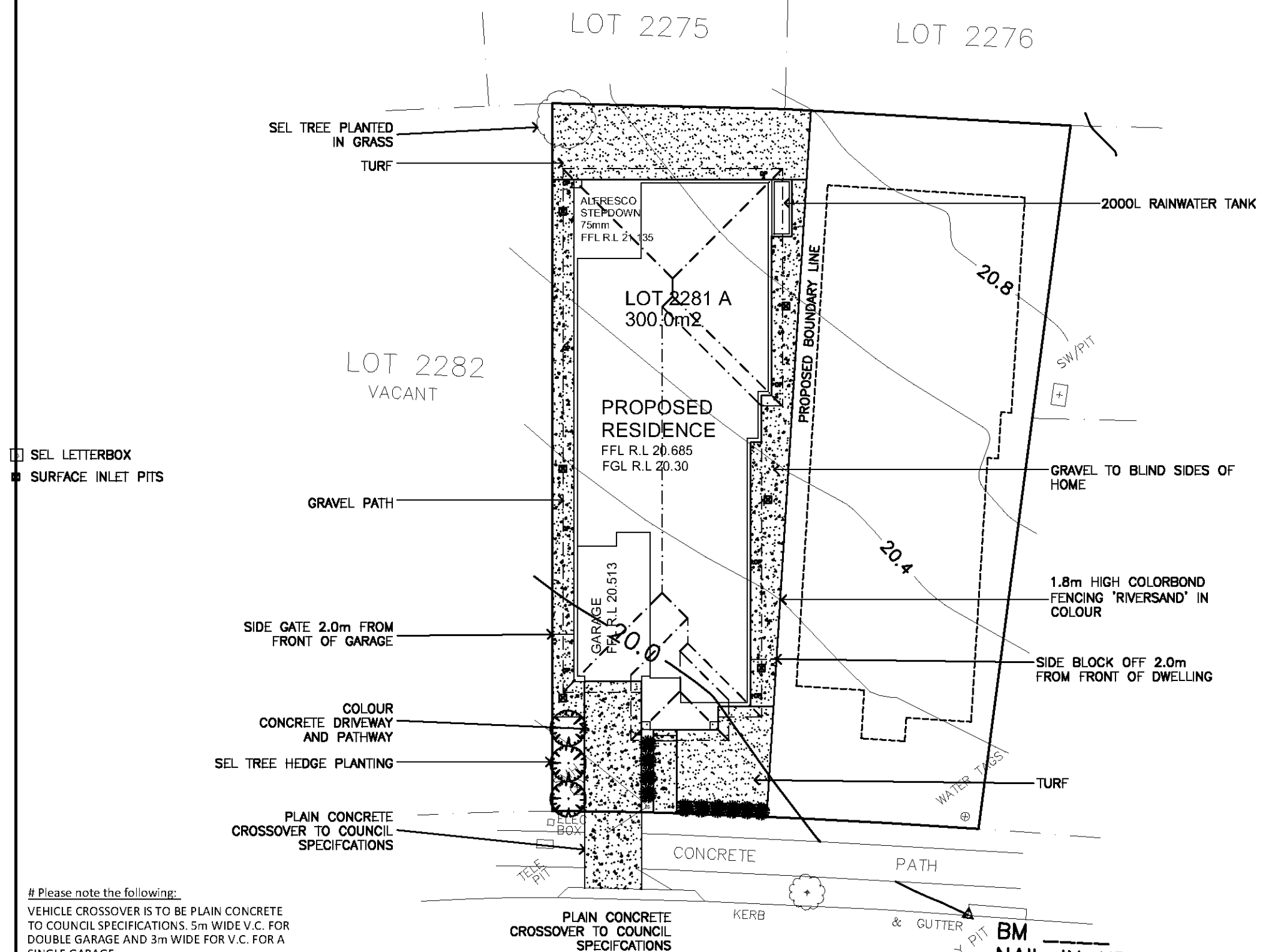






LOT 2281  
 D.P: 1168993  
 L.G.A: PENRITH



- SEL LETTERBOX
- SURFACE INLET PITS

# Please note the following:  
 VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE  
 GARDEN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED  
**NOTE: ANY RETAINING WALL VISIBLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION**  
 Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.  
 Letterbox to complement the design of the house and in accordance with the fencing design guidelines.  
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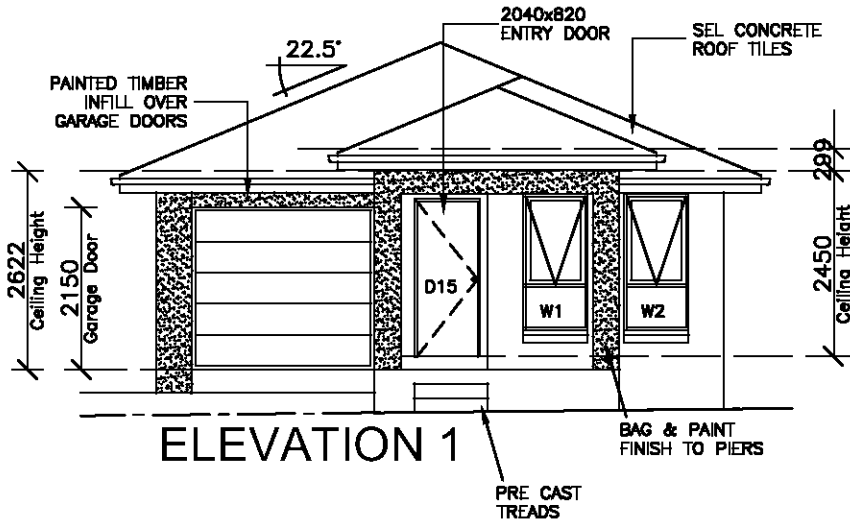
**SAFETY WARNING**  
 RING 1100 "DIAL BEFORE YOU DIG" PRIOR TO ANY EXCAVATIONS.  
 ANY REGISTERED EASEMENT WITHIN THE LOT IS SHOWN ON THIS SITE PLAN.

BINALONG STREET

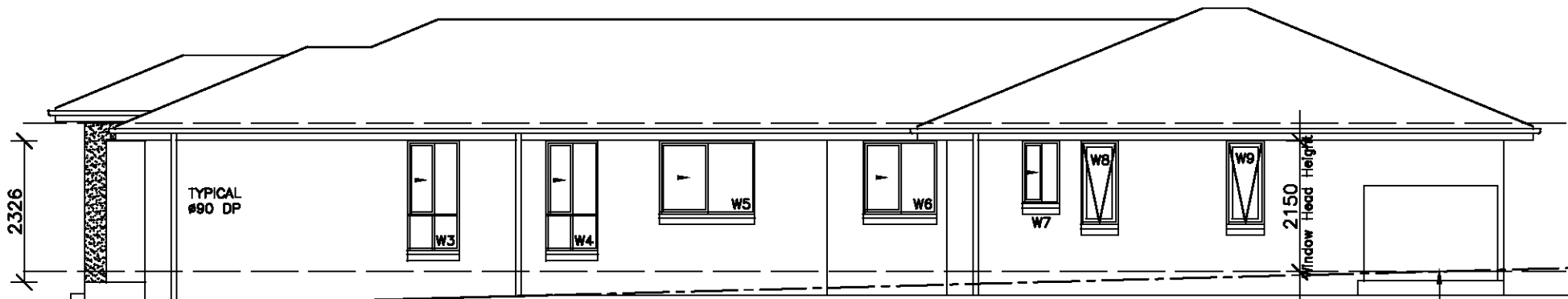
LANDSCAPE PLAN

NEW LIFE HOMES		Client signature:	The Carina 19		Client: NEW LIFE HOMES Pty Ltd
			BETA L/H Garage		Site Address: LOT 2281A BINALONG STREET JORDAN SPRINGS (DP 1168993)
			Drawn: JS	Date: 31/01/2013	<b>COUNCIL ISSUE PLANS</b>
			Scale: 1:200	Checked: Checked	Sheet: 2.1
					Job No: 00
					Rev: -

