

**LEGEND**

**GENERAL NOTES**

AP	ACCESS PANEL
APD	AGRICULTURAL PIPE DRAIN
A/C	AIR CONDITION UNIT
ASPH	ASPHALT
BAL	BALUSTRADE
BG	BOX GUTTER
ST BEAM	STEEL BEAM OVER TO ENG DETAILS
CJ	CONSTRUCTION JOINT
D.00	DOOR (NUMBER NOMINATED)
DP	DOWN PIPE
EJ	EXPANSION JOINT
ERL	EXISTING RAISED LEVEL
FC	FIBRE CEMENT
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
GM	GAS METER
HC	HOSE COCK
HWS	HOT WATER SYSTEM
MDR	METAL DECK ROOFING
MSD	MAIN SWITCH BOARD
NRL	NEW RAISED LEVEL
PB	PLASTER BOARD LINING
RL	RAISED LEVEL
RS	RAIN SPITTER
RWT	RAIN WATER TANK
SB	STEEL BEAM ( TO STRUCT ENG DETAILS)
SD	SMOKE DETECTOR
SFL	STRUCTURAL FLOOR LEVEL
SS	STAINLESS STEEL
ST	STOVE PLATE
SWD	STORM WATER DRAIN
W-00	WINDOW ( NOMINATED NUMBER)
WM	WASHING MACHINE

**FLOOR MATERIALS & FINISHES**

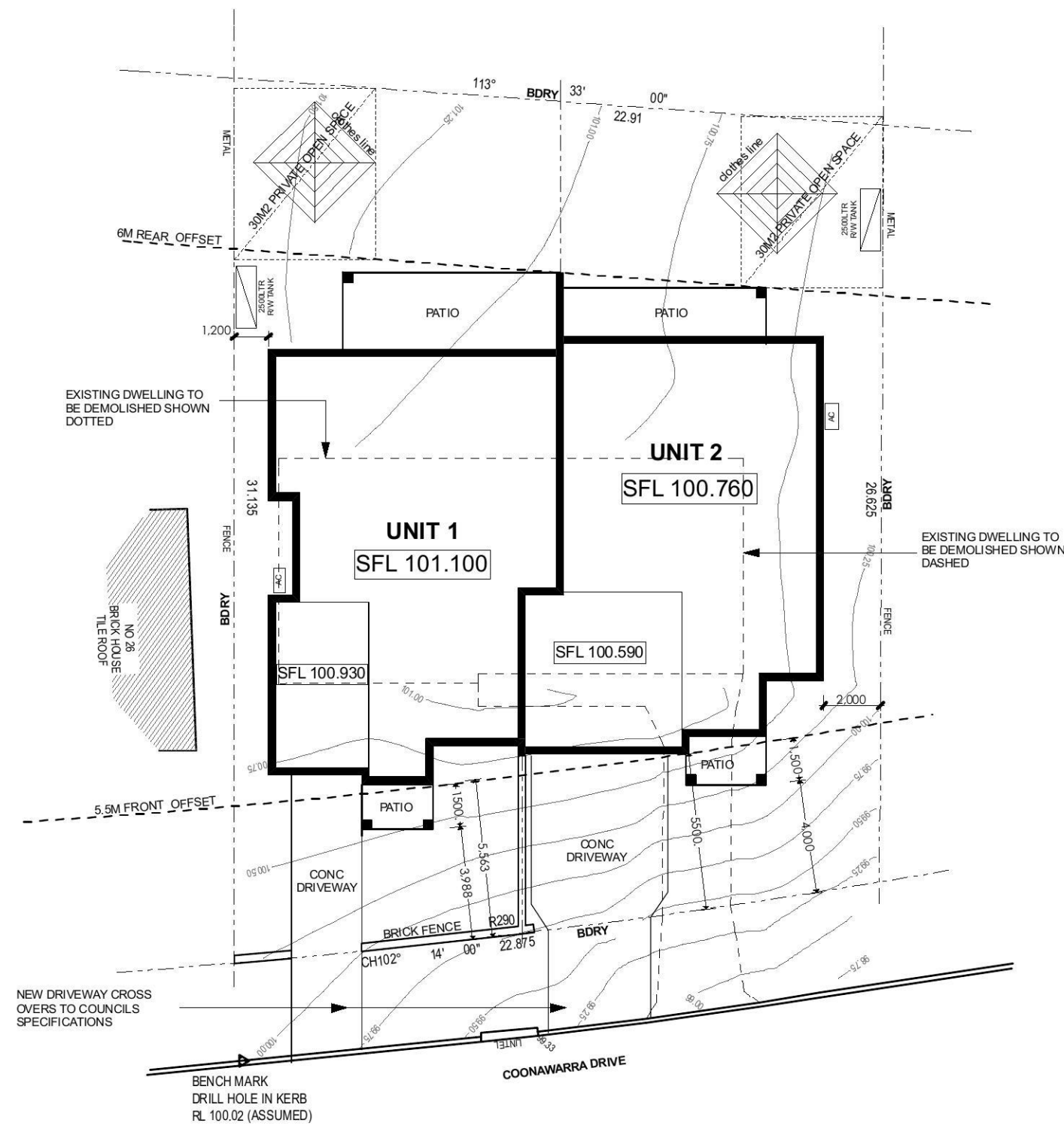
CT	CERAMIC TILE
CFC	COMPRESSED FIBRE CEMENT
CPT	CARPET
CONC	CONCRETE
TIMB	TIMBER FLOORING

**BASIX NOTES**

<b>Shower Heads</b>	3 star min
<b>Toilet Flushing Systems</b>	4 star min
<b>Kitchen &amp; Bath Taps</b>	4 star min
<b>Rainwater tanks</b>	Min 2500 ltrs per unit Each to collect runoff from a min 65sq/m roof space Connect to toilets Connect to laundry
<b>Hot Water System</b>	Connected to at least one hose cock for landscaping Gas Instantaneous 4.5 Star
<b>Bathroom Exhaust</b>	Individual fan not ducted Operation - Manual
<b>Laundry Exhaust</b>	Natural Ventilation
<b>Kitchen Exhaust</b>	Individual fan ducted to facade or roof Operation - Manual
<b>Kitchen Cook Top</b>	Gas Cook Top
<b>Kitchen Oven</b>	Electric Oven
<b>Air Conditioning</b>	Single Phase EER 3.0 - 3.5
<b>Private outdoor Clothes Line</b>	Yes <sup>1</sup>
<b>Lighting</b>	All Lights to bedrooms , kitchens , living, dining, bathrooms, laundry and hallways are to be primarily lit by fluorescents or Led lighting. Dedicated fluorescent or Led fittings not mandatory.
<b>Insulation Details</b>	External walls - min R2 Ceiling - min R3



