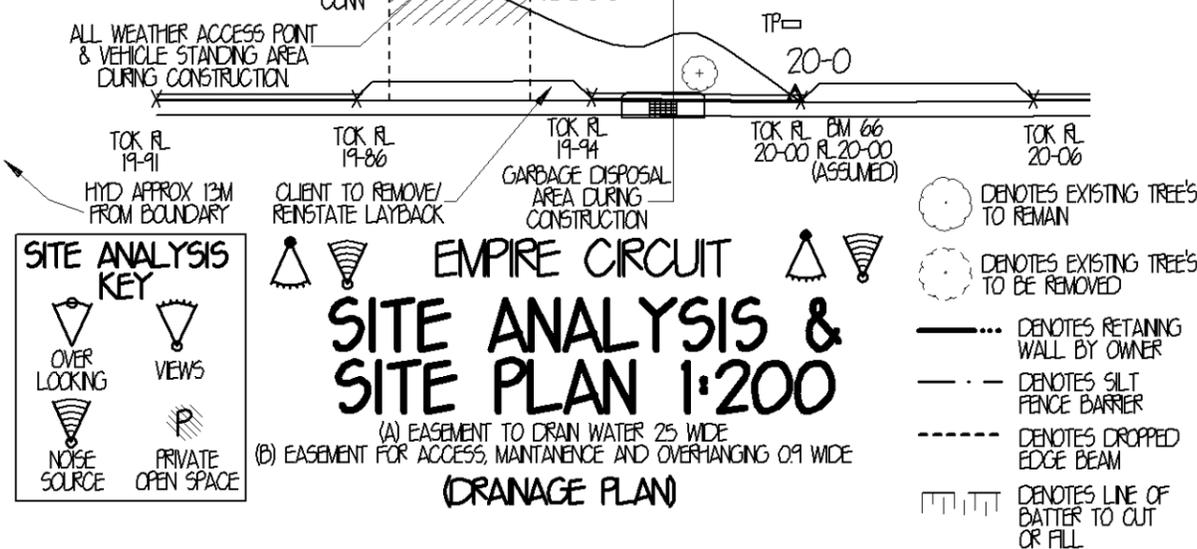


- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION HI
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 19-9 GARAGE TO RL 19-9
 - HOUSE FLOOR LEVEL RL 20-285, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 20-199, 29MM ABOVE PLATFORM LEVEL
 - TOTAL ROOF AREA = 224.4 M²



SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE REQUIRED = 50 M² PROVIDED = 80 M²

LANDSCAPE AREA REQUIRED = 150 M² OR 40% PROVIDED = 180.3 M² OR 48%

FLOOR AREAS

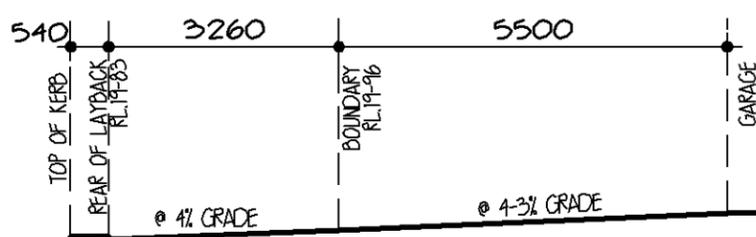
GROUND FLOOR AREA = 162.3M² (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA = 32.4 M²

PORCH FLOOR AREA = 5.0 M²

ALFRESCO FLOOR AREA = 10.0 M²

TOTAL FLOOR AREA = 209.7 M² OR 22.6 SQS



heden 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 MR S. R. NALLAPAPAGARI & MRS S. H. REDDY
AT LOT 2311 EMPIRE CIRCUIT PENRITH DP 1184497

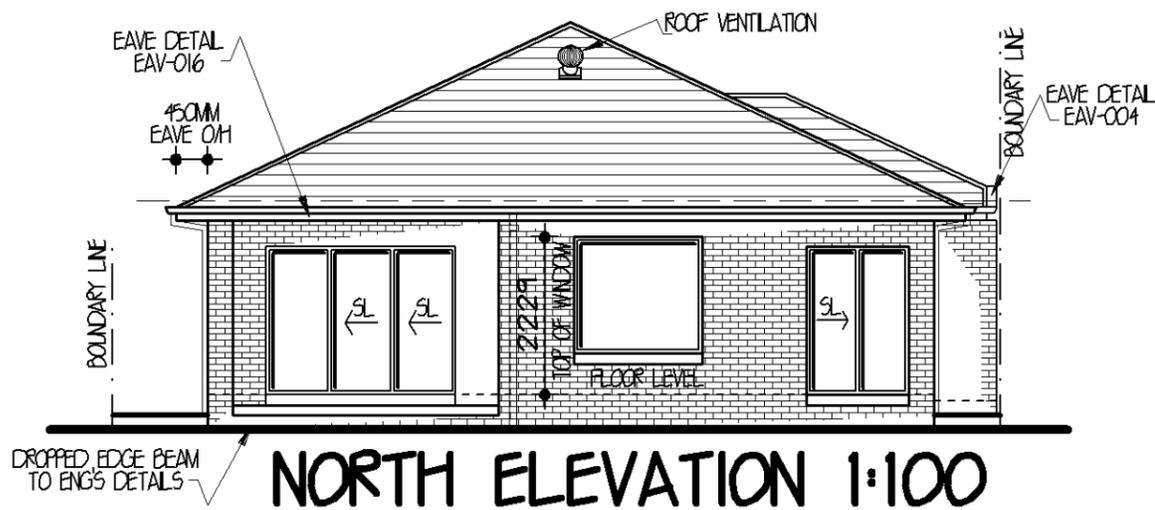
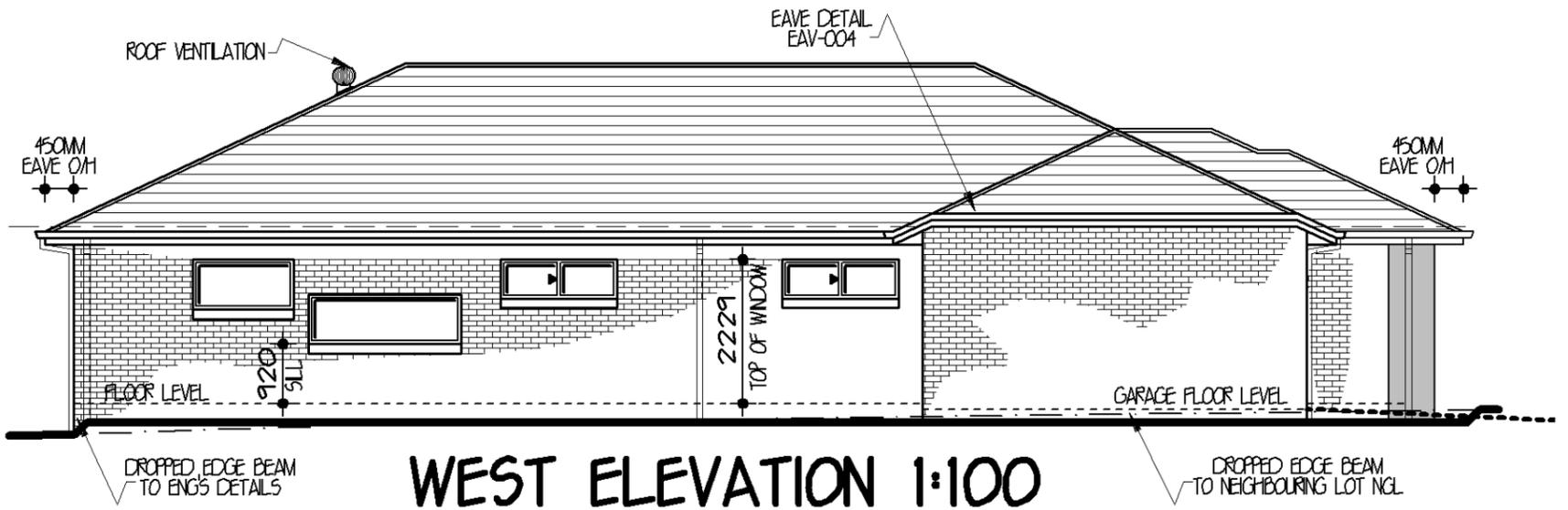
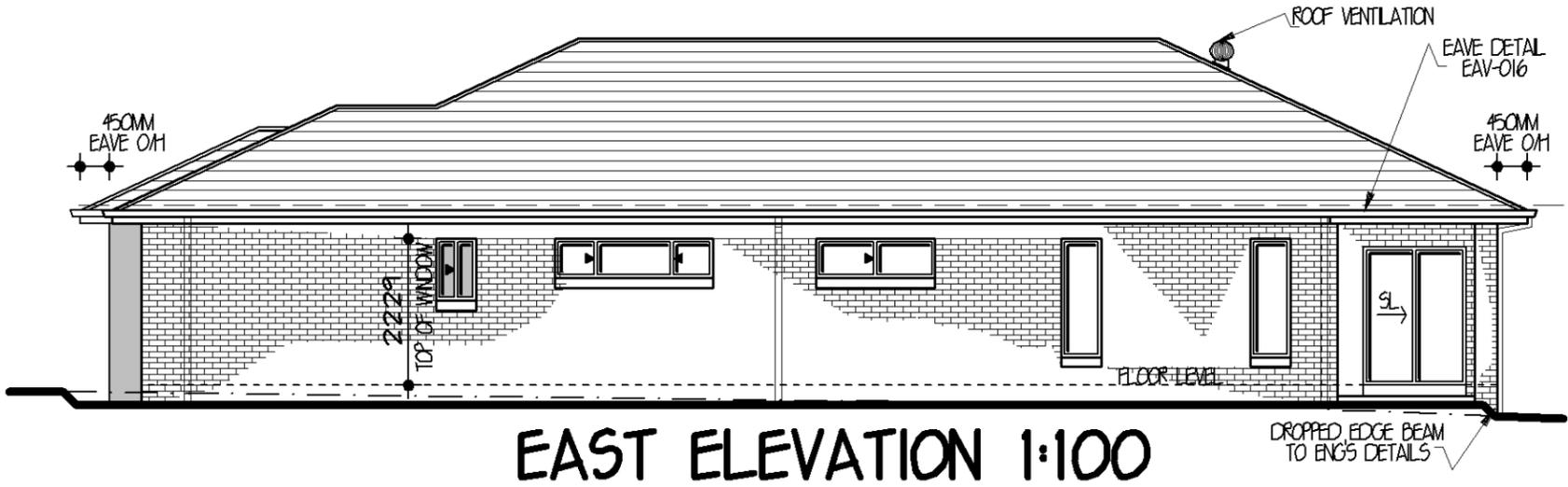
LIVINGSTONE 22 MK4 (SMART LIVING SERIES) JOB NO. 0019687
FACADE ASPEN (BRICK PIER) HAND LH