NOTE:  
SOIL CLASSIFICATION - H1  
WIND CLASSIFICATION - N2



ELEVATION 1

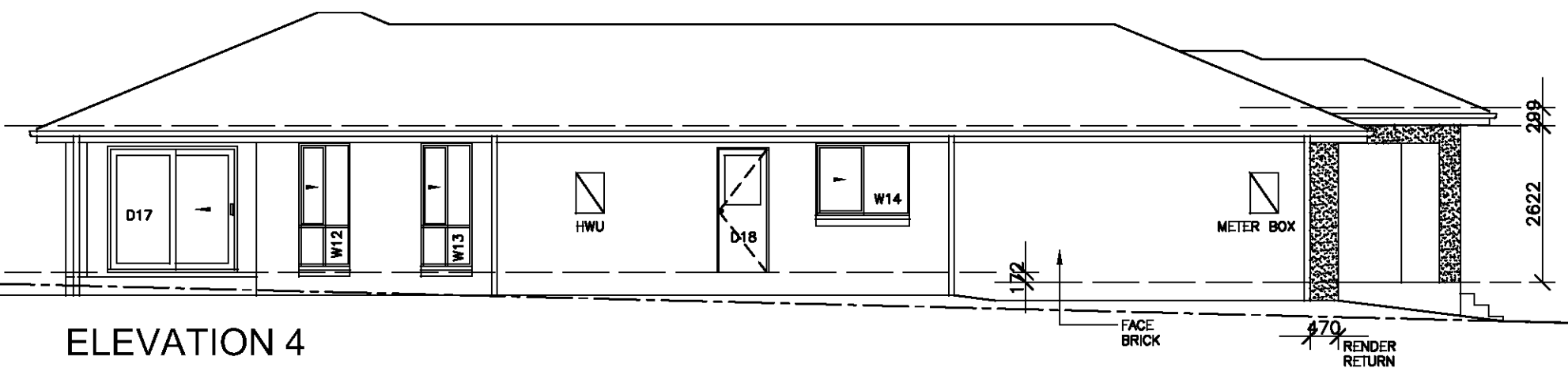


ELEVATION 2



ELEVATION 3

WINDOW & DOOR SCHEDULE			
	TYPE	HIGH	WIDE
W1	AAW	1800	850
W2	AAW	1800	850
W3	ASW	1800	850
W4	ASW	1800	850
W5	ASW	1200	1570
W6	ASW	1200	1210
W7	ASW	1030	610
W8	AAW	1370	610
W9	AAW	1370	610
W10	AAW	1800	1210
W11	ASW	1800	1210
W12	ASW	1800	850
W13	ASW	1800	850
W14	ASW	1200	1570
D15	TIMBER	2101	886
D16	ASD	2100	2170
D17	ASD	2100	2170
D17	TIMBER	2101	886



ELEVATION 4

NEW LIFE HOMES

Client signature:

The Carina 19

BETA  
L/H Garage

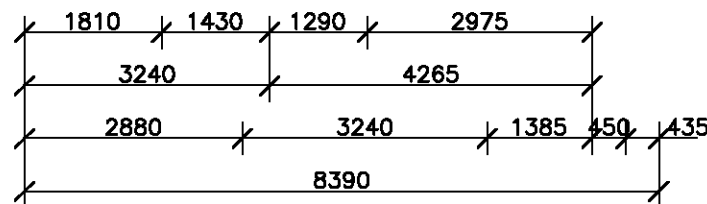
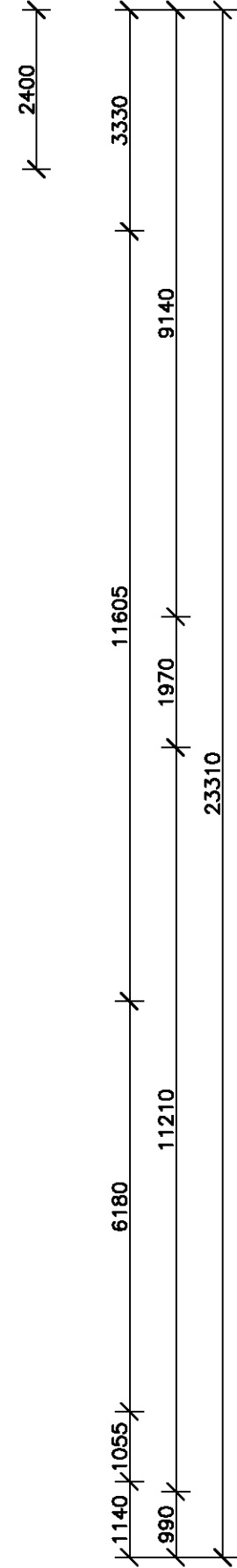
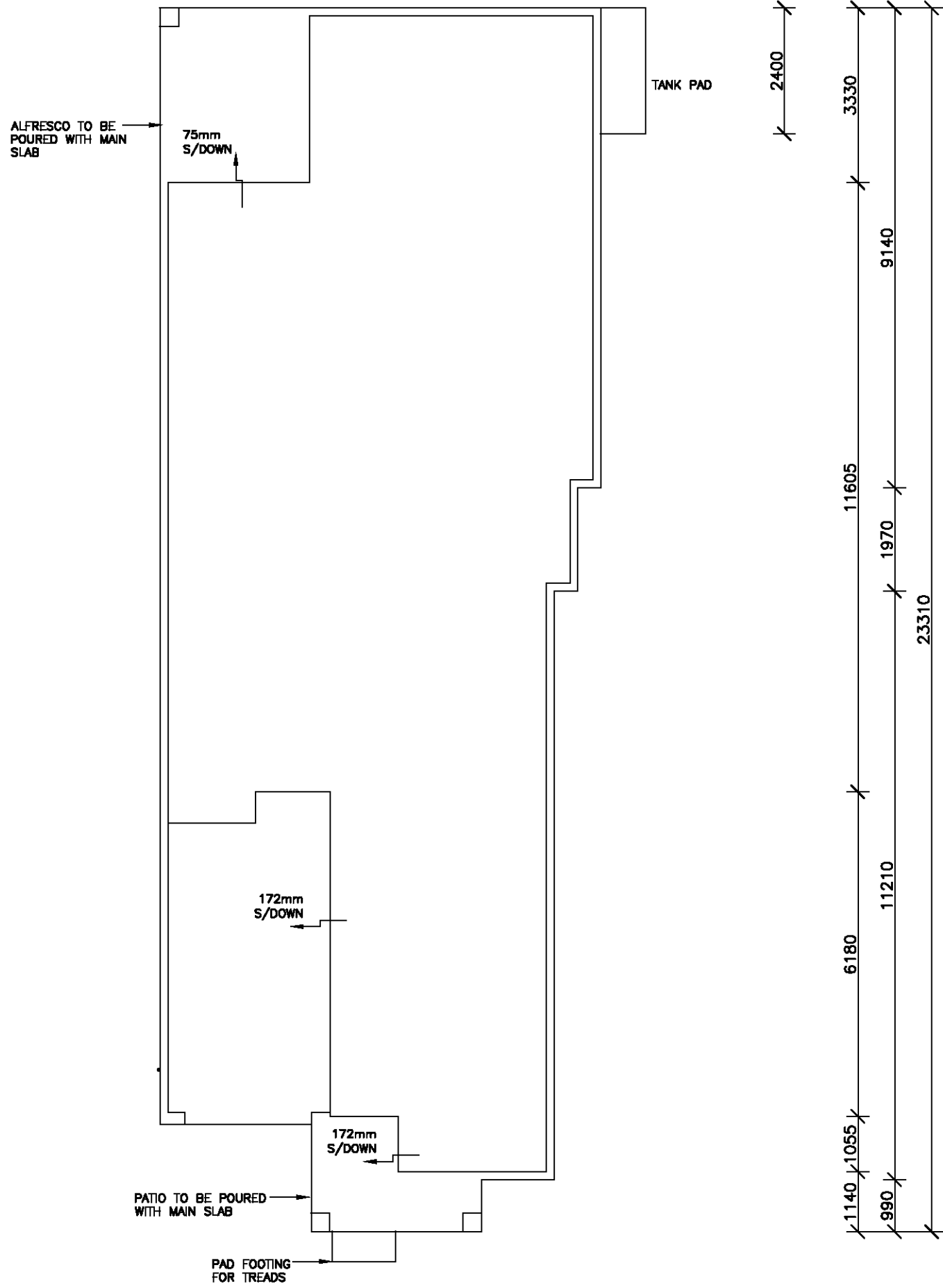
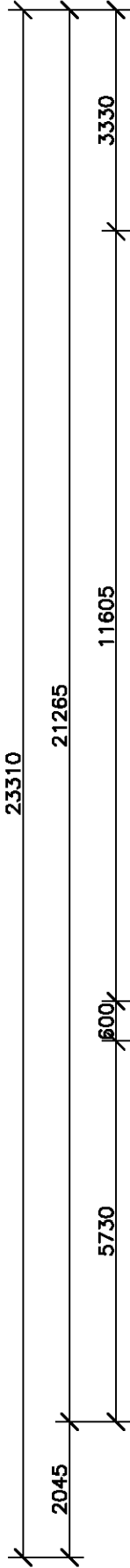
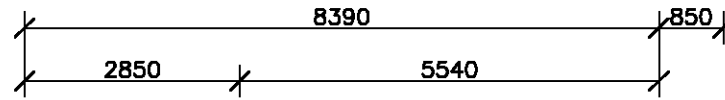
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Scale: 1:100 Checked: Checked

