

Lot 2313 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

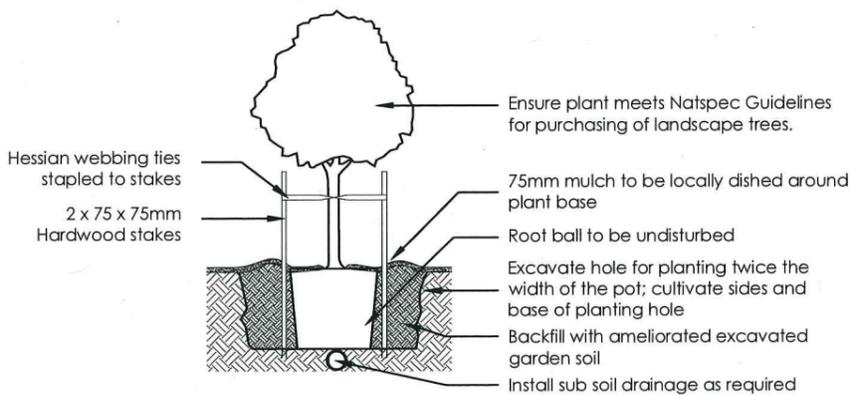
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aam	Acmena smithii 'Allyn Magic'	Allyn Magic Lillypilly	24	200mm	0.5-1m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Mgk	Magnolia grandiflora 'Kay Paris'	Evergreen Magnolia	1	25L	4m
Sr	Strelitzia reginae	Bird of Paradise	2	300mm	1.5m

LOT PLANTING SUMMARY

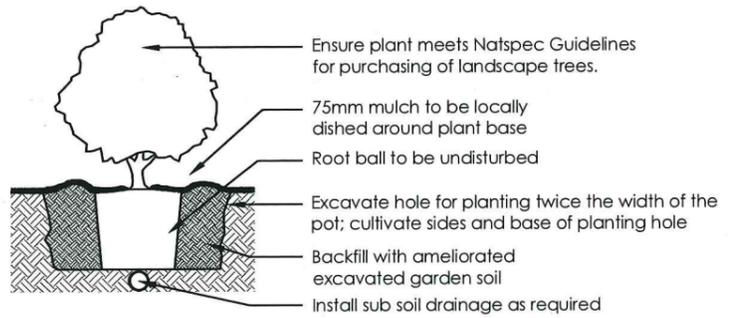
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
34	7	0	27	1

LEGEND

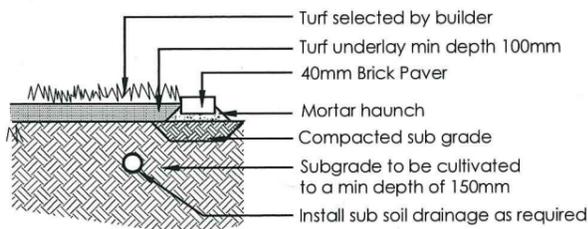
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels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



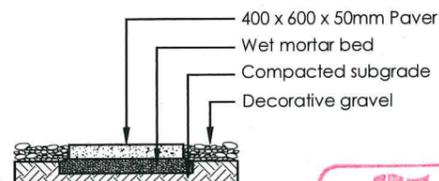
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge

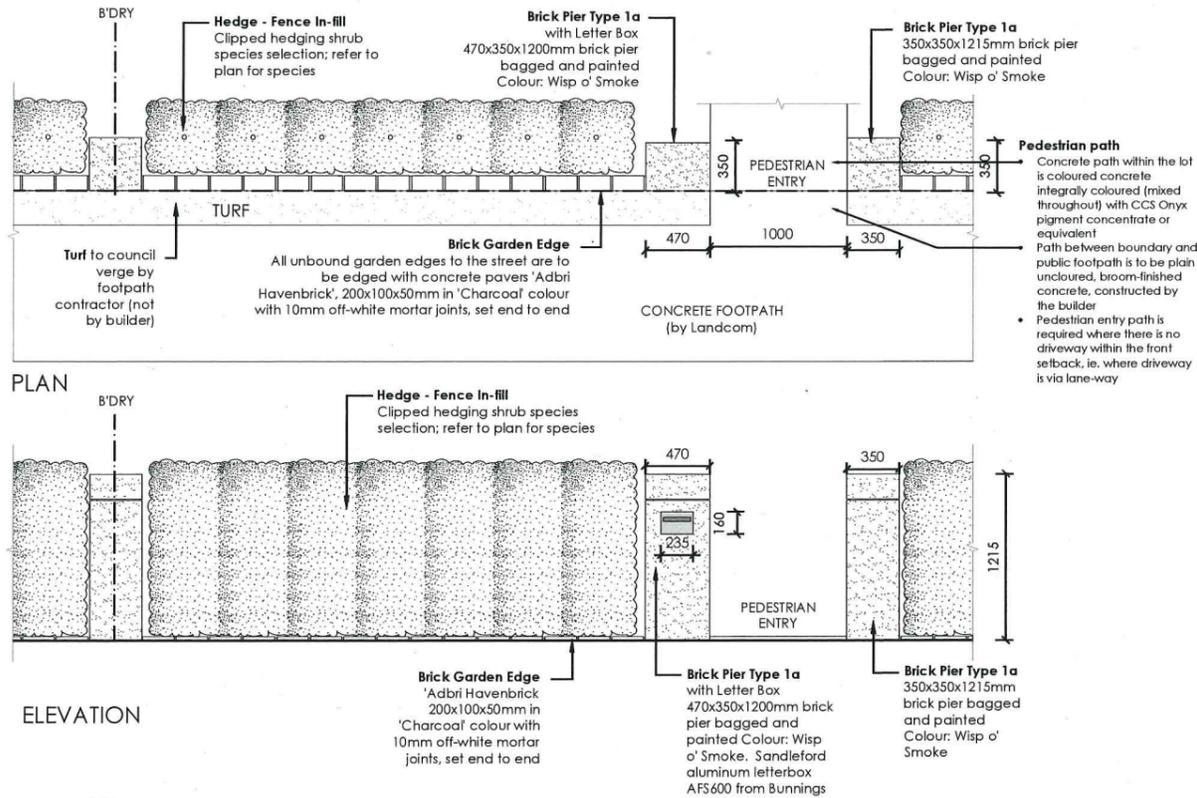


4 Stepping stones in gravel
NTS Low traffic zone

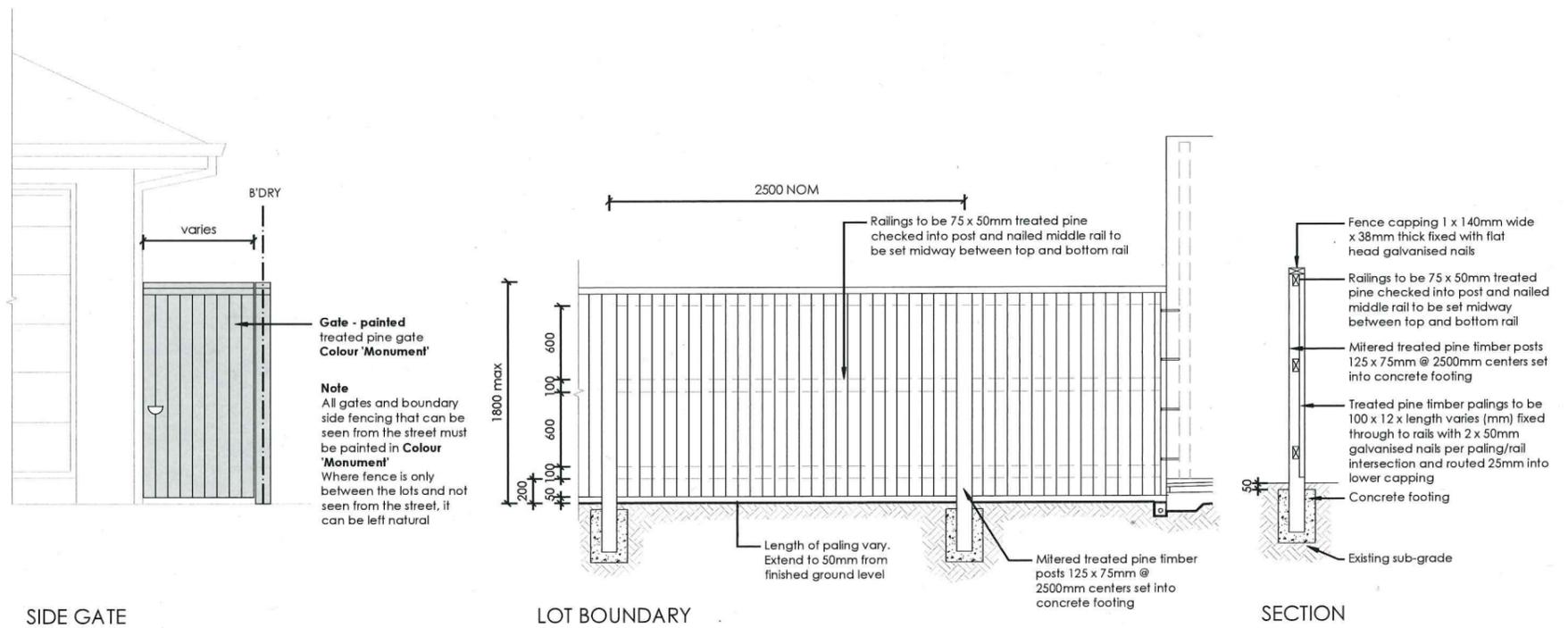
Thorton Design Review Panel

Reviewed Date 1/7/14

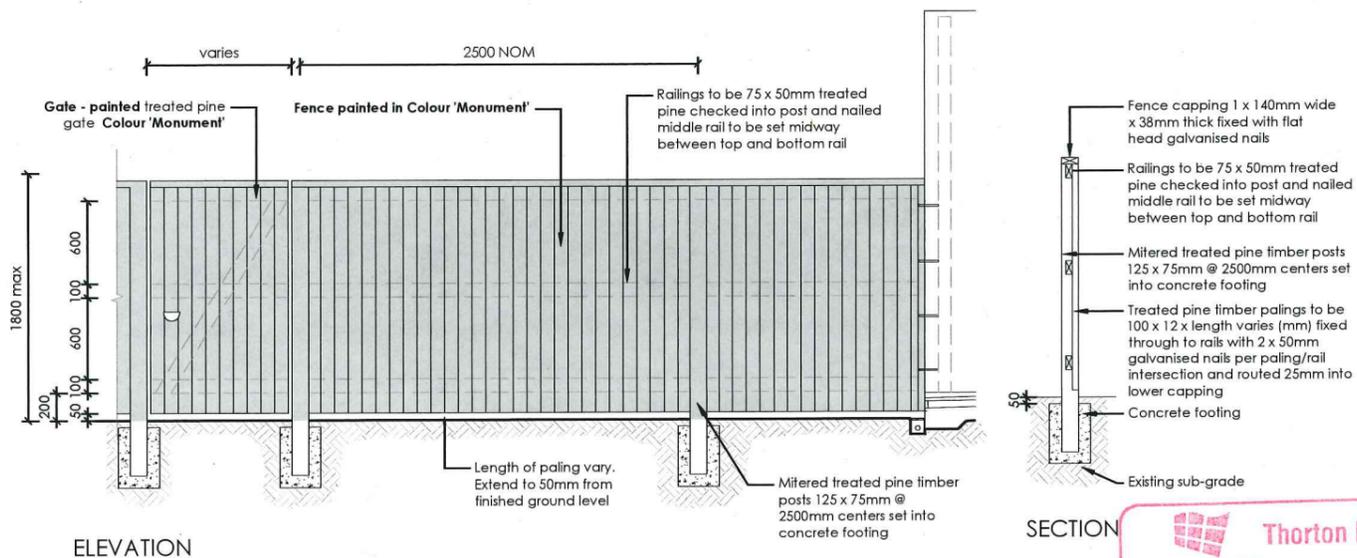
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers	PROJECT	NEW RESIDENCE	
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14		LOT 2313 EMPIRE CIRCUIT, 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						CLIENT	EDEN BRAE HOMES	SCALE: 1:100 @ A3 DATE: 25-06-14 SHEET: L-02 REVISION: A



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



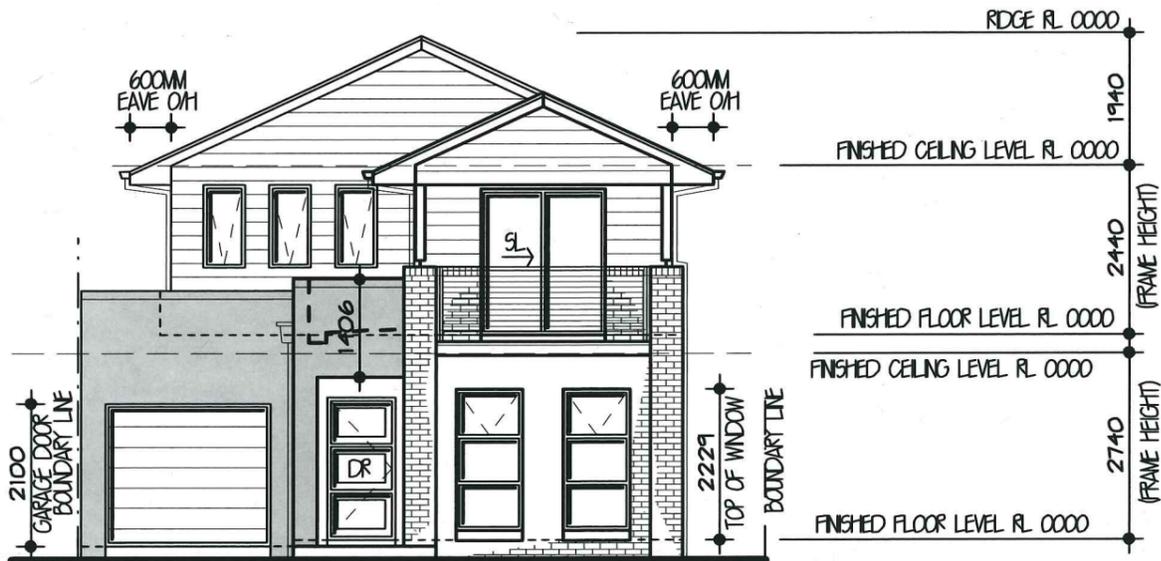
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



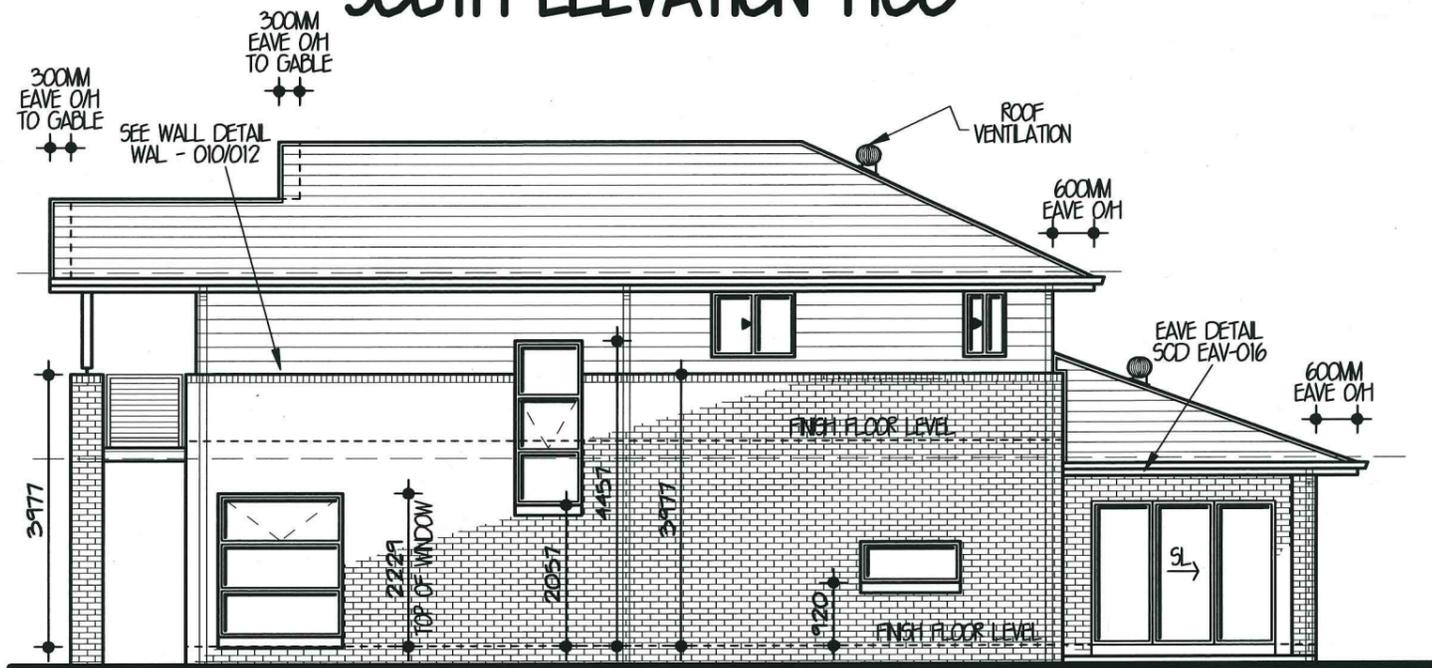
7 FENCE TYPE 4b - Rear Boundary
1:50 All Laneways (except Barlett Lane)
Typical detail

Thorton Design Review Panel
LANDCOM
Reviewed: *[Signature]* Date: 2/7/14

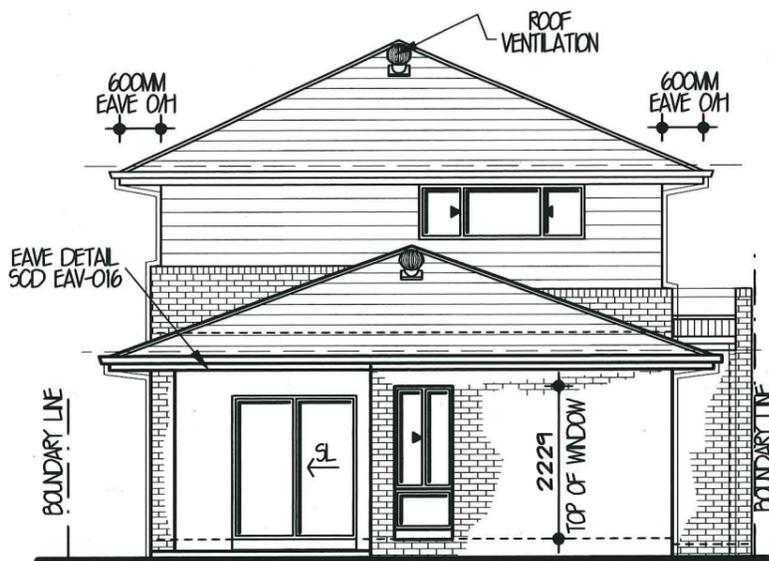
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 3136, Collingwood, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers	PROJECT	NEW RESIDENCE								
A	ISSUE FOR CLIENT REVIEW	RS	BT	25-06-14		CLIENT	THORNTON ESTATE, PENRITH		DRAWING	LANDSCAPE PLAN					
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						SCALE	1:100 @ A3	DATE	DA	REVISION	L-03				
						CLIENT	EDEN BRAE HOMES	DRAWN	RS	CHECK	BT	DATE	25-06-14	REVISION	A



