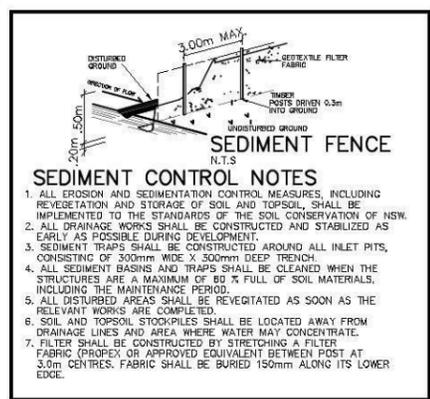


PRIVACY GATE AND FENCING PANEL AS PER LANDSCAPE PLAN
 DRAIN FOR FIRST FLUSH DEVICE
 200x200 SURFACE DRAIN
 100mm DIA. UP-TURN PIPE SURFACE DRAINAGE PIT
 PROVIDE A PLAIN CONCRETE CROSSOVER AS PER COUNCIL REQUIREMENTS

WATER METER TO BE RELOCATED
 PROVIDE A DROPPED EDGE BEAM AS REQUIRED
 PRIVACY GATE AND FENCING PANEL AS PER LANDSCAPE PLAN
 DRAIN FOR FIRST FLUSH DEVICE
 200x200 SURFACE DRAIN
 100mm DIA. UP-TURN PIPE SURFACE DRAINAGE PIT

-  STORMWATER PIT & DRAINAGE LINE
-  SEWER STRUCTURE, LINE & CONCRETE ENCASING
-  WATER MAIN, HYDRANT & STOP VALVE
-  WATER METER
-  STREET LIGHT
-  ELECTRICAL LV PILLAR & CONDUIT
-  NBN PIT & CONDUIT
-  GAS MAIN

M CLASS SITE



- SEDIMENT CONTROL NOTES**
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, 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 AND STABILIZED 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 80% FULL OF SOIL 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 (PROPER OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

GENERAL NOTES:

- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
- Dimensions in preference to scale.
- Verify all dimensions on site prior to construction.
- All ground lines are approximate.
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
- Wind Rating refer to framing manufacturer's specification.

LOT 37 AREAS	
SITE:	175.9m ²
GROUND FLOOR:	75.56m ²
FIRST FLOOR:	67.18m ²
GARAGE:	18.66m ²
VERANDAH:	13.82m ²
ALFRESCO:	14.57m ²
BALCONY:	N/A m ²
TOTAL:	189.79m ²

LOT 38 AREAS	
SITE:	174.3m ²
GROUND FLOOR:	75.2m ²
FIRST FLOOR:	68.98m ²
GARAGE:	18.66m ²
PORCH:	13.42m ²
ALFRESCO:	14.57m ²
BALCONY:	7.85m ²
TOTAL:	198.68m ²

LANDSCAPE AREA	
SITE AREA:	175.9m ²
TOTAL HARD SURFACE AREAS:	141.53m ²
REMAINING SOFT AREA:	34.37m ²
LANDSCAPE AREA:	19.54%
MINIMUM REQUIRED BY COUNCIL:	N/A%

LANDSCAPE AREA	
SITE AREA:	174.3m ²
TOTAL HARD SURFACE AREAS:	140.77m ²
REMAINING SOFT AREA:	33.53m ²
LANDSCAPE AREA:	19.24%
MINIMUM REQUIRED BY COUNCIL:	N/A%

