

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

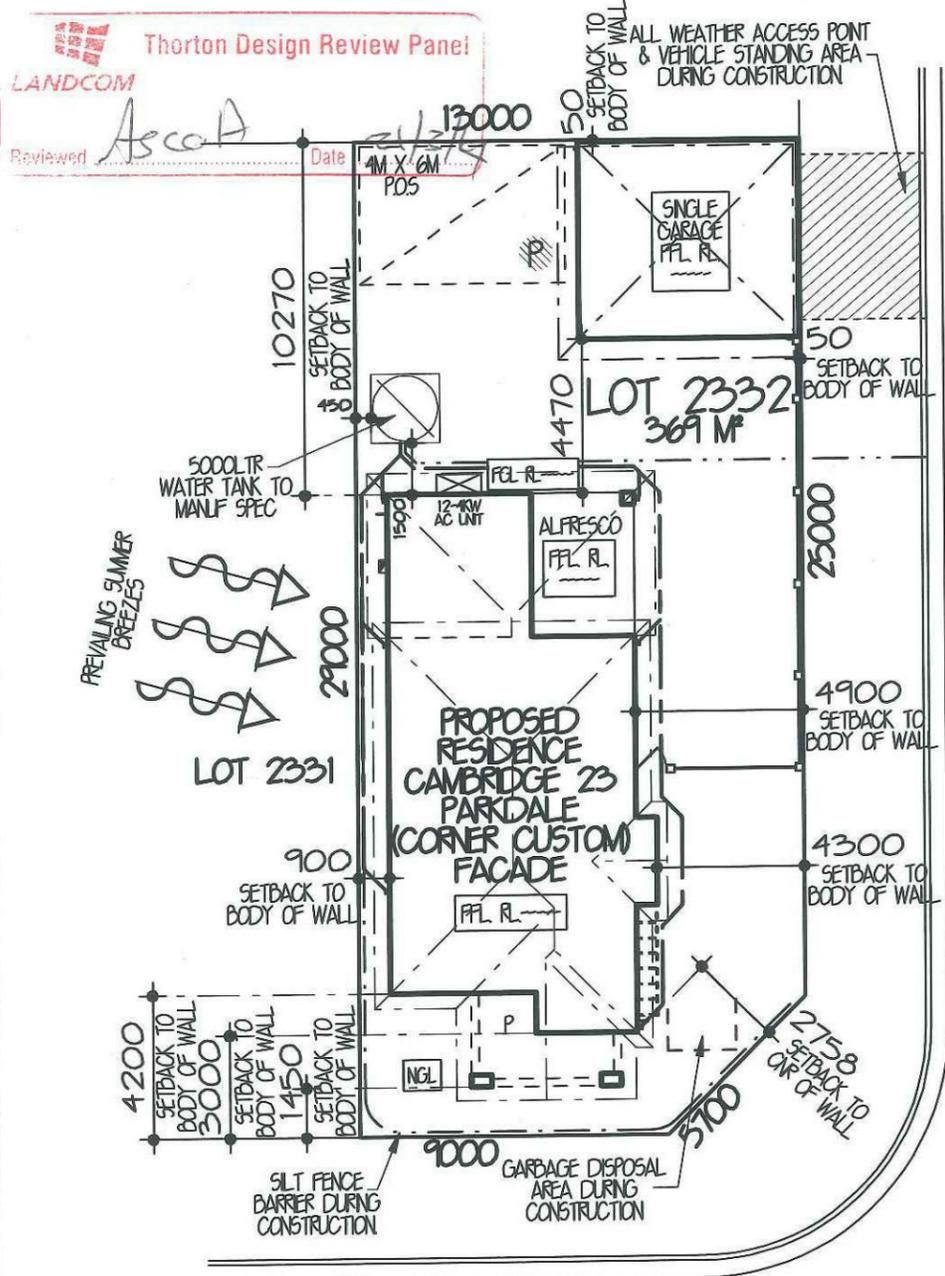
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH

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

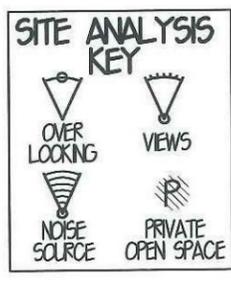
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FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.



- DENOTES EXISTING TREES TO REMAIN
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- 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)

- 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.
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 - ◆ 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 = 186.6 M²

PACKAGE PROVIDED IS BASED ON E&H 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 DRAIN, DRIVEWAY CROSSOVER, PRAM RAMPS, 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
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 FIRST FLOOR AREA= 80.6 M²
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TOTAL FLOOR AREA= 244.5 M² OR 26.3 SQS

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 2332 LAMBEER PL THORNTON**

TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0017966**

FACADE **PARKDALE (CORNER CUSTOM)** HAND **RH**

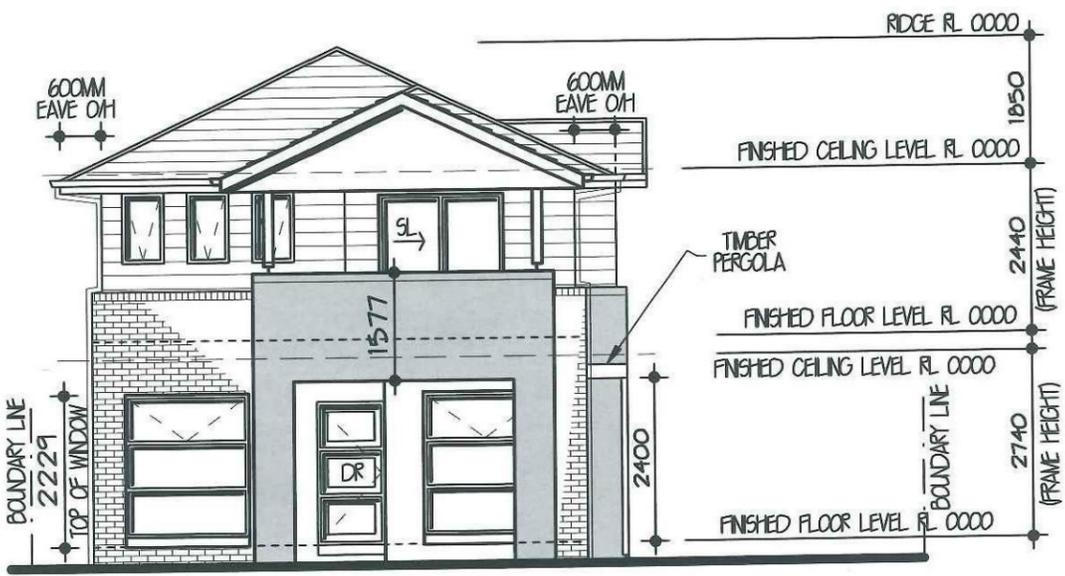
MASTER **A18217** DWG NO. **A21320** PAGE NO. **1 OF 11**

A&N 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.ANDDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	13-3-14	CC PLANS	CM

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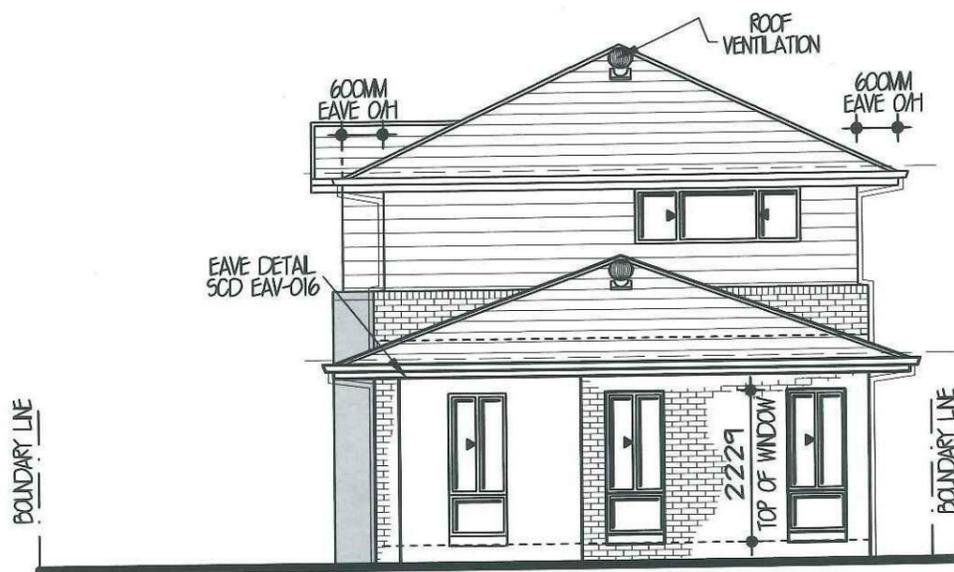


SOUTH EAST ELEVATION 1:100



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

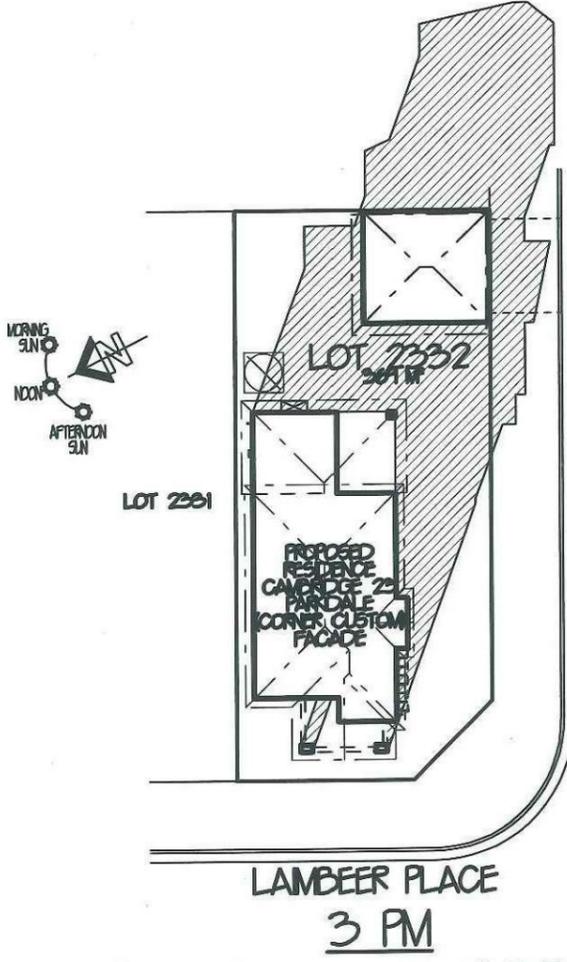
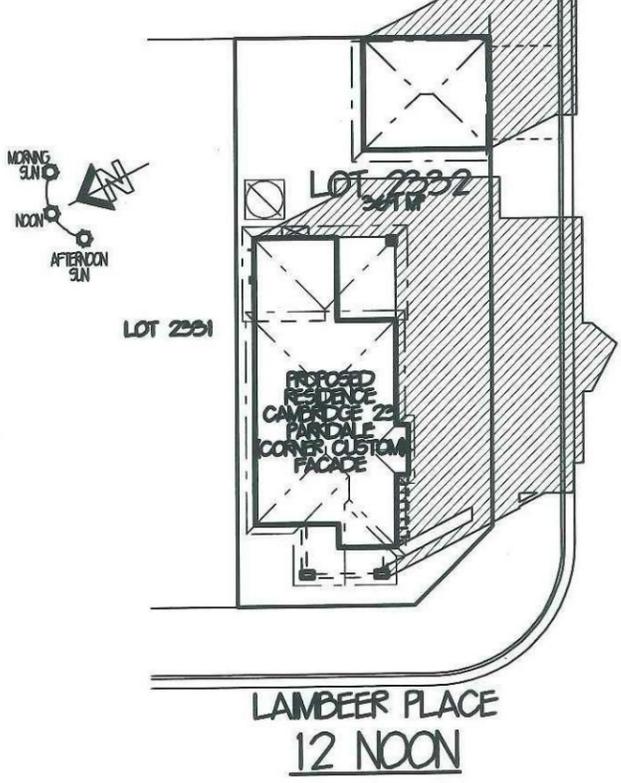
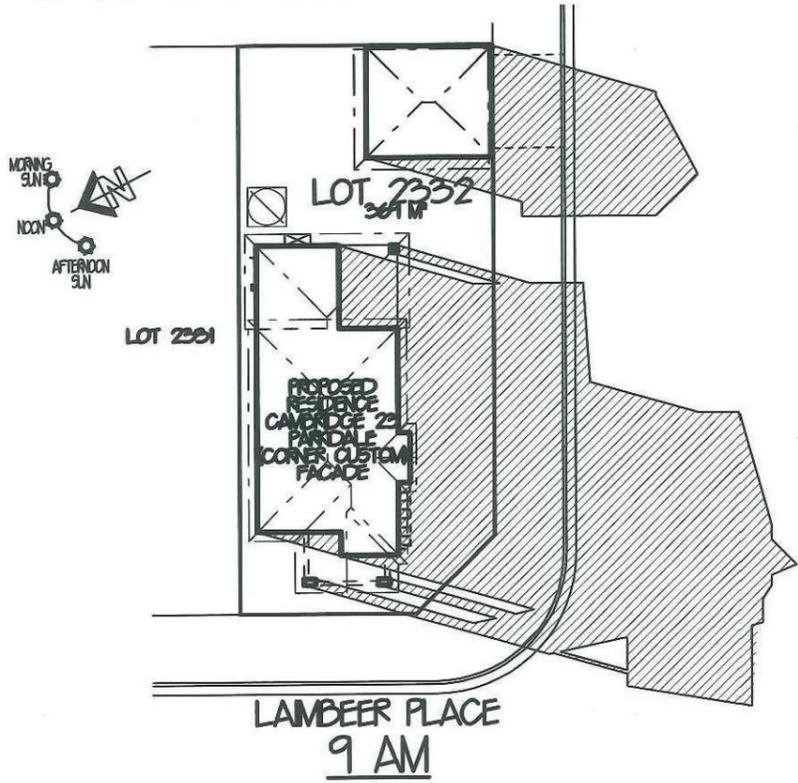
SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100

		LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233
FOR	EDEN BRAE HOMES	
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. 4 OF 11

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 3523 FAX (02) 8824 3544 WWW.AGNDESIGNSYDNEY.COM.AU			
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**SHADOW DIAGRAMS
 JUNE 21ST MID-WINTER 1:350**

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

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

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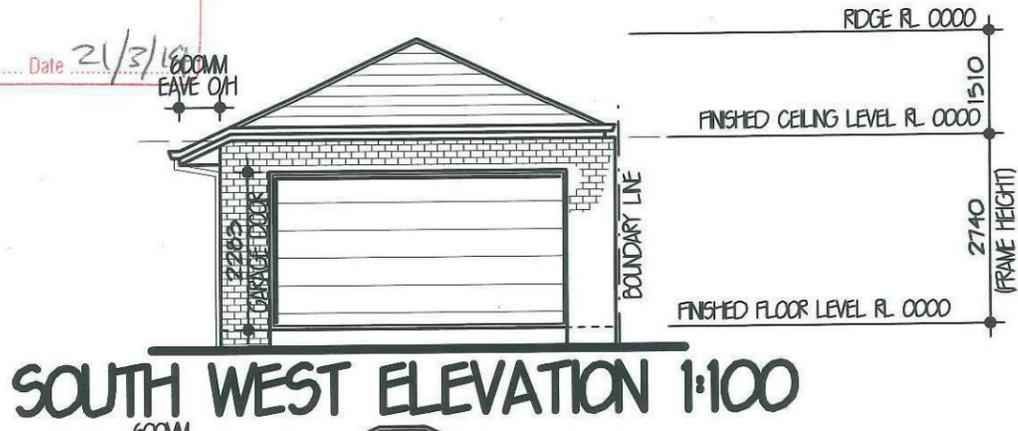
FOR EDEN BRAE HOMES
 AT LOT 2332 LAMBEER PL THORNTON
 TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0017966
 FACADE PARKDALE (CORNER CUSTOM) HAND RM
 MASTER A18217 DWG NO. A21320 PAGE NO. 6 OF 11

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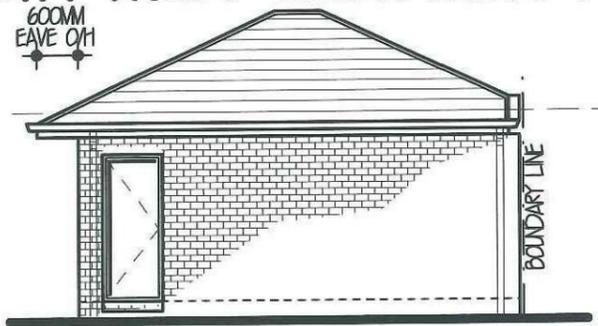
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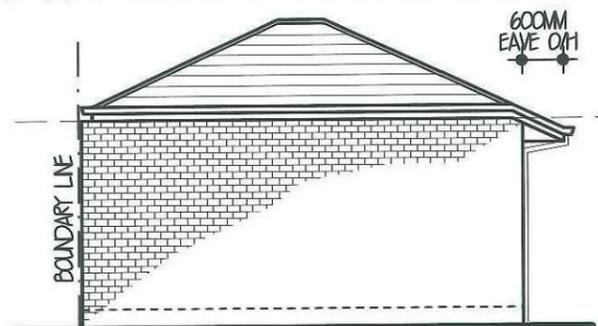
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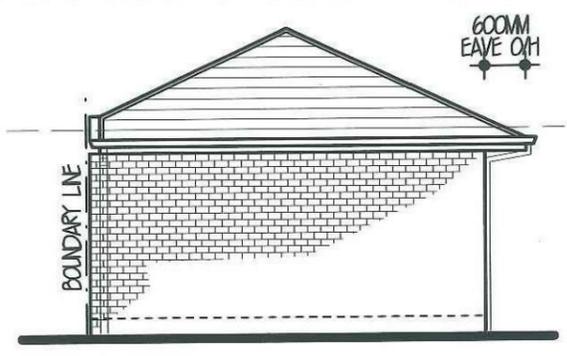
SOUTH WEST ELEVATION 1:100



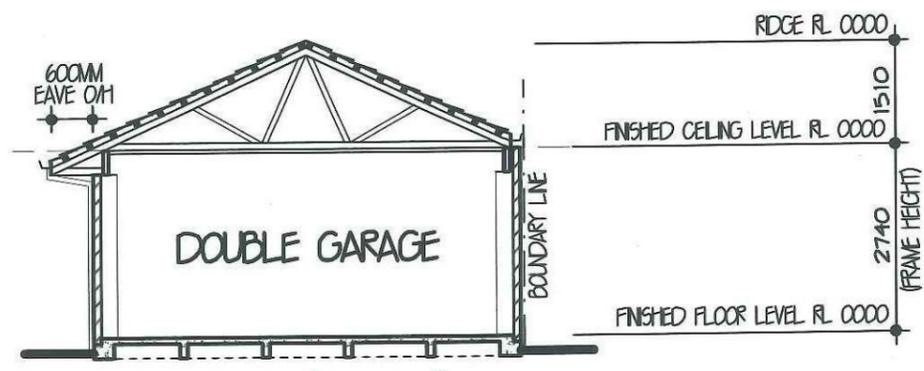
NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



SECTION A' - A' 1:100

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ADN SYDNEY

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PLANT SCHEDULE Prepared by ecodeign Pty Ltd

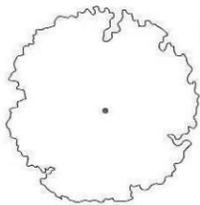
Thorton Design Review Panel
LANDCOM
Reviewed: Aeol Date: 2/2/14

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cbn	Catalpa bignonioides 'Nana'	Designer Catalpa	2	25L	5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	21	200mm	2m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	21	200mm	450mm
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	4	150mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	4	150mm	0.1m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
8	21	0	-13	1

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

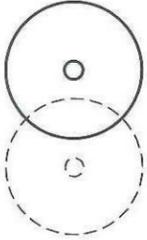


LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

Proposed levels

Proposed Top Of Wall levels



Boundary



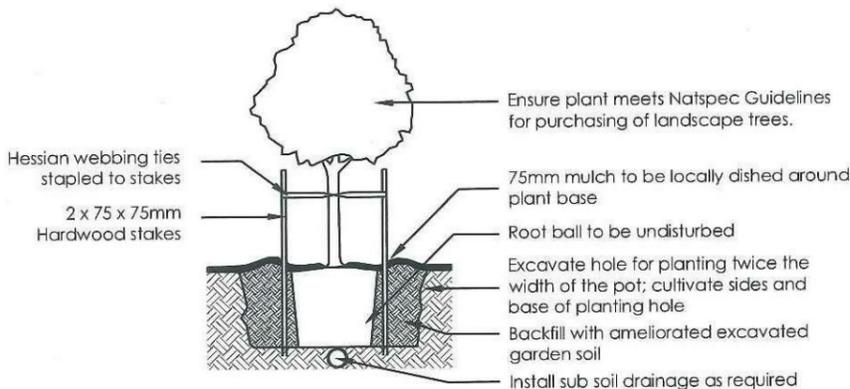
Garden edging



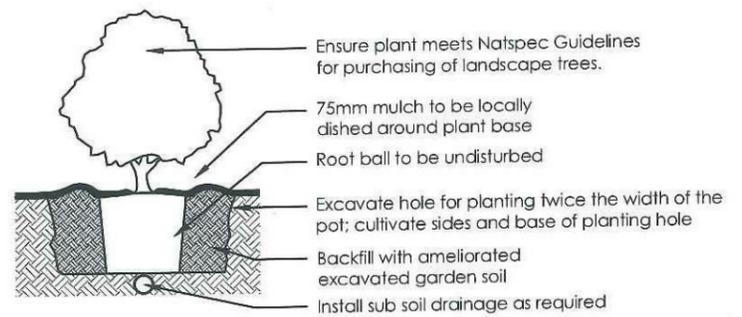
Masonry retaining walls



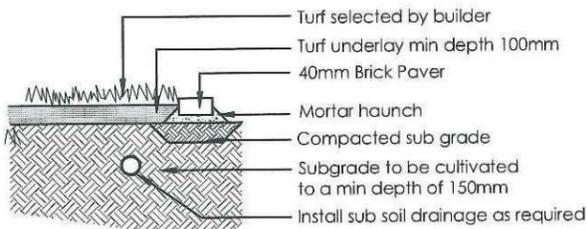
Existing contours



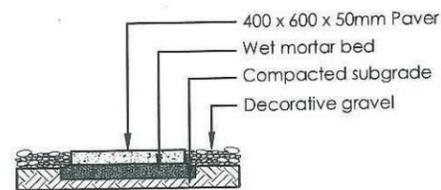
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

