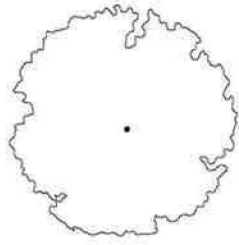


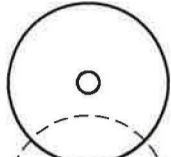
LEGEND



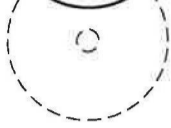
Proposed trees - refer to plant schedule



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



Masonry retaining walls

Existing contours

PLANT SCHEDULE Prepared by H2O Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Ash	*Acmena smithii 'Hedgemaster'	Hedgemaster Lillypilly	13	200mm	1-1.5m
Dcl	*Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	18	150mm	0.3m
Er	*Elaeocarpus reticulatus	Blueberry Ash	1	25L	9m
Hf	*Hymenosporum flavum	Native Frangipani	1	25L	10m

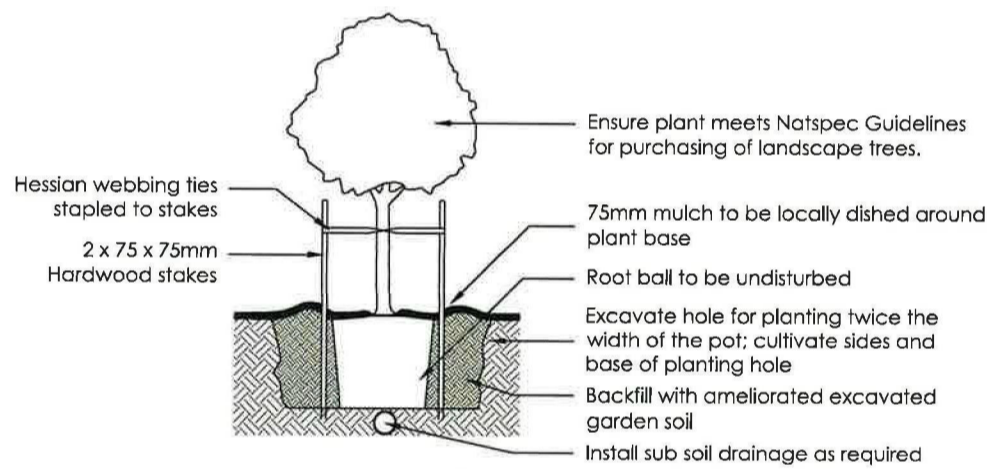
*Australian native plants

PLANTING SUMMARY

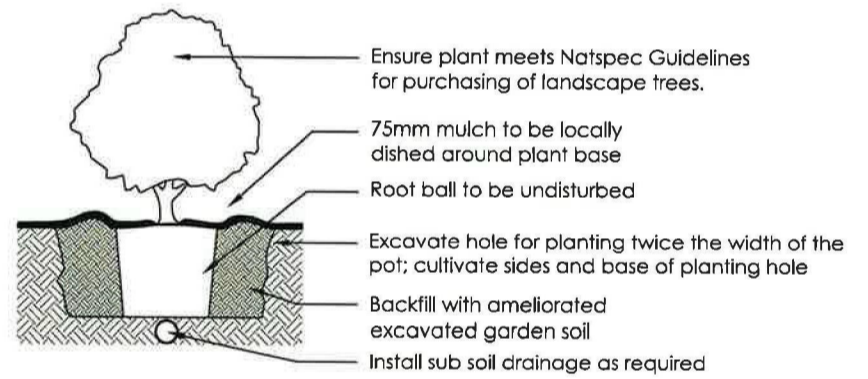
Total Plants	Total Native Plants	Total Exotic Plants	% Native Plants**	Total Trees***
33	33	0	100%	2

** Minimum required 50%

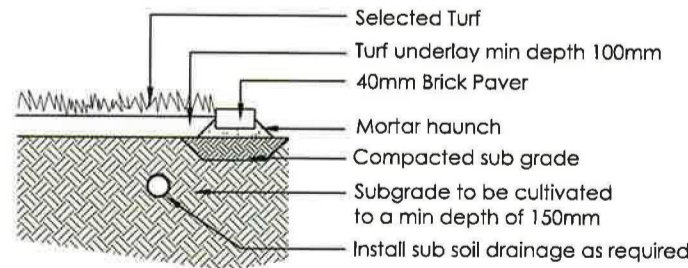
*** Minimum 2 trees



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

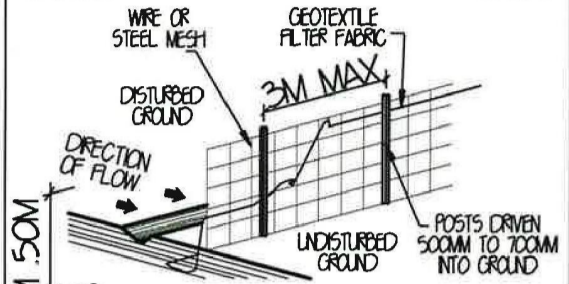
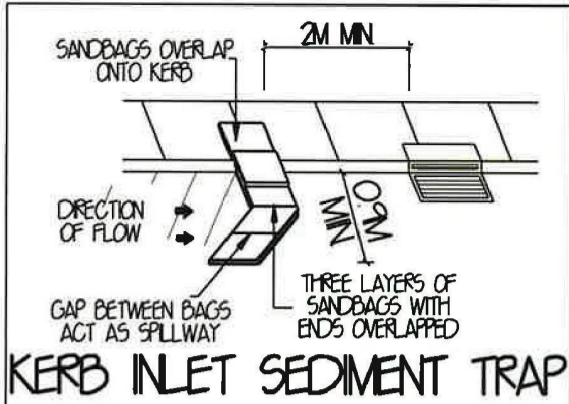


2 Planting Detail
NTS Tube, 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECKED</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>SUBMITTED FOR APPROVAL</td> <td>VF</td> <td>MD</td> <td>07-03-13</td> </tr> <tr> <td>B</td> <td>AMENDED DUE TO EBH COMMENTS</td> <td>VF</td> <td>MD</td> <td>14-03-13</td> </tr> <tr> <td>C</td> <td>AMENDED DUE TO DEVELOPER COMMENTS</td> <td>VF</td> <td>MD</td> <td>17-06-13</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECKED	DATE	A	SUBMITTED FOR APPROVAL	VF	MD	07-03-13	B	AMENDED DUE TO EBH COMMENTS	VF	MD	14-03-13	C	AMENDED DUE TO DEVELOPER COMMENTS	VF	MD	17-06-13	<p>H2ODESIGN</p> <p>PO Box 3136, Caringbah NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9872 2883 We are part of the Australian Institute of Landscape Designers and Managers.</p>	<p>LOT 2062 CULLEN AVENUE, JORDAN SPRINGS</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p>	
REVISION	DESCRIPTION	DRAWN	CHECKED	DATE																				
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<p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify H2Odesign of any inconsistencies 4. Copyright © H2Odesign. All rights reserved. 5. Drawing remains the property of H2Odesign</p>	<p>6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION</p>	<p>CONNECT HOMES</p>	<table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>BY</td> <td>CHECKED</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>1:100 @ A3</td> <td>DA</td> <td>L-02</td> <td>VF</td> <td>MD</td> <td>17-06-13</td> </tr> </table>	SCALE	DATE	BY	CHECKED	DATE	BY	1:100 @ A3	DA	L-02	VF	MD	17-06-13	<p>C</p>								
SCALE	DATE	BY	CHECKED	DATE	BY																			
1:100 @ A3	DA	L-02	VF	MD	17-06-13																			



SILT FENCE DETAIL

SEDIMENT 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

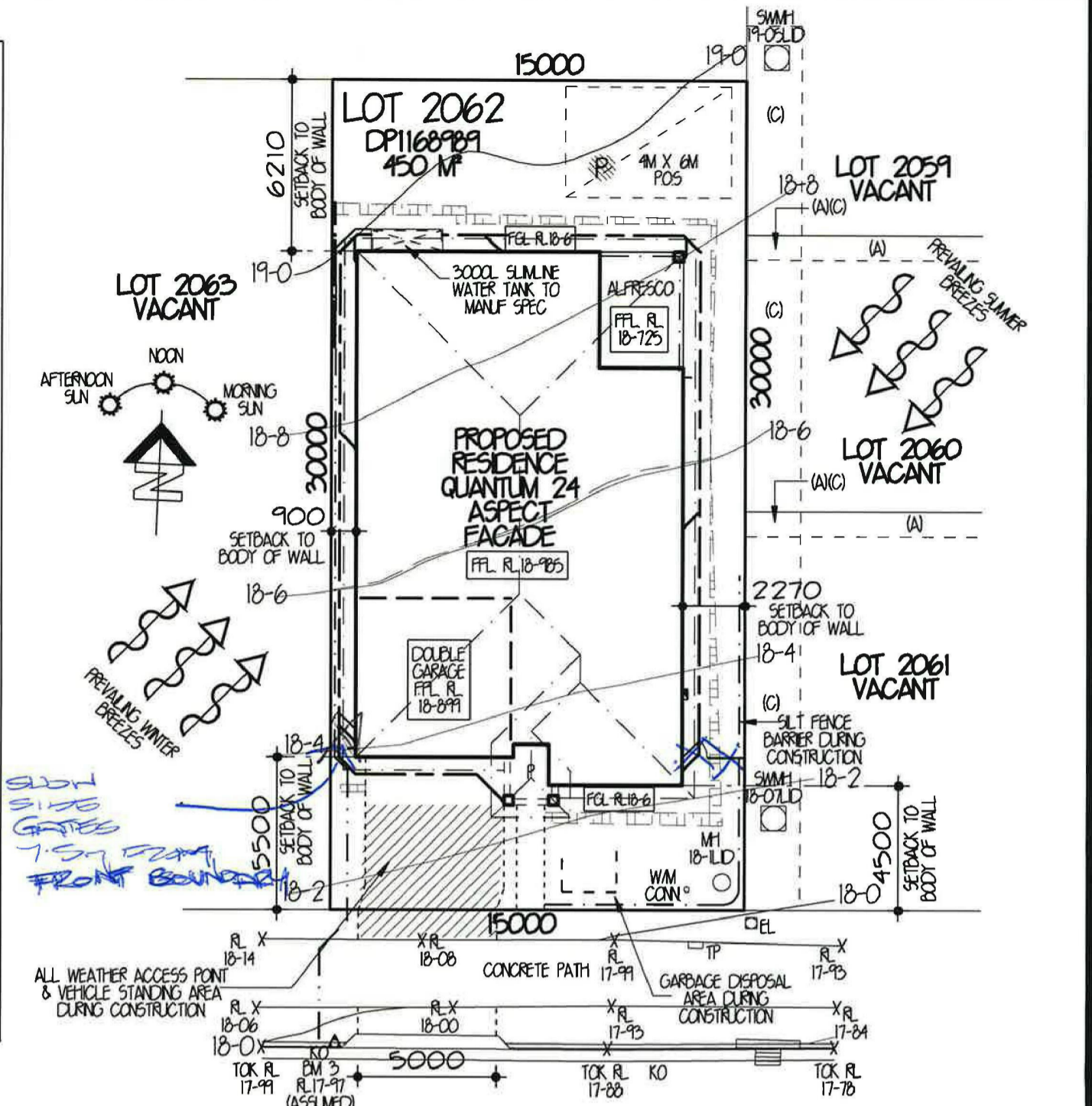
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

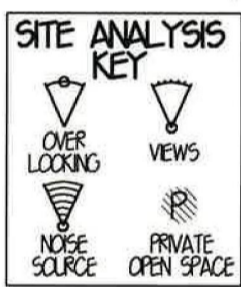
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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
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 - 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 A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION HI
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL18-6 GARAGE TO RL18-6
 - HOUSE FLOOR LEVEL RL18-985, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL18-891, 29MM ABOVE PLATFORM LEVEL
 - TOTAL ROOF AREA = 253-M²



CULLEN AVENUE

SITE ANALYSIS & SITE PLAN 1:200

(A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
(C) EASEMENT TO DRAIN WATER 2 WIDE

(DRAINAGE PLAN)

- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL

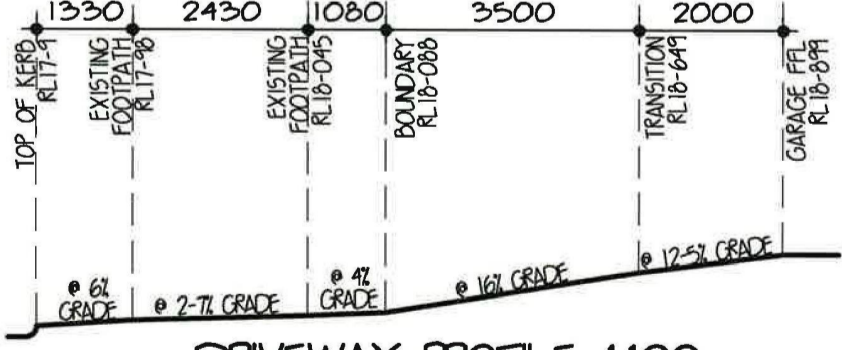
DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE DIRECTED INTO DRAINAGE EASEMENT. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

