

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS INCLUDING RE-SETTLEMENT AND STORAGE OF SOIL AND TOPSOIL SHALL BE MAINTAINED TO THE STANDARDS OF THE SOIL CONSERVATION SERVICE.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED SOUND AND STABLE AS FAR AS POSSIBLE DURING DEVELOPMENT.

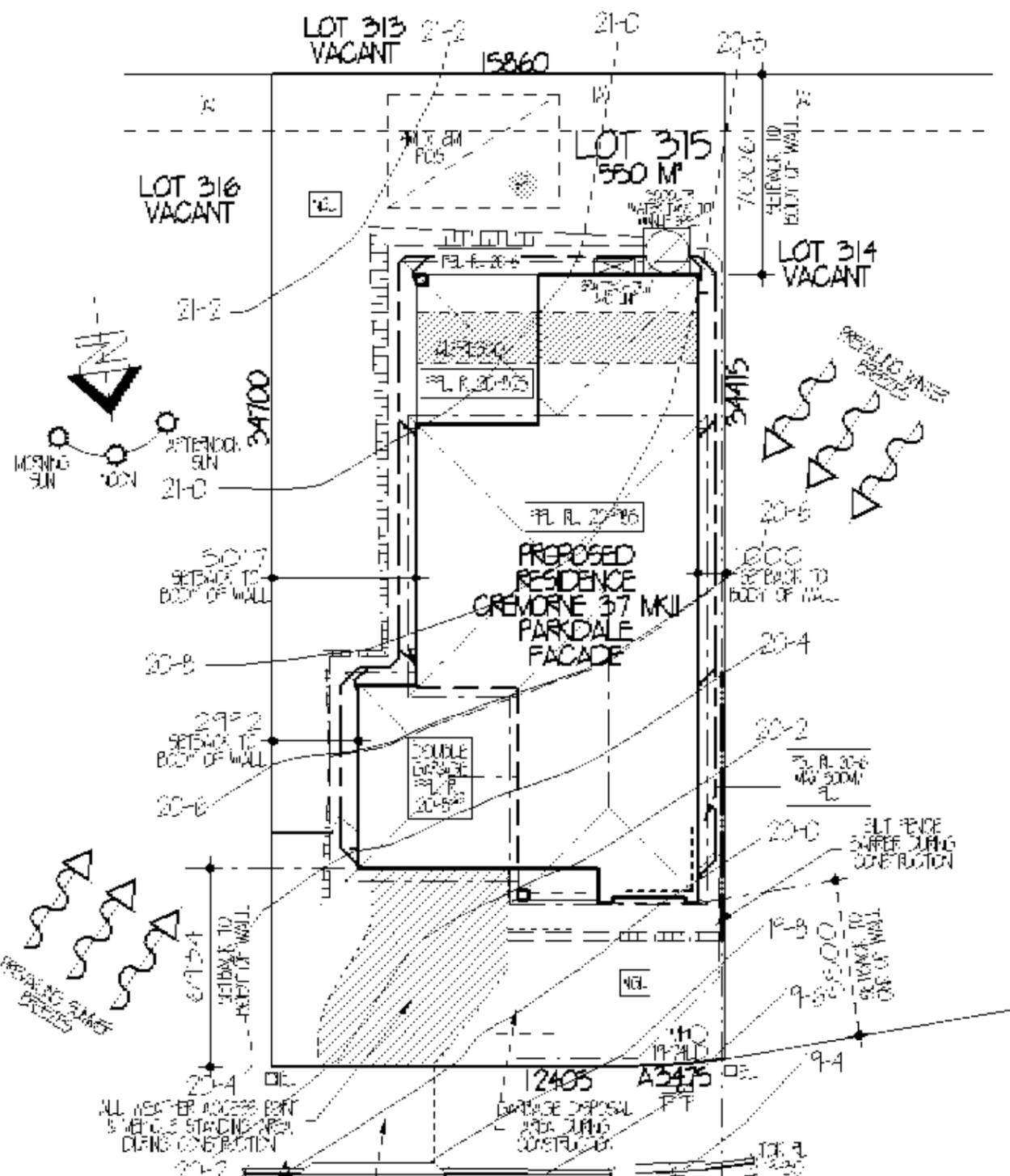
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PTS. CONCRETE OF 500MM WIDE X 300MM DEEP TRAP.

