

**LEGEND**

- WM WATER METER
- VC VEHICLE CROSSING
- KOP KERB OUTLET POINT
- LNT LINTEL
- PIT
- BMDHW
- CLOTHES LINE
- EASEMENT FOR ACCESS AND MAINTENANCE - .90m WIDE
- BOUNDARY FENCE
- MAIL BOX
- MASONRY RETAINING WALL
- SEDIMENT CONTROL BARRIER
- LOG RETAINING WALL

**SETBACK**

NORTH: 4500  
 SOUTH: 9430  
 EAST: 900  
 WEST: 900

**PROJECT DETAILS**

NO. OF BEDROOMS: 4  
 CONDITIONED AREA: 154.047m<sup>2</sup>  
 UNCONDITIONED AREA: 6.430m<sup>2</sup>  
 COOLING LOAD (MJ/m<sup>2</sup>. Year): N/A  
 HEATING LOAD (MJ/m<sup>2</sup>. Year): N/A

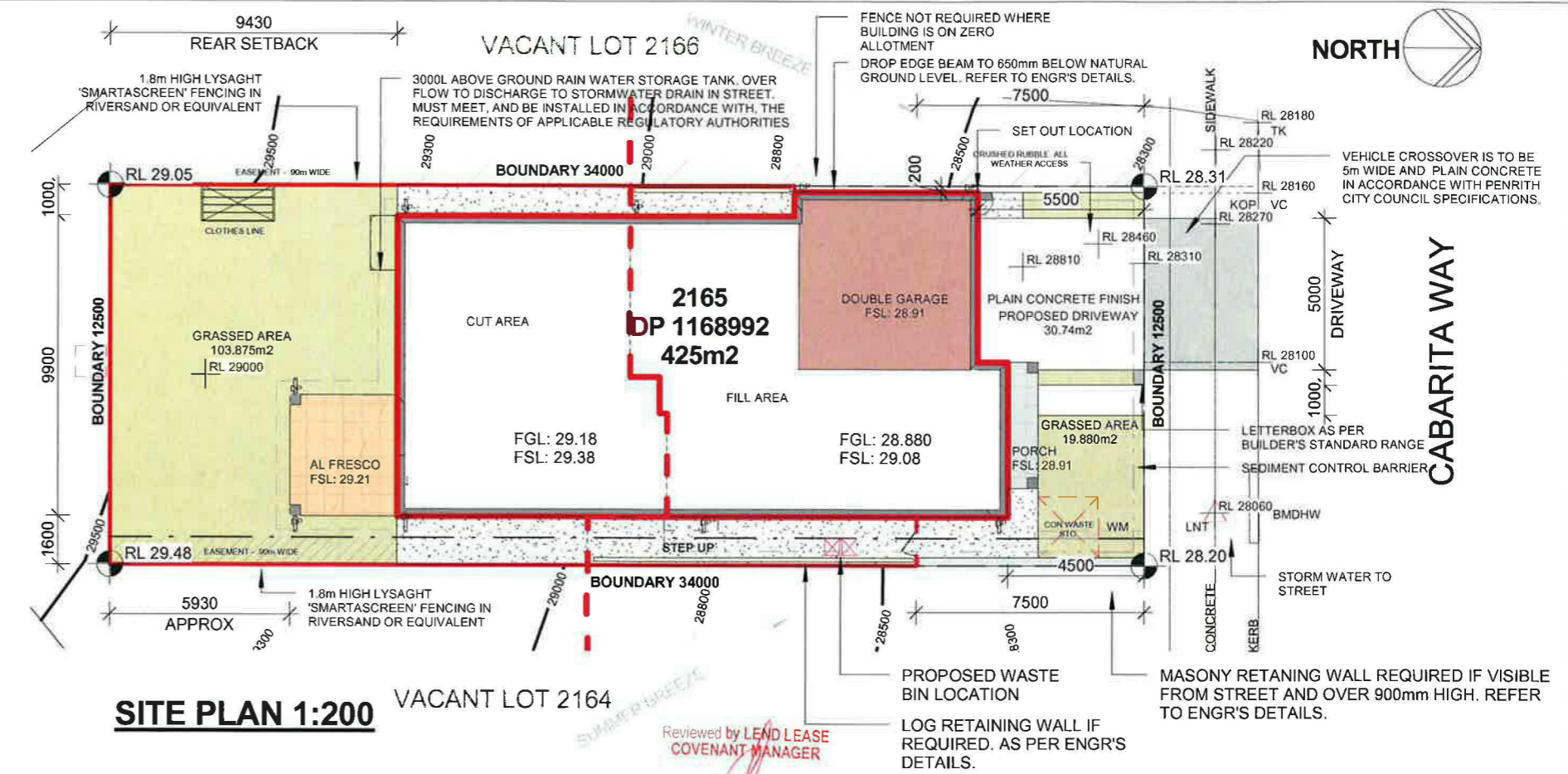
**NOTE**

- \* SEWER CONNECTION DETAILS TO COUNCIL'S OR ENGINEER'S DETAIL
- \* FINISHED FLOOR LEVELS SUBJECT TO CONFIRMATION - REFER TO ENGINEER'S DETAIL
- \* THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS
- \* THE TITLE BOUNDARIES SHOWN HEREIN HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENTS
- \* PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES
- \* CONTOURS HAVE BEEN INTERPLOTED FROM SPOT HEIGHTS TAKEN AND ARE APPROXIMATE ONLY
- \* THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

**Proposed Residence**

For: Thomas Martin  
 Lot No: 2165 Cabarita Way  
 Suburb: Jordan Springs  
 Council: Penrith

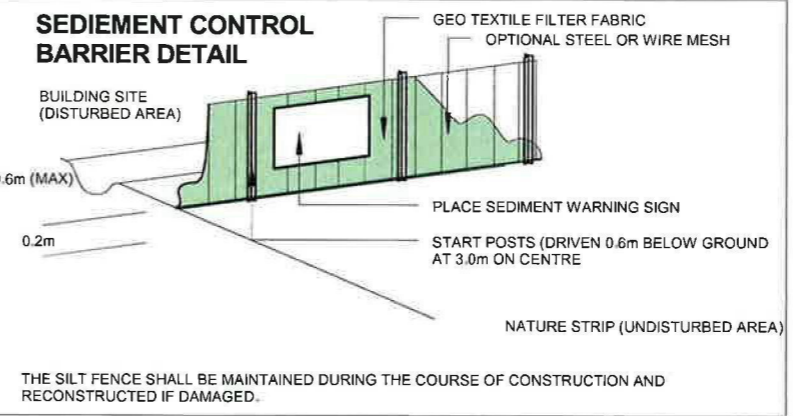
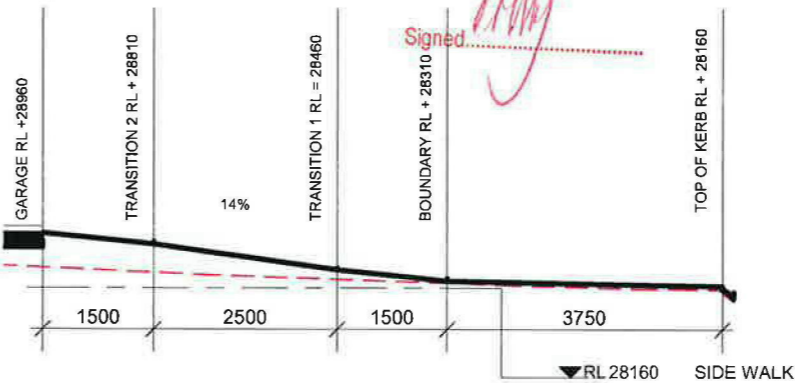


**SITE PLAN 1:200** VACANT LOT 2164

Reviewed by LEAD LEASE COVENANT MANAGER

2 OCT 2013

Signed: [Signature]



RELOCATION AND RECTIFICATION OF THE EXISTING LAYBACK TO ACHIEVE THE 5m WIDE VEHICLE CROSSOVER IS TO BE DONE AT OWNER/ BUILDER'S EXPENSE

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.

EXISTING TREES OR VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

FINISHED FLOOR LEVELS SUBJECT TO CONFIRMATION- REFER TO ENGINEERS DETAILS

STORM WATER/ SEWER CONNECTION TO COUNCILS REQUIREMENT AND OR ENGINEERS DETAILS

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO PENRITH CITY COUNCIL SPECIFICATION

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

**Project Details**

DRAWN BY:	DATE:	ISSUE	DESIGNED BY:
PS	04/10/13	ISSUE C	AO
<b>COVER SHEET</b>			SHEET NO:
			01
SCALE:	CHECKED BY:	JOB NO:	
As indicated	AO/SF	LOT 2165	

**GENERAL NOTES**

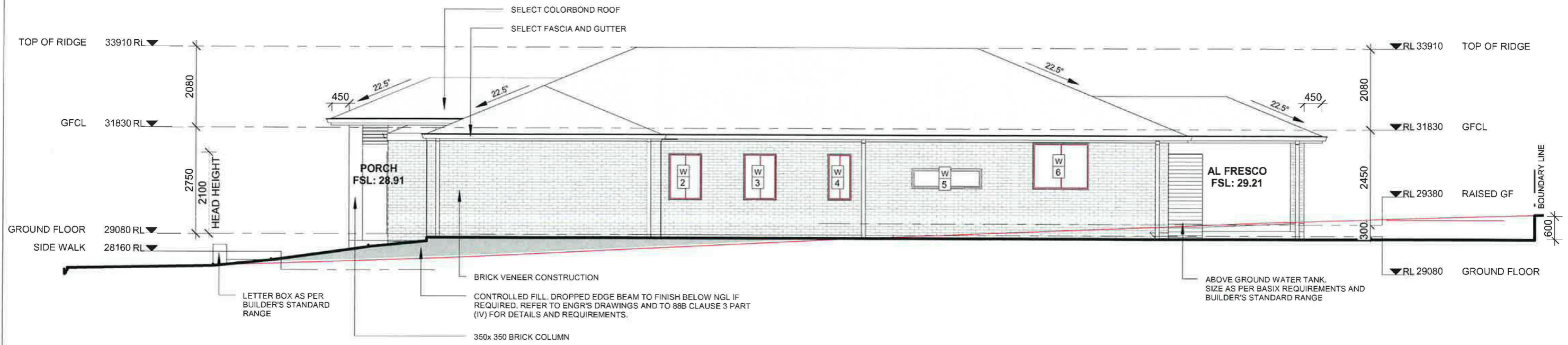
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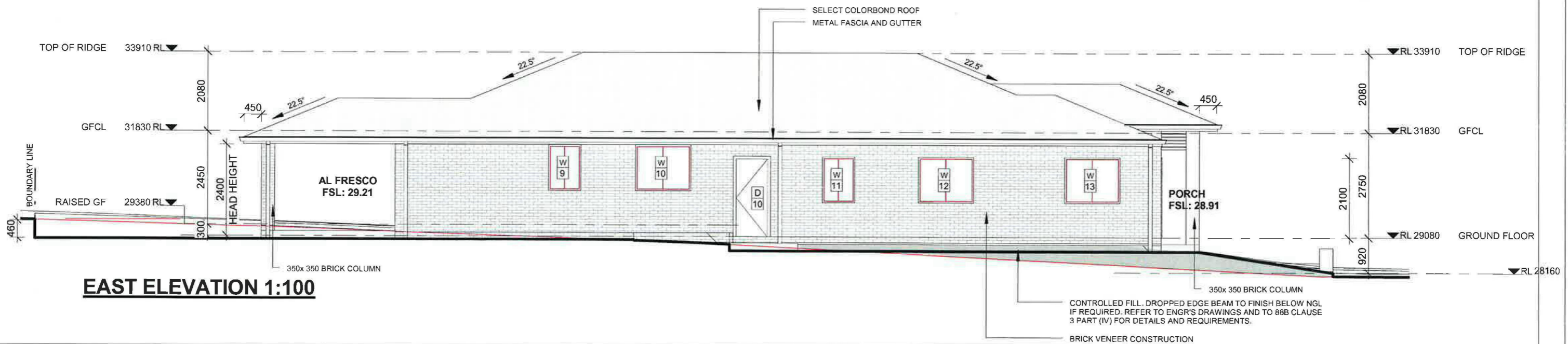






**WEST ELEVATION 1:100**

Reviewed by LEND LEASE  
COVENANT MANAGER  
  
24 OCT 2013  
*[Signature]*  
Signed: .....



**EAST ELEVATION 1:100**

**Proposed Residence**

For: Thomas Martin  
Lot No: 2165 Cabarita Way  
Suburb: Jordan Springs  
Council: Penrith

**Project Details**

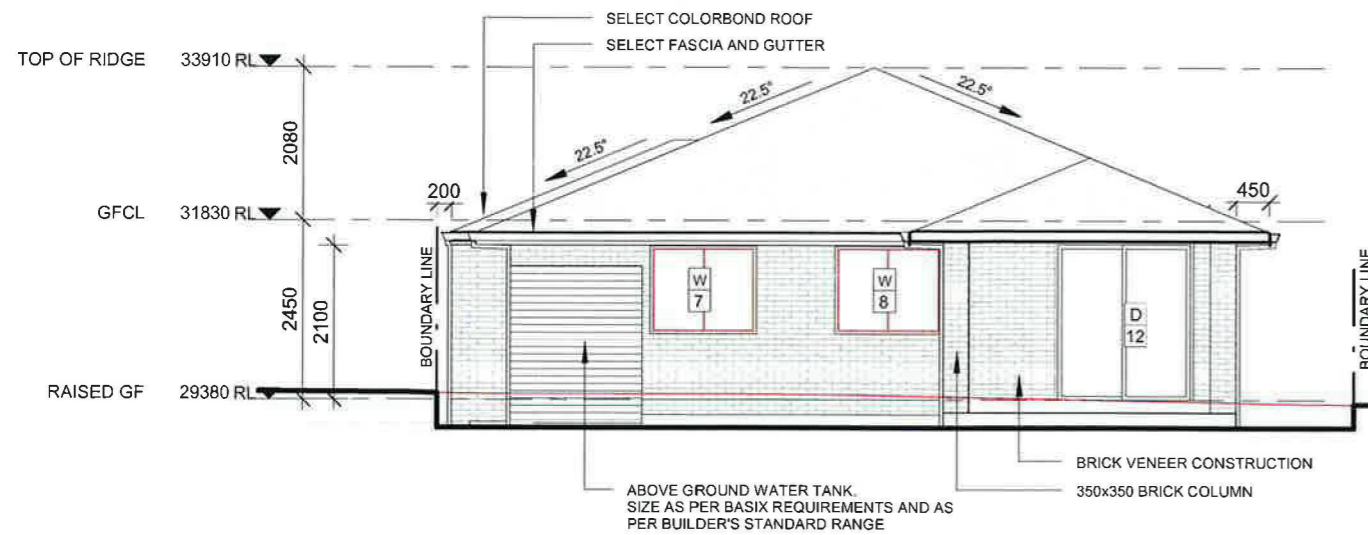
**Design:** NEW LATTE  
**Facade:**  
**Edition:**

DRAWN BY: PS	DATE: 04/10/13	ISSUE C	DESIGNED BY: AO
<b>EAST &amp; WEST ELEVATIONS</b>			SHEET NO: 03
SCALE: 1 : 100	CHECKED BY: AO/SF	JOB NO: LOT 2165	

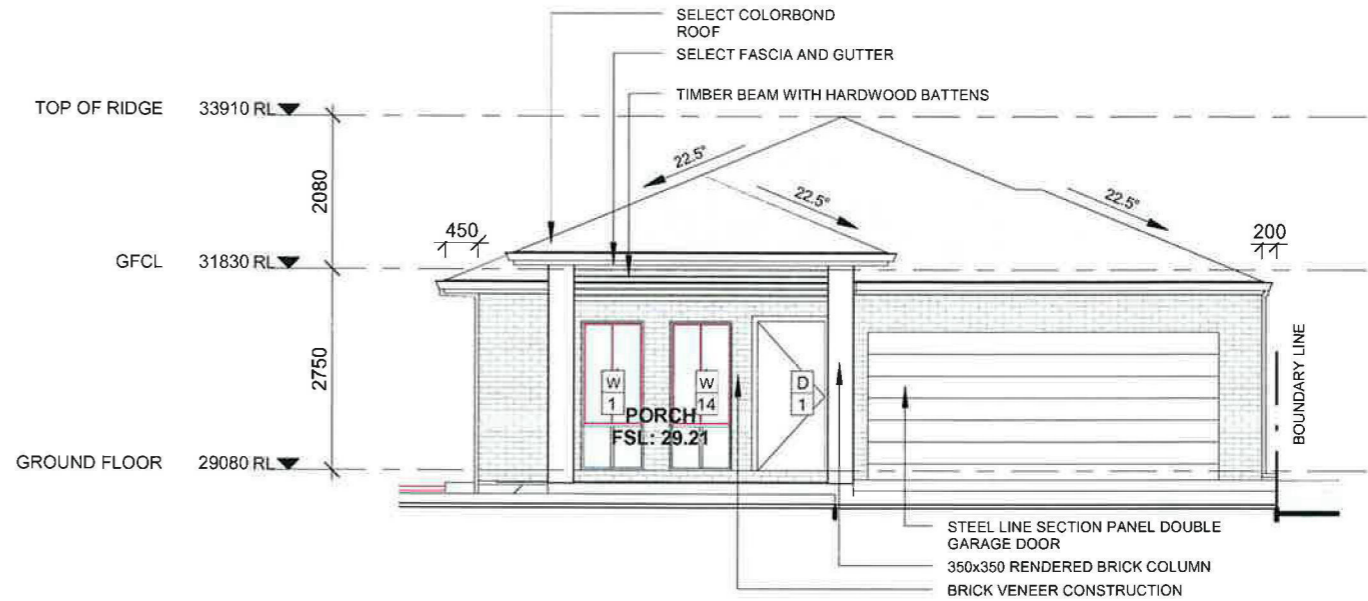
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**NORTH ELEVATION 1:100**



**SOUTH ELEVATION 1:100**

**DOOR SCHEDULE**

Level	Mark	Location	Height	Width	Thickness	Frame Material
GROUND FLOOR	1	PORCH	2040	920	30	TIMBER
SIDE WALK	2	DOUBLE GARAGE	2100	4800	40	ALUMINIUM
GROUND FLOOR	3	BEDROOM 3	2040	820	30	TIMBER
GROUND FLOOR	4	BEDROOM 2	2040	820	30	TIMBER
GROUND FLOOR	5	DOUBLE GARAGE	2040	820	30	TIMBER
GROUND FLOOR	6	MASTER BEDROOM	2040	820	30	TIMBER
GROUND FLOOR	7	ENSUITE	2040	820	30	TIMBER
GROUND FLOOR	8	BATH	2040	820	30	TIMBER
GROUND FLOOR	9	LAUNDRY	2040	820	30	TIMBER
GROUND FLOOR	10	LAUNDRY	2040	820	30	TIMBER
RAISED GF	11	BEDROOM 1	2040	820	30	TIMBER
RAISED GF	12	LIVING	2130	1810	40	ALUMINIUM

Grand total: 12

**WINDOW SCHEDULE**

Mark	Location	Window Style	Width	Height	Frame Material	Glazing
1			850	2040		
2	MASTER BEDROOM	SLIDING WINDOW	850	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
3	MASTER BEDROOM	SLIDING WINDOW	850	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
4	ENSUITE	SLIDING WINDOW	610	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
5	KITCHEN	FIXED WINDOW	1800	510	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
6	DINING	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
7	DINING	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
8	DINING	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
9	LIVING	SLIDING WINDOW	850	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
10	SLIDING	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
11	BATH	SLIDING WINDOW	850	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
12	BEDROOM 2	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
13	BEDROOM 3	SLIDING WINDOW	1450	1200	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)
14	BEDROOM 1	SLIDING WINDOW	850	2040	ALUMINIUM	SINGLE CLEAR (or U-value: 7.63, SHGC: 0.75)

**BASIX COMMITMENTS**

**INSULATION**

EXTERNAL WALLS R1.5 AND CEILINGS R3.0, FIRE RETARDANT ROOF FOIL BLANKET (SARKING) TO UNDERSIDE OF ROOF TILES

**TAPS**

1 TAP FRONT AND BACK FOR TOWN WATER

**WATER TANK**

3000L ABOVE GROUND RAINWATER TANK IF REQUIRED BY COUNCIL AND AS PER BUILDER'S STANDARD RANGE.

**GAS POINTS**

GAS INSTALLATION AND CONNECTION 4 POINTS TO HWS, COOK TOP, LIVING AND BARQUE

**AIR CONDITIONING**

ACTRON AIR SPLIT CYCLE 2.5 HP IN LIVING

**DESIGN ENHANCEMENTS**

FIXED OUTDOOR CLOTHES DRYING LINE TO BUILDER'S STANDARD RANGE  
LETTER BOX TO BUILDER'S STANDARD RANGE

Reviewed by LEND LEASE COVENANT MANAGER  
24 OCT 2013  
Signed: \_\_\_\_\_

**Proposed Residence**

For: Thomas Martin  
Lot No: 2165 Cabarita Way  
Suburb: Jordan Springs  
Council: Penrith

**Project Details**

Design: NEW LATTE  
Facade:  
Edition:

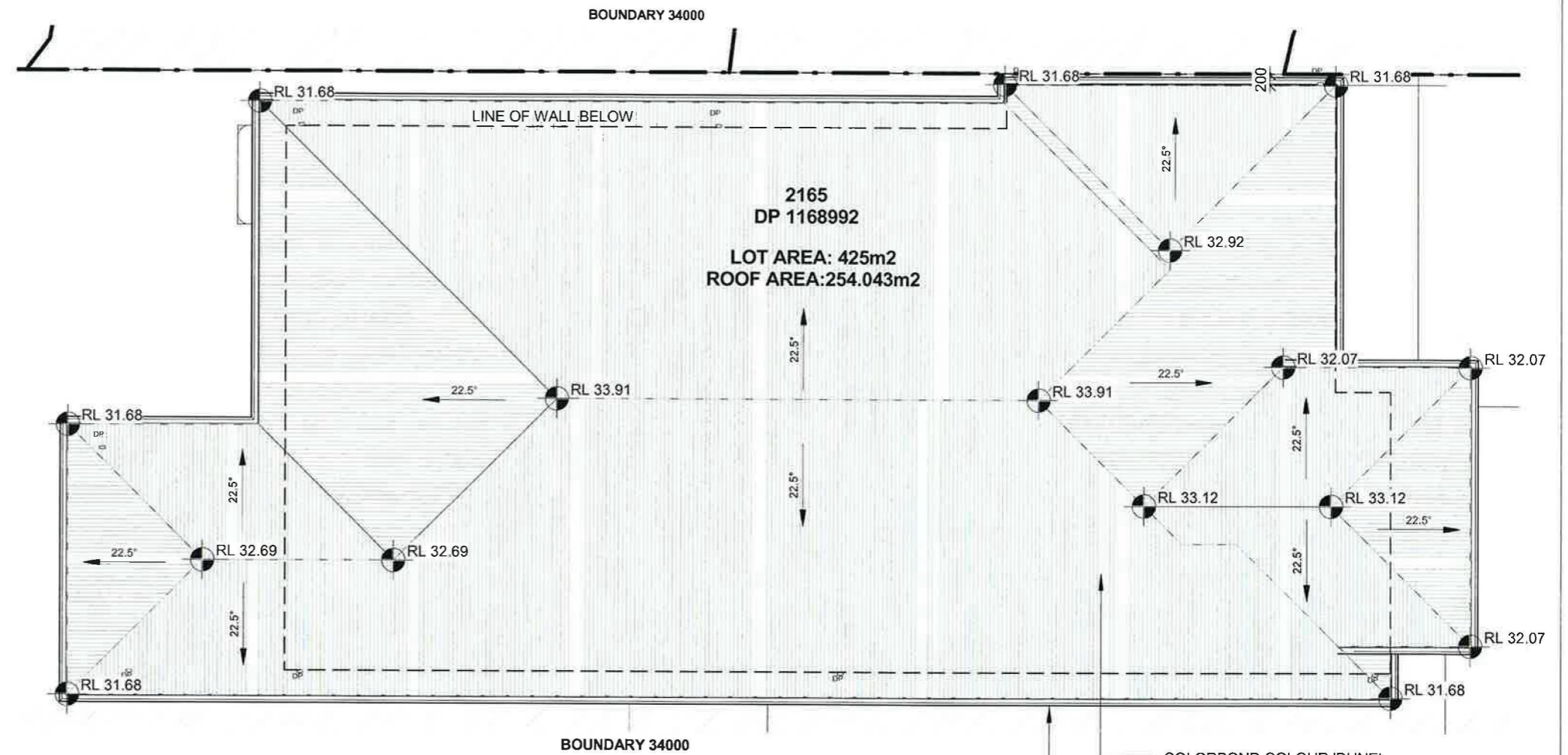
DRAWN BY: PS	DATE: 04/10/13	ISSUE C	DESIGNED BY: AO
<b>ELEVATIONS</b>			SHEET NO: 04
SCALE: As indicated	CHECKED BY: AO/SF	JOB NO: LOT 2165	

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**ROOF PLAN 1:100**

Reviewed by LEND LEASE  
COVENANT MANAGER  
23 OCT 2013  
Signed.....

**NOTES**

- ANY DISCREPANCIES ARE TO BE COORDINATED WITH INSPIRATION HOMES PRIOR TO COMMENCEMENT OF WORKS.
- ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO EXCAVATION AND CONSTRUCTION
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT BUILDING CODES AND COUNCIL REQUIREMENTS
- THESE DRAWINGS ARE TO BE READ IN COORDINATION WITH ALL OTHER PROFESSIONAL CERTIFICATIONS, SPECIFICATIONS AND COUNCIL'S CONDITION OF APPROVAL.

FINISHED FLOOR LEVELS  
SUBJECT TO CONFIRMATION-  
REFER TO ENGINEERS DETAILS

**Proposed Residence**

For: Thomas Martin  
Lot No: 2165 Cabarita Way  
Suburb: Jordan Springs  
Council: Penrith

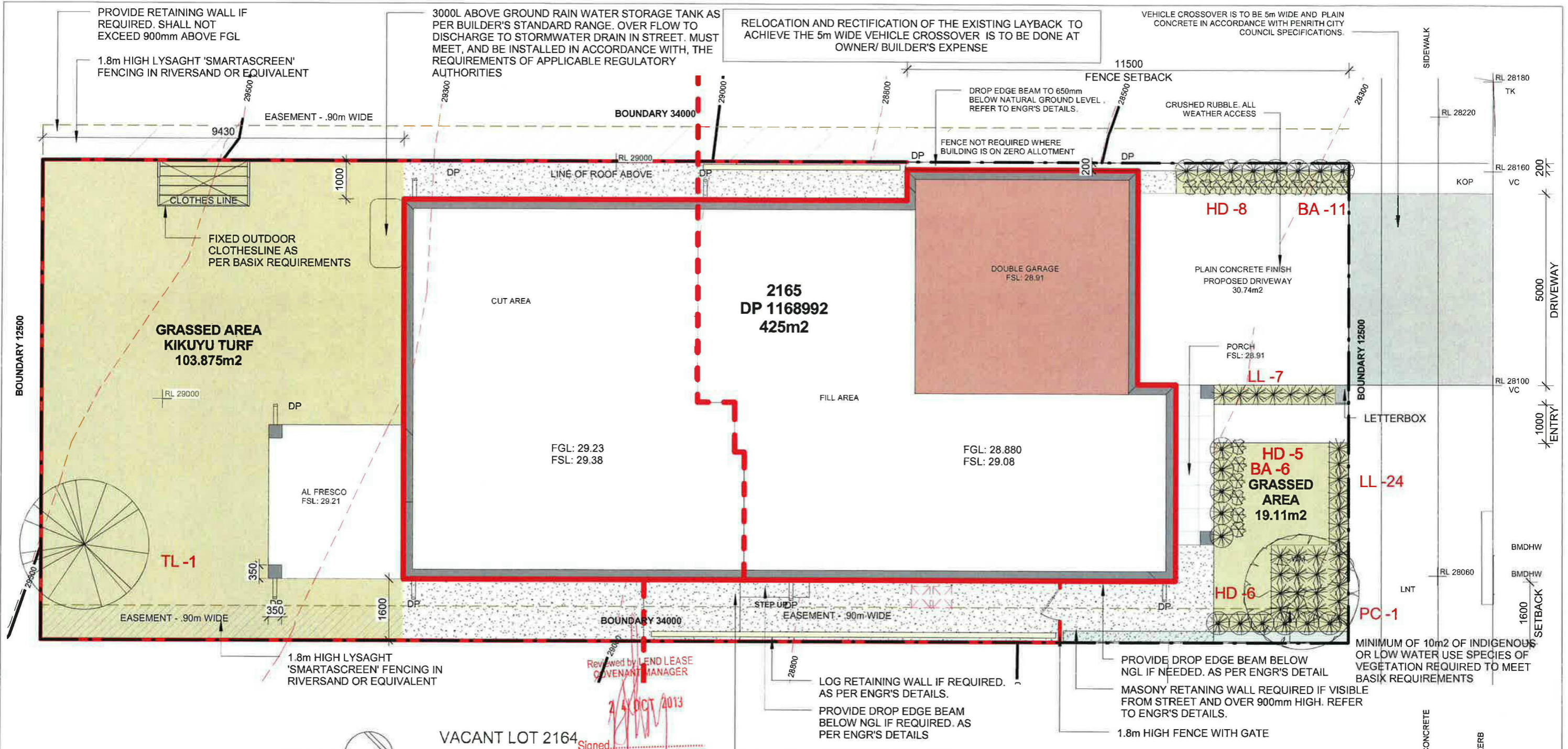
**Project Details**

<b>Design:</b>	DRAWN BY:	DATE:	ISSUE C	DESIGNED BY:
	PS	04/10/13		AO
<b>Facade:</b>	<b>NOTES/ ROOF PLAN</b>			SHEET NO:
				07
<b>Edition:</b>	SCALE:	CHECKED BY:	JOB NO:	
	As indicated	AO/AS	LOT 2165	

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**LANDSCAPE PLAN 1:100**

**LEGEND**

- WM WATER METER
- VC VEHICLE CROSSING
- KOP KERB OUTLET POINT
- LNT LINTEL
- PIT
- CLOTHES LINE
- EASEMENT FOR ACCESS AND MAINTENANCE - .90m WIDE
- BOUNDARY FENCE
- MAIL BOX
- MASONRY RETAINING WALL
- SEDIMENT CONTROL BARRIER
- LOG RETAINING WALL

**NOTES**

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- THESE DRAWINGS ARE TO BE READ IN COORDINATION WITH ALL OTHER PROFESSIONAL CERTIFICATIONS, SPECIFICATIONS AND COUNCIL'S CONDITION OF APPROVAL.

- SHOULD THE EXISTING LAYBACK NEED TO BE RELOCATED AND RECTIFIED TO ACHIEVE THE 5m WIDE VEHICLE CROSSOVER THEN THIS IS TO BE DONE AT OWNER/ BUILDER'S EXPENSE
- VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO PENRITH CITY COUNCIL SPECIFICATION
- EXISTING TREES OR VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION
- 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.
- STORM WATER/ SEWER CONNECTION TO COUNCILS REQUIREMENT AND OR ENGINEERS DETAILS
- FINISHED FLOOR LEVELS SUBJECT TO CONFIRMATION- REFER TO ENGINEERS DETAILS
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

**Proposed Residence**

For: Thomas Martin  
 Lot No: 2165 Cabarita Way  
 Suburb: Jordan Springs  
 Council: Penrith

**Project Details**

**Design:** NEW LATTE  
**Facade:**  
**Edition:**

DRAWN BY: PS	DATE: 04/10/13	ISSUE C	DESIGNED BY: AO
<b>LANDSCAPE PLAN</b>			SHEET NO: 06
SCALE: As indicated	CHECKED BY: AO/SF	JOB NO: LOT 2165	

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**BOTANIC NAME**      **LEGEND**    **QTY**    **POT**    **HEIGHT(mm)**    **WIDTH(mm)**    **NATIVE (80%)**

**GROUND COVER/ SCRAMBLER**

BRUNONIELLA AUSTRALIS     BA    17    200mm    GR COVER    100-300mm    YES

**SHRUBS**

LOMANDRA LONGIFOLIA     LL    31    150mm    700mm    600mm    YES

HIBBERTIA DIFFUSA     HD    19    150mm    500mm    600mm    YES

**TREES**

PYRUS CHANTFLEER     PC    1    45 LTR    6000-8000mm    3000-4000    NO

TRISTANIOPES LAURINA     TL    1    45 LTR    4000-6000mm    3000-4000    YES

**NOTE**

DIG HOLES TWICE AS DEEP AS PLANTED ROOT BALL. ALLOCATE AT LEAST 200mm AROUND SIDES FOR BACK FILL WITH TOPSOIL.

PLACE FERTILISER IN BASE OF HOLE, PRIOR TO COVERING WITH TOPSOIL. SHALL AVOID ROOT CONTACT.

LOCATE PLANT IN CENTRE OF HOLE. SHALL BACKFILL WITH SPECIFIED TOPSOIL. MUST BE PROGRESSIVELY FIRMED.

WATER WELL INTO SAUCER AND CROWN OF PLANT.

MINIMUM OF 10m2 OF INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION REQUIRED TO MEET BASIX REQUIREMENTS. PLANT AT LEAST 50% AUSTRALIAN NATIVES AS PER ESTATE'S GUIDELINES.

**LANDSCAPE MAINTENANCE NOTES**

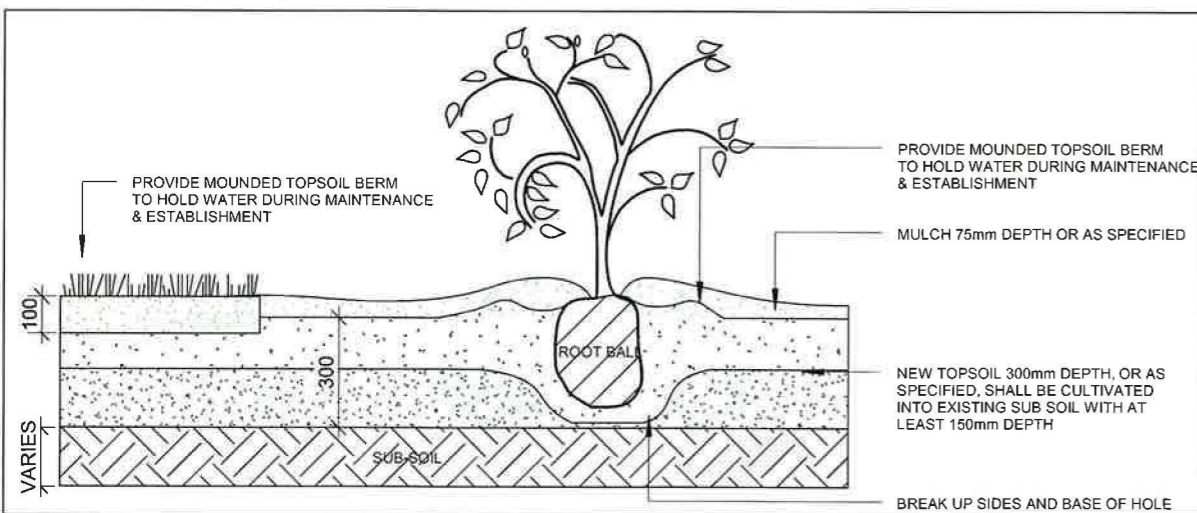
**IMPLEMENTATION REPORT**  
TO BE COMPILED UPON SATISFACTORY COMPLETION OF LANDSCAPE WORKS. THIS AIMS TO PROVIDE A WRITTEN VERIFICATION THAT THE LANDSCAPE POLICY AIMS AND GUIDELINES AND PROFESSIONAL STANDARDS HAVE BEEN MET AND THAT A LANDSCAPE MAINTENANCE PROGRAM HAS BEEN ESTABLISHED.

