

OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and reurf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

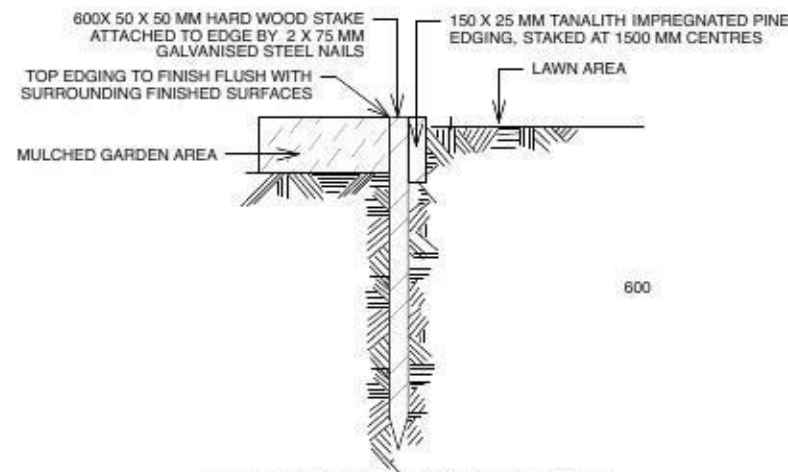
(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

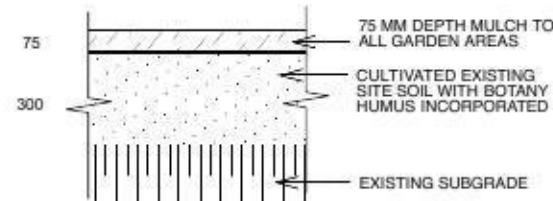
Notes:

- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- All detailing of drainage to paved areas shall be by others.
- All levels shall be determined by others and approved on site by client.
- Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
- Do not scale from drawings.
- If in doubt contact the Landscape Architect.
- All boundaries shall be surveyed prior to commencement of construction works.
- This plan is for DA purposes only. It has not been detailed for construction.
- All dimensions, levels and boundaries are nominal only.
- This design shall not be copied, utilised or reproduced in any way without prior written permission of A. Total Concept Landscape Architects.

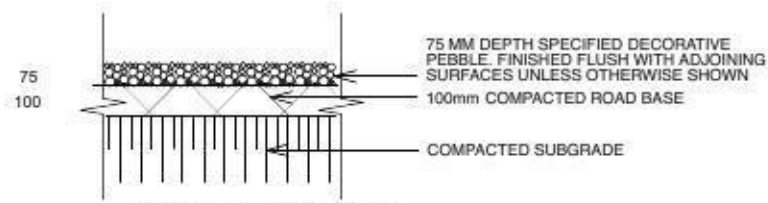
DATE	REVISION		
LANDSCAPE SPECIFICATION			
ADDRESS		PROJECT #	
LOT 2089 ALINTA PROMENADE, JORDAN SPRINGS		Kurmond	
CLIENT	DATE #	DWG #	
MR MARK CAMILLERI	02/08/13	L/03	
SCALE @ A3			
DRAWN		JS	
CHKD		SW	
REVISION			
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			
			



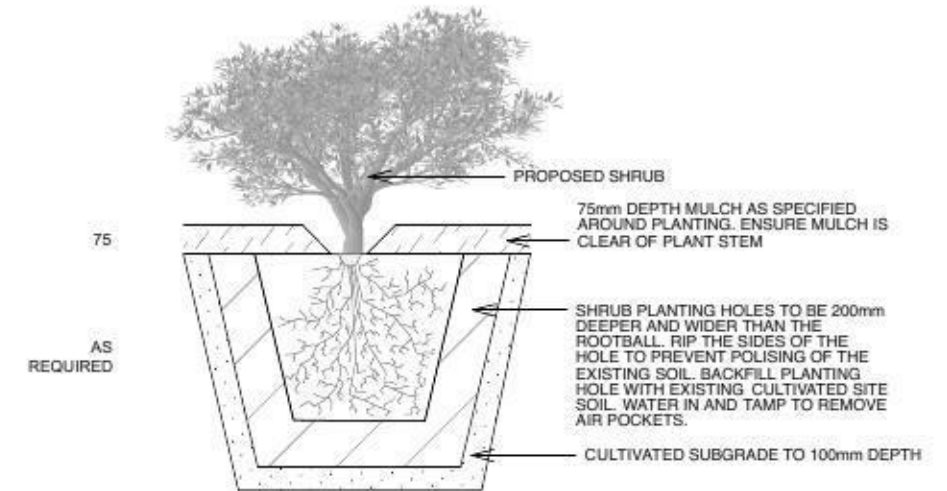
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



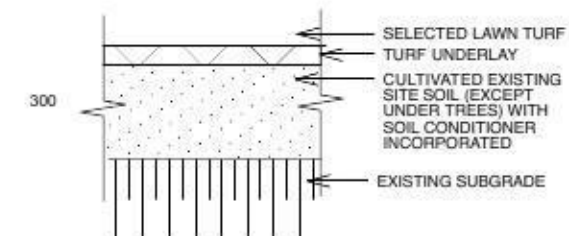
SOIL TO GARDEN AREAS
SCALE 1:20



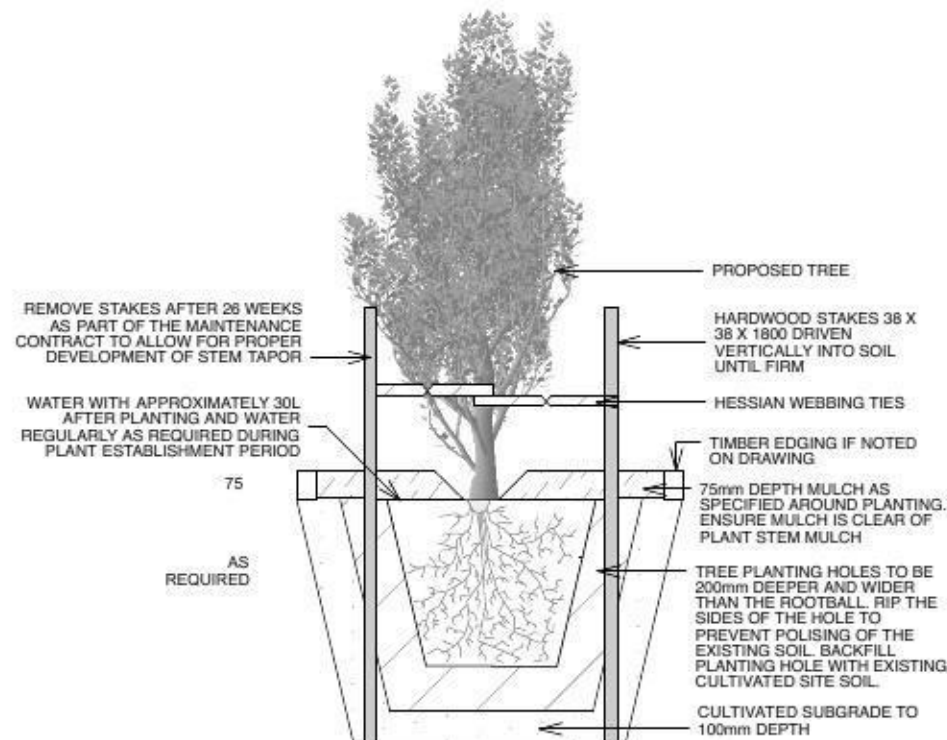
PEBBLE PATHWAY
SCALE 1:10



PLANTING DETAIL
SCALE 1:20




TYPICAL TURF DETAIL
SCALE 1:20



TREE PLANTING & STAKING DETAIL
SCALE 1:20

- Notes:**
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 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
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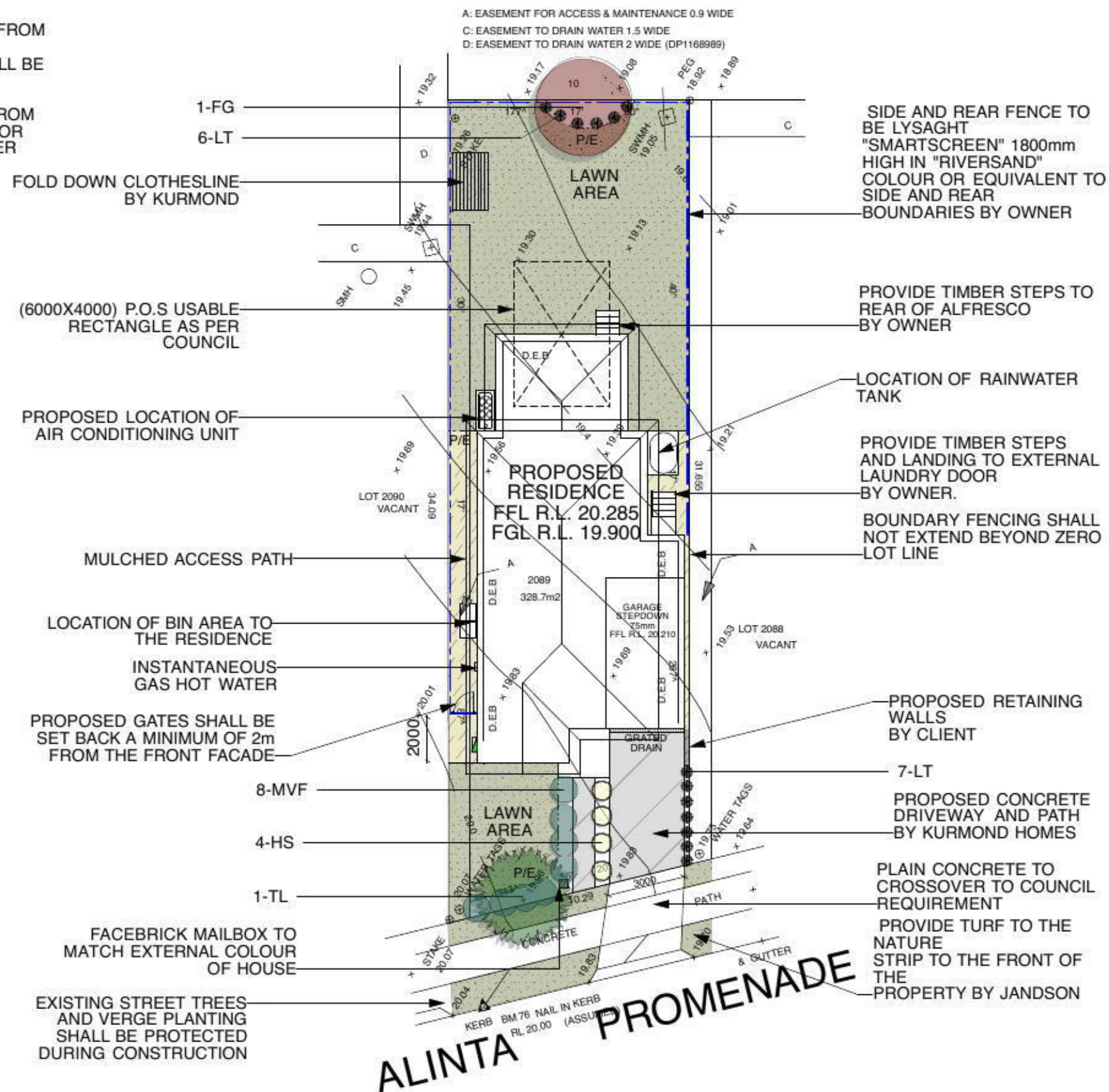
DATE	REVISION		
LANDSCAPE DETAILS		PROJECT #	Kurmond
ADDRESS LOT 2089 ALINTA PROMENADE, JORDAN SPRINGS		DWG #	L/02
CLIENT MR MARK CAMILLERI	DATE # 02/08/13		
SCALE @ A3 as shown			
DRAWN JS			
CHKD SW		REVISION	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			
 <small>a total concept landscape architects & swimming pool designers</small>			

NOTE:
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION

- ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED

LEGEND

- PROPOSED LEVEL FFL.RL. 20.285
- EXISTING LEVEL 20.45
- MULCHED ACCESS PATH
- PROPOSED PAVED AREA
- LAWN AREA
- PROPOSED RETAINING WALL BY OWNER
- PAVED LAWN EDGEP/E



1-FG
 6-LT
 FOLD DOWN CLOTHESLINE BY KURMOND

(6000X4000) P.O.S USABLE RECTANGLE AS PER COUNCIL
 PROPOSED LOCATION OF AIR CONDITIONING UNIT

MULCHED ACCESS PATH
 LOCATION OF BIN AREA TO THE RESIDENCE
 INSTANTANEOUS GAS HOT WATER
 PROPOSED GATES SHALL BE SET BACK A MINIMUM OF 2m FROM THE FRONT FACADE

8-MVF
 4-HS
 1-TL
 FACEBRICK MAILBOX TO MATCH EXTERNAL COLOUR OF HOUSE
 EXISTING STREET TREES AND VERGE PLANTING SHALL BE PROTECTED DURING CONSTRUCTION

SIDE AND REAR FENCE TO BE LYSAGHT "SMARTSCREEN" 1800mm HIGH IN "RIVERSAND" COLOUR OR EQUIVALENT TO SIDE AND REAR BOUNDARIES BY OWNER

PROVIDE TIMBER STEPS TO REAR OF ALFRESCO BY OWNER

LOCATION OF RAINWATER TANK

PROVIDE TIMBER STEPS AND LANDING TO EXTERNAL LAUNDRY DOOR BY OWNER.

