

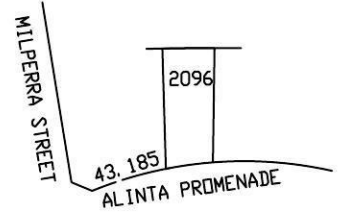
B	14.06.13	LEND LEASE REQUIREMENTS	BL
A	14.05.13	DA DRAWINGS	BL
REV	DATE	AMENDMENTS	BY

2.3	LANDSCAPE PLAN
2.2	SITE ANALYSIS DIAGRAM
2.1	STORMWATER DIAGRAM
9	SLAB PLAN
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7	ELECTRICAL LAYOUT - GROUND
6	SECTION
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3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
No.	SHEET TITLE

 <p>Elderton Homes Pty Ltd Suite 1.13/29-31 Lexington Drive Bella Vista NSW 2153 PO Box 7390 Baulkham Hills BC NSW 2153 Phone: 02 8883 4012 Fax: 02 8883 0139 www.eldertonhomes.com.au</p> <p>ALL RIGHTS RESERVED. ABN 33 138 413 902 © All designs and drawings are the property of Elderton Homes P/L. Unauthorised reproduction or copying of any part will lead to prosecution</p>	Lautondale 22 Kiora Garage R/H	Client: Elderton Homes Site Address: Lot 2096 Alinta Promenade Jordan Springs NSW 2747
	Drawn: BL Date: 14.05.13	Checked: BL

LOT 2096
 D.P: 1168991
 L.G.A: PENRITH CITY COUNCIL

LOCATION PLAN - NTS
 UBD REF: 144, H13



SITE AREAS

SITE:	411.60 m ²
BUILDING FOOTPRINT:	205.32 m ²
DRIVEWAY & PATHWAYS:	47.13 m ²
HARD LANDSCAPING: (Incl. Gravel, Pervious Paving, etc)	17.95 m ²
SOFT LANDSCAPING: (Incl. Turf, Garden Beds, etc)	152.64 m ²
OTHER:	N/A m ²



HOUSE AREAS

GROUND FLOOR:	152.53 m ²
FIRST FLOOR:	N/A m ²
GARAGE:	33.26 m ²
PORCH:	4.37 m ²
BALCONY:	N/A m ²
ALFRESCO:	15.16 m ²
TOTAL:	205.32 m ²
TOTAL LIVING AREA: (Excl. Garage, Porch, Alfresco, etc)	152.53 m ²

PLANNING AREAS

FSR:	0.37 : 1
SITE COVERAGE (Excl. Driveway):	49.9 %
POS (Min Dimension of 2.5m):	100.03 m ²
LANDSCAPE: (Min Dimension of 2.5m)	108.62 m ² 26.4 %

BASIX AREAS

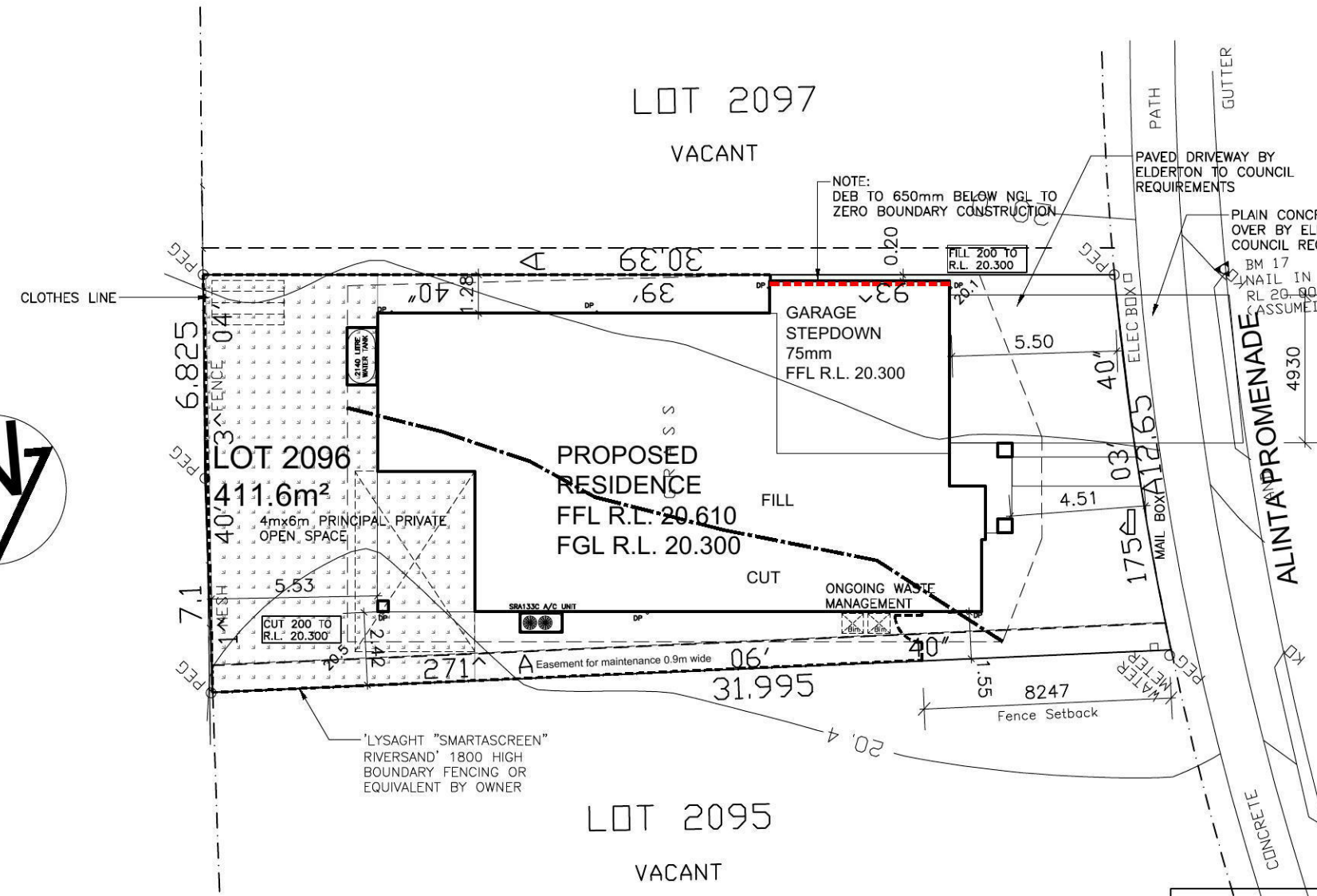
NETT CONDIT. FLOOR AREA:	121.45 m ²
UNCONDITIONED FLOOR AREA:	10.02 m ²
TOTAL ROOF AREA:	232.31 m ²
HARVESTED ROOF AREA:	208.52 m ²