SITE STATISTICS			
SITE AREA		661.1 SQ/M	
ALLOTMENT 1	330.2 SQ/M		
ALLOTMENT 2	330.9 SQ/M		
	PROPOSED	REQUIRED	COMPLIANT
<b>BUILDING HEIGHT</b>	8,498 mm	MAX 8.5M	YES
<b>LANDSCAPE AREA</b>			
UNIT 1	50 % ( 165 SQ/M )	MIN 50 %	YES
UNIT 2	50 % ( 165.5 SQ/M )	MIN 50 %	YES
<b>FRONT SETBACK</b>			
UNIT 1	5.50 M	5.5M	YES
UNIT 2	5.55M	5.5M	YES
<b>REAR SETBACK</b>			
UNIT 1	6.0 M	6.0 M	YES
UNIT 2	6.0 M	6.0 M	YES
<b>SIDE SETBACK</b>			YES
UNIT 1	1.2M	0.9 M	YES
UNIT 2	1.2M	0.9 M	YES
<b>FRONT PATIO ENCROACHMENT</b>			
UNIT 1	1.5 M	1.5 M	YES
UNIT 2	1.5 M	1.5 M	YES
<b>PRIVATE COURTYARD</b>			
UNIT 1	69SQ/M (MIN 6Mx4M)	30SQ/M (MIN 6Mx4M)	YES
UNIT 2	70SQ/M (MIN 6Mx4M)	30SQ/M (MIN 6Mx4M)	YES



**SITE PLAN**  
SCALE 1:200

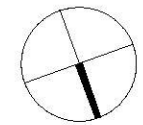
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B	ISSUED FOR DEVELOPMENT APPLICATION	20-07-15
A	ISSUED TO CONSULTANTS	25-06-15

CLIENT  
**LEADING HOMES PTY LTD**



TITLE  
**SITE PLAN**

PROJECT  
**24 COONAWARRA DRIVE  
ST CLAIR**

**PRA**  
DESIGN PLANNING ENVIRONMENTS  
Peter Roppolo & Associates  
P:0412 579 249 E: peter@pra.com.au W:www.pra.com.au  
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SCALE	AS@A3	PROJECT No.	<b>15-165</b>	
DRAWN	FR	DWG No.	A-001	
CHECKED	FR	ISSUE	B	
APPROVED	FR			



1 WEST ELEVATION  
SCALE 1:100



2 SOUTH ELEVATION  
SCALE 1:100

 Certificate no.: 0000150630 Assessor Name: Eric Lam Accreditation no.: 20348 Certificate date: 18 Jul 2015 Dwelling Address: 1, 24 Coonawarra STREET ST CLAIR, NSW 2759 www.nahers.gov.au	 Certificate no.: 0000150648 Assessor Name: Eric Lam Accreditation no.: 20348 Certificate date: 18 Jul 2015 Dwelling Address: 2, 24 Coonawarra STREET ST CLAIR, NSW 2759 www.nahers.gov.au
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 Validation Number: 100384921 Validation Date: 19/01/2015 Assessor Name: Eric Lam Assessor Number: 22392 Assessor Signature: [Signature] BASIX	 Validation Number: 100384919 Validation Date: 19/01/2015 Assessor Name: Eric Lam Assessor Number: 22392 Assessor Signature: [Signature] BASIX	 Validation Number: 100384922 Validation Date: 19/01/2015 Assessor Name: Eric Lam Assessor Number: 22392 Assessor Signature: [Signature] BASIX
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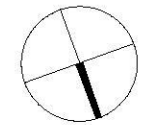
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TITLE  
ELEVATION SHEET 1

PROJECT  
24 COONAWARRA DRIVE  
ST CLAIR



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SCALE	AS@A3	PROJECT No.	15-165
DRAWN	FR	DWG No.	A-005
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APPROVED	FR		



Certificate no.: 0000155648  
 Assessor Name: Eric Lam  
 Accreditation no.: 20348  
 Certificate date: 18 Jul 2015  
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Certificate no.: 0000159630  
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1 EAST ELEVATION  
SCALE 1:100



2 SOUTH ELEVATION  
SCALE 1:100

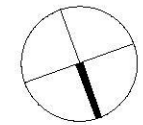
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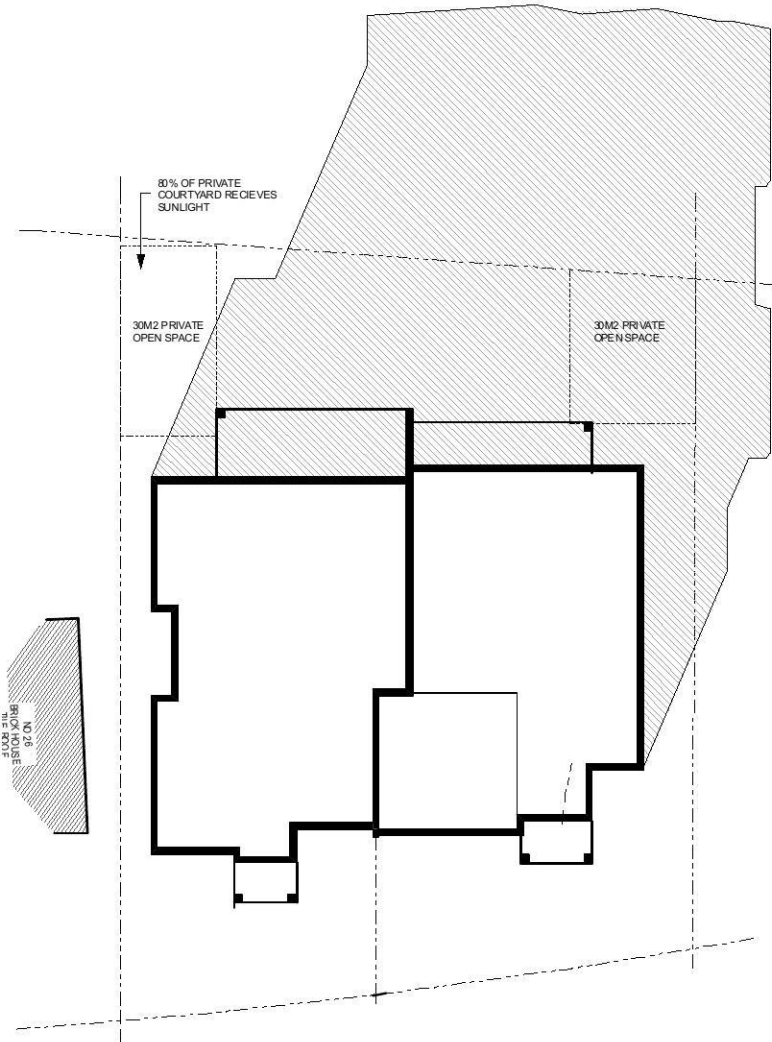


