

SEEDMENT 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.

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 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

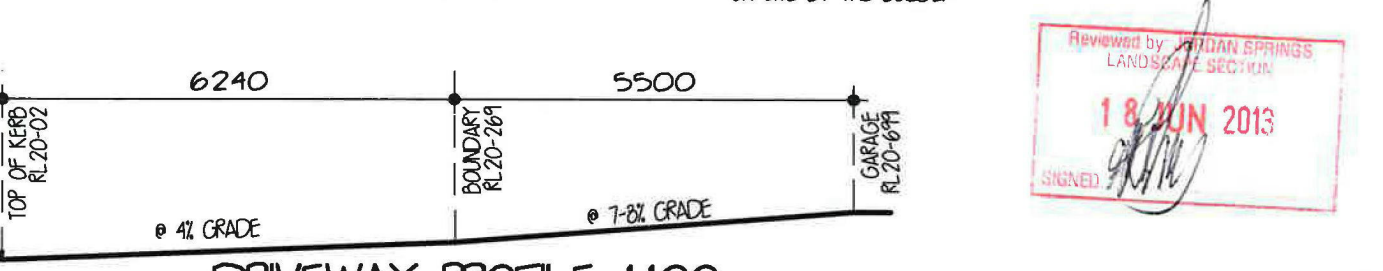
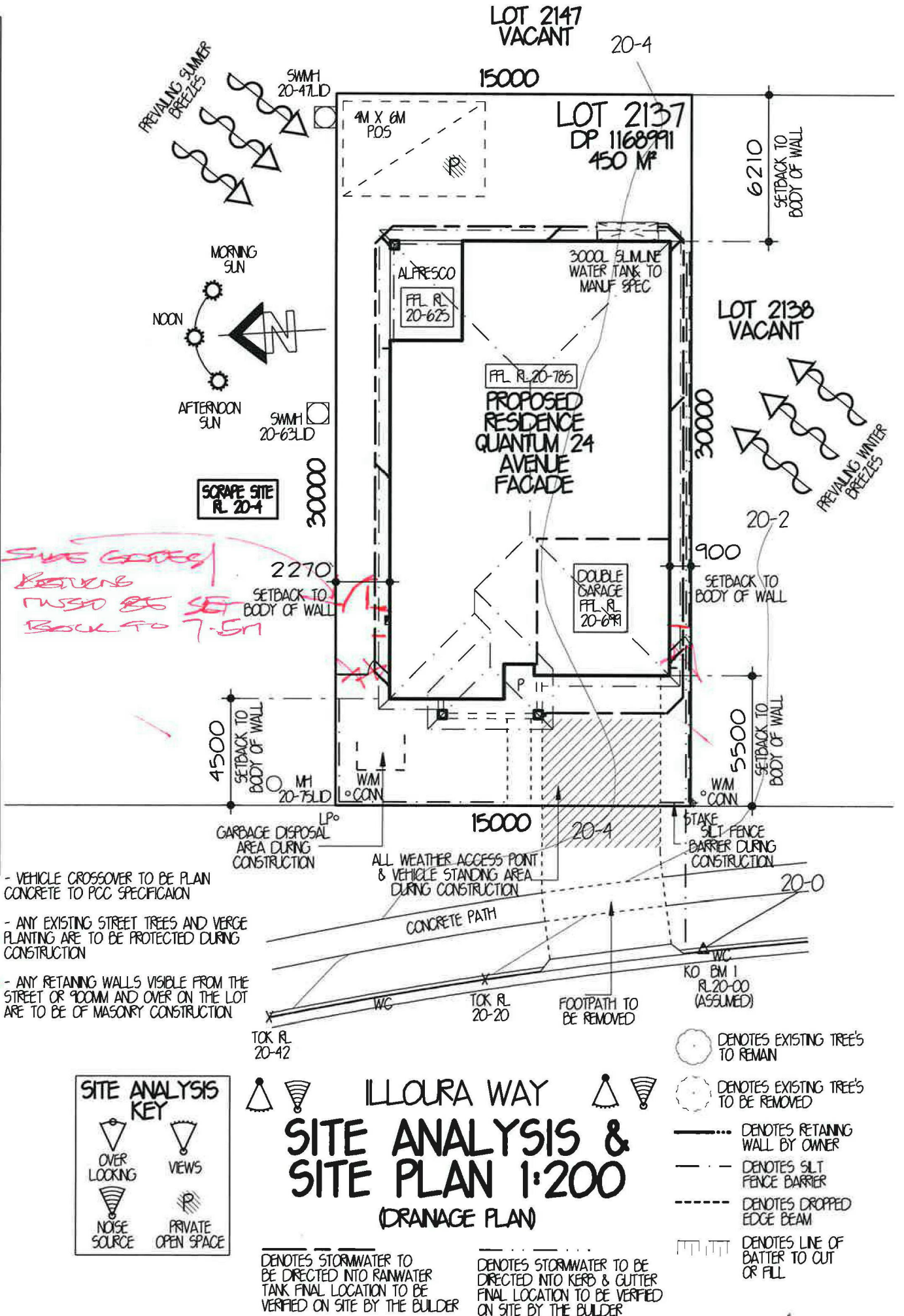
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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.

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 ABN DESIGN BEFORE PROCEEDING.
- SITE CLASSIFICATION M1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.20-4 GARAGE TO RL.20-4
- HOUSE FLOOR LEVEL RL.20-785, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.20-691 299MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 256.1 M²



DRIVEWAY PROFILE 1:100

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

SITE ANALYSIS KEY

- OVERLOOKING
- VIEWS
- NOISE SOURCE
- PRIVATE OPEN SPACE

LEGEND

- 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

NOTES:

- VEHICLE CROSSOVER TO BE PLAN CONCRETE TO PCC SPECIFICATION
- ANY EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM AND OVER ON THE LOT ARE TO BE OF MASONRY CONSTRUCTION
- DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER
- DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DRIVEWAY PROFILE 1:100

Reviewed by JORDAN SPRINGS LANDSCAPE SECTION
18 JUN 2013
 SIGNED: [Signature]

EDEN BRAE CONNECT HOMES

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

FOR **CONNECT HOMES** UED AREA 510 REVISION 48 MAP144 REF014

AT **LOT 2137 LLOURA WAY JORDAN SPRINGS** DP 1168991

TYPE **QUANTUM 24** JOB NO. **0016459**

FACADE **AVENUE** HAND **RH**

DATE **FEB 13** DWG NO. **A19453** PAGE NO. **1 OF 7**

SITE DATA

SITE AREA = 450 M²

PRIVATE OPEN SPACE REQUIRED = 15% OR 67.5 M²
 PROVIDED = 25.6% OR 115.4 M²

FLOOR AREAS

GROUND FLOOR AREA = 175.5 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA = 32.3 M²
 PORCH FLOOR AREA = 5.9 M²
 ALFRESCO FLOOR AREA = 12.8 M²

TOTAL FLOOR AREA = 226.5 M² OR 24.4 S05

AGN DESIGN SYDNEY

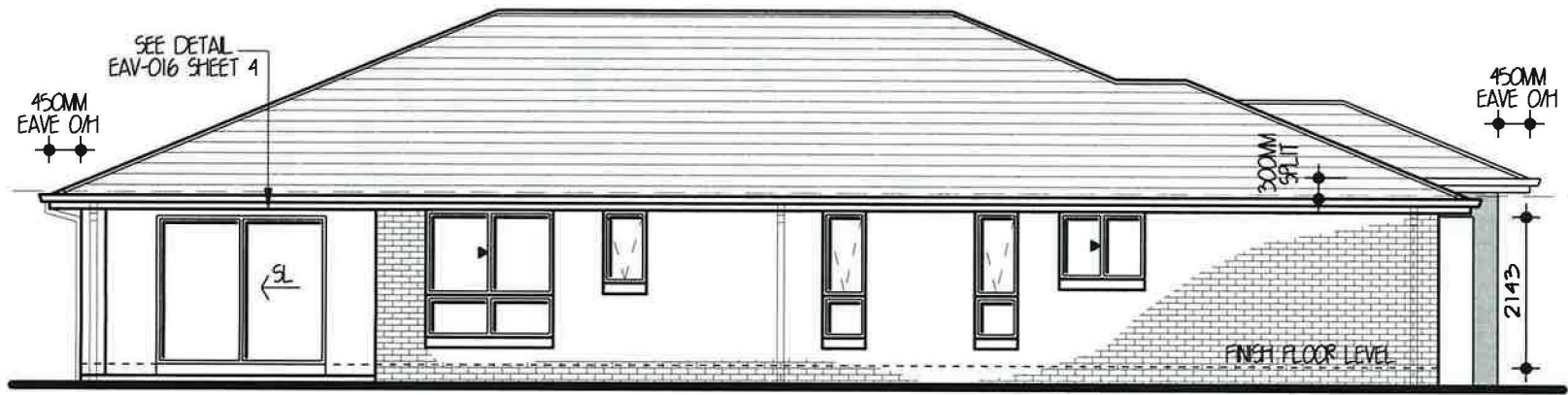
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BULLKHAM HILLS PO BOX 6410 BULLKHAM HILLS BUSINESS CENTRE NSW 2153
 PHONE: (02) 8824 3553 FAX: (02) 8824 3544 WWW.AGNDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	14-02-13	CC PLANS	AL
B	25-02-13	AMENDMENTS & BASIX	TM
C	20-03-13	AMENDMENTS	JT
D	21-05-13	RESITE	CL

