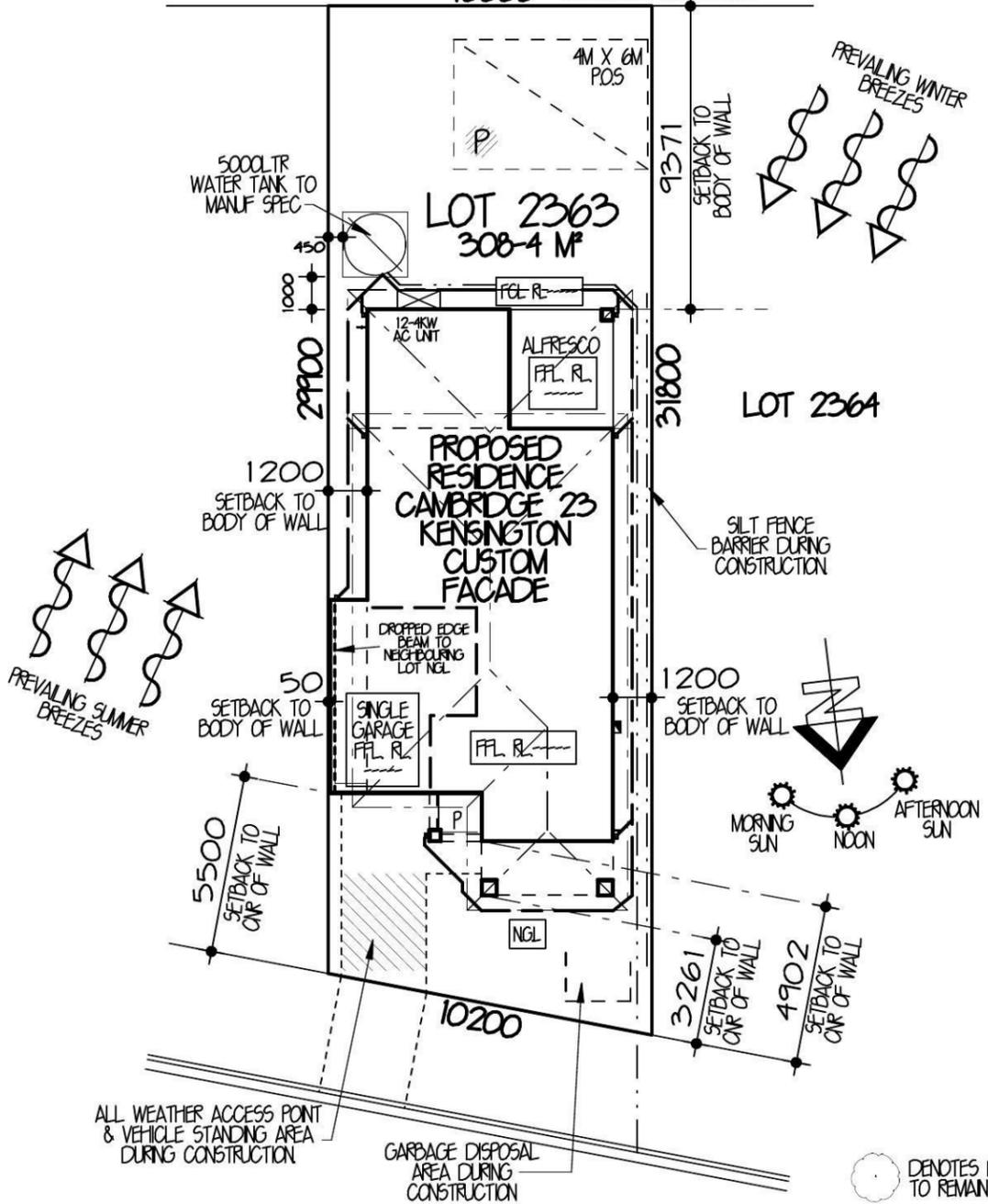
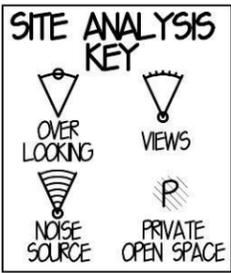


DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

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



- 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 RLO000 GARAGE TO RLO000
  - HOUSE FLOOR LEVEL RLO000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RLO000, 299MM ABOVE PLATFORM LEVEL
  - TOTAL ROOF AREA = 155-9 M<sup>2</sup>



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

**SITE DATA**

SITE AREA= 308-4 M<sup>2</sup>

PRIVATE OPEN SPACE= REQUIRED= 20% OR 61-7 M<sup>2</sup> PROVIDED= 35-6% OR 109-9 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M<sup>2</sup> PROVIDED= 109-9 M<sup>2</sup>

**FLOOR AREAS**

GROUND FLOOR AREA= 91-9M<sup>2</sup> (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA= 22-8 M<sup>2</sup>

PORCH FLOOR AREA= 8-7 M<sup>2</sup>

ALFRESCO FLOOR AREA= 11-8 M<sup>2</sup>

FIRST FLOOR AREA= 91-7 M<sup>2</sup>

BALCONY FLOOR AREA= 6-3 M<sup>2</sup>

TOTAL FLOOR AREA= 239-2 M<sup>2</sup> OR 25-7 SQS

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FOR  
**EDEN BRAE HOMES**

AT  
**LOT 2363 EMPIRE CIRCUIT THORNTON**

TYPE  
**CAMBRIDGE 23 (LIFESTYLE SERIES)**

JOB NO.  
**0018028**

FACADE  
**KENSINGTON CUSTOM**

HAND  
**LH**

MASTER  
**A21322**

DWG NO.  
**A21421**

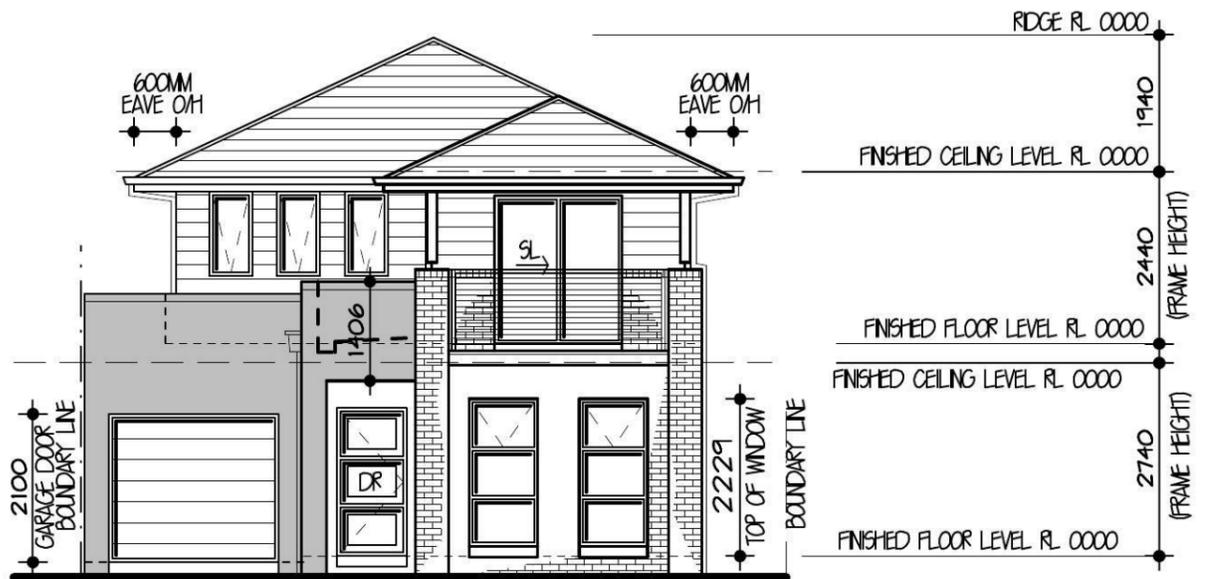
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**1 OF 9**

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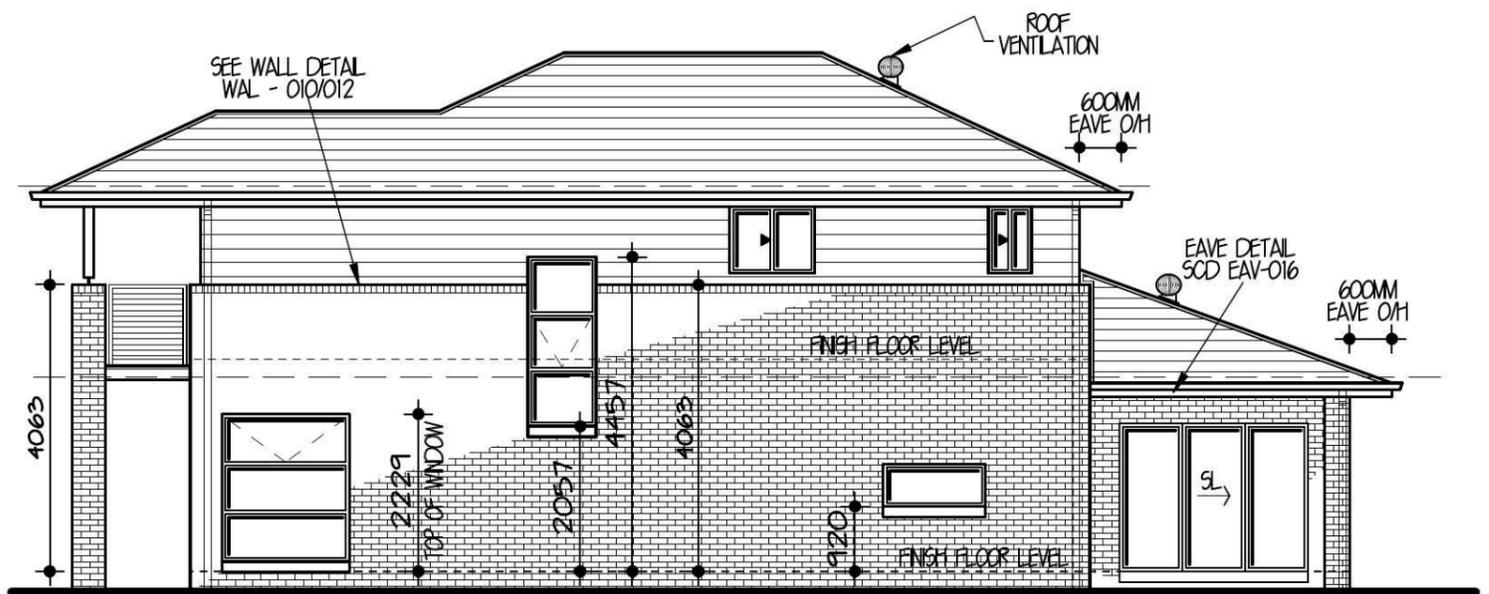
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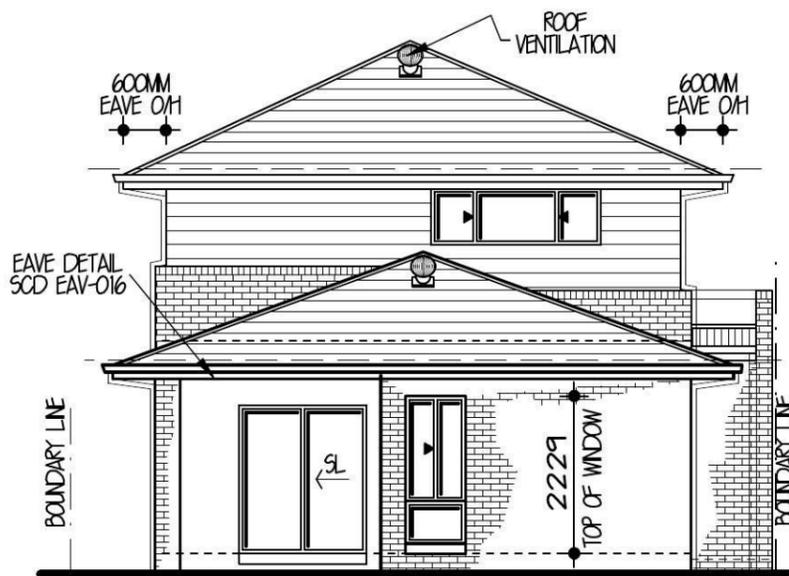
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**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**