- SITE NOTES**
1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
 2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
 3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
 4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
 5. NO WATERWAY OR WATERCOURSES ON SITE.
 6. TERMITE PROTECTION TO AS3660.
 7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE

NOTE:
 ALL RETAINING WALLS VISIBLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

NOTE:
 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 (INCLUDING ALONG THE SECONDARY BOUNDARY FENCING PLANTING STRIP)

SAFETY WARNING
 RING 1100 "DIAL BEFORE YOU DIG" PRIOR TO ANY EXCAVATIONS.
 ANY REGISTERED EASEMENT WITHIN THE LOT IS SHOWN ON THIS SITE PLAN.



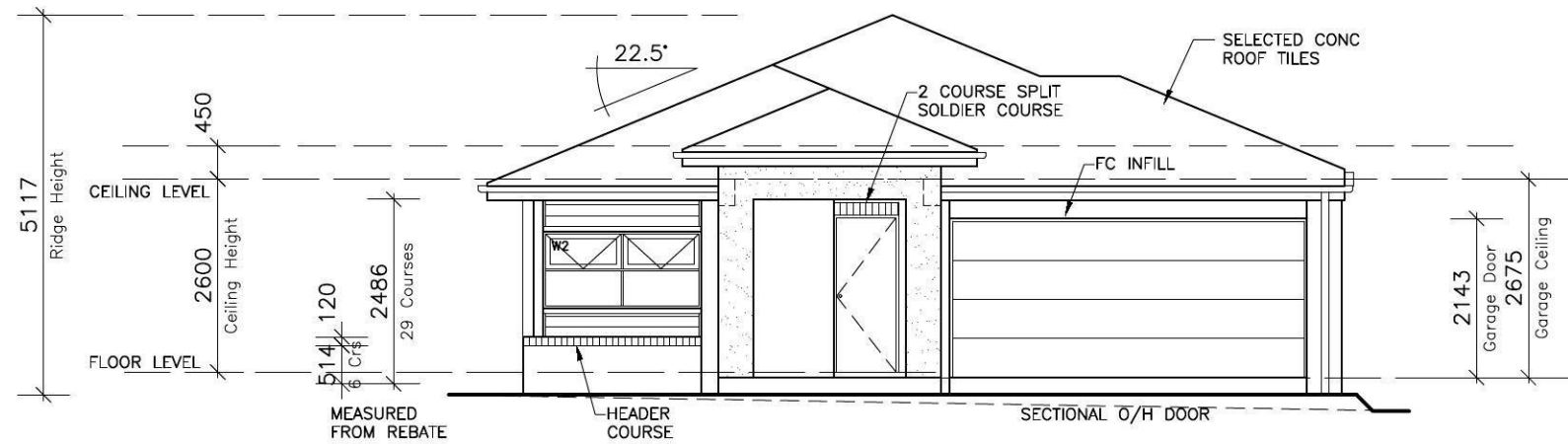
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NOTE:
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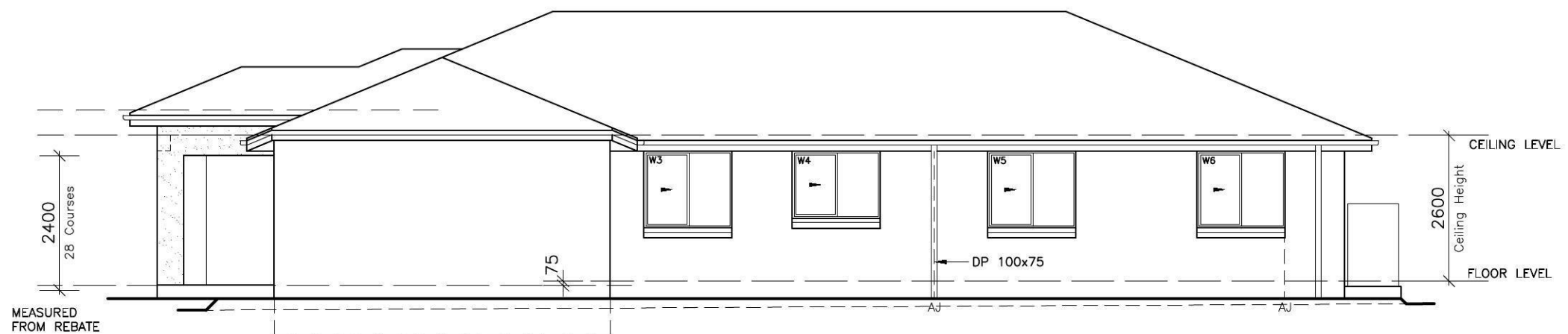
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<p>ELDERTON HOMES</p>	<p>Elderton Homes Pty Ltd Suite 1.13/29-31 Lexington Drive Bella Vista NSW 2153 PO Box 7390 Baulkham Hills BC NSW 2153 Phone: 02 8883 4012 Fax: 02 8883 0139 www.eldertonhomes.com.au</p>	<p>Lautondale 22 Kiora Garage R/H</p>	<p>Client: Elderton Homes Site Address: Lot 2096 Alinta Promenade Jordan Springs NSW 2747</p>
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SITE PLAN



ELEVATION 1
WEST



ELEVATION 2
SOUTH



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Lautondale 22

Kiora
Garage R/H

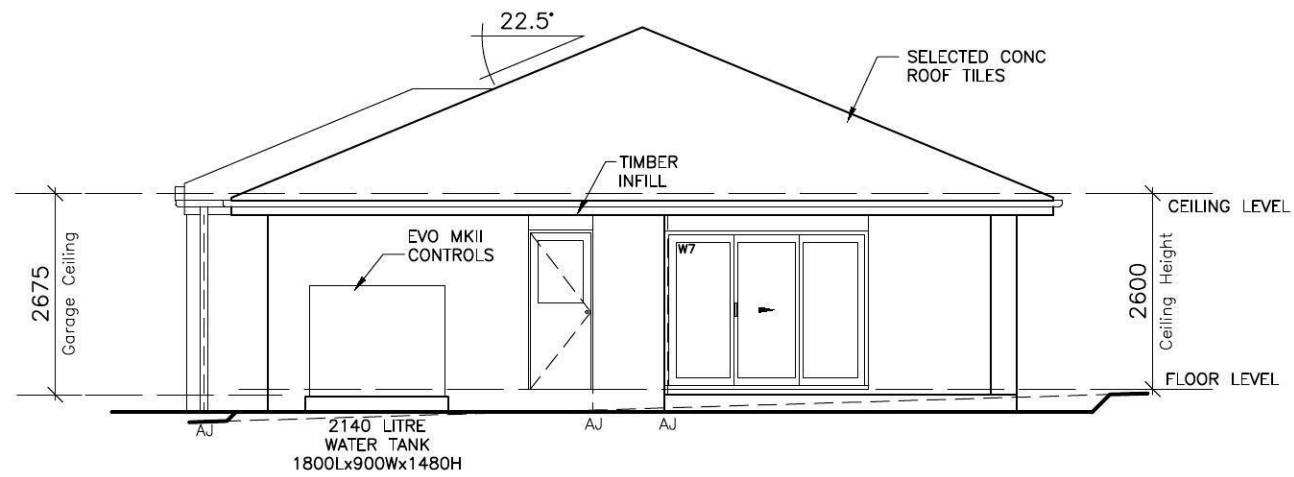
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Client:
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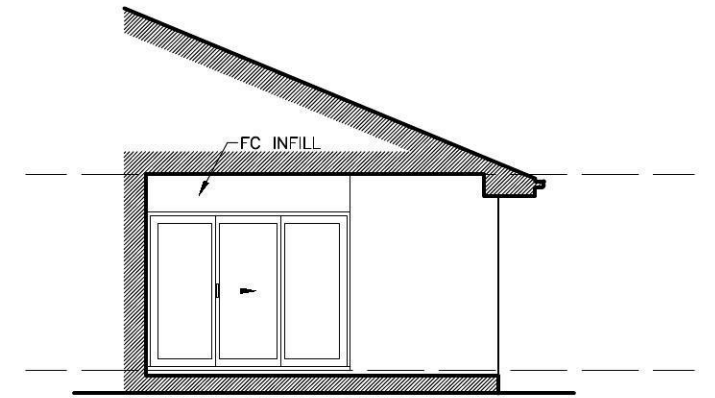
DA Drawings

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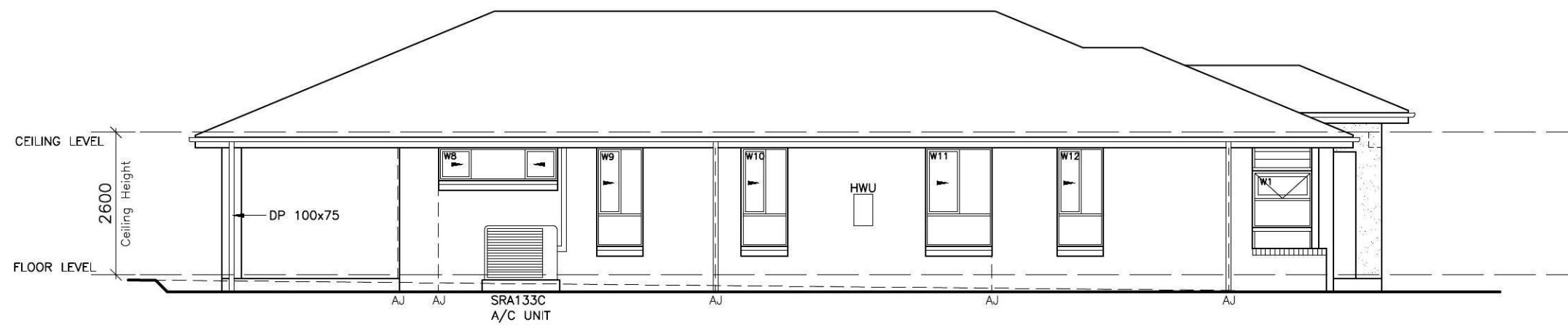
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 Rev: A



ELEVATION 3
EAST

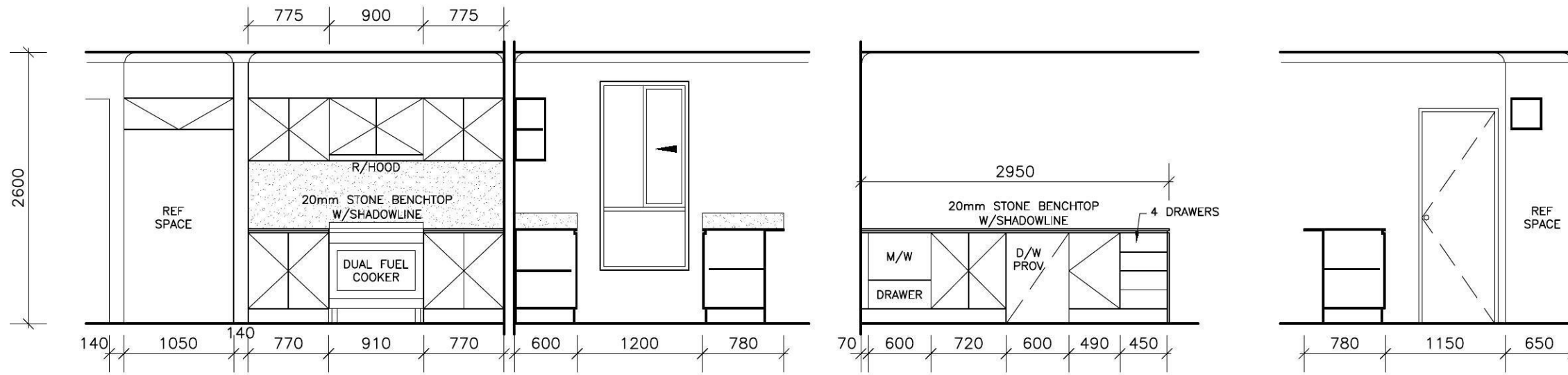


ELEVATION 5

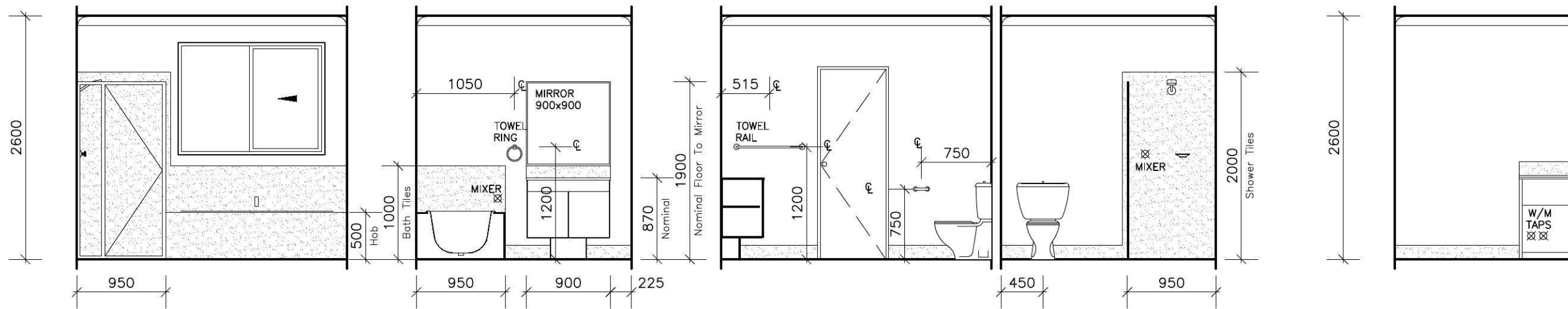


ELEVATION 4
NORTH

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	<p>Scale: 1:100</p>	<p>Drawn: BL Date: 14.05.13 Checked: BL</p>	<p>Sheet: 6 Job No: ELD2096</p>	<p>Rev: A</p>

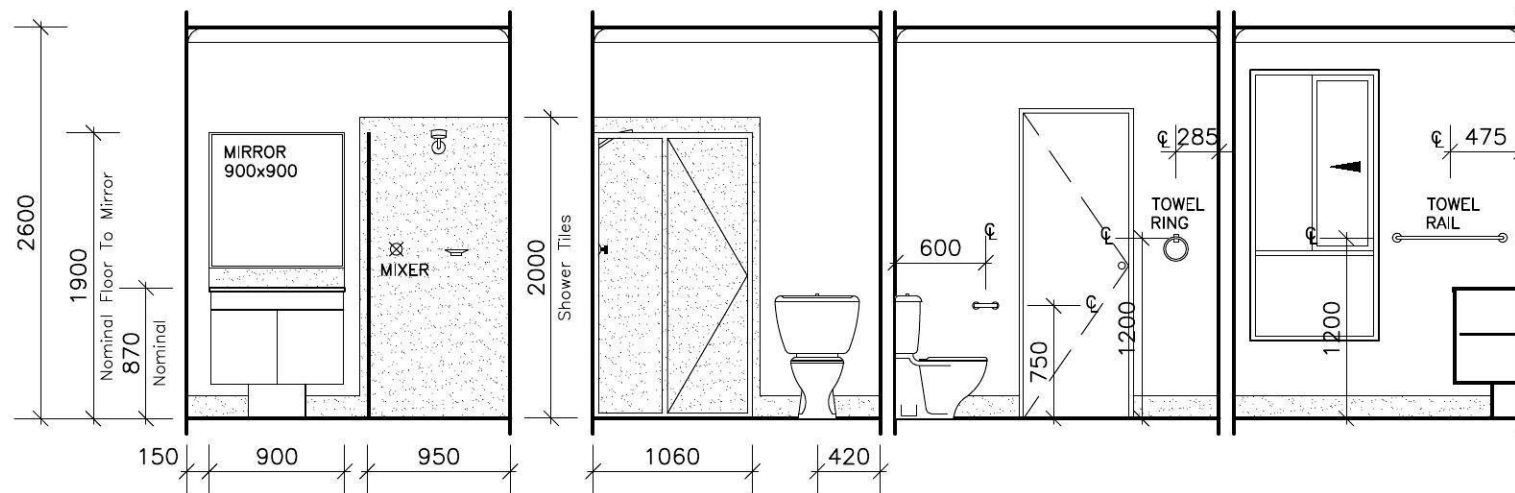


KITCHEN DETAILS



BATHROOM DETAILS

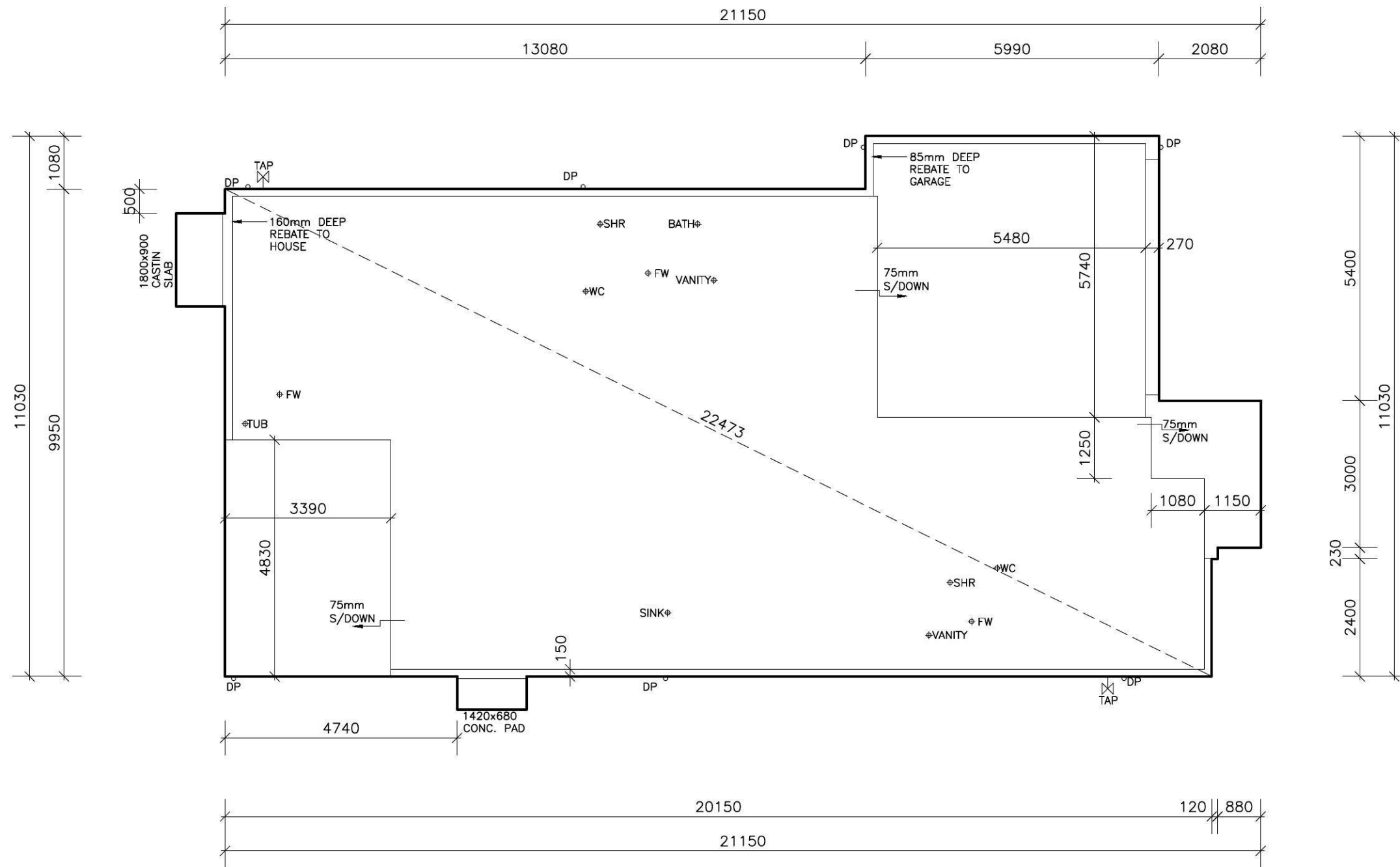
LAUNDRY DETAILS




ENSUITE DETAILS

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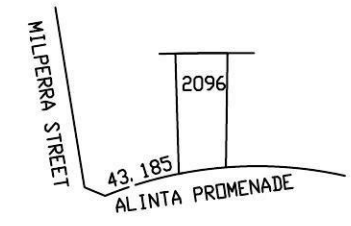
DP □ DOWN PIPE LOCATION



