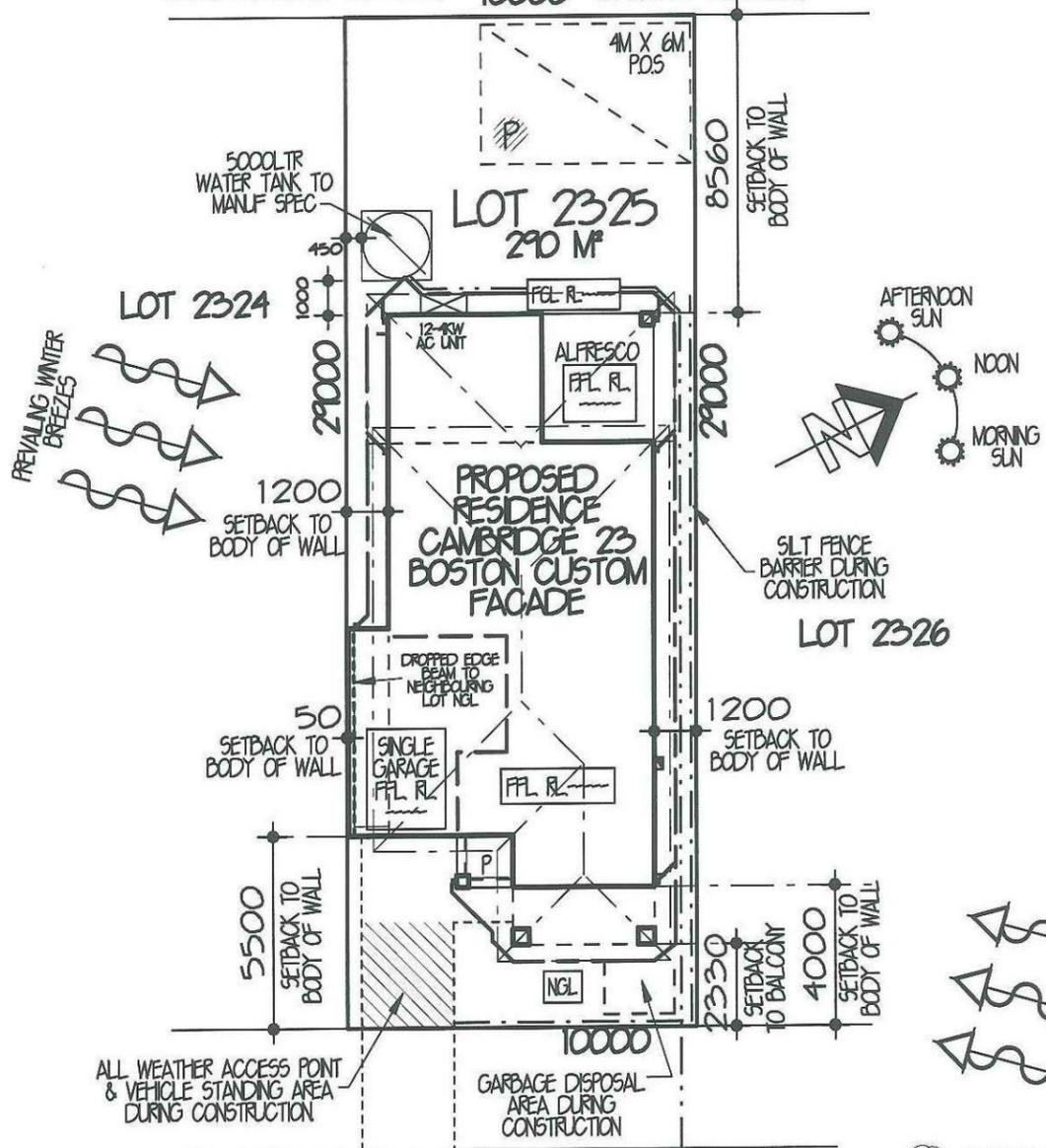
**SILT FENCE DETAIL**

**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.

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

DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



**LAMBEER PLACE**  
**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 FLOOD00 GARAGE TO FLOOD00
- HOUSE FLOOR LEVEL FLOOD00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD00, 291MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 155-9 M²

