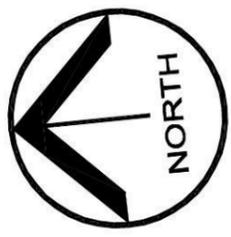


LOT 2300
D.P: 1168993
L.G.A: PENRITH

****DEVELOPMENT APPROVAL****
 DEVELOPMENT APPROVAL PROCESS REQUIRED
 REFER TO DEVELOPER GUIDELINES FOR FURTHER DETAILS

LANDSCAPED OPEN SPACE	
SITE AREA:	529.39 m ²
PRIVATE OPEN SPACE: (MIN. DIMENSION OF 2.5m)	151.29 m ²
BUILDING FOOTPRINT:	258.1 m ²
DRIVEWAY:	33.2 m ²
TOTAL:	291.3 m²
LANDSCAPE AREA:	238.09 m ²
	45.0%
MIN. REQUIRED BY DEVELOPMENT: 105.87 m ² (20% OF TOTAL SITE AREA P.O.S)	
SITE COVERAGE	
SITE AREA:	529.39 m ²
BUILDING FOOTPRINT:	258.1 m ²
DRIVEWAY:	33.2 m ²
TOTAL:	291.3 m²
	55%



PROVIDE TURF TO THE REAR IN ACCORDANCE WITH DEVELOPER REQUIREMENTS

PROPOSED CLOTHES LINE BY OWNER

BM NAIL IN KERB R.L.36.90 A.H.D.
 SIDE AND REAR FENCES 1800mm HIGH TO BE IN ACCORDANCE WITH DEVELOPER GUIDELINES

SIDE AND REAR FENCES 1800mm HIGH TO BE IN ACCORDANCE WITH DEVELOPER GUIDELINES

CORNER FENCING TO BE IN ACCORDANCE WITH DEVELOPER REQUIREMENTS AND LANDSCAPE PLAN

LOCATION OF RAIN WATER TANK

LOCATION OF INSTANTANEOUS HWU

LOCATION OF AIR CONDITIONING UNIT

VACANT

LOCATION OF BINS

LOCATION OF FENCE LINE TO BE A MIN 7.5metres FROM FRONT BOUNDARY

LOCATION OF METER BOX

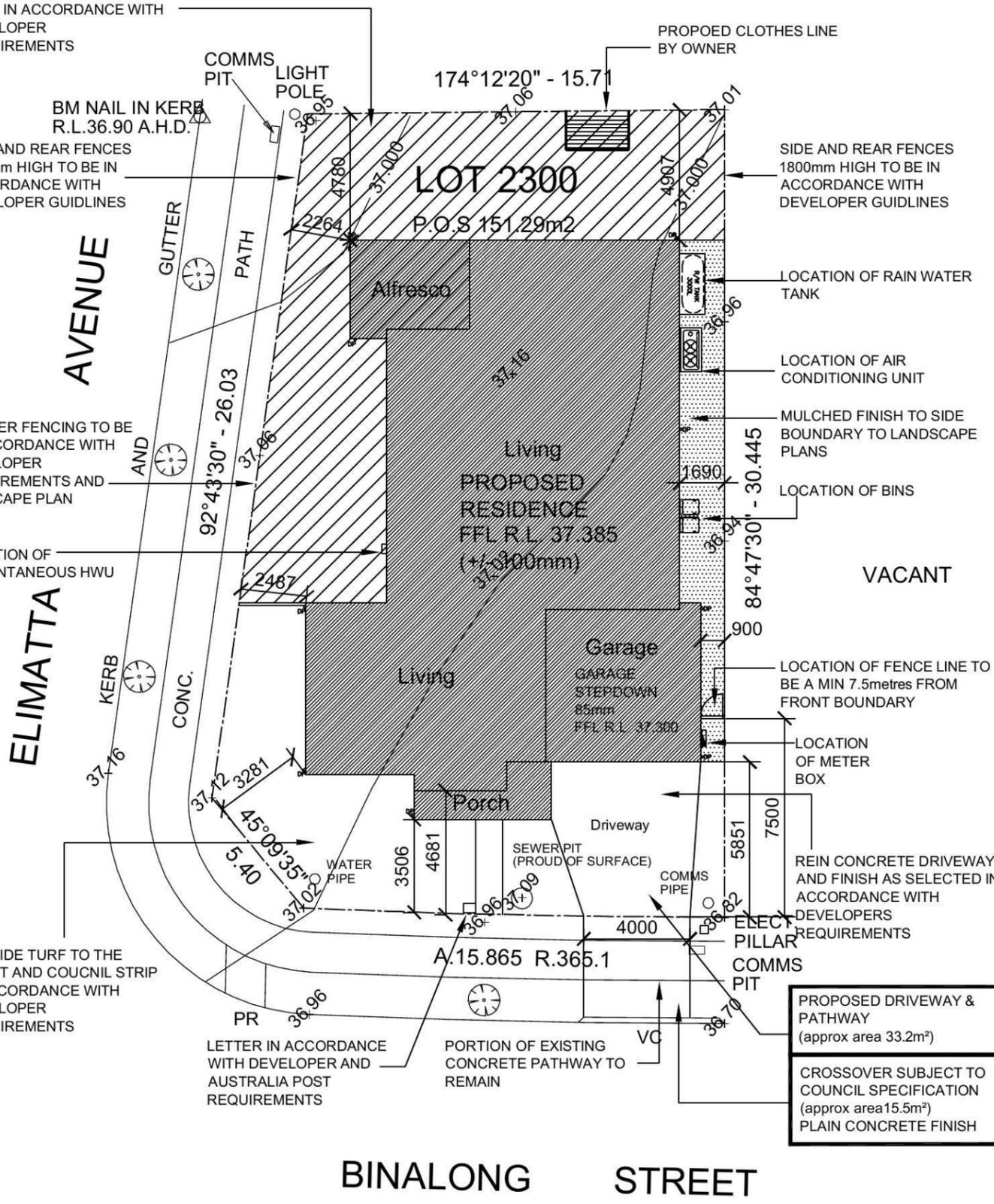
PROVIDE TURF TO THE FRONT AND COUNCIL STRIP IN ACCORDANCE WITH DEVELOPER REQUIREMENTS