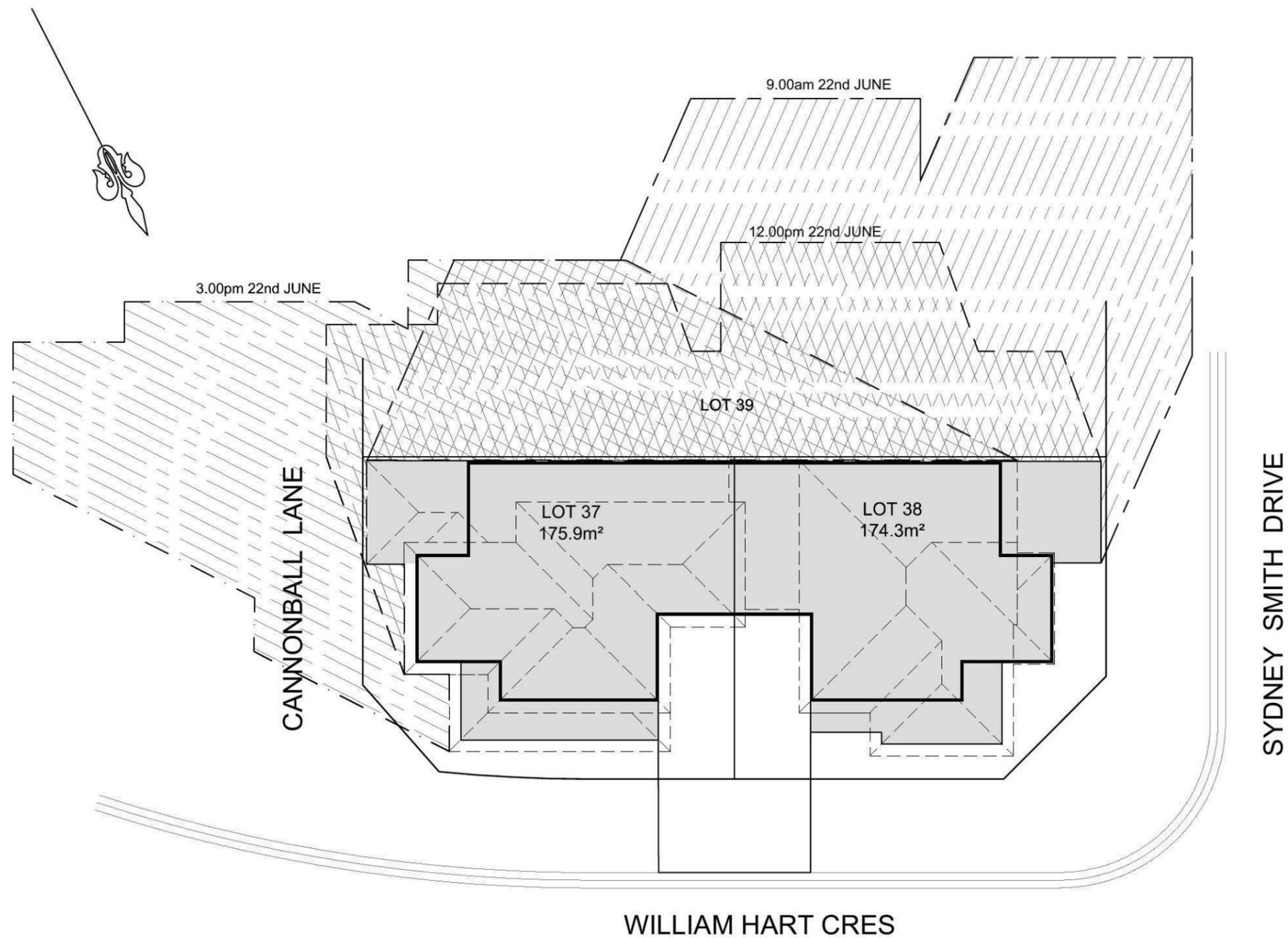
P.O.S. AREA	35.44m ² (20.1%)
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P.O.S. AREA	34.9m ² (20.02%)
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Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Council: PENRITH CITY COUNCIL	Sheet No.: 1	Issue: A				
			Job No.: 213022					

