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FORMWORK LEVEL CHECK BOOKED   
 FORMWORK LEVEL CHECK COMPLETE

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FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa.

PIER HOLES ARE DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 200kPa.

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REINFORCEMENT SYMBOLS ARE AS FOLLOWS:  
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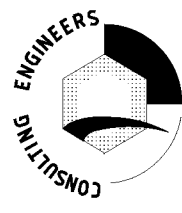
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BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS PREPARED FOR THE SITE.

REINFORCED CONC. PIER   
  SEWER AFFECTED PIER   
  SCREW PIER  
 UNREINFORCED CONC. PIER   
 ARTICULATION JOINT   
 STARTING POINT  
DESIGNED TO AS 2870 - 2011 SLAB AND FOOTING CODE

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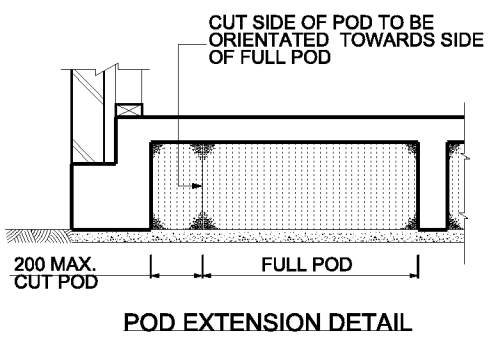
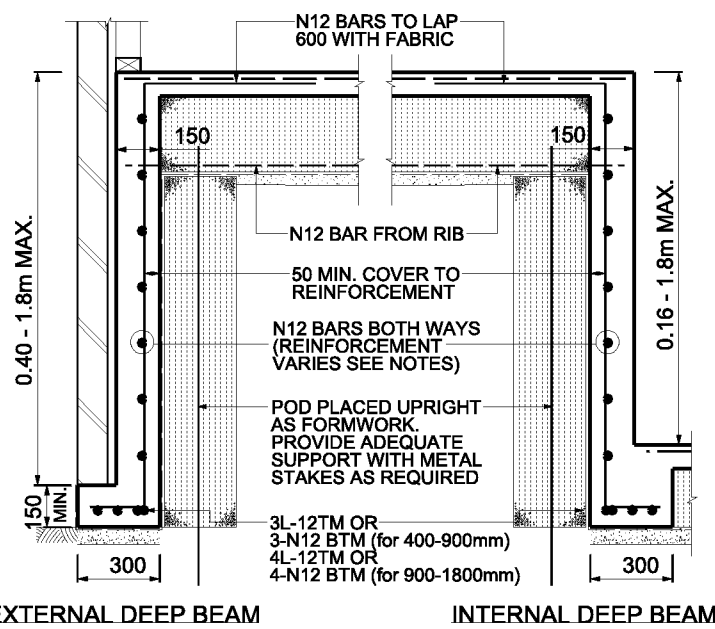
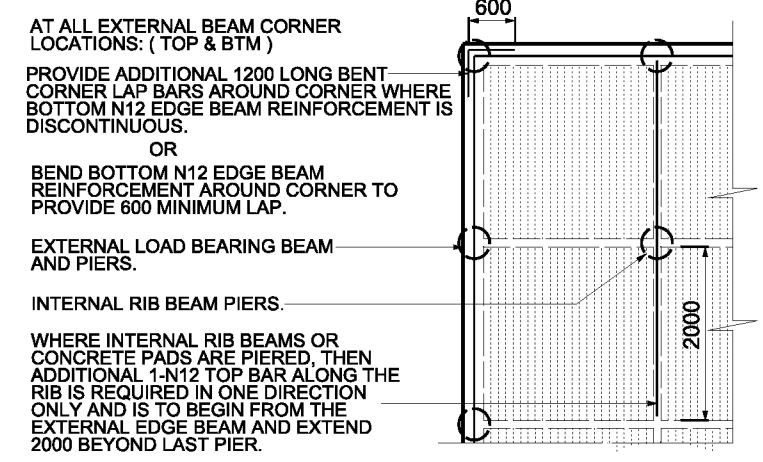
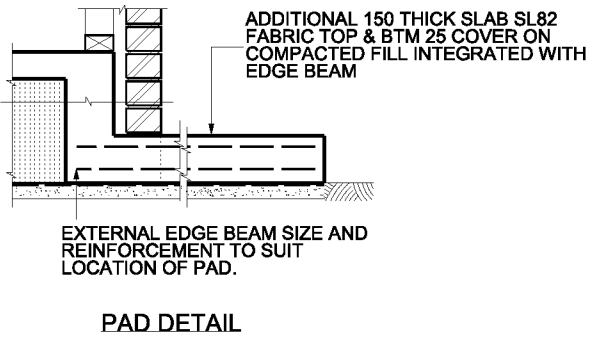
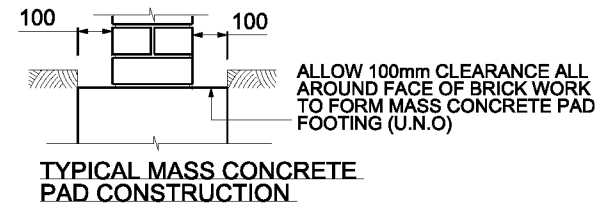
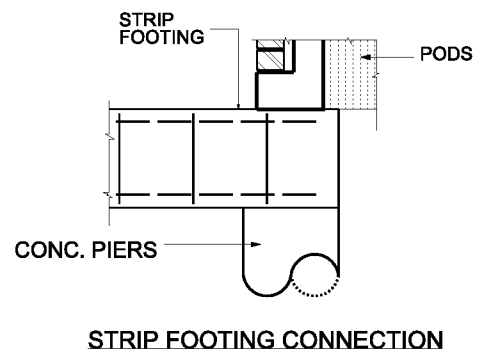
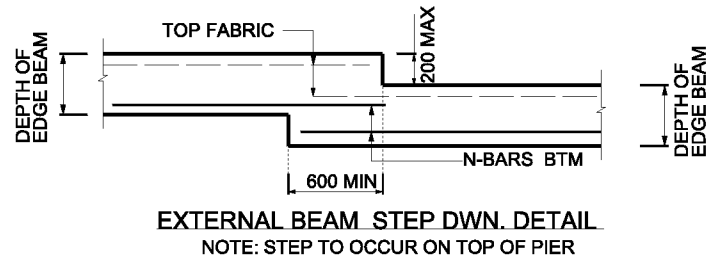
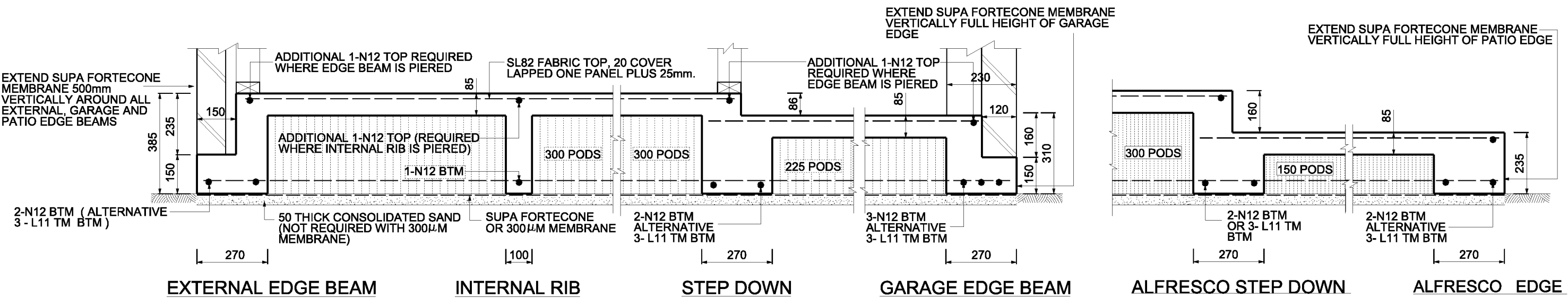
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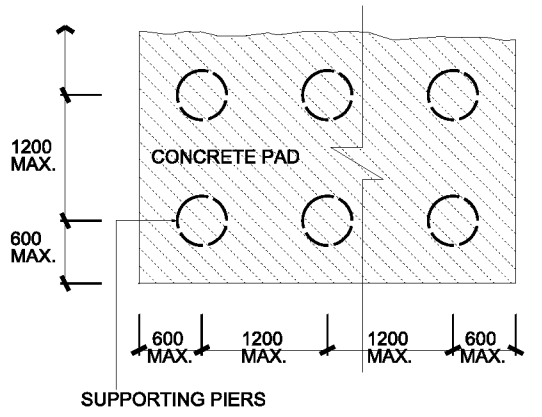
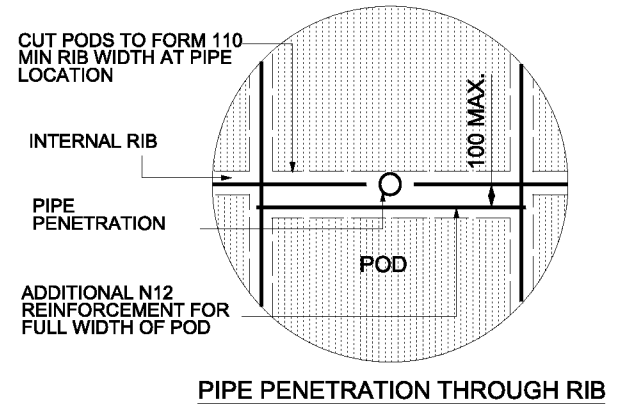