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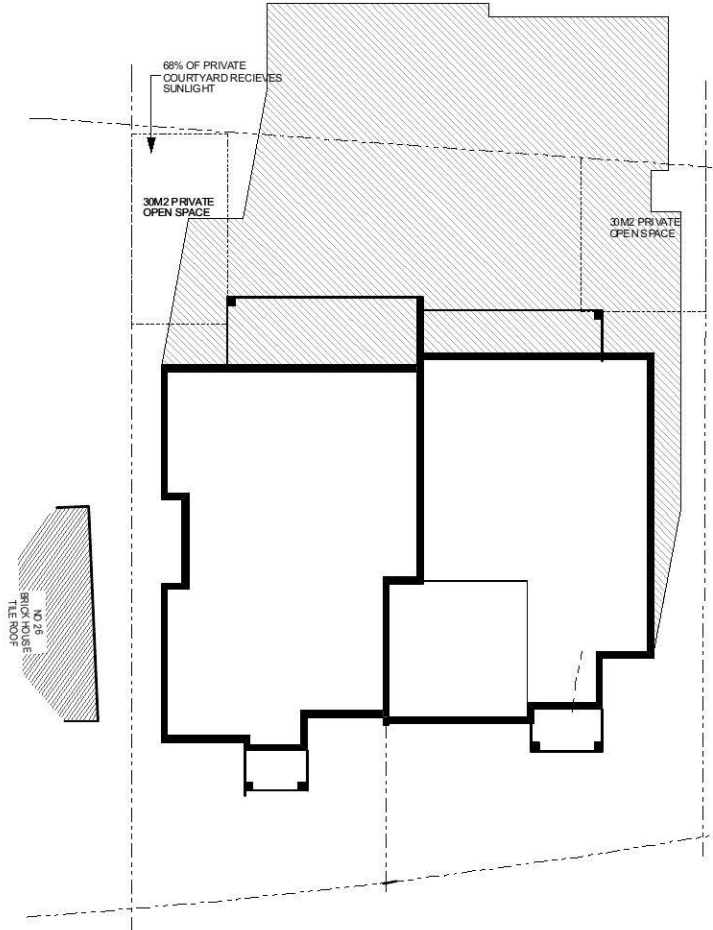
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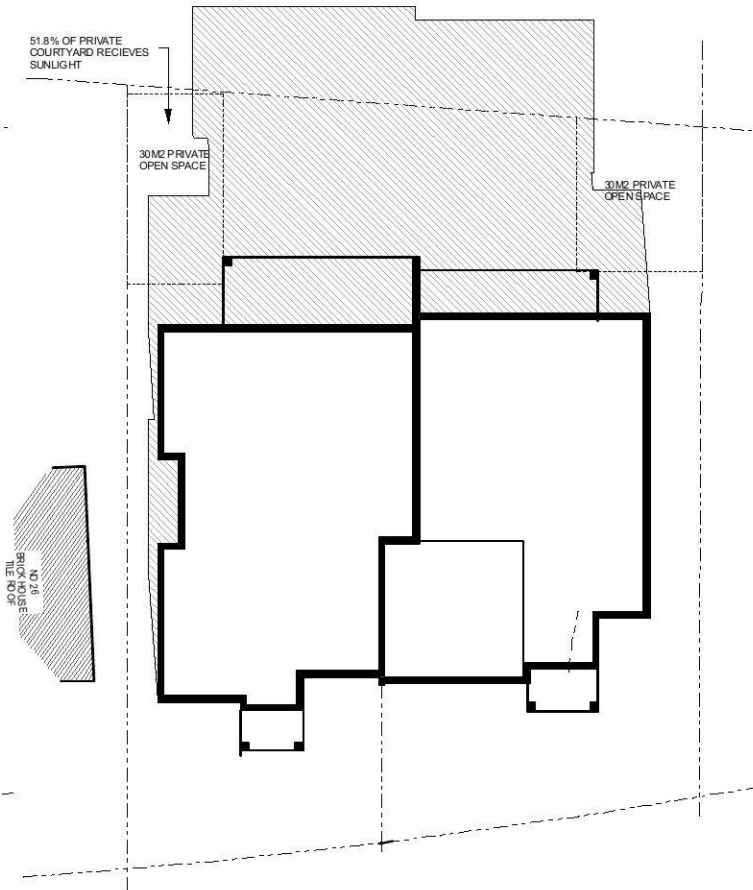
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DRAWN	FR			
CHECKED	FR	DWG No.	A-006	ISSUE
APPROVED	FR			B



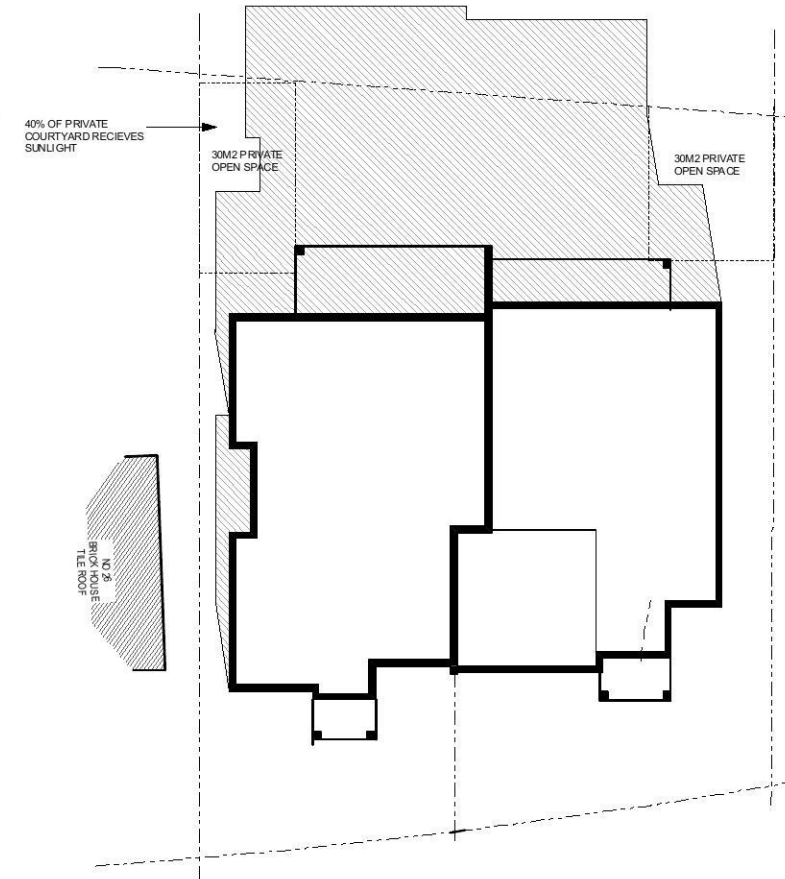
① SHADOW DIAGRAMS  
JUNE 21 9.00 AM SCALE 1:300



