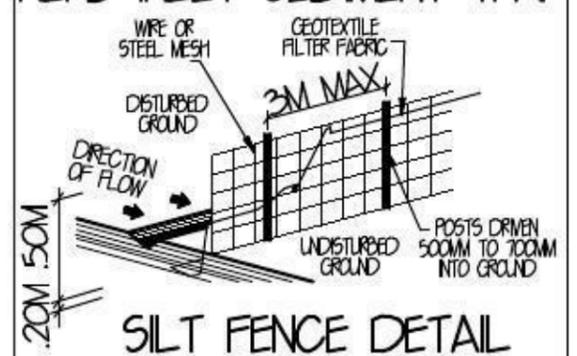
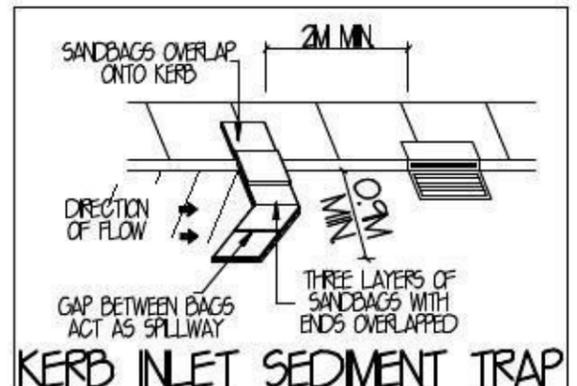
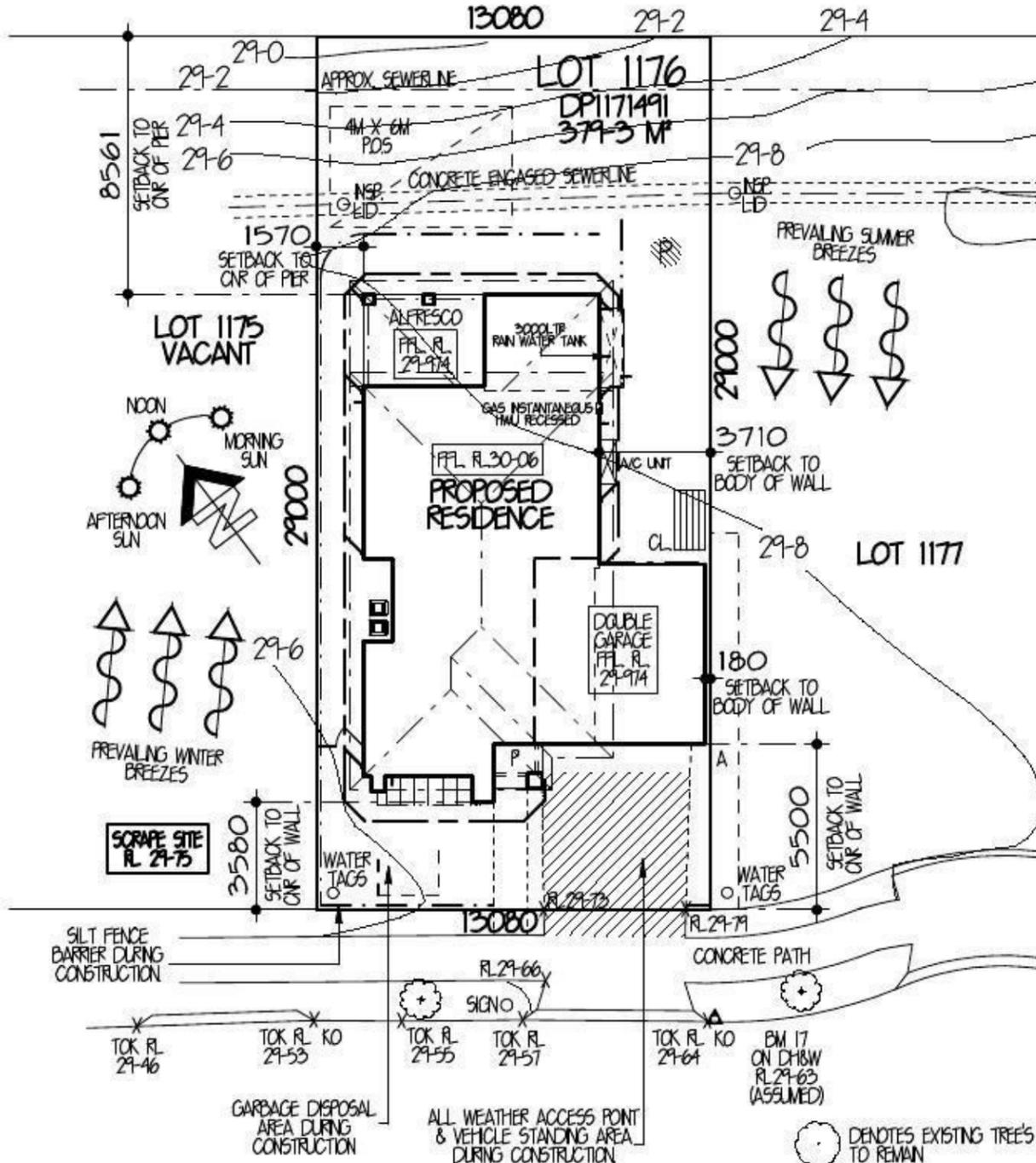


