

NOTE: REFER TO DATAPAGE (SHEET 2) OF DRAWING SET FOR ALL RELEVANT BUILDING INFORMATION WITH REGARDS TO:

- BASIX/ABSA REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL HOUSE SPECIFICATIONS

NOTE: STORMWATER LAYOUT IS DIAGRAMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY OWNER.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO

NOTE: CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'DPR' ON PLAN. McDONALD JONES HOMES PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERTFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

Flat Roof Area	242.853 m ²
Roof Collection Area	242.853 m ²

Room Name	Area (m ²)
ALFRESCO	12.739
GARAGE	38.664
LIVING	103.944
PATIO / VERANDAH	7.432
Total Areas	214.769 m²

JORDAN SPRING NOTES
THIS PLAN SHALL INCLUDE THE FOLLOWING:

- PLAIN CONCRETE TO PENRITH CITY COUNCIL SPECIFICATION IS TO BE 3M WIDE
- LAYBACK TO BE RELOCATED AND RECTIFIED AT BUILDER/OWNERS EXPENSE
- ANY EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900mm HIGH AND ARE TO BE OF MASONRY CONSTRUCTION
- ALL GARDEN/LAWN EDGING VISIBLE FROM THE STREET IS REQUIRED TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS. BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED

SALINE REQUIREMENTS
(SEE SHEET 1 (COVER PAGE) FOR DETAILS)

P.O.S	REQUIRED	PROVIDED
15%	67.5m ²	
29.4%	132.22m ²	

LOT 2032 VACANT

LOT 2033 VACANT

LOT 2038 450m²
SIZE 8.0 x 4.0 APPROX 1.8 DEEP

LOT 2039 VACANT

LOT 2037 VACANT



SYDNEY WATER APPROVED

- Position of structure to refer to Sydney Water's assets is satisfactory.
- Connections to Sydney Water sewer/water services may only be made following the issue of a permit to a licence plumber/plumber.
- It is the owner's responsibility to ensure that all proposed things will drain to Sydney Water.
- Any Plumbing and/or Drainage Work to be carried out in accordance with the Sydney Water Act 1994, AS 3500 and the NSW Code of Practice.
- Gullies, Inspection Shafts and Boundary Traps shall not be placed under any Roof, Balcony, Verandah, Floor or other cover unless otherwise approved by Sydney Water.

Property No: **5483983**
Greg Hoxson Plumbing, Wentworth Park
Quick Check Agent on behalf of SYDNEY WATER
10.01.14

DRIVEWAY GRADIENT (BY OWNER)

TOK RL20.085
162mm @ 5%
3.259

B DRY RL20.247
350mm @ 17.5%
2.000
248mm @ 16.5%
1.500
250mm @ 12.5%
2.000

GARAGE RL21.095

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

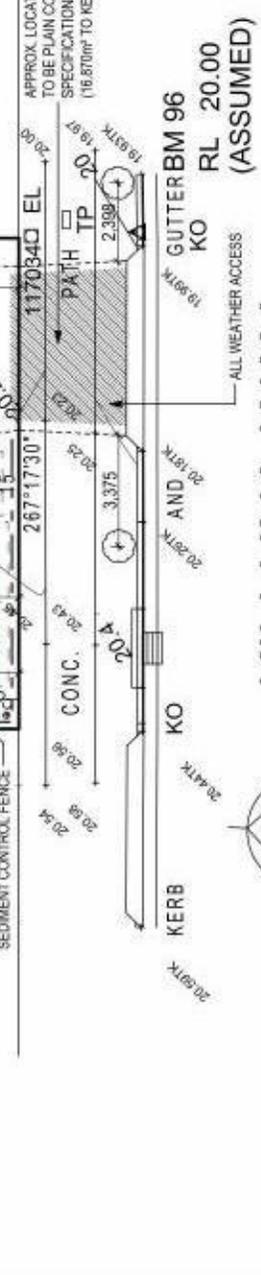
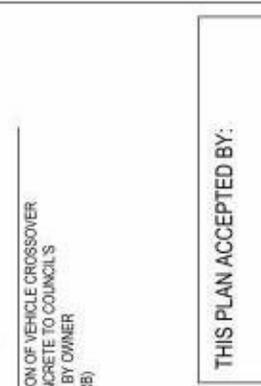
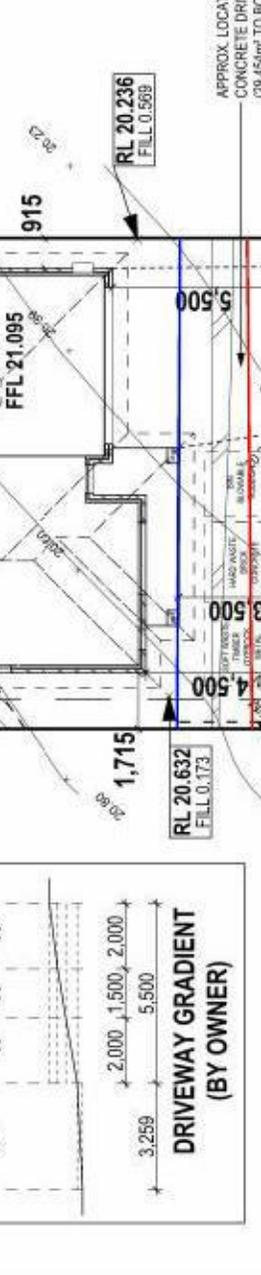
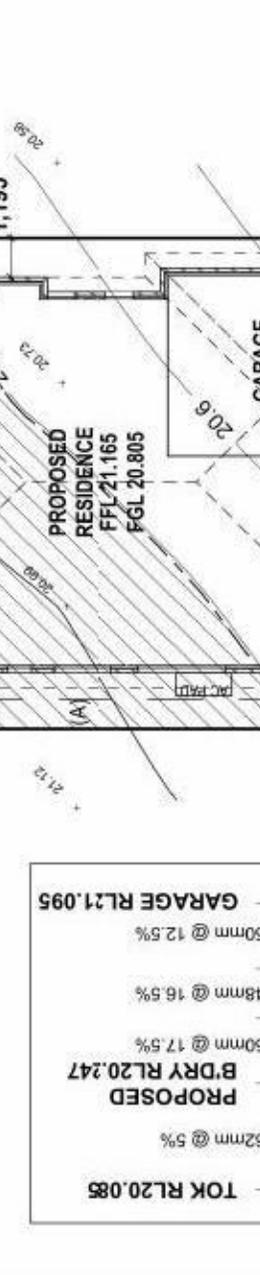
KILLUNA WAY

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

GUTTER BM 96 KO RL 20.00 (ASSUMED)

APPROX. LOCATION OF VEHICLE CROSSOVER TO BE PLAIN CONCRETE TO COUNCILS SPECIFICATIONS BY OWNER (16.670m² TO KERB)

APPROX. LOCATION OF COLOURED CONCRETE DRIVEWAY BY OWNER (29.45m² TO BOUNDARY)



DRAWING	DRAWN
1 PRELIMINARY PLANS (C/T2)	TAD 2013.06.12
2 CONTRACT PLANS	LPH 2013.07.25
3 ALL REPORTS RECEIVED	LPH 2013.08.12

CLIENT: MR J & MRS J BAREMANS
ADDRESS: KILLUNA WAY
SUBURB: JORDAN SPRINGS
POSTCODE: 2747
COUNCIL: PENRITH

LOT No: 2038
DP No: 1168989
SECTION No: ---

HOUSE DESIGN: MANHATTAN ONE 4 BEDROOM
FACADE: CUSTOM
SHEET TITLE: SITE PLAN

DESIGN CODE: H-MANCLAS12400
FACADE CODE: F-
SHEETS: 1:200, 1:100, 1:1
SHEET No: 3 / 10

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

601134

File Location: G:\Sydney\Drafting\Job Files 600000\Job Files 601101 - 601200\601134 Baremans\p1

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Application Lodgement Summary



Reference Number 8647406

Date Requested: Fri January 10 2014

Agent Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park
Applicant McDonald Jones Homes, Suite 1, 62 Norwest Boulevard Baulkham Hills 2153
Property/Asset Lot 2038 Killuna Way, Jordan Springs 2747 (J Baremans Jc Baremans) PNum: 5483983
 150 mm PVC Sewer Main - (10577900) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Yes
Connection Type	Low Infiltration Sewer

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Application Lodgement Summary