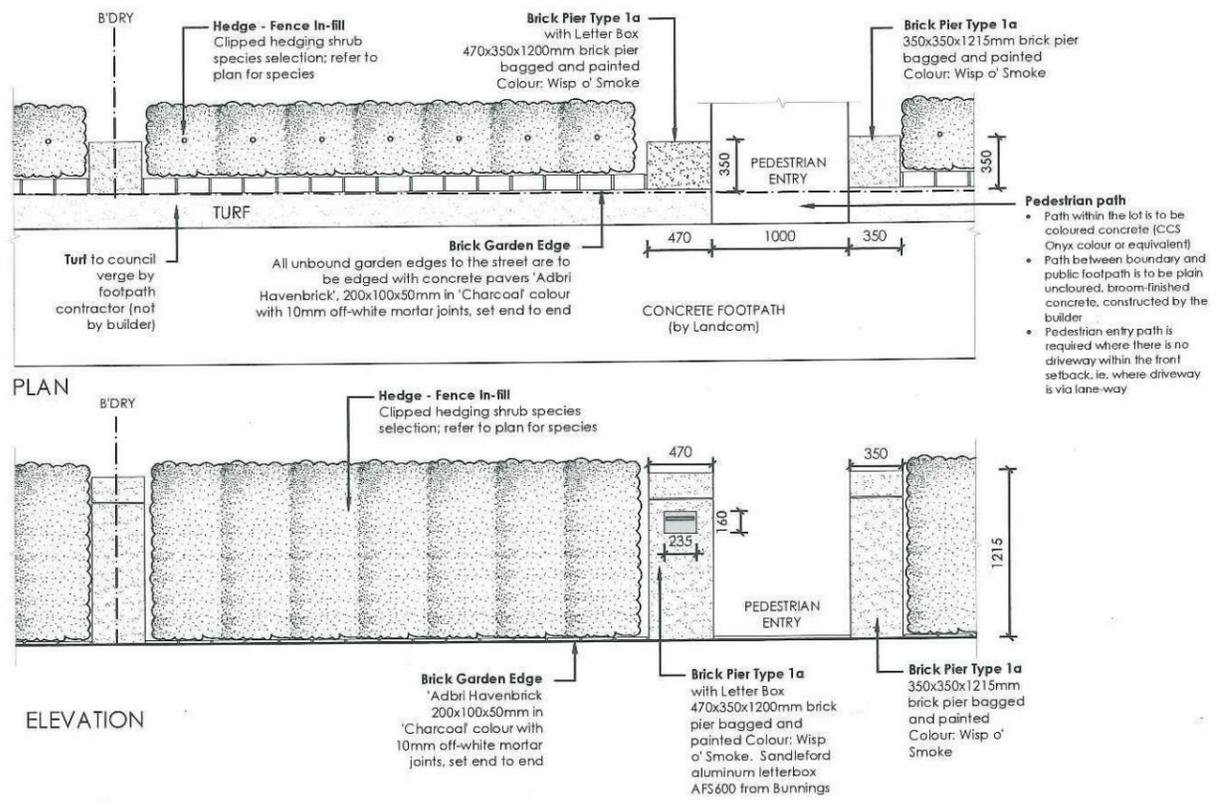


3 Turf Detail
NTS Brick Paver Edge

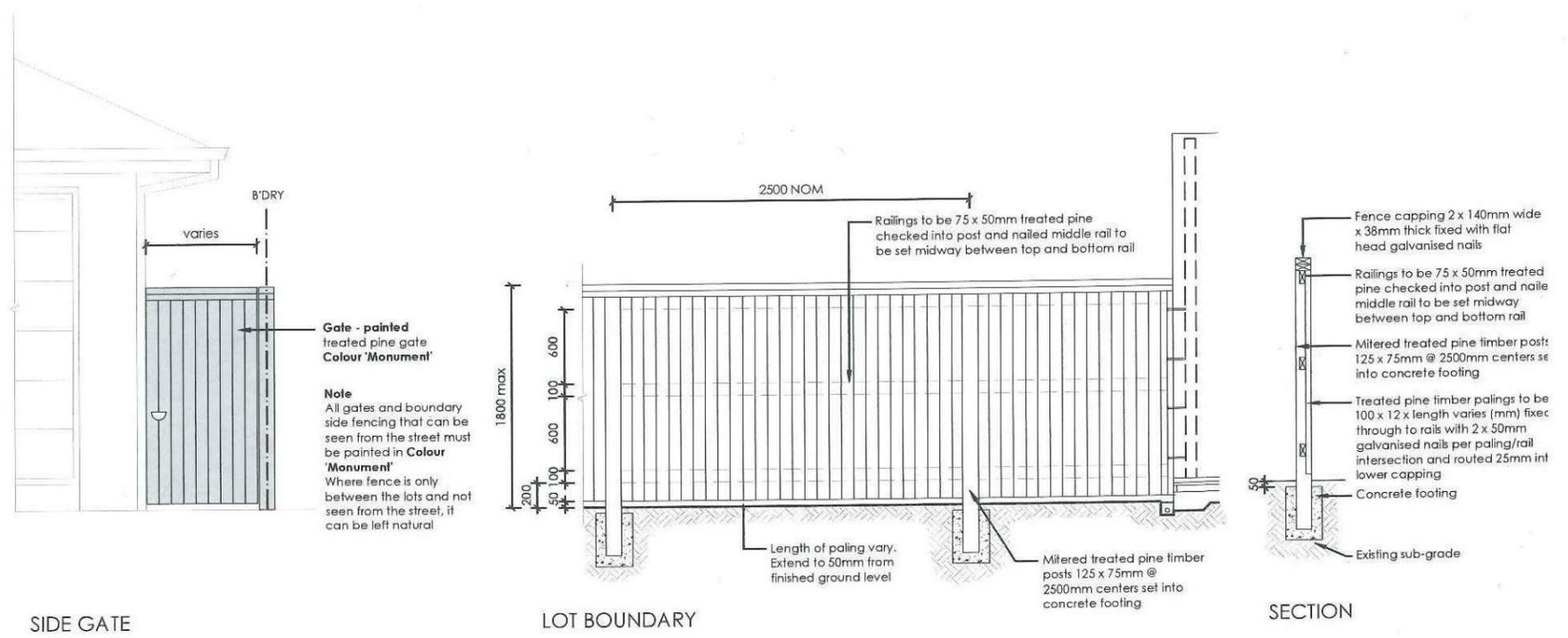


4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 3136, Carrington NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au</p>	PROJECT LOT 2332 LAIMBEER PLACE, PENRITH	PROJECT NEW RESIDENCE					
A	ISSUE FOR CLIENT REVIEW	BT	RS	27-02-14					CLIENT EDEN BRAE HOMES	DRAWN BT	CHECK RS	DATE 27-02-14



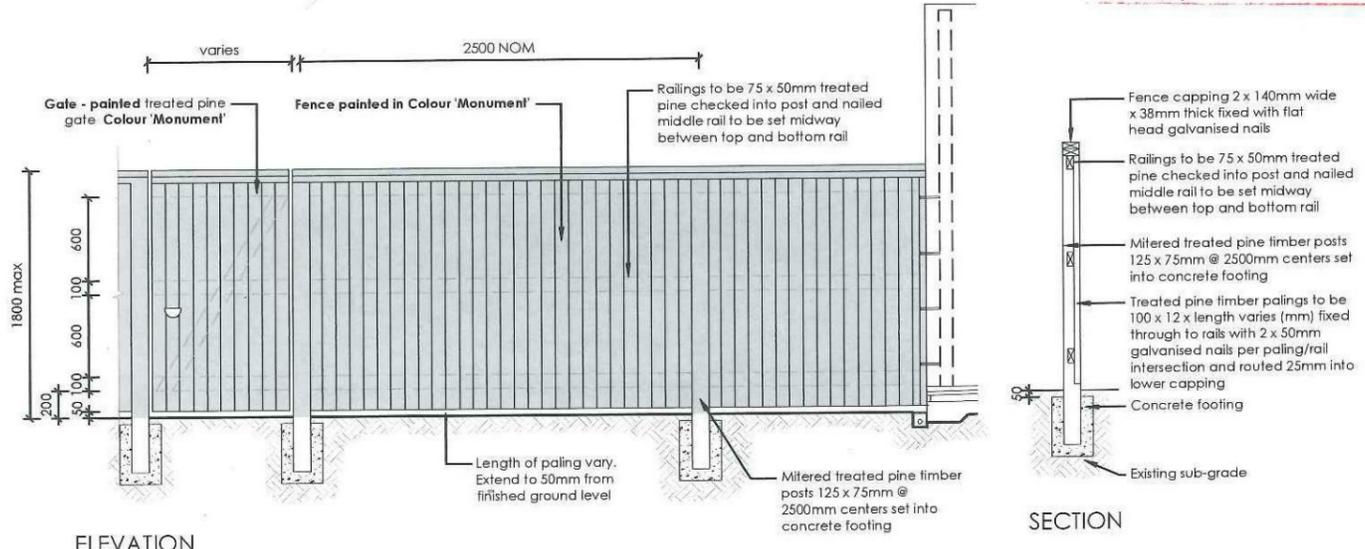
5 **FENCE TYPE 5 - Front Fence**
1:50 Typical detail



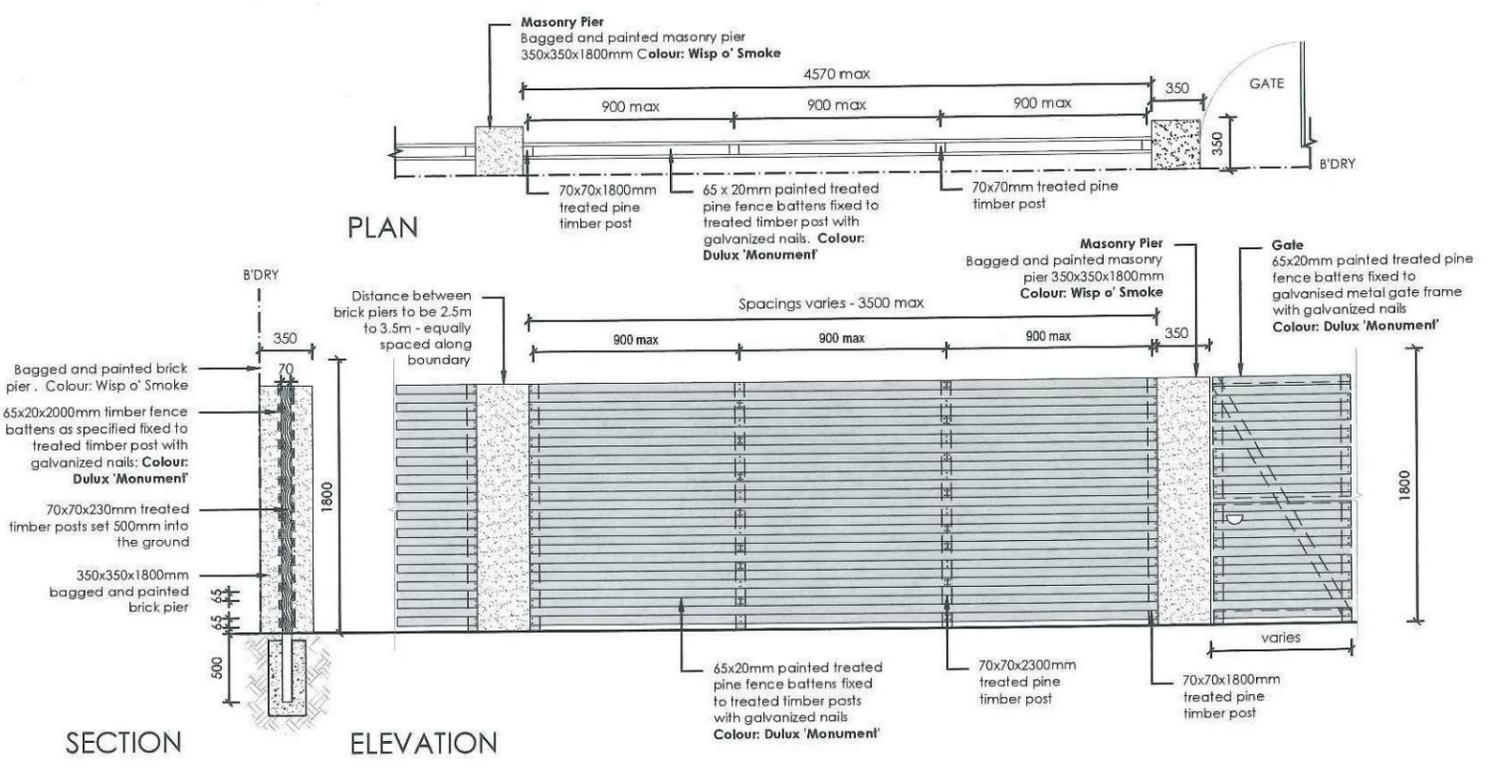
6 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>BT</td> <td>RS</td> <td>27-02-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	BT	RS	27-02-14	 PO Box 3134, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers (AILD)</small>	PROJECT: LOT 2332 LAMBEER PLACE, PENRITH CLIENT: EDEN BRAE HOMES	PROJECT: NEW RESIDENCE LANDSCAPE PLAN SCALE: 1:100 @ A3 DRAWN: BT CHECKED: RS DATE: 27-02-14 SHEET: L-03 TOTAL SHEETS: A
REVISION	DESCRIPTION	DRAWN	CHECK	DATE									
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Thornton Design Review Panel
 ANDCOM
 Reviewed Ascott Date 2/3/19

