

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

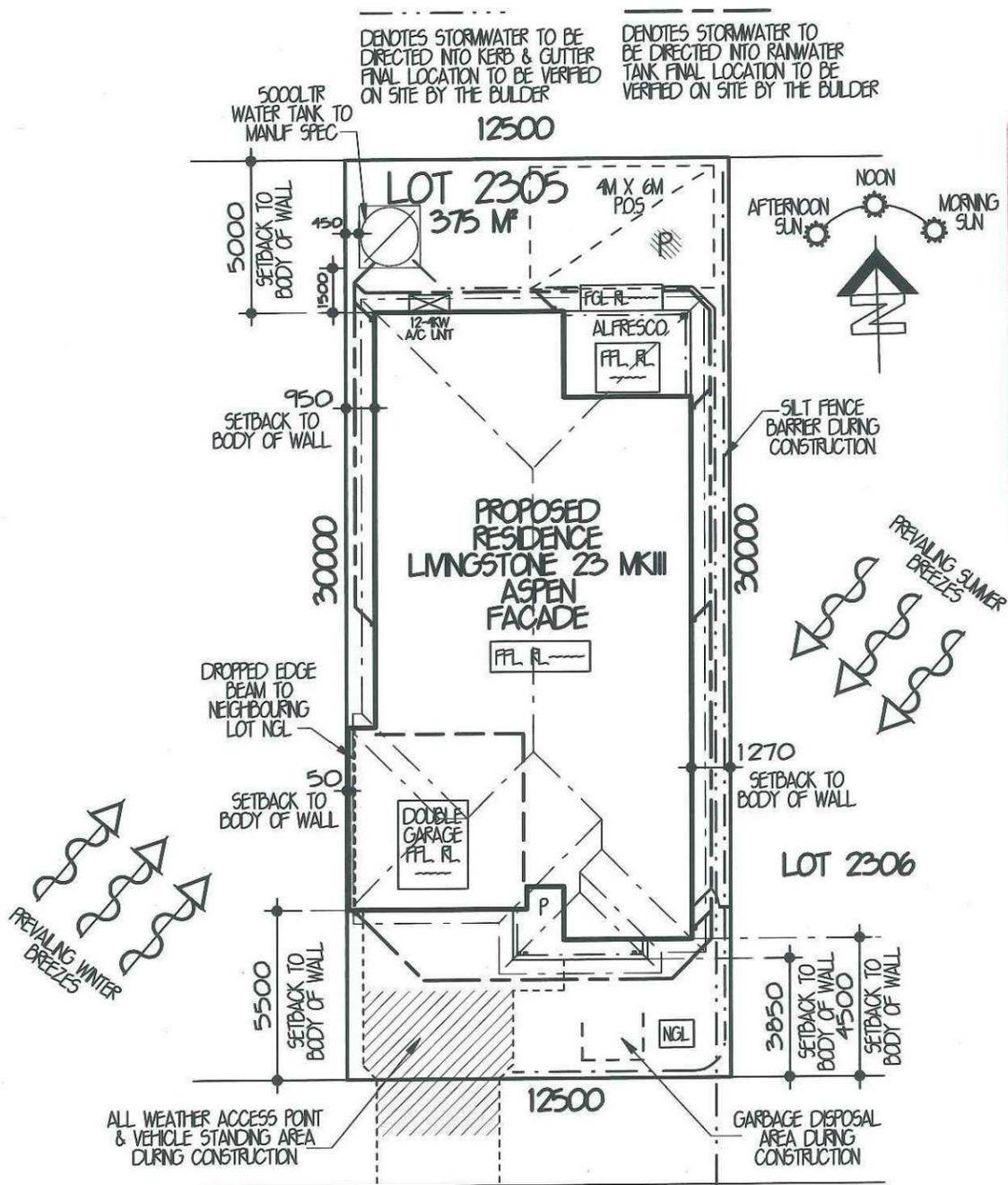
ALL SEDIMENT BASING AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

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

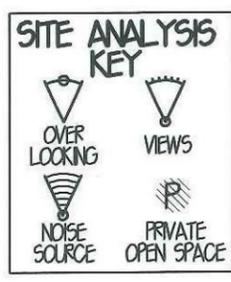
SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

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 ABN DESIGN BEFORE PROCEEDING
 - ◆ SITE CLASSIFICATION M
 - ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOR00 GARAGE TO FLOOR00
 - ◆ HOUSE FLOOR LEVEL FLOOR00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOR00, 299MM ABOVE PLATFORM LEVEL
 - ◆ TOTAL ROOF AREA = 249.4 M²



Thornton Design Review Panel
 LANDCOM
 Reviewed: [Signature]
 Date: 16/6/14



EMPIRE CIRCUIT
SITE ANALYSIS & SITE PLAN 1:200
 PRELIMINARY SITING ONLY
 (DRAINAGE PLAN)

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

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

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

FOR **EDEN BRAE HOMES**

AT **LOT 2305 EMPIRE CIRCUIT THORNTON**

TYPE LIVINGSTONE 23 MKIII	JOB NO. 0018258
FACADE ASPEN (SMART LIVING SERIES)	HAND LH
MASTER A21660	DWG NO. A21802
	PAGE NO. 1 OF 7

SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE PERMISSABLE = 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 = 164.4 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA = 33 M²
 PORCH FLOOR AREA = 5.4 M²
 ALFRESCO FLOOR AREA = 11.6 M²

