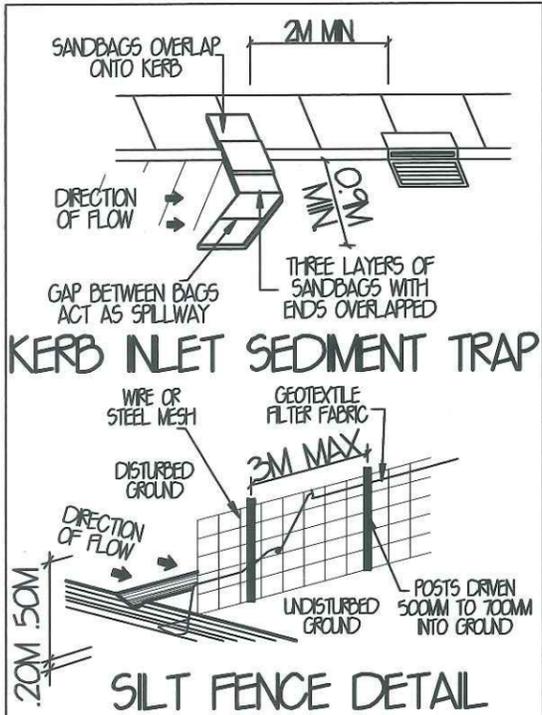


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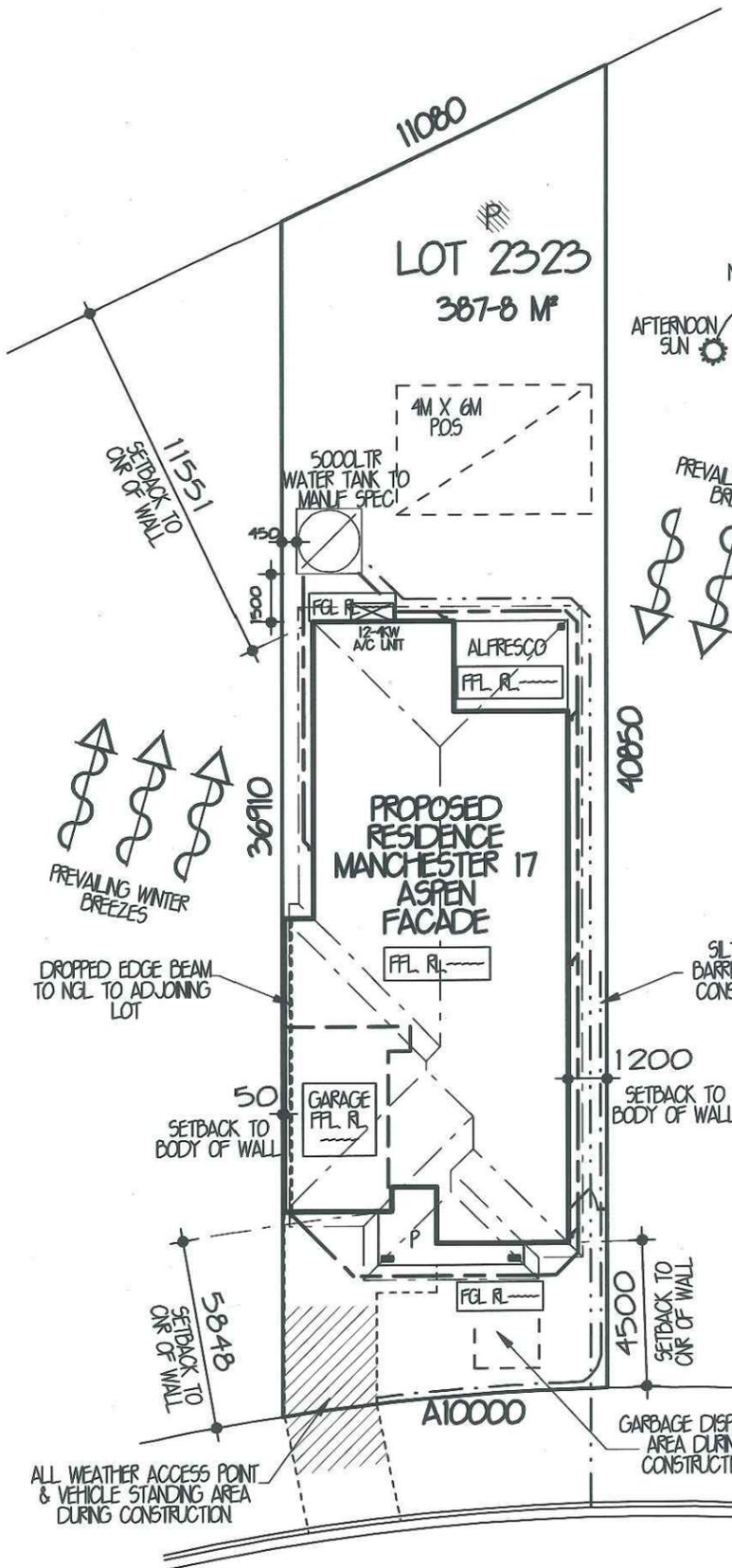


SEDIMENT CONTROL NOTES:

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- 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.

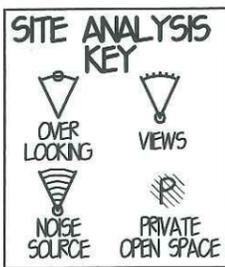
GENERAL NOTES:

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- 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 FLOOR00 GARAGE TO FLOOR00
- HOUSE FLOOR LEVEL FLOOR00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOR00, 299MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 180-1 M²



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

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



**EMPIRE CIRCUIT
SITE ANALYSIS &
SITE PLAN 1:200**

**PRELIMINARY SITING ONLY
(DRAINAGE PLAN)**

- 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 DRAIN, 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
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
P 8860 9222 F 8860 9233

FOR **EDEN BRAE HOMES**

AT **LOT 2323 EMPIRE CIRCUIT PENRITH**

TYPE **MANCHESTER 17** JOB NO. **0018271**
(SMART LIVING SERIES)

FACADE **ASPEN** HAND **LH**

MASTER DWG NO. **A20494** **A21836** PAGE NO. **1 OF 7**

SITE DATA

SITE AREA = 387-8 M²

PRIVATE OPEN SPACE PERMISSIBLE = 20% OR 77-6 M²
PROVIDED = 41-4% OR 160-7 M²

PRINCIPLE PRIVATE OPEN SPACE REQUIRED = 24 M²
PROVIDED = 160-7 M²

FLOOR AREAS
FLOOR AREA = 125-6 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 18-9 M²
PORCH FLOOR AREA = 3-5 M²
ALFRESCO FLOOR AREA = 9-9 M²

