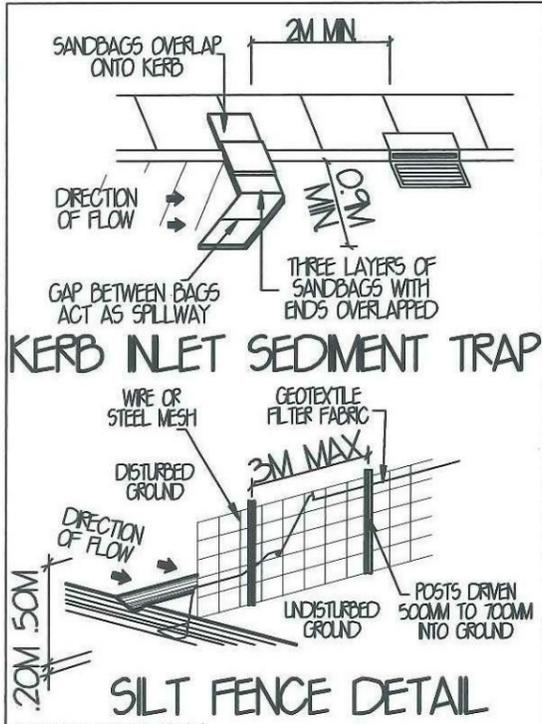


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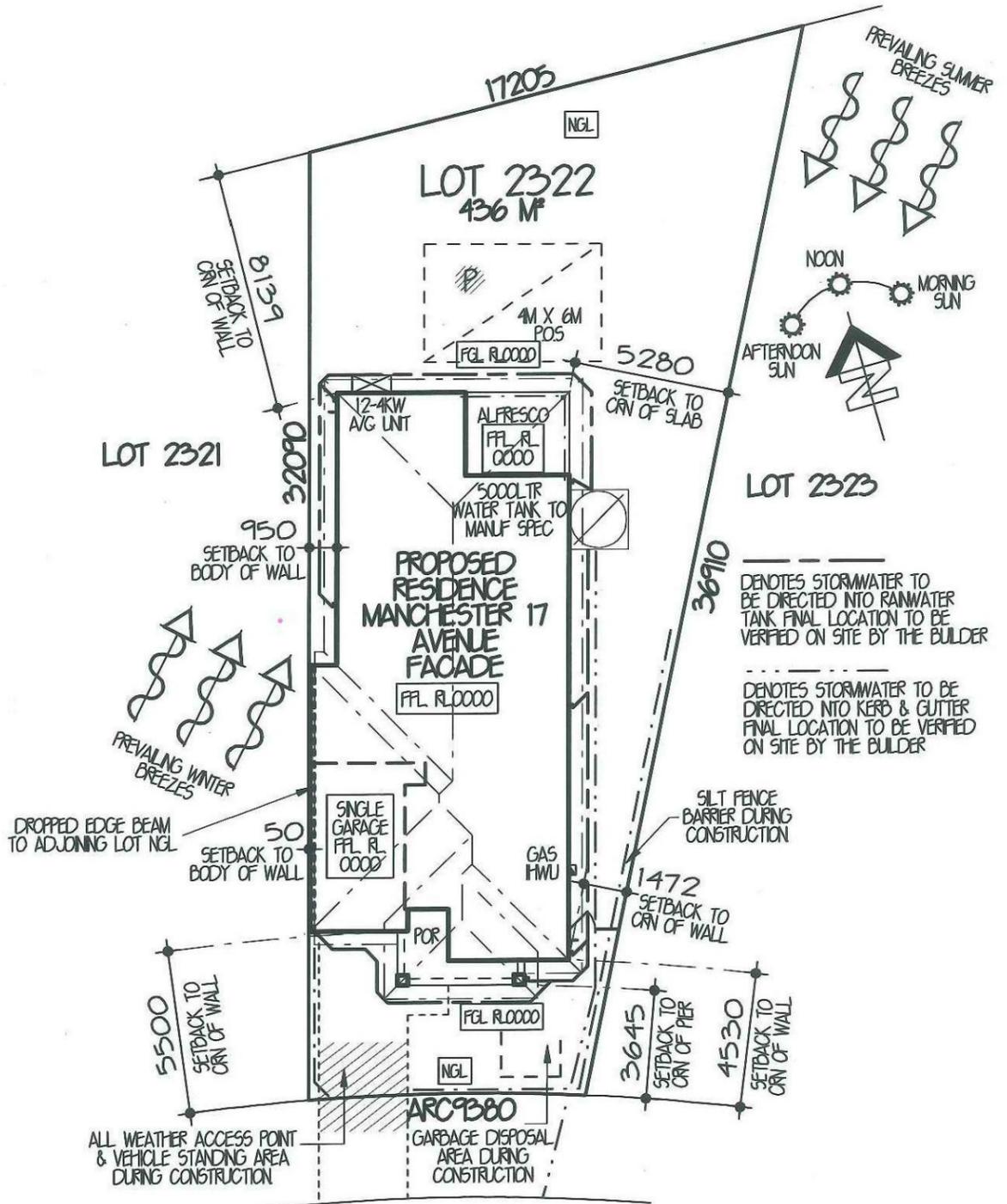


