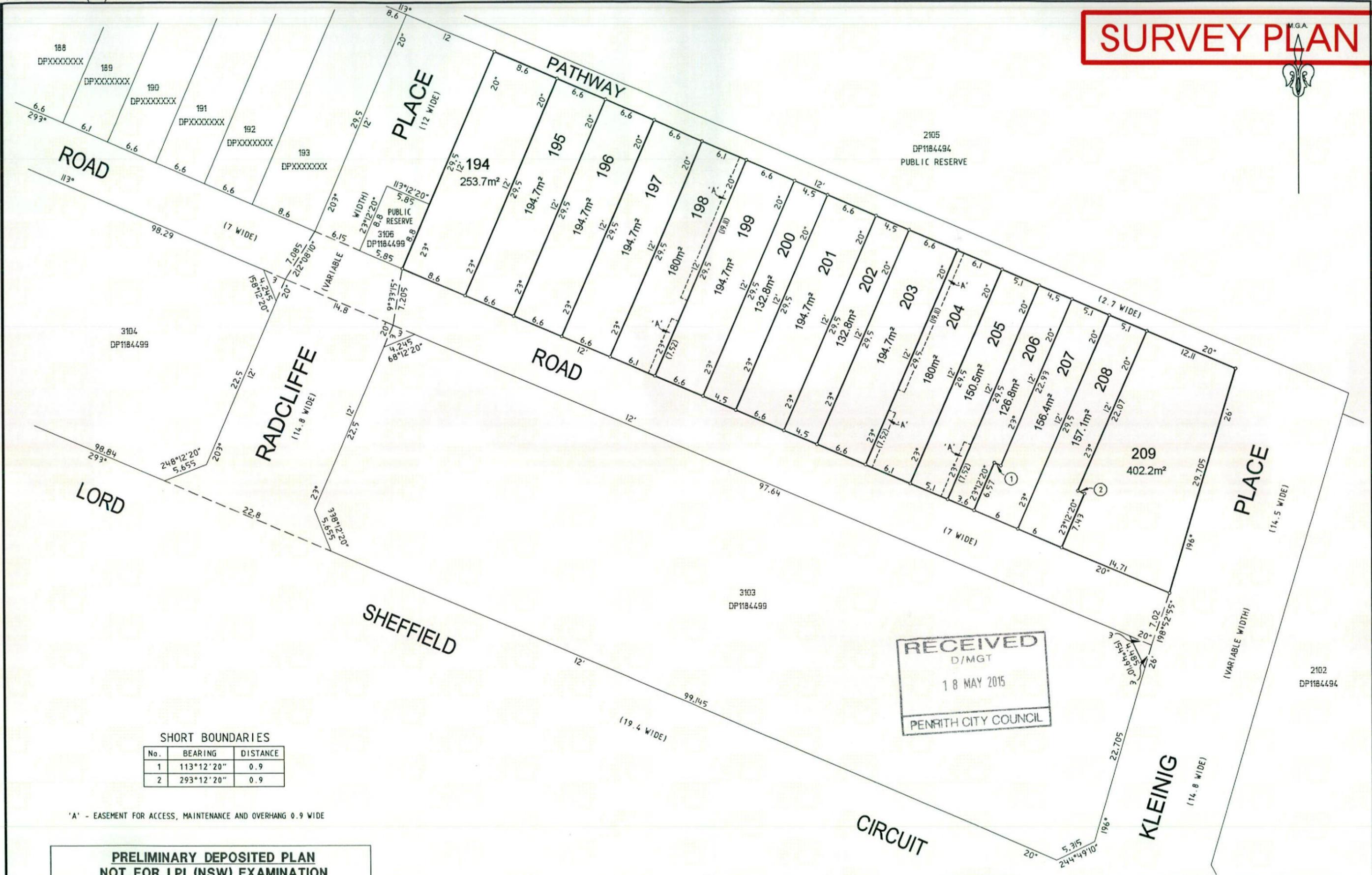


SURVEY PLAN

M.G.A.



SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	113°12'20"	0.9
2	293°12'20"	0.9

'A' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**PRELIMINARY DEPOSITED PLAN
NOT FOR LPI (NSW) EXAMINATION**

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY LANDCOM. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCILS CONDITIONS OF APPROVAL

Surveyor: GRAHAM JOHN HALL
Date of Survey: 28 AUGUST 2014
Surveyor's Ref: 72-10-3102

PLAN OF
SUBDIVISION OF LOT 3102 DP1184499

LGA: PENRITH
Locality: PENRITH
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 300

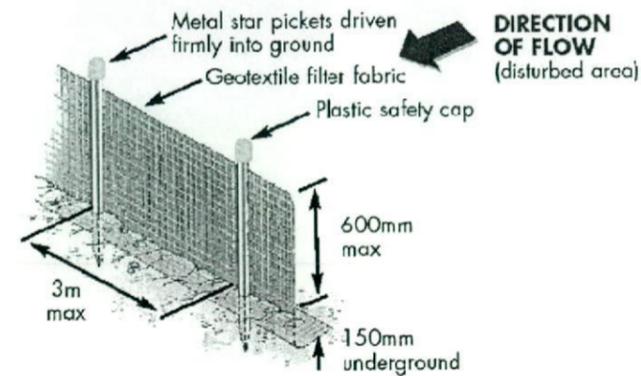
Registered

D.P.