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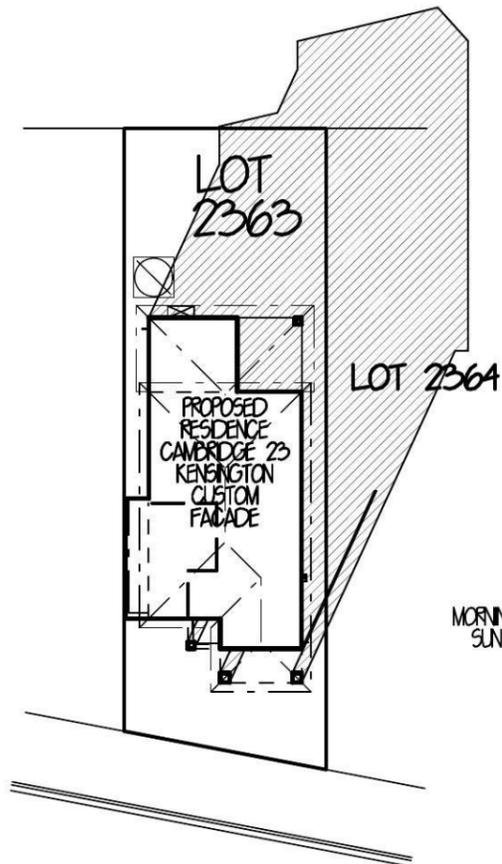
FOR EDEN BRAE HOMES		
AT LOT 2363 EMPIRE CIRCUIT THORNTON		
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018028	
FACADE KENSINGTON CUSTOM	HAND LH	
MASTER A21322	DWG NO. A21421	PAGE NO. 4 OF 9



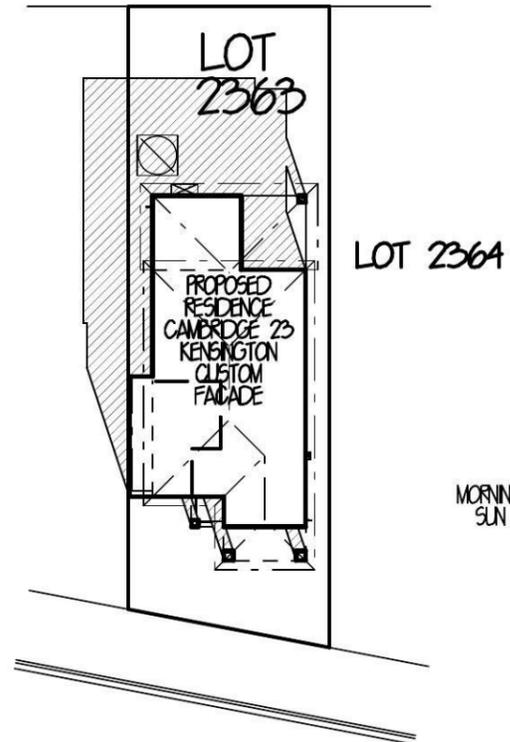
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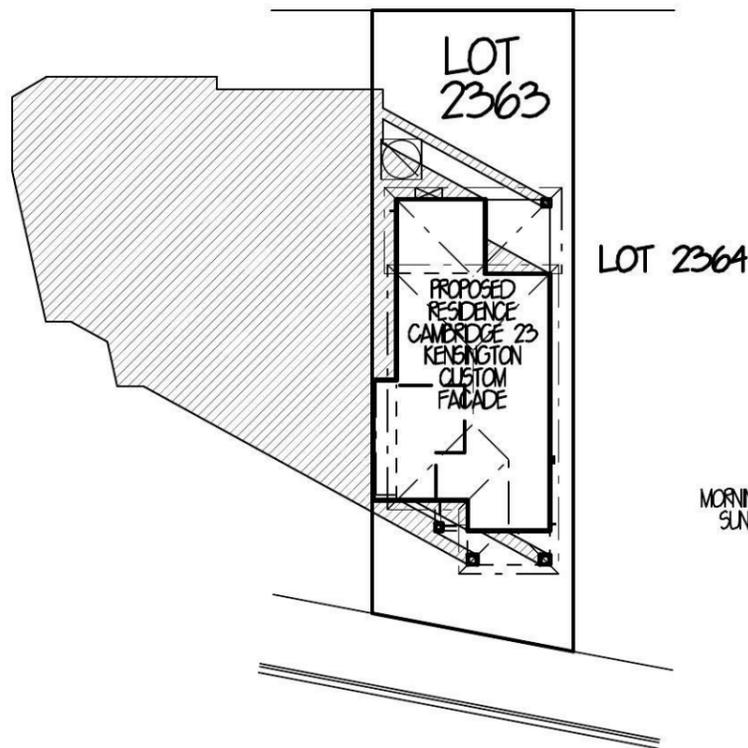
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EMPIRE CIRCUIT  
9 AM



EMPIRE CIRCUIT  
12 NOON



EMPIRE CIRCUIT  
3 PM

# SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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



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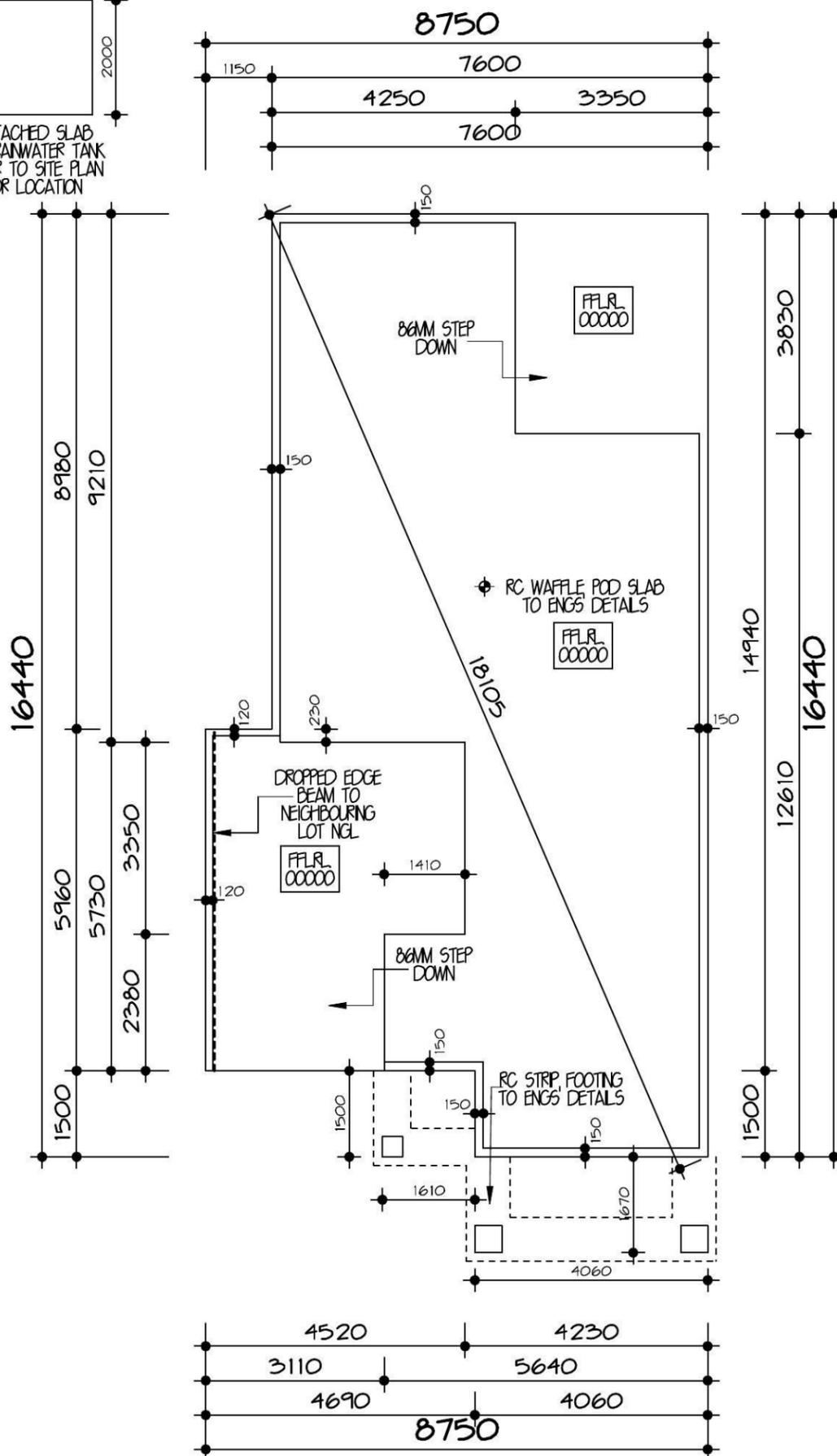
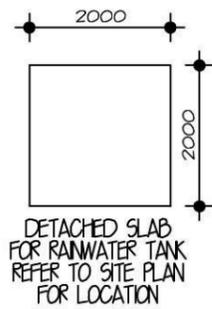
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# SLAB FLOOR PLAN 1:100

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

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MASTER A21322	DWG NO. A21421	PAGE NO. 7 OF 9

**AN DESIGN SYDNEY**

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# Lot 2363 Empire

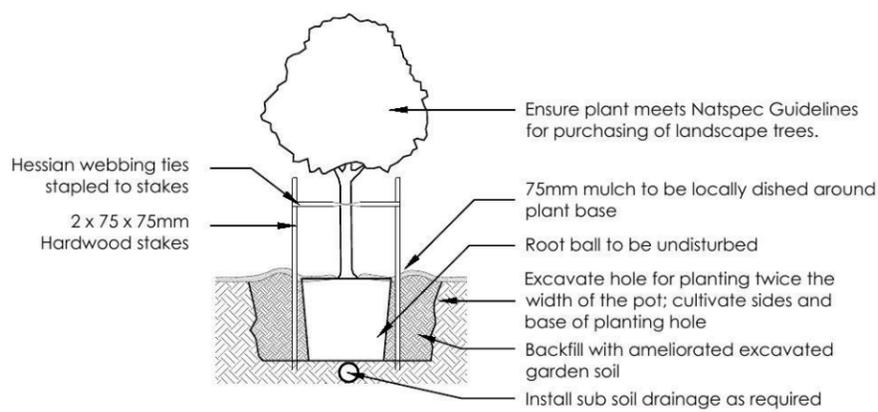
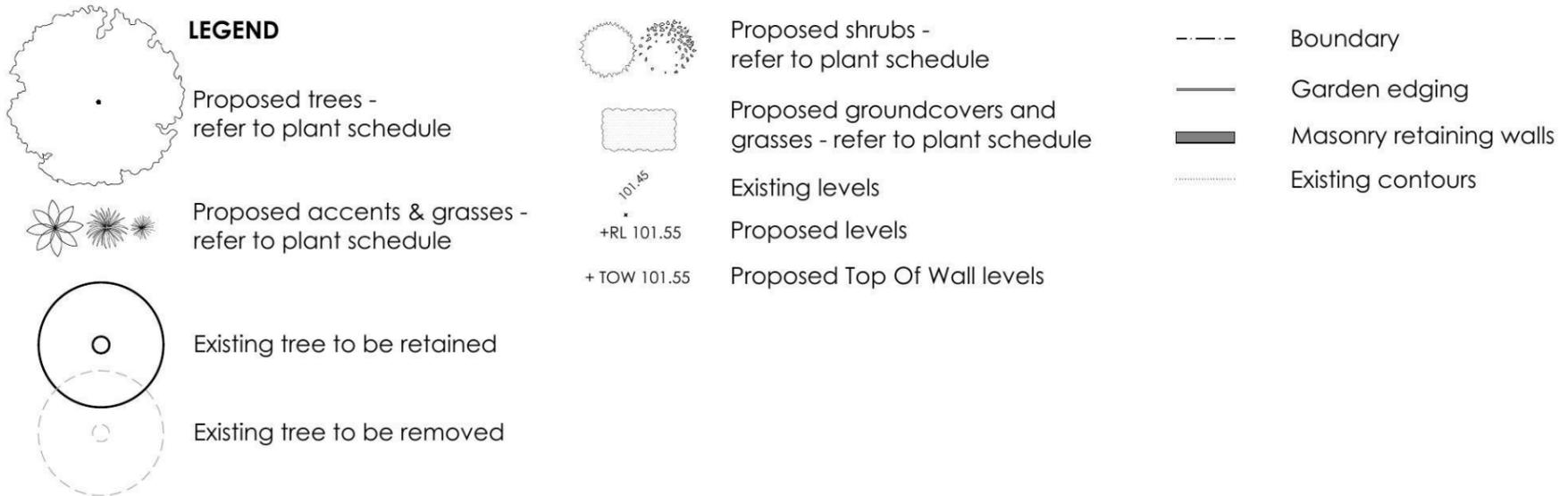
## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Bmm</b>	Buxus microphylla v ar. microphylla	Dwarf Box Hedge	34	200mm	0.5m
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
<b>Dsf</b>	Dichondra 'Silver Falls'	Dichondra Silver Falls	26	150mm	0.3m
<b>TI</b>	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m
<b>Lcb</b>	Loropetalum chinense v ar. rubrum 'Burgundy'	Pink Fringe Flower	3	300mm	1-1.5m