ALL SEDIMENT TRAPS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 2/3 FULL OF MATERIAL, INCLUDING THE MAINTENANCE PERIOD.

ALL DETAINED AREA SHALL BE RE-VEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (MESH OF APPROXIMATELY 200MM) BETWEEN POSTS AT 1.0M CENTRES. FABRIC SHALL BE BURIED 50MM ALONG ITS LOWER EDGE.



SITE ANALYSIS KEY

- DEOTES PG. 10 DE R. 10-11
- DEOTES LANDSCAPING BEHIND BUILDING LINE
- DEOTES EXISTING TREES TO BE REMOVED
- DEOTES RETAINING WALL BY OWNER
- DEOTES SILT FENCE SUPER
- DEOTES CRAPPED EDGE BEAM
- DEOTES LINE OF SITE TO GO

SITE ANALYSIS & SITE PLAN 1:200

IN PROPOSED BARMENT TO OWN WATER 2 WIDE

DEOTES STORMWATER TO BE DIRECTED INTO DRAINAGE TAKE FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DEOTES STORMWATER TO BE DIRECTED INTO DRAINAGE TAKE FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DE TO BLUE PRINTED SOL. A SITE CLASSIFICATION REQUIRED IN ORDER TO COMPLY WITH LOCAL REGULATIONS. SOILS TO BE TESTED TO PERMITS AND TO AT LEAST CLASSIFIED TO PERMITS TO ADJACENT OF BLUE

- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PER 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
 - WRITE DIMENSIONS TO TAKE PRECEDENCE OVER DIMENSIONS AND PLAN DIMENSIONS TO BE REFERRED BACK TO AS DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION: H
 - GUT AND FILL TO BE PLATFORM APPROXIMATELY TO 200MM ABOVE GARAGE TO FLOOR
 - HOUSE FLOOR LEVEL FLOORING 200MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. FLOORING 200MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 252.6 M²

SITE DATA

SITE AREA = 550 M²

PRIVATE OPEN SPACE PROVIDED = 220 M² ±

LANDSCAPE AREA REQUIRED = 275 M² OR 50% OF SITE PROVIDED = 287.5 M² OR 52.3%

FLOOR AREAS

GROUND FLOOR AREA = 152 M²

NET BUILDING FOOTPRINT = 152 M²

GARAGE FLOOR AREA = 25.6 M²

ROOF FLOOR AREA = 24 M²

APPROX. FLOOR AREA = 224 M²

FIRST FLOOR AREA = 132 M²

BALCONY FLOOR AREA = 24 M²

TOTAL FLOOR AREA = 306.2 M² OR 55.7%

Median Bros Homes

LEVEL 3 32 FRODOX AVENUE TORRES BLVD NEW BRUNSWICK NSW 1570

FOR **MR. R. FRANCIS**

LOT 315 RAIN TREE STREET CLAREMONT MEADOWS

CREMORNE 37 MKU PROJECT'S SERIES

DR. NO. 0016474

FACADE PARKDALE

FRD. LH

WATER SUPPLY

DIS. NO. AP128

PAGE NO. 1 OF 9

ANN SYDNEY

THIS SITE IS MARKED FOR DEVELOPMENT UNDER LOCAL GOVERNMENT'S DEVELOPMENT CONTROL REGULATIONS. ANY DEVELOPMENT MUST BE APPROVED BY THE LOCAL GOVERNMENT.

| NO. | DATE | REVISION | BY |
|-----|--------|-----------|----|
| 1 | 5-1-2 | SITE PLAN | GM |
| 2 | 2-11-2 | SC. PLAN | S |
| 3 | 4-1-2 | 3RD FLOOR | S |