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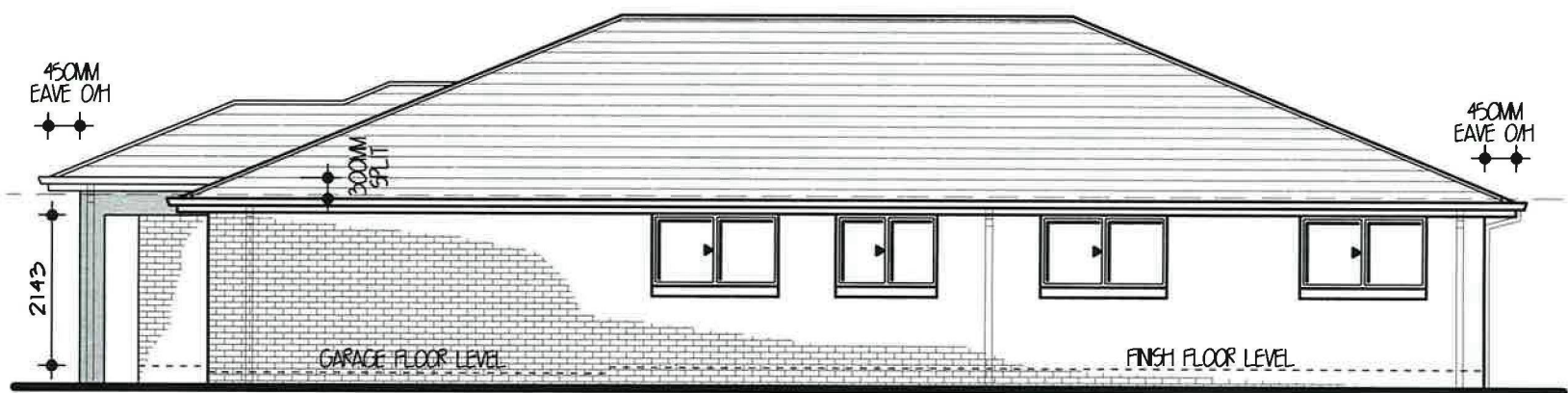
WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



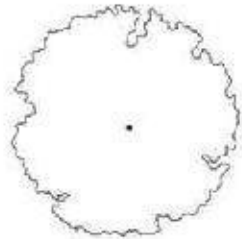
SOUTH ELEVATION 1:100

Reviewed by: JORDAN SPRINGS
LANDSCAPE SECTION
18 JUN 2013
SIGNED: *[Signature]*

EDEN BRAE CONNECT HOMES		LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
FOR	CONNECT HOMES	LEO AREA 51D REVISION 46 MARP144 REF:G14	
AT	LOT 2137 LLOURA WAY JORDAN SPRINGS	DP 1168911	
TYPE	QUANTUM 24	JOB NO. 0016459	
FACADE	AVENUE	HAND RH	
DATE	FEB 13	DWG NO. A19453	PAGE NO. 3 OF 7

ADN DESIGN SYDNEY		LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PO BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW, 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.ANDDESIGNSYDNEY.COM.AU	
ISSUE	DATE	REVISION	DRAWN
A	14-02-13	CC PLANS	AL
B	25-02-13	AMENDMENTS & BASIX	TM
C	20-03-13	AMENDMENTS	JT
D	21-05-13	RESITE	CL
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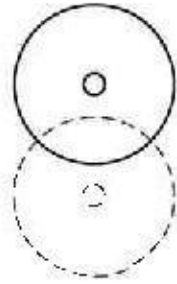
LEGEND



Proposed trees - refer to plant schedule



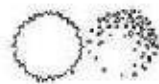
Proposed accents & grasses - refer to plant schedule



Existing tree to be retained



Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



Fence



Garden edging



Timber retaining walls



Masonry retaining walls



Existing contours

PLANT SCHEDULE Prepared by H2Odesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aav	*Anigozanthos 'Amber Velvet'	Amber Kangaroo Paw	8	150mm	0.3-0.5m
Csr	*Corymbia 'Summer Red'	Red Flowering Gum	1	25L	5m
Dtb	*Dianella tasmanica 'Blaze'	Purple Flax Lily	11	150mm	0.4m
Er	*Elaeocarpus reticulatus	Blueberry Ash	1	25L	9m
Wfz	*Westringia fruticosa 'Zena'	Dwarf Native Rosemary	13	200mm	0.9m

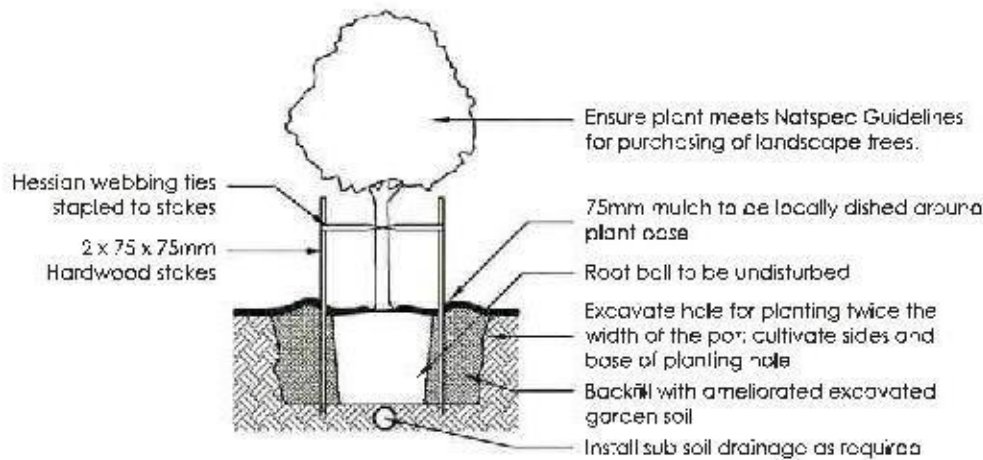
*Australian native plants

PLANTING SUMMARY

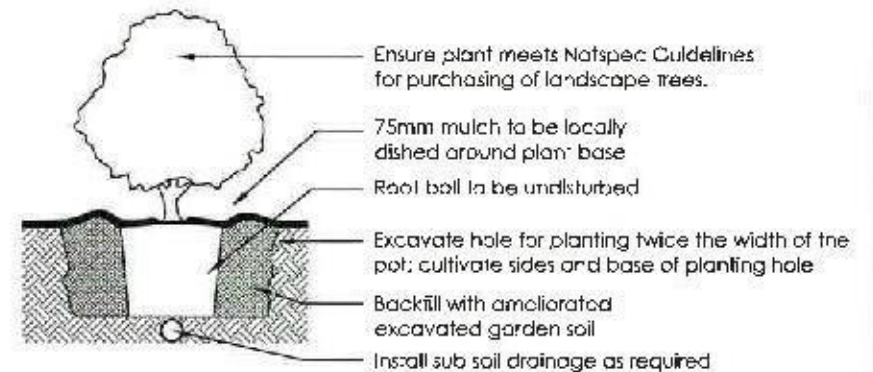
Total Plants	Total Native Plants	Total Exotic Plants	% Native Plants**	Total Trees***
34	34	0	100%	2