**SITE DATA**

SITE AREA= 290 M²  
PRIVATE OPEN SPACE= REQUIRED= 20% OR 58 M² PROVIDED= 34-4% OR 99-8 M²  
PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 99-8 M²

**FLOOR AREAS**

GROUND FLOOR AREA= 91-9 M² (NOT INCLUDING GARAGE)  
GARAGE FLOOR AREA= 22-8 M²  
PORCH FLOOR AREA= 8-7 M²  
ALFRESCO FLOOR AREA= 11-8 M²  
FIRST FLOOR AREA= 91-7 M²  
BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 239-2 M² OR 25-7 SQS

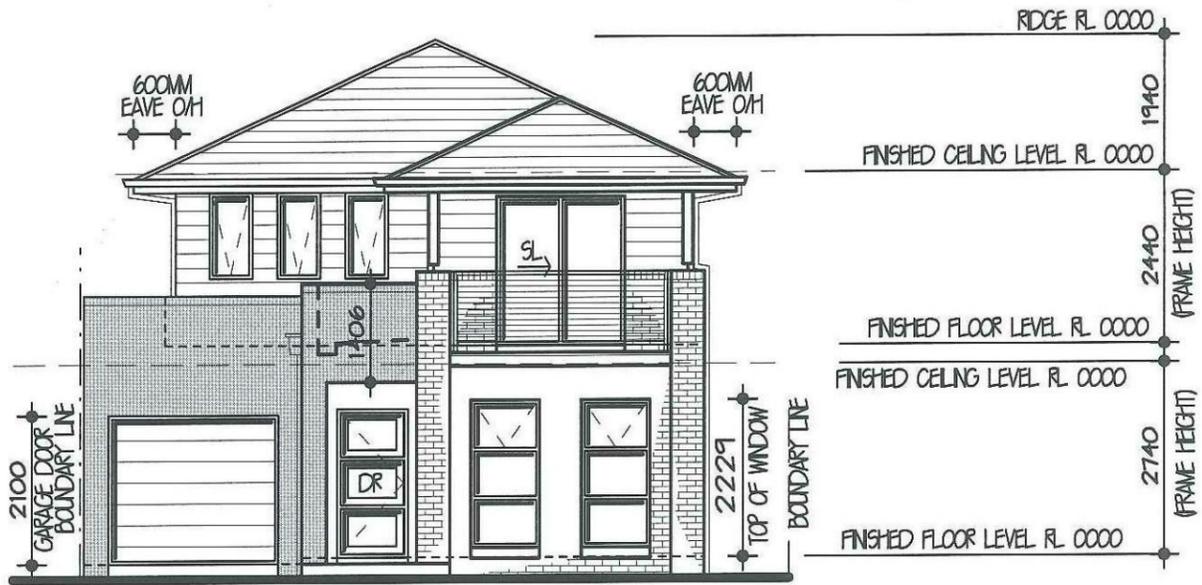
**Eden Brae Homes**  
LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW 2153  
P: 8860 9222 F: 8860 9233

FOR KESHAB PRASAD & DEEPA SARKOTA	
AT LOT 2325 LAMBEER PLACE, PENRITH	
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017957
FACADE KENSINGTON CUSTOM	HAND LH
MASTER A18217	DWG NO. A21322 PAGE NO. 1 OF 9