CLASSIFICATION H1  
 REFERENCE 10635

STRUCTURAL SLAB DETAIL PLAN				
CLIENT LOCATION	CONNECT HOMES LOT 2294 BINALONG STREET, JORDAN SPRINGS			
DRAWN	N.P	SCALE	1:100	SHEET No. 1
ISSUE	A	DATE	25/06/13	JOB No. 55865EB



- FOR RAINWATER TANK, LPG & A/C UNITS ETC. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
- SPACE PIERS AS REQUIRED TO SUIT PAD SIZE:
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SPACE PIERS AT 2400 CTS AS SHOWN ALONG EXTERNAL EDGE BEAM, UNLESS NOTED OTHERWISE

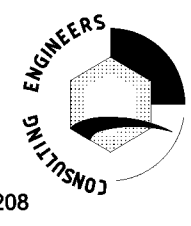
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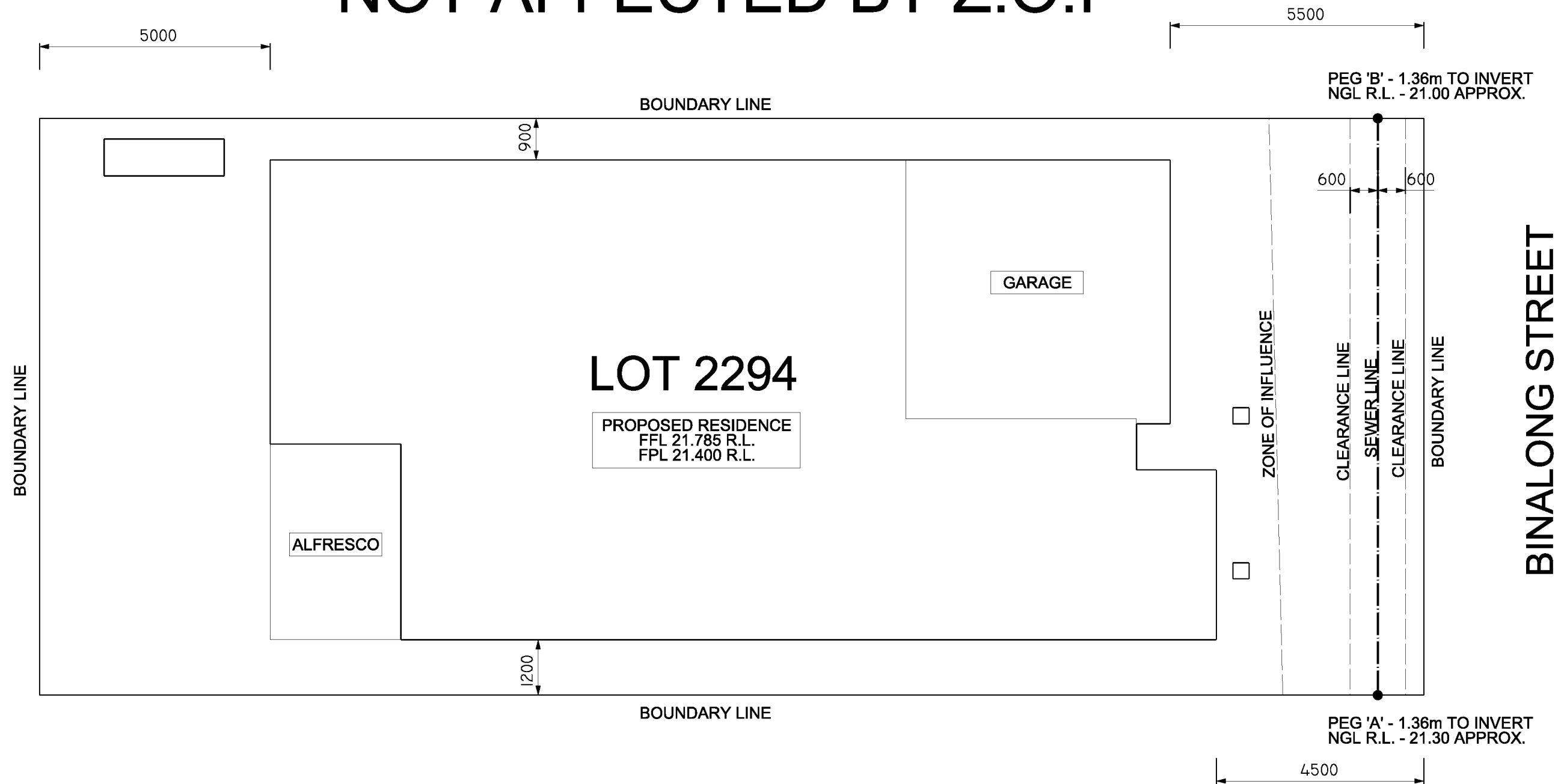
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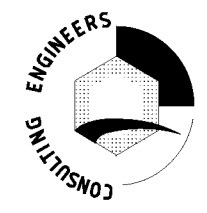
STRUCTURAL DETAIL PLAN					
CLIENT LOCATION		CONNECT HOMES LOT 2294 BINALONG STREET, JORDAN SPRINGS			
SALINE AFFECTED	CLASSIFICATION	H1	SCALE	NTS.	SHEET No. 2
300.82 .2 .S	ISSUE	A	DATE	25/06/13	JOB No. 55865EB