SEDIMENT CONTROL NOTES

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- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES) FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

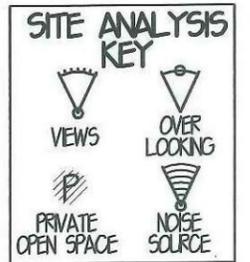
GENERAL NOTES

- 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 ASN DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION H
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO FLOOR00 GARAGE TO FLOOR00
- HOUSE FLOOR LEVEL FLOOR00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOR00, 299MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 193.1 M²



- ⊙ 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

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



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

SITE DATA

SITE AREA= 436 M²
PRIVATE OPEN SPACE-
REQUIRED= 20% OR 87.2 M²
PROVIDED= 51% OR 221.9 M²

FLOOR AREAS

FLOOR AREA= 125.6 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 18.9 M²
PORCH FLOOR AREA= 6.3 M²
ALFRESCO FLOOR AREA= 9.9 M²

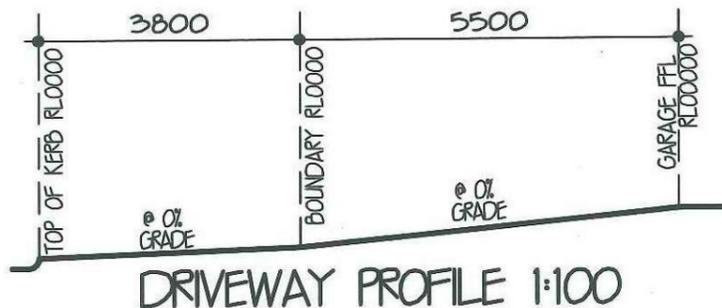
TOTAL FLOOR AREA= 160.7 M² OR 17.3 50'S



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

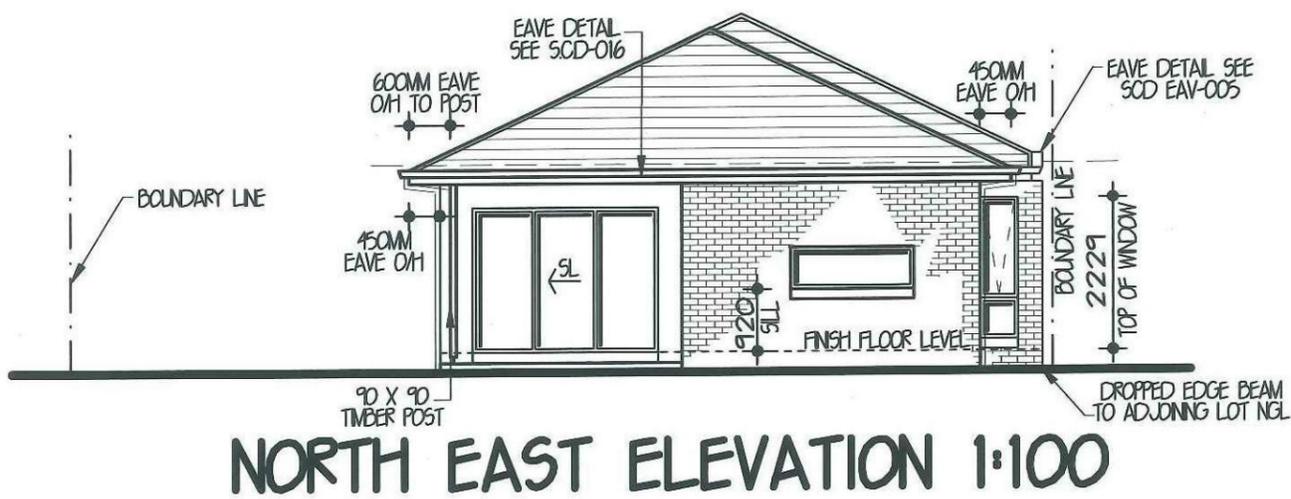
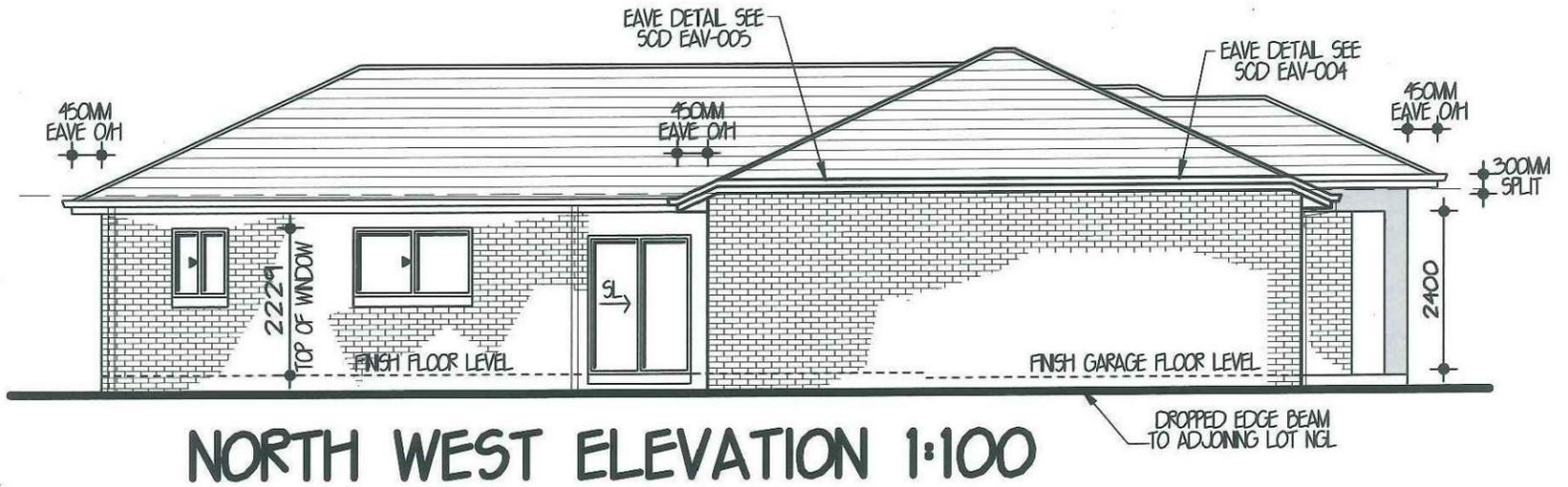
FOR **EDEN BRAE HOMES**
AT **LOT 2322 EMPIRE CIRCUIT, PENRITH**
TYPE **MANCHESTER 17** (SMART LIVING SERIES) JOB NO. **0018270**
FACADE **AVENUE** HAND **LH**
DATE **JUNE 2014** DWG NO. **A21835** PAGE NO. **1 OF 7**