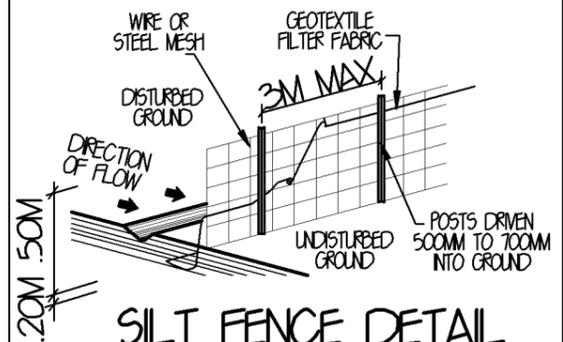
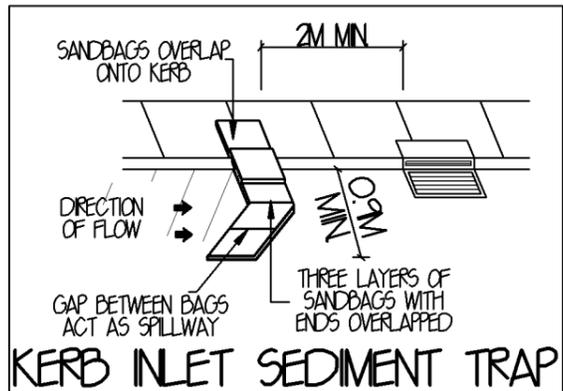


7 **FENCE TYPE 4b - Rear Boundary**
 1:50 All Laneways (except Barlett Lane)
 Typical detail



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

ecodesign outdoor living environments PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers (AILD)</small>		LOT 2332 LAIMBEER PLACE, PENRITH		NEW RESIDENCE	
1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodesign of any errors/fences. 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.		EDEN BRAE HOMES	
PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 27-02-14 DRAWN: BT CHECKED: RS		PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 27-02-14 DRAWN: BT CHECKED: RS		PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 27-02-14 DRAWN: BT CHECKED: RS	



KERB INLET SEDIMENT TRAP

SILT FENCE DETAIL

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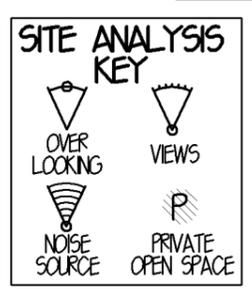
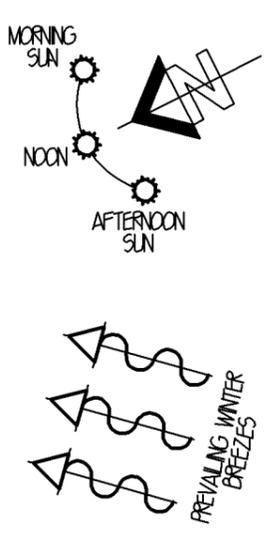
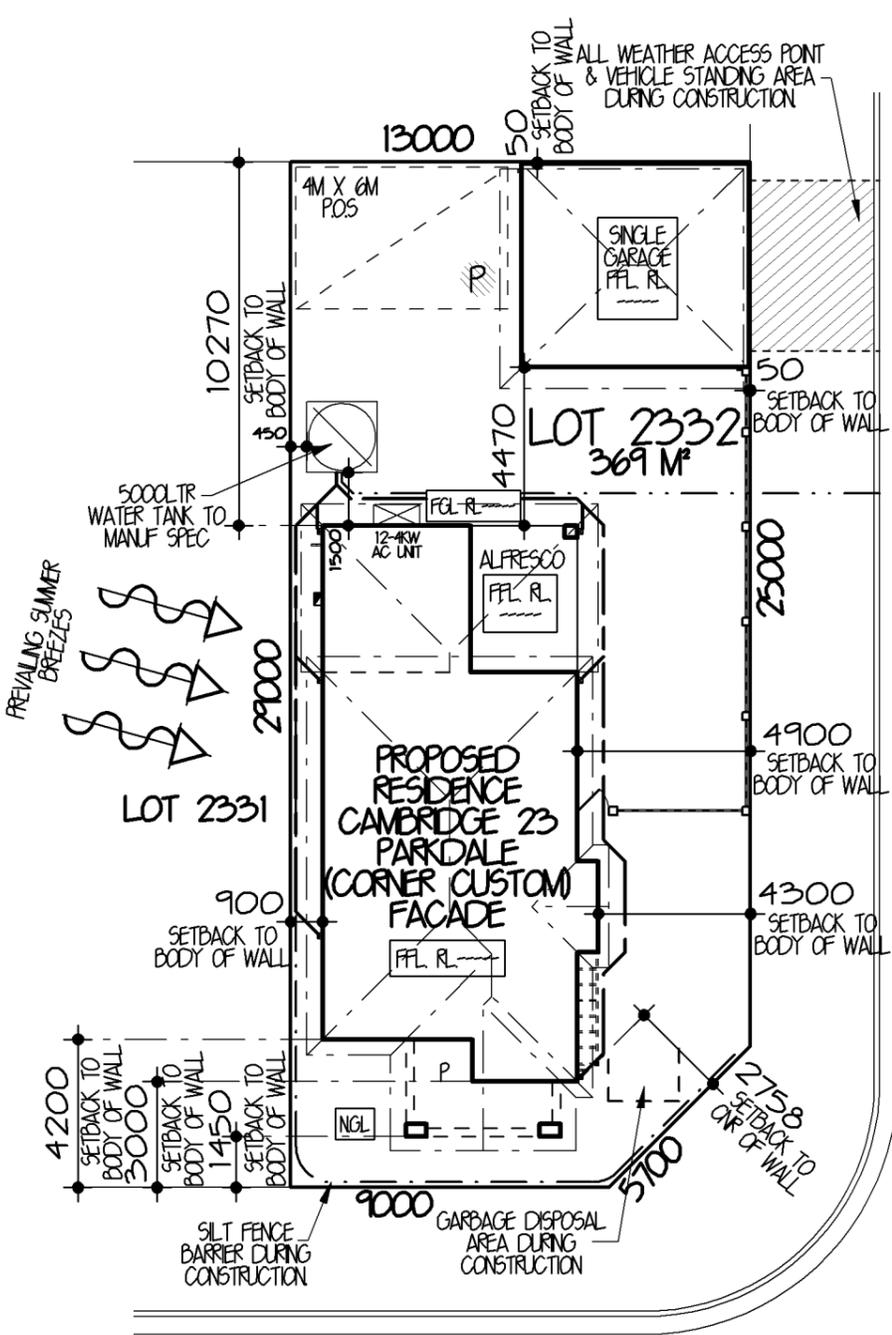
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FOR **MR. C. KENNETH & MRS. VA HILL**

