

**WARNING - UNREGISTERED PLAN**

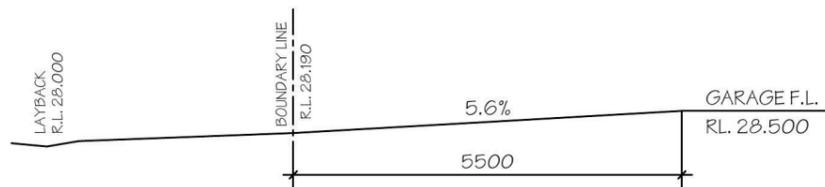
- THIS CONTOUR AND DETAIL SURVEY IS BASED UPON AN UNREGISTERED PLAN.
- ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE.
- THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION.
- NO FURTHER INVESTIGATION HAS BEEN UNDERTAKEN TO DISCLOSE EASEMENTS ETC OMITTED FROM THE UNREGISTERED PLAN.
- STRUCTURE SURVEYING CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION, DUE TO OMISSIONS, ERRORS OR VARIATIONS ON THE UNREGISTERED PLAN.
- COPIES OF THIS CONTOUR PLAN MUST NOT BE REPRODUCED WITHOUT THIS NOTICE.

**\*NOTES:**

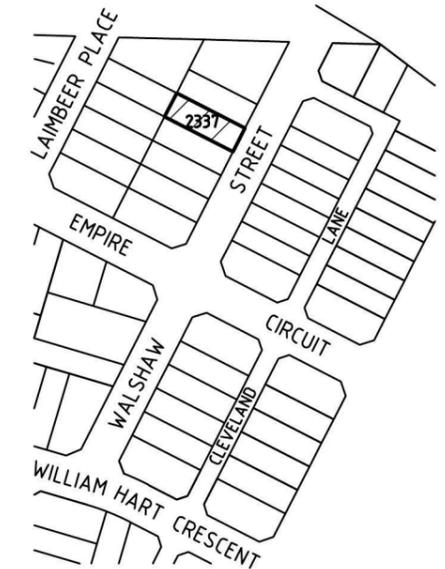
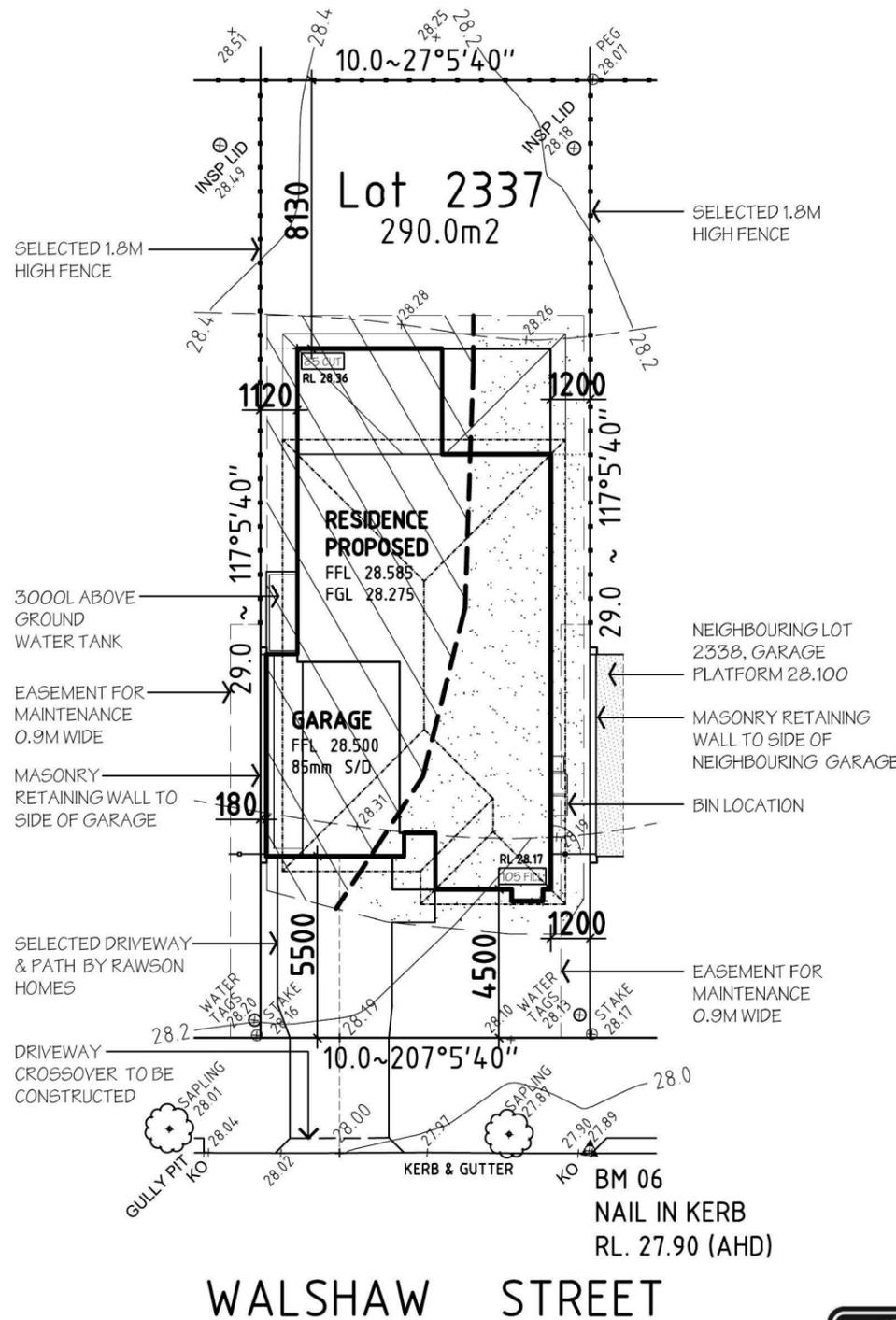
- THIS SURVEY IS FOR CONTOUR PURPOSES ONLY SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.
- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
- DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPI, NSW AND ARE SUBJECT TO FINAL SURVEY.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.
- DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE

**LEGEND**

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)



LOT 2337 DRIVEWAY DETAILS (SCALE 1:100)



LOCATION PLAN

DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: SSM 180810 RL. 28.445

SOURCE OF LEVELS: S C I M S

**\*FURTHER NOTES:**

- FLOOR LEVELS HAVE BEEN BASED ON AN ASSUMED 'M-CLASS' SITE CLASSIFICATION
- REFER TO LANDSCAPING DRAWINGS FOR ALL FENCING & LANDSCAPING DETAILS

**LOT 2337**

**SITE DATA**

SITE AREA:	290.00 m <sup>2</sup>
PRIVATE OPEN SPACE RATIO:	(33.0 %)
PRIVATE OPEN SPACE AREA:	95.70m <sup>2</sup>
LANDSCAPE AREA:	(48.6 %)
SITE AREA:	290.00m <sup>2</sup>
TOTAL HARDSTAND AREAS: (INC. Driveway & Path.)	149.10m <sup>2</sup>
REMAINING SOFT AREA:	140.90m <sup>2</sup>

**FLOOR AREAS**

GROUND FLOOR:	92.25 m <sup>2</sup>
FIRST FLOOR:	94.16 m <sup>2</sup>
GARAGE:	24.16 m <sup>2</sup>
PORCH:	1.98 m <sup>2</sup>
ALFRESCO:	10.56 m <sup>2</sup>
TOTAL FLOOR AREA:	223.11 m <sup>2</sup>



**NOTES:**

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- \* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES
- \* ALL DIMENSIONS ARE IN MILLIMETRES
- \* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
RUI JAI & RUIXUE CHEN

SITE ADDRESS:  
LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)

HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:

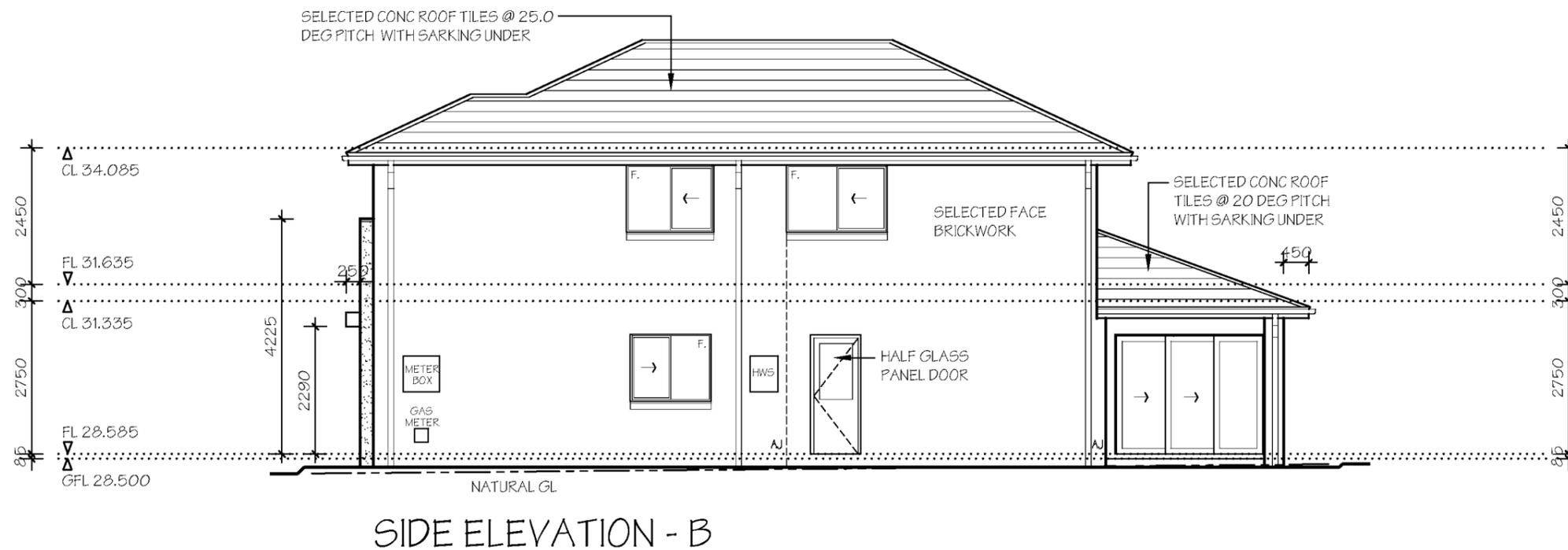
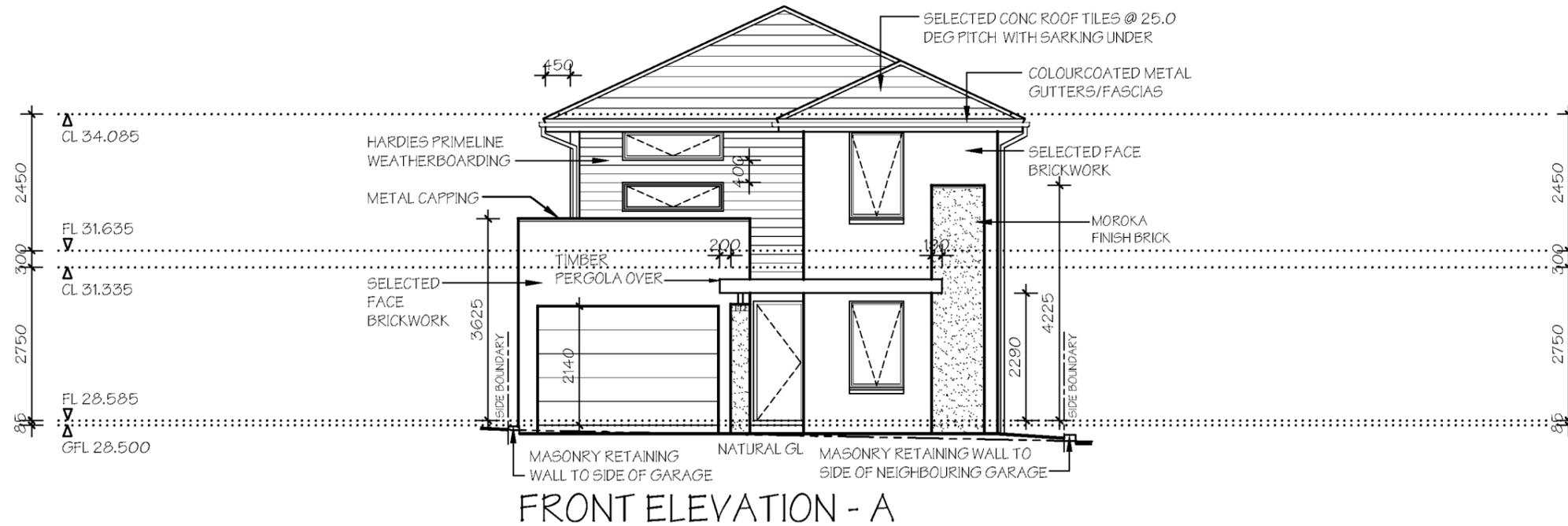
DRAWING TITLE:  
SITE PLAN

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
------------------	------------------------	-------------	-------------------------------

COUNCIL AREA: PENRITH	SCALE: 1:200
--------------------------	-----------------

JOB No: J003505	DRWG No.:	ISSUE:
	02	D

NOTE:  
\*STAINLESS STEEL MESH SECURITY  
SCREEN DOOR TO FRONT ENTRY  
\*NYLON MESH FLYSCREENS TO ALL  
OPENING WINDOWS & SLIDING  
DOORS (EXCLUDING HINGED DOORS)



**NOTES:**

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- \* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES
- \* ALL DIMENSIONS ARE IN MILLIMETRES
- \* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



