

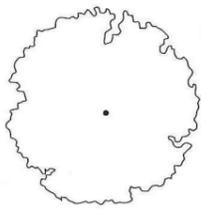
Lot 2315 Empire

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	3	300mm	1m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	24	200mm	0.6m
Pc	Pyrus calleryana 'Glen's Form' Chanticleer®	Chanticleer Ornamental Pear	1	75L	7m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
35	7	0	28	1

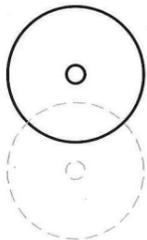


LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

Existing tree to be removed



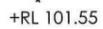
Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



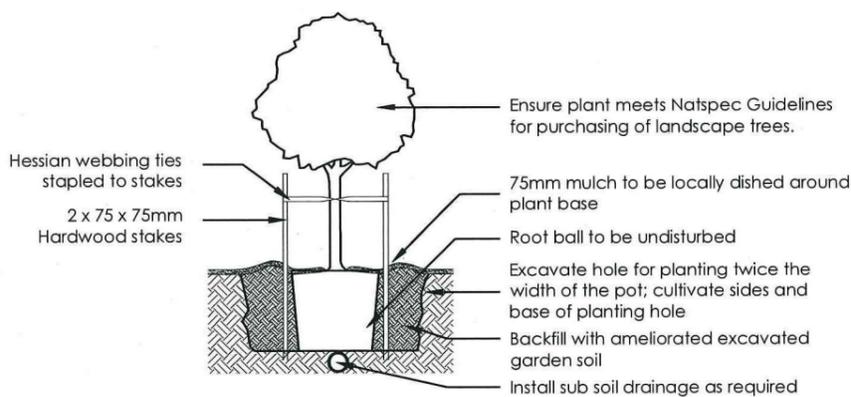
Garden edging



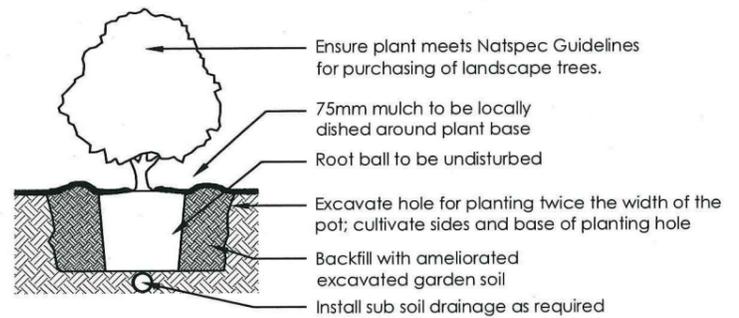
Masonry retaining walls



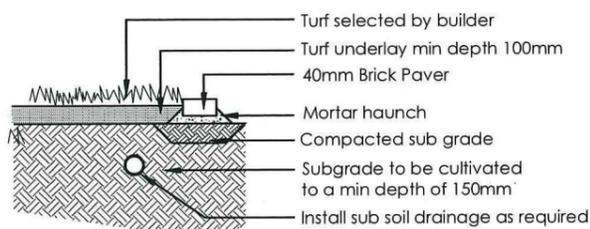
Existing contours



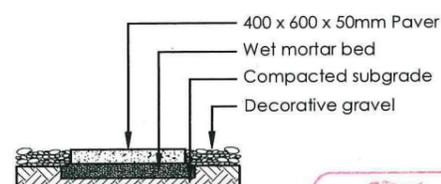
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



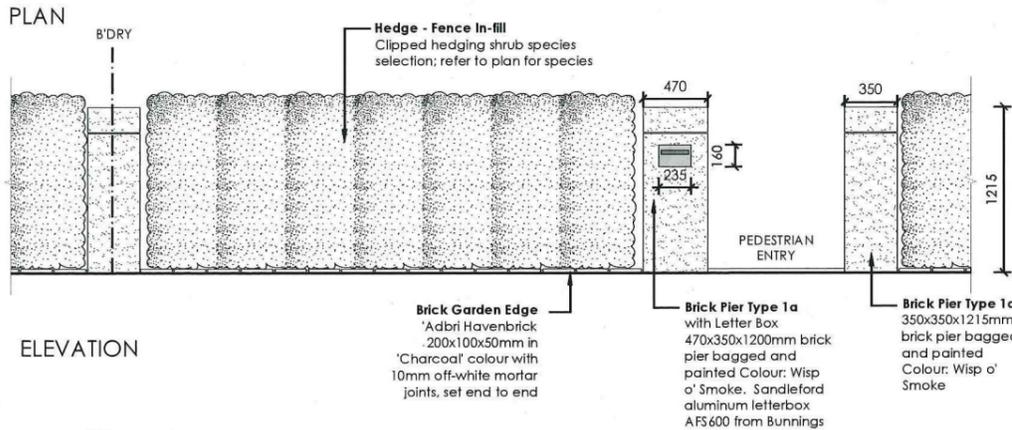
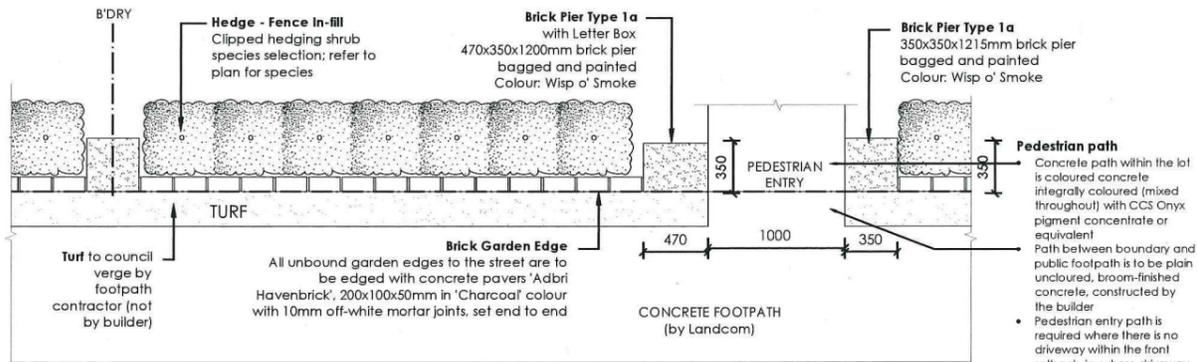
3 Turf Detail
NTS Brick Paver Edge



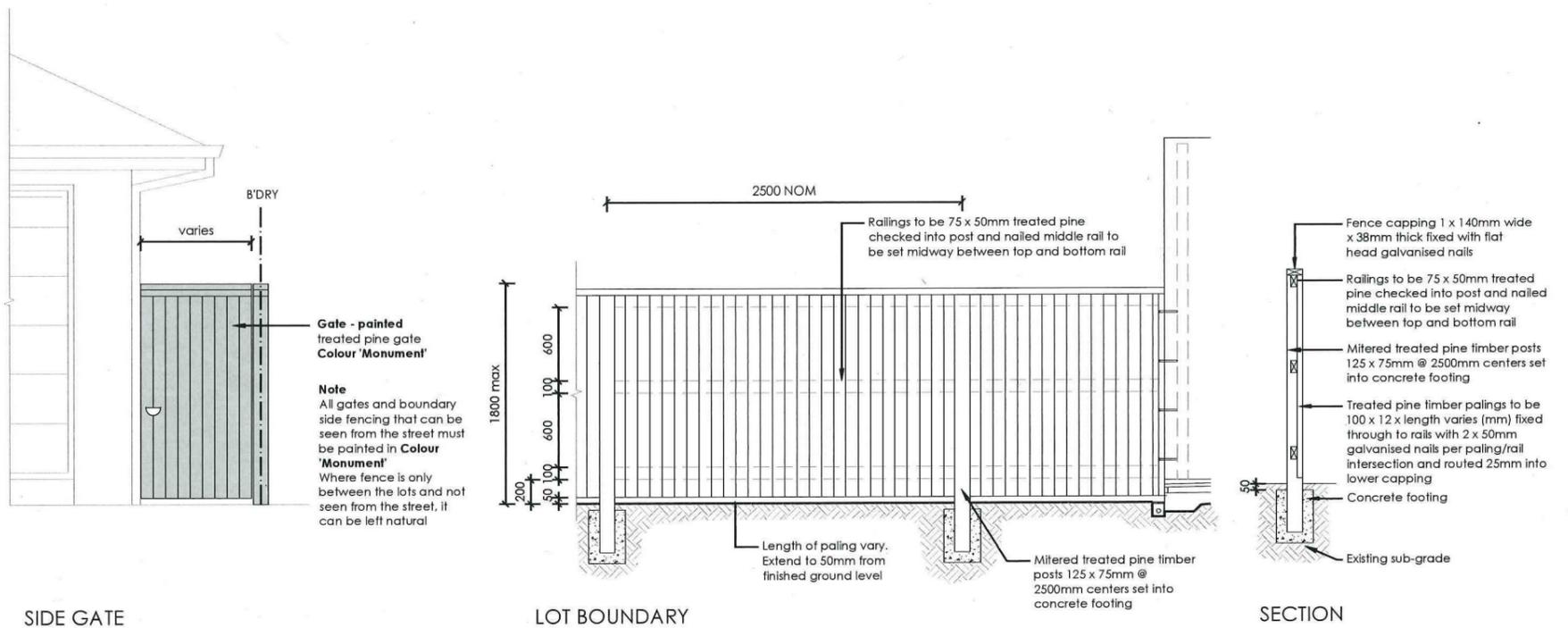
4 Stepping stones in gravel
NTS Low traffic zone