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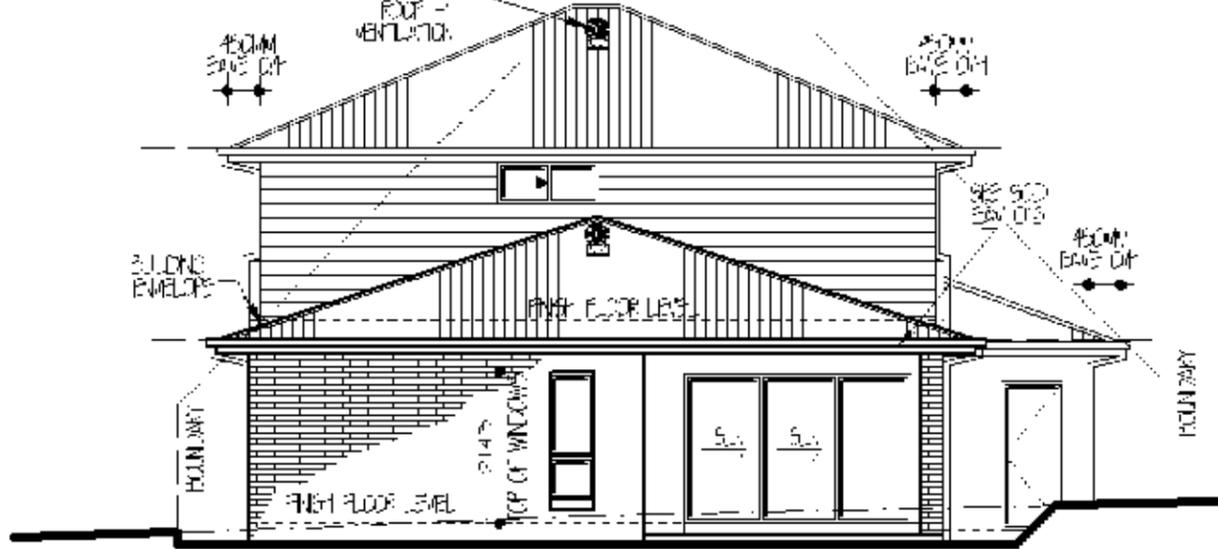
10M MAX BUILDING HEIGHT



