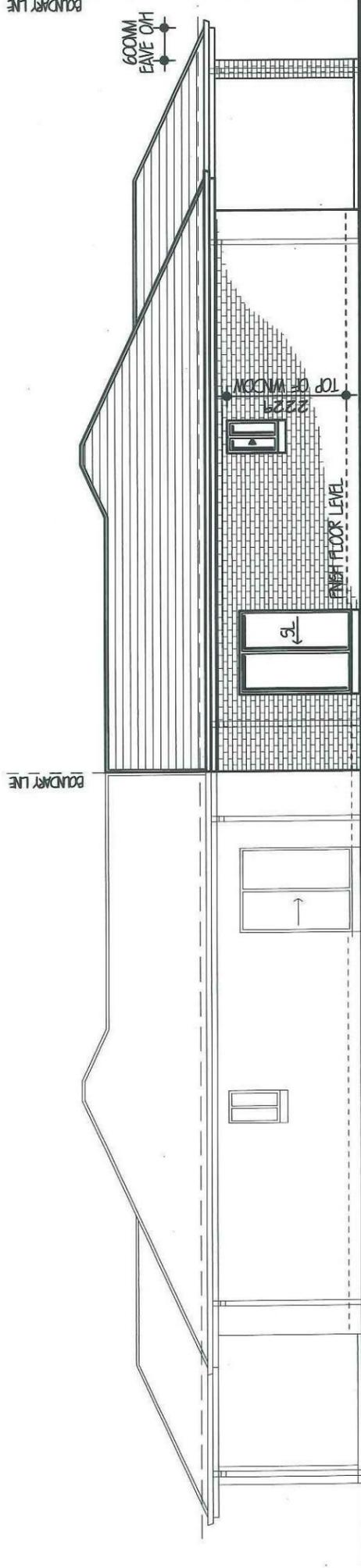


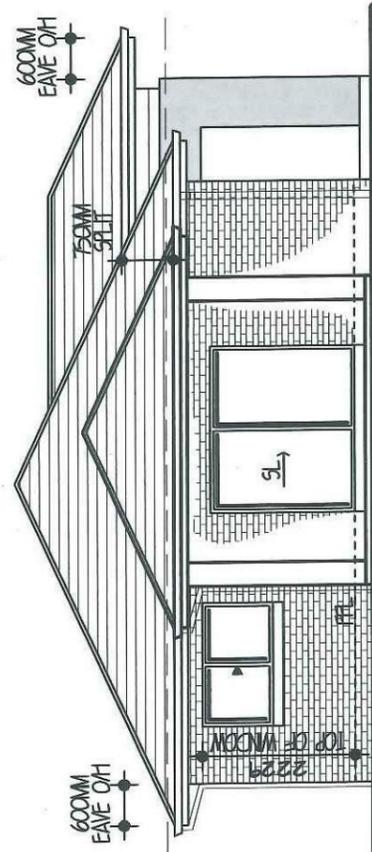
NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

Thorton Design Review Panel
 Date 25/14

Eden brae homes
It's where you want to live

LEVEL 3
 22 BROOKHOLLOW AVENUE
 NORTH WEST BUSINESS PARK
 BALKHAM HILLS NSW 2153
 TEL: (02) 8860 9222
 FAX: (02) 8860 9233

FOR	EDEN BRAE	
AT	LOT 143 LAMBER PLACE THRONTON	
TYPE	WERRINGTON	JOB NO. 0017959
FACADE	ASPEN CUSTOM	HAND RH
DATE	APRIL 14	PAGE NO. 3 OF 7
	DWG NO. A21424	