TOTAL FLOOR AREA = 157-9 M² OR 17 505

Thorton Design Review Panel

LANDCOM

Reviewed *[Signature]* Date **16/6/14**

A&N SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS
PO BOX 6410 BULLKHAM HILLS
BUSINESS CENTRE NSW, 2153
BUSINESS PHONE (02) 8824 3533
FAX: (02) 8824 3544
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ISS	DATE	REVISION	DRAWN
A	05-06-14	CC PLAN	AD

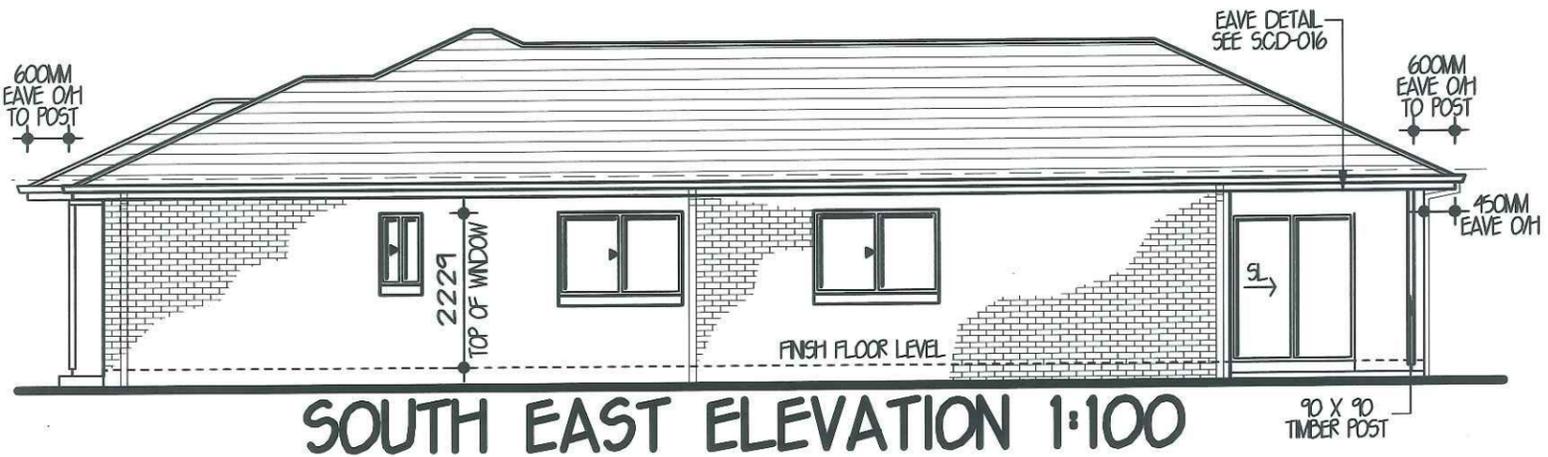
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SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



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FOR EDEN BRAE HOMES

AT LOT 2323 EMPIRE CIRCUIT
PENRITH

TYPE MANCHESTER 17
(SMART LIVING SERIES)

FACADE ASPEN

MASTER A20494 DWG NO. A21836 PAGE NO. 3 OF 7

JOB NO.
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Lot 2323 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

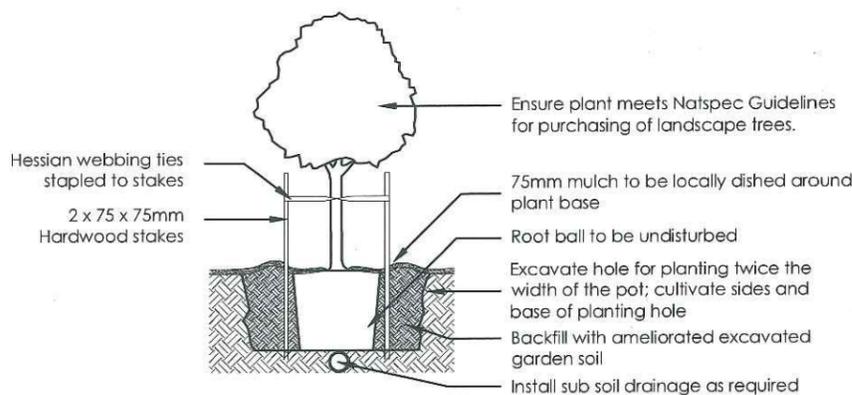
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Dg	Diets grandiflora	Wild Iris	6	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Mpm	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	9	200mm	0.5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	18	200mm	0.3-0.4m

LOT PLANTING SUMMARY

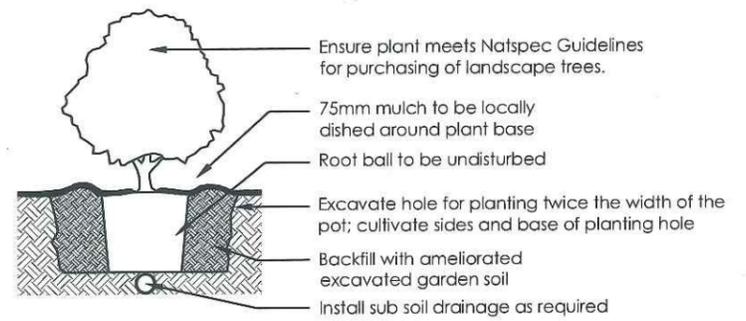
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	7	0	34	1

LEGEND

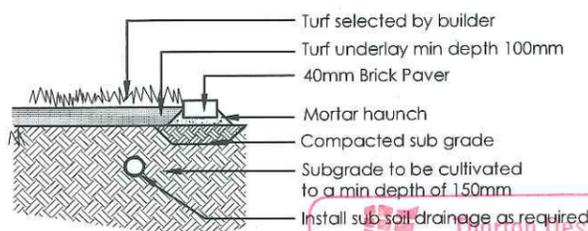
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining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



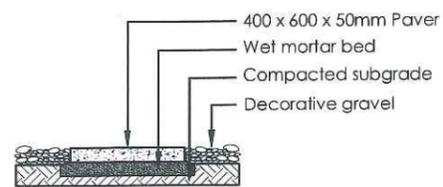
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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 COLOURED FOR CLIENT REVIEW	RS	BT	12-06-14
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	16-06-14