TOTAL FLOOR AREA = 214.4 M² OR 23 SQS

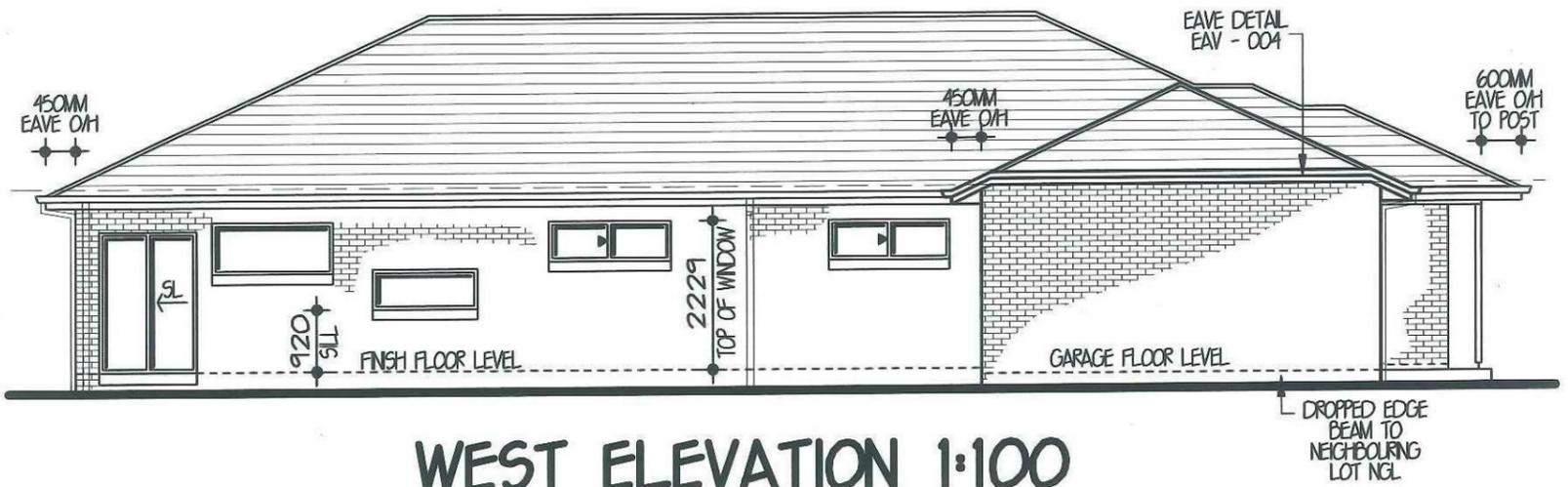
AGN SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT BULLHAM HILLS
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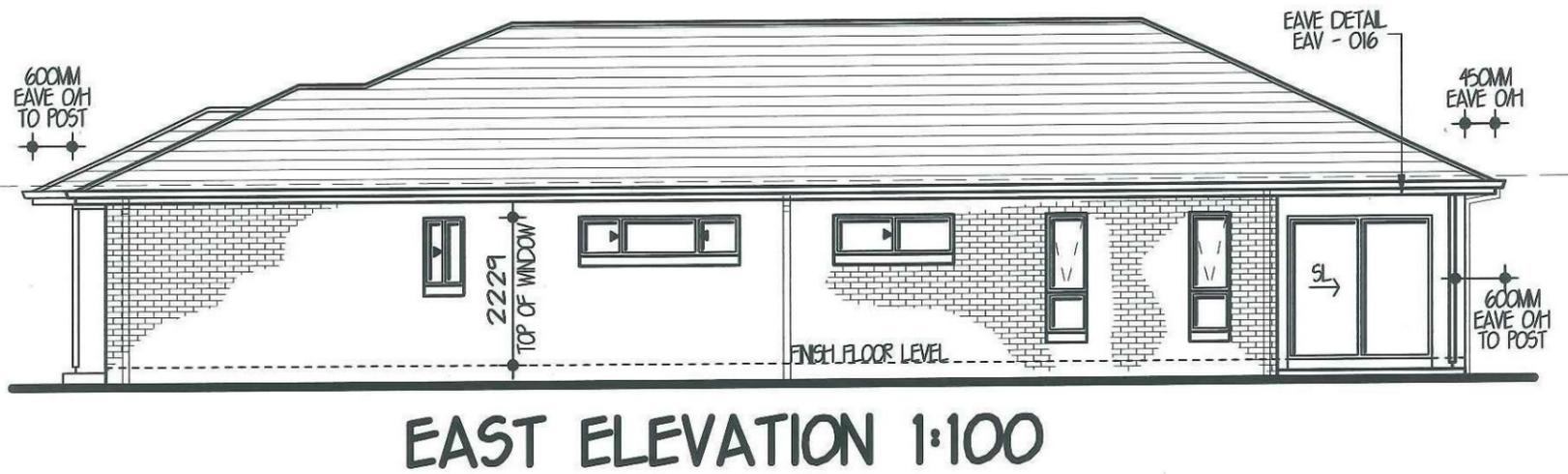
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A	26-05-14	CC PLANS	DR



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

Thorton Design Review Panel
 LANDCOM
 Reviewed: _____ Date: 19/6/14



LEVEL 3, 22 BROOKHOLLOW AVENUE,
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FOR EDEN BRAE HOMES	
AT LOT 2305 EMPIRE CIRCUIT THORNTON	
TYPE LIVINGSTONE 23 MKII	JOB NO. 0018258
FACADE ASPEN (SMART LIVING SERIES)	HAND LH
MASTER A21660	DWG NO. A21802
	PAGE NO. 3 OF 7



LEVEL 2 SUITE 216 MACARTHUR POINT
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ISS	DATE	REVISION	DRAWN
A	26-05-14	CC PLANS	DR