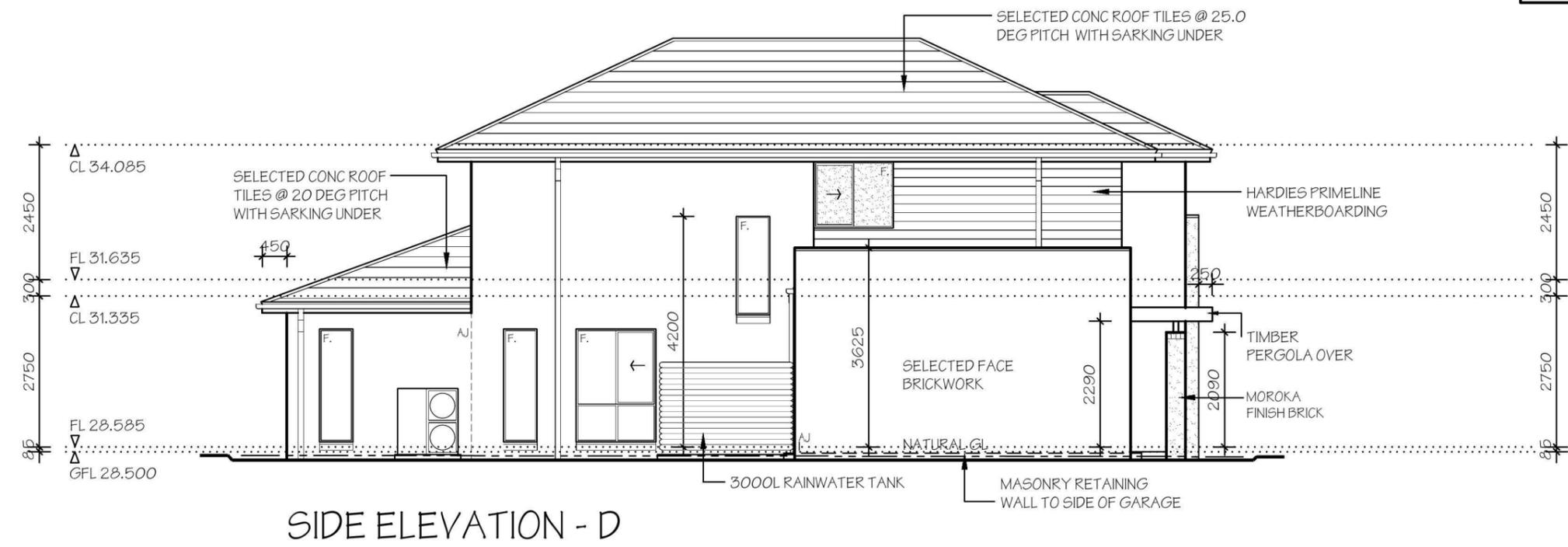
CLIENT:  
**RUI JAI & RUIXUE CHEN**

SITE ADDRESS:  
**LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)**

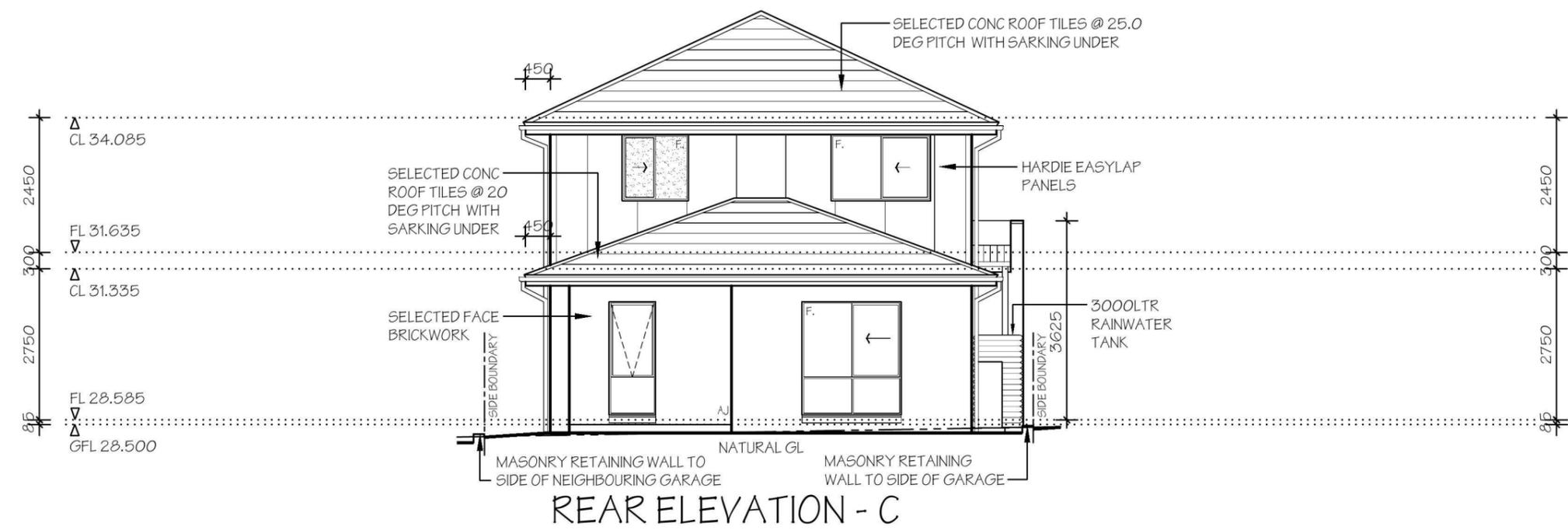
HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:  
DRAWING TITLE:  
**ELEVATIONS 1**

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No: J003505	DRWG No.: 05	ISSUE: D	

NOTE:  
\*STAINLESS STEEL MESH SECURITY  
SCREEN DOOR TO FRONT ENTRY  
\*NYLON MESH FLYSCREENS TO ALL  
OPENING WINDOWS & SLIDING  
DOORS (EXCLUDING HINGED DOORS)



SIDE ELEVATION - D



REAR ELEVATION - C

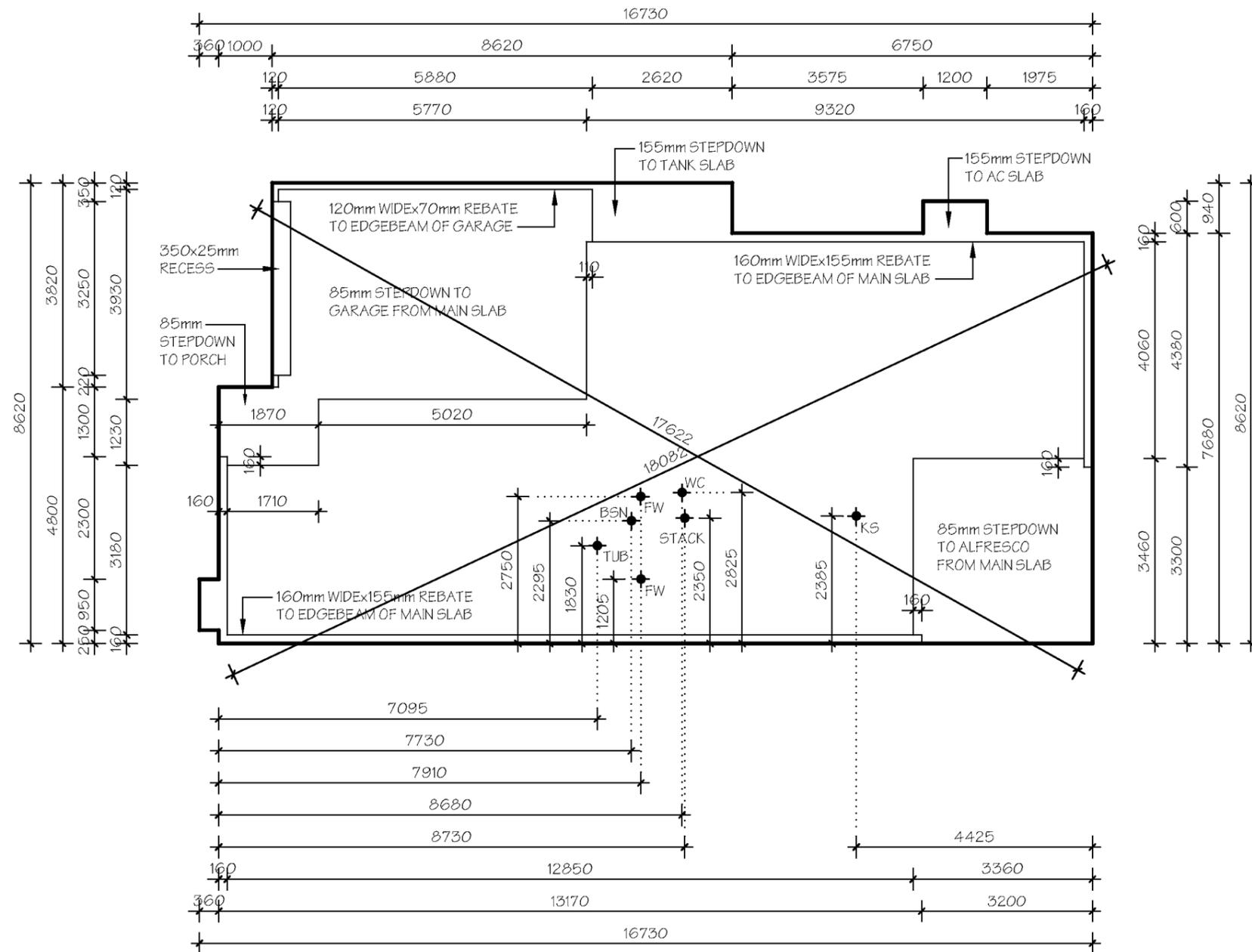
NOTES:  
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS  
\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES  
\* ALL DIMENSIONS ARE IN MILLIMETRES  
\* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**  
1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C

CLIENT:  
**RUI JAI & RUIXUE CHEN**  
SITE ADDRESS:  
LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)

HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:  
DRAWING TITLE:  
**ELEVATIONS 2**

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No: J003505	DRWG No.:	ISSUE:	
	06	D	



GROUND FLOOR SLAB SETOUT

NOTES:

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- \* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES
- \* ALL DIMENSIONS ARE IN MILLIMETRES
- \* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
RUI JAI & RUIXUE CHEN

SITE ADDRESS:  
LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)