BOUNDARY FENCING SHALL NOT EXTEND BEYOND ZERO LOT LINE

PROPOSED RETAINING WALLS BY CLIENT

7-LT
 PROPOSED CONCRETE DRIVEWAY AND PATH BY KURMOND HOMES

PLAIN CONCRETE TO CROSSOVER TO COUNCIL REQUIREMENT
 PROVIDE TURF TO THE NATURE STRIP TO THE FRONT OF THE PROPERTY BY JANDSON

ALINTA PROMENADE

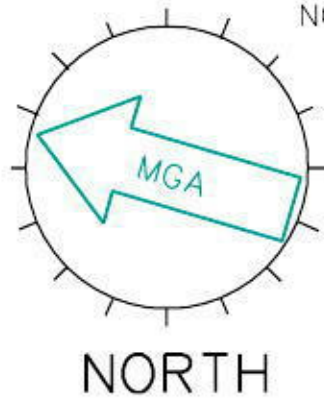


PLANTING SCHEDULE

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
FG	Fraxinus 'Raywood'	Claret Ash	1	45lt	4000	5000
HS	Hibbertia scandens	Climbing Guinea Flower	4	tube	1000	350
LT	Lomandra 'Tanika'	Dwarf Lomandra	13	5lt	500	500
MVF	Metrosideros 'Fiji'	NZ Xmas Bush 'Fiji'	8	15lt	1200	1200
TL	Tristaniopsis laurina	Water Gum	1	25lt	4000	7000

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 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
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DATE: 16/06/13	REVISION 'A' Amendments made as per developer requirements
PROPOSED LANDSCAPE PLAN	
ADDRESS: LOT 2089 ALINTA PROMENADE, JORDAN SPRINGS	PROJECT # Kurmond
CLIENT: MR MARK CAMILLERI	DATE # 02/06/13 DWG # L/01
A Total Concept Landscape Architects & Swimming Pool Designers	SCALE @ A3 1:200
65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	DRAWN JS CHKD SW REVISION A



NOTE: SEWER NOT AVAILABLE AT THE TIME OF SURVEY

99 DENOTES PHOTO POINT

LOCATION PLAN

UBD REF: 144, H13
LAT: -33.7260
LONG: 150.7313



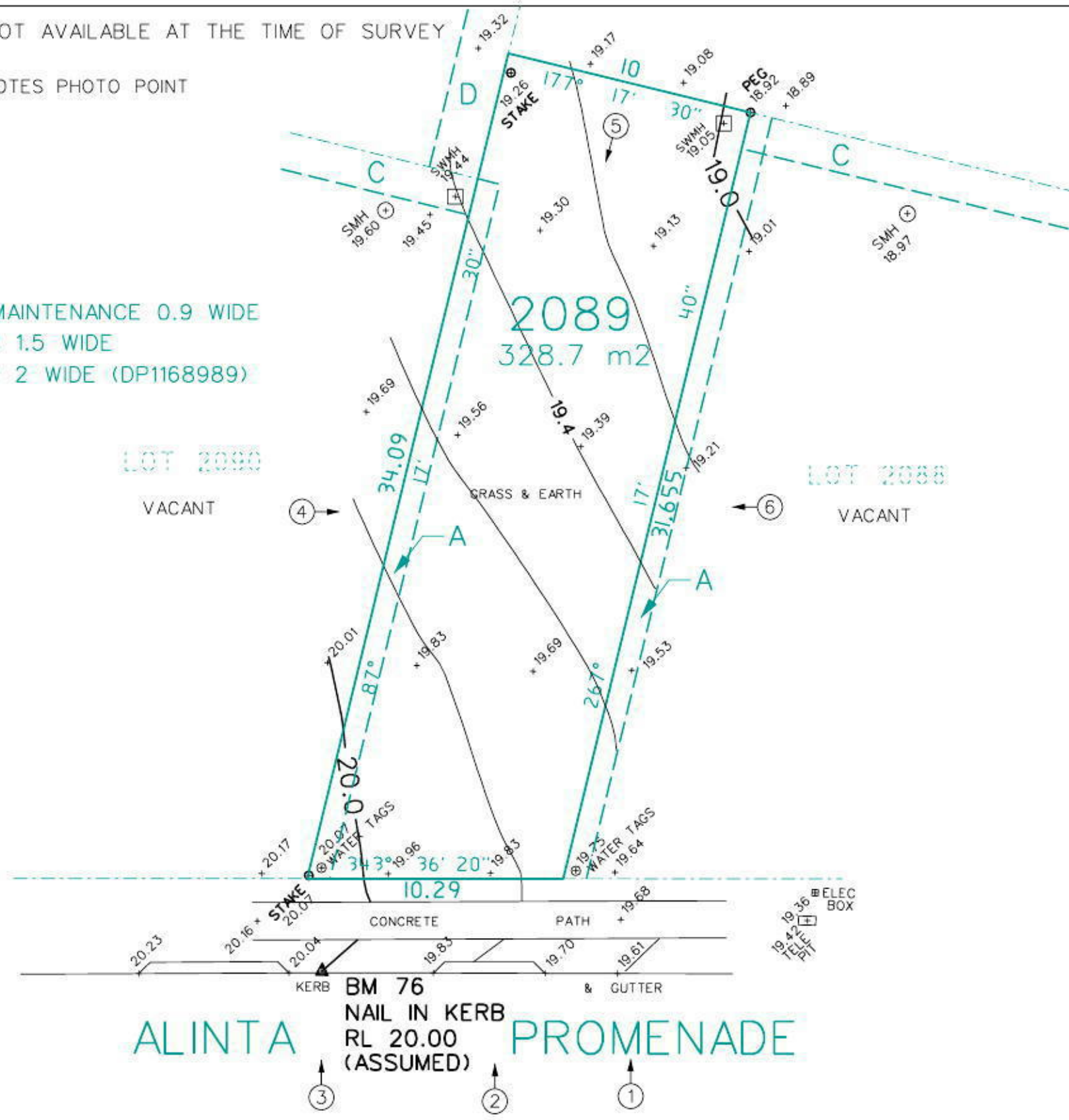
A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
C: EASEMENT TO DRAIN WATER 1.5 WIDE
D: EASEMENT TO DRAIN WATER 2 WIDE (DP1168989)

LEGEND

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

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

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CIVIL, STRUCTURAL, HYDRAULIC ENGINEERS
REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS

NOTE: CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

No.	DATE	NOTATION/AMENDMENT
1		

SCALE 1: 200

DRAWN: IS	JOB 2071/134476	DATE: 23.05.2013
CHECKED: RM	DGN 134476	DATUM: ASSUMED

CONTOUR PLAN
LOT 2089 DP 1168991
AT ALINTA PROMENADE, JORDAN SPRINGS
CLIENT: KURMOND HOMES
REF: CAMILLERI 12066

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but ≤ 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 156.16 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
floor - suspended floor above garage, framed	0.3 (or 1 including construction) (down)	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: full/insulating	unventilated, dark (solar absorbance > 0.70)

Note: Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (< 0.7 square metres) and up to 2 windows/glazed doors (< 0.7 square metres) which are not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> • Except where the glass is 'single clear' or 'single tinted', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) $\pm 10\%$ of that listed. Total system U-values and SHGC must be calculated in accordance with National Penetration Rating Council (NPRC) conditions. • The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. • Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. • Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. 	✓	✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	W	3.26	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	none	not overshadowed
W2	S	2.16	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W3, W4	E	7.16	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony $> 2,000$ mm	not overshadowed
W5, W6	N	4.79	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	none	not overshadowed
W7, W8, W9, W10	W	4.36	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W11, W12	S	1.26	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W13, W14	E	2.9	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W15	N	1.45	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 450 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.	✓	✓	✓
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: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.		✓	✓
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: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning. Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.		✓	✓

Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Energy Commitments			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Other	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Energy Commitments			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

Legend
 In these commitments, "applicant" means the person carrying out the development.
 Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
 Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
 Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

CLIENT'S SIGNATURE: _____ DATE: _____

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

				2.5	CUT AND FILL
				2.4	NEIGHBOURHOOD NOTIFICATION
				2.3	STORMWATER PLAN
				2.2	CONST. WASTE & EROSION PLAN
				2.1	SHADOW DIAGRAM
				12	DOOR SCHEDULE
				11	SLAB PLAN
				10	WET AREA DETAILS
				9	WET AREA DETAILS
				8	SECTION
				7	ELEVATIONS
				6	ELEVATIONS
				5	ROOF PLAN
				4	FIRST FLOOR PLAN
				3	GROUND FLOOR PLAN
				2	SITE PLAN
				1	COVER SHEET
REV	DATE	AMENDMENTS	BY	SHEET	DESCRIPTION
	H	16.08.13	Amended as per developer comments on approval	BAC	
	G	08.08.13	Deleted robe wall and towel rail and extended shower screen to ensuite as requested	BAC	
	F	30.07.13	DA DRAWINGS	ME	
	E	28.06.13	AMENDED AS PER CLIENT REQUEST	EC	
	D	31.05.13	AMENDED LEVELS TO SUIT CONTOUR SURVEY	DJ	
	C	22.05.13	AMEND FRONT FACADE AS REQUESTED BY COLOURS	BAC	
	B	05.04.13	AMEND PRELIMS TO INCLUDE SITE LEVELS	EC	
	A	15.08.12	PRELIMINARY DRAWINGS	DJ	

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HOUSE NAME:
NEPEAN 24

FACADE:
TRADITIONAL

DESCRIPTION:
New Generation

STYLE:
NTS DESIGN: **L/H**

CLIENT:
MR. MARK CAMILLERI

SITE ADDRESS:
**LOT 2089 DP 1168991
 NO. 32 ALINTA PROMENADE
 JORDAN SPRINGS, NSW 2747**

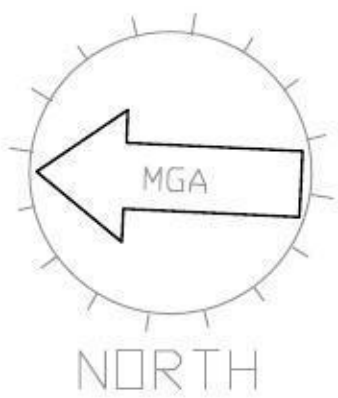
JOB No: **12066**

DRAWN: **DJ** DATE: **16.08.13**

CHECKED: **-** SHEET: **1**

DA STAGE

Rev: **G**



- A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- C) EASEMENT TO DRAIN WATER 1.5 WIDE
- D) EASEMENT TO DRAIN WATER 2 WIDE (DP1168989)

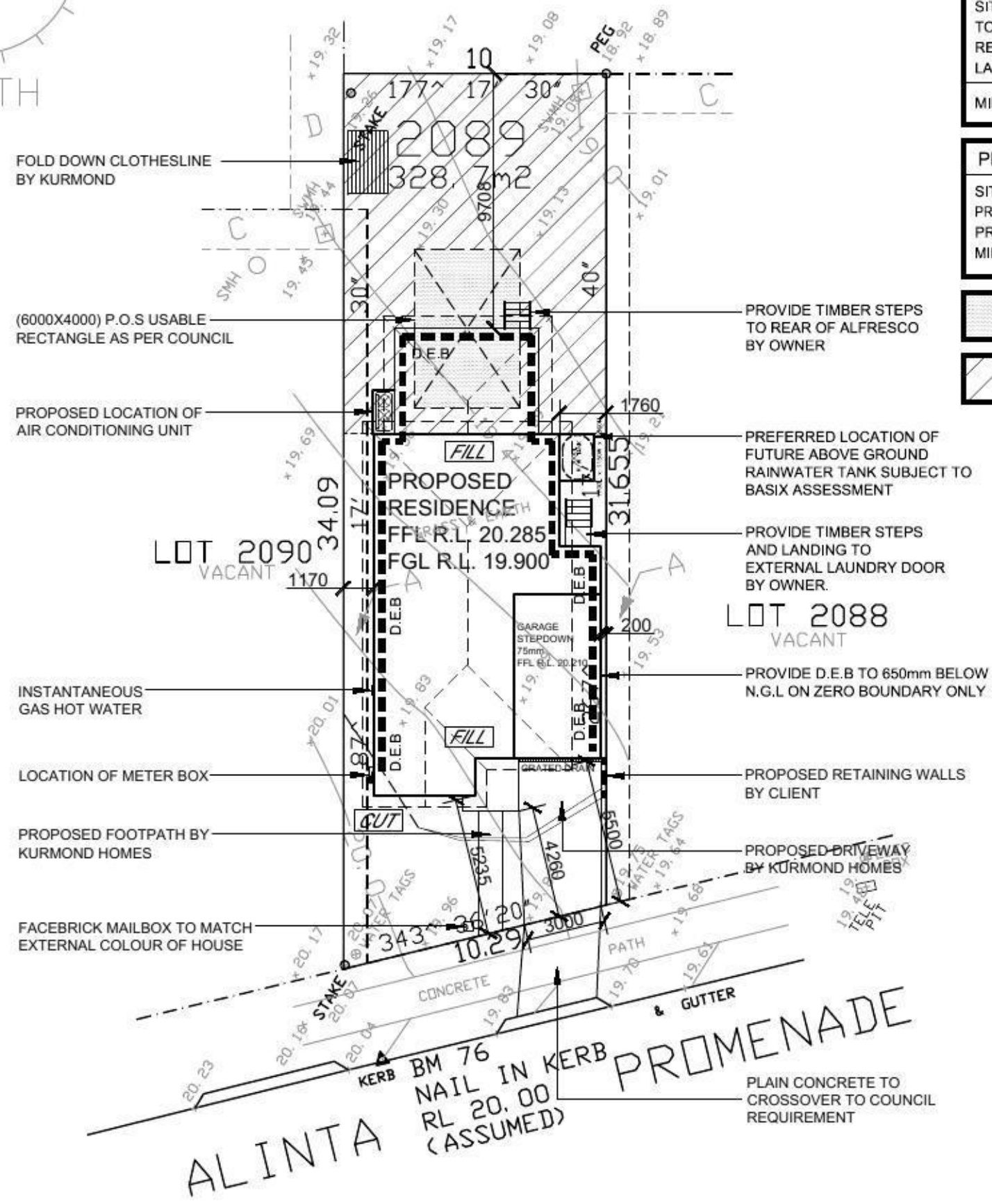
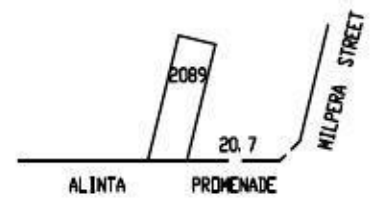
LOT 2089
 D.P: 1168991
 L.G.A: PENRITH

LANDSCAPE AREA	
SITE AREA:	328.70m ²
TOTAL HARDWARE AREAS:	157.74m ²
REMAINING SOFT AREA:	170.96m ²
LANDSCAPE AREA:	52.01%
MINIMUM REQUIRED BY COUNCIL: 40%	

PRIVATE OPEN SPACE	
SITE AREA:	328.70m ²
PROPOSED PRIVATE OPEN SPACE:	137.08m ²
PRINCIPAL PRIVATE OPEN SPACE:	24.0m ²
MIN. REQD. BY DEVELOPER:	20% (65.74m ²)

	PRINCIPAL PRIVATE OPEN SPACE
	PRIVATE OPEN SPACE

LOCATION PLAN
 UBD REF: 144, H13
 LAT: -33.7260
 LONG: 150.7313



FOLD DOWN CLOTHESLINE BY KURMOND

(6000X4000) P.O.S USABLE RECTANGLE AS PER COUNCIL

PROPOSED LOCATION OF AIR CONDITIONING UNIT

INSTANTANEOUS GAS HOT WATER

LOCATION OF METER BOX

PROPOSED FOOTPATH BY KURMOND HOMES

FACEBRICK MAILBOX TO MATCH EXTERNAL COLOUR OF HOUSE

PROVIDE TIMBER STEPS TO REAR OF ALFRESCO BY OWNER

PREFERRED LOCATION OF FUTURE ABOVE GROUND RAINWATER TANK SUBJECT TO BASIX ASSESSMENT

PROVIDE TIMBER STEPS AND LANDING TO EXTERNAL LAUNDRY DOOR BY OWNER.

PROVIDE D.E.B TO 650mm BELOW N.G.L ON ZERO BOUNDARY ONLY.

PROPOSED RETAINING WALLS BY CLIENT

PROPOSED DRIVEWAY BY KURMOND HOMES

PLAIN CONCRETE TO CROSSOVER TO COUNCIL REQUIREMENT

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

Jordan Springs - Illoura Village Notes:
 (THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)

- ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED.
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.
- VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C FOR A SINGLE GARAGE.
- ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.

SITE PLAN

- NOTES**
- Bearings and distances are by Title and/or Deed only. This detail survey is not a "survey" as defined by the Surveyors Act, 1929. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
 - Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
 - Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point.
 - Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
 - Australian Height Datum was established from SSM 168755 RL 69.056
 - Tree locations are accurate to +/- 0.30m
 - The information is only to be used at a scale accuracy of 1:200.

