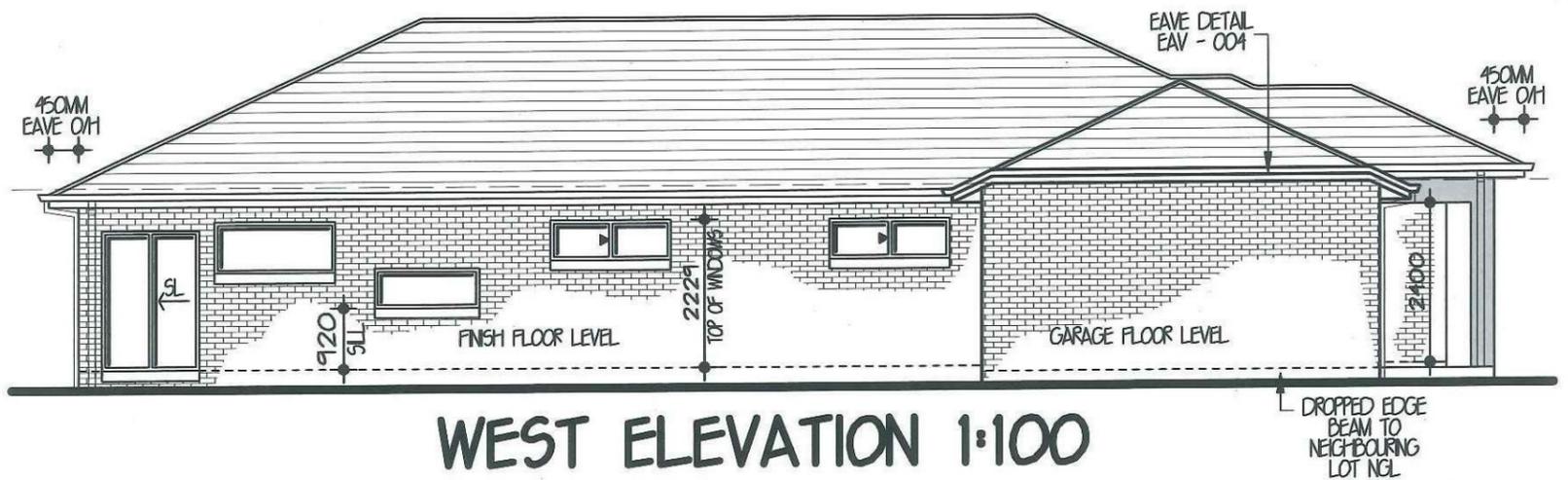




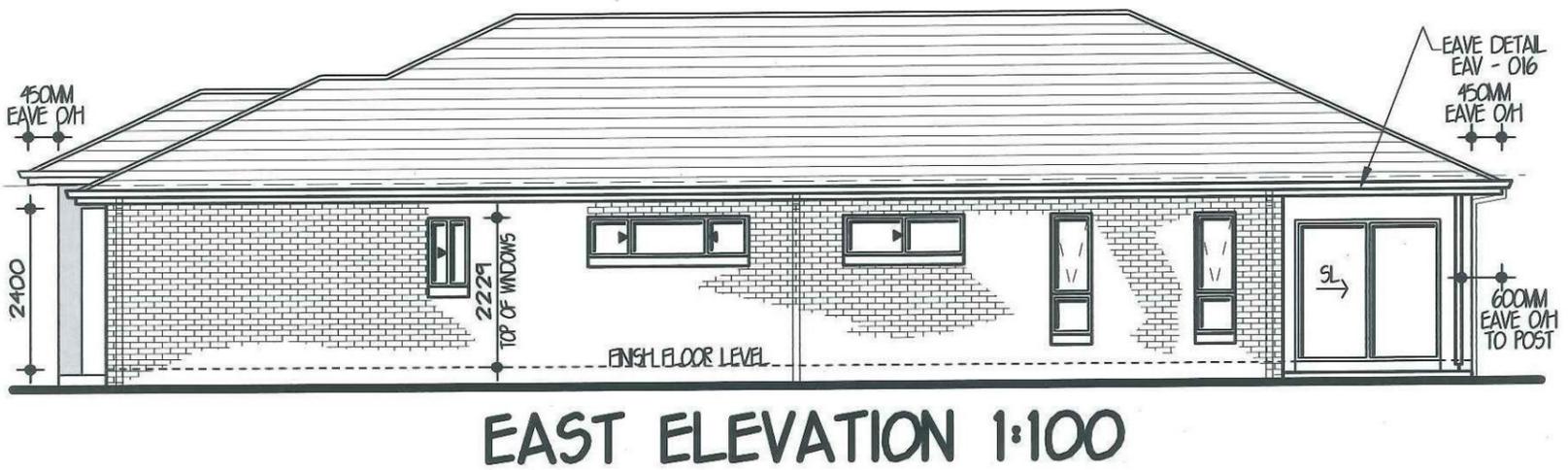
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**SOUTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**EAST ELEVATION 1:100**



**NORTH ELEVATION 1:100**



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

FOR EDEN BRAE HOMES		
AT LOT 2308 EMPIRE CIRCUIT THORNTON		
LIVINGSTONE 22 MKIII TYPE (SMART LIVING SERIES)	JOB NO. 0018261	
FACADE AVENUE	HAND LH	
MASTER A21808	DWG NO. A21805	PAGE NO. 3 OF 7

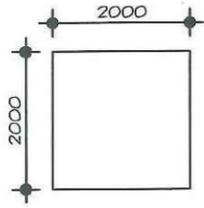
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LANDCOM  
Reviewed: *[Signature]* Date: 6/6/14