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

eden brae homes
21 where you want to live

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FOR MR. R. FRANCIS

AT LOT 315 RAIN TREE STREET
CLAREMONT MEADOWS

TYPE CREMORE 37 MK1 (LIFESTYLE SERIES) JOB NO. 0016474

FACADE PARDALE PLAN LH

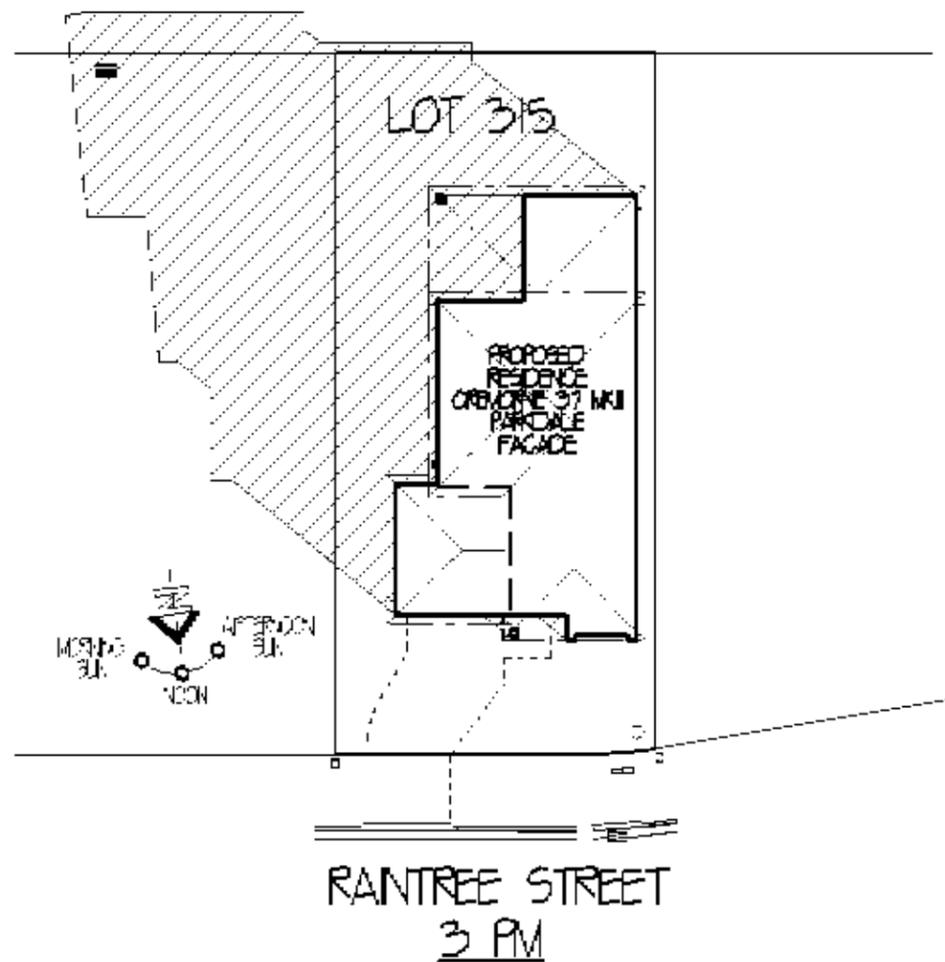
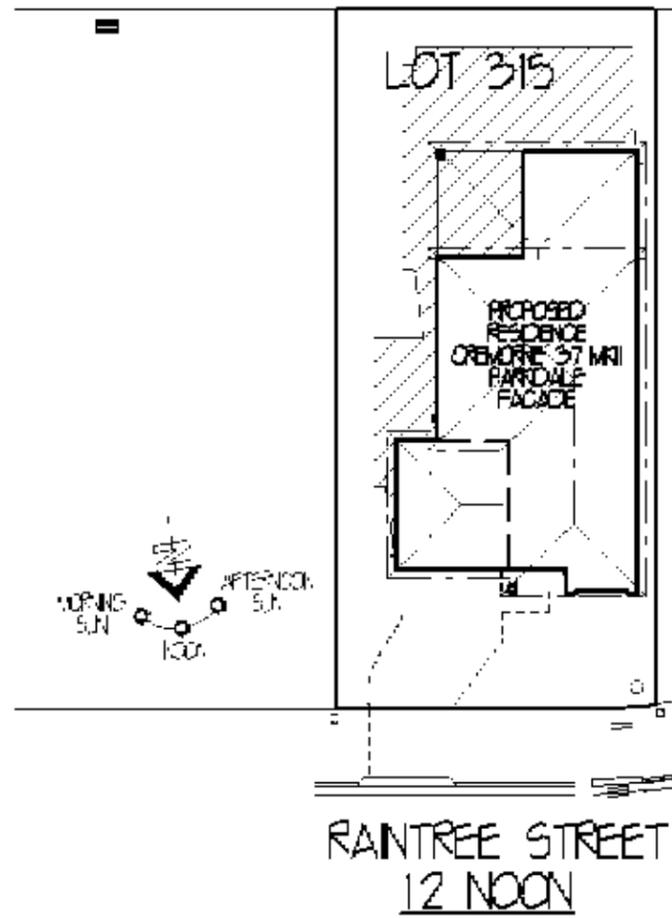
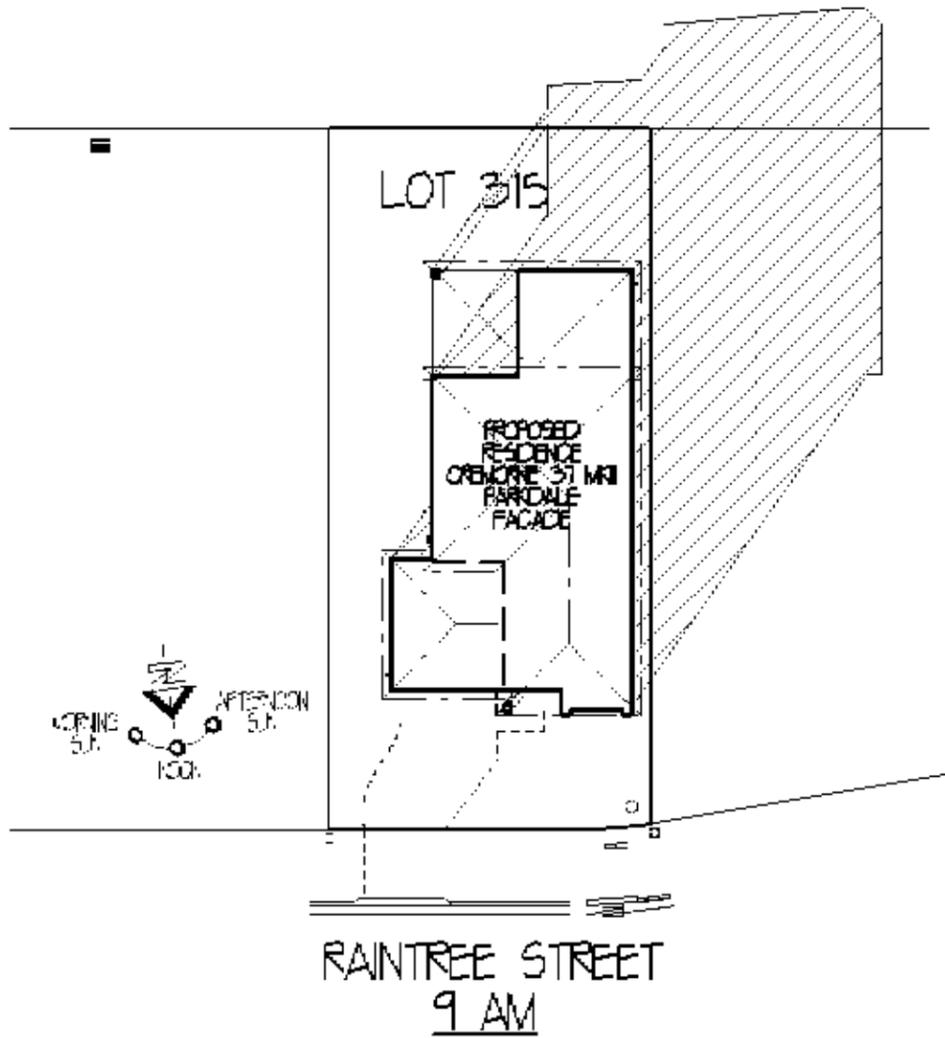
MASTER PLAN NO. A19138 PAGE NO. 4 OF 9