WIND CLASSIFICATION: "N2"
 SLAB CLASSIFICATION: "H1"

SITE INDUCTION
 Before entering site please review and make yourself familiar with Emergency Contacts, Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS
 * LIMITED SPACE FOR MATERIAL STOCK PILE
 * FOOTPATH / PEDESTRIAN TRAFFIC
 * TRAFFIC CONTROL REQUIRED
 * DROP EDGE BEAM

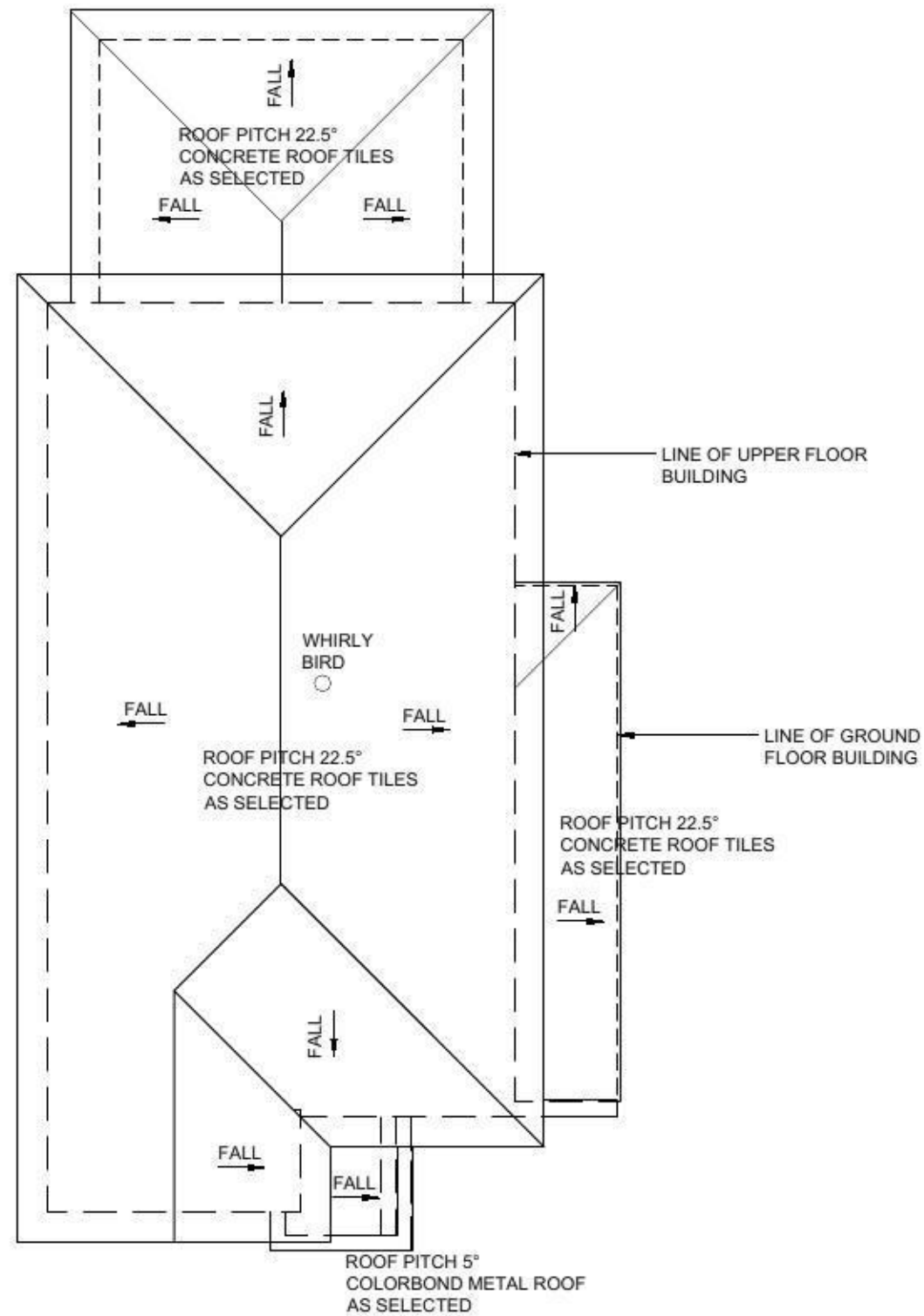
STORMWATER TO STREET VIA RAINWATER TANK

CLIENT'S SIGNATURE: _____ DATE: _____

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		FACADE: TRADITIONAL	SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747	DRAWN: DJ	DATE: 16.08.13	Rev. G
		DESCRIPTION: New Generation	SCALE: 1:200	CHECKED: -	SHEET: 2	
		DA STAGE				


LEGEND:
 GROUND FLOOR AREA = 43.83 m²
 FIRST FLOOR AREA = 112.33 m²
 TOTAL ROOF AREA = 156.16 m²

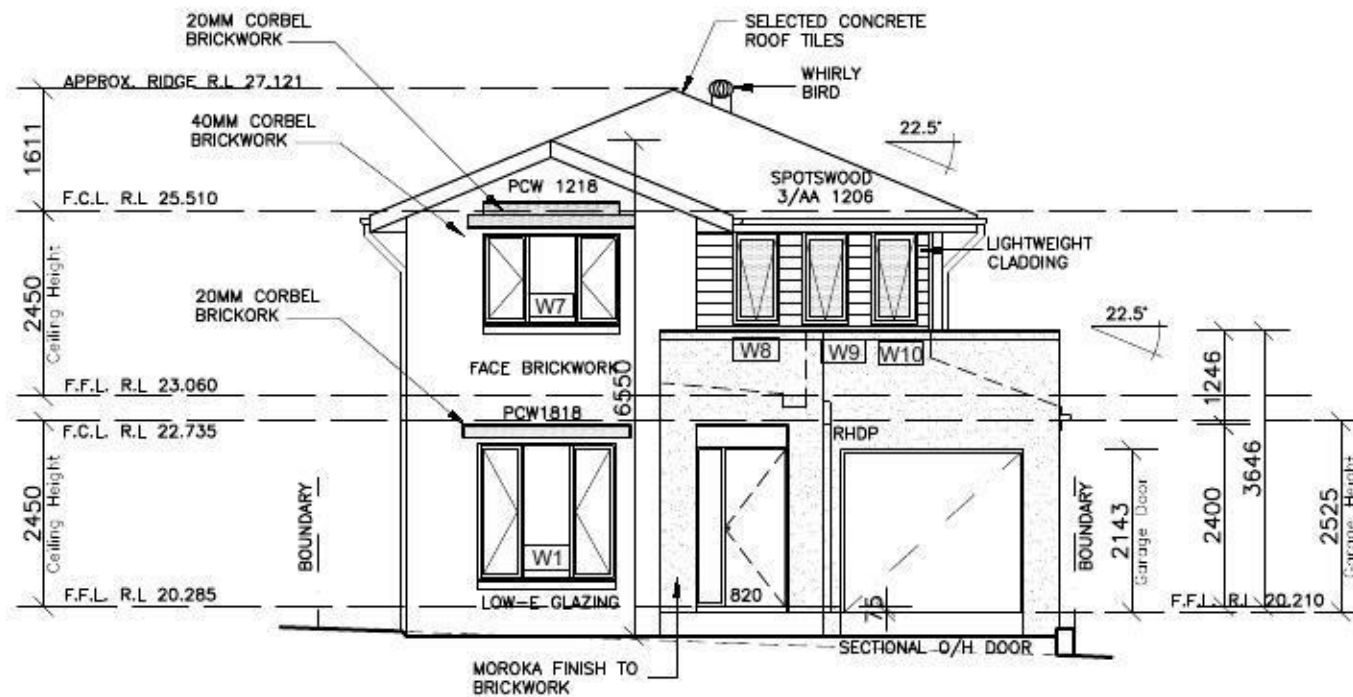


ROOF PLAN

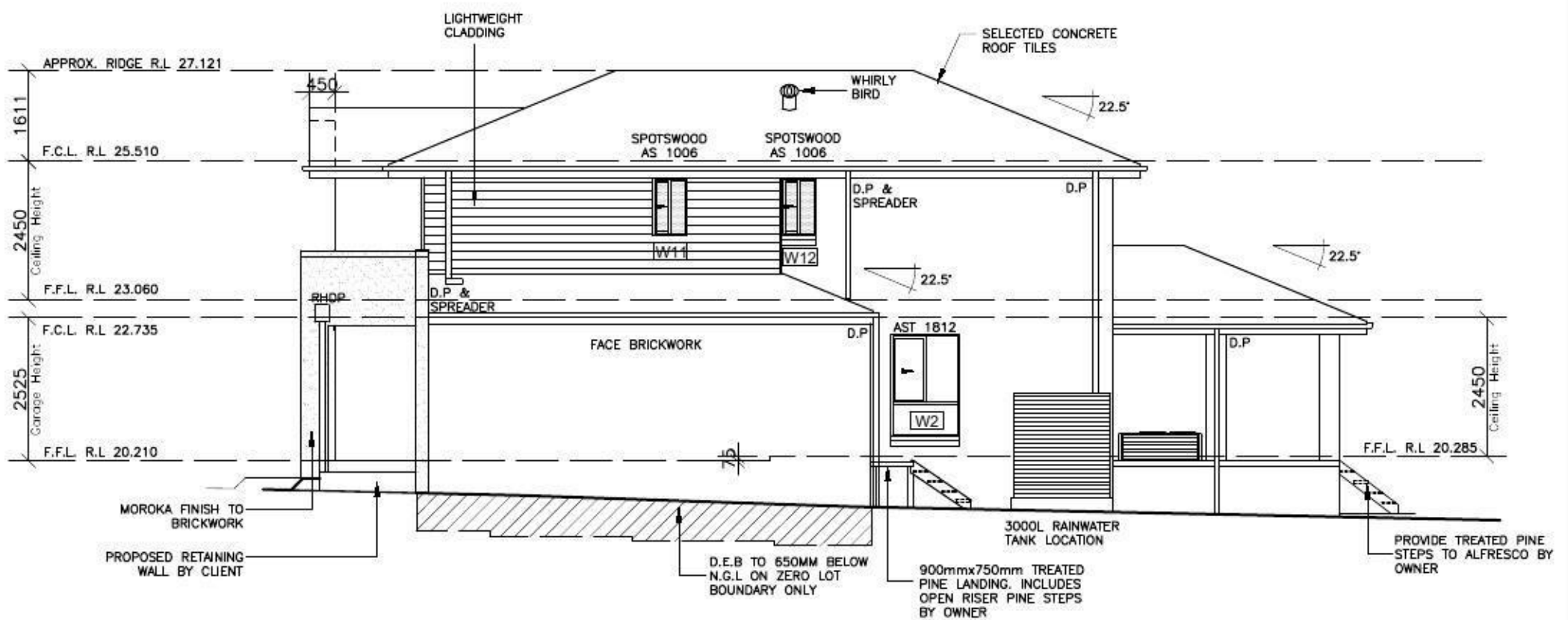
CLIENT'S SIGNATURE: _____ DATE: _____

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	<small>FACADE:</small> TRADITIONAL	<small>SITE ADDRESS:</small> LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747	<small>DRAWN:</small> DJ	<small>DATE:</small> 16.08.13	<small>Rev.</small> G
	<small>ROOF:</small> 1:100	<small>DRAWING NO.:</small> L/H	<small>CHECKED:</small> -	<small>SHEET:</small> 5	
	<small>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</small>		DA STAGE		



WEST ELEVATION
FRONT ELEVATION



SOUTH ELEVATION
SIDE ELEVATION
DROP EDGE BEAM AREA = 19.14m²

CLIENT'S SIGNATURE: _____ DATE: _____

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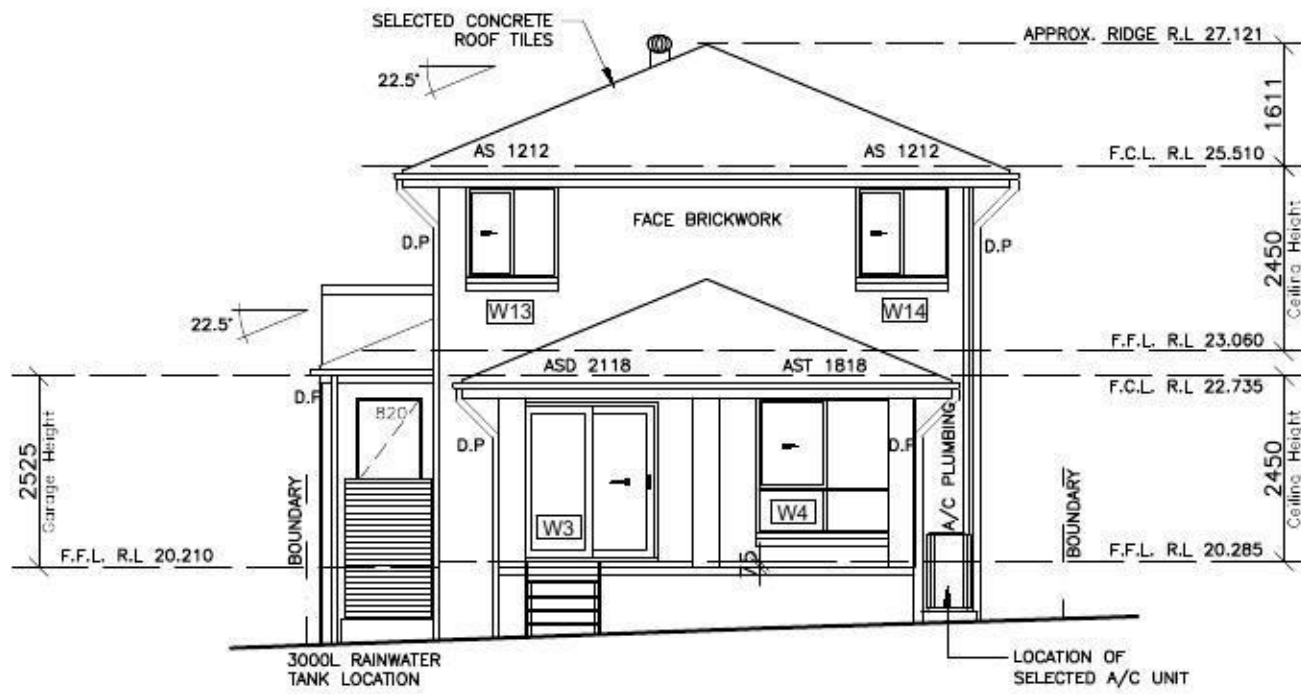
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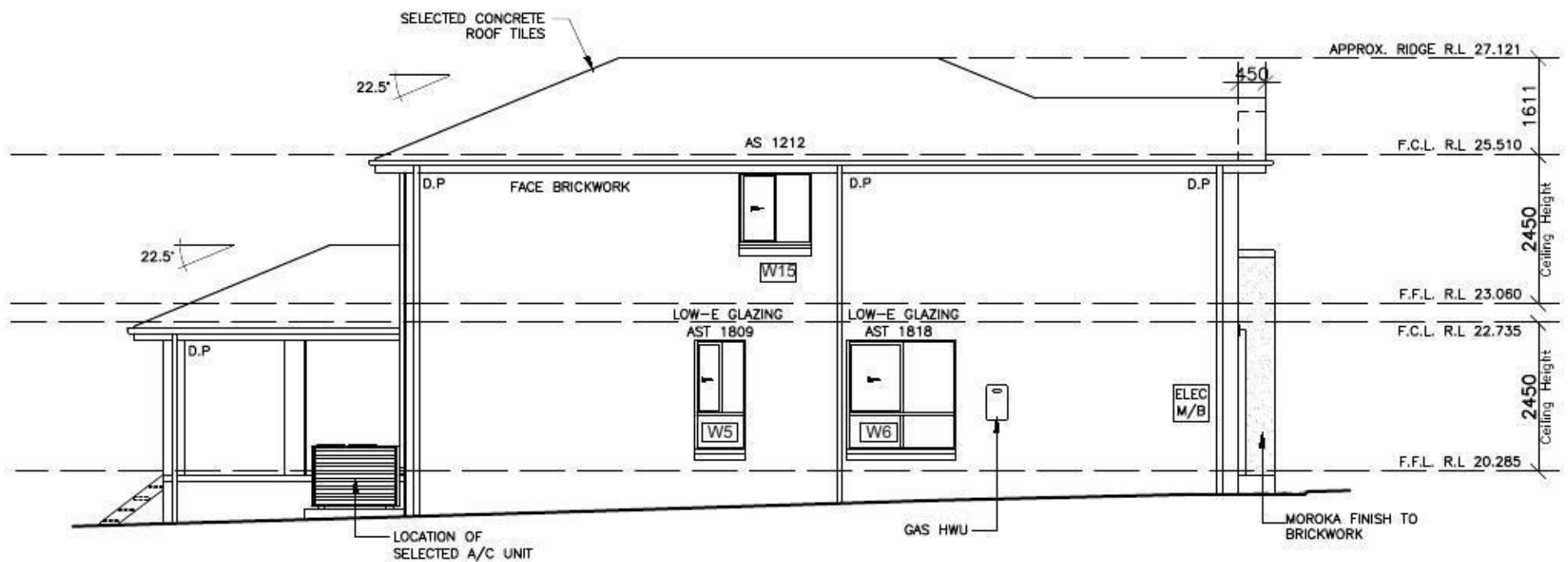
HOUSE NAME: NEPEAN 24	
FACADE: TRADITIONAL	
SPECIFICATION: New Generation	
SCALE: 1:100	DRAWING CODE: L/H