COREEN AVENUE



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.

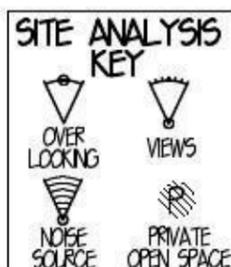
ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

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 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&M DESIGN BEFORE PROCEEDING.
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.29.75 GARAGE TO RL.29.75
 - HOUSE FLOOR LEVEL RL.30.06, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.29.974, 224MM ABOVE PLATFORM LEVEL.



BARTLETT PLACE

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

● DENOTES EXISTING TREES TO REMAIN

○ 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.

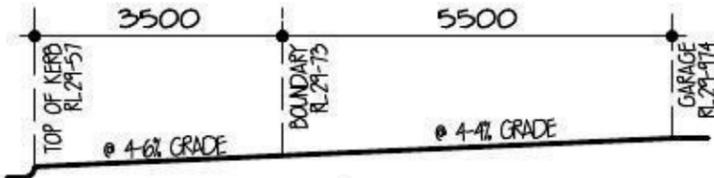
▲ AS EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE (DP1184391) & RESTRICTION ON THE USE OF LAND

REFER TO LANDSCAPE PLANS FOR FENCING TYPES LOCATIONS & HEIGHTS TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS

SITE DATA

TOTAL SITE AREA	379.4 M ²
PRIVATE OPEN SPACE	REQUIRED = 20% OF TOTAL SITE AREA OR 75.95QM PROVIDED = 42.9% OF TOTAL SITE AREA OR 162.75QM

FLOOR AREAS	
GROUND FLOOR	94 M ²
GARAGE	33.8 M ²
PORCH	2.8 M ²
ALFRESCO	12.2 M ²
FIRST FLOOR	94.7 M ²
TOTAL	237.5 M ² OR 25.6 SQ



