

PENRITH RETIREMENT LIVING

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

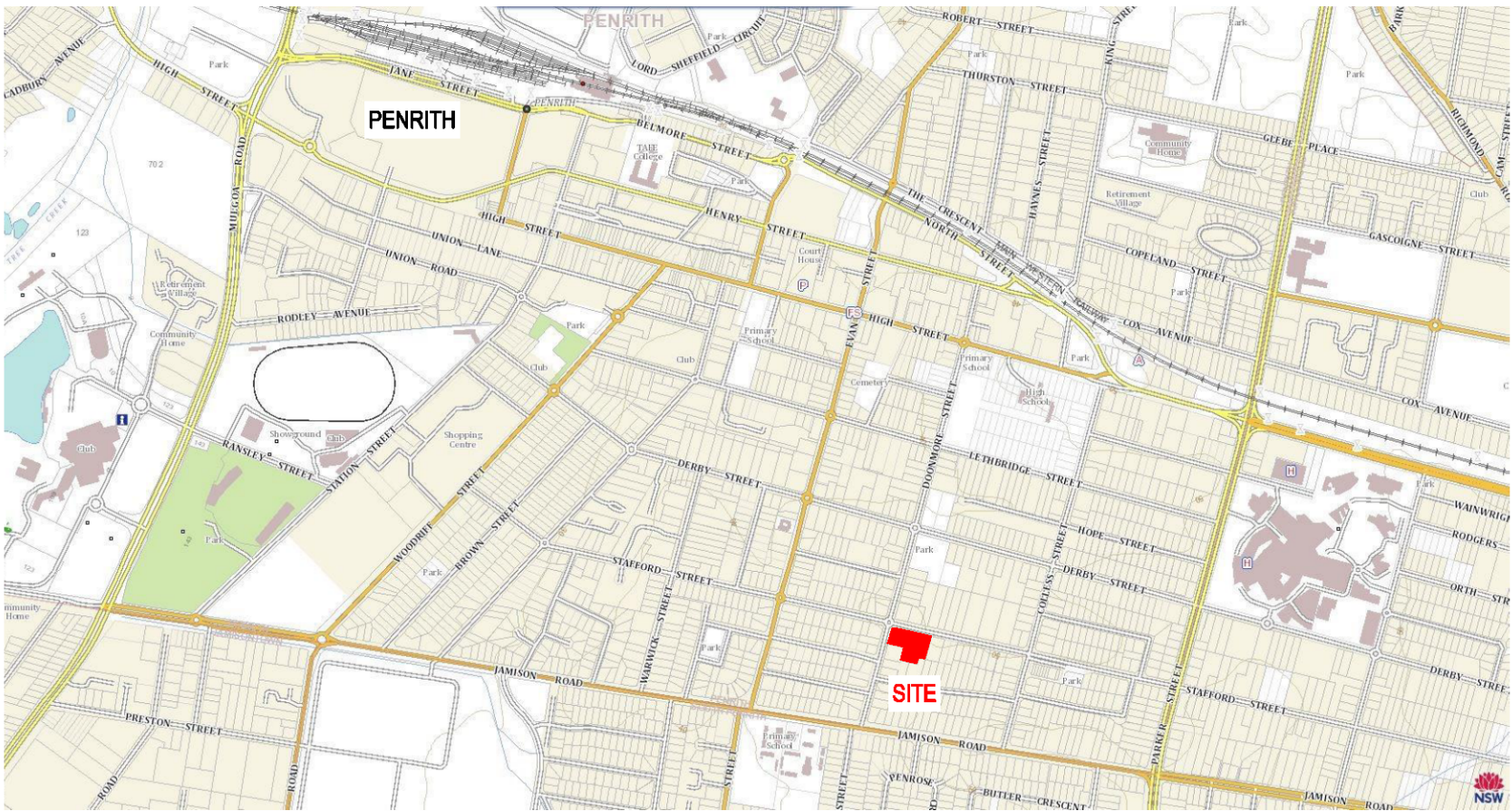
Issue: Development Application

Client: Fresh Hope Care

Site Address: 154-162 Stafford Street, Penrith NSW

Lots 1&2 in DP20976, Lot A in DP405051 & Lot 1 in DP25705

Project Number: 7082PE01



DRAWING SCHEDULE

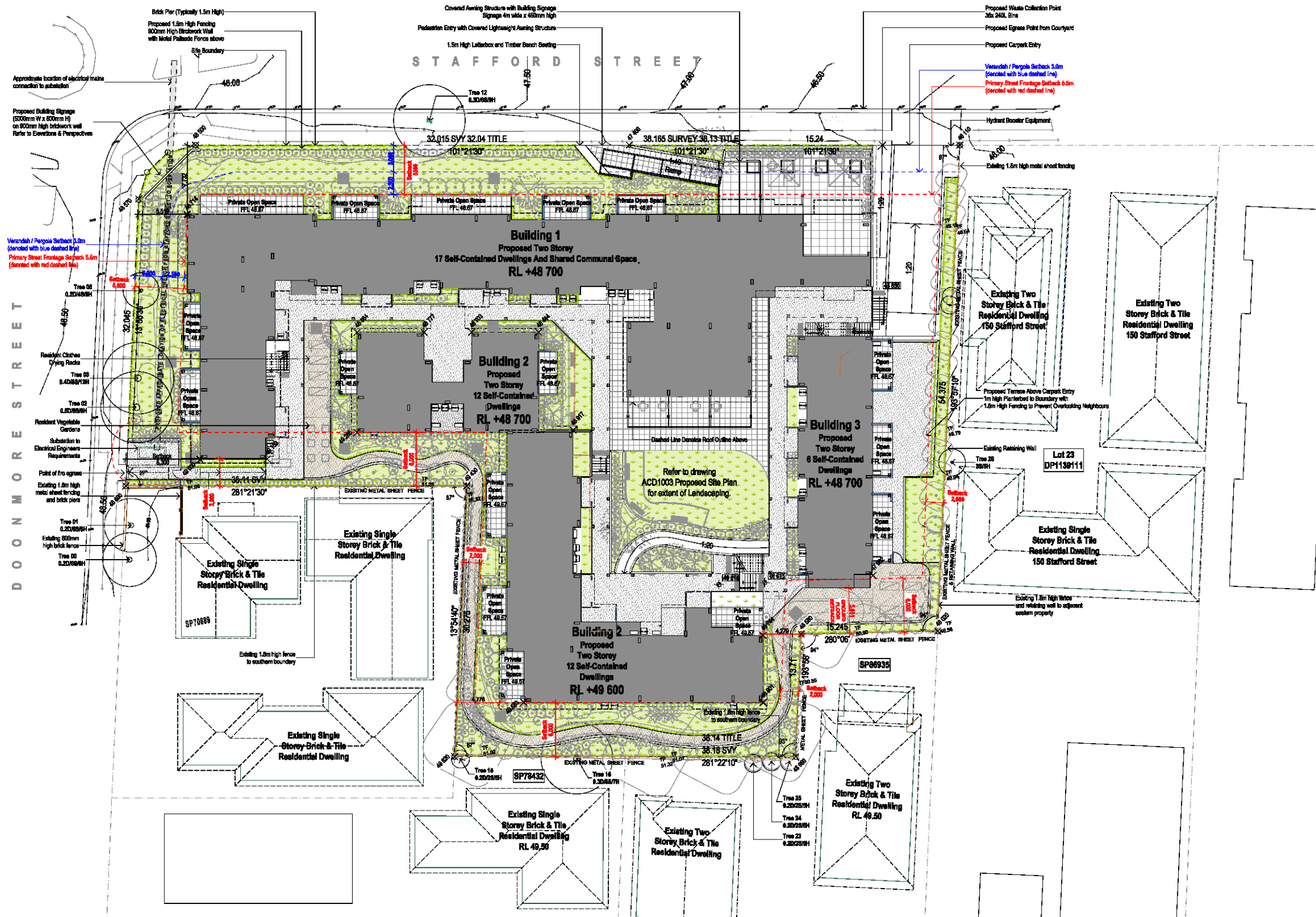
DRAWING	NAME	REVISION	
ACD1001	EXISTING SITE PLAN	DA01	5/04/2019
ACD1002	DEMOLITION SITE PLAN	DA01	5/04/2019
ACD1003	PROPOSED SITE PLAN	DA01	5/04/2019
ACD2001	BASEMENT FLOOR PLAN	DA01	5/04/2019
ACD2002	GROUND FLOOR PLAN	DA01	5/04/2019
ACD2003	FIRST FLOOR PLAN	DA01	5/04/2019
ACD2101	ROOF PLAN	DA01	5/04/2019
ACD3001	ELEVATIONS	DA01	5/04/2019
ACD3101	SECTIONS	DA01	5/04/2019
ACD5001	TYPICAL UNIT PLANS LAYOUT	DA01	5/04/2019
ACD6001	SITE ANALYSIS	DA01	5/04/2019
ACD6002	SHADOW DIAGRAMS	DA01	5/04/2019
ACD6003	EXTERNAL FINISHES & PERSPECTIVES	DA01	5/04/2019



Perspective view from corner of Stafford and Doonmore Streets



Perspective view from driveway entry on Stafford Street



SITE PLAN LEGEND

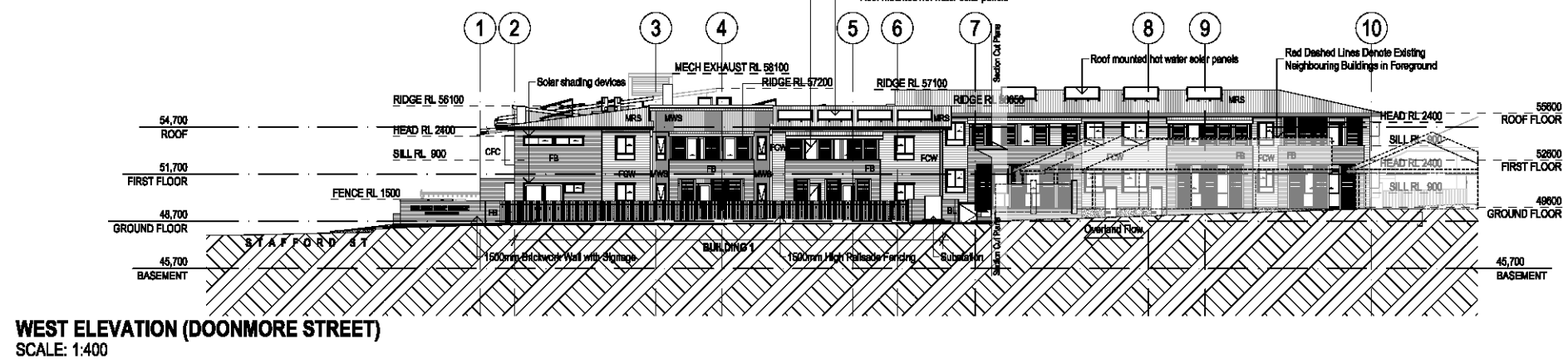
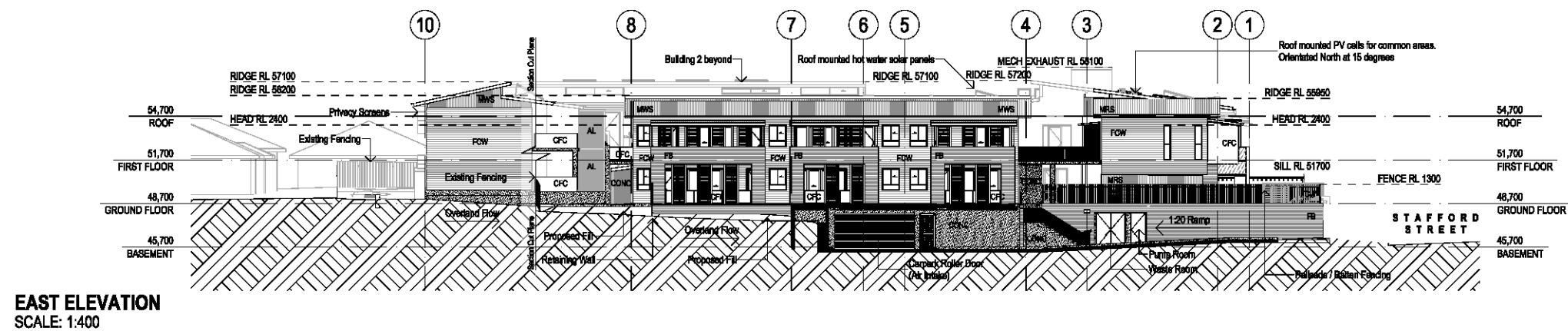
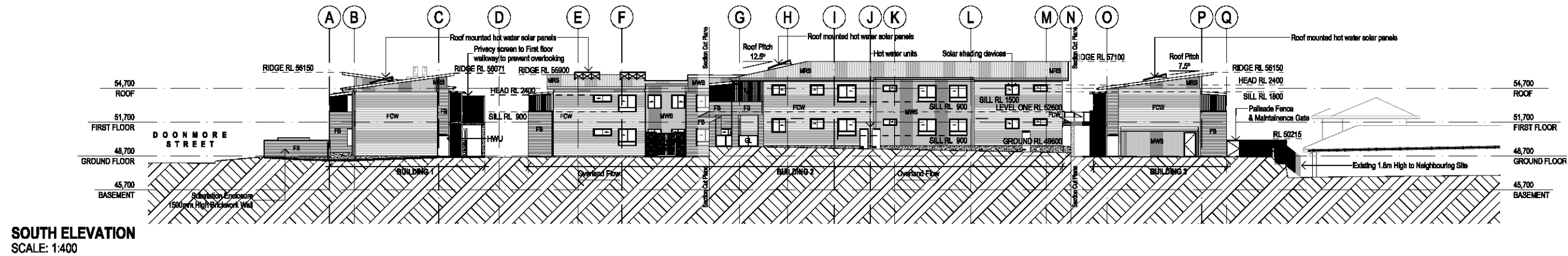
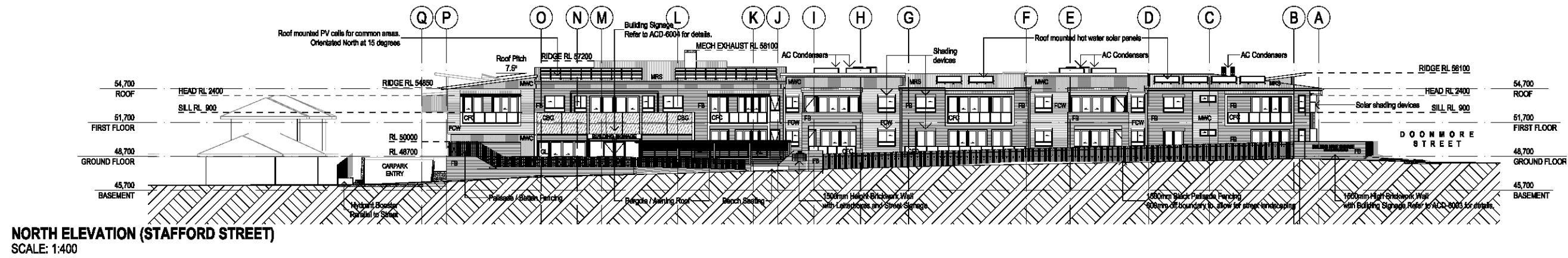
- NOTATION**
- Boundary
 - Existing Fencing
 - Site Contours
 - RL (Existing AHD)
 - RL (Proposed AHD)
- BUILDINGS**
- Existing Buildings
 - Buildings to be Demolished
 - Proposed Buildings
- LANDSCAPING**
- Existing Paved Areas
 - Existing Landscaped Areas
 - Proposed Concrete Areas
 - Proposed Paved Areas
 - Proposed Permeable Areas
 - Proposed Landscaped Areas
 - Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed Trees
- SERVICES**
- Hot Water Unit
 - Air Condenser
 - Solar Hot Water Unit
 - Photovoltaic Cells