CLIENT: MR. MARK CAMILLERI
SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747

JOB No: 12066		Rev: G
DRAWN: DJ	DATE: 16.08.13	
CHECKED: -	SHEET: 6	DA STAGE



EAST ELEVATION
 REAR ELEVATION
 DROP EDGE BEAM AREA = 7.76m²

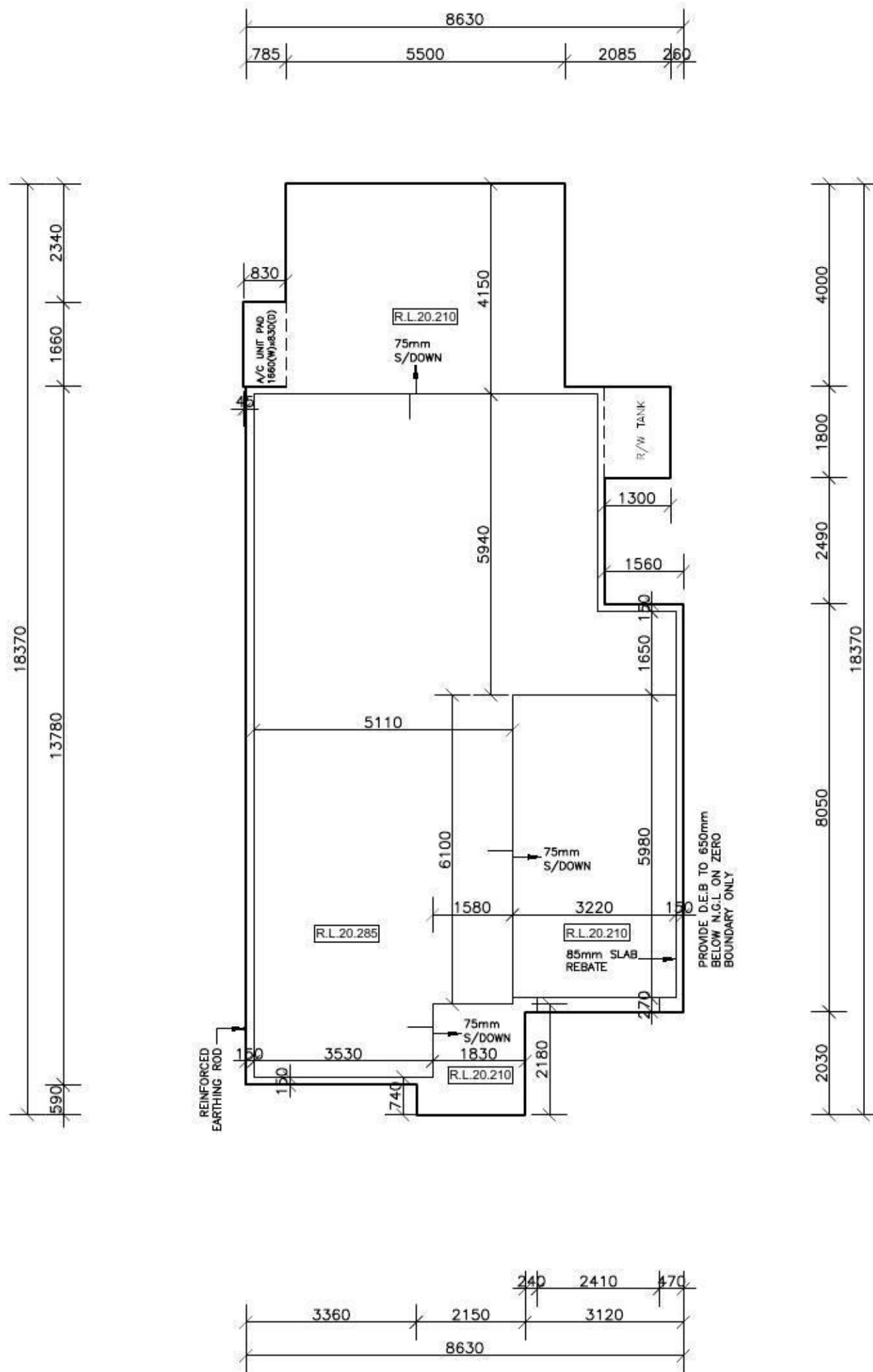


NORTH ELEVATION
 SIDE ELEVATION
 DROP EDGE BEAM AREA = 10.57m²

CLIENT'S SIGNATURE: _____ DATE: _____

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						DA STAGE		



SLAB PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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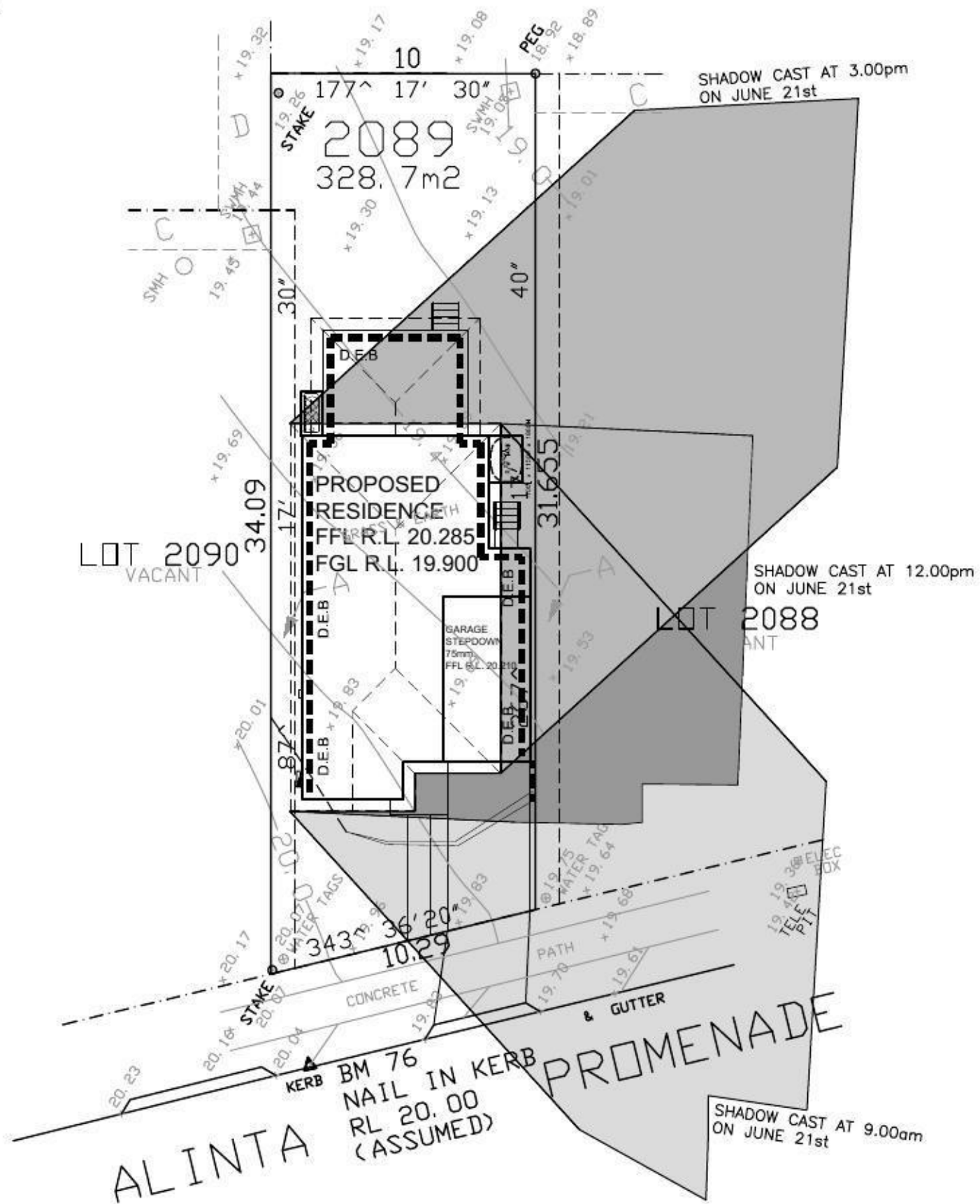
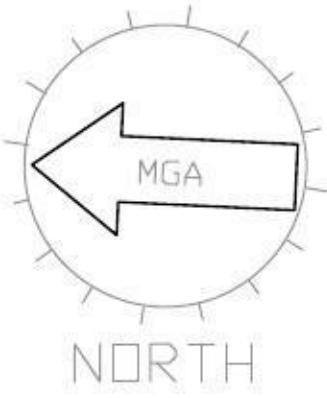
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HOUSE NAME: NEPEAN 24	
FACADE: TRADITIONAL	
SPECIFICATION: New Generation	
SCALE: 1:100	DRAWING HOOD: L/H

CLIENT: MR. MARK CAMILLERI
SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747

JOB No: 12066		Rev: G
DRAWN: DJ	DATE: 16.08.13	
CHECKED: -	SHEET: 11	DA STAGE

LOT 2089
 D.P: 1168991
 L.G.A: PENRITH



- SHADOW CAST AT 9.00am ON JUNE 21st
- SHADOW CAST AT 12.00pm ON JUNE 21st
- SHADOW CAST AT 3.00pm ON JUNE 21st

**SHADOW DIAGRAM - 21st JUNE
 TO FIRST FLOOR OF HOUSE ONLY**

CLIENT'S SIGNATURE: _____ DATE: _____

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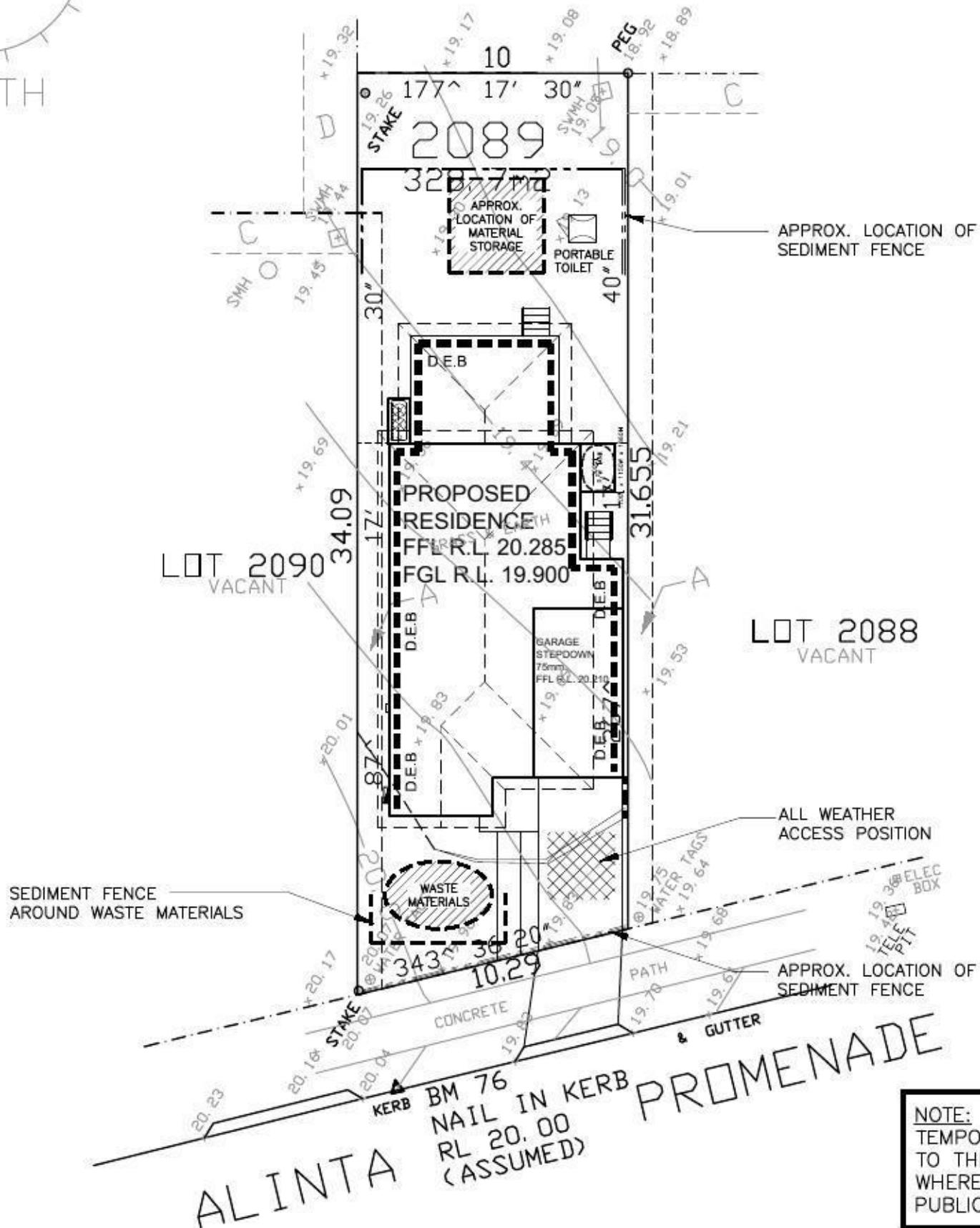
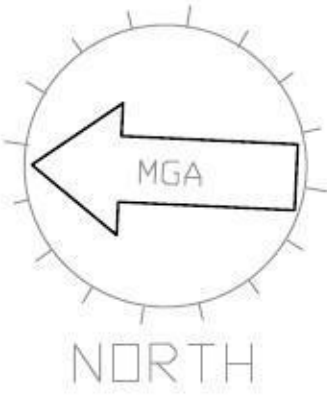
HOUSE NAME: NEPEAN 24	
FACADE: TRADITIONAL	
SPECIFICATION: New Generation	
SCALE: 1:200	SECTION: L/H

