

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.

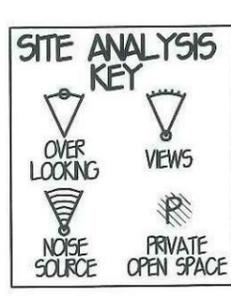
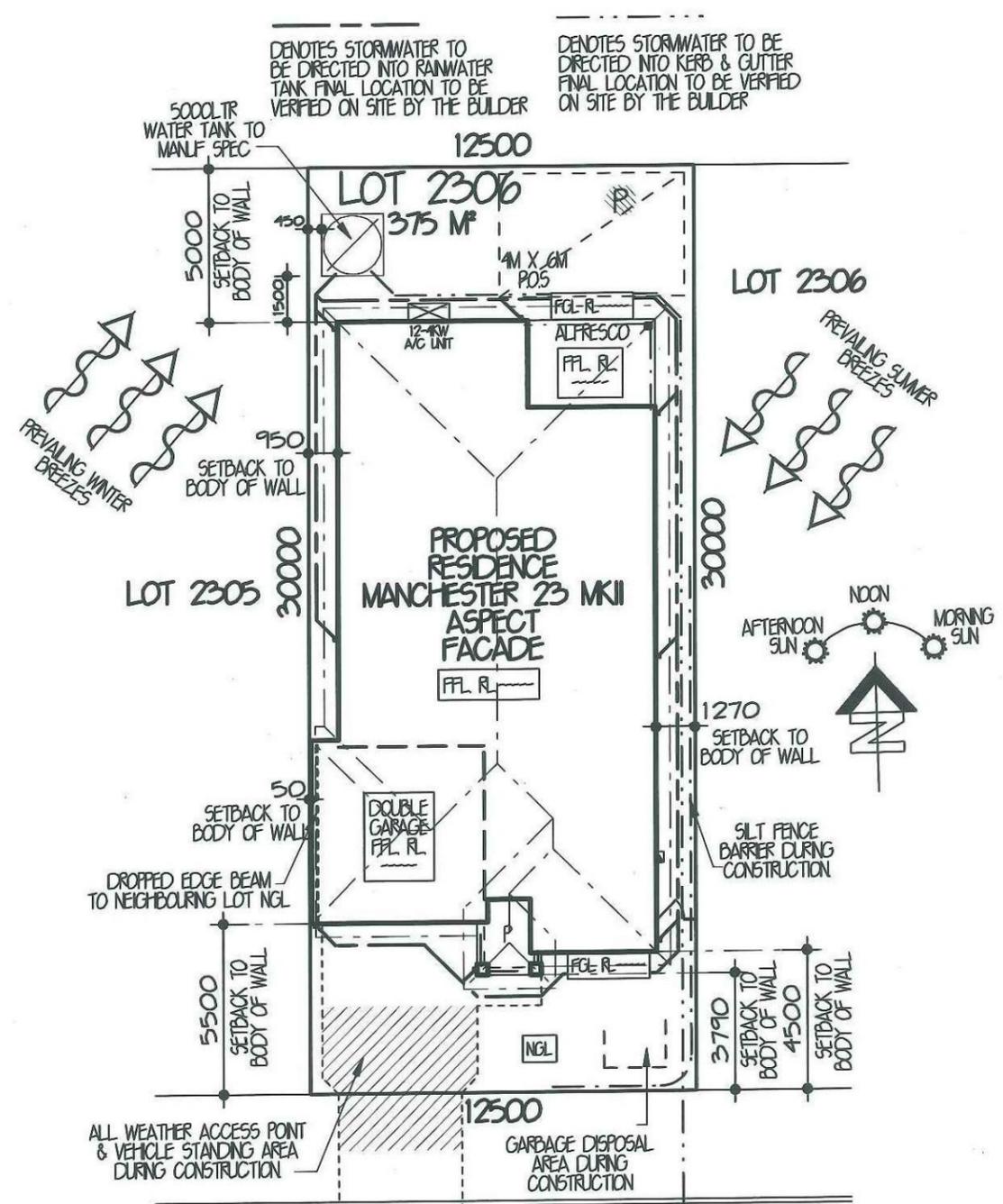
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

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.



EMPIRE CIRCUIT SITE ANALYSIS & SITE PLAN 1:200

- 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

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

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 RAMP, 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 FLOOD GARAGE TO FLOOD
 - ◆ HOUSE FLOOR LEVEL FLOOD00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD00, 299MM ABOVE PLATFORM LEVEL.
 - ◆ TOTAL ROOF AREA = 248.0 M²

SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE PERMISSIBLE = 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 = 164.8 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 32.4 M²
PORCH FLOOR AREA = 4.2 M²
ALFRESCO FLOOR AREA = 11.6 M²

TOTAL FLOOR AREA = 213.0 M² OR 22.9 50S

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

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NORWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
P: 8860 9222
F: 8860 9235

FOR **EDEN BRAE HOMES**

AT **LOT 2306 EMPIRE CIRCUIT THORNTON**

TYPE MANCHESTER 23 MKII	JOB NO. 0018259
FACADE ASPECT (SMART LIVING SERIES)	HAND LH
MASTER A19458	DWG NO. A21803
	PAGE NO. 1 OF 7

Thorton Design Review Panel

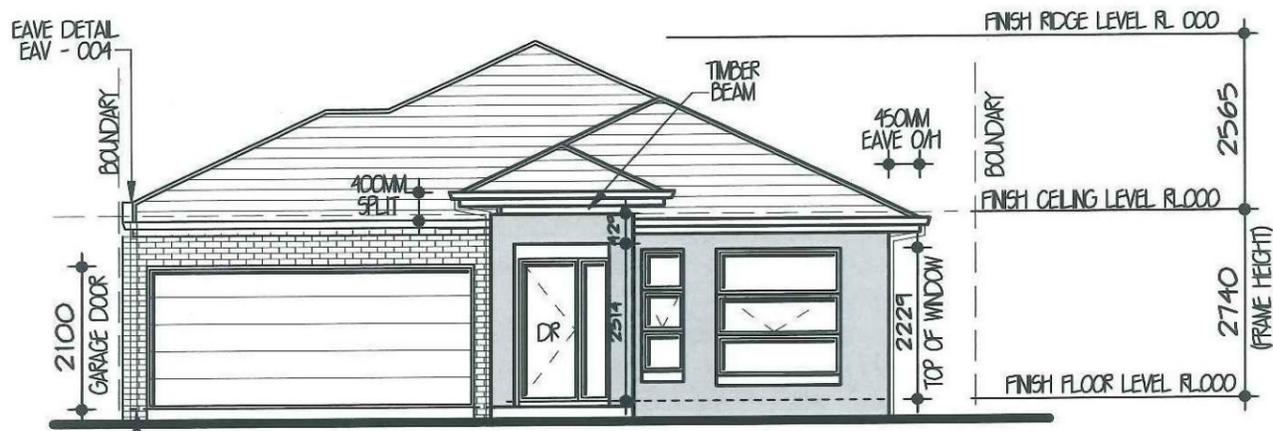
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Reviewed Date **16/6/14**