- 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



DRIVEWAY PROFILE 1:100

Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION

21 JUN 2013

SIGNED: [Signature]

EDEN BRAE CONNECT HOMES LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW 2153
P: 8860 9222 F: 8860 9233

FOR **CONNECT HOMES** LBD AREA STD REVISION#8 MAP#141 REF#14

AT **LOT 2062 CULLEN AVENUE, JORDAN SPRINGS**

TYPE	QUANTUM 24	JOB NO.	0016455
FACADE	ASPECT	HAND	LH
DATE	FEB 12	DWG NO.	A19446
		PAGE NO.	1 OF 7

SITE DATA
SITE AREA = 450 M²
PRIVATE OPEN SPACE REQUIRED = 67.5 M² OR 15%
PROVIDED = 115.4 M² OR 25.6%

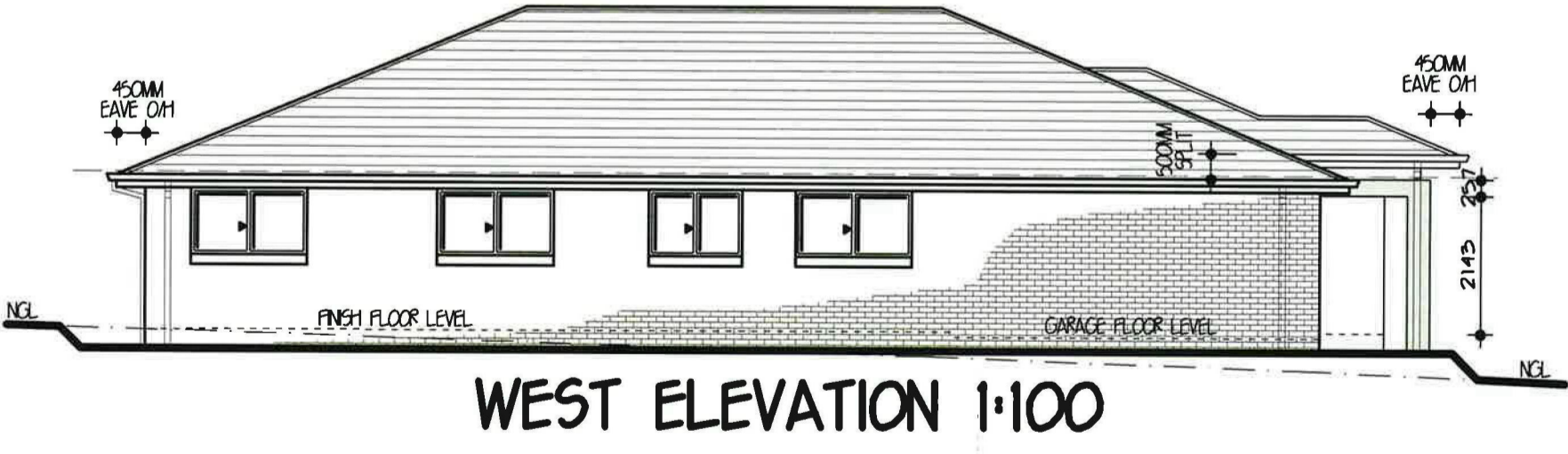
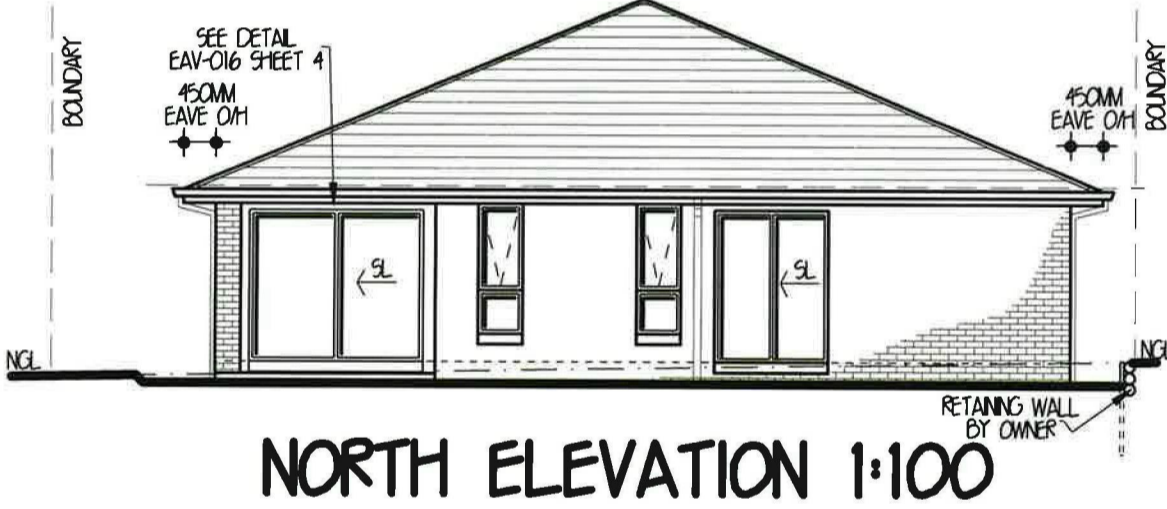
FLOOR AREAS
FLOOR AREA = 175.5 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 32.3 M²
PORCH FLOOR AREA = 3.6 M²
ALFRESCO FLOOR AREA = 12.8 M²

TOTAL FLOOR AREA = 224.2 M² OR 24.1 505

LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS PD BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW, 2153
PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	8-02-12	CC PLAN	SK
B	22-02-13	AMENDMENTS/PASIX	FI
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D	20-05-13	RESITE	CL
E	06-06-13	AMENDMENTS	AD

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EDEN BRAE
CONNECT HOMES

LEVEL 3,
22 BROOKHOLLOW AVENUE,
NORWEST BUSINESS PARK,
BALLKHAM HILLS NSW 2153
P: 8860 9222
F: 8860 9233

FOR
CONNECT HOMES

AT
LOT 2062, CULLEN AVENUE,
JORDAN SPRINGS

TYPE
QUANTUM 24

FACADE
ASPECT

DATE
FEB 12

LED AREA SYD
REVISION 48
MAP 144 REF 014

JOB NO.
0016455

HAND
LH

PAGE NO.
3 OF 7

DWG NO.
A19446

Reviewed by: JOSEPH SPRINGS
LANDSCAPE SECTION

21 JUN 2013

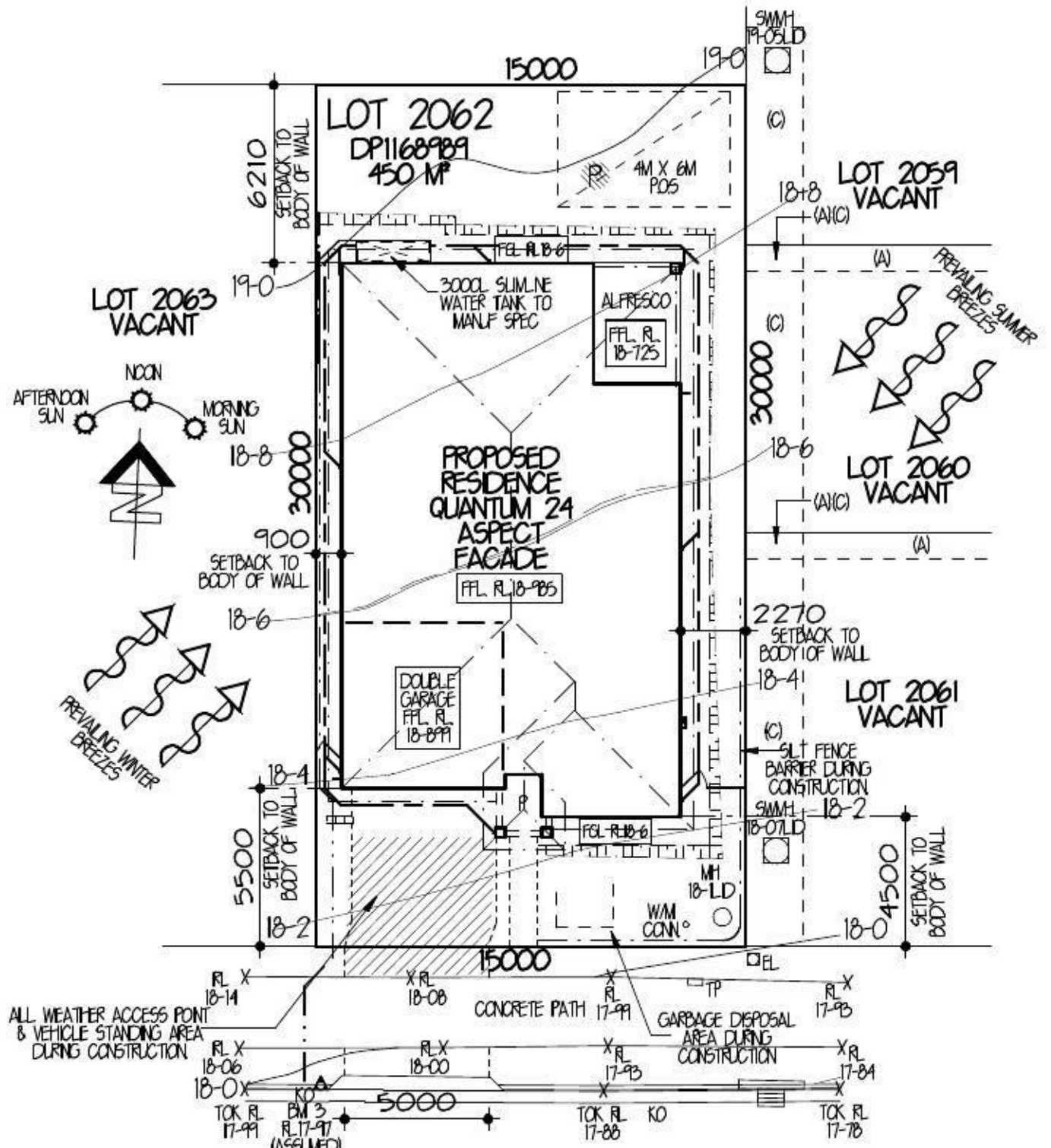
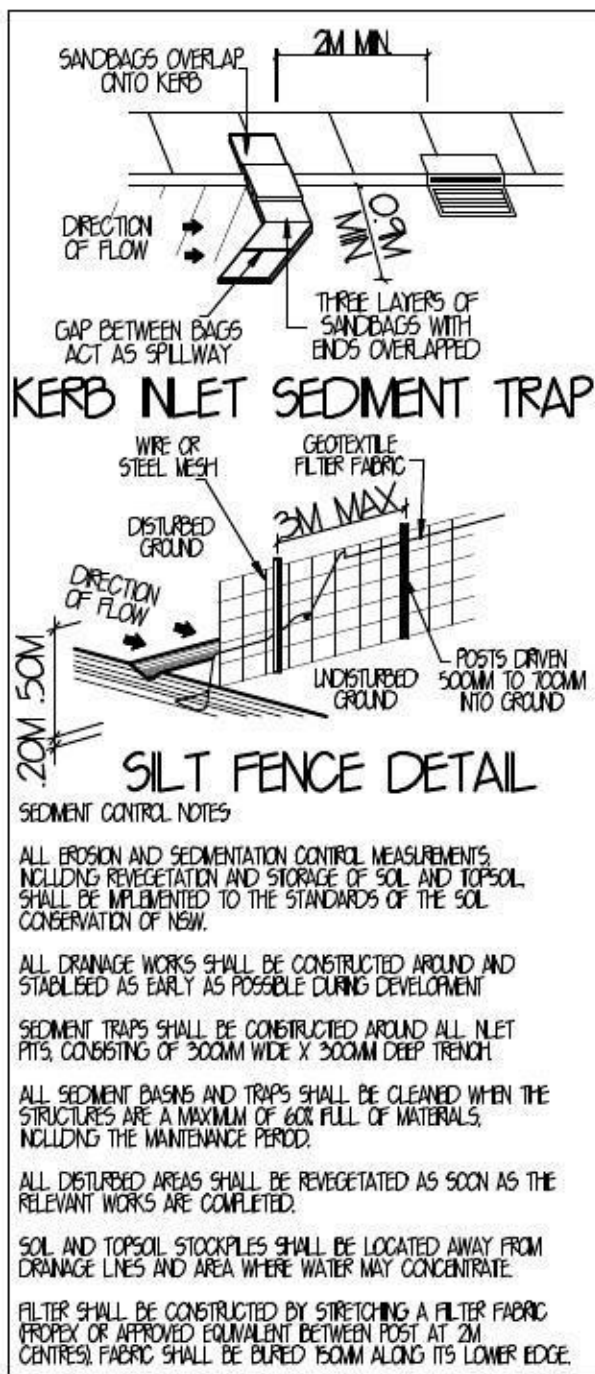
SIGNED: *[Signature]*