AGN SYDNEY
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT BULKHAM HILLS
PO BOX 6410 BULKHAM HILLS
BUSINESS CENTRE NSW. 2153
BUSINESS PHONE: (02) 8824 3533
FAX: (02) 8824 3544
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|-----|----------|----------|-------|
| A | 05-06-14 | CC PLANS | JM |

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| | |
|--|-----------------|
| FOR EDEN BRAE HOMES | |
| AT LOT 2322 EMPIRE CIRCUIT, PENRITH | |
| TYPE MANCHESTER 17 (SMART LIVING SERIES) | JOB NO. 0018270 |
| FACADE AVENUE | HAND LH |
| DATE JUNE 2014 | DWG NO. A21835 |
| | PAGE NO. 3 OF 7 |

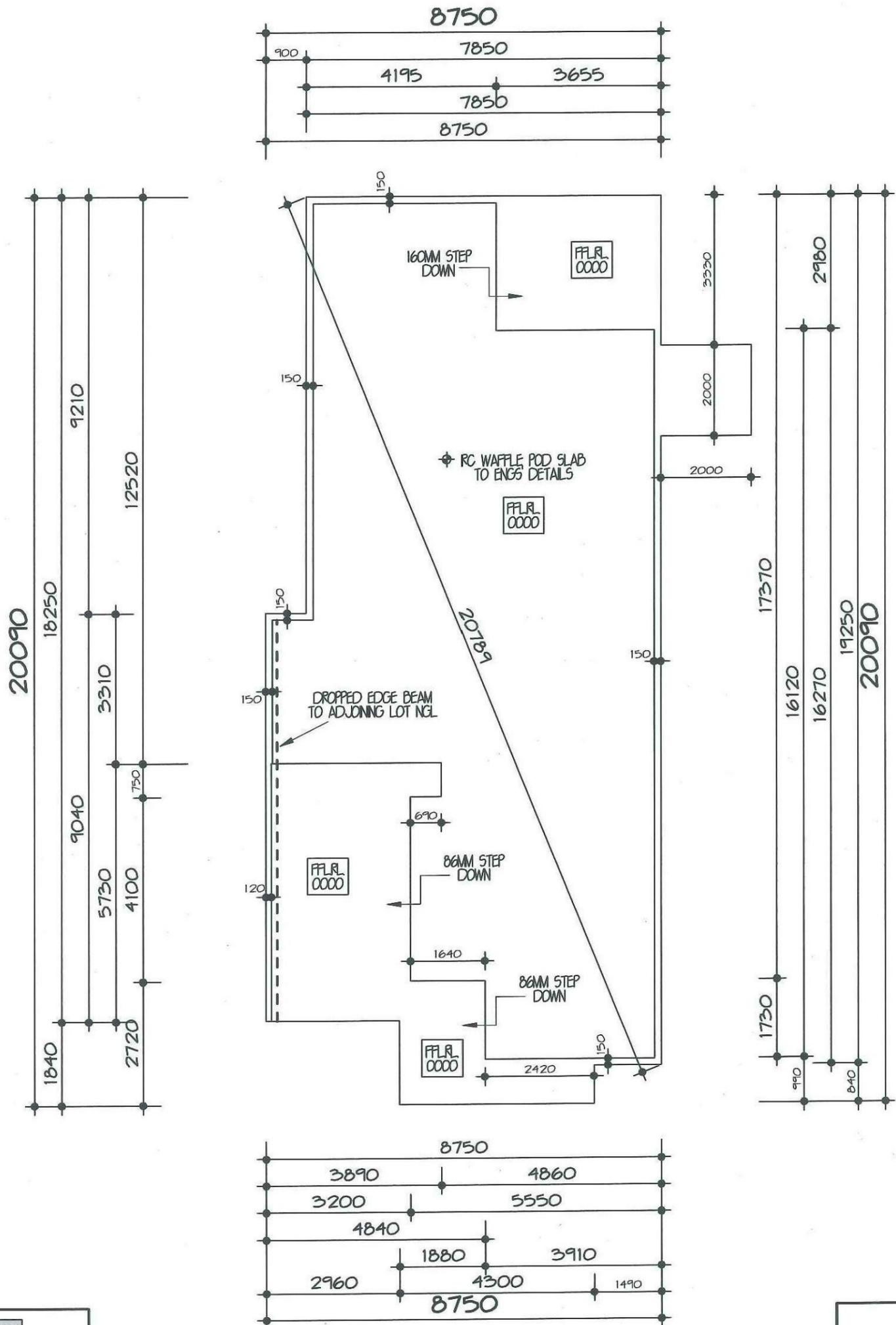


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SLAB FLOOR PLAN 1:100

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

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 BULKHAM HILLS NSW. 2153
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FOR **EDEN BRAE HOMES**

AT **LOT 2322 EMPIRE CIRCUIT, PENRITH**

TYPE **MANCHESTER 17** (SMART LIVING SERIES) JOB NO. **0018270**

FACADE **AVENUE** HAND **LH**

DATE **JUN 2014** DWG NO. **A21835** PAGE NO. **5 OF 7**

Thorton Design Review Panel

LANDCOM

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

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SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

Home Option Gallery

Client Signature
 Consultant Signature *Alcornwell*
 Initials Date *12/6/14*

 Bristol Mortar P198 - N6.

 Bristol Peppercorn P197 - N7.



Eden Brae Homes
 To whom you want to live
 LEVEL 3 22
 BROOKHOLLOW AVENUE
 NORTHWEST BUSINESS PARK
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| | | | |
|----------|--|----------|---------|
| FOR | EDEN BRAE HOMES | | |
| AT | LOT 2322 EMPRE CIRCUIT, PENRITH | | |
| TYPE | MANCHESTER 17 (SMART LIVING SERIES) | JOB NO. | 0018270 |
| FACADE | AVENUE | HAND | LH |
| DATE | DWG NO. | PAGE NO. | |
| JUN 2014 | A21835 | 3 OF 7 | |



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Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date *12/6/14*

Lot 2322 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

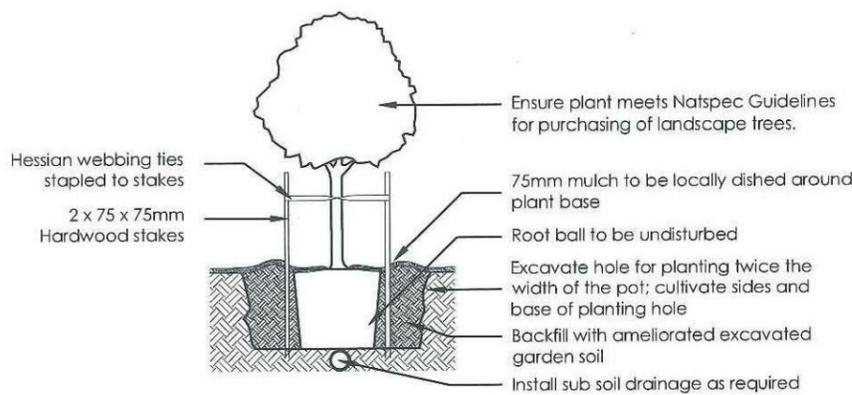
| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|--------|------------------------------------|---------------------------|----------|----------|-------------|
| Aja | Acer japonicum 'Aconitifolium' | Japanese Maple | 1 | 75L | 3.5m |
| Cpl | Camellia sasanqua 'Paradise Pearl' | Camellia | 7 | 300mm | 2m |
| Ct | Cerastium tomentosum | Snow in Summer | 10 | 200mm | 0.2m |
| Lwf | Liriope muscari 'Monroe's White' | Liriope (white flowering) | 8 | 200mm | 450mm |
| Mpm | Murraya paniculata 'Min-a-min' | Dwarf Orange Jessamine | 9 | 200mm | 0.5m |