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NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
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A	27-05-14	CC PLANS	DR



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



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THORNTON

TYPE **MANCHESTER 23 MKI** JOB NO. **0018259**

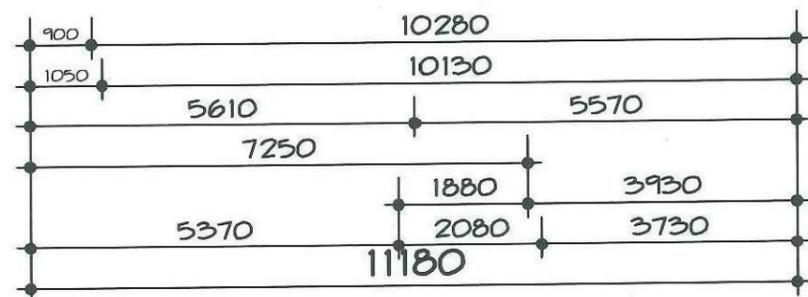
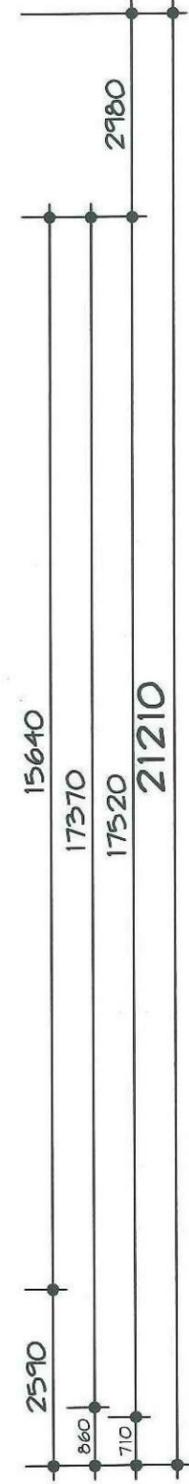
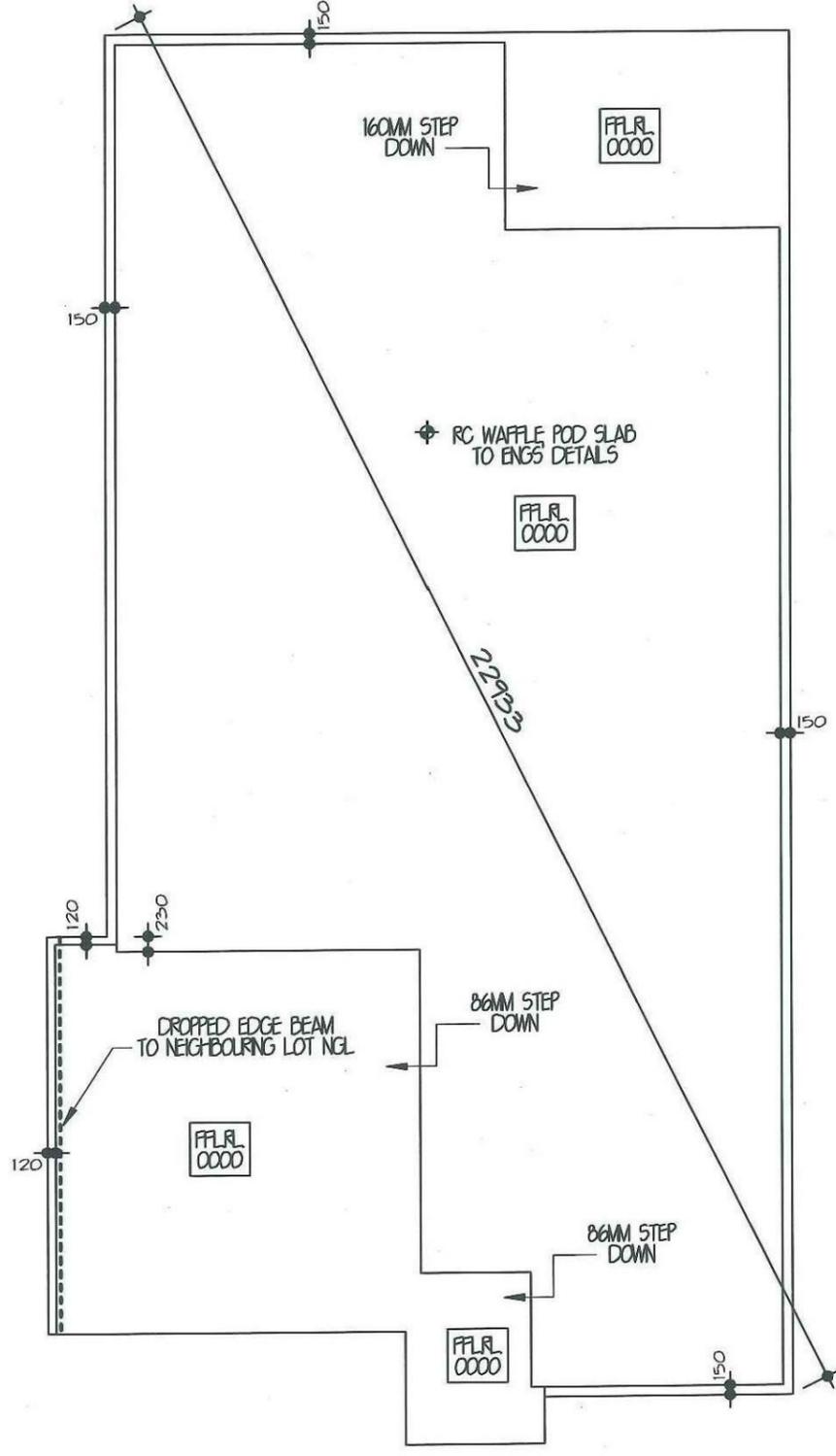
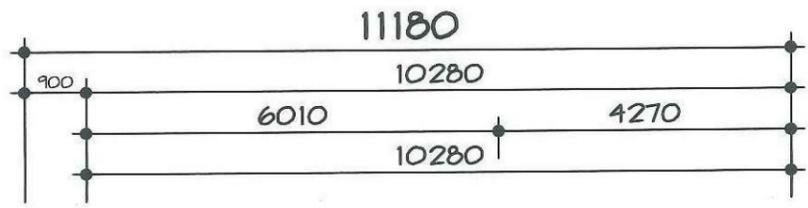
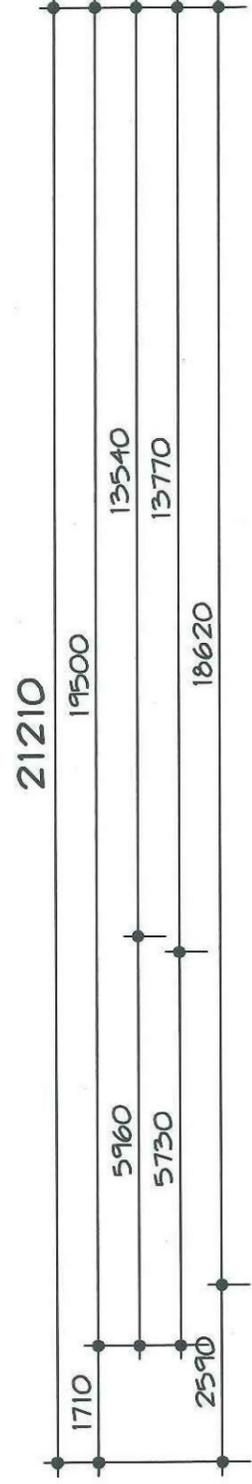
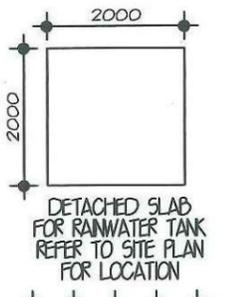
FACADE **APSECT** HAND **LH**
(SMART LIVING SERIES)