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# NOT AFFECTED BY Z.O.I



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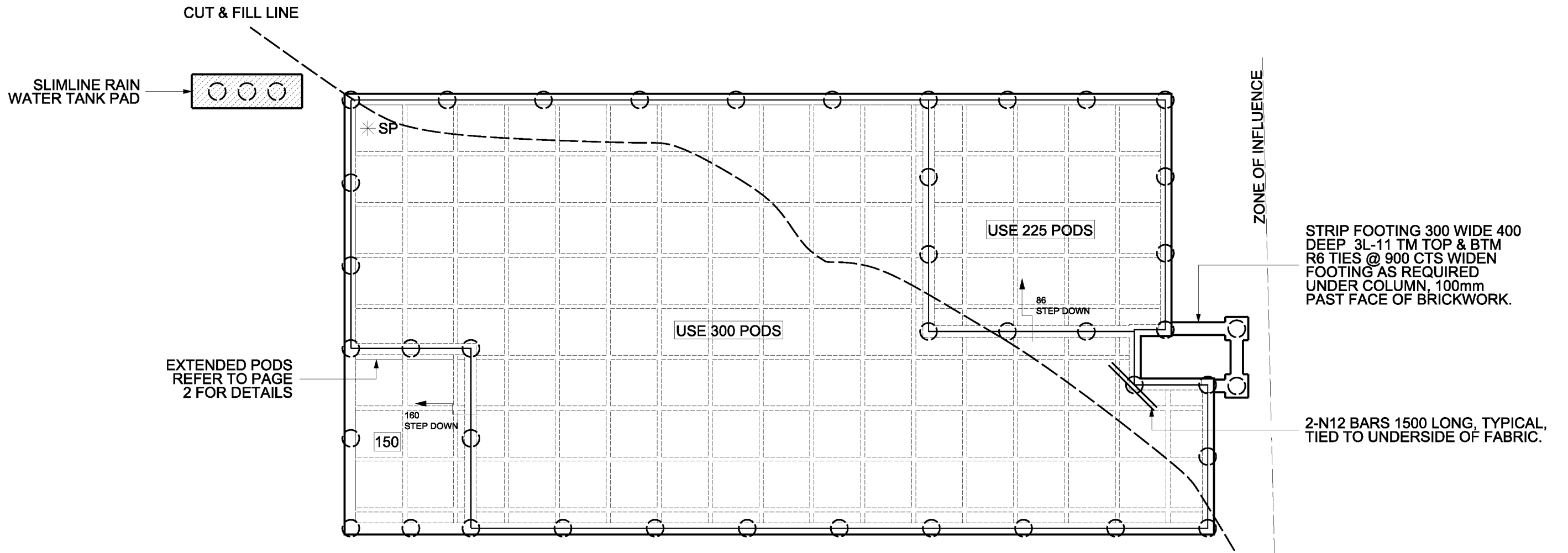
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SITE AND B.A.S/B.O.S DETAIL PLAN					
CLIENT LOCATION	CONNECT HOMES LOT 2294 BINALONG STREET, JORDAN SPRINGS				A3
DRAWN	N.P	SCALE	1:100	SHEET No.	3
ISSUE	A	DATE	25/06/13	JOB No.	55865EB



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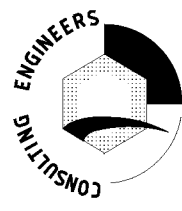
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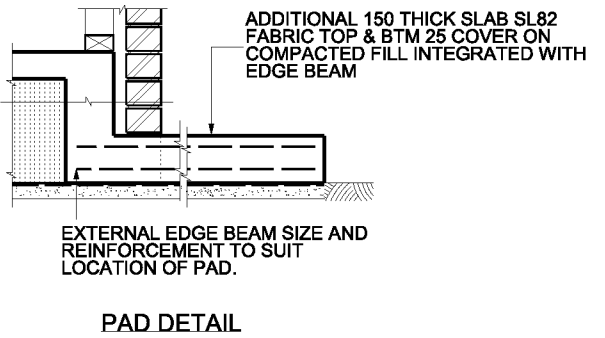
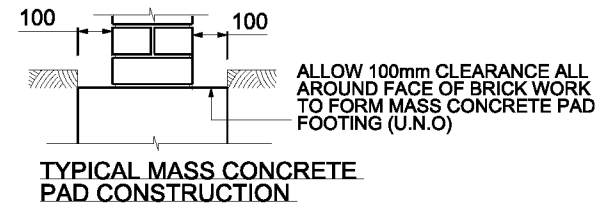
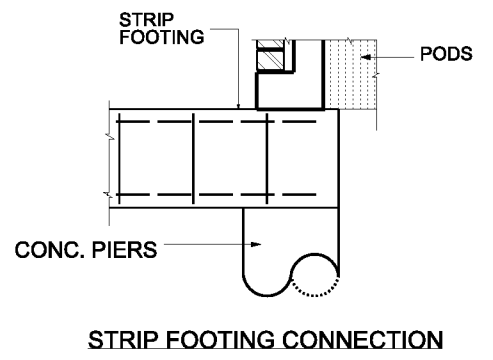
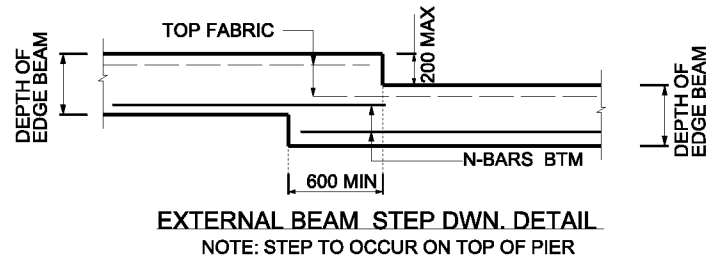
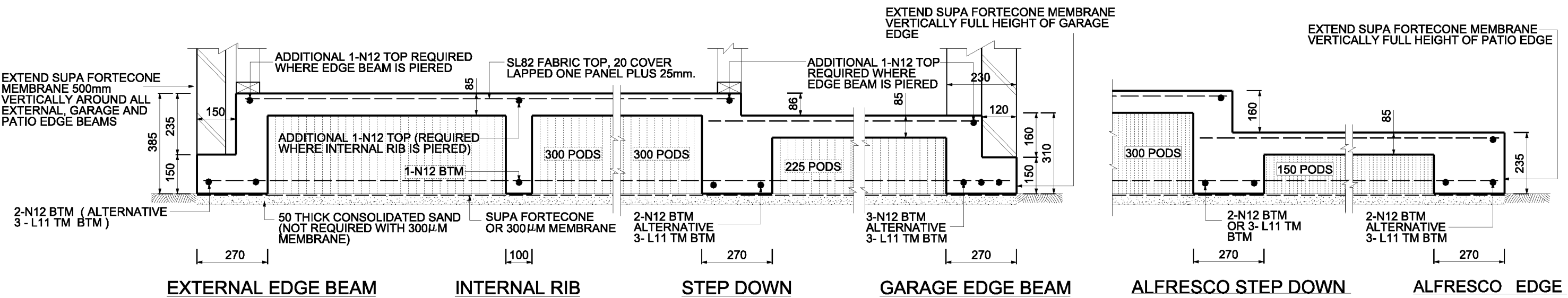
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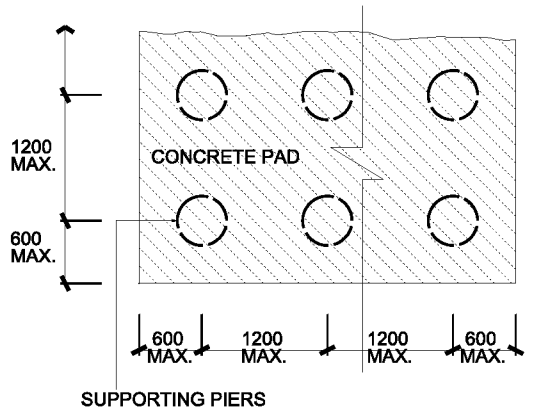
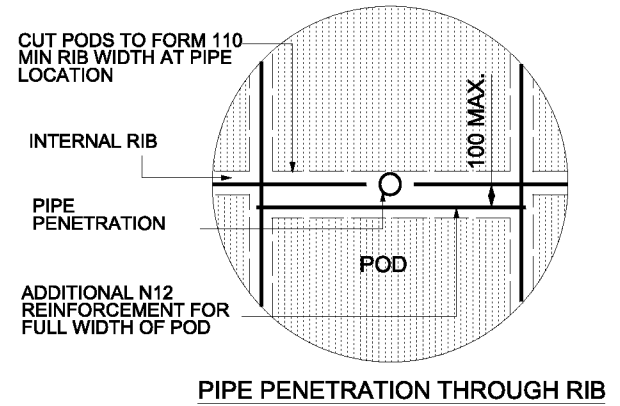
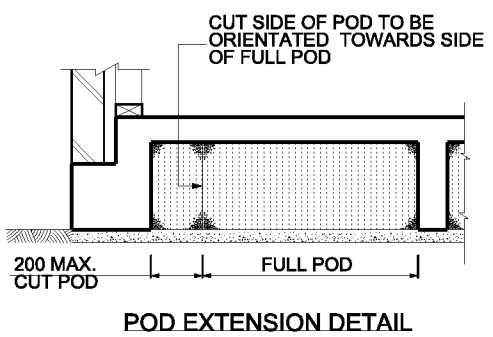