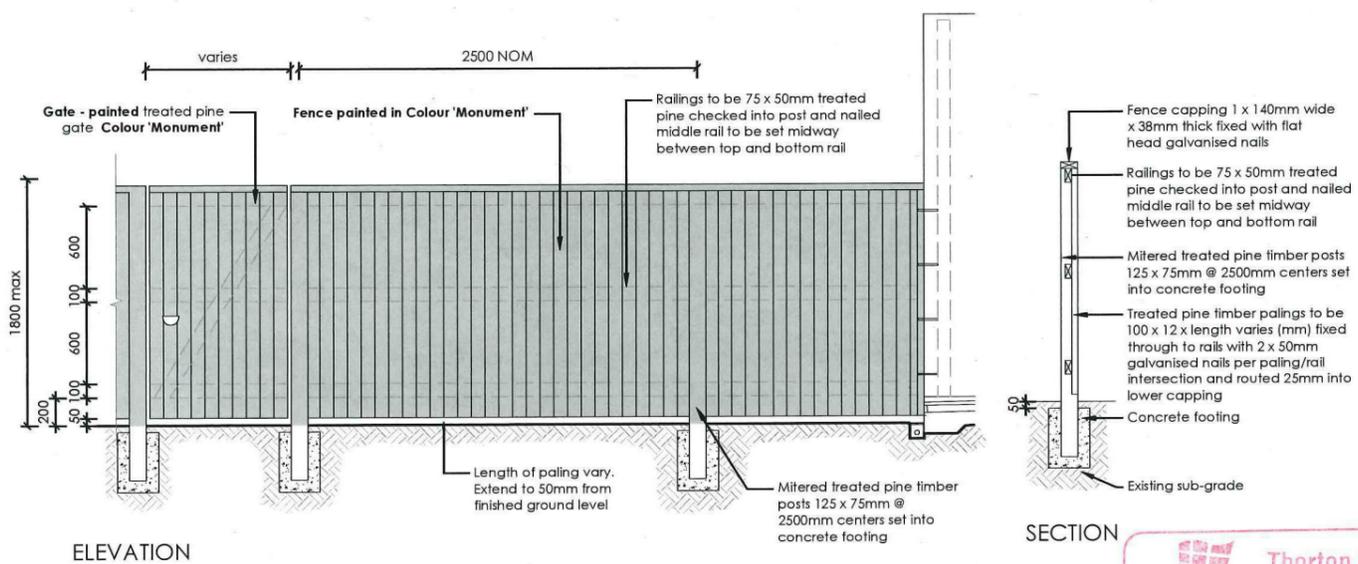
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14	LOT 2315 EMPIRE CIRCUIT, PENRITH	1:100 @ A3	DA	L-02
					CLIENT			
1. Do not scale from drawings 2. Verify dimensions on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign					EDEN BRAE HOMES	PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 25-06-14 REVISION: A		
PO Box 3136, Carrington, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers					6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified independent 8. For application purposes only - NOT FOR CONSTRUCTION			



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



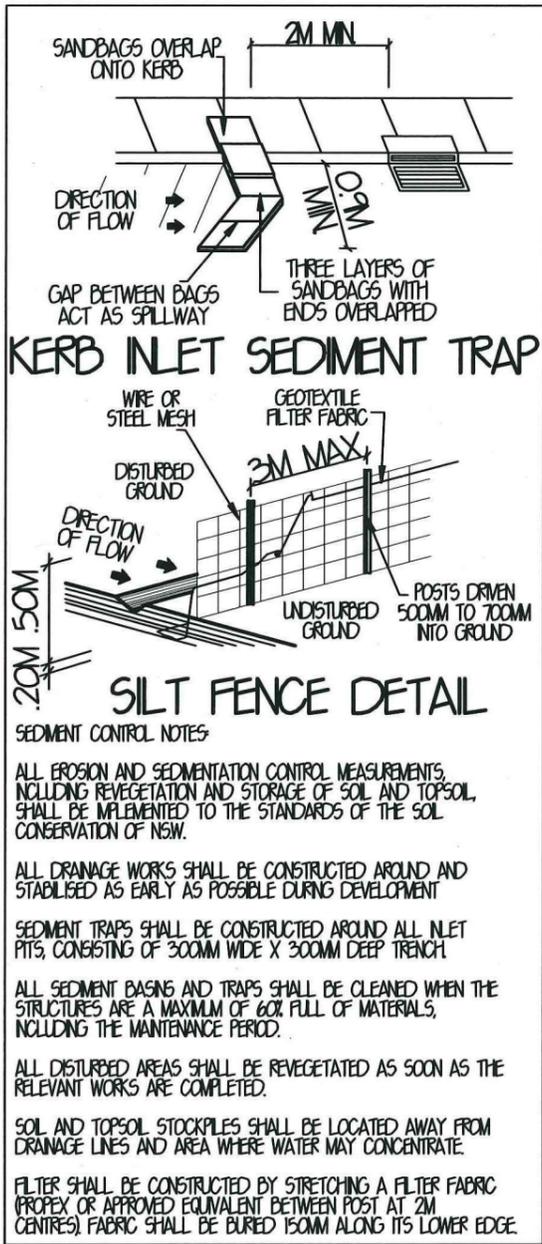
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



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

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	DATE	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14	THORNTON ESTATE, PENRITH	NEW RESIDENCE	1:100 @ A3	DA	L-03
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				



SITE DATA

SITE AREA= 300 M²

PRIVATE OPEN SPACE= REQUIRED= 20% OR 60 M² PROVIDED= 37-3% OR 111-8 M²

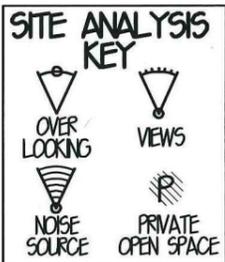
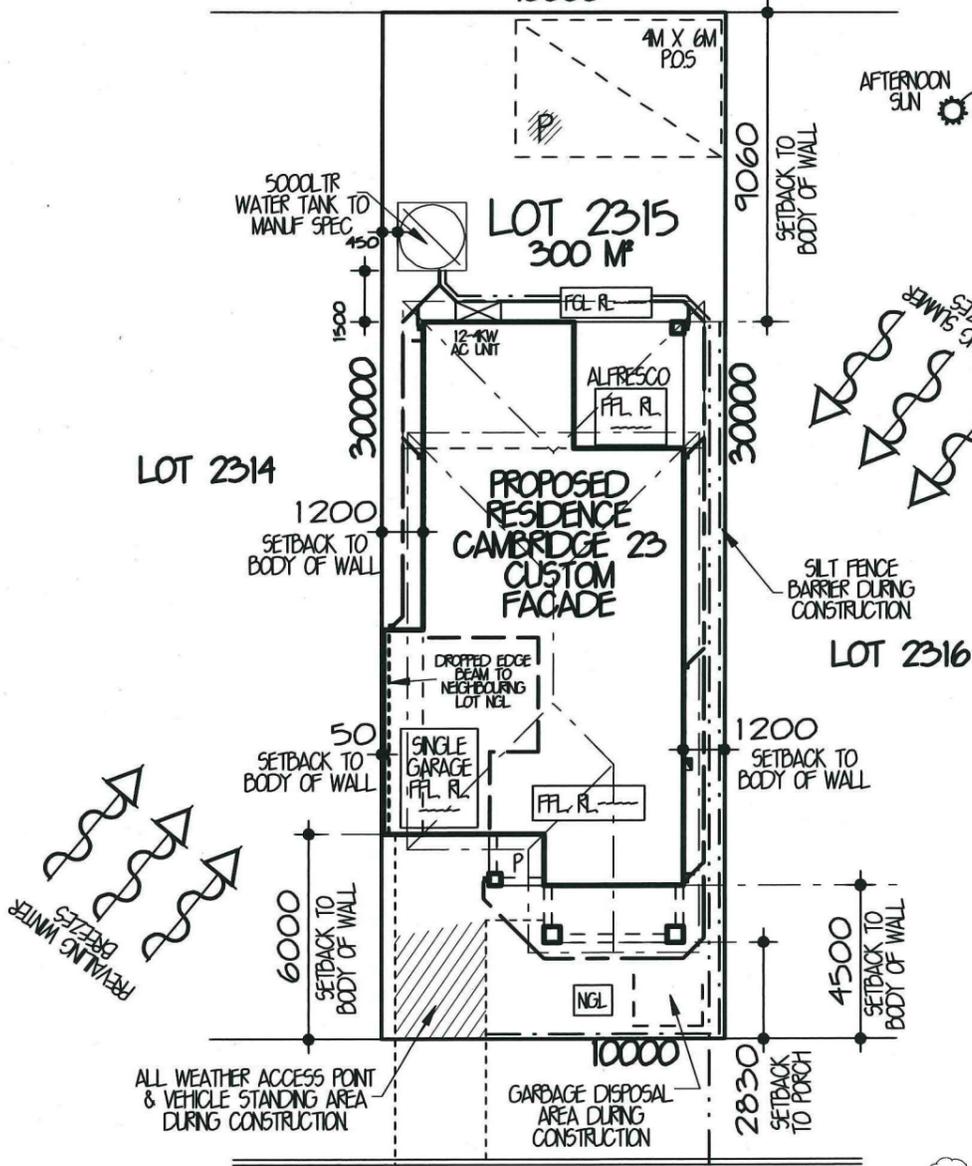
PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 111-8 M²

FLOOR AREAS

GROUND FLOOR AREA= 91-9 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA= 22-8 M²
 PORCH FLOOR AREA= 2-4 M²
 ALFRESCO FLOOR AREA= 11-8 M²
 FIRST FLOOR AREA= 91-4 M²
 BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 2266 M² OR 24-4 505

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER
 10000
 DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



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 ECH 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.

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 R10000 GARAGE TO R10000
- ◆ HOUSE FLOOR LEVEL R10000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R10000, 299MM ABOVE PLATFORM LEVEL
- ◆ TOTAL ROOF AREA = 155-9 M²

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 2315 EMPIRE CIRCUIT THORNTON**
 TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018264**
 FACADE **CUSTOM FACADE** HAND **LH**
 MASTER DWG NO. **A21849** PAGE NO. **1 OF 9**