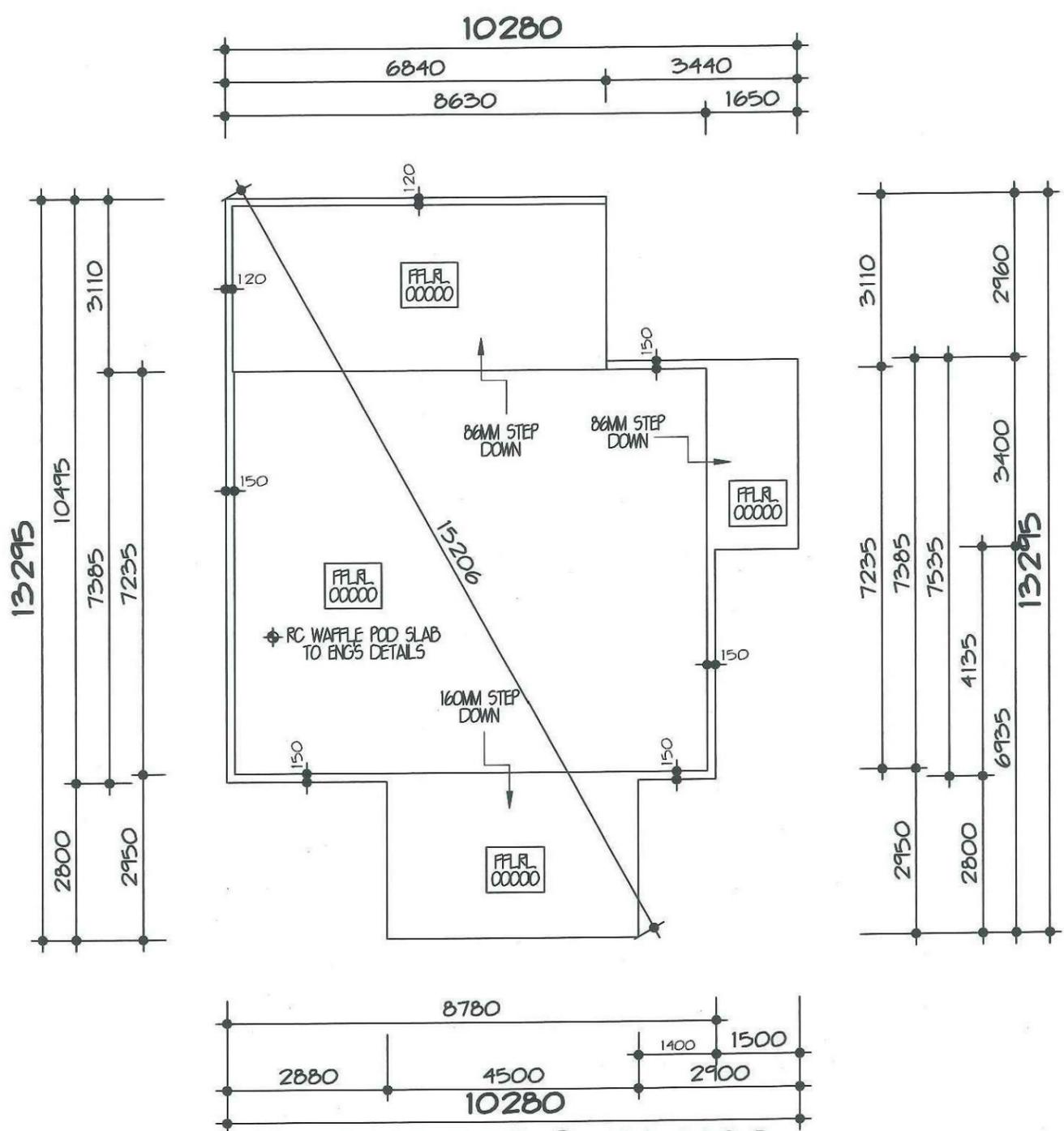
ADN SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
 NO. 25-27 SOLENT CIRCUIT
 PD BOX 6410 BALKHAM HILLS
 BUSINESS CENTRE NSW 2153
 BUSINESS PHONE: (02) 8824 3533
 DIRECT PHONE: (02) 8896 4613
 FAX: (02) 8824 3544
 WWW.ADESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	01-04-14	CC PLANS	SK

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Thorton Design Review Panel
 LANDCOM
 Reviewed *Ascott* Date *25/14*