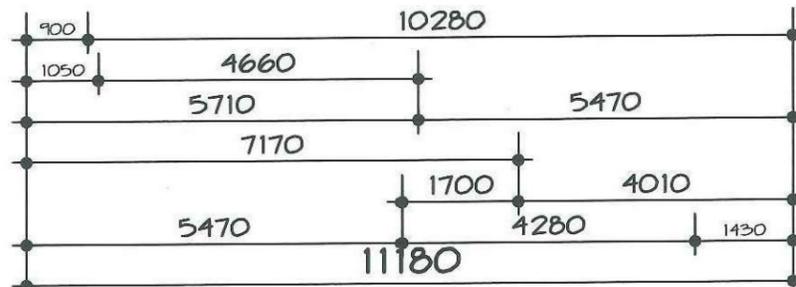
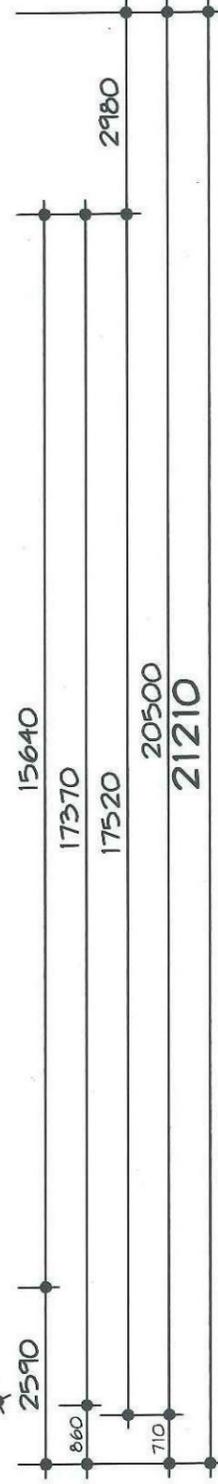
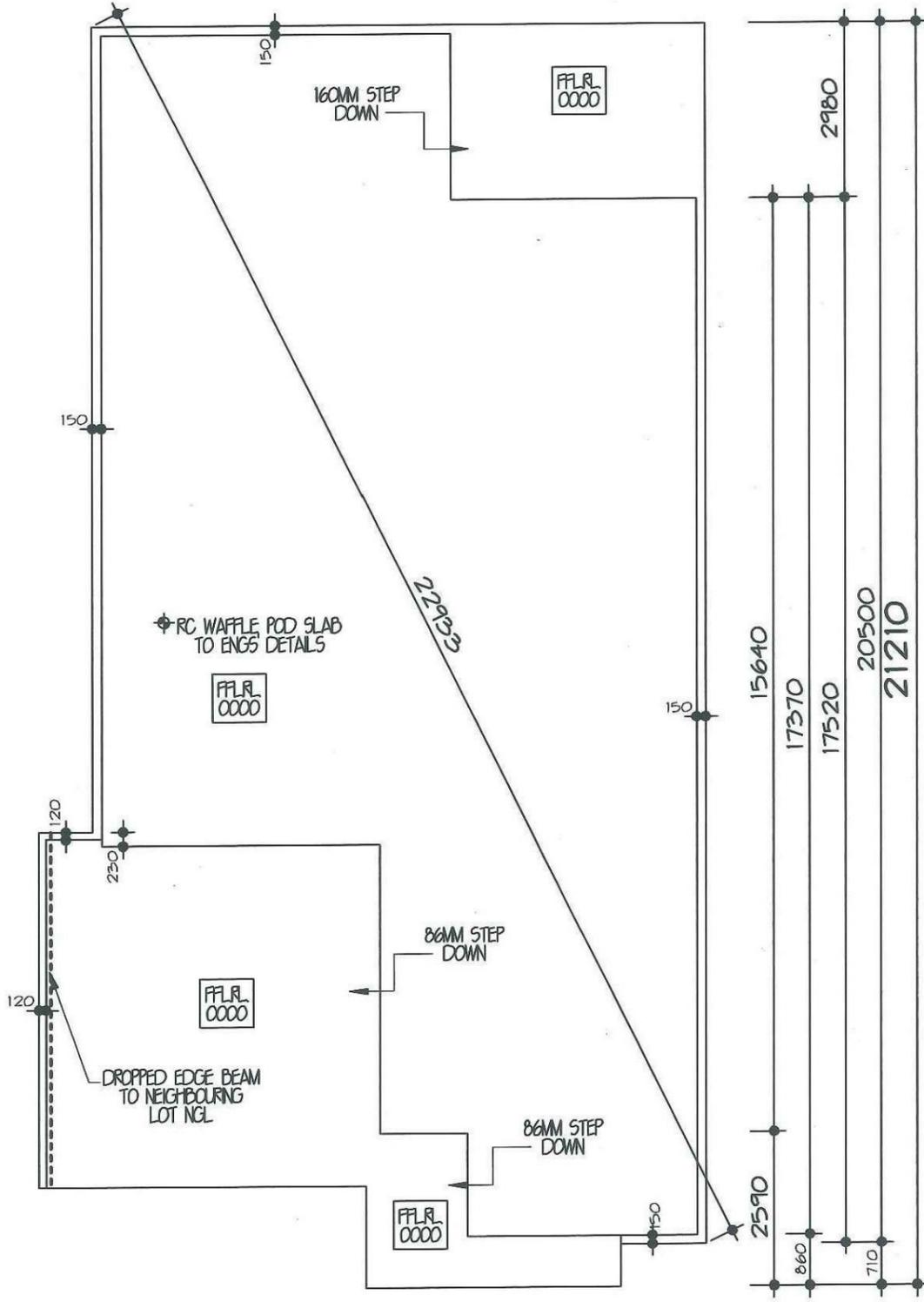
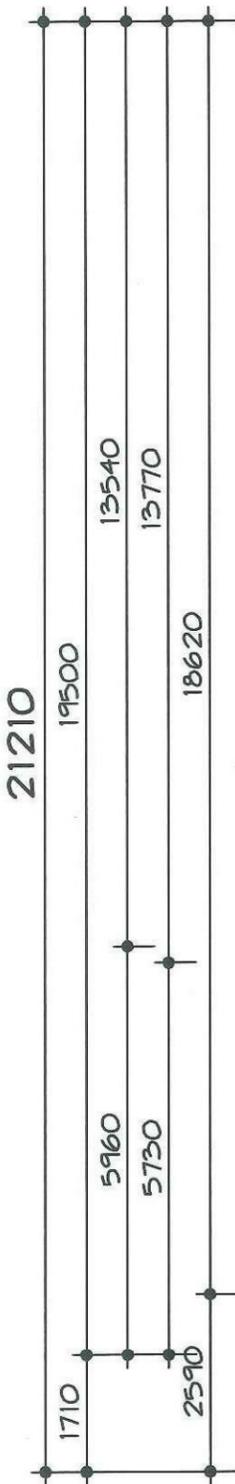
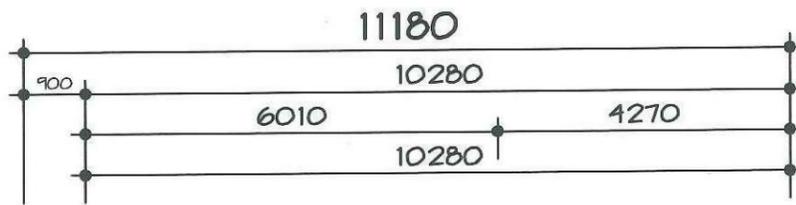
LEVEL 2 SUITE 216 MACARTHUR POINT  
NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS  
PO BOX 6410 BALLKHAM HILLS  
BUSINESS CENTRE NSW, 2153  
PHONE: (02) 8824 3533 FAX: (02) 8824 3544  
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A	29-5-14	CC PLAN	DR

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DETACHED SLAB FOR RAINWATER TANK REFER TO SITE PLAN FOR LOCATION



# 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 HOMES**

AT LOT 2308 EMPIRE CIRCUIT  
THORNTON

LIVINGSTONE 22 MKIII JOB NO. 0018261  
TYPE (SMART LIVING SERIES)

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

MASTER DWG NO. PAGE NO.  
**A21808 A21805 5 OF 7**

**Thorton Design Review Panel**

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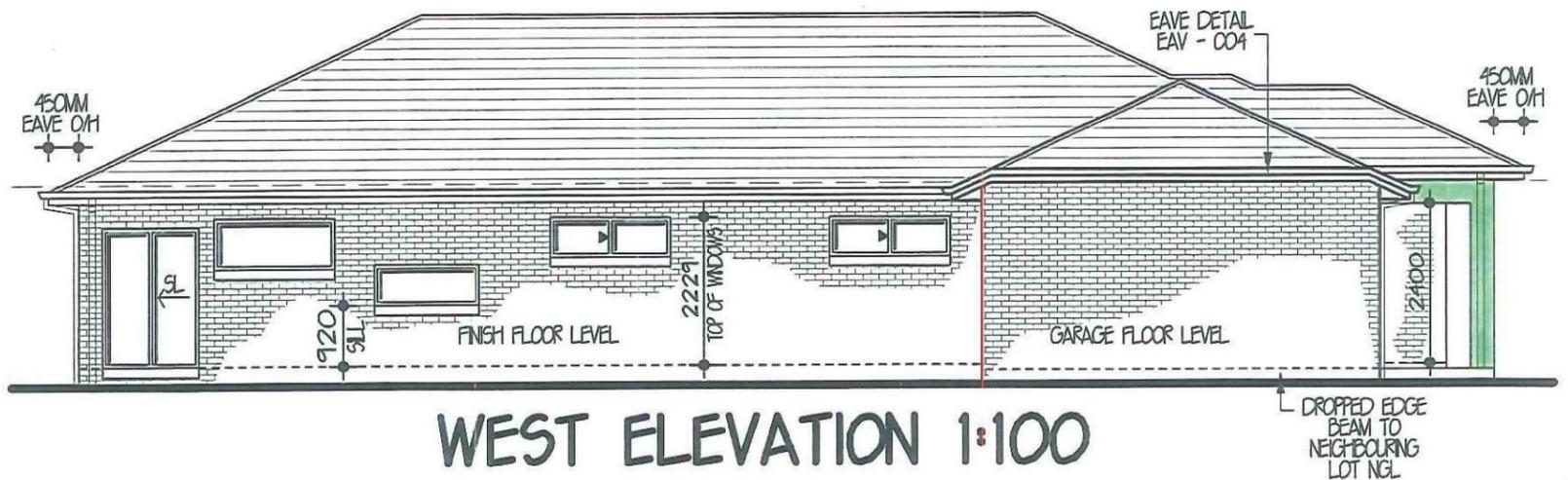
Reviewed *[Signature]* Date *16/6/14*

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Home Option Gallery  
 Client Signature .....  
 Consultant Signature *J. Taubman*  
 Initials ..... Date 5-6-14



moroka: Taubmans Haddonstone T110-SW  
 Taubmans colourmatch colorbond Woodland Grey.