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outdoor living environments

PO Box 8136, Baultham Hills NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodeign.com.au
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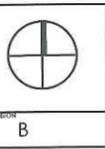
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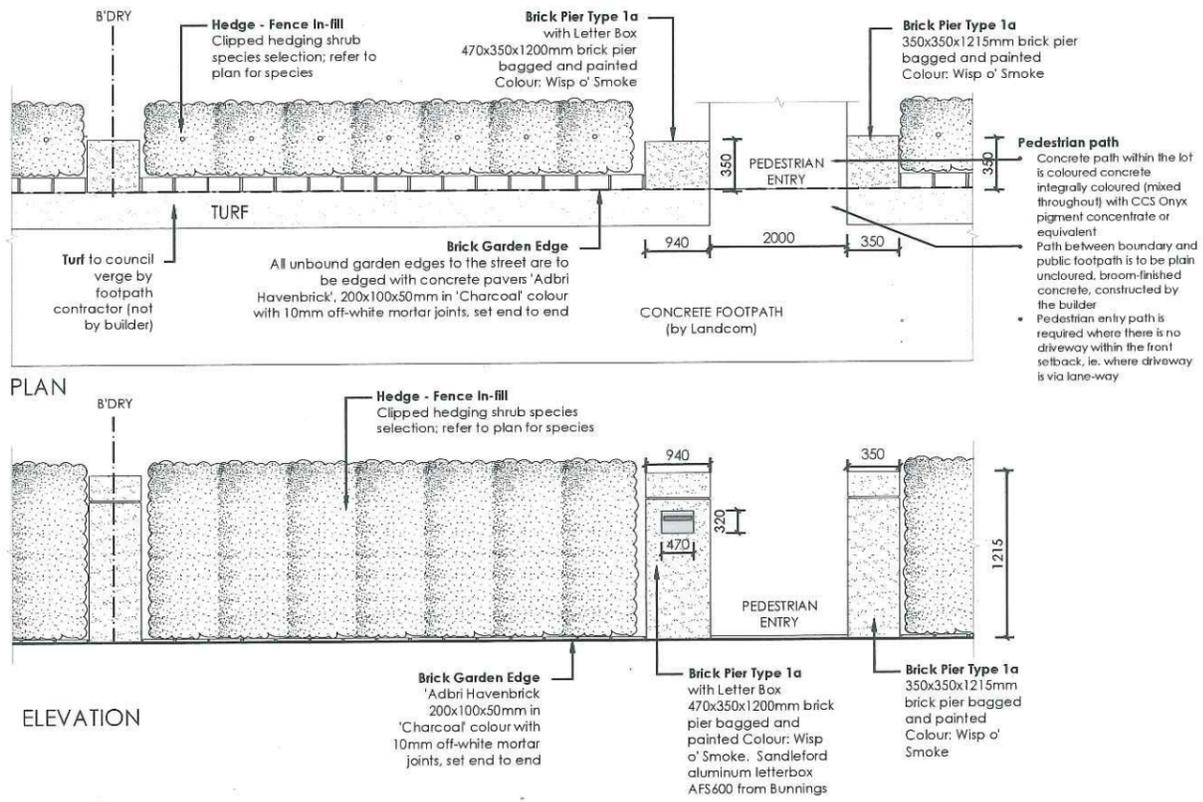
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7. All work to be performed by a suitably qualified tradesperson.
8. For application purposes only - NOT FOR CONSTRUCTION.

LOT 2323 EMPIRE CIRCUIT, PENRITH

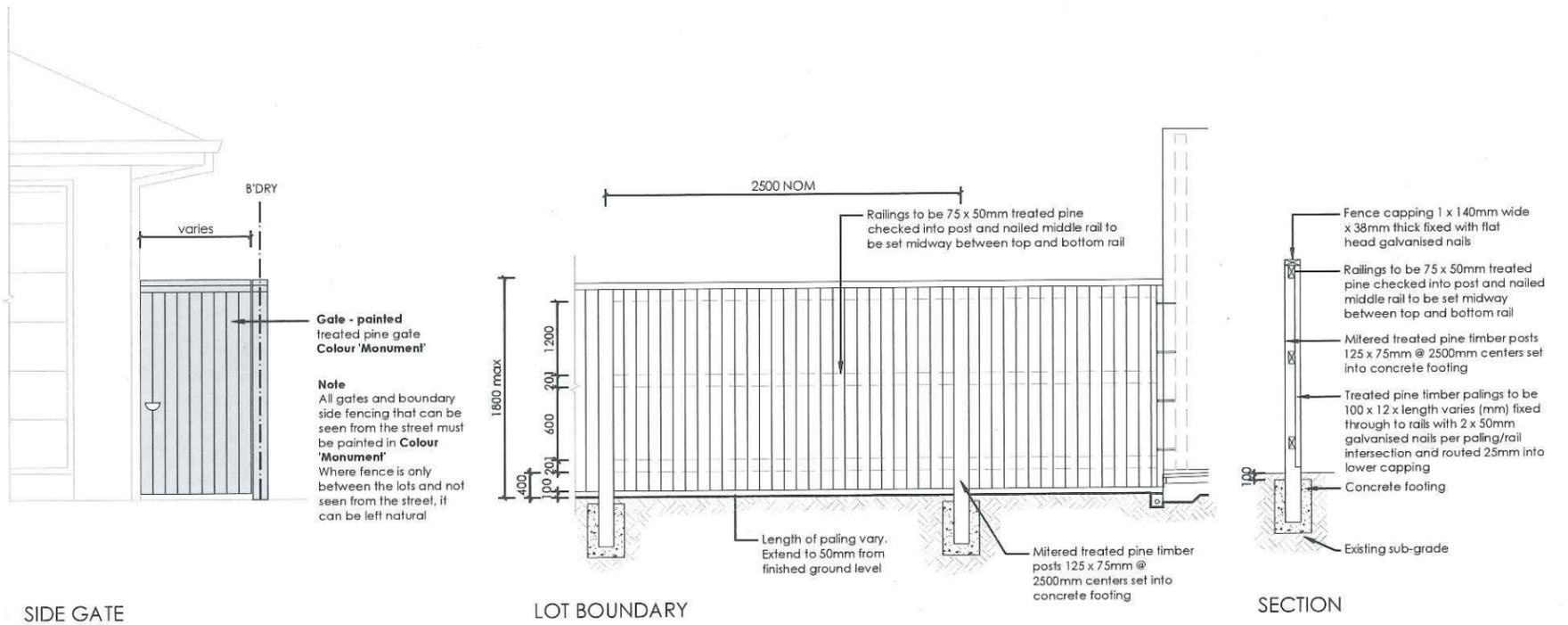
EDEN BRAE HOMES

NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DATE	PROJECT	REVISION
1:100 @ A3	DA	02	
RS	RS	16-06-14	B