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SHADOW DIAGRAMS



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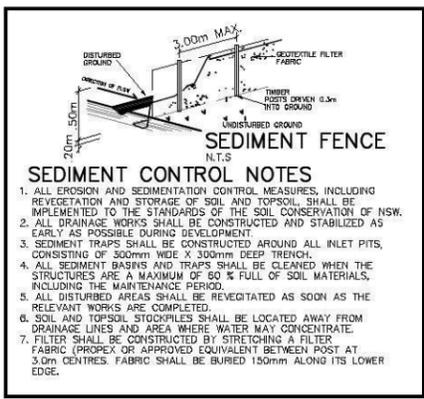
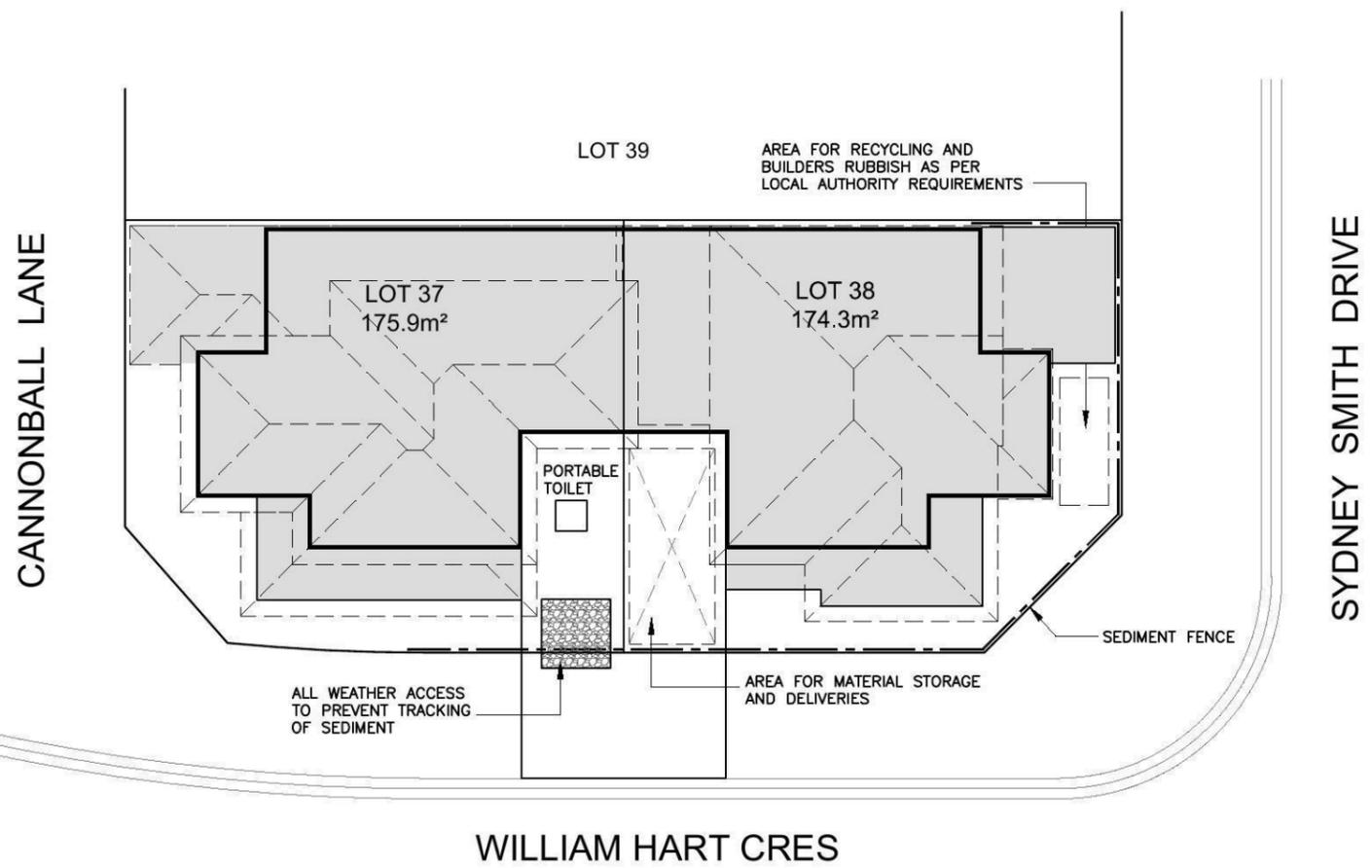
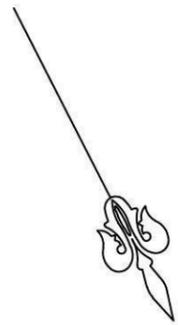
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LANDCOM
 Site Address:
 LOTS 37 & 38 IN D.P.1171491
 Sydney Smith Drive & William Hart
 Cres, North Penrith, Thornton Estate