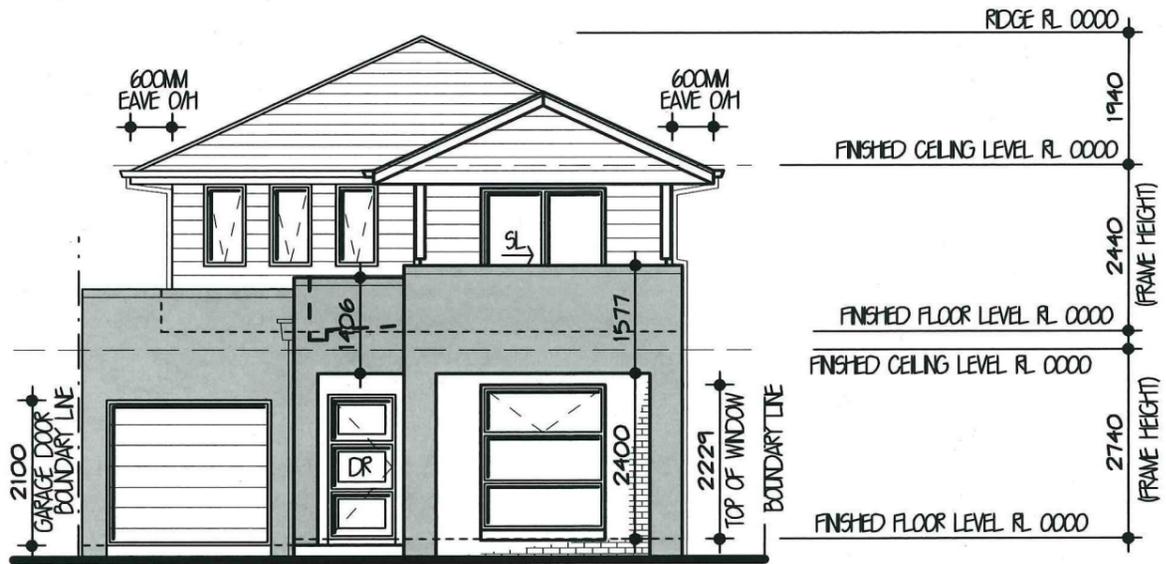
A&N SYDNEY

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

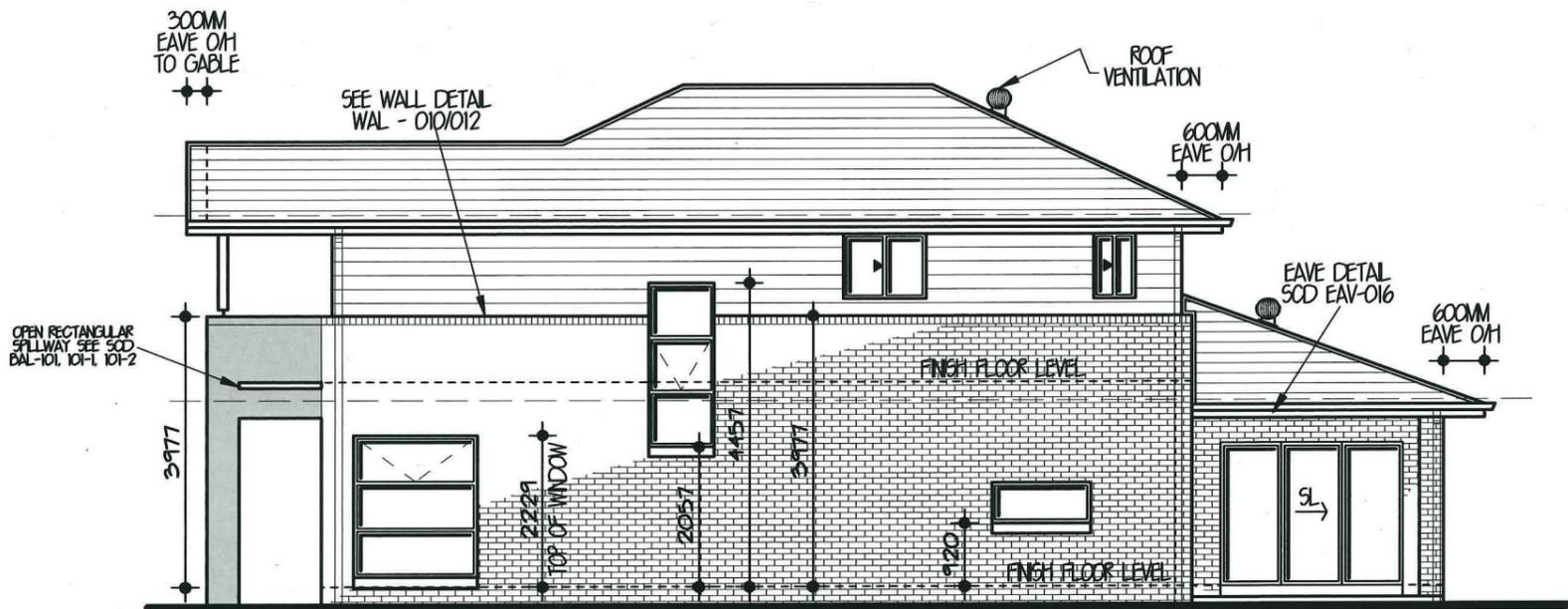
ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

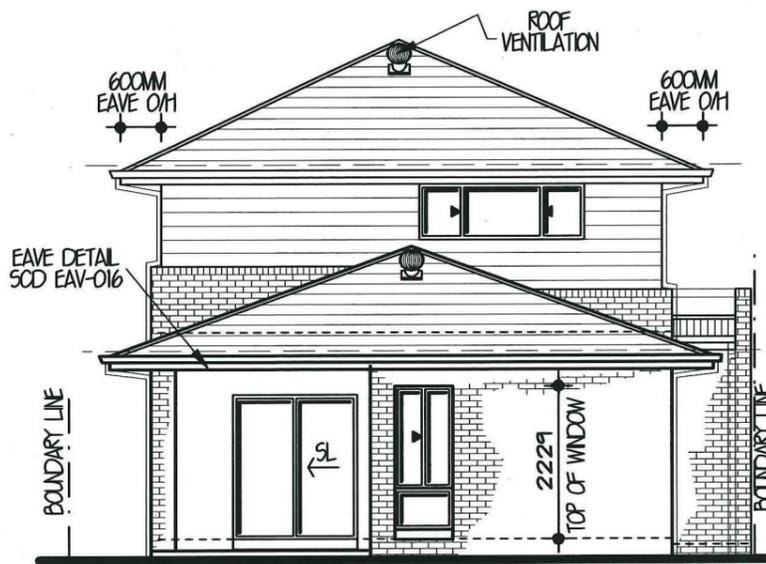
Thorton Design Review Panel
 Reviewed *[Signature]* Date 11/7/14



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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

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

FOR **EDEN BRAE HOMES**
 AT **LOT 2315 EMPIRE CIRCUIT
 THRONTON**
 TYPE **CAMBRIDGE 23
 (LIFESTYLE SERIES)** JOB NO. **0018264**
 FACADE **CUSTOM FACADE** HAND **LH**
 MASTER DWG NO. **A21849** PAGE NO. **4 OF 9**

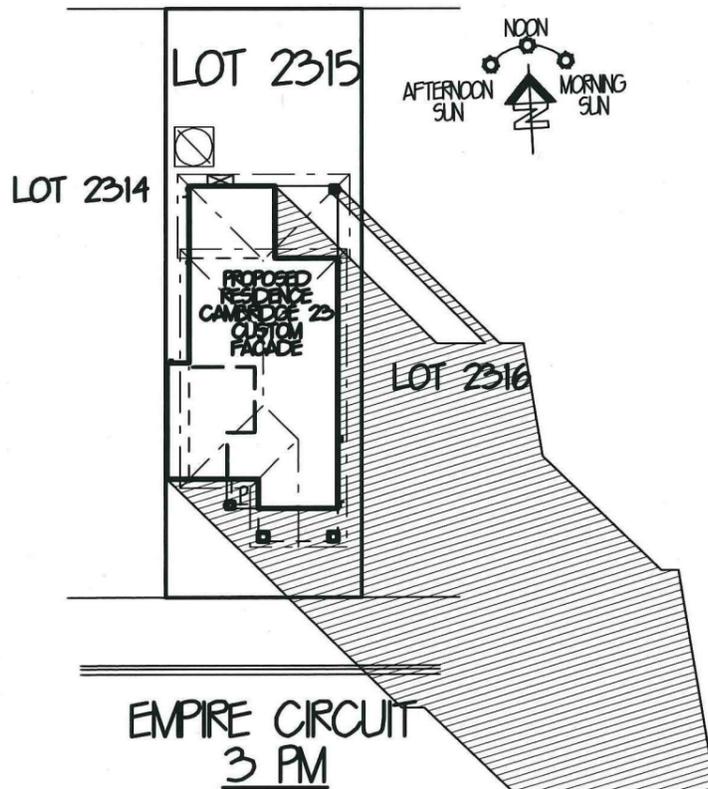
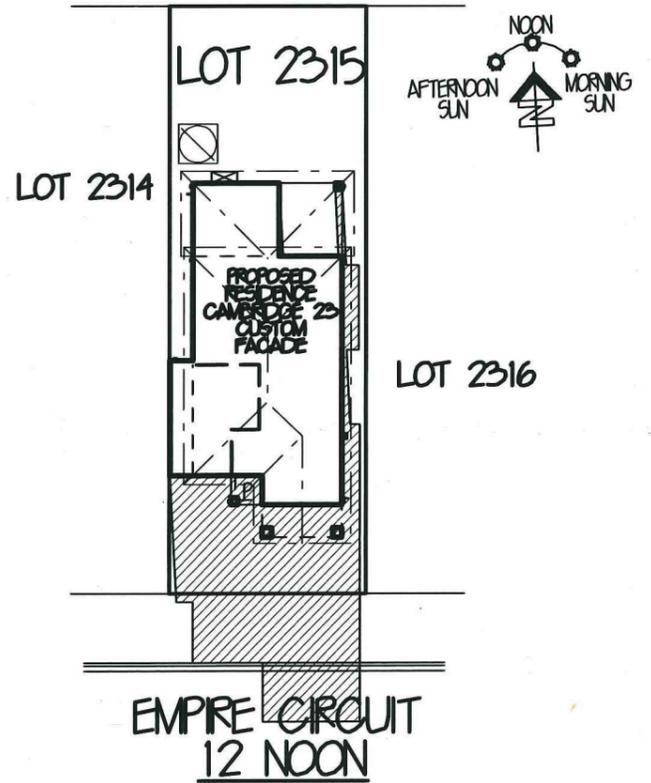
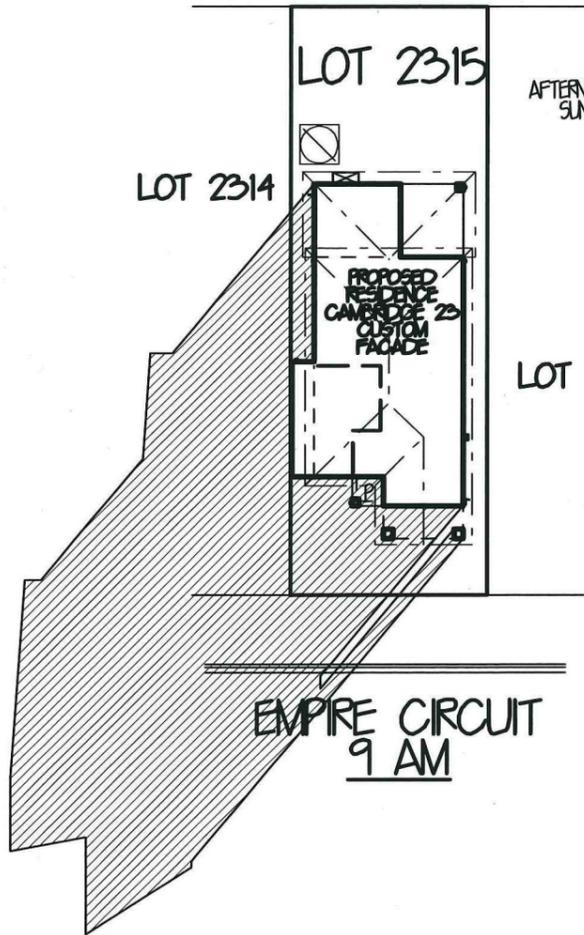
Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date *11/7/14*

ADN DESIGN 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
 FAX: (02) 8824 3544
 WWW.ADESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES.
 REPRODUCTION COPYING OR USE IN PART OR WHOLE
 WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
 LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



