

Disclaimer: This Contour Plan must be used in conjunction with the photographs and the Site Survey Report.

No As constructed services information was received for this plan at time of survey. Service line location undetermined.

- A EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE**
- C EASEMENT TO DRAIN WATER 2 WIDE**

IF IN DOUBT ASK!

G.L 29.050
CUT 0.250
FILL 0.300
F.L 29.475

SITE COVER

SITE AREA 386 m²
DWELLING 194.4 m²
SITE AREA 50.4 %

CONTOUR SURVEY PLAN

CLIENT: Tribeca Homes

SITE ADDRESS:

Lot 2221 Greenwood Parkway, Jordan Springs

REAL PROPERTY DESCRIPTION

Lot: 2221
on: DP1168992
Parish of: Londonderry
County of: Cumberland
Area: 386.0 m²
UBD Ref: Map Ref
Local Authority: Penrith C. C.
Contour Interval: 0.25m
Datum: AHDD (Field Stn RL45.196)

LEGEND

- | | | |
|-------|----------------------|-------------------------|
| ○ LP | LIGHT POLE | — FENCE |
| ○ OP | ORIGINAL PEG | — ROCK RETAINING WALL |
| ▲ TBM | TEMPORARY BENCH MARK | — TIMBER RETAINING WALL |
| ○ PP | POWER POLE | — STORM WATER PIPE |
| ○ F | FIRE HYDRANT | — GAS SUPPLY |
| ○ A | AIR VALVE | — BARRIER KERB LINE |
| ○ S | SEWER MANHOLE | — SURVEY CONTROL MARK |
| ○ R | ROOFWATER PIT | — STORMWATER MANHOLE |
| ○ P | POWER BOX | — PERMANENT SURVEY MARK |
| ○ T | TELSTRA PIT | — GULLY GRATE |
| —> | CROSS-OVER | — WATER TAP/WATER/VALVE |
| — | HEADWALL | — SIGN (AS SHOWN) |
| — S | SEWER LINE | — SW |
| — TOP | Top of Bank | — SW |
| — TOE | Bottom of Bank | — SW |
| | | — ELECTRIC POWER LINE |

Disclaimer:
 The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of **VISIBLE SERVICES ONLY**. The location of pegs found have **NOT BEEN CHECKED** and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.

KEVIN HOLT CONSULTING
 SURVEYORS AND TOWN PLANNERS

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 107 Miles Platting Road
 Eight Mile Plains Qld 4113
 Phone 07 3219 0400
 Fax 07 3219 0900
 Email brisbane@kevinholtconsulting.com

DATE SURVEYED: 14/05/2013
SURVEYOR: AC (AP)

A3 **SCALE:** 1:200
DATE DRAFTED: 22/05/2013

JOB NO.
 2504 C
 131403

PLAN NO. REV
 SHEET 1 OF 10
 131403 - 001B

NOTE: TERMITE PROTECTION TO BE HOMEGUARD BLUE TERMITE SYSTEM AND PHYSICAL PROTECTION TO PENETRATIONS.

CONCRETOR NOTE: CONFIRM VERT. CHECK DIMENSION OF KERB TO PAD LEVEL PRIOR TO DRIVEWAY SETOUT. REPORT ANY VARIATION TO THE DRAFTING DEPT.

RAINWATER TANK/ STORMWATER NOTES:
 ALL STORMWATER PIPES TO BE CONNECTED IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

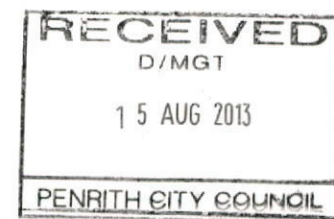
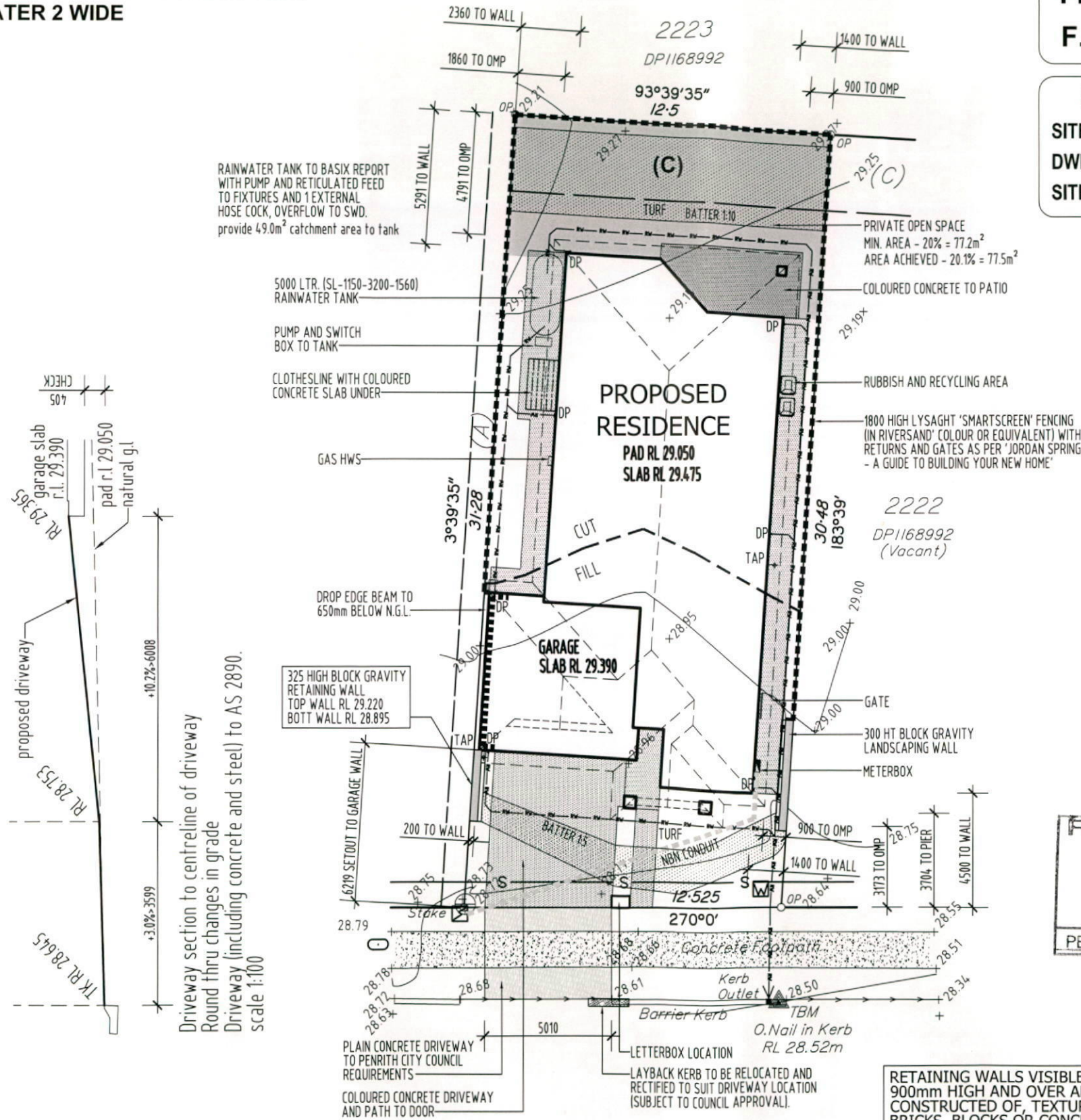
PROVIDE ABLE-FLEX OR SIMILAR APPROVED PRODUCT BETWEEN SLAB & ADJOINING SURFACE FINISH (TYP)