MASTER A23865 DWG NO. A23838 PAGE NO. 1 OF 7

LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PD BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3523 FAX: (02) 8824 3544 WWW.A&NSIDNEY.COM.AU

A&N SYDNEY

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIX/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT



heden 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
AT
**MR S. R. NALLAPAPAGARI
& MRS S. H. REDDY**
LOT 2311 EMPIRE CIRCUIT
PENRITH CP-118497

LIVINGSTONE 22 MK4
TYPE (SMART LIVING SERIES)
JOB NO. 0019687

FACADE ASPEN
(BRICK PER)
HAND LH

MASTER A23865
DWG NO. A23838
PAGE NO. 3 OF 7

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 3523
FAX (02) 8824 3544
WWW.AGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIX/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT

(BASIX CERTIFICATE NUMBER: 682964_02)

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 150 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 3000 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 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 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 LIVING AREAS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

ACTIVE HEATING:
THE LIVING AREAS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

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 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

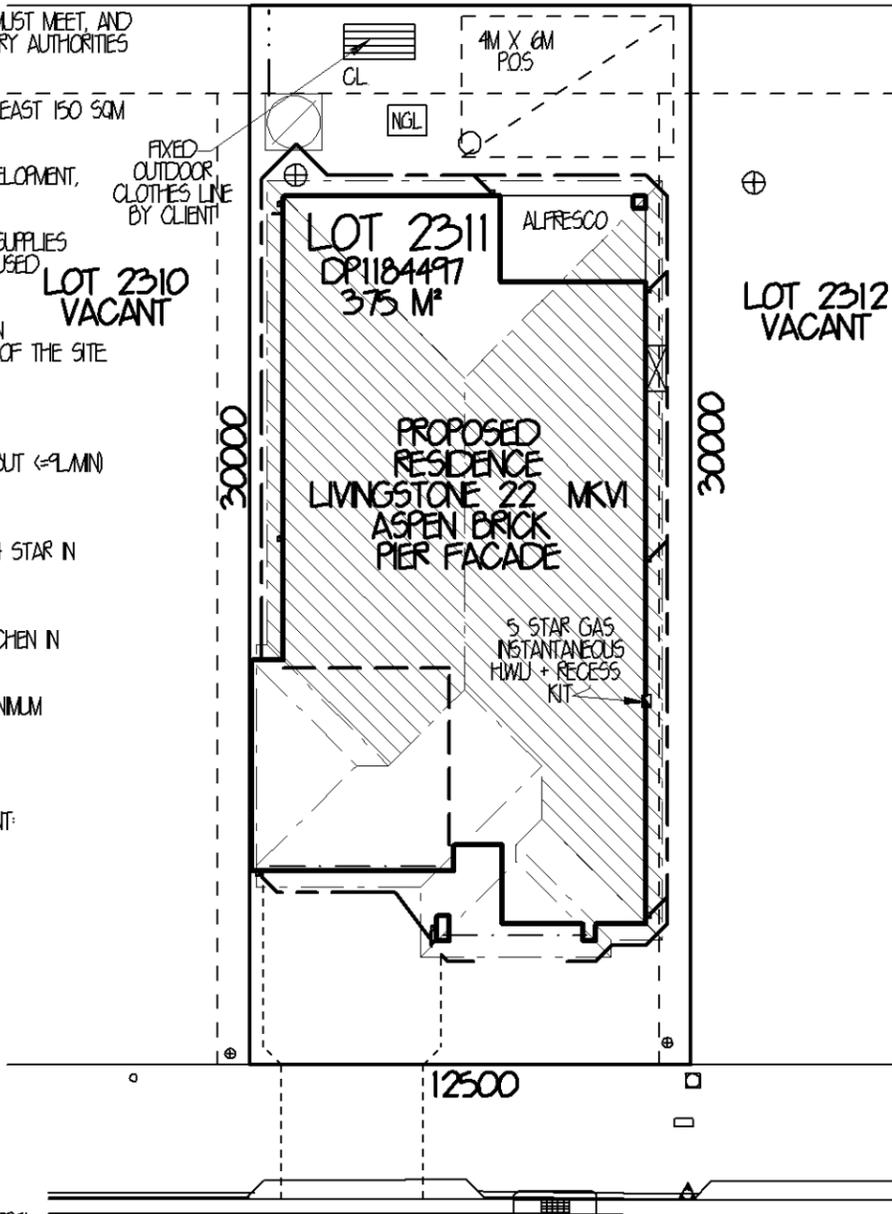
COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 682964_02 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 CERTIFICATE N° 682964_02

LOT 81
DP 810416
12500



EMPIRE CIRCUIT
BASIX PLAN 1:200

INSULATION

R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-5 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARKING & ROOF VENTILATION

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 42% (TARGET 40%)

☐ DENOTES 150M² OF ROOF TO BE COLLECTED

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

beden 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

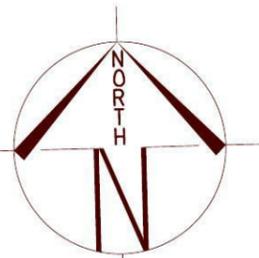
FOR
AT
**MR S. R. NALLAPAPAGARI
& MRS S. H. REDDY**
LOT 2311 EMPIRE CIRCUIT
PENRITH
JOB NO. 0019687
TYPE (SMART LIVING SERIES)
FACADE ASPEN (BRICK PIER)
MASTER A23865
DWG NO. A23838
PAGE NO. 7 OF 7

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 3523
FAX: (02) 8824 3544
WWW.AGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIX/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT

NORTH

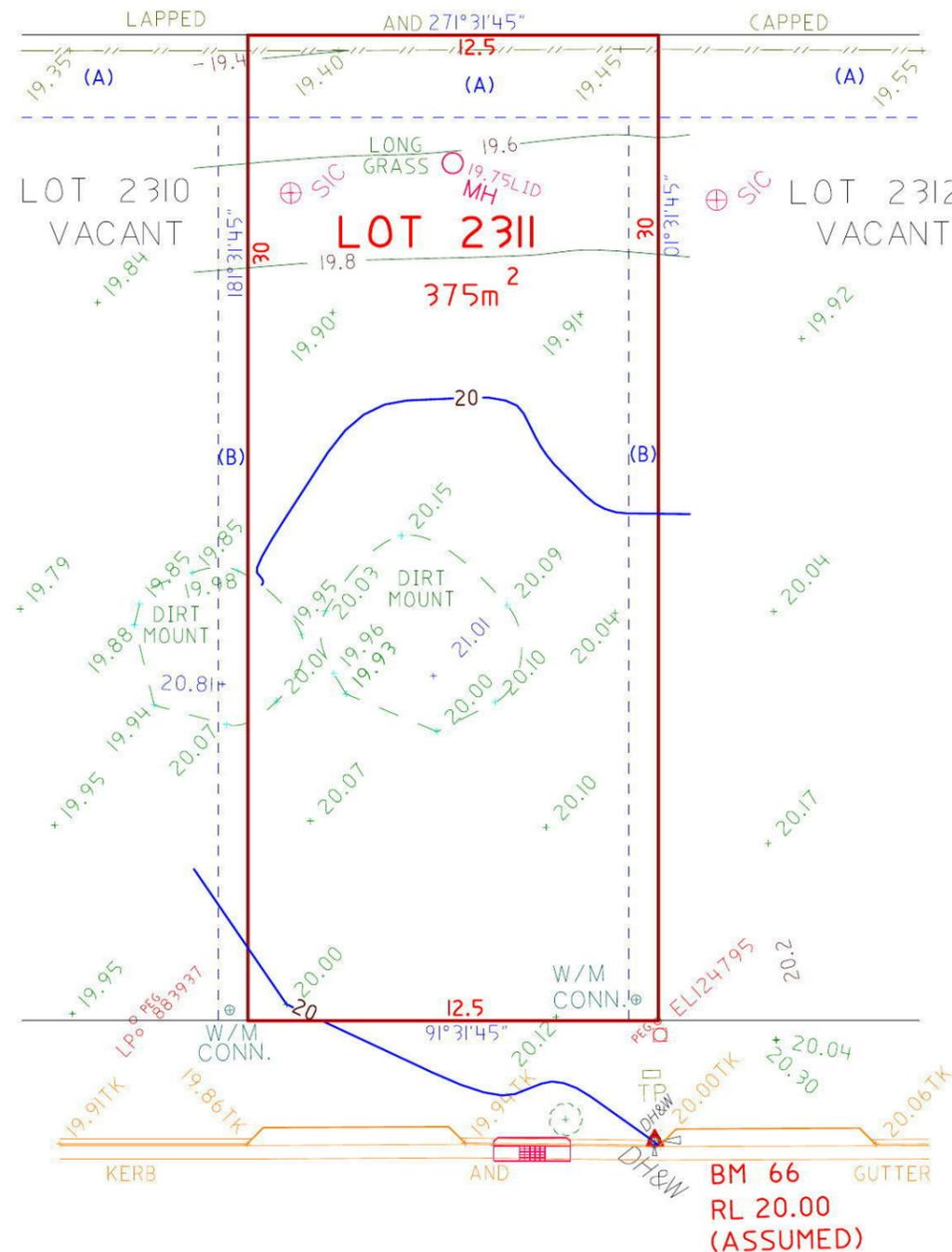


MGA
DP 1184497

LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
MAP: 163 REF: APP.
S
GPS E

DP 810416
LOT 81



(A) EASEMENT TO DRAIN WATER 2.5 WIDE
(B) EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

NOTE: POSITION OF SEWER MAIN NOT YET AVAILABLE. REFER TO SYDNEY WATER DIAGRAM DATED 17/08/2015

Informational graphic titled 'SURVEY MARKS ALL ABOUT PROTECTING THEM' with sub-sections: 'WHAT ARE SURVEY MARKS?', 'WHY PROTECT SURVEY MARKS?', and 'HOW SURVEY MARKS ARE LOST'. It includes small images of survey marks and a note: 'It is in everyone's interest to take care of SURVEY MARKS'.



THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS.



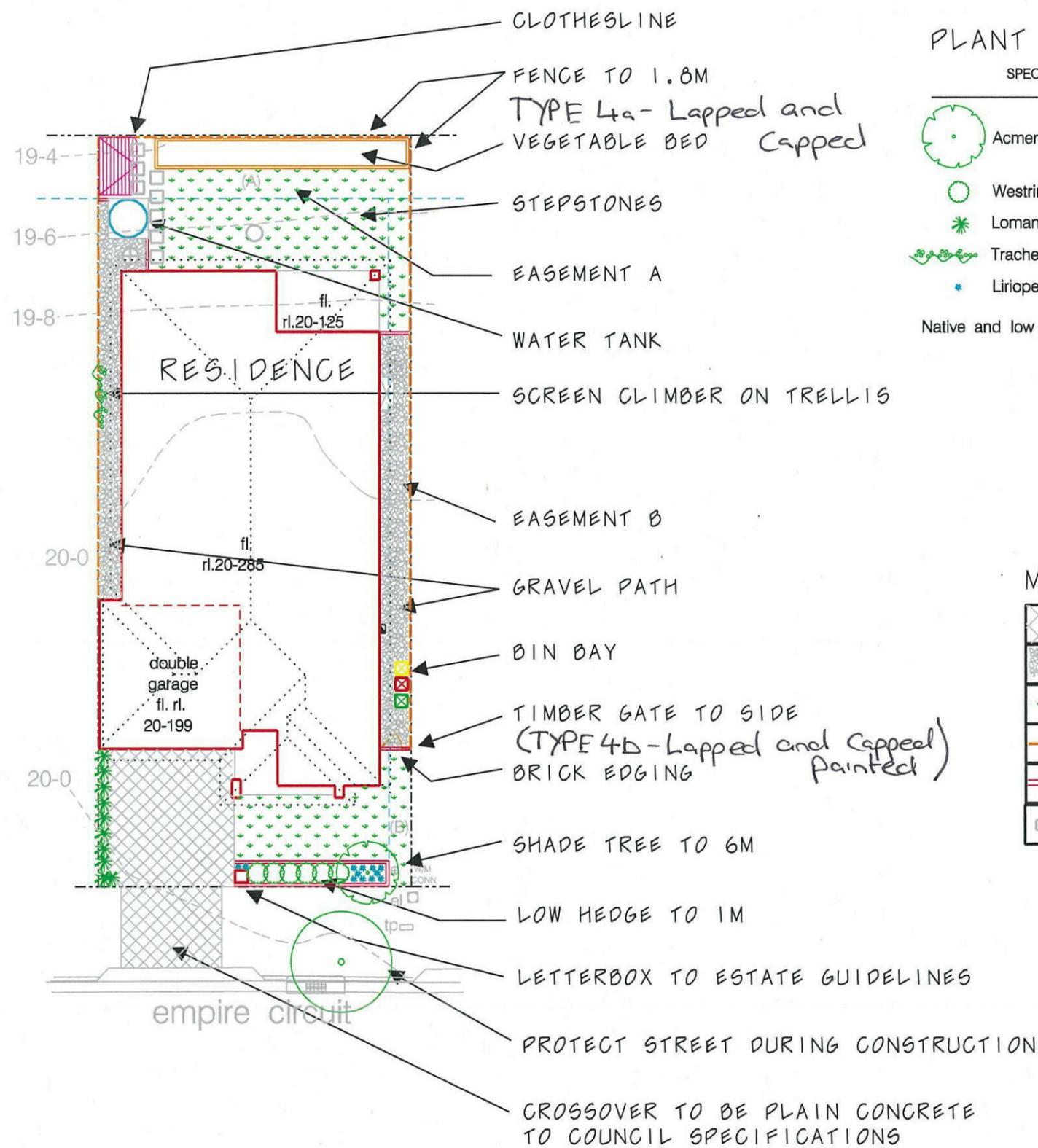
EMPIRE CIRCUIT

HYD

DH&W

COPYRIGHT COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.	GENERAL NOTES A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY. B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. C) THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.	SYMBOLS & ABBREVIATIONS: GP GULLY PIT HYD HYDRANT SIP SURFACE INLET PIT SIC SEWER INSPECTION COVER SMH SEWER MANHOLE W/M WATER METER EL ELECTRICITY BOX TP TELECOM PIT VC VEHICLE CROSSING SV STOP VALVE SWMH STORMWATER MANHOLE --E-- OVERHEAD ELEC LINE --S-- SEWER LINE D GM GAS METER o LP LIGHT POLE EC ELECTRICITY CONDUIT ECT ELEC & TELE CONDUIT TC TELECOM CONDUIT WC WATER CONDUIT INV INVERT KO KERB OUTLET TK TOP OF KERB	ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000 SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588 PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE	PROJECT OUR REFERENCE 03/103141/176295 LOT 2311 DP 1184497 SECTION DATUM ASSUMED SOURCE ORIGIN OF LEVELS BM 66 REDUCED LEVEL 20.00 SURVEYED SL DATE 20/08/2015 DRAWN NP DATE 25/08/2015 SCALE 1: 200 A3 SHEET	CLIENT: EDEN BRAE HOMES PTY LTD REF: NALLAPAPAGARI/REDDY REF: 0019687 ADDRESS: EMPIRE CIRCUIT SUBURB PENRITH
---	--	--	--	---	---

LANDSCAPE PLAN



PLANT SCHEDULE

SPECIES	No.	POT	HEIGHT	Native
Acmenia smithii 'Minor'	1	25Ltr	6.0m	Y
Westringia 'Zena'	6	200mm	1.0m	Y
Lomandra 'Tanika'	10	200mm	0.5m	Y
Trachelospermum jasmioides	2	200mm	2.0m	N
Liriope 'Evergreen Giant'	12	150mm	0.3m	N