② SHADOW DIAGRAMS  
JUNE 21 10.00 AM SCALE 1:300



③ SHADOW DIAGRAMS  
JUNE 21 11.00 AM SCALE 1:300



④ SHADOW DIAGRAMS  
JUNE 21 11.30 AM SCALE 1:300

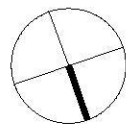
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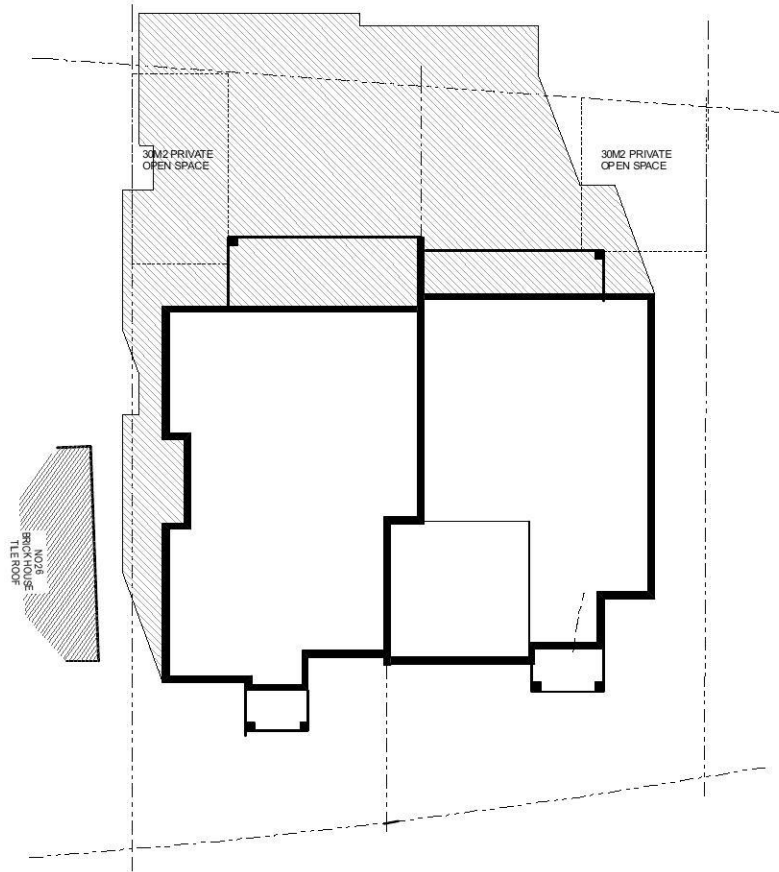


TITLE  
SHADOW DIAGRAMS SHEET 1

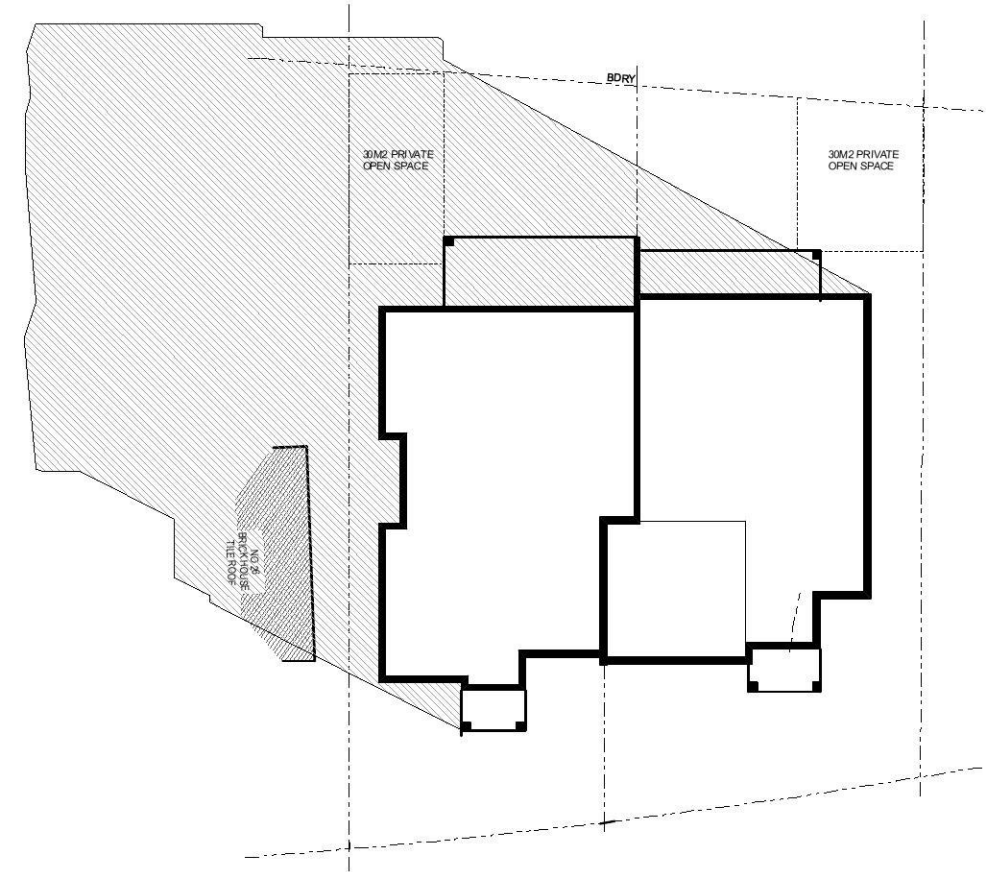
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SCALE	AS@A3	PROJECT No.	15-165
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5 SHADOW DIAGRAMS  
JUNE 21 12.00 PM SCALE 1:300



6 SHADOW DIAGRAMS  
JUNE 21 3.00 PM SCALE 1:300

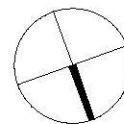
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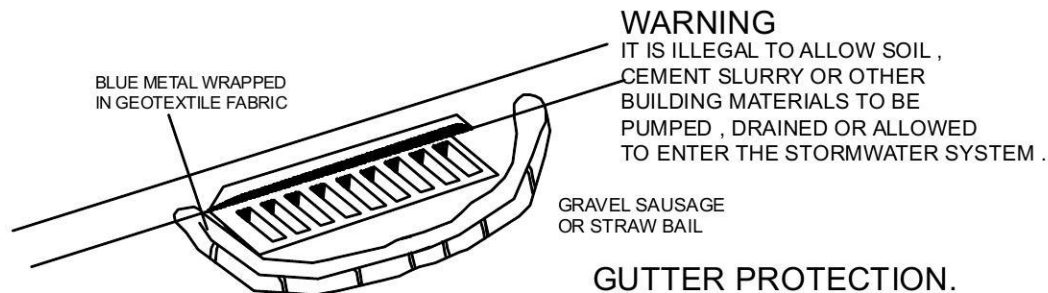


TITLE  
SHADOW DIAGRAMS SHEET2

PROJECT  
24 COONAWARRA DRIVE  
ST CLAIR

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SCALE	AS@A3	PROJECT No.	15-165
DRAWN	FR	DWG No.	A-009
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APPROVED	FR		



**GUTTER PROTECTION.**

**EROSION CONTROL NOTES:**

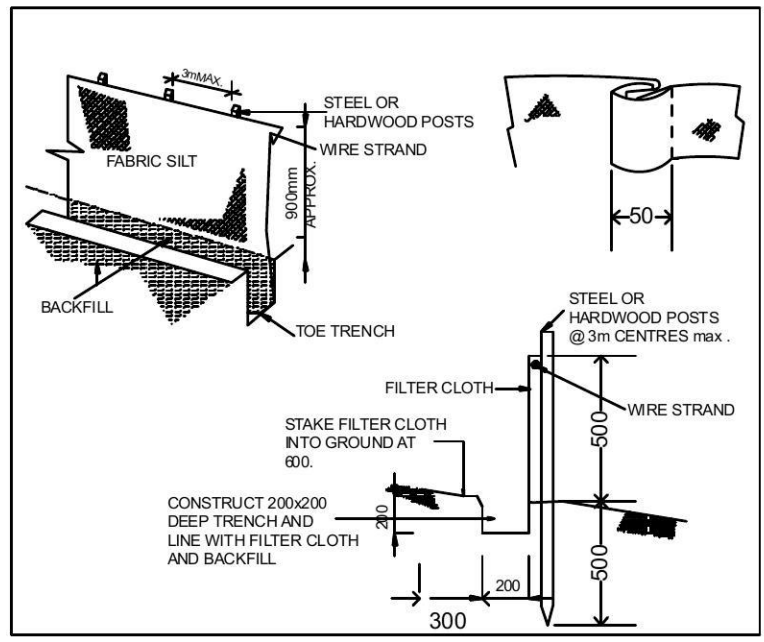
1. ALL ERSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEP DAILY
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.

**SILTATION MANAGEMENT PROCEDURE**

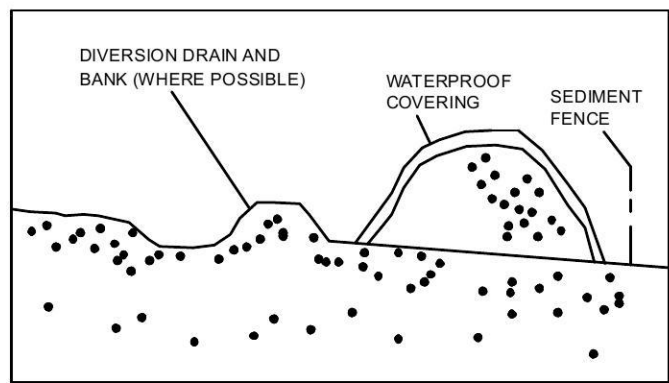
1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.

**SILT FENCES**

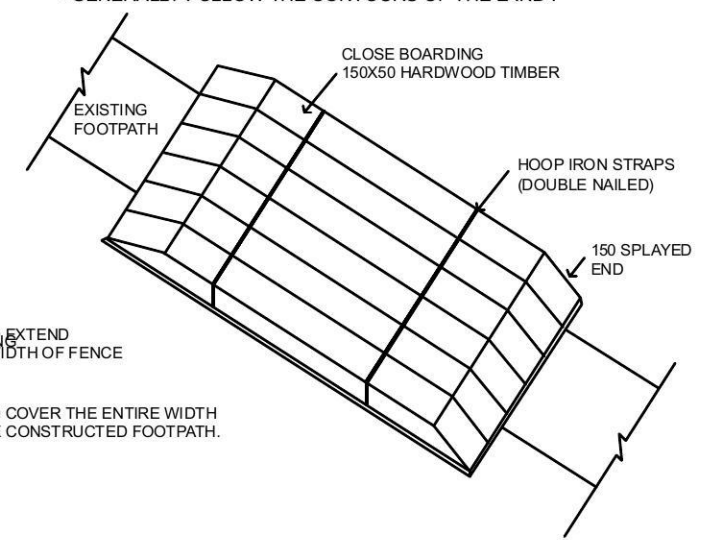
- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN .
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE , WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES .
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND , AS SHOWN IN FIGURE 1 .
- GENERALLY FOLLOW THE CONTOURS OF THE LAND .



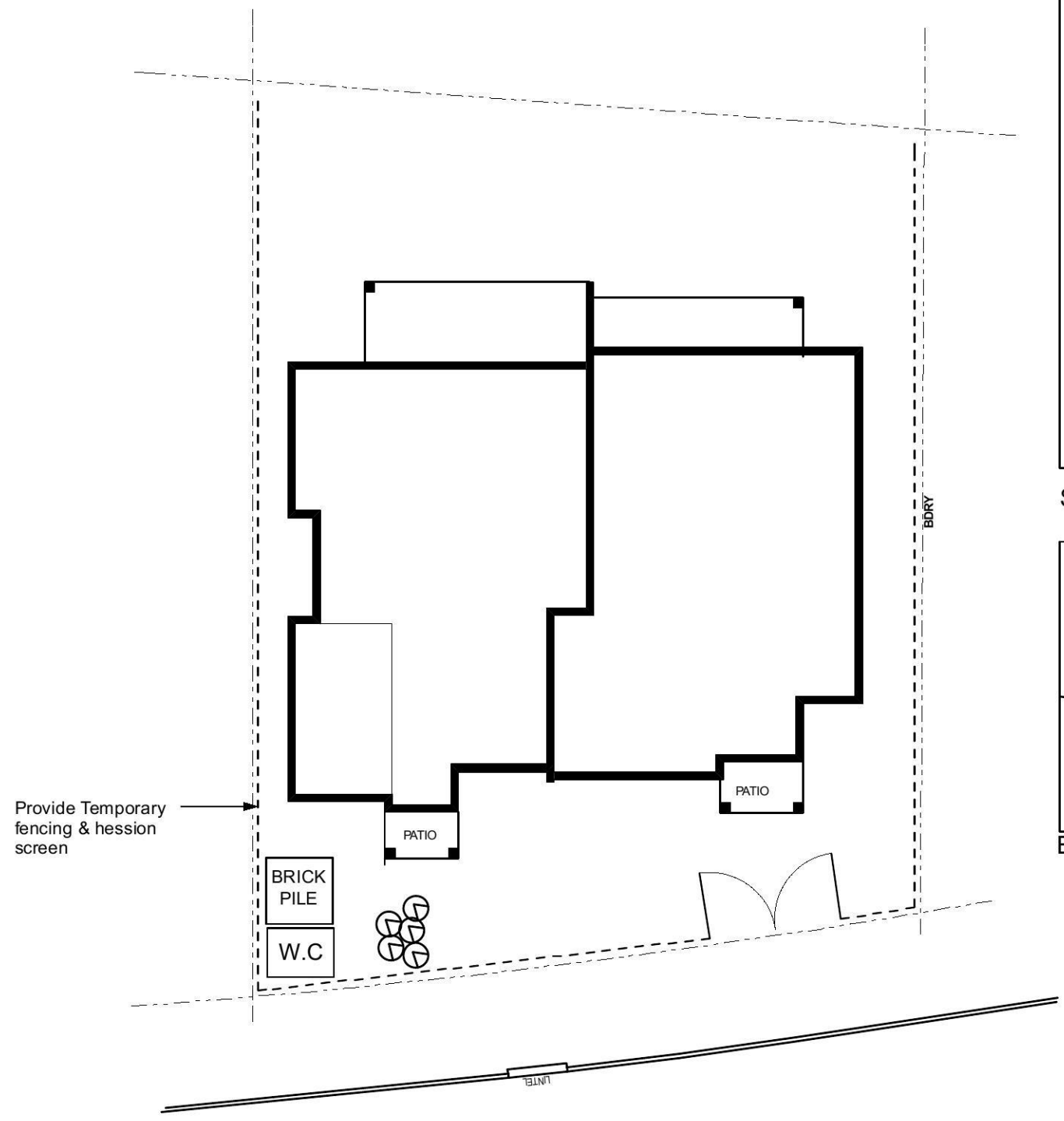
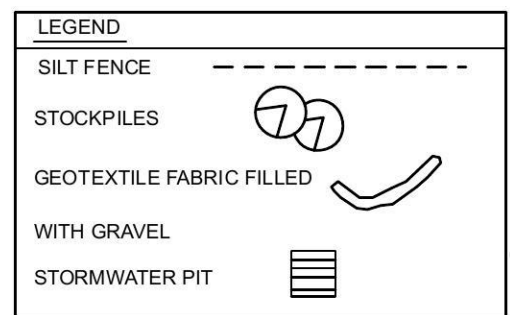
**SILT FENCE DETAILS**