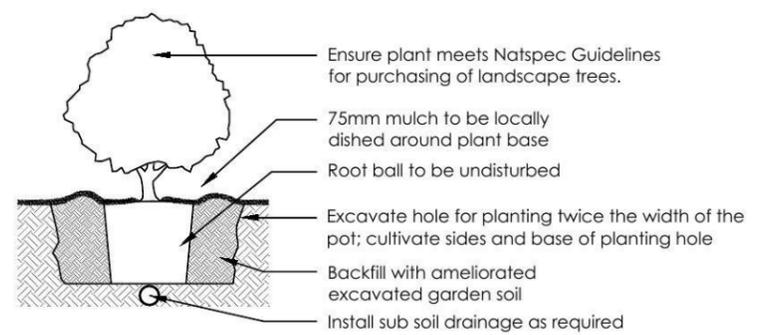
### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
71	7	0	64	1

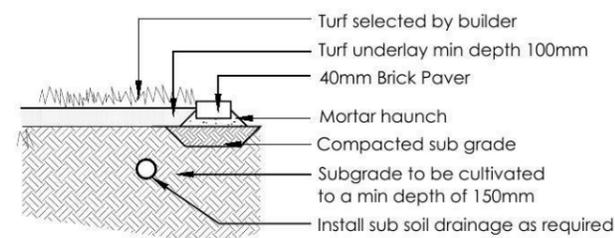
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)



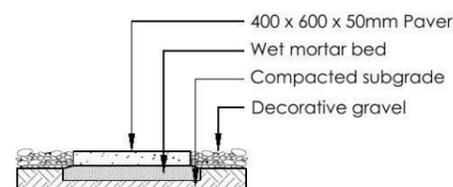
1 Tree Planting Detail  
NTS 25L - 700L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size

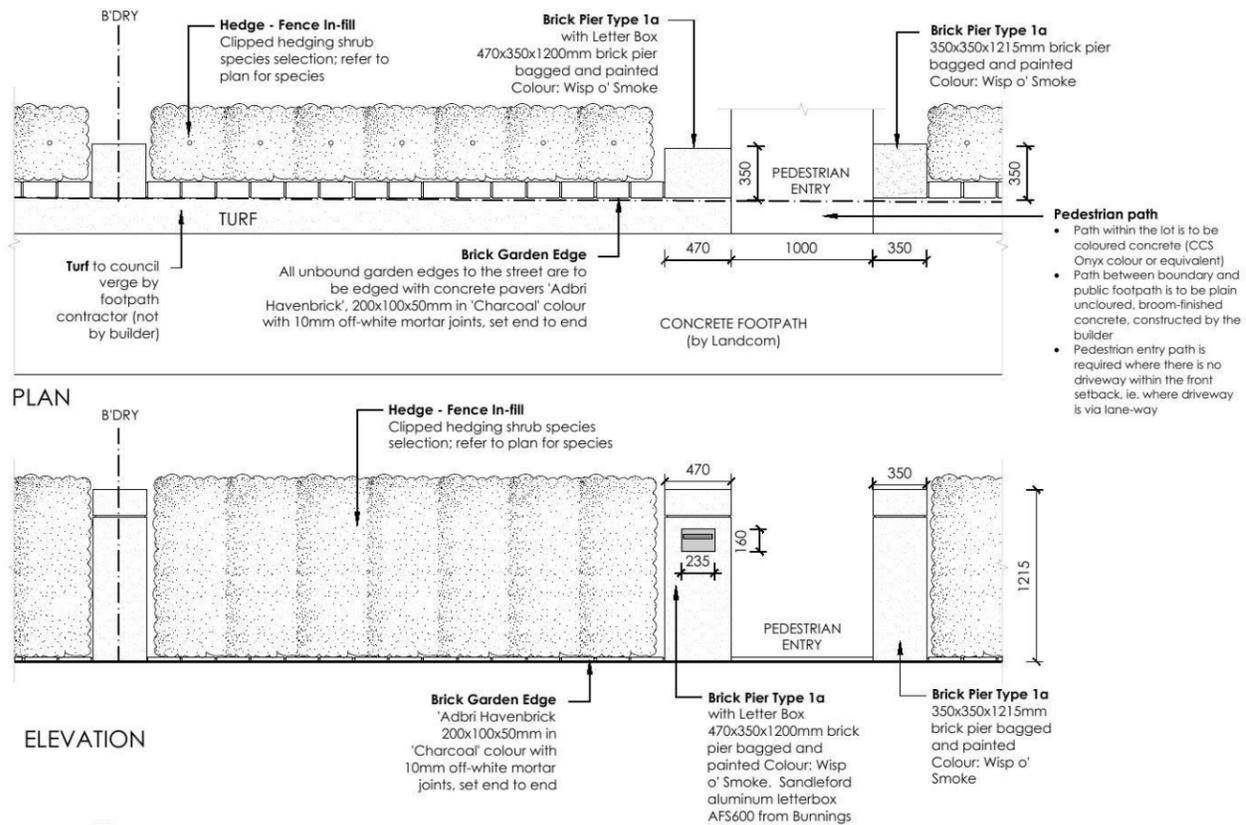


3 Turf Detail  
NTS Brick Paver Edge



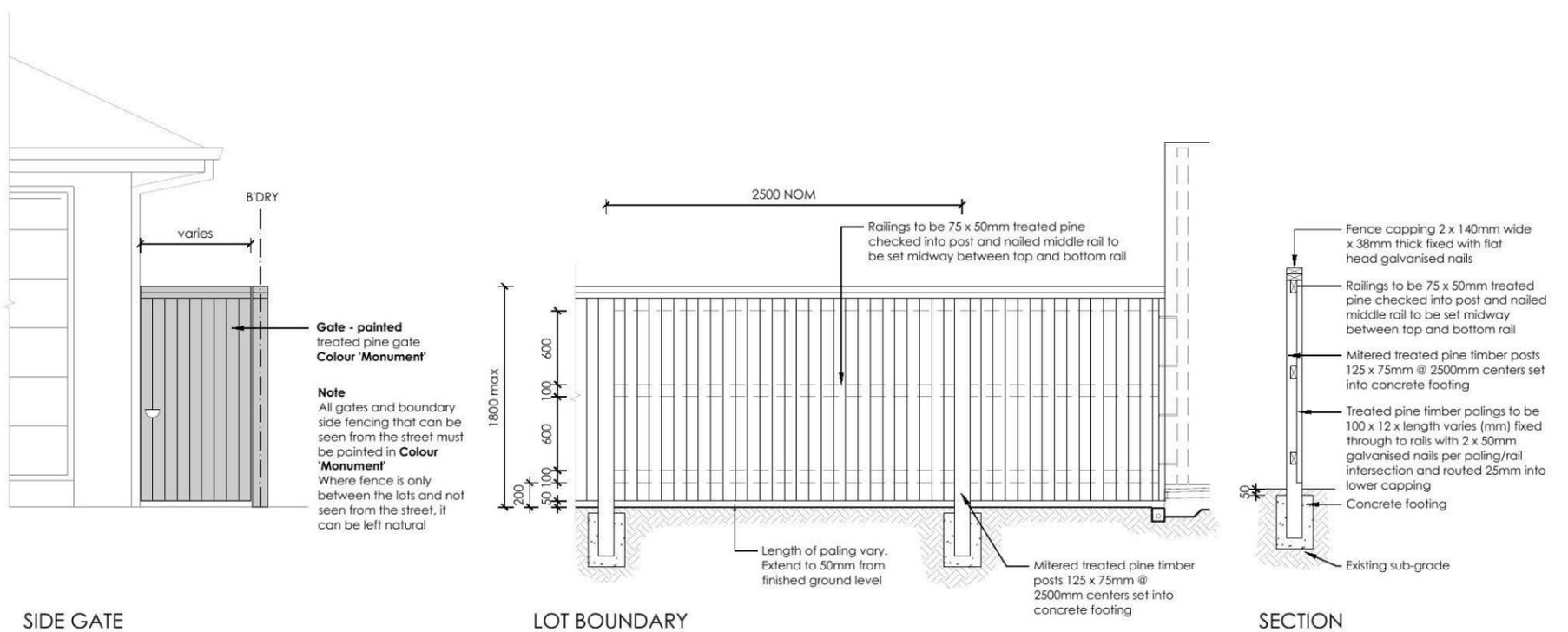
4 Stepping stones in gravel  
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	ecodeign outdoor living environments		PROJECT: NEW RESIDENCE					
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-03-14	PO Box 3136, Carrington, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2553 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers		LOT 2363 EMPIRE STREET, PENRITH			DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 ISSUE: DA SHEET: L-02		
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					CLIENT: EDEN BRAE HOMES		DRAWN: RS CHECK: BT DATE: 28-03-14 REVISION: A



- Pedestrian path**
- Path within the lot is to be coloured concrete (CCS Onyx colour or equivalent)
  - Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder
  - Pedestrian entry path is required where there is no driveway within the front setback, i.e. where driveway is via lane-way

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

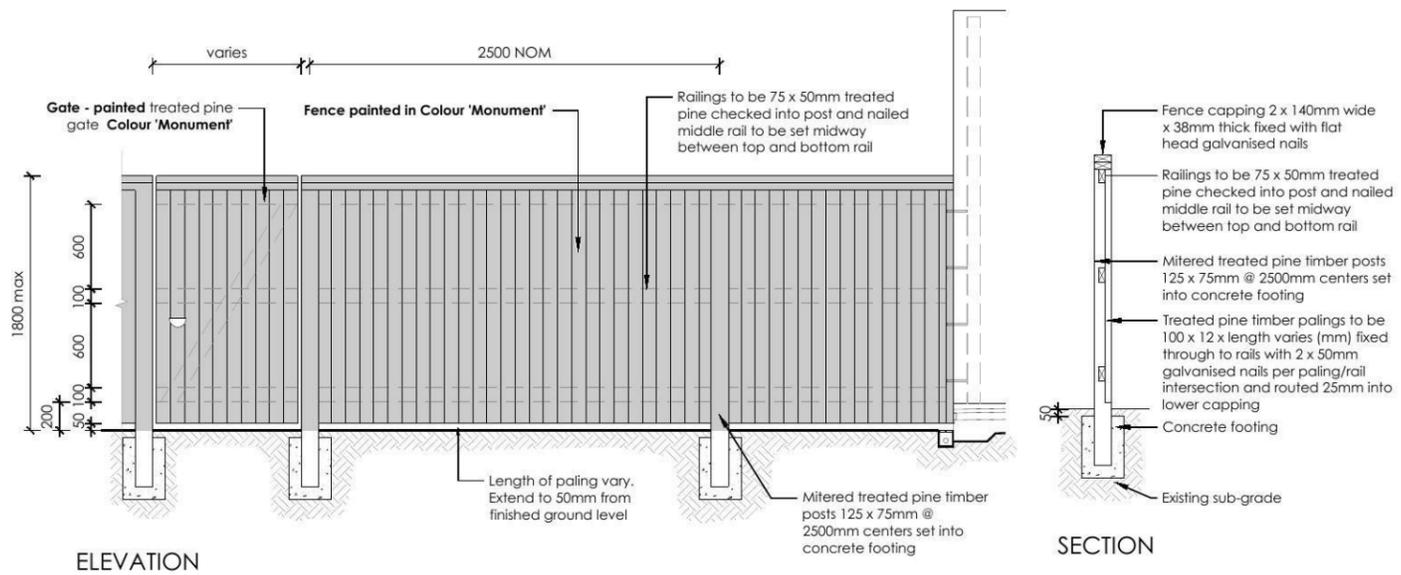
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					LOT 2363 EMPIRE STREET, PENRITH		1:100 @ A3 DA L-03		
					EDEN BRAE HOMES		28-03-14		