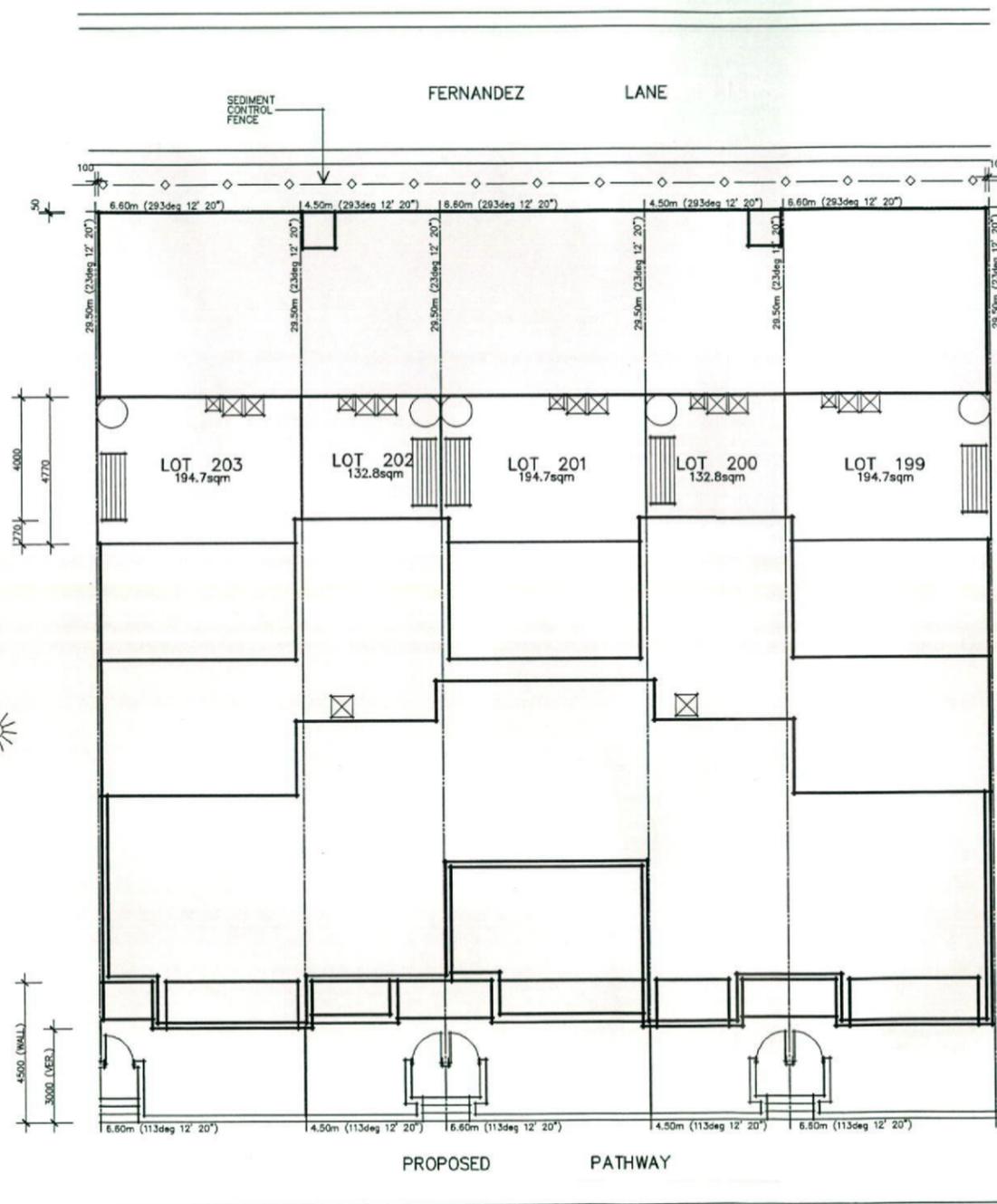
KEY:

	= 1400L RAIN WATER TANK
	= CLOTHESLINE
	= GARBAGE BIN STORAGE AREA
	= 2500L RAIN WATER TANK

APPROVED SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED ON SITE BEFORE CONSTRUCTION COMMENCES. THEY ARE TO BE RETAINED UNTIL CONSTRUCTION IS COMPLETE



SEDIMENT CONTROL DETAIL
NOT TO SCALE



EROSION & SEDIMENT CONTROL PLAN
SCALE 1:100

ISSUE	AMENDMENT	DATE
CLIENT		

ADMARK CONSTRUCTIONS
1 EASTON AVENUE SPRING FARM NSW 2570
PH: 02 4658 2388 E: admark@admarkconstructions.com.au