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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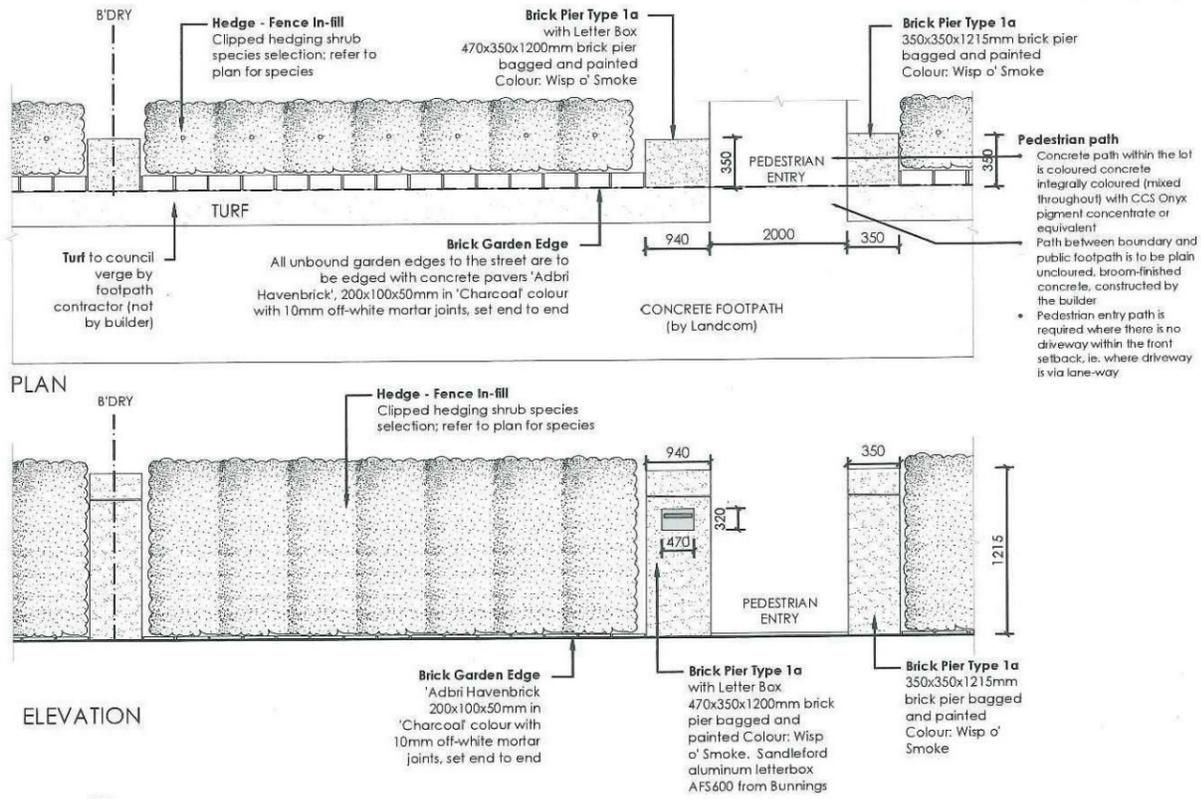
FOR **EDEN BRAE**
 AT **LOT 143 LAMBER PLACE THORNTON**
 TYPE **WERRINGTON** JOB NO. **0017959**
 FACADE **ASPEN CUSTOM** HAND **RH**
 DATE **APRIL 14** DWG NO. **A21424** PAGE NO. **5 OF 7**