CLASSIFICATION H1  
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STRUCTURAL SLAB DETAIL PLAN				
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DRAWN	N.P	SCALE	1:100	SHEET No. 1
ISSUE	A	DATE	25/06/13	JOB No. 55865EB

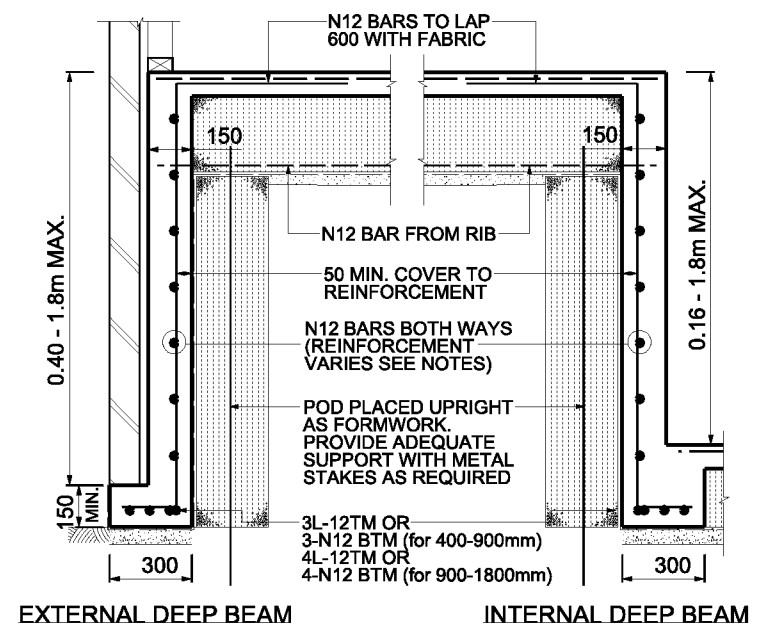


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AT ALL EXTERNAL BEAM CORNER LOCATIONS: ( TOP & BTM )  
 PROVIDE ADDITIONAL 1200 LONG BENT CORNER LAP BARS AROUND CORNER WHERE BOTTOM N12 EDGE BEAM REINFORCEMENT IS DISCONTINUOUS.  
 OR  
 BEND BOTTOM N12 EDGE BEAM REINFORCEMENT AROUND CORNER TO PROVIDE 600 MINIMUM LAP.  
 EXTERNAL LOAD BEARING BEAM AND PIERS.  
 INTERNAL RIB BEAM PIERS.  
 WHERE INTERNAL RIB BEAMS OR CONCRETE PADS ARE PIERED, THEN ADDITIONAL 1-N12 TOP BAR ALONG THE RIB IS REQUIRED IN ONE DIRECTION ONLY AND IS TO BEGIN FROM THE EXTERNAL EDGE BEAM AND EXTEND 2000 BEYOND LAST PIER.