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FOR EDEN BRAE HOMES		
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MASTER A21808	DWG NO. A21805	PAGE NO. 3 OF 7

Thorton Design Review Panel  
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ISS	DATE	REVISION	DR: W/M
A	29-5-14	CC PLAN	D.R.

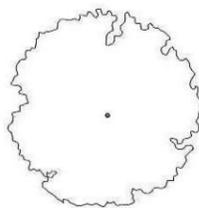
# Lot 2308 Empire

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Bmm	Buxus microphylla v ar. microphylla	Dwarf Box Hedge	10	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	200mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	6	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	20	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
44	7	0	37	1



#### LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule

101.45

Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

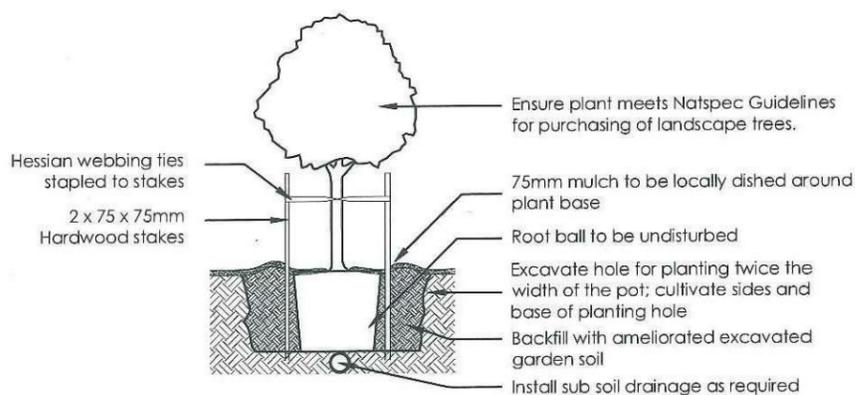
Proposed Top Of Wall levels

--- Boundary

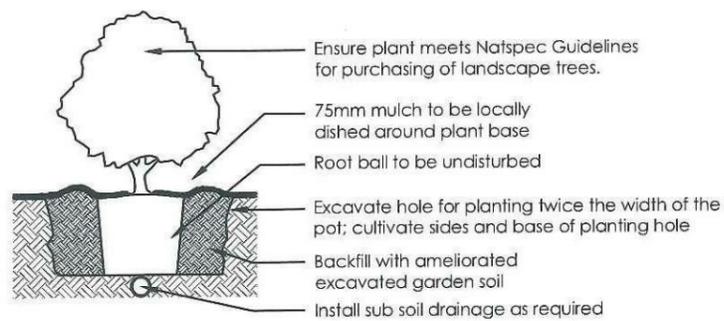
— Garden edging

█ Masonry retaining walls

..... Existing contours



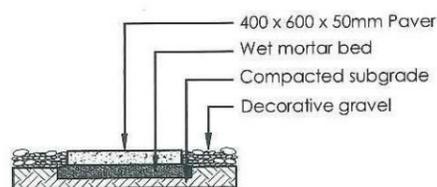
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



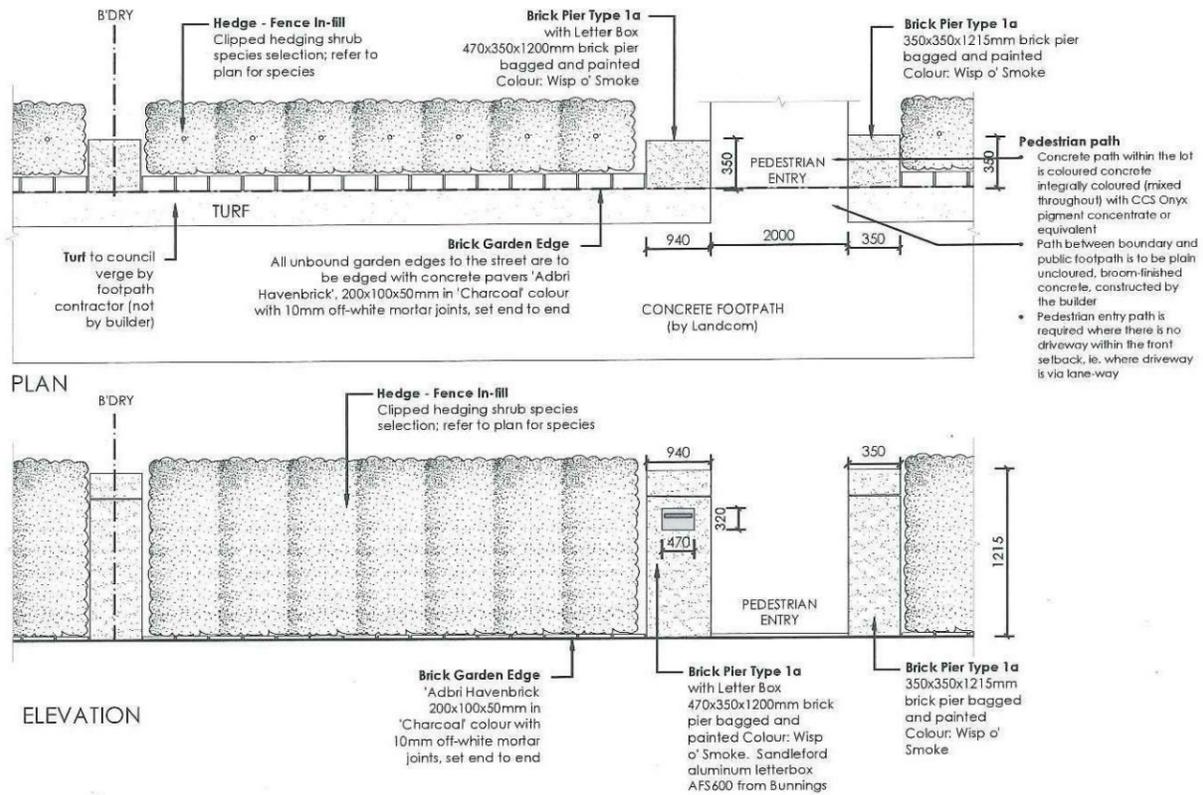
3 Turf Detail  
NTS Brick Paver Edge



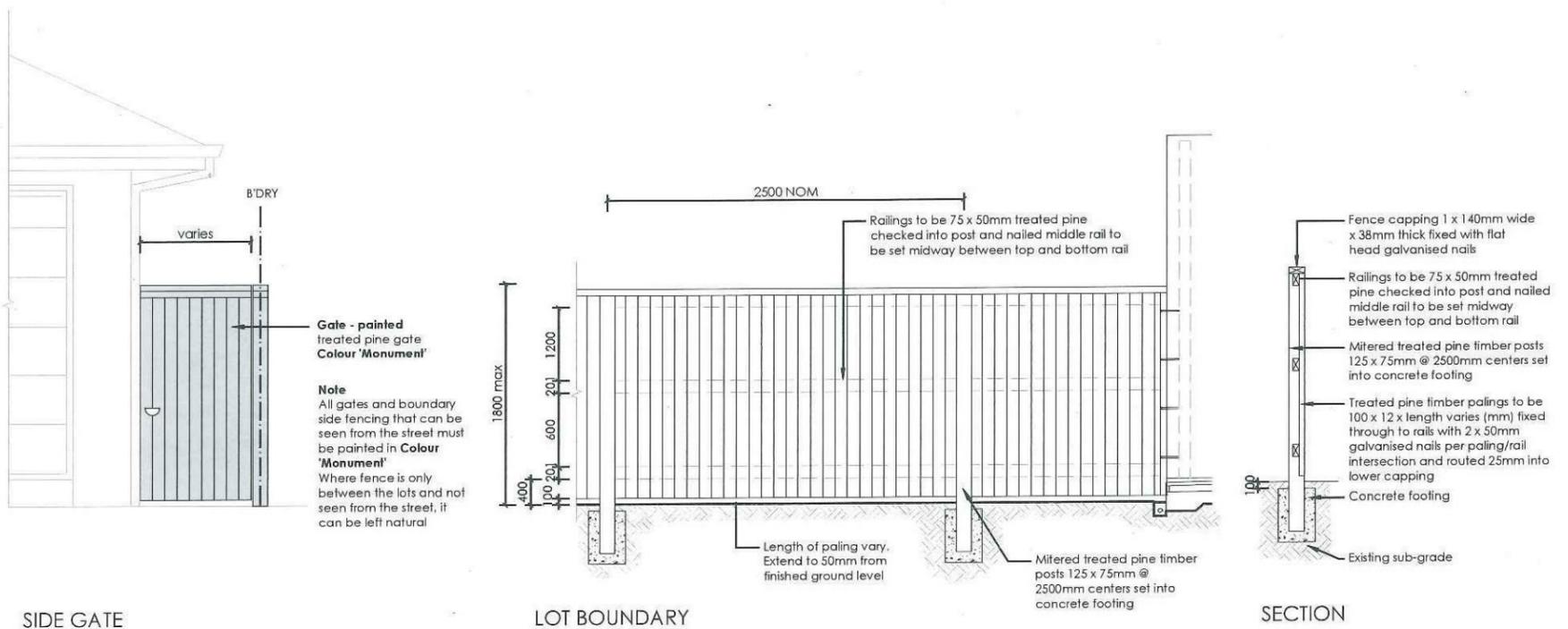
4 Stepping stones in gravel  
NTS Low traffic zone

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

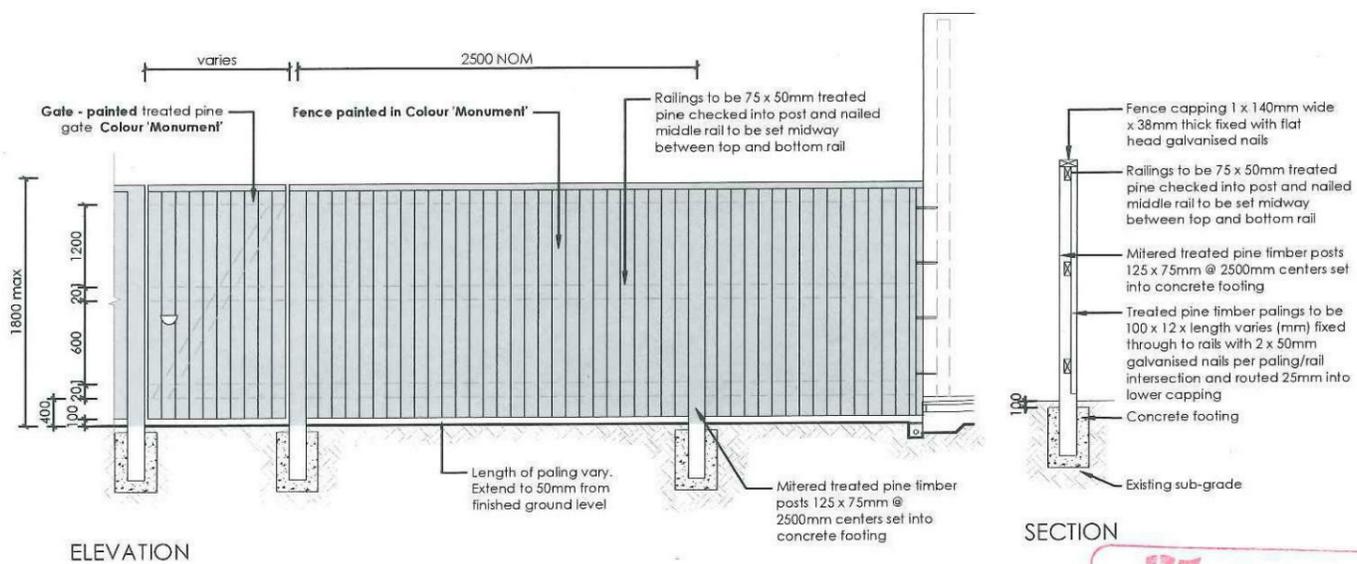
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14	LOT 2308 EMPIRE CIRCUIT, PENRITH	1:100 @ A3	DA	02
					EDEN BRAE HOMES		NEW RESIDENCE LANDSCAPE PLAN	
1. Do not scale from drawing. 2. Verify all measurements on site. 3. Notify ecodeign of any inconsistencies. 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.					PO Box 8136, Baulkham Hills, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au		PROJECT: NEW RESIDENCE SCALE: 1:100 @ A3 DRAWN: RS CHECK: BT DATE: 04-06-14 REVISION: A	
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.								



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



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



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

Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date 16/6/14

<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>RS</td> <td>BT</td> <td>04-06-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14	<p><b>ecodesign</b> Outdoor Living environments</p> <p>PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>Member of the Australian Institute of Landscape Designers and Planners</p> <p>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</p> <p>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</p>	<p>PROJECT <b>LOT 2308 EMPIRE CIRCUIT, PENRITH</b></p> <p>CLIENT <b>EDEN BRAE HOMES</b></p>	<p>PROJECT <b>NEW RESIDENCE</b></p> <p>DESCRIPTION <b>LANDSCAPE PLAN</b></p> <p>SCALE <b>1:100 @ A3</b></p> <p>DATE <b>DA 03</b></p> <p>REVISION <b>RS BT 04-06-14</b></p> <p>REVISION <b>A</b></p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE										
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14										

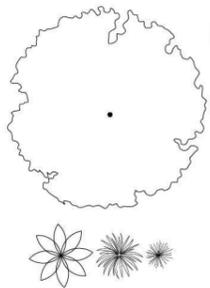
# Lot 2308 Empire

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#### LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



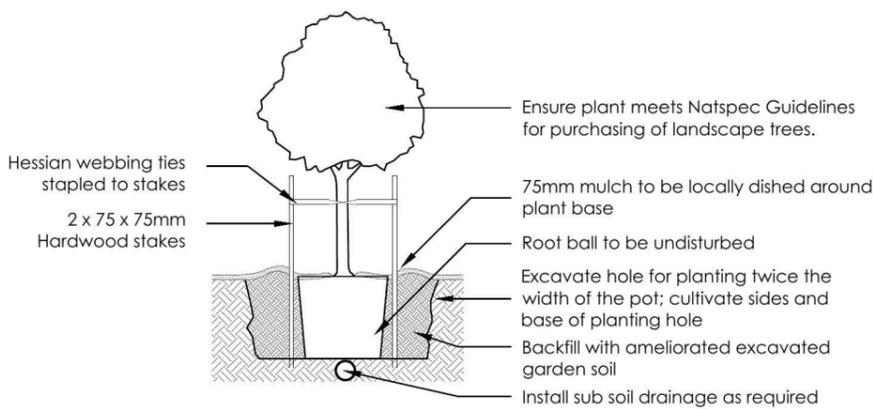
Garden edging



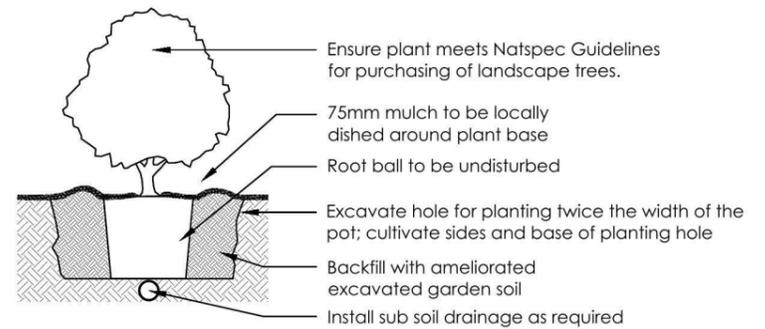
Masonry retaining walls



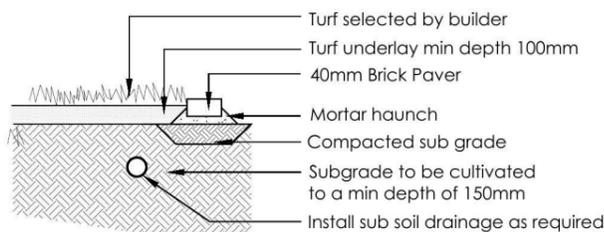
Existing contours



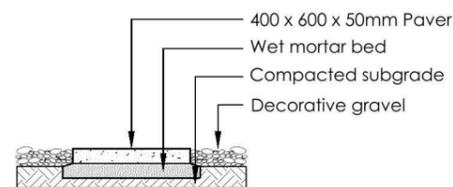
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-06-14

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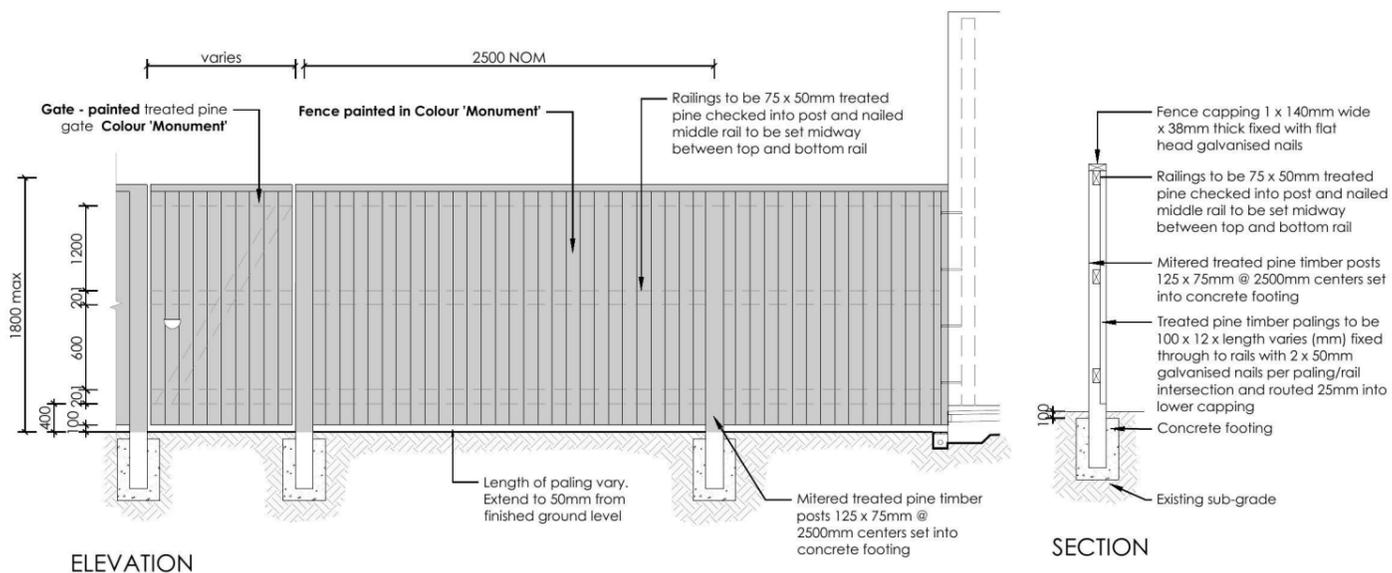
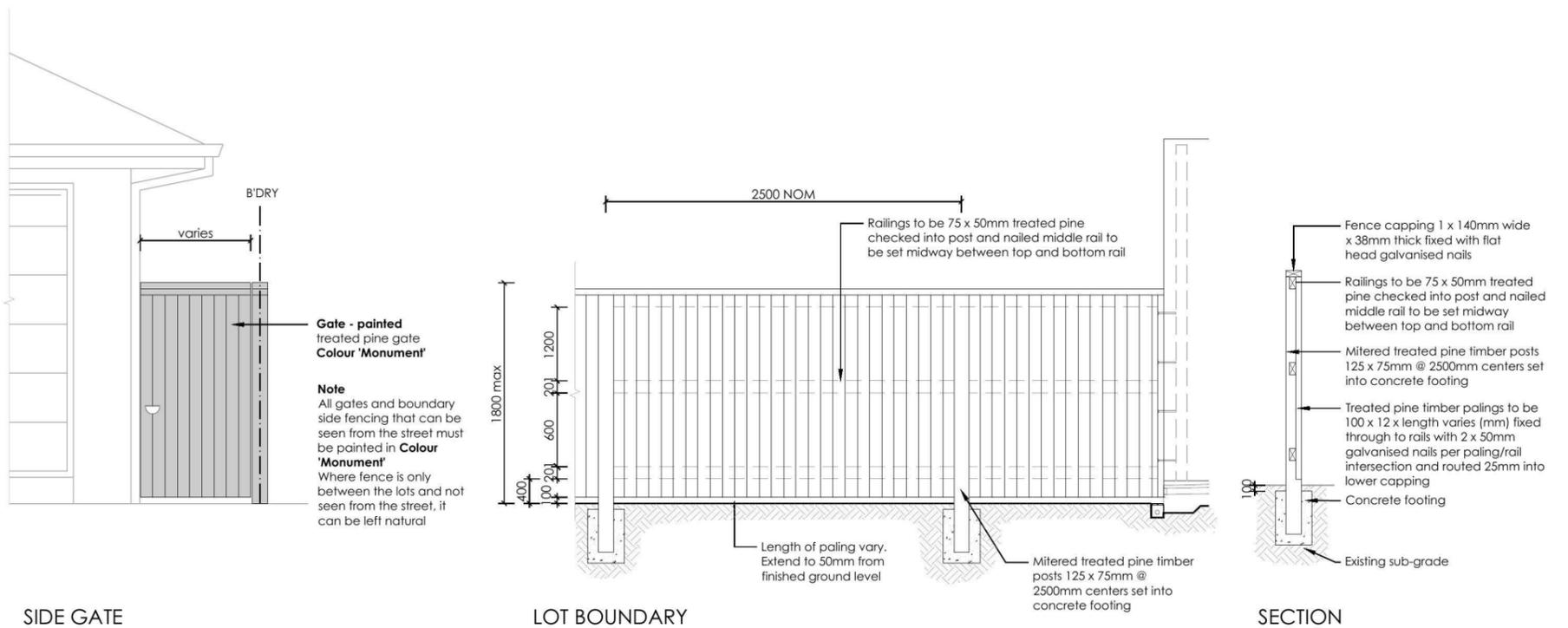
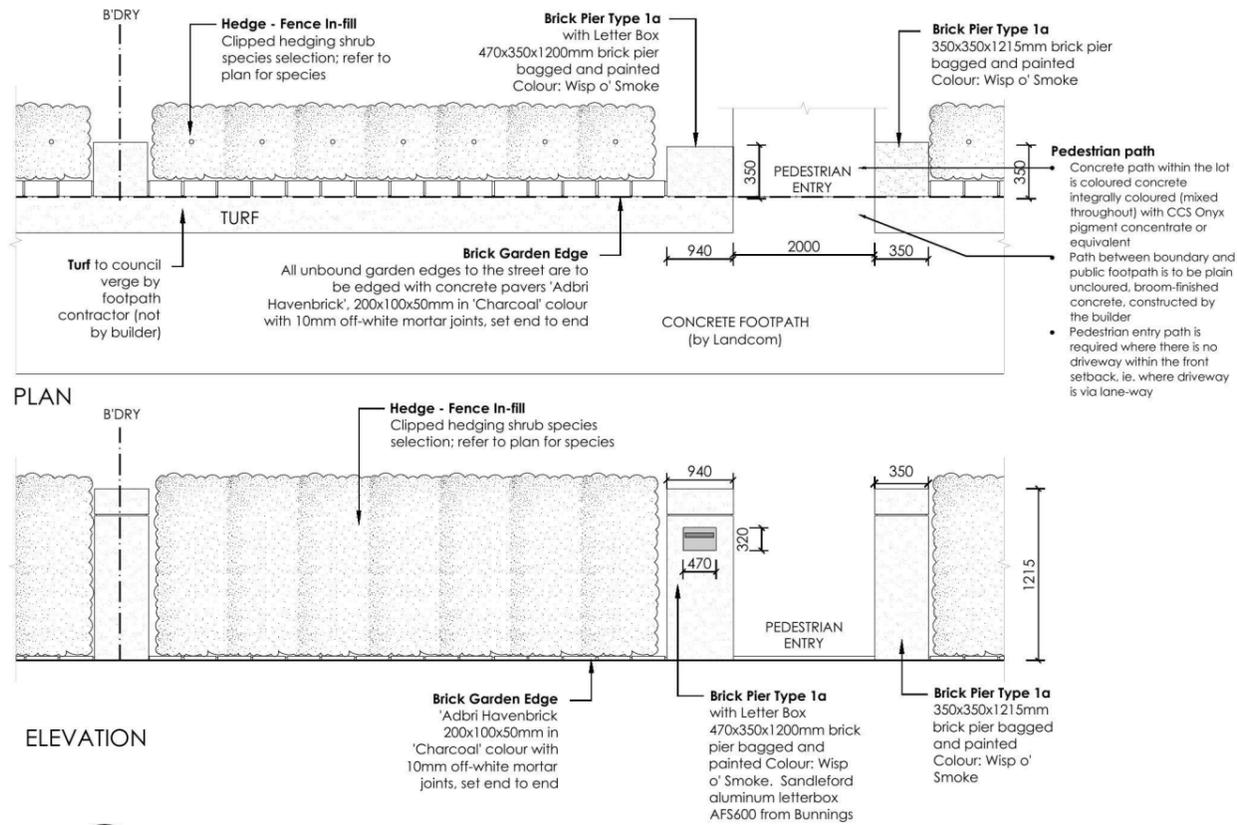
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ADDRESS	LOT 2308 EMPIRE CIRCUIT, PENRITH
CLIENT	EDEN BRAE HOMES

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA 02
DRAWN	RS	CHECK	BT
DATE	04-06-14		REVISION
			A





REVISION	DESCRIPTION	DRAWN	CHECK	DATE
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PROJECT: **LOT 2308 EMPIRE CIRCUIT, PENRITH**

CLIENT: **EDEN BRAE HOMES**

PROJECT: **NEW RESIDENCE**

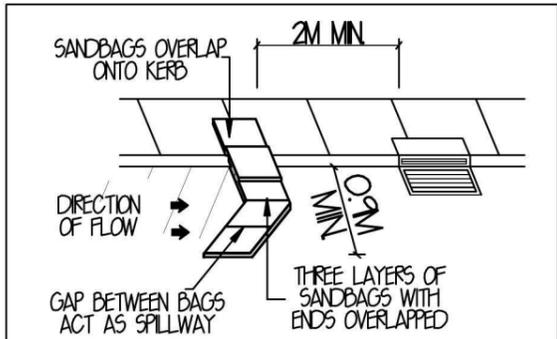
DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** | ISSUE: **DA** | SHEET: **03**

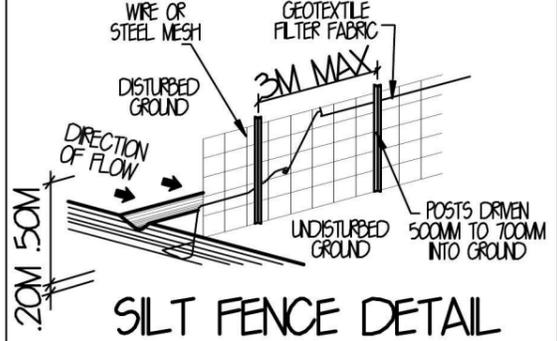
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**KERB INLET SEDIMENT TRAP**



**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 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.

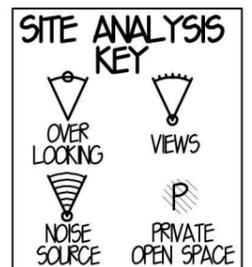
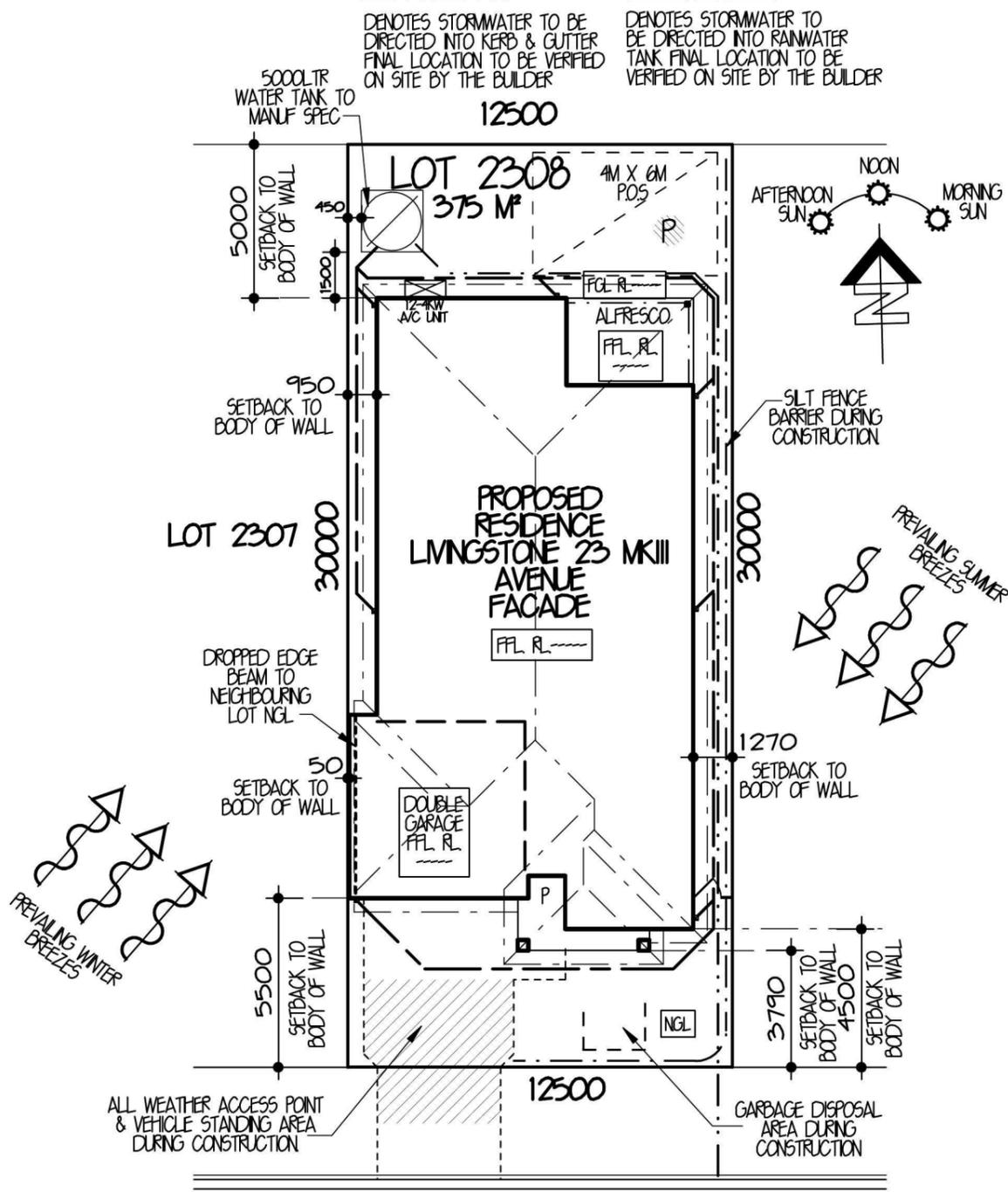
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 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, 29MM ABOVE PLATFORM LEVEL.
- ♦ TOTAL ROOF AREA = 240.4 M<sup>2</sup>