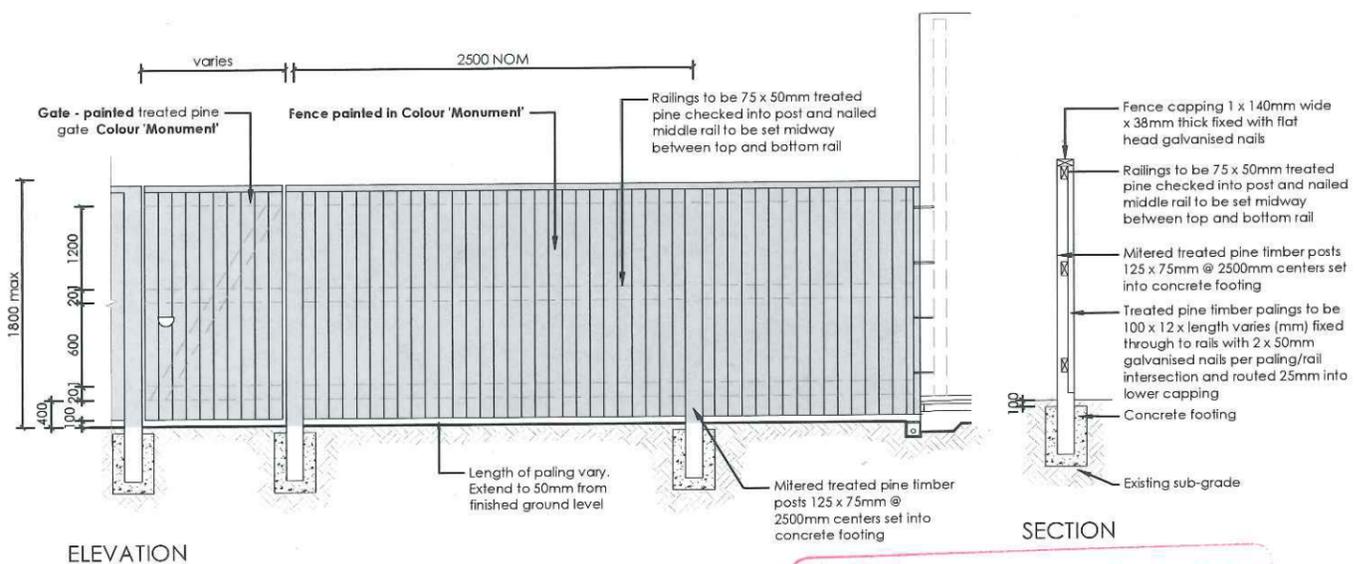




5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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
LANDCOM
Reviewed: *[Signature]* Date: 16/6/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOURED FOR CLIENT REVIEW	RS	BT	12-04-14
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	16-06-14

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PO Box 8136, Knollwood Hills BC, NSW 2153
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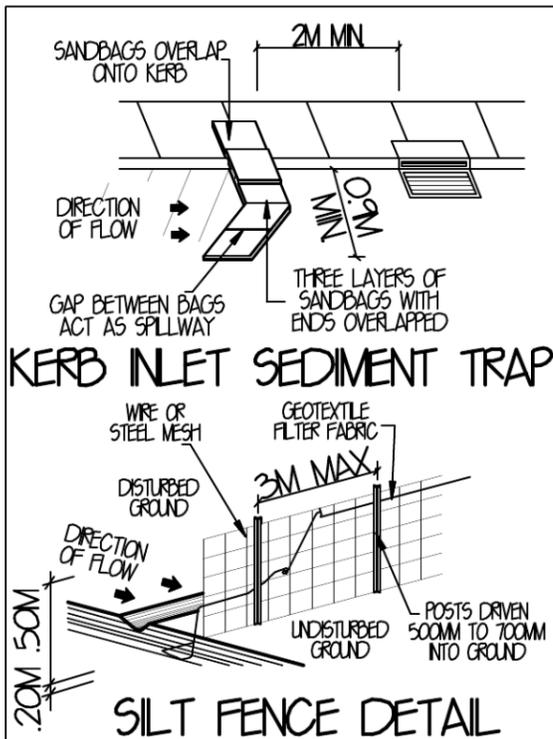
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PROJECT	CLIENT
LOTS 2319-2323 EMPIRE CIRCUIT, PENRITH	EDEN BRAE HOMES

PROJECT	DATE	SCALE	REVISION
NEW RESIDENCE	DA	03	
FENCE DETAILS	RS	16-06-14	B



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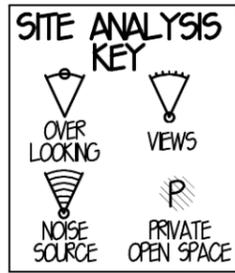