LOT PLANTING SUMMARY

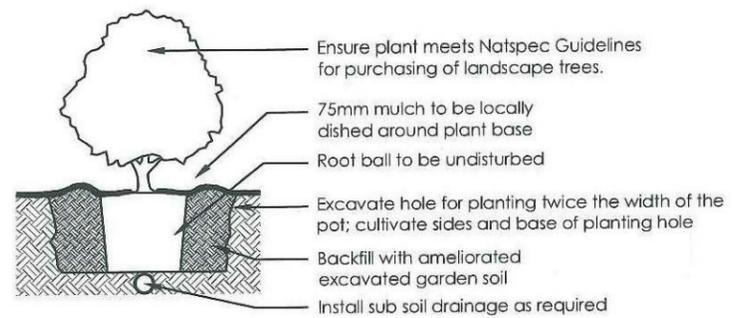
| Total Plants | Total Fence Hedging | Street Planting | Other Shrubs/ground-covers | Total Trees |
|--------------|---------------------|-----------------|----------------------------|-------------|
| 35 | 7 | 0 | 28 | 1 |

LEGEND

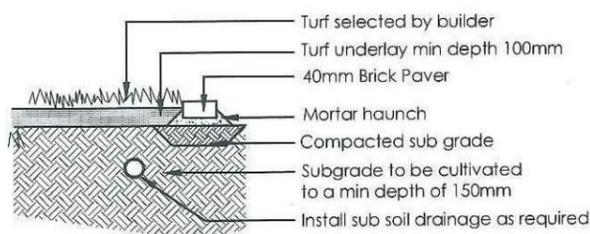
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing levels
- Proposed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



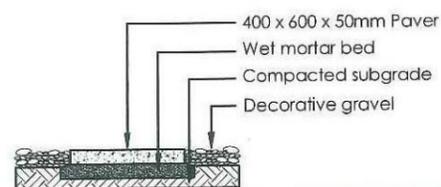
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