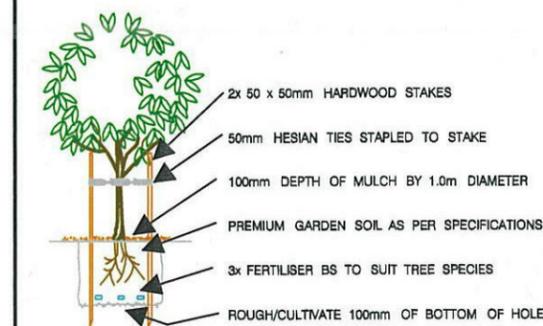
Native and low water plants 58%



MATERIALS

- Concrete drive plain colour
- Decorative pebble - To be 'Denman Red'
- Turf to be 'Sir Walter' buffalo turf grass
- Fencing & gate to be timber palling to 1.8m (TYPE 4a - lapped and capped)
- Brick edging - mortared end to end
- Stepstones to be 400 x 400mm on mortar bed

TREE PLANTING DETAIL



GENERAL NOTES

- ALL LANDSCAPE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND SECTIONS. ALL WORK TO BE CONSTRUCTED TO ALL LOCAL BUILDING REGULATIONS AND AUSTRALIAN STANDARDS.
- ALL MEASUREMENTS AND LEVELS ARE TO BE CONFIRMED IN WRITING WITH THE DESIGNER PRIOR TO QUOTING, SET-OUT AND CONSTRUCTION. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES IT IS A DESIGN CONCEPT.
- ALL PLANTS TO BE IN FRESH GARDEN MIX SOIL IN HOLES FOUR TIMES THE POT SIZE VOLUME, TO MEET AS4419 SOIL FOR LANDSCAPING AND GARDEN USE. SMALL PLANTS WILL BE IN A MINIMUM OF 200mm DEPTH OF SOIL BEDS. TUBE POTS WILL REQUIRE A MINIMUM OF TEN TIMES THE POT SIZE VOLUME IN THE PLANTING HOLE.
- MULCH ALL GARDEN BEDS TO A MINIMUM OF 75mm DEPTH TO MEET AS4454 COMPOST, SOIL CONDITIONERS AND MULCHS. MULCH TO BE CYPRESS 'UNI-MULCH' OR SIMILAR
- BRICK EDGE TO DIVIDE VERGE GRASS AND GARDENS, EDGING TO BE BRICK END ON END IN MORTAR BED. BRICK TO BE 200x100mm GREY PAVER
- LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND IN A HEALTHY STATE, AND IN PERPETUITY BY THE EXISTING OR FUTURE OWNERS AND OCCUPIERS OF THE PROPERTY. IF ANY OF THE VEGETATION COMPRISING THAT LANDSCAPING DIES OR IS REMOVED, IT IS TO BE REPLACED WITH VEGETATION OF THE SAME SPECIES AND, TO THE GREATEST EXTENT PRACTICABLE THE SAME MATURITY, AS THE VEGETATION WHICH DIED OR WAS REMOVED.



PO Box 140 Wentworth Falls NSW 2782
TEL: 0418422320 ABN 23103856891
info@pdla.net.au www.pdlalandscape.com

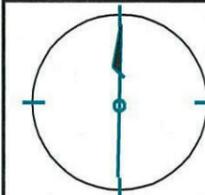
LANDSCAPE CONCEPT PLAN

PROJECT
Proposed Landscape Design
Lot 2311 Empire Circuit Thorton NSW

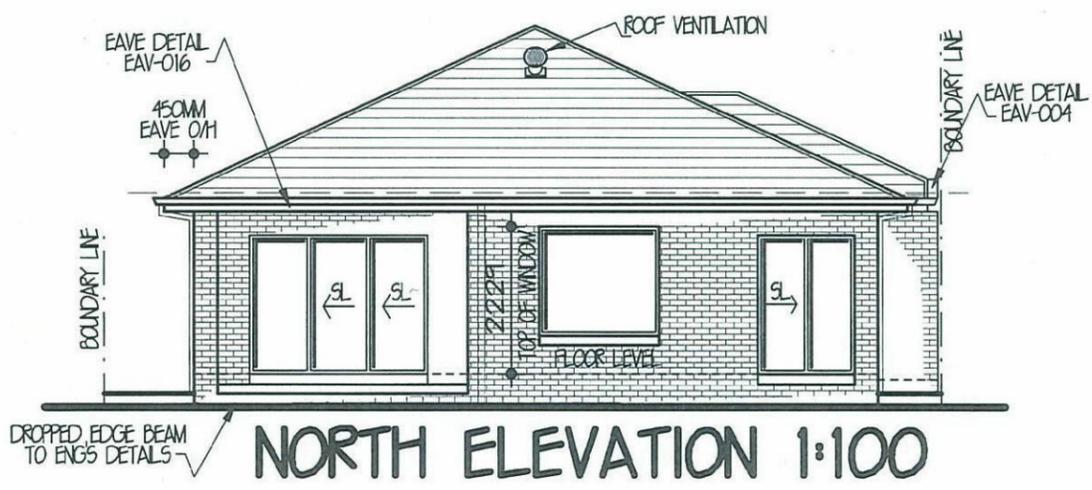
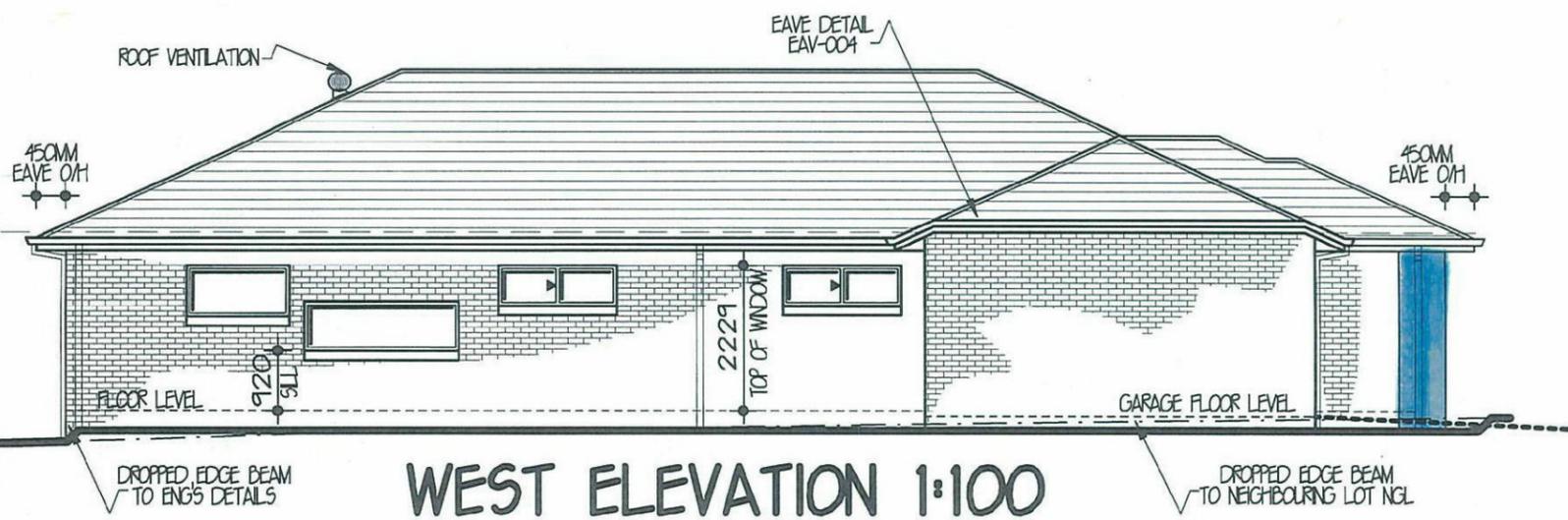
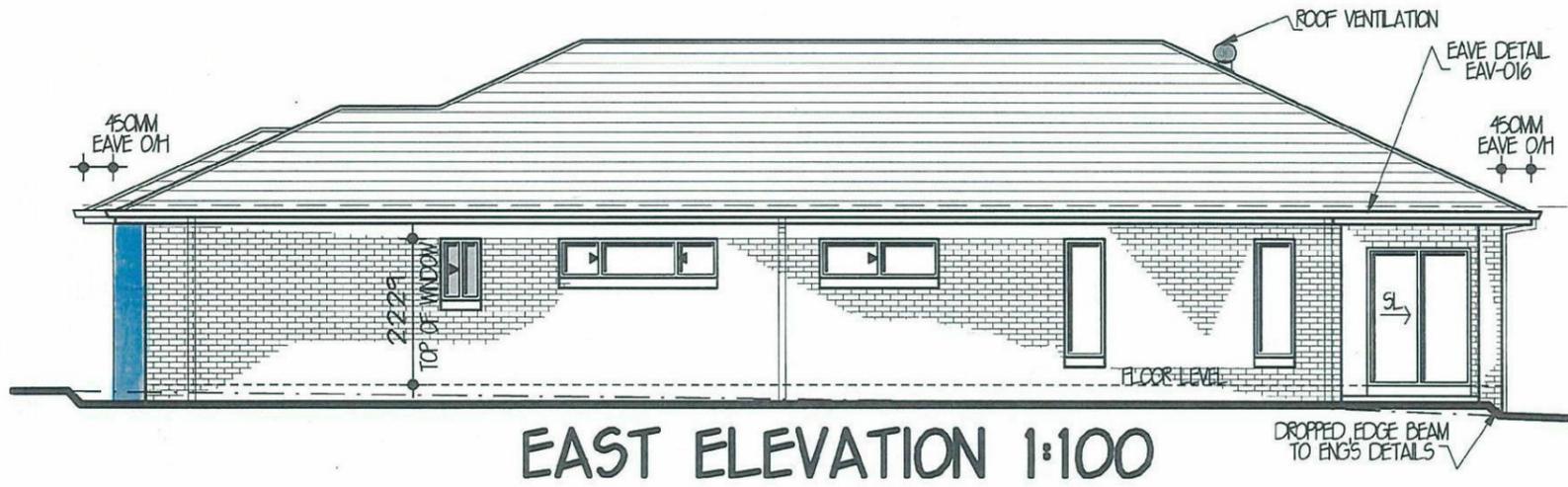
CLIENT
Mr Nallapapagari and Mrs Reddy