Client: NEW LIFE HOMES Pty Ltd  
Site Address: LOT 2281A BINALONG STREET  
JORDAN SPRINGS (DP 1168993)

COUNCIL ISSUE PLANS

Sheet: 4 Job No: 00 Rev: -

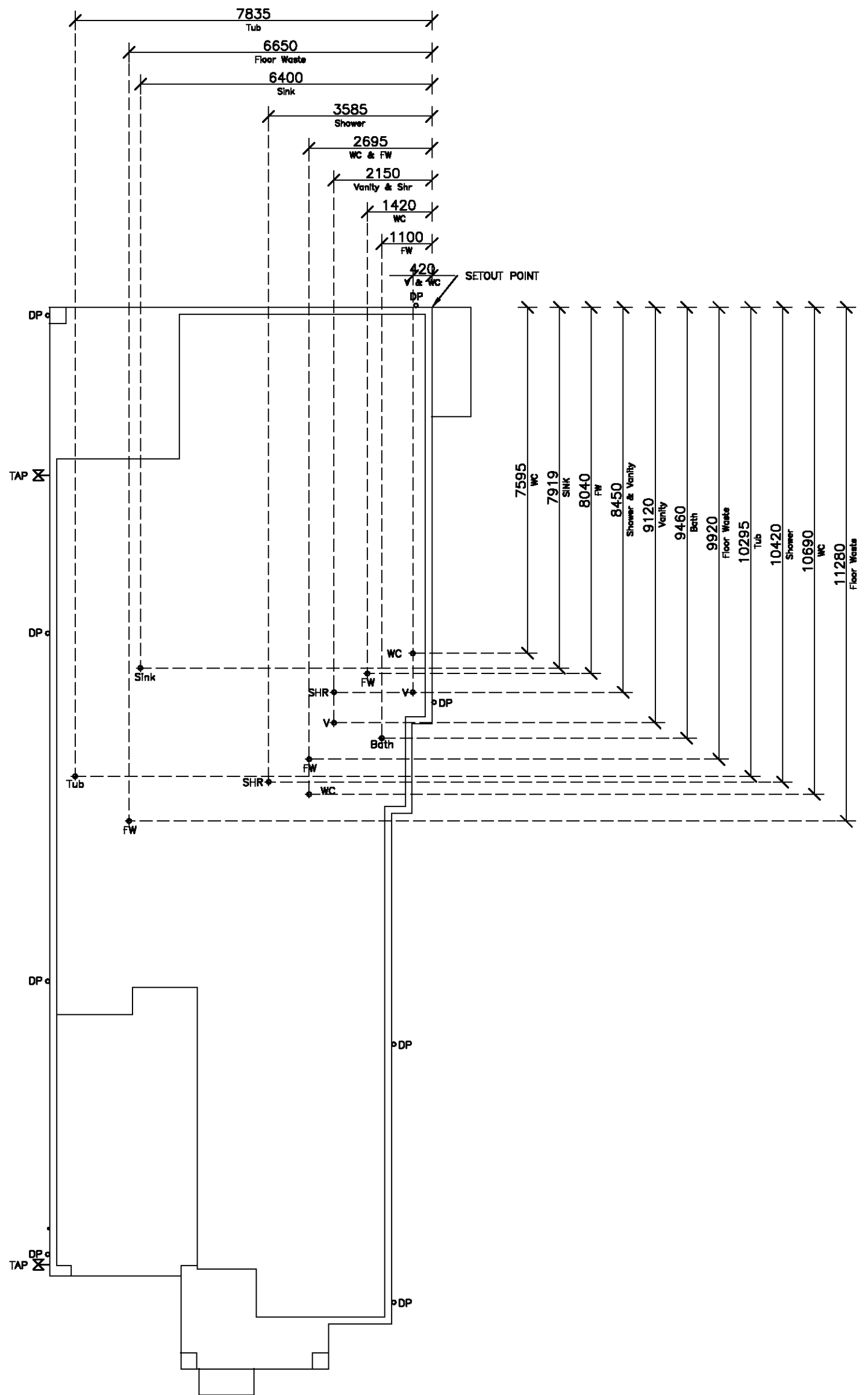
SP STEEL POST



# SLAB PLAN

NEW LIFE HOMES	Client signature:	The Carina 19	Client: NEW LIFE HOMES Pty Ltd		
		BETA L/H Garage	Site Address: LOT 2281A BINALONG STREET JORDAN SPRINGS (DP 1168993)		
		Drawn: JS	Date: 31/01/2013	COUNCIL ISSUE PLANS	
		Scale: 1:100	Checked: Checked	Sheet: 6	Job No: 00
				Rev.:	-

DP ◦ DOWN PIPE LOCATION  
 TAP X GARDEN TAP LOCATION



# DRAINAGE PLAN

NEW LIFE HOMES	Client signature:	The Carina 19		Client: NEW LIFE HOMES Pty Ltd		
		BETA L/H Garage		Site Address: LOT 2281A BINALONG STREET JORDAN SPRINGS (DP 1168993)		
		Drawn: JS	Date: 31/01/2013	COUNCIL ISSUE PLANS		
		Scale: 1:100	Checked: Checked			
				Sheet: 7	Job No: 00	Rev: -

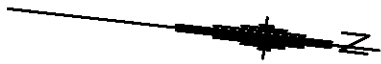


# STORMWATER TO STREET

LOT 2281  
D.P: 1168993  
L.G.A: PENRITH

## 2281

600.2 m<sup>2</sup>



### LEGEND

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- TREE (DIAM/HEIGHT)
- BORE HOLE

