

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.

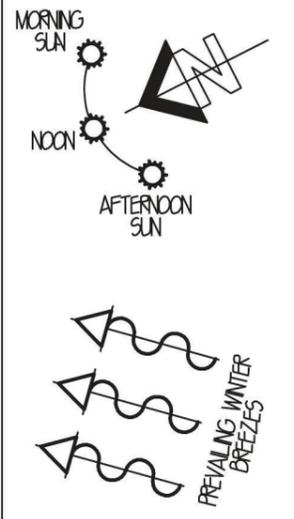
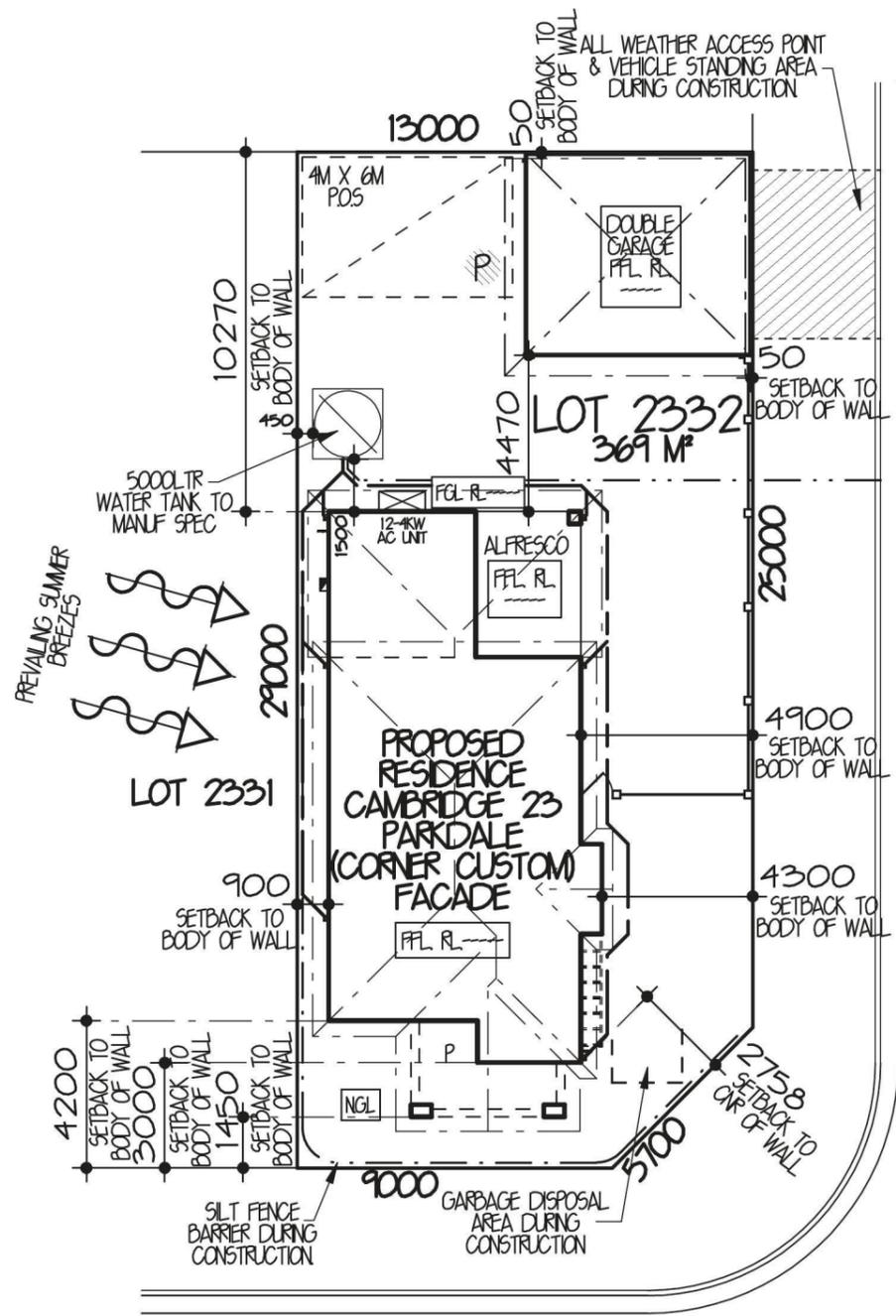
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

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.