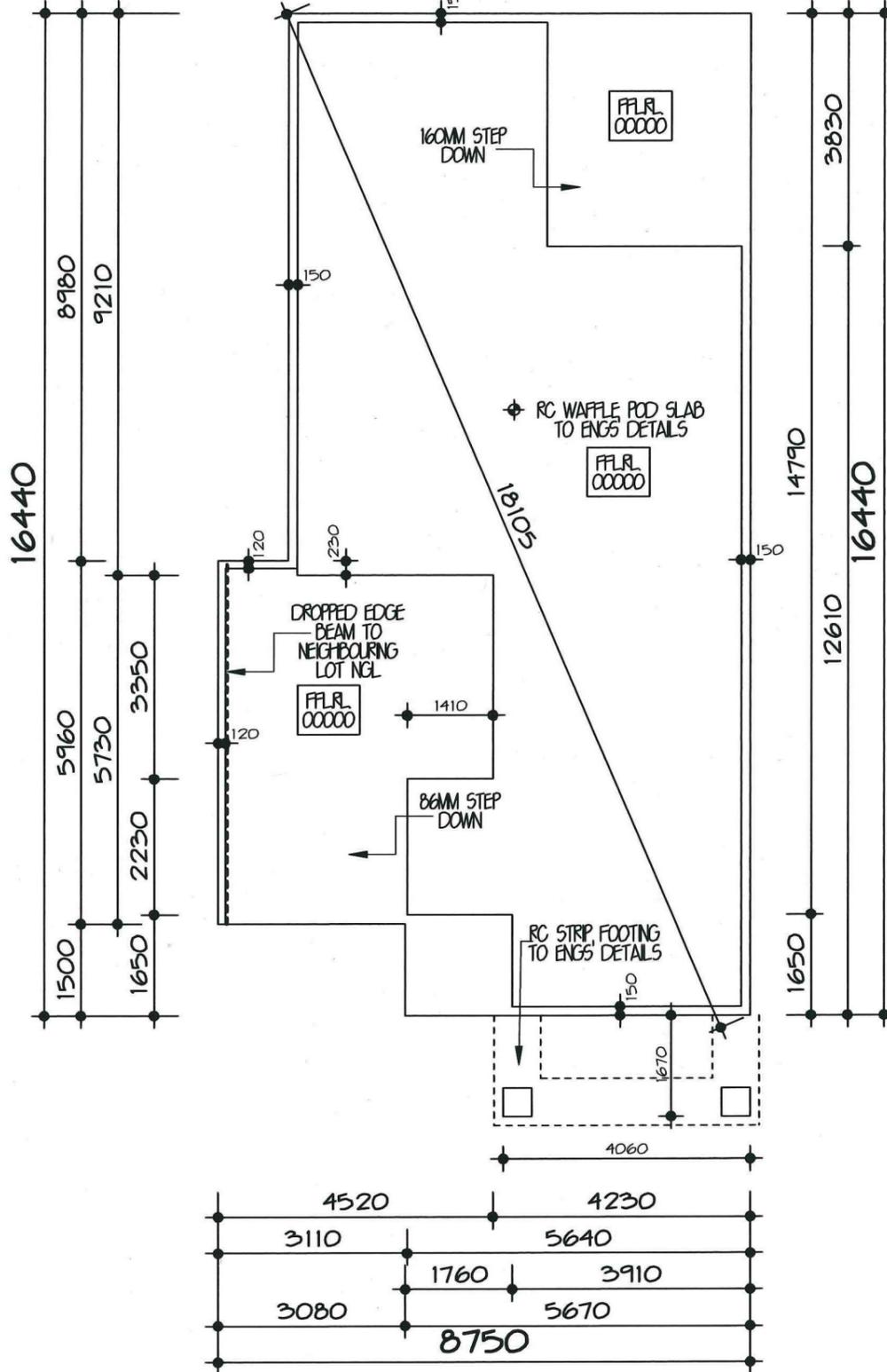
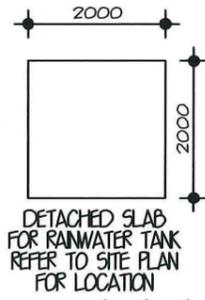
SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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

 <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 2315 EMPIRE CIRCUIT THRONTON	
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018264
FACADE CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21849 PAGE NO. 6 OF 9

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 1/2/14

 <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.ADESIGNSYDNEY.COM.AU</p>			
ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.			



SLAB FLOOR PLAN 1:100

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 2315 EMPIRE CIRCUIT
THRONTON
TYPE CAMBRIDGE 23
(LIFESTYLE SERIES)
JOB NO. 0018264
FACADE CUSTOM FACADE
HAND LH
MASTER DWG NO. A21849 PAGE NO. 7 OF 9

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

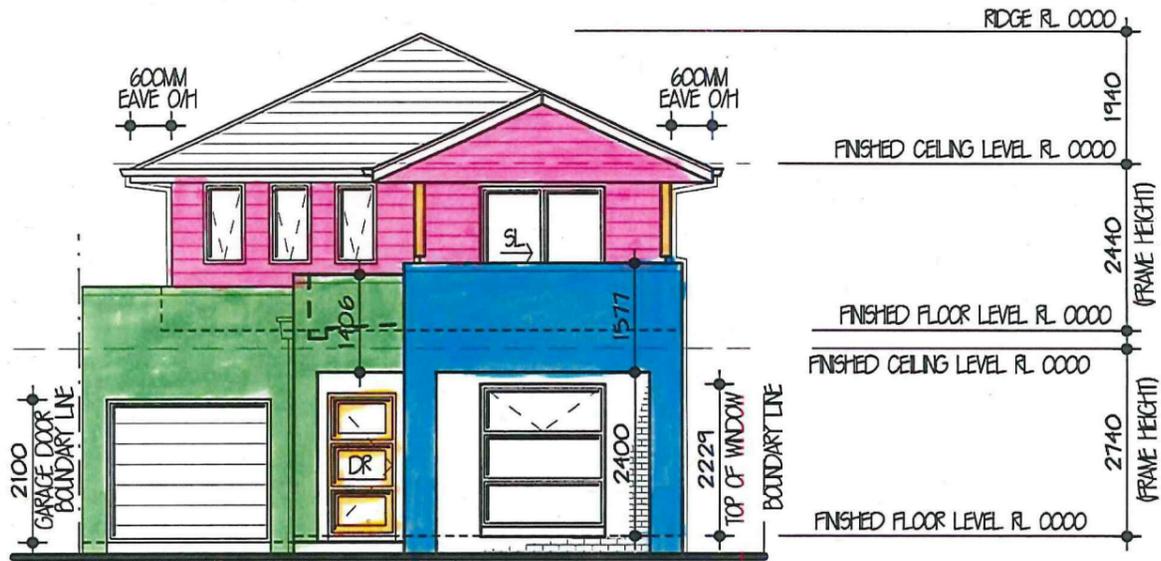
Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 1/7/14

AG DESIGN SYDNEY

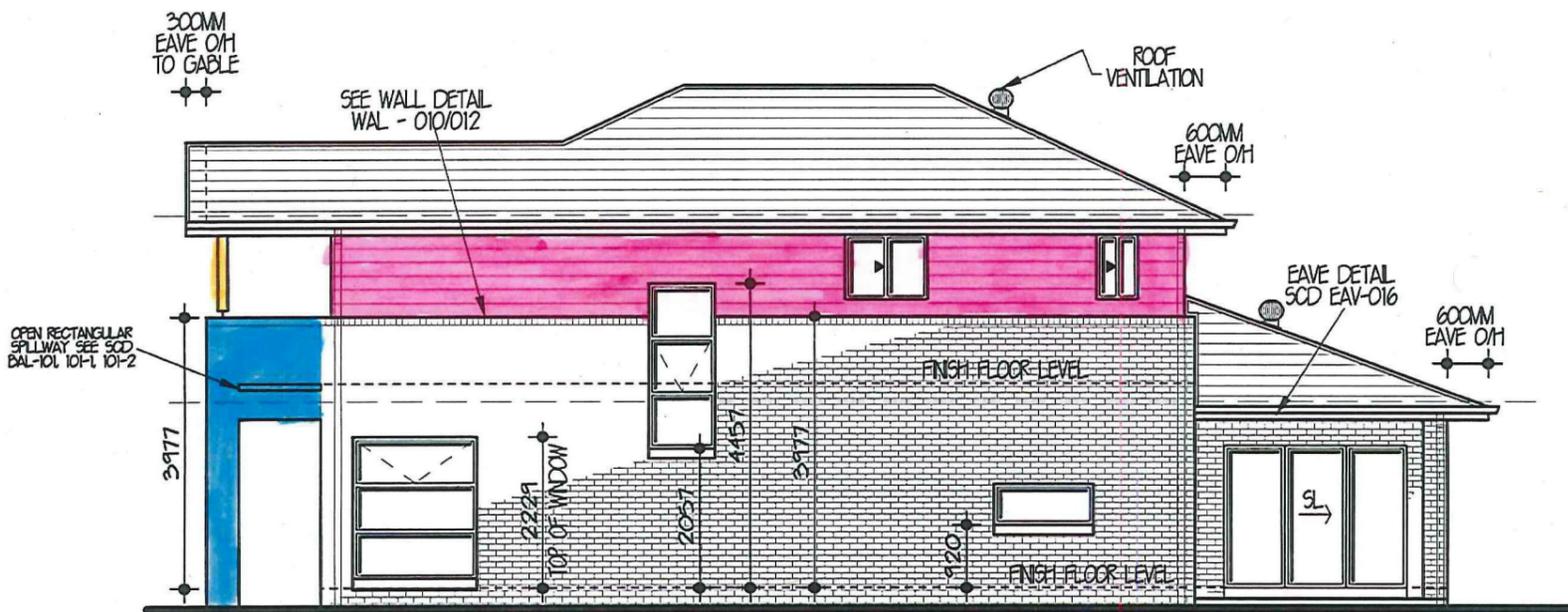
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.AGDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK

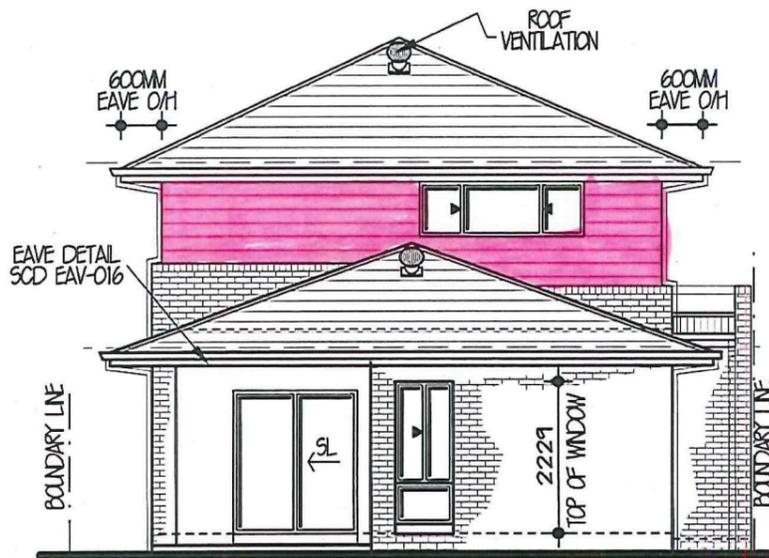
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