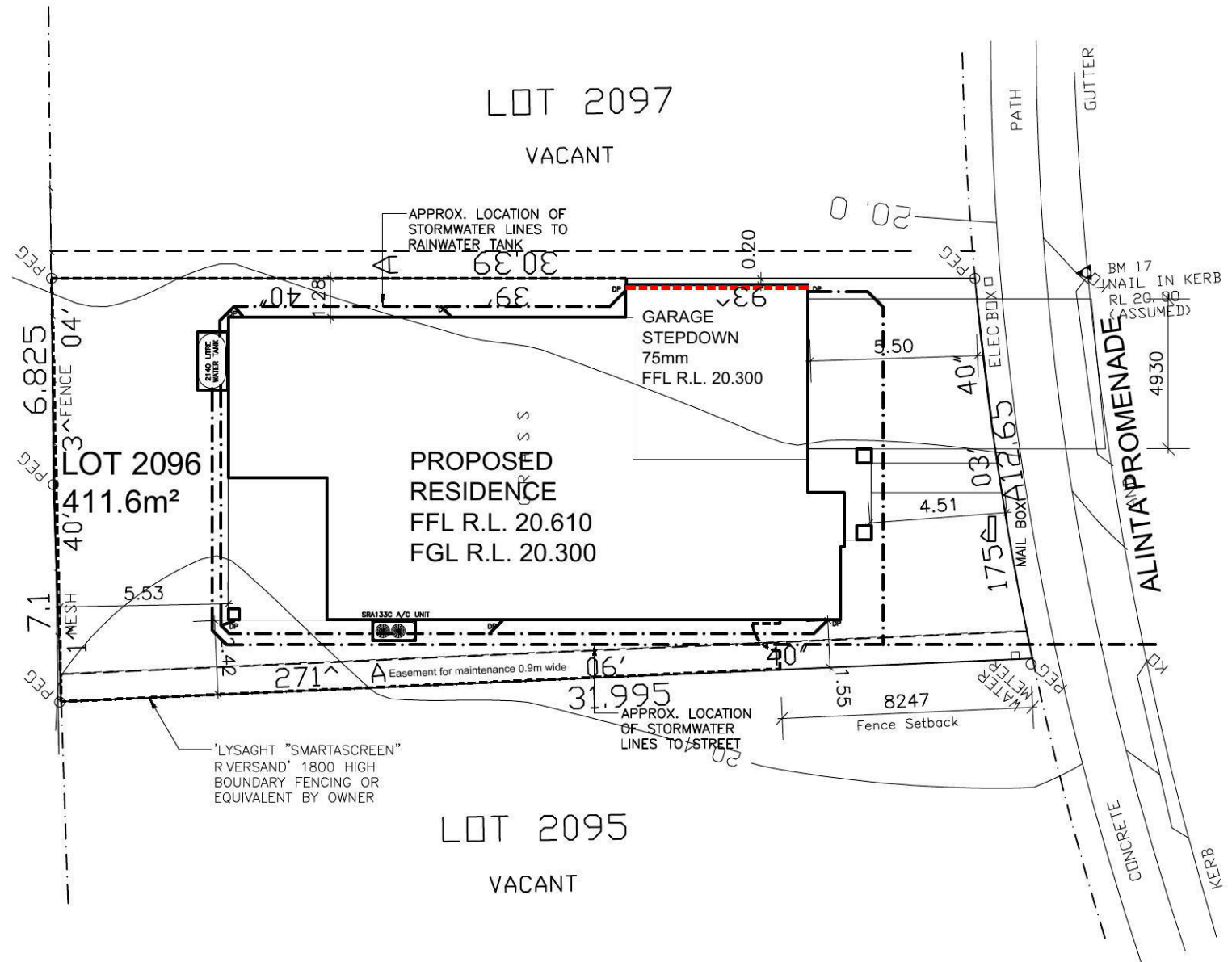
SLAB PLAN

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LOT 2096
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STORMWATER LINES TO STREET VIA TANK