MASTER **A19458** DWG NO. **A21803** PAGE NO. **3 OF 7**



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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

Thorton Design Review Panel
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Reviewed *[Signature]* Date 10/8/18

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FOR EDEN BRAE HOMES

AT LOT 2306 EMPIRE CIRCUIT THORNTON

TYPE MANCHESTER 23 MKII JOB NO. 0018259

FACADE APSECT (SMART LIVING SERIES) HAND LH

MASTER A19458 DWG NO. A21803 PAGE NO. 5 OF 7

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Lot 2306 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Bc	Backhousia citriodora	Lemon-scented Myrtle	1	75L	7m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	6	200mm	1m
Mpm	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	10	200mm	0.5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	25	200mm	0.3-0.4m

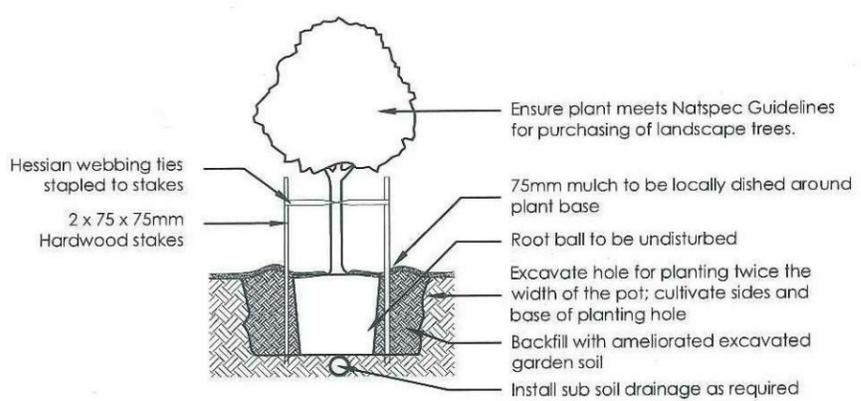
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
49	7	0	42	1

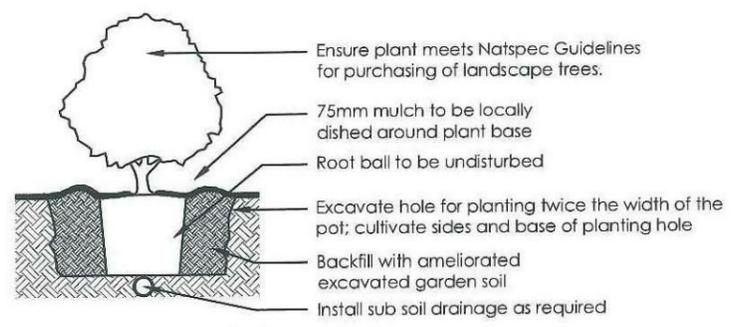
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

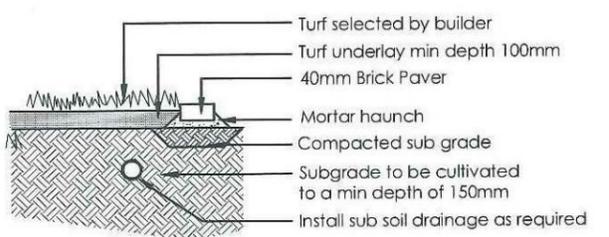
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



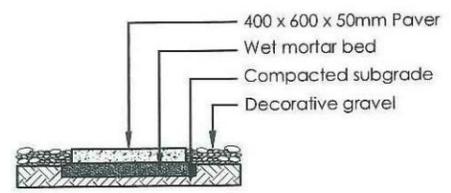
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