** Minimum required 50%

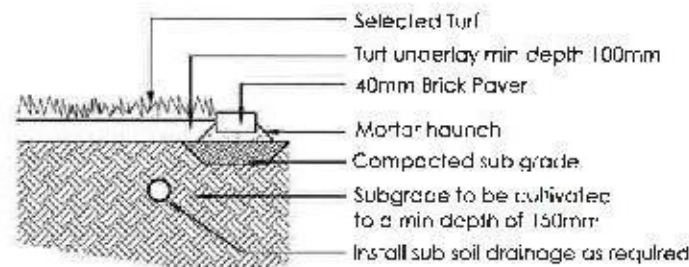
*** Minimum 2 trees



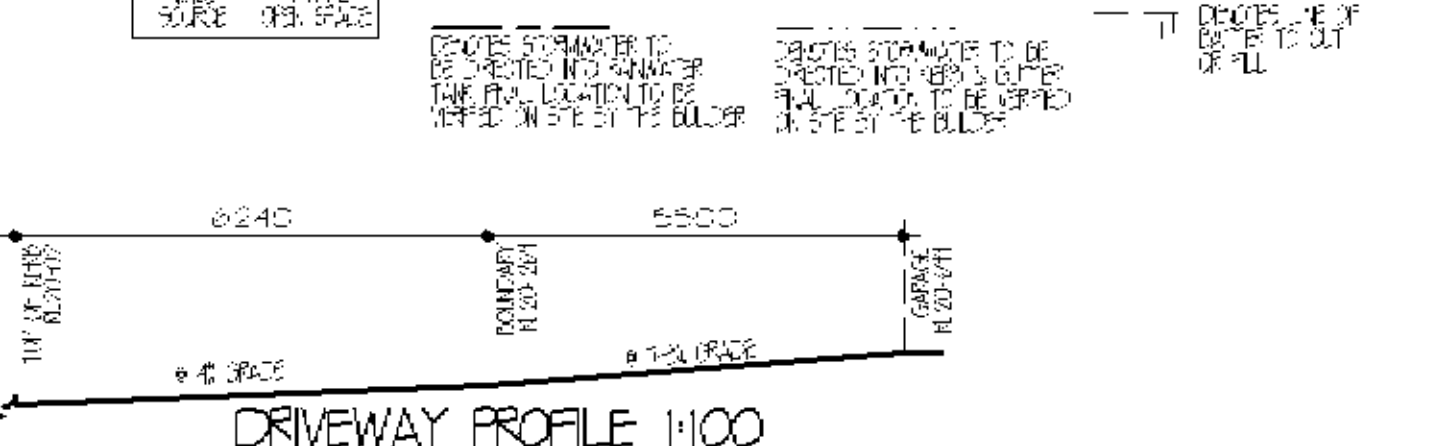
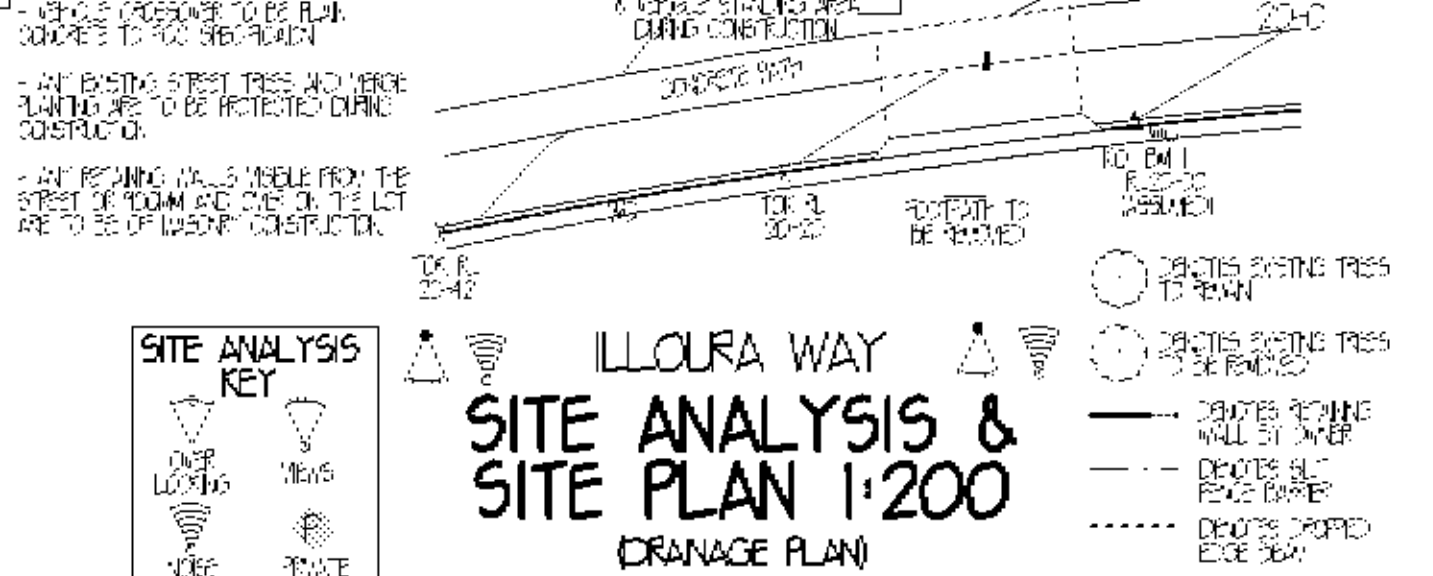
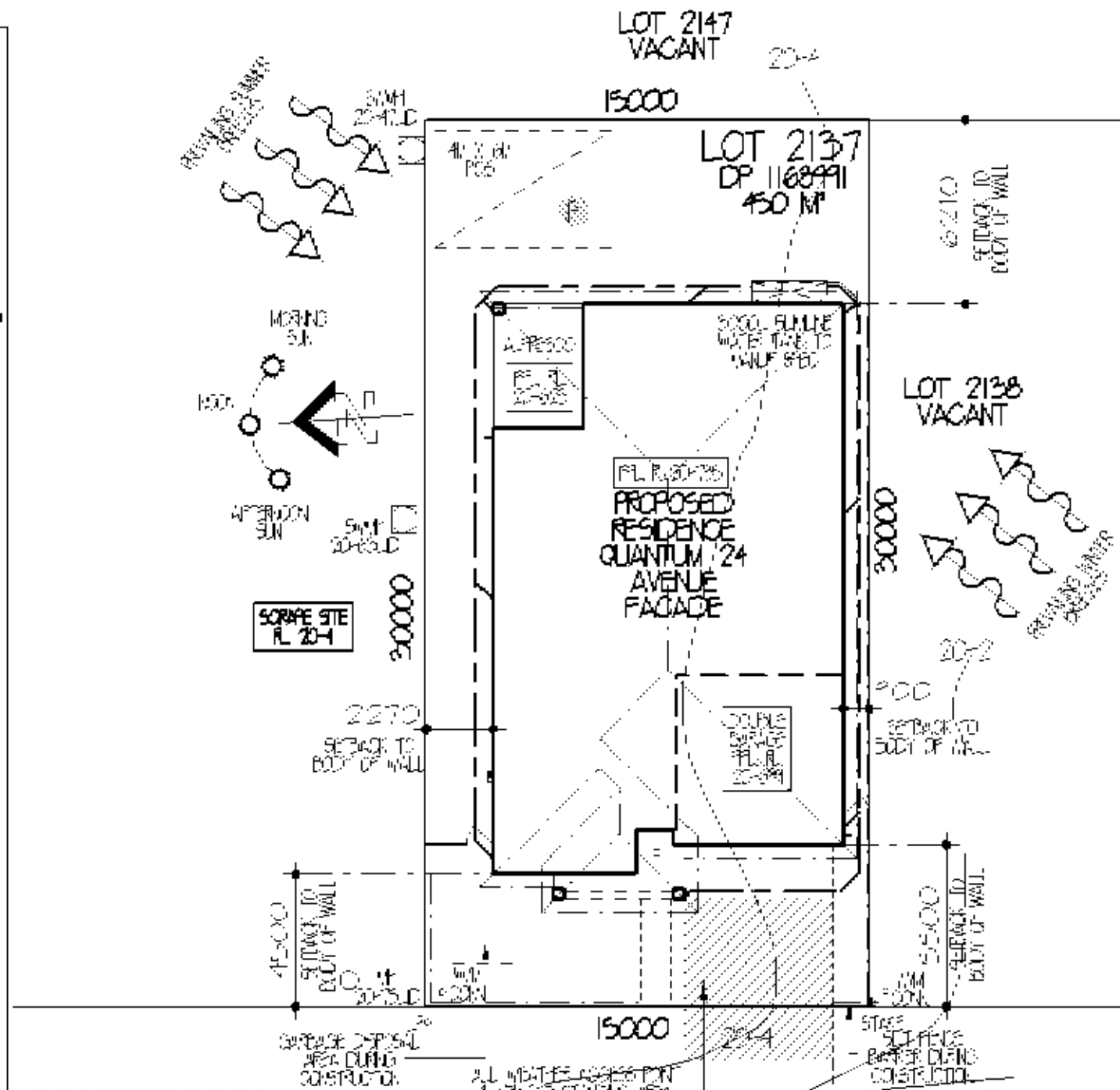
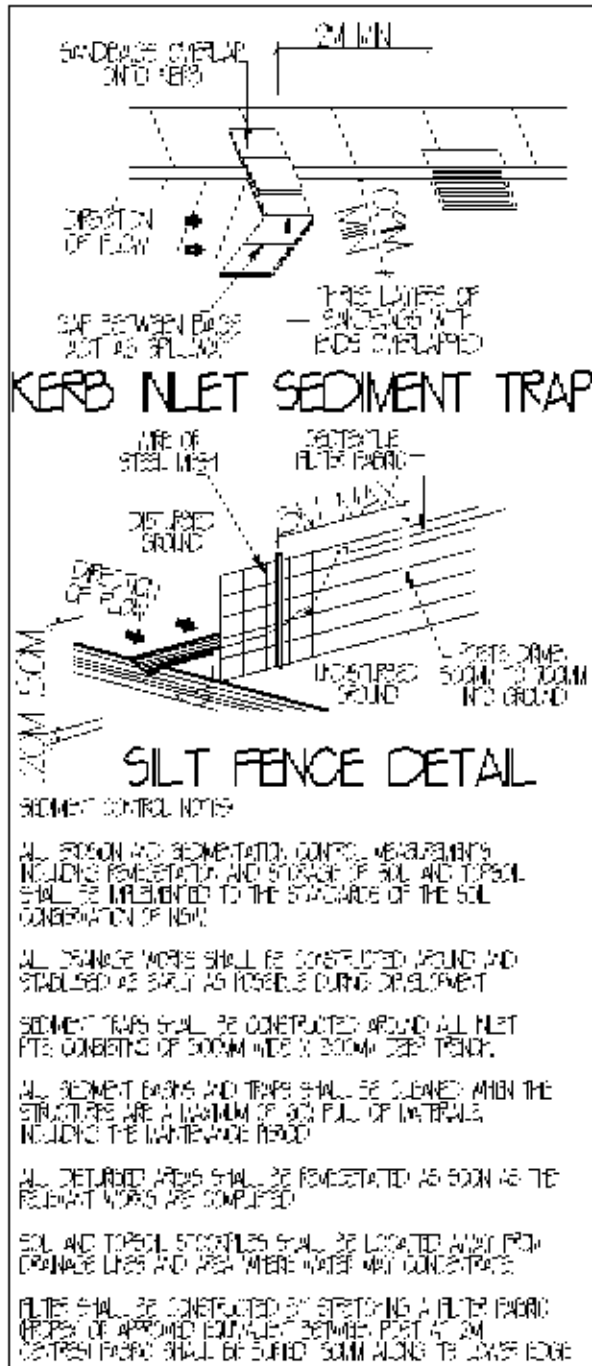
1 Tree Planting Detail
NTS 25L - 75L Pot Size