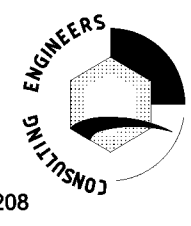
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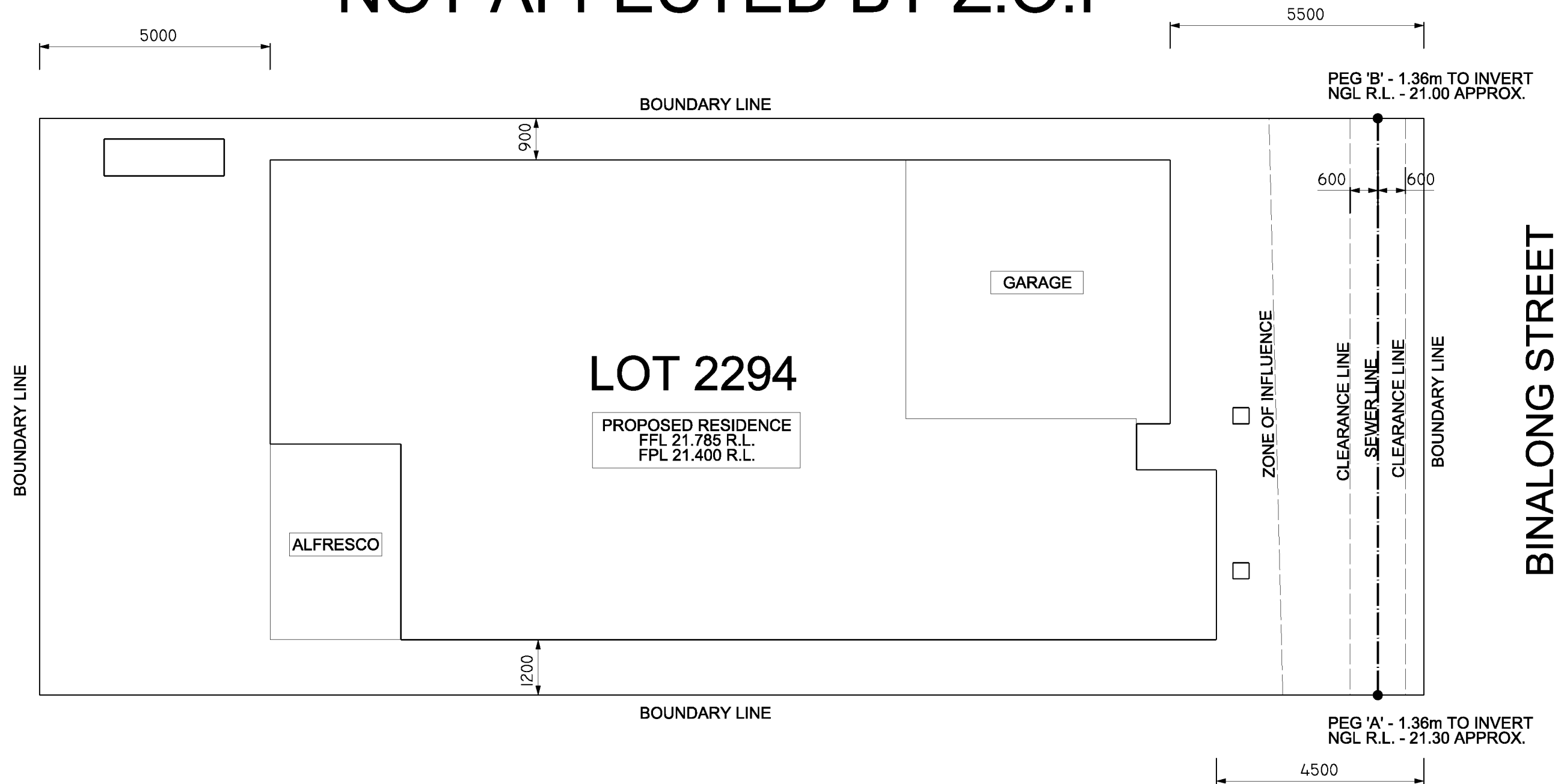
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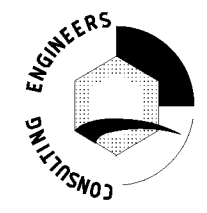
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*[Signature]*  
 B.E., M.I.E. AUST.

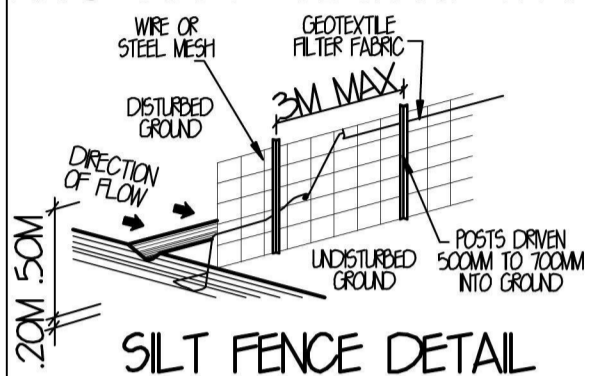
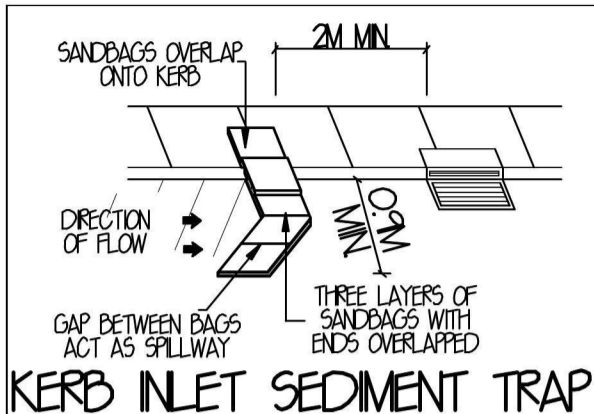


CLASSIFICATION H1  
 REFERENCE 10635

SITE AND B.A.S/B.O.S DETAIL PLAN					
CLIENT LOCATION	CONNECT HOMES LOT 2294 BINALONG STREET, JORDAN SPRINGS				A3
DRAWN	N.P	SCALE	1:100	SHEET No.	3
ISSUE	A	DATE	25/06/13	JOB No.	55865EB



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**SEDMENT 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

SEDMENT 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.

**SITE DATA**

SITE AREA = 375 M<sup>2</sup>

PRIVATE OPEN SPACE REQUIRED = 15% OR 56.3 M<sup>2</sup>

PROVIDED = 20.8% OR 77.9 M<sup>2</sup>

**FLOOR AREAS**

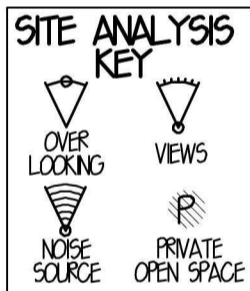
FLOOR AREA = 161.5 M<sup>2</sup> (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA = 32.2 M<sup>2</sup>

PORCH FLOOR AREA = 3.3 M<sup>2</sup>

ALFRESCO FLOOR AREA = 12 M<sup>2</sup>

TOTAL FLOOR AREA = 209 M<sup>2</sup> OR 22.5 SQS



**BINALONG STREET**

**SITE ANALYSIS & SITE PLAN 1:200**

(A) EASEMENT FOR ACCESS AND MAINTENANCE 900MM WIDE (DRAINAGE PLAN)

DUE TO SALINE AFFECTED SOIL A H-SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS

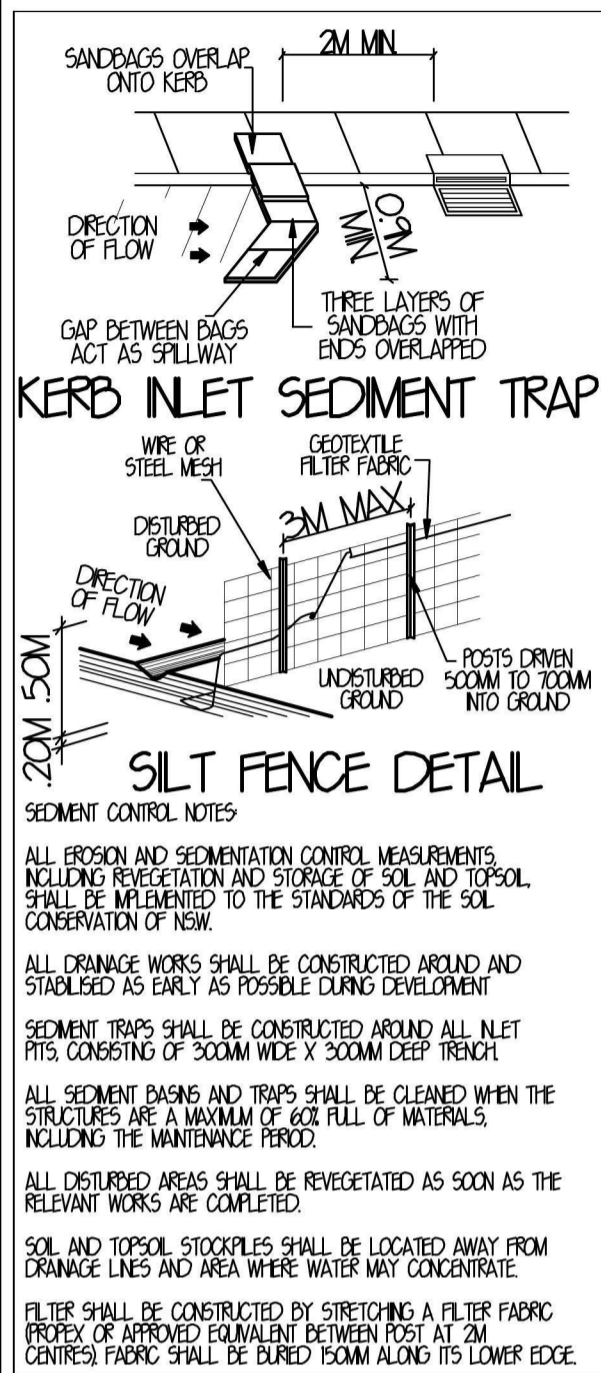
32MPA CONCRETE TO PIERS AND SLAB

HIGH IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB

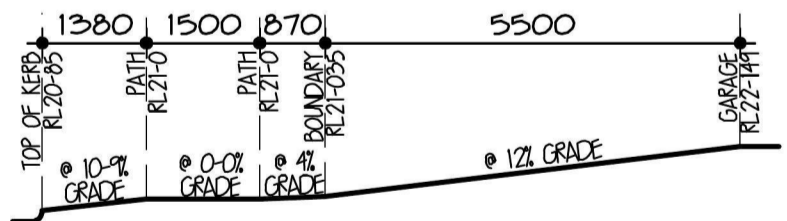
DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

- 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

DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



- 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 H1
  - ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.21-4 GARAGE TO RL.21-4
  - ◆ HOUSE FLOOR LEVEL RL.21-785, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.21-699, 299MM ABOVE PLATFORM LEVEL
  - ◆ TOTAL ROOF AREA = 235 M<sup>2</sup>



**DRIVEWAY PROFILE 1:100**

**EDEN BRAE CONNECT HOMES**

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

FOR **CONNECT HOMES** LBD AREA 51D REVISION B MAP144 REF112

AT **LOT 2294 BINALONG ST. JORDAN SPRINGS DP116899B**

TYPE **MANCHESTER 23 MKII** JOB NO. **10634**

FACADE **ASPECT (SMART LIVING SERIES)** HAND **RH**

DATE **JUNE 13** DWG NO. **A19957** PAGE NO. **1 OF 7**

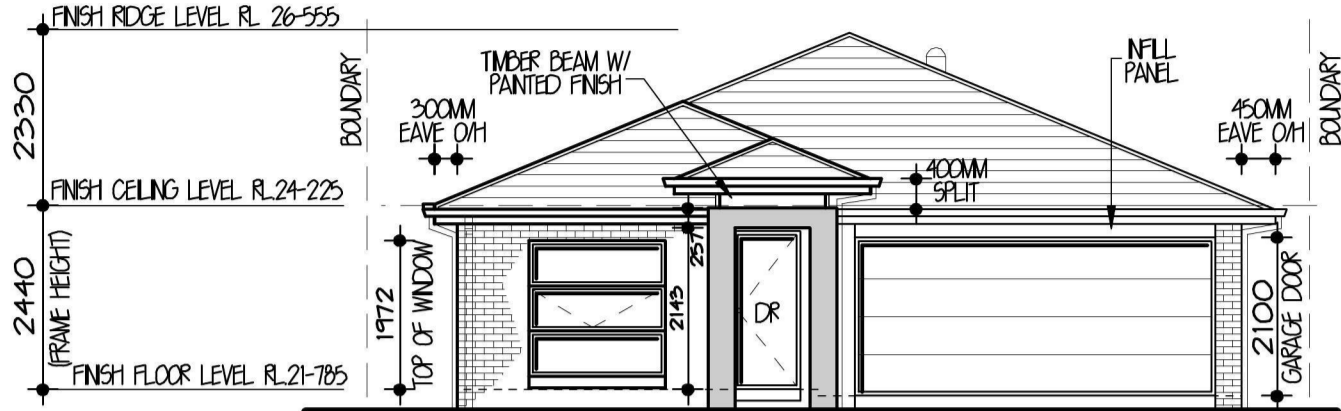
**A&N DESIGN SYDNEY**

LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULKHAM HILLS PO BOX 6410 BULKHAM HILLS BUSINESS CENTRE NSW, 2153  
PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AANDDESIGNSYDNEY.COM.AU

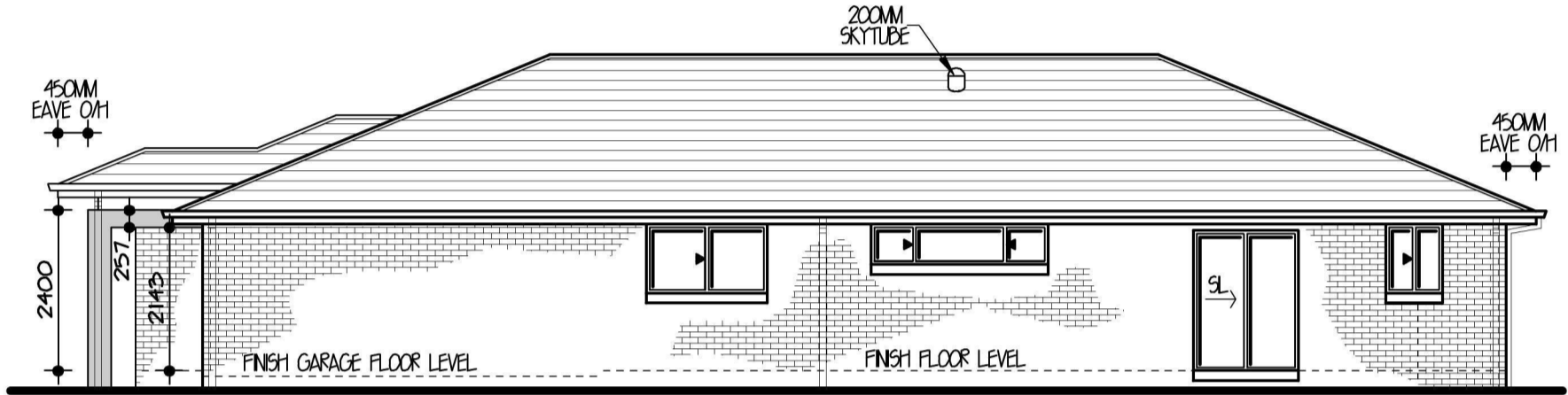
ISS	DATE	REVISION	DRAWN
A	03-06-13	CC PLAN	SK
B	11-6-13	AMEND + BASK	AD
C	23-7-13	AMENDED BASK	JD