AT **LOT 2332 LAMBEER PL THORNTON**

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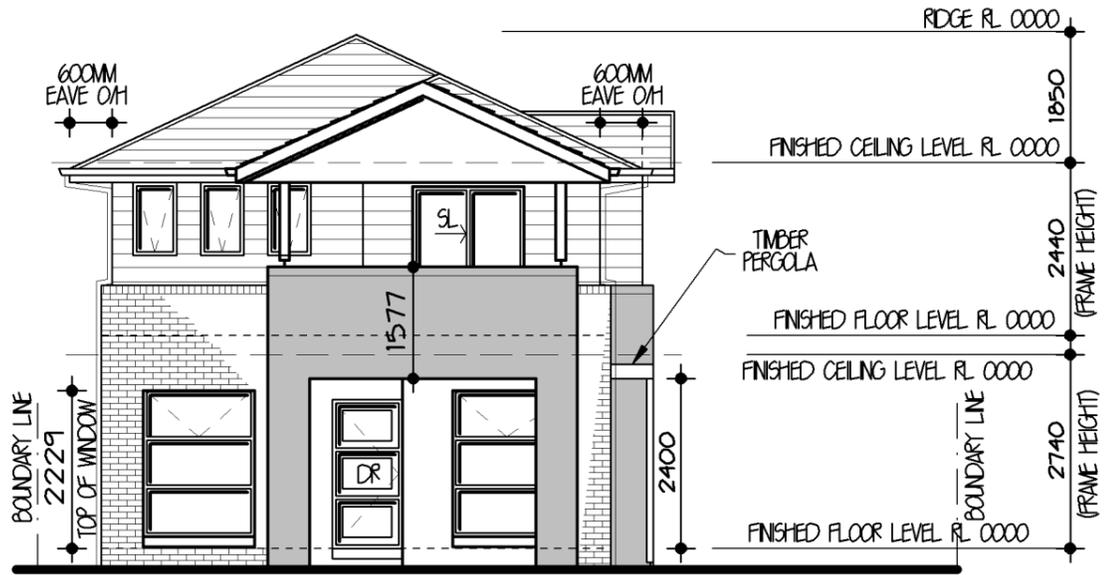
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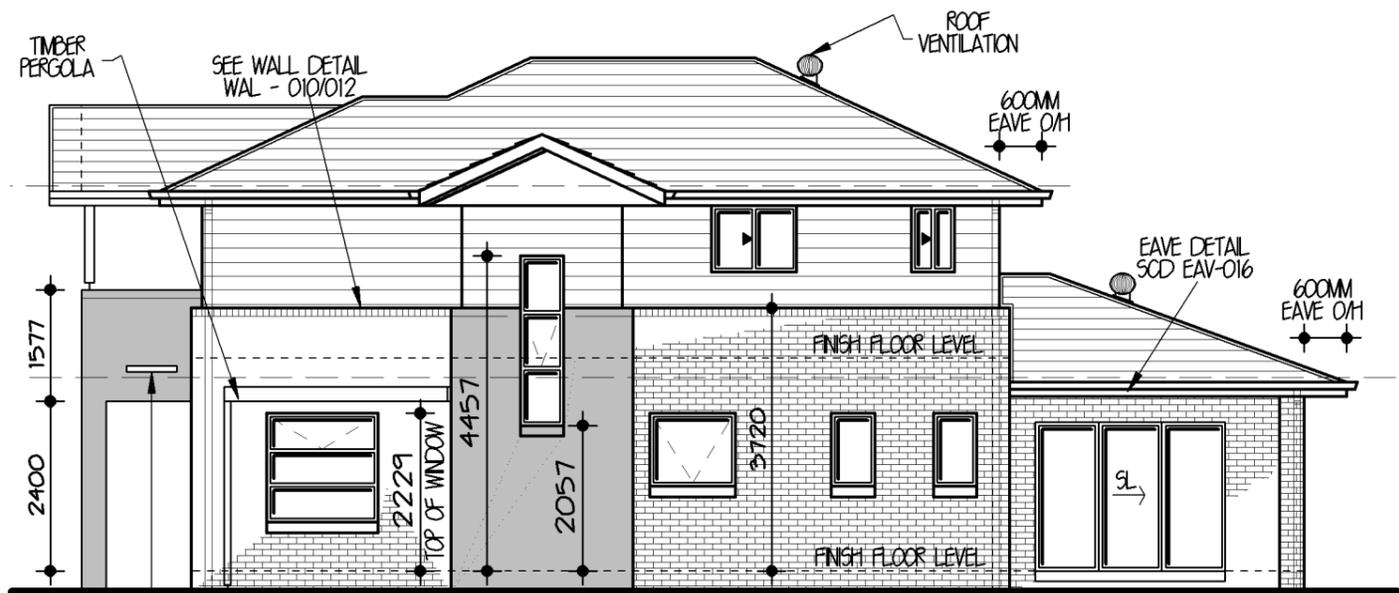
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS BUSINESS CENTRE NSW 2153
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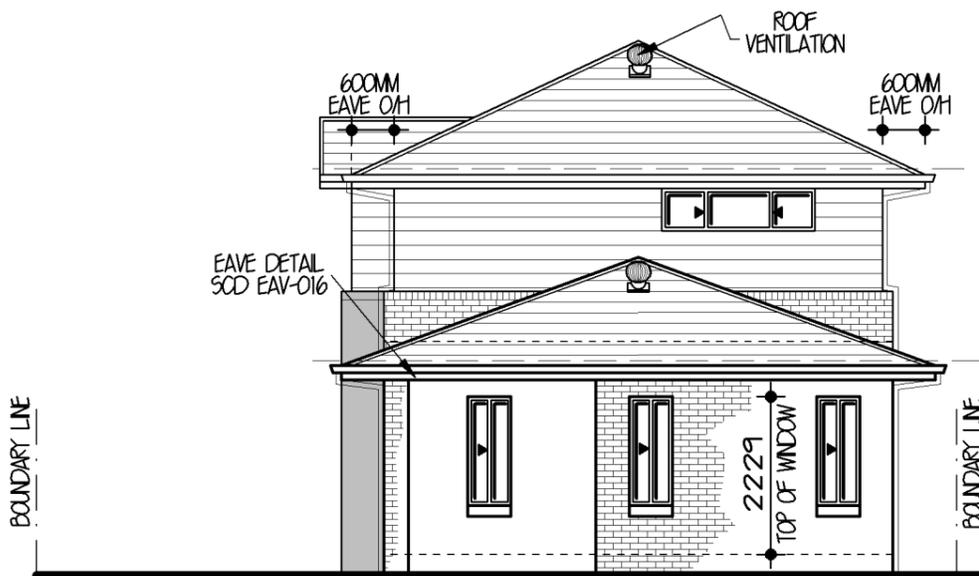
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SOUTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



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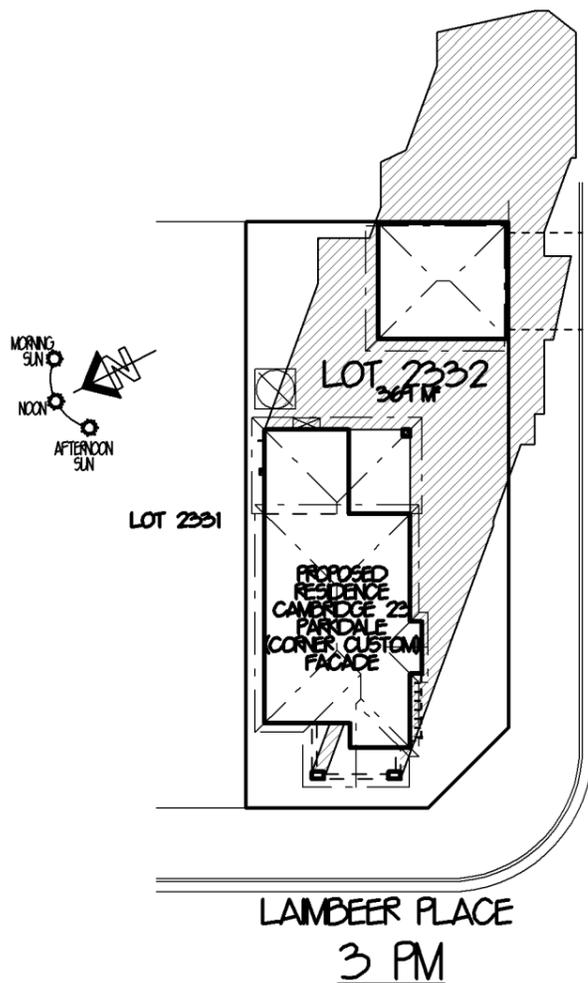
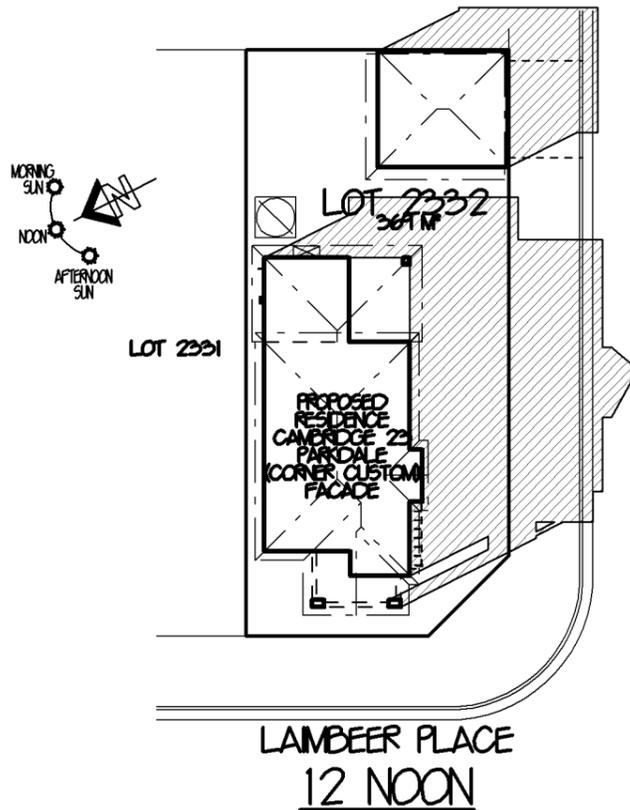
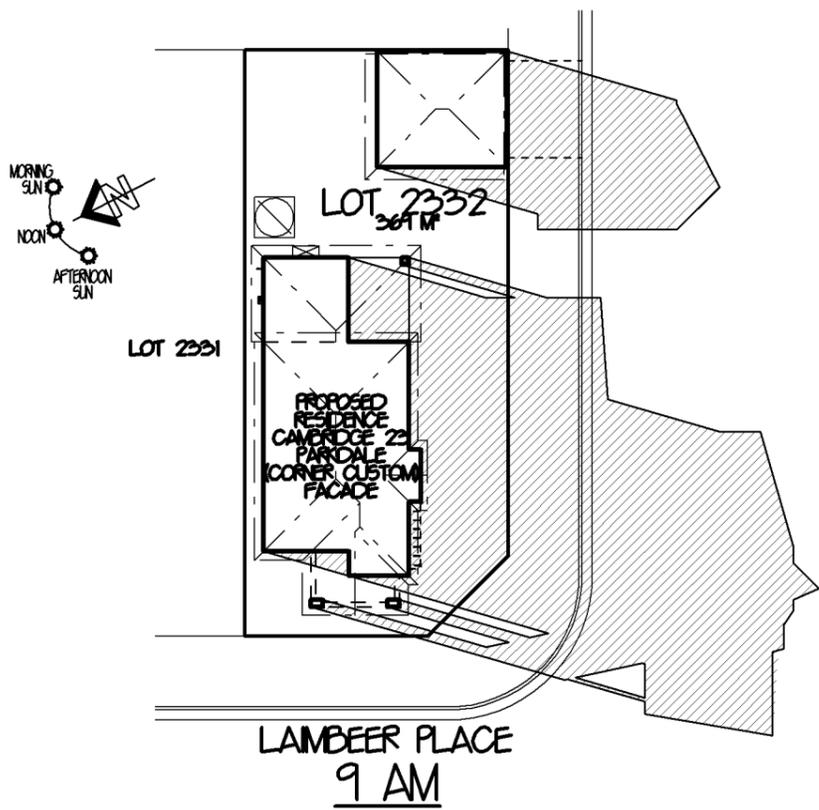
FOR	MR. C. KENNETH & MRS. VA HILL	
AT	LOT 2332 LAMBEER PL THORNTON	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0017966
FACADE	PARKDALE (CORNER CUSTOM)	HAND RH
MASTER	DWG NO. A21320	PAGE NO. 4 OF 11
	A18217	



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SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