AGN DESIGN SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
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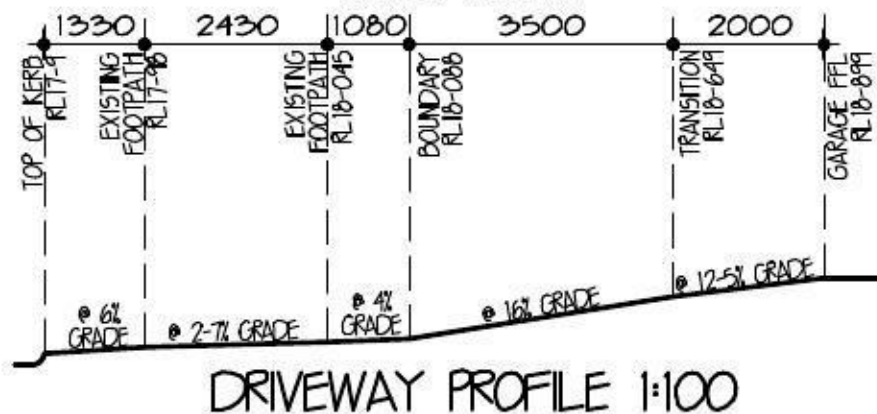
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 - SITE CLASSIFICATION H1
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL18-6 GARAGE TO RL18-6
 - HOUSE FLOOR LEVEL RL18-985, 305MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL18-891, 299MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 253.7M²



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- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM AND OVER ON THE LOT ARE TO BE OF MASONRY CONSTRUCTION



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		LED AREA 51D REVISION B MAP144 REF:G4	
AT LOT 2062, CULLEN AVENUE, JORDAN SPRINGS			
TYPE QUANTUM 24		JOB NO. 0016455	
FACADE ASPECT		HAND LH	
DATE FEB 12	DWG NO. A19446	PAGE NO. 1 OF 7	

SITE DATA

SITE AREA = 450 M²

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

FLOOR AREAS

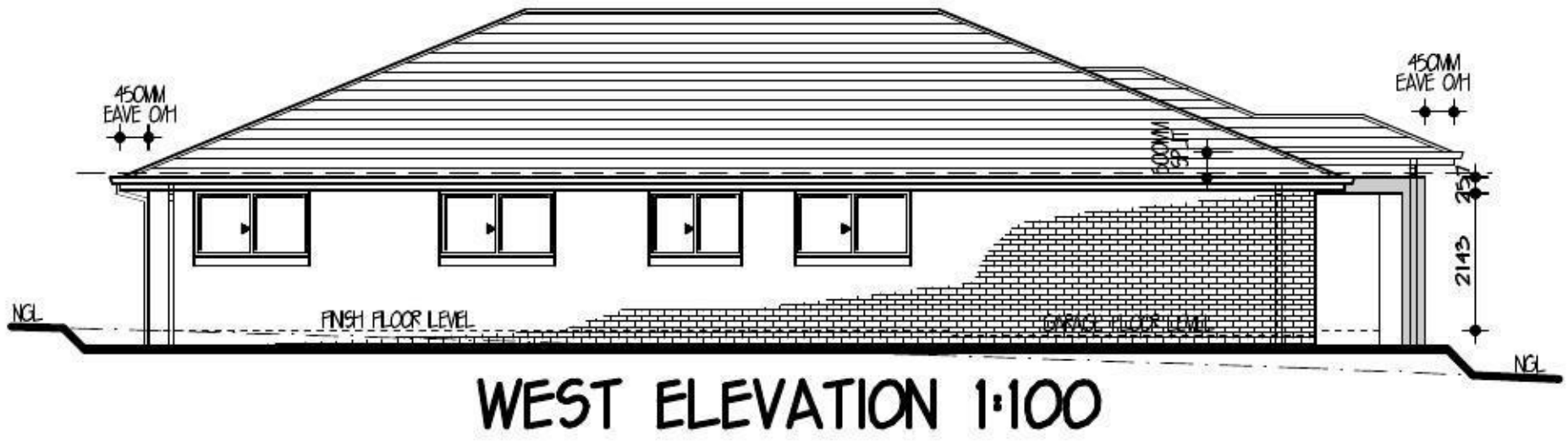
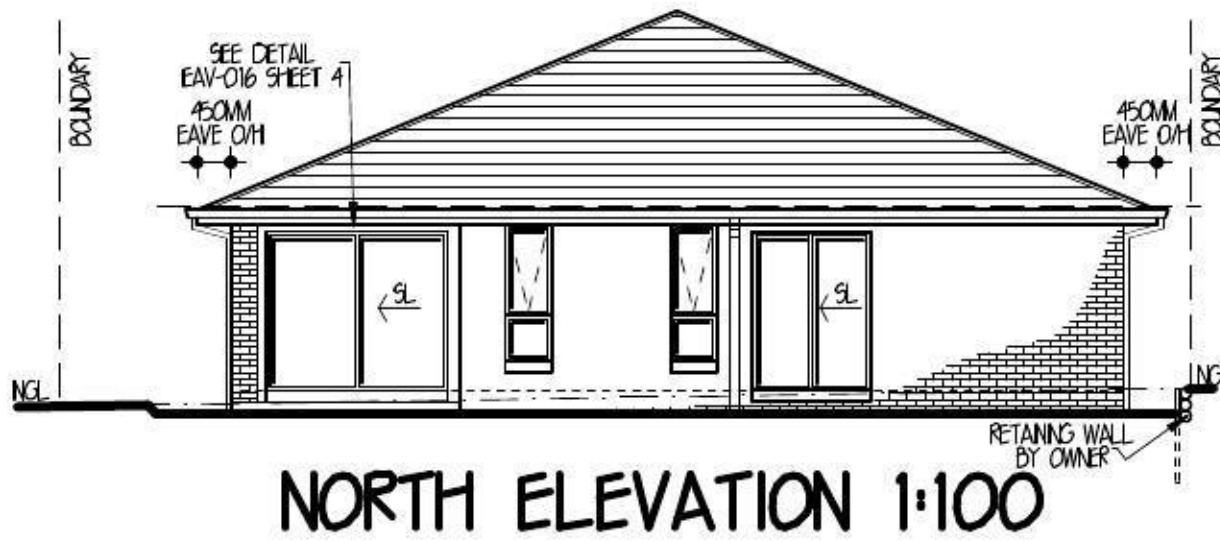
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NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
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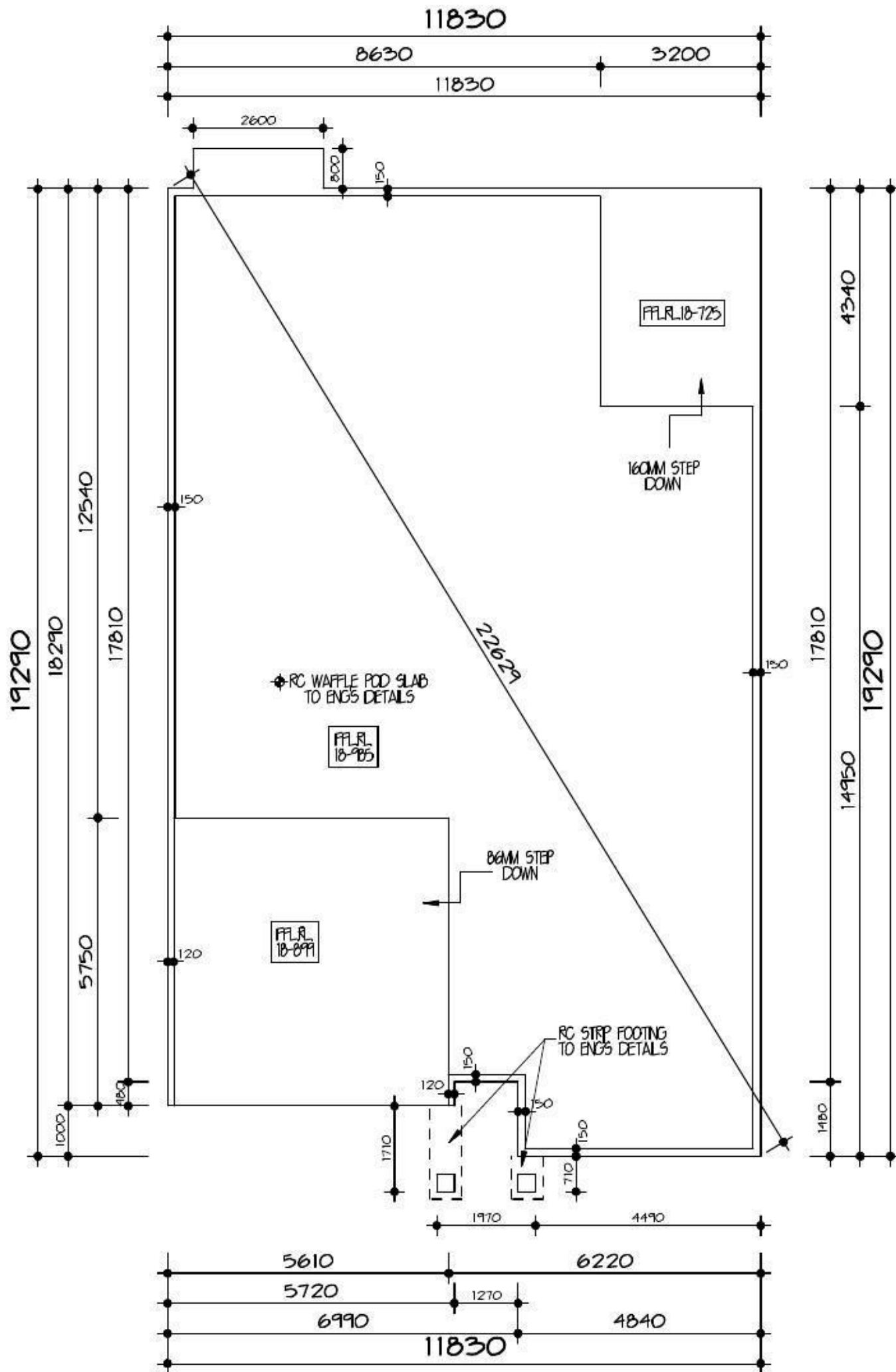
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FOR CONNECT HOMES		LEO AREA SYD REVISIONS MAP144 REF:04	
AT LOT 2062, CULLEN AVENUE, JORDAN SPRINGS			
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SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

EDEN BRAE CONNECT HOMES		LEVEL 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
FOR	CONNECT HOMES	LED AREA SYD	REVISIONS
AT	LOT 2062, CULLEN AVENUE, JORDAN SPRINGS	MAP144	REF:04
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FACADE	ASPECT	HAND	LH
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		PAGE NO.	5 OF 7

LEVEL 2 SUITE 216 MACARTHUR POINT
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THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 4694175_02 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE CERTIFICATE N° 4694175_02

INSULATION

R2-0 WALL INSULATION
R3-0 CEILING INSULATION
FOL (SEGALATION)

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

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 150 SQM 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 FLUSHING.