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

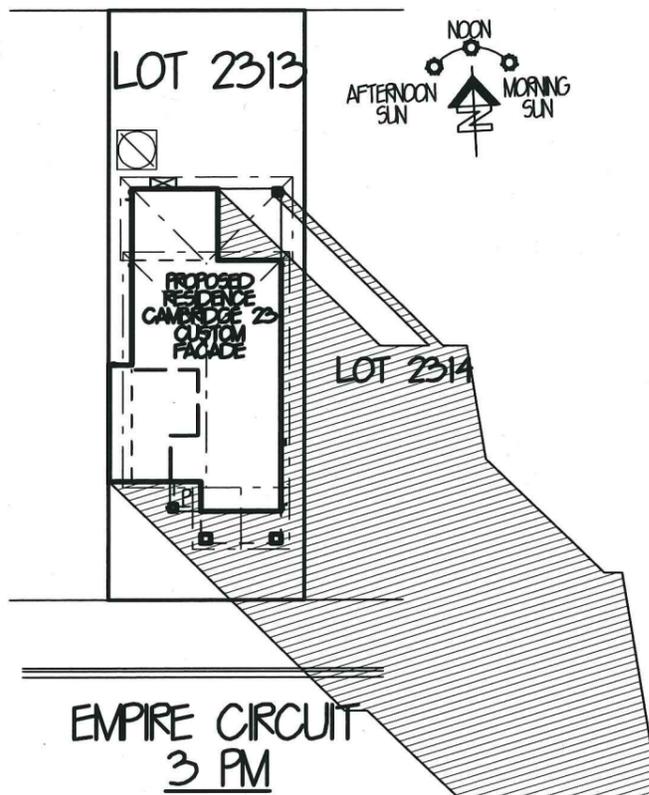
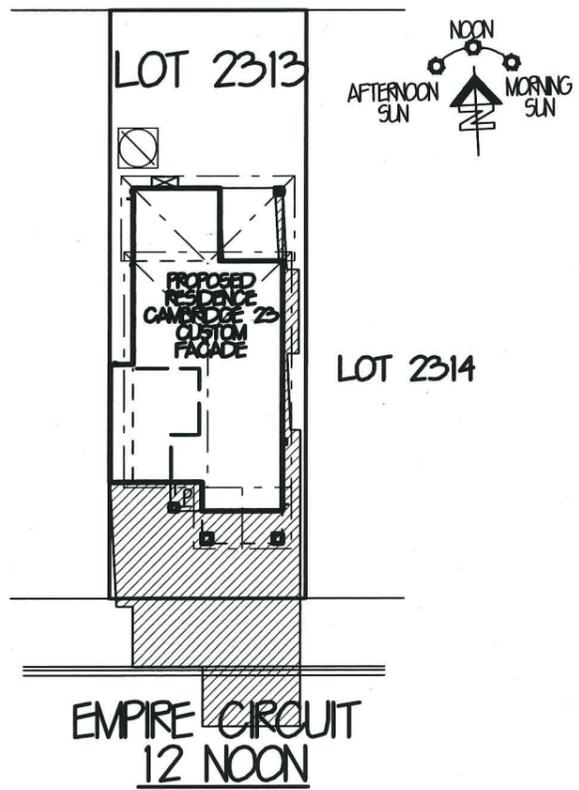
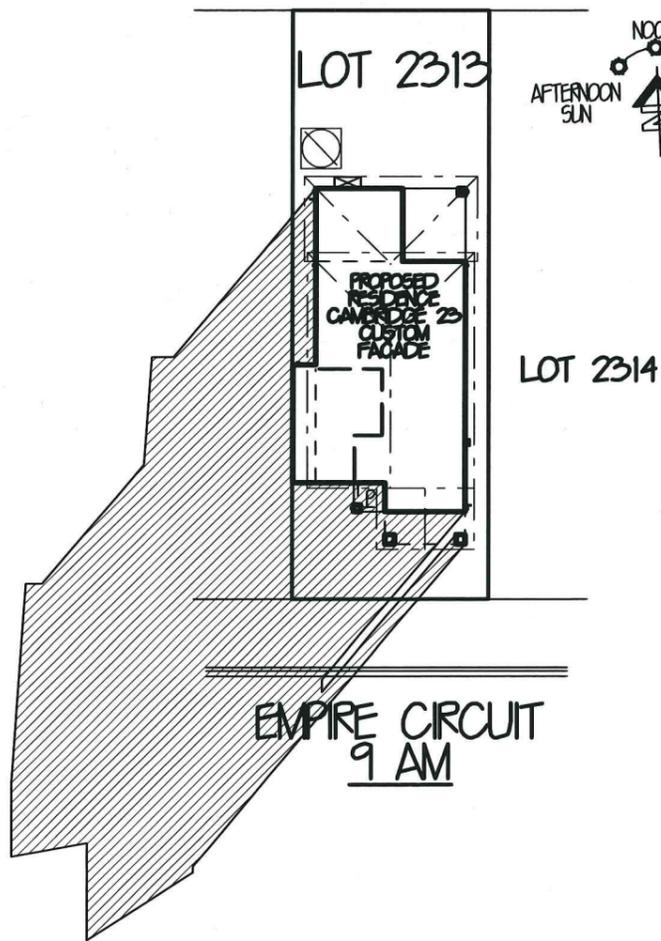
FOR	EDEN BRAE HOMES		
AT	LOT 2313 EMPIRE CIRCUIT THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018262
FACADE	CUSTOM FACADE	HAND	LH
MASTER	DWG NO. A21847	PAGE NO.	4 OF 9

Thorton Design Review Panel
 LANDCOM
 Reviewed *Jul 16/14* Date *1/7/14*

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
 FAX: (02) 8824 3544
 WWW.AGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIS 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



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

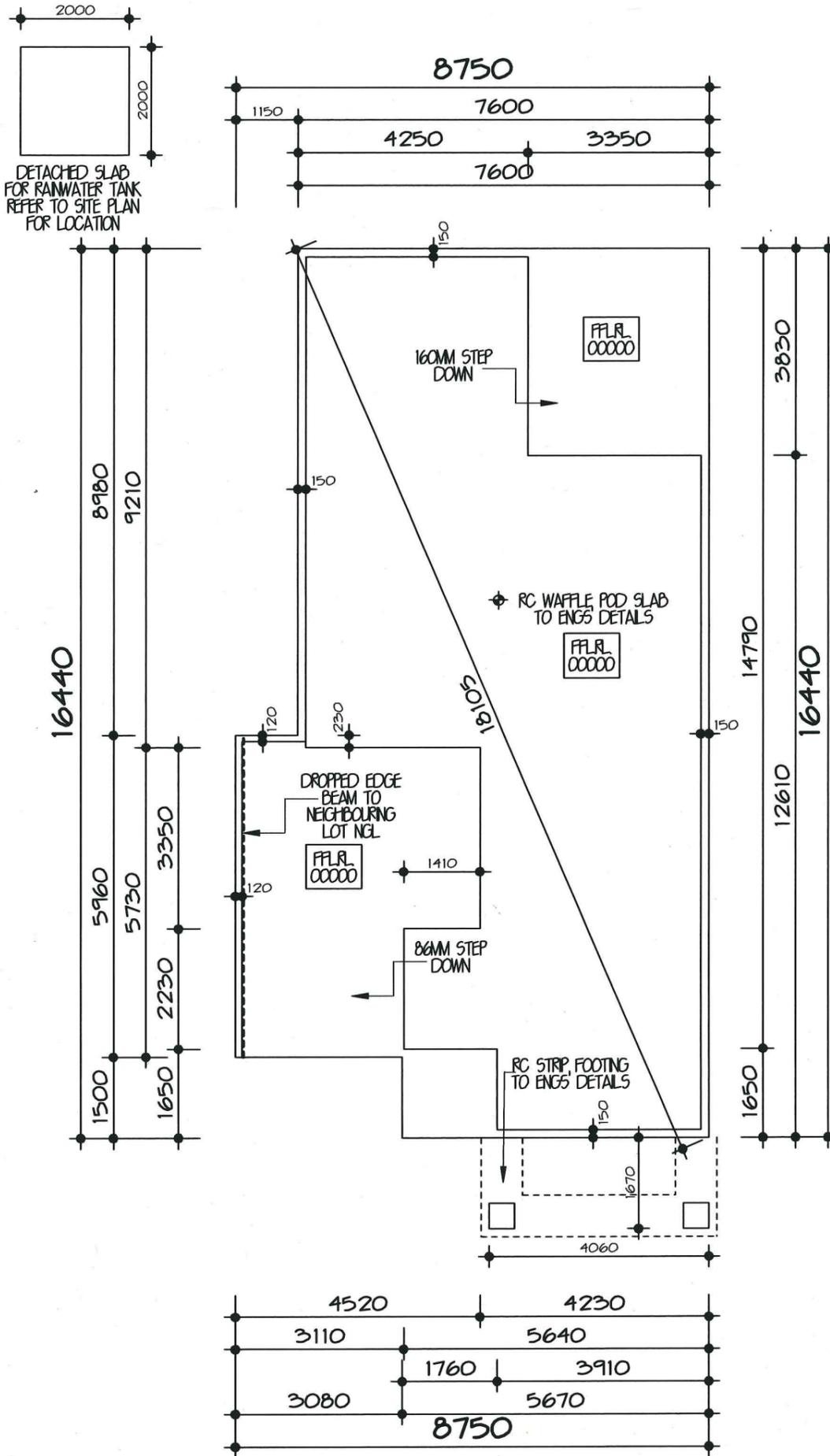
FOR EDEN BRAE HOMES	
AT LOT 2313 EMPIRE CIRCUIT THORNTON	
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847
	PAGE NO. 6 OF 9



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

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.



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,
 BALLKHAM HILLS NSW 2153
 P: 8860 9222
 F: 8860 9233

FOR	EDEN BRAE HOMES		
AT	LOT 2313 EMPIRE CIRCUIT THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018262
FACADE	CUSTOM FACADE	HAND	LH
MASTER	DWG NO. A21847	PAGE NO.	7 OF 9

Thorton Design Review Panel
 LANDCOM
 Reviewer: *Paul Hopt* Date: 1/7/14

AGN 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.AGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	11-06-14	CC PLANS	SK
B	26-6-14	BASIS 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: 5553895)

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 LITRES PER MINUTE) 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 THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT 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

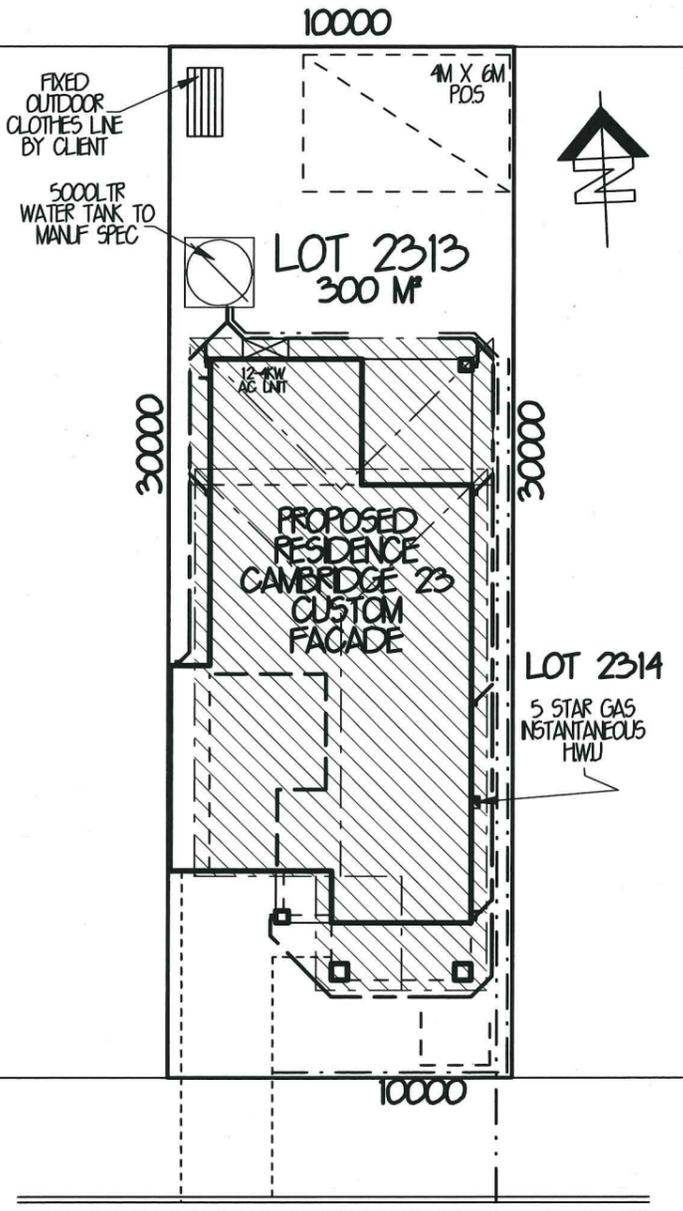
AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD "DEDICATED" APPEARS.