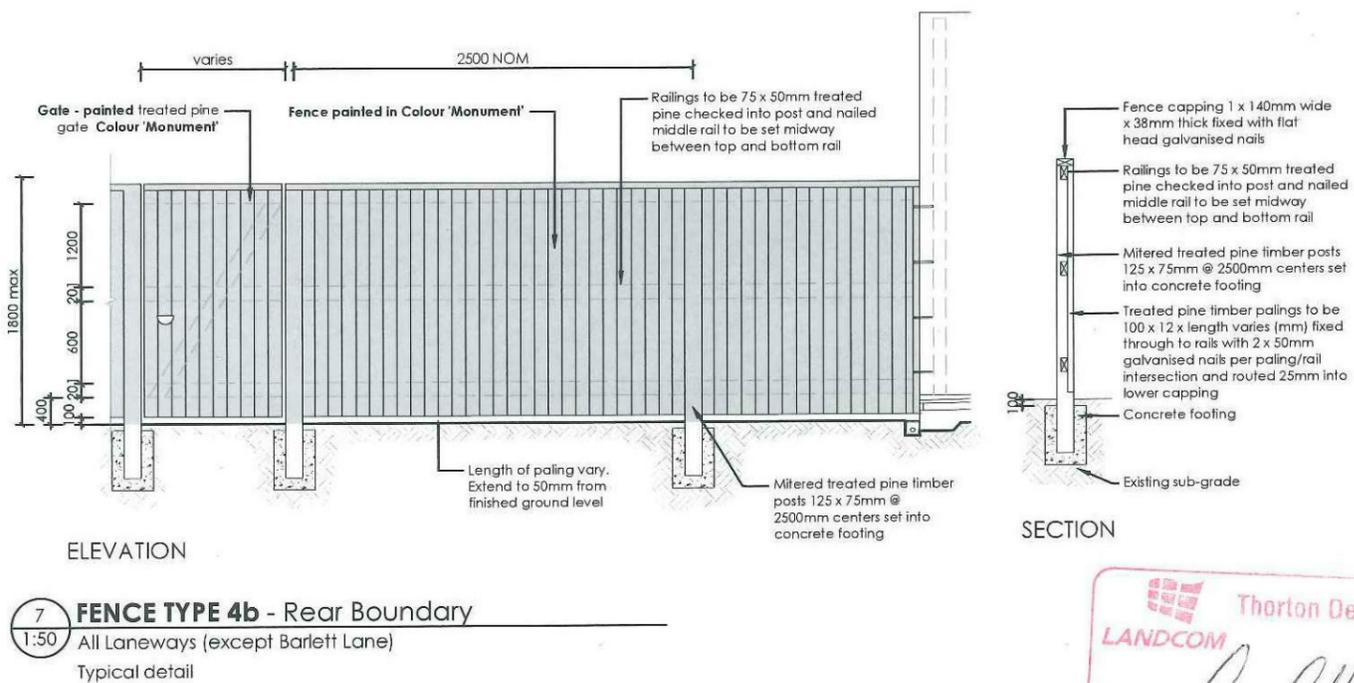
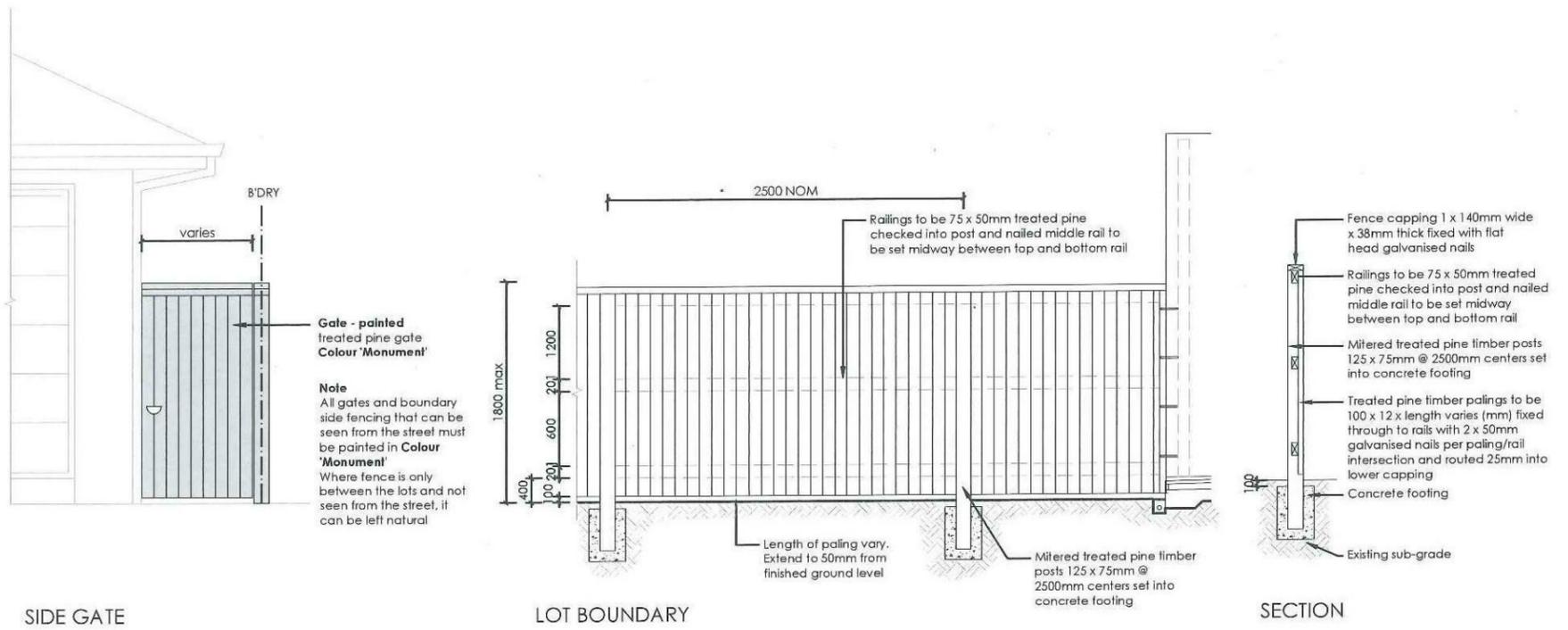