PROPOSED SITE PLAN
SCALE: 1:500

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ARCHITECTS

NOTIFICATION PLAN - SITE PLAN

PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS for FRESH HOPE CARE
7082PE01 - ACD0000 Rev: DA01



ELEVATIONS LEGEND

NOTATION	
○ — ○	Boundary
—	Existing Fencing
—	Site Contours
✕ 47 900	RL (Existing AHD)
✕ 47 900	RL (Proposed AHD)
BUILDINGS MATERIALS	
AL	Aluminium (Powdercoated)
FB	Brickwork
CONC	Concrete
MWS	Metal Wall Sheeting (Vertical)
MRS	Metal Roof Sheeting
CFC	Compressed Fibre Cement
FCW	Fibre Cement Weatherboard
GL	Glass
CBG	Colour Back Glass

GENERAL NOTES

1. External Door Head Height Typically 2400mm AFFL
2. Window Height Typically 2400mm AFFL
3. Balustrades Typically 1000mm AFFL

SITE PLAN LEGEND

NOTATION

- Boundary
- Existing Fencing
- Site Contours
- RL (Existing AHD)
- RL (Proposed AHD)

BUILDINGS

- Existing Buildings
- Buildings to be Demolished

LANDSCAPING

- Existing Paved Areas
- Existing Landscaped Areas
- Existing Trees to be Retained
- Existing Trees to be Removed

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AP
REV.	DESCRIPTION	DATE	INT.

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS

154-162 Stafford Street
Penrith, 2750, NSW

EXISTING SITE PLAN

Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

PROJECT NUMBER	DIRECTOR	CHECKED
7082PE01	JW	
DRAWING NUMBER		REVISION
ACD1001		DA01



NOTATION

- | | |
|---|--------------------------|
|  | Boundary |
|  | Existing Fencing |
|  | Site Contours |
|  | RL (Existing AHD) |
|  | RL (Proposed AHD) |

Existing Buildings

Buildings to be Demolished

- Existing Paved Areas
- Existing Landscaped Areas
- Existing Trees to be Retained
- Existing Trees to be Removed

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AI
REV.	DESCRIPTION	DATE	INI

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Paul Sekava raia		NSW 7180	QLD 3100
Paul Trotter fraia		NSW 7177	QLD 2644
Ryan Loveday raia			QLD 4508
Robert Wessner fraia		NSW 5802	QLD 2633

ASE DEVELOPMENT APPLICATION

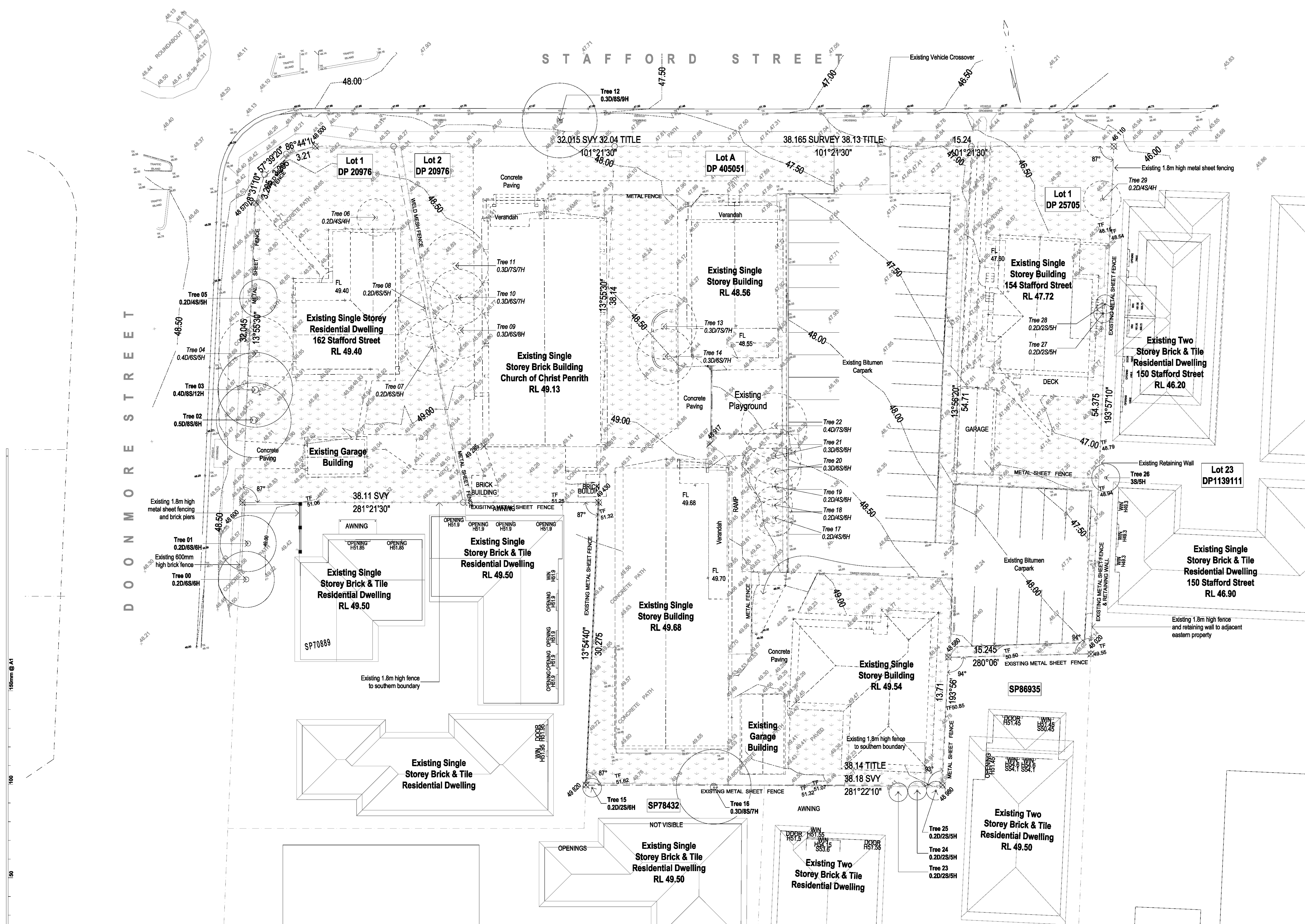
**PENRITH INDEPENDENT LIVING
UNITS - SEPP SENIORS**

DRAWING

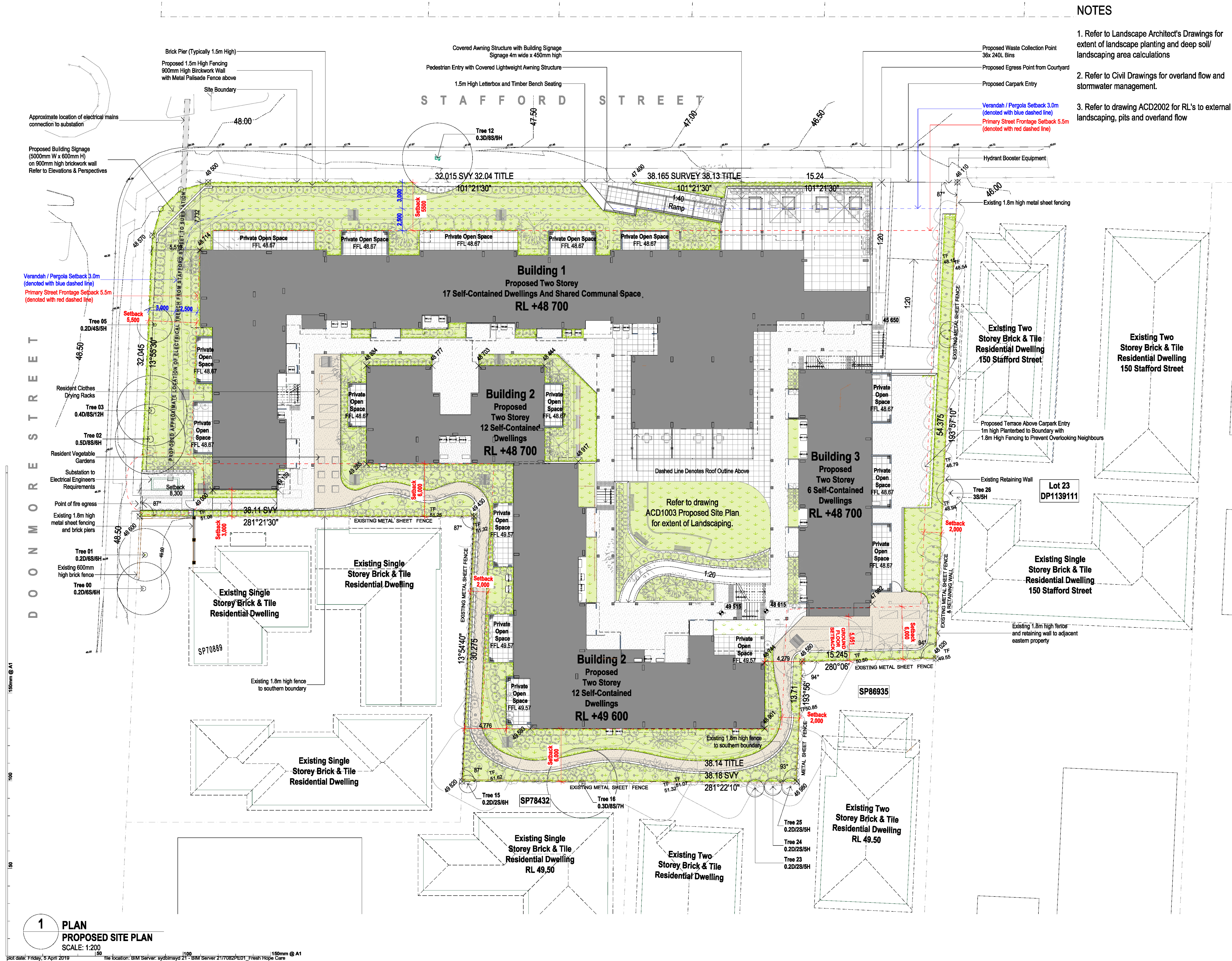
DEMOLITION SITE PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER 7082PE01	DIRECTOR JW	CHECKED DA
DRAWING NUMBER ACD1002	REVISION DA	



1 PLAN
EXISTING + DEMO SITE PLAN
SCALE: 1:200



NOTES

1. Refer to Landscape Architect's Drawings for extent of landscape planting and deep soil/ landscaping area calculations
2. Refer to Civil Drawings for overland flow and stormwater management.
3. Refer to drawing ACD2002 for RL's to external landscaping, pits and overland flow

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SITE PLAN LEGEND

NOTATION

- Boundary
- Existing Fencing
- Site Contours
- RL (Existing AHD)
- RL (Proposed AHD)

BUILDINGS

- Existing Buildings
- Buildings to be Demolished
- Proposed Buildings

LANDSCAPING

- Existing Paved Areas
- Existing Landscaped Areas
- Proposed Concrete Areas
- Proposed Paved Areas
- Proposed Permeable Areas
- Proposed Landscaped Areas
- Existing Trees to be Retained
- Existing Trees to be Removed
- Proposed Trees

SERVICES

- Hot Water Unit
- Air Condenser
- Solar Hot Water Unit
- Photovoltaic Cells

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AP
REV.	DESCRIPTION	DATE	INT.