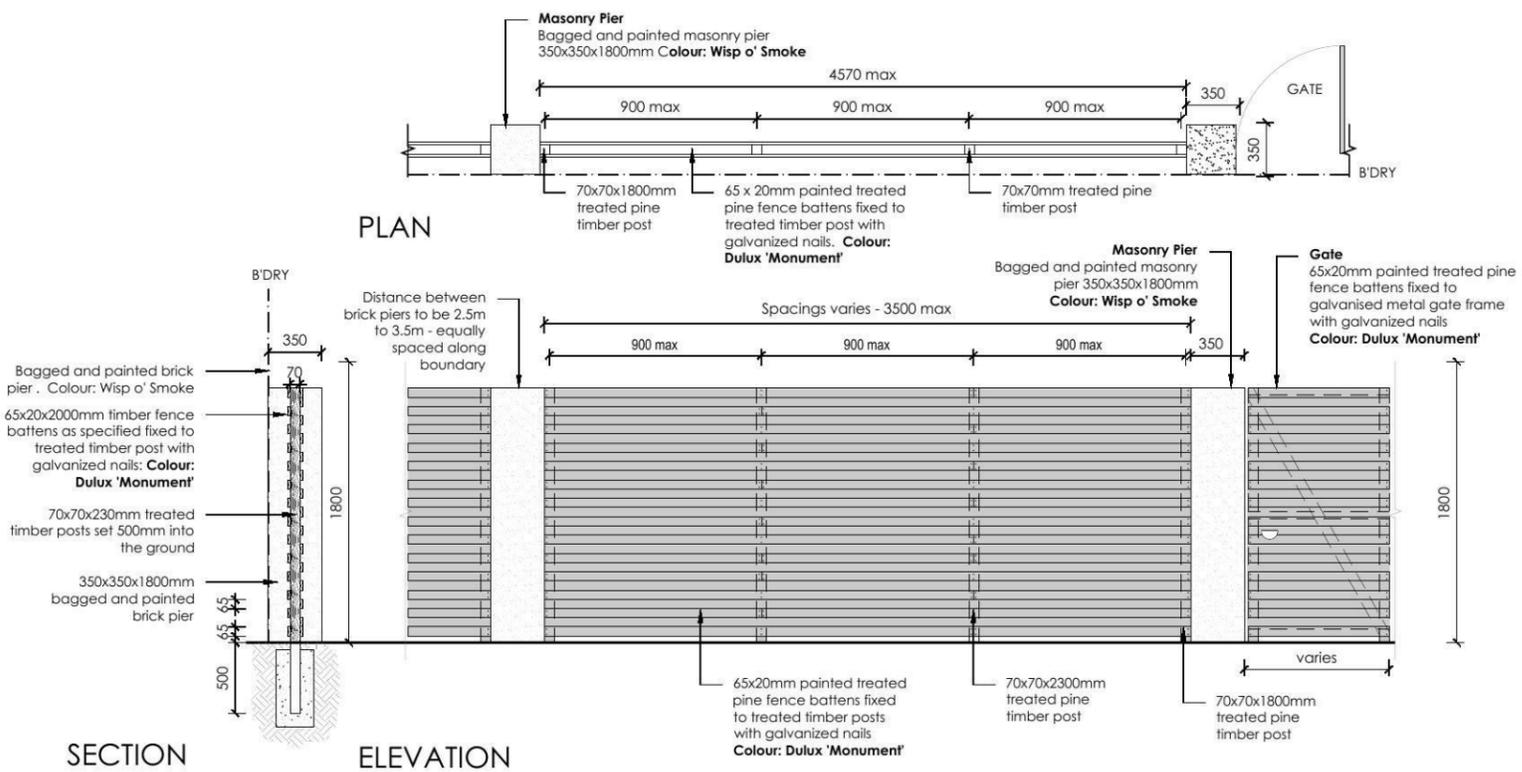
PO Box 3136, Carrington, NSW 2118  
Ph: (02) 9871 7701 Fax: (02) 9873 2583  
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**7 FENCE TYPE 4b - Rear Boundary**  
 1:50 All Laneways (except Barlett Lane)  
 Typical detail



**8 FENCE TYPE 2a - Secondary Street Fencing**  
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
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**ecodesign**  
 outdoor living environments

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ADDRESS  
**LOT 2363 EMPIRE STREET, PENRITH**

CLIENT  
**EDEN BRAE HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**LANDSCAPE PLAN**

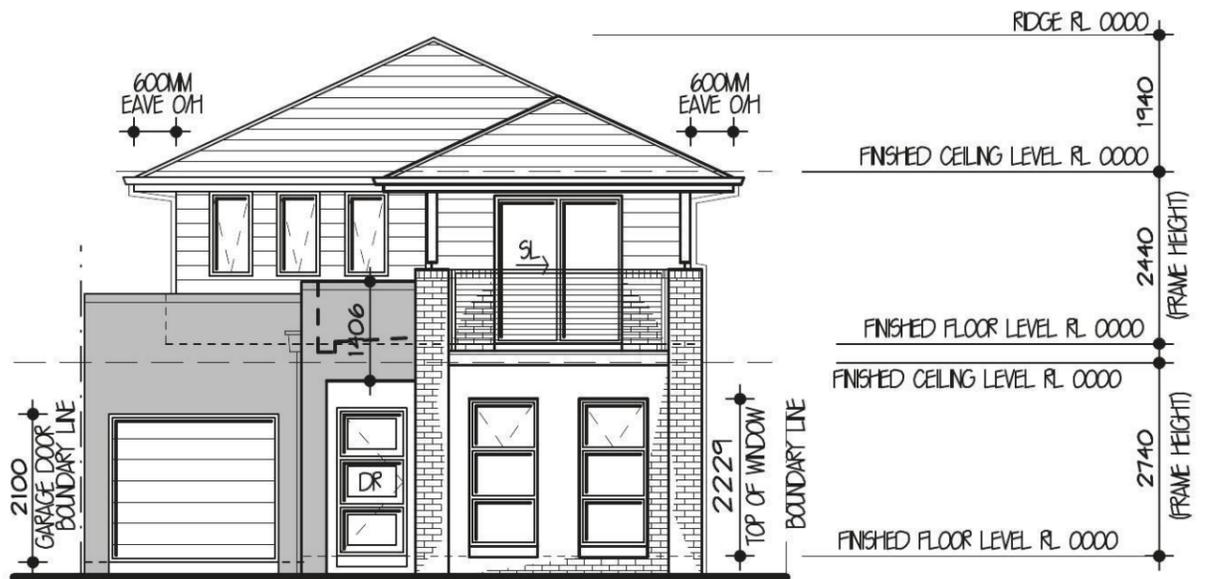
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**1:100 @ A3**

DATE  
**28-03-14**

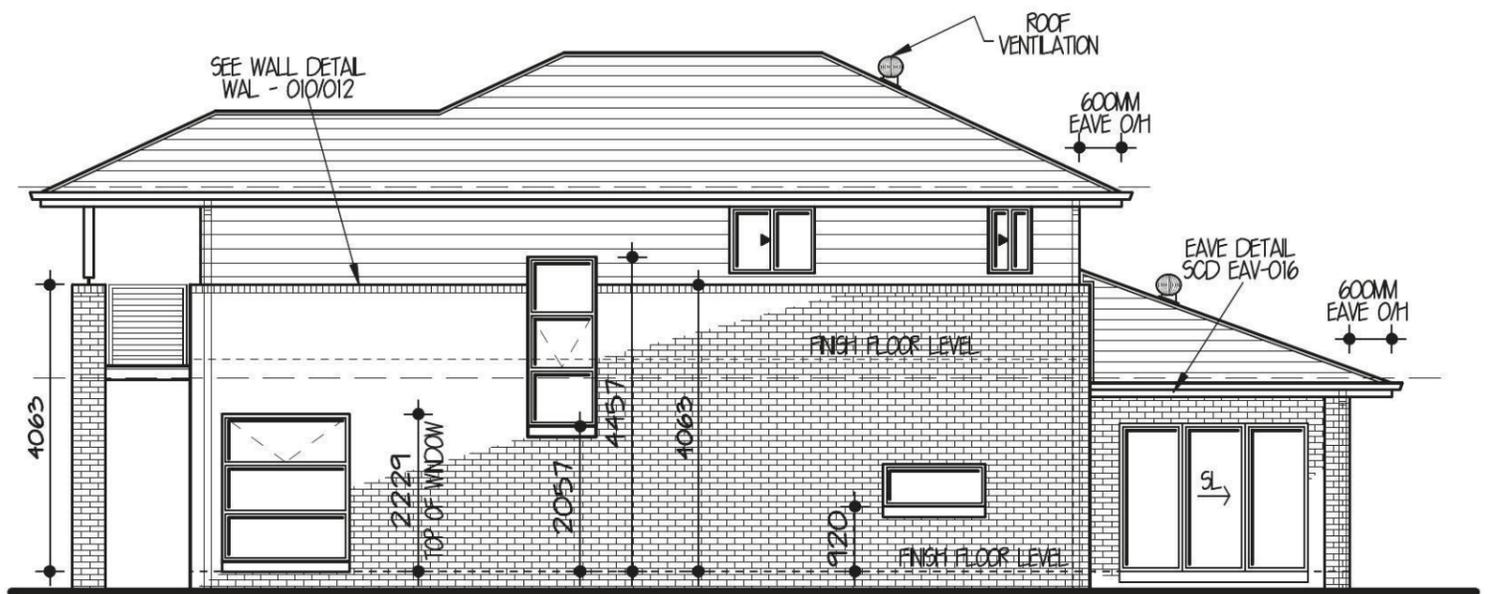
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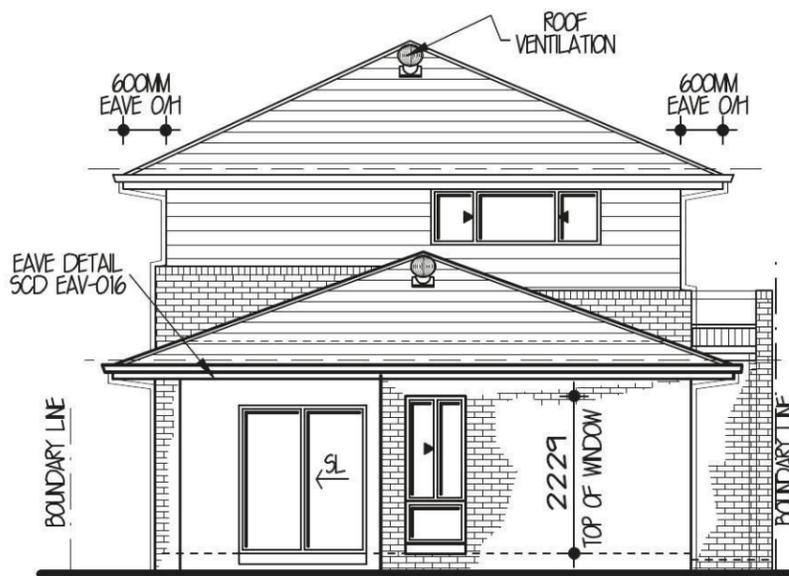




**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**



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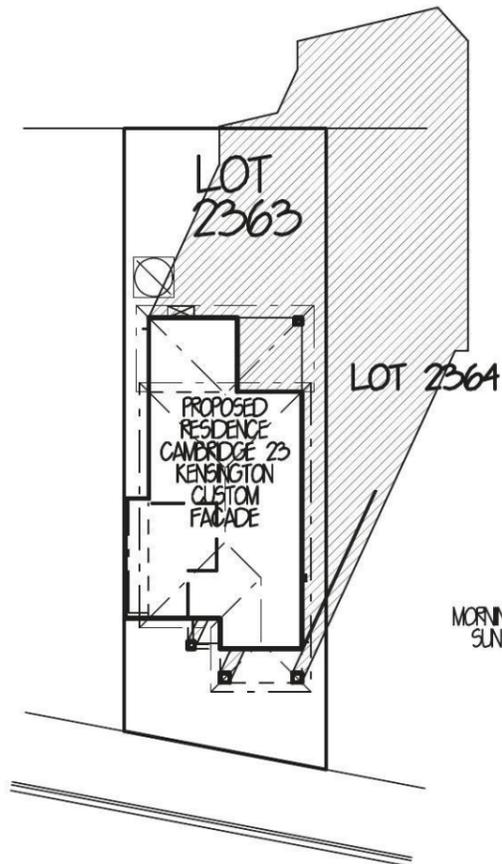
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MASTER A21322	DWG NO. A21421	PAGE NO. 4 OF 9