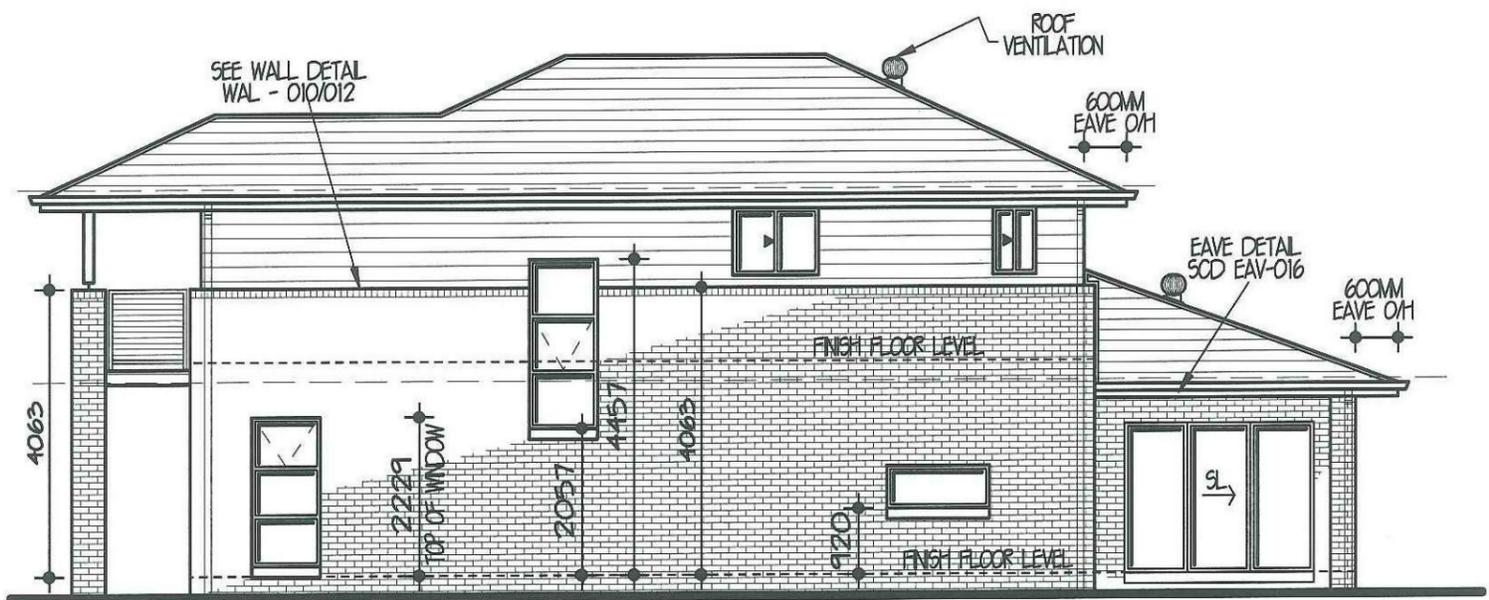
**A&N SYDNEY**  
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS  
PO BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW 2153  
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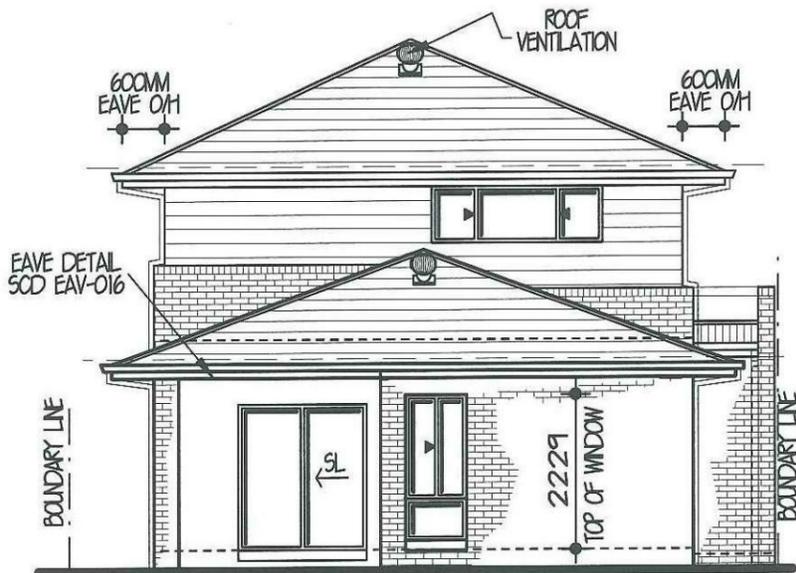
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**SOUTH EAST ELEVATION 1:100**