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Ryan Lovelady rala NSW 5802 QLD 2633
Robert Wessener rala

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS

154-162 Stafford Street
Penrith, 2750, NSW

PROPOSED SITE PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7082PE01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
ACD1003

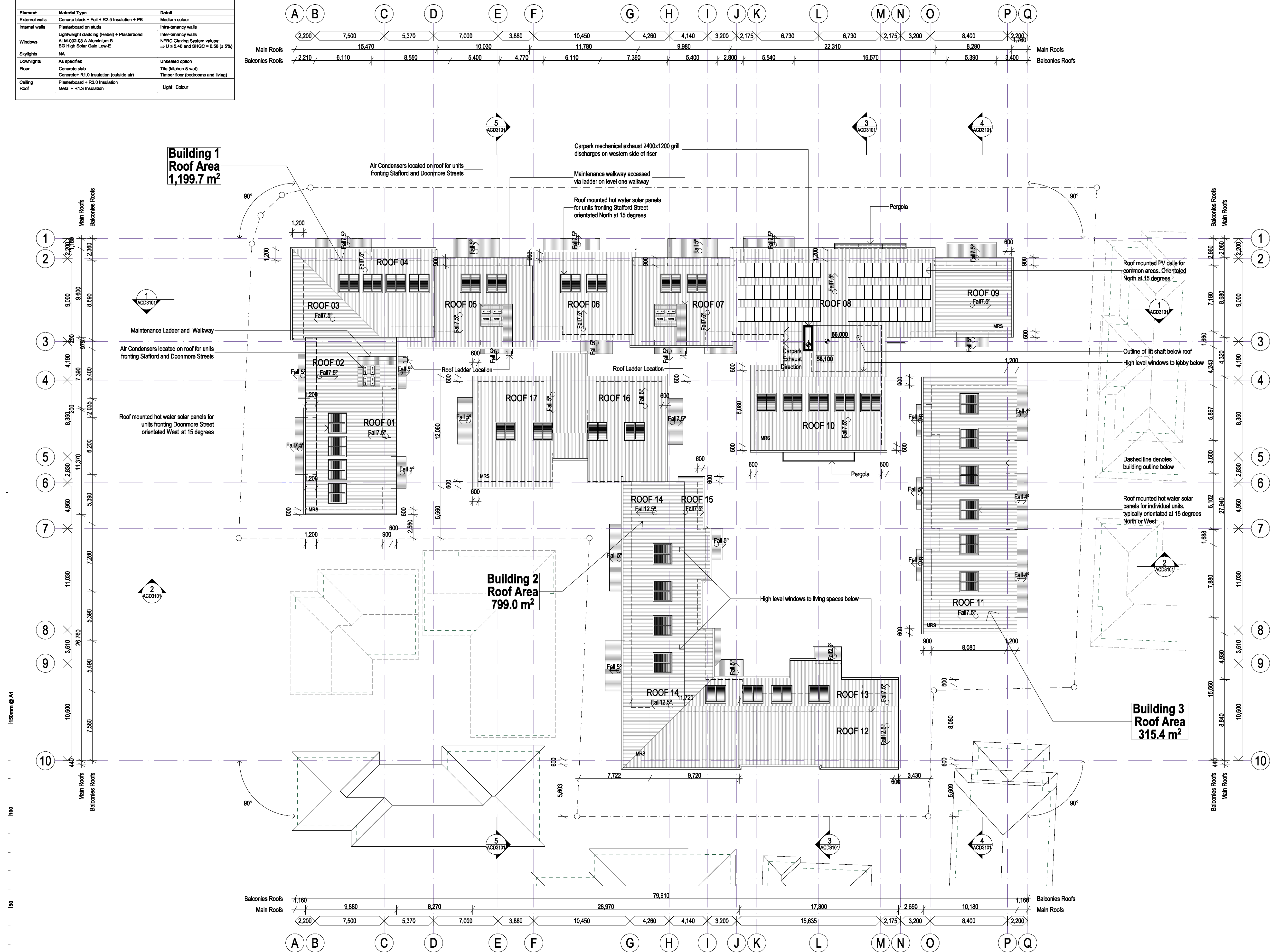
REVISION
DA01

1 PLAN PROPOSED SITE PLAN

SCALE: 1:200

plot date: Friday, 5 April 2019 file location: BIM Server: sydbimaya 21 - BIM Server Z17082PE01_Fresh Hope Care

Basic Building Fabric Requirements (Starford St)		
Element	Material Type	Detail
External walls	Concrete block + Foli + R2.5 Insulation + PB	Medium colour
Internal walls	Plasterboard on studs	Intra-tenancy walls
	Lightweight cladding (Habitat) + Plasterboard	Intra-tenancy walls
Windows	ALM-G02-G3 Aluminium B SG High Solar Gain Low-E	NFRC Glazing System values: ⇒ U ≤ 5.40 and SHGC = 0.58 (± 5%)
Skylights	NA	
Downlights	As specified	Unsealed option
Floor	Concrete slab	Lite (kitchen & wet)
	Concrete + R1.0 Insulation (outside air)	Timber floor (bedrooms and living)
Ceiling	Concrete + R1.0 Insulation	
Roof	Metal + R1.3 Insulation	Light Colour



ROOF PLAN LEGEND

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NOTATION

-  Boundary
 Existing Fencing
 Site Contours
 RL (Existing AHD)
 RL (Proposed AHD)

ROOFS

-
- Building Outline Below
- Roofs Below
- Metal Roof Sheeting

ROOF LABEL

- Roof 1
FALL 5°
Fall in Roof

SERVICES

- | | |
|---|----------------------|
|  | Hot Water Unit |
|  | Air Condenser |
|  | Solar Hot Water Unit |
|  | Photovoltaic Cells |

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AI
REV.	DESCRIPTION	DATE	INI

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Nathan Hildebrandt raia	NSW	4421	QLD 463
Paul Sekava raia	NSW	10256	QLD 411
Paul Trotter raia	NSW	7180	QLD 310
Ryan Loveday raia	NSW	7177	QLD 264
Robert Wessener raia	NSW	5802	QLD 450
			QLD 263

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS

**154-162 Stafford Street
Penrith, 2750, NSW**

ROOF PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER	DIRECTOR	CHECKER
1000704		

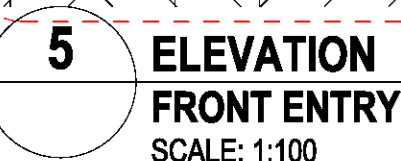
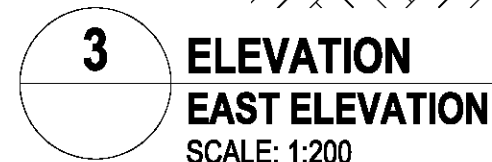
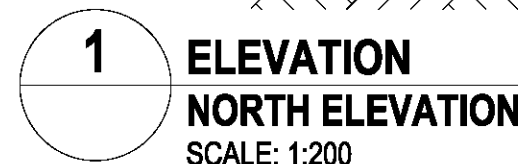
7082PE01	JW	
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DRAWING NUMBER _____ REVISION _____

ACD2101 DA

NOTATION	
	Boundary
	Existing Fencing
	Site Contours
	RL (Existing AHD)
	RL (Proposed AHD)
BUILDINGS MATERIALS	
	Aluminium (Powdercoated)
	Brickwork
	Concrete
	Metal Wall Sheeting (Vertical)
	Metal Roof Sheeting
	Compressed Fibre Cement
	Fibre Cement Weatherboard
	Glass
	Colour Back Glass

1. External Door Head Height Typically 2400mm AFFL
2. Window Height Typically 2400mm AFFL
3. Balustrades Typically 1000mm AFFL



Basic Building Fabric Requirements (Stafford St)		
Element	Material Type	Detail
External walls	Concrete block + Foli + R2.5 insulation + PB	Medium colour
Internal walls	Plasterboard on studs	Intra-tenancy walls
	Lightweight cladding (Hebel) + Plasterboard	Inter-tenancy walls
Windows	ALH000-33 A Aluminium B Single High Low-E	NFRC Glazing System values: ⇒ U ≤ 0.40 and SHGC = 0.58 (± 5%)
Skylights	NA	
Doors	As specified	Unsealed option
Floor	Concrete slab Concrete + R3.0 insulation (outside air)	Title (kitchen & wet) Timber floor (bedrooms and living)
Ceiling	Plasterboard + R3.0 Insulation	
Roof	Metal + R1.3 insulation	Light Colour

DA01		05.04.2019	
REV.	DESCRIPTION	DATE	INIT

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Paul Trotter	raia		NSW 7177
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USE DEVELOPMENT APPLICATION

FRESH HOPE CARE

**PENRITH INDEPENDENT LIVING
UNITS - SEPP SENIORS**

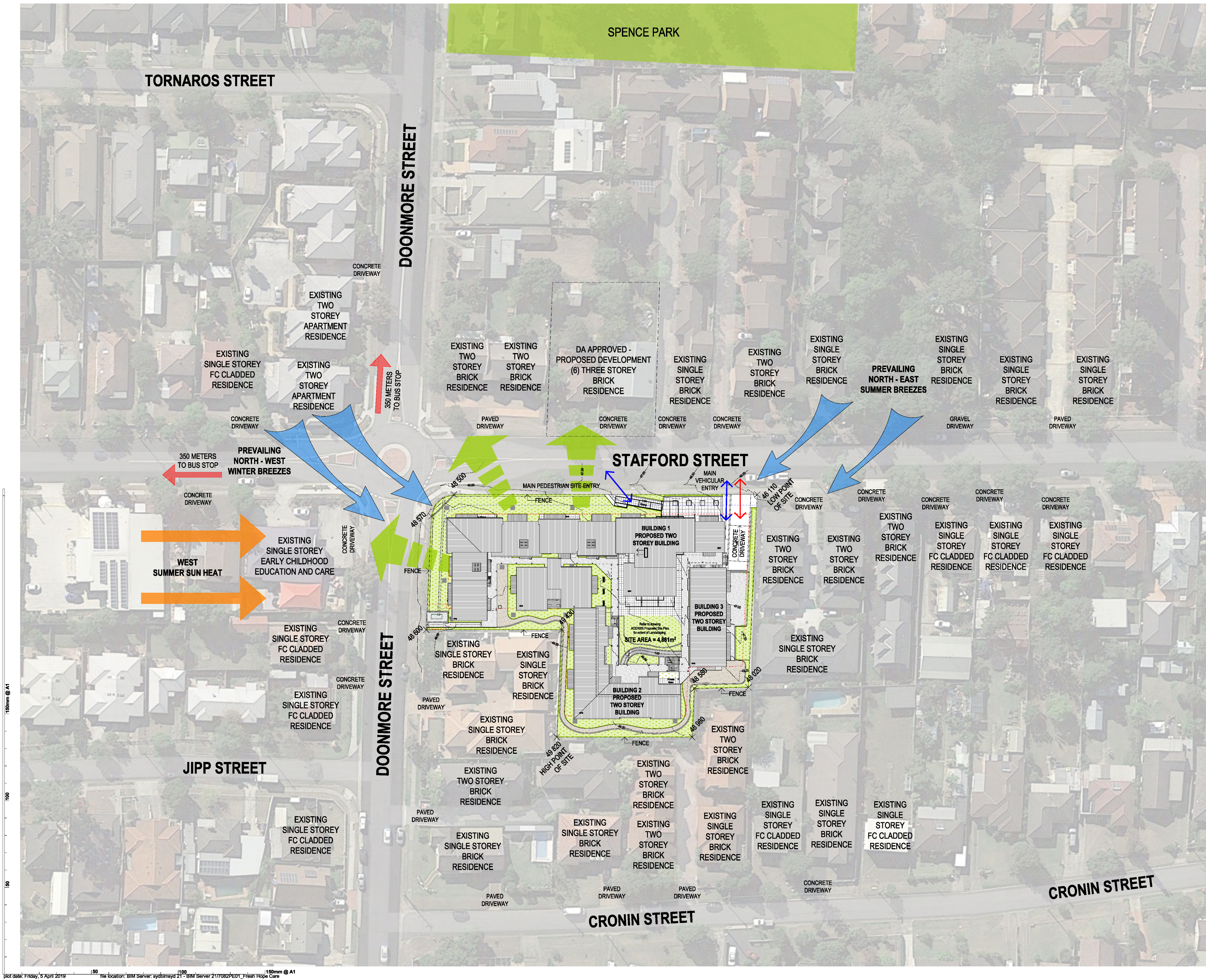
ADDRESS 154-162 Stafford Street
Penrith, 2750, NSW

DRAWING ELEVATIONS

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER	DIRECTOR	CHECKER
7082PE01	MM	

DRAWING NUMBER	REVISION
ACD3001	DA



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SITE ANALYSIS LEGEND

- PROPOSED BUILDINGS
- EXISTING TREES
- PROPOSED TREES
- SITE BOUNDARY
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- VIEWS
- BREEZES

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AP
REV.	DESCRIPTION	DATE	INT.

fulton trotter ARCHITECTS

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Paul Selkirk	Paul Selkirk
Ryan Lovelady	Ryan Lovelady
Robert Wessner	Robert Wessner