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



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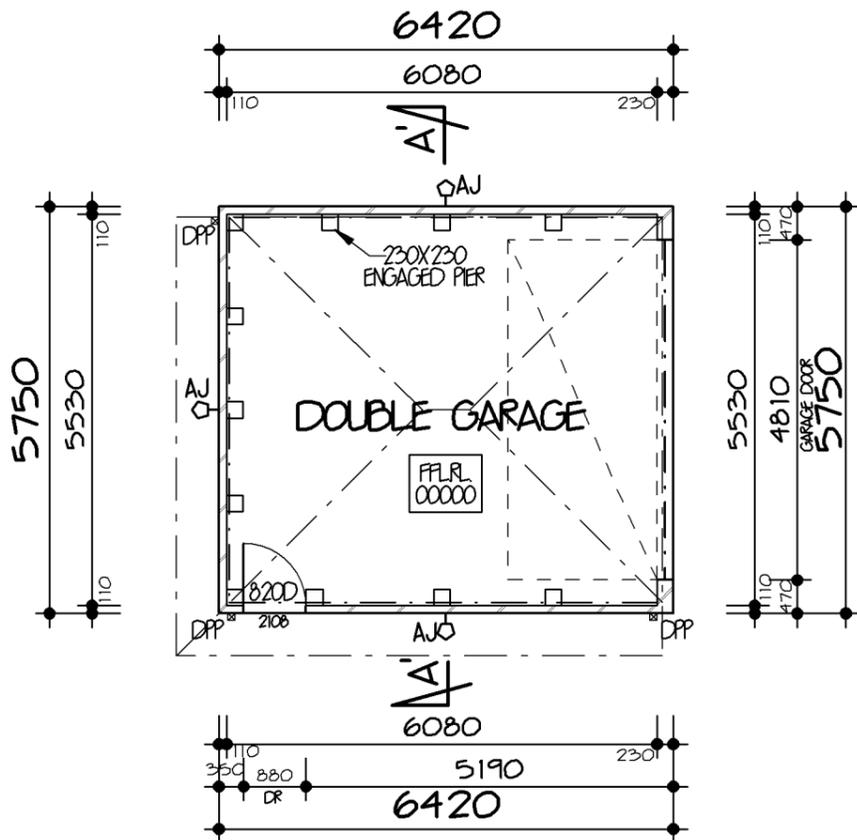
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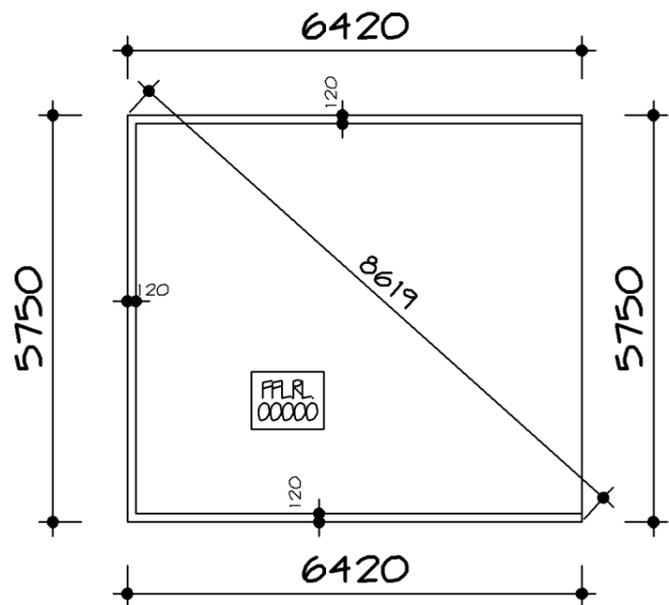
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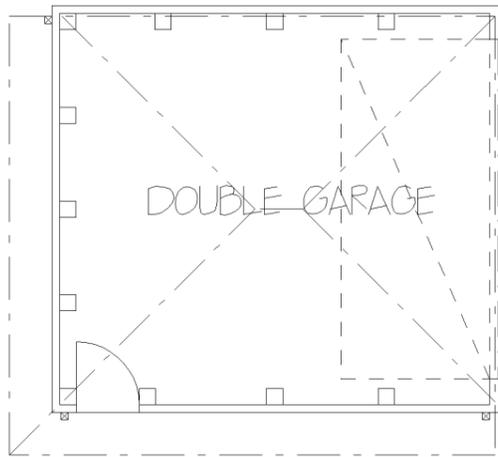
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DETACHED GARAGE FLOOR PLAN 1:100



DETACHED GARAGE SLAB PLAN 1:100



DETACHED GARAGE ELECTRICAL PLAN 1:100



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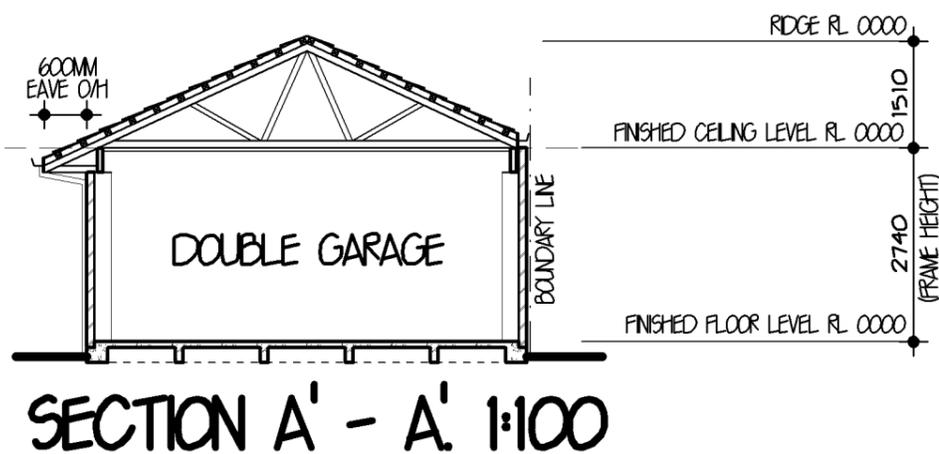
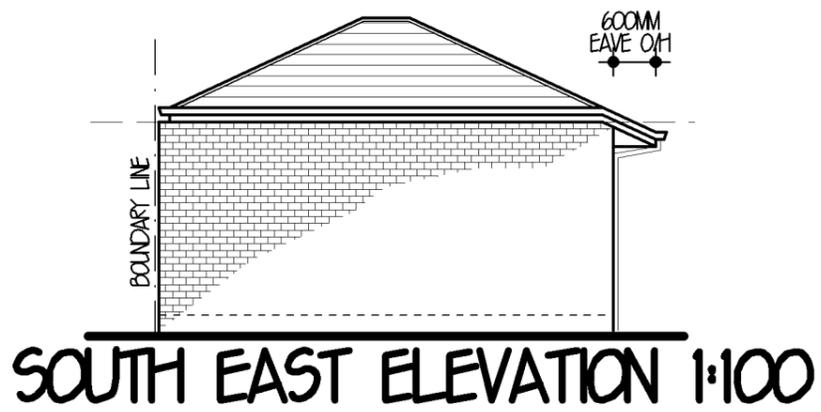
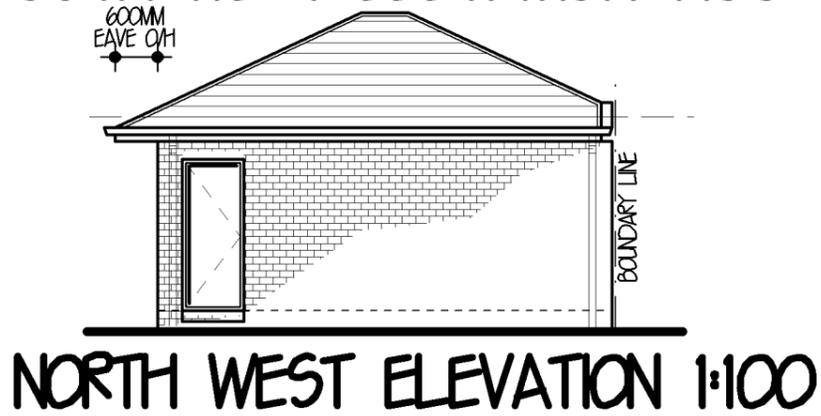
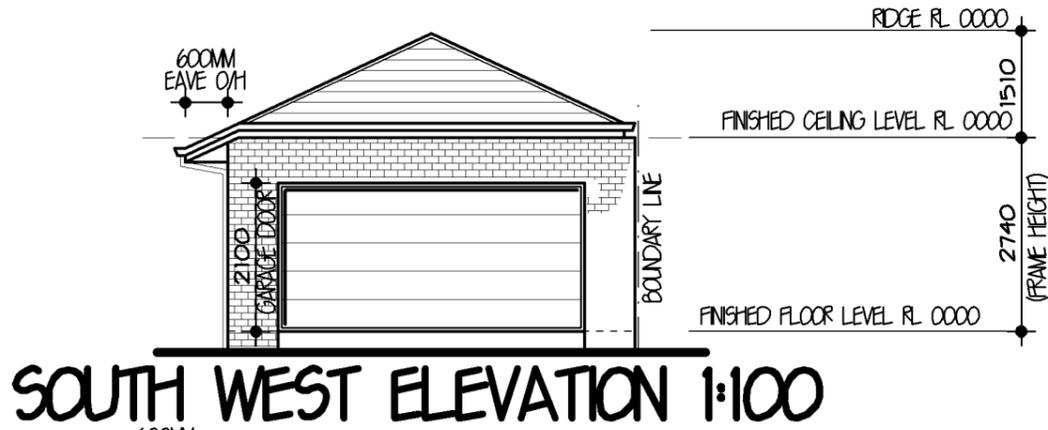
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INSULATION

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
 R4-1 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO, INCLUDING PORCH CEILING WHERE FF IS ABOVE)
 ROOF VENTILATION & SARKING
 R2-0 TO INTERNAL WALLS AROUND LAUNDRY & FF BATHROOM

BASIX SCORE

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

 DENOTES 120M² OF ROOF TO BE COLLECTED

(BASIX CERTIFICATE NUMBER: 5407435)

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 120 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

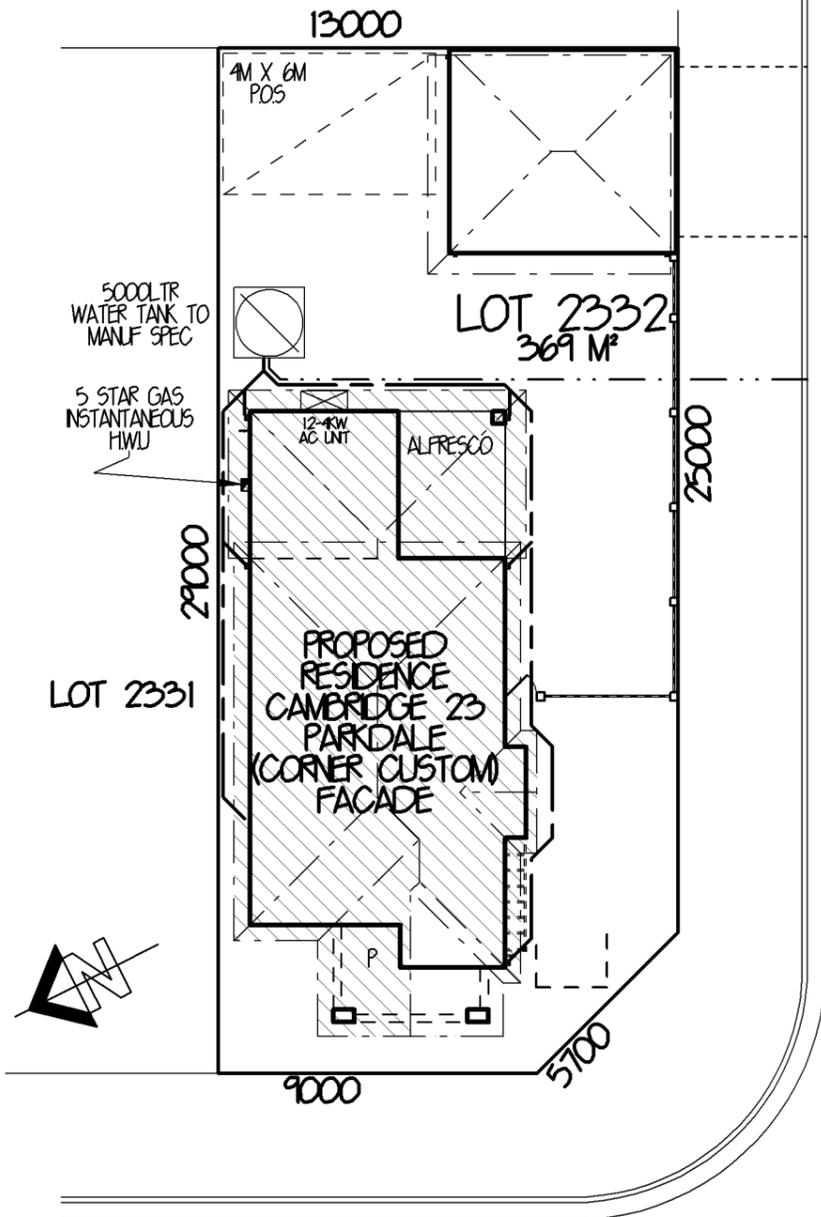
ACTIVE HEATING:
 THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3-5 - 4-0, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3-5 - 4-0

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

COOKING:
 THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.