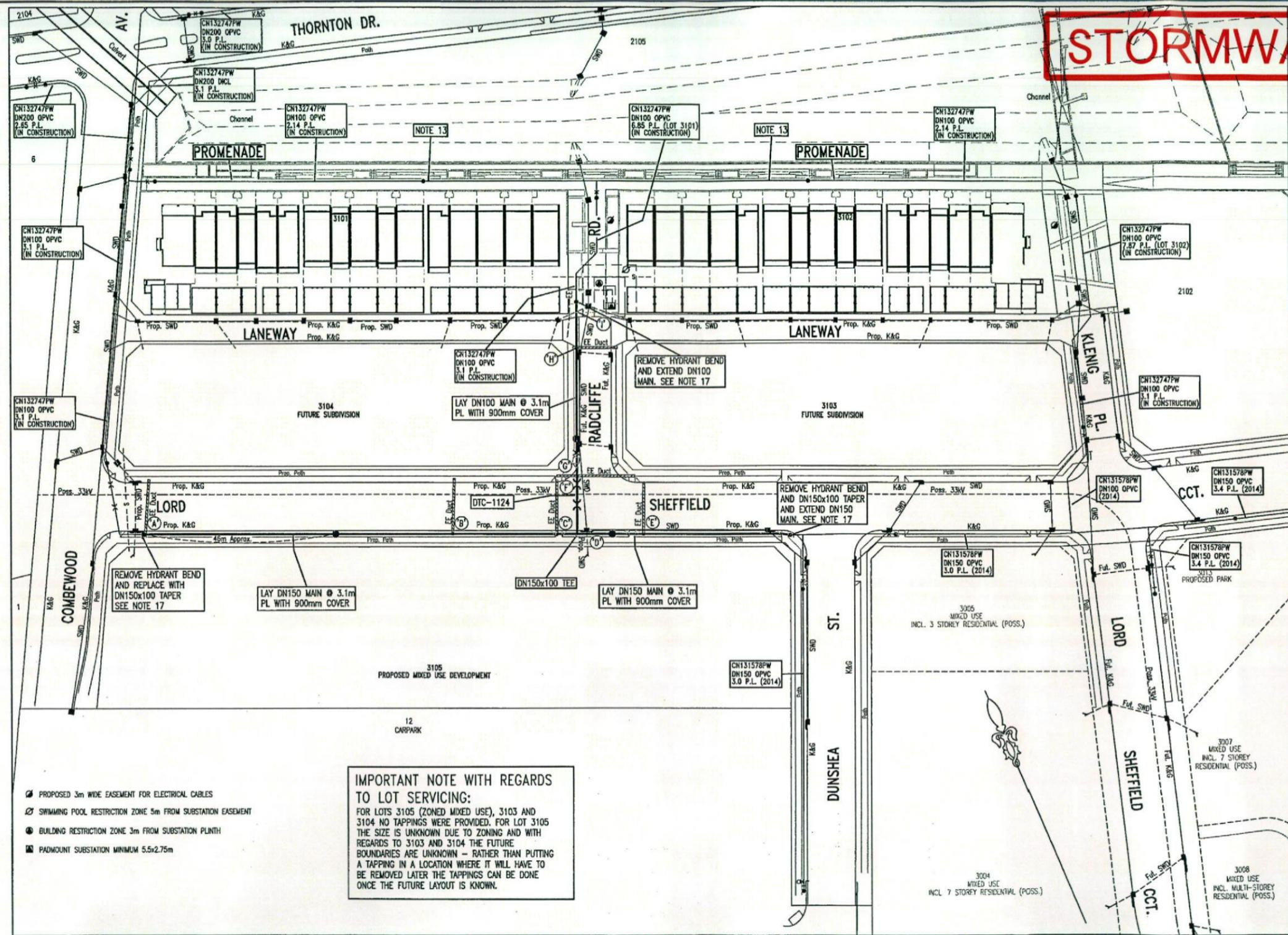
JOB:
PROPOSED STYROCRETE VENEER RESIDENCES

Lot 199-203 Stage 3B Tomacis Thornton Estate Penrith
LOT: 199-203 DP: 1205685 AREA: various
LGA: Penrith City Council

SCALE: 1:100 @ A1 1:200 @ A3	DATE: 1-4-15.	
DRAWN BY: 1951-29	DRAWN/ISSUE: T.H. A	

REGGIE'S
RESIDENTIAL DESIGN & DRAFTING
"SPECIALISING IN EXCLUSIVE LUXURY HOMES"

PO Box 222, Rungby NSW 2574
Shop 1/222 Great Southern Road, Rungby NSW 2574
Phone: 4664 3747 • Fax: 4684 3748 • Mobile: 0438 843 148
Email: reggie@reggies.com.au



- ☑ PROPOSED 3m WIDE EASEMENT FOR ELECTRICAL CABLES
- ☑ SWIMMING POOL RESTRICTION ZONE 5m FROM SUBSTATION EASEMENT
- ⊙ BUILDING RESTRICTION ZONE 3m FROM SUBSTATION PLINTH
- Ⓜ PADMOUNT SUBSTATION MINIMUM 5.5x2.75m

IMPORTANT NOTE WITH REGARDS TO LOT SERVICING:
 FOR LOTS 3105 (ZONED MIXED USE), 3103 AND 3104 NO TAPPINGS WERE PROVIDED. FOR LOT 3105 THE SIZE IS UNKNOWN DUE TO ZONING AND WITH REGARDS TO 3103 AND 3104 THE FUTURE BOUNDARIES ARE UNKNOWN - RATHER THAN PUTTING A TAPPING IN A LOCATION WHERE IT WILL HAVE TO BE REMOVED LATER THE TAPPINGS CAN BE DONE ONCE THE FUTURE LAYOUT IS KNOWN.