REIN CONCRETE DRIVEWAY AND FINISH AS SELECTED IN ACCORDANCE WITH DEVELOPERS REQUIREMENTS

PROPOSED DRIVEWAY & PATHWAY
 (approx area 33.2m²)
CROSSOVER SUBJECT TO COUNCIL SPECIFICATION
 (approx area 15.5m²)
 PLAIN CONCRETE FINISH

LETTER IN ACCORDANCE WITH DEVELOPER AND AUSTRALIA POST REQUIREMENTS

PORTION OF EXISTING CONCRETE PATHWAY TO REMAIN



BINALONG STREET

SITE PLAN

SCALE 1:200M

NOTES

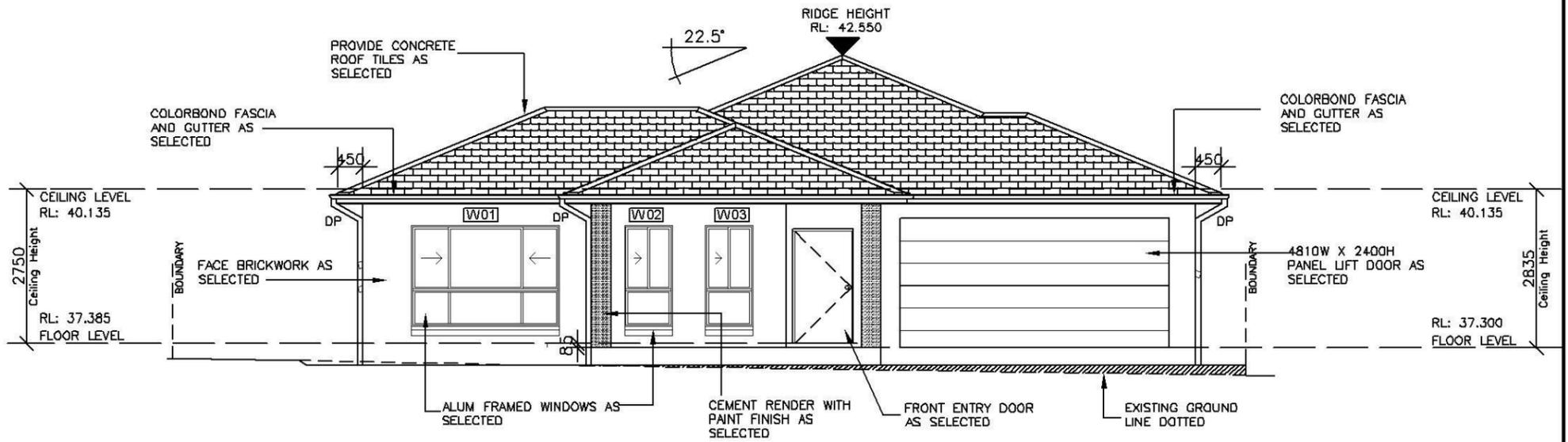
- Bearings and distances are by Title and/or Deed only. This detail survey is not a "survey" as defined by the Surveyors Act, 1929. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
- Relationship of improvements to boundaries 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.
- Proposed building levels are accurate to +/- 0.10m.
- Tree locations are accurate to +/- 0.30m.
- Proposed setbacks are approximate only and are accurate to +/- 0.10m.
- The information is only to be used at a scale accuracy of 1:200.