**LAMBEER PLACE
 BASIX PLAN 1:200**

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006256331 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° 1006256331

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 LEVEL 3,
 22 BROOKHOLLOW AVENUE,
 NORTHWEST BUSINESS PARK,
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 P: 8860 9222
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 BULLKHAM HILLS
 PO BOX 6410 BULLKHAM HILLS
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PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cbn	Catalpa bignonioides 'Nana'	Designer Catalpa	2	25L	5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	21	200mm	2m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	21	200mm	450mm
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	4	150mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	4	150mm	0.1m

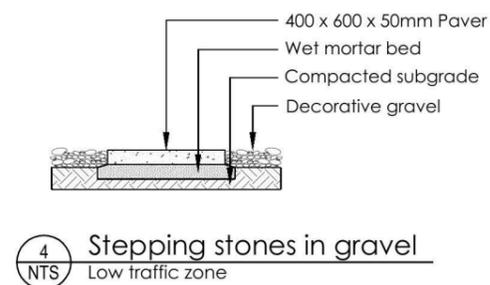
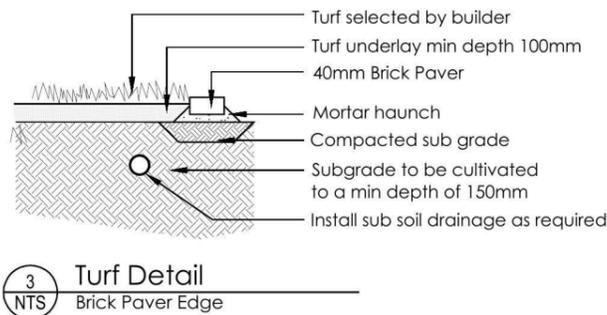
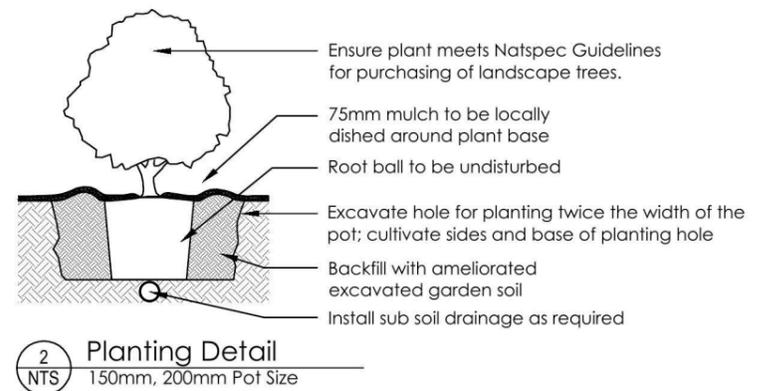
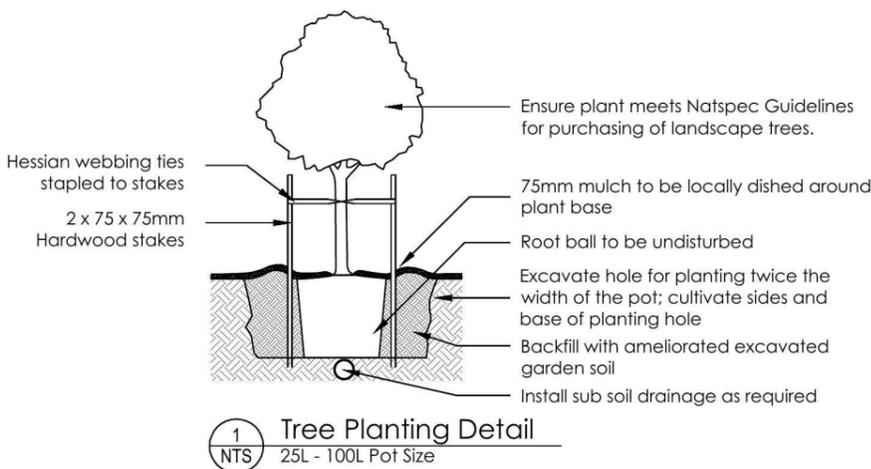
LOT PLANTING SUMMARY

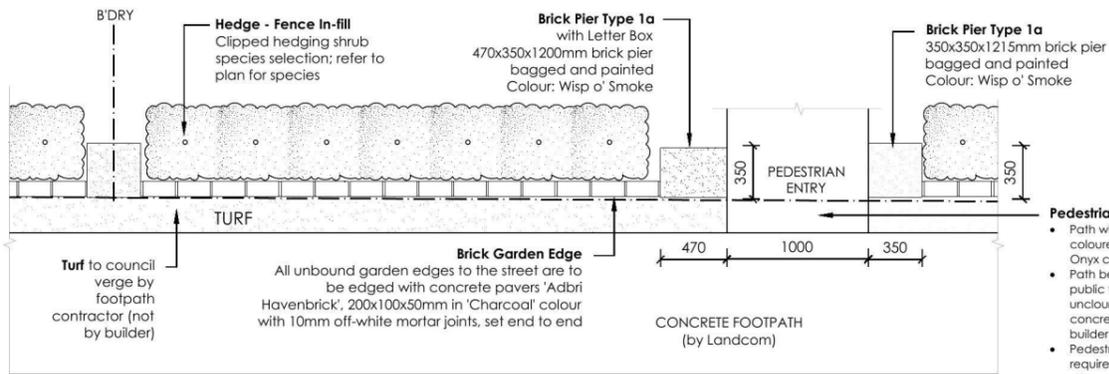
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
8	21	0	-13	1

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

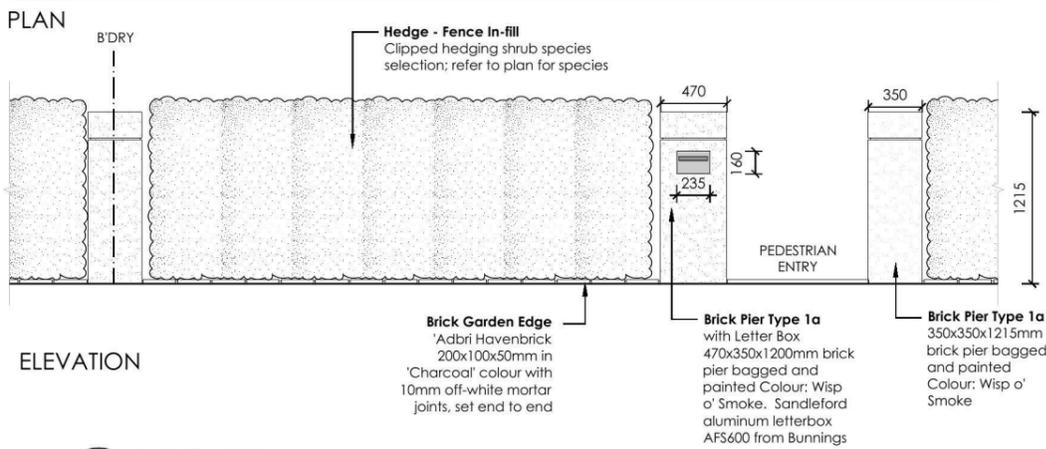
LEGEND

- Proposed trees - refer to plant schedule
- Proposed 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
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing tree to be retained
- Existing tree to be removed

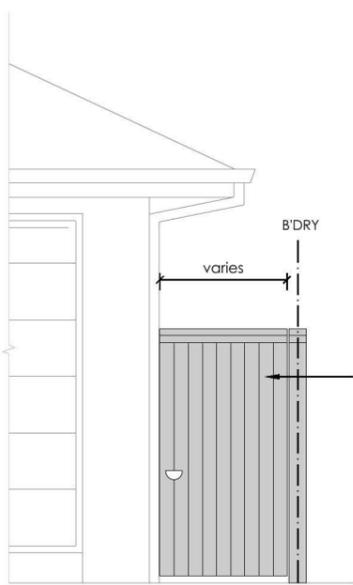




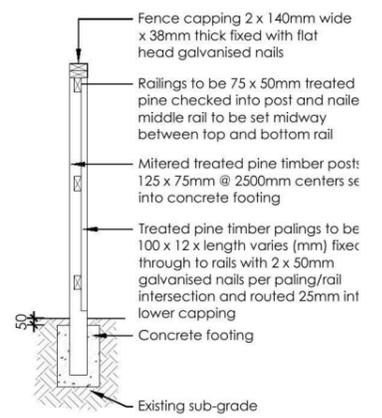
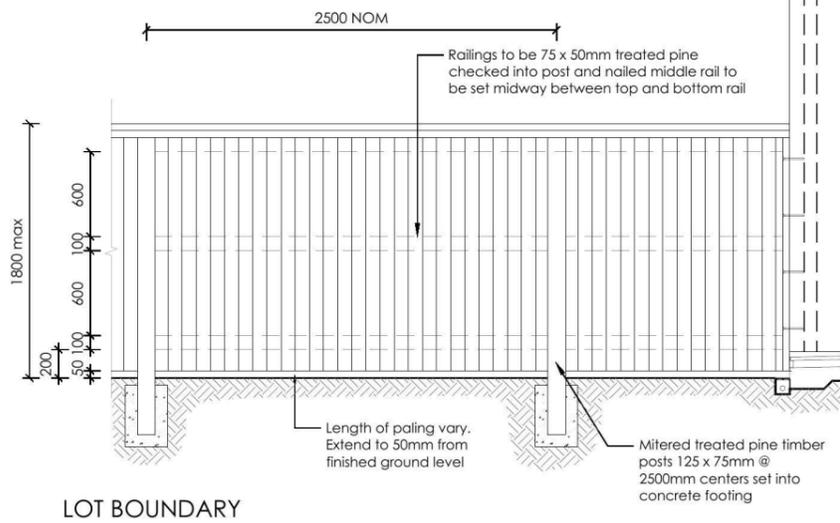
- Pedestrian path**
- Path within the lot is to be coloured concrete (CCS Onyx colour or equivalent)
 - Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder
 - Pedestrian entry path is required where there is no driveway within the front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