SERVICES CROSSING TABLE

CROSSING	SERVICE	SERVICE SIZE	PW SIZE	SERVICE COVER (m)	PW COVER (m)	** CLEARANCE (m)	REFER TO DTC DRAWING No.	COMMENTS
'A'	EE	-	DN150	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'B'	EE	-	DN150	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'C'	EE	-	DN150	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'D'	SWD	DN525	DN150	1.25	0.90	0.17	-	-
'E'	EE	-	DN150	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'F'	EE	3xDN150	DN100	1.40	-	0.225	DTC-1124	For details please see table to side
'G'	EE	-	DN100	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'H'	EE	-	DN100	0.70	1.075	0.225	-	Ease PW main under proposed EE duct
'I'	SWD	DN375	DN100	1.31	0.90	0.30	-	-

* FOR COVER 900mm IS ASSUMED FOR ANY PW MAIN IN FOOTPATH OR ROAD AS PER DISCUSSION WITH CLIENT.
 IF PW MAIN IS TO GO OVER OR UNDER A SERVICE AMENDED COVER IS GIVEN
 ** FOR ELECTRICAL DUCTS ONE DUCT WITH A DIAMETER OF 150mm IS ASSUMED
 Ⓜ BOTTOM OF 33kV TRENCH 1.4m FROM SURFACE

DTC DETAILS FOR SWD CROSSING 'F'

DIMENSION (mm)	Comment
'D'	150 Concrete encasement thickness
'R'	450 Length of Rocker Pipe
'Z1'	1300 See DTC-1124 Schematic
'L1'	1200 See DTC-1124 Schematic
'W1'	4000 See DTC-1124 Schematic
'X1'	1000 See DTC-1124 Schematic

- ALL DIMENSIONS TO BE VERIFIED INDEPENDENTLY BY THE CONSTRUCTOR PRIOR TO CONSTRUCTING THE CROSSING
- FOR CALCULATION OF 'L1' AND 'Z1' IT WAS ASSUMED THAT PW MAIN HAS COVER IN FOOTPATH OF 900mm
- TRENCHWIDTH FOR THE 33kV CABLE IS 900mm WITH 'W1' LOCATED CENTRALLY UNDER TRENCH.

Galchek Pty Ltd
FOR CONSTRUCTION
 IN ACCORDANCE WITH
 PLAN 139000P ISSUE A
 DATE 12/3/2014

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE	F.J.	27.05.14

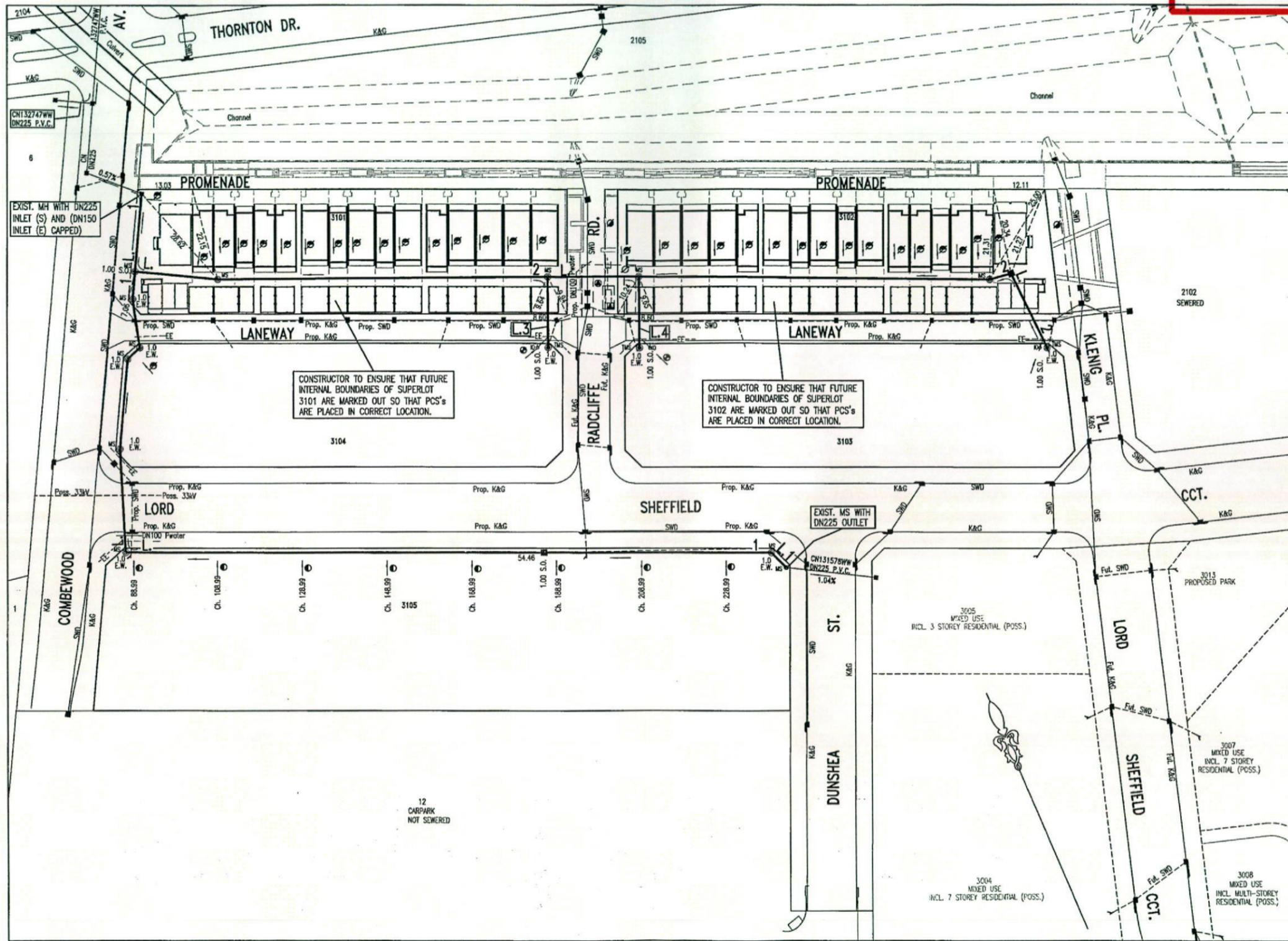
WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: **Sydney WATER** (SYDNEY WATER CORPORATION)
 W.S.C. _____
 CONSTRUCTOR: _____
 COMPLETED: _____
 W.A.C. PREPARED: _____