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 A 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 (75 BUT < 9 L/MIN) 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 INSTANTANEOUS

ACTIVE COOLING:
THE LIVING AREAS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

ACTIVE HEATING:
THE LIVING AREAS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY 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 ON/OFF
KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING:
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

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

- AT LEAST 4 OF THE BEDROOMS/STUDY: DEDICATED
- AT LEAST 2 OF THE LIVING/ DINING AREAS DEDICATED

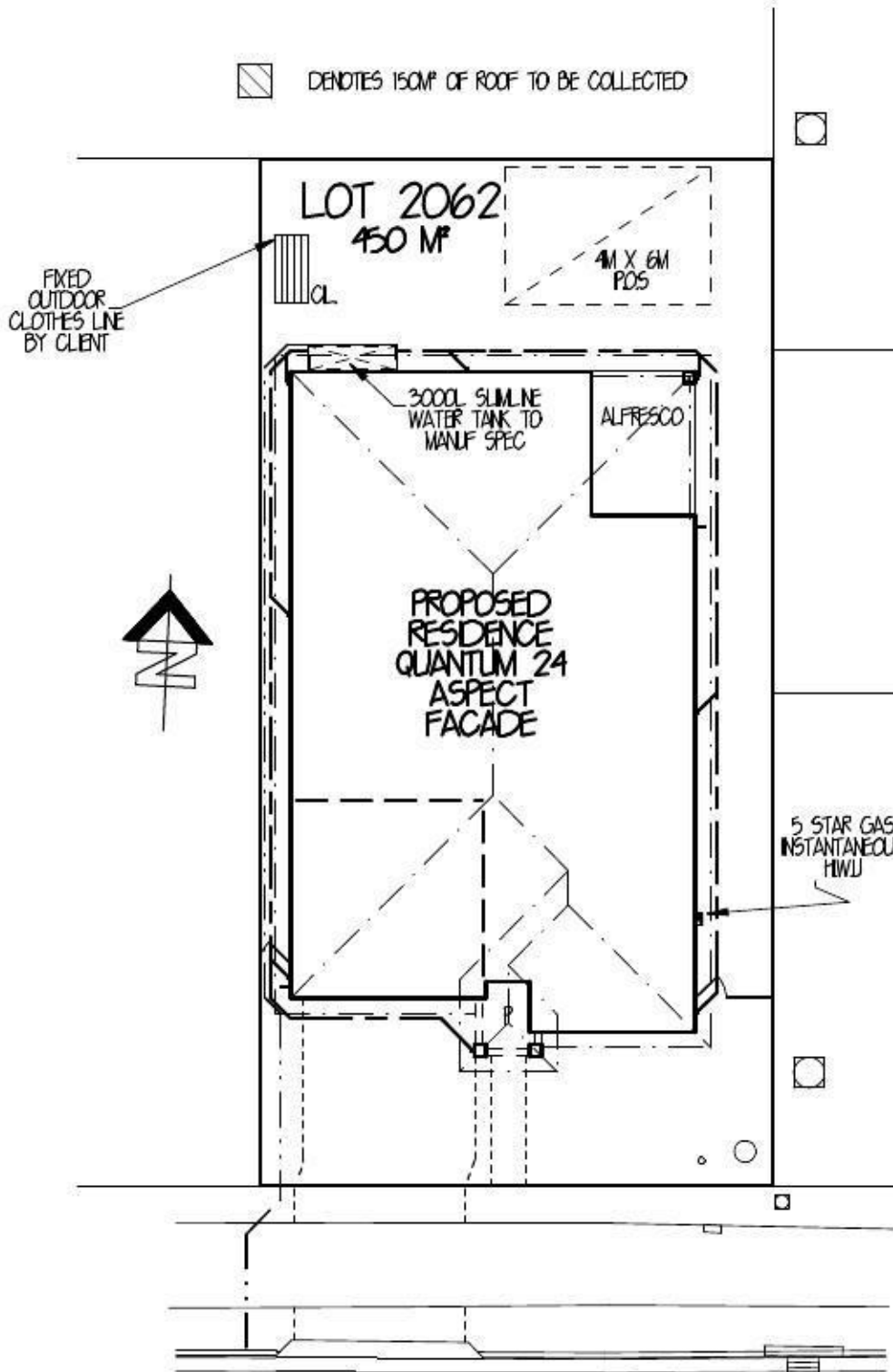
AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD 'DEDICATED' APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

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

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED



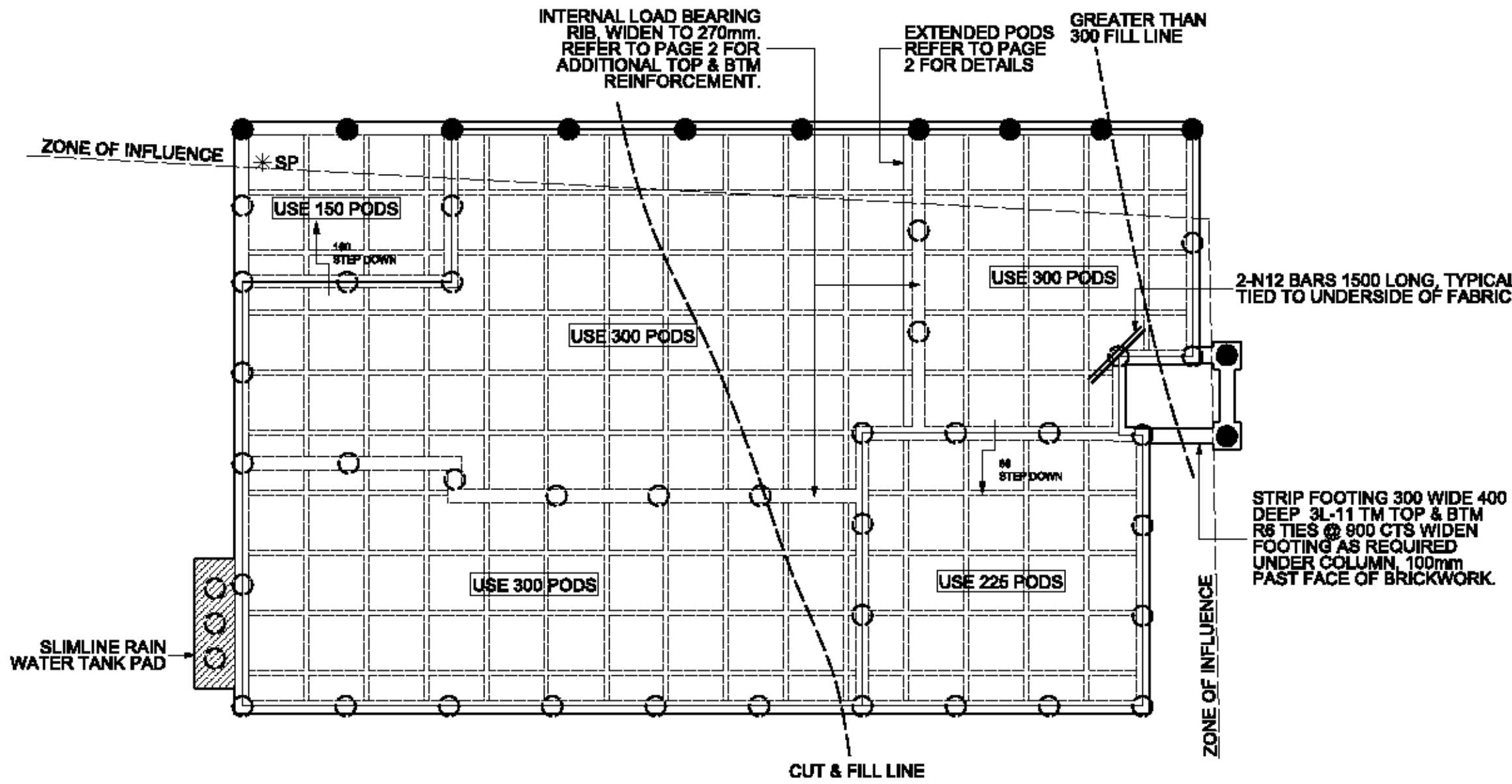
**CULLEN AVENUE
BASIX PLAN 1:200**

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		LED AREA SYD REVISIONS MAP144 REF:G14	
AT LOT 2062, CULLEN AVENUE, JORDAN SPRINGS			
TYPE	QUANTUM 24	JOB NO.	0016455
FACADE	ASPECT	HAND	LH
DATE	FEB 12	DWG NO.	A19446
		PAGE NO.	5 OF 7

		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.AGNDISIGNBYDNEY.COM.AU	
		ISSUE	DATE
A	18-02-12	CC PLAN	SK
B	22-02-13	AMENDMENTS/BASIX	FI
C	20-03-13	AMENDMENTS	JT
D	20-05-13	RESITE	CL
E	06-06-13	AMENDMENTS	AD
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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, HWB 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 (400 s)
 (BL) - HARD-DRAWN WIRE REINFORCING FABRIC (483 s)
 (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 BATHING/BOXES.
 - 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 UNREINFORCED CONC. PIER
 SEWER AFFECTED PIER ARTICULATION JOINT
 SCREW PIER STARTING POINT
- DESIGNED TO AS 2870 - 2011 SLAB AND FOOTING CODE



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

REFER TO PAGES 3, 4 & 5 FOR SEWER DETAILS

FORMWORK LEVEL CHECK BOOKED

FORMWORK LEVEL CHECK COMPLETE

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



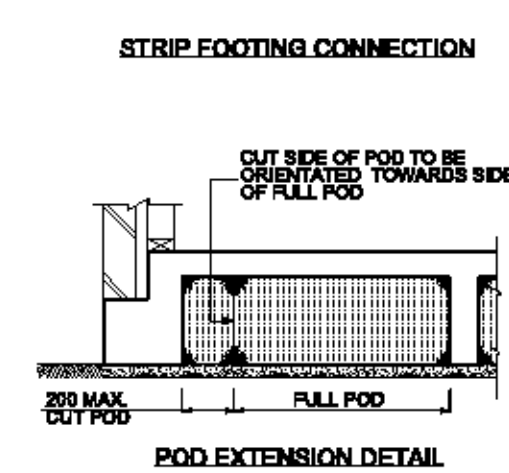
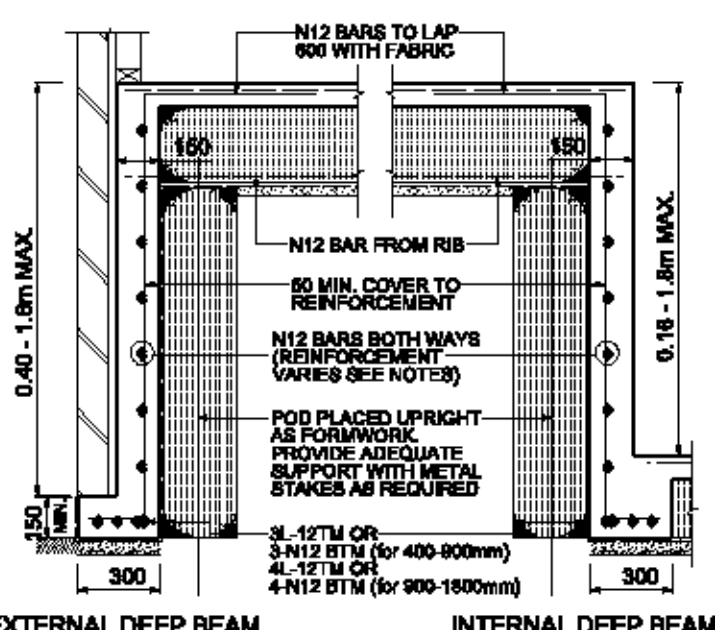
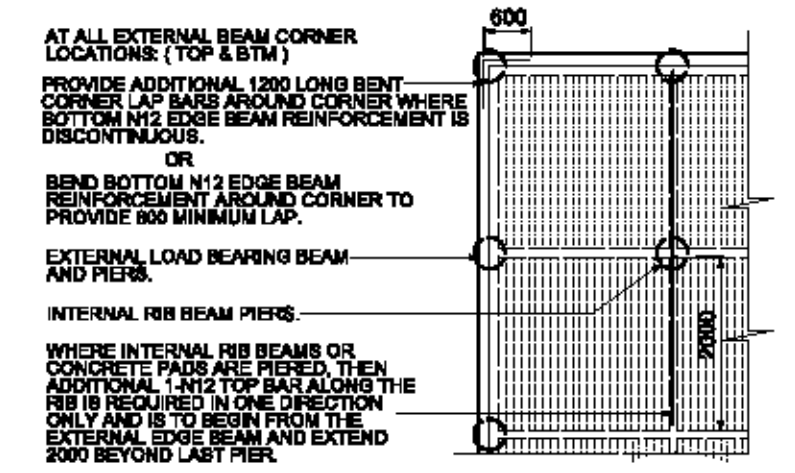
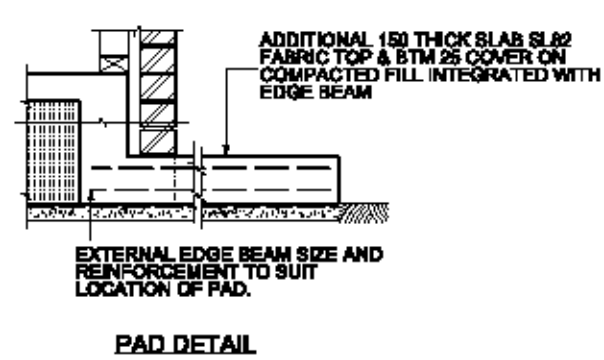
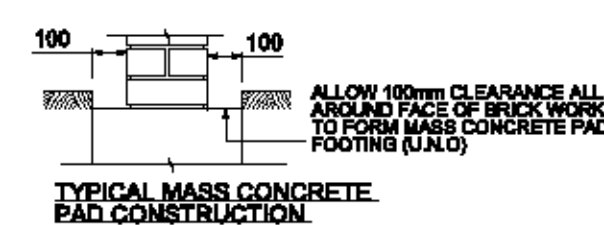
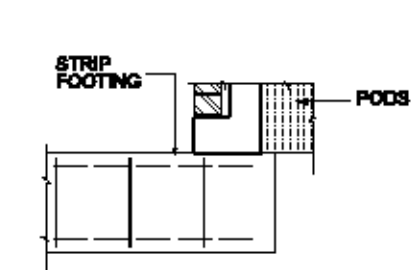
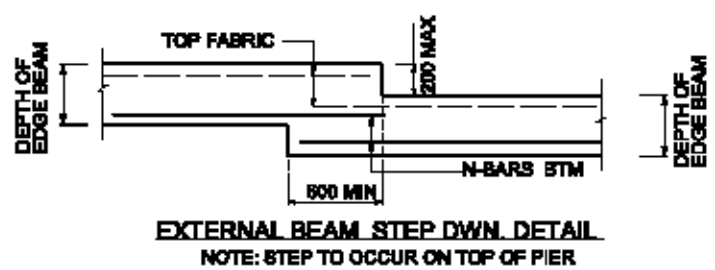
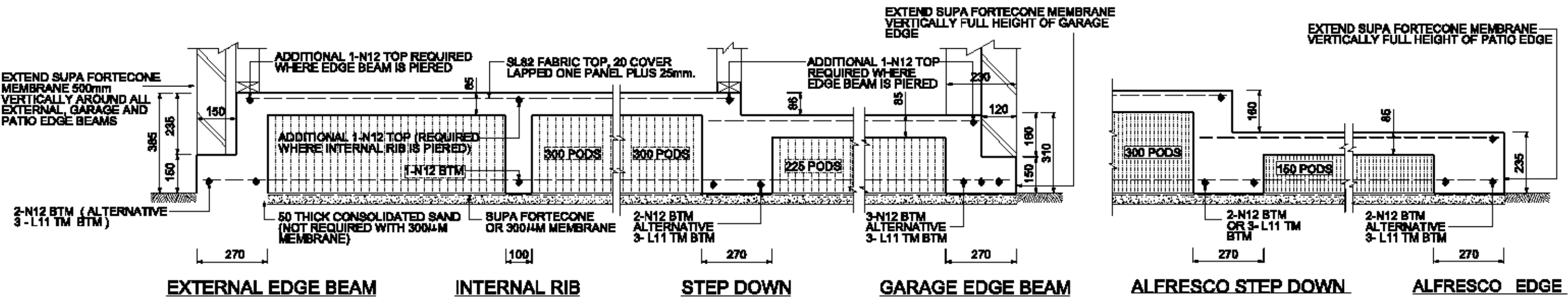
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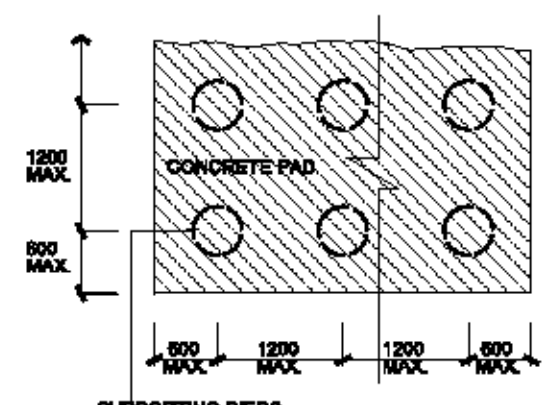
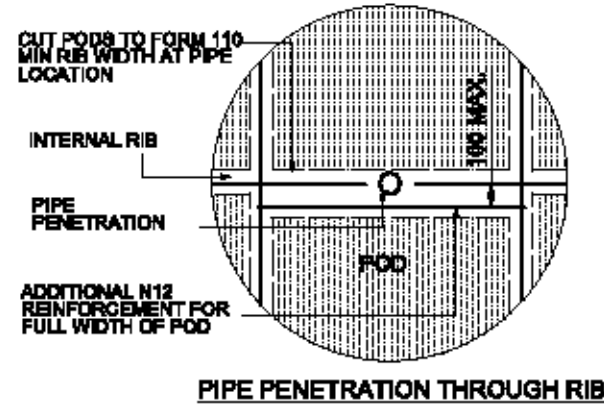
teden brae
 homes

CLASSIFICATION H1
 REFERENCE 16455

STRUCTURAL SLAB DETAIL PLAN				
CLIENT LOCATION	CONNECT HOMES LOT 2062 CULLEN AVENUE, JORDAN SPRINGS			
DRAWN	N.P	SCALE	1:100	SHEET No. 1
ISSUE	A	DATE	24/06/13	JOB No. 55743EB



- 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

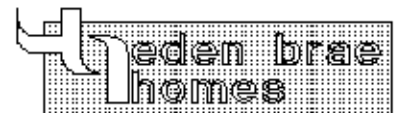
DEEP BEAM DEPTH	BEAM REINFORCEMENT
160 - 400mm	N12 BARS AT 1200 CENTRES & 1-N12 HORIZONTAL
400 - 900mm	N12 BARS AT 600 CENTRES & 1-N12 CENTRALLY
900 - 1500mm	N12 BARS AT 300 CENTRES BOTH WAYS
1500 - 1800mm	N12 BARS AT 200 CENTRES BOTH WAYS

Rafelotos
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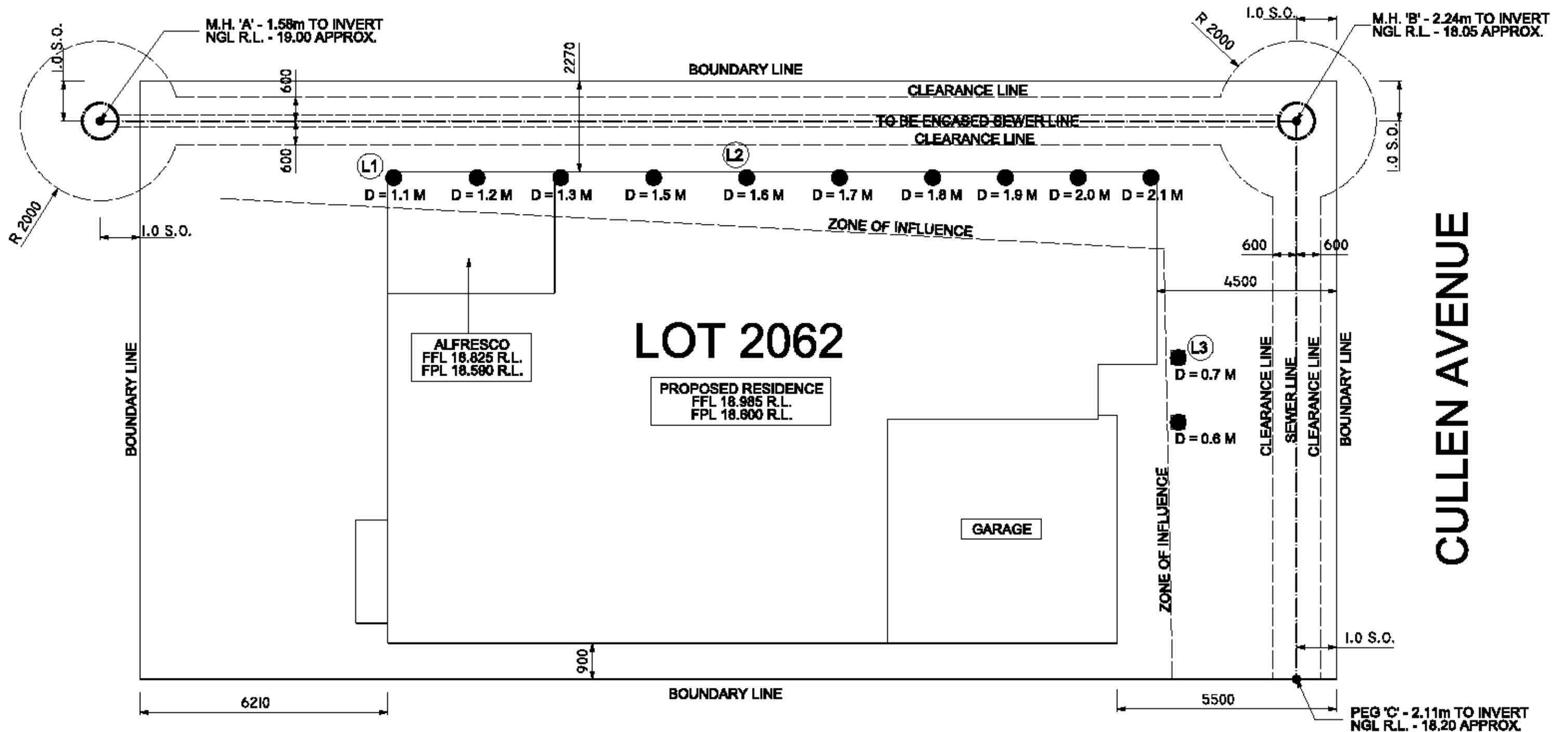
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STRUCTURAL DETAIL PLAN					
CLIENT LOCATION	CONNECT HOMES LOT 2062 CULLEN AVENUE, JORDAN SPRINGS				
SALINE AFFECTED	CLASSIFICATION	H1	SCALE	NTS.	SHEET No. 2
300.82.2.9	ISSUE	A	DATE	24/06/13	JOB No. 56743EB

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



CULLEN AVENUE

RAFELETOS
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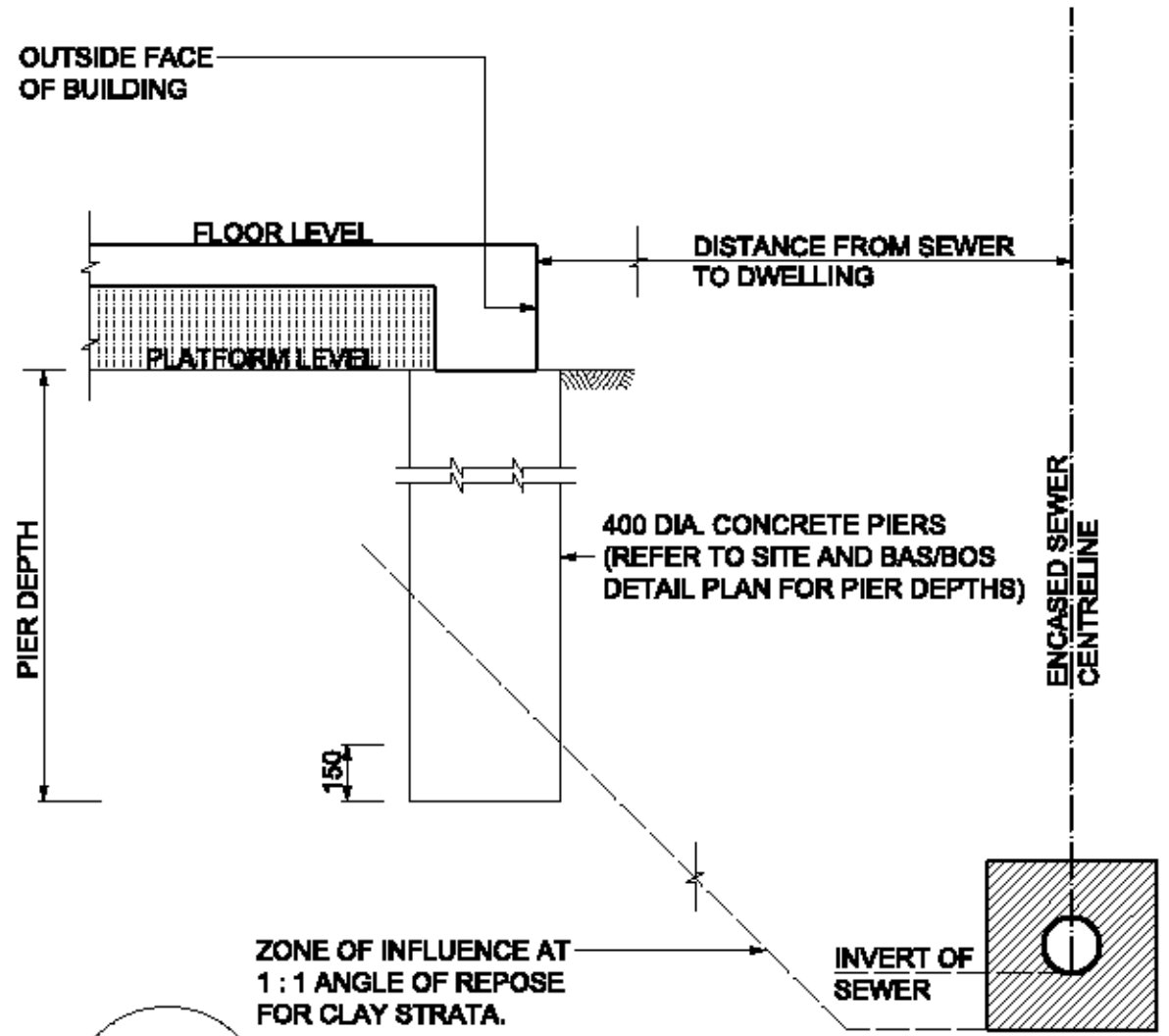
CLASSIFICATION H1
 REFERENCE 16455

SITE AND B.A.S./B.O.S DETAIL PLAN						
CLIENT	CONNECT HOMES					
LOCATION	LOT 2062 CULLEN AVENUE, JORDAN SPRINGS					
CLASSIFICATION	H1	DRAWN	N.P	SCALE	1:100	SHEET No. 3
REFERENCE	16455	ISSUE	A	DATE	24/06/13	JOB No. 55743EB