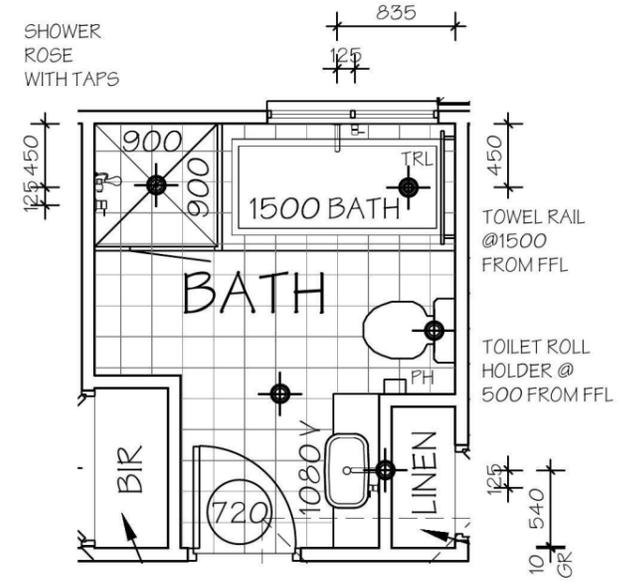
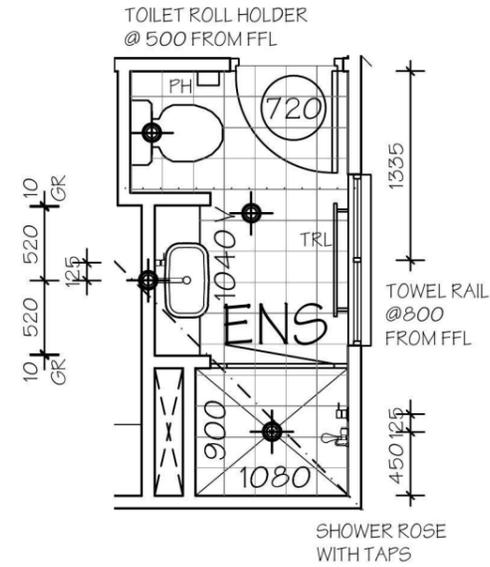
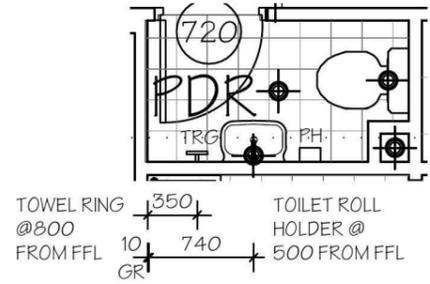
HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:

DRAWING TITLE:  
SLAB PLAN

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No: J003505	DRWG No.: 08	ISSUE: D	

REFER TO ELBA KITCHENS FOR DETAILS

THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF RAWSON HOMES PTY LTD-ACN 053 733 841 ©



NOTES:

- TILING HEIGHT ABOVE TOP OF BATH 500mm
- TILING HEIGHT TO SHOWER 2100mm FROM FFL
- HEIGHT OF SHOWER SCREENS 2100mm
- SINGLE ROW OF TILING ABOVE LAUNDRY TUB
- SKIRTING TILE TO REMAINDER OF BATHROOM, ENSUITE, POWDER AND LAUNDRY
- SQ. EDGE POLISHED FLOATING MIRRORS MOUNTED ON 32mm BOARD, 130mm OFFSET FROM EDGE OF VANITY & HEAD HEIGHT @2020mm
- WASHING MACHINE TAP SET UNDER TUB

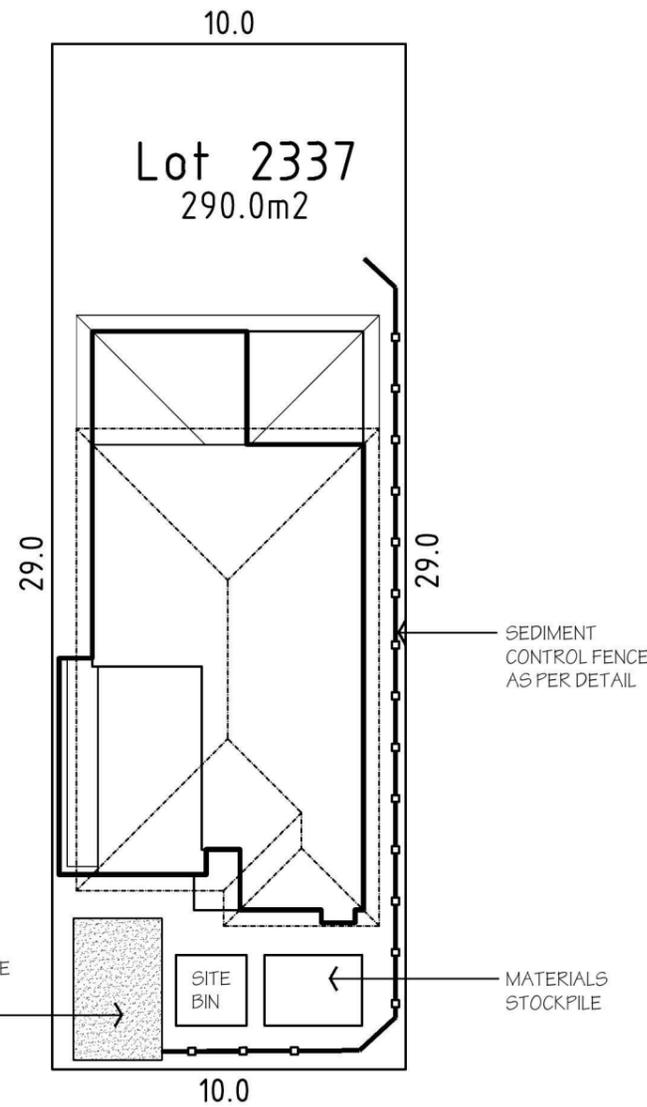
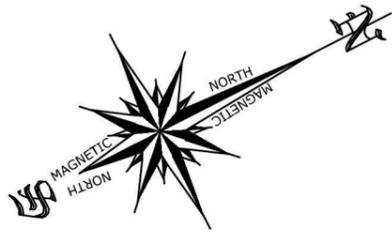
NOTES:  
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS  
\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES  
\* ALL DIMENSIONS ARE IN MILLIMETRES  
\* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**  
1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C

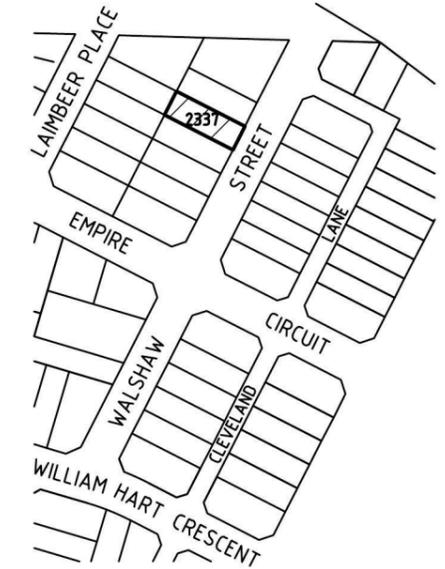
CLIENT:  
**RUI JAI & RUIXUE CHEN**  
SITE ADDRESS:  
LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)

HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:  
DRAWING TITLE:  
**WET AREA DETAILS**

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:50	
JOB No: J003505	DRWG No.: 10	ISSUE: D	



WALSHAW STREET



LOCATION PLAN

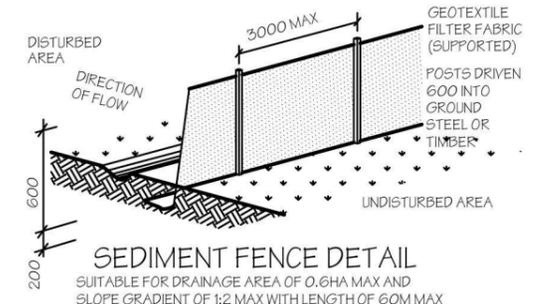
**LEGEND**

- |                            |                    |
|----------------------------|--------------------|
| WATER METER                | ELECTRICITY POLE   |
| TELECOM PIT                | ELECTRICITY PILLAR |
| MANHOLE (SEWER/STORMWATER) | HYDRANT            |
| VEHICLE CROSSING           | STOP VALVE         |
| KERB INLET PIT             | KERB OUTLET        |
| LIGHT POLE                 | SERVICE CONDUIT    |
|                            | TREE (DIA/HEIGHT)  |

**SEDIMENT CONTROL**

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANGEMENT.



**NOTES:**

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

- \* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES
- \* ALL DIMENSIONS ARE IN MILLIMETRES
- \* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**

1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



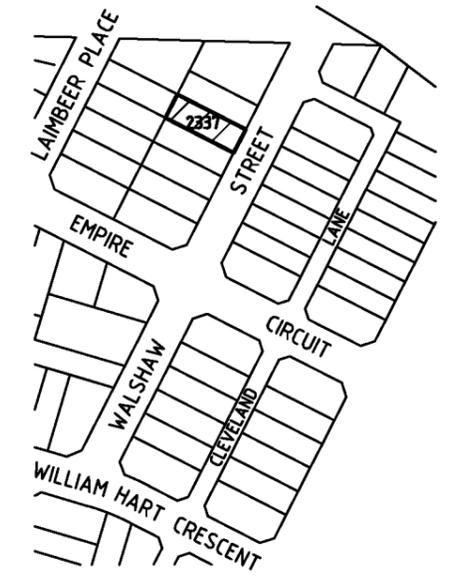
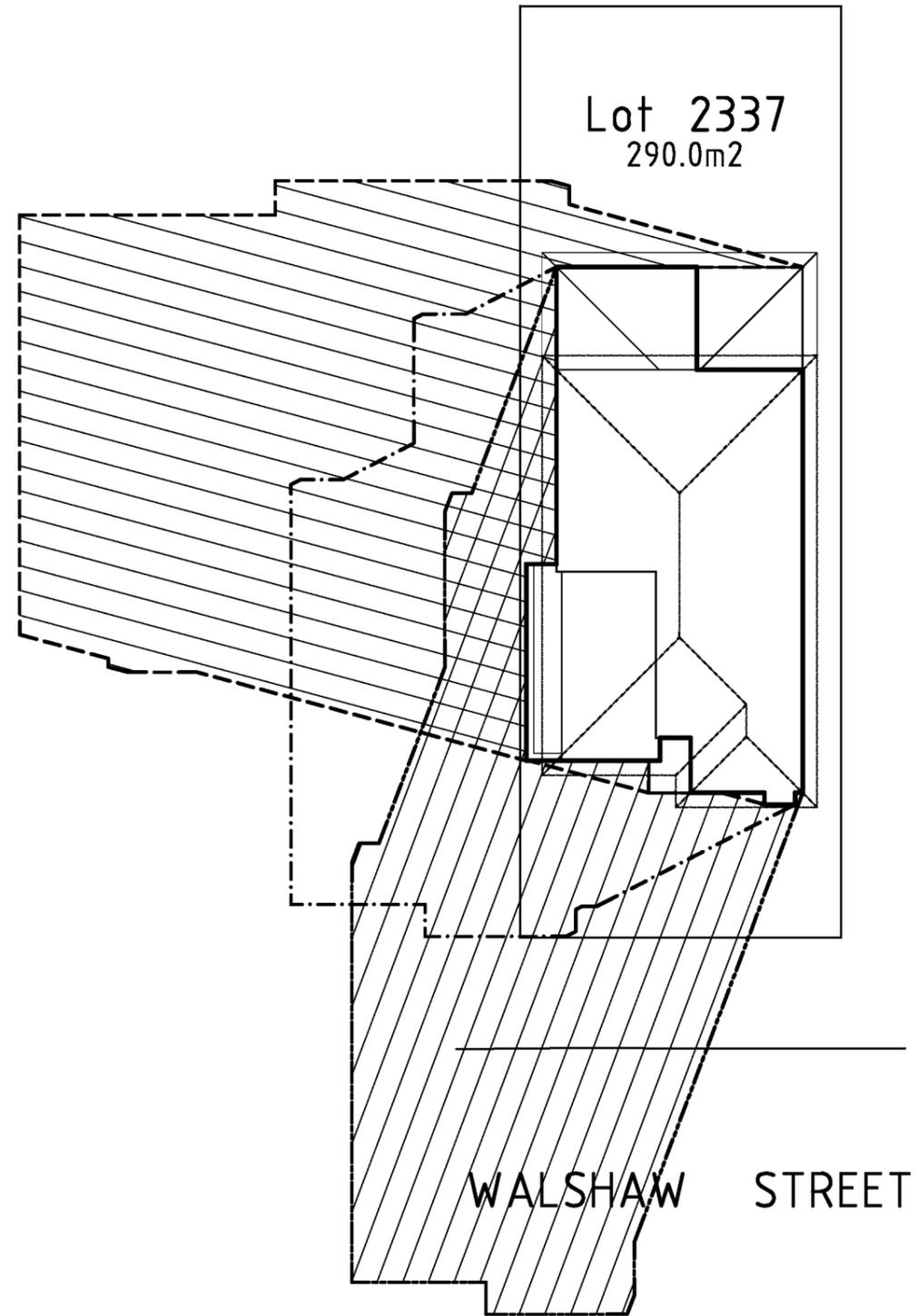
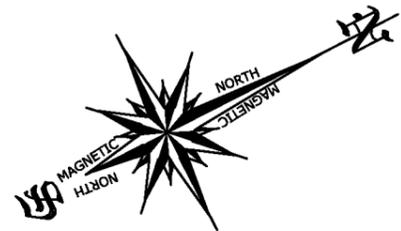
CLIENT:  
RUI JAI & RUIXUE CHEN

SITE ADDRESS:  
LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)

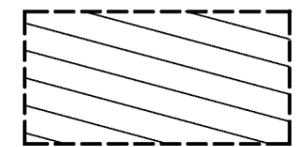
HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:

DRAWING TITLE:  
**SEDIMENT & WASTE PLAN**

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No: J003505	DRWG No.:	ISSUE:	
	11	D	



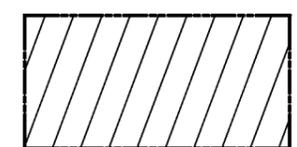
LOCATION PLAN



21st JUNE SHADOWS 9:00am



21st JUNE SHADOWS 12:00pm



21st JUNE SHADOWS 3:00pm

**NOTES:**  
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS  
\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES  
\* ALL DIMENSIONS ARE IN MILLIMETRES  
\* DO NOT SCALE - USE WRITTEN DIMENSIONS

**RAWSON HOMES**  
1 HOMEBUSH BAY DRIVE  
BUILDING F, LEVEL 2, SUITE 1  
RHODES NSW 2138  
TELEPHONE: 02 8765 5500  
FAX : 02 8765 8099  
BUILDER'S LICENCE No. 33493C



CLIENT:  
**RUI JAI & RUIXUE CHEN**  
SITE ADDRESS:  
**LOT 2337  
WALSHAW STREET  
PENRITH (THORNTON ESTATE)**

HOUSETYPE:  
MODEL: HUNTLEY 25 LH  
FACADE: MAJESTIC  
TYPE:  
SPECIFICATION:  
DRAWING TITLE:  
**SHADOW DIAGRAM**

DRAWN BY: SJB	DATE DRAWN: FEB '14	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No: J003505	DRWG No.: 12	ISSUE: D	

# Lot 2337 Walshaw

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

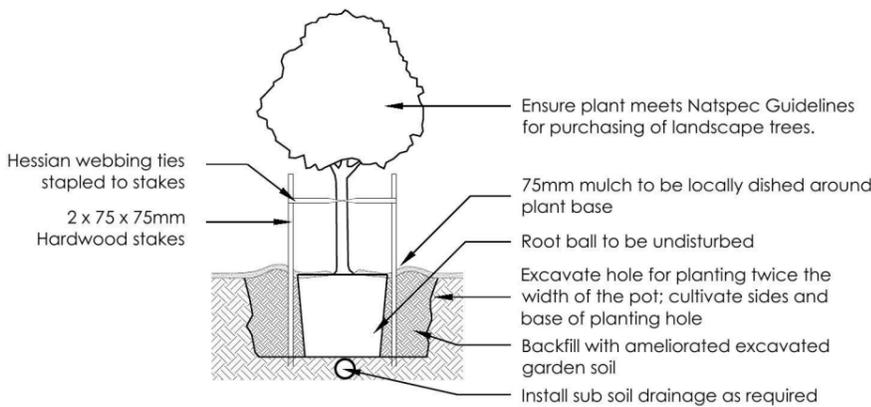
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	6	300mm	2m
<b>Cmd</b>	Coprosma 'Middlemore'	Mirror Bush	4	200mm	1m
<b>Mip</b>	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
<b>Ndb</b>	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	24	200mm	0.6m
<b>Oi</b>	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	6	200mm	0.3-0.4m

### LOT PLANTING SUMMARY

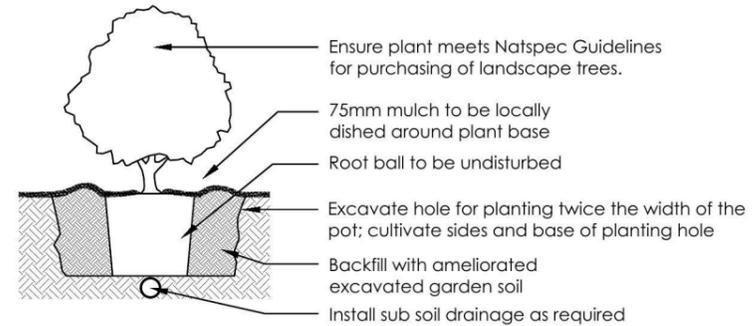
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	6	0	35	1

**LEGEND**

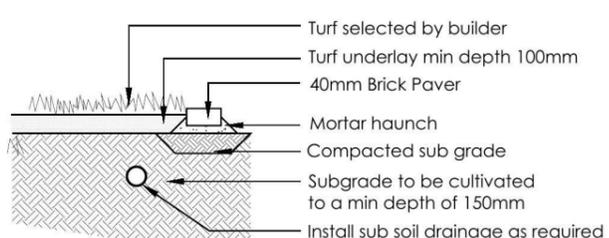
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels



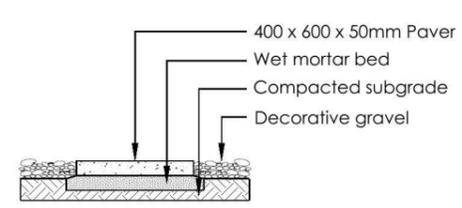
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size

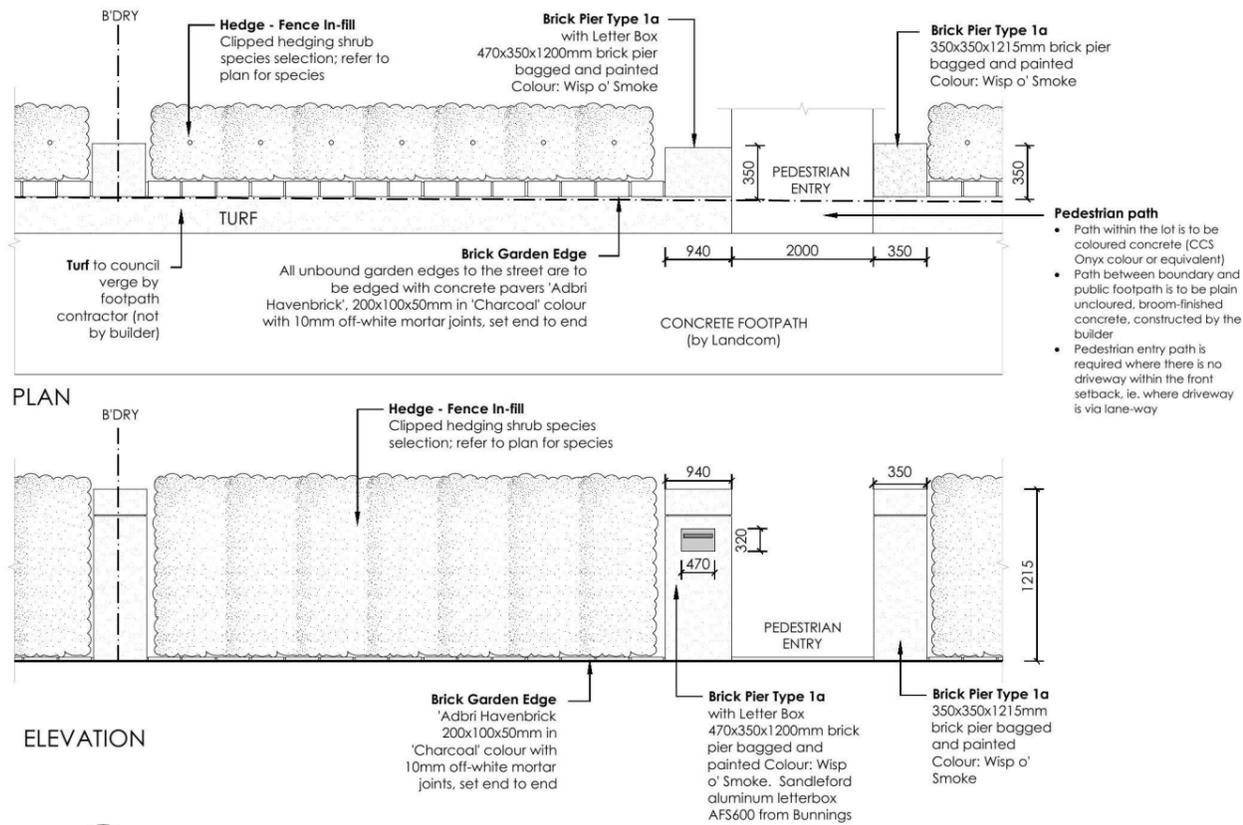


**3 Turf Detail**  
NTS Brick Paver Edge

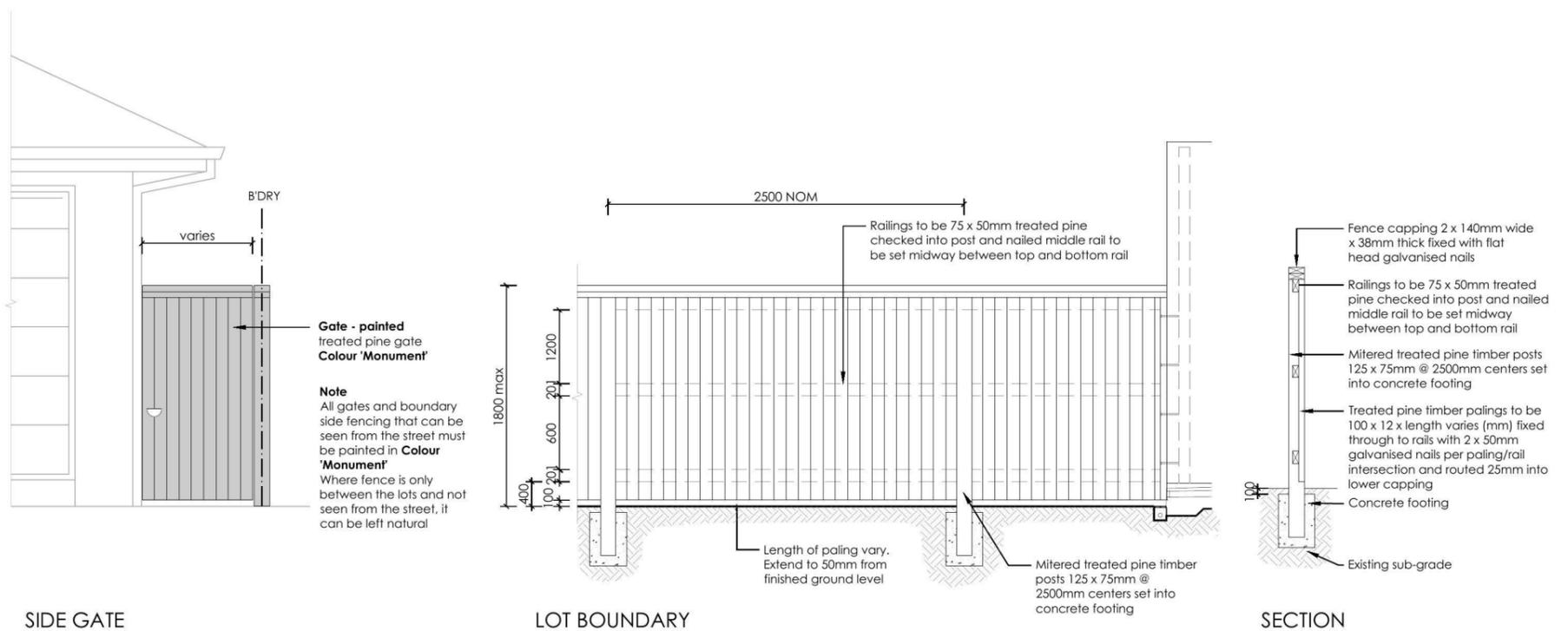


**4 Stepping stones in gravel**  
NTS Low traffic zone

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>28-02-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	28-02-14	<p>PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS <b>LOT 2337 WALSHAW STREET, PENRITH</b></p>	<p>PROJECT <b>NEW RESIDENCE</b></p>
REVISION	DESCRIPTION	DRAWN	CHECK	DATE									
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-02-14									
<p>1. Do not scale from drawings 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</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>CLIENT <b>RAWSON HOMES</b></p>	<p>DRAWING <b>LANDSCAPE PLAN</b></p>										
		<p>SCALE <b>1:100 @ A3</b></p>	<p>ISSUE <b>DA</b></p>	<p>SHEET <b>02</b></p>									
		<p>DRAWN <b>RS</b></p>	<p>CHECK <b>BT</b></p>	<p>DATE <b>28-02-14</b></p>									
				<p>REVISION <b>A</b></p>									



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-02-14

**ecodesign**  
outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153  
Ph: (02) 9480 7712 Fax: (02) 9480 7705  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au  
Member of the Australian Institute of Landscape Designers and Managers

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

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

PROJECT: **NEW RESIDENCE**

ADDRESS: **LOT 2337 WALSHAW STREET, PENRITH**

CLIENT: **RAWSON HOMES**

SCALE: **1:100 @ A3**

ISSUE: **DA**

SHEET: **03**

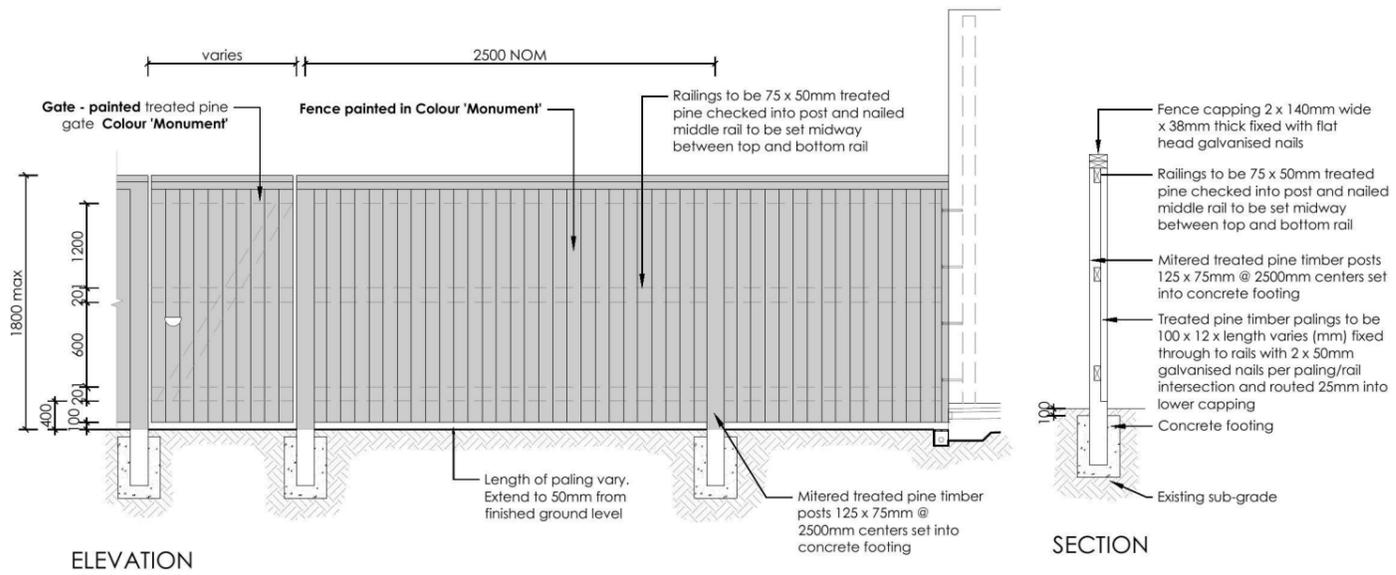
DRAWN: **RS**

CHECK: **BT**

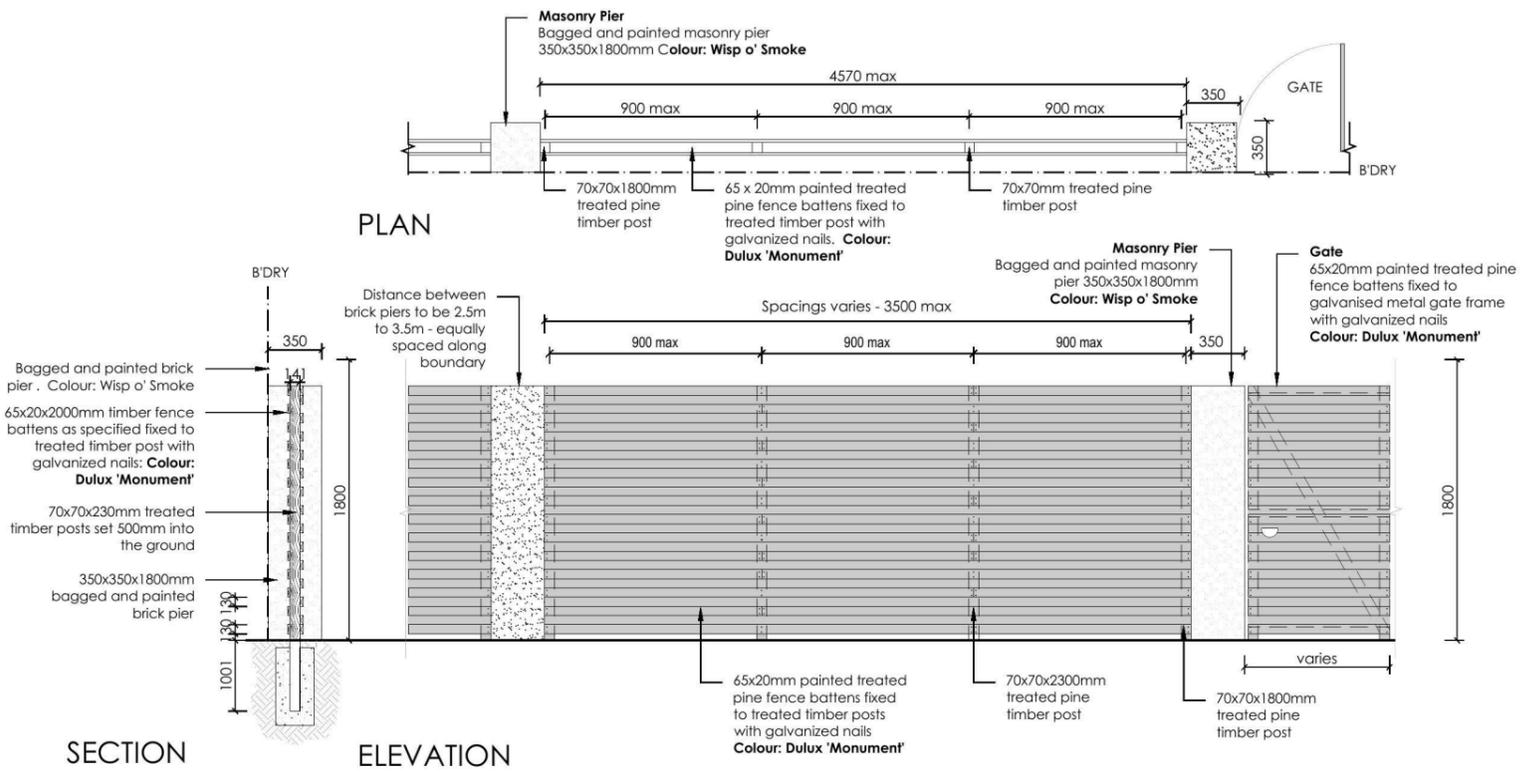
DATE: **28-02-14**

REVISION: **A**





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



8 **FENCE TYPE 2a - Secondary Street Fencing**  
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	28-02-14