**EMPIRE CIRCUIT**  
**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

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.

**SITE DATA**

SITE AREA = 375 M<sup>2</sup>

PRIVATE OPEN SPACE PERMISSABLE = 20% OR 75 M<sup>2</sup>  
 PROVIDED = 20.7% OR 77.8 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE REQUIRED = 24 M<sup>2</sup>  
 PROVIDED = 77.8 M<sup>2</sup>

**FLOOR AREAS**

FLOOR AREA= 164.4 M<sup>2</sup> (NOT INCLUDING GARAGE)  
 GARAGE FLOOR AREA= 33 M<sup>2</sup>  
 PORCH FLOOR AREA= 5.5 M<sup>2</sup>  
 ALFRESCO FLOOR AREA = 11.6 M<sup>2</sup>

TOTAL FLOOR AREA= 214.5 M<sup>2</sup> OR 23 SQS

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FOR **EDEN BRAE HOMES**

AT **LOT 2308 EMPIRE CIRCUIT THORNTON**

**LIVINGSTONE 22 MKIII** JOB NO. **0018261**  
 TYPE (SMART LIVING SERIES)

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

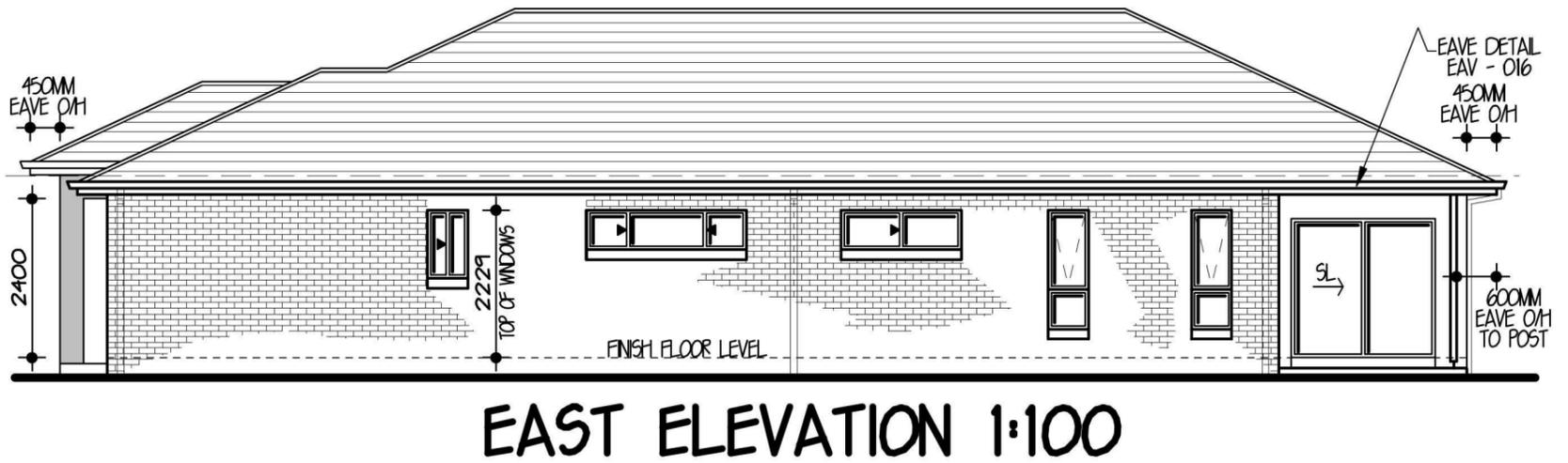
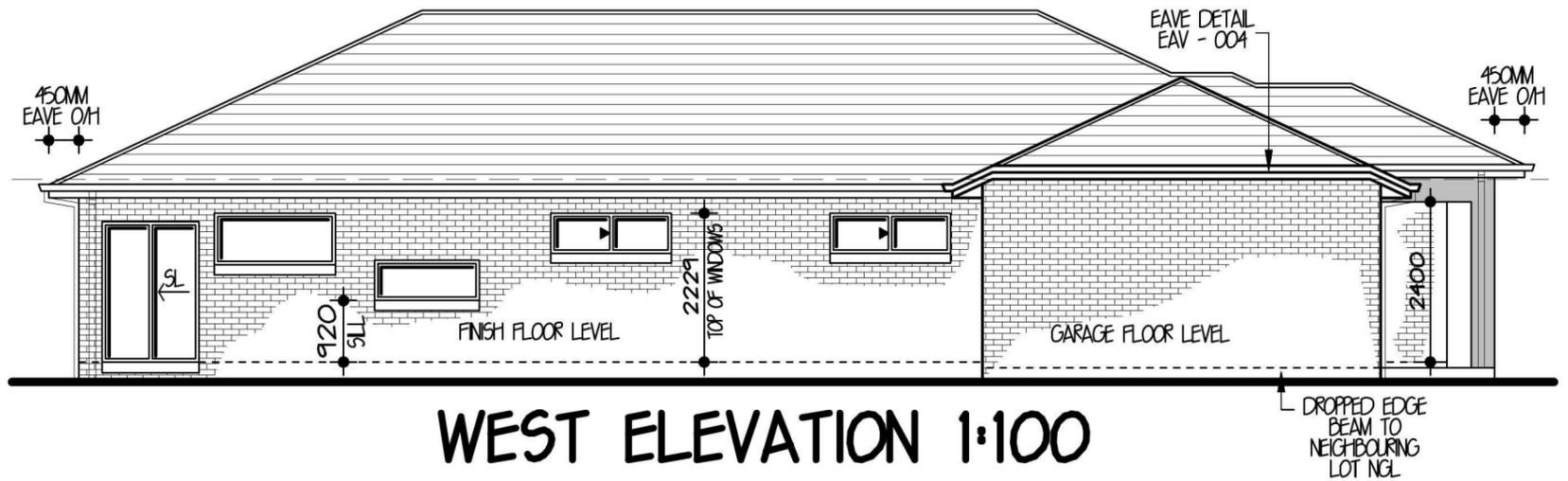
MASTER **A21808** DWG NO. **A21805** PAGE NO. **1 OF 7**

**A&N DESIGN SYDNEY**

LEVEL 2 SUITE 216 MACARTHUR POINT  
 NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS  
 PO BOX 6410 BULLKHAM HILLS  
 BUSINESS CENTRE NSW, 2153  
 PHONE: (02) 8824 3533 FAX: (02) 8824 3544  
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ISS	DATE	REVISION	DRAWN
A	29-5-14	CC PLAN	DR