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



SIDE GATE



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	BT	RS	27-02-14

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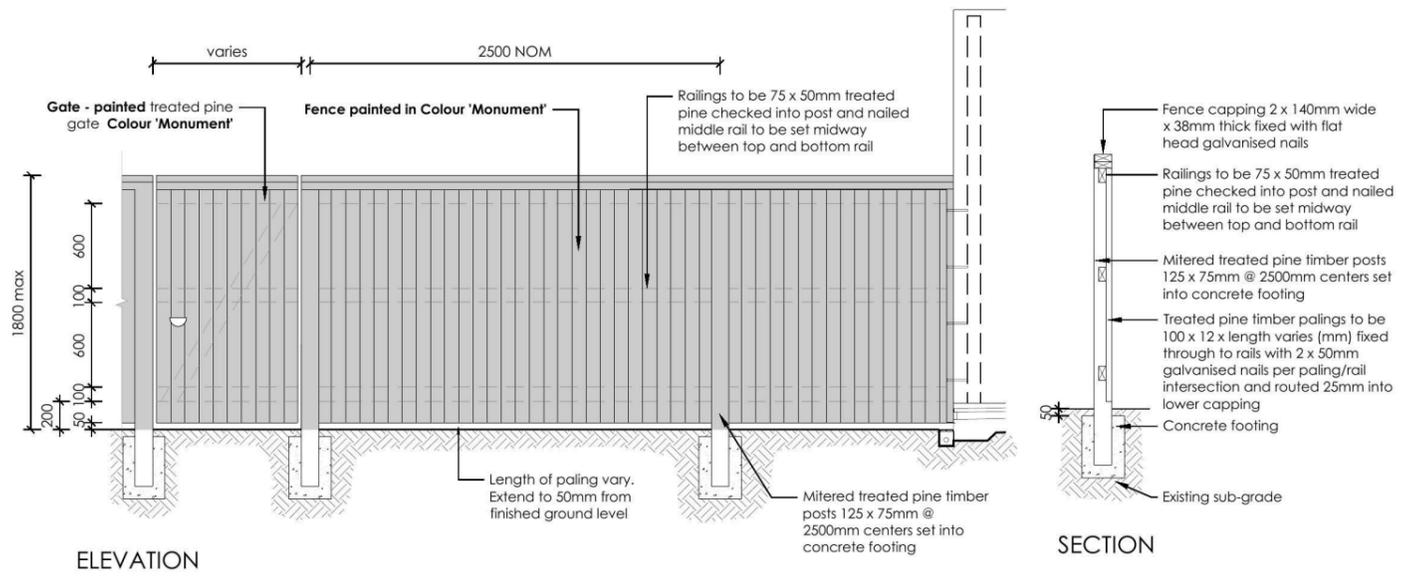
6. All work to comply with relevant Australian Standards or Building Code of Australia
7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

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LOT 2332 LAMBEER PLACE, PENRITH

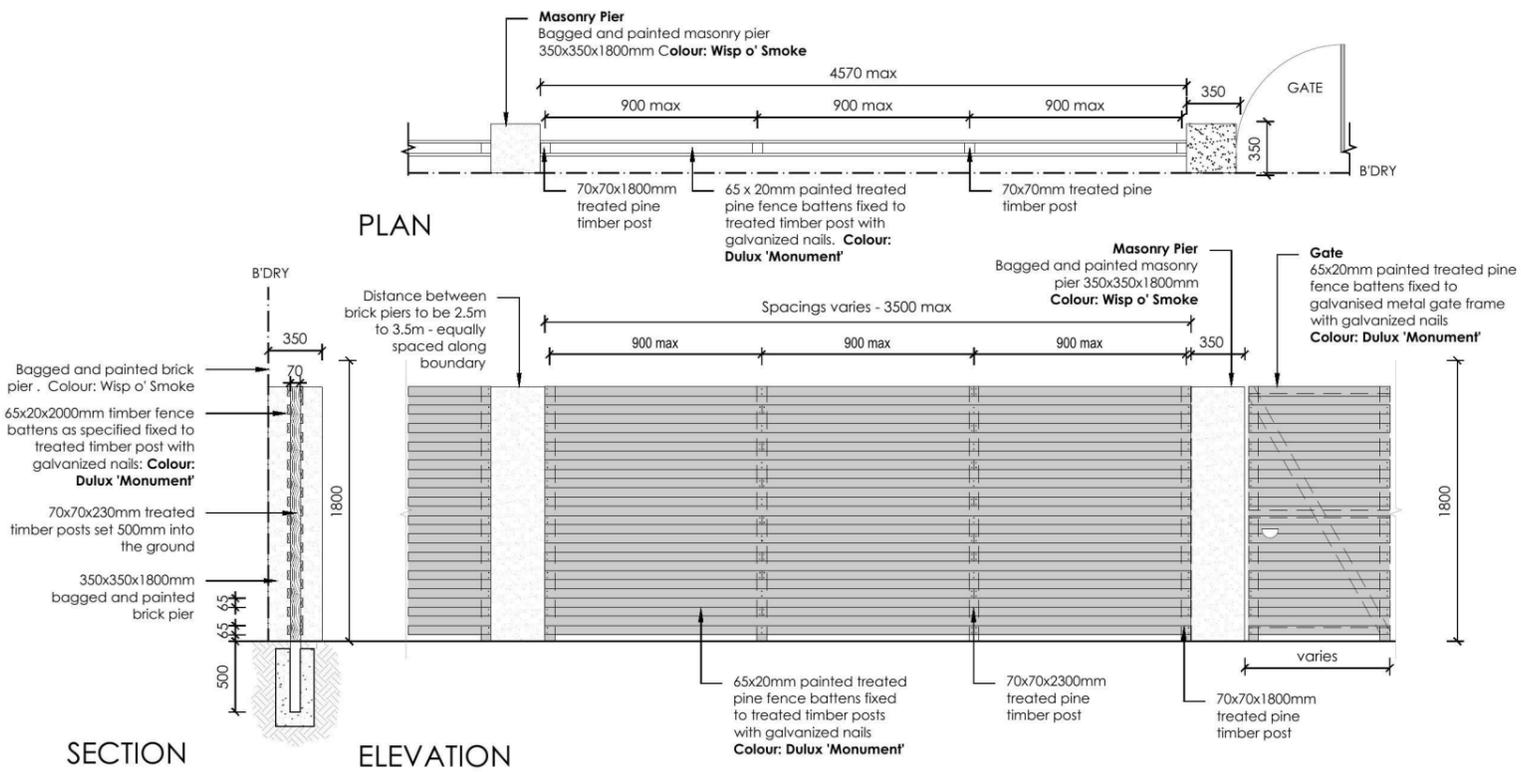
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PROJECT			
NEW RESIDENCE			
DRAWING			
LANDSCAPE PLAN			
SCALE	DATE	SHEET	
1:100 @ A3	DA	L-03	
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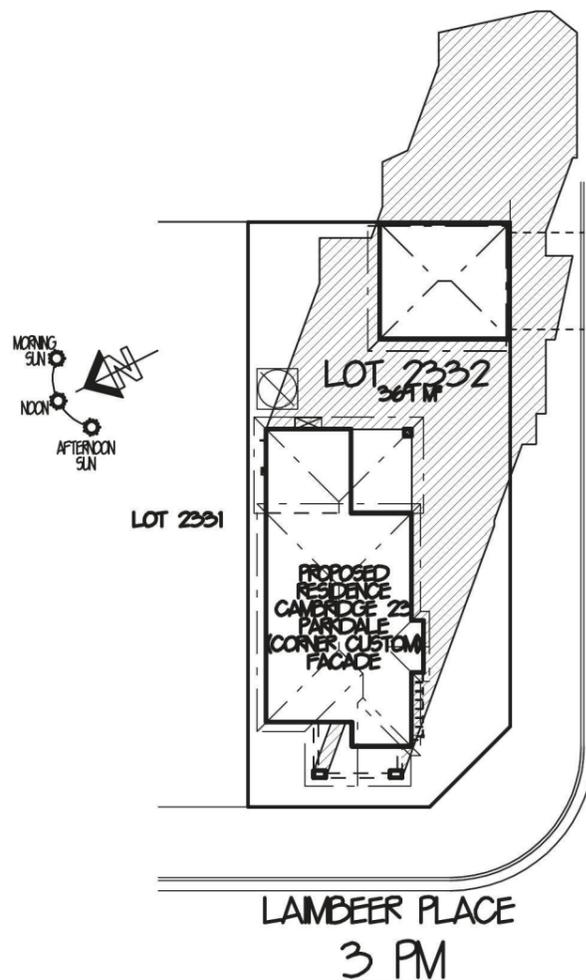
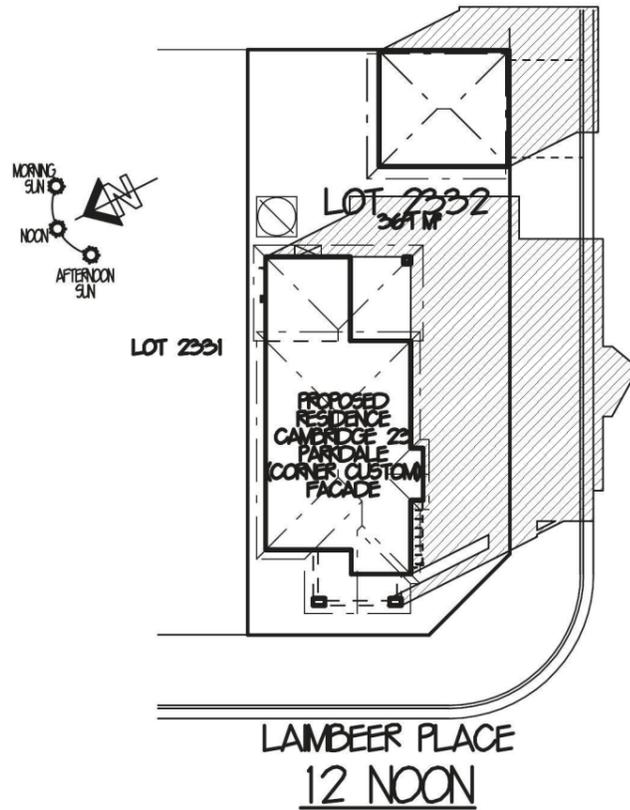
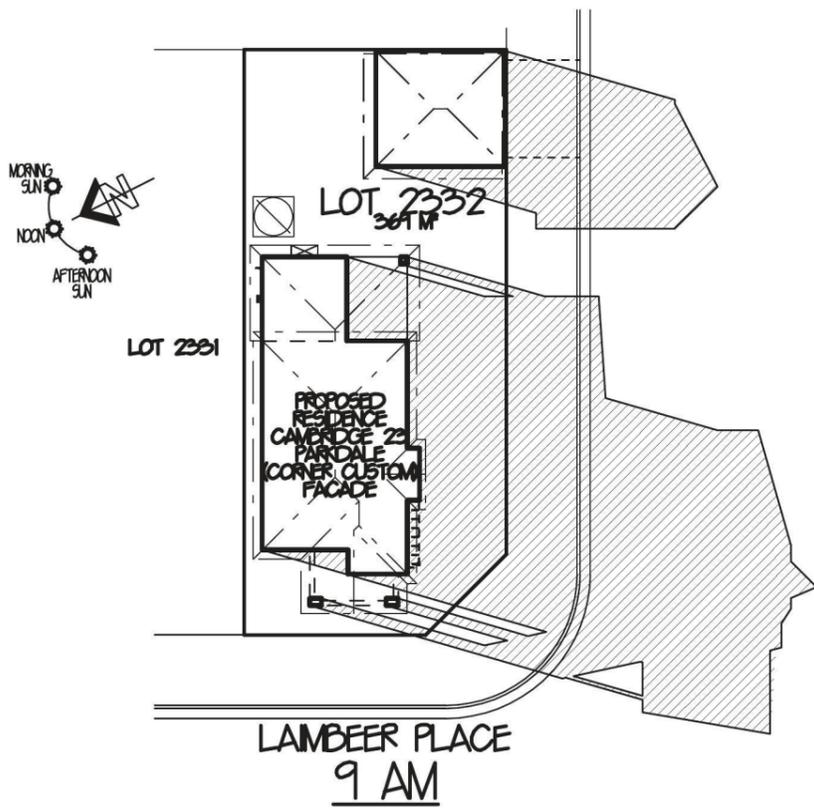


7 FENCE TYPE 4b - Rear Boundary
 1:50 All Laneways (except Barlett Lane)
 Typical detail



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

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A	ISSUE FOR CLIENT REVIEW	BT	RS	27-02-14		LOT 2332 LAIMBEER PLACE, PENRITH	NEW RESIDENCE 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						CLIENT	SCALE	DATE	REVISION
						EDEN BRAE HOMES	1:100 @ A3 DA L-04	27-02-14 A	



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