SEWER NOTES:

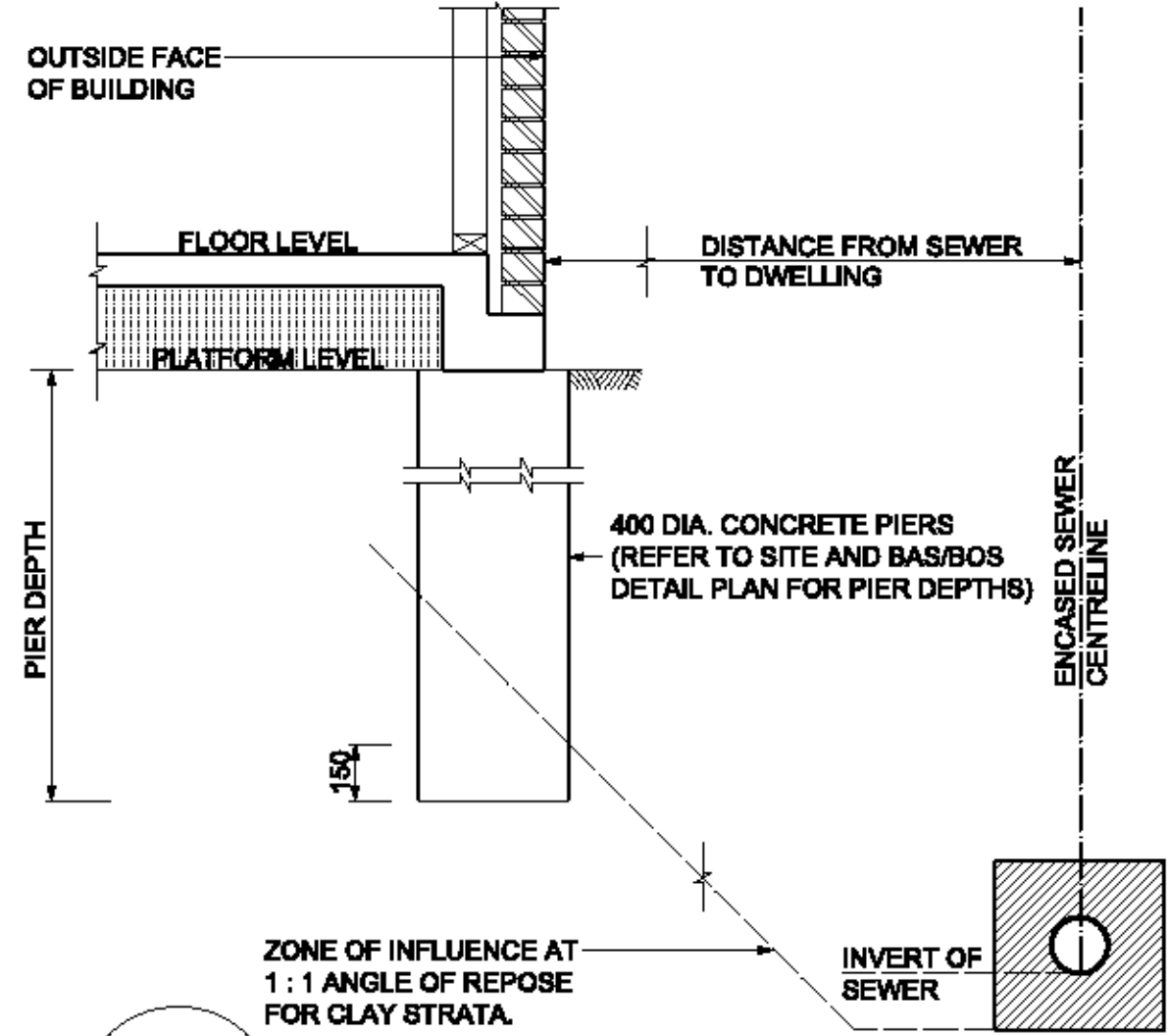
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SEWER CALCULATIONS		L1	L2
PERPENDICULAR DISTANCE FROM SEWER TO PIER (m)		1.221	1.221
FINISHED PLATFORM LEVEL AT PIER LOCATION (r.l.) =		18.600	18.600
SEWER INVERT LEVEL PERPENDICULAR AT LOCATION (r.l.) =		17.025	16.550
PIER DEPTH FROM FINISHED PLATFORM LEVEL (m) =		1.1	1.6
Z.O.I. EXTENT FROM SEWER USING PLATFORM LEVEL (m) =		2.175	2.650
NATURAL GROUND LEVEL AT SEWER LOCATION (r.l.) =		18.767	18.487



L1

SEWER DETAIL



L2

SEWER DETAIL

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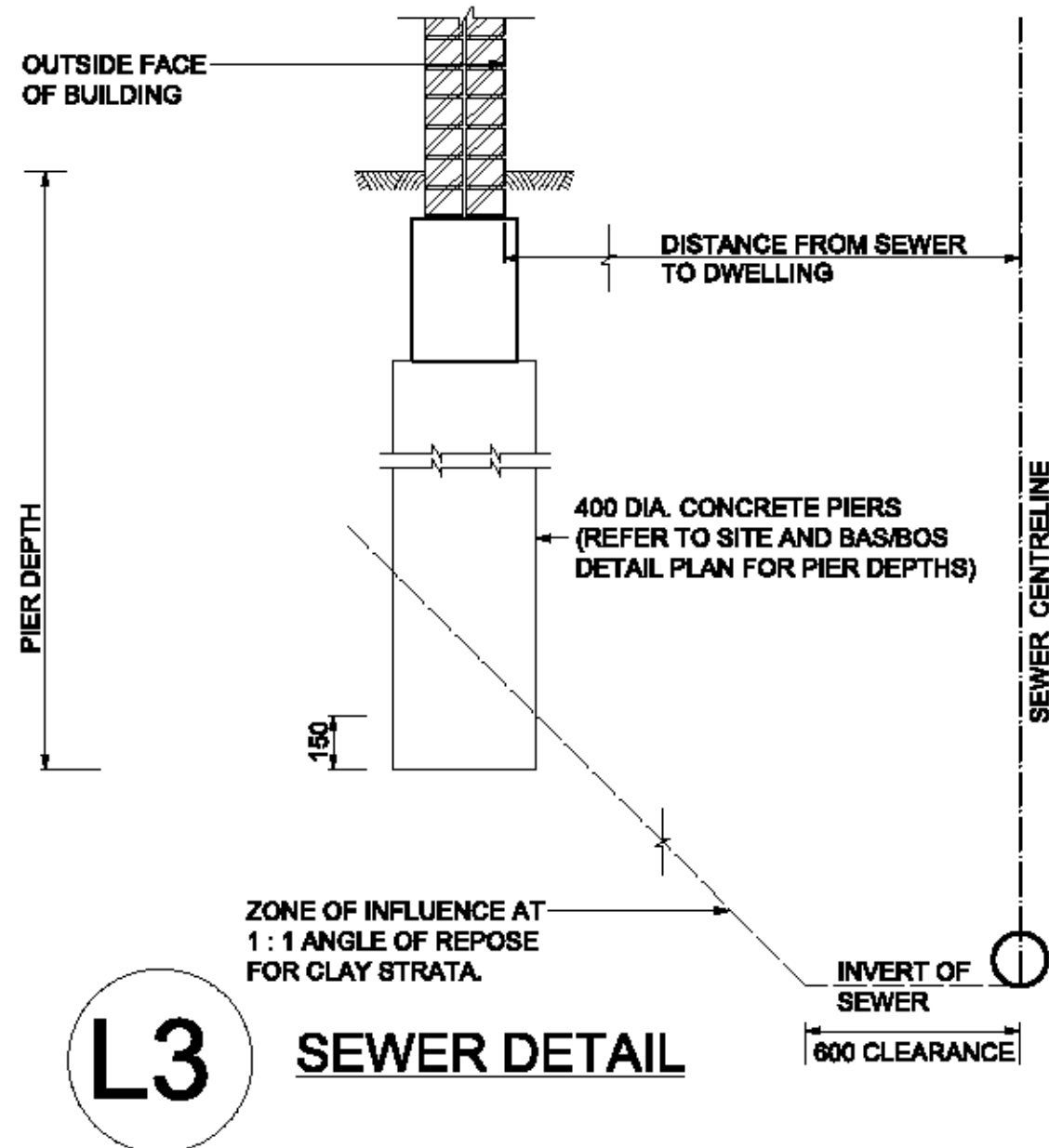
CLASSIFICATION H1
 REFERENCE 16455

SEWER SECTION/S PLAN					
CLIENT LOCATION	CONNECT HOMES LOT 2062 CULLEN AVENUE, JORDAN SPRINGS				A3
DRAWN	N.P	SCALE	1:20	SHEET No.	4
ISSUE	A	DATE	24/06/13	JOB No.	55743EB

SEWER NOTES:

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- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY

SEWER CALCULATIONS		L3
PERPENDICULAR DISTANCE FROM SEWER TO PIER (m)	2.785	
FINISHED PLATFORM LEVEL AT PIER LOCATION (r.l.) =	18.600	
SEWER INVERT LEVEL PERPENDICULAR AT LOCATION (r.l.) =	15.929	
PIER DEPTH FROM FINISHED PLATFORM LEVEL (m) =	0.7	
Z.O.I. EXTENT FROM SEWER USING PLATFORM LEVEL (m) =	3.271	
NATURAL GROUND LEVEL AT SEWER LOCATION (r.l.) =	18.114	



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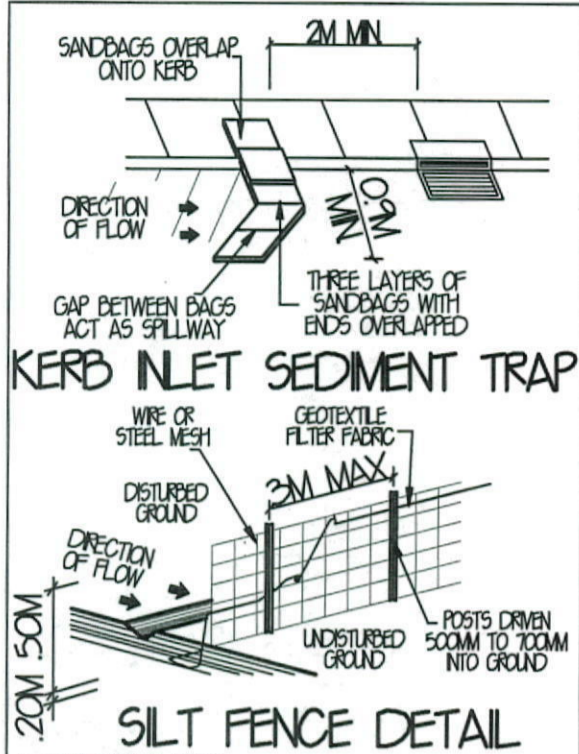
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CLASSIFICATION H1
 REFERENCE 16455

SEWER SECTION/S PLAN				
CLIENT LOCATION	CONNECT HOMES LOT 2062 CULLEN AVENUE, JORDAN SPRINGS			A3
DRAWN	N.P	SCALE	1:20	SHEET No. 5
ISSUE	A	DATE	24/06/13	JOB No. 55743EB



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 FITS, 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.