AN SYDNEY

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| ISSUE | DATE | REVISION | DRAWN |
|-------|----------|------------|-------|
| A | 15-11-12 | SITE PLAN | CM |
| B | 14-1-13 | SC PLANS | CM |
| C | 14-1-13 | EXIST PLAN | CM |

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MR. R. FRANCIS

LOT 315 RAIN TREE STREET
 CLAREMONT MEADOWS

TYPE: CREMORNE 37 MKJ
 JUSTICE SCREEN

DATE NO: 0016474

FACADE: PARKDALE

DATE: 14/11

MASTER: A1917

DWG NO: A19138

PAGE NO: 6 OF 9

SHADOW DIAGRAMS

JUNE 21ST MID-WINTER 1:350

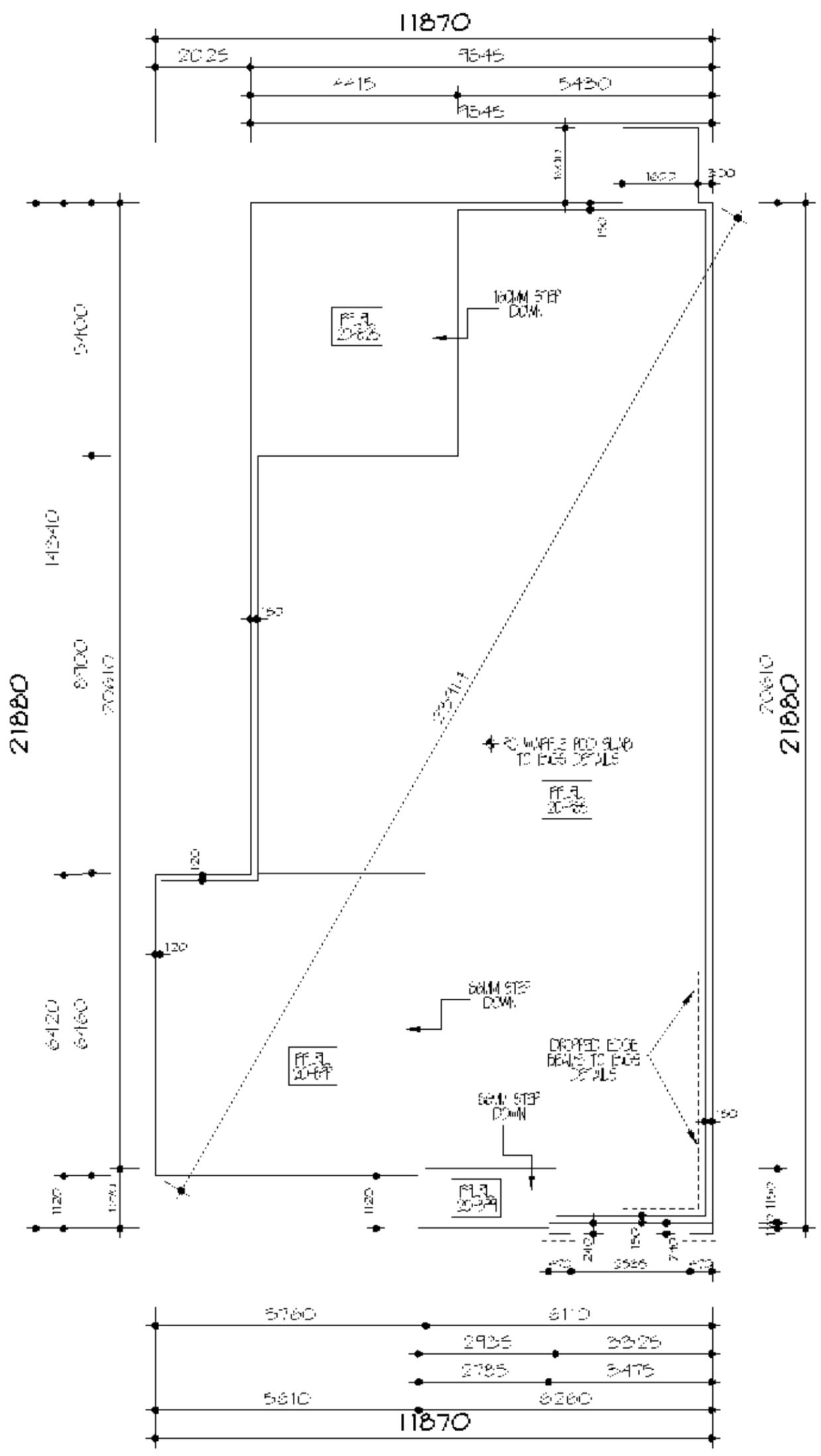
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY VARY

AN DESIGN
 SYDNEY

281/2 SITE OF WORKSHEET POINT
 NO 25/2017/2017/2017
 2017/2017/2017/2017
 BUSINESS CENTRE NEWCASTLE
 10/10/2017/2017/2017
 10/10/2017/2017/2017
 10/10/2017/2017/2017

| NO. | DATE | REVISION | BY |
|-----|----------|------------|----|
| 1 | 14-11-17 | SITE PLAN | DM |
| 2 | 14-11-17 | CO. PLANE | DM |
| 3 | 14-11-17 | BRICK PLAN | DM |