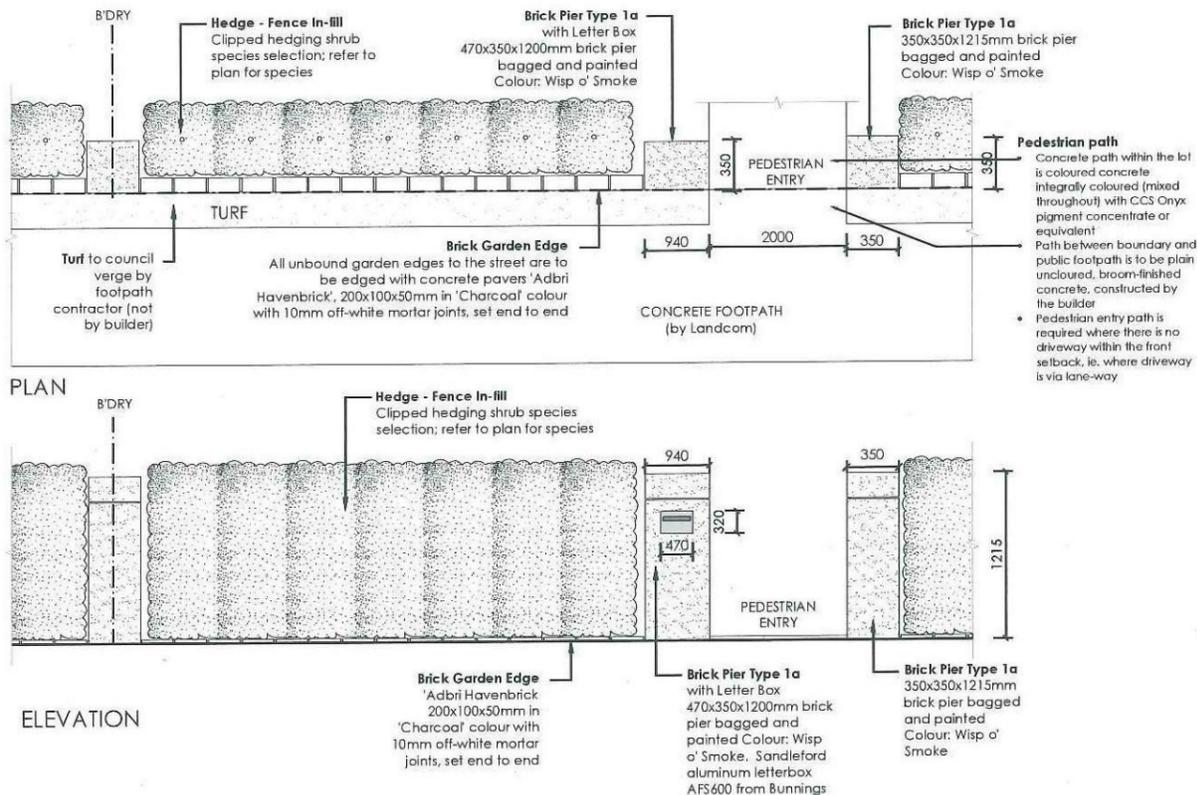


3 Turf Detail
NTS Brick Paver Edge

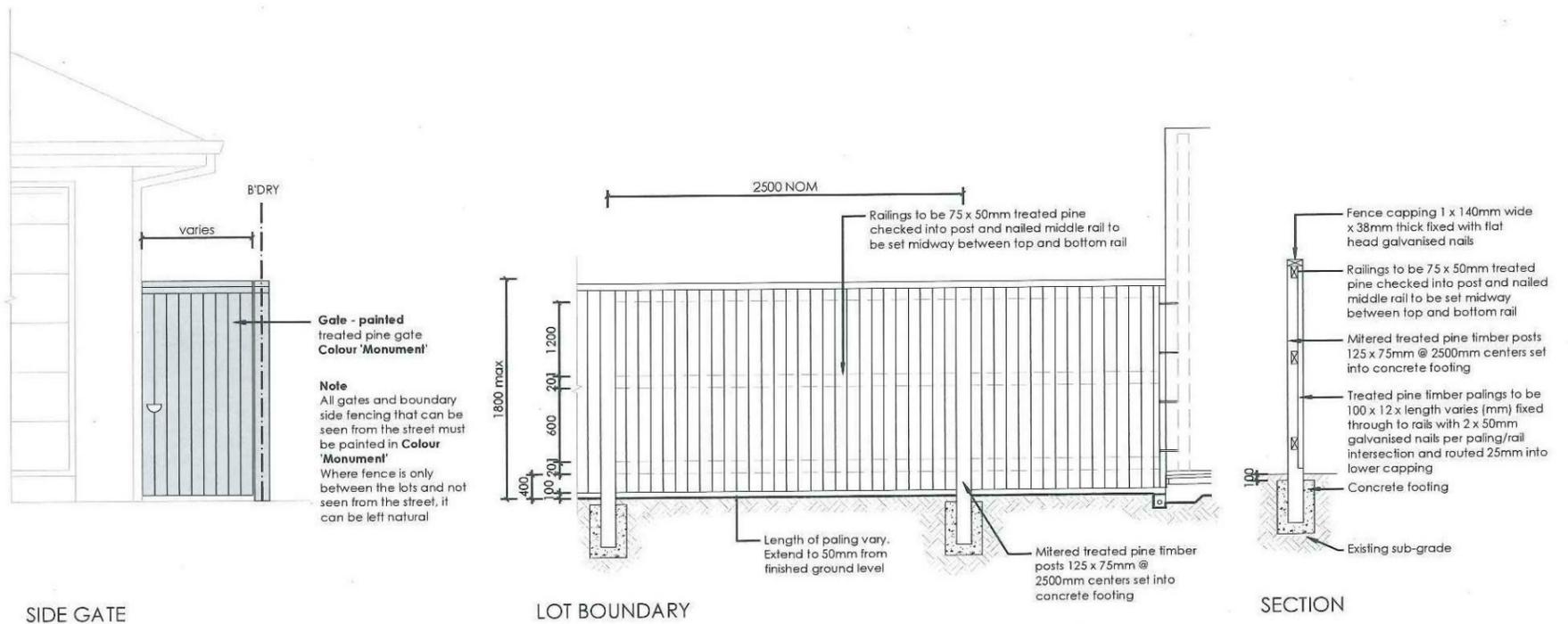


4 Stepping stones in gravel
NTS Low traffic zone

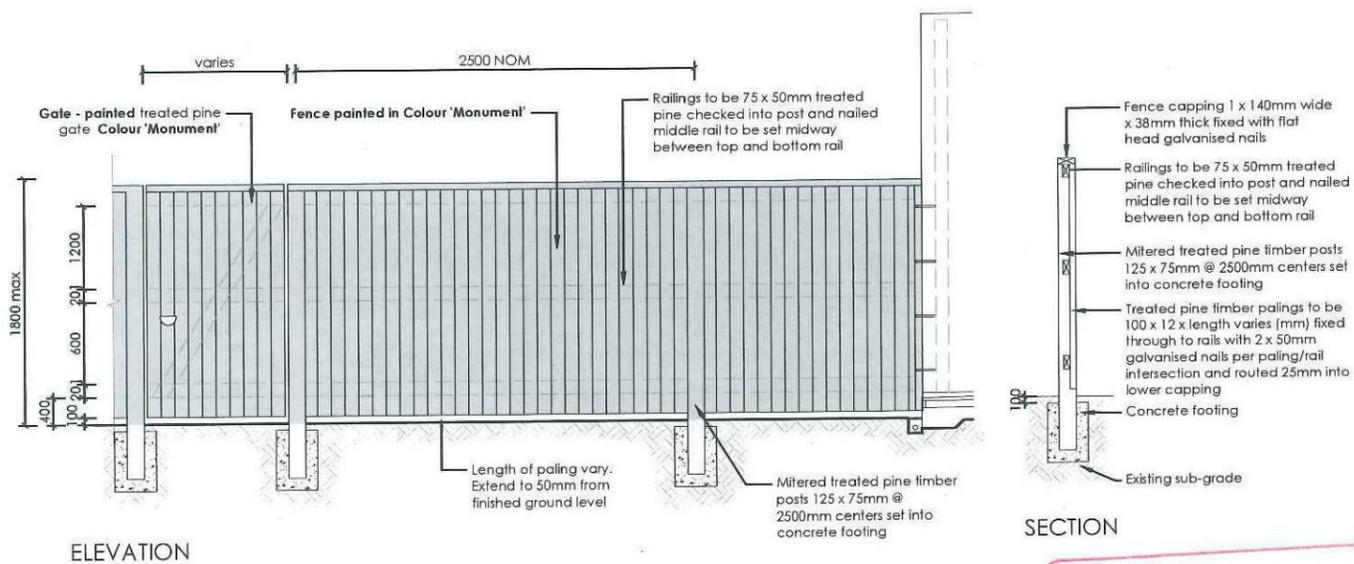
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REVISION	DESCRIPTION	DRAWN	CHECK	DATE									
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14									
<p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign</p>	<p>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</p>	