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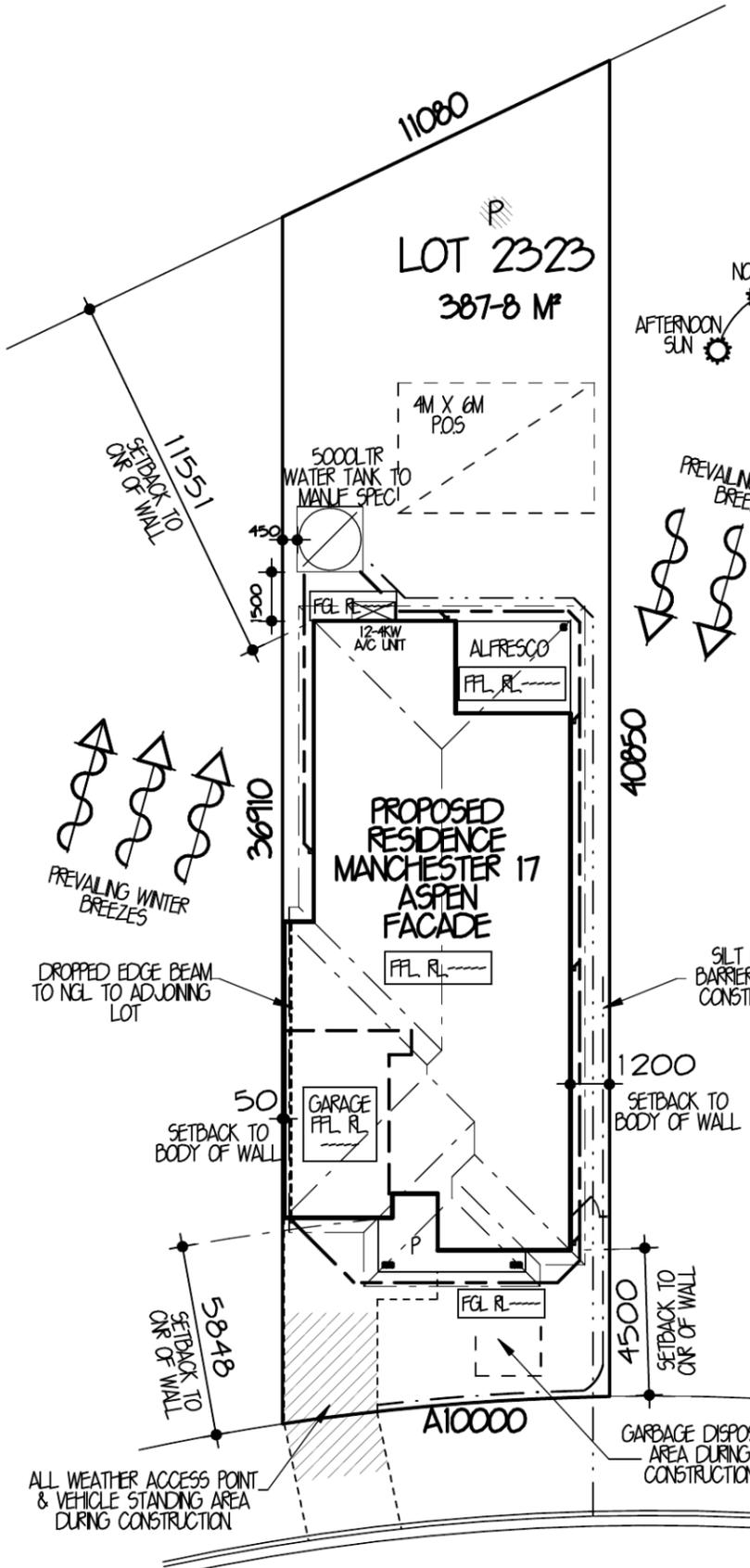
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EMPIRE CIRCUIT
SITE ANALYSIS & SITE PLAN 1:200
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(DRAINAGE PLAN)

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LEVEL 3 22
BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW. 2153
P. 8860 9222 F. 8860 9233

FOR EDEN BRAE HOMES	
AT LOT 2323 EMPIRE CIRCUIT PENRITH	
TYPE MANCHESTER 17 (SMART LIVING SERIES)	JOB NO. 0018271
FACADE ASPEN	HAND LH
MASTER A20494	DWG NO. A21836
	PAGE NO. 1 OF 7



LEVEL 2 SUITE 216 MACARTHUR POINT
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BUSINESS CENTRE NSW. 2153
BUSINESS PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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ISS	DATE	REVISION	DRAWN
A	05-06-14	CC PLAN	AD
B	26-06-14	BASIS	CY

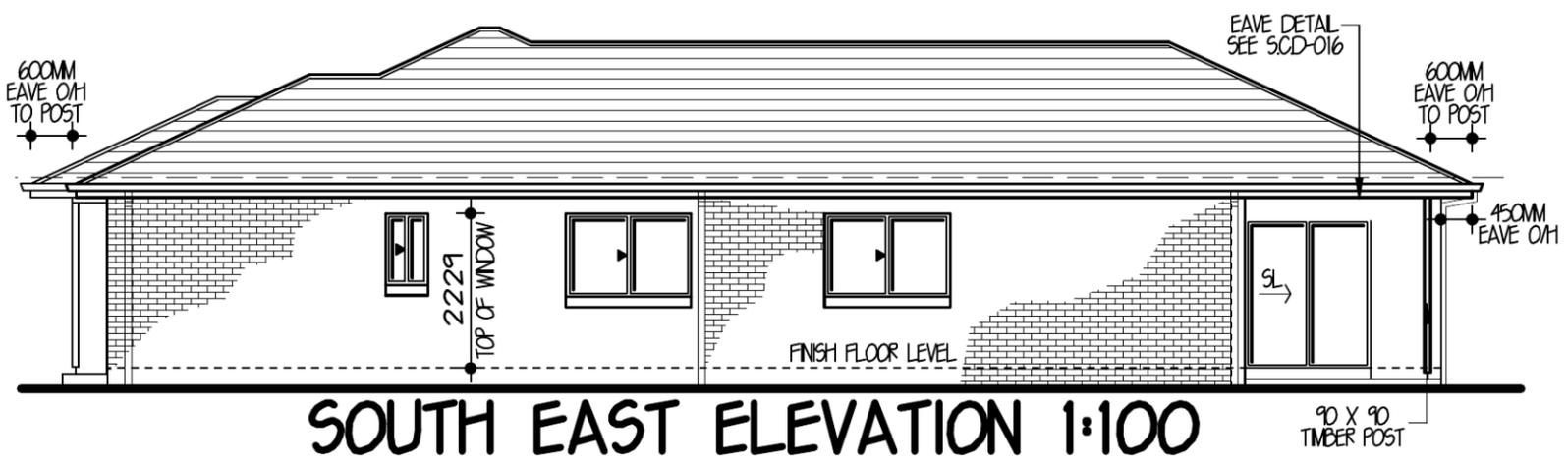
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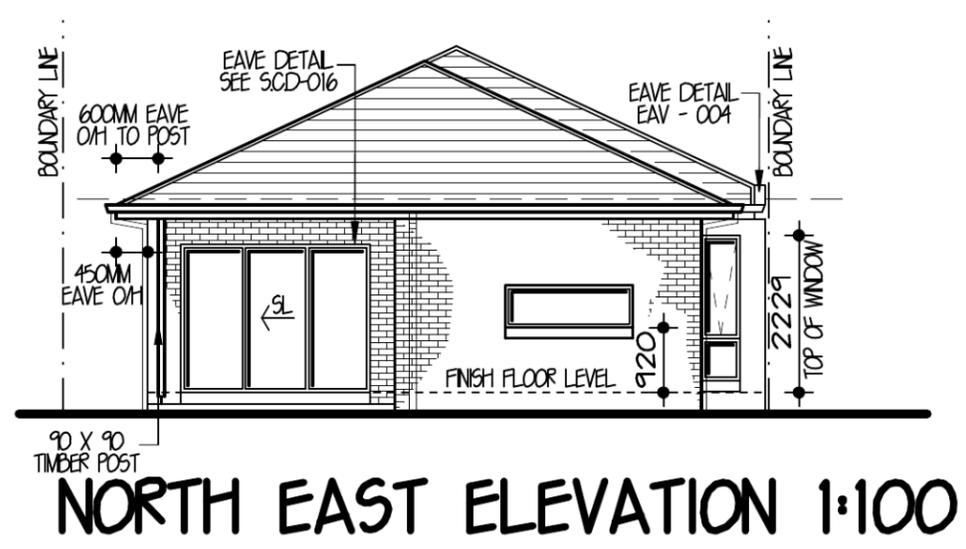
SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