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° 1006408551 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° 1006408551



**EMPIRE CIRCUIT
BASIX PLAN
1:200**

□ DENOTES 100M² OF ROOF TO BE COLLECTED

BASIX SCORE

WATER - 40% (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



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

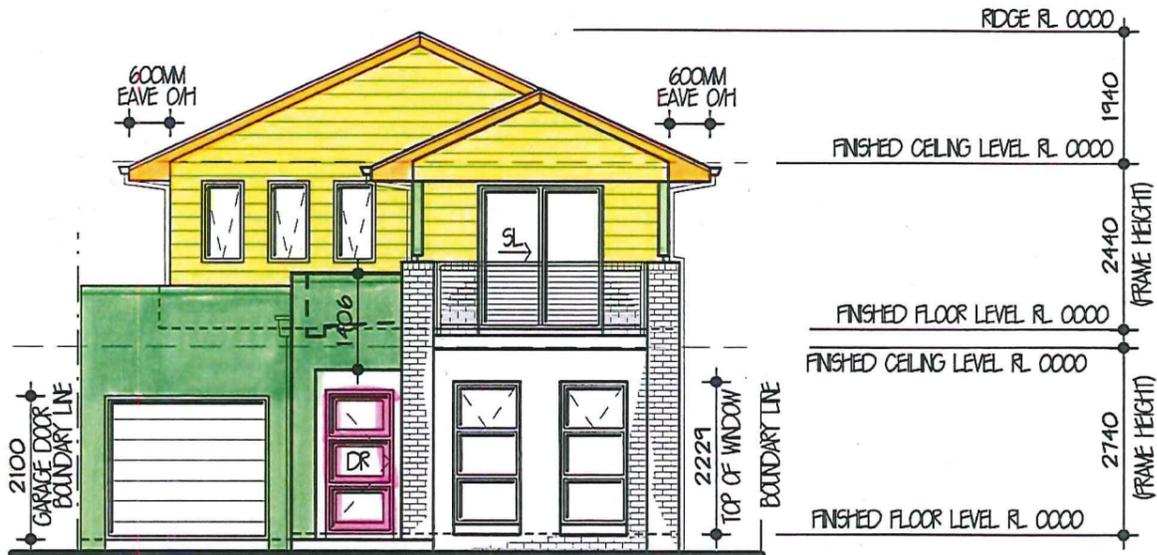
FOR	EDEN BRAE HOMES		
AT	LOT 2313 EMPIRE CIRCUIT THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018262
FACADE	CUSTOM FACADE	HAND	LH
MASTER	DWG NO. A21847	PAGE NO.	1 OF 9



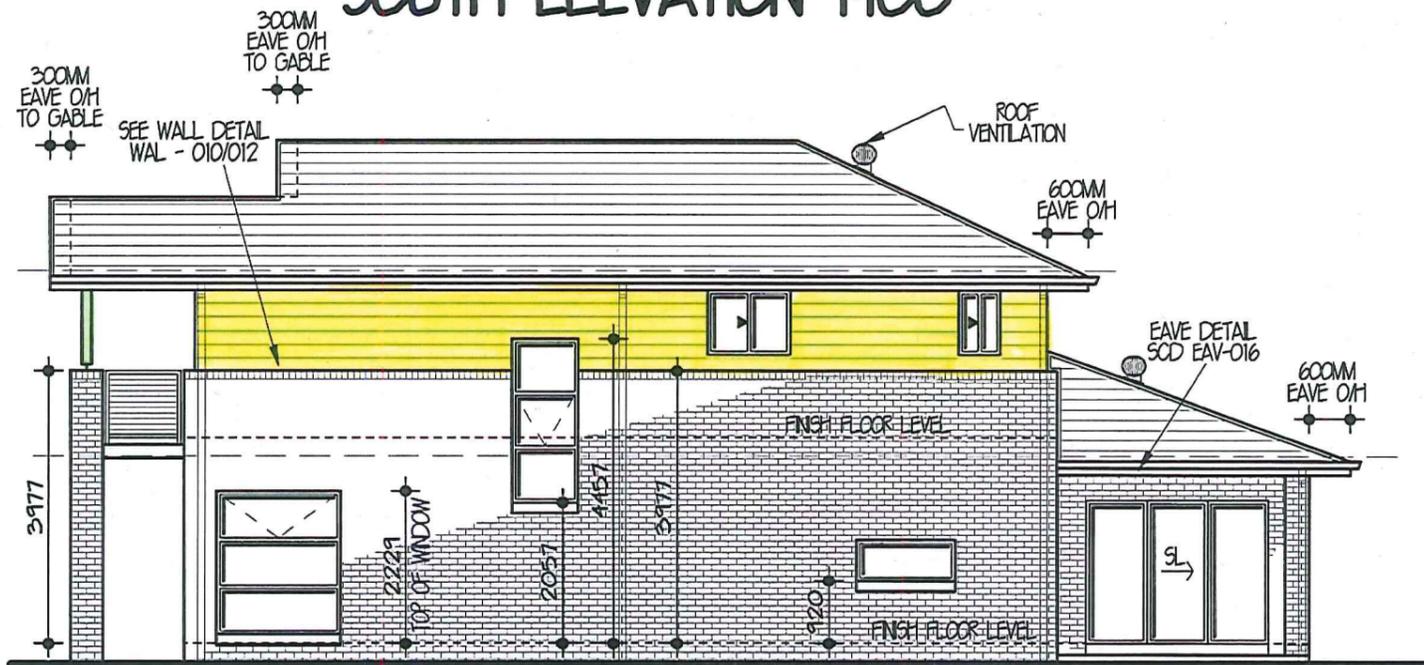
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
FAX: (02) 8824 3544
WWW.AGNDISIGNSYDNEY.COM.AU

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



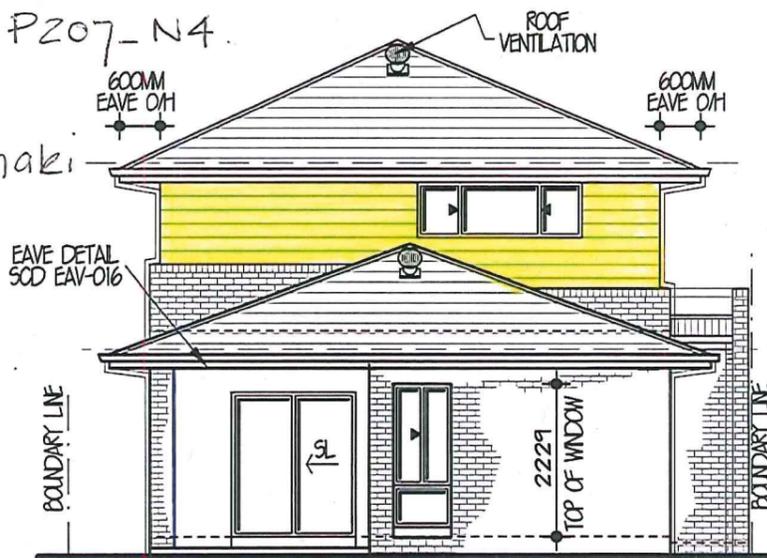
EAST ELEVATION 1:100

█ Taubmans match Colorbond Jasper.

█ Bristol Olive Grey P207-N4.

█ Taubmans Classic Khaki T10 4J-2.

█ Taubmans match Colorbond Wallaby.



NORTH ELEVATION 1:100

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

FOR	EDEN BRAE HOMES		
AT	LOT 2313 EMPIRE CIRCUIT THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018262
FACADE	CUSTOM FACADE	HAND	LH
MASTER	DWG NO. A21847	PAGE NO.	4 OF 9

Home Option Gallery

Client Signature _____
 Consultant Signature *A. Cornwell*
 Initials _____ Date 19.6.2014.

Thorton Design Review Panel
 Reviewed *Jul 14/14* Date *1/7/14*

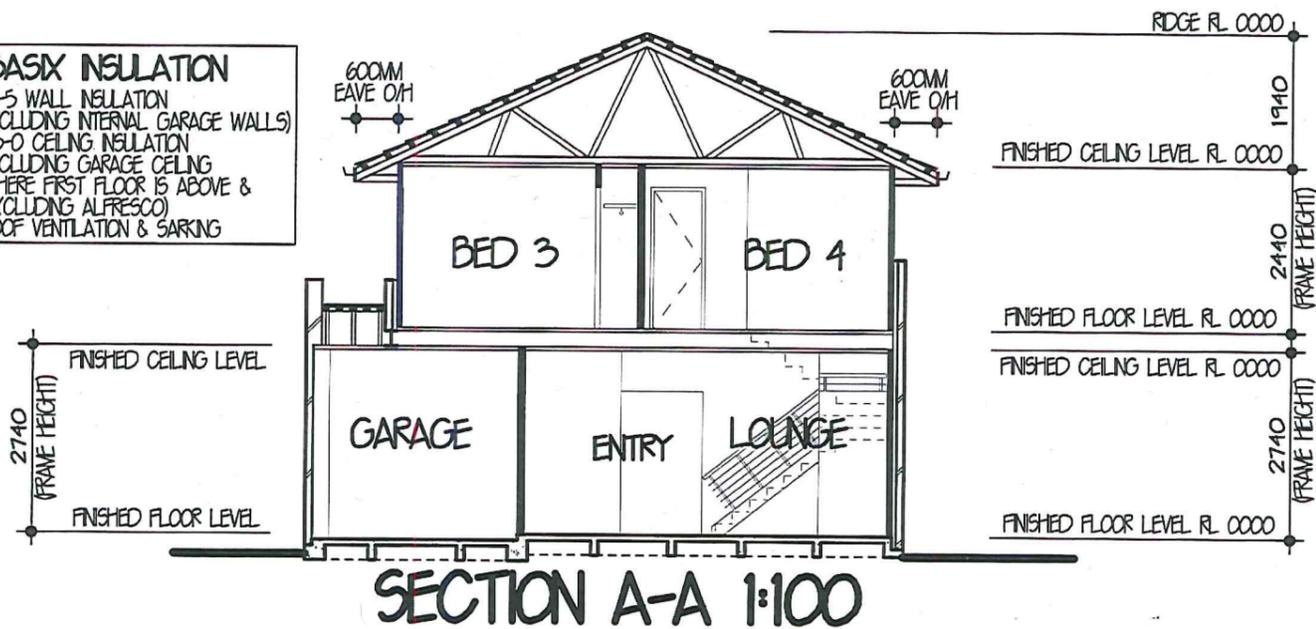
AGN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 BULLKHAM HILLS
 PO BOX 6410 BULLKHAM HILLS
 BUSINESS CENTRE NSW, 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
 WWW.AGNSYDNEY.COM.AU

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.