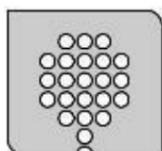
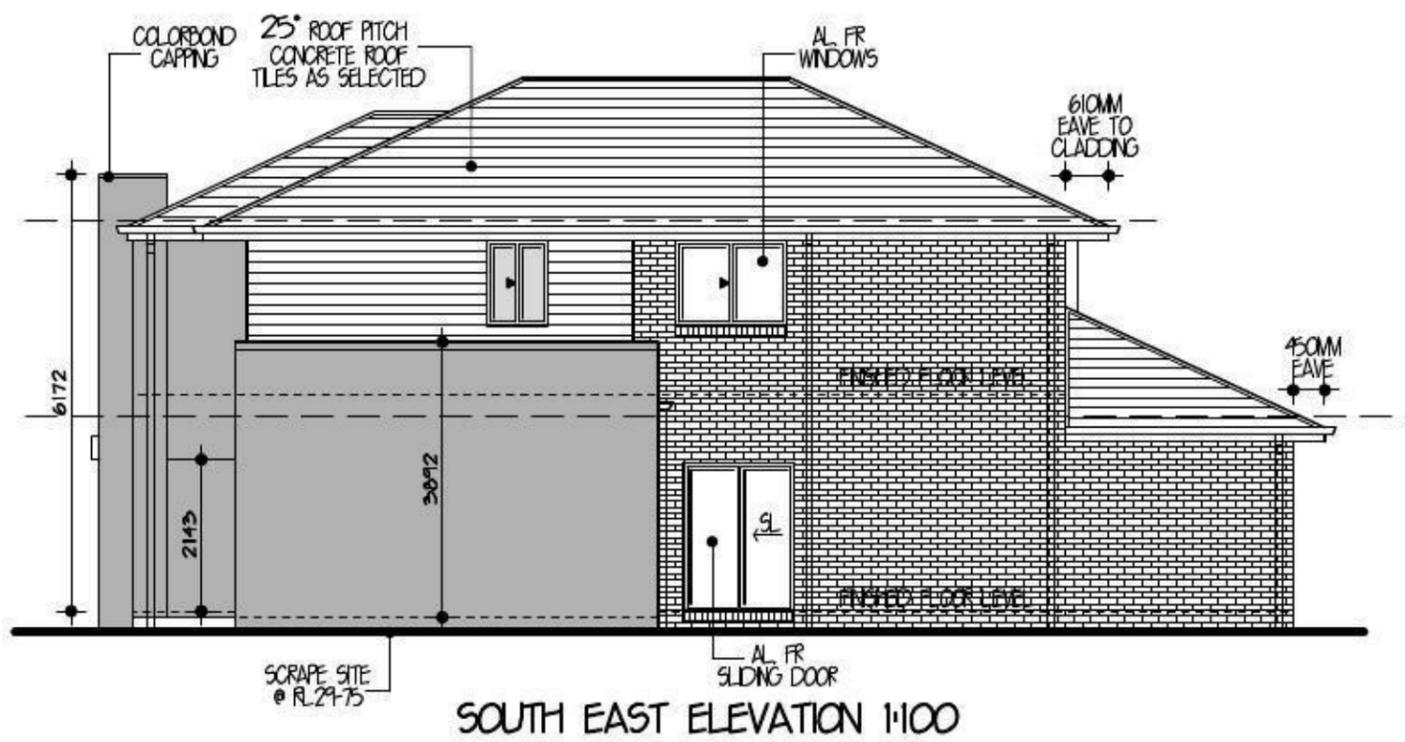
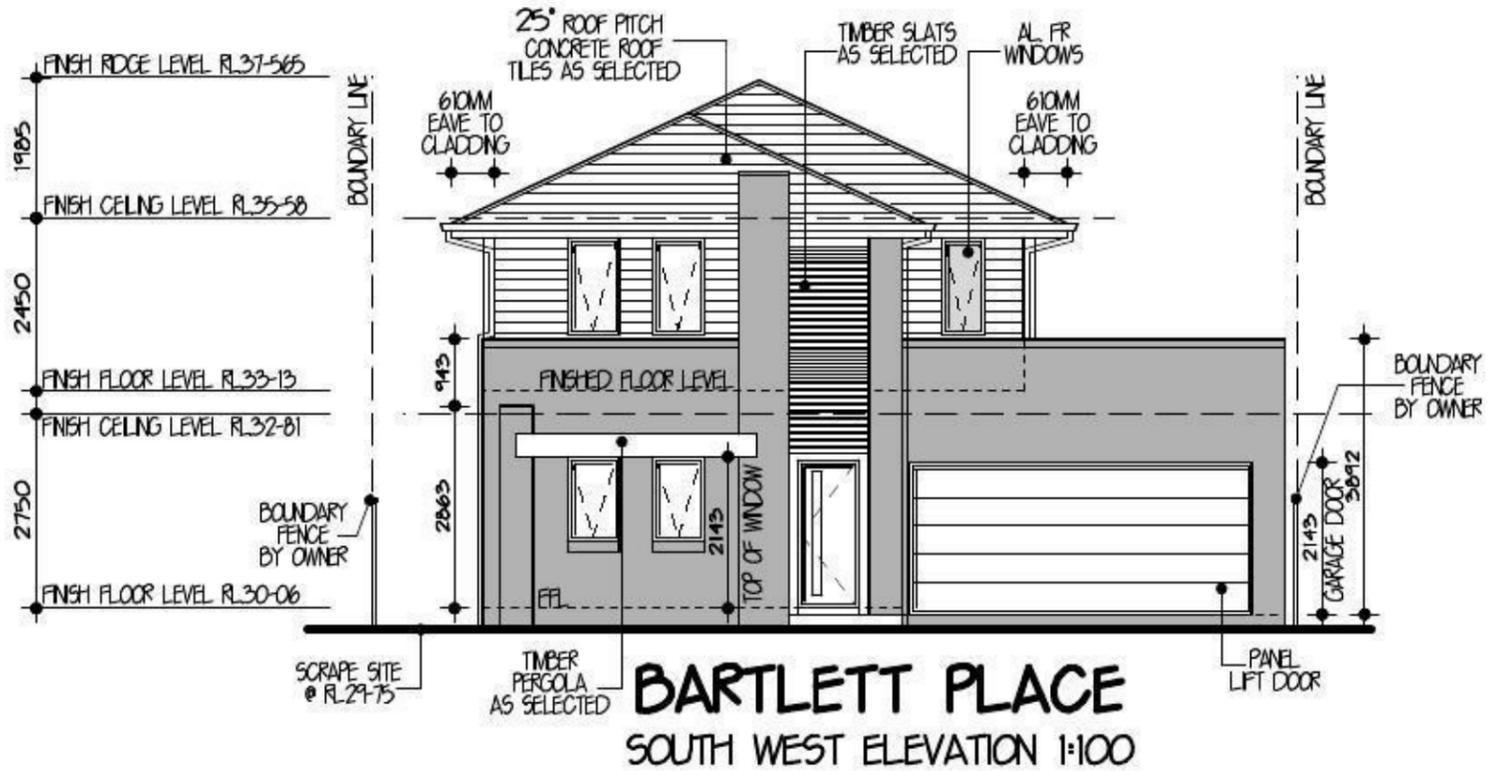
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FOR	MR T. MCNAMARA	STAGE	CC PLANS	ISSUE	DATE	REVISION	DRAWN
AT	LOT 1176 BARTLETT PLACE THORNTON	HOUSE	BENHAM 24	A	19-9-12	DA PLANS	JG
THORNTON BLOCK PLAN LABEL	D	FACADE	VOGUE	B	28-9-12	AMENDMENTS	CM
JOB NO.	002762	HAND	RM	C	16-1-13	AMENDMENTS	CL
DATE	SEPT 12	DATE	SEPT 12	D	22-1-13	SHADOWS	SK
DWG NO.	A18848	PAGE NO.	1 OF 8	E	28-6-13	CC PLANS	AL