AMENDMENTS
14/12/2015-Buildline adjust, watertank location

NOT FOR CONSTRUCTION
This plan is for design only, construction will require specifications
Copyright of this plan is the property of PDLA Pty Ltd, no part of this plan in any form may be copied without written permission.



Design; PD
Drawn; PD
Scale 1:200 @ A3
Date: 14/12/2015
Sheet 1 of 1
Plan No. 1561-02



beden brae homes
 LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153
 P. 8860 9222 F. 8860 9233

FOR MR S. R. NALLAPAPAGARI & MRS S. H. REDDY
 AT LOT 2311 EMPIRE CIRCUIT PENRITH

LIVINGSTONE 22 MK4 (SMART LIVING SERIES)
 FACADE ASPEN (BRICK PER)
 MASTER A23865 DWG NO. A23838

JOB NO. 0019687
 HAND LH
 PAGE NO. 3 OF 7

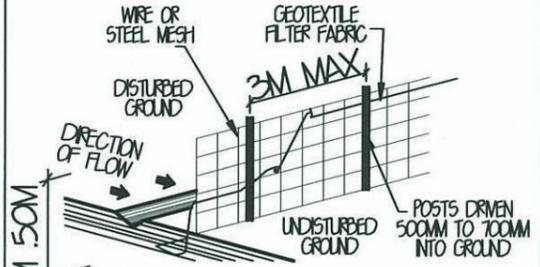
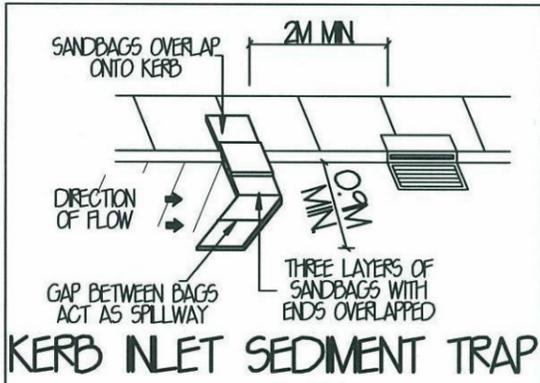
 Colorband Done

 Merbau stain

Thorton Design Review Panel
 LANDCOM
 Reviewed  Date 20/1/16

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

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIS/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT



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

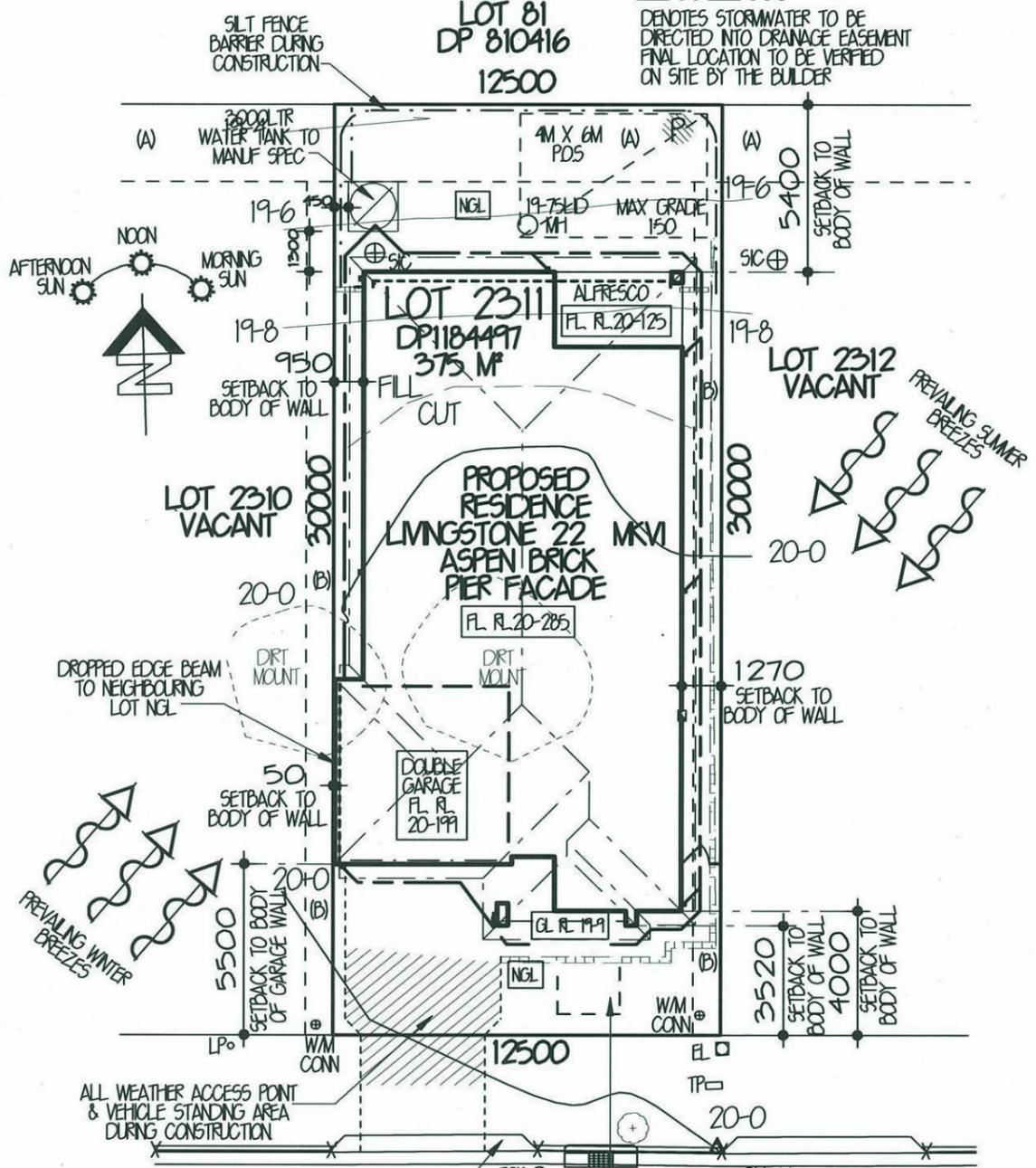
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH

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.

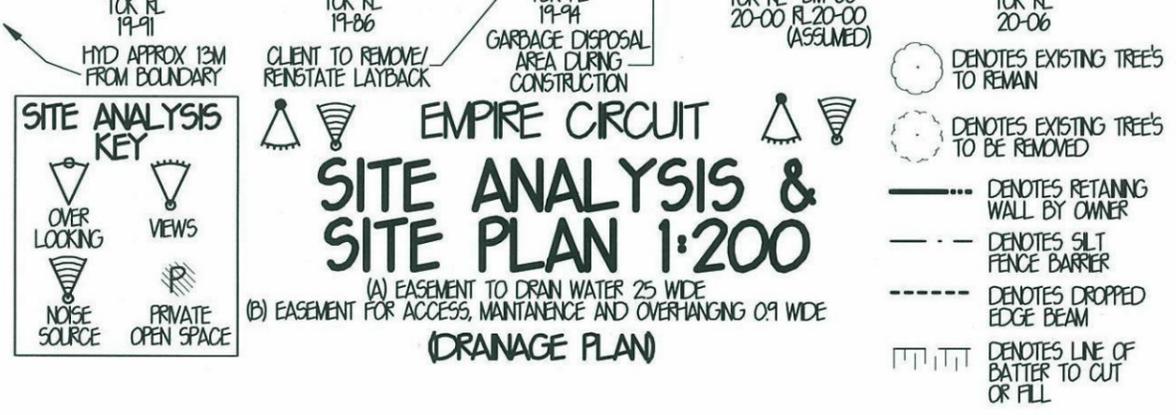
SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES) FABRIC SHALL BE BURIED 50MM 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 A&N DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION HI
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL19.9 GARAGE TO RL19.9
- HOUSE FLOOR LEVEL RL20.285, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL20.199, 299MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 224.4 M²