Dwg Title:
SHADOW DIAGRAMS
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- SEDIMENT CONTROL NOTES**
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 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
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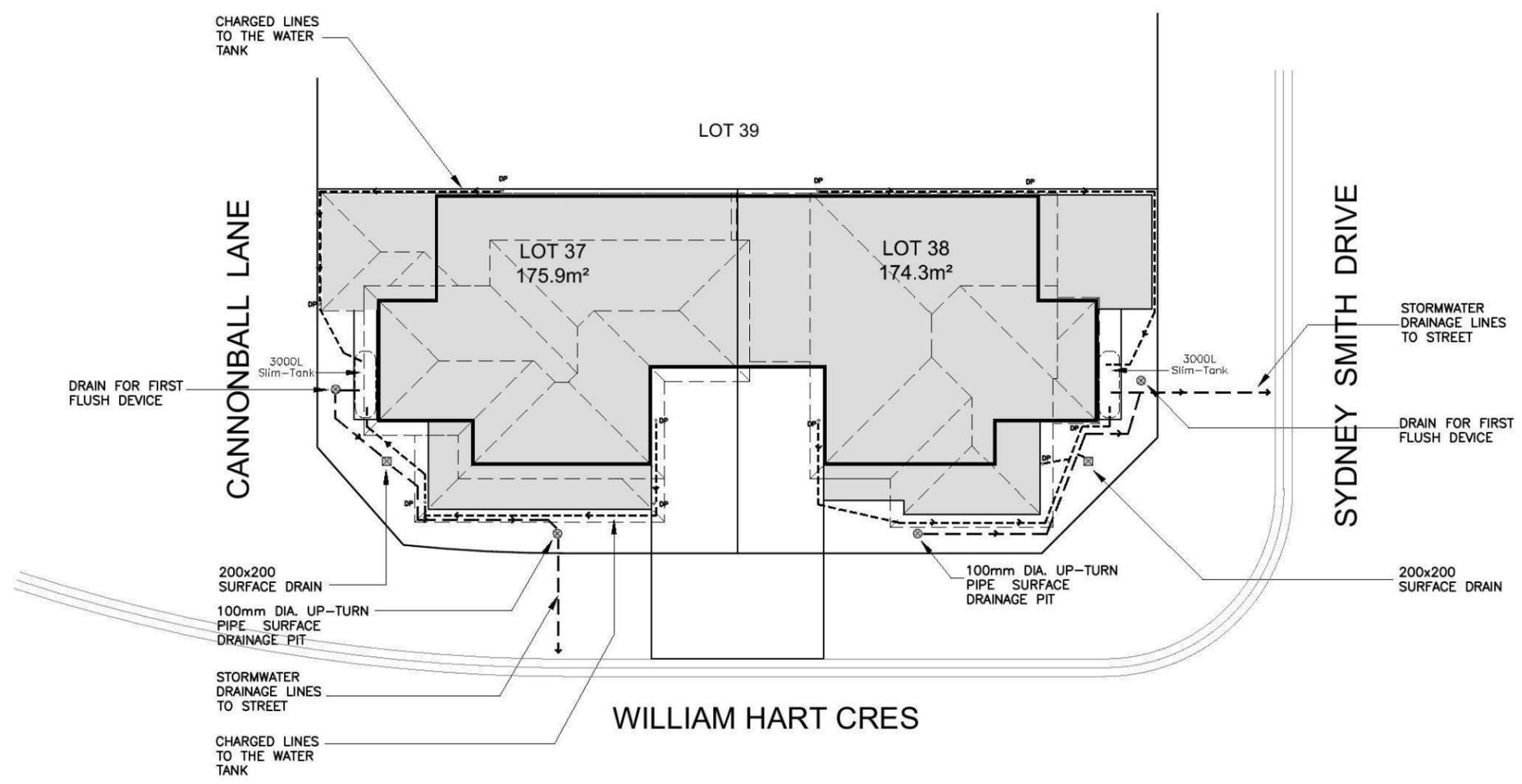
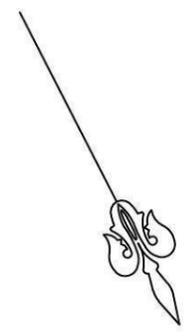
WASTE MANAGEMENT PLAN



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STORMWATER DRAINAGE LINES TO STREET AS SHOWN
(VIA CHARGED LINES TO RAINWATER TANK)