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

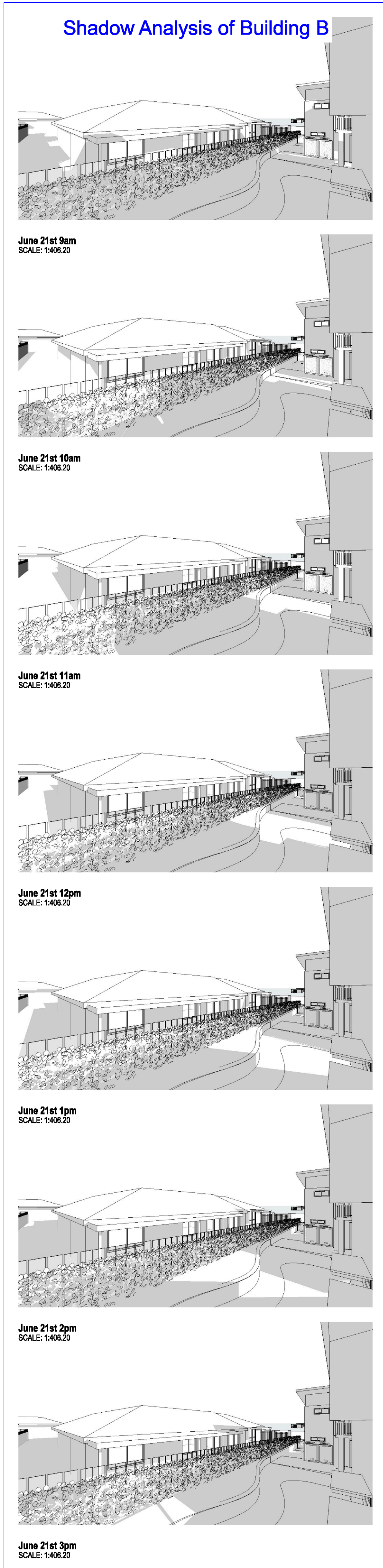
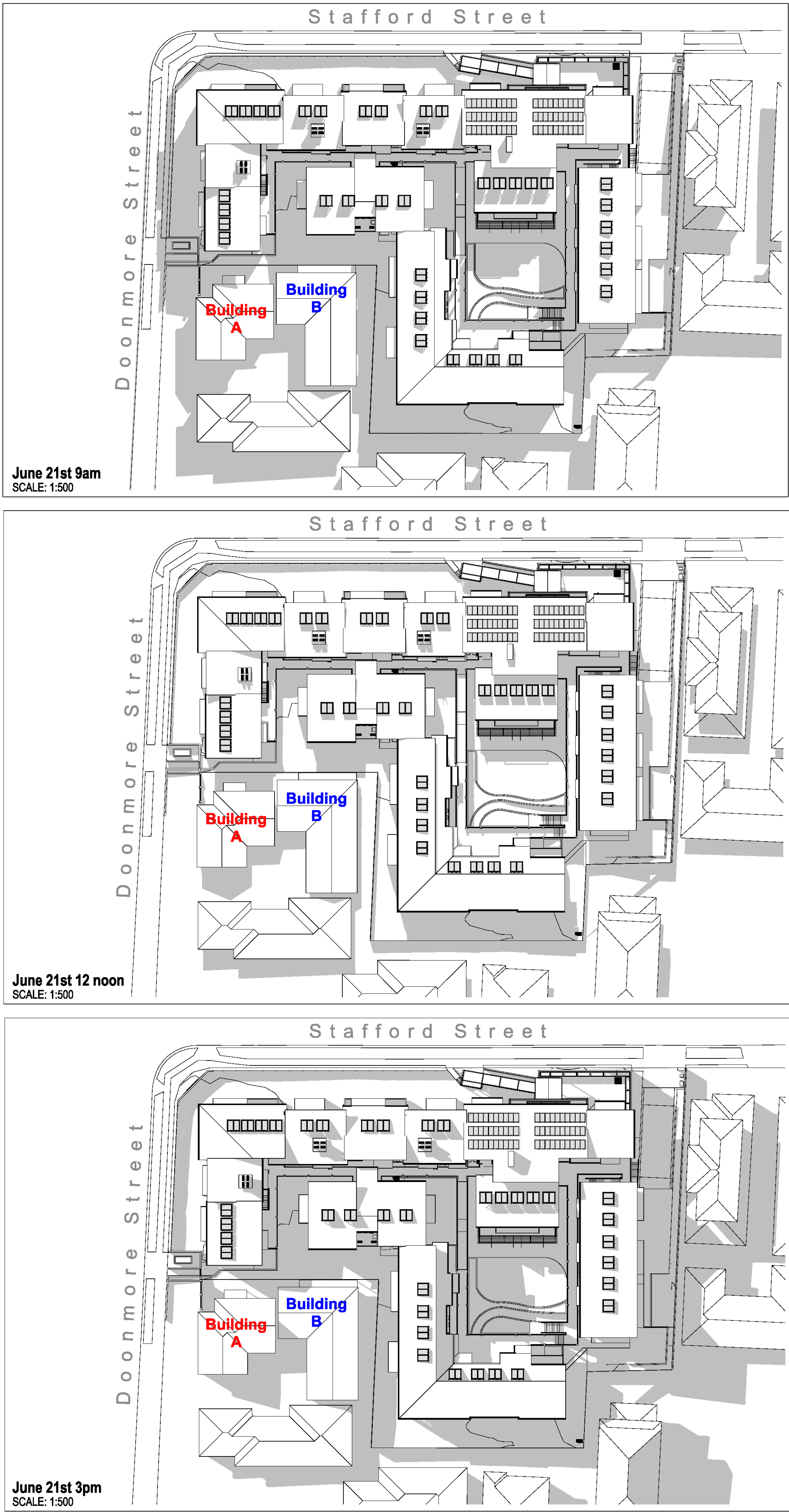
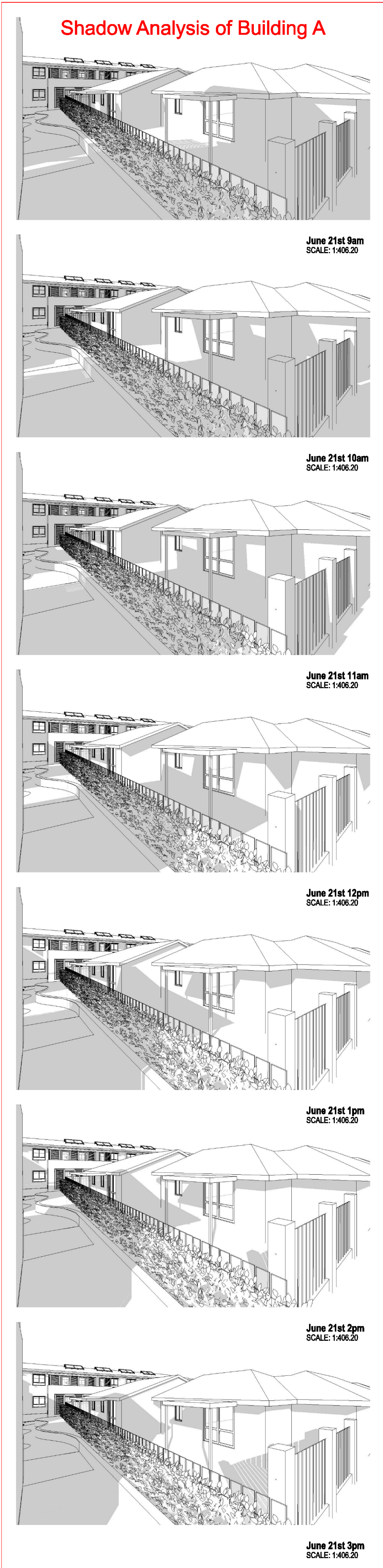
PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS

154-162 Stafford Street
Penrith, 2750, NSW

SITE ANALYSIS

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PROJECT NUMBER	DIRECTOR	CHECKED
7082PE01	JW	
DRAWING NUMBER	REVISION	
ACD6001	DA01	



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QLD 2820
QLD 3313
QLD 3847
QLD 4529
VIC 17691
NSW 4421
NSW 10256
NSW 7150
NSW 7177
NSW 5802

QLD 2820
QLD 3313
QLD 3847
QLD 4529
QLD 1870
QLD 4151
QLD 3198
QLD 2846
QLD 4590
QLD 2833

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

**PENRITH INDEPENDENT LIVING
UNITS - SEPP SENIORS**

**154-162 Stafford Street
Penrith, 2750, NSW**

SHADOW DIAGRAMS

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7082PE01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
ACD6002

REVISION

DA01

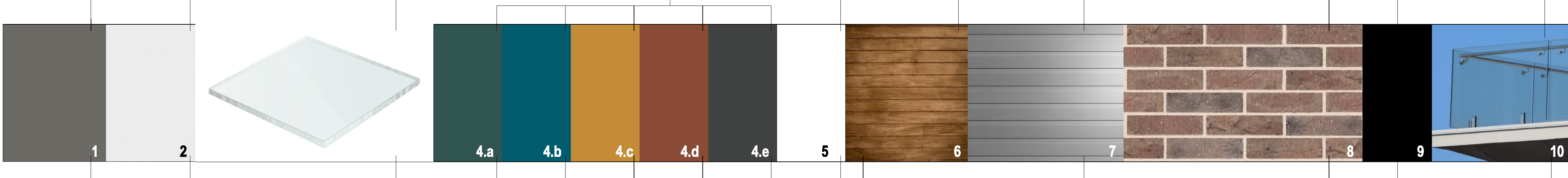
Perspective View from North East (Stafford Street)



Perspective View of Front Entry (Stafford Street)



Perspective View from North East (Doonmore Street)



North Elevation (Stafford Street)



West Elevation (Doonmore Street)

Copyright
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1. Colorbond - Monument
2. Colorbond - Whitehaven
3. Colour-back glass - Grey
4. Dulux Powdercoat finish
 - 4.a. Green
 - 4.b. Blue
 - 4.c. Mustard
 - 4.d. Terracotta
 - 4.e. Charcoal
5. Prefinished FC Cladding- White
6. Timber
7. Ext Wall - Weatherboard
8. Ext -Brick
9. Black Powdercoated Aluminium Batten
10. Balustrade with solid infill panels

DA01	ISSUED FOR DEVELOPMENT APPLICATION	05.04.2019	AP
REV.	DESCRIPTION	DATE	INT.

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Nathan Hindorant rala		QLD 4529
Paul Selars rala		NSW 10256
Paul Trotter rala		QLD 4151
Ryan Loveday rala		NSW 7150
Robert Wessner rala		NSW 7177
		QLD 2646
		QLD 4550
		QLD 2633

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DEVELOPMENT APPLICATION

FRESH HOPE CARE

PENRITH INDEPENDENT LIVING UNITS - SEPP SENIORS

**154-162 Stafford Street
Penrith, 2750, NSW**

EXTERNAL FINISHES & PERSPECTIVES

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7082PE01

DIRECTOR
JW

CHECKED

DRAWING NUMBER
ACD6003

REVISION
DA01

NOTES :

- BOUNDARIES HAVE NOT BEEN DENIED BY SURVEY AND ARE DIAGRAMMATIC ONLY.
- LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPMVA.
- BEARINGS RELATE TO MGA NORTH ORIGINATING FROM DP1130111
- LEVEL DATUM IS AHD ORIGINATING FROM PM 12839 RL 46 186 LOCATED AT STAFFORD STREET.
- VISIBLE ACCESSIBLE SERVICES ONLY HAVE BEEN UNDERGROUND SERVICES.
- THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
- EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DAL BEFORE YOU DIG (DBYD) 1100.COM.AU
- NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
- THRESHOLDS INTERNAL ROOMS NOT SURVEYED.
- SPOT LEVELS SHOULD TAKE PRECEDENCE.
- REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS. THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.



LEGEND

- ELP - ELECTRIC LIGHT POLE
- FL - FLOOR LEVEL
- TK - TOP WALL
- TK - TOP KERB
- PG - POWER POLE
- SMH - SEWER MANHOLE
- SP - SILVER POST
- TEL - TELSTRA
- SP - SILENT INSPECTION POINT
- SD - SAND CROSSING
- SD - SLOTTED - TREE DIAMETER, SPREAD, HEIGHT
- H - HEAD
- S - SILL
- WIN - WINDOW
- IL - INVERT LEVEL
- TP - TOP FENCE
- SV - STOP VALVE
- WM - WATER METER
- RDG - RIDGE
- S - SILL
- WIN - WINDOW
- IL - INVERT LEVEL
- TP - TOP FENCE
- SV - STOP VALVE
- WM - WATER METER

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REV	AMENDMENTS	DATE
B	ADDITION OF DRAINAGE PITS	20/11/2018

SCALE 1:150

SHEET 1 OF 3 - DETAIL SURVEY

CLIENT: FRESH HOPE
CARE

SUPERVISOR : JACOB D
DATE : AUSTRALIAN HEIGHT DATUM
ORIGIN : PM 12839 RL46.186
JOB REF : B04360
DRAWING NO. : B04360-1
CHECKED : NATHAN M
DATE OF SURVEY : 5 SEPTEMBER 2018
REDUCTION RATIO : 1:150

PLAN OF: 154-162 STAFFORD STREET
PENRITH
BEING: LOTS 1 & 2 IN DP20976, LOT A IN
DP405051 & LOT 1 IN DP25705

SHOWING: GENERAL DETAIL AND
SITE LEVELS

PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

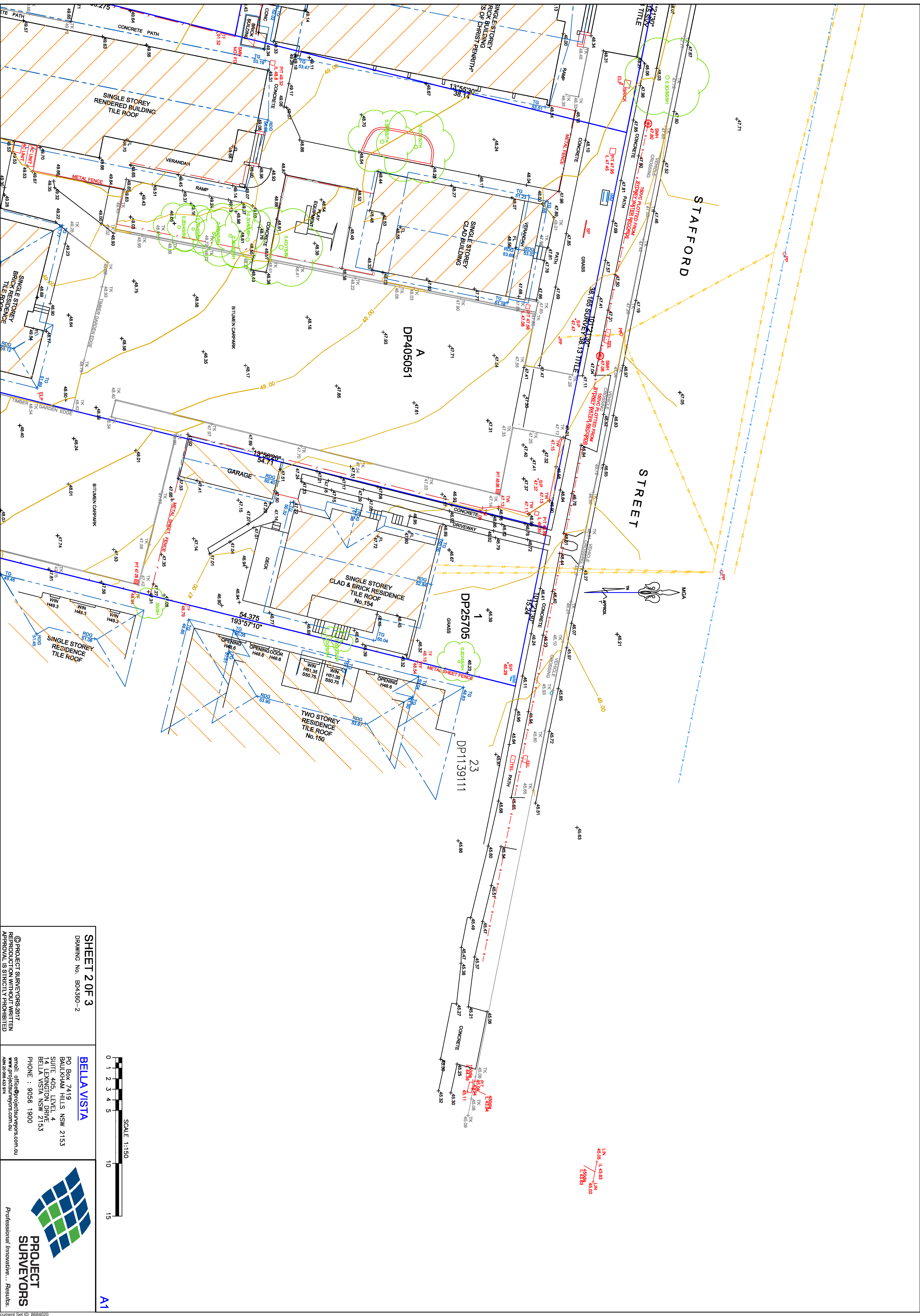
BELLA VISTA
PO Box 7419 BAULKLEIGH HILLS NSW 2153
SUITE 405, LEVEL 4 14 LEXINGTON DRIVE,
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au

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SHEET 2 OF 3

DRAWING No. B04360-2

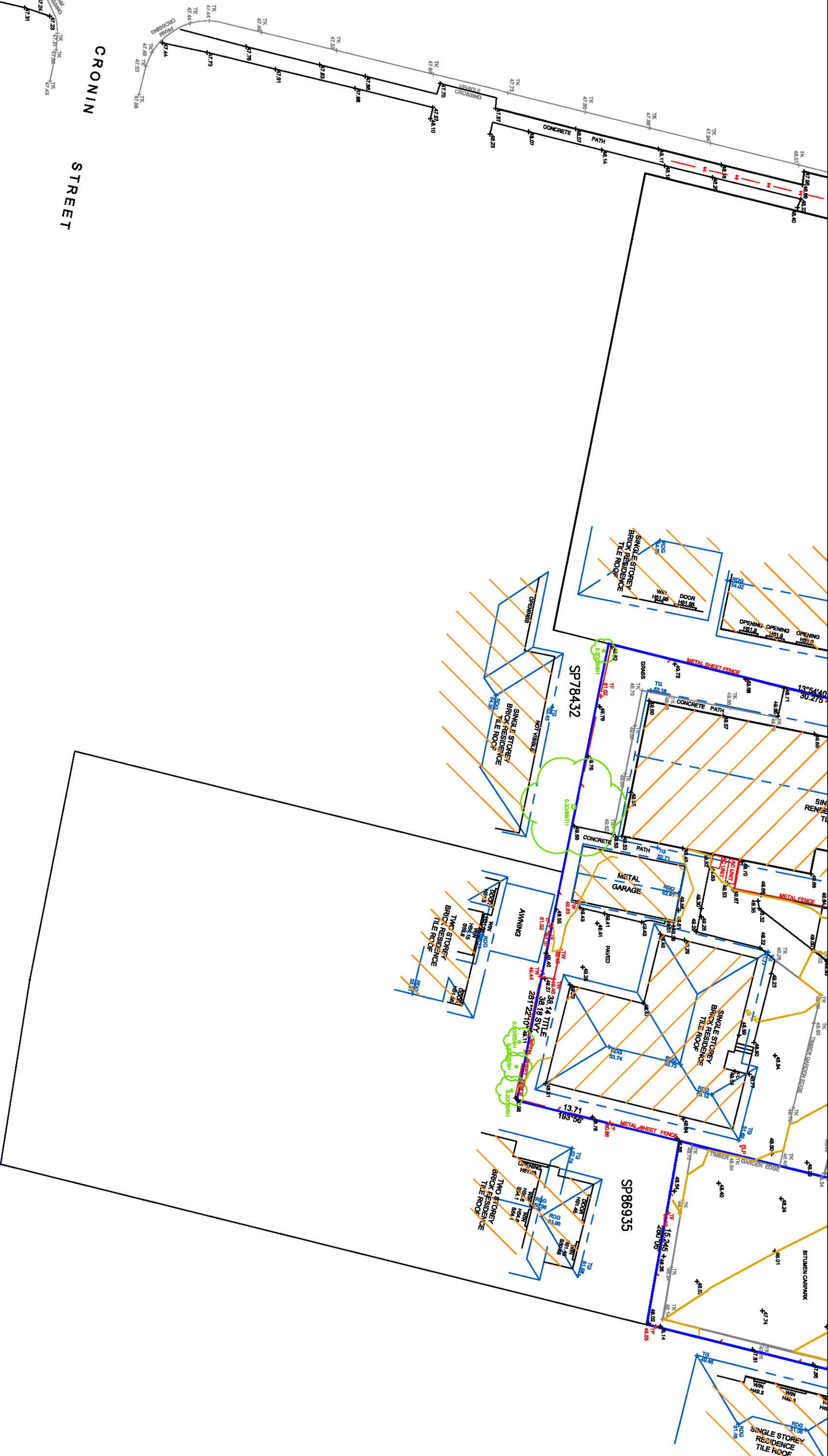
BELLA VISTA

PO BOX 7419
BAULKHAM HILLS NSW 2153
SUITE 405, LEVEL 4
14 LEXINGTON DRIVE
BELLA VISTA NSW 2153
PHONE : 9056 1900
email: office@projectsurveyors.com.au
www.projectsurveyors.com.au
AMN 21 53 53374

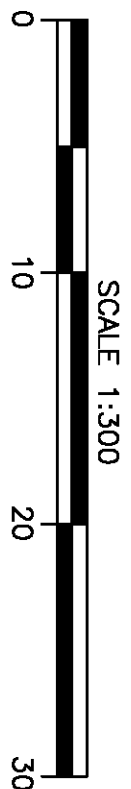
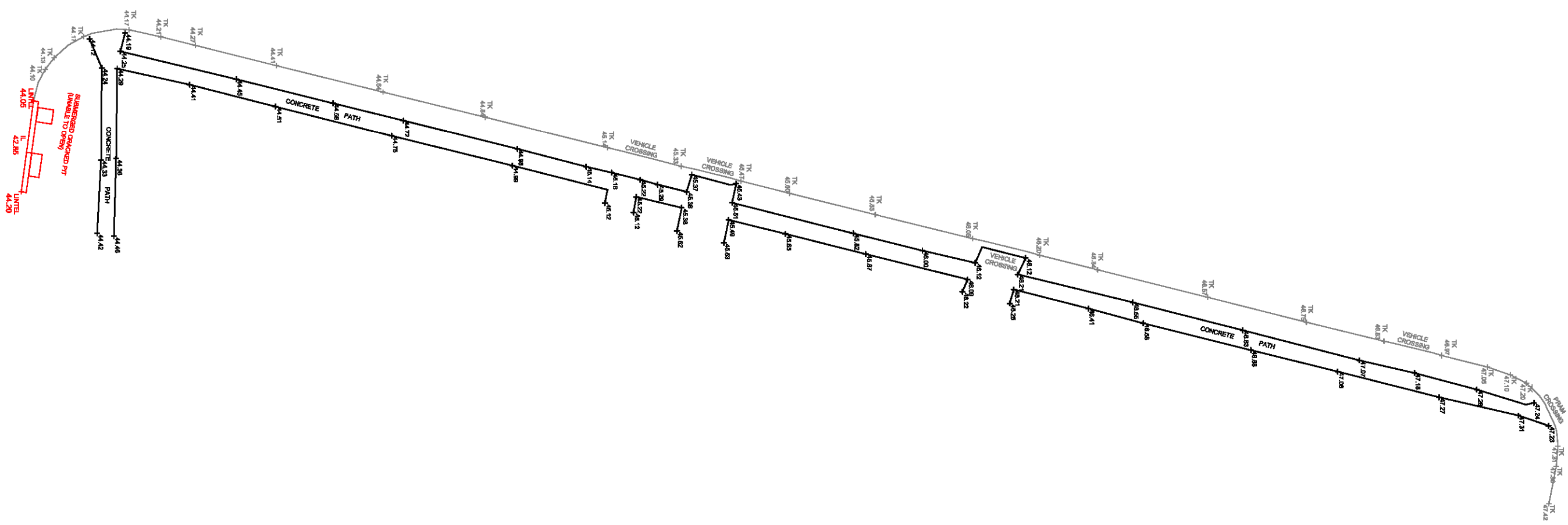
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CRONIN STREET



A1

SHEET 3 OF 3
DRAWING No. B04360-3

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AMN 20 58 533 574



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154 Stafford Street, Penrith

Landscape Documentation for Development Application



DRAWING REGISTER	
LA000	Cover Sheet
LA101	Tree Retention & Removal Plan
LA200	Landscape Masterplan
LA300	Planting Plan & Schedules
LA601	Construction Details