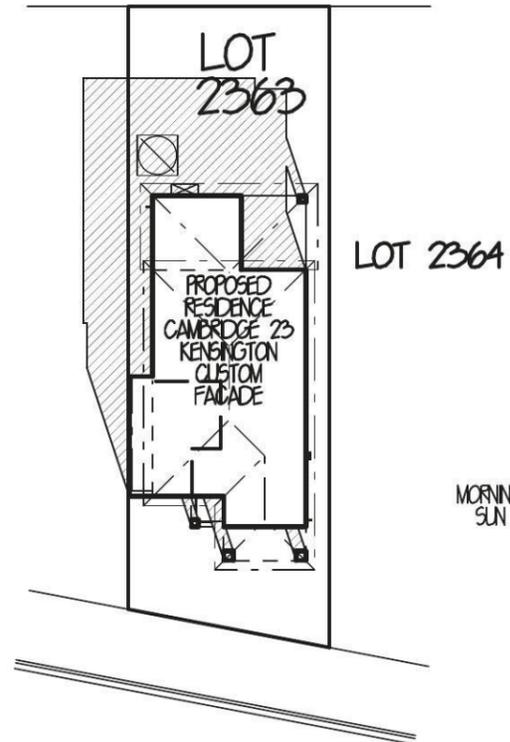
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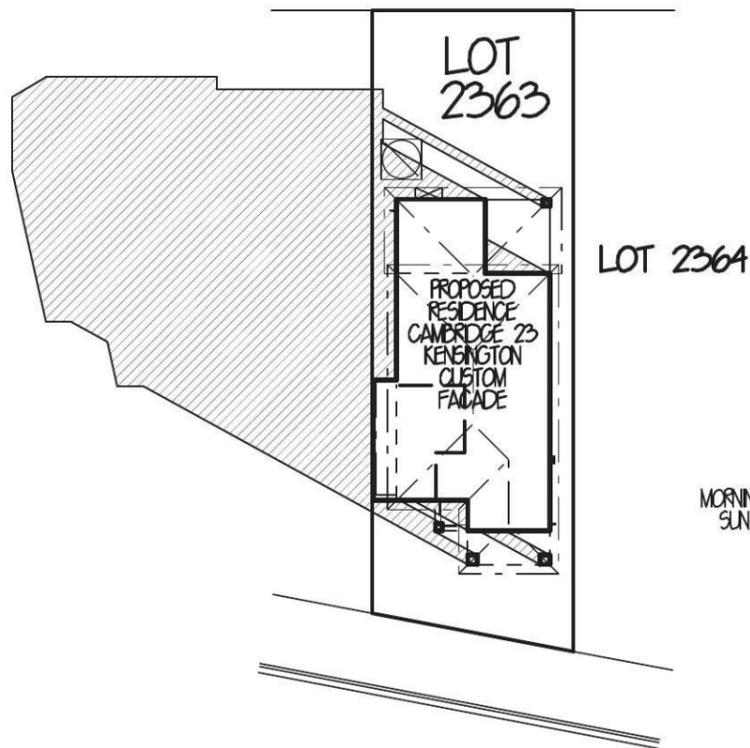
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EMPIRE CIRCUIT  
9 AM



EMPIRE CIRCUIT  
12 NOON



EMPIRE CIRCUIT  
3 PM

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



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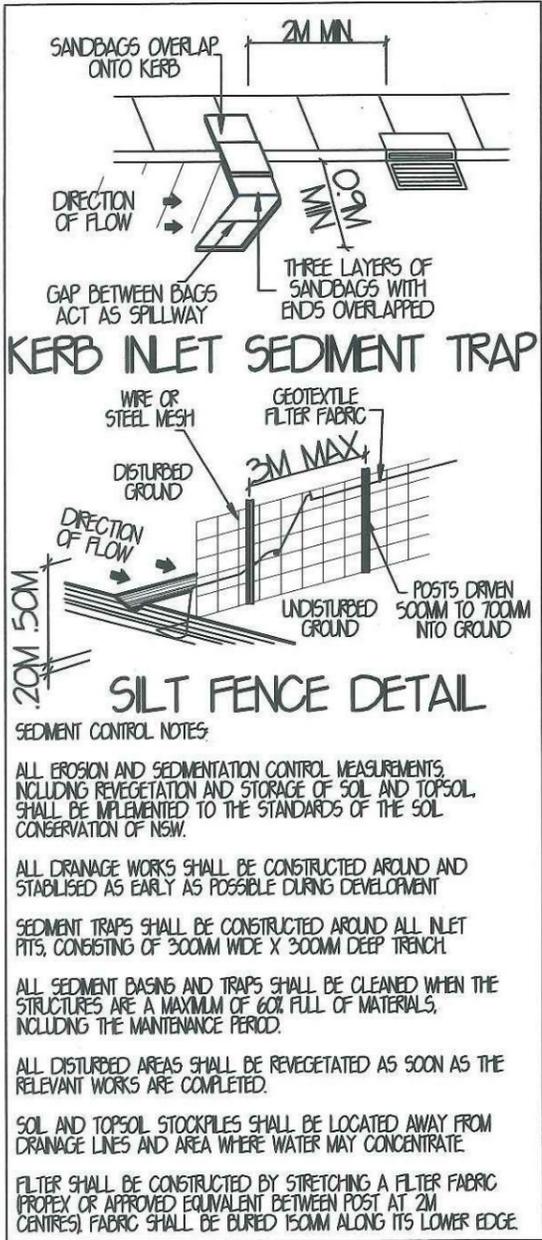
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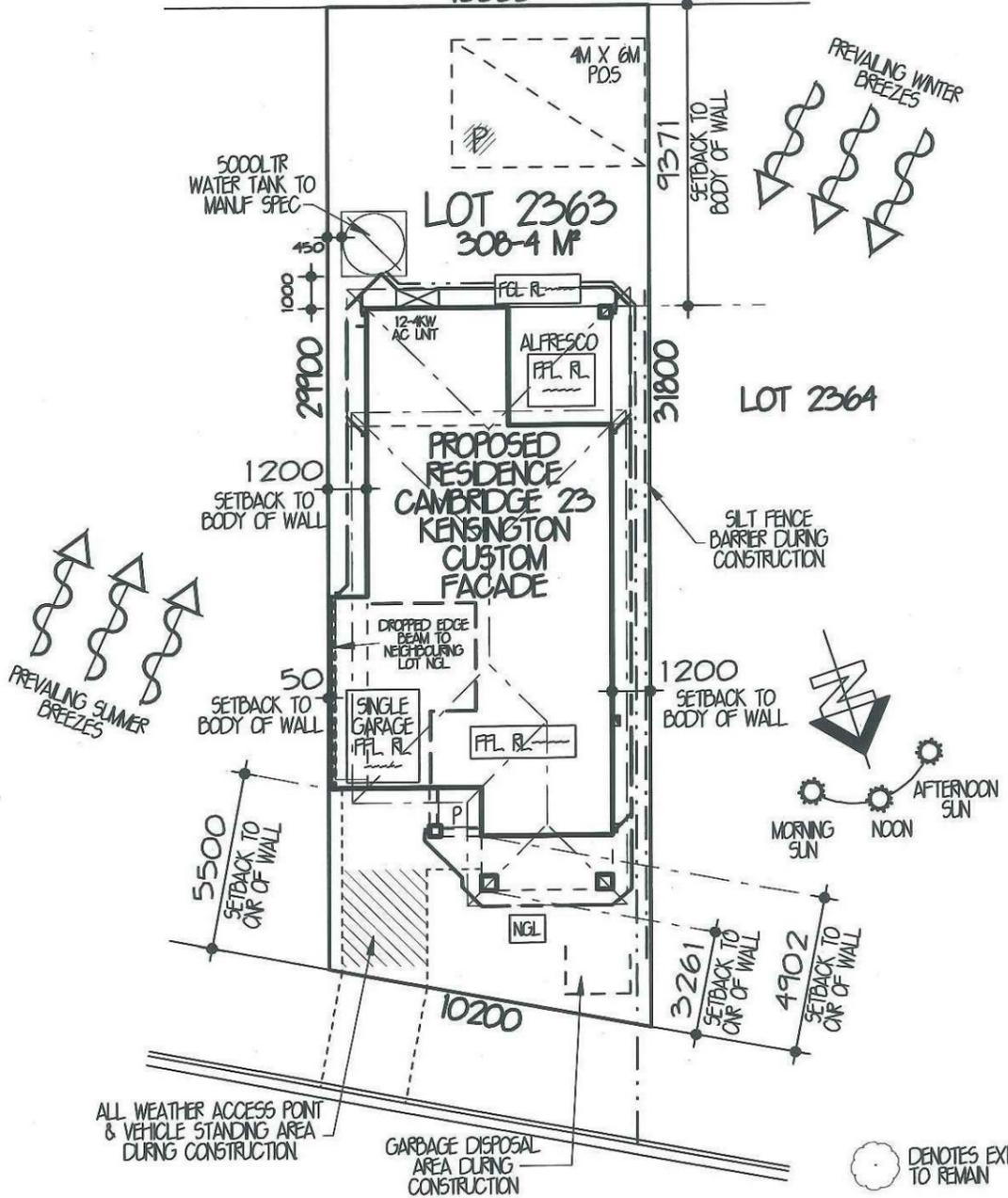
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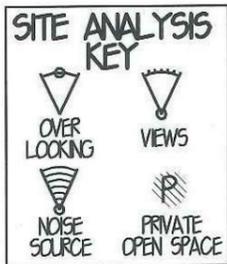


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  - SITE CLASSIFICATION M
  - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOD GARAGE TO FLOOD
  - HOUSE FLOOR LEVEL FLOOD, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOD, 29MM ABOVE PLATFORM LEVEL
  - TOTAL ROOF AREA = 155-9 M<sup>2</sup>



EMPIRE CIRCUIT

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

(DRAINAGE PLAN)

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FOR EDEN BRAE HOMES  
AT LOT 2363 EMPIRE CIRCUIT THORNTON  
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)  
JOB NO. 0018028  
FACADE KENSINGTON CUSTOM  
HAND LH  
MASTER A21322  
DWG NO. A21421  
PAGE NO. 1 OF 9

**SITE DATA**  
SITE AREA= 308-4 M<sup>2</sup>

PRIVATE OPEN SPACE= REQUIRED= 20% OR 61-7 M<sup>2</sup>  
PROVIDED= 35-6% OR 109-9 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M<sup>2</sup>  
PROVIDED= 109-9 M<sup>2</sup>

**FLOOR AREAS**  
GROUND FLOOR AREA= 91-9 M<sup>2</sup> (NOT INCLUDING GARAGE)  
GARAGE FLOOR AREA= 22-8 M<sup>2</sup>  
PORCH FLOOR AREA= 8-7 M<sup>2</sup>  
ALFRESCO FLOOR AREA= 11-8 M<sup>2</sup>  
FIRST FLOOR AREA= 91-7 M<sup>2</sup>  
BALCONY FLOOR AREA= 6-3 M<sup>2</sup>

TOTAL FLOOR AREA= 239-2 M<sup>2</sup> OR 25-7 SQS

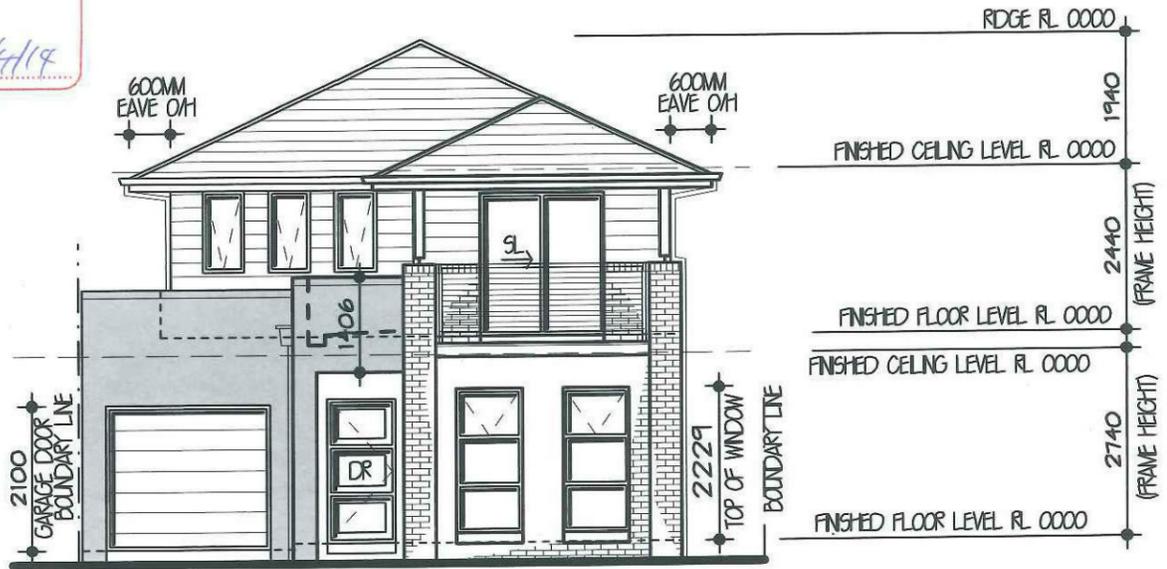
**A&N SYDNEY**

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.AANDDESIGNSYDNEY.COM.AU

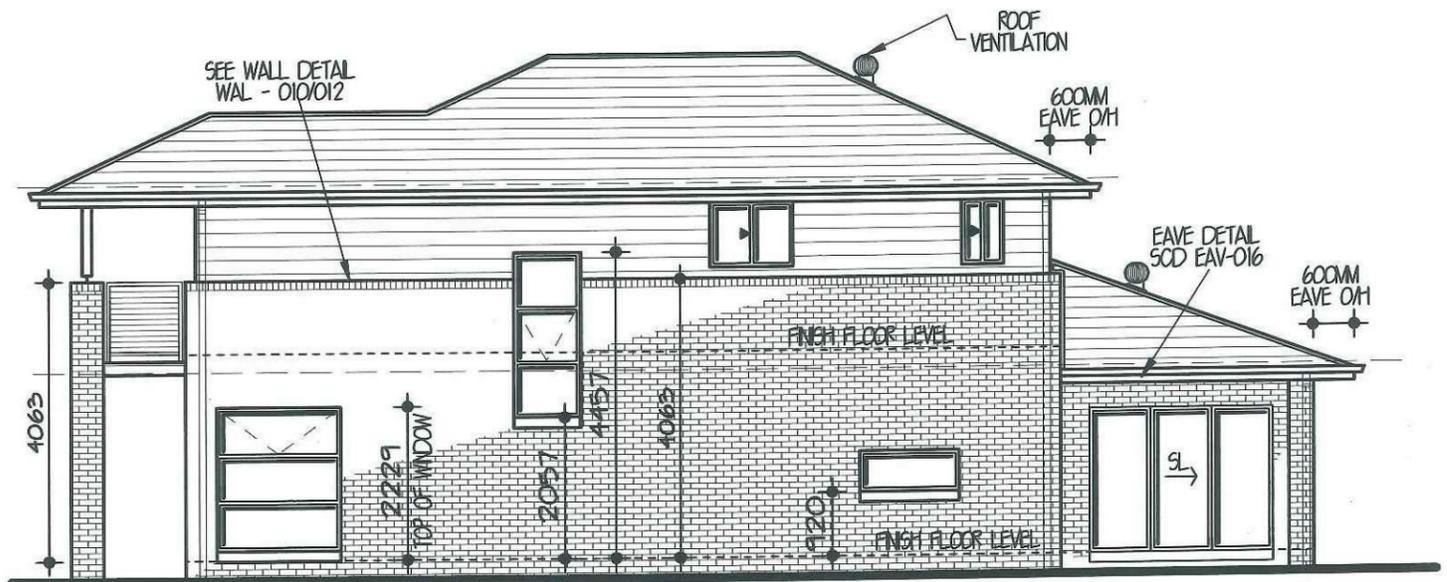
ISSUE	DATE	REVISION	DRAWN
A	1-4-14	CC PLANS	DR

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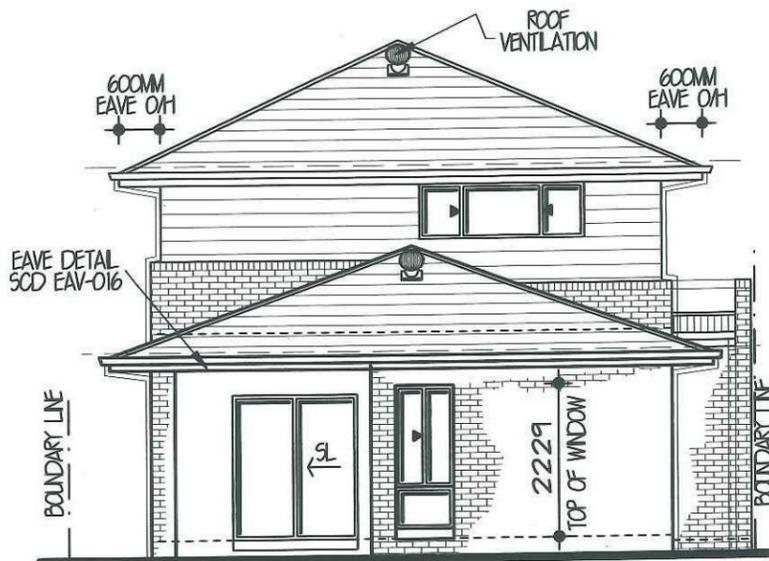
Thorton Design Review Panel  
 LANDCOM  
 Reviewed *AS* Date 17/4/14



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

**Eden brae homes**  
*It's where you want to live*  
 LEVEL 3,  
 22 BROOKHOLLOW AVENUE,  
 NORTHWEST BUSINESS PARK,  
 BALLKHAM HILLS NSW 2153  
 P: 8860 9222  
 F: 8860 9233

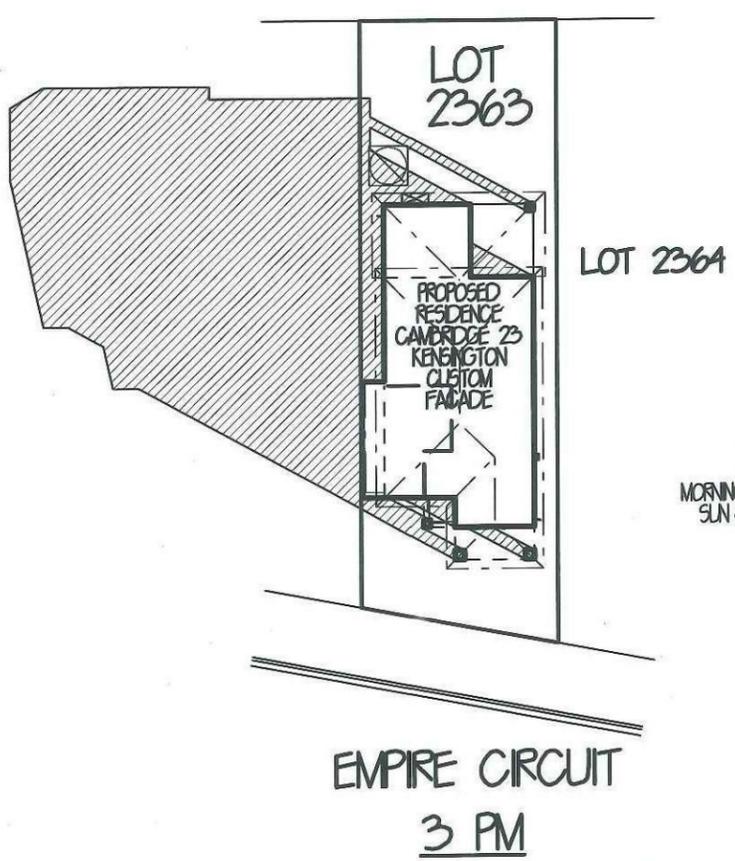
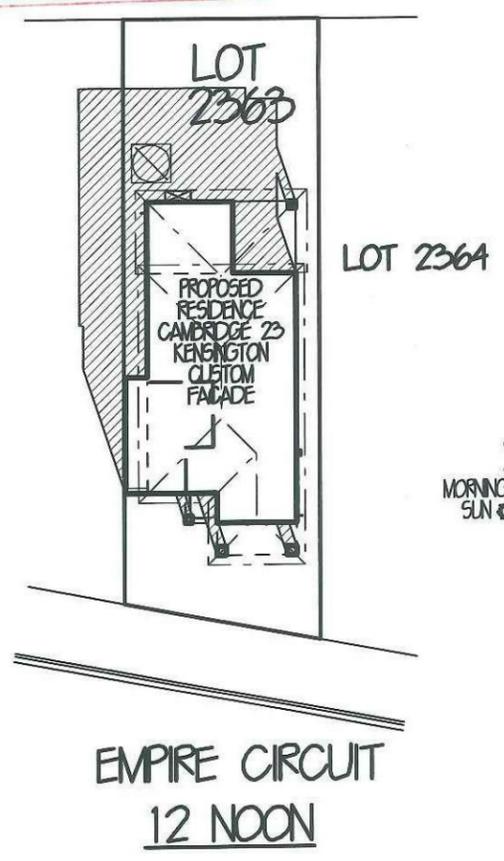
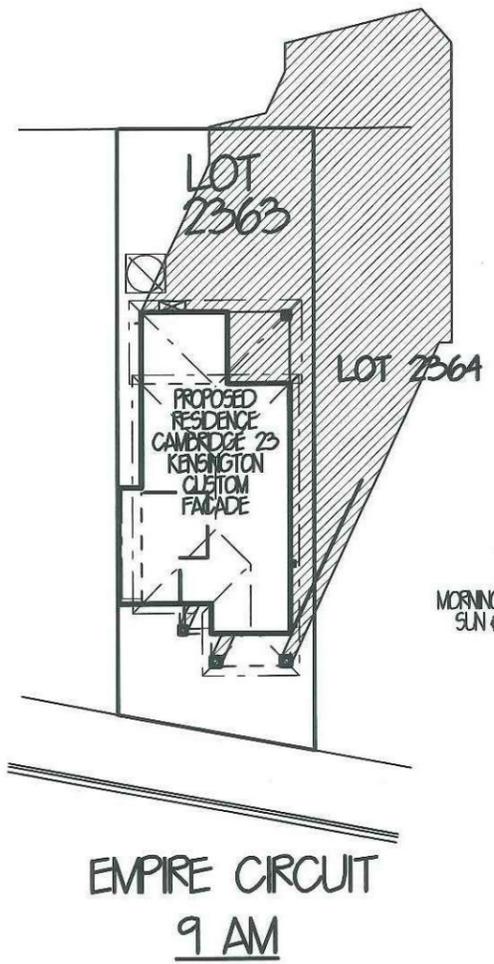
FOR EDEN BRAE HOMES  
 AT LOT 2363 EMPIRE CIRCUIT THORNTON  
 TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0018028  
 FACADE KENSINGTON CUSTOM HAND LH  
 MASTER A21322 DWG NO. A21421 PAGE NO. 4 OF 9

**AND 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  
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 LANDCOM  
 Reviewed *Asot* Date 17/4/14



# SHADOW DIAGRAMS

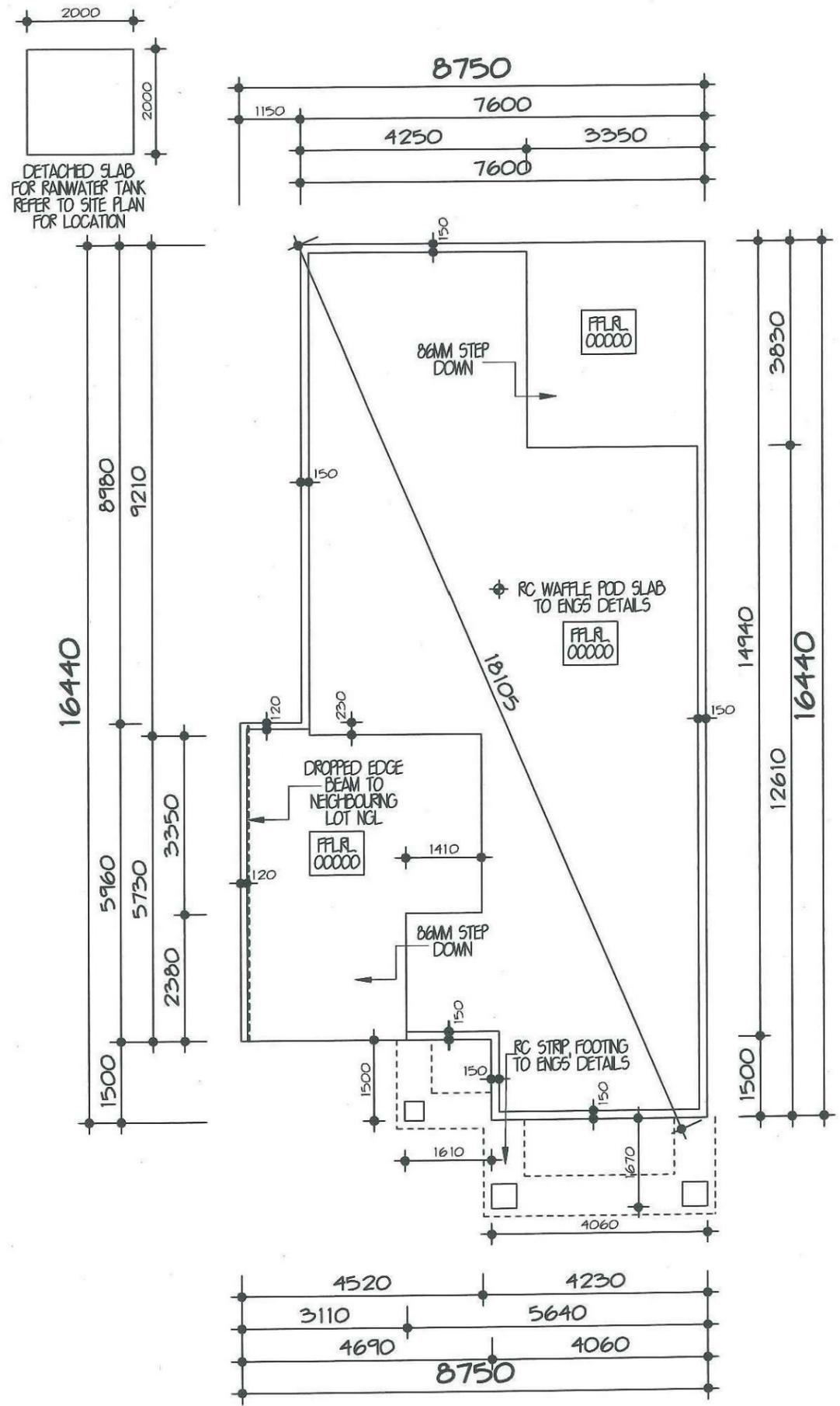
## JUNE 21ST MID-WINTER 1:350

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

LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233		
FOR EDEN BRAE HOMES		
AT LOT 2363 EMPIRE CIRCUIT THORNTON		
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018028	
FACADE KENINGTON CUSTOM	HAND LH	
MASTER A21322	DWG NO. A21421	PAGE NO. 6 OF 9

LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PD BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW. 2153 PHONE (02) 8824 3533 FAX: (02) 8824 3544 WWW.AGNDDESIGNSYDNEY.COM.AU			
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 LANDCOM  
 Reviewed *Ascoll* Date 17/4/14



# SLAB FLOOR PLAN 1:100

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

**Eden Brae Homes**  
 "It's where you want to live"

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

FOR EDEN BRAE HOMES  
 AT LOT 2363 EMPIRE CIRCUIT THORNTON  
 TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0018028  
 FACADE KENSINGTON CUSTOM HAND LH  
 MASTER A21322 DWG NO. A21421 PAGE NO. 7 OF 9

**AGN SYDNEY**

LEVEL 2 SUITE 216 MACARTHUR POINT  
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ISSUE	DATE	REVISION	DRAWN
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# Lot 2363 Empire



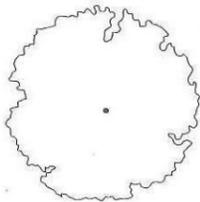
## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Bmm	Buxus microphylla v ar. microphylla	Dwarf Box Hedge	34	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	26	150mm	0.3m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m
Lcb	Loropetalum chinense v ar. rubrum 'Burgundy'	Pink Fringe Flower	3	300mm	1-1.5m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
71	7	0	64	1

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

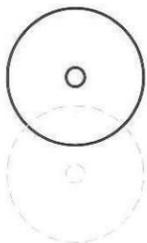


#### LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

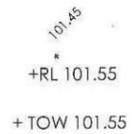
Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

Proposed levels



Proposed Top Of Wall levels



Boundary



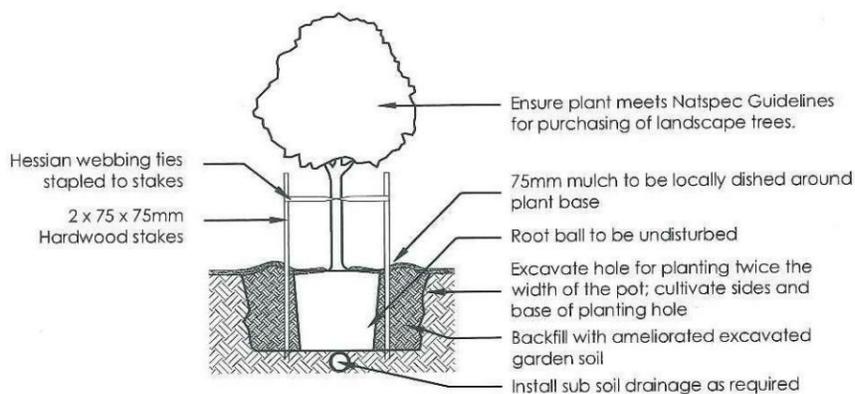
Garden edging



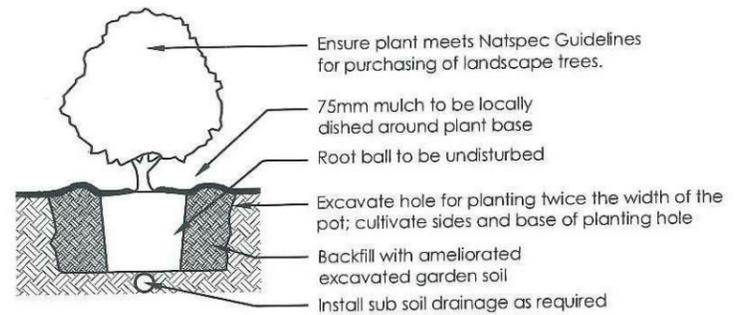
Masonry retaining walls



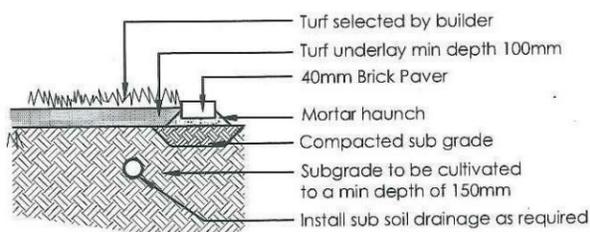
Existing contours



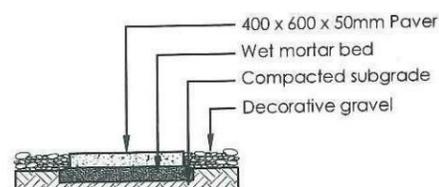
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size

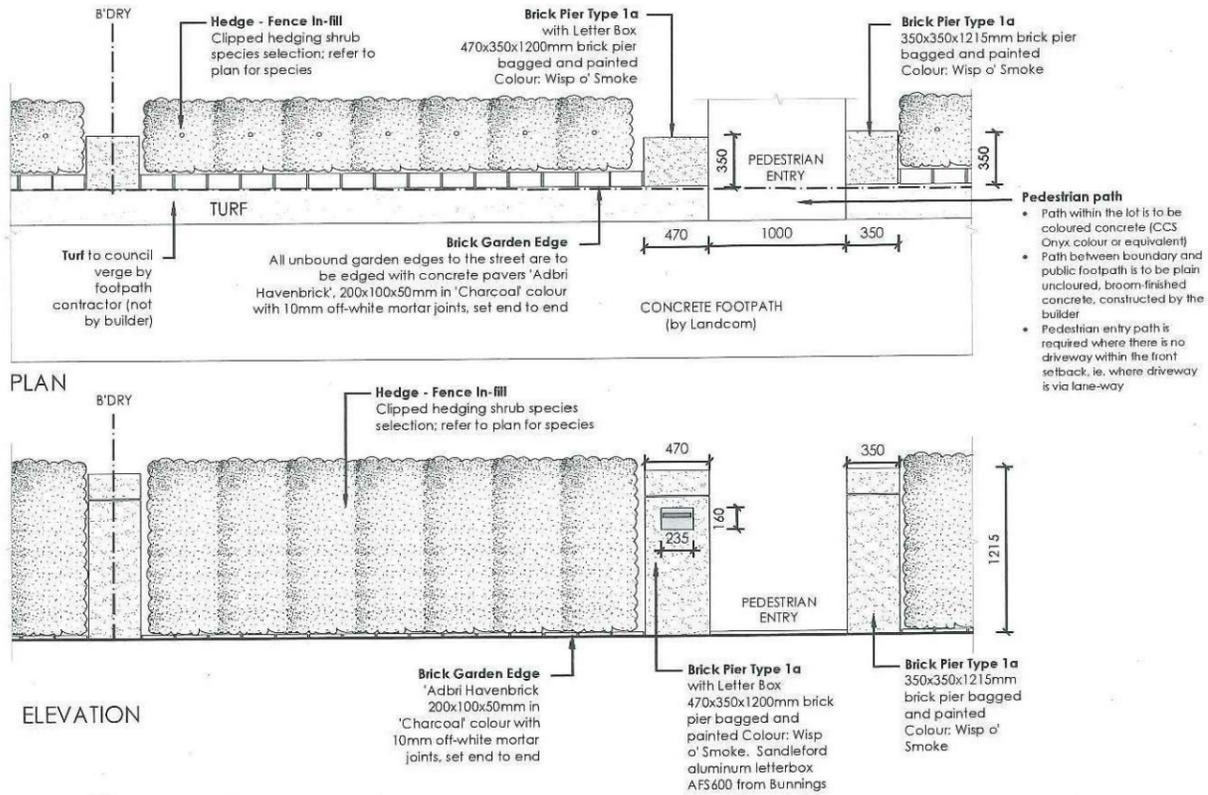


3 Turf Detail  
NTS Brick Paver Edge

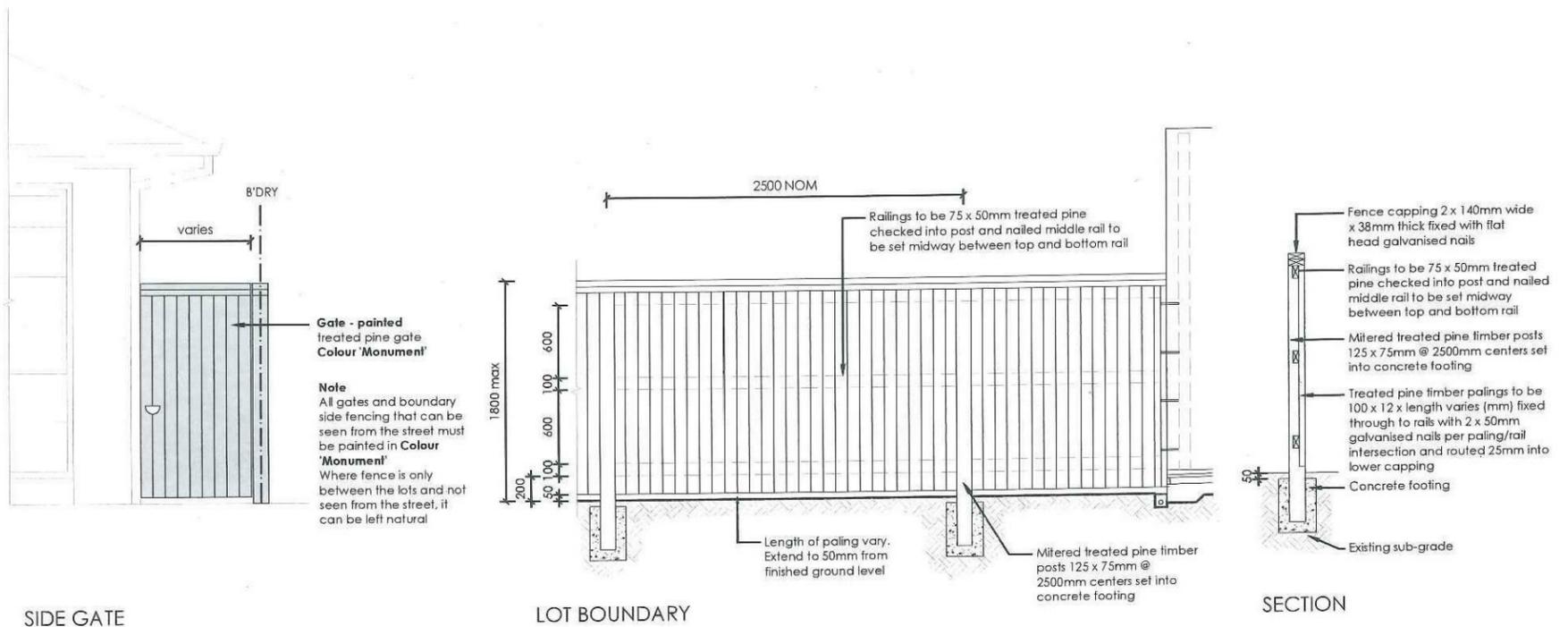


4 Stepping stones in gravel  
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	PROVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-03-14	NEW RESIDENCE	1:100 @ A3	DA	L-02
					LOT 2363 EMPIRE STREET, PENRITH		LANDSCAPE PLAN	
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					EDEN BRAE HOMES		28-03-14	
PO Box 3136, Carrington NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au					4. 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		A	