**BUILDING MATERIAL STOCKPILES**



**TEMPORARY CONSTRUCTION EXIT SCALE 1:NTS**



**SEDIMENT CONTROL PLAN SCALE NTS**

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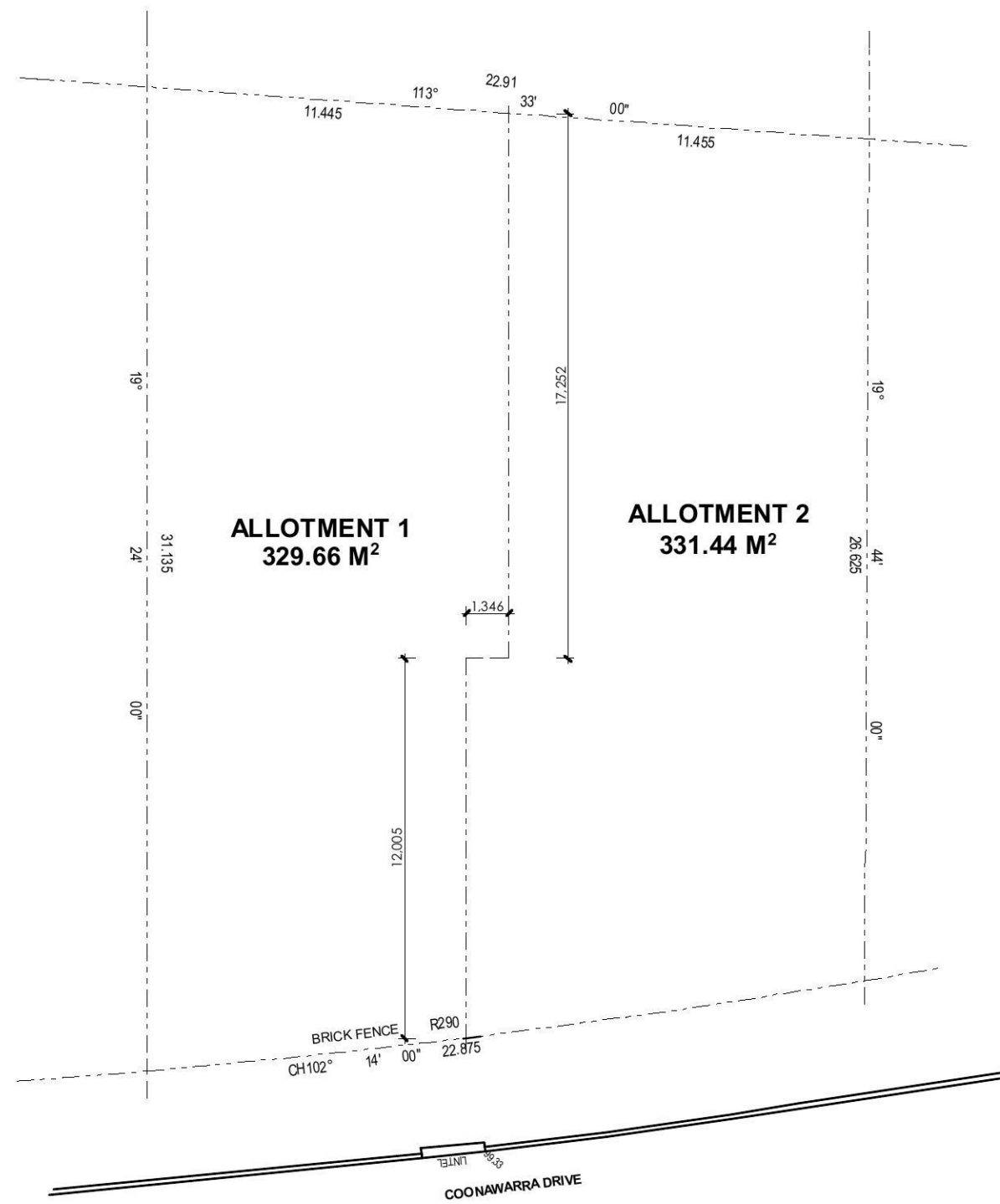
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TITLE  
**SEDIMENT CONTROL PLAN**

PROJECT  
**24 COONAWARRA DRIVE ST CLAIR**

SCALE	AS@A3	PROJECT No.	15-165
DRAWN	FR	DWG No.	A-010
CHECKED	FR	ISSUE	B
APPROVED	FR		



1 STRATA SUBDIVISION PLAN  
SCALE 1:200

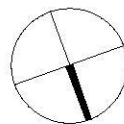
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TITLE  
STRATA SUBDIVISION PLAN  
  
PROJECT  
24 COONAWARRA DRIVE  
ST CLAIR

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SCALE	AS@A3	PROJECT No.	15-165
DRAWN	FR	DWG No.	A-011
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APPROVED	FR		

**LEGEND**

- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover plantings
- Concrete driveway / path pavement
- Non slip patio pavement
- Proposed garden bed (GB)
- Proposed turfed area (T)
- Timber edge or garden edge (ge)

**Notes:**

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer Engineers drawings for hydraulic information

**SPECIFICATION NOTES**

**PLANTING MATERIALS**  
**Planting Mix:**  
 Imported planting mix to planting beds is to comprise an approved soil mix of:  
 • 60% Soil mix (75% coarse sand and 25% blacksoil)  
 • 10% Mushroom compost  
 • 10% Composted sawdust  
 • 10% Pine bark fines  
 • 10% Composted manure

**Mulch:**  
 Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

**Plant Material:**  
 All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

**Turfed areas:**  
 All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

**PREPARATION AND HARDWORKS**  
**Excavating for Spot Planting**  
 To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

**Staking**  
 Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.  
 • 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie  
 TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

**Timber Edge**  
 MATERIAL: Timber edging shall consist of:  
 Edging: 100 x 50mm hardwood  
 Pegs: 50 x 50 x 400mm hardwood  
 Fastenings: to be 75x3.75mm diam. galvanised nails