ADN SYDNEY

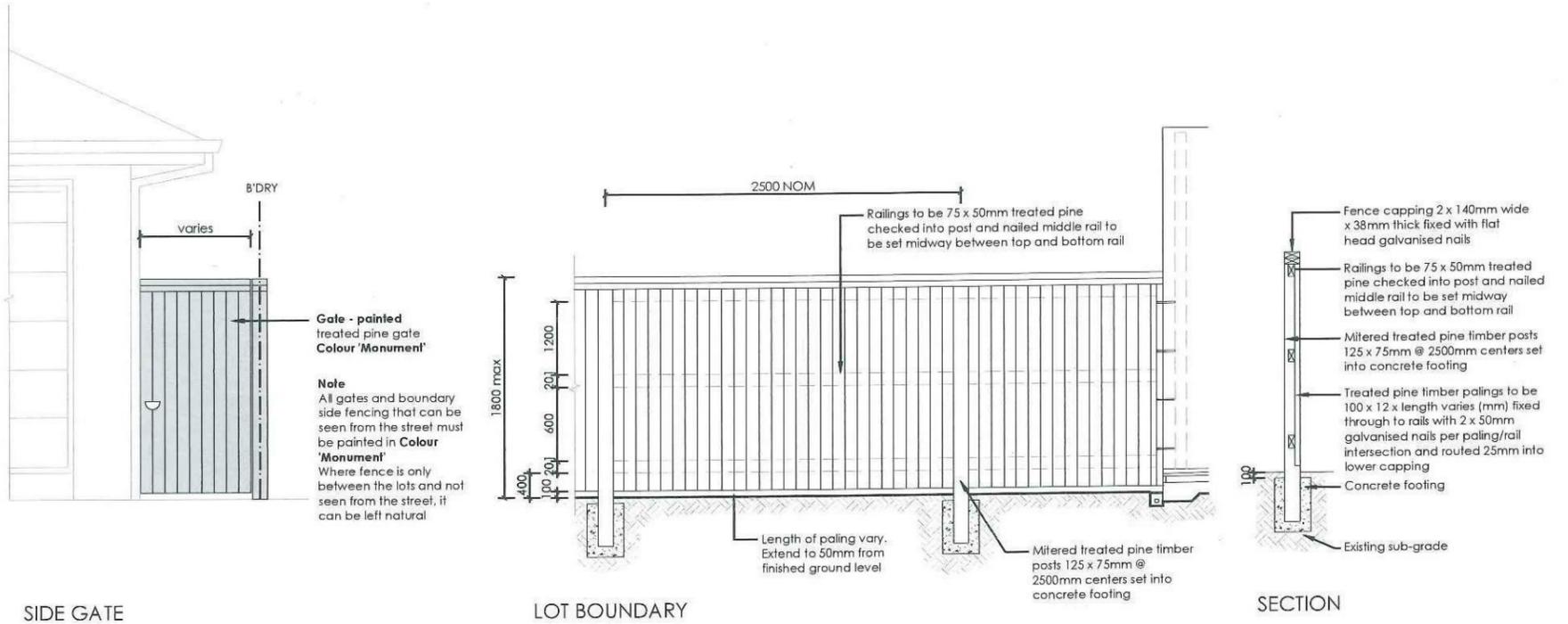
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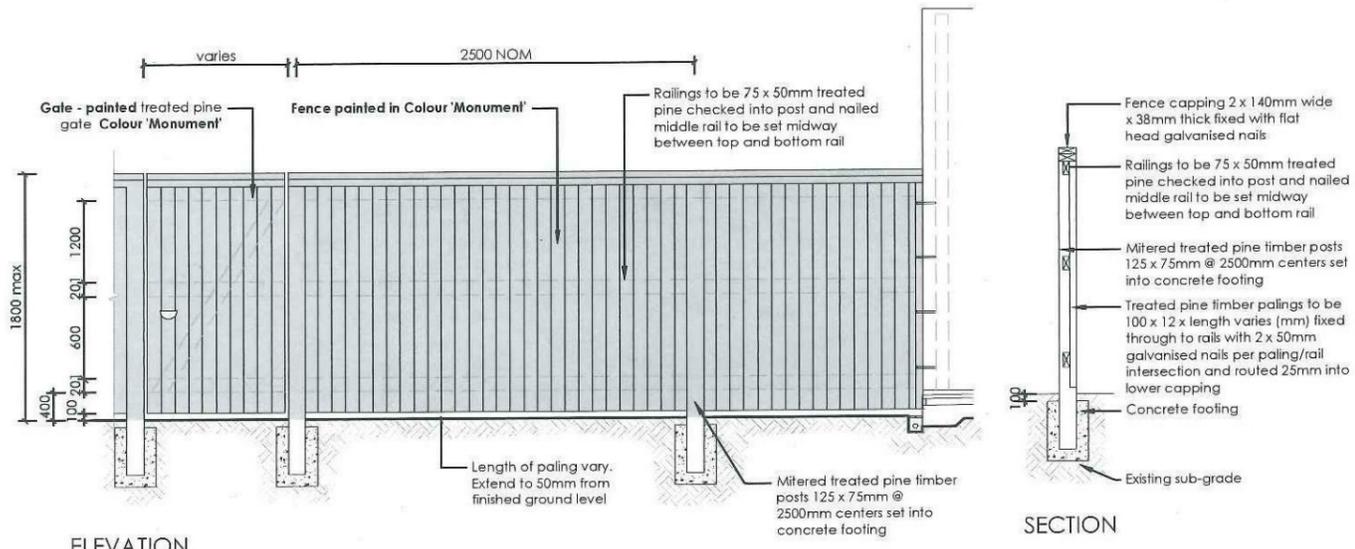


8 FENCE TYPE 5 - Front Fence
 1:50 Typical detail



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

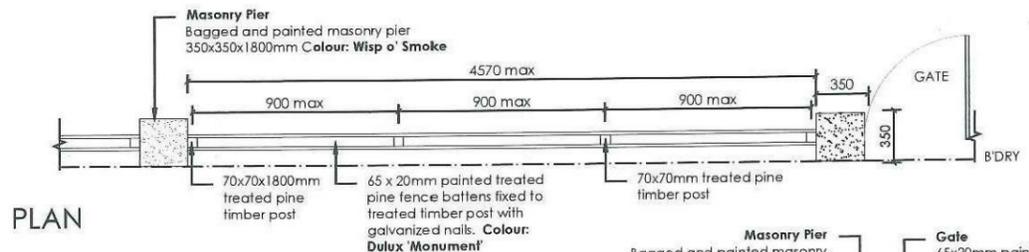
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 9136, Southham Hill BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7798 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Number of copies: 10 copies (10/10) of Landscape Designers' standard</p>	PROJECT	NEW RESIDENCE		
							LANDSCAPE PLAN		
						SCALE	1:100 @ A3	DATE	DA 04
						REVISION	CHECK	DATE	BY