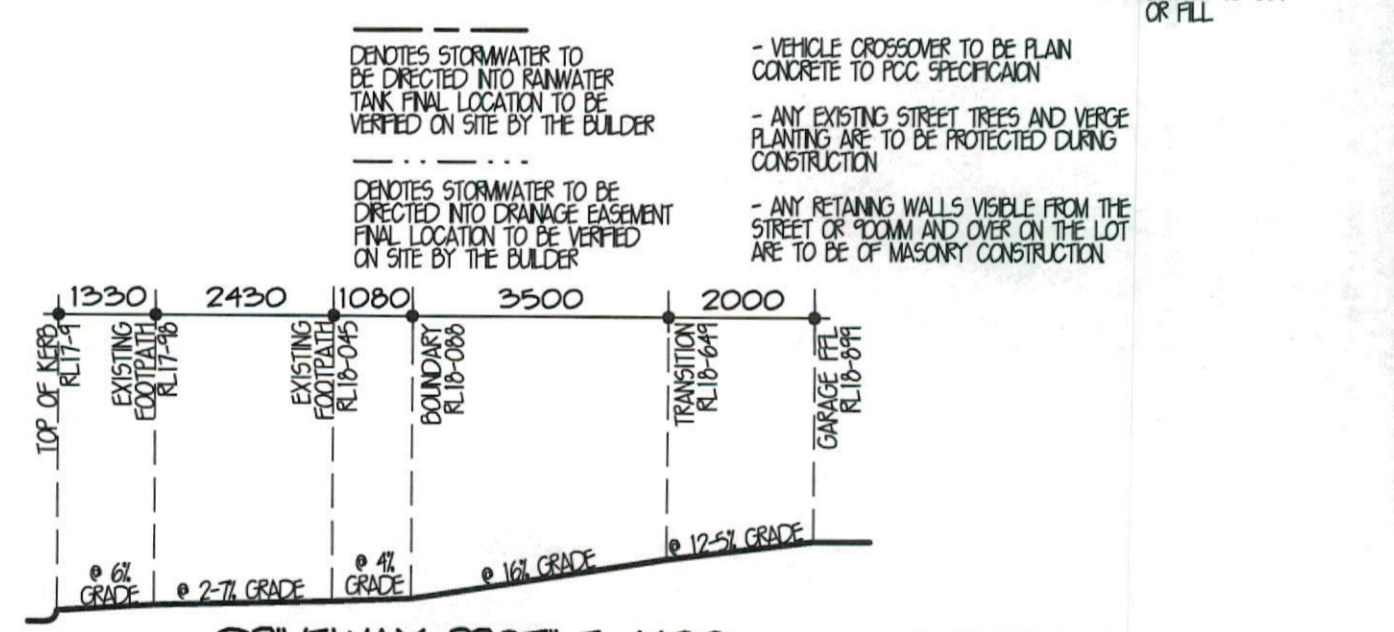
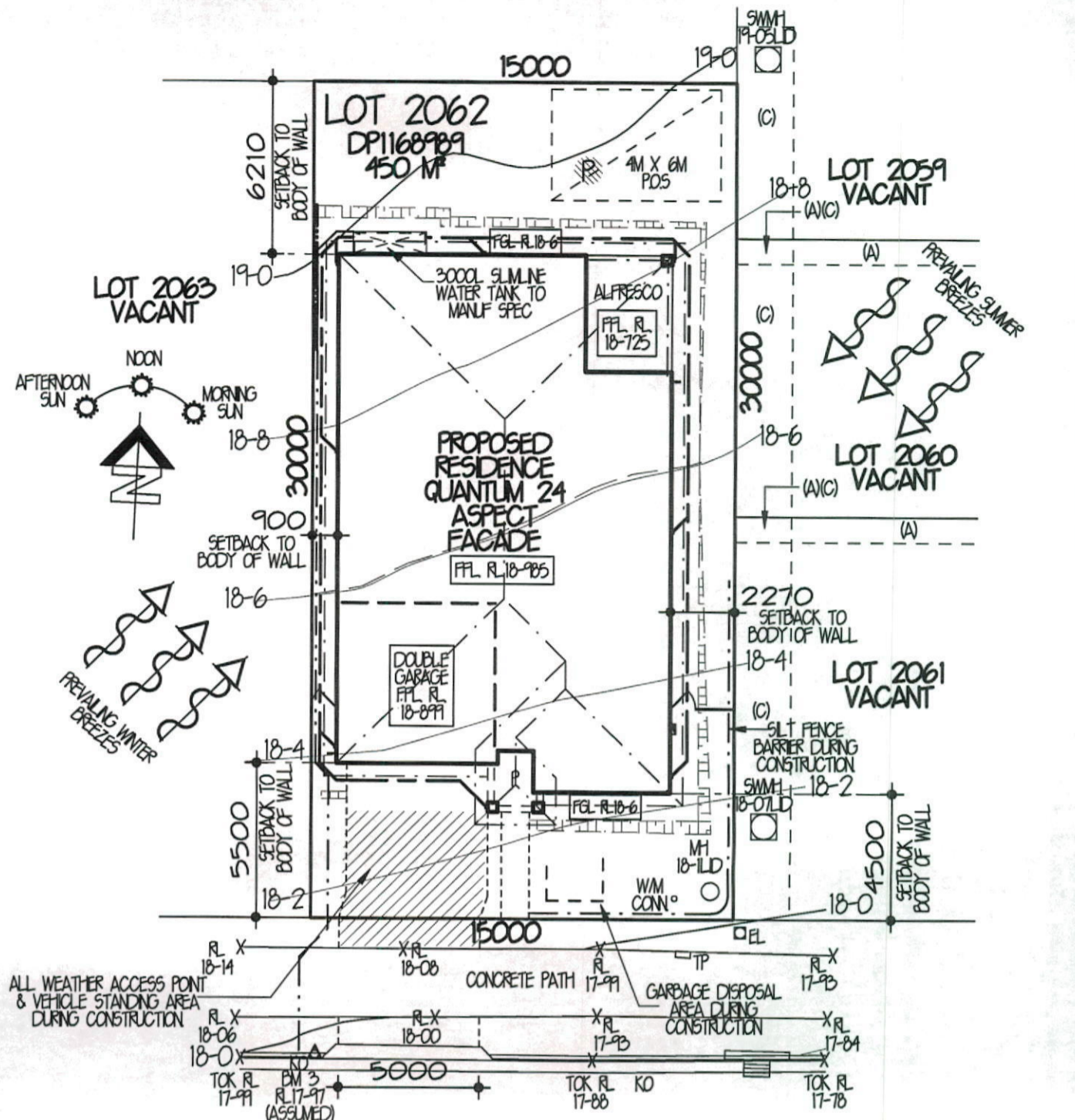
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 BURED 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 ASN DESIGN BEFORE PROCEEDING.
- SITE CLASSIFICATION M1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL18-6 GARAGE TO RL18-6
- HOUSE FLOOR LEVEL RL18-985, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL18-891, 299MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 253-7M²



EDEN BRAE CONNECT HOMES

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

FOR **CONNECT HOMES** UBD AREA STD REVISIONS MAP144 REF014

AT **LOT 2062, CULLEN AVENUE, JORDAN SPRINGS**

TYPE **QUANTUM 24** JOB NO. **0016455**

FACADE **ASPECT** HAND **LH**

DATE **FEB 12** DWG NO. **A19446** PAGE NO. **1 OF 7**

SITE DATA
SITE AREA = 450 M²

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

FLOOR AREAS
FLOOR AREA = 175.5 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 32.3 M²
PORCH FLOOR AREA = 3.6 M²
ALFRESCO FLOOR AREA = 12.8 M²

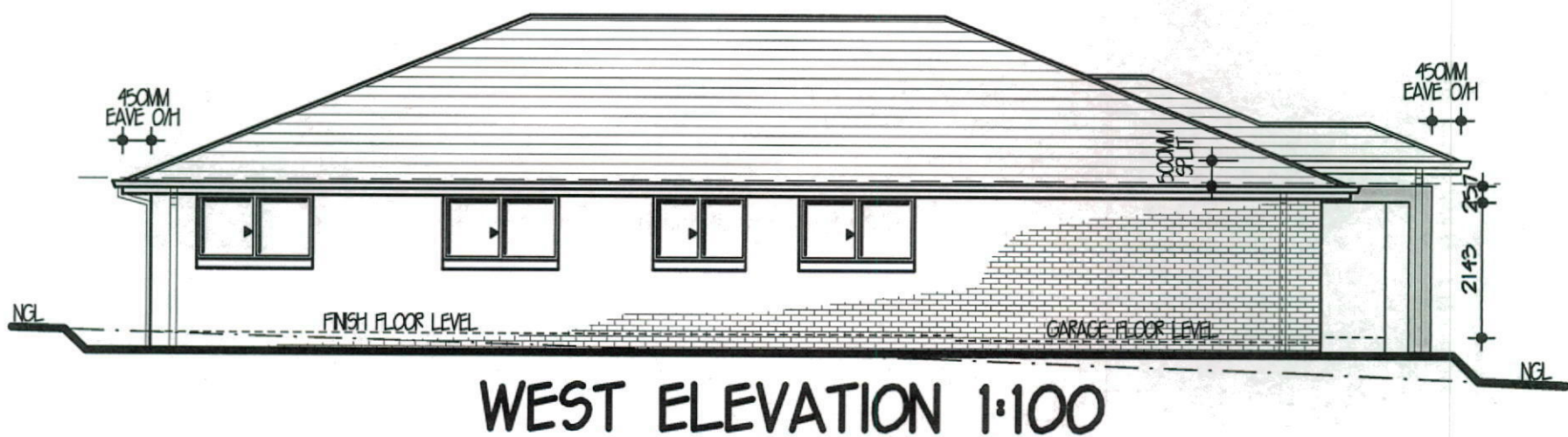
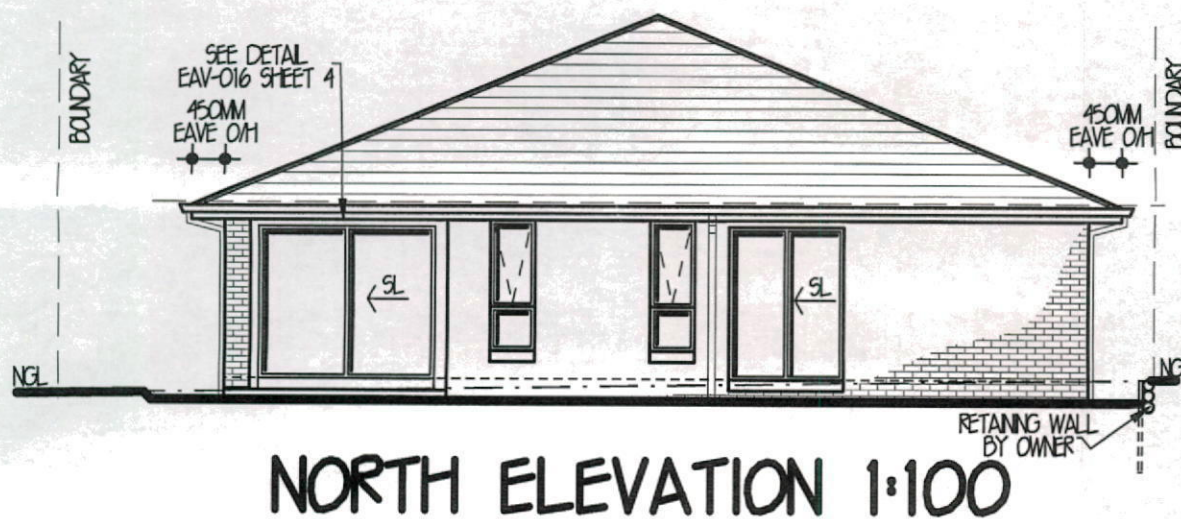
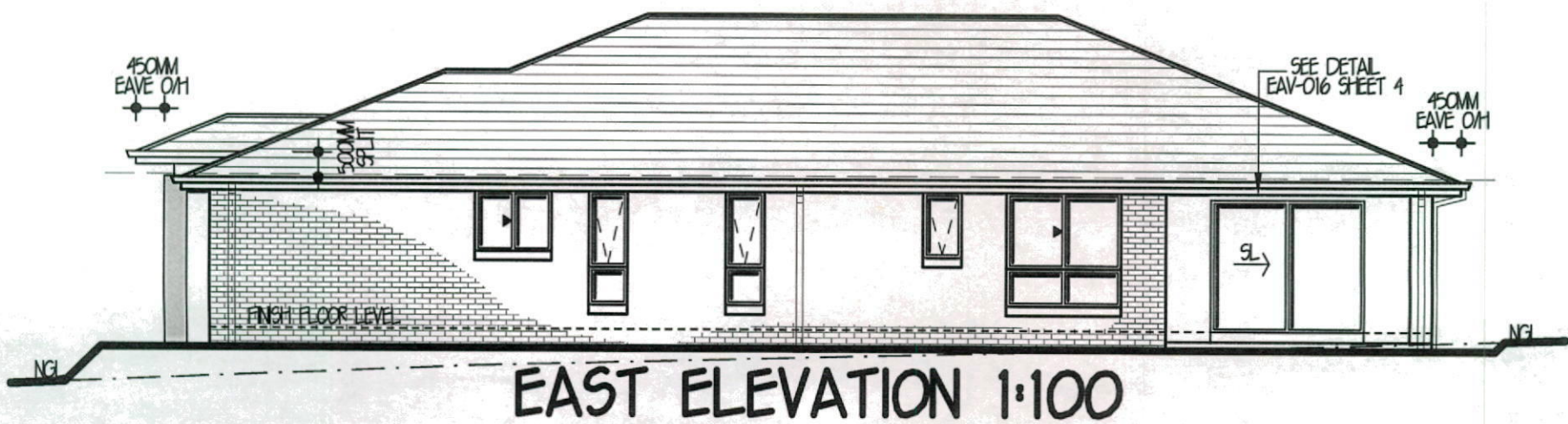
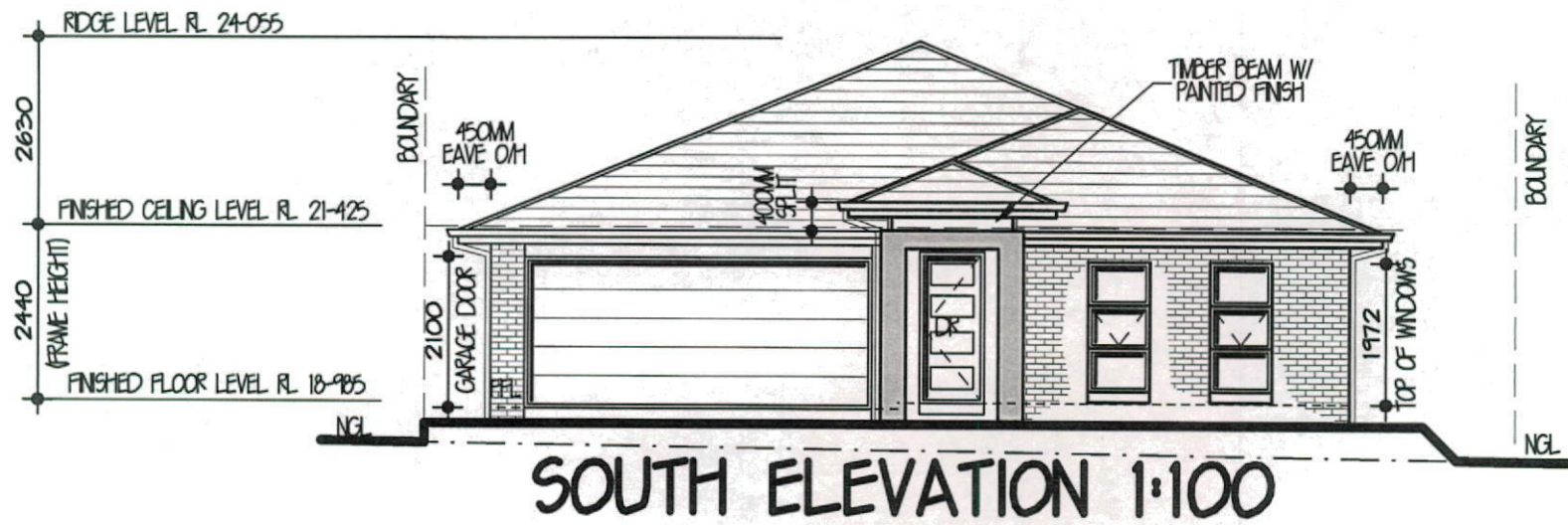
TOTAL FLOOR AREA = 224.2 M² OR 24.1 SQS