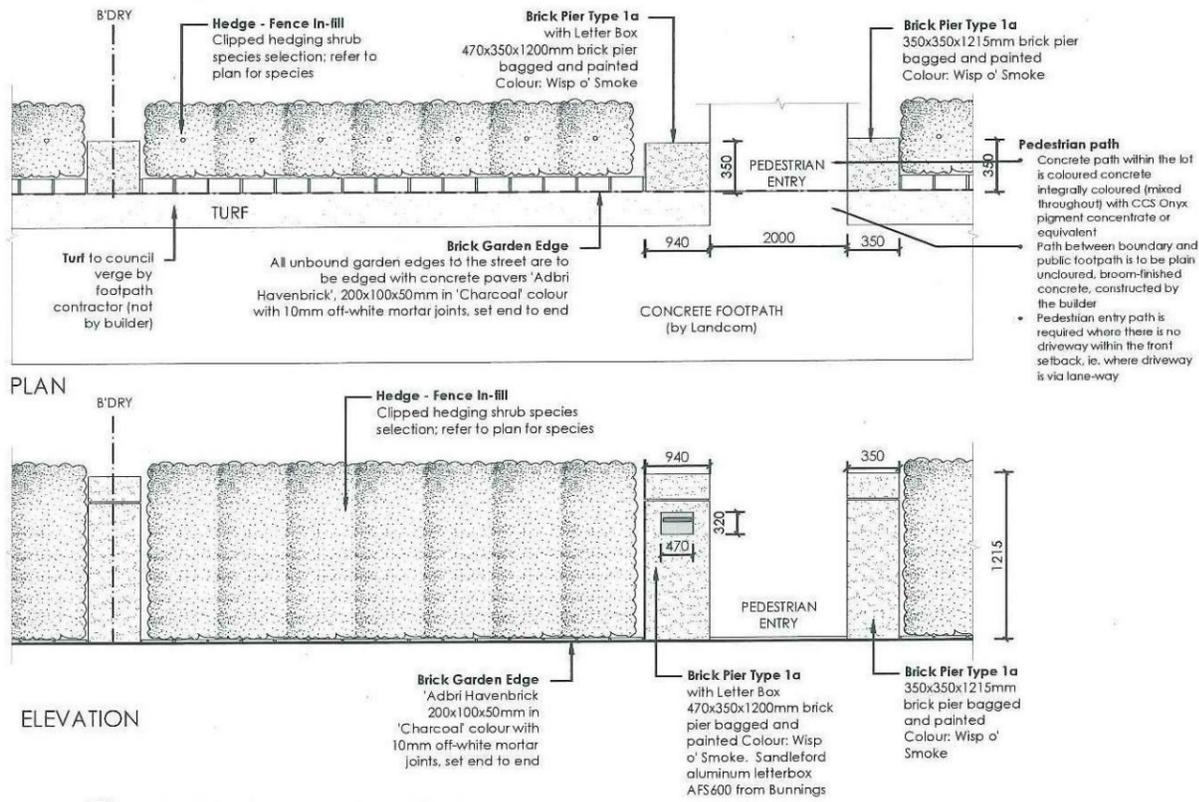
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