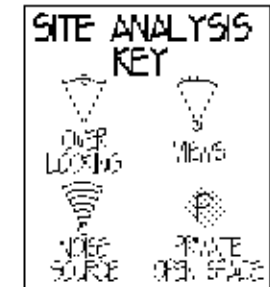
2 Planting Detail
NTS Tube, 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



- 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 SURVEYOR
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
 - WRITE DIMENSIONS TO ONE DECIMAL PLACE OVER SCALING AND PLAN DISCREPANCIES TO BE REFERRED BACK TO ARCH DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION M1
 - GUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL20-4 GARAGE TO RL20-4
 - HOUSE FLOOR LEVEL RL20-785 20MM ABOVE PLATFORM 200 GARAGE FLOOR LEVEL APPROX RL20-791 20MM ABOVE PLATFORM LEVEL
 - TOTAL GOLF AREA = 254-1 M²

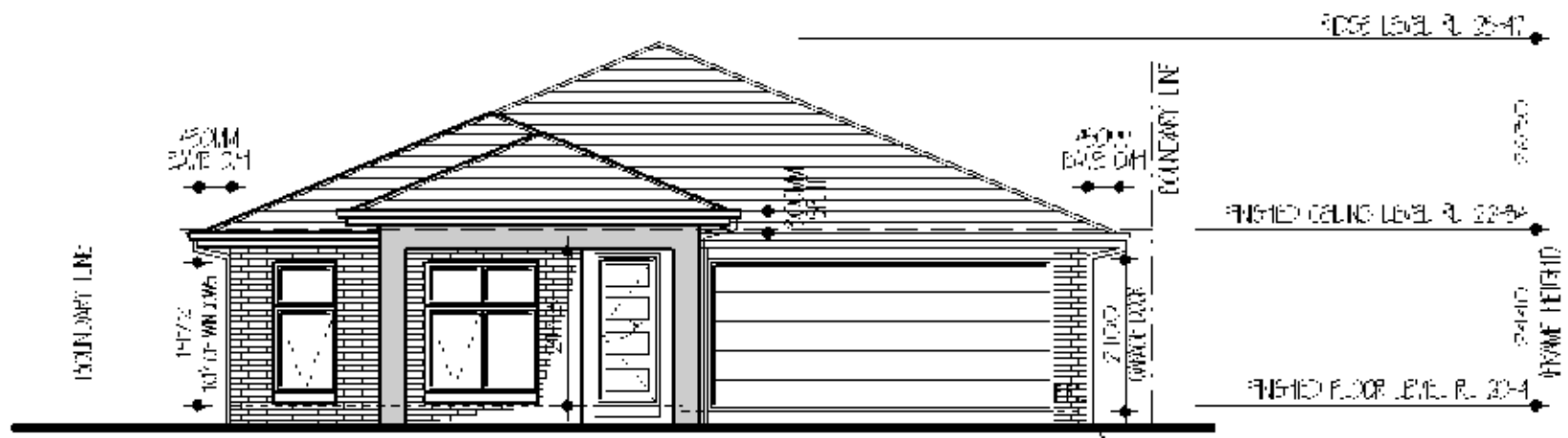


- ILLOURA WAY**
- SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)**
- DEOTES EXISTING TRUSS TO REMAIN
 - DEOTES EXISTING TRUSS TO BE REMOVED
 - DEOTES REINFORCING WALL BY OWNER
 - DEOTES SILT FENCE BARRIER
 - DEOTES DROPPED EDGE DRAIN
 - DEOTES LINE OF BARRIERS TO OUT OF FILL
- DEOTES STORMWATER TO BE DIRECTED INTO GANTRYWAY THAT FINAL LOCATION TO BE VERIFIED ON-SITE BY THE BUILDER
- DEOTES STORMWATER TO BE DIRECTED INTO KERB'S GUTTER THAT LOCATION TO BE VERIFIED ON-SITE BY THE BUILDER

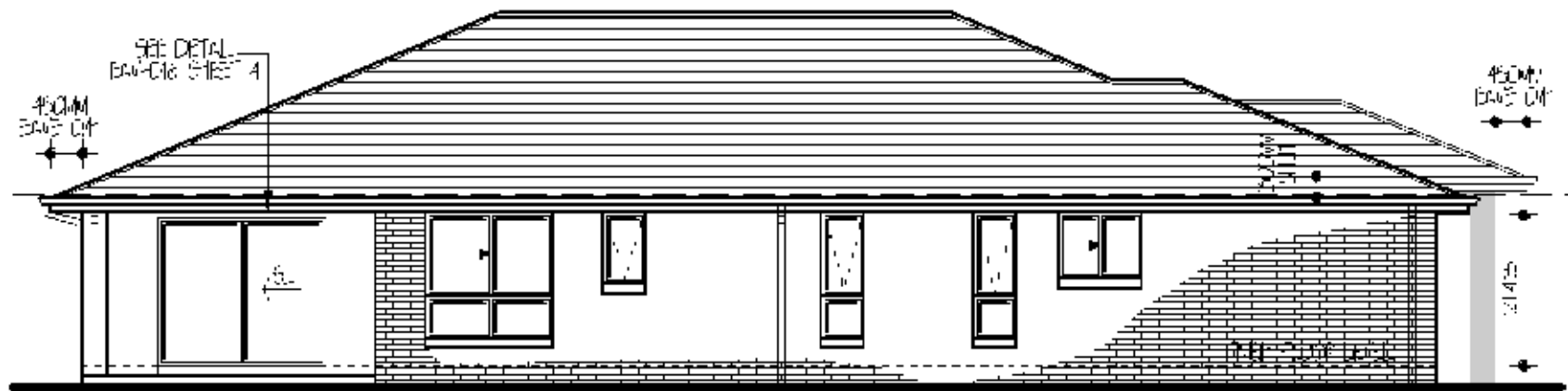
EDEN BRAE CONNECT HOMES		
22 BROOKHOLLOW AVENUE NORMENT BUSINESS PARK BULLHORN HILLS NSW 2570		
FOR CONNECT HOMES		
AT LOT 2137 ILLOURA WAY JORDAN SPRINGS		
TYPE	JOB NO.	
QUANTUM 24	0016459	
FRONTAGE	PLAN	
AVENUE	RH	
DATE	DWG NO.	SHEET NO.
FEB 13	A19453	1 OF 7

SITE DATA			
SITE AREA = 450 M ²			
PRIVATE OPEN SPACE REQUIRED = 15% OF 450 M ² PROVIDED = 25% OF 15-4 M ²			
FLOOR AREAS			
GROUND FLOOR AREA = 765 M ² (NOT INCLUDING GARAGE)			
GARAGE FLOOR AREA = 225 M ²			
POSTAL FLOOR AREA = 59 M ²			
ALPESICO FLOOR AREA = 128 M ²			
TOTAL FLOOR AREA = 2285 M ² OR 244 505			

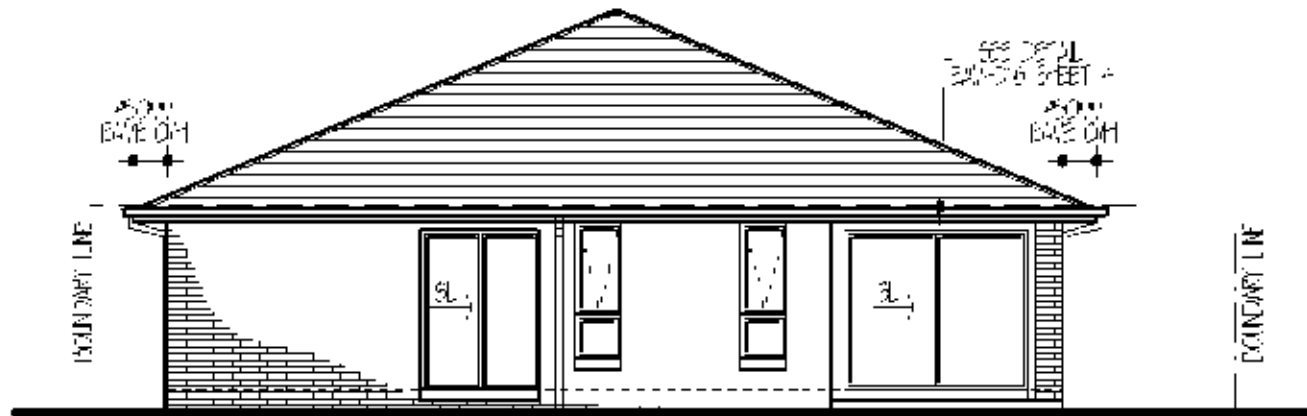
AN SYDNEY			
LEVEL 3 SITE ON ILLOURA POINT NO 25-26 SILENT CREEK BULLHORN HILLS BUSINESS CENTRE NSW 2570			
DATE	REVISION	DRAWN	
A 20-03-25	02-2-245	AL	
B 25-03-25	NEEDMERE'S BUSH	JT	
C 30-03-25	AVENUE/ETS	JT	
D 3-05-25	TESTE	AL	
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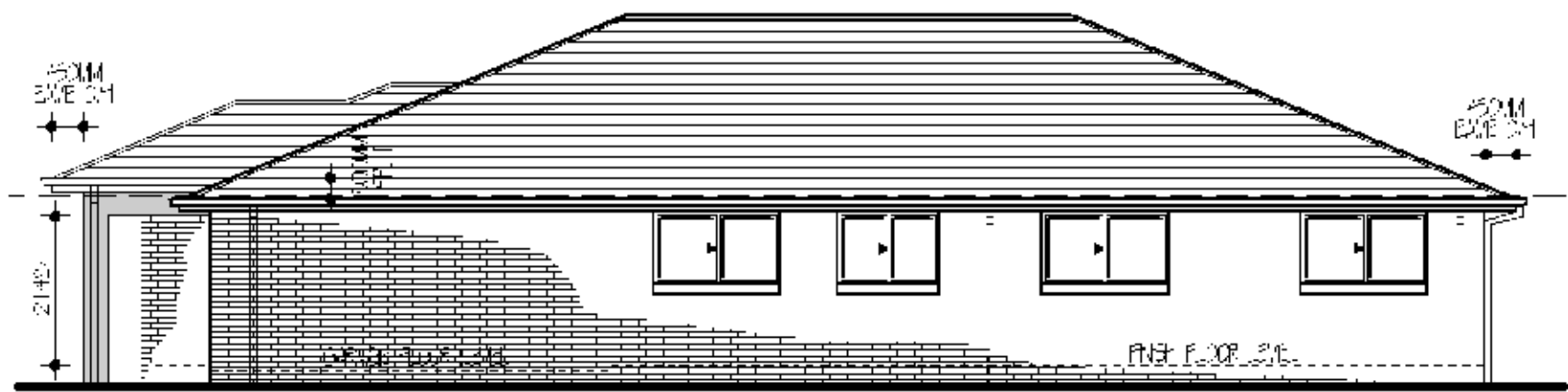
WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