CLIENT:
MR. MARK CAMILLERI

SITE ADDRESS:
**LOT 2089 DP 1168991
 NO. 32 ALINTA PROMENADE
 JORDAN SPRINGS, NSW 2747**

JOB No: 12066		Rev: G
DRAWN: DJ	DATE: 16.08.13	
CHECKED: -	SHEET: 2.1	
DA STAGE		

LOT 2089
 D.P: 1168991
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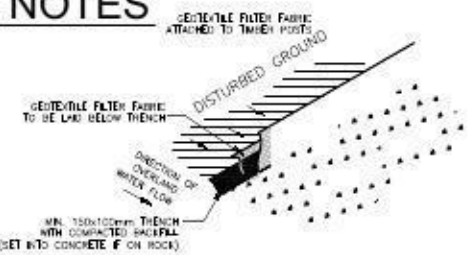
NOTE:
 TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

NOTE:
 ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

**CONSTRUCTION MANAGEMENT PLAN
 EROSION & SEDIMENT CONTROL PLAN**

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 AND INSPECTED DAILY BY THE SITE MANAGER.
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 80% 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. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
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.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE

CLIENT'S SIGNATURE: _____ DATE: _____

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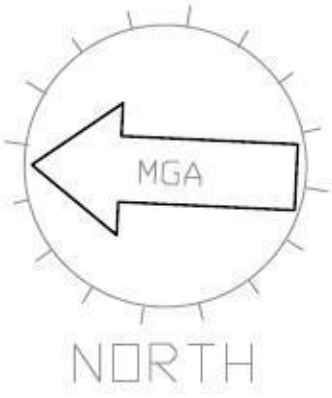
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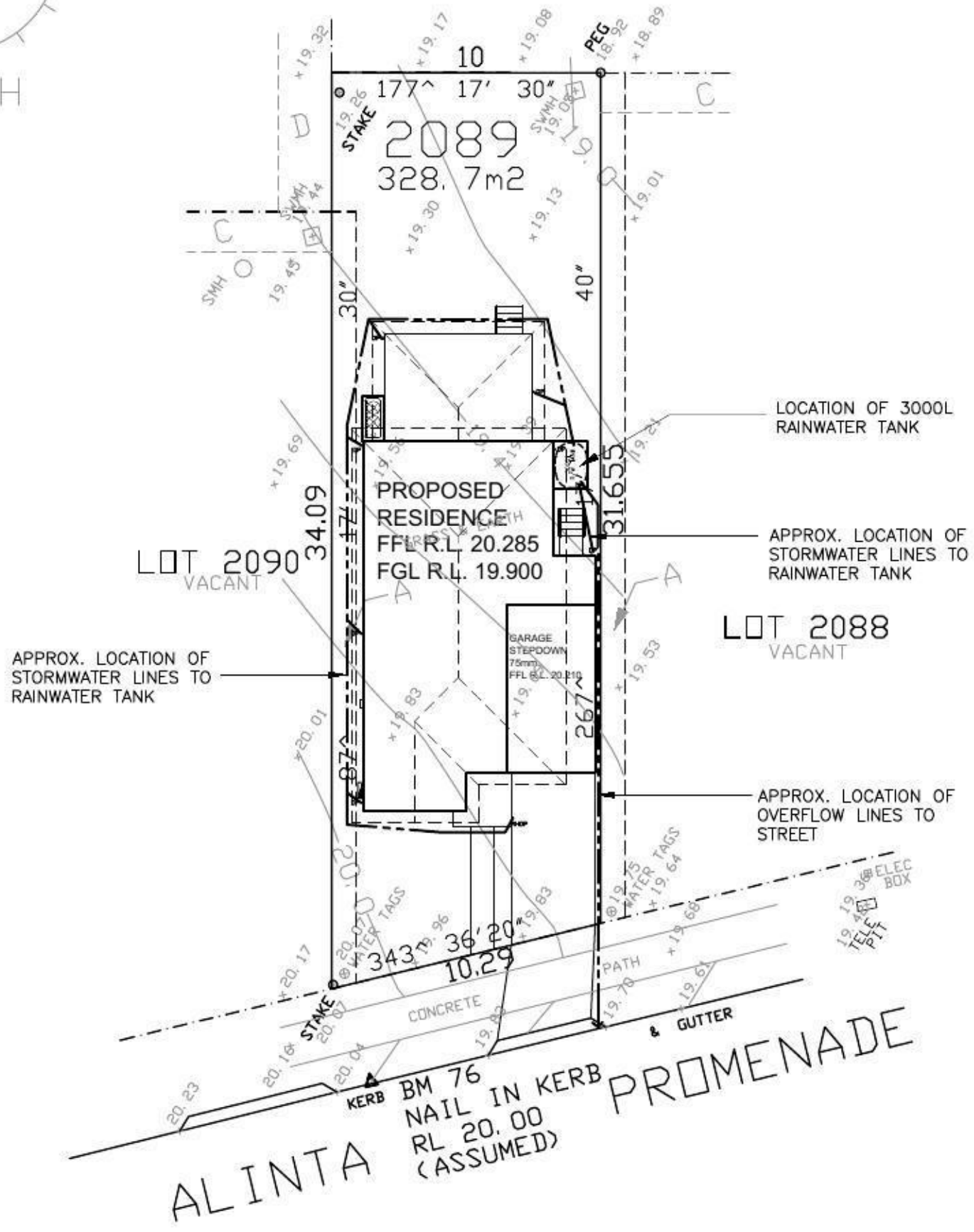
HOUSE NAME:
NEPEAN 24
 FACADE:
TRADITIONAL
 INSPIRATION:
New Generation
 SCALE:
 1:200
 DRAWING CODE:
 L/H

CLIENT:
MR. MARK CAMILLERI
 SITE ADDRESS:
**LOT 2089 DP 1168991
 NO. 32 ALINTA PROMENADE
 JORDAN SPRINGS, NSW 2747**

JOB No:
12066
 DRAWN:
 DJ
 DATE:
 16.08.13
 CHECKED:
 SHEET:
2.2
 Rev:
G
DA STAGE



LOT 2089
D.P: 1168991
L.G.A: PENRITH



**STORMWATER TO STREET
VIA RAINWATER TANK**

CONCEPT STORMWATER MANAGEMENT PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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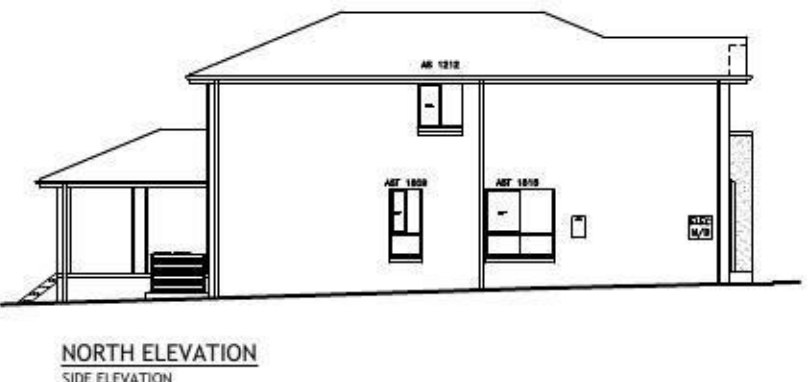
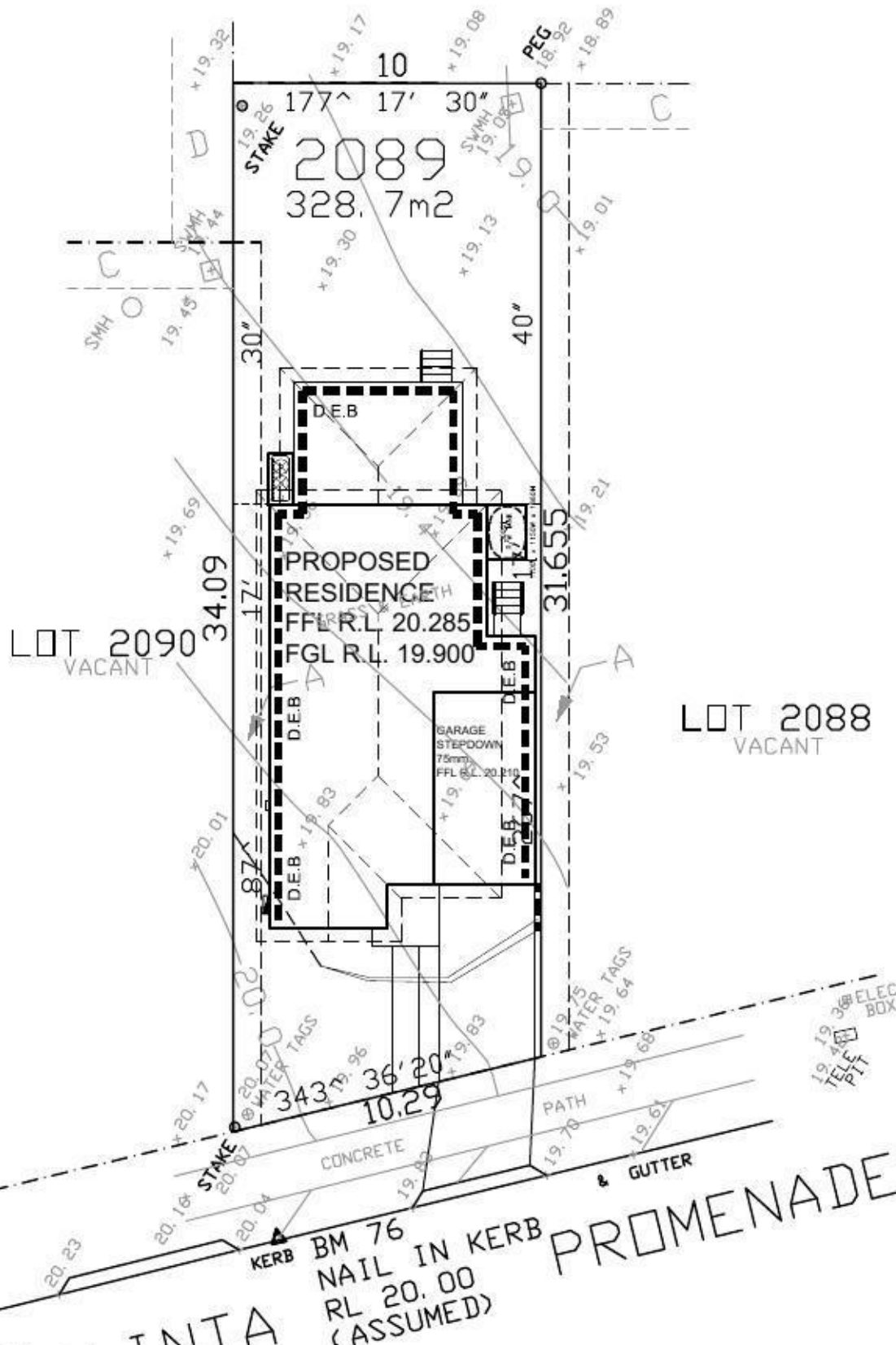
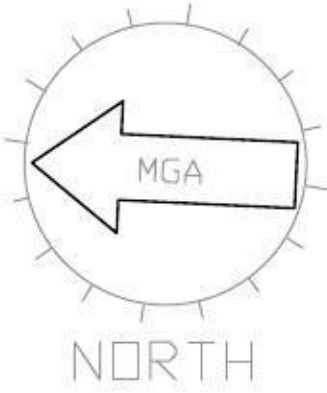
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HOUSE NAME:
NEPEAN 24
FACADE:
TRADITIONAL
SPECIFICATION:
New Generation
SCALE:
1:100

CLIENT:
MR. MARK CAMILLERI
SITE ADDRESS:
**LOT 2089 DP 1168991
NO. 32 ALINTA PROMENADE
JORDAN SPRINGS, NSW 2747**

JOB No: **12066**
DRAWN: DJ
DATE: 16.08.13
CHECKED: -
SHEET: 2.3
Rev: **G**
DA STAGE

LOT 2089
 D.P: 1168991
 L.G.A: PENRITH



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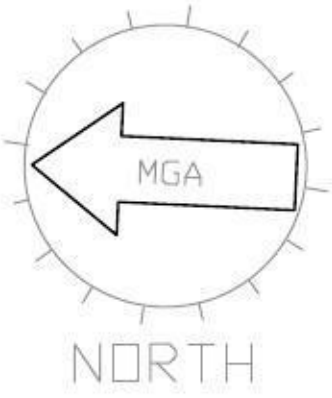
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HOUSE NAME: NEPEAN 24
FACADE: TRADITIONAL
INSPIRATION: New Generation
SCALE: 1:100
SECTION: L/H

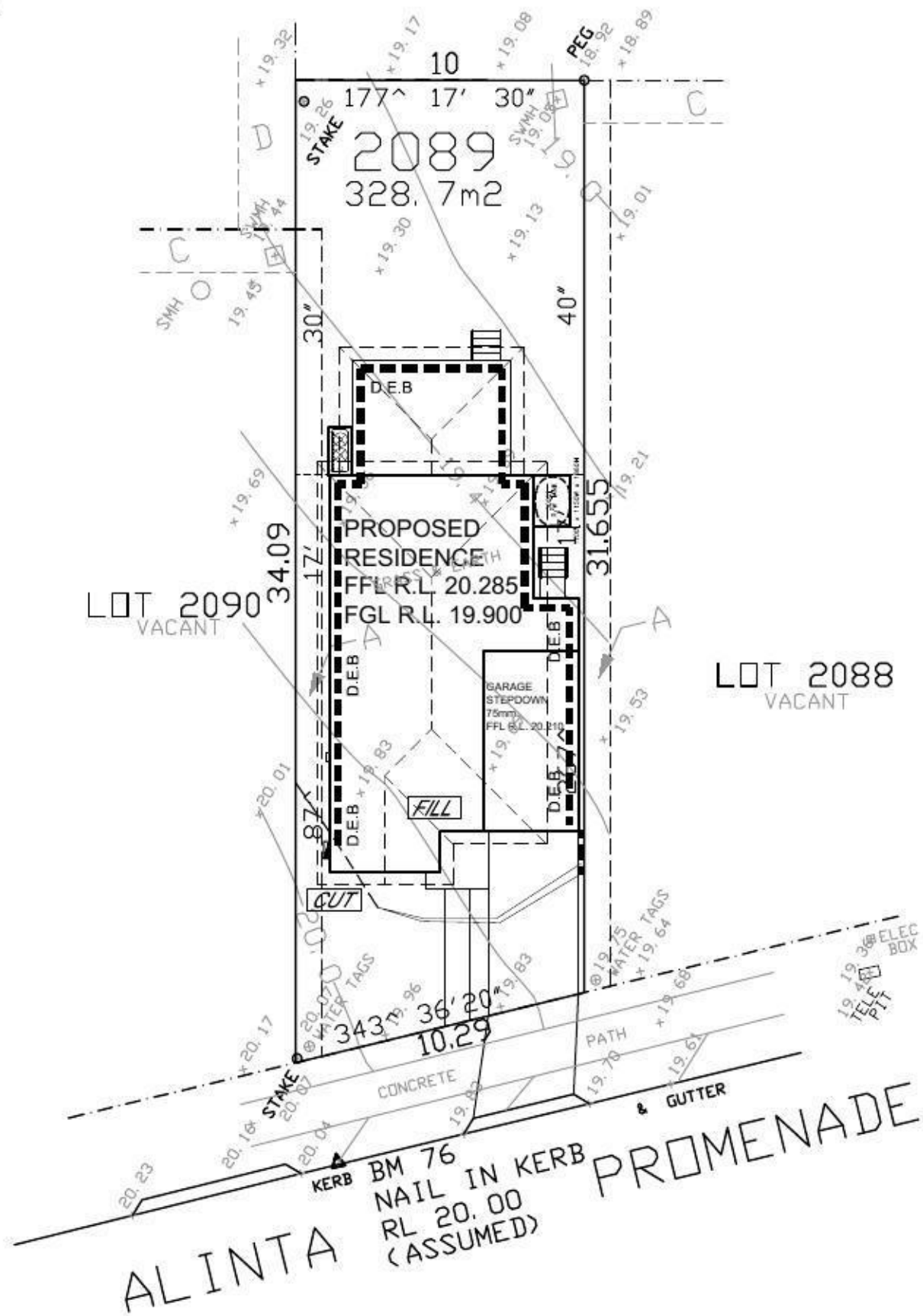
CLIENT:
MR. MARK CAMILLERI

SITE ADDRESS:
**LOT 2089 DP 1168991
 NO. 32 ALINTA PROMENADE
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JOB No: 12066	Rev: G
DRAWN: DJ	DATE: 16.08.13
CHECKED: -	SHEET: 2.4
DA STAGE	