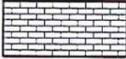
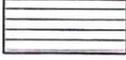
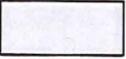


BASIX INSULATION
 R1.5 WALL INSULATION
 (INCLUDING INTERNAL GARAGE WALLS)
 R3.0 CEILING INSULATION
 (INCLUDING GARAGE CEILING
 WHERE FIRST FLOOR IS ABOVE &
 EXCLUDING ALFRESCO)
 ROOF VENTILATION & SARRING



SECTION A-A 1:100

SUMMARY OF MATERIALS

- 25° ROOF PITCH CONCRETE ROOF TILES UPPER ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES LOWER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO PORCH & GARAGE
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK 
- SELECTED CLADDING 
- MOROKA TO SELECTED AREAS 
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- PANEL LIFT DOOR

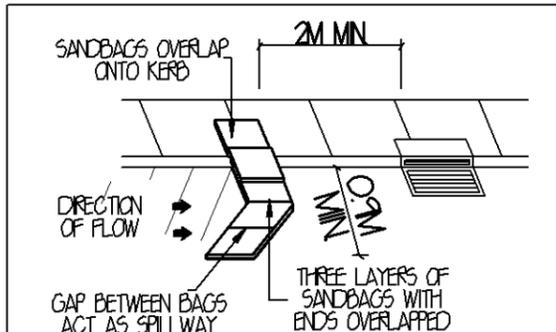
Home Option Gallery

Client Signature
 Consultant Signature *[Signature]*
 Initials Date *19.6.2014*

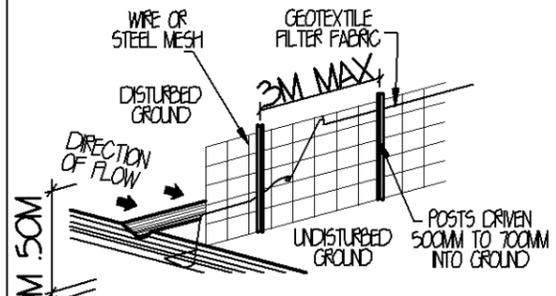
		LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P: 8860 9222 F: 8860 9233	
FOR	EDEN BRAE HOMES		
AT	LOT 2313 EMPIRE CIRCUIT THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018262
FACADE	CUSTOM FACADE	HAND	LH
MASTER	DWG NO. A21847	PAGE NO.	5 OF 9

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

			
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.AFNDESIGNSYDNEY.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.			



KERB INLET SEDIMENT TRAP



SILT FENCE DETAIL

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

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

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

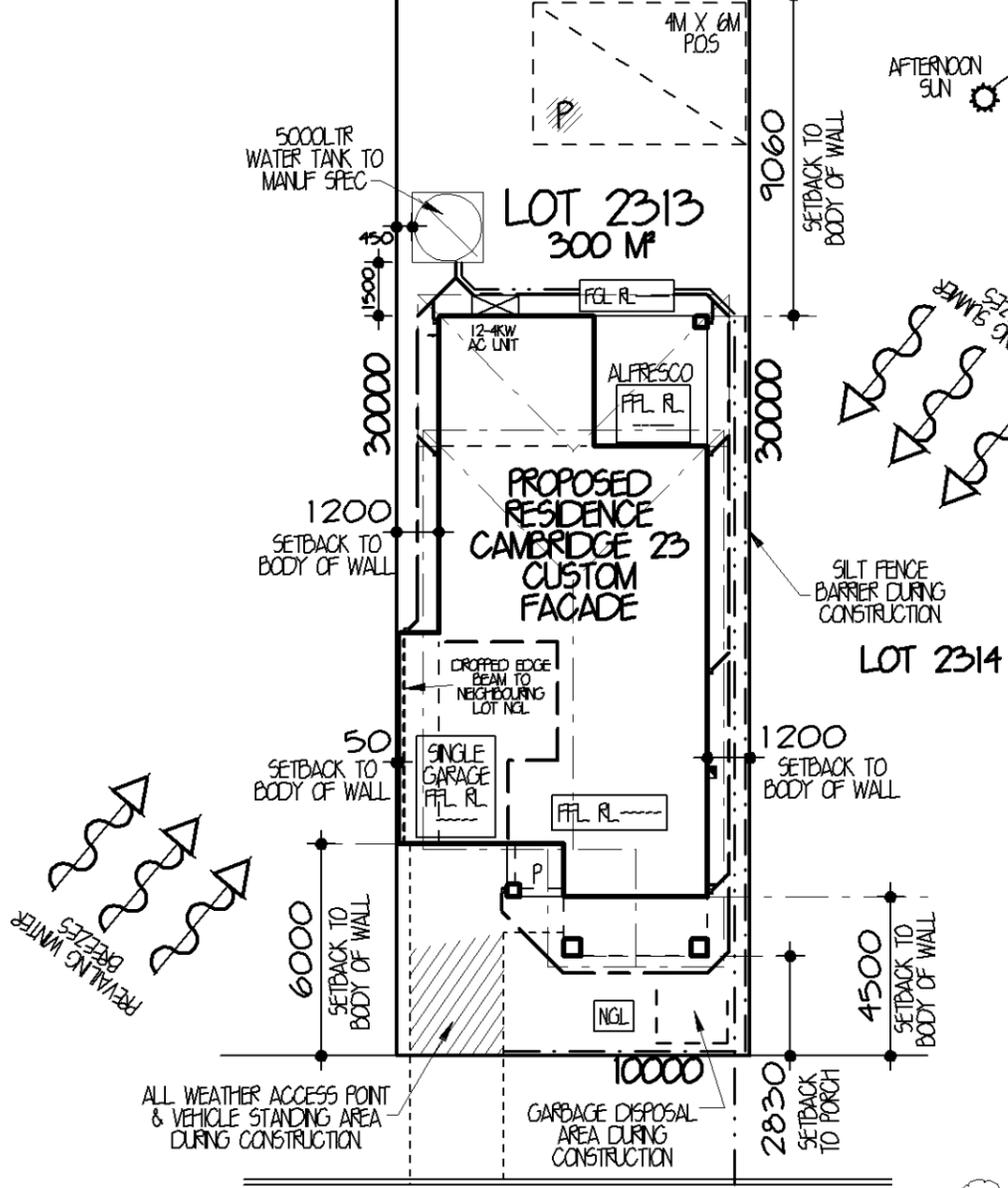
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES), FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

--- 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



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

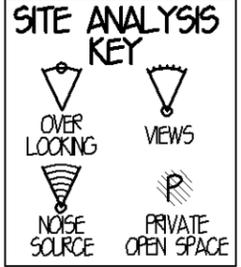
PORCH FLOOR AREA= 2-4 M²

ALFRESCO FLOOR AREA= 11-8 M²

FIRST FLOOR AREA= 91-4 M²

BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 2266 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 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, FRAM 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 R0000 GARAGE TO R0000
- ◆ HOUSE FLOOR LEVEL R0000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R0000, 299MM ABOVE PLATFORM LEVEL.
- ◆ TOTAL ROOF AREA = 155-9 M²

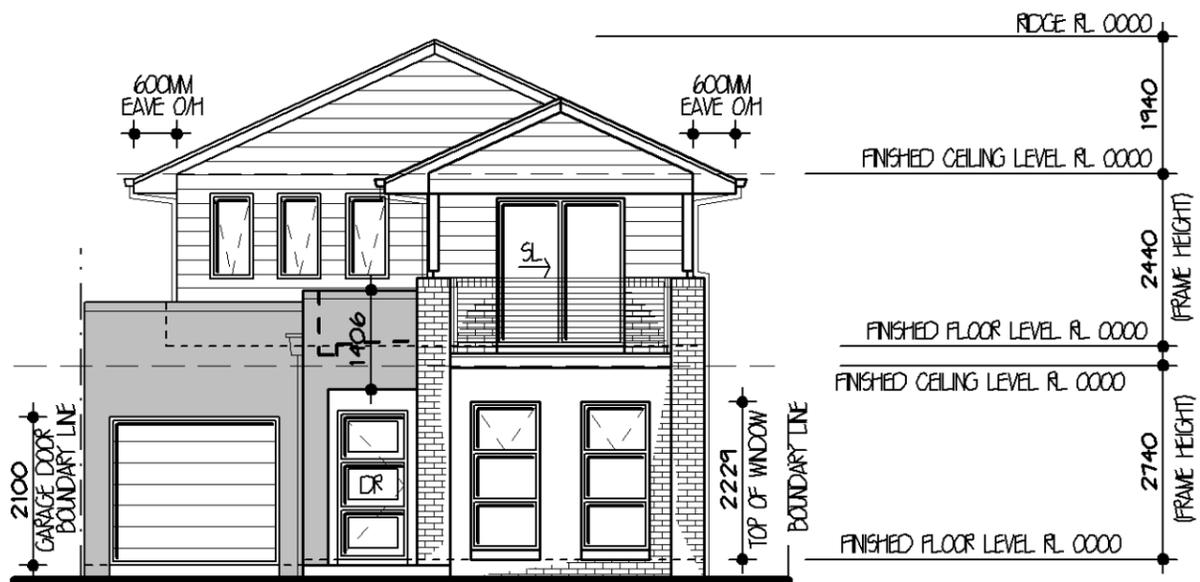
Eden Brae Homes
 LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW 2153
 P: 8860 9222 F: 8860 9233

FOR	EDEN BRAE HOMES	
AT	LOT 2313 EMPIRE CIRCUIT THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847	PAGE NO. 1 OF 9