EDEN BRAE
CONNECT HOMES
LEVEL 5
23 PROOFLOW AVENUE
WEST BUSINESS PARK
BALLIHAMPTON NSW 2258
P 5522 1222
F 5522 1222

FOR
CONNECT HOMES
LOT 2137 LLOURA WAY
JORDAN SPRINGS

TYPE
QUANTUM 24

FRACODE
AVENUE

DATE
FEB 13

JOB NO
0016459

FRND
R1

DWG NO
A19453

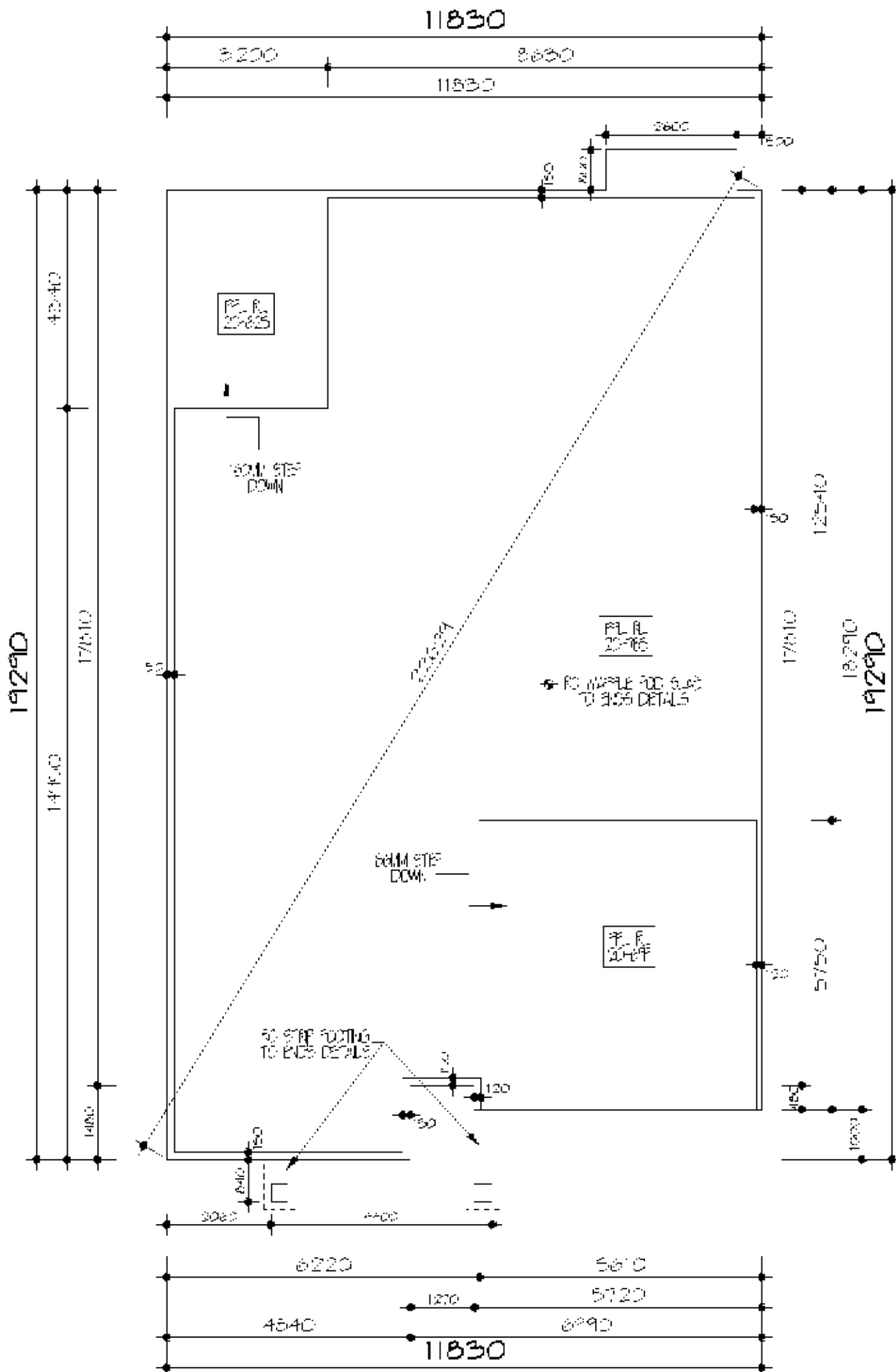
PAGE NO
3 OF 7

LEVEL 5 SITE 23 MACARTHUR ROAD
10-25-27 SOLENT GROUP
BALLIHAMPTON NSW
70-800 810 2400/2401 HILLS
BUSINESS CENTRE NOW 2150
PHONE 130 024 2222
FAX 130 024 2244
WWW.AEADIRECT.COM.AU

AEAD
DESIGN
SYDNEY

ISSUE	DATE	REVISION	DRAWN
A	14-02-13	3D PLANE	A.L.
E	25-02-13	AMENDMENTS & CHECK	J.M.
C	22-02-13	AMENDMENTS	J.M.
D	21-02-13	REVISE	C.L.

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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 2 22 BROOKFLOOM AVENUE FOREST BUSINESS PARK BULLFINCH HILLS NSW 2158 P 8500 9222 F 8660 9222
CONNECT HOMES		JOB NO 510 SECTION # DATE 18/02/24
LOT 2137 ILLOURA WAY JORDAN SPRINGS		DATE 18/02/24
TITLE	QUANTUM 24	JOB NO 0016459
FACADE	AVENUE	1:100 RH
DATE	FEB 13	DWG NO A19453
		PAGE NO 5 OF 7

LEVEL 2 SITE 216 ILLOURA WAY POINT
TO 25-01 ROBERT CROFT
SYDNEY NSW 1515
PLANNING AND EVALUATION - L.L.S.
BUSINESS CENTRE NEWCASTLE
PHONE 0800 2504 5555
WWW.ANDESIGN.COM.AU

REV	DATE	REVISION	DRAWN
A	14-02-23	SLAB PLAN	JL
B	25-02-23	AMENDMENTS & BASIC	TL
C	20-02-23	AMENDMENTS	JL
D	21-02-23	REVISION	CL

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THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE OF APPROVAL AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR CONSTRUCTION CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE CERTIFICATE OF APPROVAL.

INSULATION

R2-0 WALL INSULATION
R2-5 CEILING INSULATION
INSULATING GARAGE & ALFRESCO
ROOF SPRINGS

BASIX SCORE

WATER - 403 (TARGET 400)
THERMAL COMFORT - PASS (TARGET 3900)
ENERGY - 403 (TARGET 400)

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 50% 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 FLUSHES.

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 AT 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.

SHOWERHEADS

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR DIS JET (CLASS) IN ALL SHOWERS IN THE DEVELOPMENT.

TOILETS

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ENERGY

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS INSTANT-HEAT.

AIR-CONDITIONING

THE LIVING AREAS MUST NOT INCORPORATE AIR-CONDITIONING SYSTEMS OR AIR DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM.

THE BEDROOMS MUST NOT INCORPORATE AIR-CONDITIONING SYSTEMS OR AIR DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM.

ACTIVE HEATING

THE LIVING AREAS MUST NOT INCORPORATE ACTIVE HEATING SYSTEMS OR AIR DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

THE BEDROOMS MUST NOT INCORPORATE ACTIVE HEATING SYSTEMS OR AIR DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

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 OFF

STOVE INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL.

MANUAL SWITCH OFF

SUCTION CONTROL VENTILATION ONLY OR NO SUCTION OPERATION CONTROL NO.

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW ABOVE SILL HEIGHT IN 2 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING.

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW ABOVE SILL HEIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 1 OF THE BEDROOMS OR DEDICATED

- AT LEAST 2 OF THE LIVING DINING AREAS DEDICATED

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORK DEDICATED AREAS.