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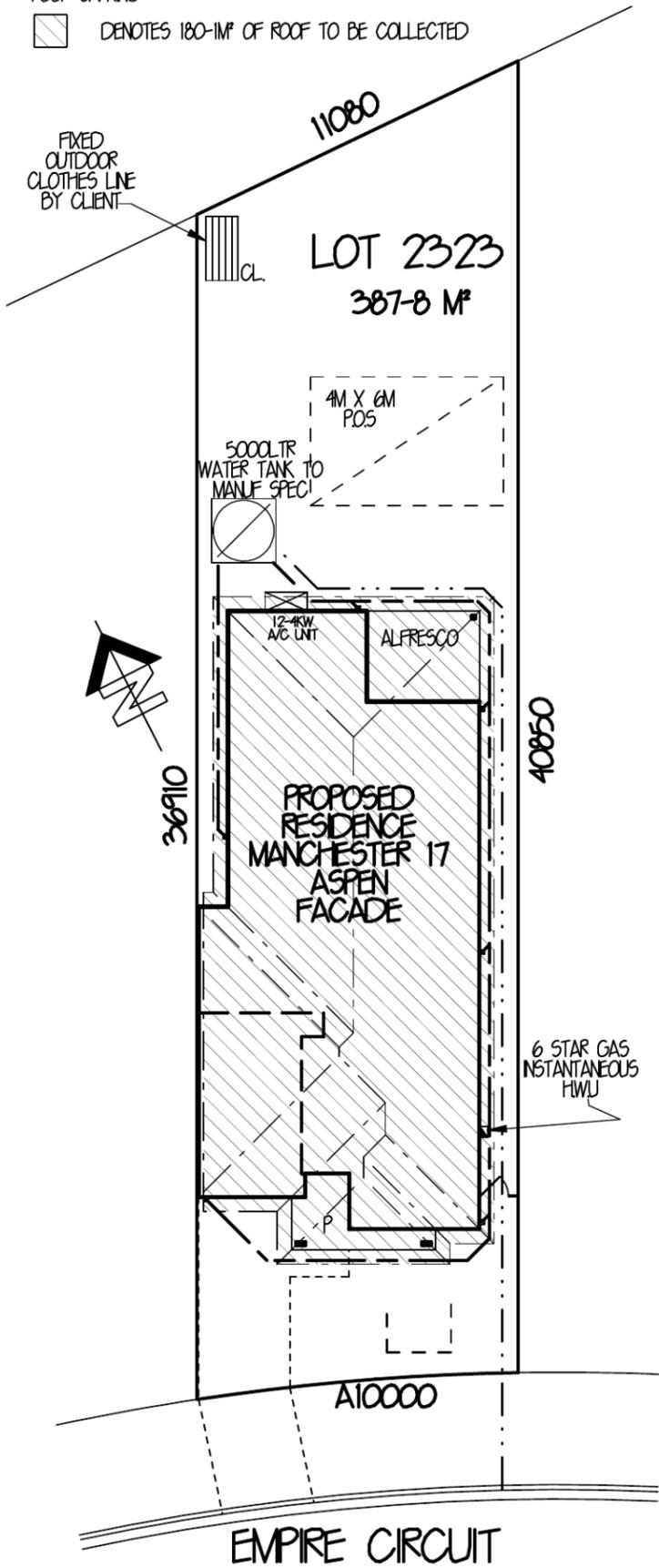
INSULATION

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-5 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING

BASIX SCORE

WATER - 44% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

☐ DENOTES 180-1M² OF ROOF TO BE COLLECTED



BASIX PLAN 1:200

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

(BASIX CERTIFICATE NUMBER: 5546355)

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 180-1 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 30 - 35, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35

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 30 - 35, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35

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.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

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

- AT LEAST 1 OF THE BEDROOMS/STUDY

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

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 5546355 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° 5546355



"It's where you want to live"

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BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
P: 8860 9222 F: 8860 9233

FOR EDEN BRAE HOMES	
AT LOT 2323 EMPIRE CIRCUIT PENRITH	
TYPE MANCHESTER 17 (SMART LIVING SERIES)	JOB NO. 0018271
FACADE ASPEN	HAND LH
MASTER A20494	DWG NO. A21836
	PAGE NO. 7 OF 7



LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
BUSINESS PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDESIGNSYDNEY.COM.AU

REV	DATE	REVISION	DRAWN
A	05-06-14	CC PLAN	AD
B	26-06-14	BASIX	CY

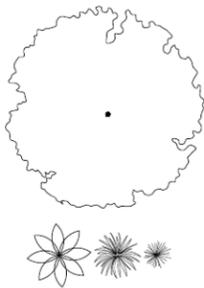
Lot 2323 Empire

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
Dg	Dietes grandiflora	Wild Iris	6	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Mpm	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	9	200mm	0.5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	18	200mm	0.3-0.4m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	7	0	34	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