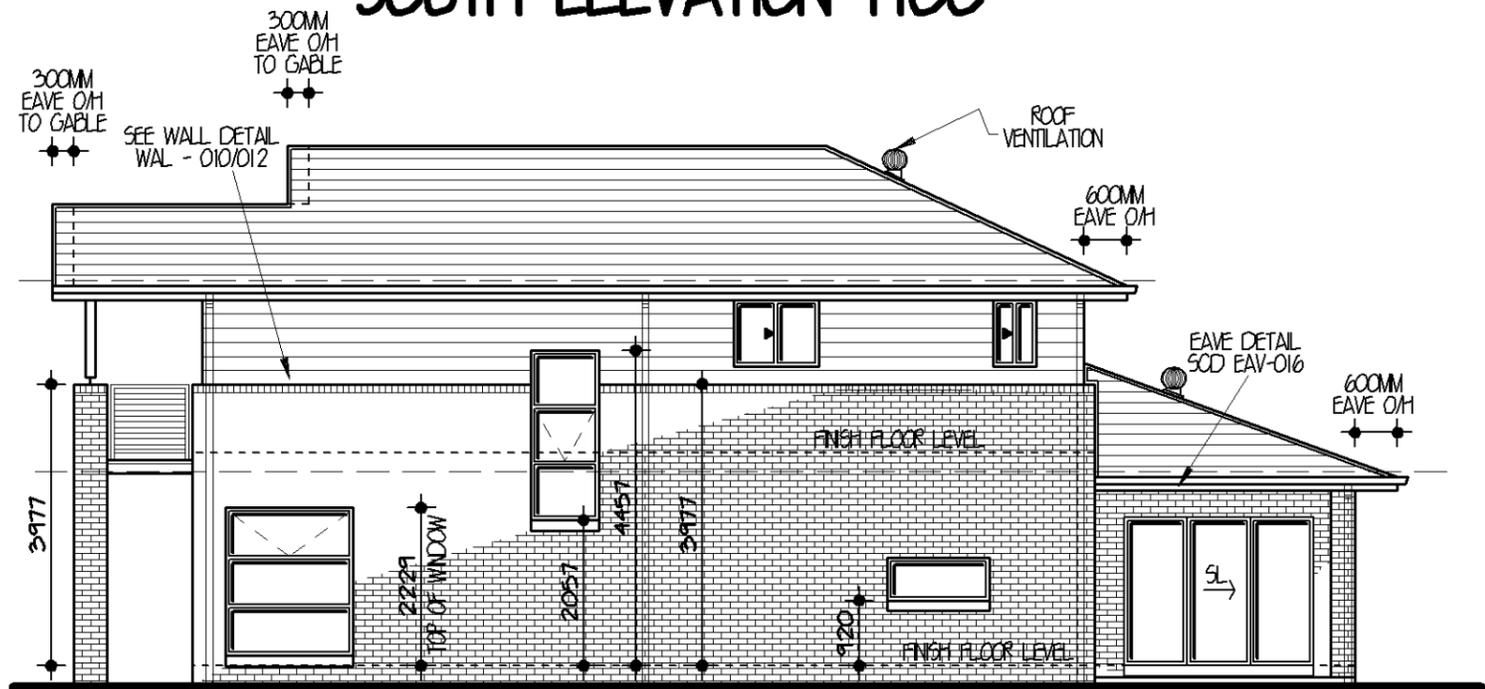
A&N DESIGN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS
 PD BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW 2153
 PHONE: (02) 8824 3533 FAX: (02) 8824 3544
 WWW.ADESIGNSYDNEY.COM.AU

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

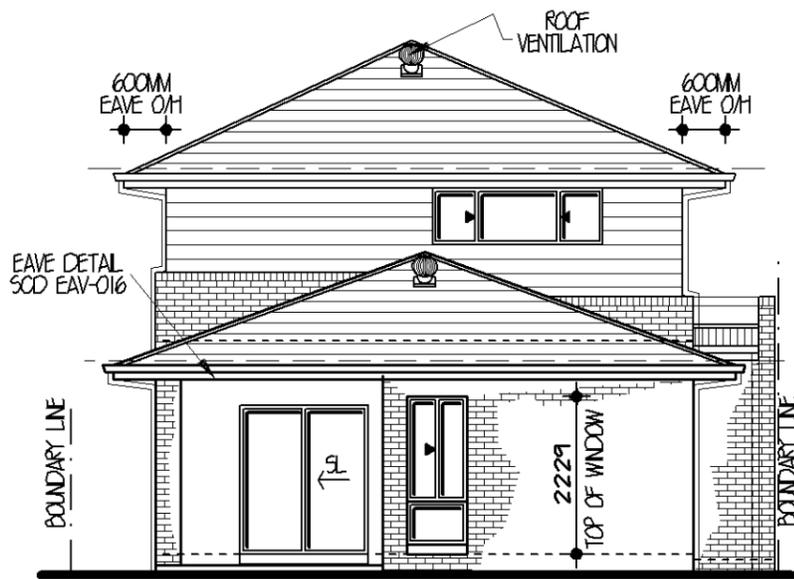
THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

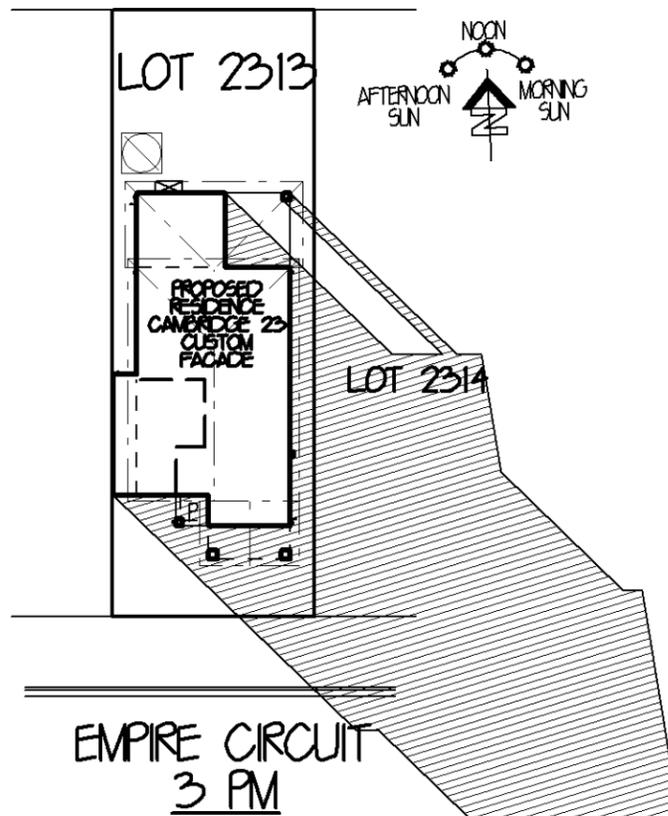
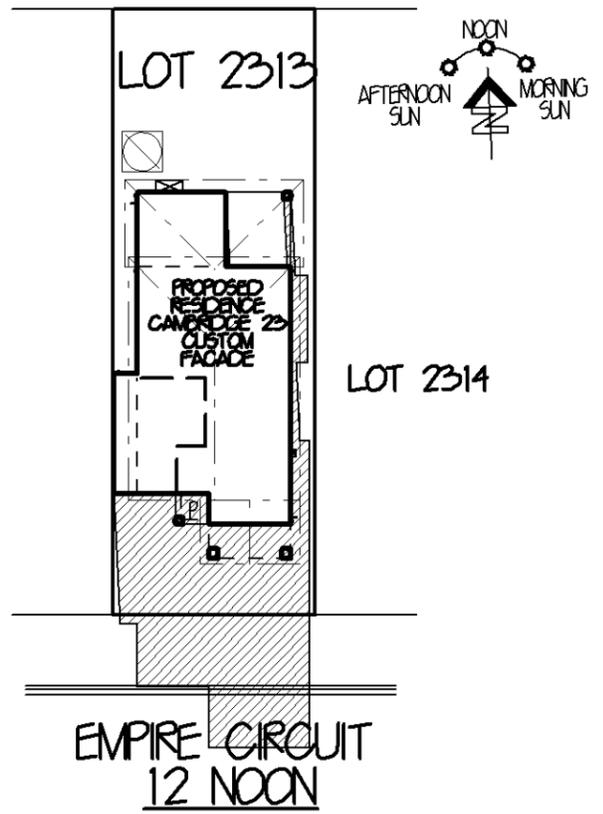
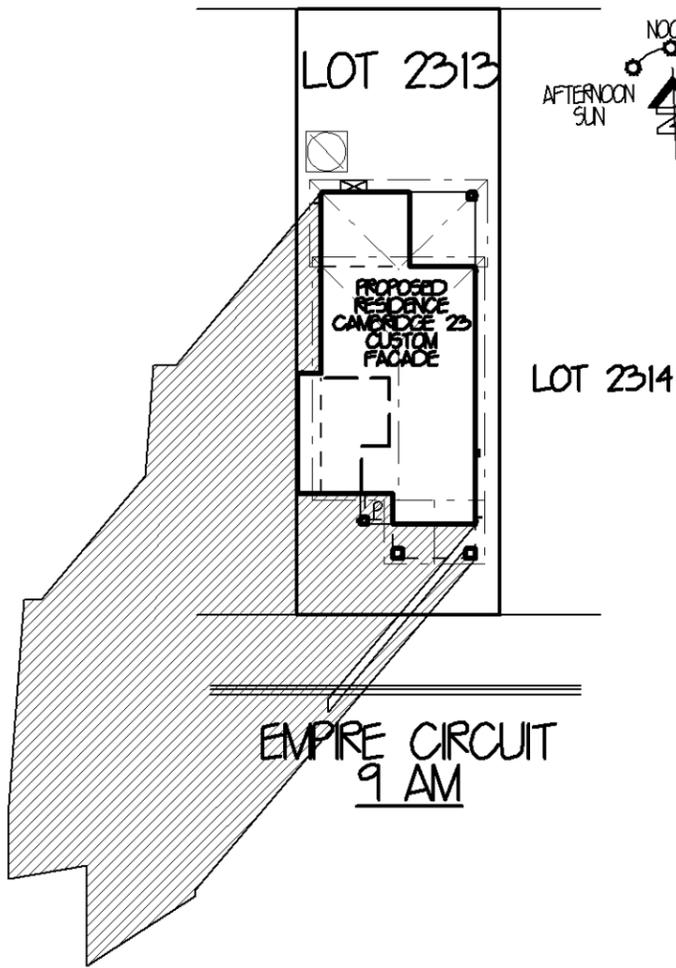
Eden brae homes
"It's where you want to live"
 LEVEL 3,
 22 BROOKHOLLOW AVENUE,
 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 P. 8860 9222
 F. 8860 9233

FOR	EDEN BRAE HOMES	
AT	LOT 2313 EMPIRE CIRCUIT THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847	PAGE NO. 4 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.