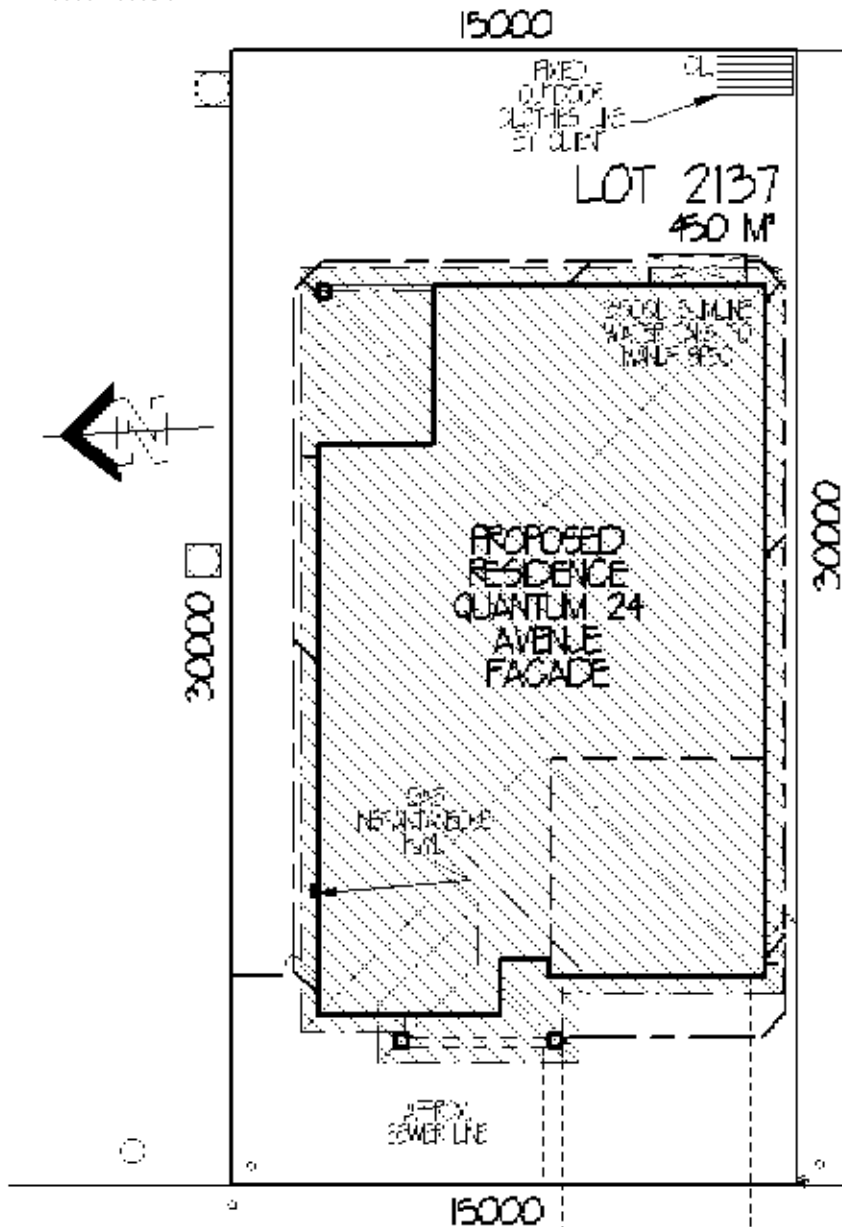
COOKING

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

TOILETS

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

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATED SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED AS DETAILED IN THE BASIX.



ILLOURA WAY
BASIX PLAN
1:200

EDEN BRAE CONNECT HOMES			LEVEL 5 22 PROOFLOW AVENUE WEST BUSINESS PARK BALMAIN-HLS NSW 2040 P 8880 9332 F 8880 9330		
FOR	CONNECT HOMES		DESIGNED BY	LW2 41 8876 4	
AT	LOT 2137 ILLOURA WAY JORDAN SPRINGS		DATE	27/10/17	
TYPE	QUANTUM 24	JOB NO	0016459		
FACADE	AVENUE	LAND	R1		
DATE	FEB 13	DWG NO	A19453	PAGE NO	7 OF 7

LEVEL 5 SITE 22 MACARTHUR ROAD
C/O 25-ST COLLEGE GROUP
BALMAIN-HLS
PO BOX 810 BALMAIN HILLS
BUSINESS CENTRE NSW 2040
PHONE 830 8888
FAX 830 8884
WWW.ANCONNECT.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	14-02-18	SC PLANS	AL
E	25-02-18	AMENDMENTS & BASIX	JM
C	20-02-18	AMENDMENTS	JM
D	21-02-18	REVISE	CL

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CONSTRUCTION NOTES

- GENERAL: UNLESS NOTED OTHERWISE**
- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED DURING CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO THE ENGINEER, BEFORE PROCEEDING WITH THE WORK.
 - DURING CONSTRUCTION THE STRUCTURE AND ANY ADJACENT STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
 - DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING. ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THE LOCATION, SIZE AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
 - ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARD CODES AND THE REGULATIONS OF THE RELEVANT BUILDING AUTHORITY.
 - UNLESS REQUESTED AND PRODUCED ON THE PLANS, THE BUILDER IS TO ENSURE THAT ARTICULATION JOINTS ARE SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND BE SATISFIED THAT THEY ARE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES.
 - ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL SUPERVISOR/BUILDER HAS IDENTIFIED AND APPROPRIATELY ACTED ON ANY POTENTIAL HAZARDS. BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS PREPARED FOR THE SITE.
 - REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RAINWATER TANK AC, SW2 AND LPG UNITS.

CONCRETE

CONCRETE SPECIFICATION (F₂₈ DAYS) TO BE AS FOLLOWS: ADOPT TYPE 'A' CEMENT WITH MAX AGGREGATE SIZE OF 20mm AND 80mm SLUMP

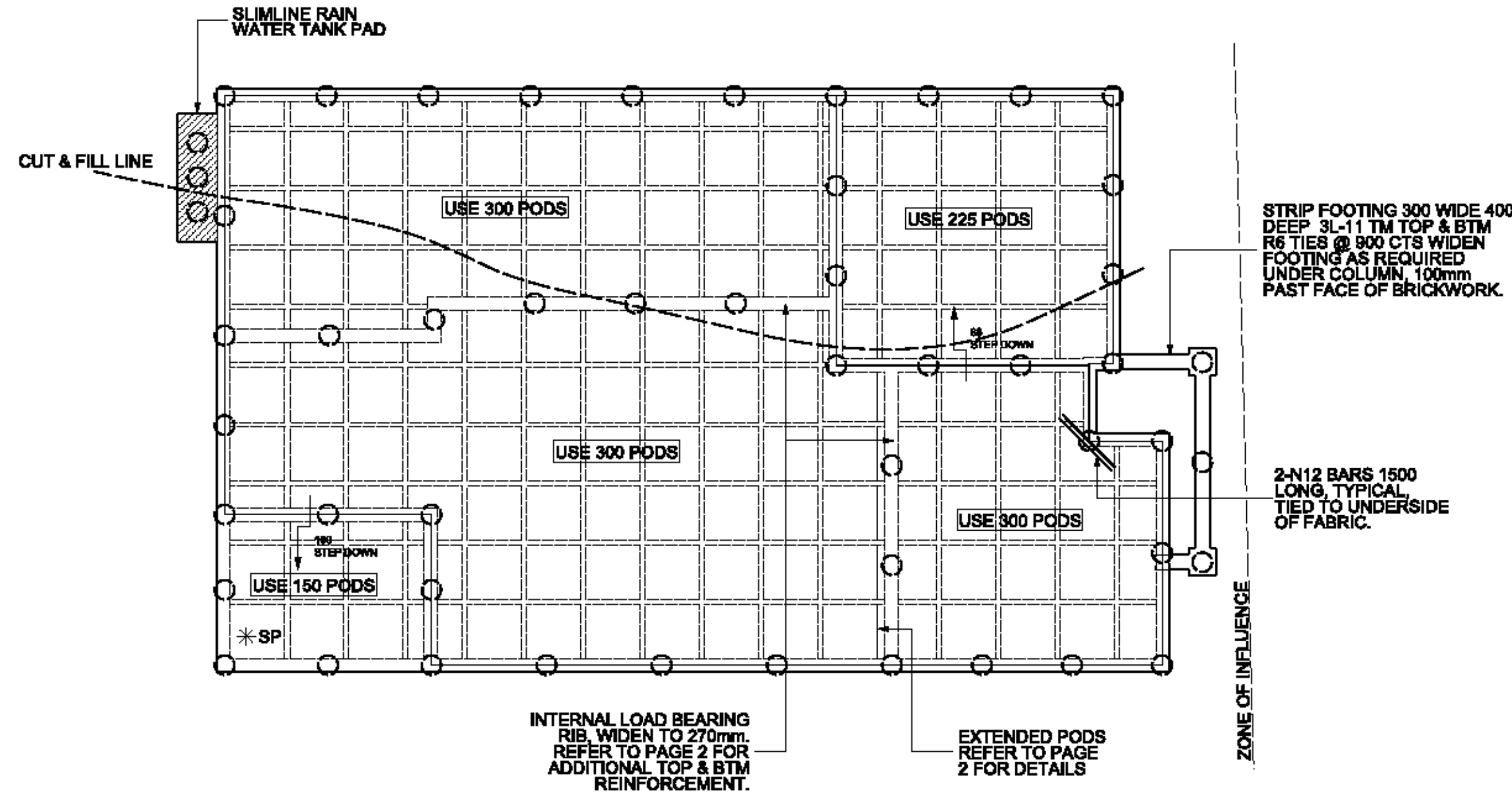
LOCATION	NORMAL F ₂₈	SALINE AFFECTED F ₂₈
PIERS	20 MPa	32 MPa
SLAB	20 MPa	32 MPa
STRIP FOOTINGS	25 MPa	32 MPa

CLEAR COVER TO REINFORCEMENT TO BE AS FOLLOWS:

LOCATION	FORMED & SHELTERED	FORMED & EXPOSED	POURED ON GROUND
SLABS & WALLS	20	35	55
BEAMS	25	40	65
COLUMNS	40	50	—
STRIP FOOTING	—	—	65

- REINFORCEMENT SYMBOLS ARE FOLLOWS:
(N) - HOT ROLLED DEFORMED BARS (#00 n)
(B) - HARD-DRAWN WIRE REINFORCING FABRIC (#80 n)
(S) - STRUCTURAL GRADE DEFORMED BARS
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR ENGINEERS APPROVAL.
- CONSTRUCTION JOINTS THAT ARE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- ALL REINFORCEMENT TO BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION AND COVER DURING PLACEMENT OF CONCRETE.
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL CONCRETE TO BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF FORMWORK BATHINGS.
- FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa.
- PIER HOLES ARE DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 200kPa.
- FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION.
- ADDITIONAL CONCRETE PIERS MAY BE REQUIRED UNDER SLAB TO EVEN BEARING IN SOIL AS RECOMMENDED BY AUSTRALIAN STANDARD AS 2870.
- ADDITIONAL PIERS IN THE CUT SECTION OF BUILDING PLATFORM MAY ALSO BE REQUIRED TO ACHIEVE THE SAME BEARING AS PIERS IN THE FILL SECTION.
- ALL SITE FILLING PLACED BENEATH SLAB TO BE TREATED IN ACCORDANCE WITH CLAUSE 6.4, OF AS 2870.2 - 2011.
- A 1 METRE WIDE APRON, WITH 2% CROSS FALL AWAY FROM SLAB EDGE IS TO BE FORMED ALL AROUND THE RAFT SLAB WHERE APPLICABLE.
- IF THE LOCATION OF THE SLAB IS NEXT TO AN ABOVE OR BELOW ON SITE DETENTION SYSTEM OR BELOW GROUND RAINWATER TANK, THE BUILDER IS TO ADVISE ENGINEER IN ORDER TO ENSURE THAT CONCRETE PIERS ARE TAKEN 500mm BELOW THE INVERT LEVEL OF TANK OR THE FOOTING OF THE SUPPORTING WALL FOR AN ABOVE GROUND DETENTION SYSTEM.

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



HATCHED AREA DENOTES 150 THICK INFILL SLAB SL72 FABRIC TOP/BTM 25 COVER ON COMPACTED FILL

THIS IS TO CERTIFY THAT THE SLAB HAS BEEN DESIGNED FOR SALINE AFFECTED SOILS. REFER TO PAGES 1 & 2 FOR SALINITY REQUIREMENTS.

FORMWORK LEVEL CHECK BOOKED
FORMWORK LEVEL CHECK COMPLETE

REFER TO PAGES 3 FOR SEWER DETAILS

RAFELETOS
ABN: 35 078 047 468
LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
PO BOX 91 KINGSGROVE NSW 2208

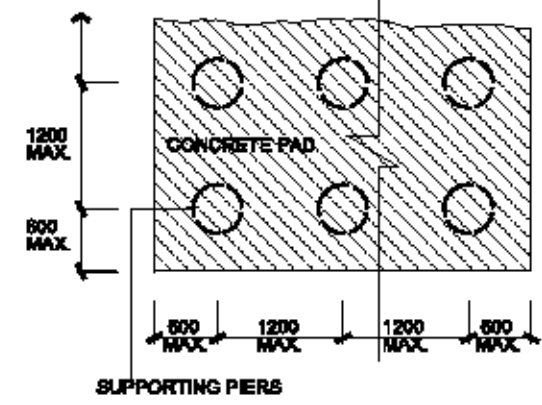
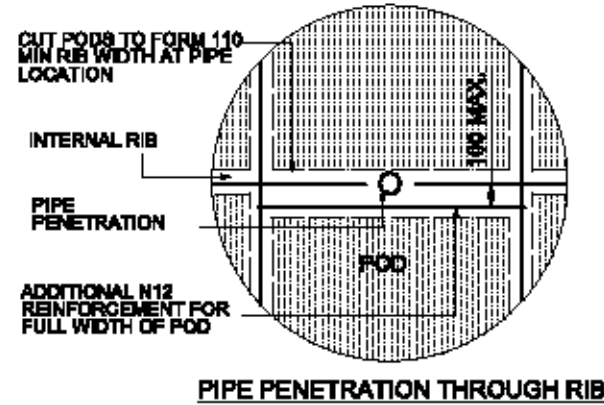
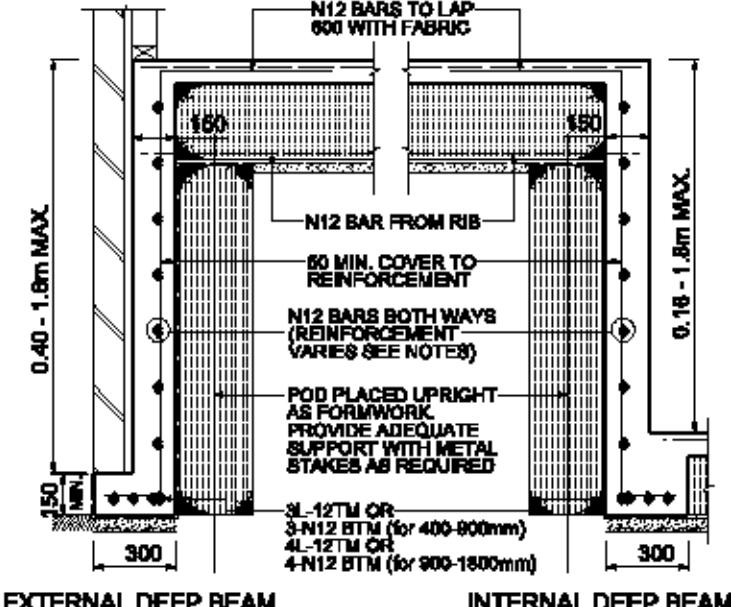
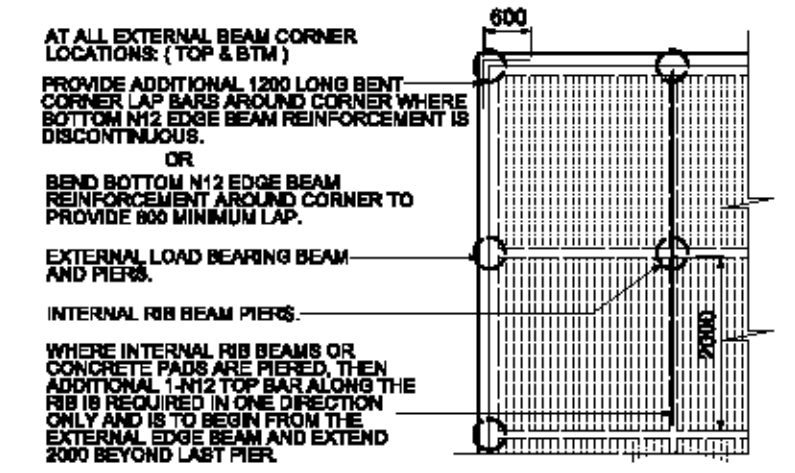
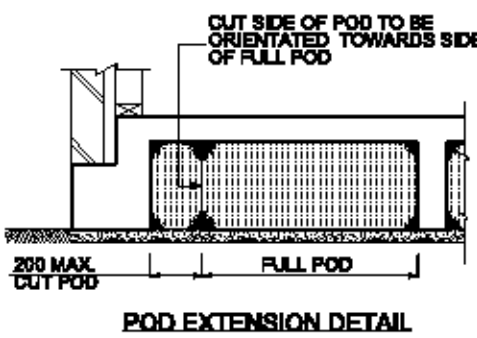
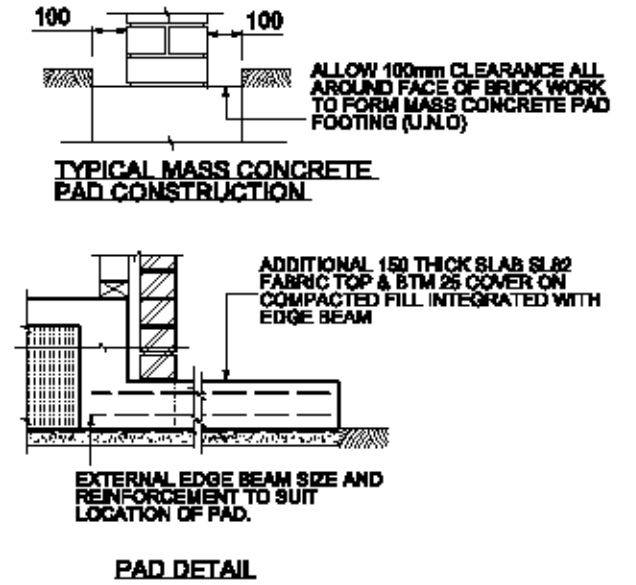
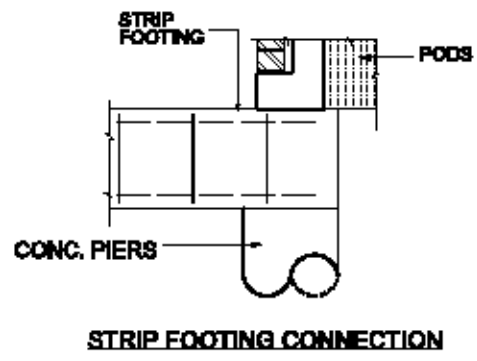
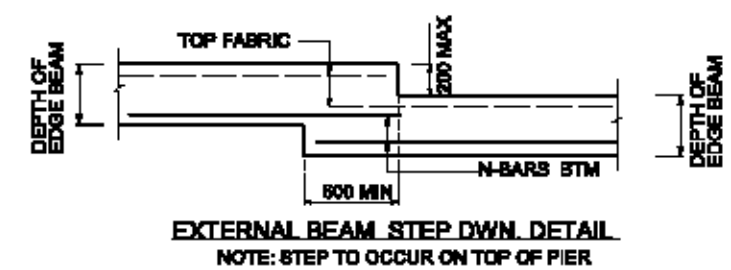
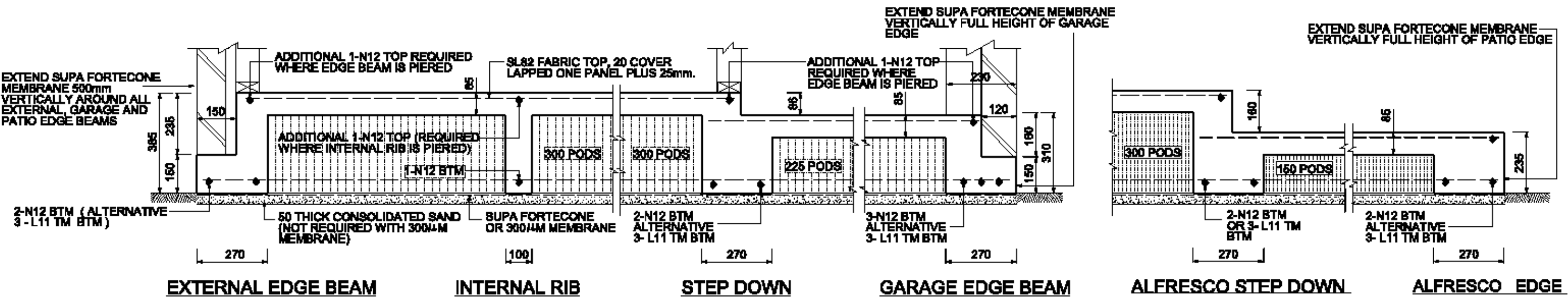


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eden brae homes
CLASSIFICATION H1
REFERENCE 16459

STRUCTURAL SLAB DETAIL PLAN				
CLIENT LOCATION	CONNECT HOMES LOT 2137 ILLOURA WAY, JORDAN SPRINGS			
DRAWN	N.P	SCALE	1:100	SHEET No. 1
ISSUE	A	DATE	02/07/13	JOB No. 55747EB



- FOR RAINWATER TANK, LPG & A/C UNITS ETC. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
- SPACE PIERS AS REQUIRED TO SUIT PAD SIZE:
- 600 MAXIMUM TO EDGE OF SLAB FOR PERIMETER PIERS.
- 1000 MAXIMUM CENTRES IF ADDITIONAL INTERNAL PIERS ARE REQUIRED FOR PAD SIZE.

THIS IS TO CERTIFY THAT THE SLAB HAS BEEN DESIGNED FOR SALINE AFFECTED SOILS.

PROVIDE 400 DIA. CONCRETE PIERS TO CLAY AND SAND, OR 300 DIA. TO ROCK OR SHALE.

SPACE PIERS AT 2400 CTS AS SHOWN ALONG EXTERNAL EDGE BEAM, UNLESS NOTED OTHERWISE

PIERS REQUIRED UNDER INTERNAL RIB BEAMS WHEN CONSTRUCTED ON MORE THAN 300mm OF UNCONTROLLED/NON-COMPACTED MATERIAL, OR AS SHOWN

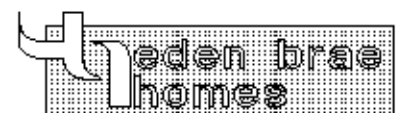
N12 BARS CAN BE REPLACED WITH 10.85mm HDW (450MPa STRESS GRADE)

REINFORCEMENT FOR RIBS AND BEAMS		
WIDTH	TOP STEEL	BTM STEEL
271-330	1-N12	3-N12
331-440	2-N12	4-N12
441-550	3-N12	5-N12
551-660	4-N12	6-N12

DEEP BEAM DEPTH	BEAM REINFORCEMENT
160 - 400mm	N12 BARS AT 1200 CENTRES & 1-N12 HORIZONTAL
400 - 900mm	N12 BARS AT 600 CENTRES & 1-N12 CENTRALLY
900 - 1500mm	N12 BARS AT 300 CENTRES BOTH WAYS
1500 - 1800mm	N12 BARS AT 200 CENTRES BOTH WAYS

RafaletoS ENGINEERS
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STRUCTURAL DETAIL PLAN

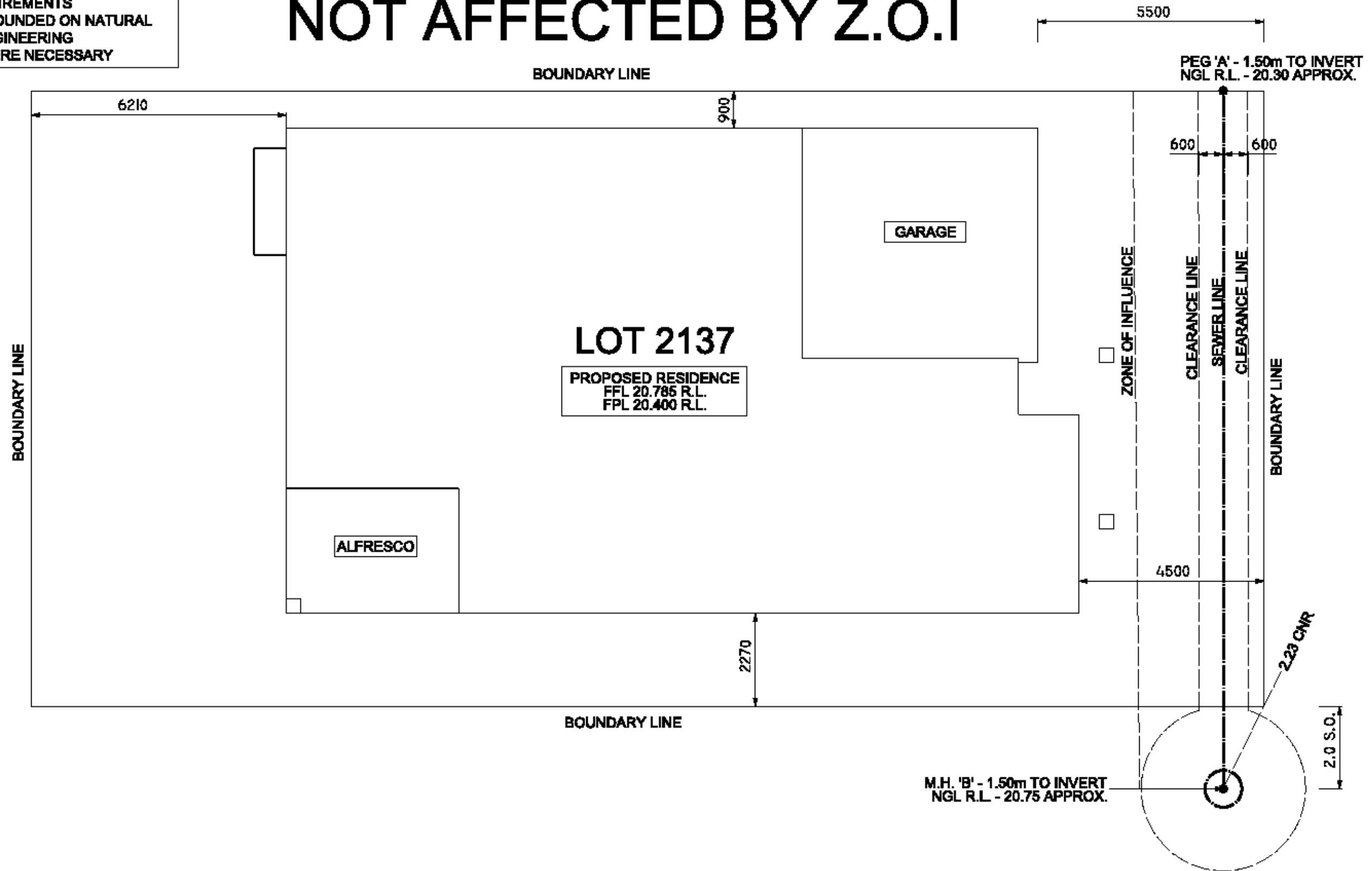
CLIENT: CONNECT HOMES
LOCATION: LOT 2137 ILLOURA WAY, JORDAN SPRINGS

SALINE AFFECTED	CLASSIFICATION	H1	SCALE	NTS.	SHEET No.	2
300.82.2.9	ISSUE	A	DATE	02/07/13	JOB No.	55747EB

SEWER NOTES:

- * POSITION OF SEWER IS ONLY APPROXIMATE
- * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY

NOT AFFECTED BY Z.O.I



RAFELETOS

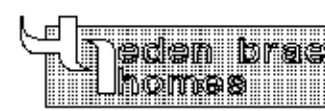


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CLASSIFICATION H1
REFERENCE 16459

SITE AND B.A.S./B.O.S DETAIL PLAN

CLIENT LOCATION	CONNECT HOMES LOT 2137 ILLOURA WAY, JORDAN SPRINGS				A3
DRAWN	N.P	SCALE	1:100	SHEET No.	3
ISSUE	A	DATE	02/07/13	JOB No.	55747EB