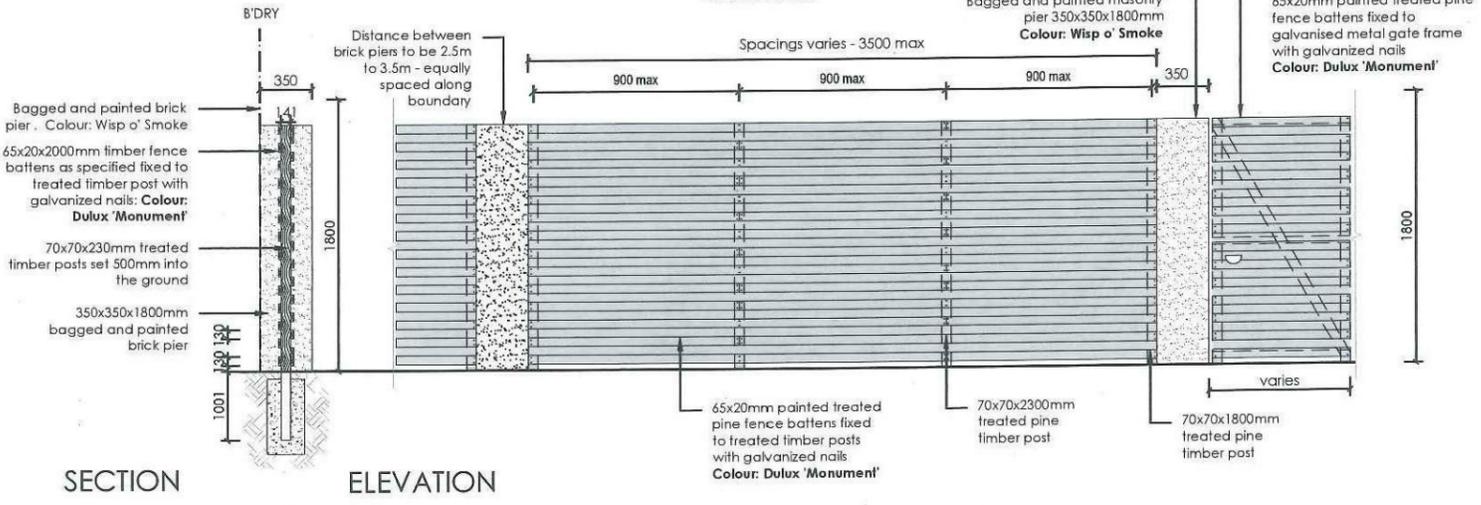
ELEVATION

SECTION

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



PLAN

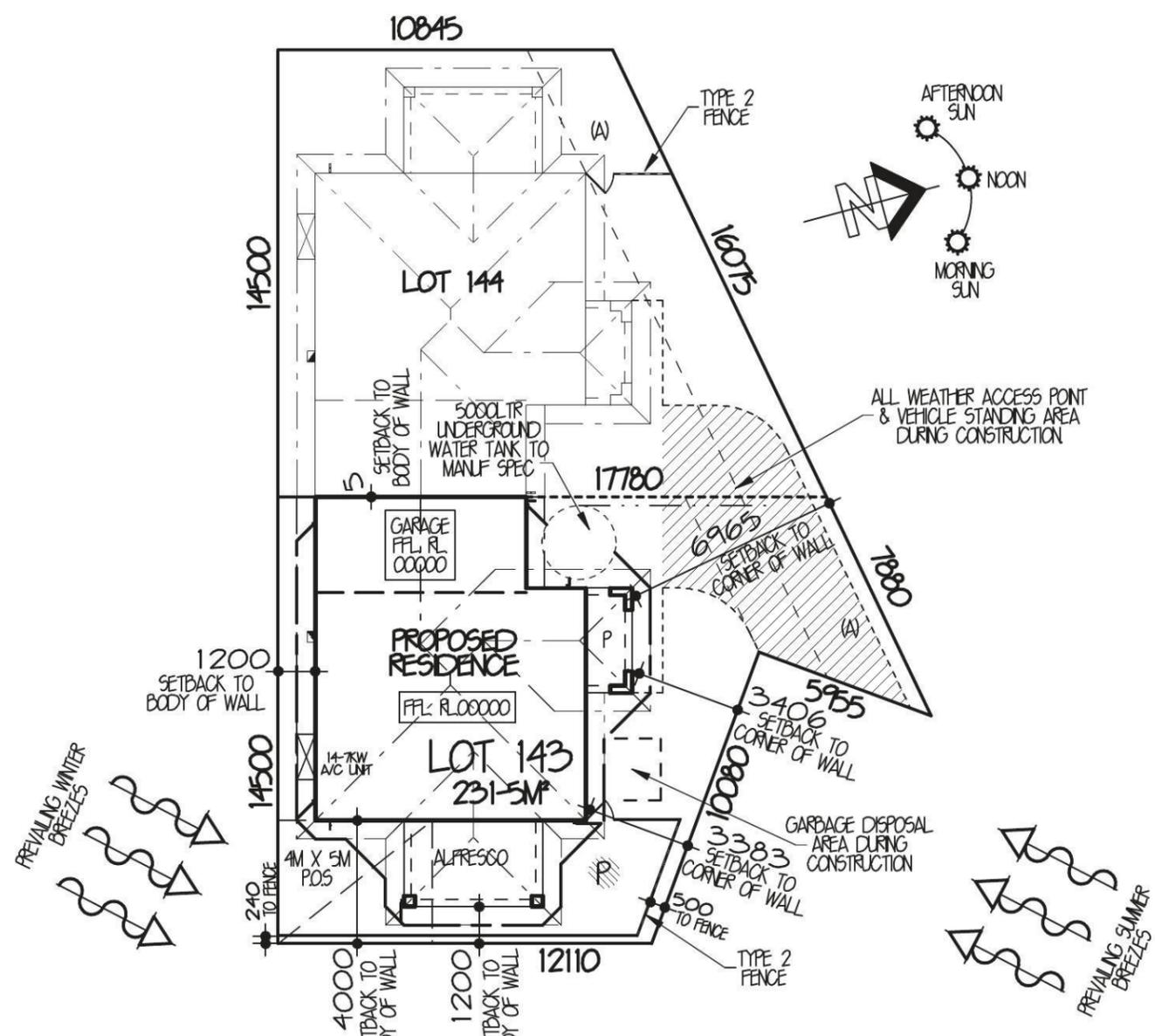
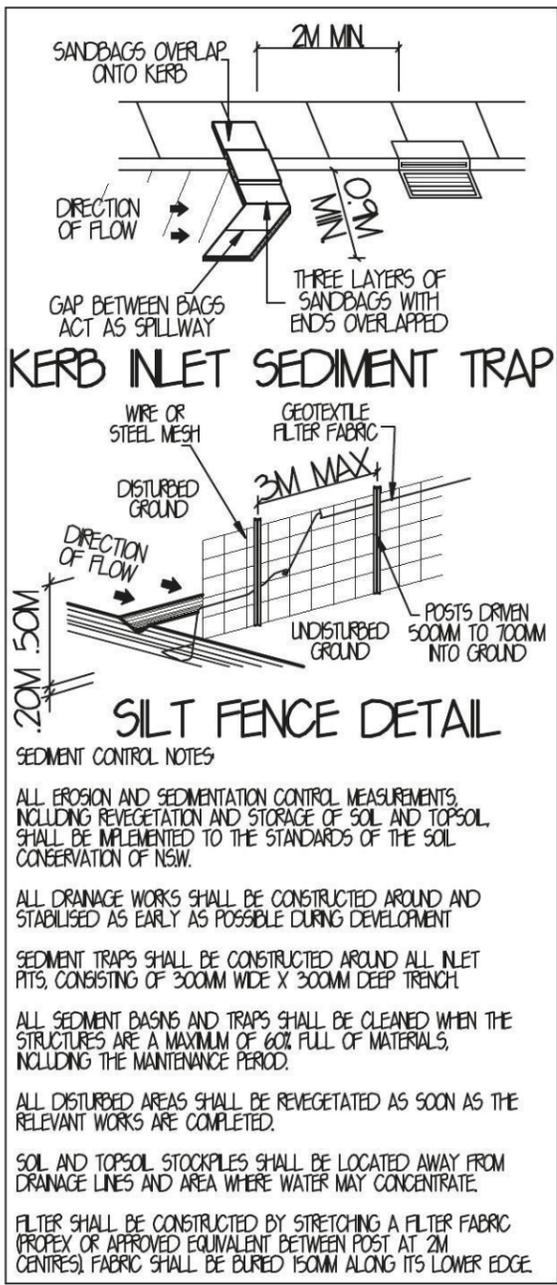


SECTION

ELEVATION

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

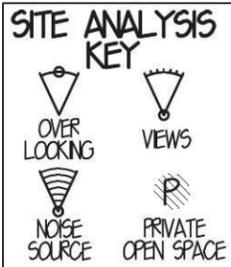
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 8136, Southport Hills BC, NSW 2115 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Architects</p>	PROJECT	NEW RESIDENCE			
A	ISSUE FOR CLIENT REVIEW	RS	BT	17-04-14		LOTS 143+144 LAMBEER STREET, PENRITH EDEN BRAE HOMES	LANDSCAPE PLAN SCALE: 1:100 @ A3 SHEET: DA 05 DATE: 17-04-14 REVISION: A			



SITE DATA
 SITE AREA = 231.5 M²
 PRIVATE OPEN SPACE
 REQUIRED = 20% OR 46.3 M²
 PROVIDED = 20% OR 46.5 M²

FLOOR AREAS
 GROUND FLOOR AREA = 65.2 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA = 21.3 M²
 PORCH FLOOR AREA = 5.1 M²
 ALFRESCO FLOOR AREA = 12.6 M²

TOTAL FLOOR AREA = 104.2 M² OR 11.2 SQS



LAMBEER PLACE
SITE ANALYSIS & SITE PLAN 1:200
 (A) - DRAINAGE EASEMENT SIZE TBC
(DRAINAGE PLAN)

- 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

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

DENOTES STORMWATER TO BE DIRECTED AS PER HYDRAULIC ENGS PLANS.

PRELIMINARY SITING ONLY

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 PRAM RAMP, 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 H1
 - ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL00000 GARAGE TO RL00000
 - ◆ HOUSE FLOOR LEVEL RL00000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL00000, 299MM ABOVE PLATFORM LEVEL.
 - ◆ TOTAL ROOF AREA = 129 M²

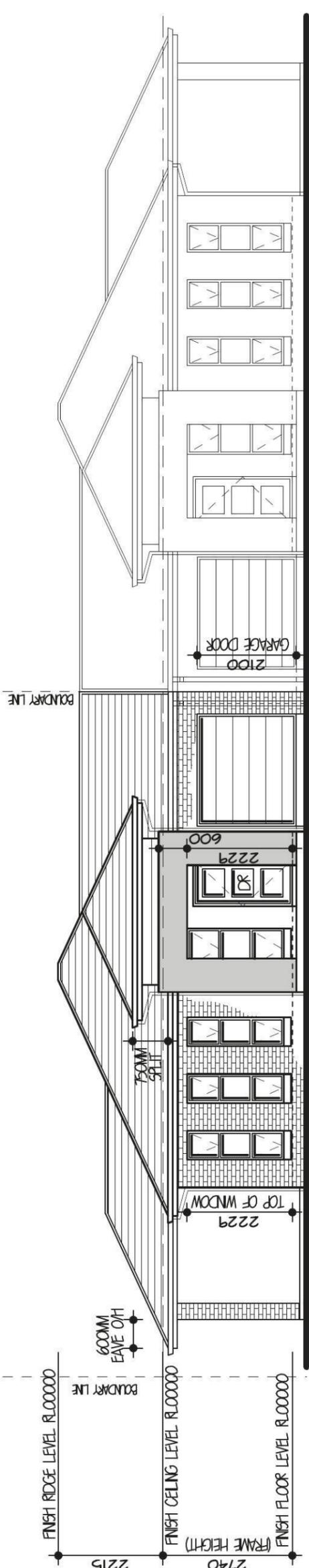
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 FACADE **ASPEN CUSTOM** HAND **RH**
 DATE **APRIL 14** DWG NO. **A21424** PAGE NO. **1 OF 7**

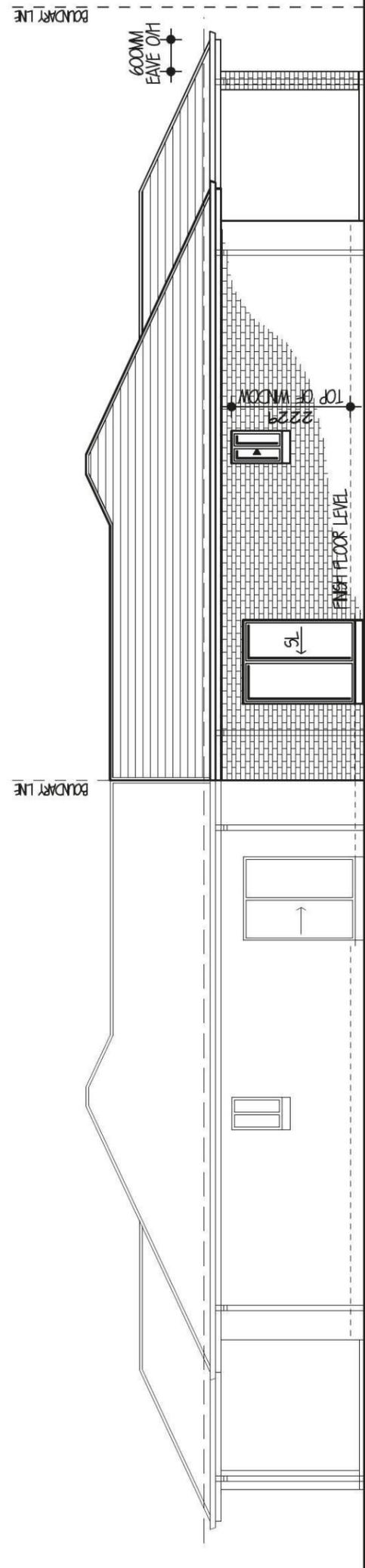
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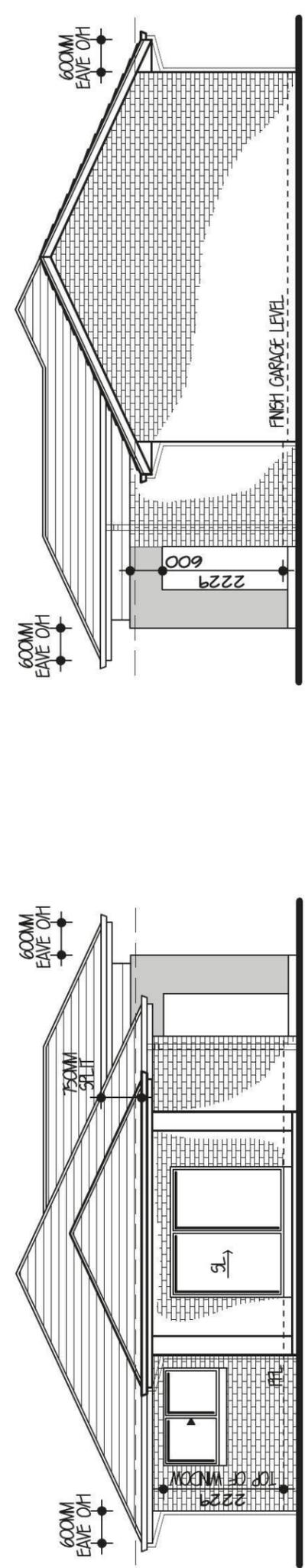
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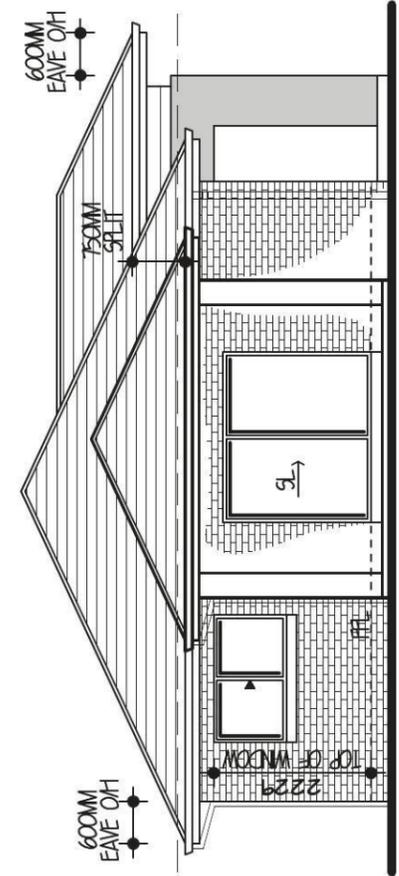
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SOUTH WEST ELEVATION 1:100



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81
DP810416

'A' - EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP1184497)
'B' - EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1184497)
'C' - RIGHT OF CARRIAGE WAY 4.15 WIDE

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS
SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE
INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND
COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL



SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	272°53'35"	3.6	3.6	75.6
2	277°49'10"	9.395	9.405	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6

SCHEDULE of LINES

No	Bearing	Distance
6	252°05'40"	5.655
7	342°05'40"	5.655
8	252°05'40"	5.655

Surveyor: GRAHAM JOHN HALL Date of Survey: 21 FEBRUARY 2014 Surveyor's Ref: 72-10-2387	PLAN OF SUBDIVISION OF LOT 2387 DP1184497	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 300	Registered	D.P.
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