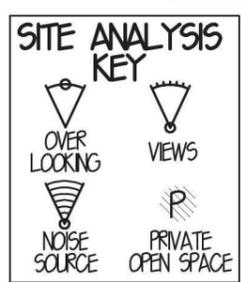
SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

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 KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

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



LAMBEER PLACE

SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

- 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

- 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 R.0000 GARAGE TO R.0000
 - ◆ HOUSE FLOOR LEVEL R.0000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R.0000, 291MM ABOVE PLATFORM LEVEL.
 - ◆ TOTAL ROOF AREA = 186.6 M²

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= 369 M²
 PRIVATE OPEN SPACE= REQUIRED= 20% OR 73.8 M² PROVIDED= 40.1% OR 147.9 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 24 M² PROVIDED= 147.9 M²

FLOOR AREAS
 GROUND FLOOR AREA= 97.2M² (NOT INCLUDING GARAGE)
 DETACHED GARAGE FLOOR AREA= 36.9 M²
 PORCH FLOOR AREA= 9.1 M²
 ALFRESCO FLOOR AREA= 12.5 M²
 FIRST FLOOR AREA= 80.6 M²
 BALCONY FLOOR AREA= 8.2 M²

TOTAL FLOOR AREA= 244.5 M² OR 26.3 SQS

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

FOR MR. C. KENNETH & MRS. VA HILL
 AT LOT 2332 LAMBEER PL THORNTON

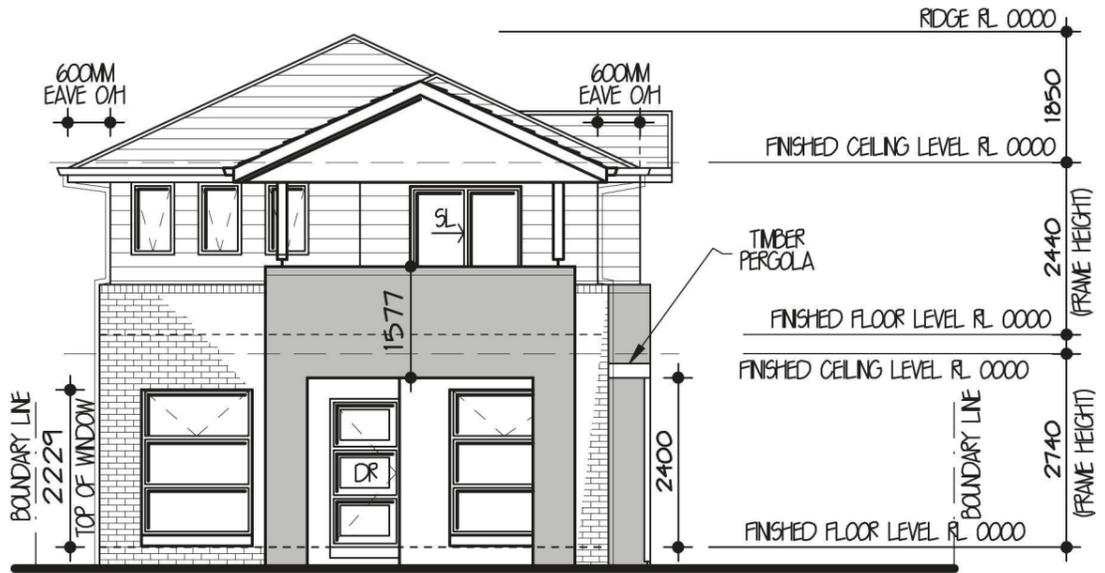
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0017966
 FACADE PARKDALE (CORNER CUSTOM) HAND RH