Lot 2305 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

Penrith Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 16/01/14

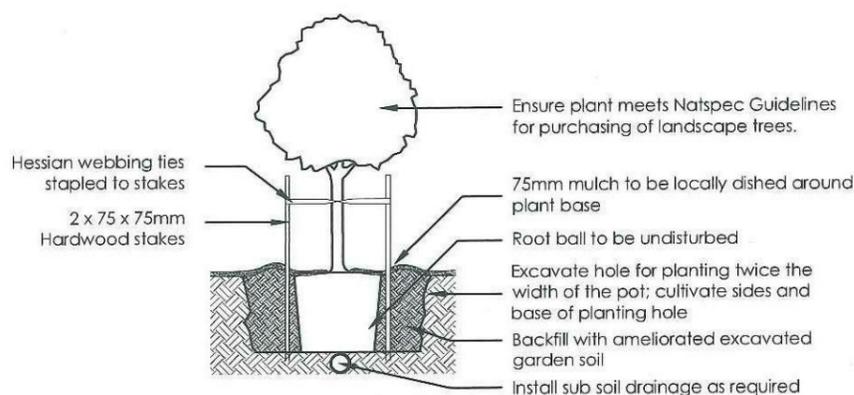
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Bmm	Buxus microphylla v ar. microphylla	Dwarf Box Hedge	10	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	6	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	20	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m

LOT PLANTING SUMMARY

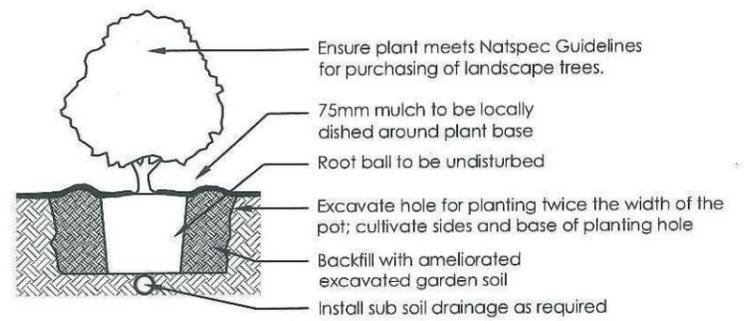
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
44	7	0	37	1

LEGEND

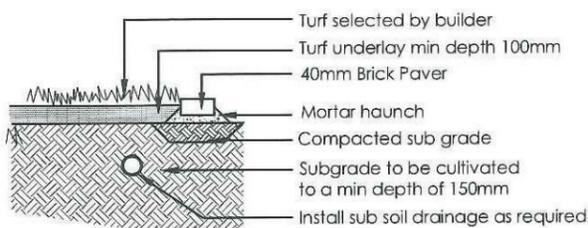
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining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



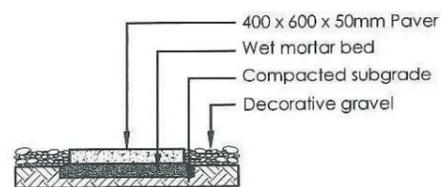
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