**RECTIFICATION REPORT**  
TO BE CARRIED OUT AFTER 2 MONTHS UPON COMPLETION OF DEVELOPMENT TO ENSURE THAT IF ANY NECESSARY RECTIFICATION WORKS HAVE BEEN CARRIED OUT AND A CONTINUATION OF MAINTENANCE PROGRAM.

**MAINTENANCE REPORT**  
APPROVED CONSULTANT TO SUBMIT A REPORT 6 MONTHS AFTER SATISFACTORY COMPLETION OF LANDSCAPE WORKS TO ASSES MAINTENANCE AND RECOMMENDED REMEDIAL WORK.

**LANDSCAPE MAINTENANCE SCHEDULE**

ITEMS	FREQUENCY: MONTHS AFTER PLANTING					
	1	2	3	4	5	6
<b>WATERING FREQUENCY</b>	WEEK 1- DAILY. THERE AFTER- 3x WEEK	1x A WEEK. UP TO 3x A WEEK IN SANDY SOILS	WEEKLY DURING PERIODS OF DROUGHT OR UNSEASONABLY HIGH TEMPERATURE - SHALL INCREASE UP TO 3x A WEEK (RESTRICT WATERING TO COOLER TIMES OF THE DAY).			
NOTE: INSTALLATION OF AN IRRIGATION SYSTEM IS ADVISED. TO BE INSTALLED BY A QUALIFIED IRRIGATION SPECIALIST AND TO COMPLY WITH ALL WATER BOARD STANDARDS.						
<b>PEST &amp; FUNGI CONTROL</b>	CHECK WEEKLY	INSPECT MONTHLY WHEN KNOWN SEASONAL OUTBREAKS WOULD NORMALLY OCCUR - ALSO, IF PLANTS APPEAR STRESSED. TREAT WITH SUITABLE PESTICIDE/ FUNGICIDE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTACT SPECIALISTS IF UNCERTAIN.				
<b>WEED CONTROL</b>	ON A REGULAR MONTHLY BASIS. REMOVE MANUALLY FROM GARDEN BEDS OR, USE A SUITABLE HERBICIDE. LAWNS AND SEALED SURFACES - USE AN APPROPRIATE HERBICIDE TO MANUFACTURER'S SPECIFICATIONS.					
<b>PLANT REPLACEMENT</b>	WHERE THE SELECT SPECIES HAS NOT ADAPTED TO THE SITE OR HAS BEEN DAMAGED. WHEN A PLANT APPEARS TO BE STRESSED, DISEASED, OR INFECTED WITH A VIRUS AND BEYOND RECOVERY - REPLACE WITH THE SAME OR MORE SUITABLE SPECIES (MAY SEEK COUNCIL ADVICE OR REFER TO BASIX GUIDELINES).					
<b>FERTILISER APPLICATION</b>	NIL FOR FIRST 3 MONTHS. PLANTS SHOULD HAVE FERTILISER TABLETS APPLIED DURING PLANTING		BI- ANNUAL APPLICATION OF BLOOD & BONE (NATIVES) OR DYNAMIC LIFTER (EXOTICS) AT MANUFACTURER'S RECOMMENDED RATES.			
<b>MULCH REPLACEMENT</b>	ANNUALLY, TO MINIMUM DEPTH OF 80mm. CHECK MULCH IS NOT IN DIRECT CONTACT WITH PLANT STEMS/ TRUNKS.					
<b>HARDSCAPE MAINTENANCE</b>	CONCRETE AND PAVED SURFACES SHALL BE CHECKED QUARTERLY FOR WEEDS. SHALL USE A SUITABLE HERBICIDE TO REMOVE. TIMBER EDGINGS SHALL BE CHECKED FOR SPLITS OR DAMAGED TIMBERS.					
<b>EXISTING VEGETATION</b>	ON A MONTHLY BASIS, CHECK EXISTING VEGETATION TO ASCERTAIN ANY STRESS FROM RECENT DEVELOPMENT WORKS. PROCURE ADVICE FROM QUALIFIED ARBORIST, IF A CHANGE IN TREE'S HEALTH AND VIGOUR IS NOTED OR IF THERE IS A NOTICEABLE INCREASE IN PEST OR DISEASES.					