**NORTH EAST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**

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

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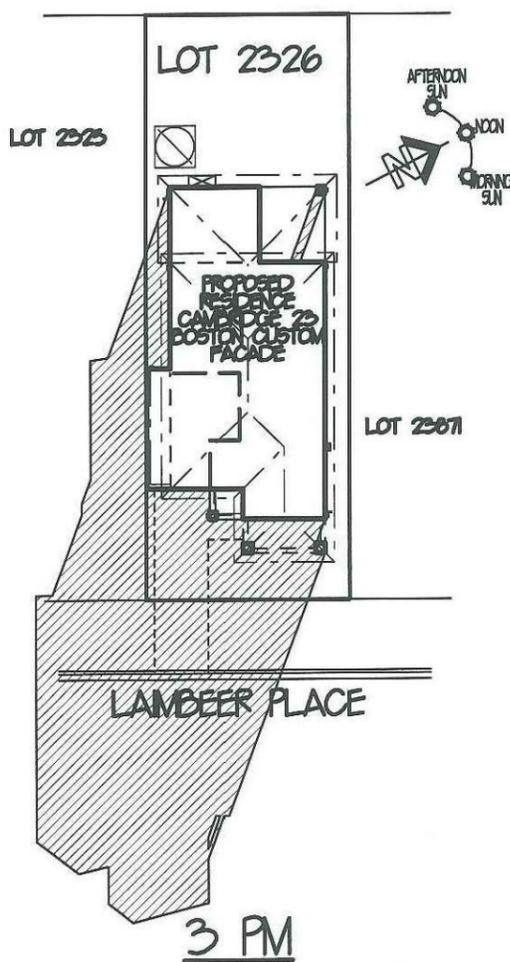
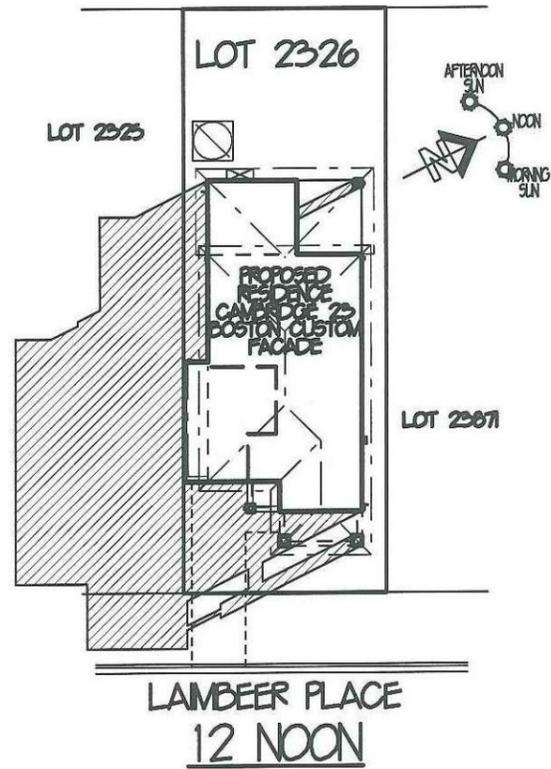
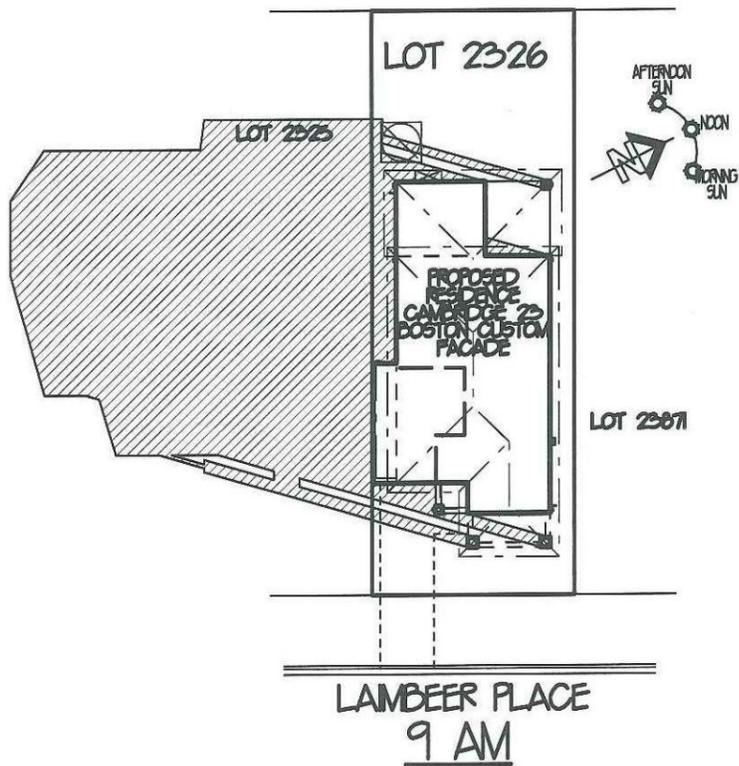
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)    JOB NO. 0017957  
 FACADE KENSINGTON CUSTOM    HAND LH  
 MASTER A18217    DWG NO. A21322    PAGE NO. 4 OF 9