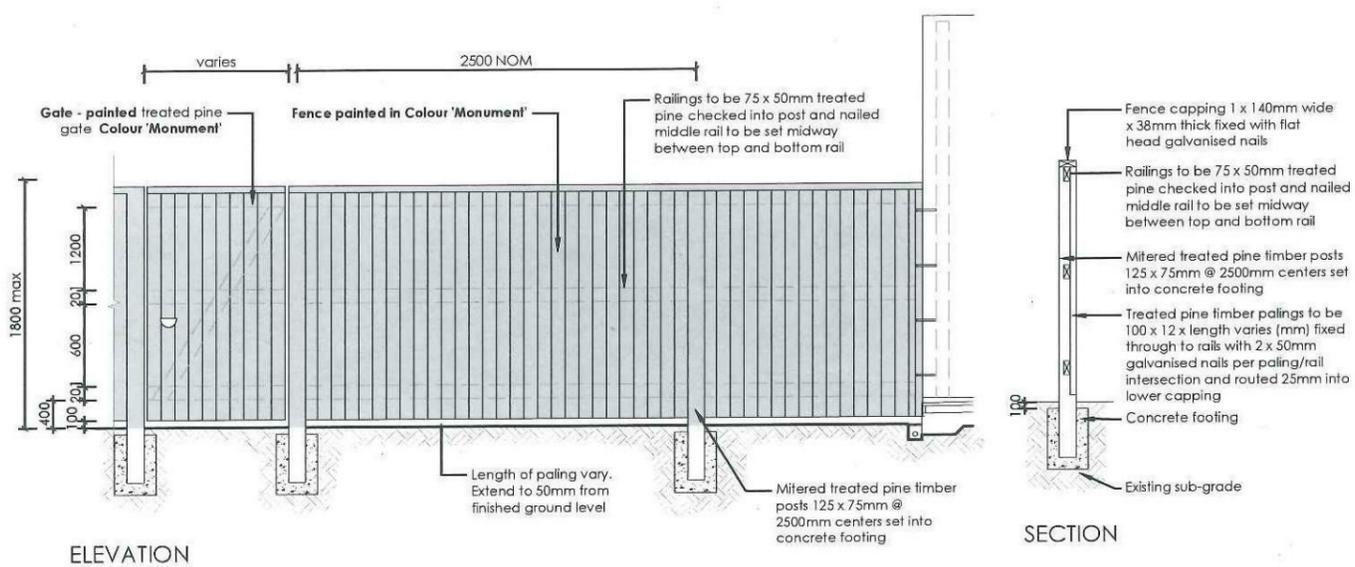
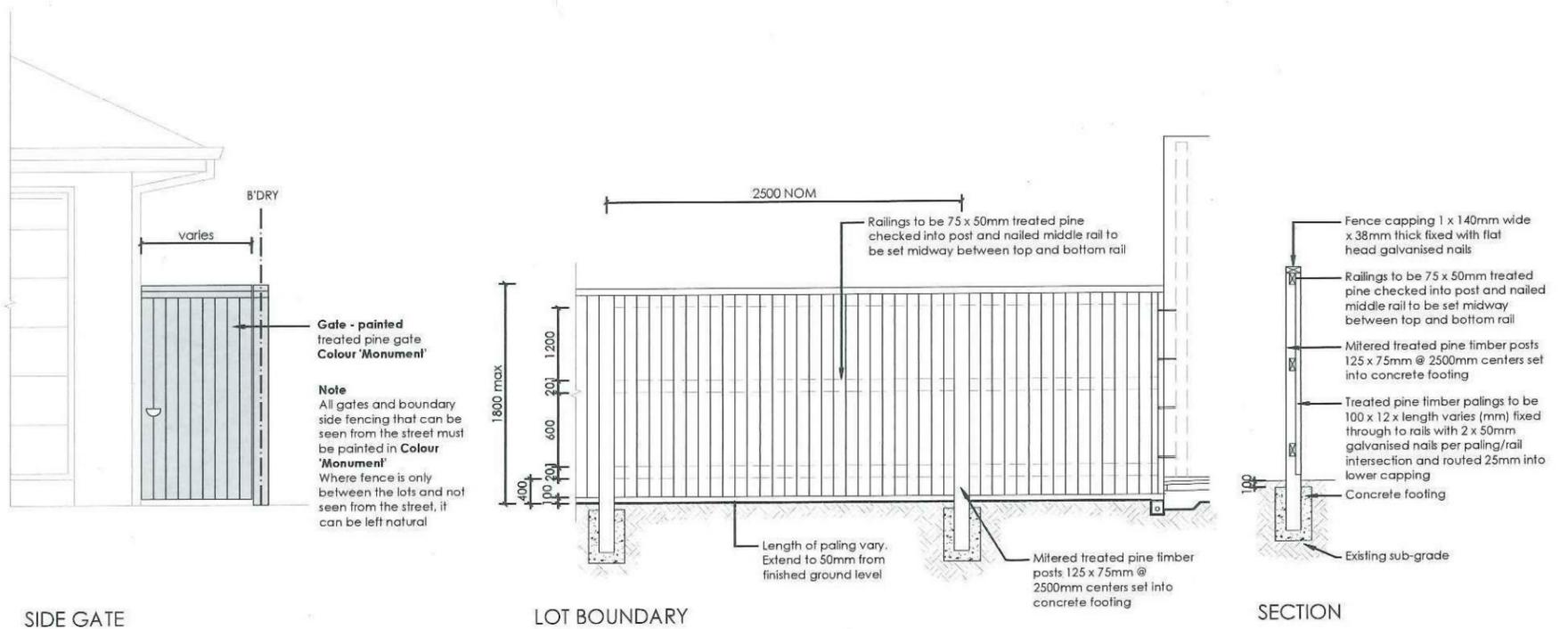
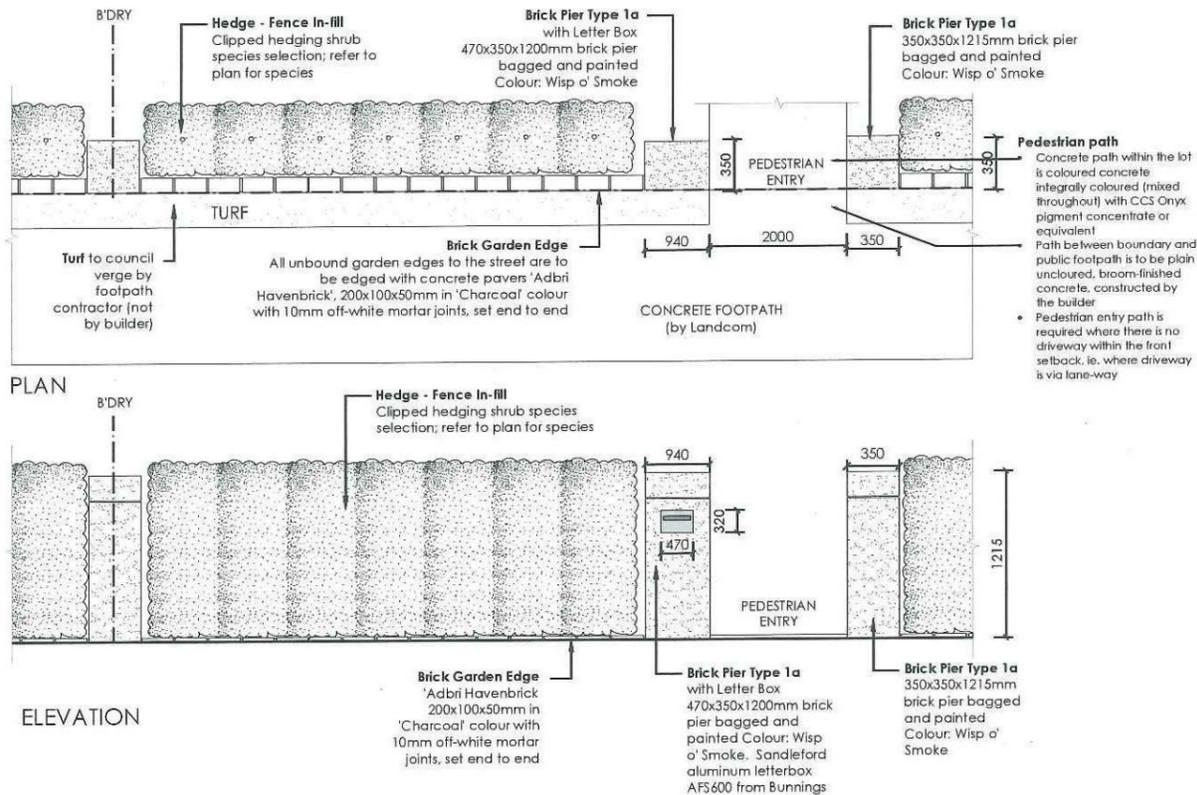