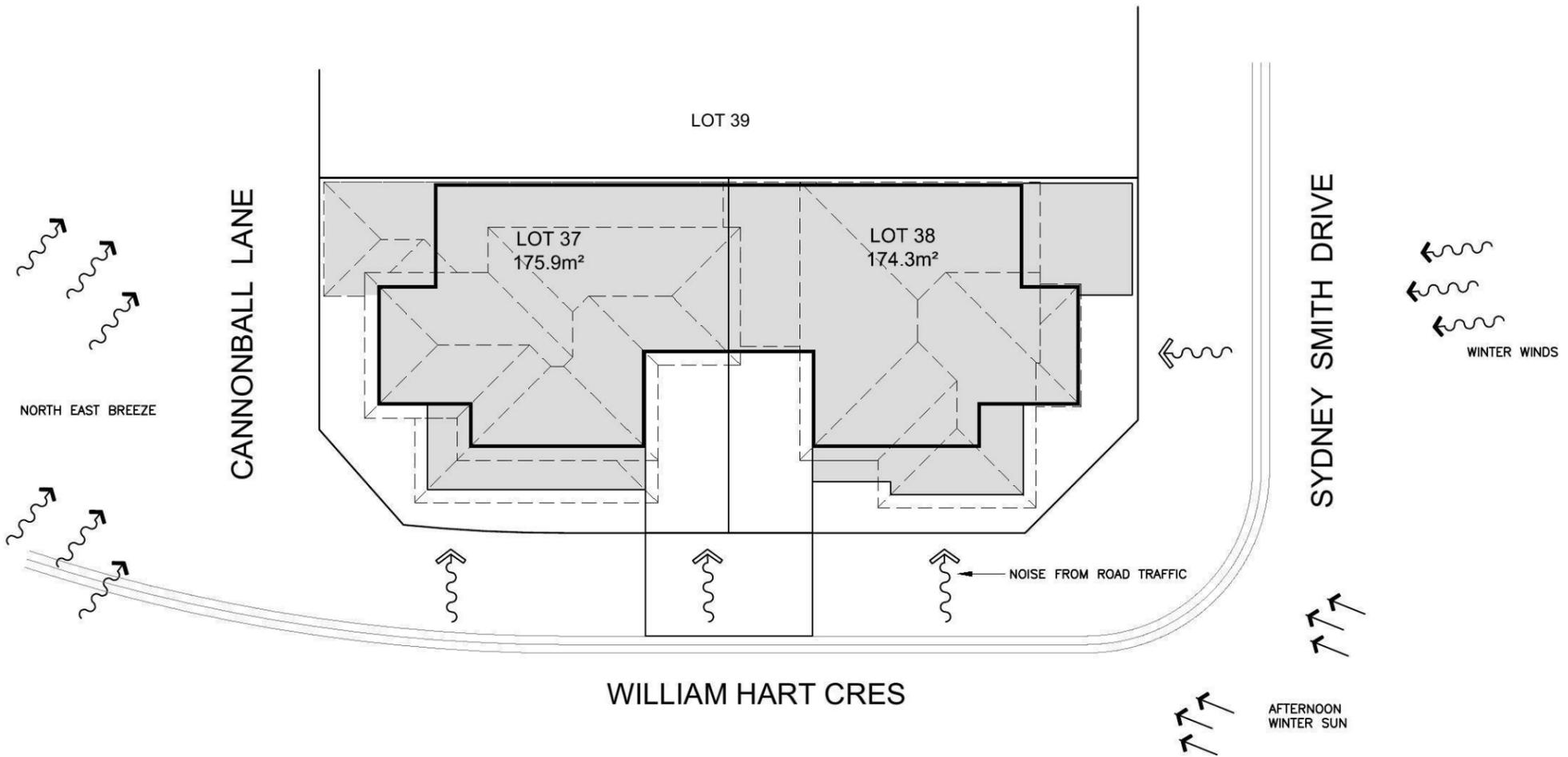
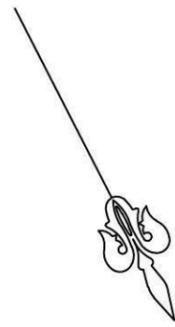