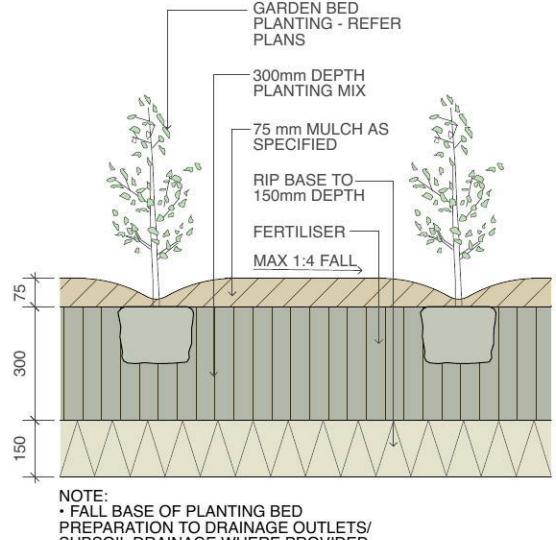
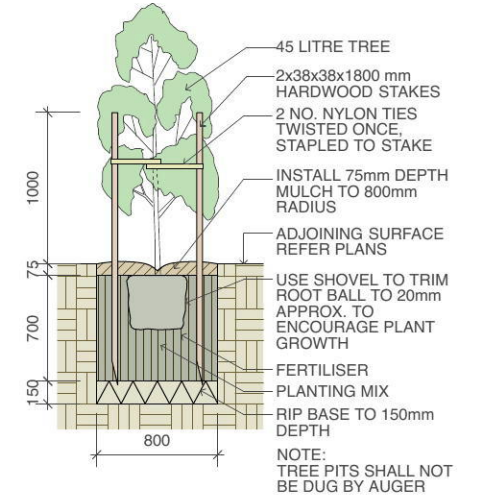
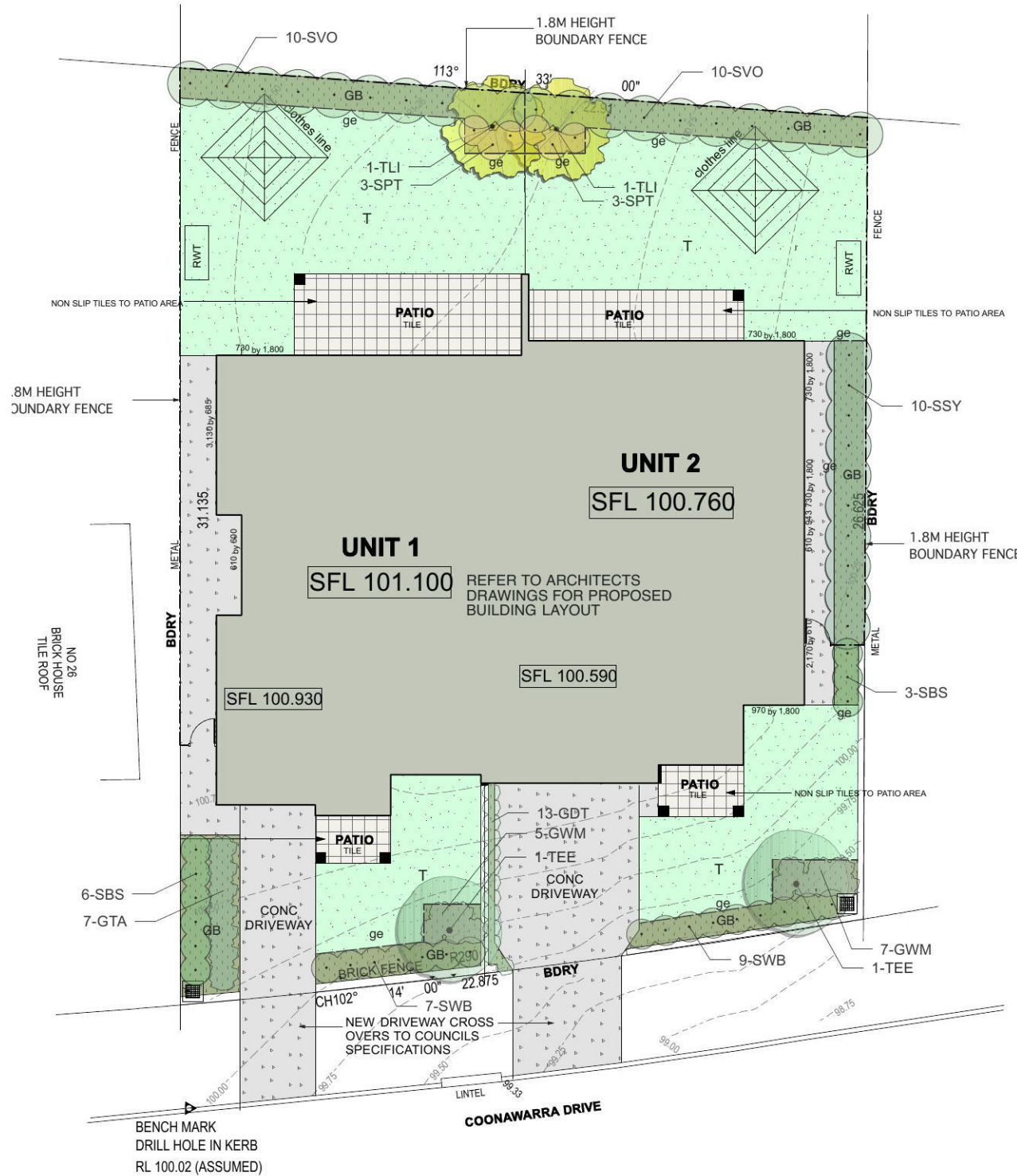
**INSTALLATION:** Setout alignment of timber edges on site for approval of Superintendent. Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

**MAINTENANCE / PLANT ESTABLISHMENT**

- Landscape Contractors to provide 13 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

**NOTE:**

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



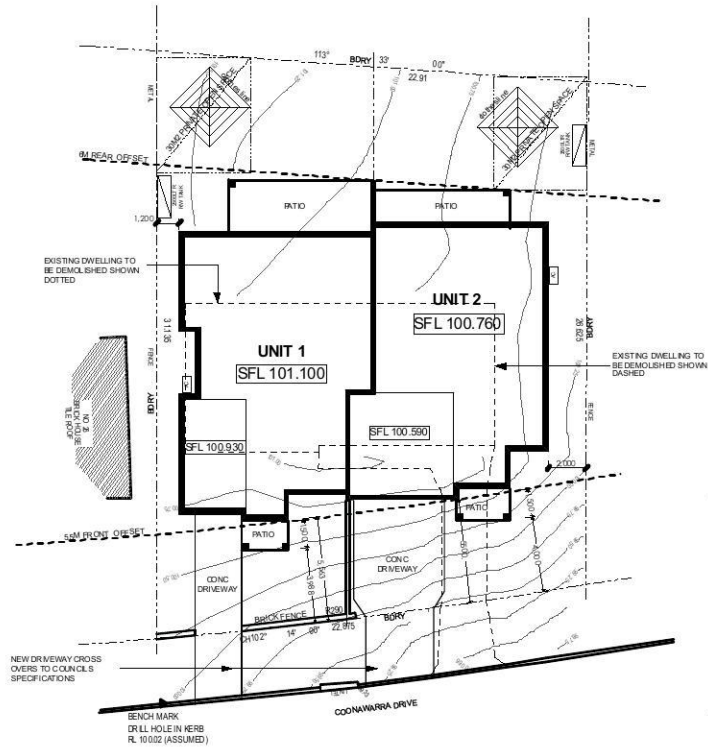
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
TEE	2	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
TLI	2	Crepe Myrtle	Lagerstroemia indica 'Natchez'	45Litre	6 - 8m	3.5 - 6m	
<b>Shrubs</b>							
SBS	9	Common Boxwood	Buxus sempervirens	200mm	3 - 5m	0.9 - 1.2m	
SPT	6	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.6-0.9m	0.8 - 1.0m	
SSY	10	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SVO	20	Dense Form Viburnum	Viburnum odoratissimum 'Dense Form'	200mm	3 - 4m	2 - 3m	
SWB	16	Blue Gem	Westringia 'Blue Gem'	200mm	0.8 - 1.0m	0.9 - 1.2m	N
<b>Ground Covers</b>							
GDT	13	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N
GTA	7	Asian Jasmine	Trachelospermum asiaticum	150mm	n/a	3 - 5m	
GWM	12	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