SITE DATA

SITE AREA = 375 M²

PRIVATE OPEN SPACE REQUIRED = 50 M² PROVIDED = 80 M²

LANDSCAPE AREA REQUIRED = 150 M² OR 40% PROVIDED = 180.3 M² OR 48%

FLOOR AREAS

GROUND FLOOR AREA = 162.3M² (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA = 32.4 M²

PORCH FLOOR AREA = 5.0 M²

ALFRESCO FLOOR AREA = 10.0 M²

TOTAL FLOOR AREA = 209.7 M² OR 22.6 50S

DRIVEWAY PROFILE 1:100

heden broe homes
It's where you want to live

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

MR S. R. NALLAPAPAGARI & MRS S. H. REDDY
FOR AT LOT 2311 EMPIRE CIRCUIT PENRITH DP 184497

LIVINGSTONE 22 MK4 (SMART LIVING SERIES) FACADE ASPEN (BRICK PIER)
JOB NO. 0019687 HAND LH MASTER A23865 DWG NO. A23838 PAGE NO. 1 OF 7

Thorton Design Review Panel
LANDCOM

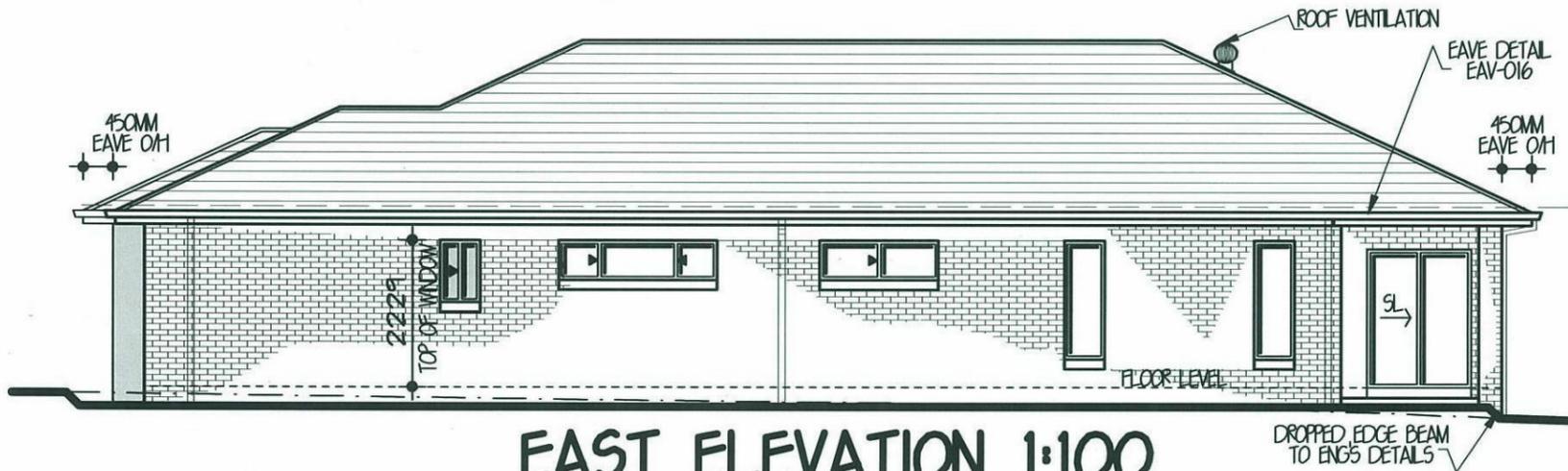
Reviewed *[Signature]* Date 20/1/16

AGN SYDNEY
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLHAM HILLS PD BOX 640 BALLHAM HILLS BUSINESS CENTRE NSW, 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AGNDESIGN.COM.AU

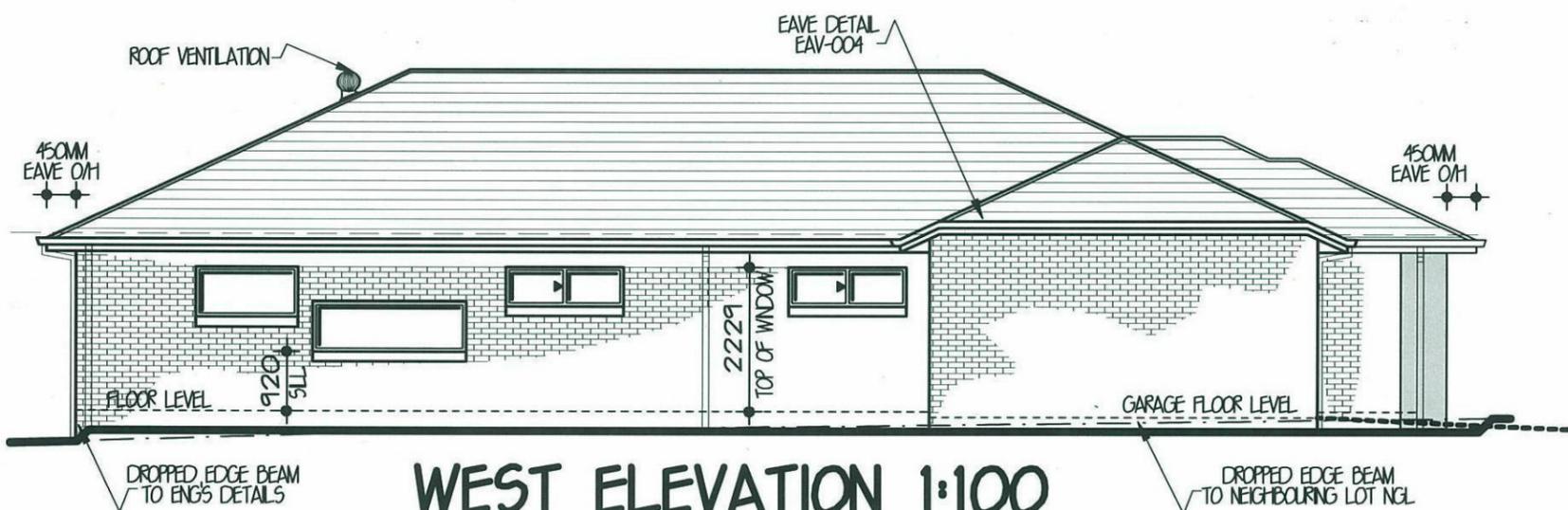
REV	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIS/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT



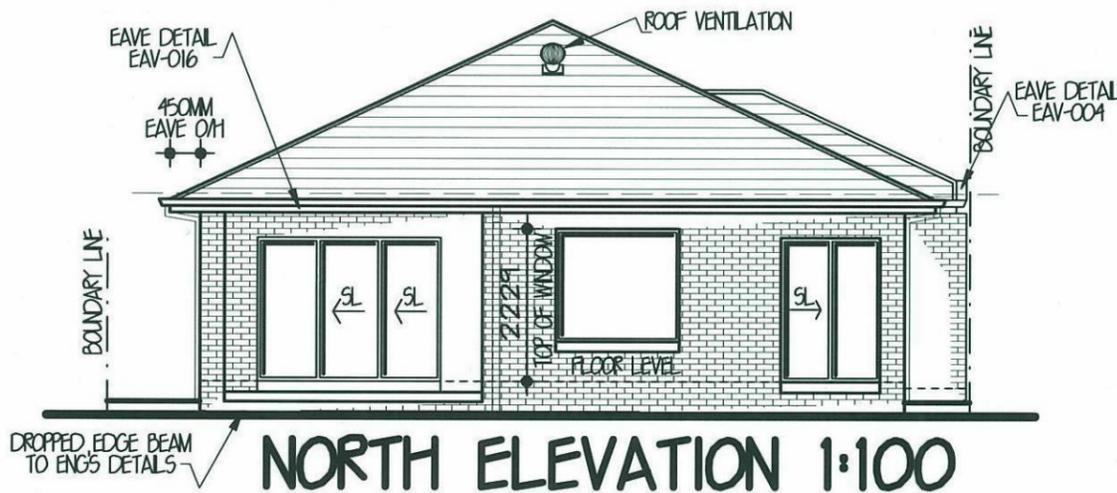
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST 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,
 BALLHAM HILLS NSW 2153
 P: 8860 9222
 F: 8860 9233

FOR
 AT **MR S. R. NALLAPAPAGARI & MRS S. H. REDDY**
 LOT 2311 EMPIRE CIRCUIT
 PENRITH
 DP-184477

LMINGSTONE 22 MK4 JOB NO. **0019687**
 (SMART LIVING SERIES)

FACADE **ASPEN** HAND **LH**
 (BRICK PER)

MASTER **A23865** DWG NO. **A23838** PAGE NO. **3 OF 7**

Thorton Design Review Panel

LANDCOM

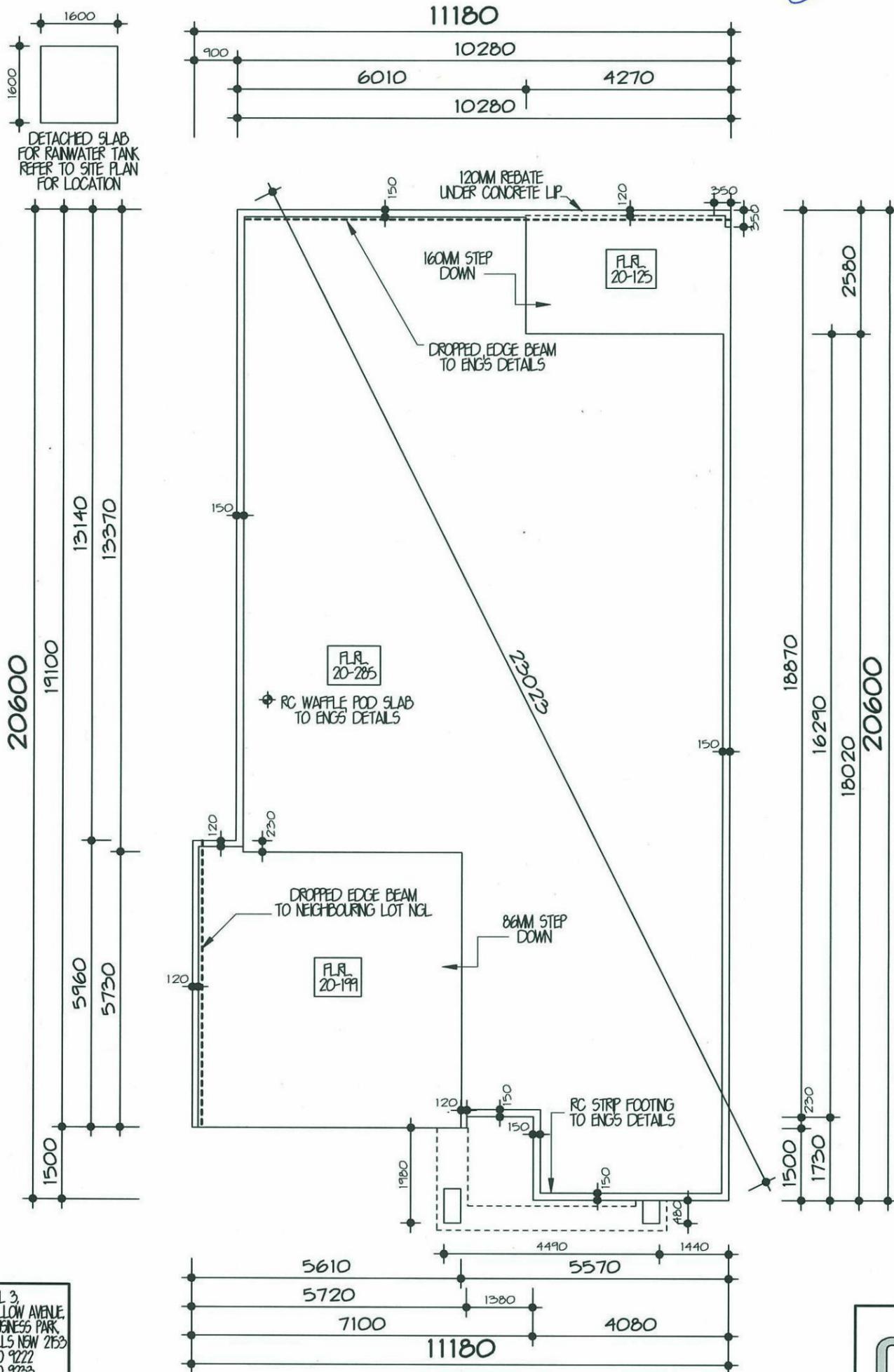
Reviewed *[Signature]* Date *20/1/16*

AGN SYDNEY

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

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	11-10-15	CC PLANS	DR
C	8-12-15	BASIS/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date *20/1/14*



SLAB FLOOR PLAN 1:100

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

eden broe 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 MR S. R. NALLAPAPAGARI & MRS S. H. REDDY
 AT LOT 2311 EMPIRE CIRCUIT PENRITH

JOB NO. 0019687
 TYPE (SMART LIVING SERIES)
 FACADE ASPEN (BRICK PER)
 MASTER A23865

REVISED MAP-162
 REV-41 REF-APPF
 CR-10/04/17
 HAND LH
 DWG NO. A23838
 PAGE NO. 5 OF 7

AGN SYDNEY

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

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	CR
C	8-12-15	BASIS/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT

(BASIX CERTIFICATE NUMBER: 682964_02)

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 150 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 3000 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 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 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 LIVING AREAS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

ACTIVE HEATING:
THE LIVING AREAS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

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 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

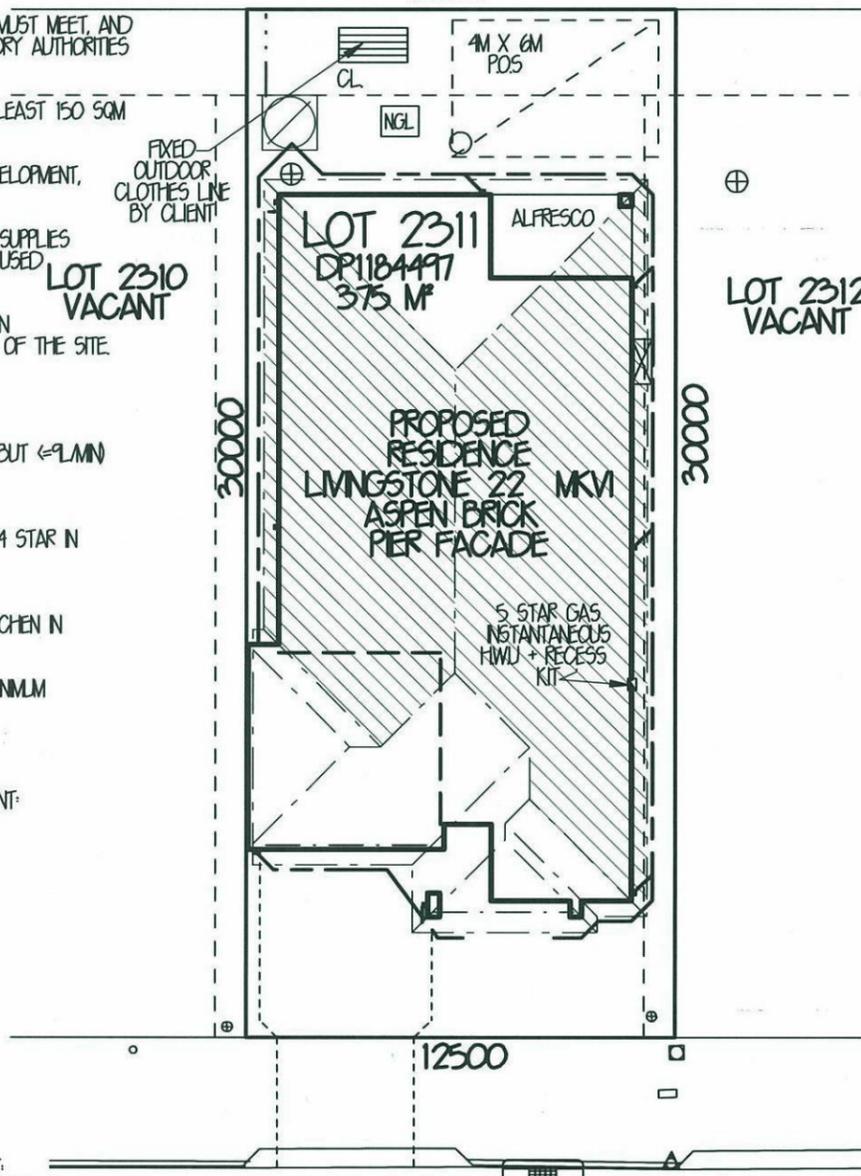
COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 682964_02 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 CERTIFICATE N° 682964_02

LOT 81
DP 810416
12500



EMPIRE CIRCUIT
BASIX PLAN 1:200

INSULATION
R2-0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)
R3-5 CEILING INSULATION (EXCLUDING GARAGE & ALFRESCO)
ROOF SARRING & ROOF VENTILATION

BASIX SCORE
WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 42% (TARGET 40%)

☐ DENOTES 150M² OF ROOF TO BE COLLECTED

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

heden broe homes
"It's where you want to live"

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

FOR MR S. R. NALLAPAPAGARI & MRS S. H. REDDY
AT LOT 2311 EMPIRE CIRCUIT PENRITH DP-184497

LIVINGSTONE 22 MK4 (SMART LIVING SERIES)
JOB NO. 0019687
FACADE ASPEN (BRICK PIER) HAND LH
MASTER A23865 DWG NO. A23838 PAGE NO. 7 OF 7

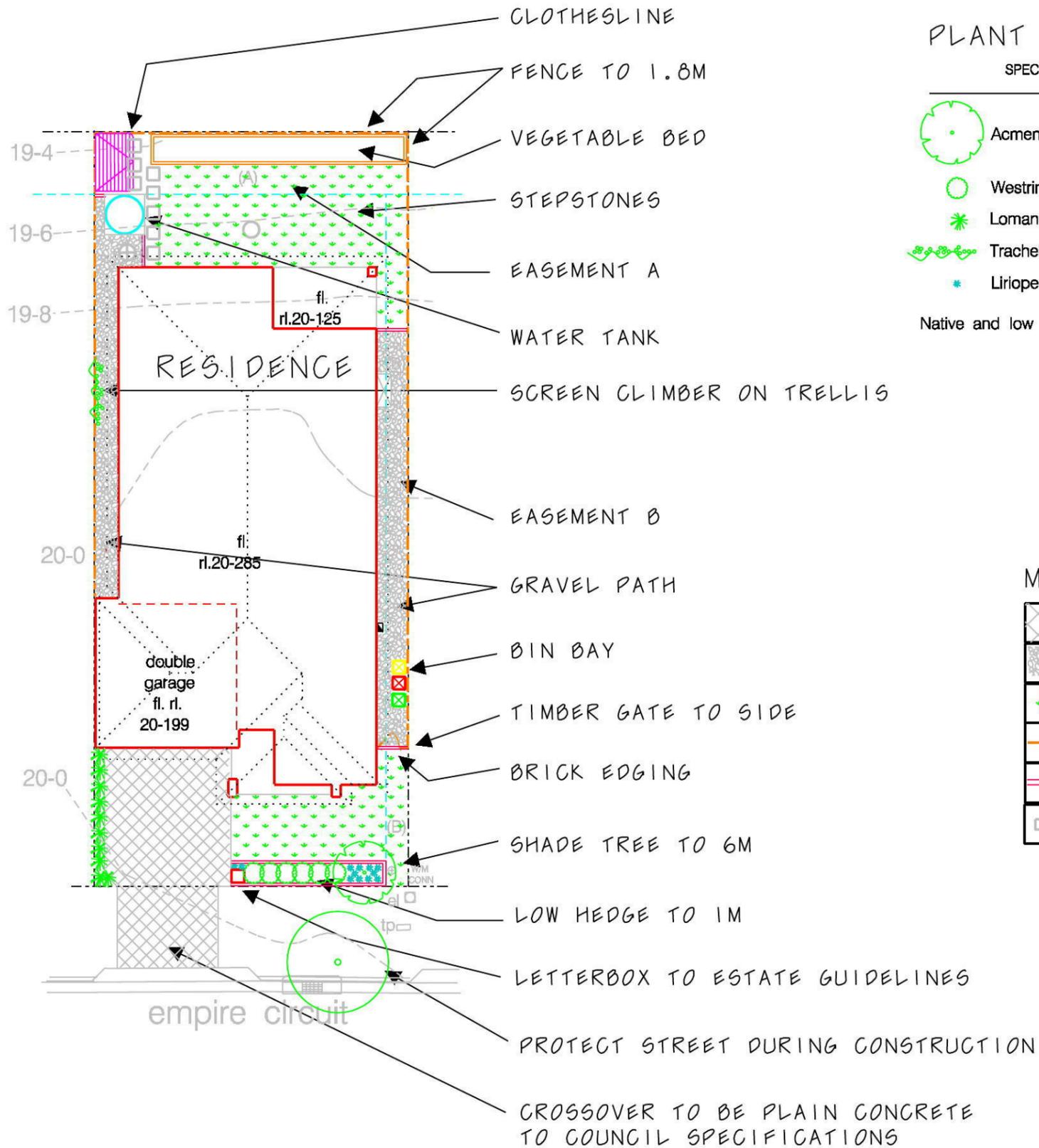
Thorton Design Review Panel
LANDCOM

Reviewed *[Signature]* Date 20/1/16

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

ISS	DATE	REVISION	DRAWN
A	28-8-15	SITE PLAN	TM
B	1-10-15	CC PLANS	DR
C	8-12-15	BASIX/AMENDMENTS	QC/AD
D	15-1-16	AMENDMENTS	AT

LANDSCAPE PLAN



PLANT SCHEDULE

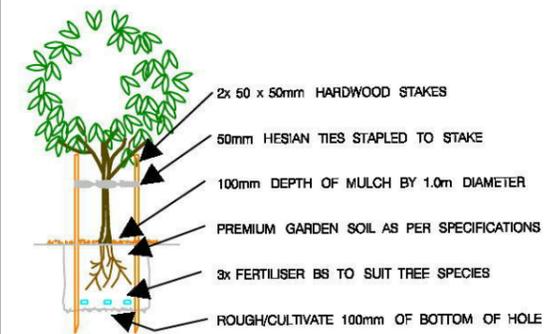
SPECIES	No.	POT	HEIGHT	Native
Acmenia smithii 'Minor'	1	25Ltr	6.0m	Y
Westringia 'Zena'	6	200mm	1.0m	Y
Lomandra 'Tanika'	10	200mm	0.5m	Y
Trachelospermum jasmioides	2	200mm	2.0m	N
Liriope 'Evergreen Giant'	12	150mm	0.3m	N

Native and low water plants 58%

MATERIALS

	Concrete drive plain colour
	Decorative pebble - To be 'Denman Red'
	Turf to be 'Sir Walter' buffalo turf grass
	Fencing & gate to be timber palling to 1.8m
	Brick edging - mortared end to end
	Stepstones to be 400 x 400mm on mortar bed

TREE PLANTING DETAIL



GENERAL NOTES

- ALL LANDSCAPE WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND SECTIONS. ALL WORK TO BE CONSTRUCTED TO ALL LOCAL BUILDING REGULATIONS AND AUSTRALIAN STANDARDS.
- ALL MEASUREMENTS AND LEVELS ARE TO BE CONFIRMED IN WRITING WITH THE DESIGNER PRIOR TO QUOTING, SET-OUT AND CONSTRUCTION. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES IT IS A DESIGN CONCEPT.
- ALL PLANTS TO BE IN FRESH GARDEN MIX SOIL IN HOLES FOUR TIMES THE POT SIZE VOLUME, TO MEET AS4419 SOIL FOR LANDSCAPING AND GARDEN USE. SMALL PLANTS WILL BE IN A MINIMUM OF 200mm DEPTH OF SOIL BEDS. TUBE POTS WILL REQUIRE A MINIMUM OF TEN TIMES THE POT SIZE VOLUME IN THE PLANTING HOLE.
- MULCH ALL GARDEN BEDS TO A MINIMUM OF 75mm DEPTH TO MEET AS4454 COMPOST, SOIL CONDITIONERS AND MULCHS. MULCH TO BE CYPRESS 'UNI-MULCH' OR SIMILAR
- BRICK EDGE TO DIVIDE VERGE GRASS AND GARDENS, EDGING TO BE BRICK END ON END IN MORTAR BED. BRICK TO BE 200X100mm GREY PAVER
- LANDSCAPING SHALL BE MAINTAINED: IN ACCORDANCE WITH THE APPROVED PLAN AND IN A HEALTHY STATE, AND IN PERPETUITY BY THE EXISTING OR FUTURE OWNERS AND OCCUPIERS OF THE PROPERTY. IF ANY OF THE VEGETATION COMPRISING THAT LANDSCAPING DIES OR IS REMOVED, IT IS TO BE REPLACED WITH VEGETATION OF THE SAME SPECIES AND, TO THE GREATEST EXTENT PRACTICABLE THE SAME MATURITY, AS THE VEGETATION WHICH DIED OR WAS REMOVED.



PO Box 140 Wentworth Falls NSW 2782
 TEL: 0418422320 ABN 23103856891
 info@pdla.net.au www.pdlalandscape.com

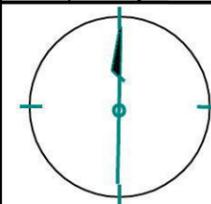
LANDSCAPE CONCEPT PLAN

PROJECT
 Proposed Landscape Design
 Lot 2311 Empire Circuit Thornton NSW

CLIENT
 Mr Nallapapagari and Mrs Reddy

AMENDMENTS
 14/12/2015-Buildline adjust, watertank location

NOT FOR CONSTRUCTION
 This plan is for design only, construction will require specifications
 Copyright of this plan is the property of PDLA Pty Ltd, no part of this plan in any form may be copied without written permission.



Design; PD
 Drawn; PD
 Scale 1:200 @ A3
 Date: 14/12/2015
 Sheet 1 of 1
 Plan No. 1561-02