STORMWATER PLAN



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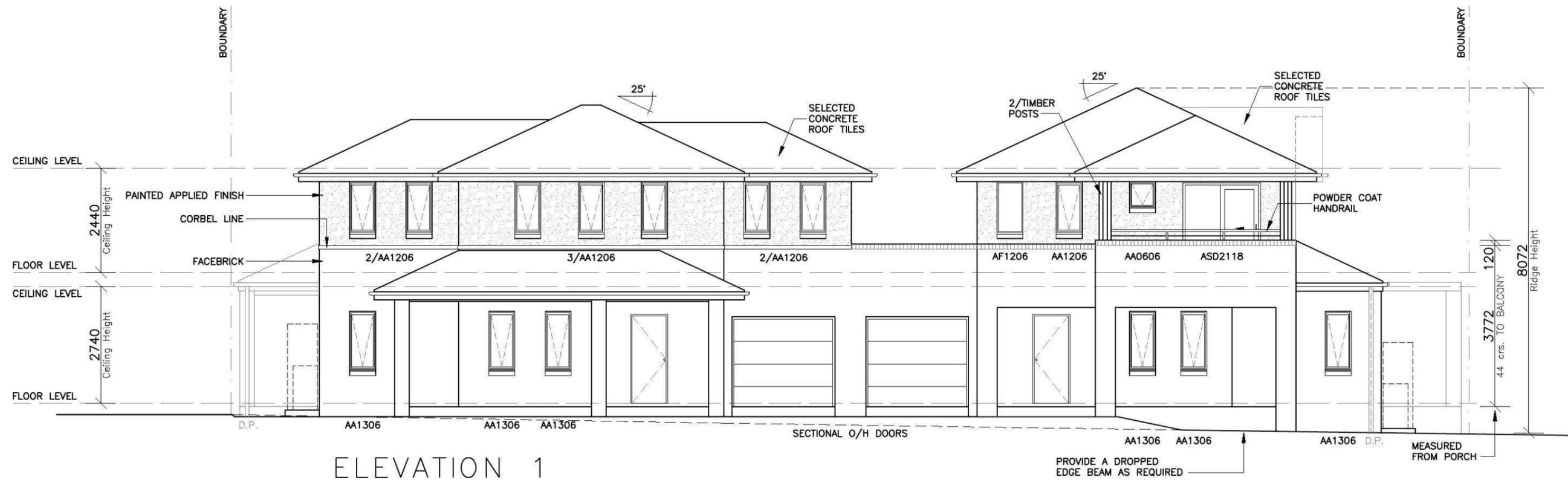


SITE ANALYSIS



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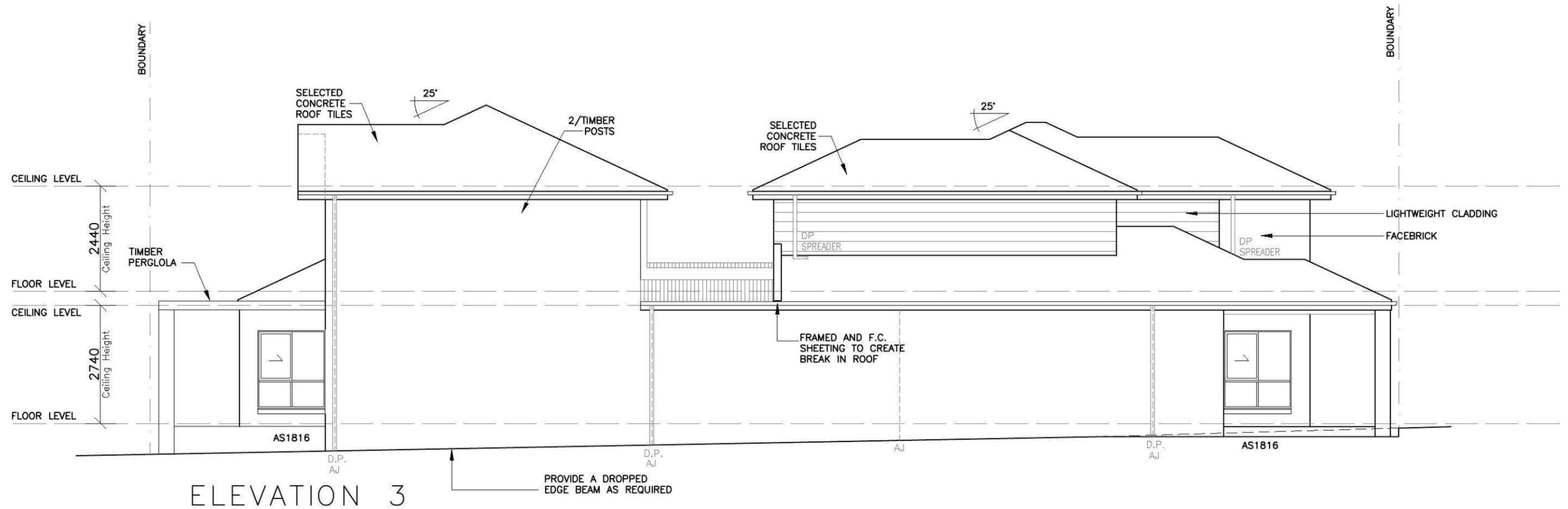
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 Cres, North Penrith, Thornton Estate