**GENERAL NOTES:**

- Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
- Verify all dimensions on site.
- Refer to legend for all symbol and code keys.
- Read in conjunction with the specifications
- Read in conjunction with all associated drawings

DESIGNED: GD	PREPARED FOR: LEADING HOMES	LANDSCAPE ARCHITECTS: GREENLAND DESIGN Pty Ltd ABN 73 139 152 855 Landscape Architect. C. Ly   AILA Mob.: 0403 164 198	PROJECT: PROPOSED DUAL OCCUPANCY	DRAWING TITLE: Landscape Plan	DATE: JULY 2015
DRAWN: CL			PROJECT ADDRESS: No. 24 Coonawarra Drive St Clair NSW 2330		SCALE: 1:200 ISSUE: A
ISSUE	AMENDMENT	DRAWN	DATE		DRAWING NO: 1110.L.01
A	FOR APPROVAL	CL	11.07.15		

0 1 2 5m



1 SITE PLAN  
SCALE NTS



2 EAST ELEVATION  
SCALE NTS



3 WEST ELEVATION  
SCALE NTS



4 WEST ELEVATION  
SCALE NTS



5 SOUTH ELEVATION  
SCALE NTS

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ON SITE

HIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
B	ISSUED FOR DEVELOPMENT APPLICATION	20-07-15
A	ISSUED TO CONSULTANTS	25-06-15

CLIENT  
LEADING HOMES PTY LTD

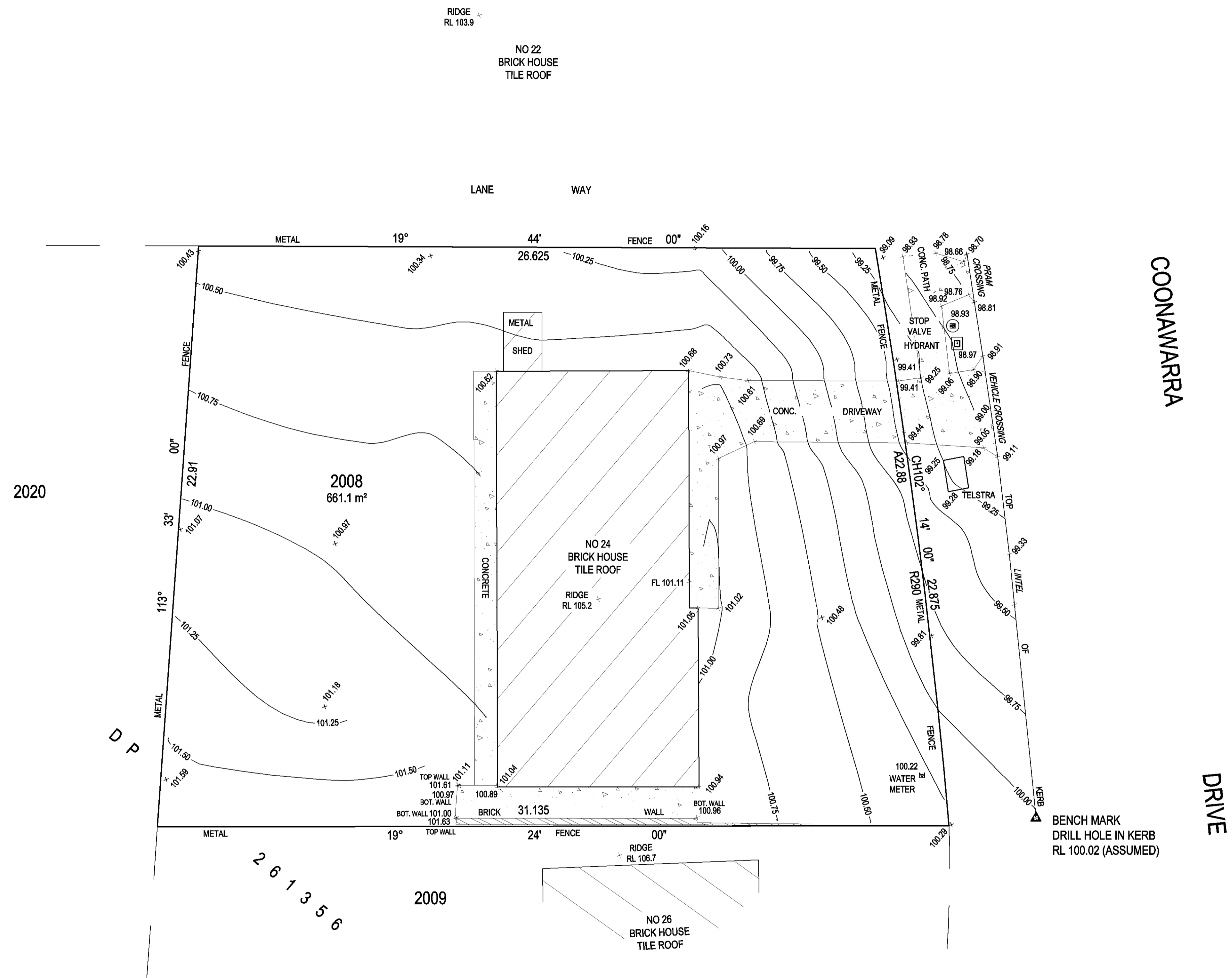


TITLE  
NOTIFICATION PLANS

PROJECT  
24 COONAWARRA DRIVE  
ST CLAIR

**P-E-A**  
DESIGN PLANNING ENVIRONMENTS  
Peter Roppolo & Associates  
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A/PO BOX 487, Emington NSW, 1700

SCALE	AS @ A3	PROJECT No.	15-165
DRAWN	FR	DWG No.	N-01
CHECKED	FR	ISSUE	A
APPROVED	FR		



**NOTE:**

- THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS.
- THE TITLE BOUNDARIES SHOWN HEREIN HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENTS
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE APPROXIMATE ONLY.
- THE ORIGIN OF DATUM IS SHOWN ON THE PLAN.
- THIS NOTE IS AN INTEGRAL PART OF THE PLAN.



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 PHONE: (02) 46233800  
 Email: adam@jmsgsurvey.com.au

DATUM	ASSUMED	SCALE	1:100	DRAWN	MW	DESCRIPTION  PLAN SHOWING DETAIL AND LEVELS OVER LAND AT NO. 24 COONAWARRA DRIVE, ST CLAIR BEING LOT 2008 IN DP 261356 IN PENRITH L.G.A.
ORIGIN OF LEVELS		SUBURB	ST CLAIR	SURVEYED	WK	
CONTOUR INTERVAL	0.25	L.G.A.	PENRITH	CHECKED	AM	
SHEET NO. 1 OF 1 SHEET				DATE:	25/03/15	

**JMG**