LOT 2089
D.P: 1168991
L.G.A: PENRITH



CUT AREA = 0.64m²
FILL AREA = 144.00m²

CUT AND FILL

CLIENT'S SIGNATURE: _____ DATE: _____

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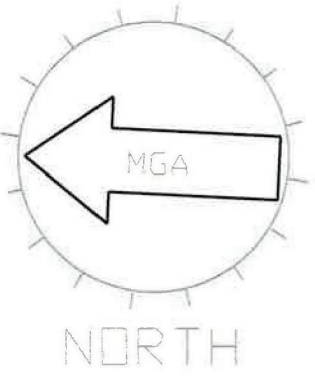
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ABN 481 288 211 98
Kurmond Homes PTY LTD
10 Sovereign Place, South Windsor 2756
T: 1300 764 761
F: (02) 45714015

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

HOUSE NAME:
NEPEAN 24
FACADE:
TRADITIONAL
INSPIRATION:
New Generation
SCALE:
1:100

CLIENT:
MR. MARK CAMILLERI
SITE ADDRESS:
**LOT 2089 DP 1168991
NO. 32 ALINTA PROMENADE
JORDAN SPRINGS, NSW 2747**

JOB No: **12066**
DRAWN: DJ
DATE: 16.08.13
CHECKED: -
SHEET: 2.5
Rev: G
DA STAGE



A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 C: EASEMENT TO DRAIN WATER 1.5 WIDE
 D: EASEMENT TO DRAIN WATER 2 WIDE (DP1168989)

LOT 2089
 D.P: 1168991
 L.G.A: PENRITH

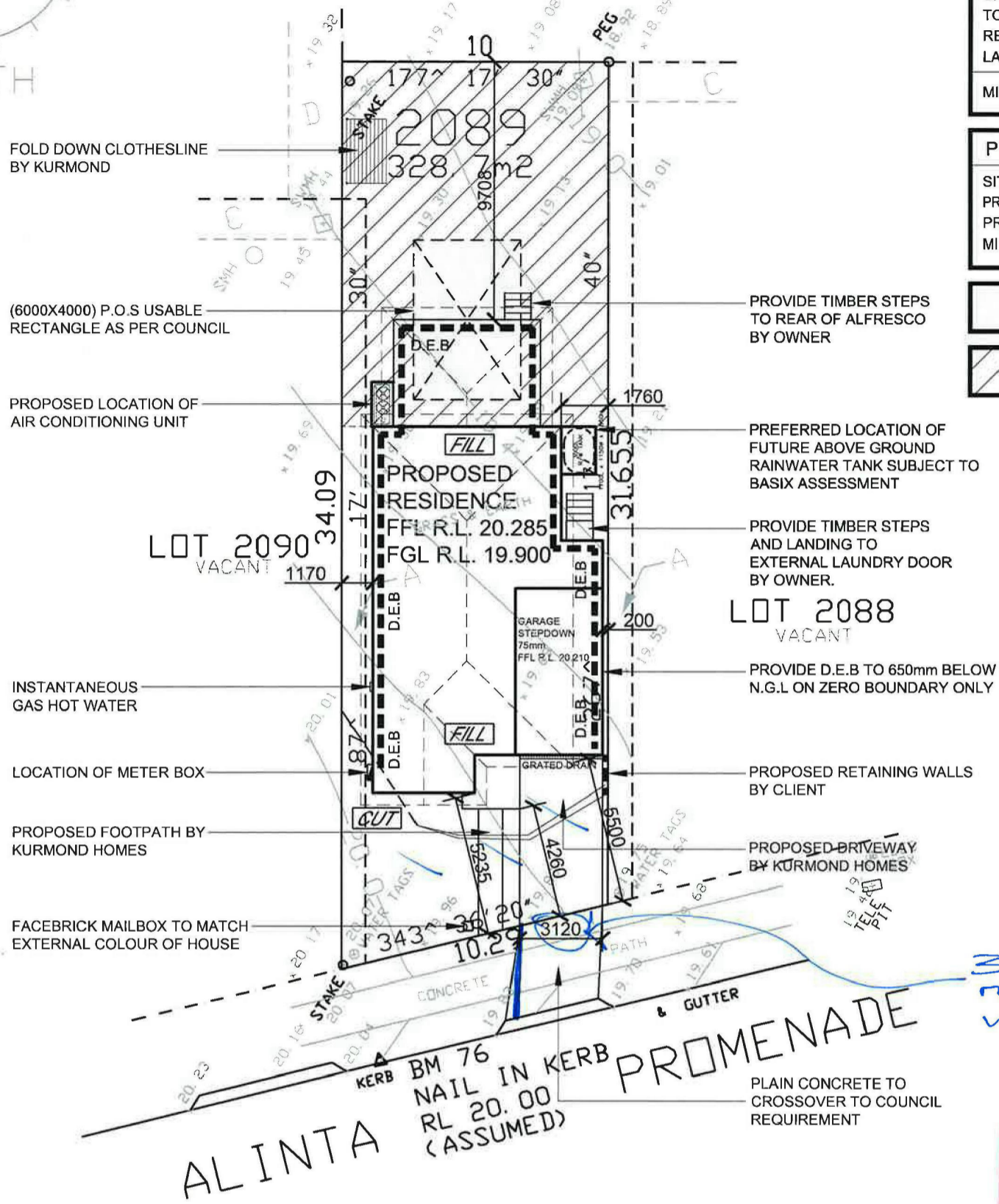
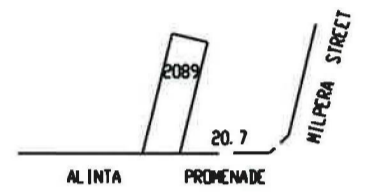
LANDSCAPE AREA
 SITE AREA: 328.70m²
 TOTAL HARDCORE AREAS: 157.74m²
 REMAINING SOFT AREA: 170.96m²
 LANDSCAPE AREA: 52.01%
 MINIMUM REQUIRED BY COUNCIL: 40%

PRIVATE OPEN SPACE
 SITE AREA: 328.70m²
 PROPOSED PRIVATE OPEN SPACE: 137.08m²
 PRINCIPAL PRIVATE OPEN SPACE: 24.0m²
 MIN. REQD. BY DEVELOPER 20% (65.74m²)

PRINCIPAL PRIVATE OPEN SPACE
 PRIVATE OPEN SPACE

LOCATION PLAN

UBD REF: 144, H13
 LAT: -33 7260
 LONG: 150. 7313



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

Jordan Springs - Illoura Village Notes:
 (THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)
 - ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED.
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.
 - VEHICLE CROSSOVER IS TO BE PLAN CONCRETE TO COUNCIL SPECIFICATIONS. 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C FOR A SINGLE GARAGE.
 - ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.

3m wide maximum V.C. CROSSOVER

Reviewed by JORDAN SPRINGS LANDSCAPE SECTION
 13 AUG 2013
 SIGNED: [Signature]

SITE PLAN

- NOTES
- Bearings and distances are by Title and/or Deed only. This detail survey is not a "survey" as defined by the Surveyors Act, 1929. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
 - Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
 - Contours shown depict the topography, except at spot levels shown they do not represent the exact level at any particular point.
 - Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
 - Australian Height Datum was established from SSM 168755 RL 69 056
 - Tree locations are accurate to +/- 0.30m
 - The information is only to be used at a scale accuracy of 1:200.

STORMWATER TO STREET VIA RAINWATER TANK

WIND CLASSIFICATION: "N2"
 SLAB CLASSIFICATION: "H1"

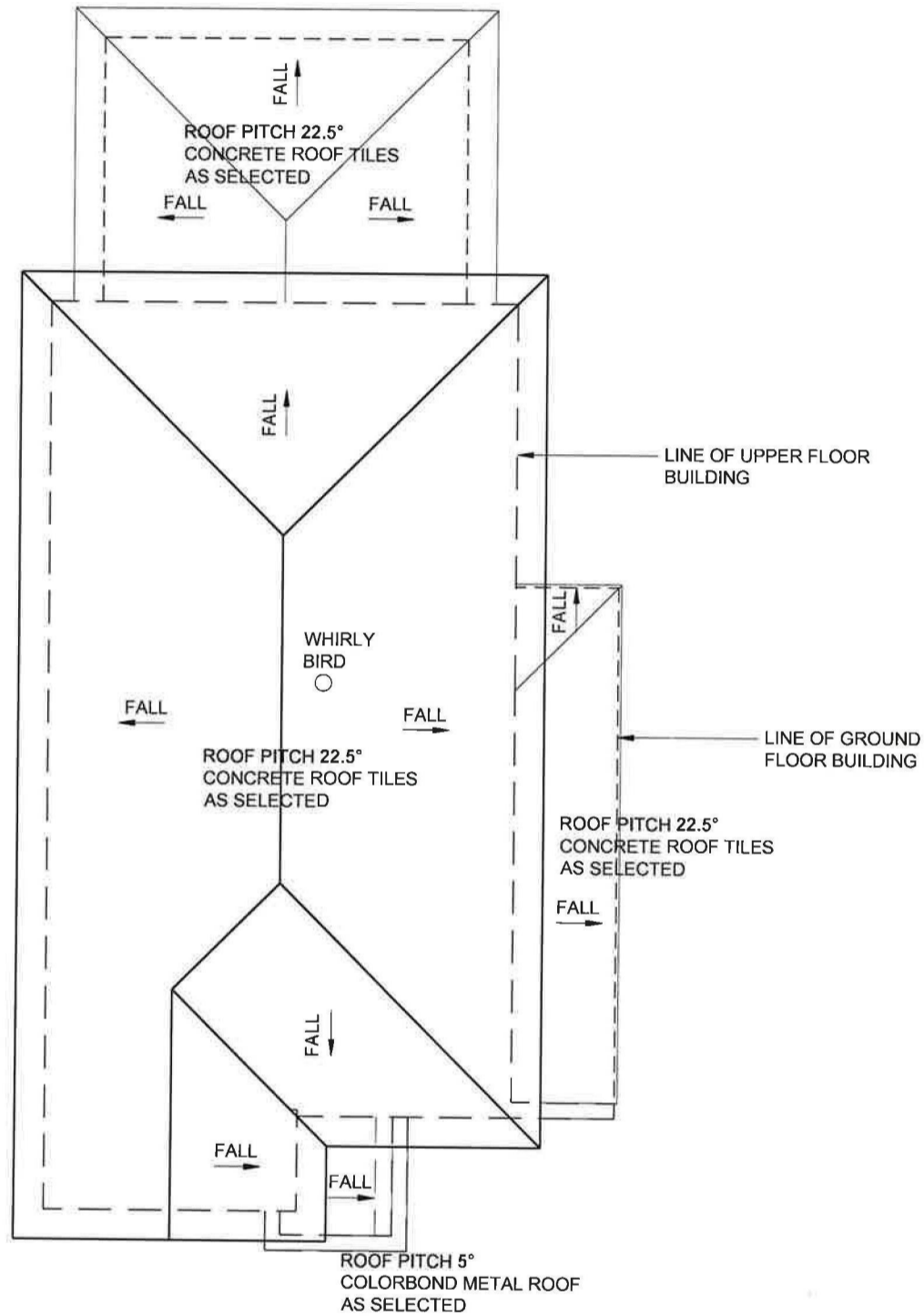
SITE INDUCTION
 Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS
 * LIMITED SPACE FOR MATERIAL STOCK PILE
 * FOOTPATH / PEDESTRIAN TRAFFIC
 * TRAFFIC CONTROL REQUIRED
 * DROP EDGE BEAM

CLIENT'S SIGNATURE: _____ DATE: _____
 I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

<p>kurmondhomes BL No. 205 457C ABN 481 288 211 98 Kurmond Homes PTY LTD 10 Sovereign Place, South Windsor 2756 T: 1300 764 761 F: (02) 45714015</p>	<p>ALL RIGHTS RESERVED This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright Act 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD. © COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: NEPEAN 24</p> <p>FACADE: TRADITIONAL</p> <p>SPECIFICATION: New Generation</p> <p>SCALE: 1:200</p> <p>GARAGE HAND: L/H</p>	<p>CLIENT: MR. MARK CAMILLERI</p> <p>SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747</p>	<p>JOB No: 12066</p> <p>DRAWN: DJ</p> <p>CHECKED: -</p> <p>DATE: 08.08.13</p> <p>SHEET: 2</p> <p>Rev: F</p>
	<p>DA STAGE</p>			

LEGEND:
 GROUND FLOOR AREA = 43.83 m²
 FIRST FLOOR AREA = 112.33 m²
 TOTAL ROOF AREA = 156.16 m²




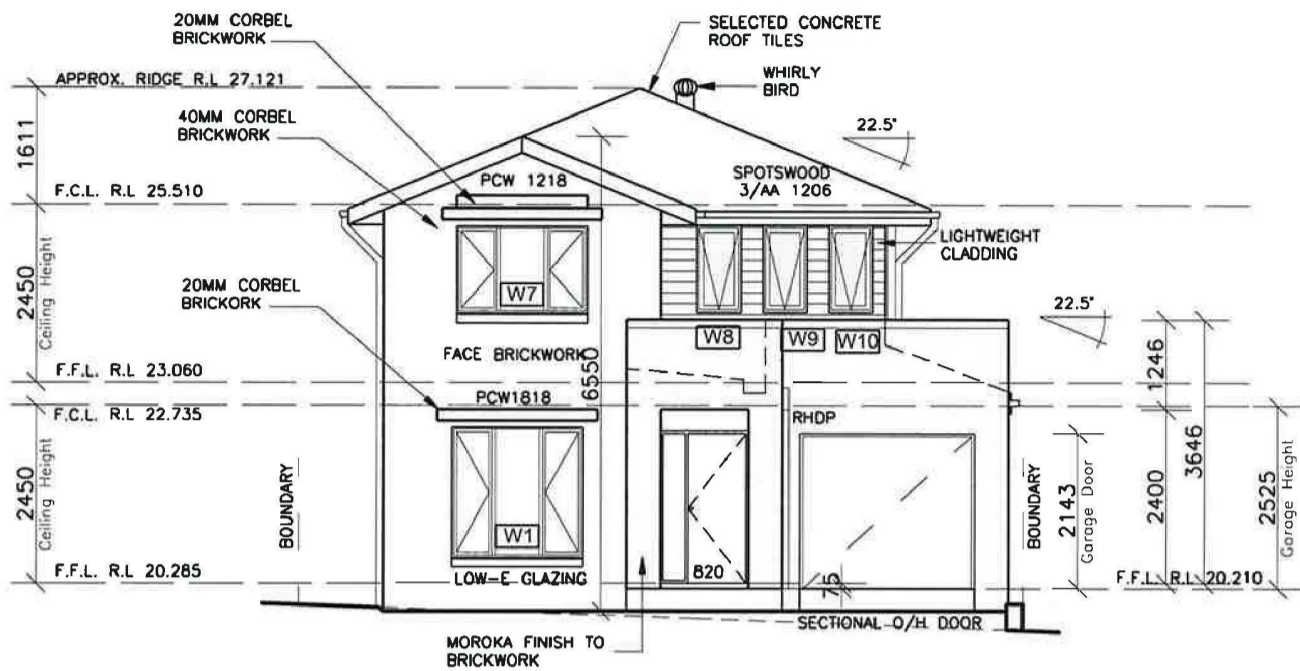
ROOF PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