154-162 Stafford Street

DEVELOPMENT APPLICATION

Cover Sheet

ISSUE: For DA

CLIENT: Fresh Hope Care

SCALE: 1 : 250

DATE: 06/10/18

DRAWN: MW

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REV: 3

ARCHITECT: Fulton Trotter

CHECKED: DMT

JOB NO: 19-002a

DESIGNED: DMT

DATE: 18/03/2019

DRAWINGS: REV: **LA000 3**

AEN 61 006 724 988

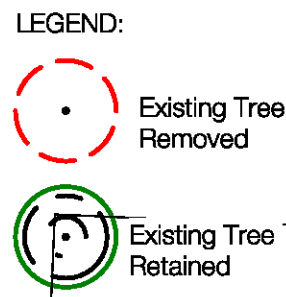
TaylorBrammer

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
SYDNEY STUDIO

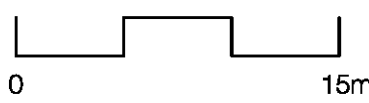
218 OXFORD STREET
WOOLLAHRA NSW 2025

T: +61 2 9387 8855
F: +61 2 9387 8155
E: SYDNEY@TAYLORBRAMMER.COM.AU

154-162 Stafford Street
DEVELOPMENT APPLICATION



Tree Retention & Removal
Plan



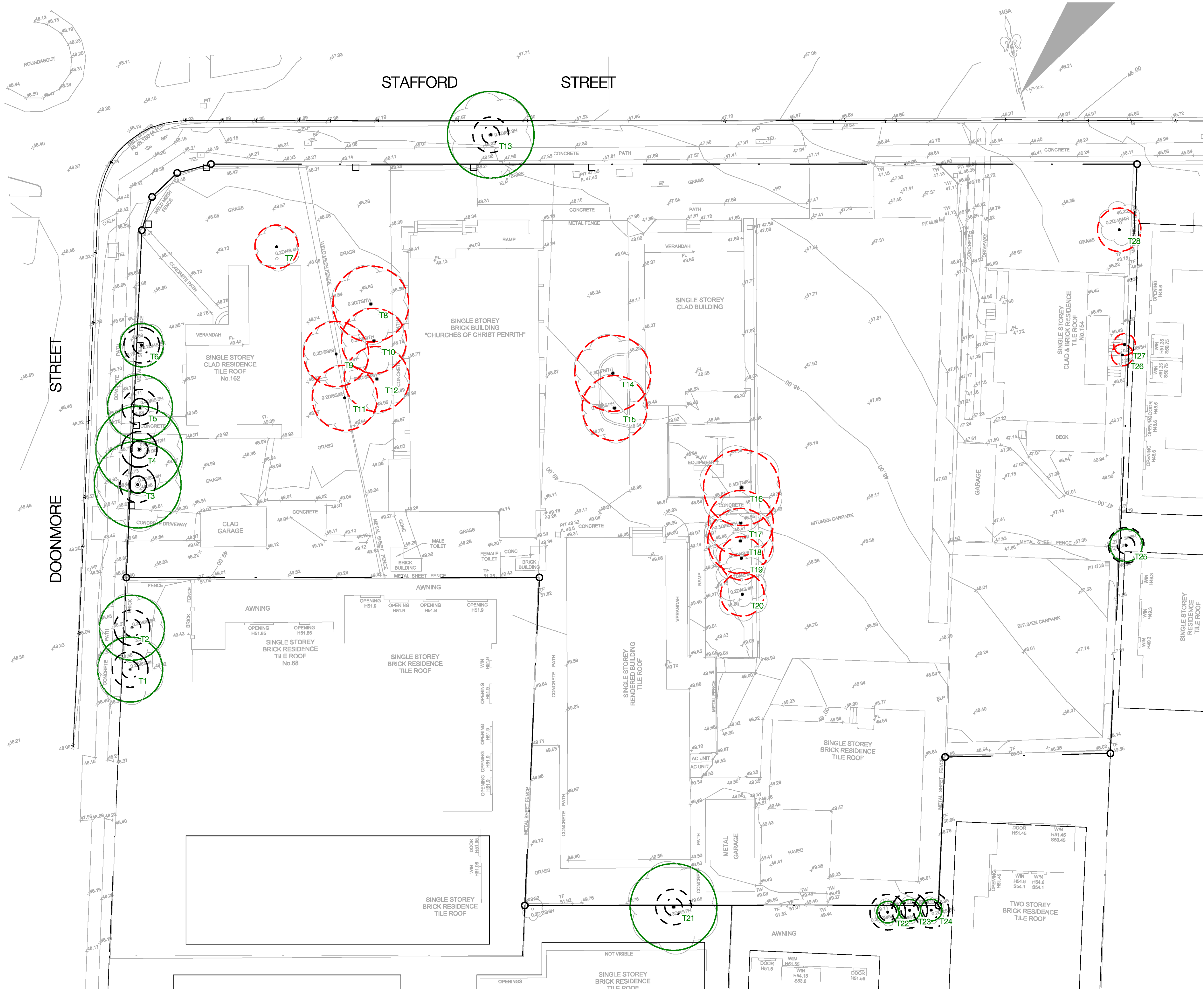
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CLIENT: Fresh Hope Care
SCALE: As Indicated
DATE: 09/10/18
DRAWN: MW
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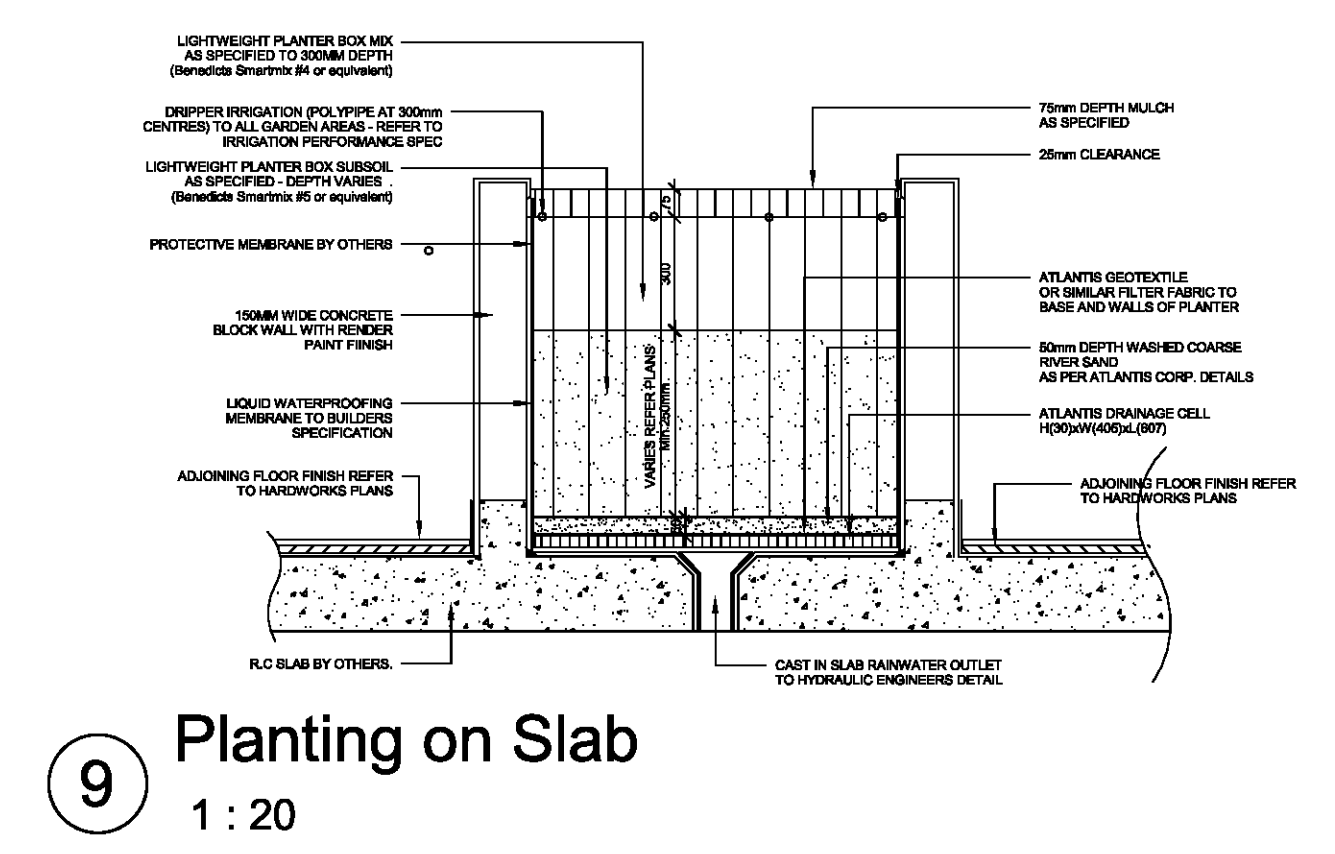
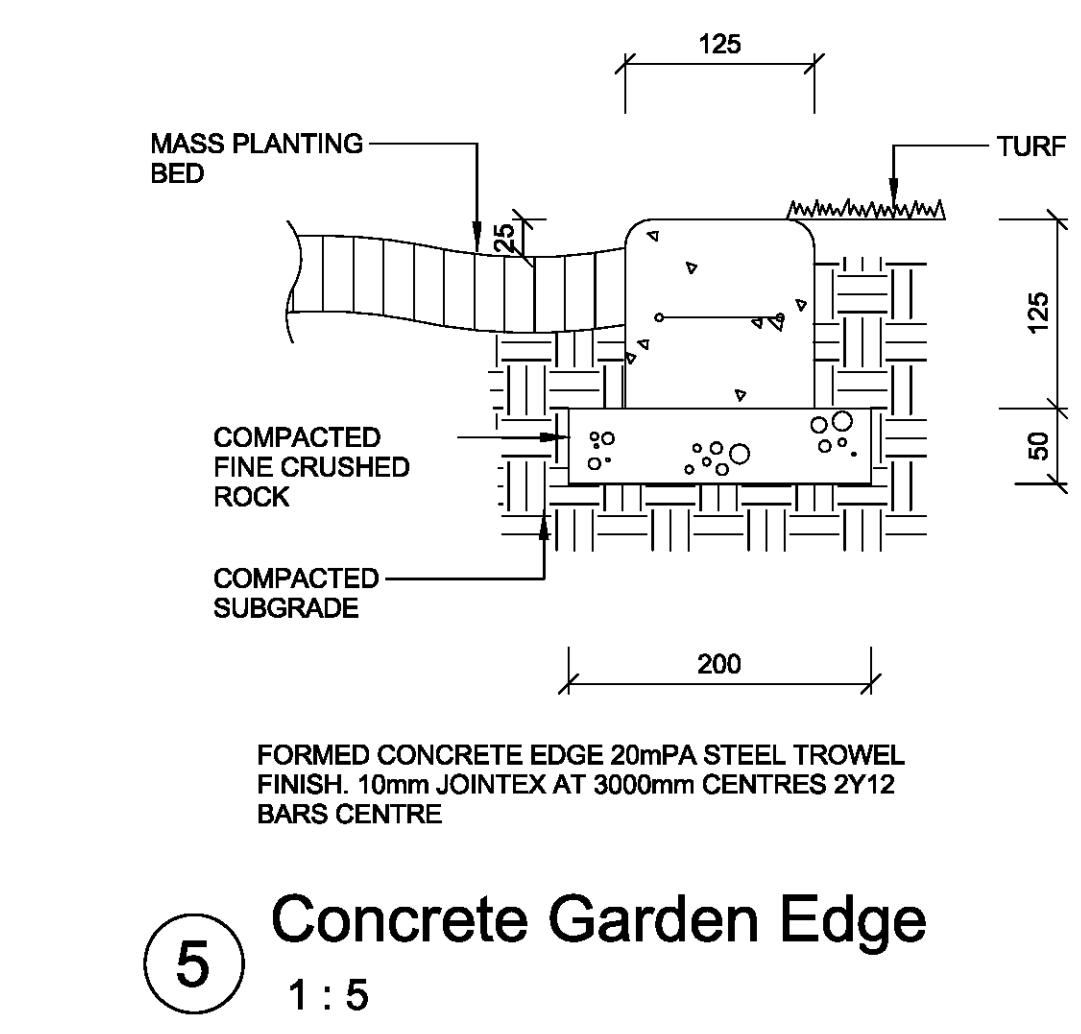
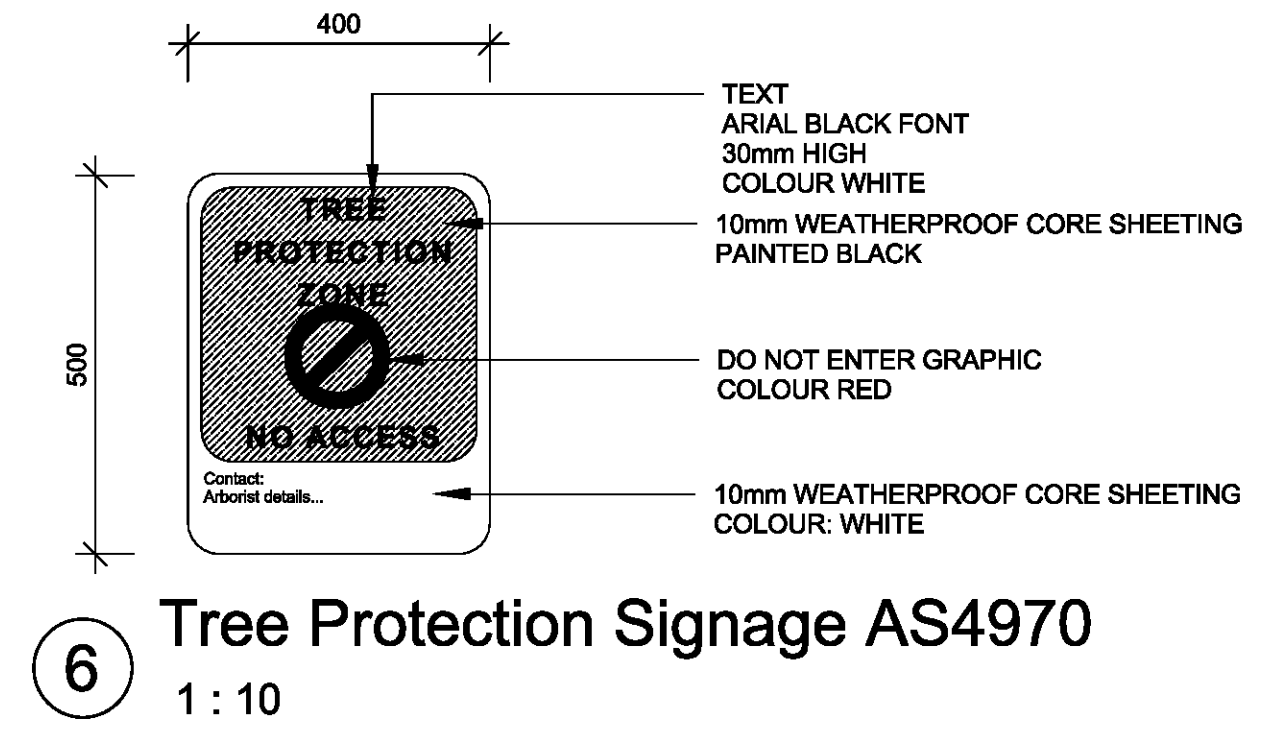
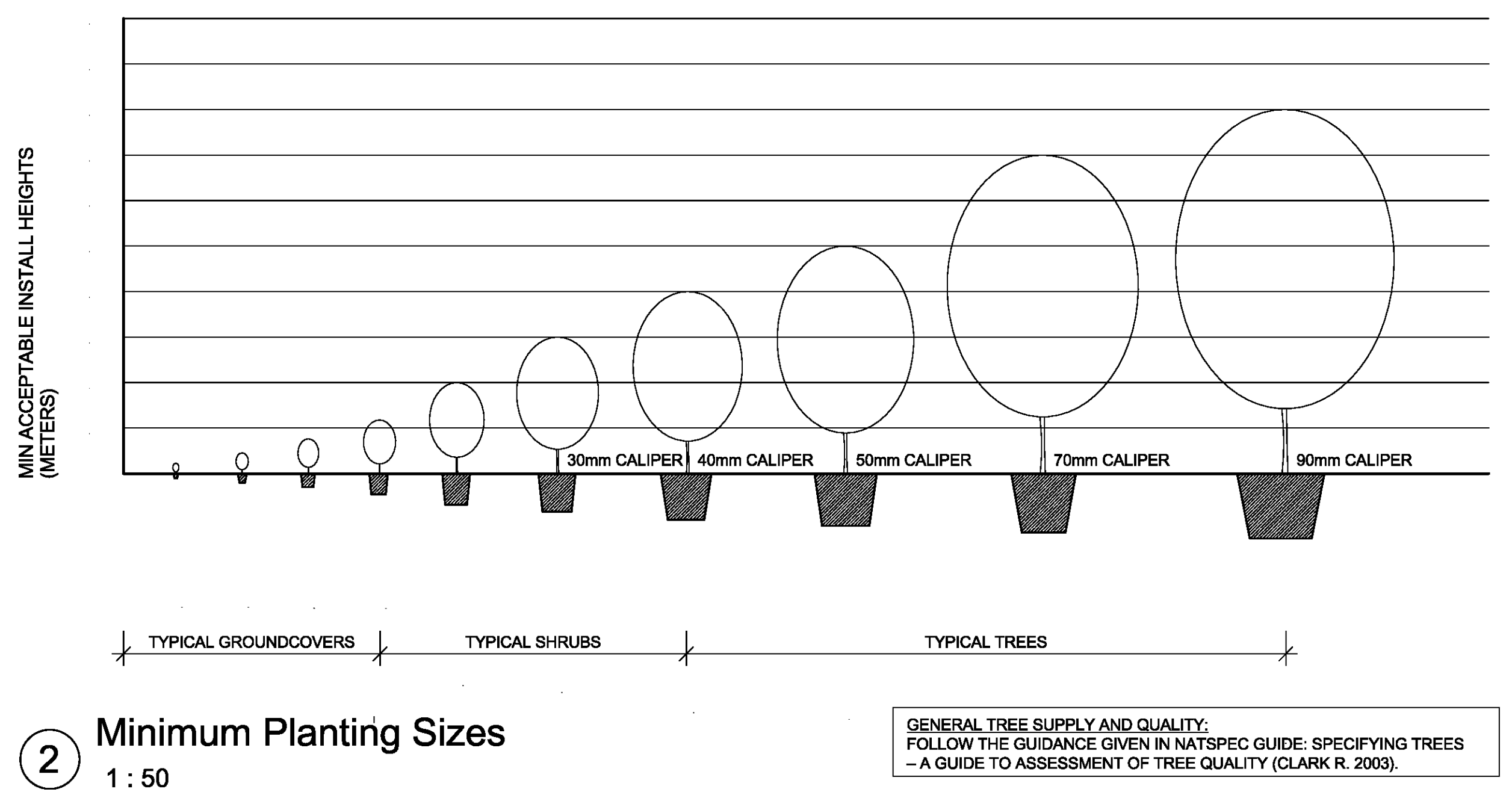
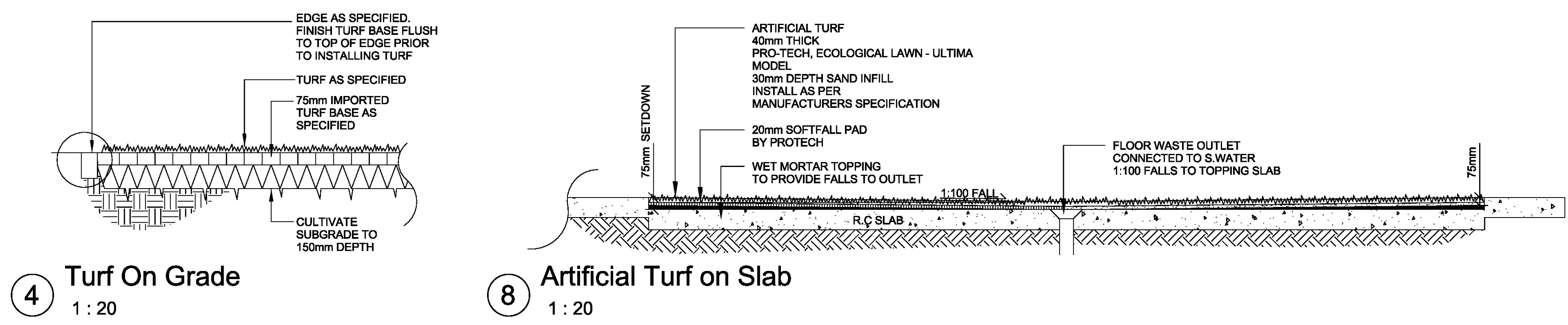
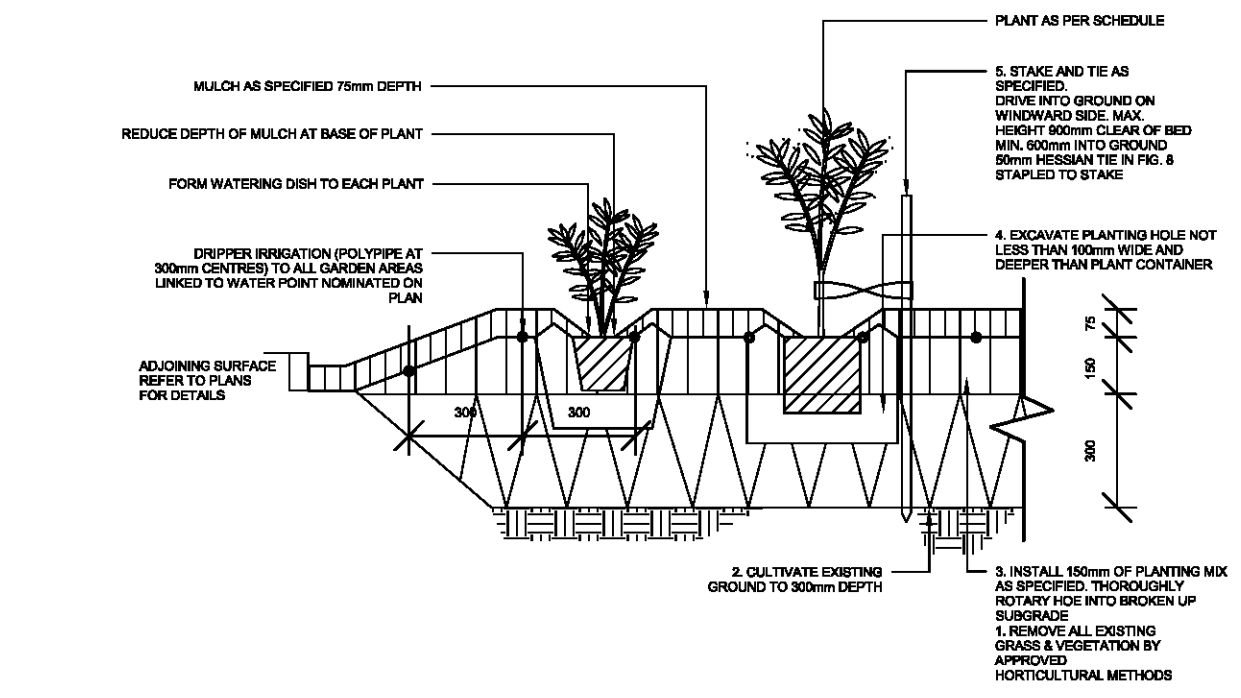
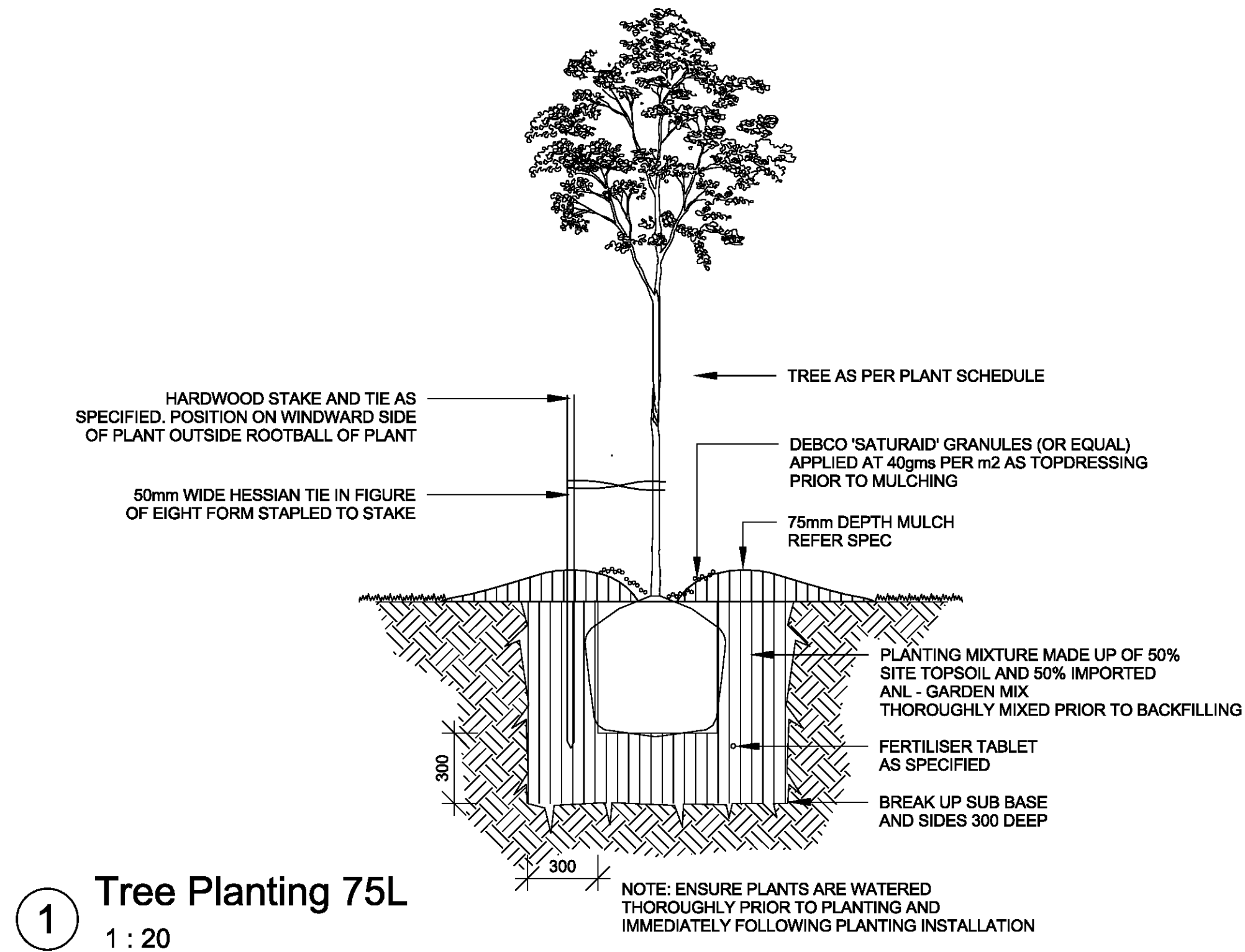
REV: 3
ARCHITECT: Fulton Toller
CHECKED: DMT
JOB NO.: 19-0029
DESIGNED: DMT