Thorton Design Review Panel
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Reviewed: *[Signature]* Date: *[Signature]*

| | | | | | | | | | |
|----------|----------------------------------|--------|-------|----------|--|--|----------------------------------|---|--|
| REVISION | DESCRIPTION | DESIGN | CHECK | DATE | | PO Box 8136, Eastham Hills BC NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Architects | LOT 2322 EMPIRE CIRCUIT, PENRITH | NEW RESIDENCE LANDSCAPE PLAN | |
| A | ISSUE COLOURED FOR CLIENT REVIEW | RS | RS | 12-06-14 | | | | | |
| B | ISSUE DA PLANS FOR CLIENT REVIEW | RS | RS | 16-06-14 | 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. | EDEN BRAE HOMES | SCALE: 1:100 @ A3 DATE: DA 02 DRAWN: RS CHECKED: RS DATE: 16-06-14 REVISION: B | |



Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date *[Signature]*

| REVISION | DESCRIPTION | DRAWN | CHECK | DATE |
|----------|----------------------------------|-------|-------|----------|
| A | ISSUE COLOURED FOR CLIENT REVIEW | RS | BF | 12-06-14 |
| B | ISSUE DA PLANS FOR CLIENT REVIEW | RS | RS | 16-08-14 |

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 outdoor living environments

PO Box 4134, Baultham Hills NSW 2153
 Ph: (02) 9690 7712 Fax: (02) 9690 7705
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PROJECT: NEW RESIDENCE
 DRAWING: FENCE DETAILS