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

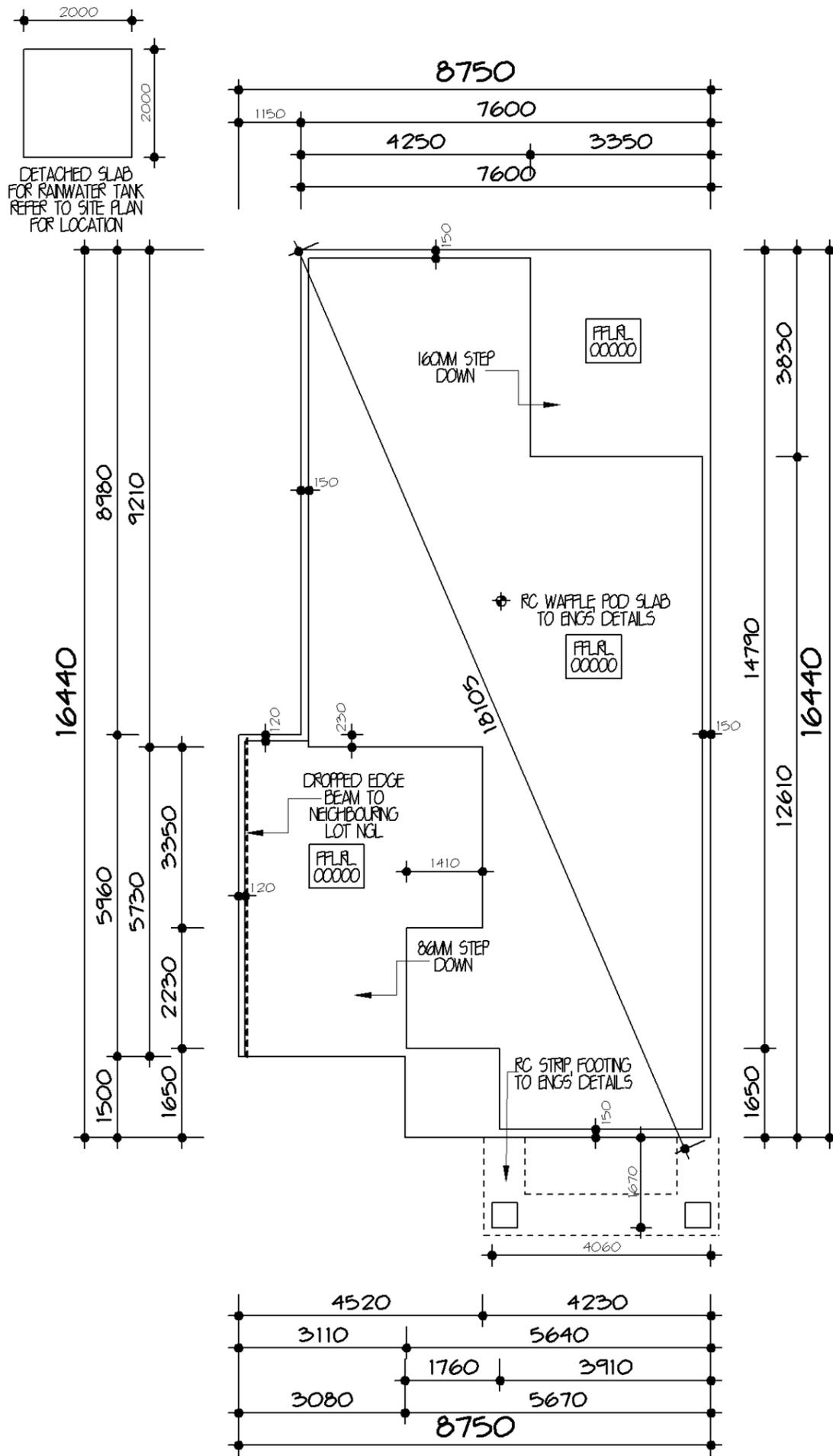
FOR	EDEN BRAE HOMES	
AT	LOT 2313 EMPIRE CIRCUIT THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847	PAGE NO. 6 OF 9



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.AGNDESIGNSYDNEY.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.



SLAB FLOOR PLAN 1:100

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



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

FOR	EDEN BRAE HOMES	
AT	LOT 2313 EMPIRE CIRCUIT THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847	PAGE NO. 7 OF 9



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

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: 5553895)

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 ≤9 L/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 THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 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:

- ALL HALLWAYS: DEDICATED

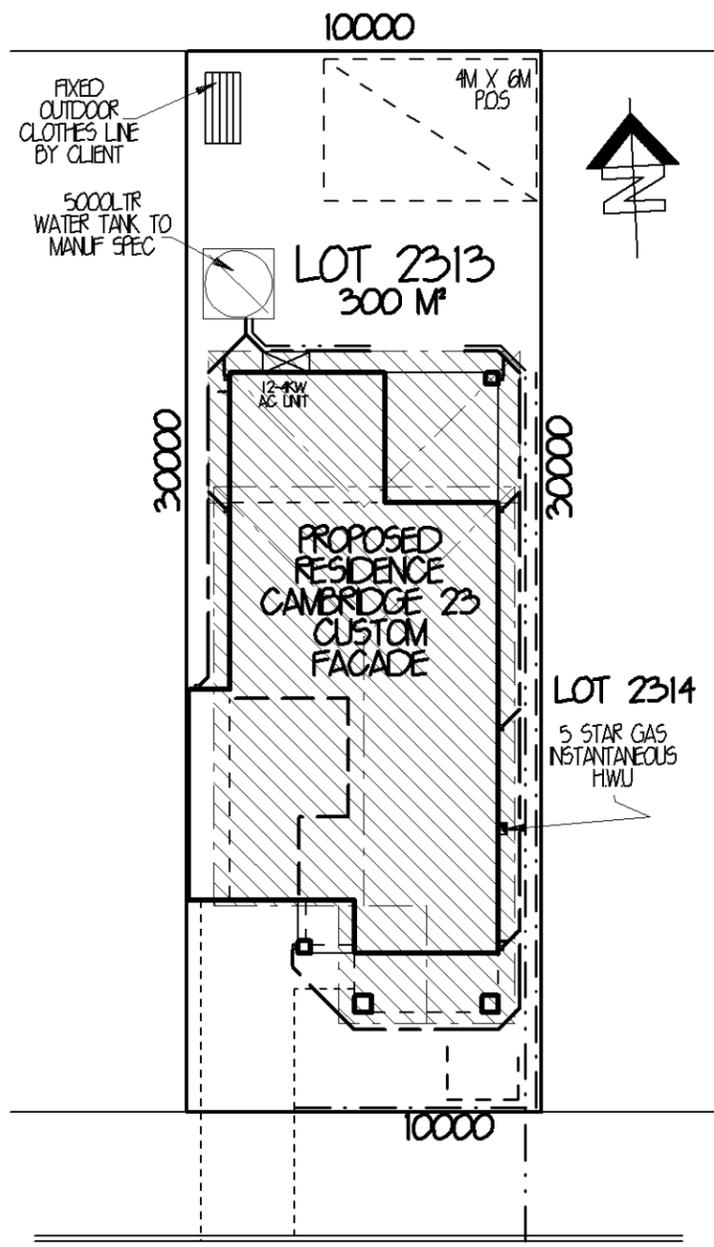
AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD 'DEDICATED' APPEARS.

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° 1006408551 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° 1006408551



**EMPIRE CIRCUIT
BASIX PLAN
1:200**

□ DENOTES 100M² OF ROOF TO BE COLLECTED

BASIX SCORE

WATER - 40% (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

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 2313 EMPIRE CIRCUIT THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018262
FACADE	CUSTOM FACADE	HAND LH
MASTER	DWG NO. A21847	PAGE NO. 1 OF 9

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
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 2313 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

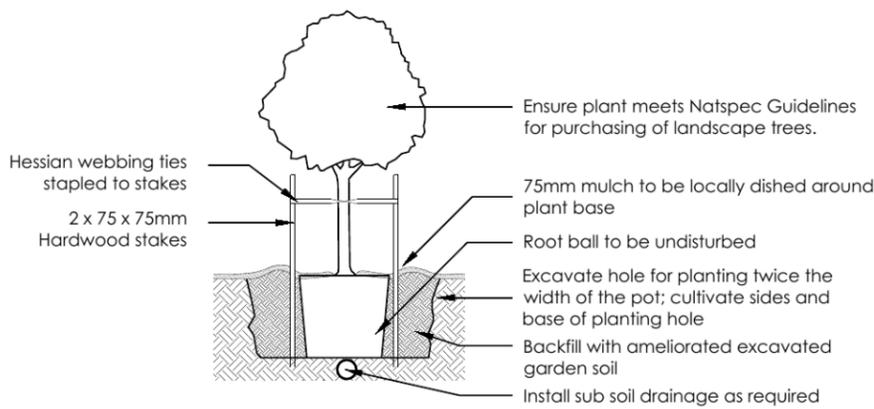
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aam	Acmena smithii 'Allyn Magic'	Allyn Magic Lillypilly	24	200mm	0.5-1m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Mgk	Magnolia grandiflora 'Kay Paris'	Evergreen Magnolia	1	25L	4m
Sr	Strelitzia reginae	Bird of Paradise	2	300mm	1.5m

LOT PLANTING SUMMARY

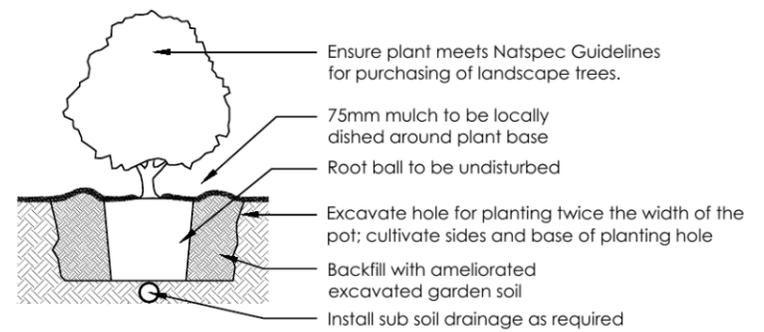
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
34	7	0	27	1

LEGEND

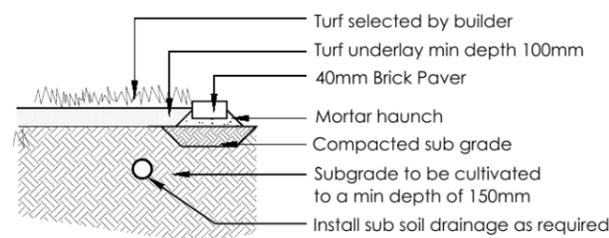
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining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