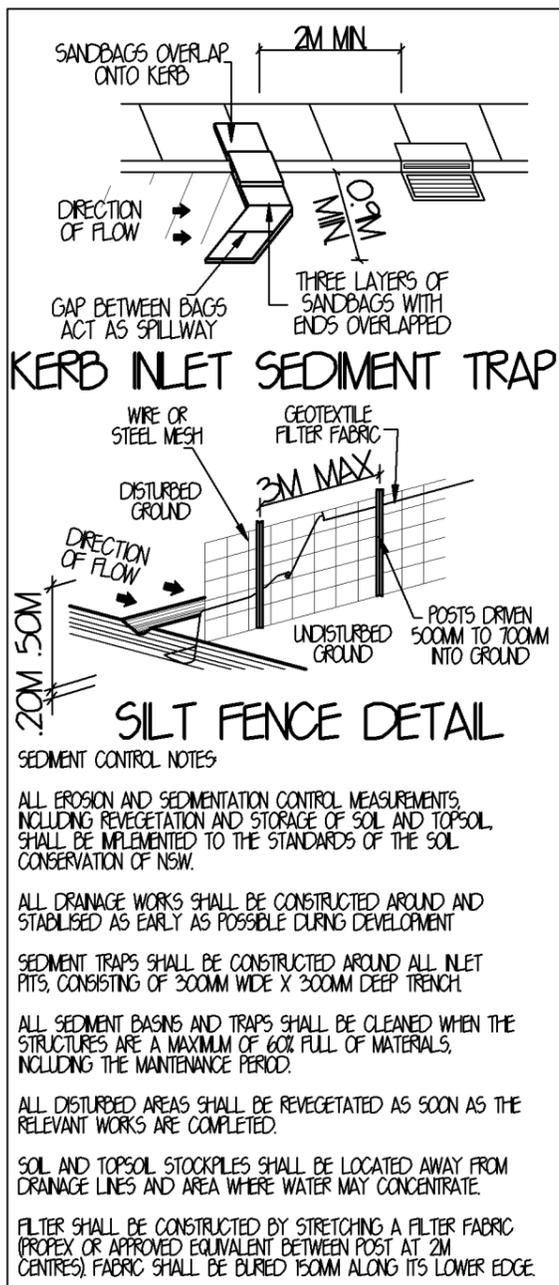
- Taubmans Grey bergie T10 6J-2
- moroka: Taubmans Augustus T10 7k-1
- moroka: Taubmans mountain shadow T12 3-F8
- Taubmans Colour match colorbond Wallaby

Home Option Gallery
 Client Signature
 Consultant Signature *[Signature]*
 Initials Date 19.6.14

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

<p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P. 8860 9222 F. 8860 9253</p>	
FOR	EDEN BRAE HOMES
AT	LOT 2315 EMPIRE CIRCUIT THORNTON
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)
JOB NO.	0018264
FACADE	CUSTOM FACADE
HAND	LH
MASTER	DWG NO. A21849
PAGE NO.	4 OF 9

<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.AGNSYDNEY.COM.AU</p>			
ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
<p>THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.</p>			



SITE DATA

SITE AREA= 300 M²

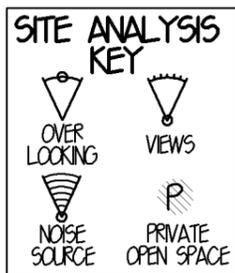
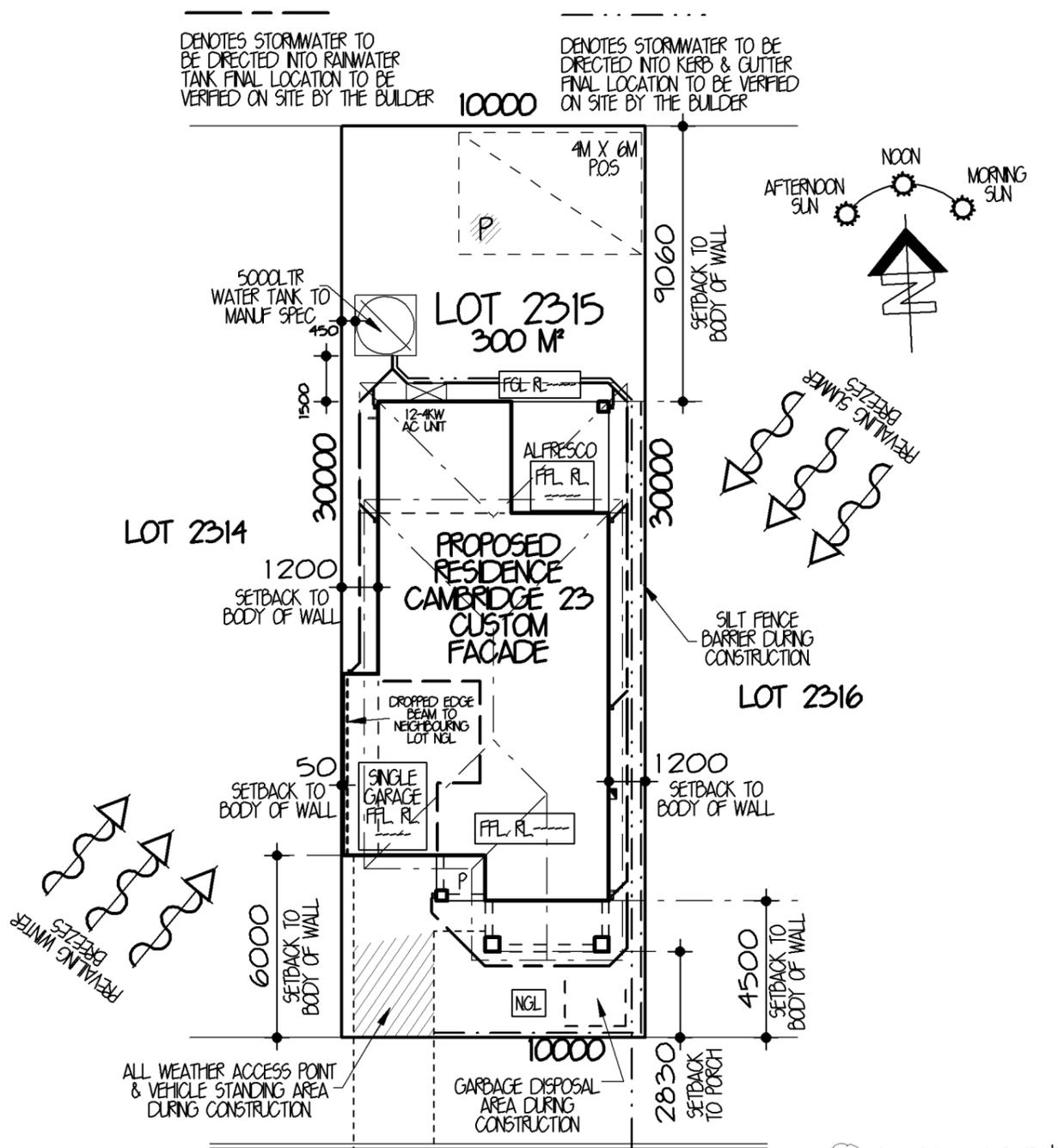
PRIVATE OPEN SPACE= REQUIRED= 20% OR 60 M²
PROVIDED= 37-3% OR 111-8 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M²
PROVIDED= 111-8 M²

FLOOR AREAS

GROUND FLOOR AREA= 91-9M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 22-8 M²
PORCH FLOOR AREA= 2-4 M²
ALFRESCO FLOOR AREA= 11-8 M²
FIRST FLOOR AREA= 91-4 M²
BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 226.6 M² OR 24-4 SQS



EMPIRE CIRCUIT

SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

PRELIMINARY SITING ONLY

- 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 EPH 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.

- 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 M²

Eden Brae Homes
It's where you want to live

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

FOR **EDEN BRAE HOMES**

AT **LOT 2315 EMPIRE CIRCUIT
PENRITH**

TYPE **CAMBRIDGE 23
(LIFESTYLE SERIES)** JOB NO. **0018264**

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

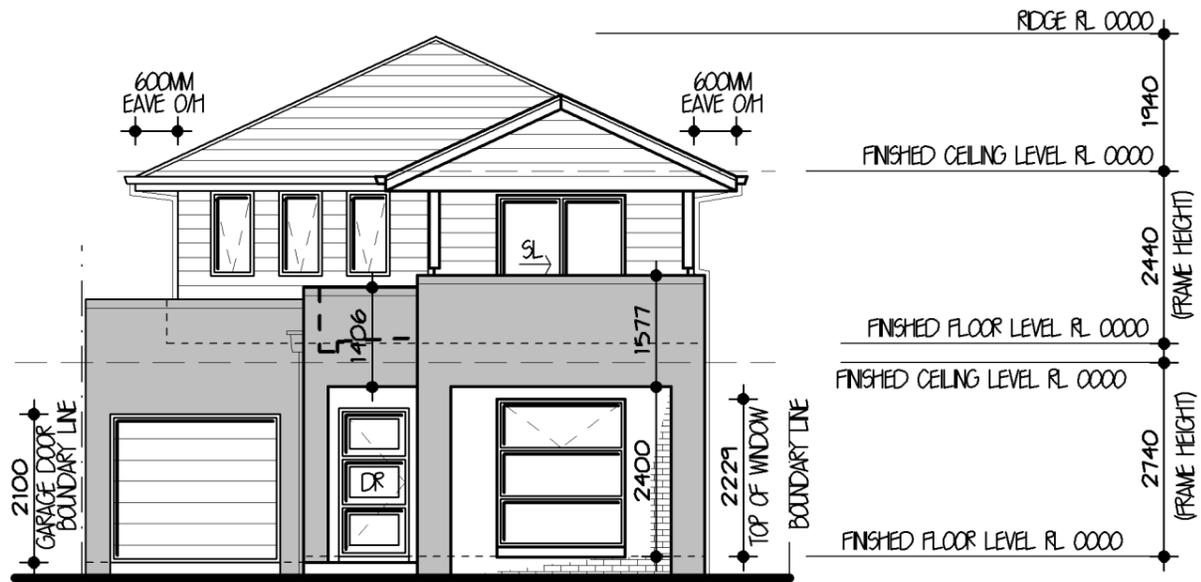
MASTER DWG NO. **A21849** PAGE NO. **1 OF 9**

AG DESIGN SYDNEY

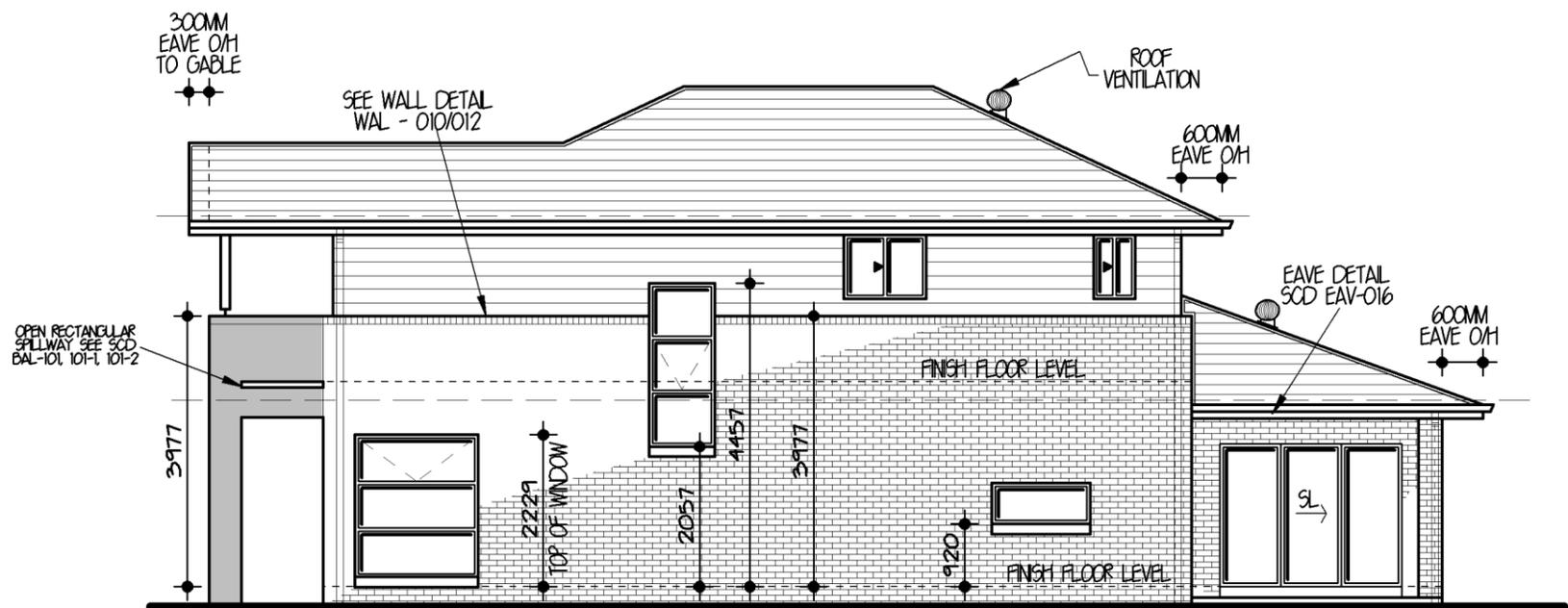
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BAULKHAM HILLS
PO BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIX PLAN	TM

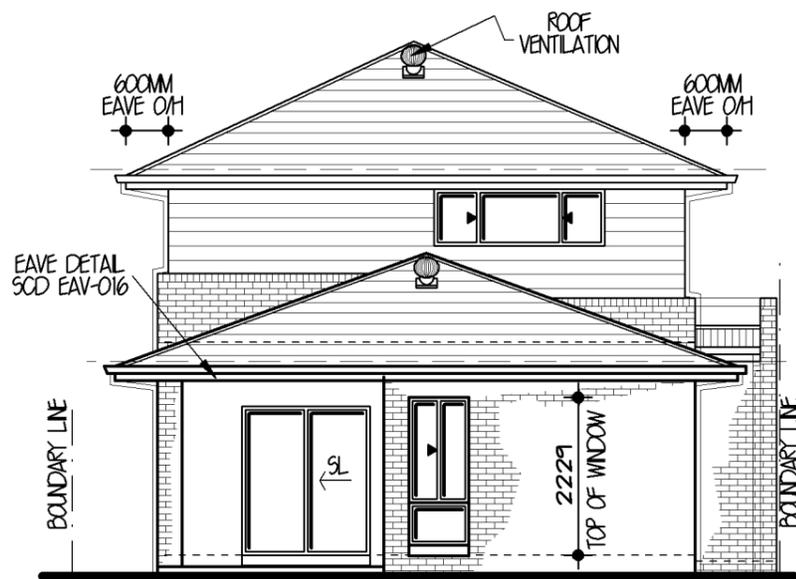
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

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

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

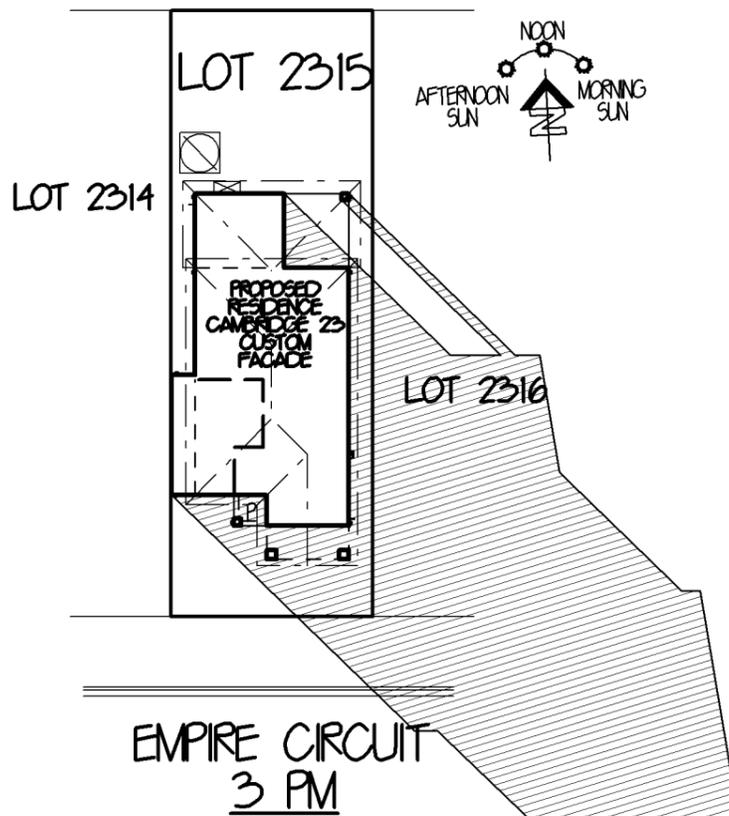
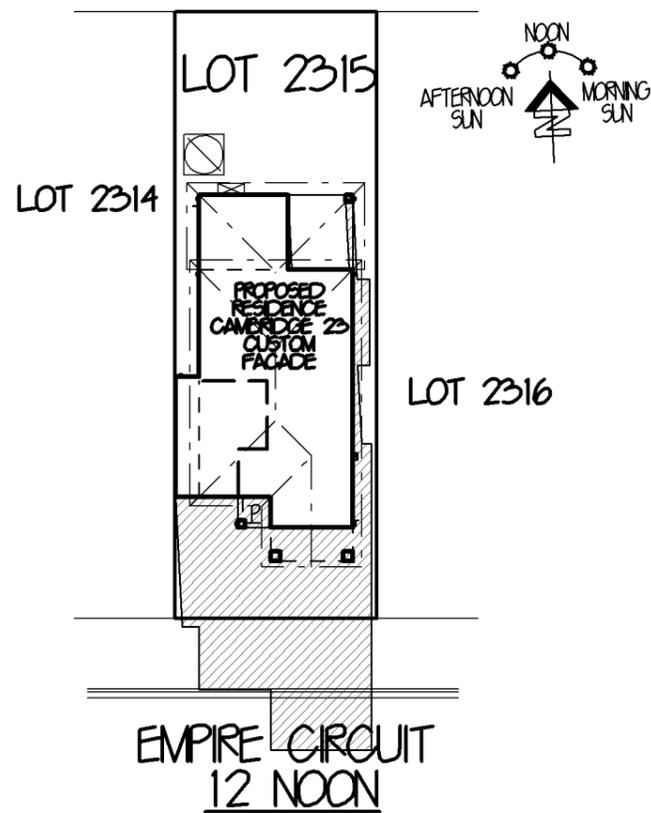
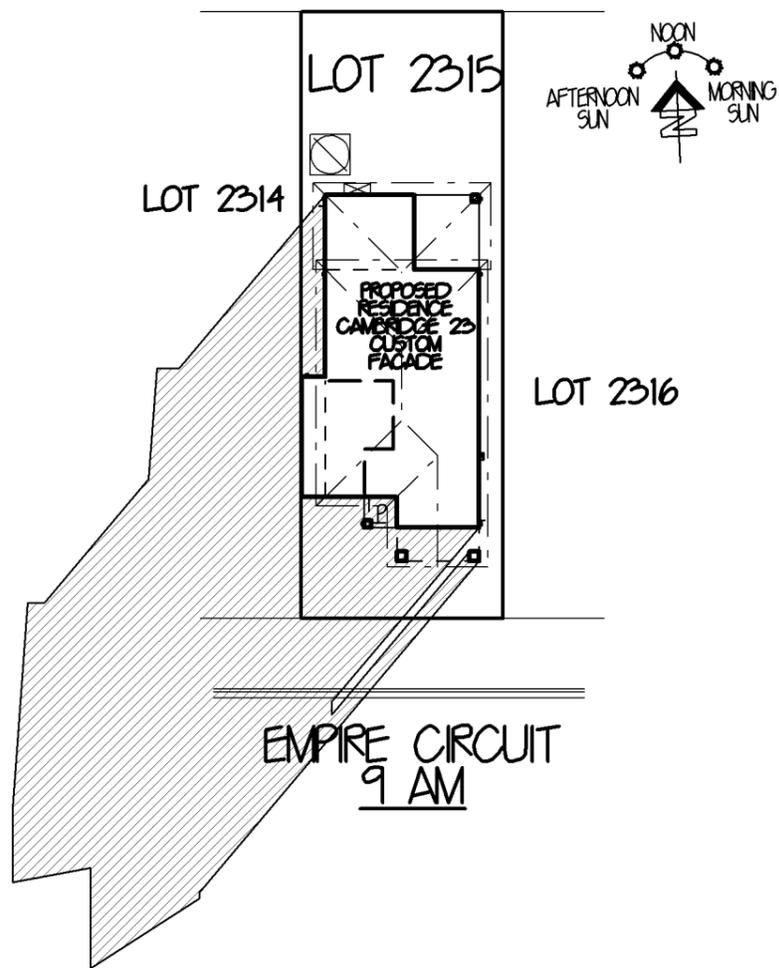
FOR **EDEN BRAE HOMES**
 AT **LOT 2315 EMPIRE CIRCUIT
 PENRITH**
 TYPE **CAMBRIDGE 23
 (LIFESTYLE SERIES)** JOB NO. **0018264**
 FACADE **CUSTOM FACADE** HAND **LH**
 MASTER DWG NO. **A21849** PAGE NO. **4 OF 9**

AG DESIGN SYDNEY

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

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIX PLAN	TM

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES.
 REPRODUCTION, COPYING OR USE IN PART OR WHOLE
 WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
 LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

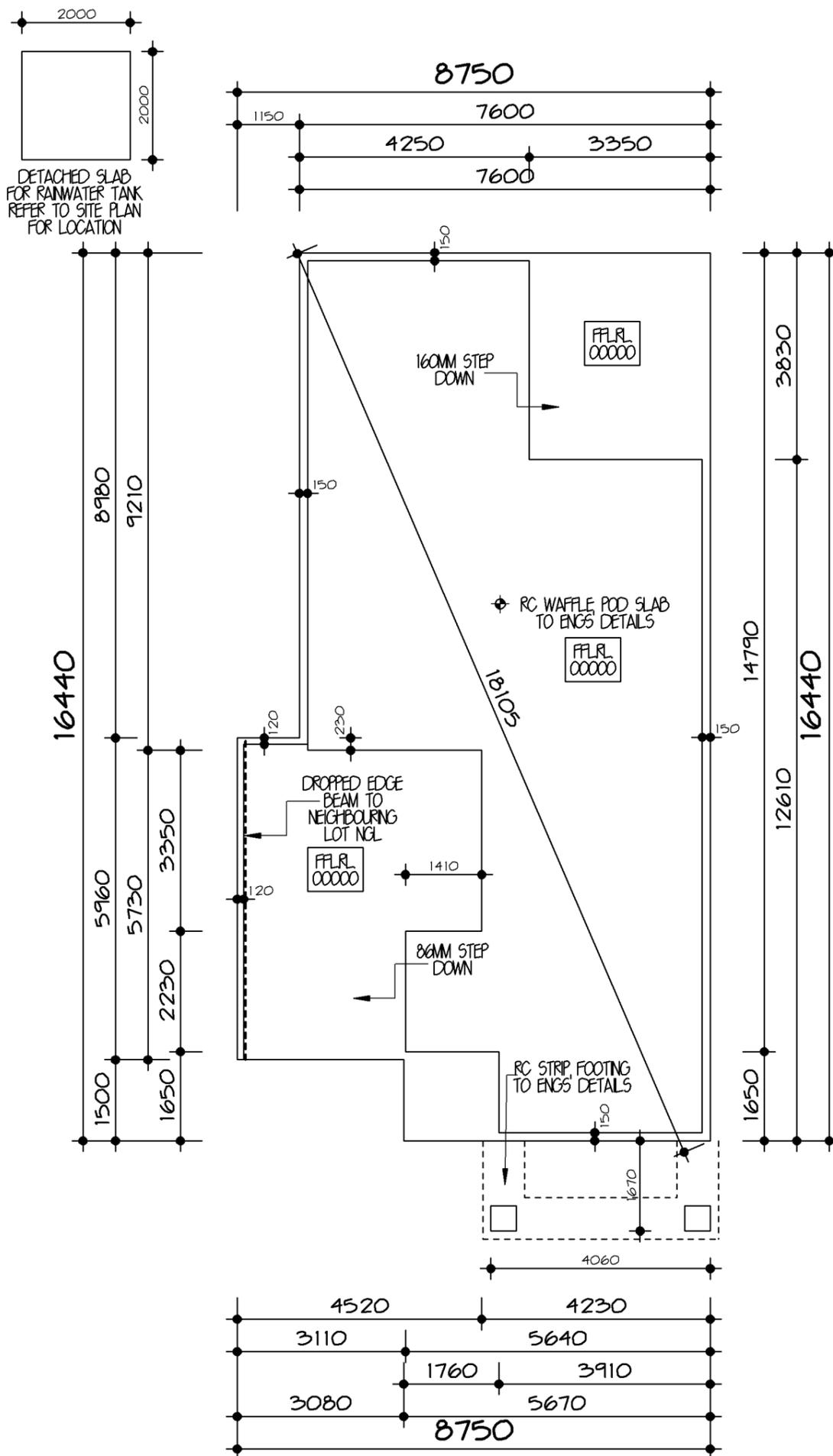


SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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

<p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALUKHAM HILLS NSW 2153 P: 8860 9222 F: 8860 9233</p>	
FOR	EDEN BRAE HOMES
AT	LOT 2315 EMPIRE CIRCUIT PENRITH
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)
JOB NO.	0018264
FACADE	CUSTOM FACADE
HAND	LH
MASTER	DWG NO. A21849
PAGE NO.	6 OF 9

<p>LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALUKHAM HILLS PO BOX 6410 BALUKHAM HILLS BUSINESS CENTRE NSW 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AGDESIGNSYDNEY.COM.AU</p>			
ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIX PLAN	TM
<p>THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.</p>			



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,
 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 P: 8860 9222
 F: 8860 9233

FOR **EDEN BRAE HOMES**
 AT **LOT 2315 EMPIRE CIRCUIT
 PENRITH**
 TYPE **CAMBRIDGE 23
 (LIFESTYLE SERIES)** JOB NO. **0018264**
 FACADE **CUSTOM FACADE** HAND **LH**
 MASTER DWG NO. **A21849** PAGE NO. **7 OF 9**

AG DESIGN 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
 FAX: (02) 8824 3544
 WWW.AGDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIX PLAN	TM

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

(BASIX CERTIFICATE NUMBER: 5554005)

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 <=9L/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 ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- ALL HALLWAYS: DEDICATED

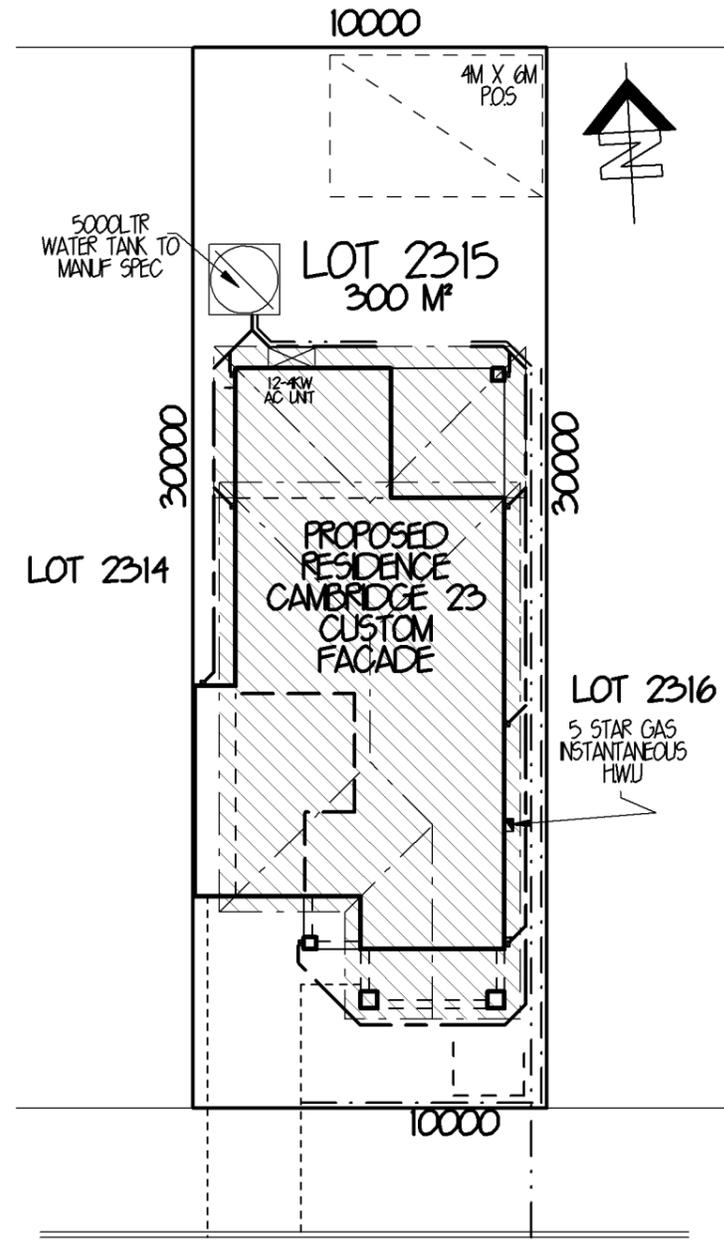
AS WELL AS THESE ROOMS, THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD 'DEDICATED' APPEARS.

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.

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006408791 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° 1006408791



**EMPIRE CIRCUIT
BASIX PLAN
1:200**

BASIX SCORE
WATER - 41% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

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

☐ DENOTES 100M² OF ROOF TO BE COLLECTED

Eden Brae Homes
It's where you want to live

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

FOR **EDEN BRAE HOMES**

AT **LOT 2315 EMPIRE CIRCUIT
PENRITH**

TYPE **CAMBRIDGE 23
(LIFESTYLE SERIES)** JOB NO. **0018264**

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

MASTER DWG NO. **A21849** PAGE NO. **9 OF 9**

AG DESIGN SYDNEY

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

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIX PLAN	TM

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.

Lot 2315 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

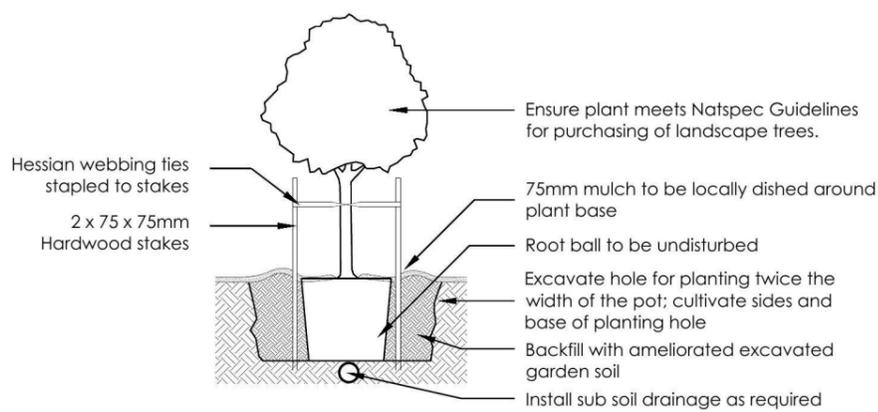
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Dg	Dietes grandiflora	Wild Iris	3	300mm	1m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	24	200mm	0.6m
Pc	Pyrus calleryana 'Glen's Form' Chanticleer®	Chanticleer Ornamental Pear	1	75L	7m

LOT PLANTING SUMMARY

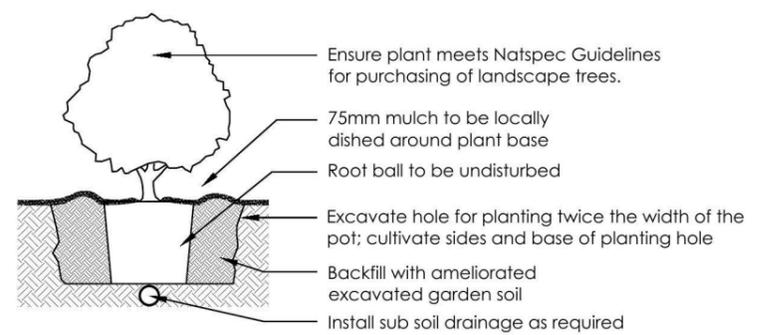
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
35	7	0	28	1