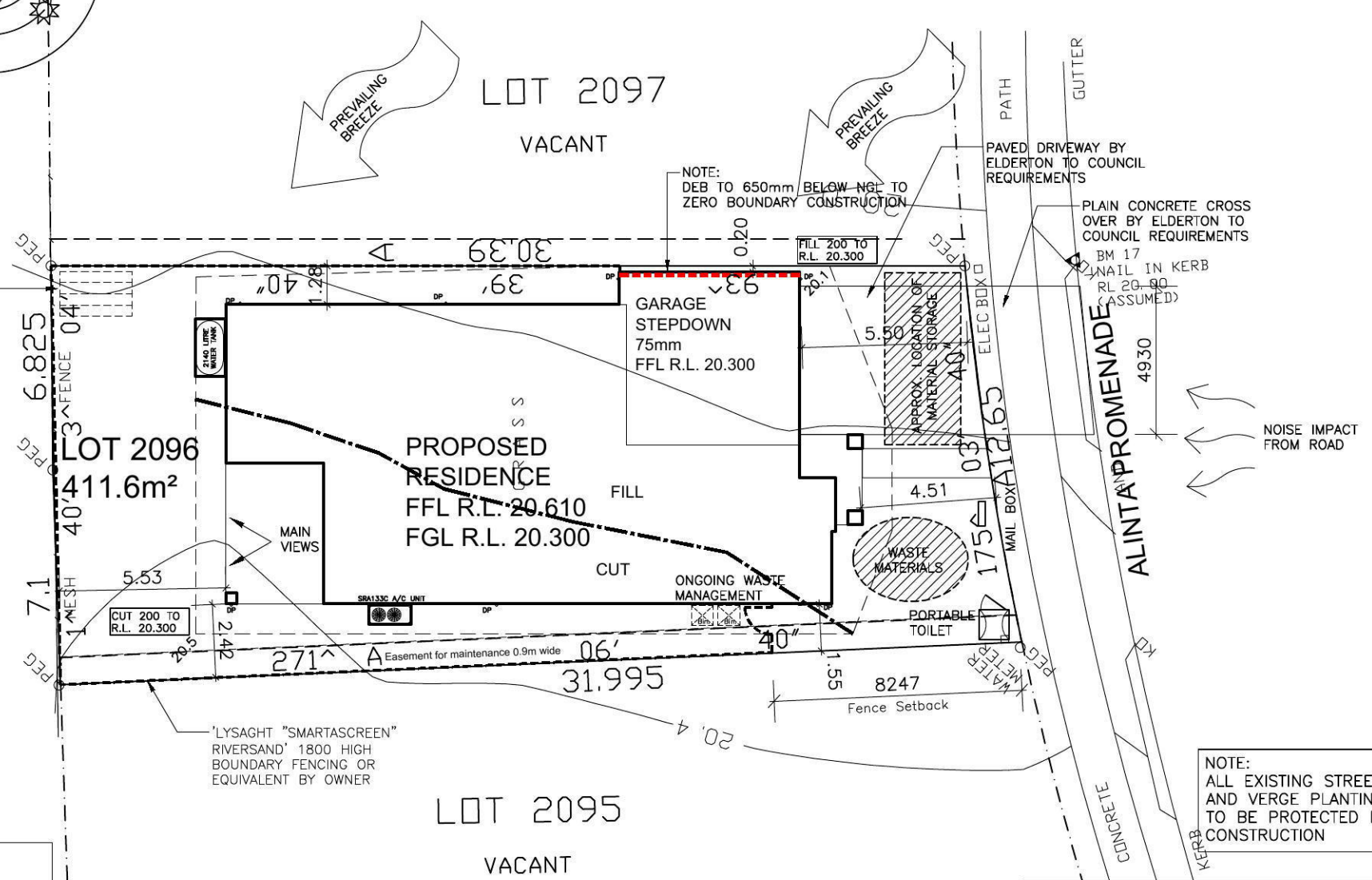
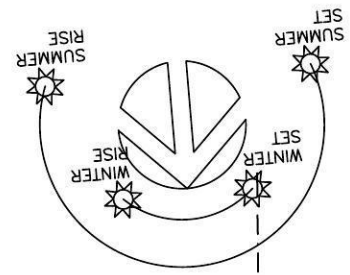
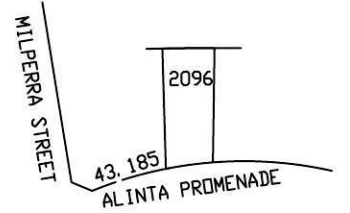
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STORMWATER MANAGEMENT PLAN

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LOCATION PLAN - NTS
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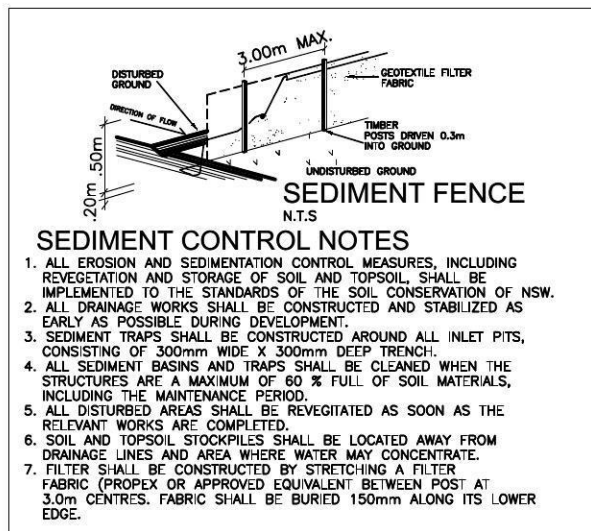
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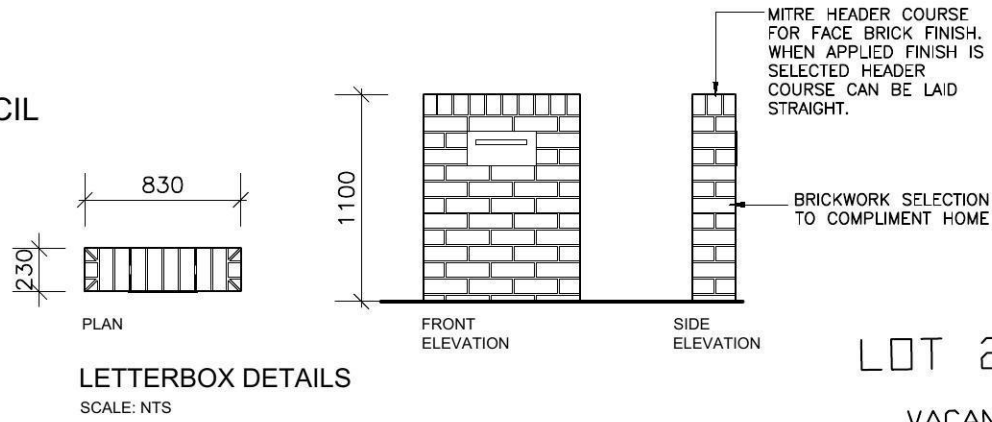
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 CONTOURS, STREET TREES, ETC
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A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