<p>CLIENT: EDEN BRAE HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DATE: 04-06-14</p>										



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



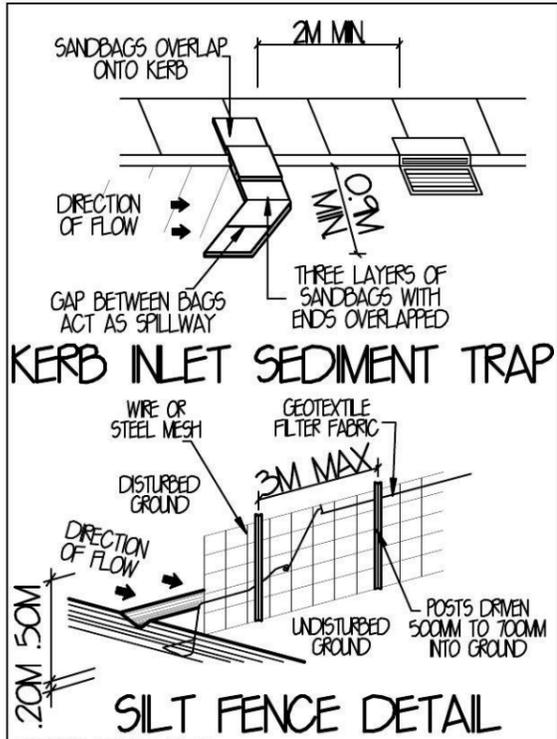
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



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

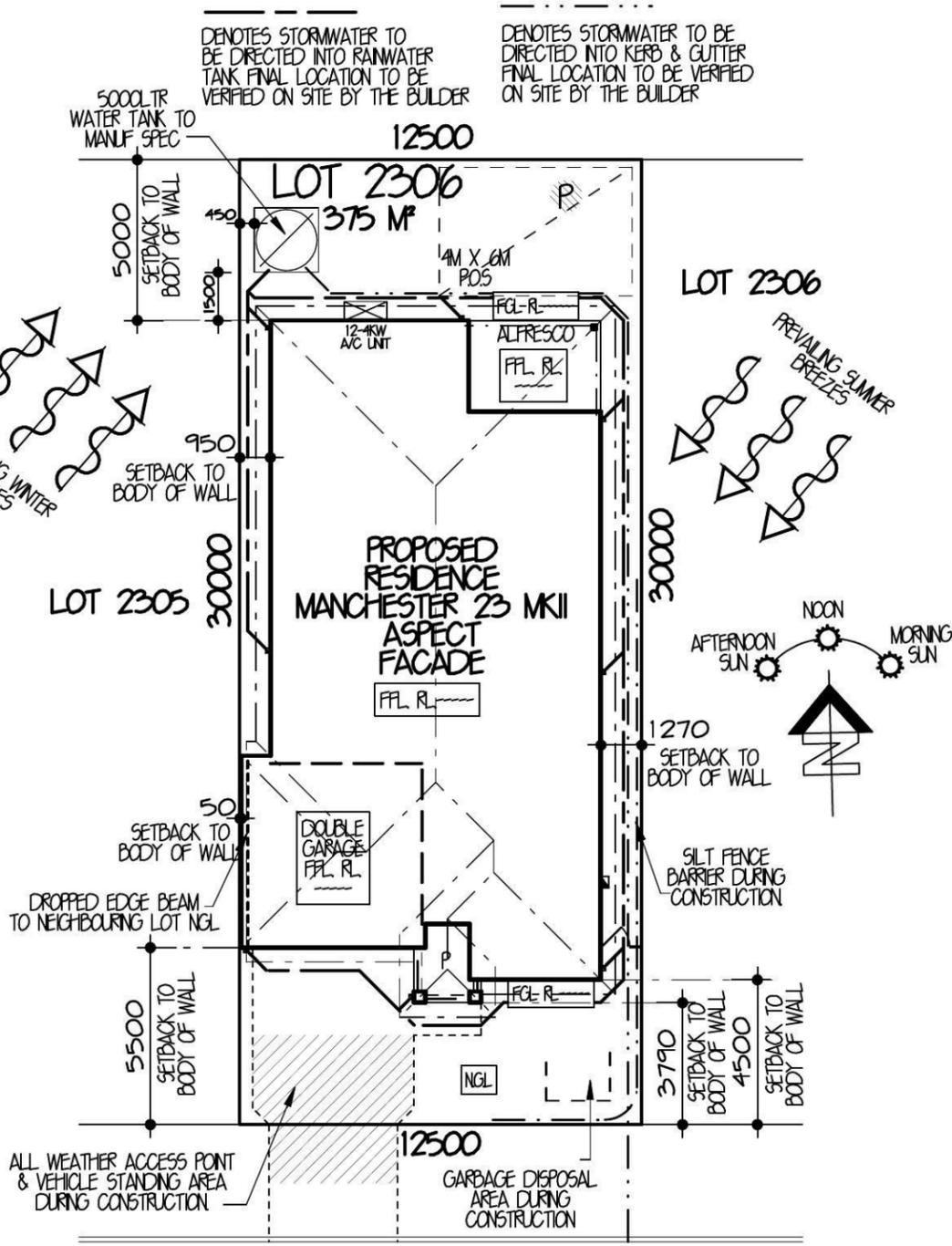
Thorton Design Review Panel
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Reviewed *[Signature]* Date 16/6/14