LEGEND

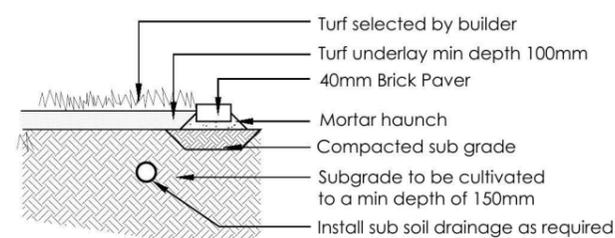
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Existing tree to be retained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



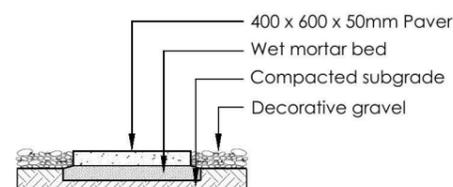
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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	25-06-14

ecodeign
outdoor living environments

PO Box 3136, Carrington, NSW 2118
Ph: (02) 9871 7701 Fax: (02) 9873 2583
Email: info@ecodeign.com.au
Web: www.ecodeign.com.au
Member of the Australian Institute of Landscape Designers and Managers

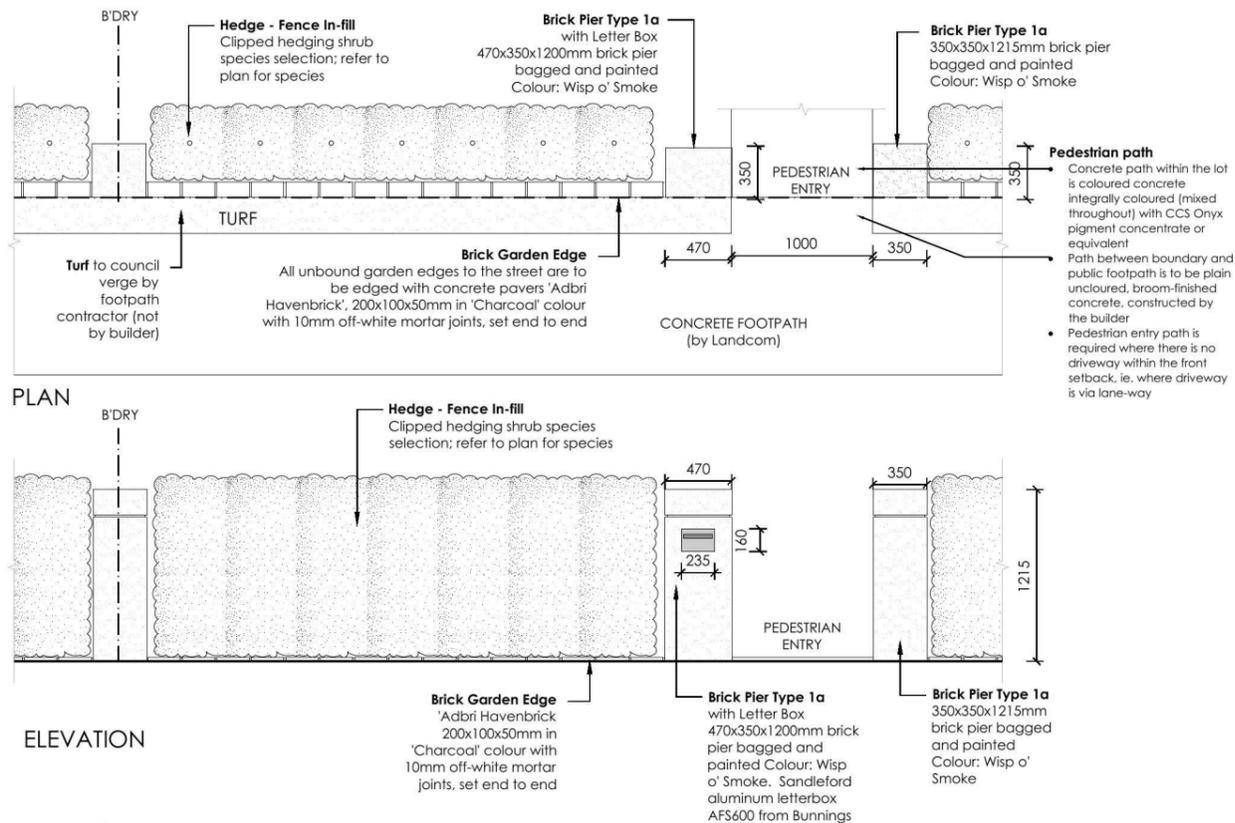
1. Do not scale from drawings
2. Verify all measurements on site
3. Notify ecodeign of any inconsistencies
4. Copyright © ecodeign. All rights reserved
5. Drawing remains the property of ecodeign

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

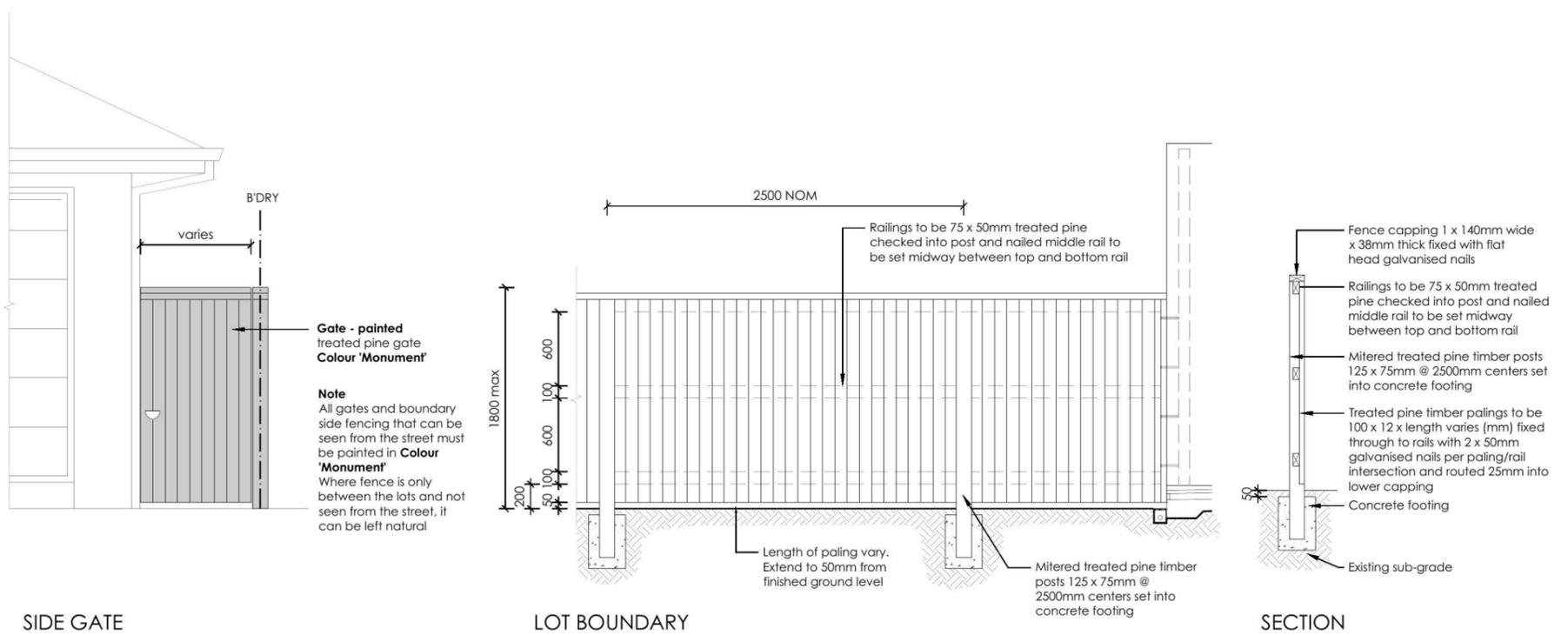
ADDRESS	PROJECT
LOT 2315 EMPIRE CIRCUIT, PENRITH	NEW RESIDENCE
EDEN BRAE HOMES	LANDSCAPE PLAN

SCALE	DATE	SHEET	REVISION
1:100 @ A3	DA	L-02	A
DRAWN: RS	CHECK: BT	DATE: 25-06-14	REVISION: A

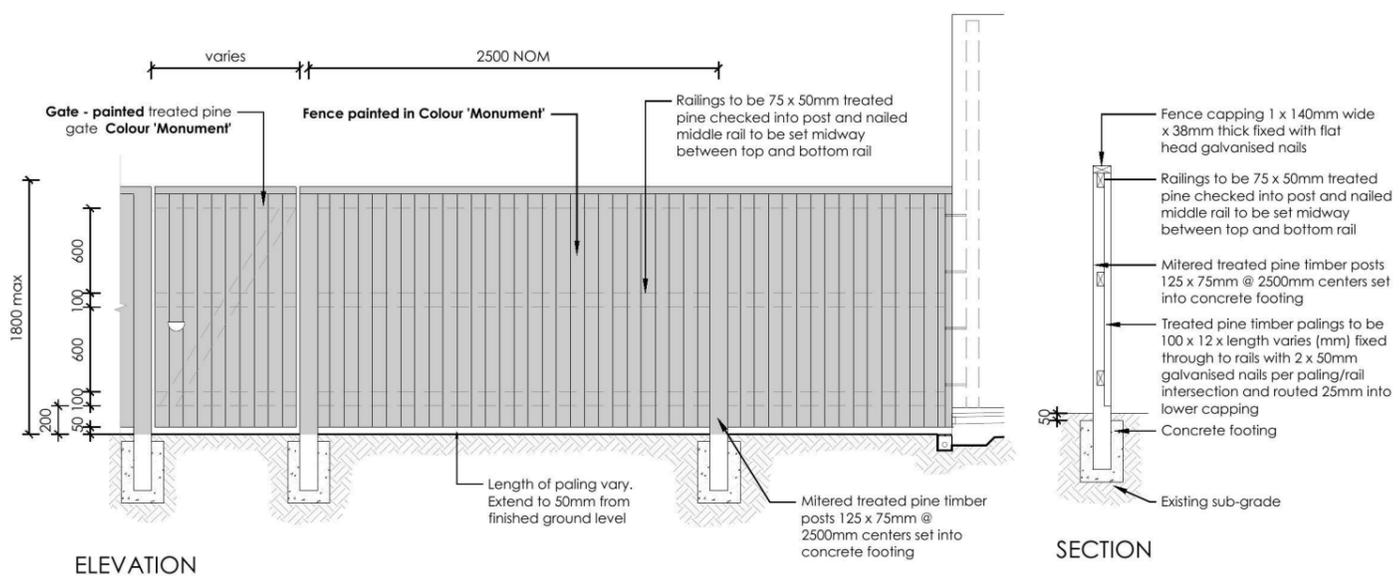




5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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	25-06-14

ecodesign
outdoor living environments

PO Box 3136, Carrington, NSW 2118
Ph: (02) 9871 7701 Fax: (02) 9873 2583
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
Member of the Australian Institute of Landscape Designers and Managers

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

PROJECT: THORNTON ESTATE, PENRITH

CLIENT: EDEN BRAE HOMES

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

DATE: 25-06-14

REVISION: A