SITE ANALYSIS AND CONSTRUCTION MANAGEMENT PLAN

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LOT 2096
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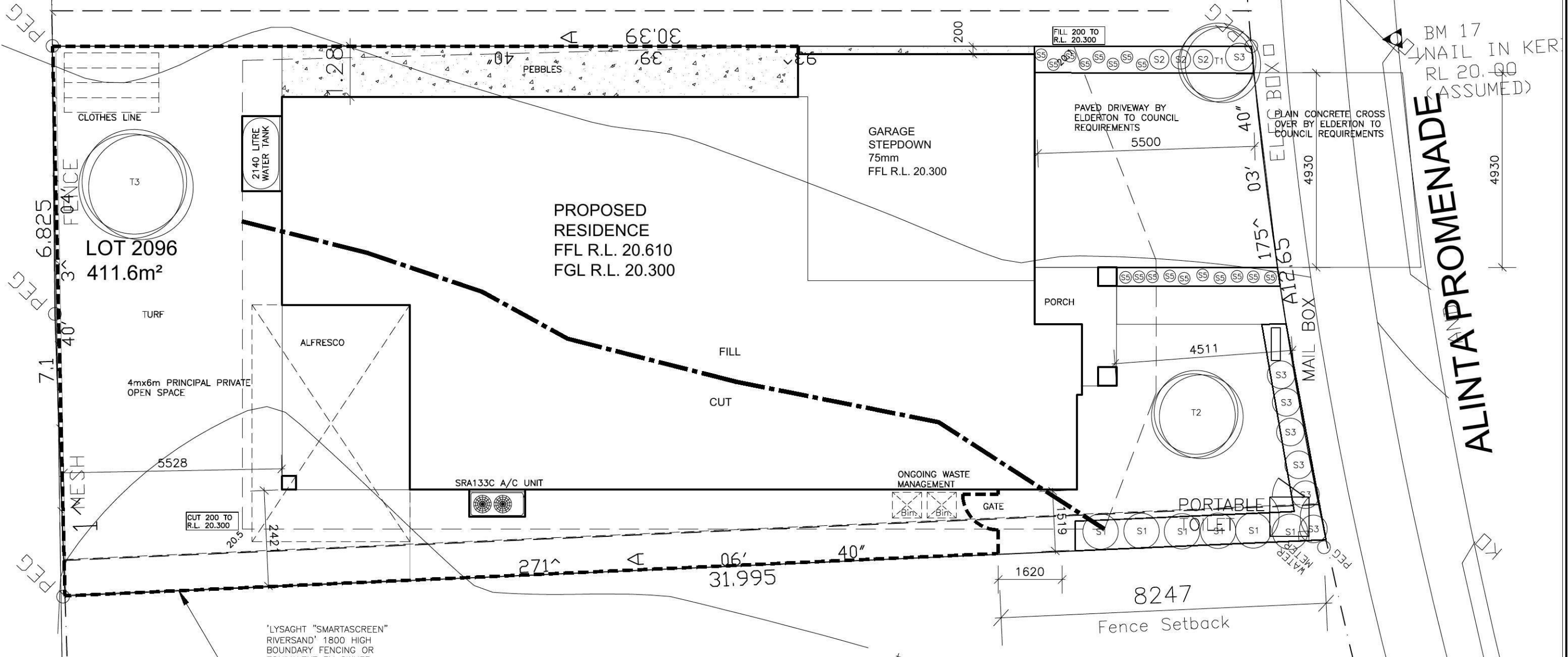


LOT 2097
 VACANT

PLANTING SCHEDULE

SYMBOL	TREE/SHRUB	BOTANICAL NAME	COMMON NAME	HEIGHT
S1*	SHRUB	GREVILLEA ROBYN GORDAN GREVILLEA SANDRA GORDAN	ROBYN GORDAN	1.2 mtr
S2*	SHRUB	ERIOSTEMON MYOPOROIDES	LONG LEAF WAXFLOWER	1 mtr
S3*	SHRUB	WESTRINGIA FRUITICOSA	COASTAL ROSEMERRY	1 mtr
S5*	SHRUB	GREVILLEA GAUDI CHAUDI	DWARF GREVILLEA	0.5 mtr
T1*	TREE	BANKSIA INTEGRIFOLIA	BANKSIA	3-4 mtr
T2*	TREE	ELEOCARPUS RETICULATUS	BLUEBERRY ASH	4 mtr
T3*	TREE	CALLISTEMON VIMALIS	WEeping BOTTLEBRUSH	4 mtr

*NATIVE AUSTRALIAN SPECIES



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LANDSCAPING NOTES:
 1. PAVED GARDEN EDGING TO ALL GARDEN BEDS
 2. GATE AND SIDE BLOCKOFF FENCING IS 1500mm BEHIND FRONT WALL

NOTE:
 ALL RETAINING WALLS VISIBLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

NOTE:
 ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION

ALL RETAINING WALLS FORWARD OF THE HOME MUST BE MASONRY
 NO CUT OR FILL ALLOWED WITHIN THE STORMWATER EASEMENT

LOT 2095

VACANT

A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

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LANDSCAPE PLAN