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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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| | |
|---|----------------|
| OWNER: MR. R. FRANCIS | |
| PROJECT: LOT 315 RAIN TREE STREET CLAREMONT MEADOWS | |
| PROJECT: CREMORNE 37 MKII | DATE: 0016474 |
| PROJECT: PARKDALE | DATE: LH |
| DATE: 21/07/21 | DATE: 19/12/20 |
| DATE: 21/07/21 | PAGE: 7 OF 9 |

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|-----|----------|-----------|-------|
| 1 | 12/11/20 | SITE PLAN | SP |
| 2 | 14/12/20 | 2D PLANS | SI |
| 3 | 14/12/20 | BASE PLAN | PI |

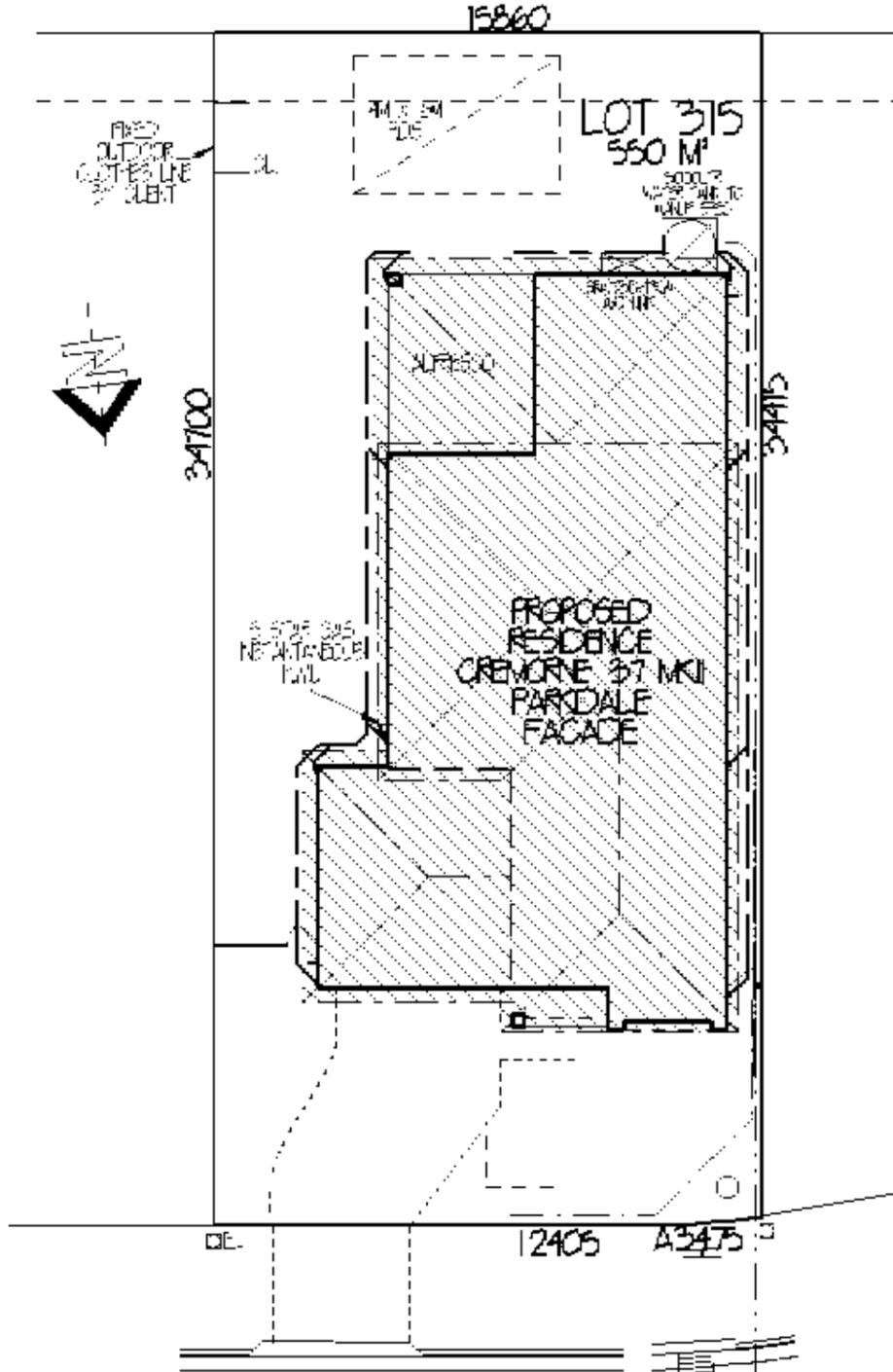
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INSULATION
 250 MM INSULATION
 250 CEILING INSULATION
 FULL INSULATION