REVISION	DESCRIPTION	DRAWN	CHECK	DAT	PROJECT	NEW RESIDENCE		
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14	LOT 2306 EMPIRE CIRCUIT, PENRITH	LANDSCAPE PLAN		
					CLIENT	EDEN BRAE HOMES		
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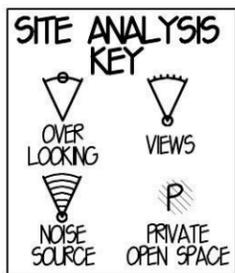


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- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
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- GENERAL NOTES**
- ♦ STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - ♦ SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ♦ ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
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 - ♦ 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, 295MM ABOVE PLATFORM LEVEL
 - ♦ TOTAL ROOF AREA = 248.0 M²



EMPIRE CIRCUIT
SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

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- DENOTES EXISTING TREE'S TO BE REMOVED
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 PROVIDED = 77.8 M²

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FLOOR AREA = 164.8 M² (NOT INCLUDING GARAGE)
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 ALFRESCO FLOOR AREA = 11.6 M²
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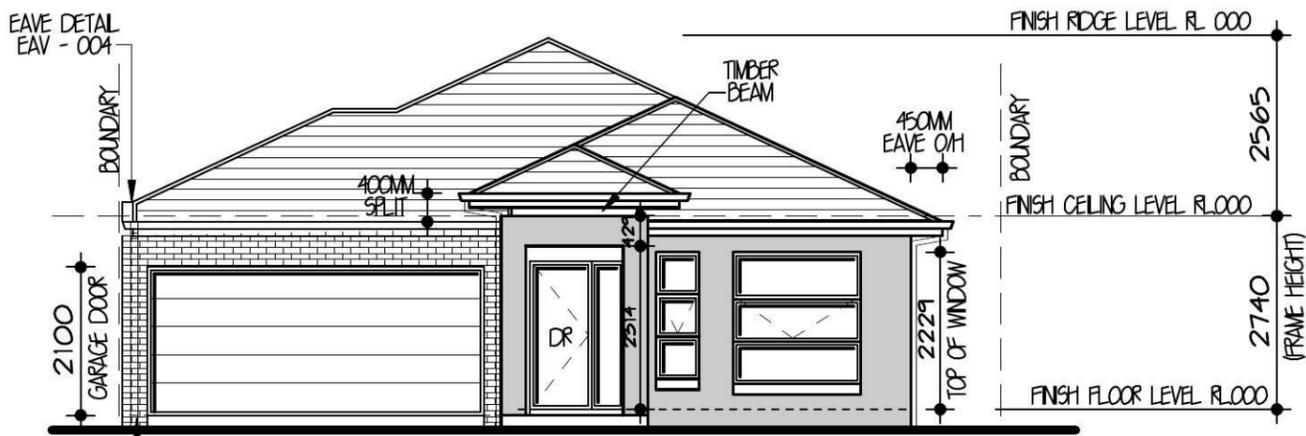
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FOR **EDEN BRAE HOMES**
 AT **LOT 2306 EMPIRE CIRCUIT THORNTON**

TYPE **MANCHESTER 23 MKII** JOB NO. **0018259**
 FACADE **ASPECT** HAND **LH**
 (SMART LIVING SERIES)
 MASTER **A19458** DWG NO. **A21803** PAGE NO. **1 OF 7**

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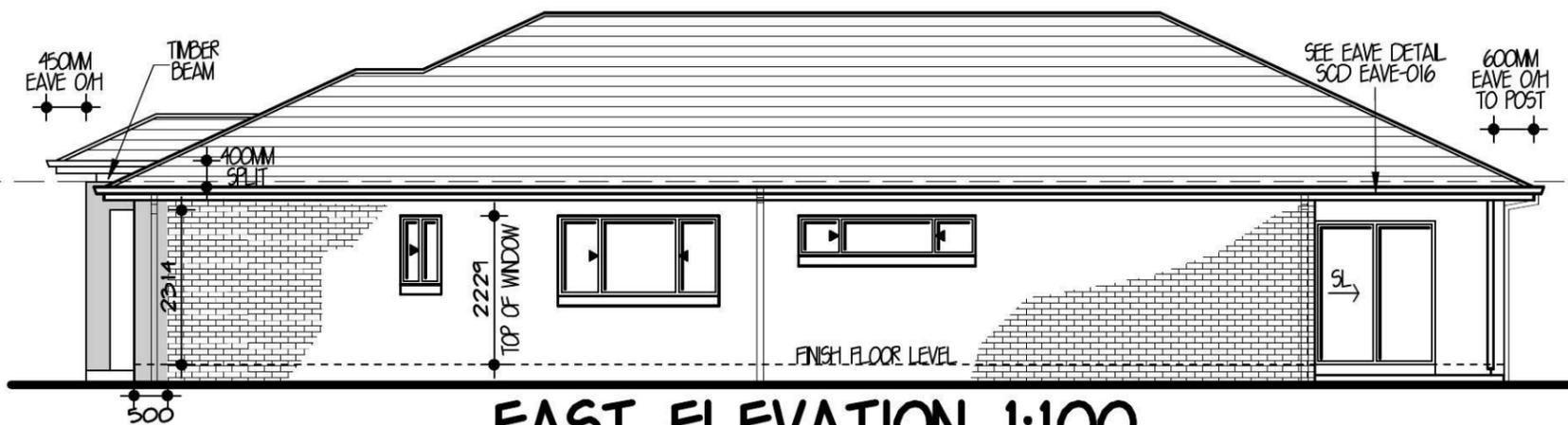
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B	20-6-14	BASIC PLAN	JA