**TYPICAL PLANTED BED DETAIL**

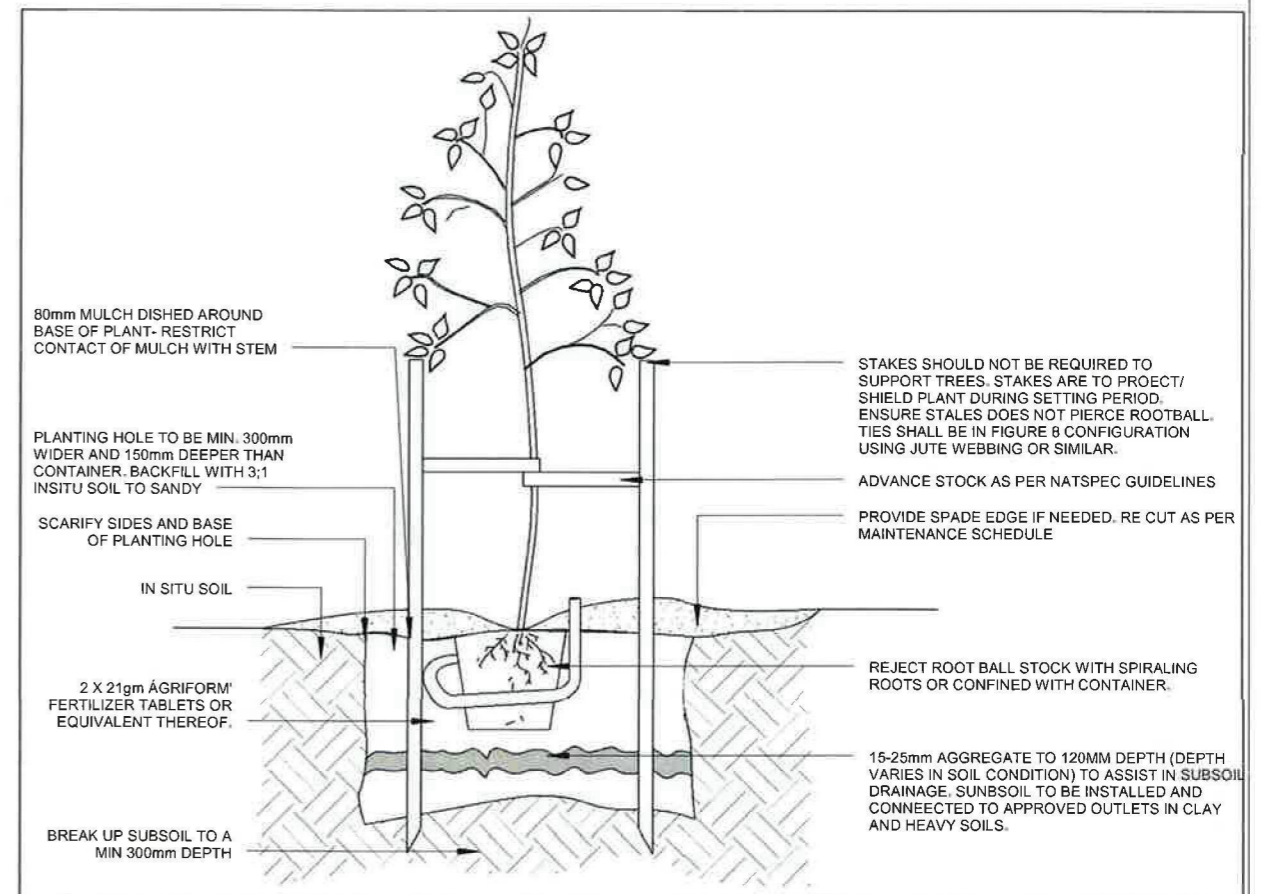
**LANDSCAPE SPECIFICATIONS**

**FERTILIZER**  
ALLOCATE DYNAMIC LIFTER TO ALL PLANTED AREAS AT A RATE OF 200 GAL/m2

**SOIL**  
ALLOCATE AT LEAST 300mm ANL ORGANIC GARDEN MIX OR EQUIVALENT TO ALL PLANTED AREAS

**MULCHING**  
SPREAD MULCH EVENLY TO A DEPTH OF 75mm TO ALL GARDEN BED AREAS AS SHOWN ON DRAWINGS AND RAKE TO A SMOOTH FINISH FLUSH SURROUNDING FINISHES AND RELATIVE LEVELS. MULCH SHALL BE FREE FROM WEEDS, STONES, SOILD, VERMIN INSECTS, AND OTHER FOREIGN MATERIAL.

**STAKING AND TYING**  
STAKE LARGER SHRUBS WHERE NECESSARY USING 25x25x1500mm HARDWOOD STAKES AT 2 STAKES PER PLANT. TREES ARE TO BE STAKED AS REQUIRED: 38x38x1800mm AT 2 STAKES PER PLANT.



**Proposed Residence**

For: Thomas Martin  
Lot No: 2165 Cabarita Way  
Suburb: Jordan Springs  
Council: Penrith

**Project Details**

Design: NEW LATTE  
Facade:  
Edition:

DRAWN BY: PS	DATE: 03/10/13	ISSUE C	DESIGNED BY: AO
<b>LANDSCAPE DETAILS</b>			SHEET NO: 08
SCALE: As indicated	CHECKED BY: AO/SF	JOB NO: LOT 2165	

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Reviewed by LEND LEASE COVENANT MANAGER  
 24 OCT 2013  
 Signed: \_\_\_\_\_

**COLOUR SELECTION**

**KITCHEN**  
 CUPBOARDS: WHITE  
 SPLASHBACK: B406 NOCA  
 FLOOR TILES: CNS 3LUMPMO

**BATHROOM**  
 WALL TILES WHITE  
 VENTING WHITE  
 FLOOR TILES BR06 STUDIO ALGO

**PAINTING**  
 WALLS SURFMIST CB23  
 FRAMES/ CORNERS GEMINI SILVER NH46



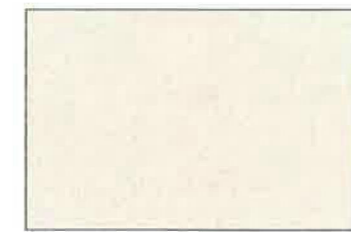
**ROOF**  
COLORBOND COLOUR DUNE



**BRICK - EXTERNAL WALL/ COLUMN**  
BORAL VOLCANIC SMOOTH FINISH



**GUTTER/ FASCIA**  
COLORBOND DUNE



**RENDERED BRICK COLUMN**  
APPLIED FINISH PEBBLE BAY T112-2W

**Proposed Residence**

For: Thomas Martin  
 Lot No: 2165 Cabarita Way  
 Suburb: Jordan Springs  
 Council: Penrith

**Project Details**

**Design:** NEW LATTE  
**Facade:**  
**Edition:**

DRAWN BY: PS	DATE: 04/10/13	ISSUE C	DESIGNED BY: AO
<b>COLOURS/ MAT SCHEDULE</b>			SHEET NO: 09
SCALE: As indicated	CHECKED BY: AOS/F	JOB NO: LOT 2165	

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