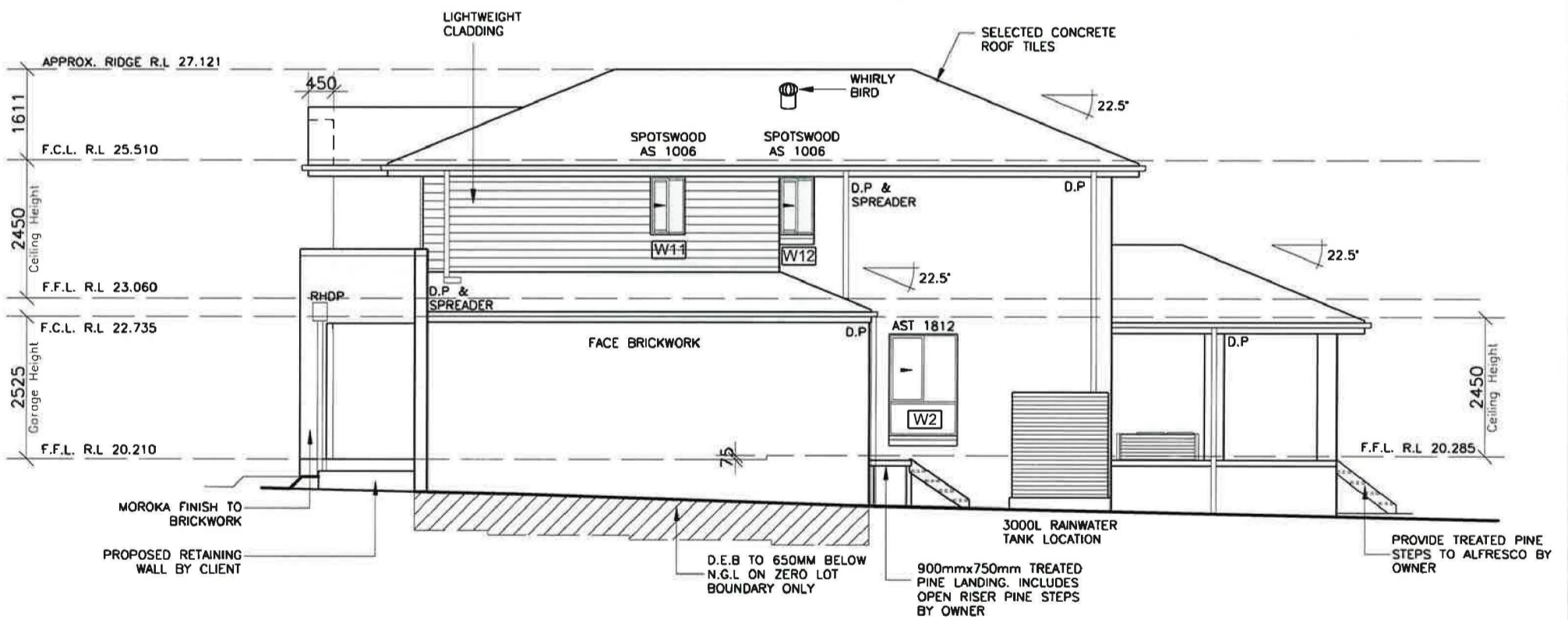
I accept and understand the plans and documents that have been provided to me by Kurmond Homes.



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	DRAWN: DJ	DATE: 08.08.13	Rev:							
	CHECKED:	SHEET: 5	F							



WEST ELEVATION
FRONT ELEVATION



SOUTH ELEVATION
SIDE ELEVATION
DROP EDGE BEAM AREA = 19.14m²

CLIENT'S SIGNATURE: _____ DATE: _____

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

Reviewed by JORDAN SPRINGS
LANDSCAPE SECTION
13 AUG 2013
SIGNED: *[Signature]*



kurmondhomes

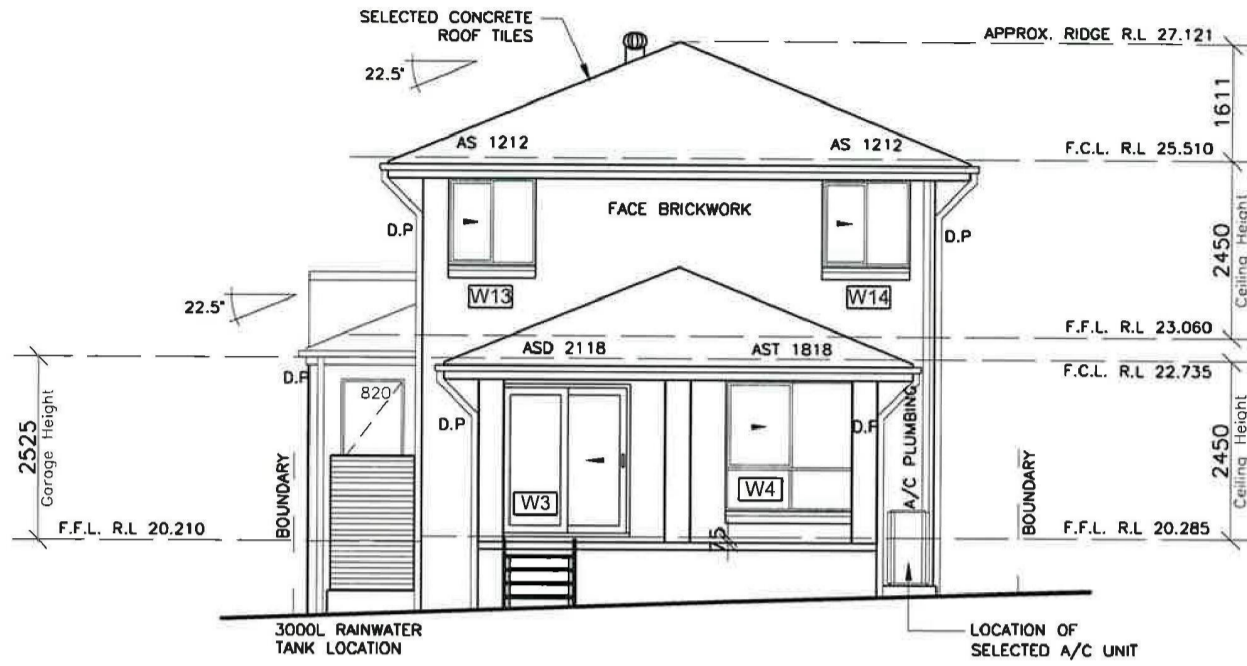
BL No. 205 457C
ABN 481 288 211 98
Kurmond Homes PTY LTD
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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

HOUSE NAME:
NEPEAN 24
FACADE:
TRADITIONAL
SPECIFICATION:
New Generation
SCALE:
1:100 GARAGE HEAD
L/H

CLIENT:
MR. MARK CAMILLERI
SITE ADDRESS:
**LOT 2089 DP 1168991
NO. 32 ALINTA PROMENADE
JORDAN SPRINGS, NSW 2747**

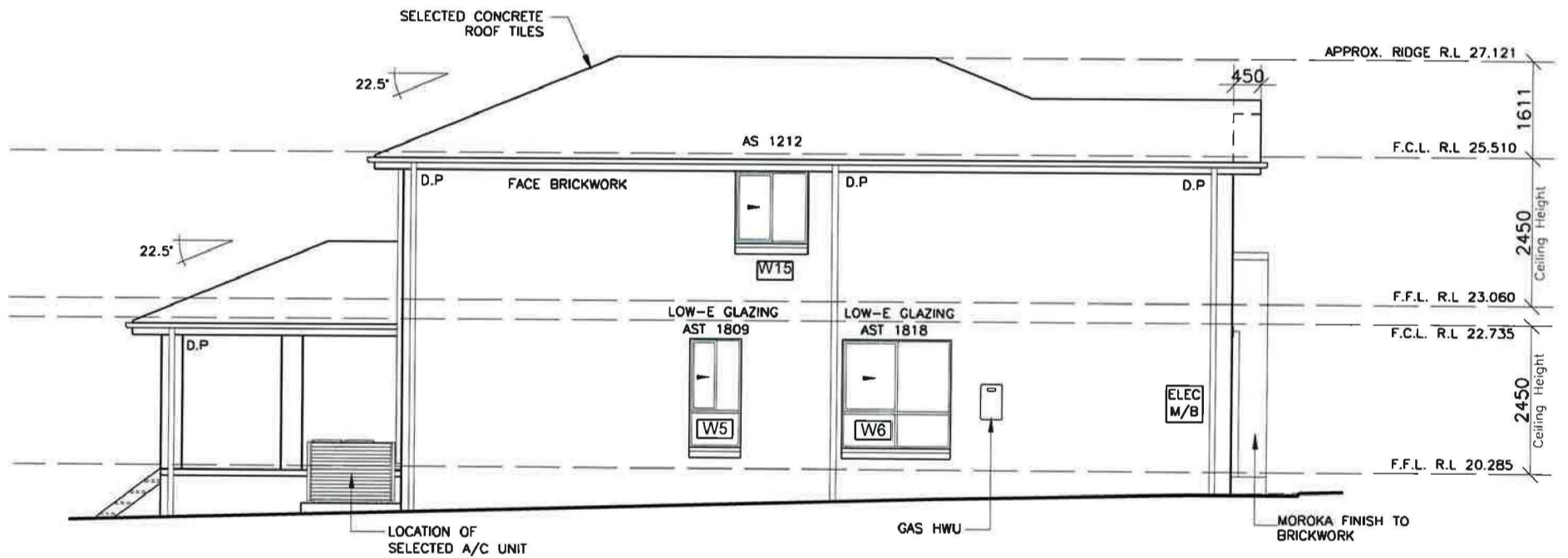
JOB No:
12066
DRAWN:
DJ
DATE:
08.08.13
Rev:
F
CHECKED:
-
SHEET:
6
DA STAGE



EAST ELEVATION

REAR ELEVATION

DROP EDGE BEAM AREA = 7.76m²



NORTH ELEVATION


SIDE ELEVATION

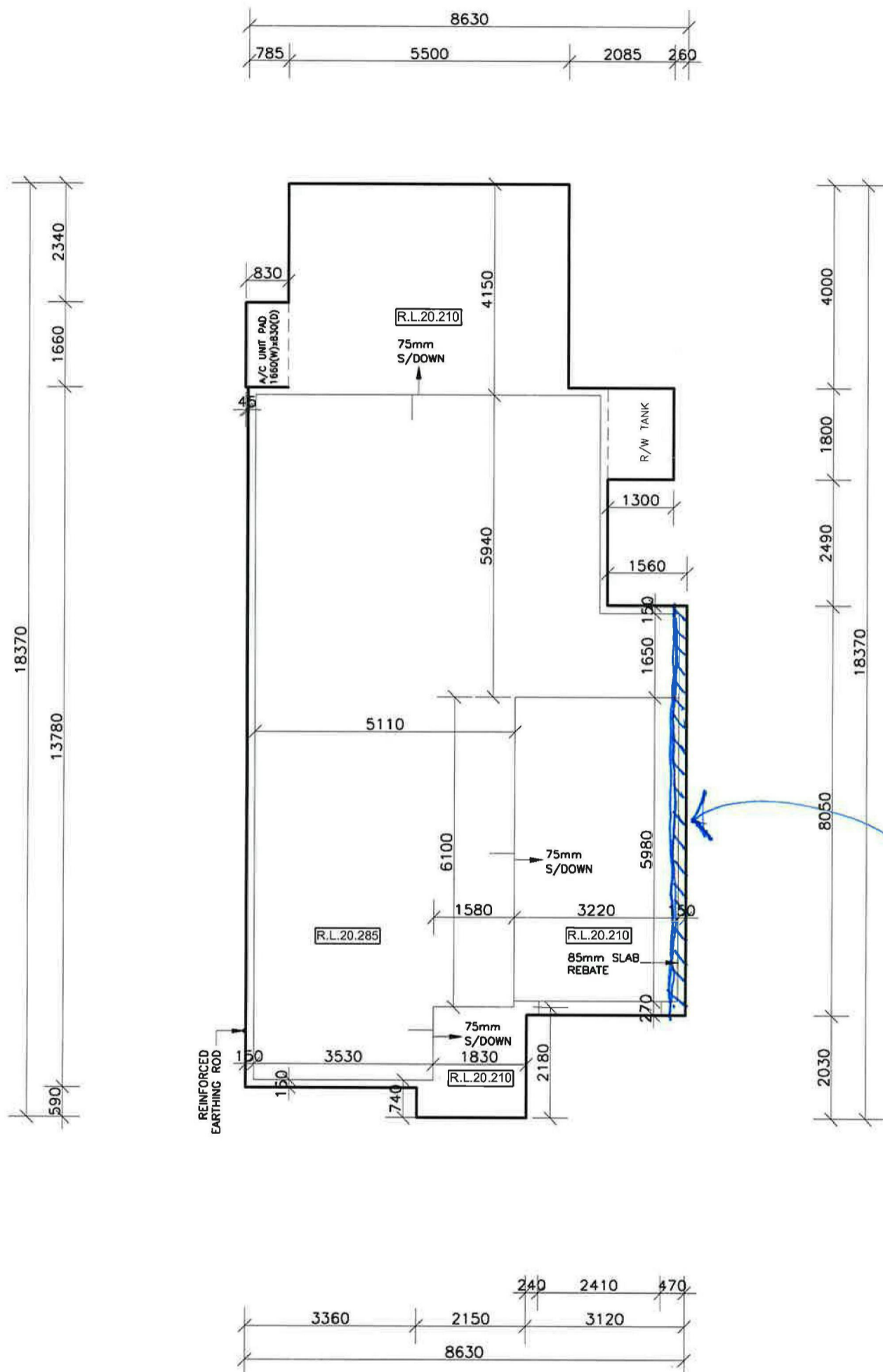
DROP EDGE BEAM AREA = 10.57m²

Reviewed by: JORDAN SPRINGS
LANDSCAPE SECTION
13 AUG 2013
SIGNED: *[Signature]*

CLIENT'S SIGNATURE: _____ DATE: _____

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

 <p>kurmondhomes BL No. 205 457C ABN 481 288 211 98 Kurmond Homes PTY LTD 10 Sovereign Place, South Windsor 2756 T: 1300 764 761 F: (02) 45714015</p>	<p>ALL RIGHTS RESERVED This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD.</p> <p>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: NEPEAN 24</p> <p>FACADE: TRADITIONAL</p> <p>SPECIFICATION: New Generation</p> <p>SCALE: 1:100</p> <p>GARAGE HAND: L/H</p>	<p>CLIENT: MR. MARK CAMILLERI</p> <p>SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747</p>	<p>JOB No: 12066</p> <p>DRAWN: DJ</p> <p>CHECKED: -</p> <p>DATE: 08.08.13</p> <p>SHEET: 7</p> <p>Rev: F</p> <p>DA STAGE</p>
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SLAB PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

I accept and understand the plans and documents that have been provided to me by Kurmond Homes.