RAWSON HOMES

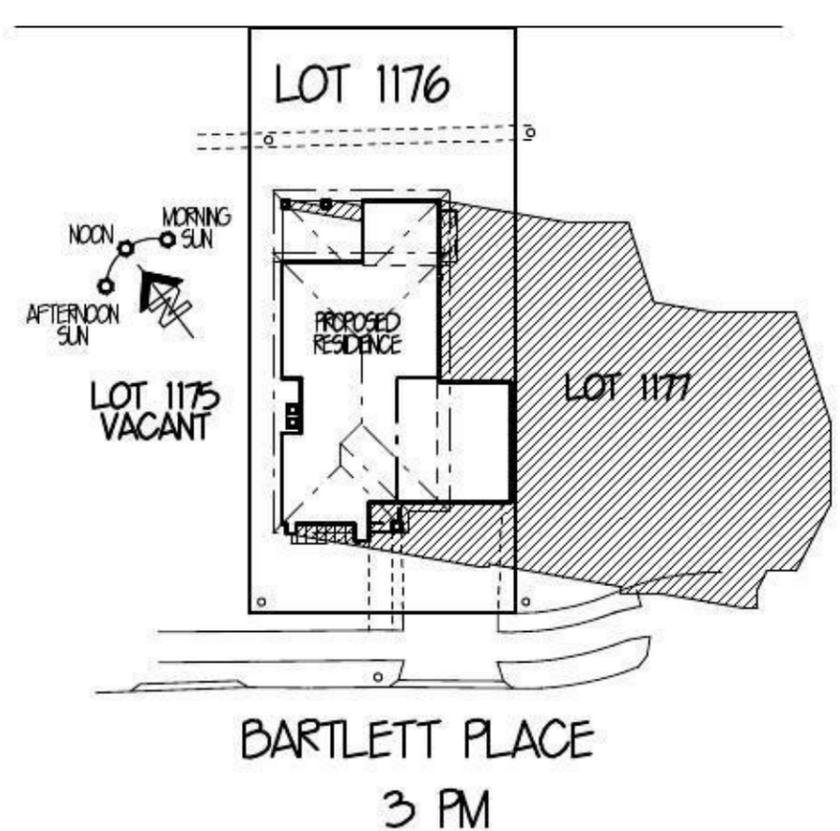
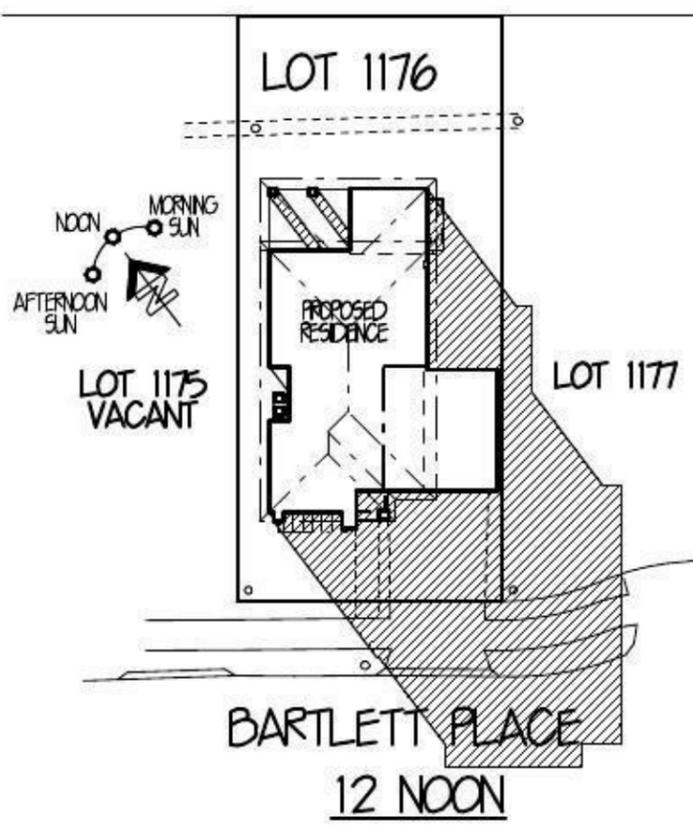
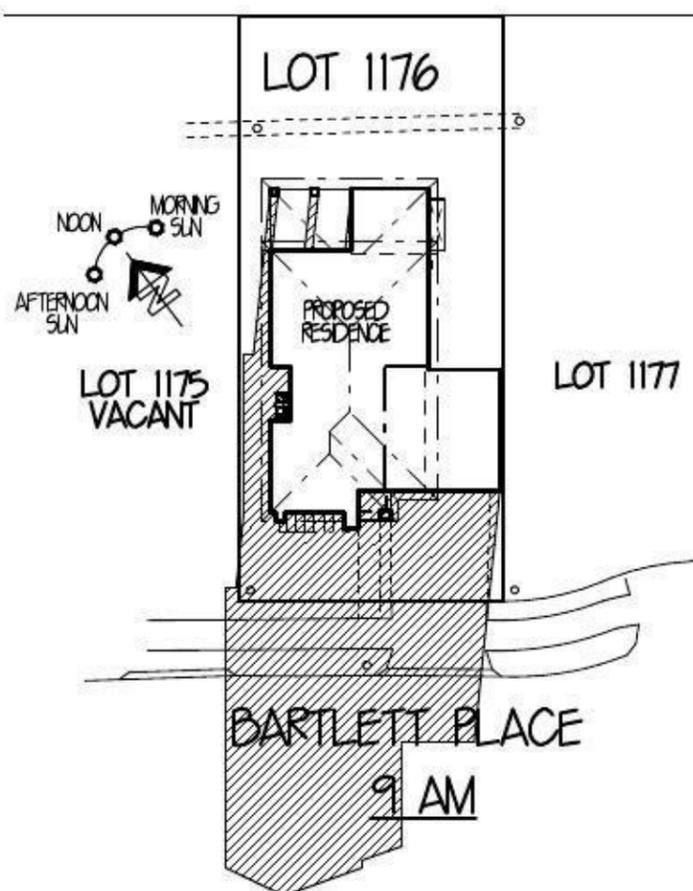
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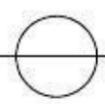
LEVEL 2 SUITE 216 MACARTHUR POINT
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AT	LOT 1176 BARTLETT PLACE THORNTON	HOUSE BENHAM 24	FACADE VOGUE	HAND R1	A	19-9-12	DA PLANS	JG
THORNTON BLOCK PLAN LABEL	JOB NO. 002762	DATE SEPT 12	DWG NO. A18848	PAGE NO. 4 OF 8	B	28-9-12	AMENDMENTS	CM
D					C	16-1-13	AMENDMENTS	CL
					D	22-1-13	SHADOWS	SK
					E	28-6-13	CC PLANS	AL



SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350



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

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AT	LOT 1176 BARTLETT PLACE THORNTON	HOUSE	BENHAM 24	FACADE VOGUE	A	19-9-12	DA PLANS	JG
	THORNTON BLOCK PLAN LABEL D	JOB NO.	002762	DATE	B	28-9-12	AMENDMENTS	CM
		DATE	SEPT 12	DWG NO.	C	16-1-13	AMENDMENTS	CL
				PAGE NO.	D	22-1-13	SHADOWS	SK
					E	28-6-13	CC PLANS	AL