**AND SYDNEY**

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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



LEVEL 3,  
22 BROOKHOLLOW AVENUE,  
NORWEST BUSINESS PARK,  
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F 8860 9253

FOR KESHAB PRASAD & DEEPA SARKOTA		
AT LOT 2325 LAMBEER PLACE, PENRITH		
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017957	
FACADE KENSINGTON CUSTOM	HAND LH	
MASTER A18217	DWG NO. A21322	PAGE NO. 6 OF 9



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(BASIX CERTIFICATE NUMBER: 5407785)

**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 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 2 OF THE LIVING/ DINING AREAS

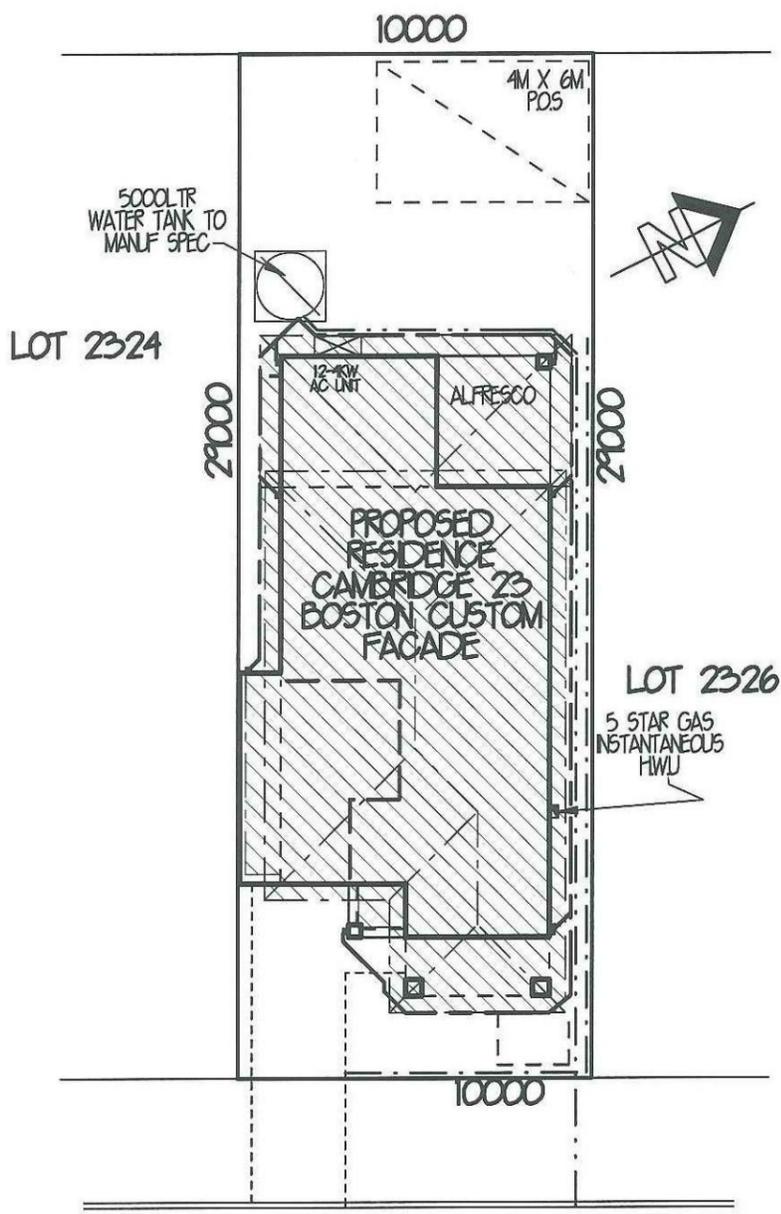
AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD "DEDICATED" APPEARS.

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.

**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006219859 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° 1006219859



**LAMBEER PLACE  
BASIX PLAN  
1:200**

**BASIX SCORE**

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

**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

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

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FACADE KENSINGTON CUSTOM HAND LH

MASTER A18217 DWG NO. A21322 PAGE NO. 9 OF 9

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