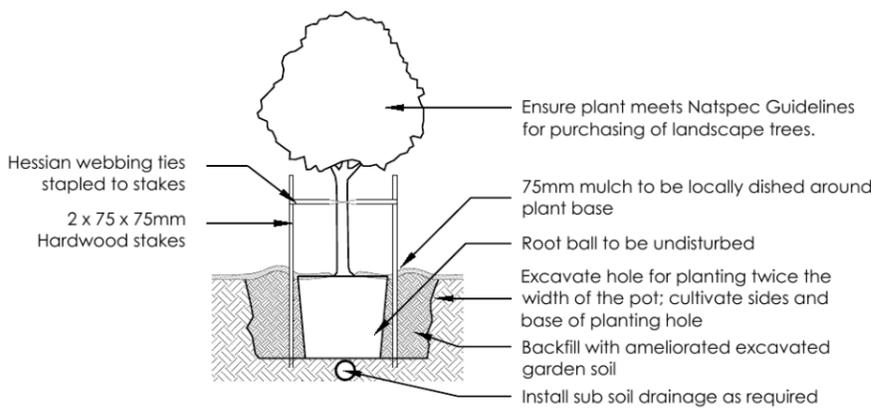
Garden edging



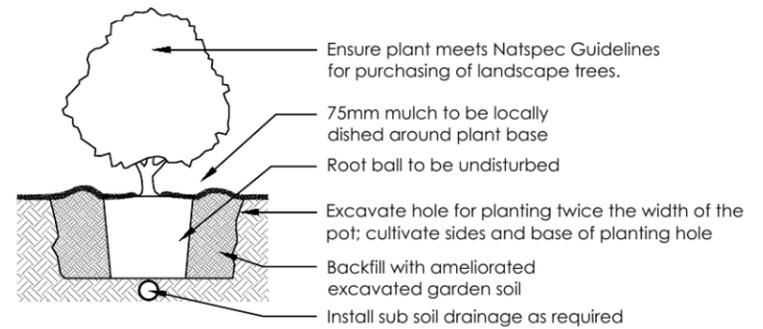
Masonry retaining walls



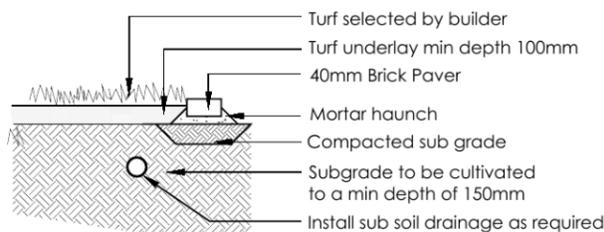
Existing contours



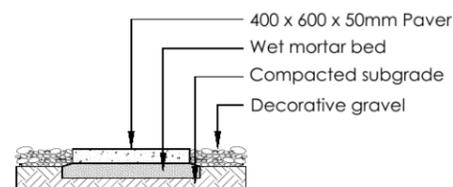
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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 COLOURED FOR CLIENT REVIEW	RS	BT	12-06-14
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	16-06-14

ecodeign
outdoor living environments

PO Box 8136, Southham Hills BC, NSW 2153
Ph: (02) 9680 7712 Fax: (02) 9680 7705
Email: info@ecodeign.com.au
Web: www.ecodeign.com.au
Member of the Australian Institute of Landscape Designers and Managers