DATE: 18/03/2019
DRAWING: REV:
LA101 3
AEN 01 008 724 988

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F: +61 2 9387 8155
E: SYDNEY@TAYLORBRAMMER.COM.AU

Existing Tree Schedule				
ID	Botanical Name	Height (mm)	Spread (mm)	Tree Removal
T1	Unidentified spp.	5000	6000	No
T2	Unidentified spp.	5000	6000	No
T3	Unidentified spp.	5000	8000	No
T4	Unidentified spp.	5000	8000	No
T5	Unidentified spp.	5000	8000	No
T6	Unidentified spp.	5000	4000	No
T7	Unidentified spp.	4000	4000	Yes
T8	Unidentified spp.	7000	7000	Yes
T9	Unidentified spp.	5000	6000	Yes
T10	Unidentified spp.	5000	6000	Yes
T11	Unidentified spp.	5000	6000	Yes
T12	Unidentified spp.	5000	6000	Yes
T13	Unidentified spp.	9000	8000	No
T14	Unidentified spp.	5000	7000	Yes
T15	Unidentified spp.	5000	8000	Yes
T16	Unidentified spp.	5000	7000	Yes
T17	Unidentified spp.	5000	6000	Yes
T18	Unidentified spp.	5000	6000	Yes
T19	Unidentified spp.	5000	4000	Yes
T20	Unidentified spp.	5000	4000	Yes
T21	Unidentified spp.	5000	8000	No
T22	Unidentified spp.	5000	2000	No
T23	Unidentified spp.	5000	2000	No
T24	Unidentified spp.	5000	2000	No
T25	Unidentified spp.	5000	3000	No
T26	Unidentified spp.	5000	2000	Yes
T27	Unidentified spp.	5000	2000	Yes
T28	Unidentified spp.	4000	4000	Yes