DESIGNER: _____
 I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

Case No. 139000PW SHT 2 OF 2 SHTS.
 FOR DETAILS OF SERVICES SEE SHEET 1

SEWER PLAN
 DEVELOPER CONTRACT PLAN
 NORTH PENRITH STAGE 3B
 LOW INFILTRATION SEWER SYSTEM



- ☐ PROPOSED 3m WIDE EASEMENT FOR ELECTRICAL CABLES
- ☐ SWIMMING POOL RESTRICTION ZONE 5m FROM SUBSTATION EASEMENT
- ☐ BUILDING RESTRICTION ZONE 3m FROM SUBSTATION PLINTH
- ☐ PADMOUNT SUBSTATION MINIMUM 5.5x2.75m

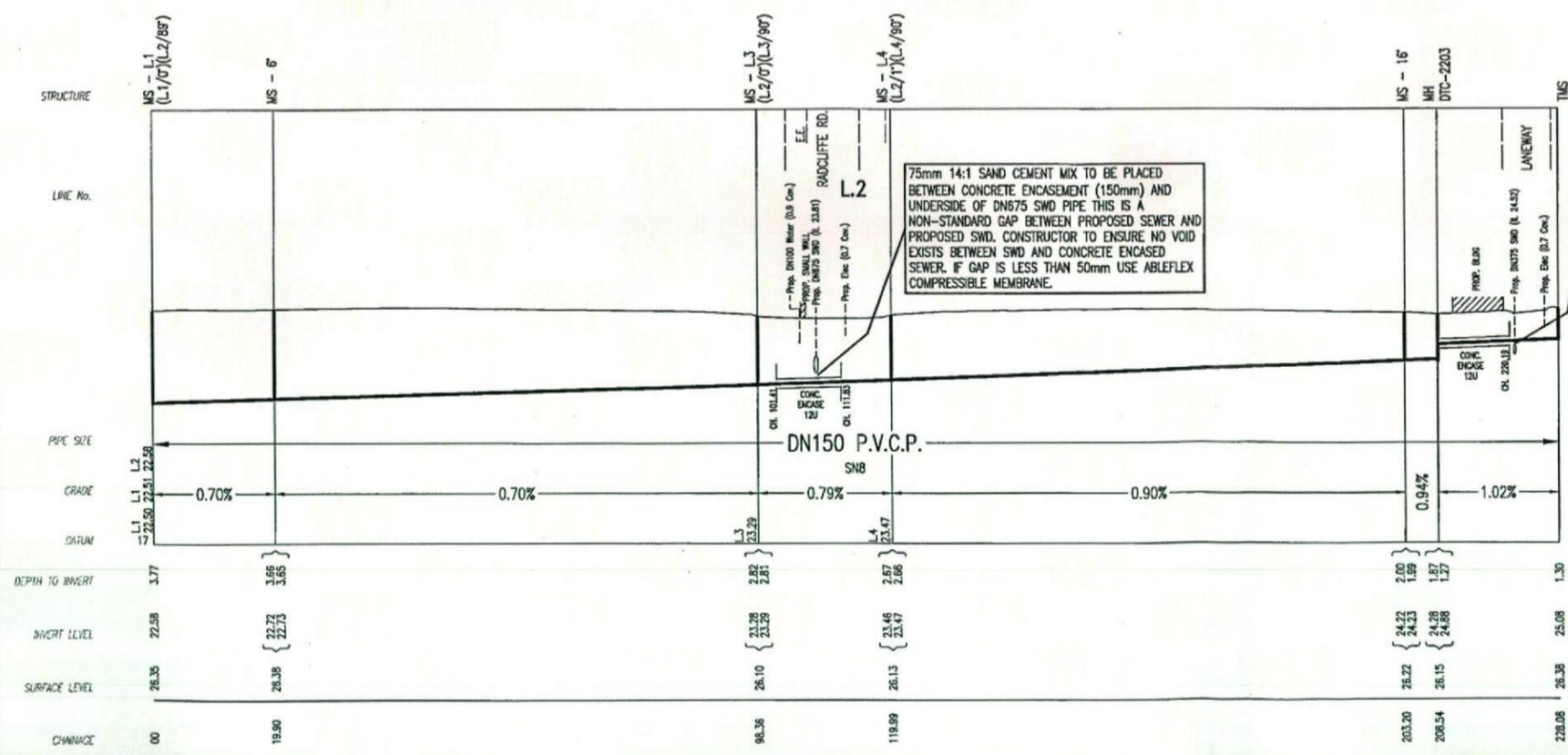
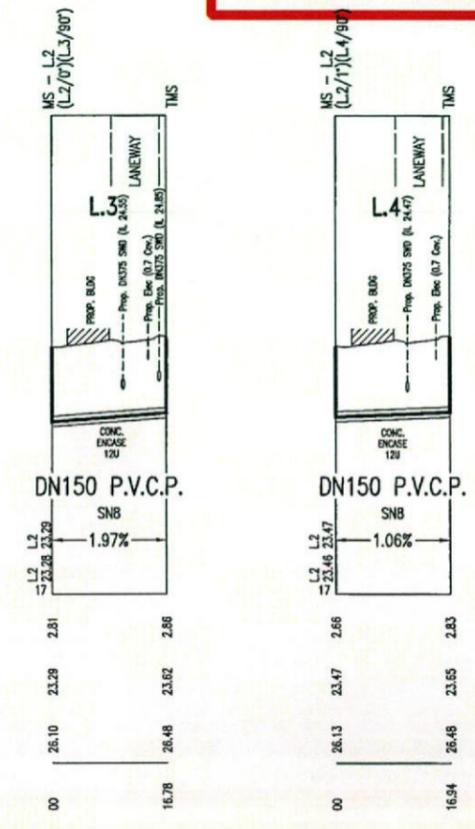
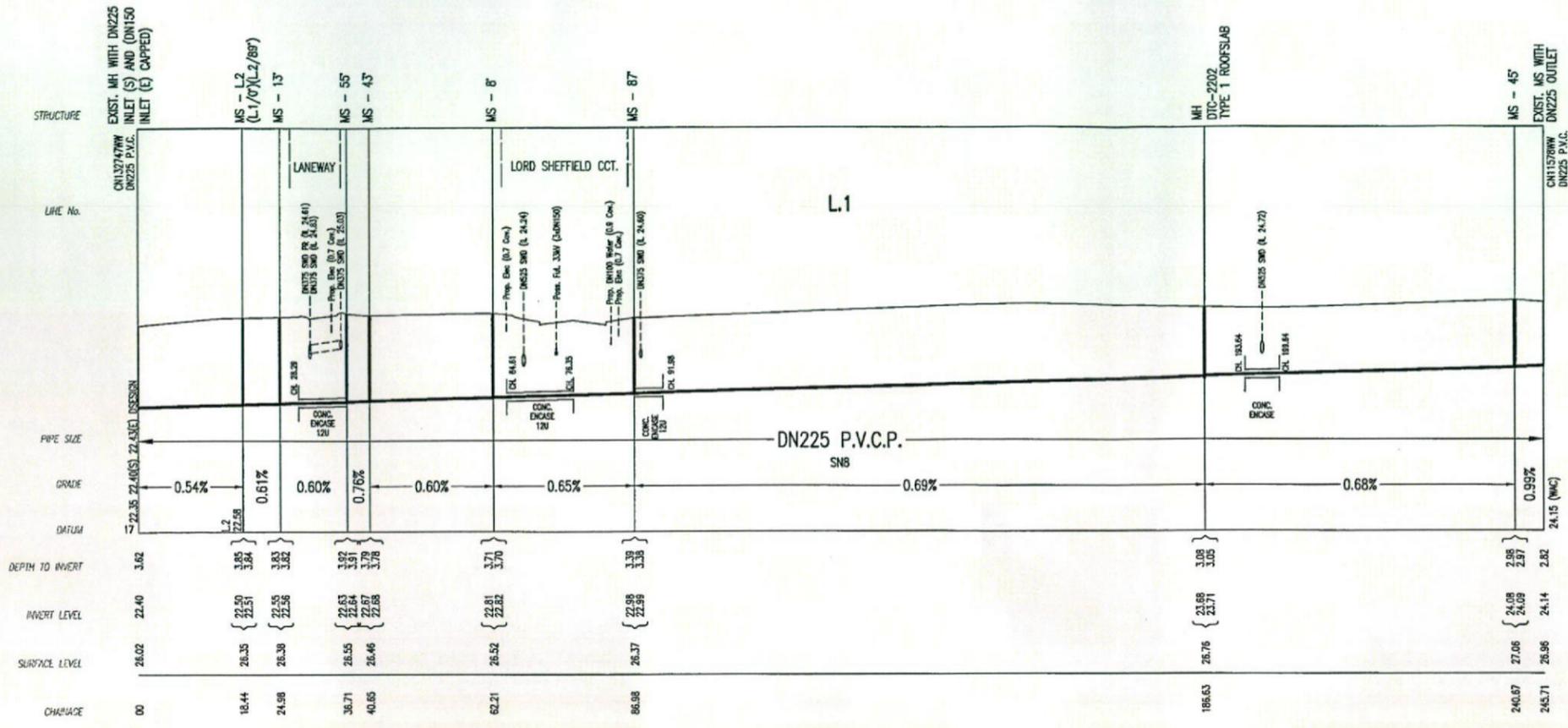
Qalchek Pty Ltd
FOR CONSTRUCTION
 IN ACCORDANCE WITH
 PLAN 139000WW ISSUE A
 DATE 12/8/2014

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE	F.J.	27.05.14

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	W.S.C.	Sydney WATER	
CONSTRUCTOR	COMPLETED		
DESIGNER		Case No. 139000WW	SHT 2 OF 3 SHTS.
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	

A1F

SEWER PLAN
 DEVELOPER CONTRACT PLAN
 NORTH PENRITH STAGE 3B
 LOW INFILTRATION SEWER SYSTEM



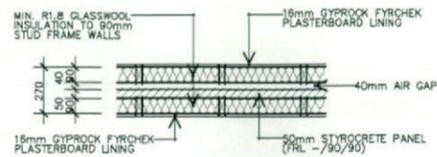
75mm 14:1 SAND CEMENT MIX TO BE PLACED BETWEEN CONCRETE ENCASEMENT (150mm) AND UNDERSIDE OF DN675 SWD PIPE THIS IS A NON-STANDARD GAP BETWEEN PROPOSED SEWER AND PROPOSED SWD. CONSTRUCTOR TO ENSURE NO VOID EXISTS BETWEEN SWD AND CONCRETE ENCASED SEWER. IF GAP IS LESS THAN 50mm USE ABLEFLEX COMPRESSIBLE MEMBRANE.

NON-STANDARD 65mm GAP BETWEEN TOP OF SWD AND UNDERSIDE OF PROPOSED DN150 SEWER. GAP TO BE FILLED WITH 14:1 SAND CEMENT MIX (IF GAP IS LESS THAN 50mm USE ABLEFLEX COMPRESSIBLE MEMBRANE) CONSTRUCTOR BETWEEN SWD PIPE AND DN150 SEWER.

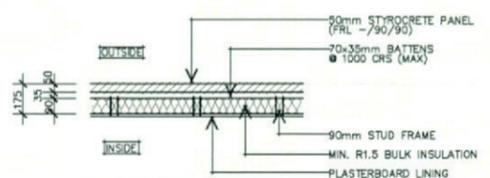
Qalchek Pty Ltd
FOR CONSTRUCTION
 IN ACCORDANCE WITH
 PLAN 139000 WW ISSUE A
 DATE 12/3/2014

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE	F.J.	27.05.14

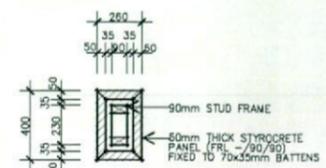
WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER	
DESIGNER	.....	CONSTRUCTOR	.....
W.S.C.	.....	COMPLETED	.....
CONSTRUCTOR	.....	W.A.C. PREPARED	.....
DESIGNER	.....	DESIGNER	.....
W.S.C.	.....	CONSTRUCTOR	.....
CONSTRUCTOR	.....	COMPLETED	.....
W.A.C. PREPARED	.....	DESIGNER	.....



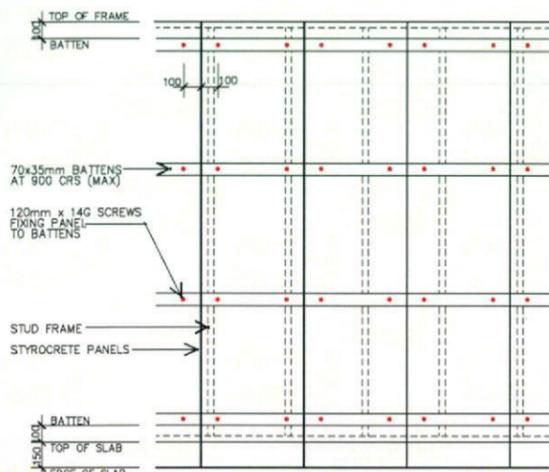
DETAIL 1
SCALE 1:20
Rw 50, Rw+Ctr 55 (+/-3) WITH STANDARD 13mm PLASTERBOARD
REPORT BY INSL DATED 25/1/13
(FRL 90/90/90)
EXCEEDS CSR 556(b)



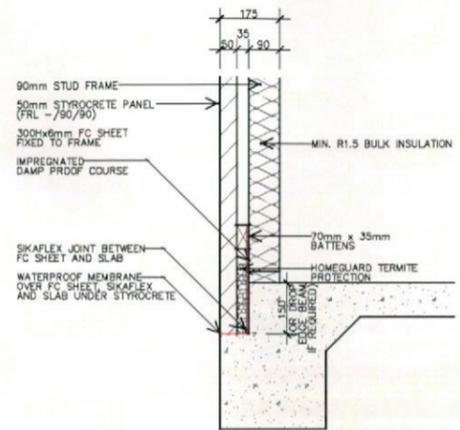
DETAIL 2
SCALE 1:20
FROM OUTSIDE ONLY
(FRL 90/90/90)



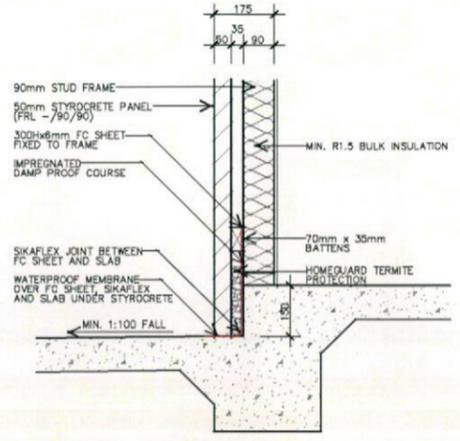
DETAIL 3
SCALE 1:20
(FRL 90/90/90)