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

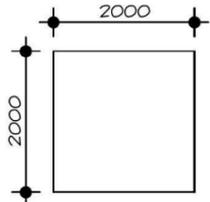
FOR EDEN BRAE HOMES		
AT LOT 2308 EMPIRE CIRCUIT THORNTON		
LIVINGSTONE 22 MKIII	JOB NO.	0018261
TYPE (SMART LIVING SERIES)	HAND	LH
MASTER	DWG NO.	PAGE NO.
A21808	A21805	3 OF 7



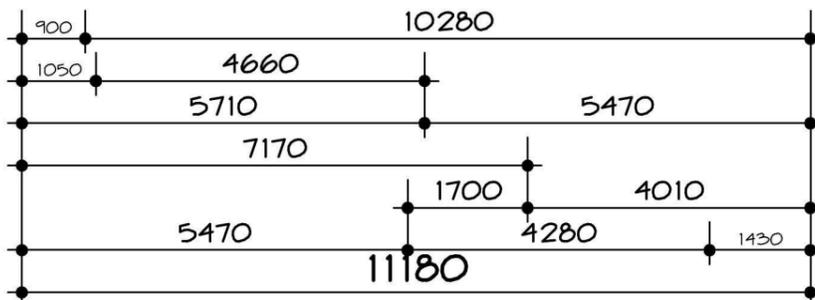
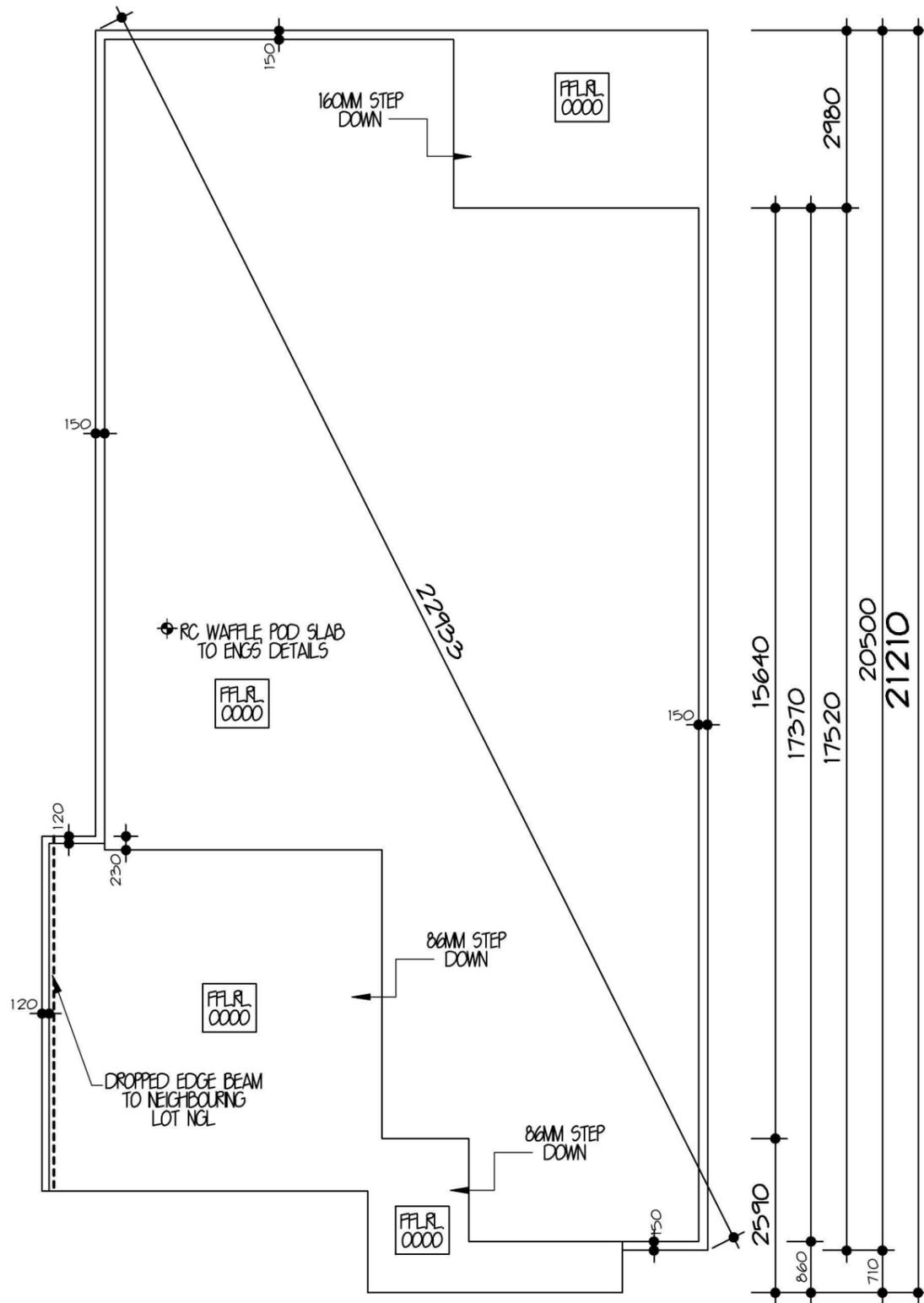
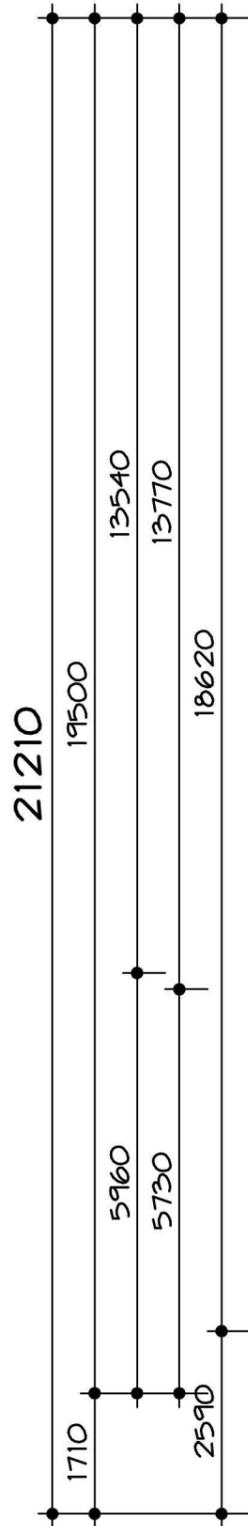
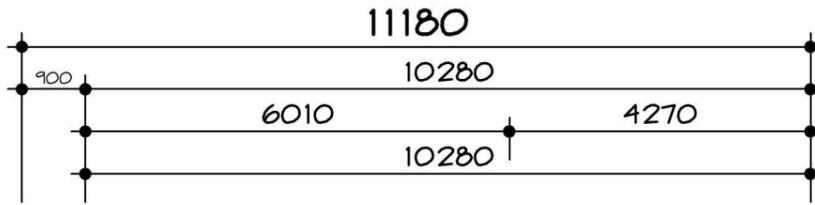
LEVEL 2 SUITE 216 MACARTHUR POINT  
NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS  
PO BOX 6410 BALLKHAM HILLS  
BUSINESS CENTRE NSW, 2153  
PHONE: (02) 8824 3533 FAX: (02) 8824 3544  
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DETACHED SLAB FOR RAINWATER TANK REFER TO SITE PLAN FOR LOCATION



# SLAB FLOOR PLAN 1:100

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



7'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 2308 EMPIRE CIRCUIT THORNTON		
LIVINGSTONE 22 MKIII TYPE (SMART LIVING SERIES)	JOB NO. 0018261	
FACADE AVENUE	HAND LH	
MASTER A21808	DWG NO. A21805	PAGE NO. 5 OF 7



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