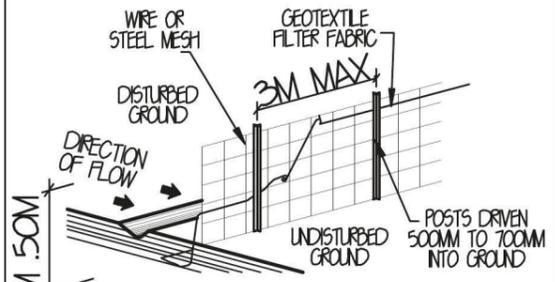


KERB INLET SEDIMENT TRAP



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.

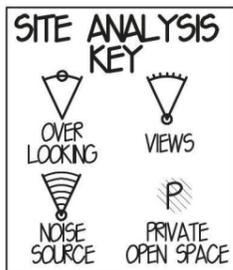
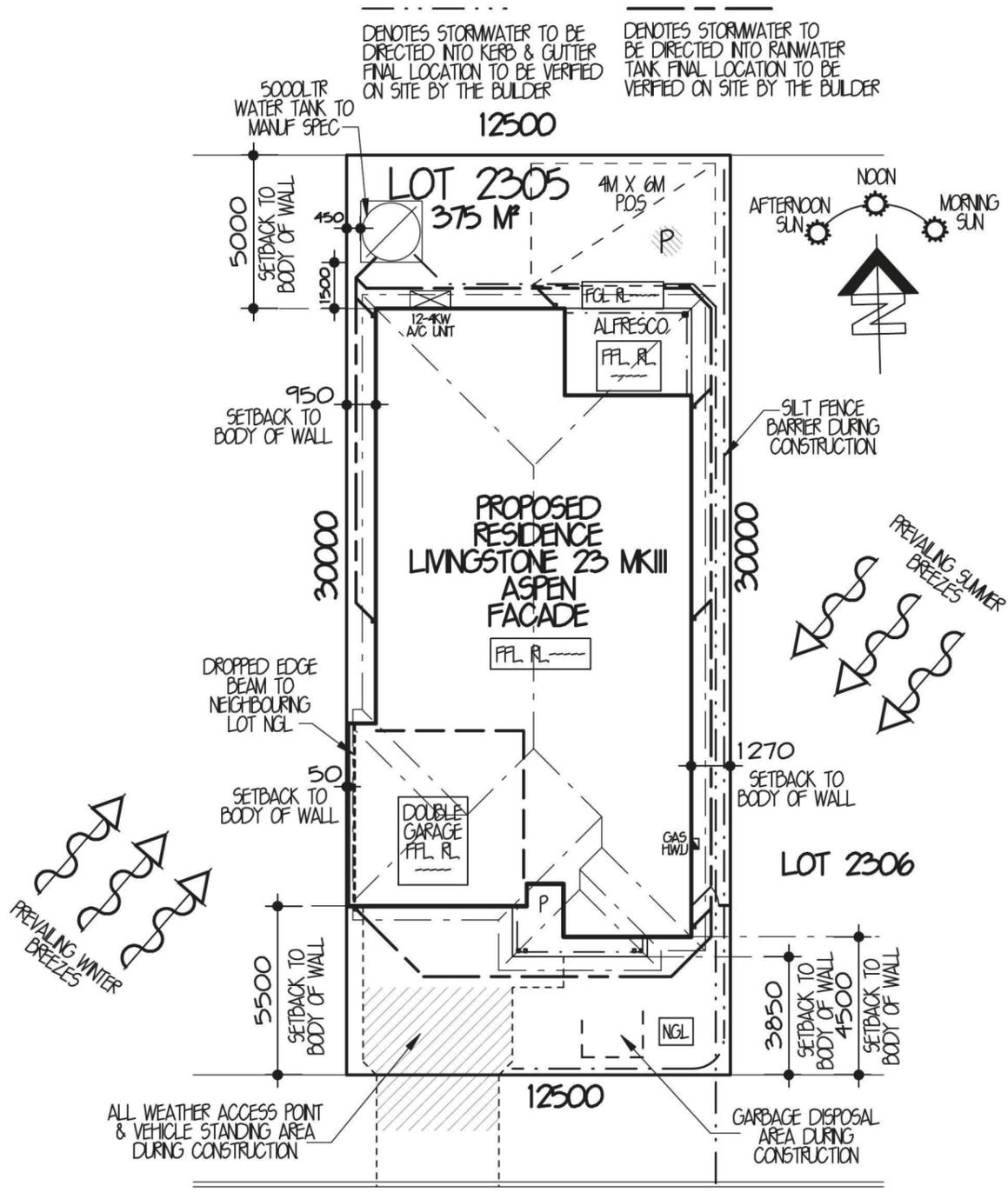
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 FLOOR00 GARAGE TO FLOOR00
- ◆ HOUSE FLOOR LEVEL FLOOR00, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOOR00, 291MM ABOVE PLATFORM LEVEL
- ◆ TOTAL ROOF AREA = 249.4 M²