LEGEND  
KO: DENOTES KERB OUTLET  
VC, EC, TC: DENOTES SERVICE CONDUIT  
SV: DENOTES STOP VALVE  
HYD: DENOTES HYDRANT

#### KEY:

- RETAINING WALL
- DIMINISHING RETAINING WALL
- BATTER LINE
- MAX. FALL 1:7
- FALL 1:5
- CUT / FILL LINE

#### NOTES

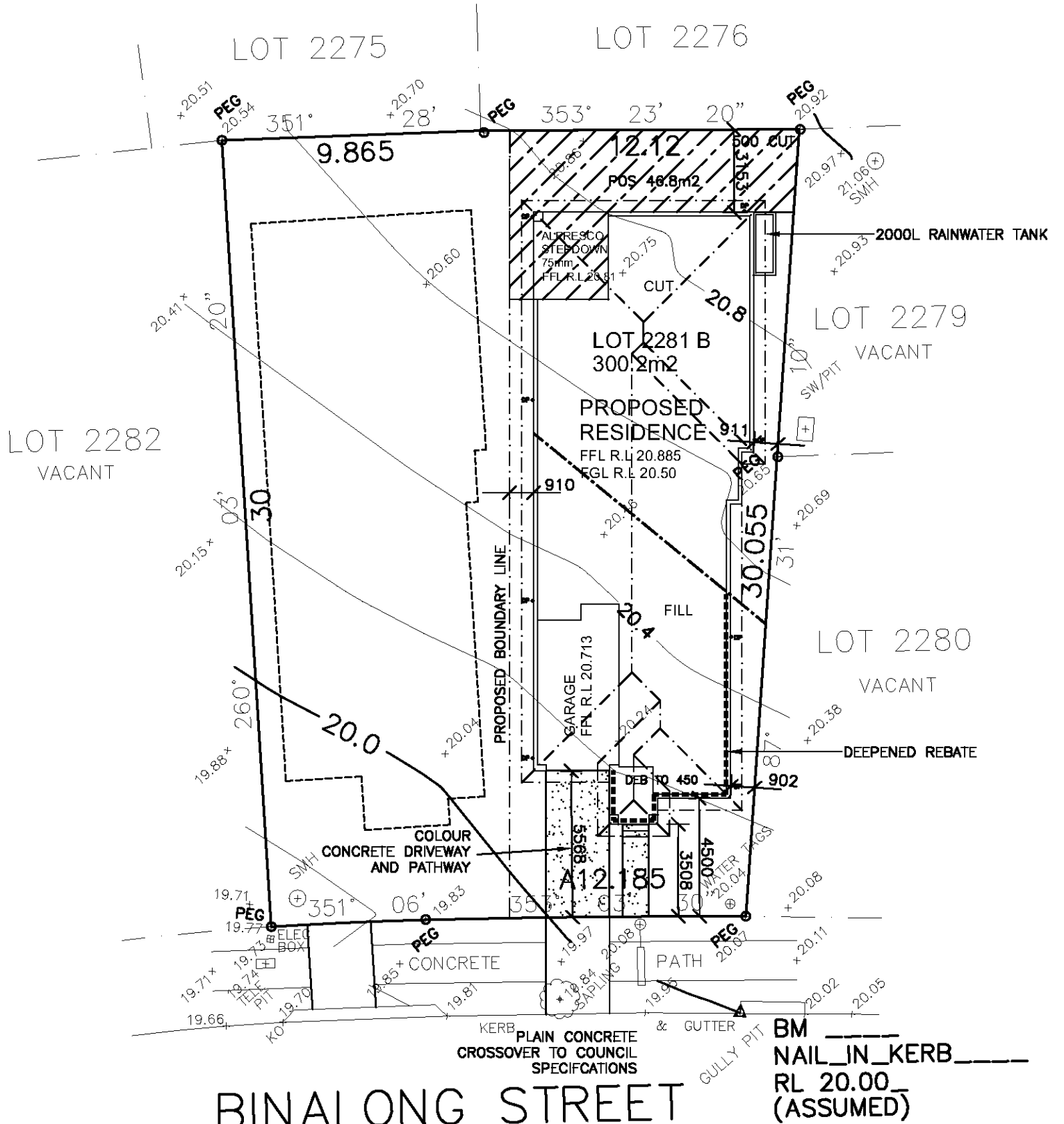
- 1) THESE LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
- 2) SILTATION CONTROL TO COUNCIL REQUIREMENTS.
- 3) EXISTING VEGETATION ON SITE TO BE REMOVED
- 4) NO WATERWAY OR WATERCOURSES ON SITE.
- 5) TERMITE PROTECTION TO AS3660.
- 6) STORMWATER TO STREET VIA TANK.

www.dialbeforeyoudig.com.au

DIAL 1100

BEFORE YOU DIG

## BINALONG STREET



NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

#### SEDIMENT FENCE

N.T.S

#### SEDIMENT CONTROL NOTES

1. 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.
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.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

**NOTE:**  
ALL GROUND LINES ARE APPROXIMATE.  
EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

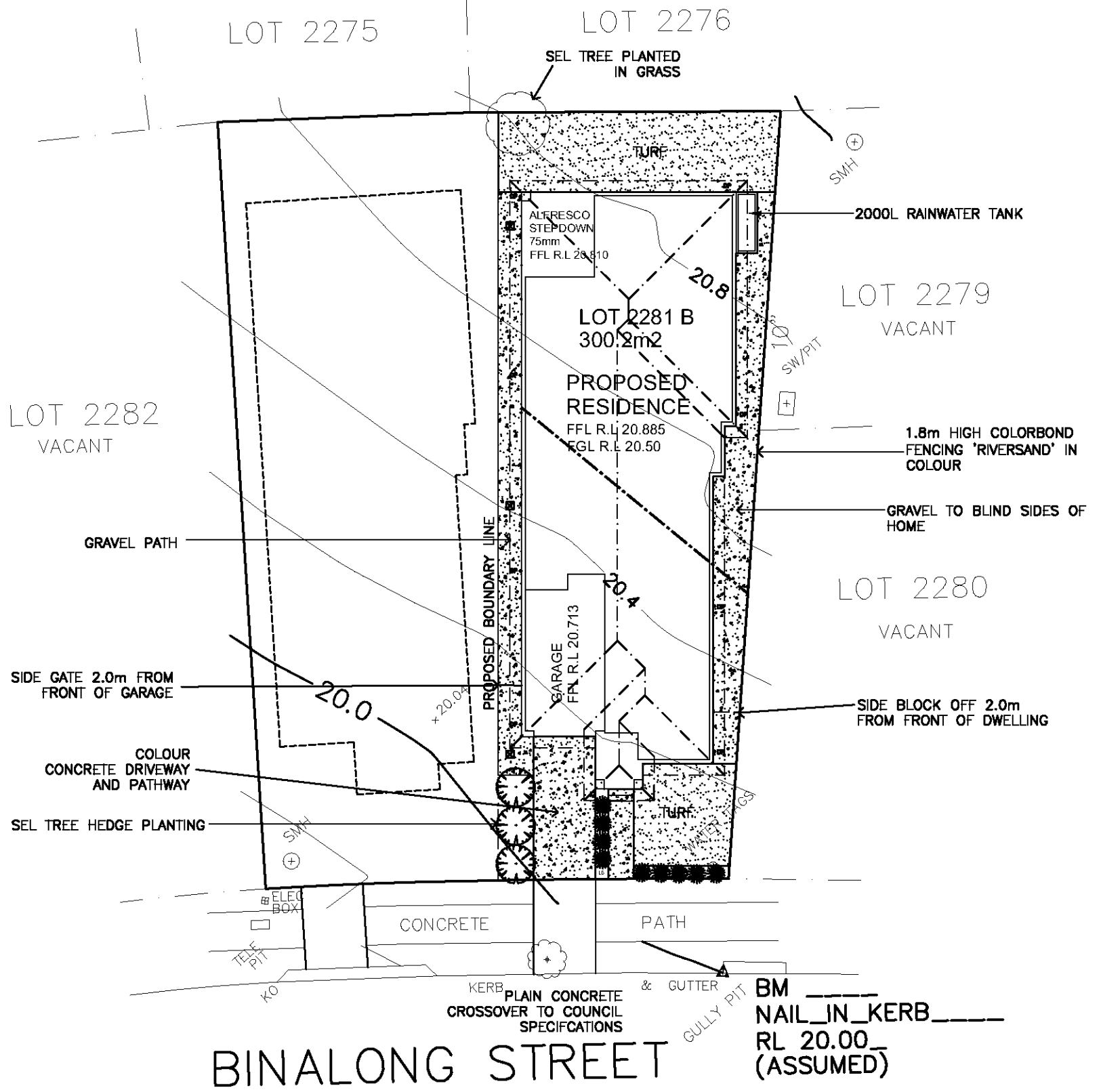
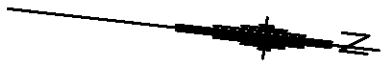
### SITE PLAN