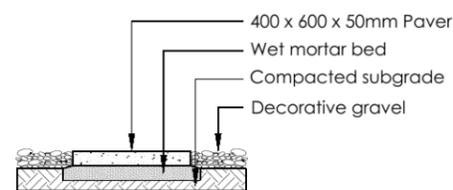
1 Tree Planting Detail
NTS 25L - 200L Pot Size



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 2553
Email: info@ecodeign.com.au
Web: www.ecodeign.com.au
Member of the Australian Institute of Landscape Designers and Managers

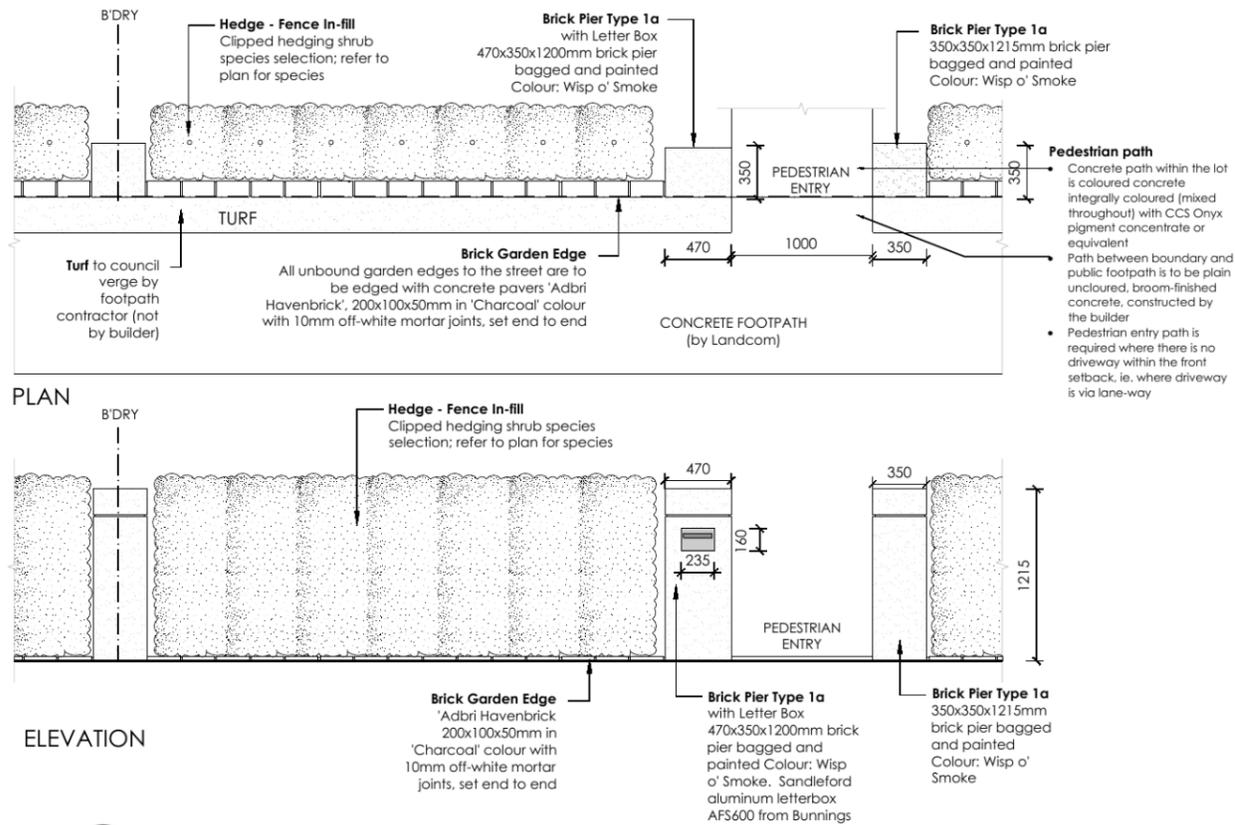
1. Do not scale from drawings
2. Verify all measurements on site
3. Notify ecodeign of any inconsistencies
4. Copyright © ecodeign. All rights reserved
5. Drawing remains the property of ecodeign

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

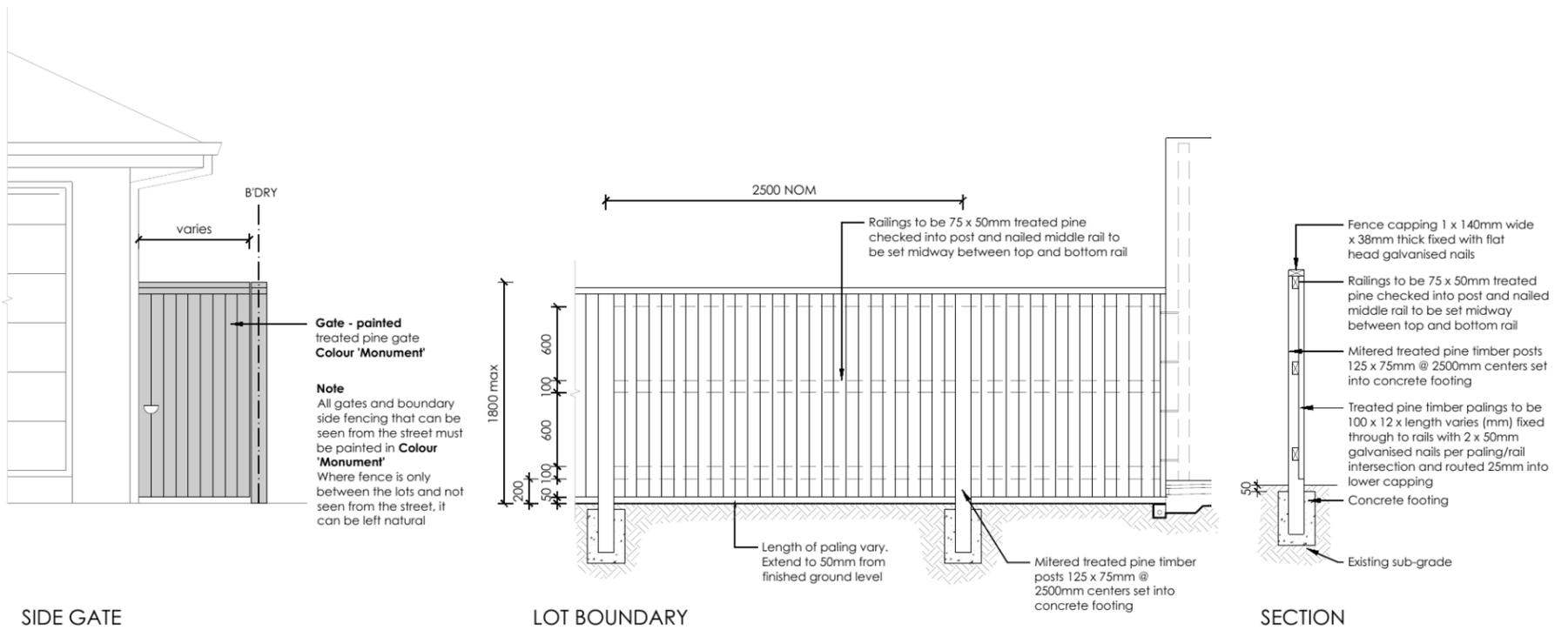
ADDRESS	LOT 2313 EMPIRE CIRCUIT, PENRITH
CLIENT	EDEN BRAE HOMES

PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
ISSUE	DA
SHEET	L-02
DRAWN	RS
CHECK	BT
DATE	25-06-14
REVISION	A

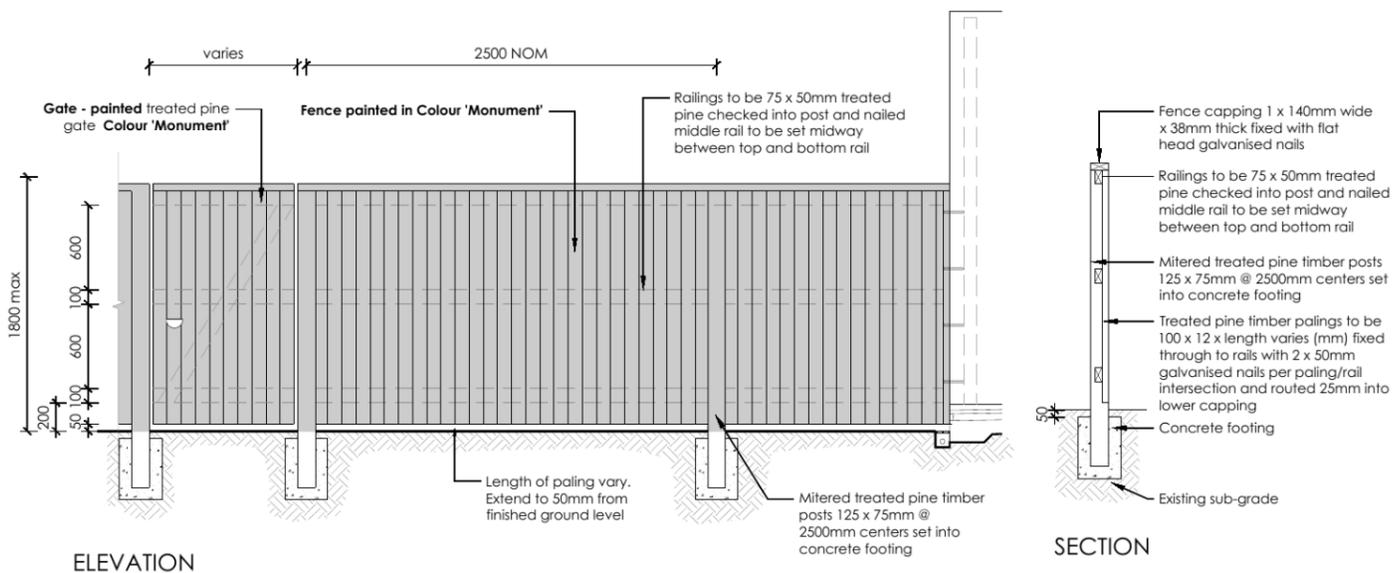




5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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



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

- Do not scale from drawings
- Verify all measurements on site
- Notify ecodesign of any inconsistencies
- Copyright © ecodesign. All rights reserved
- Drawing remains the property of ecodesign
- All work to comply with relevant Australian Standards or Building Code of Australia
- All work to be performed by a suitably qualified tradesperson
- 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 DA	SHEET L-03	
DRAWN RS	CHECK BT	DATE 25-06-14	