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

ADDRESS
LOT 2323 EMPIRE CIRCUIT, PENRITH

CLIENT
EDEN BRAE HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

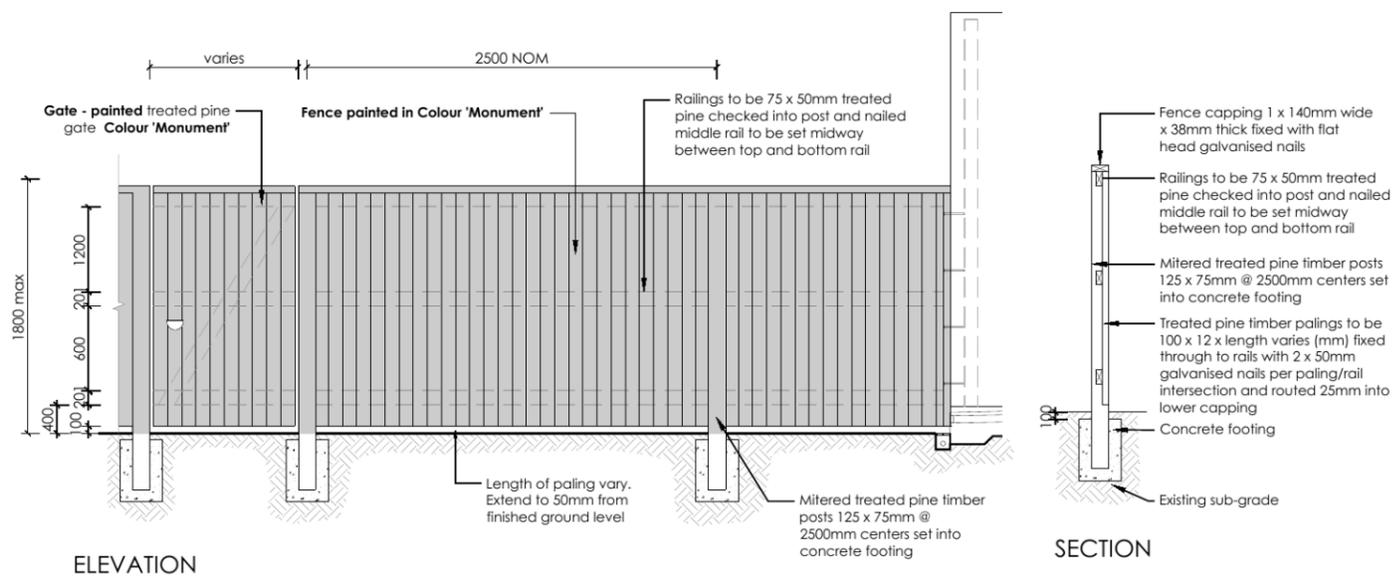
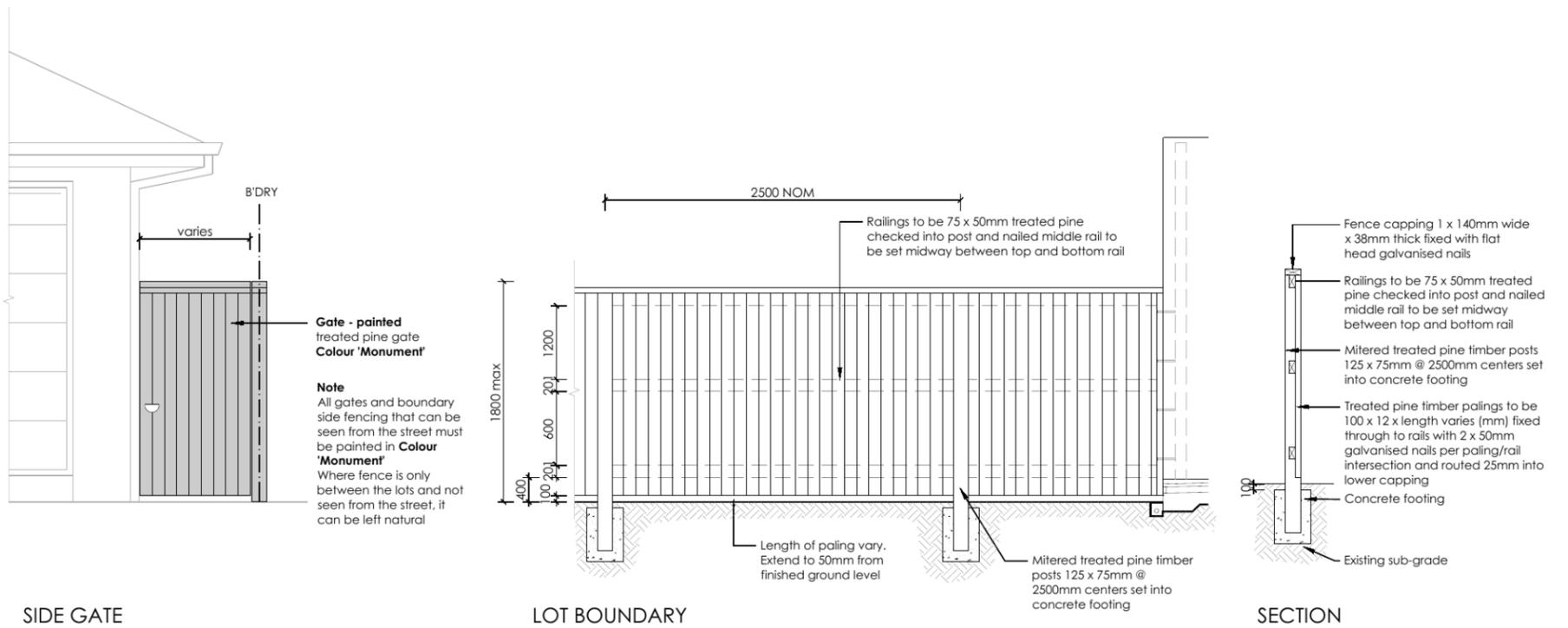
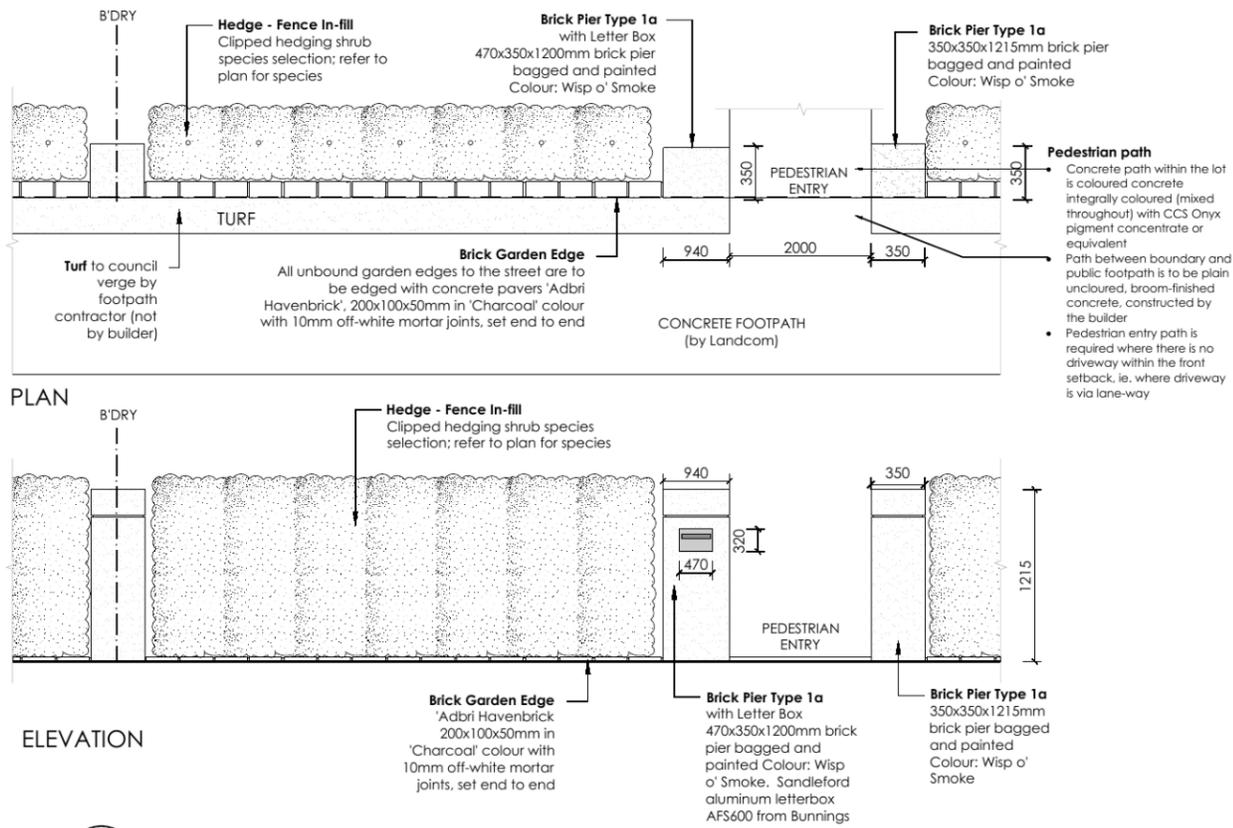
DATE
DA 02

DRAWN
RS

CHECK
RS

DATE
16-06-14

REVISION
B



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOURED FOR CLIENT REVIEW	RS	BT	12-06-14
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PROJECT: NEW RESIDENCE

ADDRESS: LOTS 2319-2323 EMPIRE CIRCUIT, PENRITH

CLIENT: EDEN BRAE HOMES

PROJECT		DRAWING		SCALE		DATE		REVISION	
NEW RESIDENCE		FENCE DETAILS		1:100 @ A3		16-06-14		B	
DRAWN	CHECK	ISSUE	DATE	SCALE	DATE	REVISION			
RS	RS	DA	03						