NEW LIFE HOMES		Client signature:	The Carina 19	Client: NEW LIFE HOMES Pty Ltd
			CANOPUS L/H Garage	Site Address: LOT 2281B BINALONG STREET JORDAN SPRINGS (DP 1168993)
			Drawn: JS	Date: 31/01/2013
			Scale: 1:200	Checked: Checked
			COUNCIL ISSUE PLANS	
			Sheet: 2.1	Job No: 00
			Rev.:	-



LOT 2281  
 D.P: 1168993  
 L.G.A: PENRITH

600.2 m2



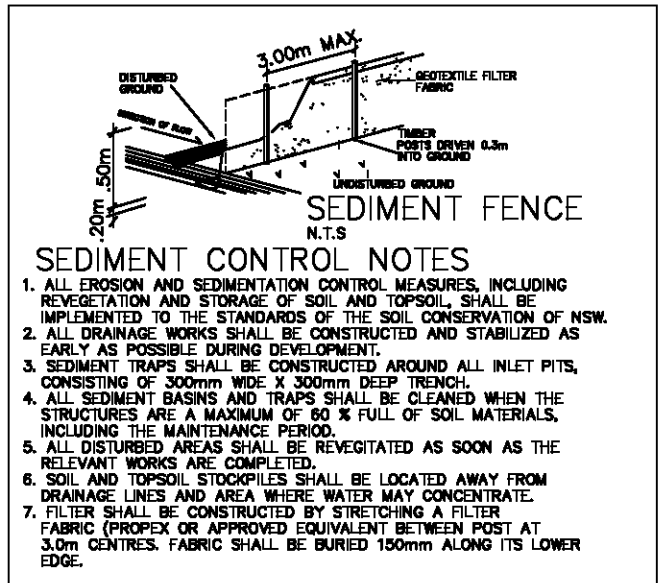
- SEL LETTERBOX
- SURFACE INLET PITS

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BINALONG STREET

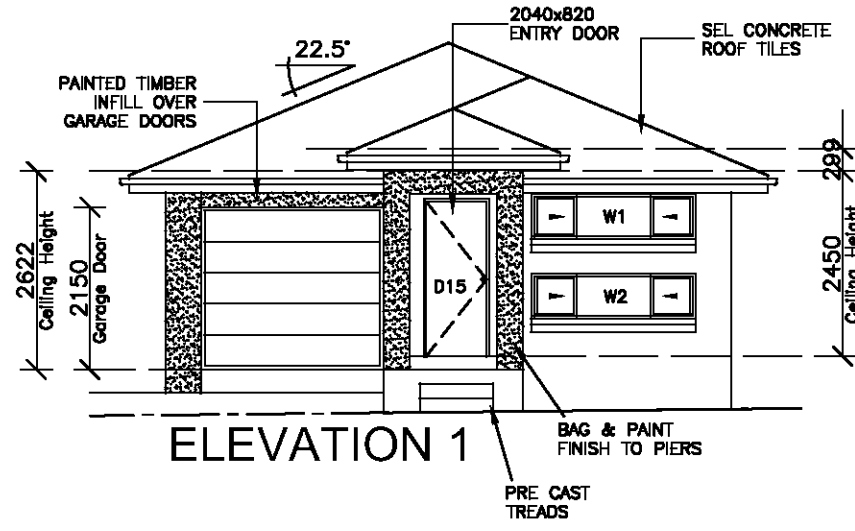
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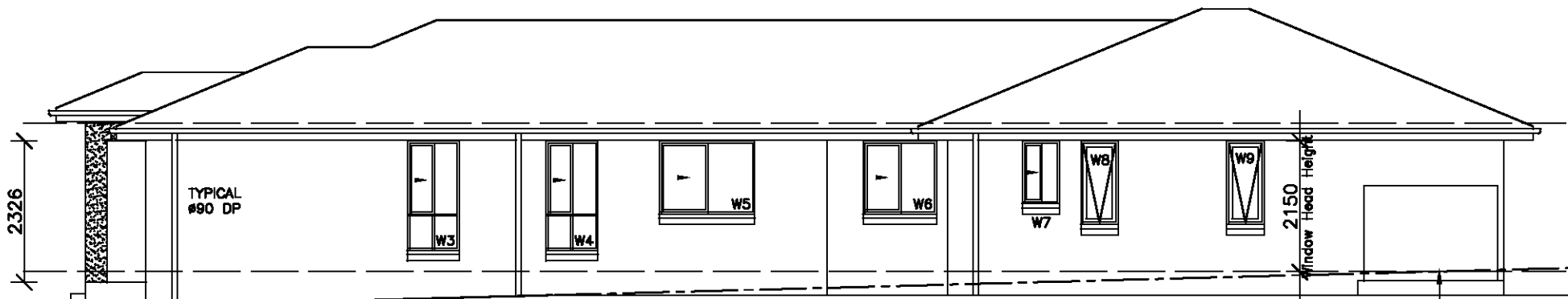
LANDSCAPE PLAN

NEW LIFE HOMES		Client signature:	The Carina 19		Client: NEW LIFE HOMES Pty Ltd		
			CANOPUS L/H Garage		Site Address: LOT 2281B BINALONG STREET JORDAN SPRINGS (DP 1168993)		
			Drawn: JS	Date: 31/01/2013	<b>COUNCIL ISSUE PLANS</b>		
			Scale: 1:200	Checked: Checked	Sheet: 2.1	Job No: 00	Rev: -