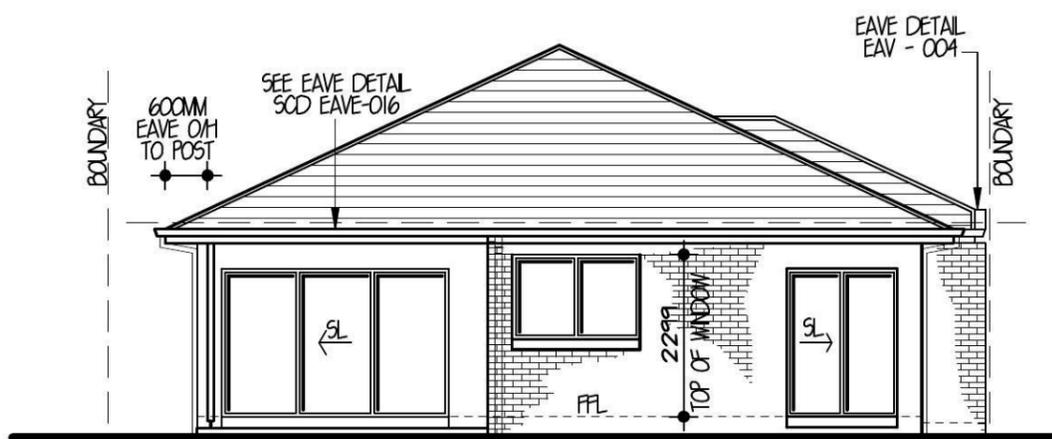
SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



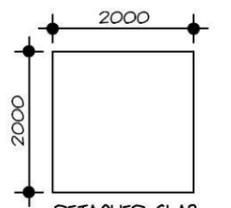
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FOR EDEN BRAE HOMES	
AT LOT 2306 EMPIRE CIRCUIT THORNTON	
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FACADE ASPECT (SMART LIVING SERIES)	HAND LH
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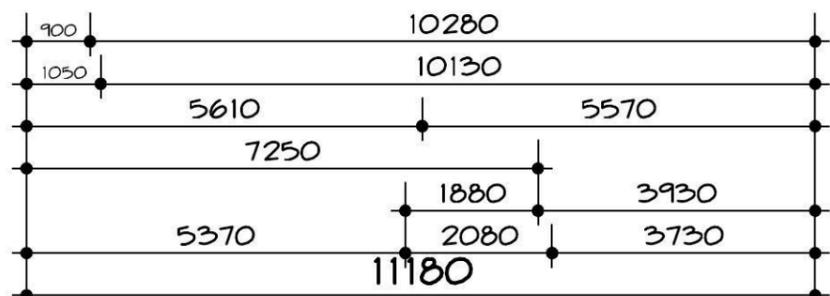
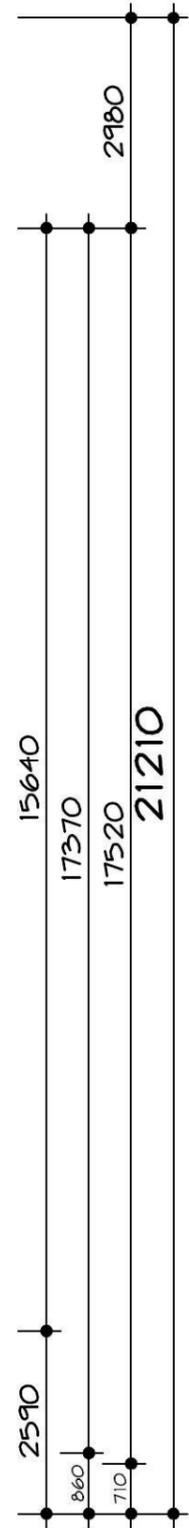
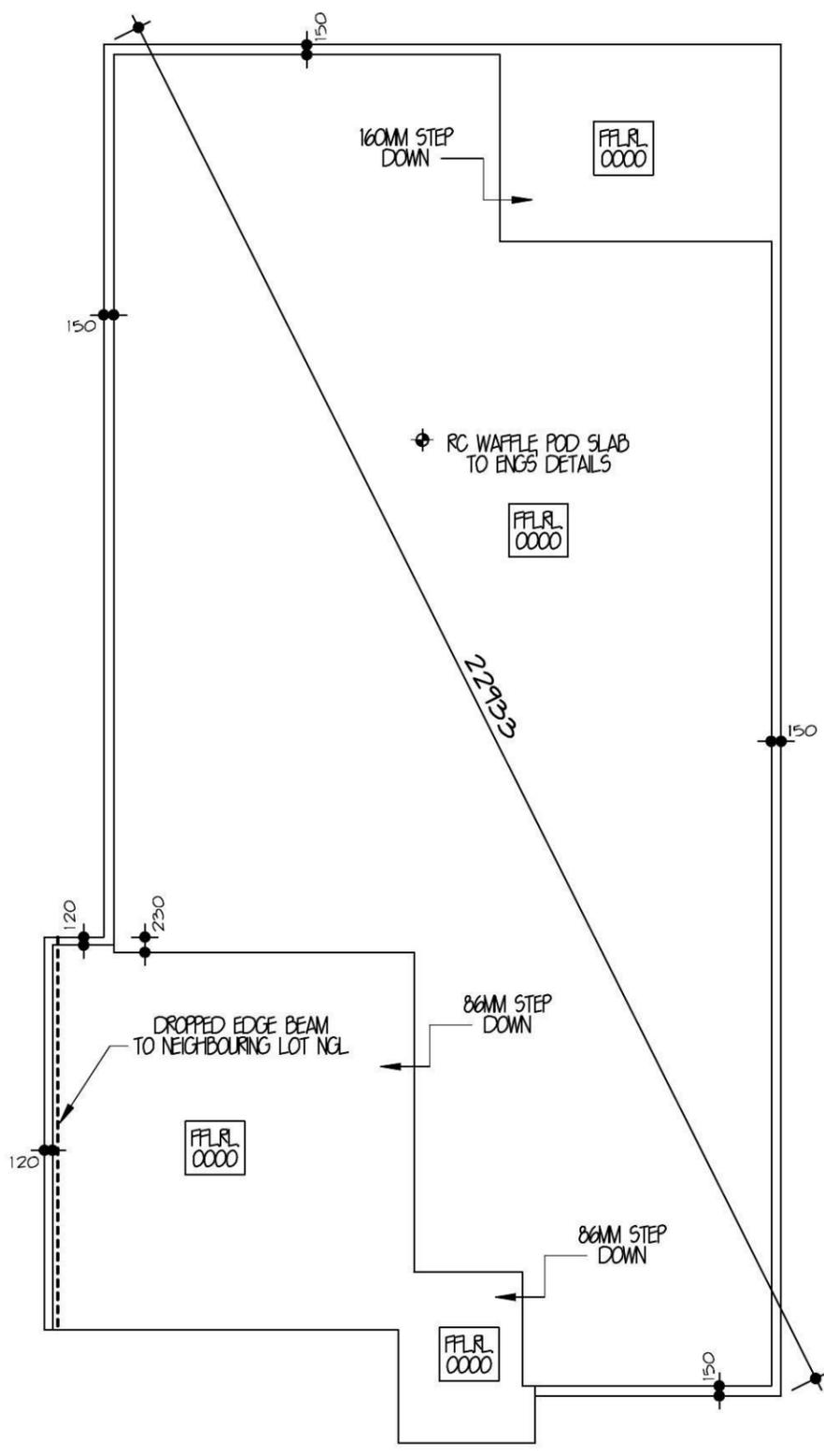
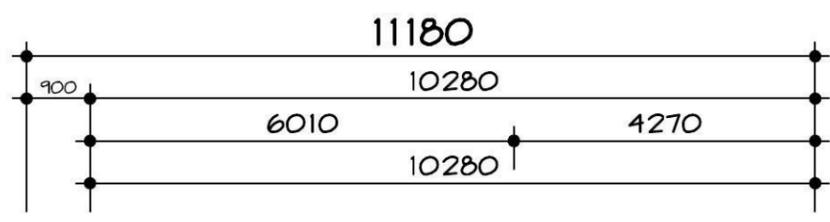
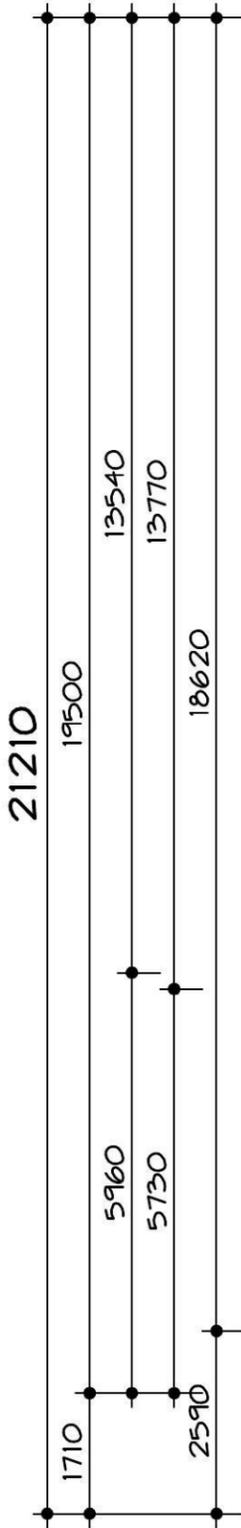