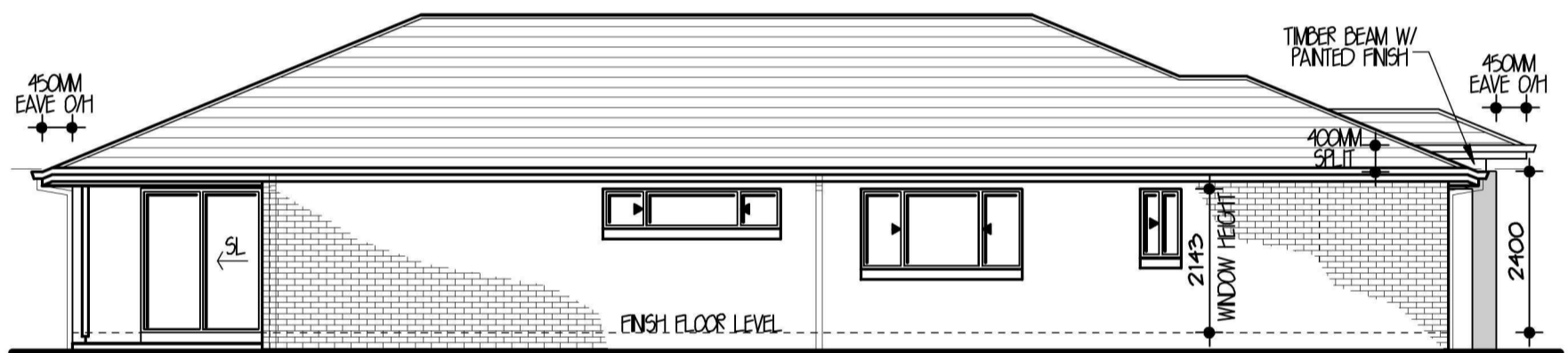
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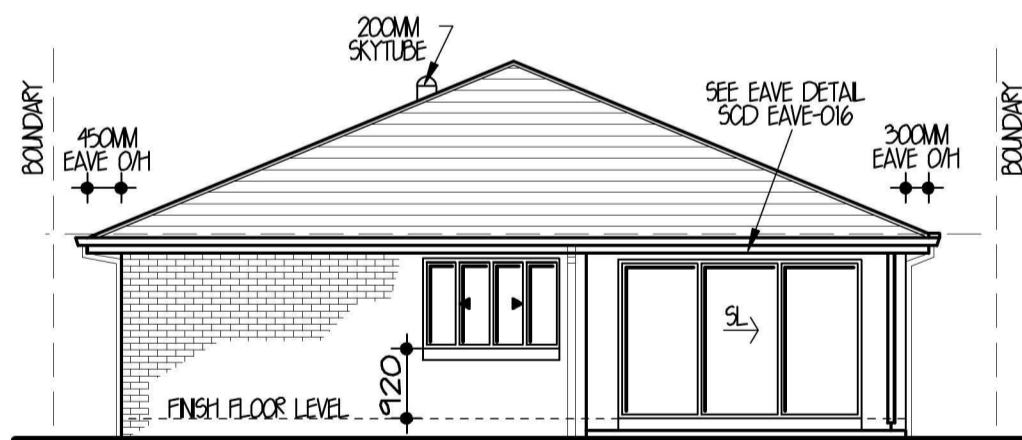
**SOUTH WEST ELEVATION 1:100**



**SOUTH EAST ELEVATION 1:100**



**NORTH WEST ELEVATION 1:100**



**NORTH EAST ELEVATION 1:100**

**EDEN BRAE  
CONNECT HOMES**

LEVEL 3, 22 BROOKHOLLOW AVENUE,  
NORWEST BUSINESS PARK,  
BALUKHAM HILLS NSW 2153  
P: 8860 9222  
F: 8860 9233

FOR	CONNECT HOMES	UBD AREA5TD REVISION#8 MAP144 REF#12
AT	LOT 2294 BINALONG ST. JORDAN SPRINGS DP#11689PB	
TYPE	MANCHESTER 23 MKII	JOB NO. 10634
FACADE	ASPECT (SMART LIVING SERIES)	HAND RH
DATE	JUNE 13	DWG NO. A19957
		PAGE NO. 3 OF 7

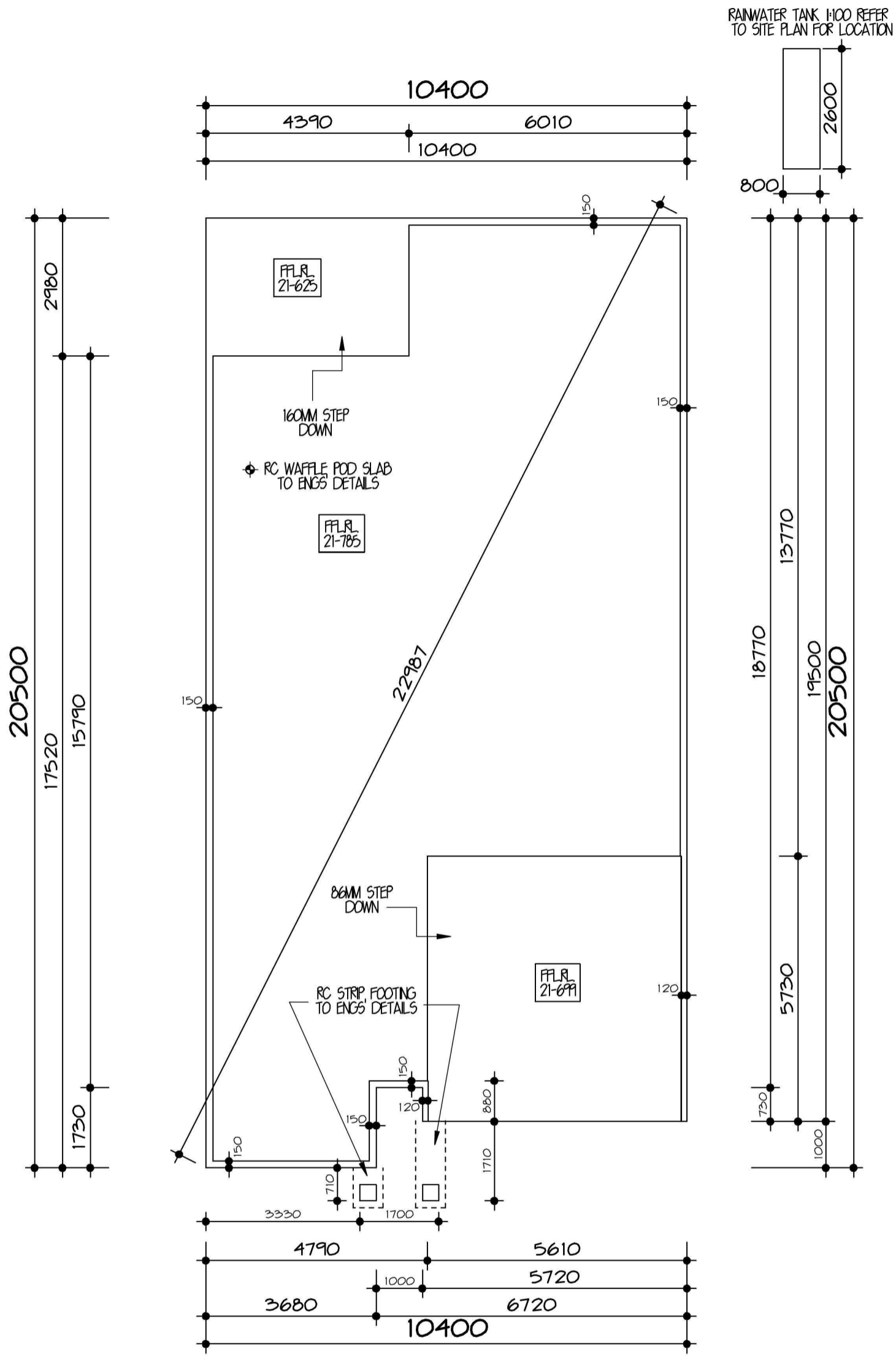


LEVEL 2 SUITE 216 MACARTHUR POINT  
NO. 25-27 SOLENT CIRCUIT BALUKHAM HILLS  
PO BOX 6410 BALUKHAM HILLS  
BUSINESS CENTRE NSW, 2153  
PHONE: (02) 8824 3533 FAX: (02) 8824 3544  
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ISS	DATE	REVISION	DRAWN
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B	11-6-13	AMEND + BASK	AD
C	23-7-13	AMENDED BASK	JD