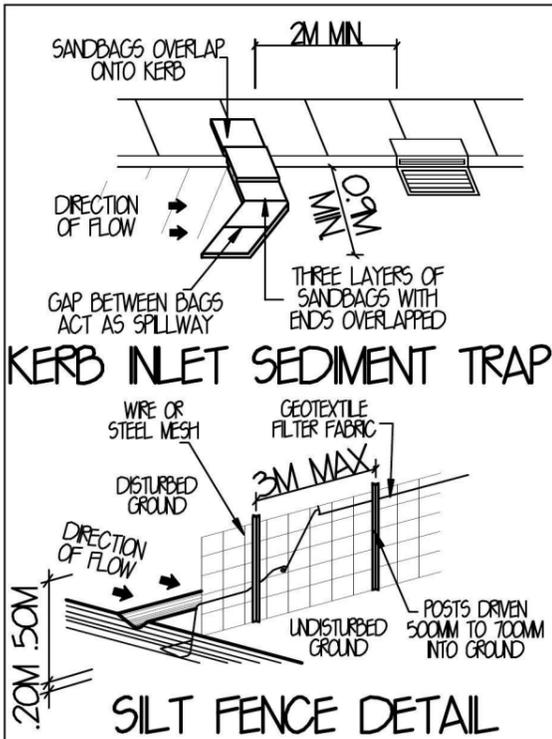
SCALE: 1:100 @ A3
 DATE: DA
 DATE: 03

CLIENT: EDEN BRAE HOMES

REVISION: RS
 CHECK: RS
 DATE: 16-06-14
 REVISION: B

| | | | | | |
|---------|---------------|----------|----------|----------|----|
| PROJECT | NEW RESIDENCE | DATE | DA | DATE | 03 |
| DRAWING | FENCE DETAILS | REVISION | RS | CHECK | RS |
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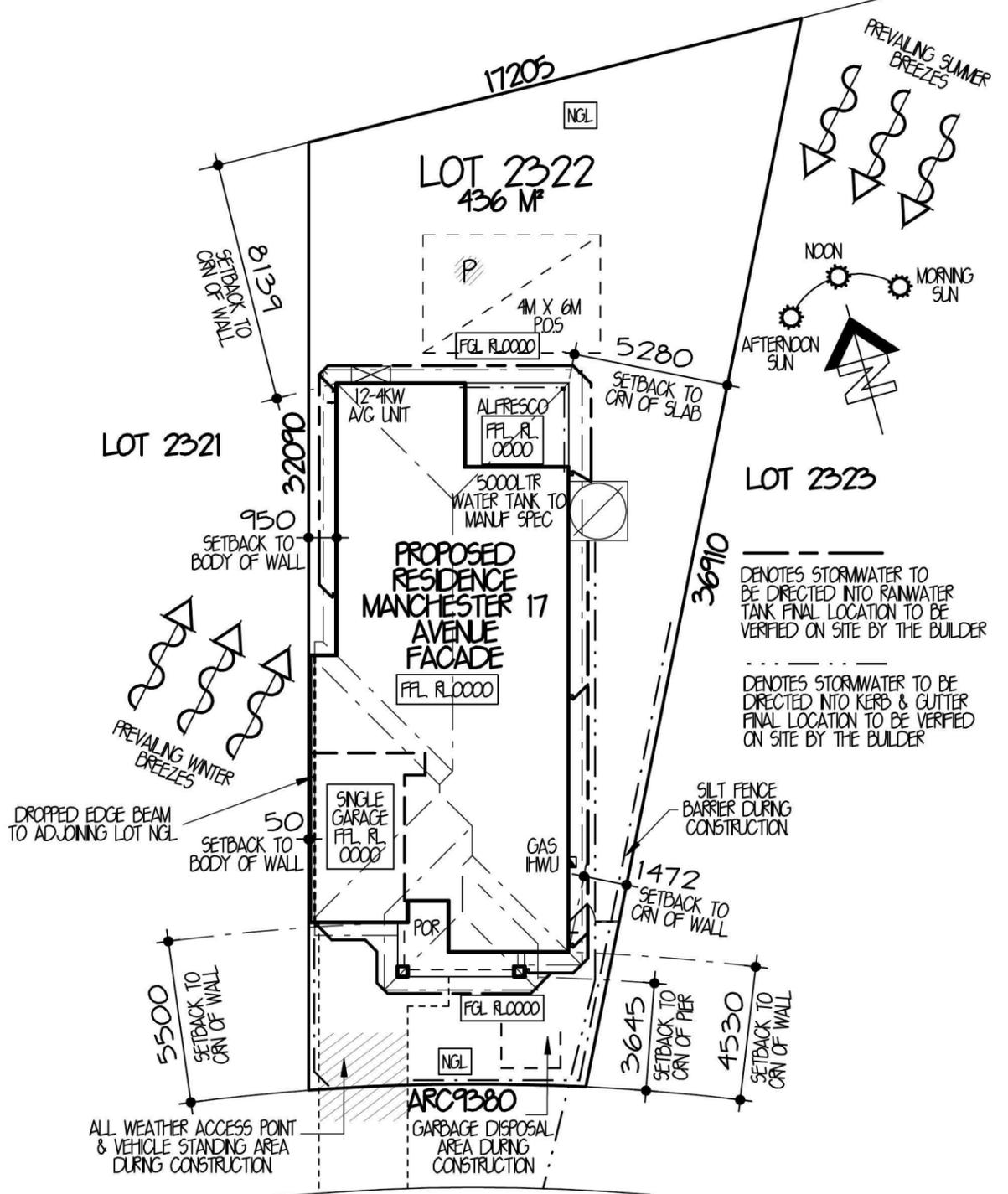


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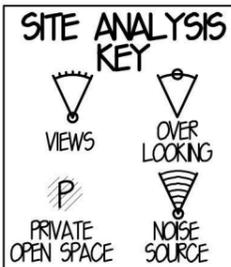
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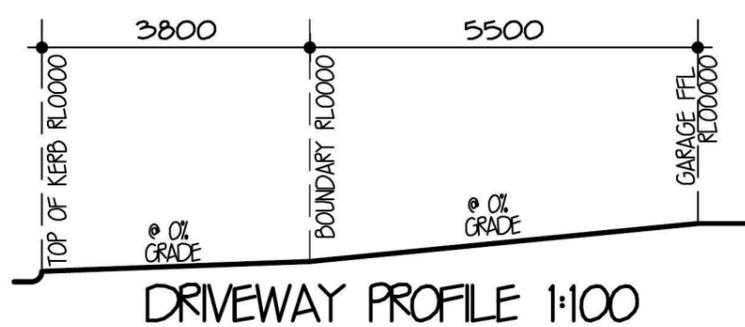


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DRIVEWAY PROFILE 1:100

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 AT **LOT 2322 EMPIRE CIRCUIT, PENRITH**
 TYPE **MANCHESTER 17** (SMART LIVING SERIES) JOB NO. **0018270**
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 DATE **JUN 2014** DWG NO. **A21835** PAGE NO. **1 OF 7**

A&N DESIGN SYDNEY

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