ADN SYDNEY


LEVEL 2 SUITE 216 MACARTHUR POINT
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BUSINESS CENTRE NSW, 2153
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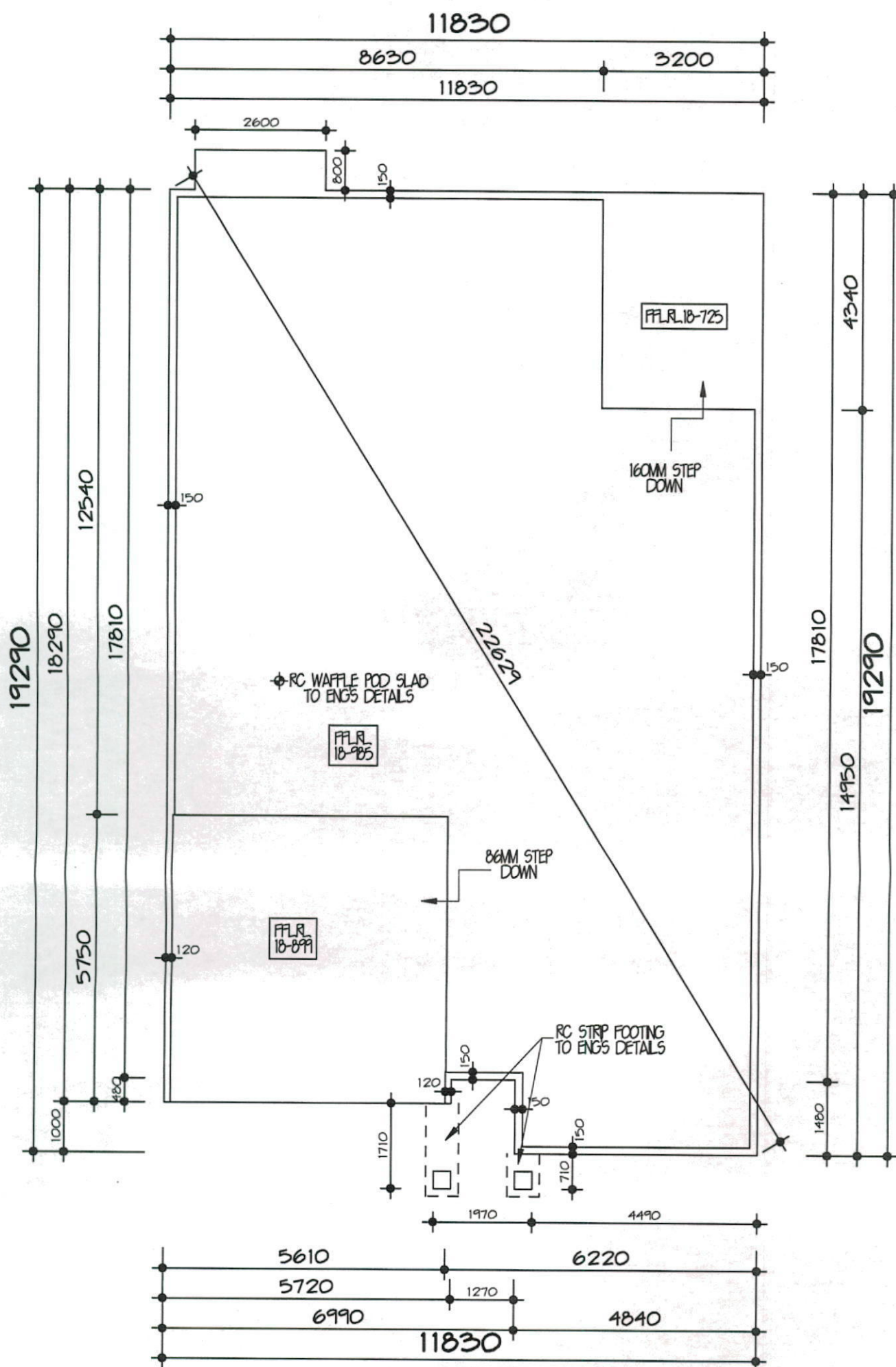
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A	8-02-12	CC PLAN	SK
B	22-02-13	AMENDMENTS/BASIX	FI
C	20-03-13	AMENDMENTS	JT
D	20-05-13	RESITE	CL
E	06-06-13	AMENDMENTS	AD
F	27-06-13	AMENDMENTS	FI

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FOR CONNECT HOMES		LBD AREA STD REVISIONS MAY14 REF014	
AT LOT 2062 CULLEN AVENUE, JORDAN SPRINGS			
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		PAGE NO.	3 OF 7

			
LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PD BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW 2153 PHONE (02) 8824 3533 FAX (02) 8824 3544 WWW.AGNDDESIGN.COM.AU			
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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 3, 22 BROOKHOLLOW AVENUE, NORTHWEST BUSINESS PARK, BALKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233	
FOR	CONNECT HOMES	UBD AREA 51D	REVISION B
AT	LOT 2062, CULLEN AVENUE, JORDAN SPRINGS	MAP 144	REF 614
TYPE	QUANTUM 24	JOB NO.	0016455
FACADE	ASPECT	HAND	LH
DATE	FEB 12	DWG NO.	A19446
		PAGE NO.	5 OF 7

	LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALKHAM HILLS PO BOX 6410 BALKHAM HILLS BUSINESS CENTRE NSW 2153 PHONE (02) 8824 3533 FAX (02) 8824 3544 WWW.ANDDESIGNSYDNEY.COM.AU		
	ISSUE	DATE	REVISION
A	8-02-12	CC PLAN	SK
B	22-02-13	AMENDMENTS/BASX	FI
C	20-03-13	AMENDMENTS	JT
D	20-05-13	RESITE	CL
E	06-06-13	AMENDMENTS	AD
F	27-06-13	AMENDMENTS	FI
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THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE CERTIFICATE N° 4694175_02 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE CERTIFICATE N° 4694175_02

INSULATION

R2-0 WALL INSULATION
R3-0 CEILING INSULATION
FOL (SISALATION)

BASIX SCORE

WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 40% (TARGET 40%)

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 150 SQM 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 FLUSHING.

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 A 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 (75 BUT <=9 L/MIN) 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 INSTANTANEOUS

ACTIVE COOLING

THE LIVING AREAS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM

ACTIVE HEATING

THE LIVING AREAS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM

THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM OR ANY 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 ON/OFF

KITCHEN INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL:
MANUAL SWITCH ON/OFF

LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT 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 4 OF THE BEDROOMS/STUDY: 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 WORD 'DEDICATED' APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING

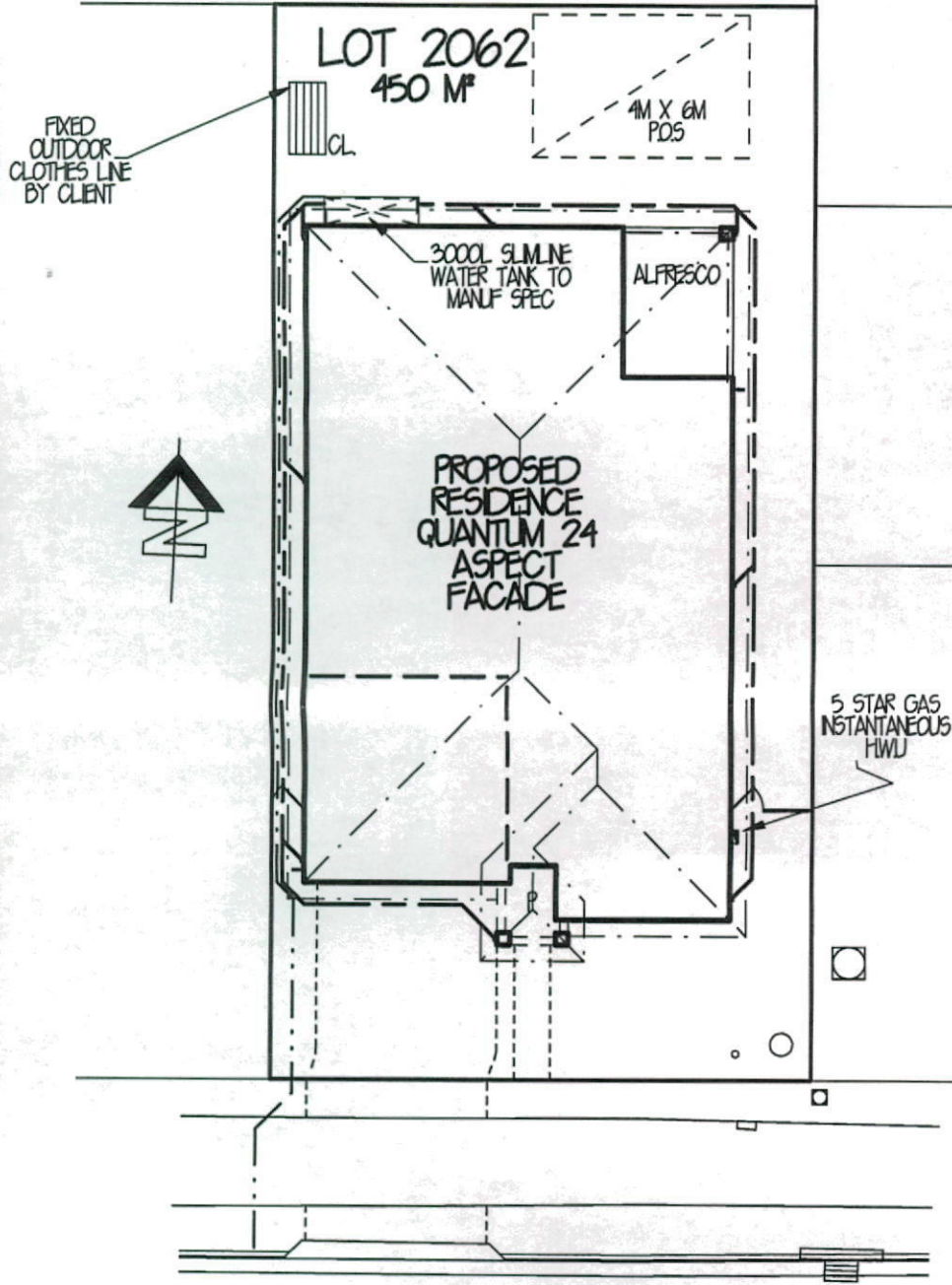
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER

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

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS WELL VENTILATED

☐ DENOTES 150M² OF ROOF TO BE COLLECTED



**CULLEN AVENUE
BASIX PLAN 1:200**

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FOR CONNECT HOMES		LBD AREA: 51D REVISIONS: NAP144 REF014	
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