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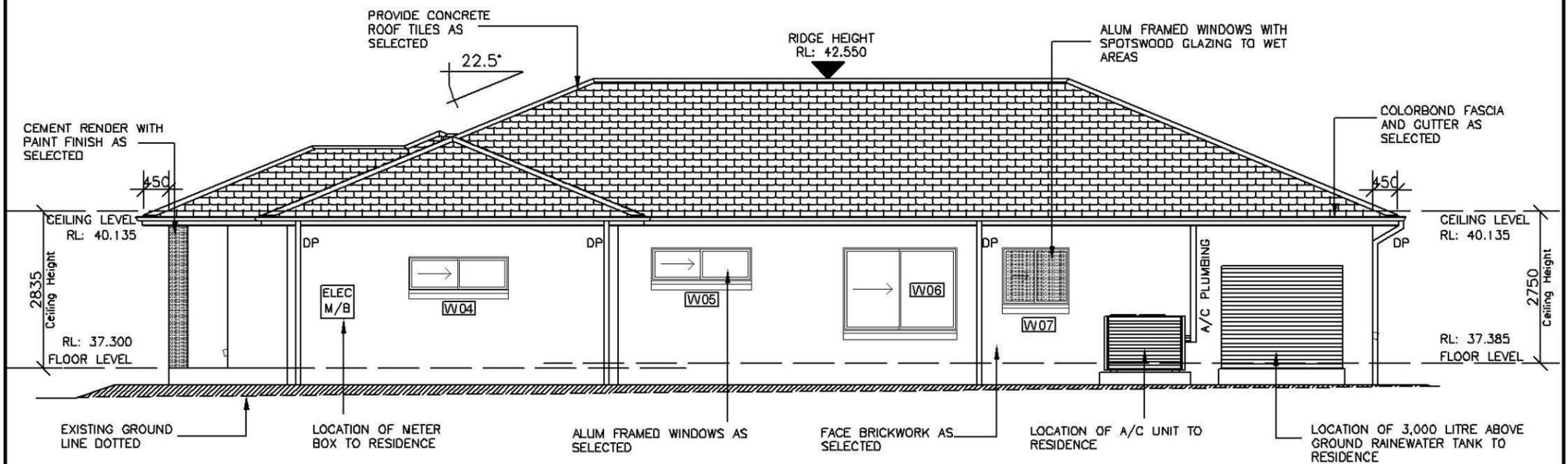
DIAL 1100
BEFORE YOU DIG

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

 JR DESIGN & DRAFTING RESIDENTIAL DESIGN & DRAFTING SERVICES 452-448 Victoria Street, Wetherill Park, NSW 2164 Ph: 9757 - 4002 Fax: 9757 - 4003	© COPYRIGHT DIMENSIONS TO BE READ IN	HOUSE NAME: Custom Design	CLIENT: LB HOMES	JOB No: LB 1405		
		FACADE: Custom	SITE ADDRESS: Lot 2300 in DP 1168993, Cnr Binalong St & Elimatta Ave, Jordan Springs NSW	DRAWN: JR DESIGN DATE: 08.03.14 CHECKED: JR DESIGN SHEET: 2	Rev: A	
		SPECIFICATION: New Generation	SCALE: 1:200	GARAGE FINISH: D/L	DA Application	



WESTERN ELEVATION
ELEVATION 1: FRONT



SOUTHERN ELEVATION
ELEVATION 2: SIDE



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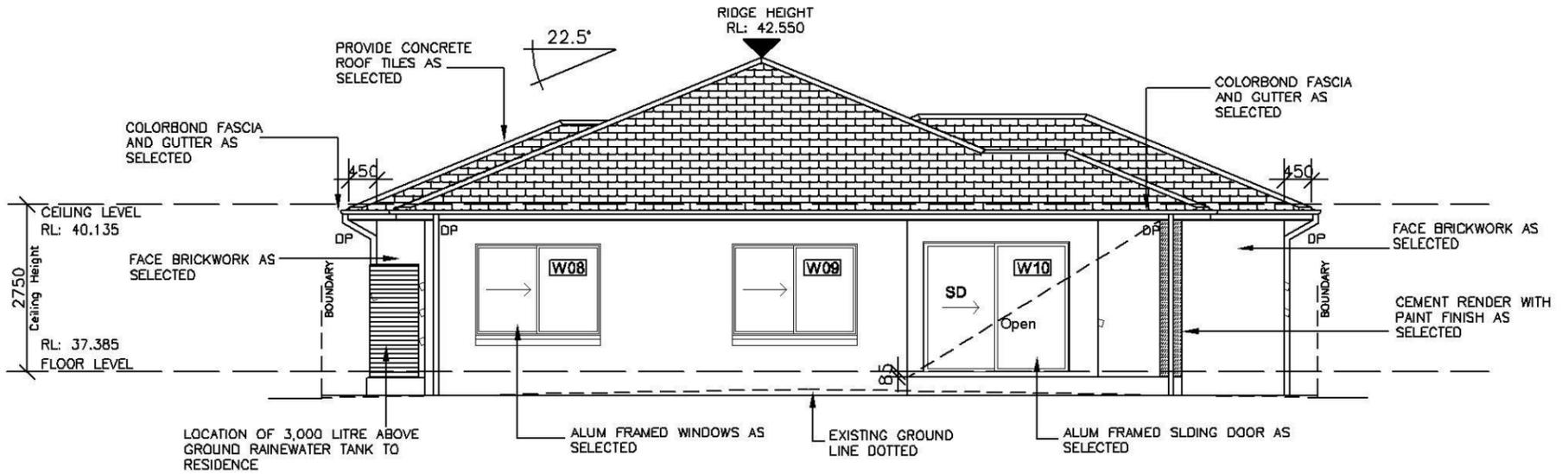
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LB 1405

Rev: **A**

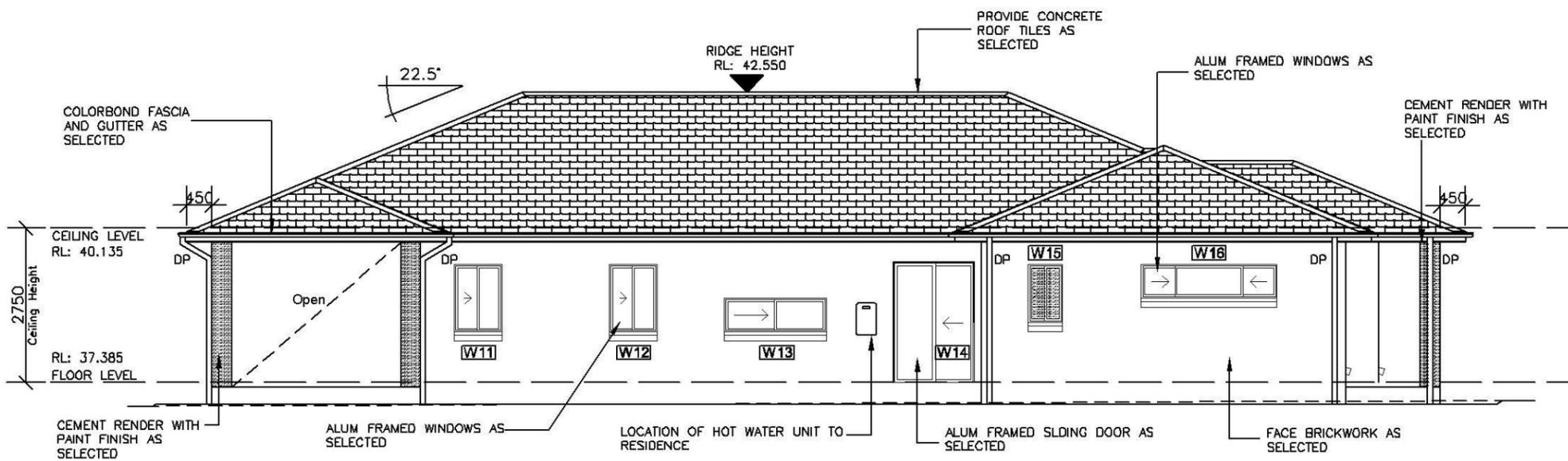
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CHECKED: JR DESIGN
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EASTERN ELEVATION
ELEVATION 3: REAR