MASTER A18217 DWG NO. A21320 PAGE NO. 1 OF 11

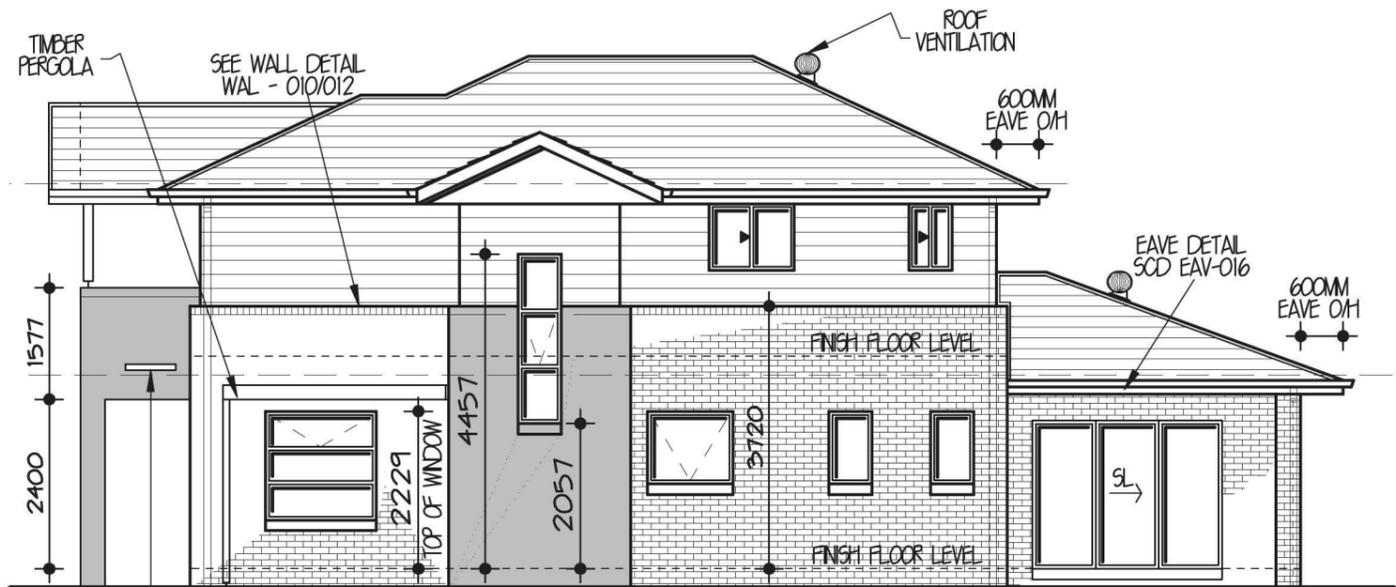
A&N DESIGN SYDNEY
 LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS
 PD BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW. 2153
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ISSUE	DATE	REVISION	DRAWN
A	13-3-14	CC PLANS	CM
B	30-4-14	AMENDMENTS/BASIX PLAN	JA

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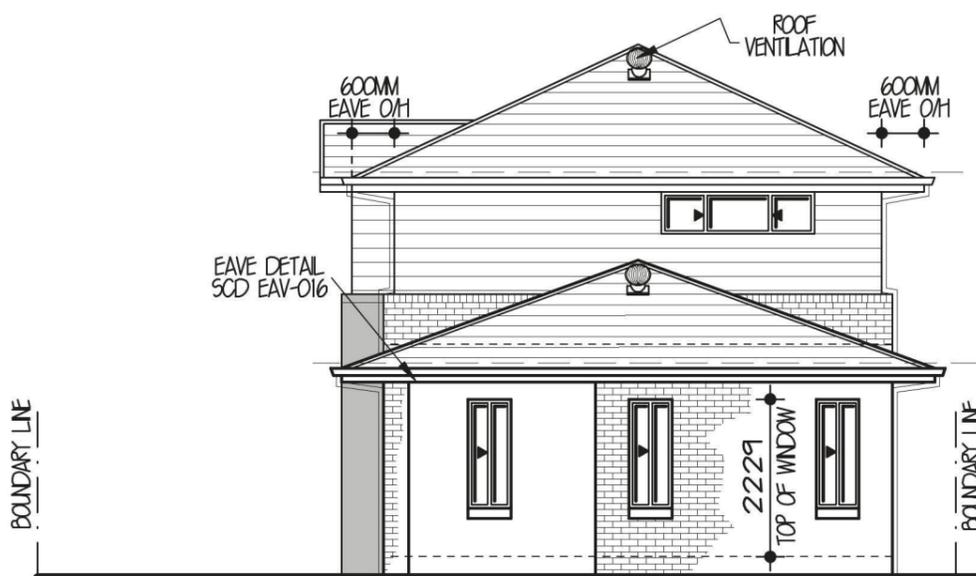


SOUTH EAST ELEVATION 1:100



OPEN RECTANGULAR SPILLWAY SEE SCD BAL-101, 101-1, 101-2

SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



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22 BROOKHOLLOW AVENUE,
NORWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
P: 8860 9222
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FOR	MR. C. KENNETH & MRS. VA HILL	
AT	LOT 2332 LAMBEER PL THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017966
FACADE	PARKDALE (CORNER CUSTOM)	HAND RH
MASTER	DWG NO. A18217	PAGE NO. 4 OF 11



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