3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	P.O. Box 8136, Southport Hills & C, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Design (AILD)	PROJECT	NEW RESIDENCE						
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14		LOT 2305 EMPIRE CIRCUIT, PENRITH EDEN BRAE HOMES	DRAWING	LANDSCAPE PLAN					
						SCALE	1:100 @ A3	DATE	DA	02			
						DRAWN	RS	CHECK	BT	DATE	04-06-14	REVISION	A



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14

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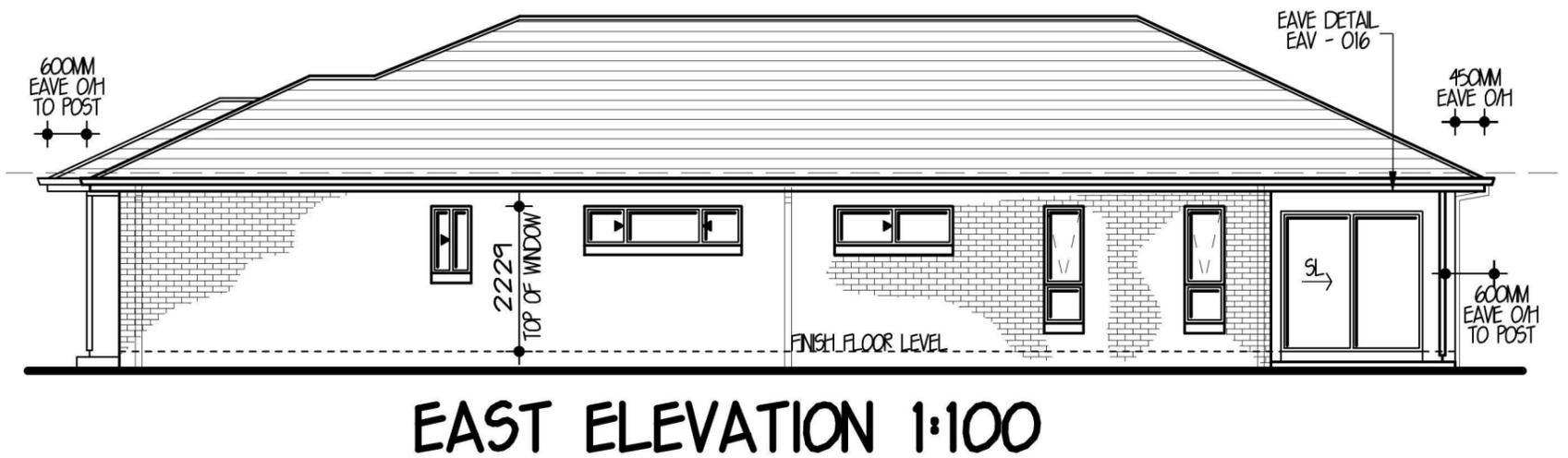
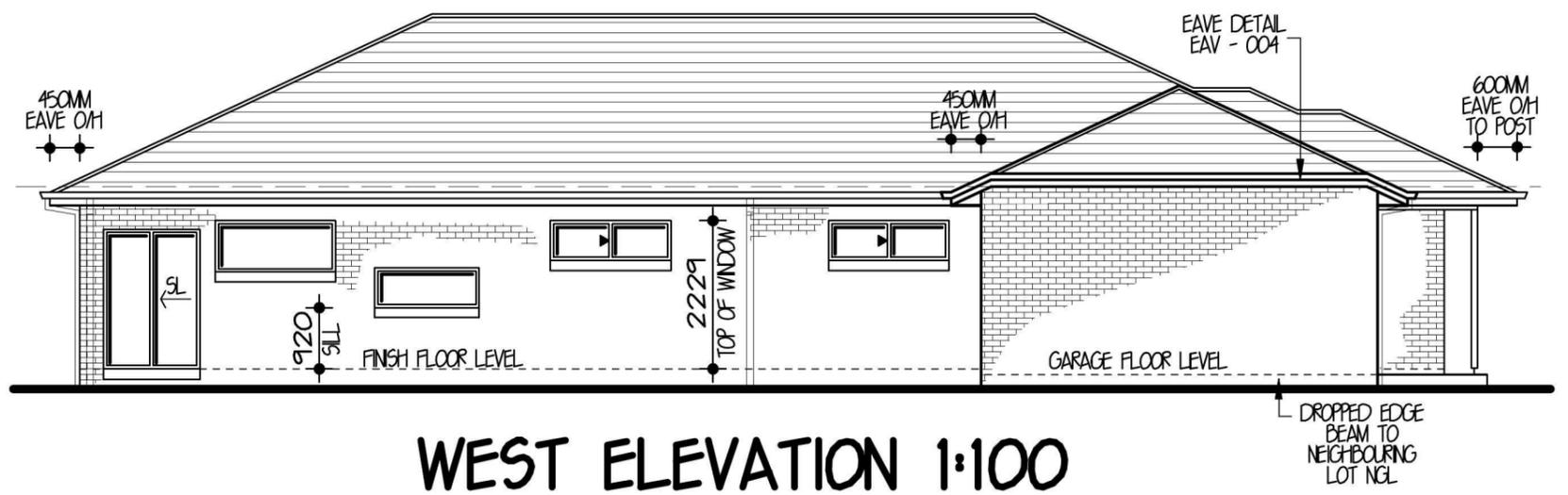
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7. All work to be performed by a suitably qualified tradesperson.
8. For application purposes only - NOT FOR CONSTRUCTION.

PROJECT: **LOT 2305 EMPIRE CIRCUIT, PENRITH**

CLIENT: **EDEN BRAE HOMES**

PROJECT		DATE		A
NEW RESIDENCE		04-06-14		
DRAWING: LANDSCAPE PLAN		03		
SCALE: 1:100 @ A3	REV: DA	03		
DESIGNER: RS	CHECK: BT	DATE: 04-06-14	REVISION: A	





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FOR **EDEN BRAE HOMES**

AT **LOT 2305 EMPIRE CIRCUIT
THORNTON**

TYPE **LIVINGSTONE 23 MKIII** JOB NO. **0018258**

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

MASTER **A21660** DWG NO. **A21802** PAGE NO. **3 OF 7**



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ISS	DATE	REVISION	DRAWN
A	26-05-14	CC PLANS	DR
B	19-06-14	BASIS PLAN	JA

INSULATION

R1-0 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 - 42% (TARGET 40%)

(BASIX CERTIFICATE NUMBER: 5515165)

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 249.4 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 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.