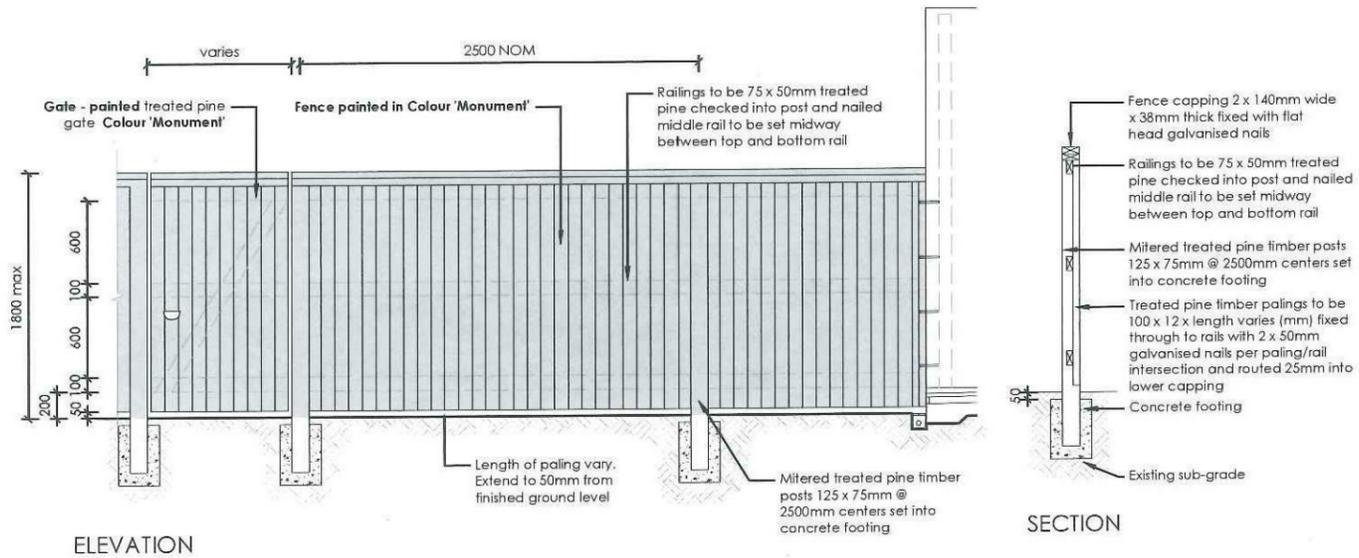


5 **FENCE TYPE 5 - Front Fence**  
 1:50 Typical detail

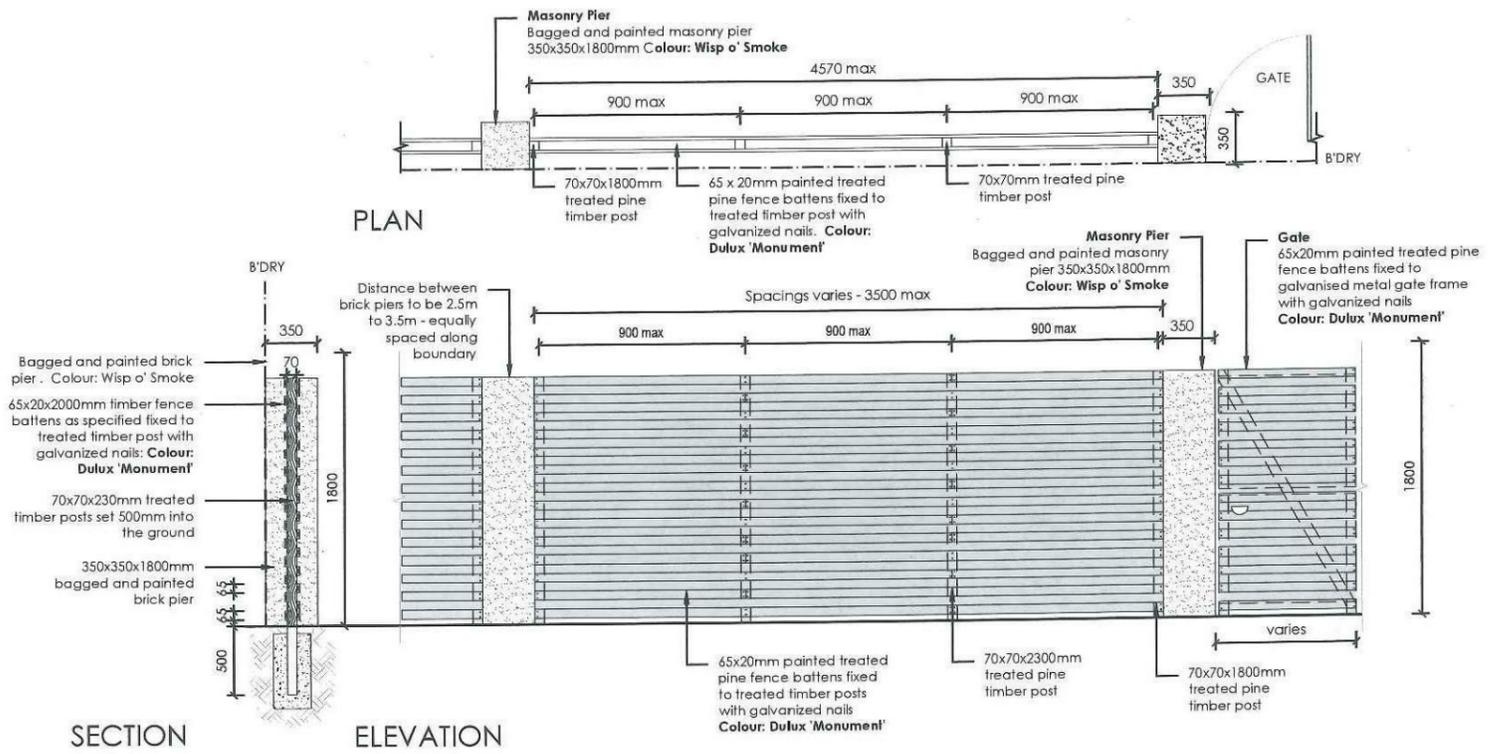


6 **FENCE TYPE 4a - Side Boundaries**  
 1:50 Typical detail

<b>ecodesign</b> outdoor living environments PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the ecodeign group of landscape design and architecture		<b>LOT 2363 EMPIRE STREET, PENRITH</b>		<b>NEW RESIDENCE</b>		
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign		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		<b>LANDSCAPE PLAN</b>		
<b>EDEN BRAE HOMES</b>		<b>1:100 @ A3</b>		<b>DA L-03</b>		
REVISION A ISSUE FOR CLIENT REVIEW		DRAWN RS BT		DATE 28-03-14		



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

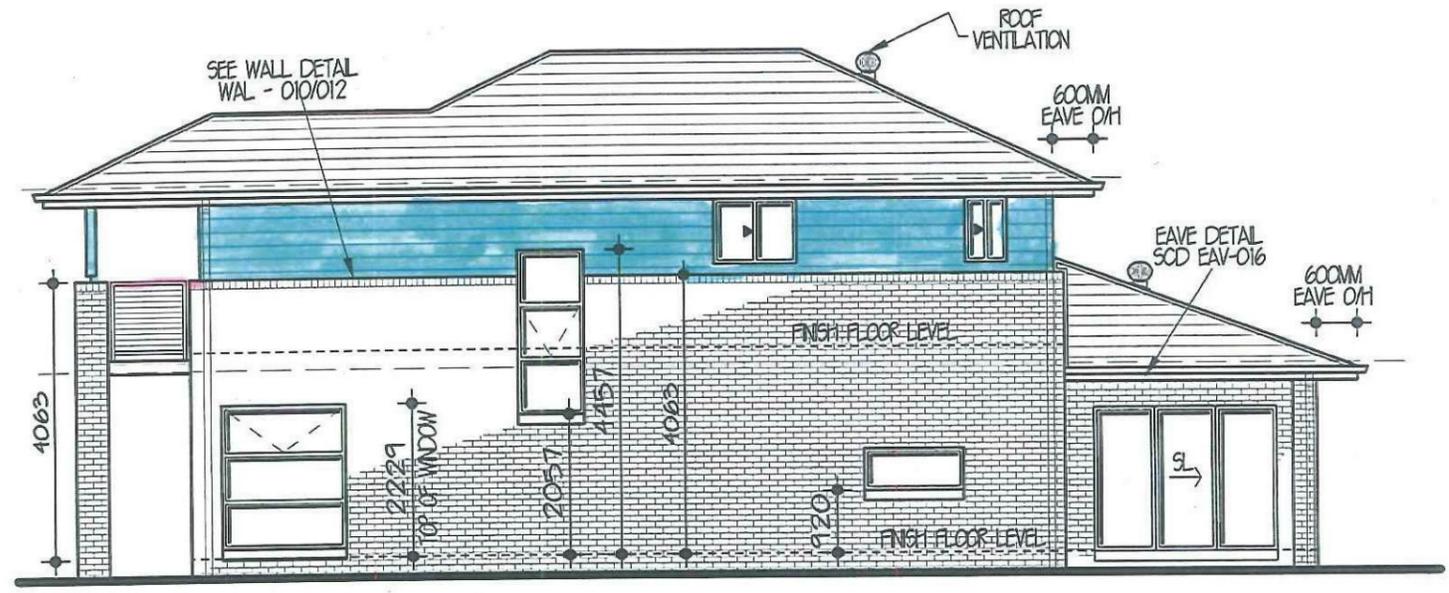


8 **FENCE TYPE 2a - Secondary Street Fencing**  
 Typical detail

<table border="1"> <tr> <th>NO</th> <th>REVISION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>28-03-14</td> </tr> </table>	NO	REVISION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	28-03-14	<p><b>ecodesign</b>          outdoor living environments</p> <p>PO Box 3136, Carlingford, NSW 2118          Ph: (02) 9871 7701 Fax: (02) 9873 2883          Email: info@ecodesign.com.au          Web: www.ecodesign.com.au</p> <p>Member of the Australian Institute of Landscape Architecture</p>	<p>PROJECT  <b>LOT 2363 EMPIRE STREET, PENRITH</b></p> <p>CLIENT  <b>EDEN BRAE HOMES</b></p>	<p>PROJECT  <b>NEW RESIDENCE</b></p> <p>REVISION  <b>LANDSCAPE PLAN</b></p> <p>SCALE  <b>1:100 @ A3</b></p> <p>DATE  <b>28-03-14</b></p> <p>REVISION  <b>A</b></p>
NO	REVISION	DRAWN	CHECK	DATE									
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-03-14									

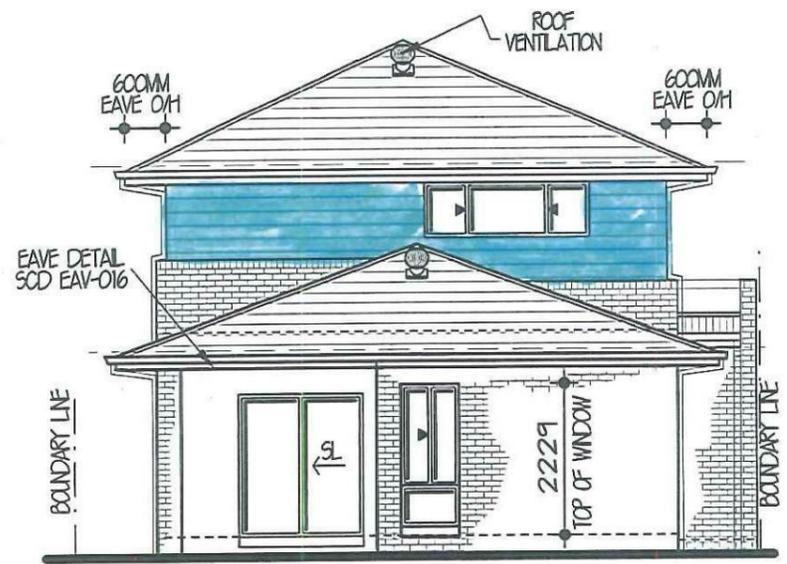


**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**

Home Option Gallery  
 Client Signature .....  
 Consultant Signature *Justin*  
 Initials ..... Date *14.4.14*



**SOUTH ELEVATION 1:100**

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

FOR **EDEN BRAE HOMES**  
 AT **LOT 2363 EMPIRE CIRCUIT THORNTON**  
 TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018028**  
 FACADE **KENSINGTON CUSTOM** HAND **LH**  
 MASTER **A21322** DWG NO. **A21421** PAGE NO. **4 OF 9**

- cladding, posts & entry door: Taubmans Grey cast T08 179-2
- masonry: Taubmans Smokehaze T161-4W
- handrail: powdercoated to match Colorbond wallaby.

**AGN SYDNEY**  
 LEVEL 2 SUITE 216 MACARTHUR POINT  
 NO. 25-27 SOLENT CIRCUIT  
 BALKHAM HILLS  
 PO BOX 6410 BALKHAM HILLS  
 BUSINESS CENTRE NSW, 2153  
 PHONE: (02) 8824 3533  
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ISSUE	DATE	REVISION	DRAWN
A	1-4-14	CC PLANS	DR

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