DEVELOP 250-MM OF ROOF TO BE COLLECTED

BASIX SCORE

WATER - 46 (TARGET 45)
 THERMAL COMFORT - 63 (TARGET 63.5)
 ENERGY - 45 (TARGET 40)



**RAINTREE STREET
 BASIX PLAN 1:200**

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE IN ADDITION AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLETING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE IN 144/235

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 250-SQ-M 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 SUCH CLOTHES WASHING MACHINE IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT 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 (GS) BUT 4 STAR (M) IN ALL BATHROOMS 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

THE KITCHEN

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

THE APPLICANT MUST INSTALL EXTERIOR TAPS OTHER THAN SHOWERHEADS WITH A MINIMUM FLOW RATE OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEMS IN THE DEVELOPMENT:
 GAS INSTANT HEATERS - 5 STARS OR ONE WITH A 4 STAR RATING

ACTIVE COOLING

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT:
 OR SYSTEMS WITH A HIGHER ENERGY RATING LIVING AREA 3 PHASE AIR CONDITIONING ENERGY RATING 25 - 30, 1 BEDROOM 3 PHASE AIR CONDITIONING ENERGY RATING 25 - 30

ACTIVE HEATING

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT:
 OR SYSTEMS WITH A HIGHER ENERGY RATING LIVING AREA 3 PHASE AIR CONDITIONING ENERGY RATING 25 - 30, 1 BEDROOM 3 PHASE AIR CONDITIONING ENERGY RATING 25 - 30

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

WALL/CEILING SWITCH OFF

CEILING INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL

WALL/CEILING SWITCH OFF

LAUNDRY NATURAL VENTILATION ONLY OR NO LAUNDRY OPERATION CONTROL FAN

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

ARTIFICIAL LIGHTING

THE APPLICANT MUST INSURE THAT THE 'EMERGENCY TYPES OF ARTIFICIAL LIGHTING' IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 5 OF THE BEDROOMS/STUDY - ALL HALLWAYS
- AT LEAST 5 OF THE LIVING DINING AREA - THE LAUNDRY
- THE KITCHEN - ALL BATHROOMS/TOILETS

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO INSURE THAT THE FLORESSES ARE FIT TO IRRADIATE THE USUAL OCCUPIED AREAS

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

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

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| | | |
|--|-----------------|-----------------|
| FOR: MR. R. FRANCIS | | |
| AT: LOT 315 RAIN TREE STREET CLAREMONT MEADOWS | | |
| PROJECT: CREMORNE 37 MKII | OFFICE: 0016474 | |
| FACADE: PARKDALE | FACID: LH | |
| DATE: 2/11/21 | DWG NO: A19128 | PAGE NO: 9 OF 9 |

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| NO. | DATE | REVISION | DRAWN |
|-----|----------|-----------|-------|
| 1 | 15/11/21 | SITE PLAN | CF |
| 2 | 16/11/21 | 2D PLANS | SI |
| 3 | 16/11/21 | BASE PLAN | FI |

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