**ecodesign**  
 outdoor living environments

PO Box 8136, Baulkham Hills B.C. NSW 2153  
 Ph: (02) 9480 7712 Fax: (02) 9480 7705  
 Email: info@ecodesign.com.au  
 Web: www.ecodesign.com.au  
 Member of the Australian Institute of Landscape Designers and Managers

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

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

ADDRESS	LOT 2337 WALSHAW STREET, PENRITH		
CLIENT	RAWSON HOMES		

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA
			SHEET 04
DRAWN	RS	CHECK	BT
			DATE 28-02-14
REVISION	A		



SITE STORMWATER MANAGEMENT LAYOUT

SCALE 1:200/A3



PIPE SCHEDULE

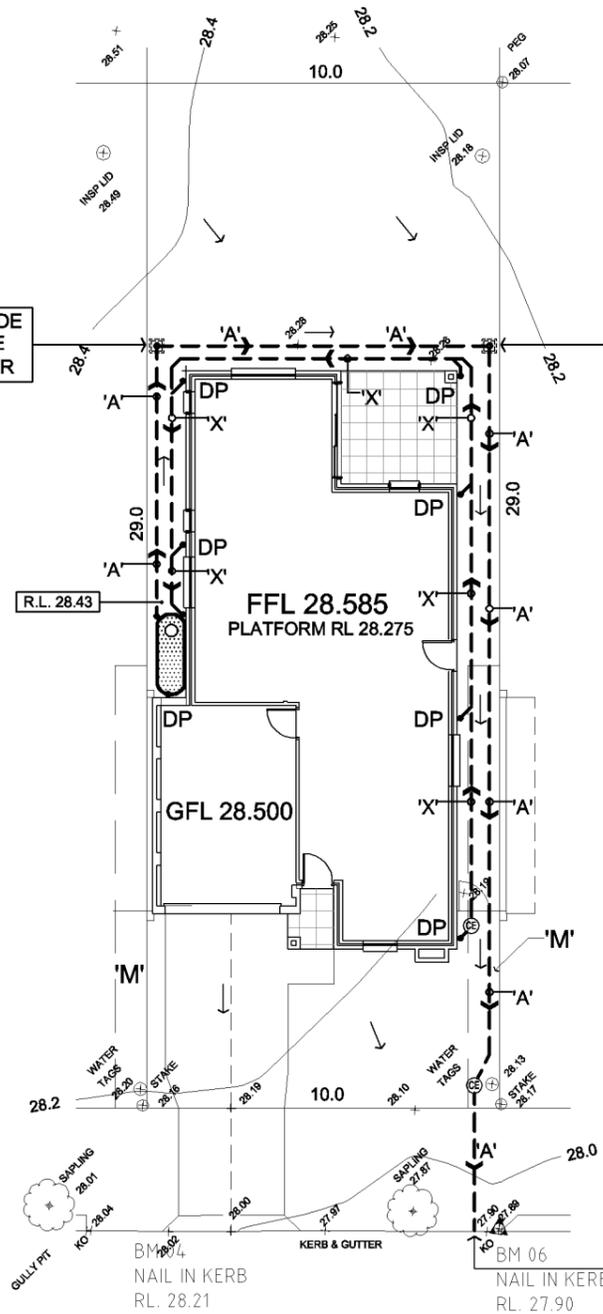
TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	CHARGED	TO FEED RAINWATER TANK

RAWSON HOMES TO PROVIDE CAPPED END FOR FUTURE COLLECTION PIT BY OWNER

S.L. 28.35  
I.L. 28.10

RAWSON HOMES TO PROVIDE CAPPED END FOR FUTURE COLLECTION PIT BY OWNER

S.L. 28.25  
I.L. 28.00



WALSHAW STREET

CONNECT DIRECT TO KERB INVERT

TOK 27.90  
GUL 27.75

'M': EASEMENT FOR MAINTENANCE 0.9 WIDE

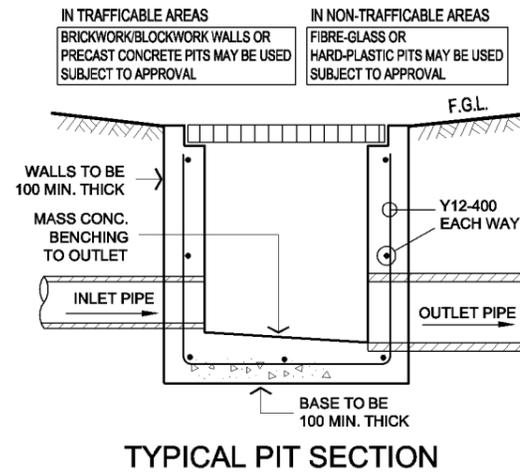
STORMWATER LAYOUT NOTES

- PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
- ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- ALL DOWNPIPES TO BE 100 X 50 BOX OR 90 Ø.
- PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
- PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO

- COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
  - END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
  - BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
  - ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

LEGEND

P1	PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY	■ DP	DOWNPIPE
	DRAINAGE PIPE	⊥ SP	SPITTER/SPREADER
	AERIAL PIPE	⊙	CLEANING EYE
S.L.	SURFACE LEVEL	+++++	SEDIMENT FENCE
I.L.	INVERT LEVEL	- - - - -	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	→	OVERLAND FLOW



TYPICAL PIT SECTION

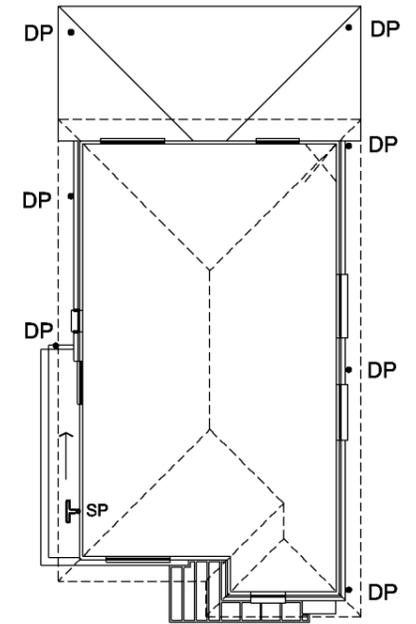
RAINWATER TANK AS SHOWN ON PLAN

PROVIDE A RAINWATER TANK 3000L IN CAPACITY TO SUIT ALL BASIX REQUIREMENTS. TANK TO BE CONNECTED AS SPECIFIED IN BASIX REPORT.

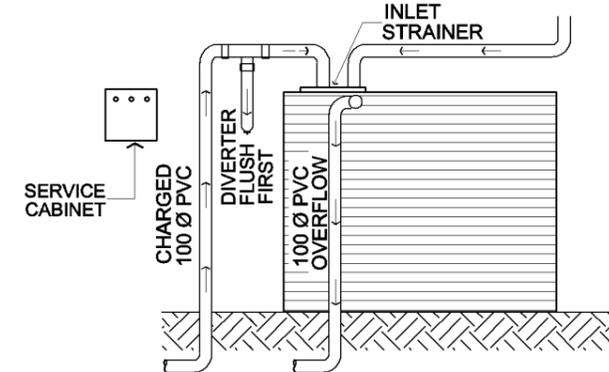
ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEM ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE ENTIRELY PVC. PIPES ARE TO BE SEALED UPTO U/S OF ROOF GUTTERS

ROOF GUTTERS I.L. 30.95  
TANK INLET I.L. 30.25  
HEAD PRESSURE - 700mm



ROOF & FIRST FLOOR LAYOUT  
SCALE 1:200/A3



RAINWATER TANK CONFIGURATION

**alw design**  
CIVIL ENGINEERING CONSULTANTS

P: 02 8819 2565 F: 02 8819 2597 E: admin@alwdesign.com.au  
M: 0413 763 432 69A COWELLS LANE, ERMINGTON NSW 2115

PROJECT: PROPOSED RESIDENTIAL DWELLING AT LOT 2337 WALSHAW STREET, THORNTON NSW  
DRAWING: SITE STORMWATER MANAGEMENT LAYOUT

DESIGNED	DRAWN	CHECKED	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG
A.W	A.W		DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER
A	ISSUED FOR DEVELOPMENT APPLICATION		03/11/14
ISSUE	REVISION DESCRIPTION		APPR. DATE

JOB NUMBER: SW14467  
DRAWING NUMBER: SW14467 - S1