NORTHERN ELEVATION
ELEVATION 4: SIDE



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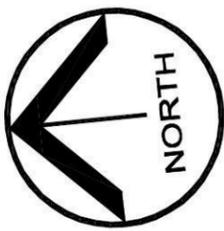
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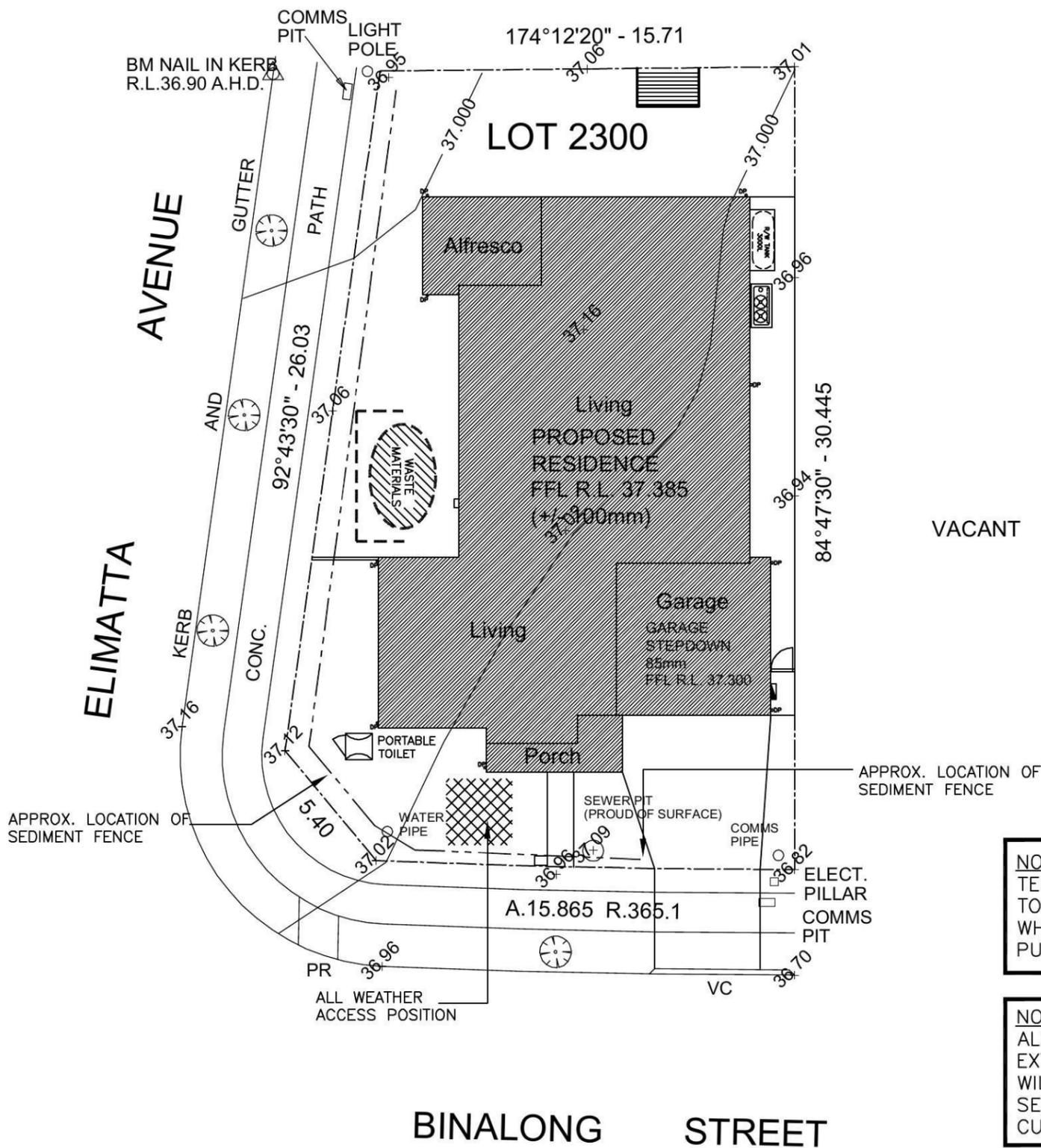
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SITE INDUCTION

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.



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

SEDIMENT CONTROL NOTES

- 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.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED 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 SOIL 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. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
- 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.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE
NOT TO SCALE

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



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CLIENT:

LB HOMES

SITE ADDRESS:

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Cnr Binalong St & Elimatta Ave,
Jordan Springs NSW

JOB No:

LB 1405

DRAWN:

JR DESIGN

CHECKED:

JR DESIGN

DATE:

08.03.14

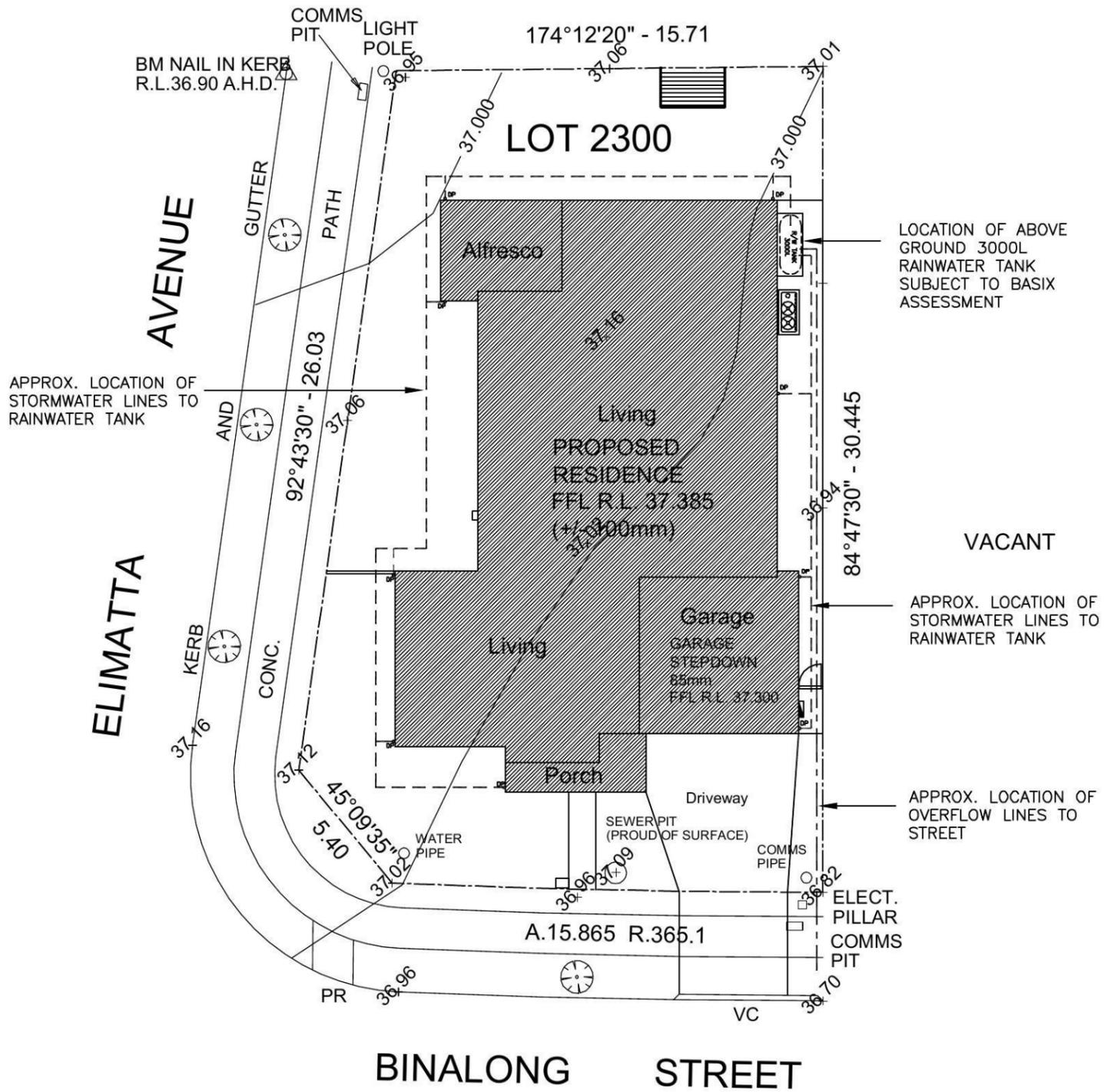
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CONCEPT STORMWATER MANAGEMENT PLAN