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B	20-6-14	BASIX PLAN	JA



DETACHED SLAB FOR RAINWATER TANK REFER TO SITE PLAN FOR LOCATION



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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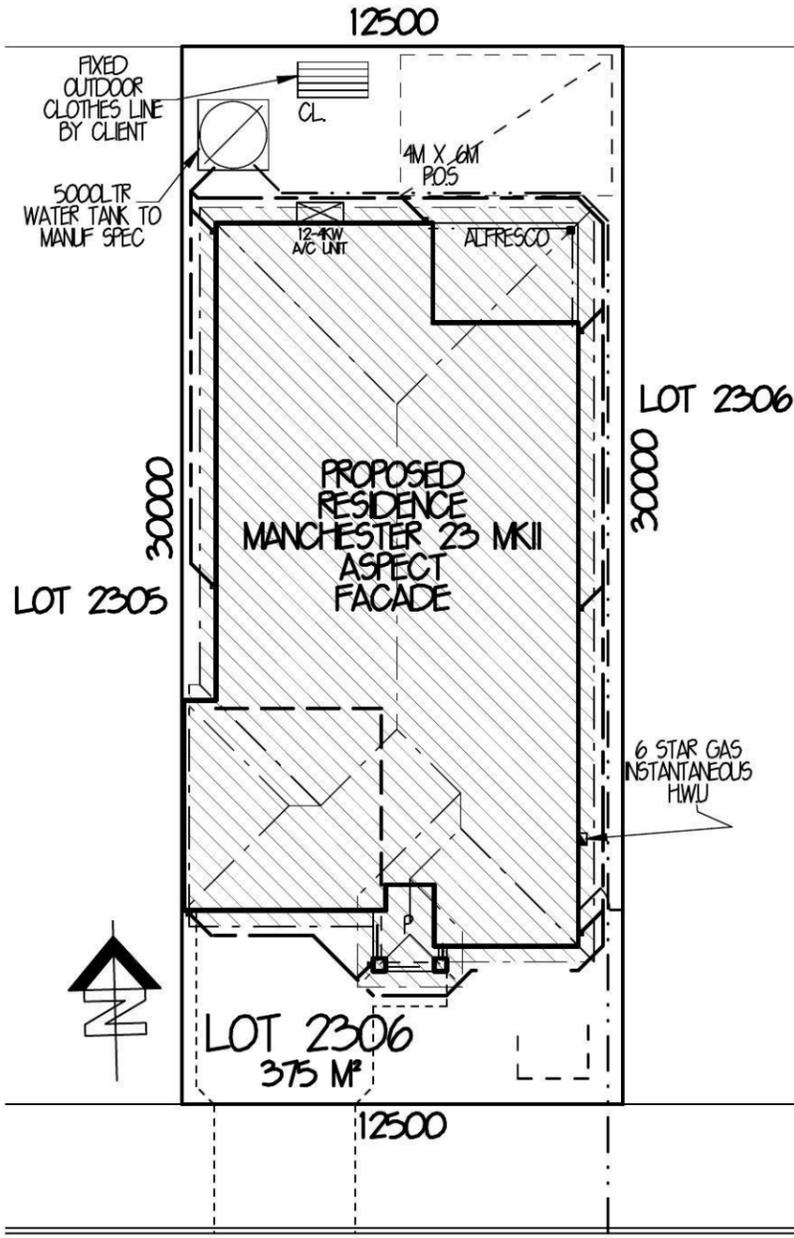
INSULATION

R1-5 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-0 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

BASIX SCORE

WATER - 48% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

☐ DENOTES 248M² OF ROOF TO BE COLLECTED



**EMPIRE CIRCUIT
BASIX PLAN 1:200**

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

(BASIX CERTIFICATE NUMBER 5515175)

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 248 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 <=9L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER:
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
GAS INSTANTANEOUS - 6 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 3-0 - 3-5, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3-0 - 3-5

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 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 5515175 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 CERTIFICATE N° 5515175



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FOR EDEN BRAE HOMES	
AT LOT 2306 EMPIRE CIRCUIT THORNTON	
TYPE MANCHESTER 23 MKII	JOB NO. 0018259
FACADE ASPECT (SMART LIVING SERIES)	HAND LH
MASTER A19458	DWG NO. A21803
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REV	DATE	REVISION	DRAWN
A	27-05-14	CC PLANS	DR
B	20-6-14	BASIX PLAN	JA