ARTIFICIAL LIGHTING:

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

- THE KITCHEN
- ALL BATHROOMS/TOILETS

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

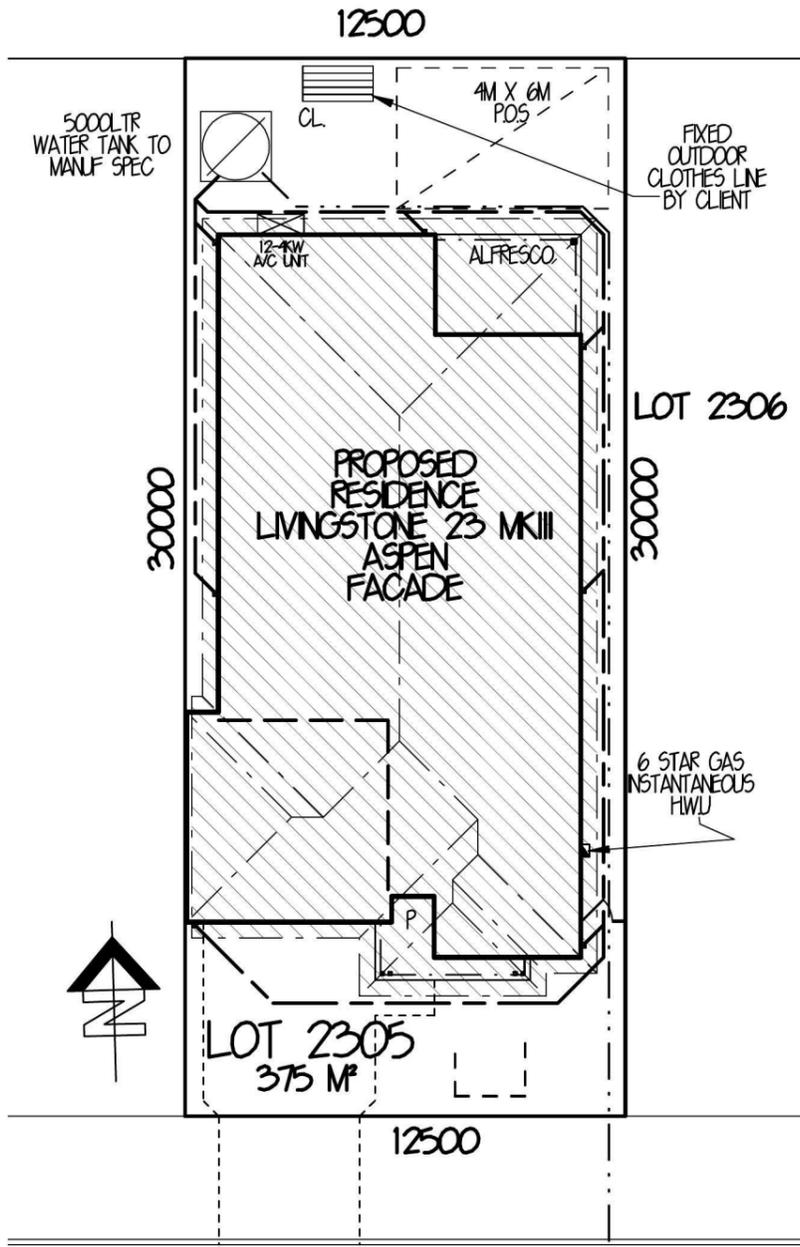
COOKING:

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

OTHER:

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

☐ DENOTES 249.4M² 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 CERTIFICATE N 5515165 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 5515165

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS



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FOR **EDEN BRAE HOMES**

AT **LOT 2305 EMPIRE CIRCUIT THORNTON**

TYPE **LIVINGSTONE 23 MKIII** JOB NO. **0018258**

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

MASTER **A21660** DWG NO. **A21802** PAGE NO. **7 OF 7**



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ISS	DATE	REVISION	DRAWN
A	26-05-14	CC PLANS	DR
B	19-06-14	BASIX PLAN	JA

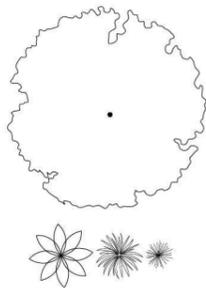
Lot 2305 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Bmm	Buxus microphylla v ar. microphylla	Dwarf Box Hedge	10	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	6	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	20	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
44	7	0	37	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