Reviewed by: JORDAN SPRINGS LANDSCAPE ARCHITECT
 13 AUG 2013
 SIGNED: [Signature]

 kurmondhomes BL No. 205 457C ABN 481 288 211 98 Kurmond Homes PTY LTD 10 Sovereign Place, South Windsor 2756 T: 1300 764 761 F: (02) 45714015	ALL RIGHTS RESERVED This plan is the property of KURMOND HOMES PTY LTD. Copyright in this document is owned by KURMOND HOMES PTY LTD. Under the provisions of the Copyright ACT 1968 and is intended for use only as authorised by KURMOND HOMES PTY LTD. © COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	HOUSE NAME: NEPEAN 24 FACADE: TRADITIONAL SPECIFICATION: New Generation SCALE: 1:100 GARAGE HEAD L/H	CLIENT: MR. MARK CAMILLERI SITE ADDRESS: LOT 2089 DP 1168991 NO. 32 ALINTA PROMENADE JORDAN SPRINGS, NSW 2747	JOB No: 12066 DRAWN: DJ DATE: 08.08.13 CHECKED: - SHEET: 11 DA STAGE	Rev: F
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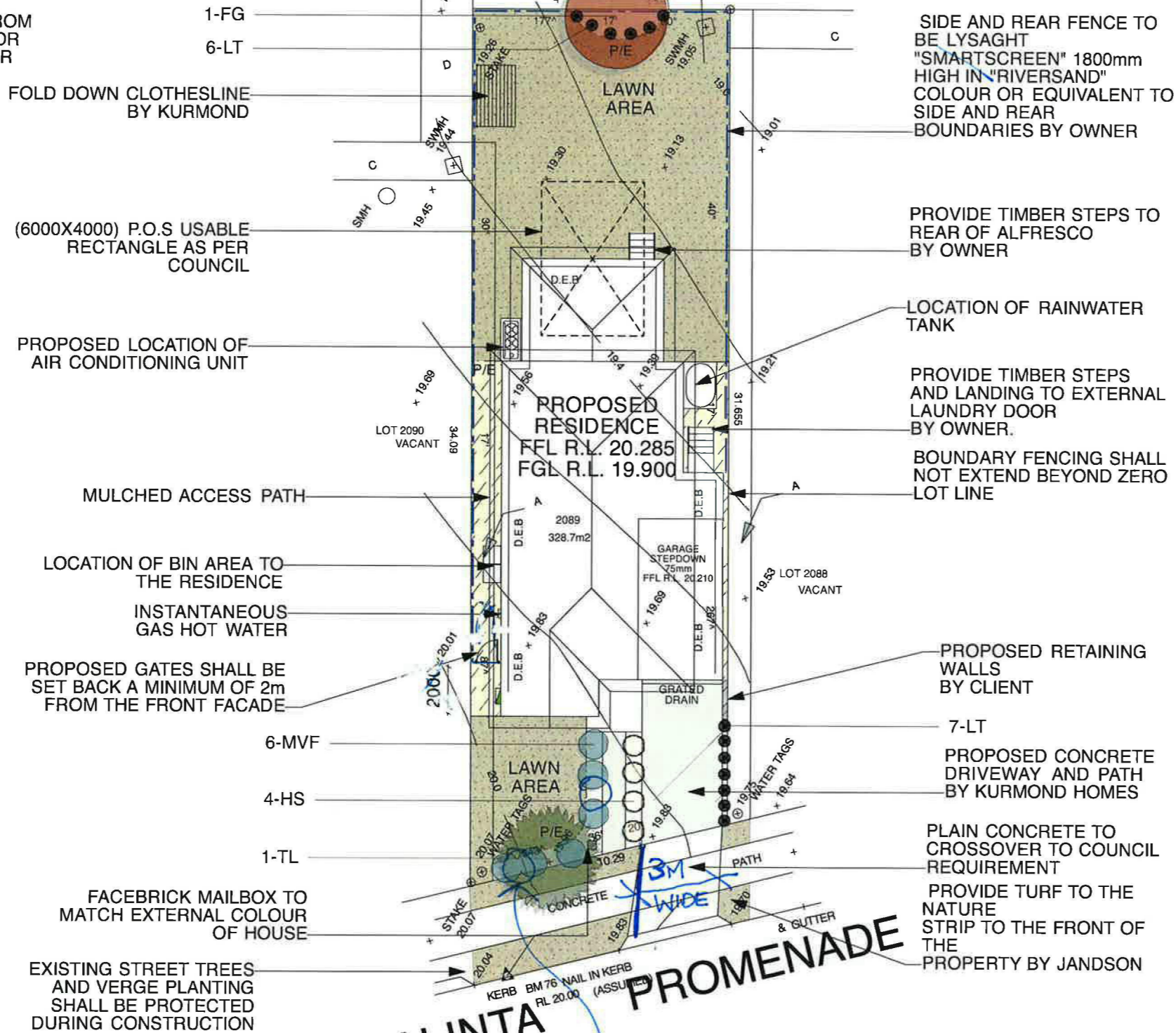
NOTE:
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION

- ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED

A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 C: EASEMENT TO DRAIN WATER 1.5 WIDE
 D: EASEMENT TO DRAIN WATER 2 WIDE (DP1168989)

LEGEND

- PROPOSED LEVEL FFL.RL. 20.285
- EXISTING LEVEL 20.45
- MULCHED ACCESS PATH
- PROPOSED PAVED AREA
- LAWN AREA
- PROPOSED RETAINING WALL BY OWNER
- PAVED LAWN EDGE P/E



Reviewed by JORDAN SPRINGS LANDSCAPE SECTION
 13 AUG 2013
 SIGNED



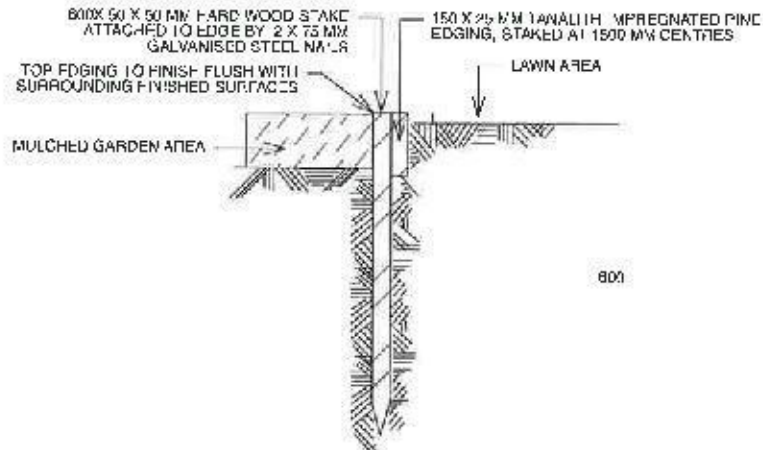
Notes:
 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
 2. All detailing of drainage to paved areas shall be by others.
 3. All levels shall be determined by others and approved on site by client.
 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All boundaries shall be surveyed prior to commencement of construction works.
 8. This plan is for DA purposes only. It has not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
 10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

PLANTING SCHEDULE

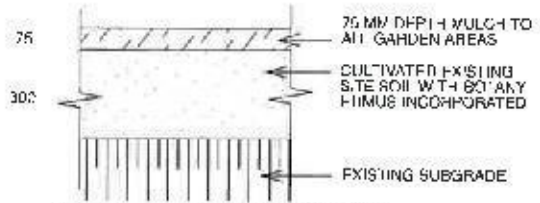
ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
FG	Fraxinus 'Raywood'	Claret Ash	1	45lt	4000	5000
HS	Hibbertia scandens	Climbing Guinea Flower	4	tube	1000	350
LT	Lomandra 'Tanika'	Dwarf Lomandra	13	5lt	500	500
MVF	Metrosideros 'Fiji'	NZ Xmas Bush 'Fiji'	6	15lt	1200	1200
TL	Tristaniopsis laurina	Water Gum	1	25lt	4000	7000

PROVIDE 2 ADDITIONAL MVF PLANTS AS INDICATED

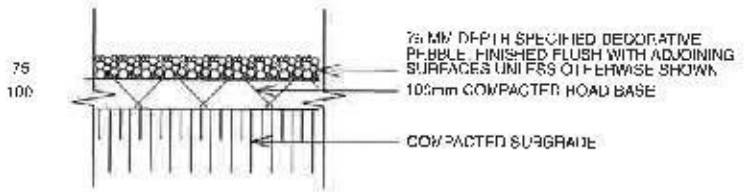
DATE	REVISION
PROPOSED LANDSCAPE PLAN	
ADDRESS	PROJECT #
LOT 2089 ALINTA PROMENADE, JORDAN SPRINGS	Kurmond
CLIENT	DWG #
MR MARK CAMILLERI	L/01
A Total Concept Landscape Architects & Swimming Pool Designers	
65 West Street, North Sydney NSW 2060	
Tel: (02) 9957 5122 Fx: (02) 9957 5922	
DATE #	SCALE @ A3
02/08/13	1:200
DRAWN	CHKD
JS	SW
REVISION	



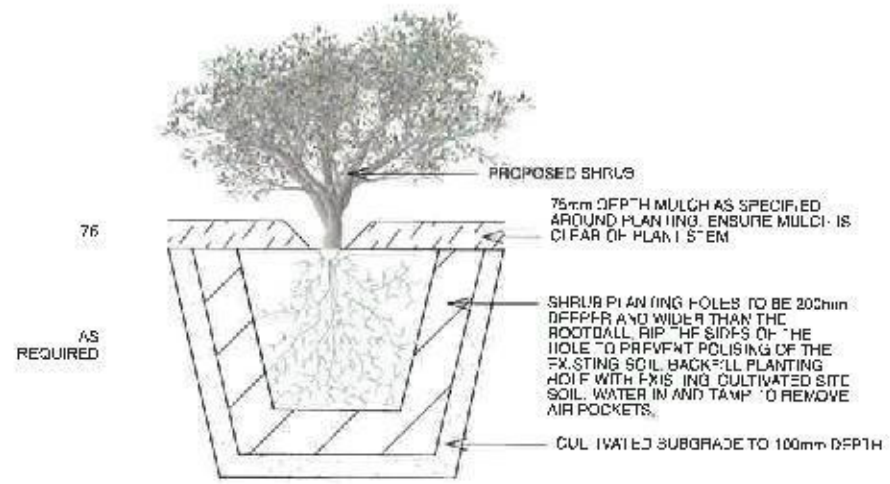
TYPICAL TIMBER EDGE DETAIL
SCALE 1:10
DO NOT SCALE



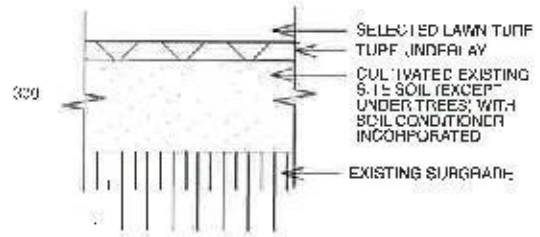
SOIL TO GARDEN AREAS
SCALE 1:20



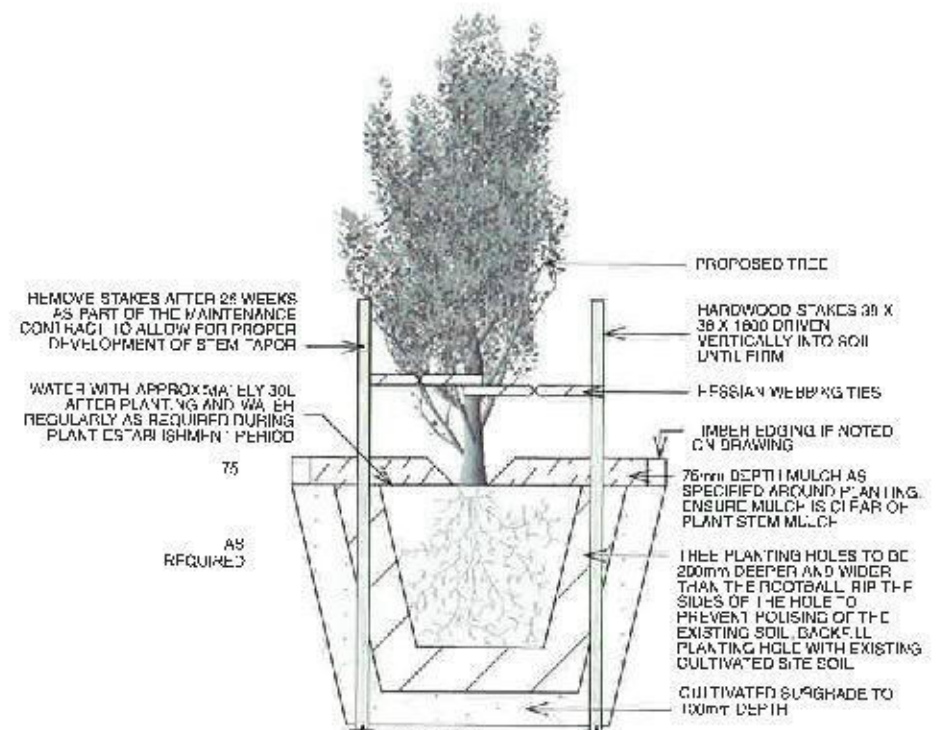
PEBBLE PATHWAY
SCALE 1:10



PLANTING DETAIL
SCALE 1:20



TYPICAL TURF DETAIL
SCALE 1:20



TREE PLANTING & STAKING DETAIL
SCALE 1:20

- Notes:**
1. All dimensions and levels shall be as set by Contractor on site prior to commencement of work.
 2. All lowering of drainage to paved areas shall be by others.
 3. All lowering shall be determined by others and approved on site by client.
 4. Fall, height and position of all retaining walls shall be determined by others and approved on site by client.
 5. Do not scale from drawings.
 6. If in doubt contact the Landscape Architect.
 7. All lines indicated by survey prior to commencement of construction work.
 8. This plan is for GA purposes only. If not been detailed for construction.
 9. All dimensions, levels and boundaries are nominal only.
 10. This design shall not be copied, used or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DATE:	REVISED:		
DRAWING:	LANDSCAPE DETAILS		
ADDRESSES:	LOT 2089 ALINTA PROMENADE, JORDAN SPRINGS		PROJECT # Kurmond
CLIENT:	MR MARK CAMILLERI	DATE: 02/08/13	DWG # L/02
A Total Concept Landscape Architects & Swimming Pool Designers		SCALE: AS SHOWN	
65 West Street, North Sydney NSW 2060		DRAWN: JS	
Tel: (02) 9957 5122 Fax: (02) 9957 5922		CHECKED: SW	REVISION: