

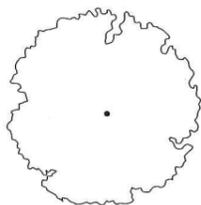
Lot 2314 Empire

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	Hymenosporum 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

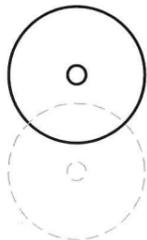


LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



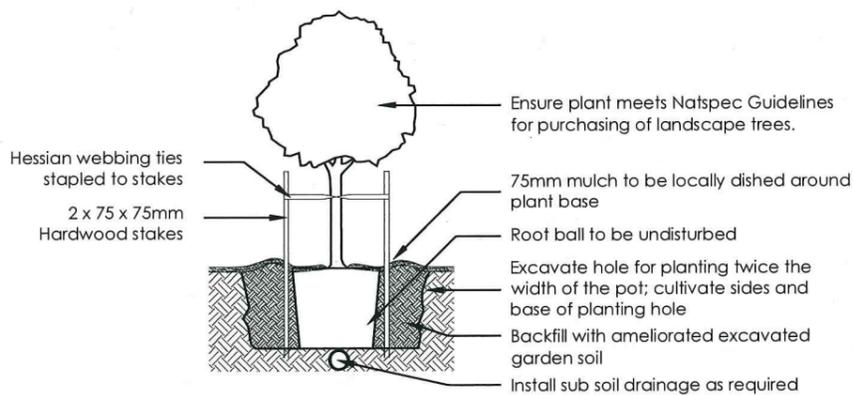
Garden edging



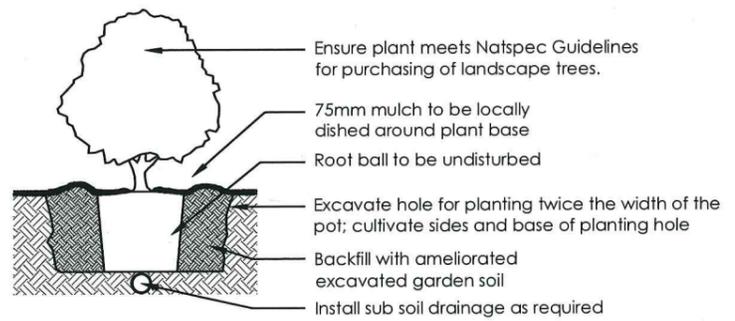
Masonry retaining walls



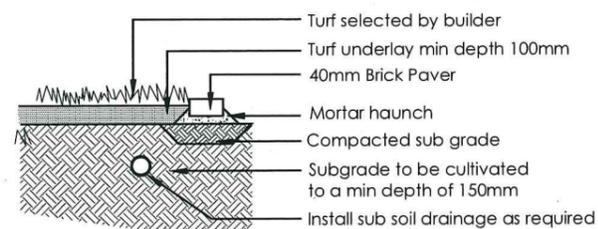
Existing contours



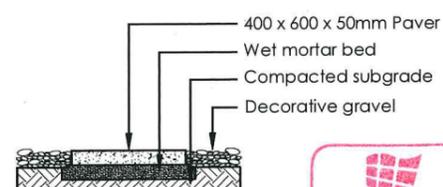
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



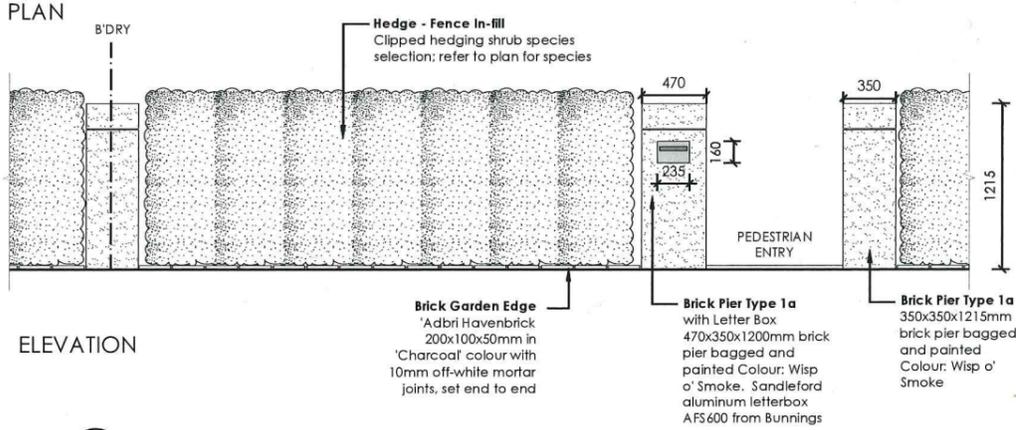
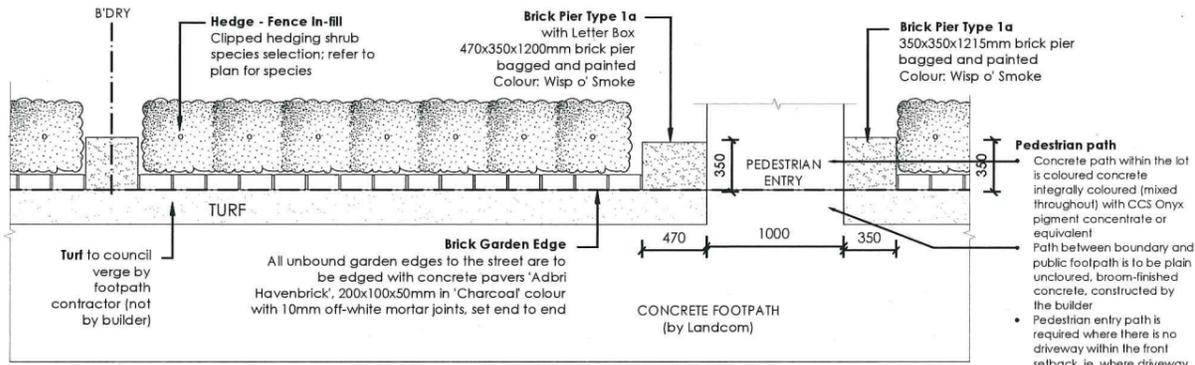
3 Turf Detail
NTS Brick Paver Edge



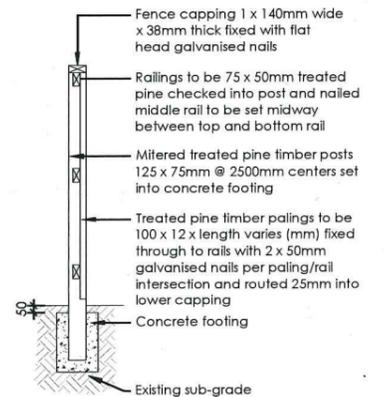
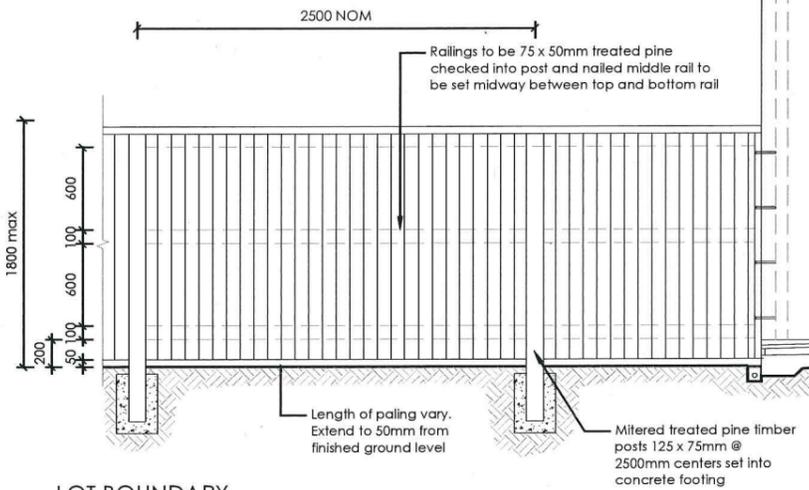
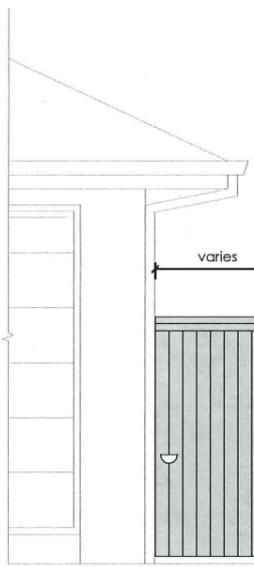
4 Stepping stones in gravel
NTS Low traffic zone

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 1/7/14

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE	 <small>PO Box 3136, Carrington, NSW 2116 Ph: (02) 9871 7701 Fax: (02) 9873 3583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</small>	PROJECT	LOT 2314 EMPIRE CIRCUIT, PENRITH	PROJECT	NEW RESIDENCE			
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14		CLIENT	EDEN BRAE HOMES	SCALE	1:100 @ A3		TITLE	DA
<small>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 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</small>						DATE	25-06-14	REVISION	A			



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

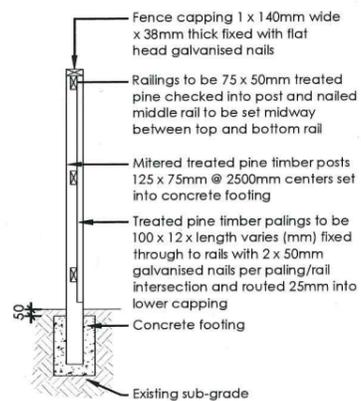
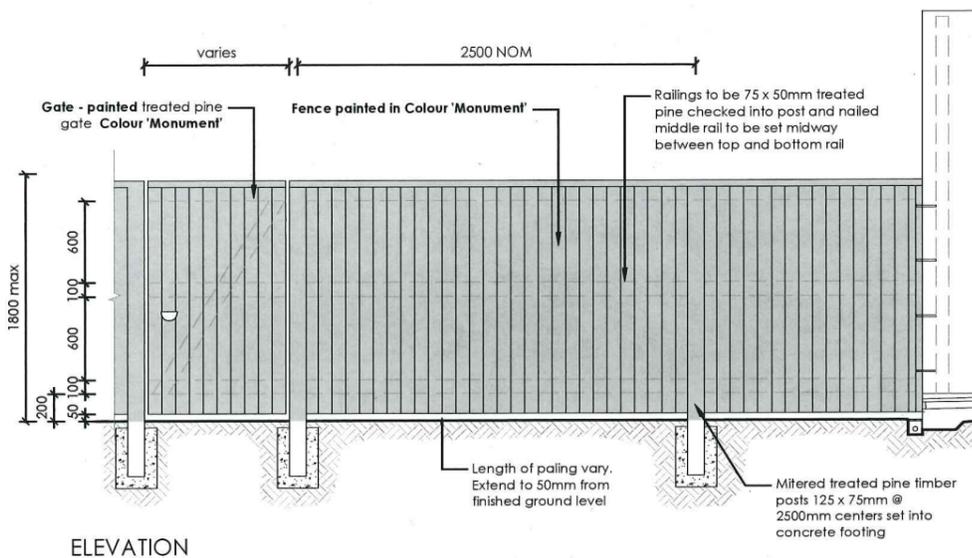


SIDE GATE

LOT BOUNDARY

SECTION

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



ELEVATION

SECTION

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



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

ecodesign
outdoor living environments

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Ph: (02) 9871 7701 Fax: (02) 9873 2583
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PROJECT: THORNTON ESTATE, PENRITH

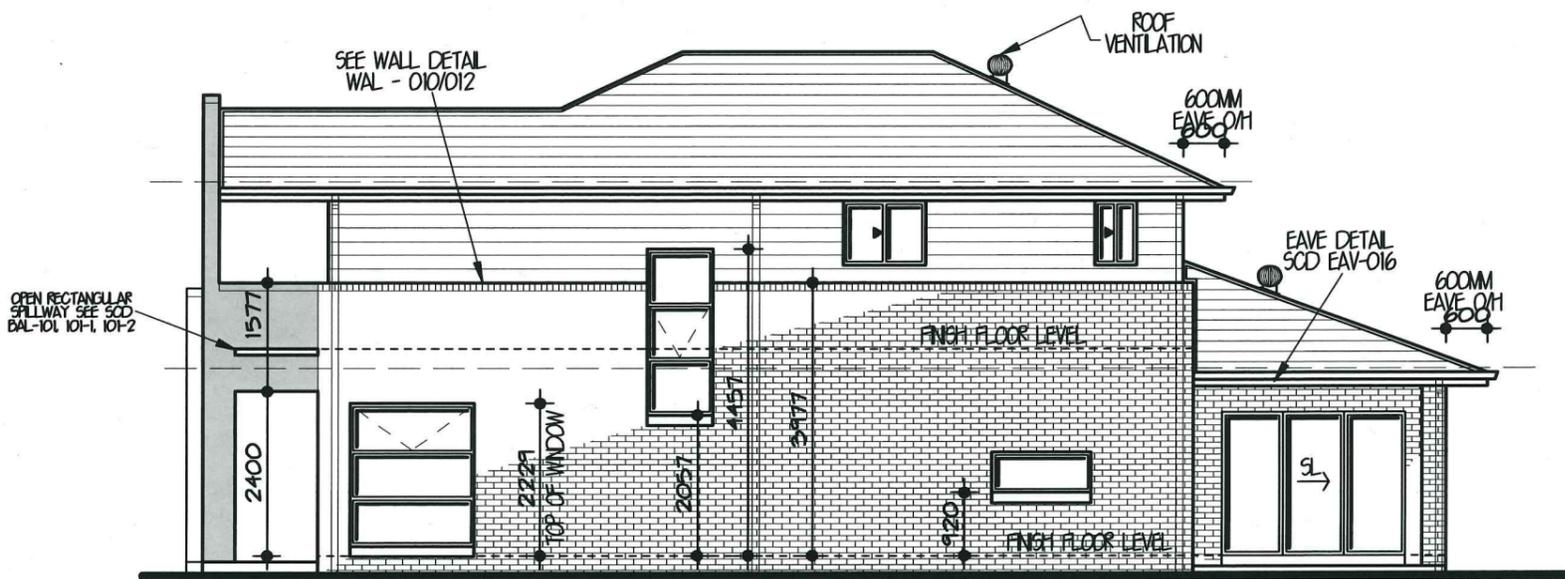
CLIENT: EDEN BRAE HOMES

PROJECT	DATE	SHEET	REVISION
NEW RESIDENCE LANDSCAPE PLAN	DA	L-03	A
SCALE: 1:100 @ A3	CHECK: BT	DATE: 25-06-14	

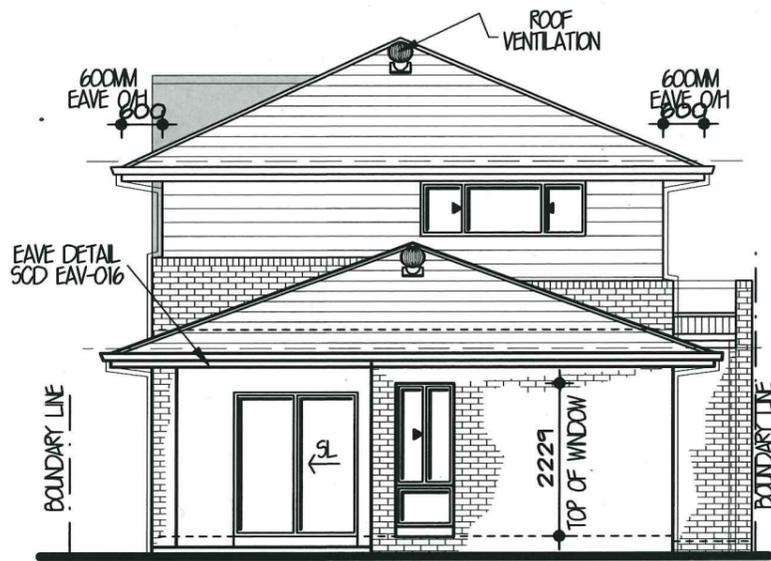




SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

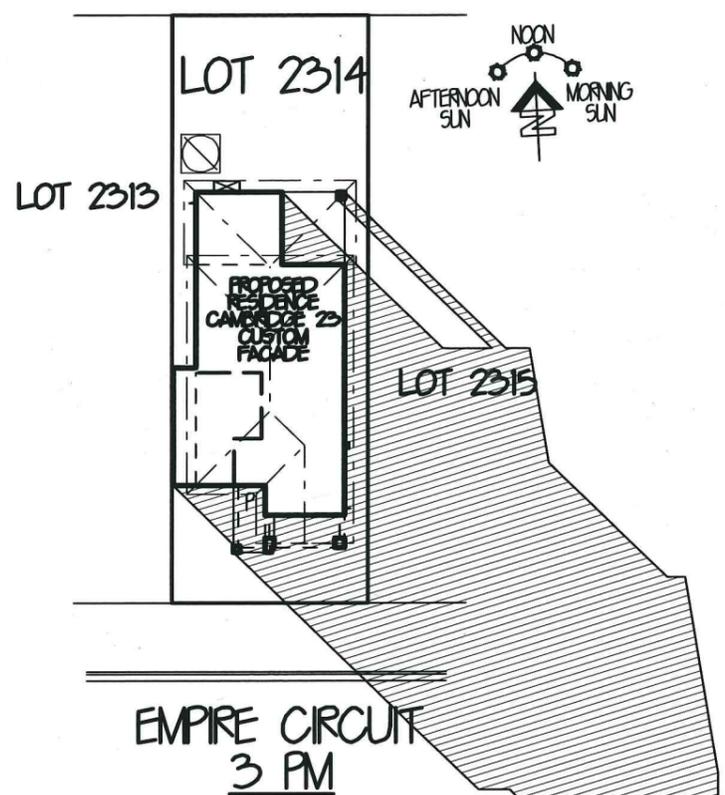
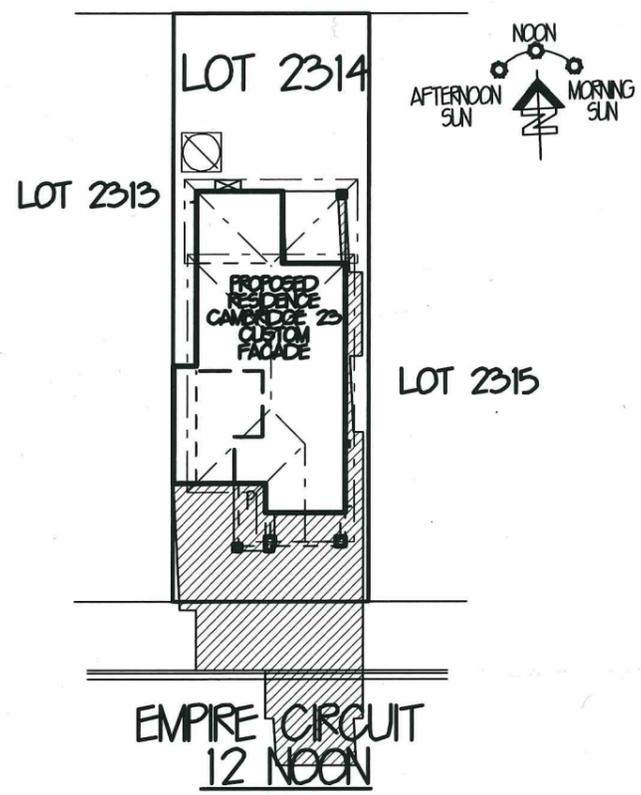
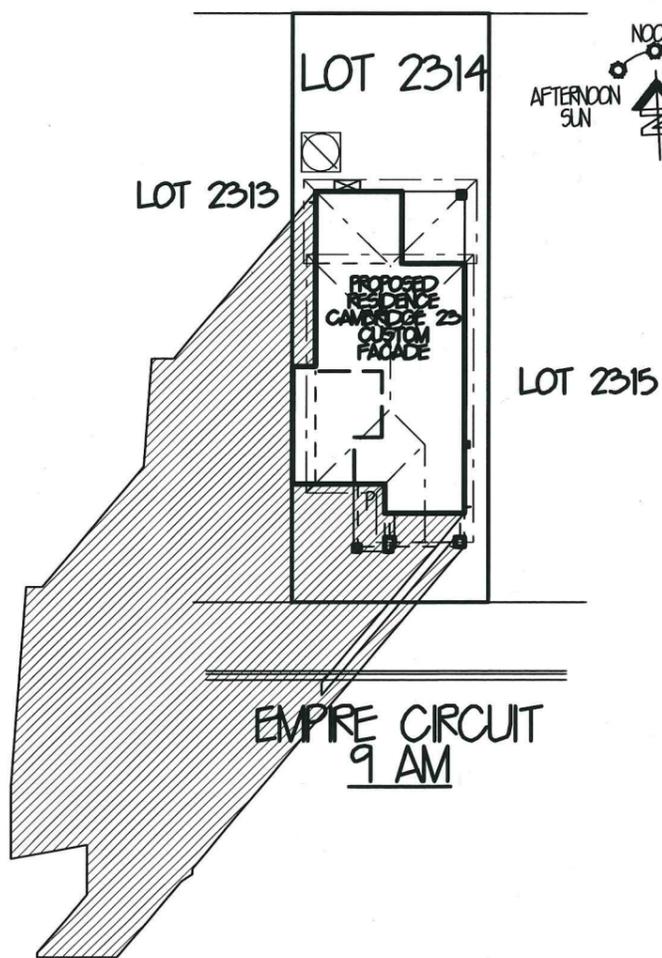


NORTH ELEVATION 1:100

<p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P: 8860 9222 F: 8860 9233</p>	
FOR	EDEN BRAE HOMES
AT	LOT 2314 EMPIRE CIRCUIT THRONTON
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)
JOB NO.	0018263
FACADE	CUSTOM FACADE
HAND	LH
MASTER	DWG NO. A21848
PAGE NO.	4 OF 9

Thorton Design Review Panel
LANDCOM
Reviewed: *[Signature]* Date: 11/7/14

<p>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.ANDESIGNSYDNEY.COM.AU</p>			
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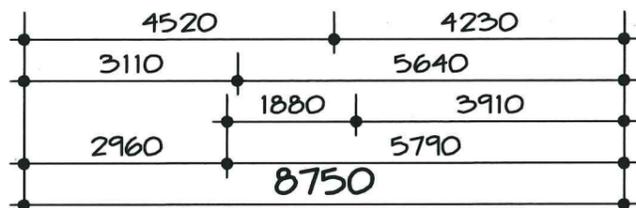
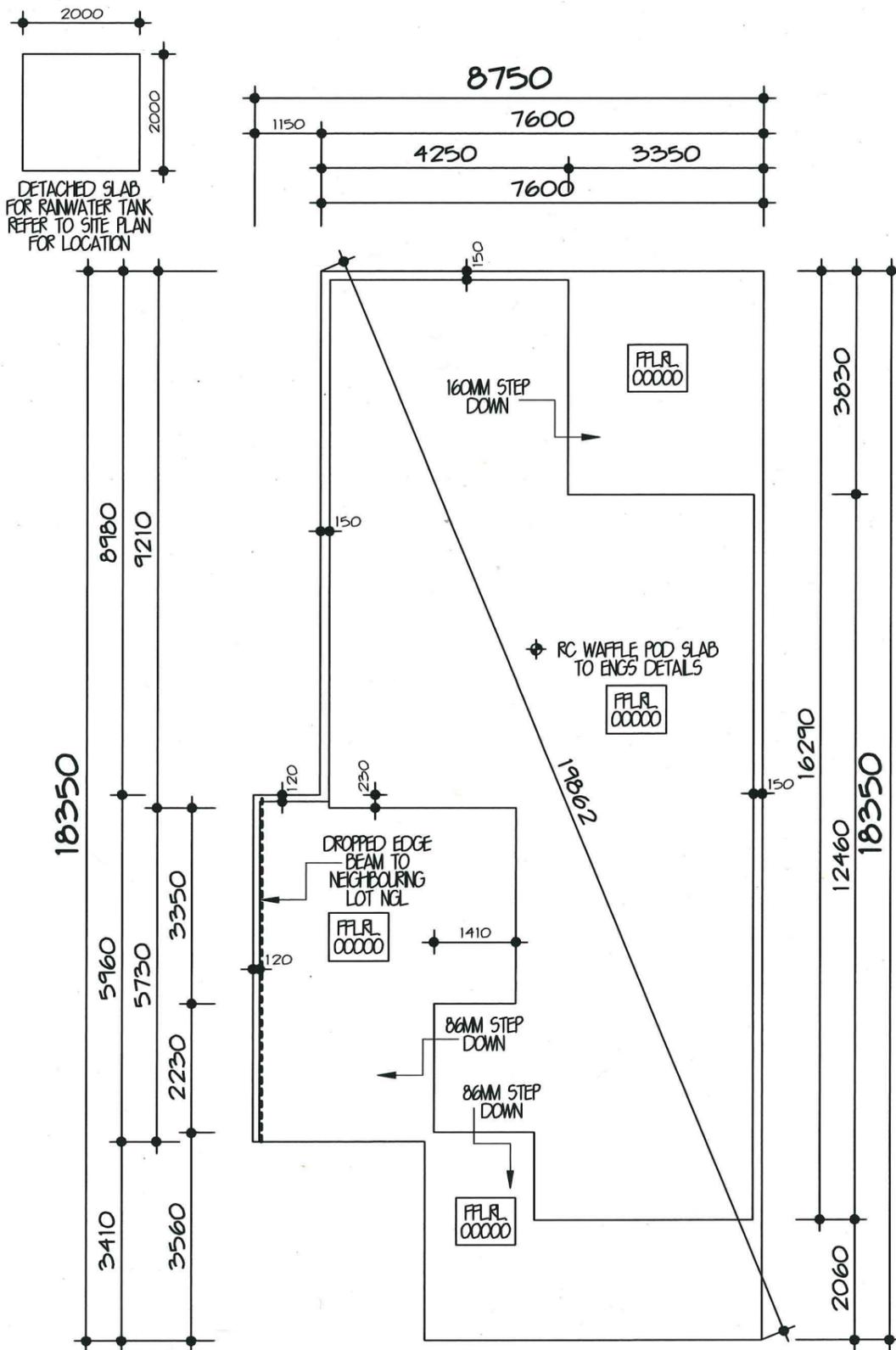
SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

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FACADE CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21848 PAGE NO. 6 OF 9


Thorton Design Review Panel
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SLAB FLOOR PLAN 1:100

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It's where you want to live

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MASTER	DWG NO. A21848	PAGE NO.	7 OF 9

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

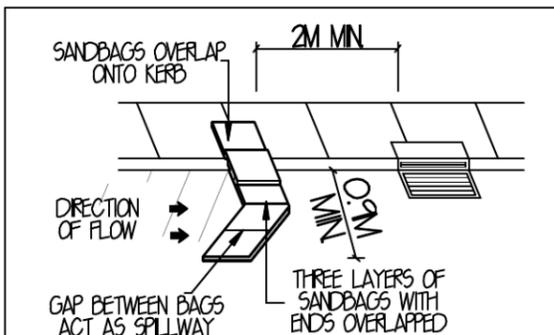
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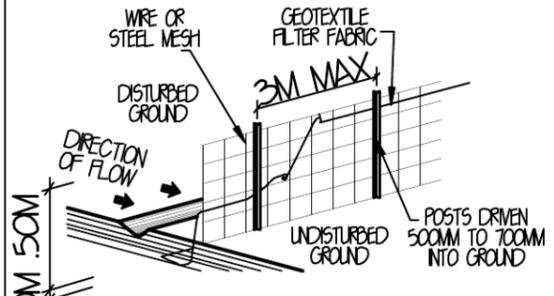
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KERB INLET SEDIMENT TRAP



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.

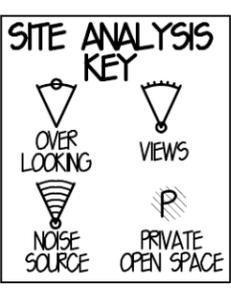
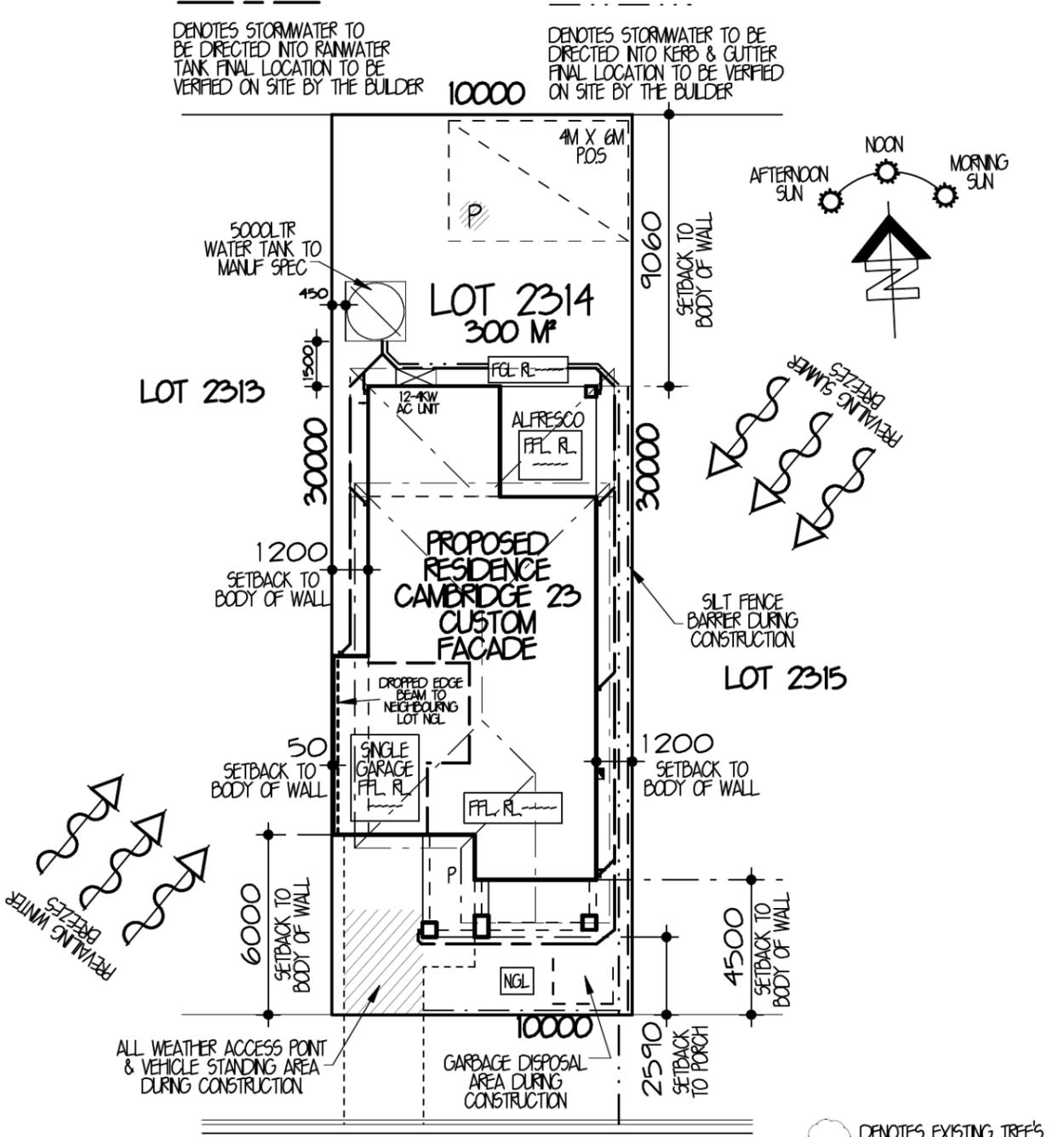
SITE DATA
 SITE AREA= 300 M²

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= 6-4 M²
 ALFRESCO FLOOR AREA= 11-8 M²
 FIRST FLOOR AREA= 91-4 M²
 BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 231-1 M² OR 24-9 SQS



EMPIRE CIRCUIT

SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

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 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, FRAM RAMPS ELECTRICAL/OTHER EASEMENTS OR SECTION 80B 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 R1000 GARAGE TO R1000
 - ◆ HOUSE FLOOR LEVEL R1000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R1000, 291MM ABOVE PLATFORM LEVEL.
 - ◆ TOTAL ROOF AREA = 155-9 M²

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

FOR **EDEN BRAE HOMES**

AT **LOT 2314 EMPIRE CIRCUIT THORNTON**

TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018263**

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

MASTER DWG NO. **A21848** PAGE NO. **1 OF 9**

A&N DESIGN SYDNEY

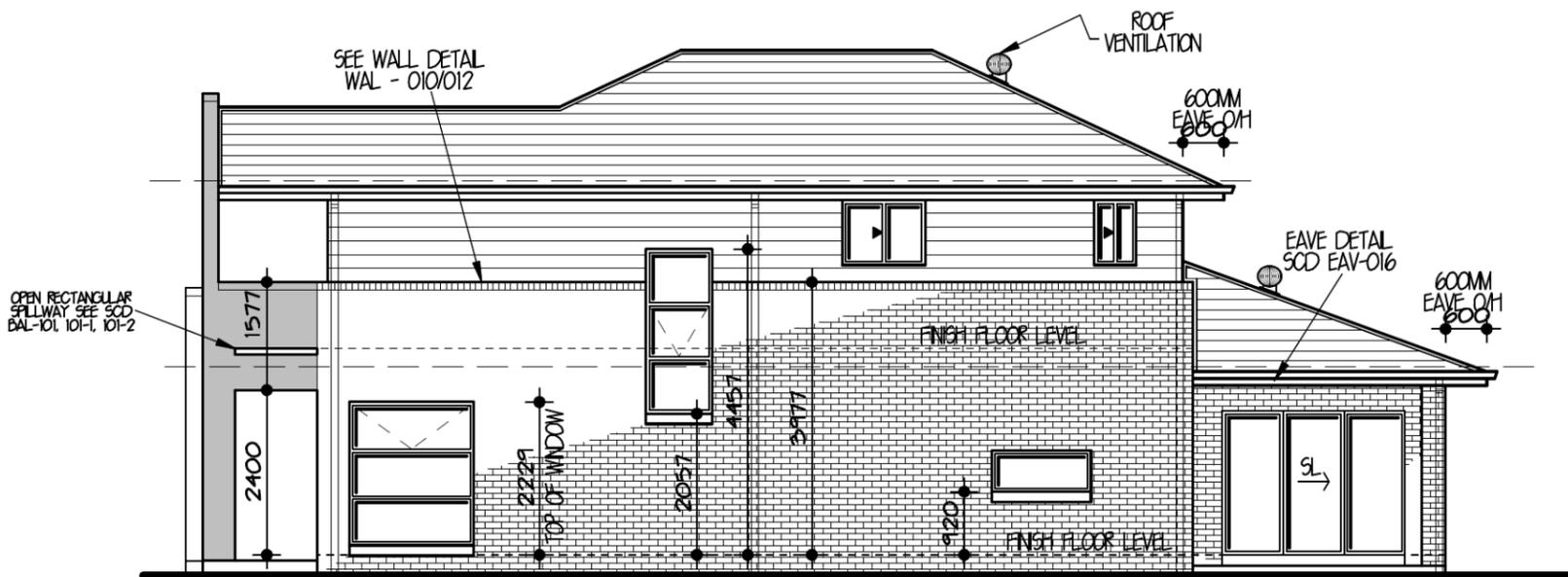
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B	26-06-14	BASIX PLAN	JA

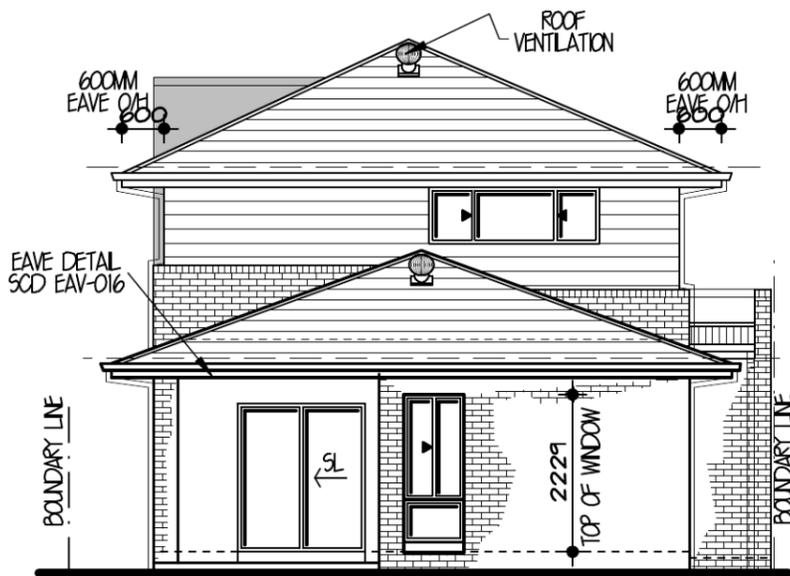
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SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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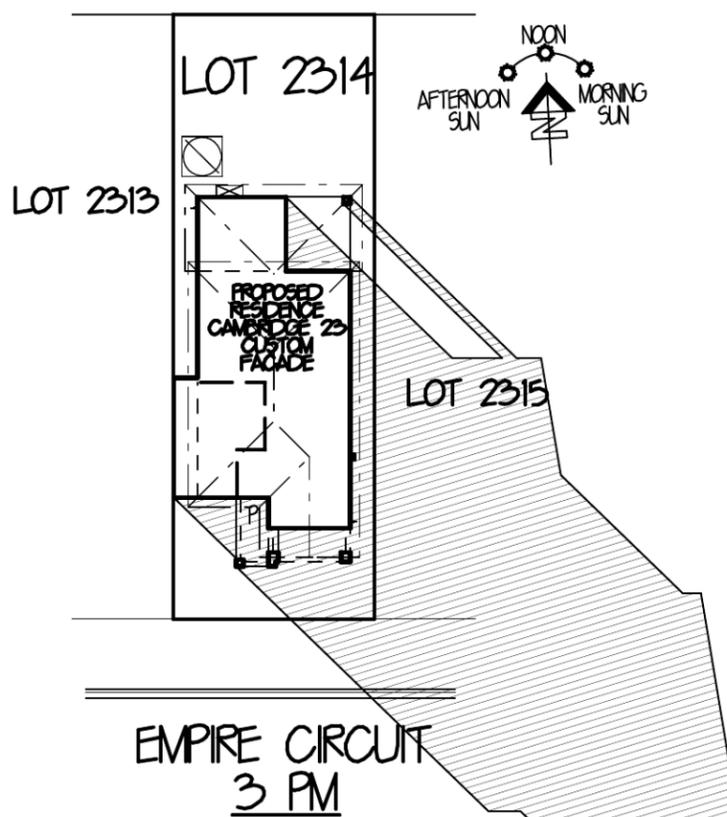
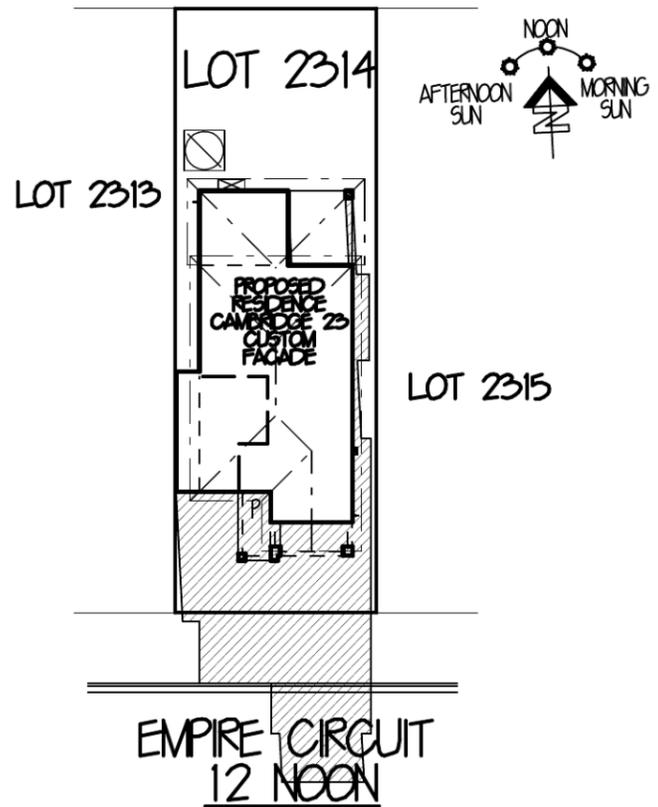
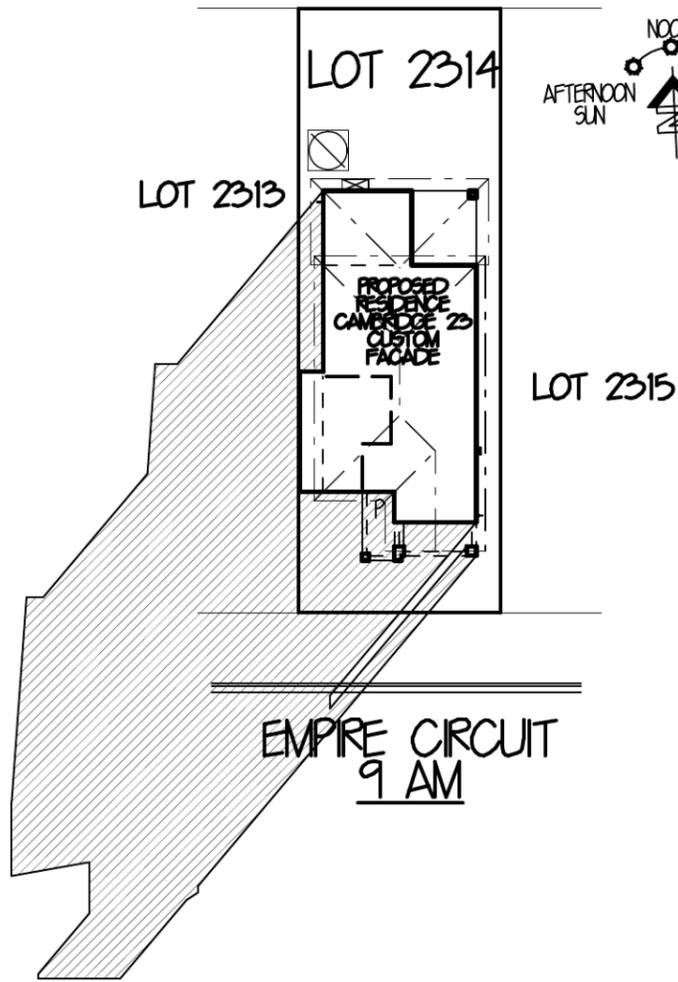
MASTER DWG NO. **A21848** PAGE NO. **4 OF 9**

AG DESIGN SYDNEY

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SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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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%)

(BASIX CERTIFICATE NUMBER: 5562645)

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 A 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 <=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:

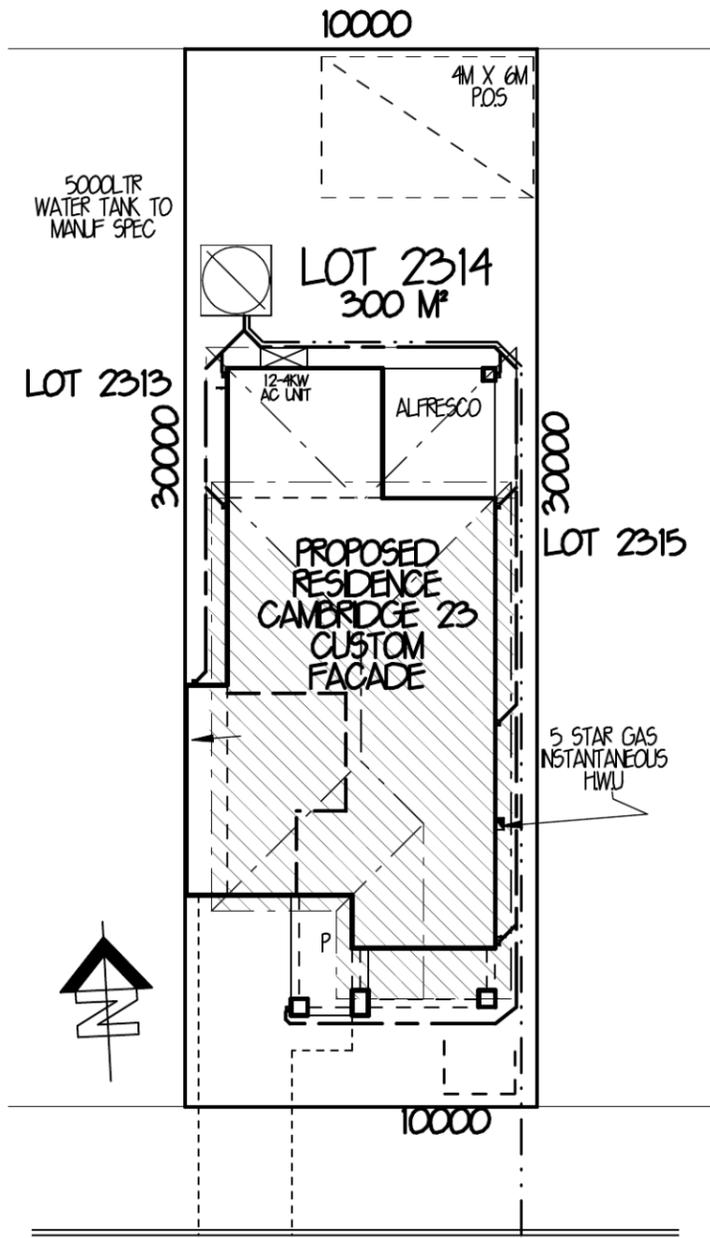
- ALL HALLWAYS: DEDICATED

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.

☐ DENOTES 100M² OF ROOF TO BE COLLECTED



**EMPIRE CIRCUIT
BASIX PLAN 1:200**

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006415580 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° 1006415580

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 2314 EMPIRE CIRCUIT THRONTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018263
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21848	PAGE NO. 9 OF 9

AGN 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.AGNDISIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	10-06-14	CC PLANS	SK
B	26-06-14	BASIX PLAN	JA

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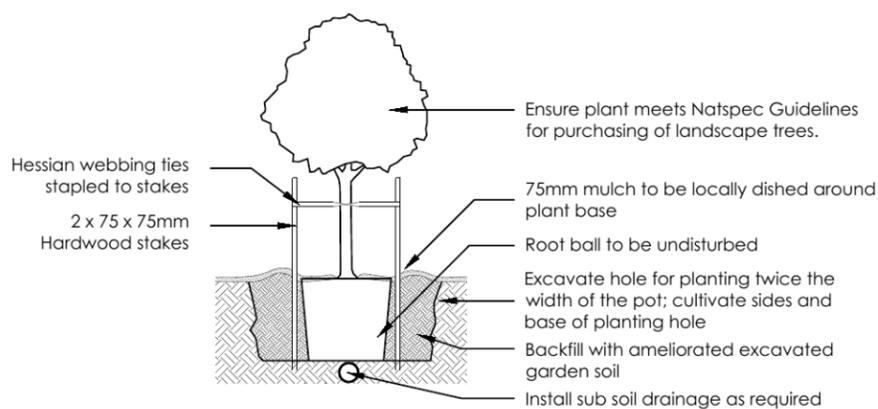
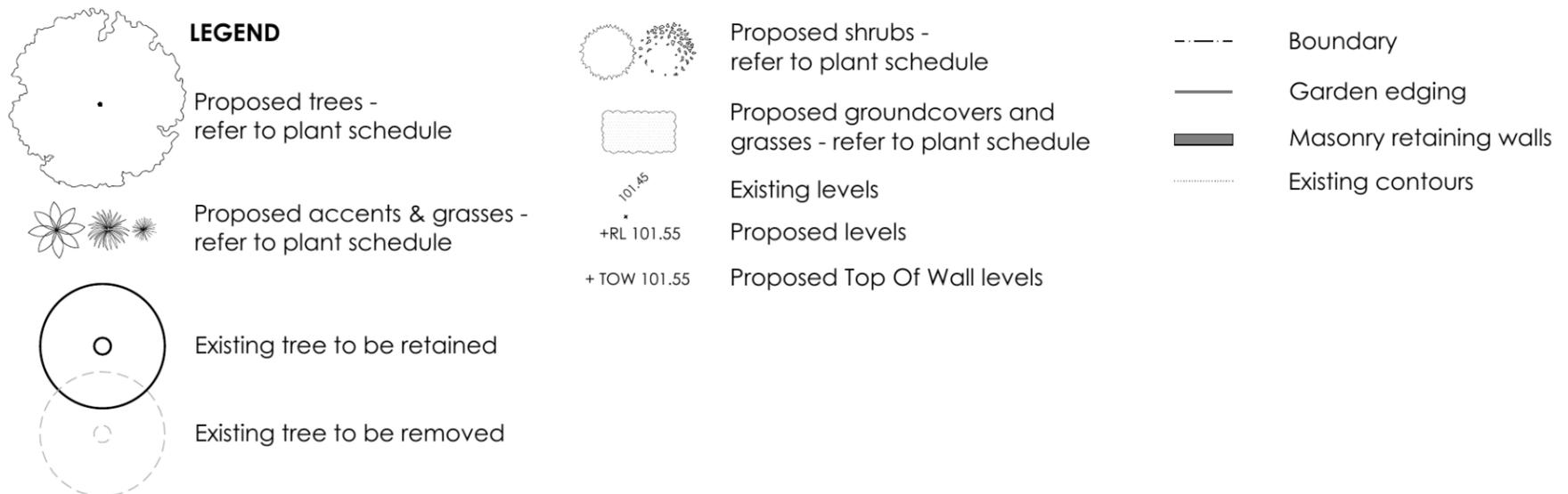
Lot 2314 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

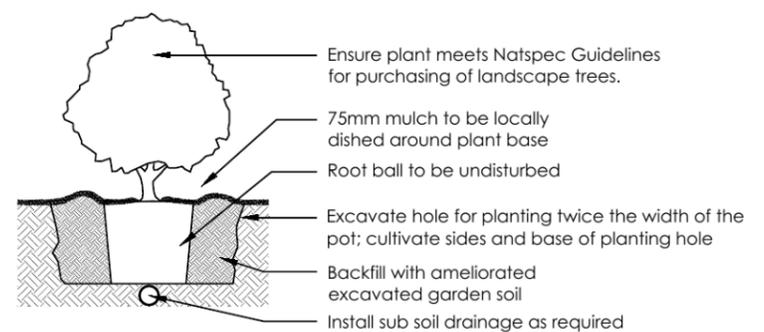
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Cyg	Cordyline 'Renegade'	Purple Cordyline	3	300mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	15	200mm	0.5m
Hf	Hymenosporum flavum	Native Frangipani	1	75L	10m
Oi	Ophiopogon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

LOT PLANTING SUMMARY

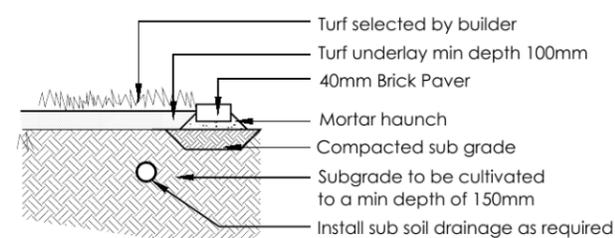
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
38	7	0	31	1



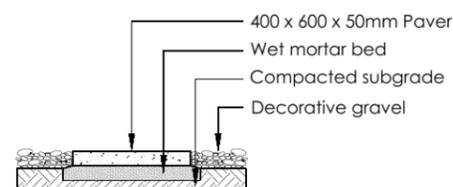
1 Tree Planting Detail
NTS 25L - 700L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

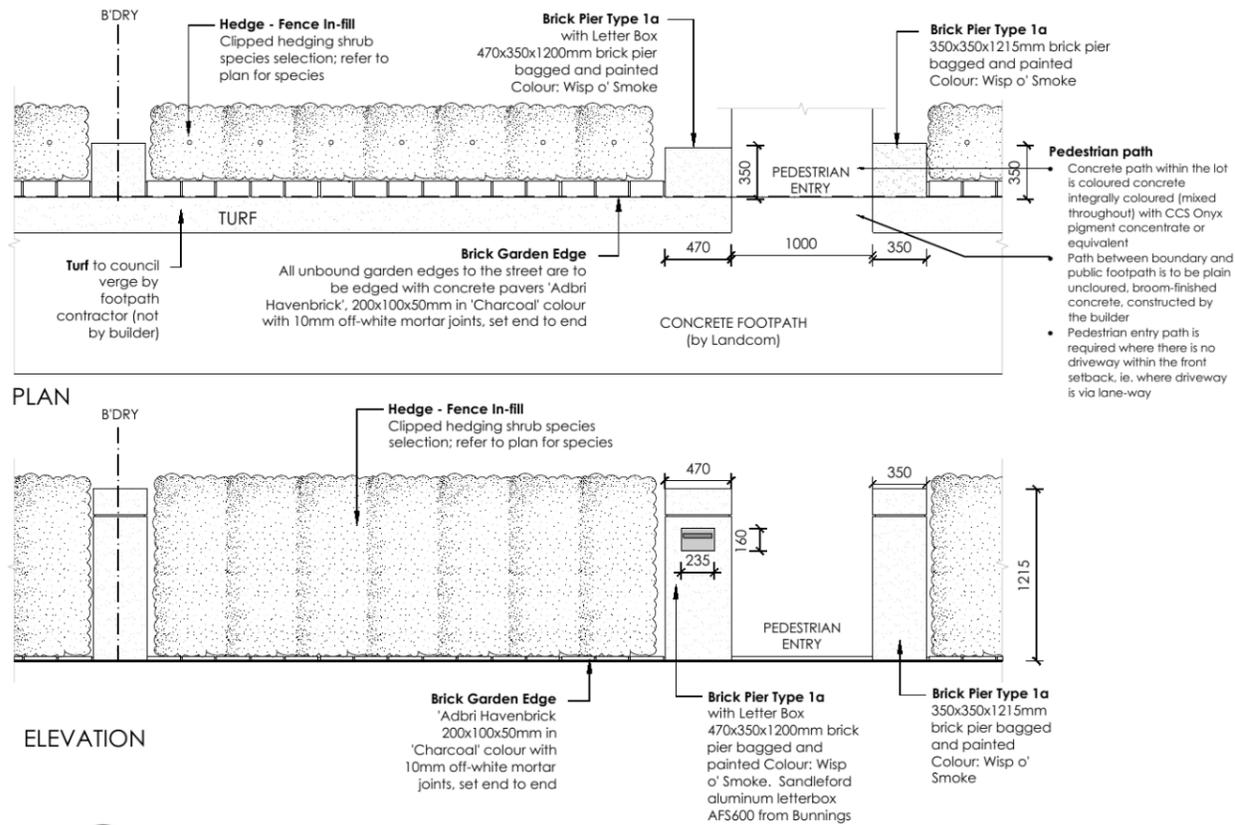


3 Turf Detail
NTS Brick Paver Edge

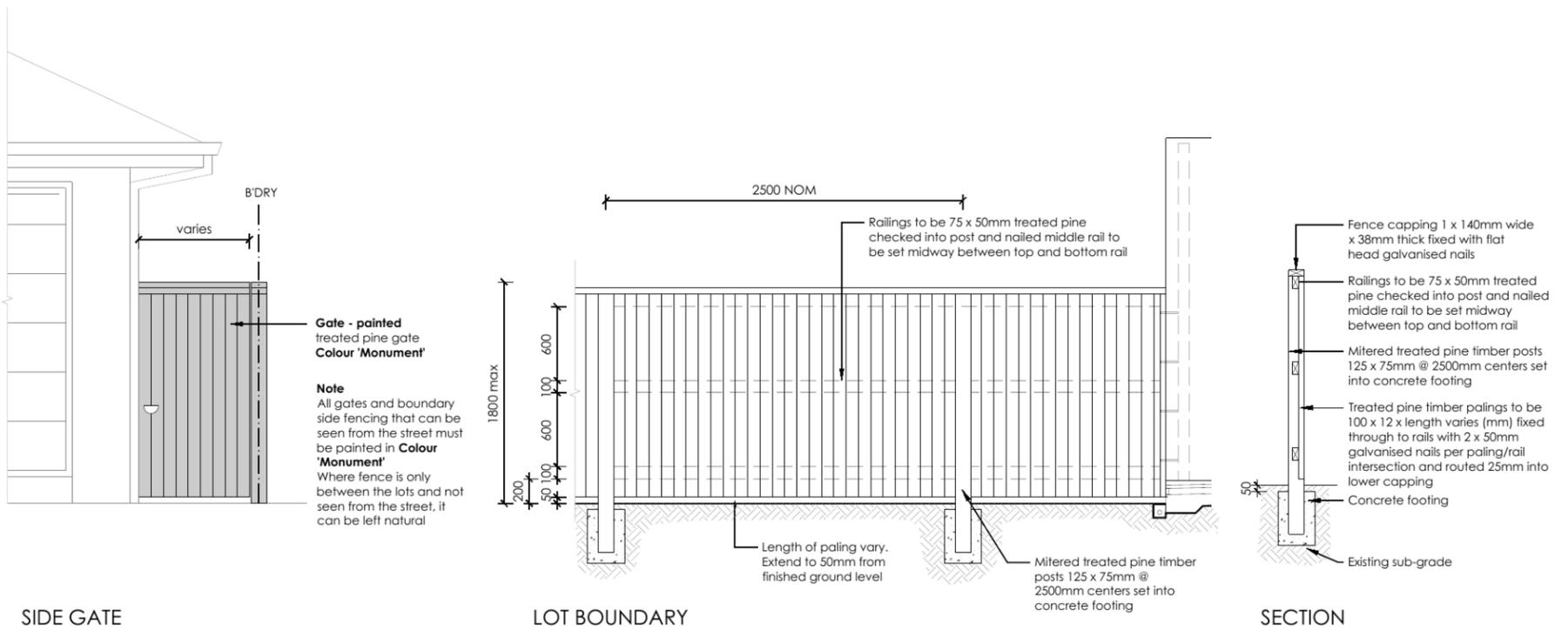


4 Stepping stones in gravel
NTS Low traffic zone

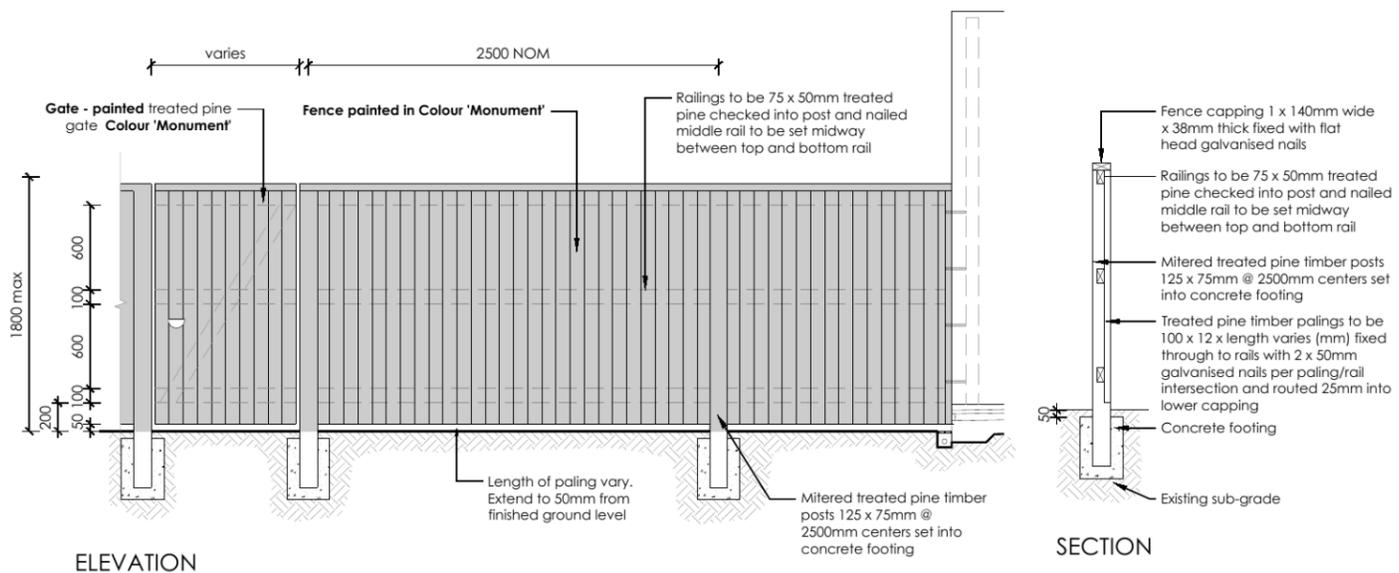
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A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14		LOT 2314 EMPIRE CIRCUIT, PENRITH	NEW RESIDENCE							
						CLIENT	DRAWING							
						EDEN BRAE HOMES	LANDSCAPE PLAN							
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5 FENCE TYPE 5 - Front Fence
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

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outdoor living environments

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PROJECT
THORNTON ESTATE, PENRITH

CLIENT
EDEN BRAE HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

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