SEDIMENT CONTROL NOTES

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SEDIMENT FENCE

NOT TO SCALE

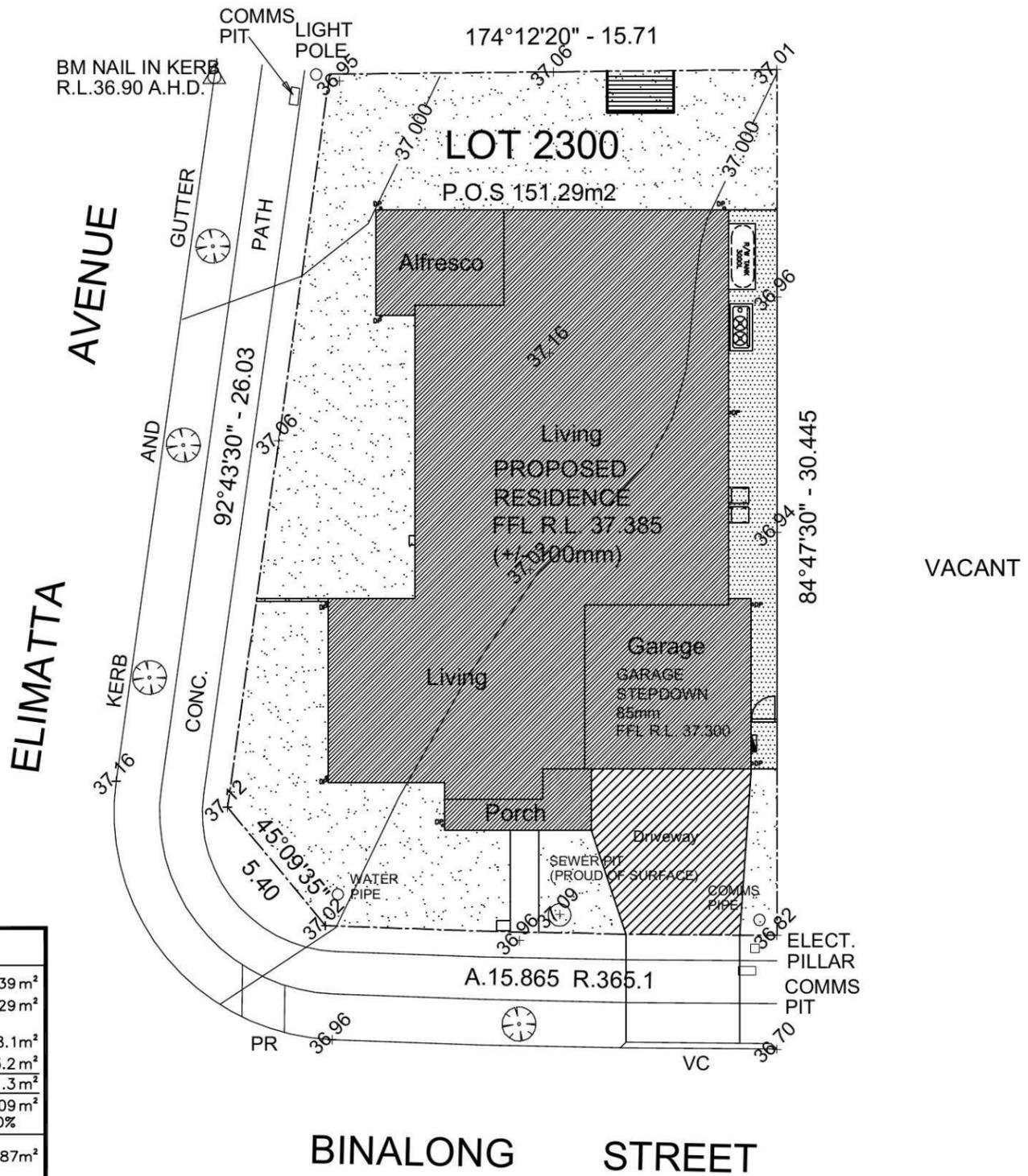
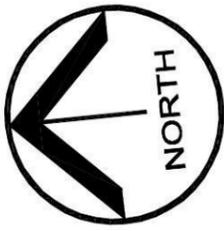
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JOB No: LB 1405	Rev: A
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LANDSCAPED OPEN SPACE	
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PRIVATE OPEN SPACE: (MIN. DIMENSION OF 2.5m)	151.29m ²
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	45.0%
MIN. REQUIRED BY DEVELOPMENT: 105.87m ² (20% OF TOTAL SITE AREA P.O.S)	
SITE COVERAGE	
SITE AREA:	529.39m ²
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DRIVEWAY:	33.2m ²
TOTAL:	291.3m²
	55%

SITE COVERAGE PLAN



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SCALE:

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D/L

CLIENT:

LB HOMES

SITE ADDRESS:

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Jordan Springs NSW

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JR DESIGN

DATE:

08.03.14

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JR DESIGN

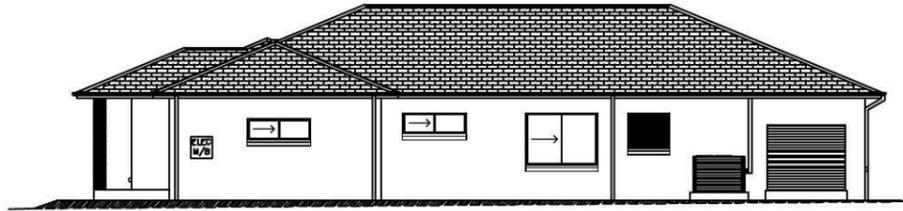
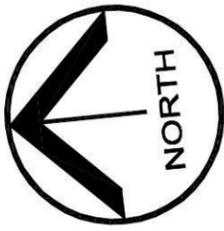
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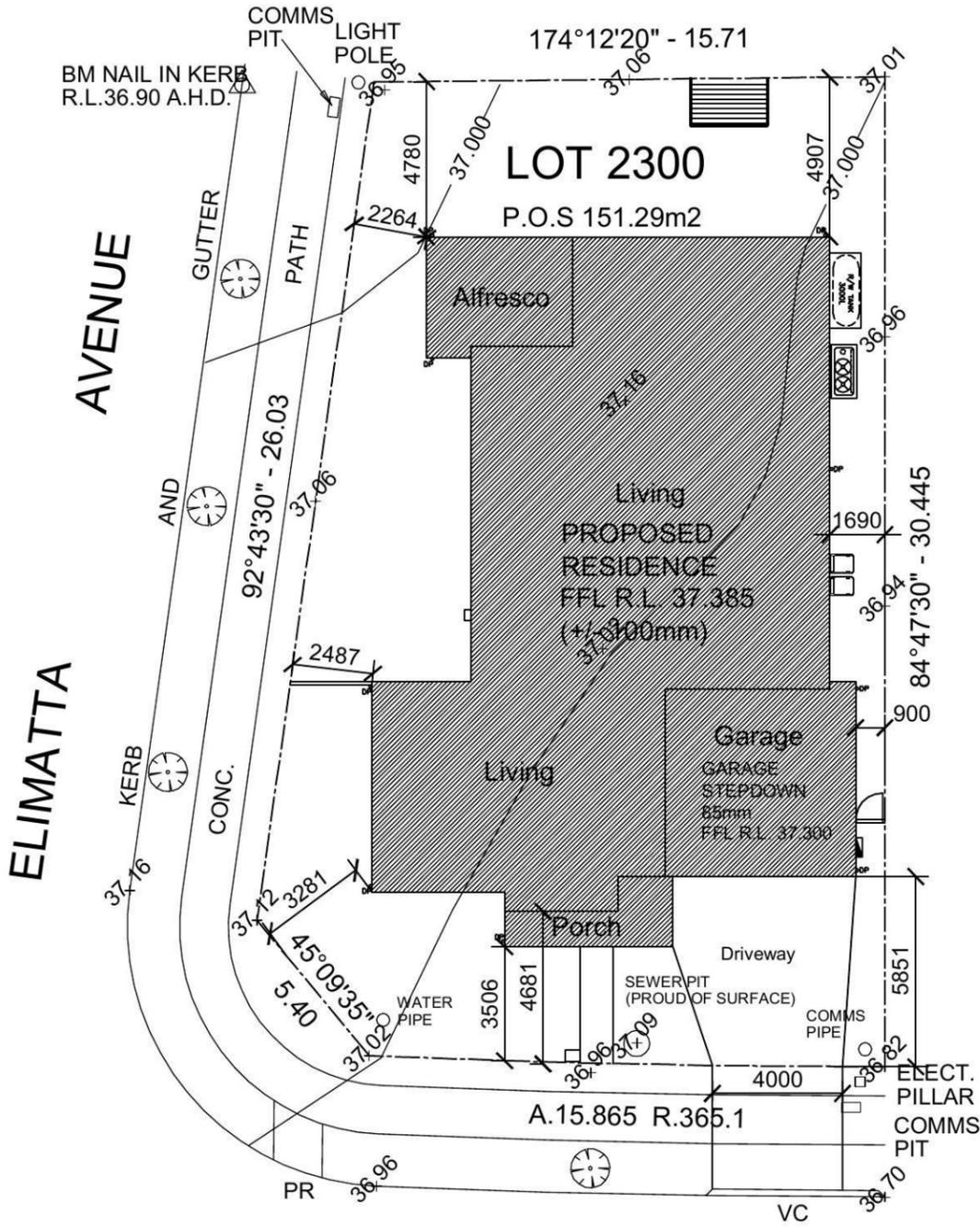
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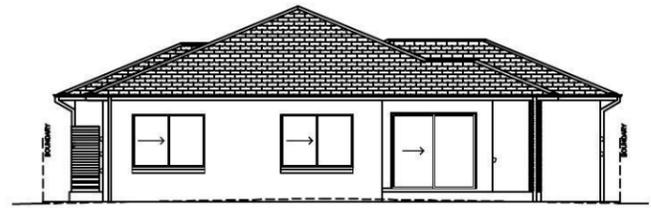


SOUTHERN ELEVATION
ELEVATION 2: SIDE



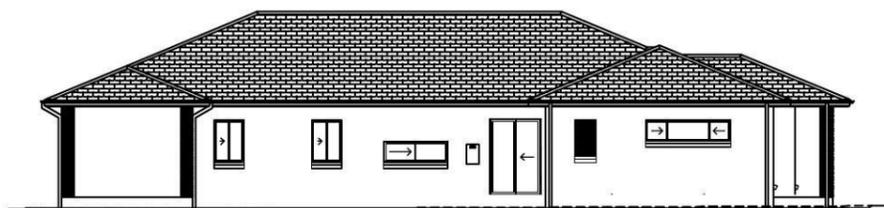
WESTERN ELEVATION
ELEVATION 1: FRONT

VACANT



EASTERN ELEVATION
ELEVATION 3: REAR

BINALONG STREET



NORTHERN ELEVATION
ELEVATION 4: SIDE

NEIGHBOUR'S NOTIFICATION



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SCALE:

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GARAGE FINISH:

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CLIENT:

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