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 RAMPS, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA = 375 M²
 PRIVATE OPEN SPACE PERMISSABLE = 20% OR 75 M²
 PROVIDED = 20-7% OR 77-8 M²
 PRINCIPLE PRIVATE OPEN SPACE REQUIRED = 24 M²
 PROVIDED = 77-8 M²

FLOOR AREAS

FLOOR AREA = 164.4 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA = 33 M²
 PORCH FLOOR AREA = 5.4 M²
 ALFRESCO FLOOR AREA = 11.6 M²

TOTAL FLOOR AREA = 214.4 M² OR 23 SQS



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

FOR EDEN BRAE HOMES

AT LOT 2305 EMPIRE CIRCUIT THORNTON

TYPE: LIVINGSTONE 23 MKIII JOB NO: 0018258

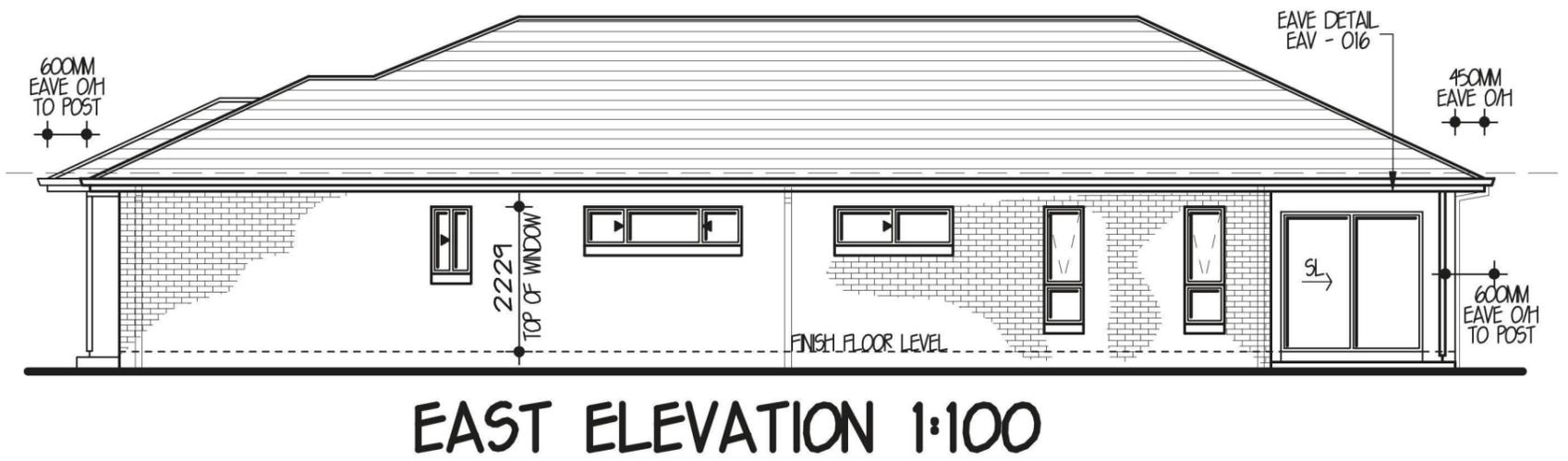
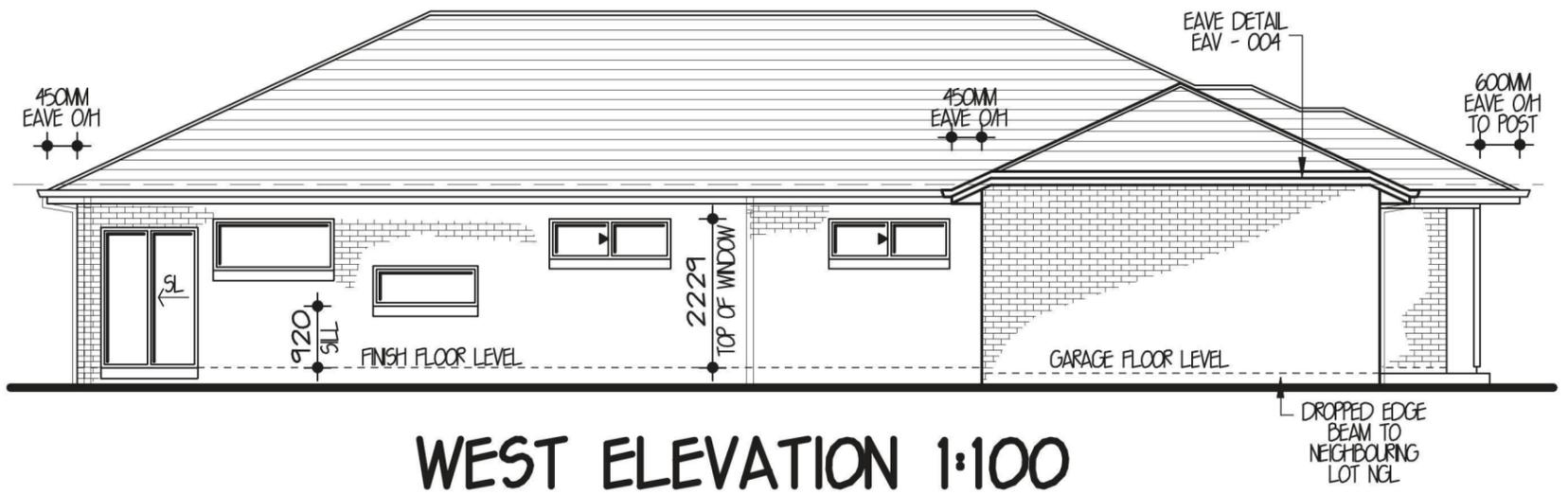
FACADE: ASPEN (SMART LIVING SERIES) HAND: LH

MASTER: A21660 DWG NO: A21802 PAGE NO: 1 OF 7



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 3533 FAX: (02) 8824 3544
 WWW.AGNDISIGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	26-05-14	CC PLANS	DR
B	19-06-14	BASIX PLAN	JA



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 2305 EMPIRE CIRCUIT THORNTON	
TYPE LIVINGSTONE 23 MKIII	JOB NO. 0018258
FACADE ASPEN (SMART LIVING SERIES)	HAND LH
MASTER A21660	DWG NO. A21802
	PAGE NO. 3 OF 7



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 3533 FAX: (02) 8824 3544
 WWW.ANDESIGNSYDNEY.COM.AU

ISS	DATE	REVISION	DRAWN
A	26-05-14	CC PLANS	DR
B	19-06-14	BASIS PLAN	JA