NOTE:  
SOIL CLASSIFICATION - H1  
WIND CLASSIFICATION - N2



ELEVATION 1

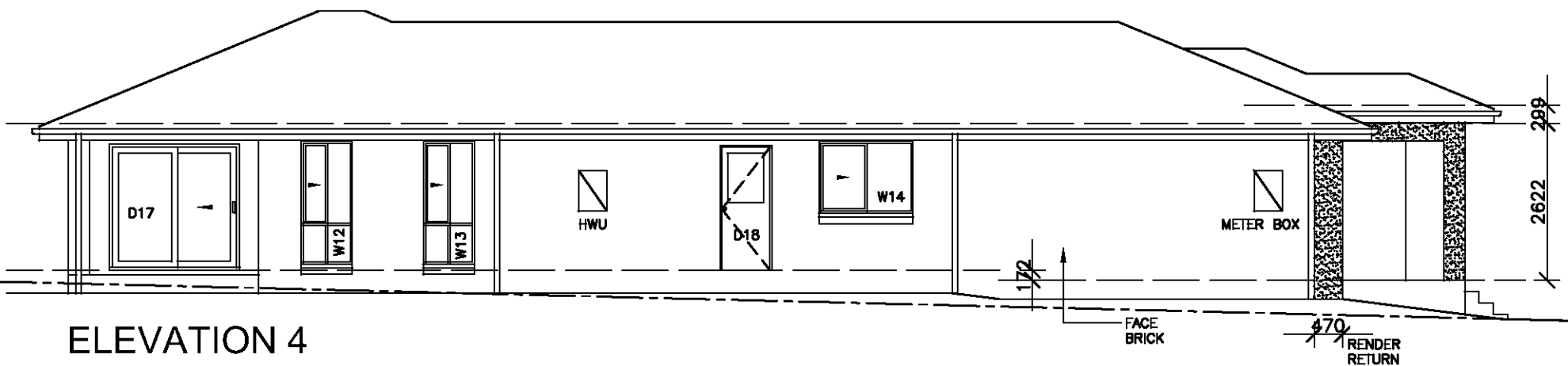


ELEVATION 2



ELEVATION 3

WINDOW & DOOR SCHEDULE			
	TYPE	HIGH	WIDE
W1	AAW	600	2170
W2	AAW	600	2170
W3	ASW	1800	850
W4	ASW	1800	850
W5	ASW	1200	1570
W6	ASW	1200	1210
W7	ASW	1030	610
W8	AAW	1370	610
W9	AAW	1370	610
W10	AAW	1800	1210
W11	ASW	1800	1210
W12	ASW	1800	850
W13	ASW	1800	850
W14	ASW	1200	1570
D15	TIMBER	2101	886
D16	ASD	2100	2170
D17	ASD	2100	2170
D17	TIMBER	2101	886



ELEVATION 4

NEW LIFE HOMES

Client signature:

The Carina 19

CANOPUS  
L/H Garage

Drawn:

JS

Date:

31/01/2013

Scale:

1:100

Checked:

Checked

Client:  
NEW LIFE HOMES Pty Ltd  
Site Address:  
LOT 2281B BINALONG STREET  
JORDAN SPRINGS (DP 1168993)

COUNCIL ISSUE PLANS

Sheet:

4

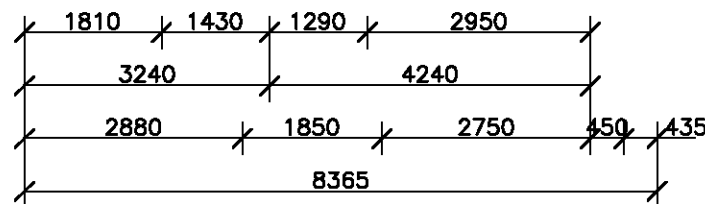
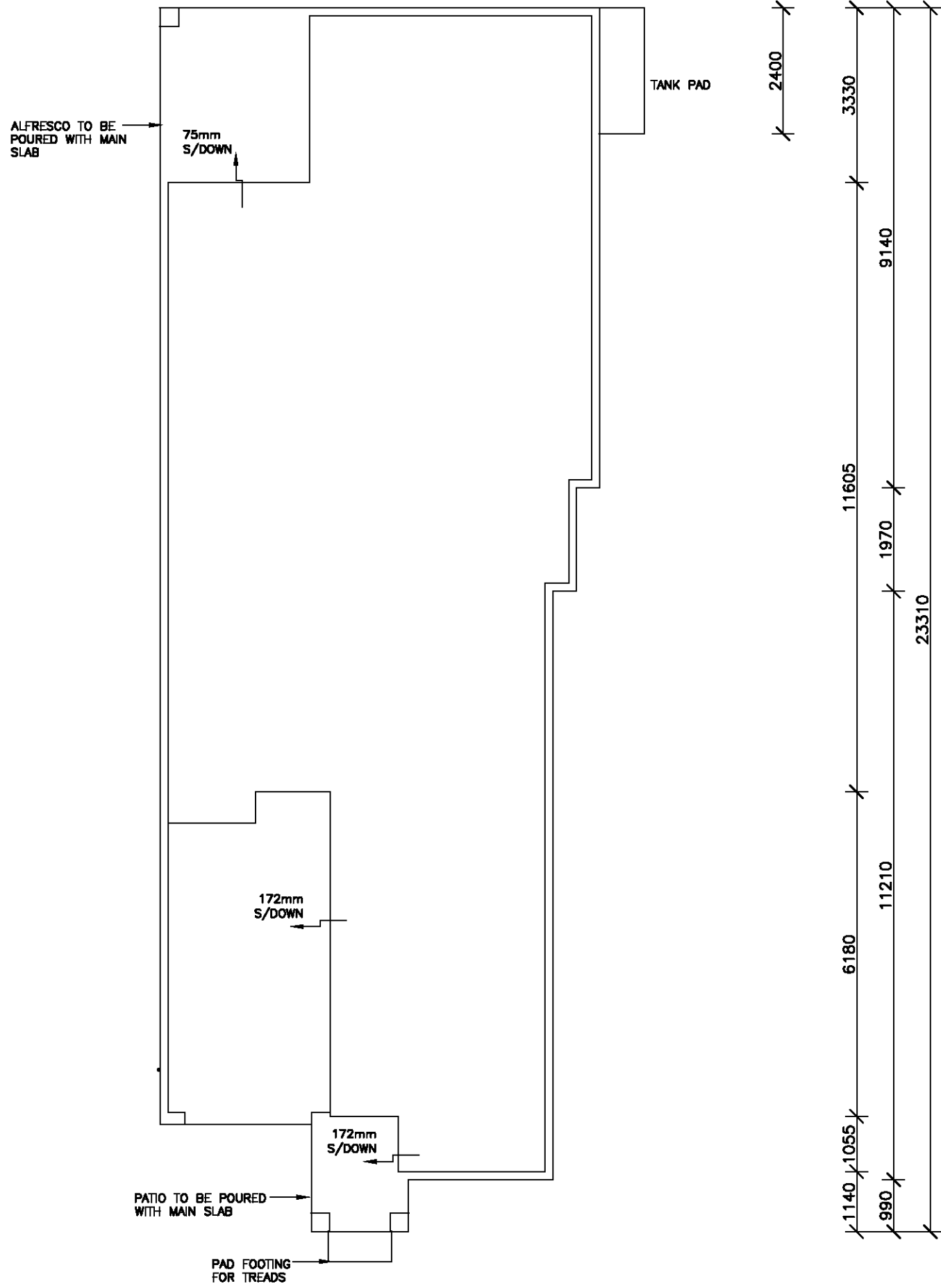
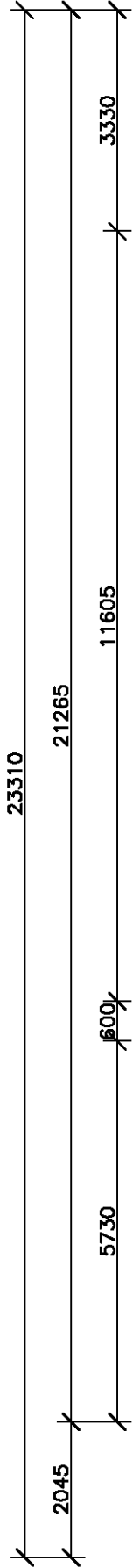
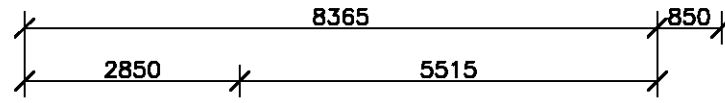
Job No:

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Rev:

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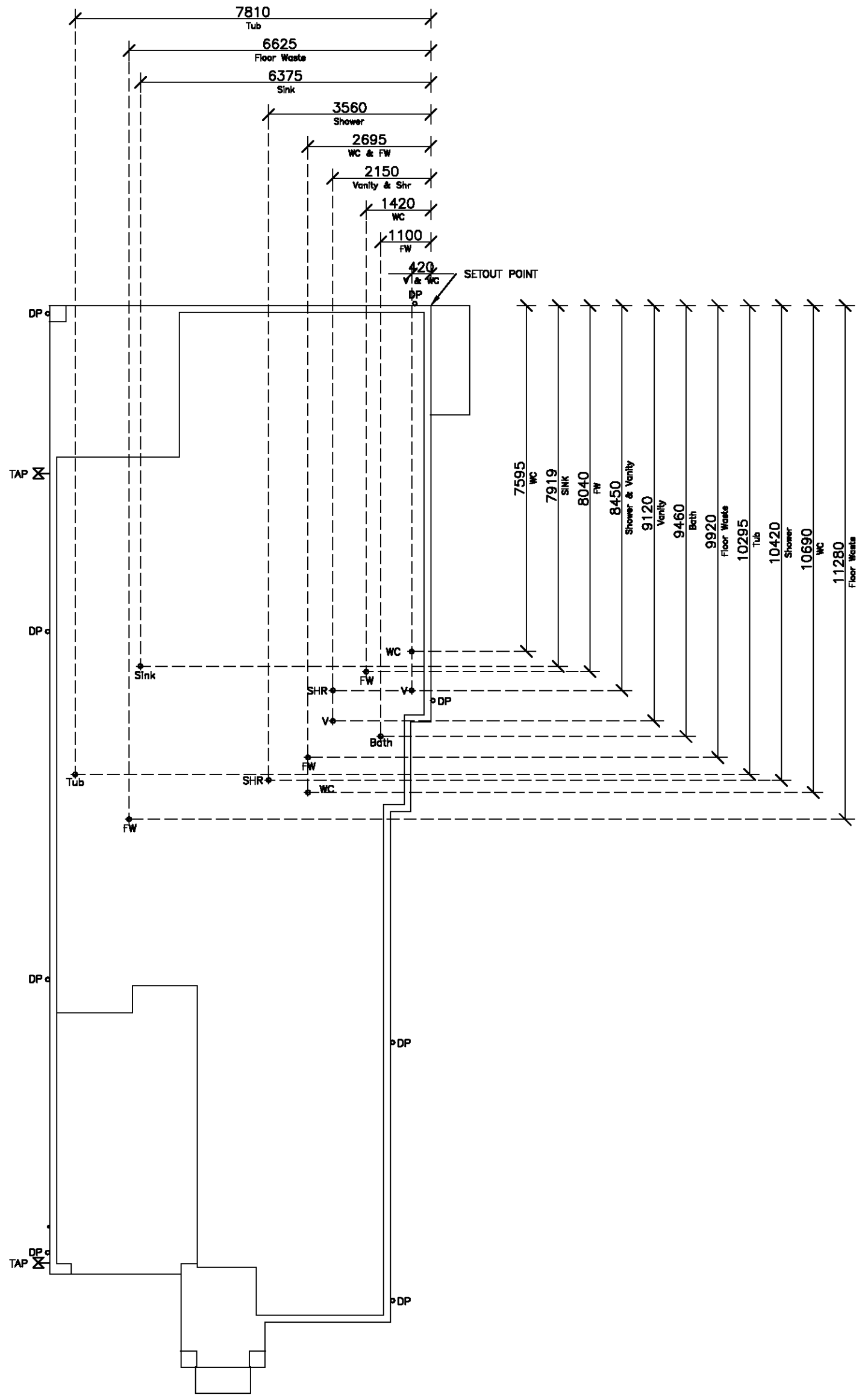
SP STEEL POST



# SLAB PLAN

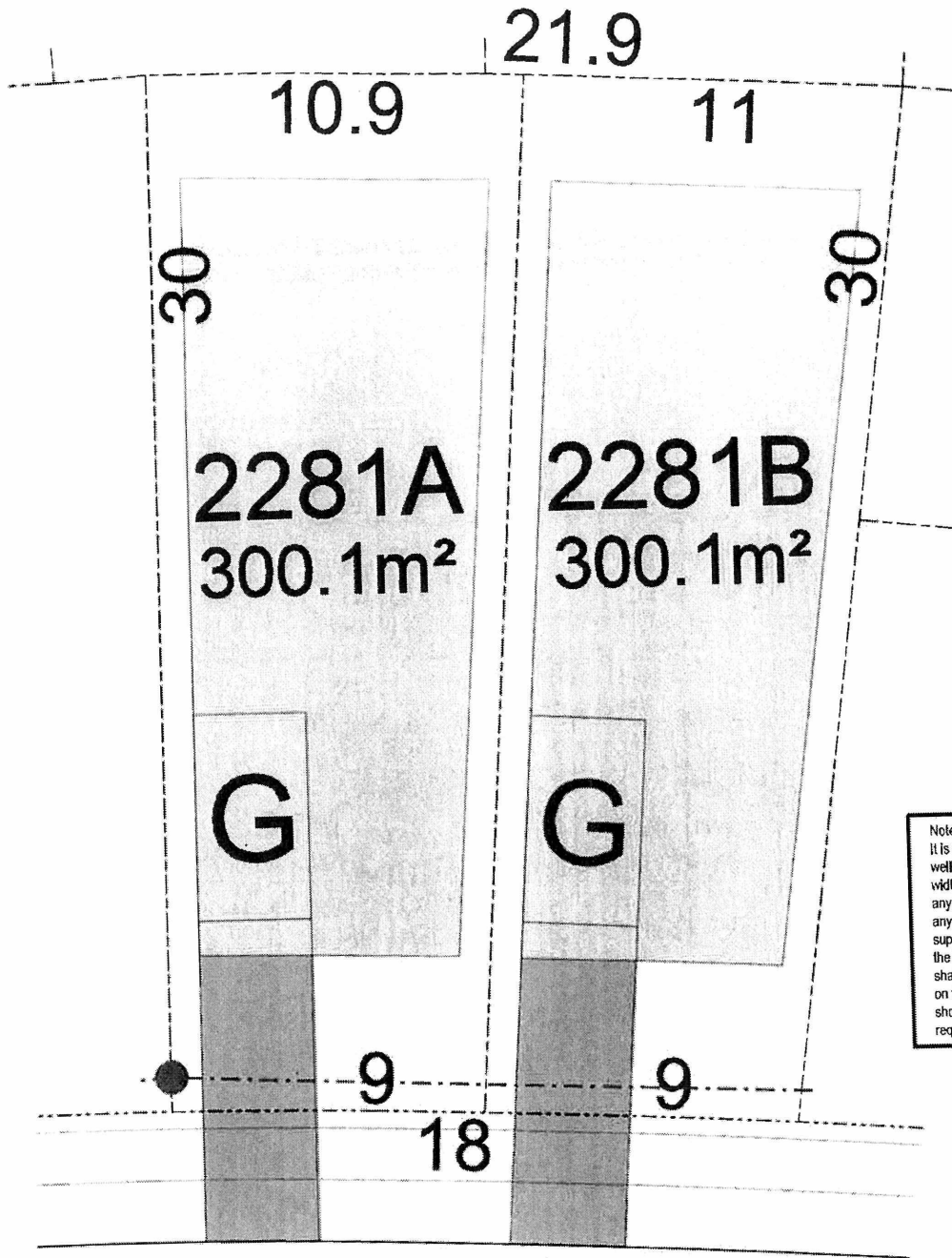
NEW LIFE HOMES	Client signature:	The Carina 19	Client: NEW LIFE HOMES Pty Ltd		
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		Drawn: JS	Date: 31/01/2013	COUNCIL ISSUE PLANS	
		Scale: 1:100	Checked: Checked	Sheet: 6	Job No: 00
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DP ◦ DOWN PIPE LOCATION  
 TAP X GARDEN TAP LOCATION



# DRAINAGE PLAN

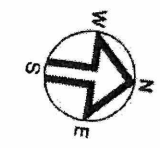
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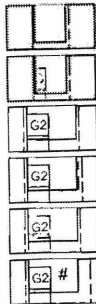
**Note:**  
It is acknowledged that the dimension and areas, as well as location of services and the existence and width of easements are subject to final survey and any change in accordance with the requirements of any relevant authority. The particulars of this plan are supplied for information only representing the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the part of the vendor or its agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.