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



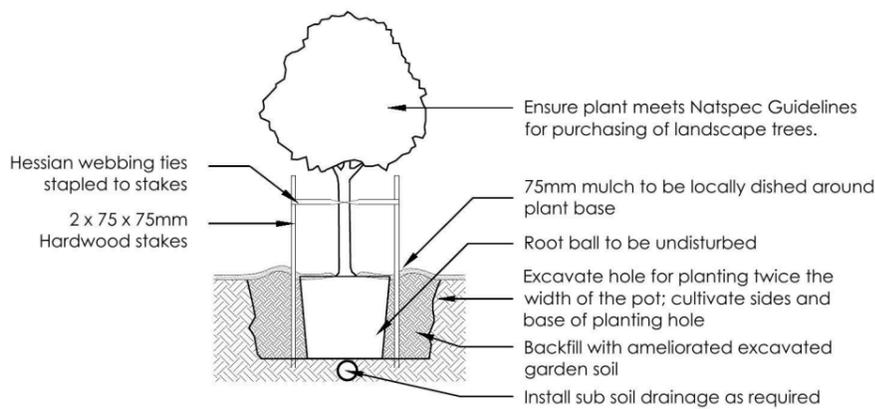
Garden edging



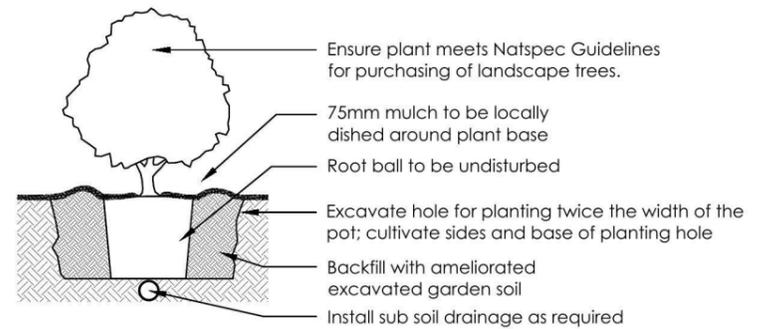
Masonry retaining walls



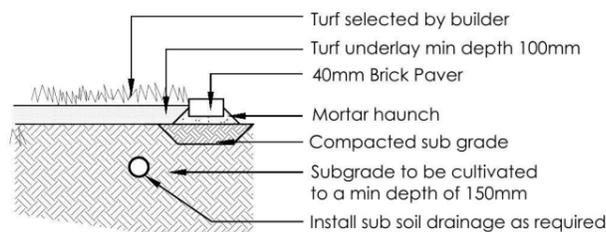
Existing contours



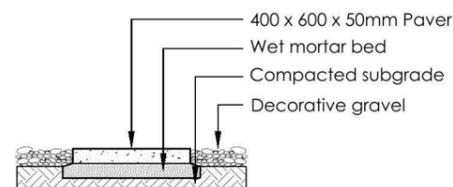
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14

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ADDRESS
LOT 2305 EMPIRE CIRCUIT, PENRITH

CLIENT
EDEN BRAE HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

ISSUE
DA

SHEET
02

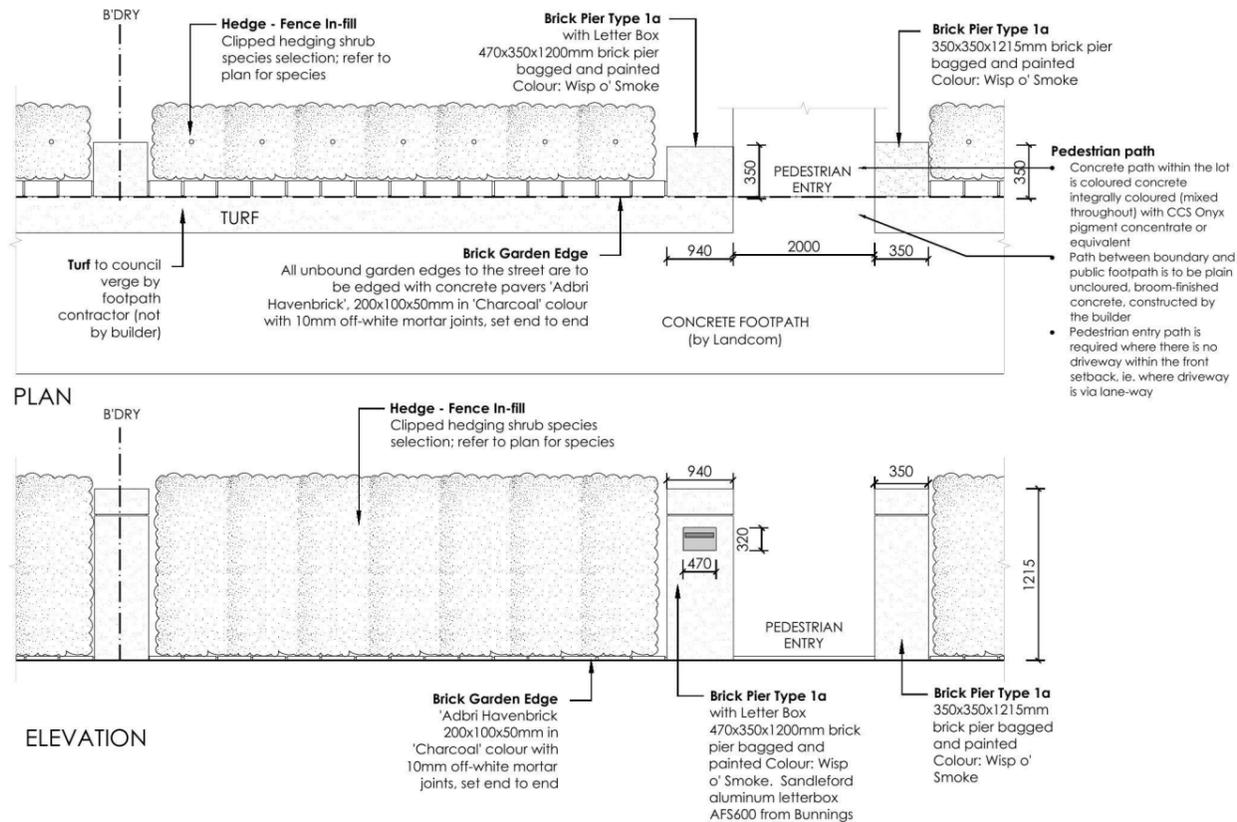
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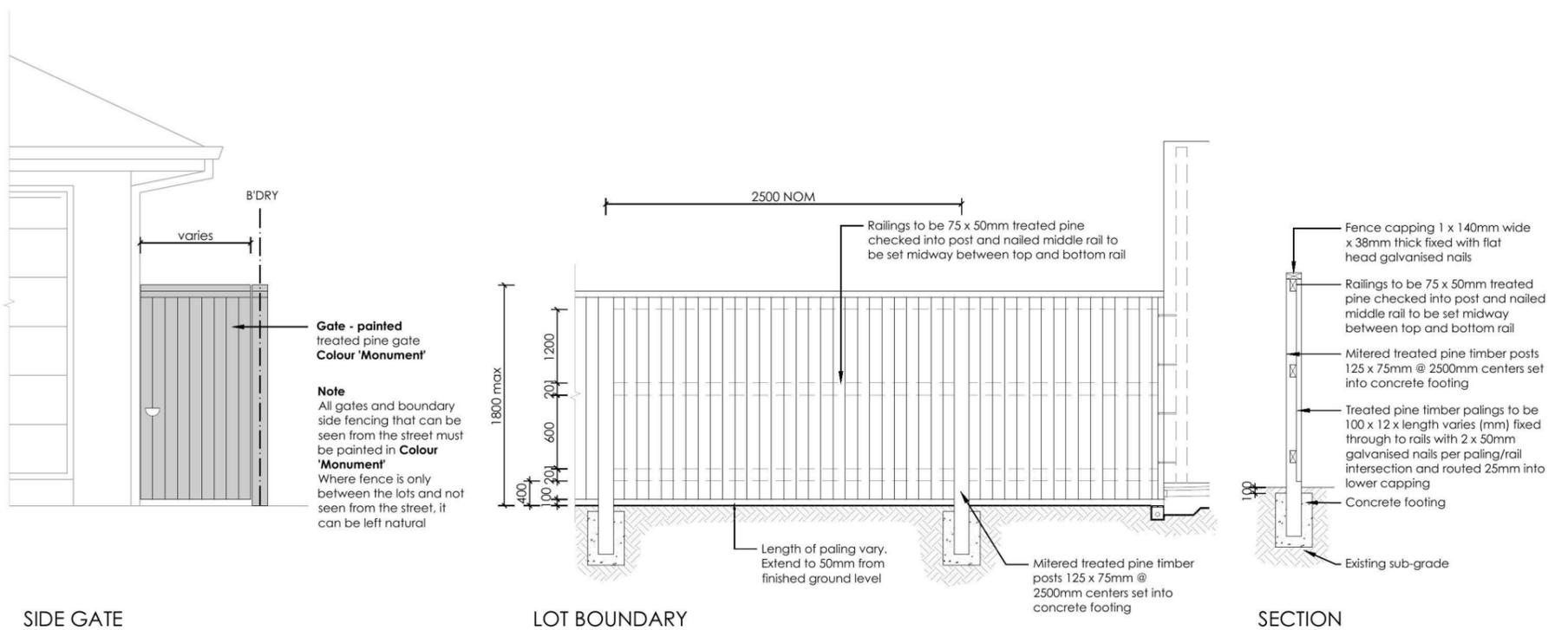
DATE
04-06-14