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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

**EDEN BRAE CONNECT HOMES**  
 LEVEL 3, 22 BROOKHOLLOW AVENUE,  
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FOR **CONNECT HOMES** LBD AREA 510 REVISION 18 MAP144 REF112

AT LOT 2294 BINALONG ST. JORDAN SPRINGS DP11689PB

TYPE **MANCHESTER 23 MKII** JOB NO. **10634**

FACADE **ASPECT** (SMART LIVING SERIES) HAND **RH**

DATE **JUNE 13** DWG NO. **A19957** PAGE NO. **5 OF 7**

**AG DESIGN SYDNEY**

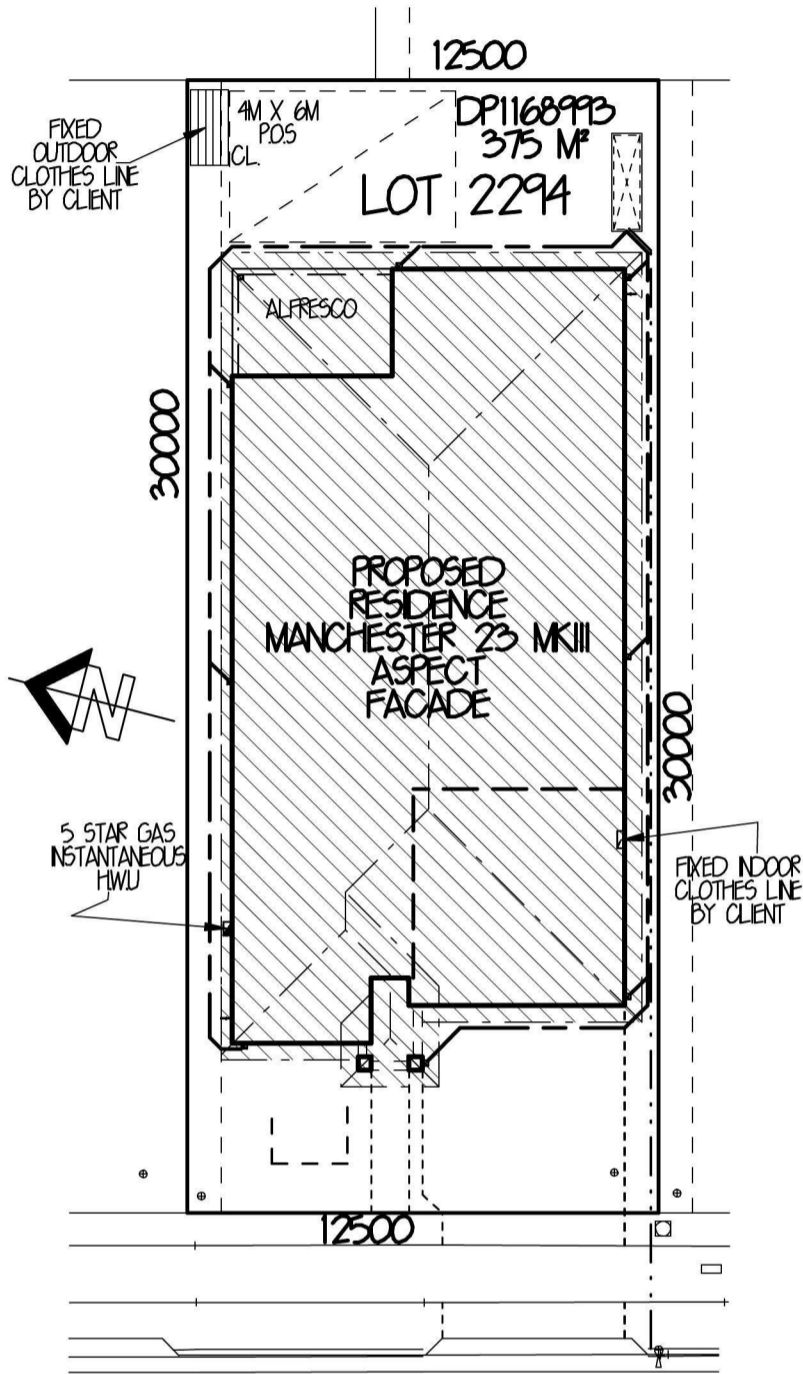
LEVEL 2 SUITE 216 MACARTHUR POINT  
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C	23-7-13	AMENDED BASK	JD

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**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 4869PDS\_02 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE CERTIFICATE N° 4869PDS\_02



**BINALONG STREET  
BASIX PLAN  
1:200**

**INSULATION**

R2-0 WALL INSULATION  
R3-5 CEILING INSULATION  
(EXCLUDING GARAGE & ALFRESCO)  
ROOF SARKING

**BASIX SCORE**

WATER - 40% (TARGET 40%)  
THERMAL COMFORT - PASS (TARGET PASS)  
ENERGY - 42% (TARGET 40%)

▨ DENOTES 170M² OF ROOF TO BE COLLECTED

**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 170 SQM 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 EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A 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 3000 LITRES. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

**SHOWERHEADS:**

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 LITRES PER MINUTE) IN ALL SHOWERS IN THE DEVELOPMENT

**TOILETS:**

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

**TAP FITTINGS:**

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

**ENERGY**

**HOT WATER:**

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:  
GAS INSTANTANEOUS - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

**ACTIVE COOLING:**

THE BED ROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING: ENERGY RATING 30 - 35

**ACTIVE HEATING:**

THE BED ROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING: ENERGY RATING 30 - 35

**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:  
MANUAL SWITCH ON/OFF

KITCHEN: INDIVIDUAL FAN NOT DUCTED: OPERATION CONTROL:  
MANUAL SWITCH ON/OFF

LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

**NATURAL LIGHTING:**

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

**COOKING:**

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS 'WELL VENTILATED', AS DEFINED IN BASIX

**OTHER:**

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THE APPLICANT MUST INSTALL A FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

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FOR **CONNECT HOMES** LBD AREA 51D  
REVISION 18  
MAP144 REF112

AT **LOT 2294 BINALONG ST.**  
**JORDAN SPRINGS DP1168993**

TYPE **MANCHESTER** JOB NO.  
**23 MKII** **10634**

FACADE **ASPECT** HAND  
(SMART LIVING SERIES) **R1**

DATE **JUNE 13** DWG NO. **A19957** PAGE NO. **7 OF 7**

**AGN DESIGN**  
**SYDNEY**

LEVEL 2 SUITE 216 MACARTHUR POINT  
NO. 25-27 SOLENT CIRCUIT BALUKHAM HILLS  
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