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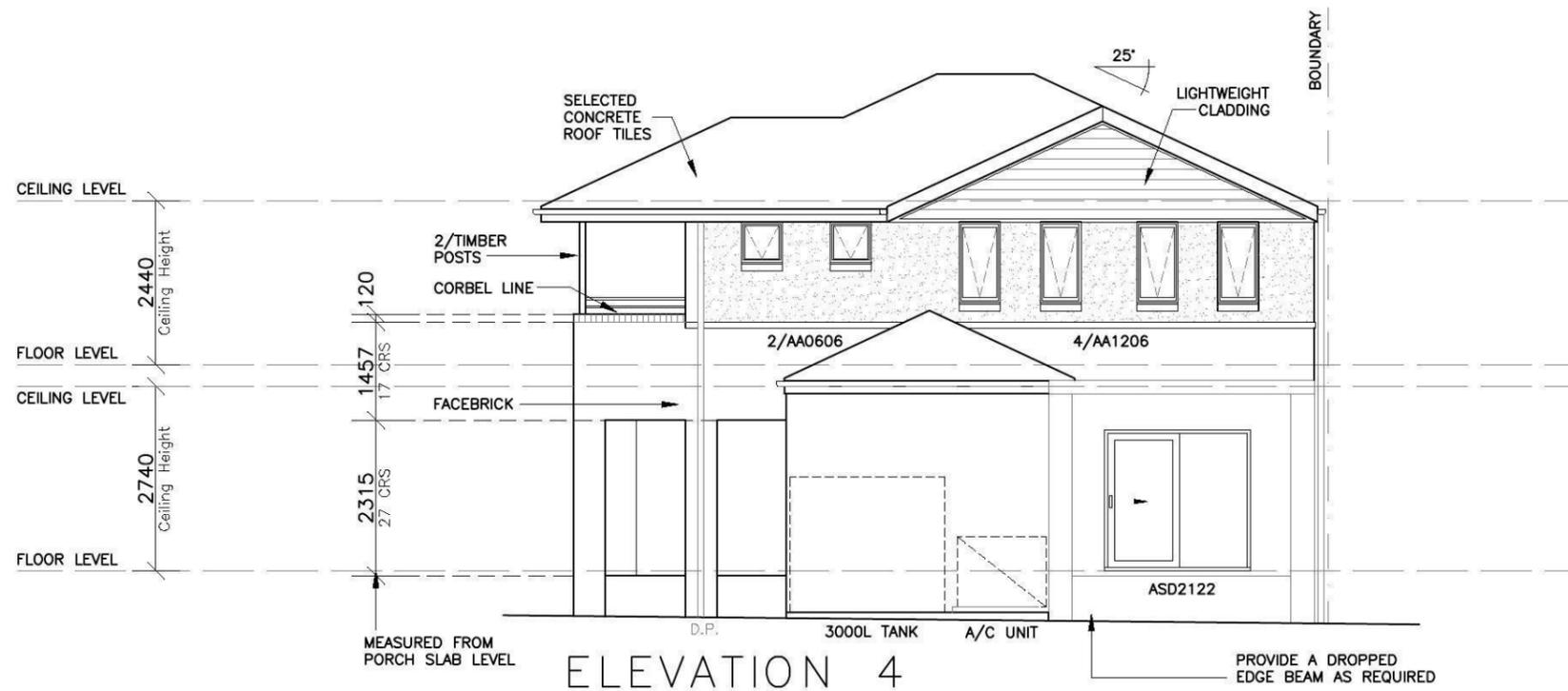
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ELEVATION 3



ELEVATION 4



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