SEDIMENT CONTROL BARRIER AND CROSSOVER AS REQUIRED FOR CONSTRUCTION PURPOSES

STORMWATER TO FRONT KERB WITH APPROVED KERB ADAPTOR OR TO GULLY TRAP WHEN PROVIDED AT REAR

SEWER LEVEL TBC
INVERT LEVEL TBC

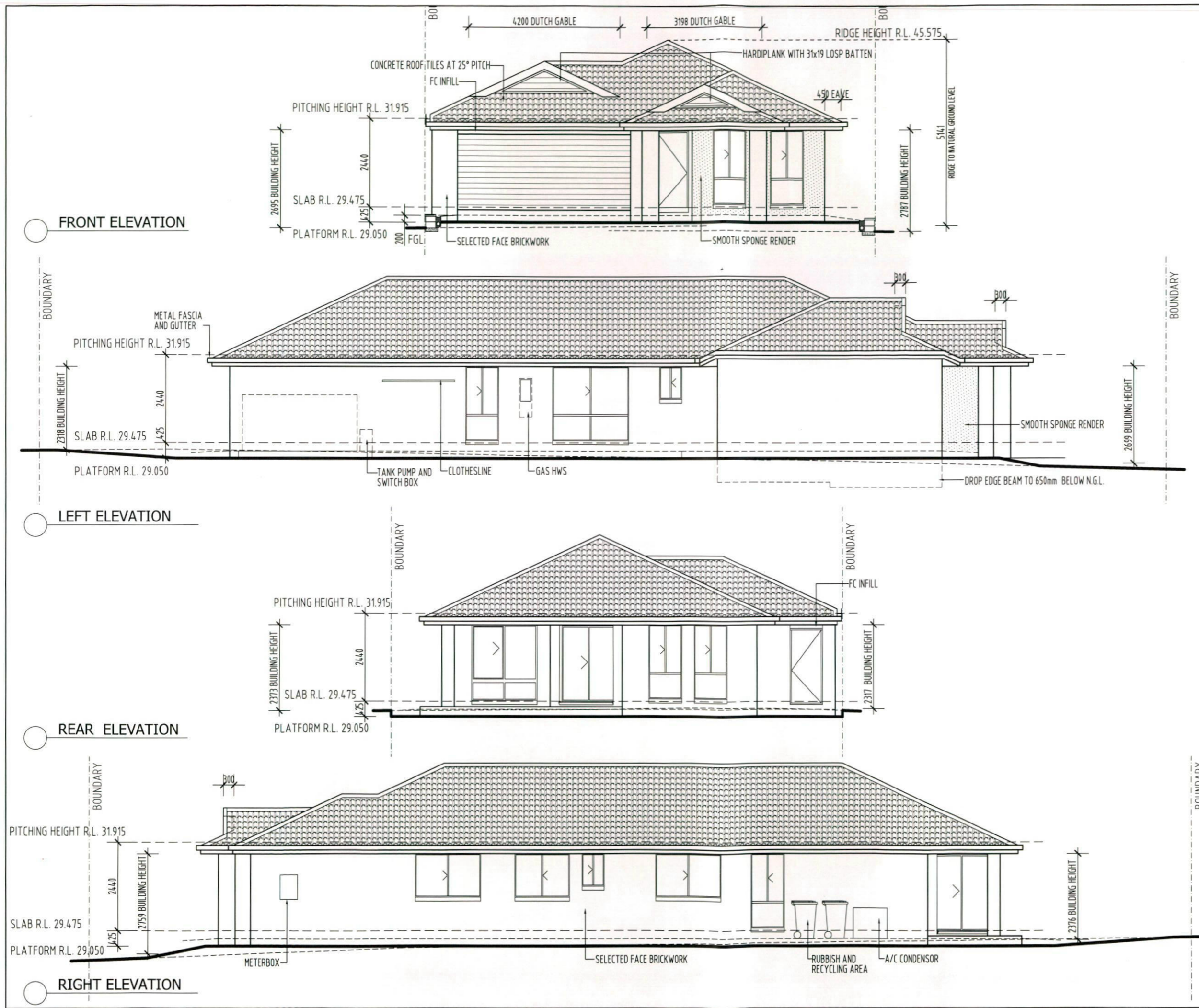
NOTE: FINAL PAD LEVEL TO BE CONFIRMED ON SITE. SITE CUT & FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY DUE TO SITE AND SOIL CONDITIONS.



NABILLA STREET

Scale 1:200 - Lengths are in Metres.





- GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600.
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1
 - TIMBER CONSTRUCTION TO COMPLY WITH AS1684.
 - CONCRETE ROOFING TO COMPLY WITH AS1757 / AS2050
 - WET AREAS TO COMPLY WITH CLAUSE F1.7 OF THE NCC.
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.
 - CONCRETE ROOF FIXED IN ACCORDANCE WITH THE MANUF'S SPECIFICATIONS FOR RELEVANT CONDITIONS.
 - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
 - VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.1.8 OF THE NCC.



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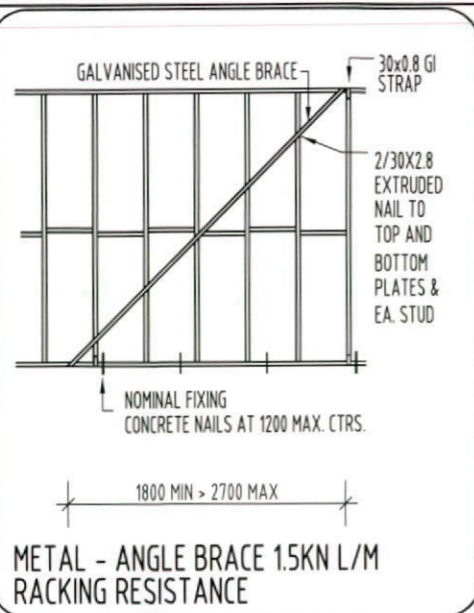
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DESIGN **Noosa H04 MOD**

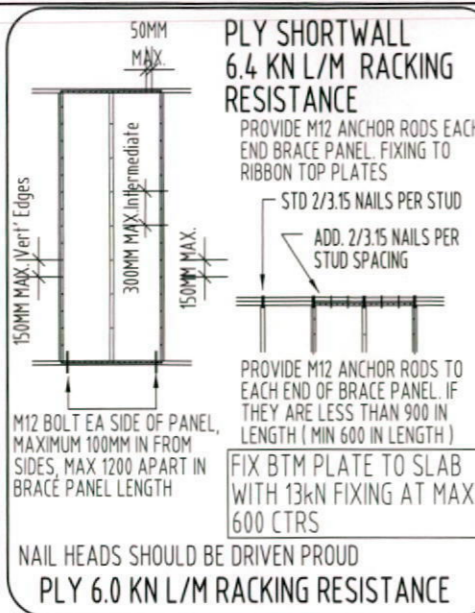
CLIENT
R & C GILLETTE

LOT 2221 NABILLA STREET
 JORDAN SPRINGS ESTATE
 JORDAN SPRINGS

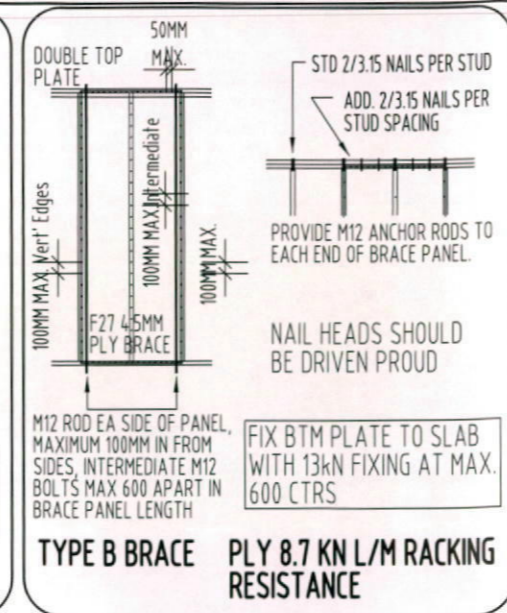
DRAWN	MV	DATE	27.06.2013
SCALE	1:100	WIND RATING	N2
JOB No.	2504 C	SHEET	3 of 10



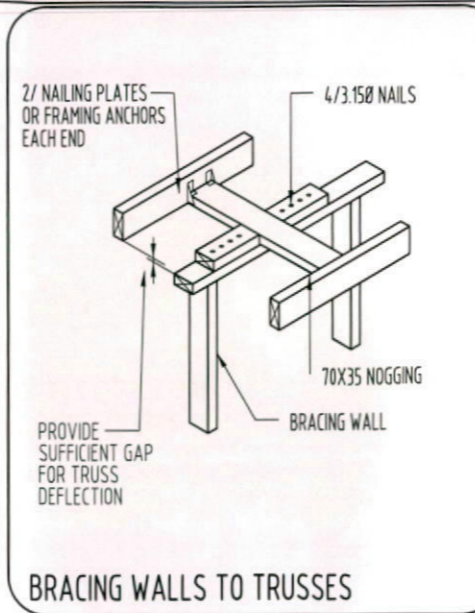
METAL - ANGLE BRACE 1.5kN L/M RACKING RESISTANCE



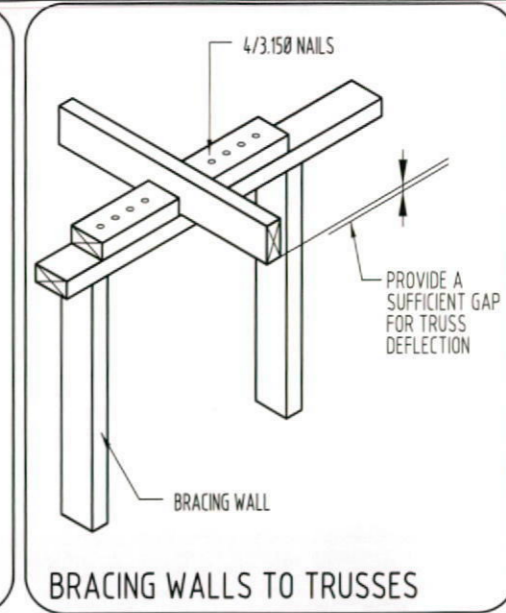
PLY SHORTWALL 6.4 kN/L/M RACKING RESISTANCE



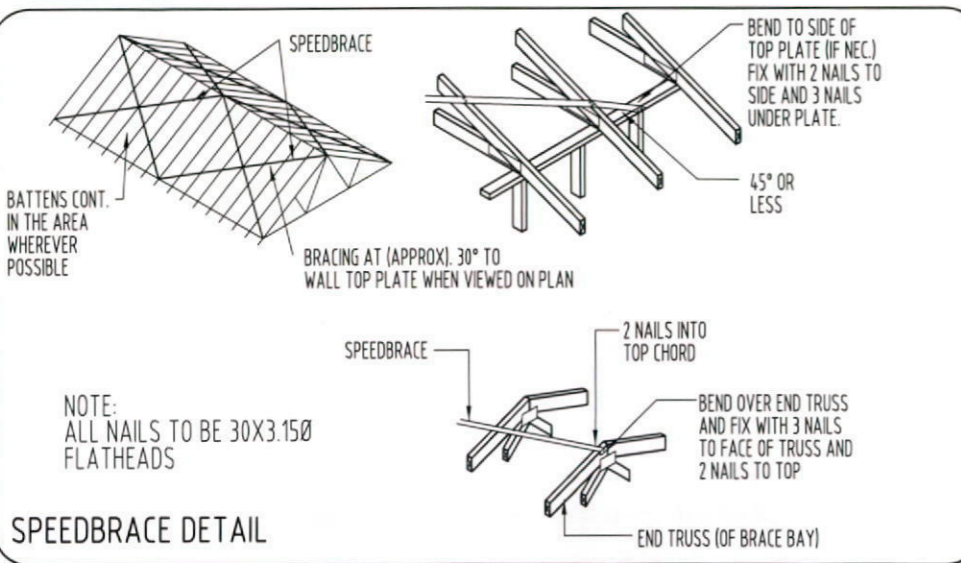
TYPE B BRACE PLY 8.7 kN/L/M RACKING RESISTANCE



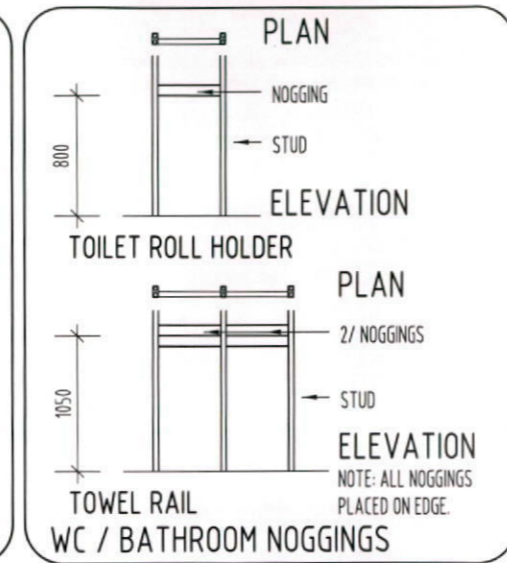
BRACING WALLS TO TRUSSES



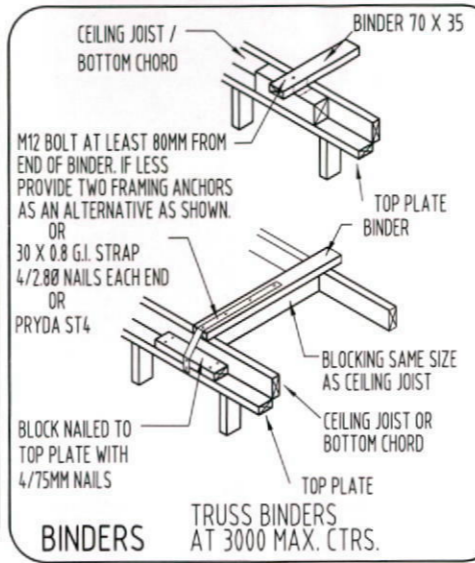
BRACING WALLS TO TRUSSES



SPEEDBRACE DETAIL



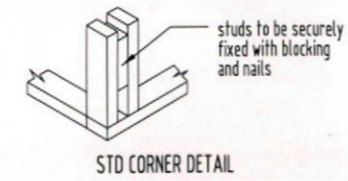
WC / BATHROOM NOGGINGS



BINDERS

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH- THE BUILDING CODE OF AUSTRALIA AND WITH AS 1684.
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1.
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 / AS3600.
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART 3.4.3 OF THE NCC AND AS1720.1 / AS1684.
- CONCRETE ROOFING TO COMPLY WITH AS1757, AS2050 AND BE FIXED TO MANUFACTURER'S SPEC'S FOR RELEVANT CONDITIONS.
- STEEL ROOFING TO COMPLY WITH AS1562.1.
- WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
- VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 3.3.1.8 OF THE NCC.
- WET AREAS TO COMPLY WITH THE PROV. OF PART 3.8.1 OF THE NCC.
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE NCC.
- WALL BRACING TO COMPLY WITH THE PROVISIONS OF PART 3.4.3.8 OF THE NCC. + AS 1684.
- ENSURE SHEAR BLOCKS ARE OF A SUFFICIENT LENGTH TO AVOID POSSIBLE SPLITTING.
- GLASS INSTALLATION TO COMPLY WITH AS1288, AND AS2047.

TIE DOWN CALCULATION - N2 NON- CYCLONIC (ULW-6000)		AS 1684	GENERAL NOTES								
MEMBER CONNECTION - JD4 TYP. u.n.o	UPLIFT REQ.	UPLIFT RESIST	ROOF FRAMING								
ROOF TILES TO BATTENS: TO MANUFACTURER'S SPECIFICATIONS			ROOF TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT ROOF BATTENS SHALL BE 50x25 F14 HWD FIXED AS PER TIE DOWN SCHEDULE. ENTIRE ROOF SHALL BE TRUSS CONSTRUCTION AT 600 CTRS. MAX. DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT N2 CONDITIONS UNLESS NOTED OTHERWISE ON PLANS CEILING BINDERS SHALL BE 70x35 FS AT 3000 CTRS. MAXIMUM.								
ROOF BATTENS TO TRUSSES: WITHIN 1200mm OF EDGES GENERAL AREA 1/65x2.8Ø NAIL (40mm PENETRATION INTO RECEIVING MEMBER)	Table 9.14 0.29kN 0.11kN	Table 9.25(a) 0.32kN	CONCRETE								
ROOF TRUSSES TO TOP PLATE: @ 600 CRS 1 No. FRAMING ANCHOR WITH 4/2.8Ø NAILS MIN. TO EACH LEG AT INTERFACE OR: MULTI GRIPS OR: CYCLONE STRAPS FIXED TO PL. WITH 3/2.8Ø NAILS	Table 9.13 NOMINAL FIXING	Table 9.21(b) 3.50kN 4.20kN 4.70kN	REFER TO ENGINEER'S DETAILS. PROVIDE CONTINUOUS 200µm POLYTHENE VAPOUR BARRIER LAPPED 200 MIN. AND SEALED AT ALL JOINTS AND PENETRATIONS. PROVIDE TERMITE CONTROL IN ACCORDANCE WITH A.S. 3660.1								
WALL FRAMING - GROUND FLOOR: TOP AND BOTTOM PLATES TO STUDS: @ 450 CRS PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38-50mm THICK - 2/90mm NAILS NAILS THRU PLATE IN BOTH CASES. NOGGINGS TO STUDS: 2/75mm NAILS SKEW NAILED OR THRU NAILED. BOTTOM PLATES TO CONCRETE SLAB: NAILS AT MAX. 1200 CTRS. ST4 STUD TIES AT MAX. 3000 CTRS. OR CHEMICAL, EXPANSION OR FIRED PROP. FASTENERS.	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	NOM. FIXING AS PER AS 1684.4 TABLE 9.7	BRICKWORK								
BOTTOM PLATE TO JOISTS: PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38 - 50mm THICK - 2/90mm NAILS RIBBON PLATE TO TOP PLATE - REFER TO AS 1864.4	6.1kN	6.6kN REFER MANUF. SPECS.	APPROVED BRICK TIES AT 600 x 600 CTS. MAX. STAGGERED. BRICKWORK SHALL HAVE APPROVED DAMP COURSE NOT LESS THAN 2 COURSES ABOVE GROUND LEVEL. PROVIDE APPROVED CAVITY FLASHING WITH WEEPHOLES AT 900mm CTRS. MAXIMUM.								
COMMON STUD SPACING (mm)	NUMBER OF COMMON STUDS AT SIDES OF OPENINGS OF WIDTH (mm)		LININGS								
	900	1200	1500	1800	2100	2400	2700	3000	3300	3600	CEILING SHALL BE LINED WITH 10mm THICK SUPACEIL LINING, FOR FRAME SPACING OF 600mm AND 10mm THICK PLASTERBOARD FOR FRAME SPACINGS OF 450mm (eg UNDERSIDE OF FIRST FLOOR JOISTS). WALLS SHALL BE LINED WITH 10mm THICK PLASTERBOARD OR 6mm THICK VILLABOARD TO WET AREAS. FIXED @ 300 CTRS OR 200 CTRS WHEN TILED, REFER TO BRACING PLANS FOR POSSIBLE VARIATIONS TO WALL LININGS OR FIXING METHODS. ALL ABOVE LININGS SHALL APPLY UNLESS NOTED OTHERWISE ON FLOOR PLANS.
450	1	2	2	2	3	3	3	3	4	4	
600	1	1	2	2	2	3	3	3	4	4	



LINTELS SUPPORTING NON LOAD BEARING BRICKWORK OF WIDTH (mm)							
900	1200	1500	1800	2100	2400	2700	3000
75x10 FLAT BAR	100x100x6 ANGLE	100x100x6 ANGLE	100x100x6 ANGLE	100x100x6 ANGLE	100x100x6 ANGLE	100x100x6 ANGLE	150x100x6 ANGLE



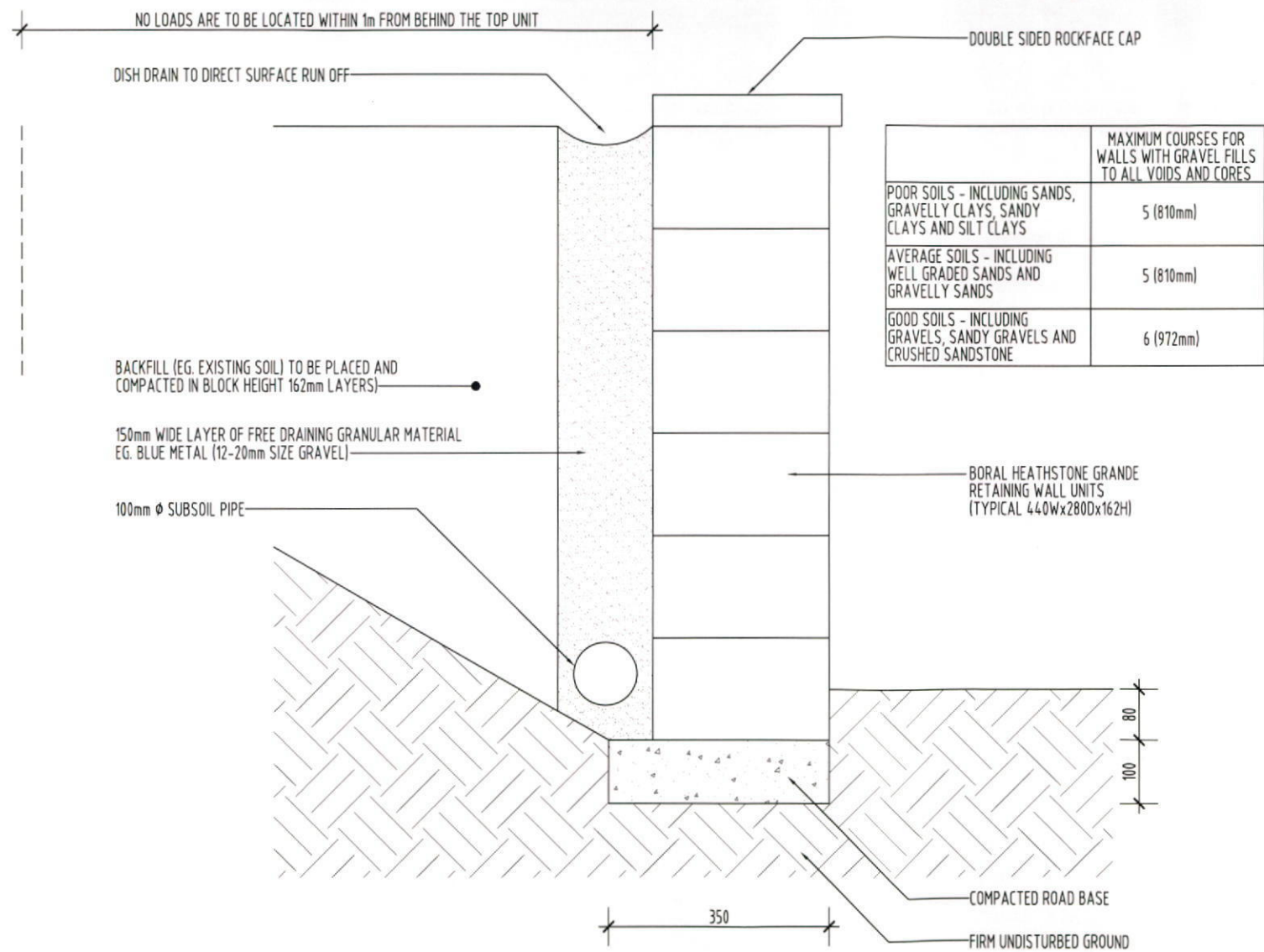
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DESIGN **Noosa H04 MOD**

CLIENT
R & C GILLETTE
LOT 2221 NABILLA STREET
JORDAN SPRINGS ESTATE
JORDAN SPRINGS

DRAWN	MV	DATE	27.06.2013
SCALE	1:100	WIND RATING	N2
JOB No.	2504 C	SHEET	6 of 10



	MAXIMUM COURSES FOR WALLS WITH GRAVEL FILLS TO ALL VOIDS AND CORES
POOR SOILS - INCLUDING SANDS, GRAVELLY CLAYS, SANDY CLAYS AND SILT CLAYS	5 (810mm)
AVERAGE SOILS - INCLUDING WELL GRADED SANDS AND GRAVELLY SANDS	5 (810mm)
GOOD SOILS - INCLUDING GRAVELS, SANDY GRAVELS AND CRUSHED SANDSTONE	6 (972mm)

RETAINING WALL DETAIL
BORAL HEATHSTONE GRANDE 1:10



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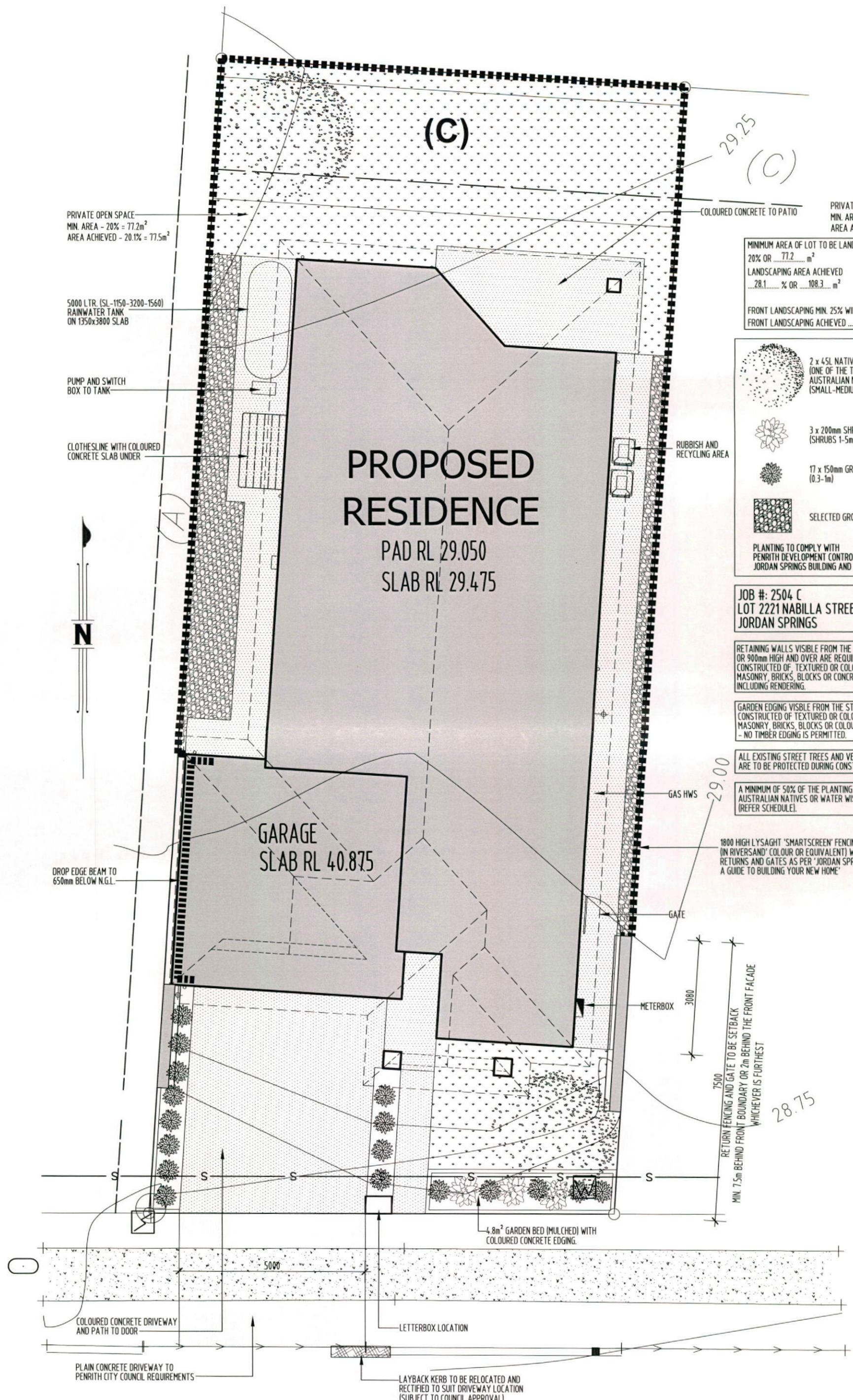
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DRAWN	MV	DATE	27.06.2013
SCALE	1:50	WIND RATING	N2
JOB No.	2504 C	SHEET	7 of 10



(C)

29.25
(C)

PRIVATE OPEN SPACE
MIN. AREA - 20% = 77.2m²
AREA ACHIEVED - 20.1% = 77.5m²

PRIVATE OPEN SPACE
MIN. AREA - 20% = 77.2m²
AREA ACHIEVED - 20.1% = 77.5m²

MINIMUM AREA OF LOT TO BE LANDSCAPED
20% OR 77.2 m²
LANDSCAPING AREA ACHIEVED
28.1 % OR 108.3 m²
FRONT LANDSCAPING MIN. 25% WIDTH OF LOT
FRONT LANDSCAPING ACHIEVED 45.4 %

5000 LTR. (SL-1150-3200-1560)
RAINWATER TANK
ON 1350x3800 SLAB





PUMP AND SWITCH
BOX TO TANK

CLOTHESLINE WITH COLOURED
CONCRETE SLAB UNDER

PROPOSED RESIDENCE

PAD RL 29.050
SLAB RL 29.475

RUBBISH AND
RECYCLING AREA

-  2 x 45L NATIVE
(ONE OF THE TREES IS TO BE AN
AUSTRALIAN NATIVE SPECIES)
(SMALL-MEDIUM TREES 5-10m)
 -  3 x 200mm SHRUBS
(SHRUBS 1-5m)
 -  17 x 150mm GROUND COVERS
(0.3-1m)
 -  SELECTED GROUND COVER
- PLANTING TO COMPLY WITH
PENRITH DEVELOPMENT CONTROL PLAN AND
JORDAN SPRINGS BUILDING AND SITING GUIDELINES

JOB #: 2504 C
LOT 2221 NABILLA STREET
JORDAN SPRINGS

RETAINING WALLS VISIBLE FROM THE STREET
OR 900mm HIGH AND OVER ARE REQUIRED TO BE
CONSTRUCTED OF TEXTURED OR COLOURED
MASONRY, BRICKS, BLOCKS OR CONCRETE
INCLUDING RENDERING.

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.

ALL EXISTING STREET TREES AND VERGE PLANTING
ARE TO BE PROTECTED DURING CONSTRUCTION.

A MINIMUM OF 50% OF THE PLANTING IS TO BE
AUSTRALIAN NATIVES OR WATER WISE PLANTING
(REFER SCHEDULE).

29.00

3080

7500

RETURN FENCING AND GATE TO BE SETBACK
MIN. 7.5m BEHIND FRONT BOUNDARY OR 2m BEHIND THE FRONT FACADE
WHICHEVER IS FURTHERST
28.75

DROP EDGE BEAM TO
650mm BELOW N.G.L.

GARAGE
SLAB RL 40.875

GAS HWS

GATE

METERBOX

4.8m² GARDEN BED (MULCHED) WITH
COLOURED CONCRETE EDGING.

COLOURED CONCRETE DRIVEWAY
AND PATH TO DOOR

LETTERBOX LOCATION

PLAIN CONCRETE DRIVEWAY TO
PENRITH CITY COUNCIL REQUIREMENTS

LAYBACK KERB TO BE RELOCATED AND
RECTIFIED TO SUIT DRIVEWAY LOCATION
(SUBJECT TO COUNCIL APPROVAL).

NABILLA STREET

Small-Medium Trees (5-10m)

Common Name	Botanical Name (Exotic / Native)
Lemon Scented Ironwood	<i>Backhousia citrodora</i> (N)
Coastal banksia	<i>Banksia integrifolia</i> (N)
Ivory curl flower	<i>Buckinghamia celsissima</i> (N)
Pink bottle brush	<i>Callistemon eureka</i> (N)
White bottle brush	<i>Callistemon salignus</i> (N)

Features
Grown for its masses of flowers and scented as a hedge or feature tree with attractive creamy white flowers.
Bright flower arrangements contrast with its otherwise drab green colouration.
Attractive foliage and flowers, attracts birds.



Hardy adaptable shrub that has beautiful long lasting bright red flowers with golden tips.
Attractive small tree through flushes of new growth which are pink to reddish, pendulous growth habit, white papery bark and cream flowers during spring or early summer.
Upright open tree fragrant yellow flowers in spring. Prefers well-drained site. Attracts insects.
Popular screening plant, glossy foliage, white flowers followed by red fruits summer to autumn. Attracts birds, bats and possums.
Excellent ornamental tree with golden yellow flower heads contrasting well with dark glossy green foliage when in flower during the winter months.

Native frangipani	<i>Hymenoporum flavum</i> (N)
Scrub cherry	<i>Syzygium australe</i> (N)
Golden penda	<i>Xanthostemon chrysanthus</i> (N)

Recommended Plant Species

Common Name	Botanical Name (Exotic / Native)
-------------	----------------------------------

Ground Covers and Grasses (up to 1m)

Agaves	<i>Agave attenuata</i> (E)
Saxifrage, Pigsqueak	<i>Bergenia "Bressingham White"</i> (E)
Blue Flax Lily	<i>Dianella longifolia</i> (N)
Wild Iris	<i>Dietes bicolor & grandiflora</i> (E)
Grevillea royal mantle	<i>Grevillea pookinda "Royal Mantle"</i> (N)
Philodendron	<i>Philodendron "Xanadu"</i> (E)
Dwarf Sacred Bamboo	<i>Nandina domestica "Nana"</i> (E)
Firecracker plant	<i>Russelia equisetiformis</i> (N)
Native Violet	<i>Viola hederacea</i> (N)

Features
Sculptural succulent
Flowering in Winter – Spring
Small lily of open eucalypt forest, blue flowers, bright blue berries, suits rocky of foreground planing. Flowers yellow, white/mauve.
Vigorous, evergreen groundcover with attractive lobed leaves attracts birds.
Leaves are usually large and imposing, often lobed or deeply cut.
Red, yellow and green foliage.
Draping rush-like stems covered in tubular bright red flowers.
Pretty creeping groundcover for shade, tiny violet flowers, attracts butterflies.



Shrubs (1-5m)

Glossy abelia	<i>Abelia grandiflora</i> (N)
Golden candlesticks	<i>Banksia spinulosa</i> (N)
Wildfire bottlebrush	<i>Callistemon "Wildfire"</i> (N)
Spear lily	<i>Doryanthes palmeri</i> (N)
Blueberry Ash	<i>Elaeocarpus reticulatus</i> (N)
Claret tops	<i>Melaleuca "Claret Tops"</i> (N)
Brisbane Laurel	<i>Pittosporum revolutum</i> (N)
Bird of Paradise	<i>Strelitzia reginae</i> (E)

Thick mature foliage is golden to cream variegated with outer margins yellow green.
Spiky foliage and showy golden flower spikes, favourite of nectar-eating birds and gliders.
Tall growing shrub 4m+ with soft pale green new growth. The flowers are bright red bottlebrush mainly in spring.
Leaves are long in a large tussock and flowers on a tall stem are red.
Very attractive upright shrub, symmetrical shape, small leaves, white-pink flowers and blue fruit in spring. Attracts birds and insects.
Bears white flowers, attractive profuse flowering rounded shrubs which are bird attracting.
Open shrub with cream flowers, evening fragrance, yellow fruit open to reveal red seeds, attracts birds.
Tropical looking evergreen perennial valued for its unique bird-like orange, blue and white flower heads.



GARDEN CHARACTER

Shall be predominately native shrub hedges to path / driveway edge punctuated by accent planting eg. feature tree specimens (note plant list). Garden area shall follow the structure above with a cohesive layout and selection of plant species from the suggested list. Plants of same species should be hedged or massed within designated planting beds to create a defined garden structure. Feature specimen trees in lawn shall be placed as focal points to the property frontage, suggested species are attached.

Consolidation

The landscape contractor shall consolidate the works and make good all defects for a period of 6 weeks after practical completion and shall leave the works in a clean and tidy condition.
Grass and Plants shall be watered so as to ensure continuous healthy growth.
Weeds and rubbish shall be regularly removed from planted areas.
Replace all plants that are unhealthy or dead for any reason whatsoever.
Replacements shall be of a similar size and quality and identical species or variety to the plant which has failed unless otherwise directed and replace immediately the plant is dead, all at the landscaper contractors own expense.
Generally protect mulched and planted areas from damage, either malicious, irresponsible or accidental. Reinstatement damaged areas to the original specifications.

GENERAL NOTES:-

Planting Beds
Remove all unwanted building material from site.
Cultivate ground to minimum depth of 100mm.
Supply and spread minimum 200mm layer of organic soil mix to gardens.
Crown beds at centre.
Finalise soil level 100mm below raised kerb areas where applicable.
Mulch gardens with minimum 75mm "Forest Blend" organic mulch.
Supply and place plants according to Plant Schedule and location on drawing.
Ensure slow release pellet type fertilizer to manufacturers specification.

Turfing

Remove all unwanted materials from site.
Cultivate ground to a minimum depth of 100mm.
Supply and spread premium grade topsoil (AS2223) to a minimum depth of 50mm fill depressions and rake smooth.
Finished turf surface shall be flush with all adjacent finish surfaces.

Garden / Lawn Edges

Continuous concrete edging



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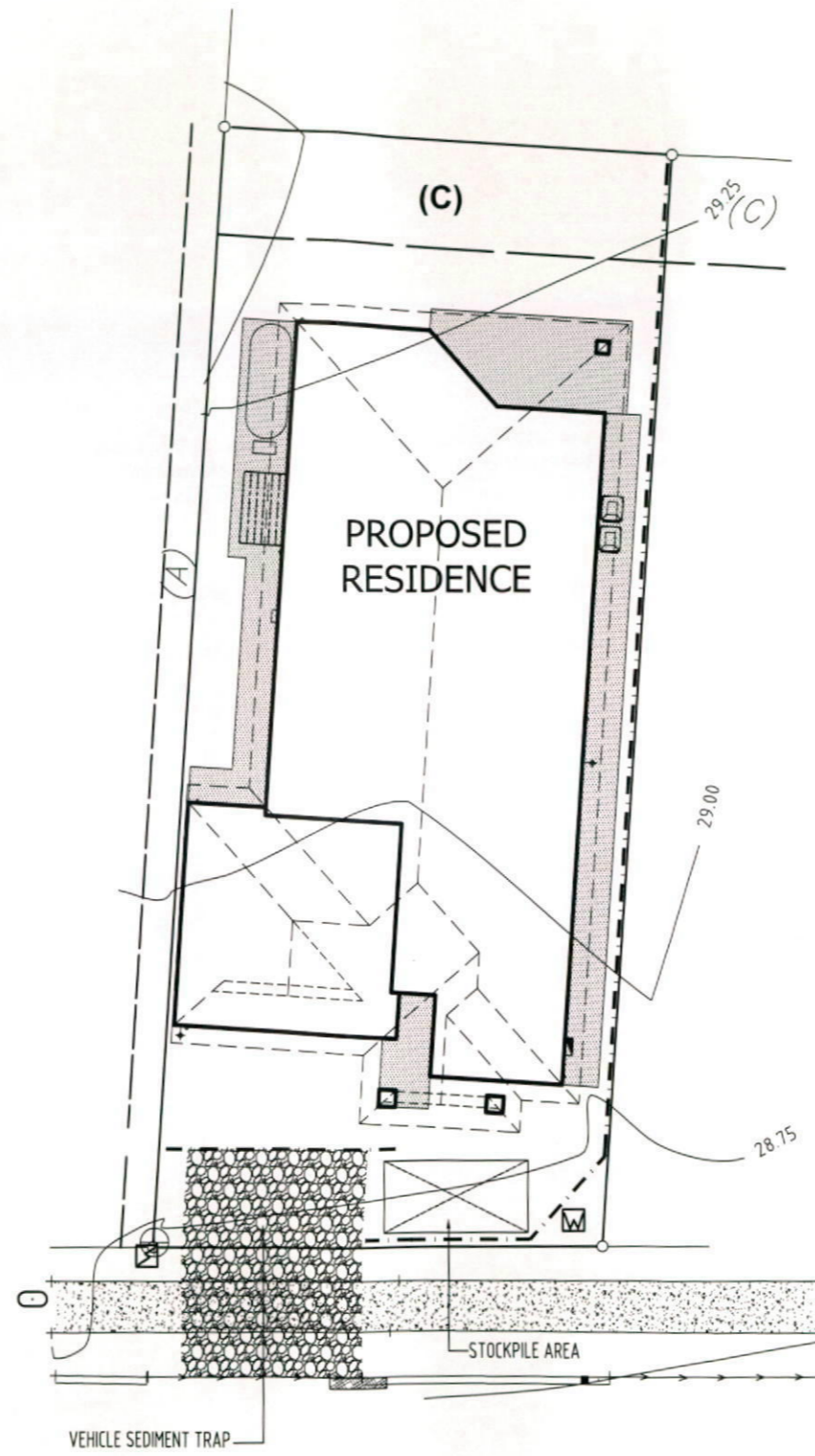
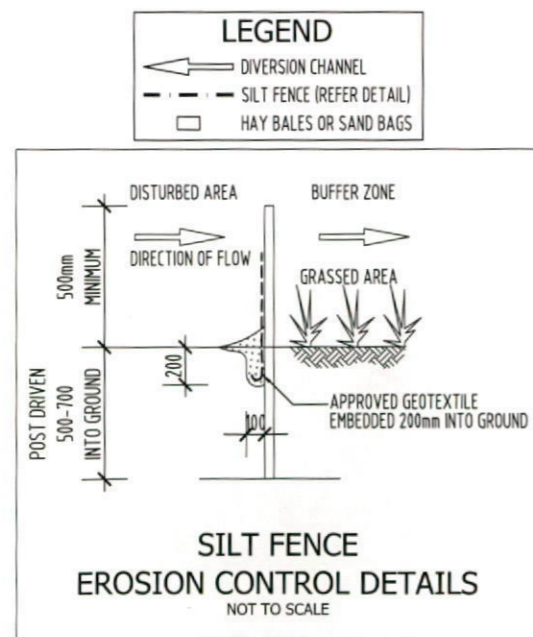
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DESIGN **Noosa H04 MOD**

CLIENT
R & C GILLETTE

LOT 2221 NABILLA STREET
JORDAN SPRINGS ESTATE
JORDAN SPRINGS

DRAWN	MV	DATE	27.06.2013
SCALE	1:200	WIND RATING	N2
JOB No.	2504 C	SHEET	8 of 10



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