REVISION
A

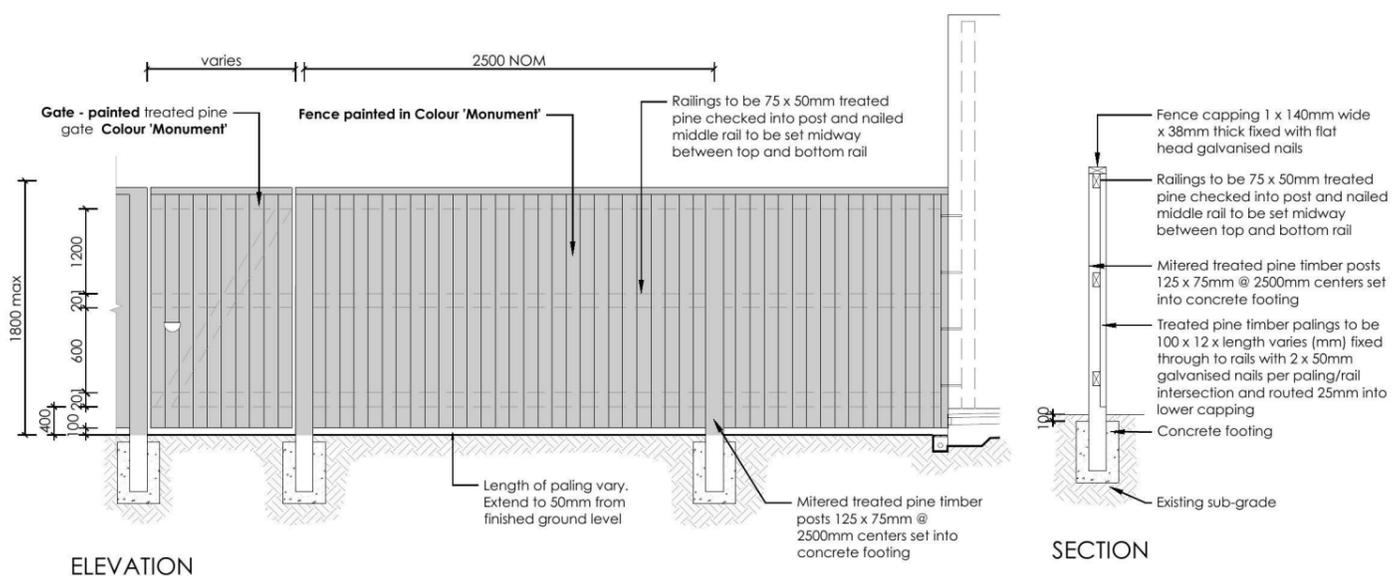




5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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	04-06-14

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PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

CLIENT: EDEN BRAE HOMES

LOT 2305 EMPIRE CIRCUIT, PENRITH

PROJECT	SCALE	DATE	REVISION
NEW RESIDENCE	1:100 @ A3	04-06-14	A