Reference Number 8647407 **Date Requested:** Fri January 10 2014

Agent Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park
Applicant McDonald Jones Homes, Suite 1, 62 Norwest Boulevard Baulkham Hills 2153
Property/Asset Lot 2038 Killuna Way, Jordan Springs 2747 (J Baremans Jc Baremans) PNum: 5483983
 150 mm PVC Sewer Main - (10577900) (WasteWater)
Product Plumbing and Drainage Audit Inspection Application

Charge	Product Cost	GST	Total
Plumbing and Drainage Audit Inspection Application	\$190.00	\$0.00	\$190.00

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Yes
Connection Type	Low Infiltration Sewer

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Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

You must contact NSW Fair Trading on 1300 889 099 at least 2 working days prior to the inspection time to arrange for inspection of the works.

Properties in recycled water areas are required to pay for additional inspections, as inspections are required to be carried out on both the potable and recycled water services. These fees will generally be charged upon payment of the Plumbing and Drainage Audit Inspection application, or as directed by NSW Fair Trading.

Recycled water areas require full inspections for all water and sewer drainage installations and a final inspection before occupation. If you have any further inquiries or need to organise the inspection please call NSW Fair Trading on 1300 889 099.

Re-use of greywater (eg washing machine) or blackwater (eg treated sewage) requires the installation/s to be fully inspected by NSW Fair Trading, and a testable backflow prevention

device fitted to the water service at the meter installation. The application must be supported by written approval from the local council and also include details of the changes to the house drainage/sanitary plumbing.

Conditions

- All fees are NON REFUNDABLE and NON TRANSFERABLE
- Any Plumbing or Drainage work MUST BE carried out by or under the immediate Supervision of Authorised Licensees who MUST lodge a separate Application to commence the work.
- This Application will lapse if the relevant work shown hereon has not commenced within 12 months of the date shown on the receipt.
- Where the Sewer is not available Sydney Water cannot accept any responsibility for the locations, lines and levels of the Supervised work for connection to the Sewer when it becomes available
- Owner's please note: You should obtain a 'Certificate of Compliance' from your Plumber or Drainer. This is your warranty for work done.

EXTRACT FROM THE WATER BOARD (CORPORATION) ACT 1994 - Clause 21 (5) Water (Finance) Regulation

1. An owner or occupier of land shall not refuse to give, wilfully omit to disclose, or wilfully misstate to an Officer of Sydney Water:-
 - a. any information required for, or likely to affect, a valuation or determination to be made for the purpose of this clause;
 - b. in the case of an occupier, the name of the owner of the land or the person who receives, or is Authorised to receive, the rent for the land. MAXIMUM PENALTY: \$5,000 IN THE CASE OF A CORPORATION, OR IN OTHER CASES, \$2,000.



Application Lodgement Summary



Reference Number 8647407 **Date Requested:** Fri January 10 2014

Agent Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park

Applicant McDonald Jones Homes, Suite 1, 62 Norwest Boulevard Baulkham Hills 2153

Property/Asset Lot 2038 Killuna Way, Jordan Springs 2747 (J Baremans Jc Baremans) PNum: 5483983
150 mm PVC Sewer Main - (10577900) (WasteWater)

Product Plumbing and Drainage Audit Inspection Application

Charge	Product Cost	GST	Total
Plumbing and Drainage Audit Reinspection Application	\$0.00	\$0.00	\$0.00
Reinspection Charge	\$100.00	\$0.00	\$100.00

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Yes
Connection Type	Low Infiltration Sewer

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Transaction Summary

**Date Requested** Fri January 10 2014**A.B.N** 49 776 225 038**Agent** Greg Houston Plumbing, 1/9 Hargraves Pl Wetherill Park**Applicant** McDonald Jones Homes, Suite 1, 62 Norwest Boulevard Baulkham Hills 2153

This document will be a tax invoice when you make payment.

Transaction Details**Charge GST Total***Lot 2038 Killuna Way, Jordan Springs 2747*

8647406 Building Plan Approval Application	\$17.01	\$0.00	\$17.01
8647407 Plumbing and Drainage Audit Inspection Application	\$190.00	\$0.00	\$190.00
8647407 Plumbing and Drainage Audit Reinspection Application	\$0.00	\$0.00	\$0.00
8647407 Reinspection Charge	\$100.00	\$0.00	\$100.00

Transaction Total**\$307.01 \$0.00 \$307.01**