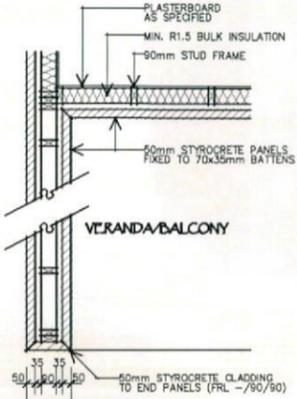
DETAIL 11
SCALE 1:20
FOR WING WALL/VERANDA POST
(FRL 90/90/90)



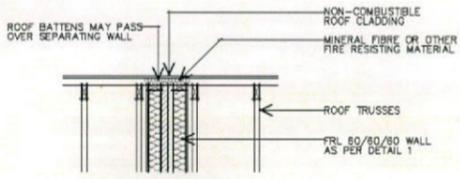
DETAIL 5
SCALE 1:10
(TO ALL SLAB EDGES WITH NO ADJOINING PATHS/VERANDAS)



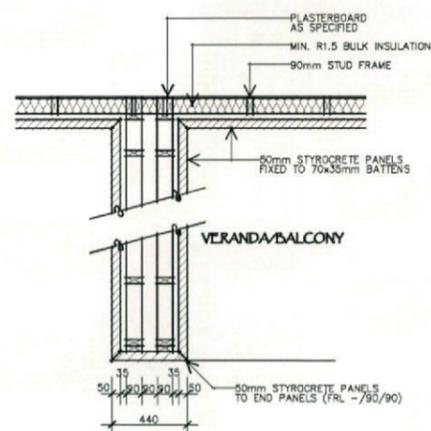
DETAIL 6
SCALE 1:10
(TO ALL JOINTS BETWEEN AN EXTERNAL WALL AND PATH/VERANDA)



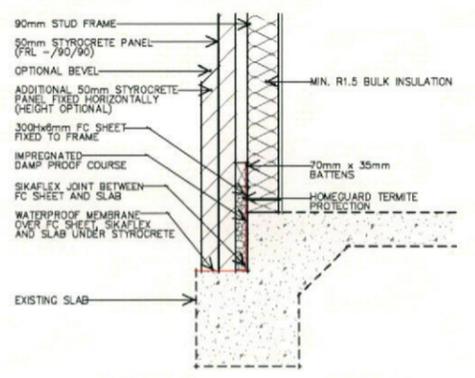
DETAIL 7
SCALE 1:20
FOR WING WALL/VERANDA POST
(FRL 90/90/90)



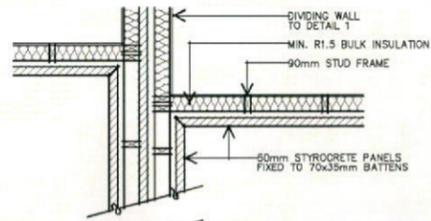
DETAIL 12
SCALE 1:20
(IN ACCORDANCE WITH BCA FIGURE 3.7.1.11)



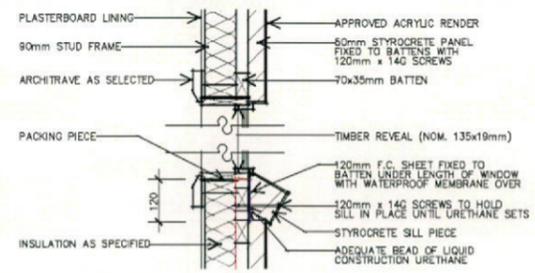
DETAIL 8
SCALE 1:20
(FRL 90/90/90)
FOR WING WALL/VERANDA POST



DETAIL 9
SCALE 1:10
(FOR EXISTING SLABS SET FOR BRICK VENEER)



DETAIL 10
SCALE 1:20
FOR WING WALL/VERANDA POST
(FRL 90/90/90)



DETAIL 15
SCALE 1:10
(TYPICAL WINDOW SILL & HEAD DETAIL)

The details call for an insulated 90mm timber stud wall with horizontal 70mm by 20mm treated pine battens supporting a 50mm thick STYROCRETE panel. As such, the STYROCRETE panels are strictly a cladding and have no direct structural role in the construction.

The typical STYROCRETE panel is faced with 4.5mm thick fibre cement sheets on both sides of the lightweight concrete core of the panel and accordingly has the durability of the commercial fibre cement sheets used in its manufacture. The finishing of the panel in render and paint augments the durability of the system.

The panels are to be installed full height over the timber framing and extend from eaves above to a recess in the concrete foundation complete with a waterproof membrane for weather tightness. The standard 600mm panels have side tongue and groove jointing which is also sealed with H B FULLER Firesound adhesive to complete the weather tightness of the cladding system.

This is to certify that the proposed use of the 50mm STYROCRETE panels for the cladding of external walls as per these standard details is consistent with the Building Code of Australia's Housing Provisions clause 1.1.1 and clause 1.2.2 Evidence of Suitability.

Regards
David Turner
B.E. MIEA. CPEng
Membership No. 275717

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