This plan/document relates to:  
Development Application  
No: 110517-07  
*(COUNCIL DOES NOT ATTEMPT TO SET)*

**Note:**  
Sydney Water have changed their sewerage requirements and introduced "low infiltration sewer systems". This new system may impact on the design and location of your home. Purchasers and their builders should make enquiries of Sydney Water ascertain any relevant details.



**SITING REQUIREMENTS**



- Zero Boundary 13m max.
- Single Garage
- Double Garage
- Secondary Frontage Articulation  
10m minimum of broken roofline & building line. Must provide suitable glazing.
- Optional Garage location
- Increased Secondary Frontage building setback to 3.4m (garage 4.4m)

- Easement for maintenance 0.9m wide
- - - Easement and pits to drain water 1.5-2.5m wide
- - - Approximate sewer line / manhole location Building adjacent or over sewer must conform with Sydney Water requirements
- Lot Boundary
- Boundary fence provided by Lend Lease
- \* Proposed driveway width reduced from standard due to setbacks
- Construction along these boundaries must comply with Sydney Water and Penrith City Council requirements concerning zone of influence

**SETBACK SUMMARY**

Front Building Setback	4.5m
Front Garage Setback	5.5m
Side Building Setback (≥15m Frontage)	min. 0.9m both sides
Side Building Setback (≤12.5m Frontage)	Zero one side, 0.9m other (as shown)
Secondary Side Setback	1.5m (unless otherwise specified)
Secondary Garage Setback	2.5m
Rear Building Setback	3m

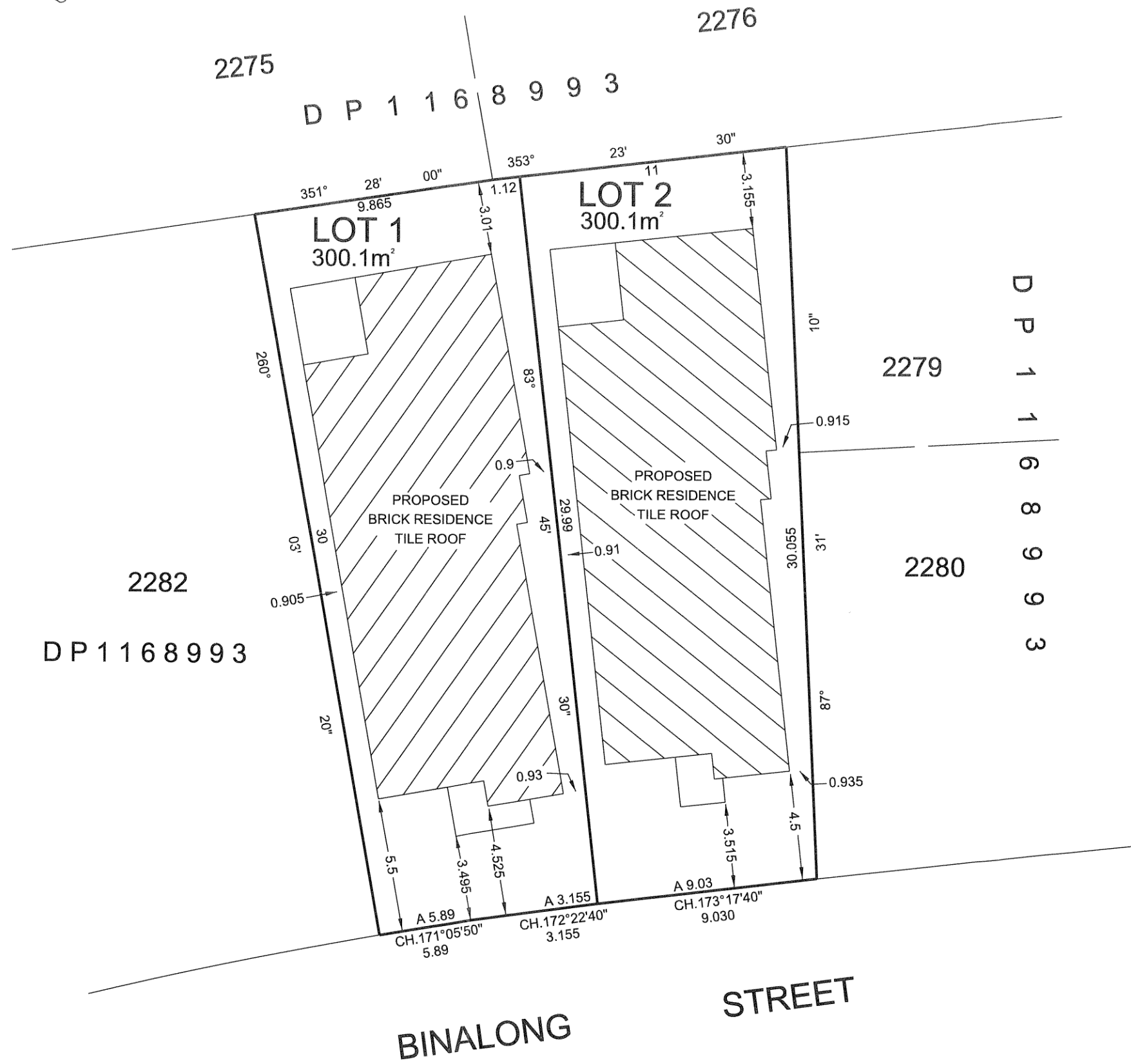
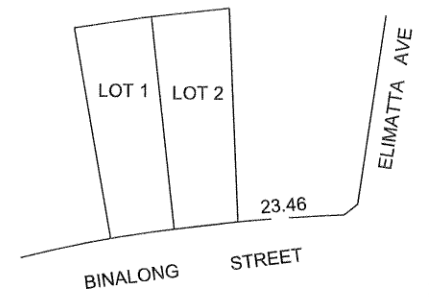
Levels of Construction Stan for Bush Fire Protection (AS 3959-2009)

ILLOURA  
April 2013

**Lot 2281**  
Detached 9x30m Option

NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL

LOCATION PLAN

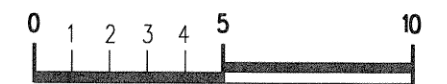


REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS  
 Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141  
 Phone: 9646 5811, Fax: 9646 2311  
 Email: nswsurveying@structerre.com.au  
 www.structerre.com.au

F		
E		
D		
C		
B		
A		
No.	AMENDMENT	DATE

PLAN OF PROPOSED SUBDIVISION OF  
 LOT 2281 IN DP 1168993  
 AT BINALONG STREET, JORDAN SPRINGS

CLIENT: NEW LIFE HOMES	REF: 2281
---------------------------	--------------



SCALE 1: 200

DRAWN: GT	JOB 2020/300728	DATE: MAY 2014
CHECKED: MP	DGN 300728	