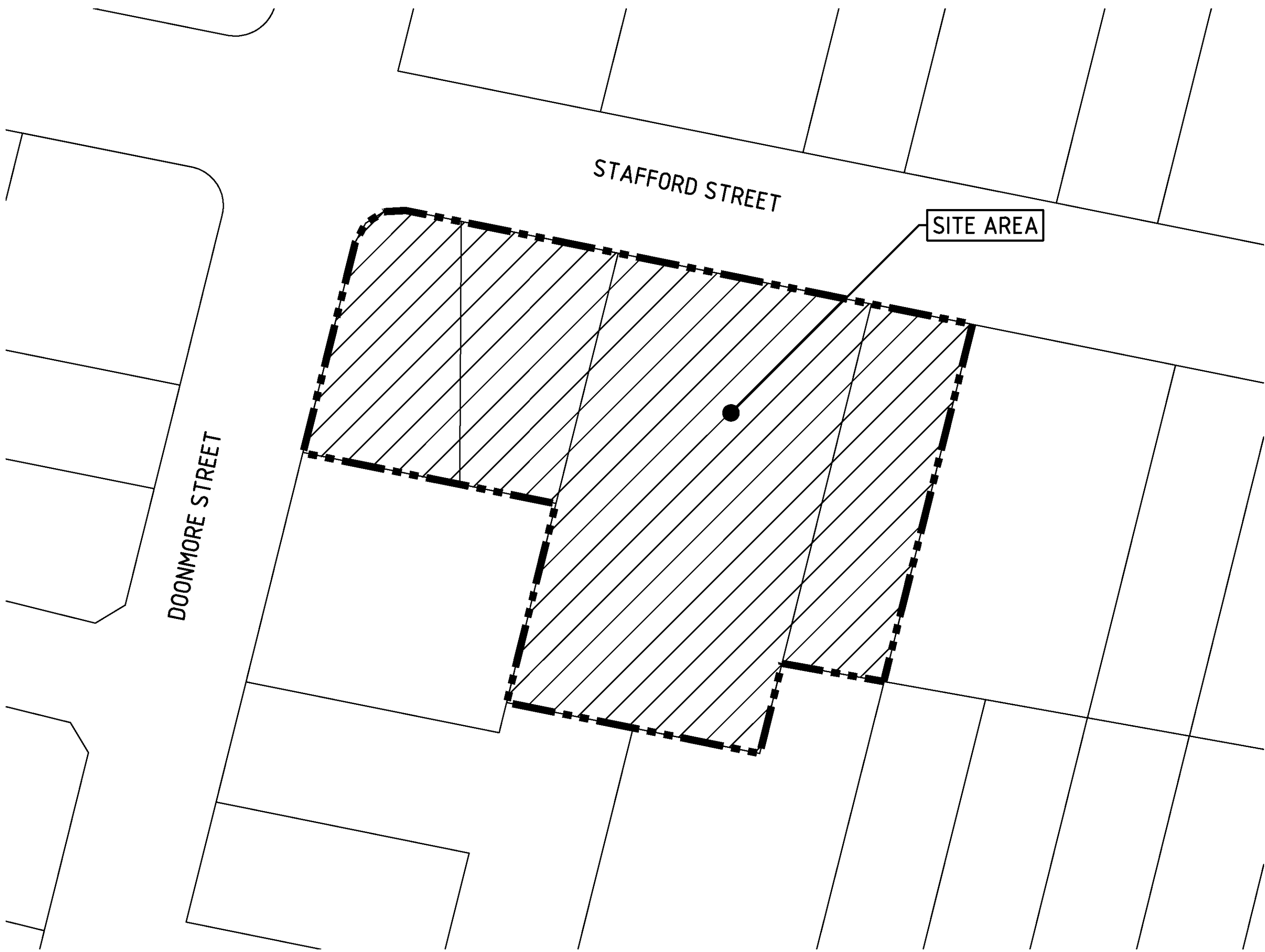




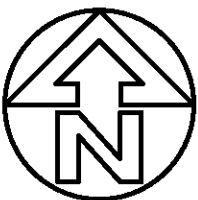
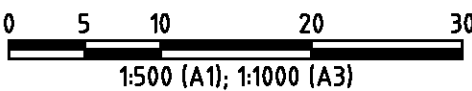
FRESH HOPE CARE
PENRITH RETIREMENT LIVING
154-162 STAFFORD STREET, PENRITH NSW 2750
CIVIL PLANS

SCHEDULE OF DRAWINGS:

001	LOCATION PLAN AND DRAWING SCHEDULE
101	EROSION AND SEDIMENT CONTROL PLAN
401	STORMWATER LAYOUT – SHEET 1
402	STORMWATER LAYOUT – SHEET 2
403	DRAINAGE DETAILS
404	DRAINAGE AND TRENCH REINSTATEMENT DETAILS
410	CATCHMENT PLAN



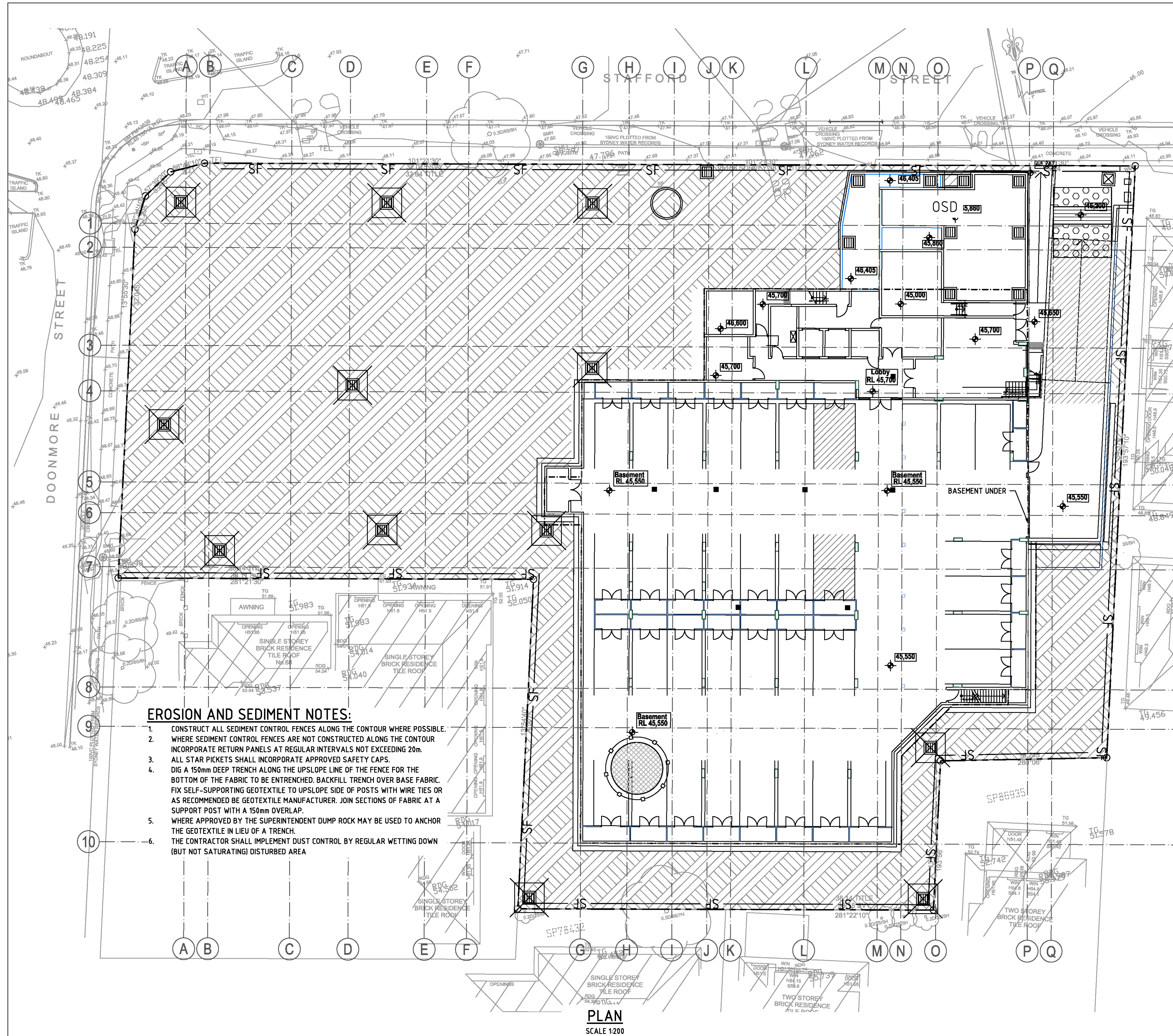
LOCALITY PLAN
SCALE 1500



100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING



PRELIMINARY									
A	ISSUED FOR DA	23.04.19	TD	TD					
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK	VERIFIED	APPROVED		
LOCATION PLAN & DRAWING SCHEDULE									
SHEET SIZE SCALE:		FILENAME:		JOB NUMBER		SHEET NUMBER		REVISION	
A1 1:500		20181340-000-A.DWG		20181340		000		A	



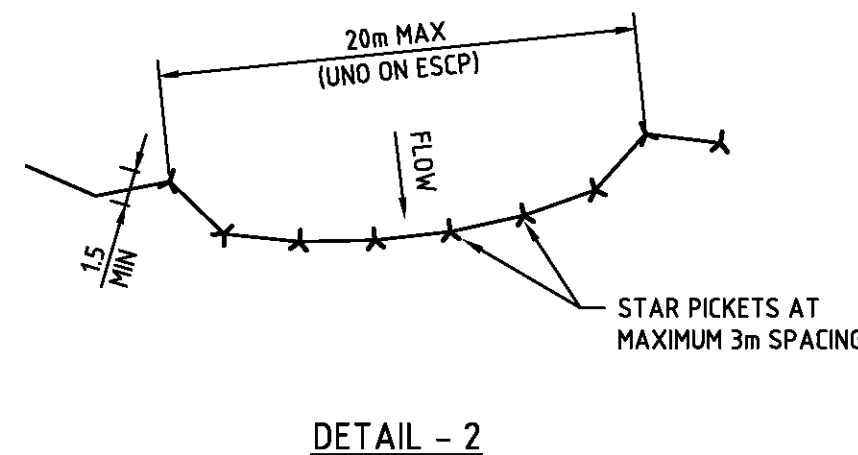
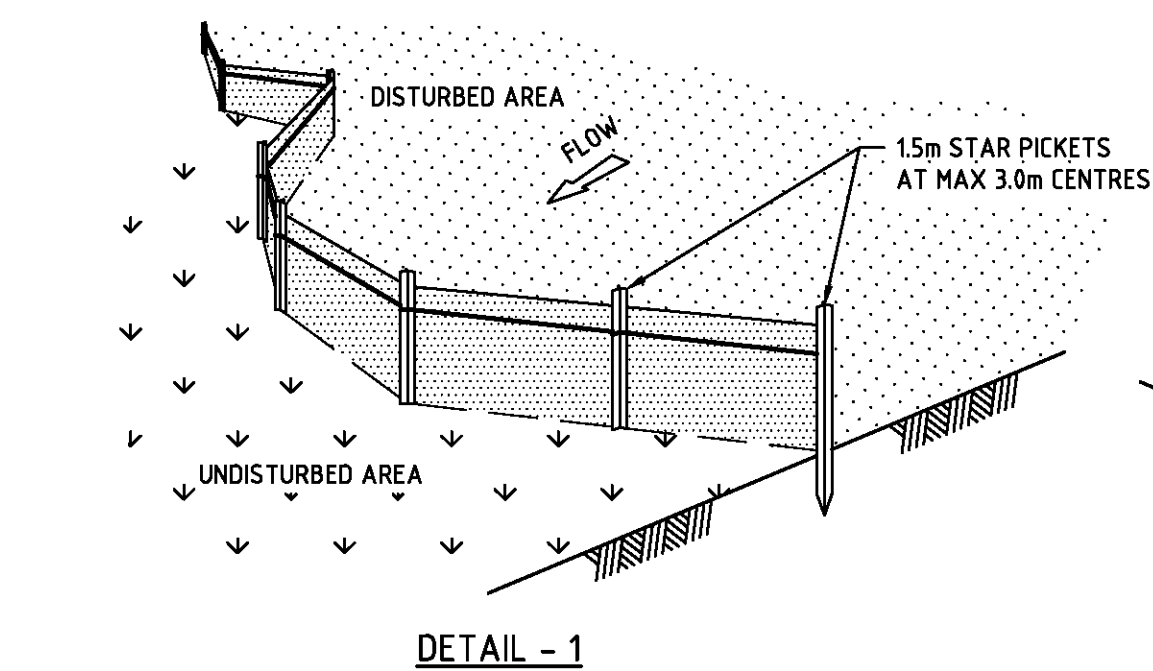
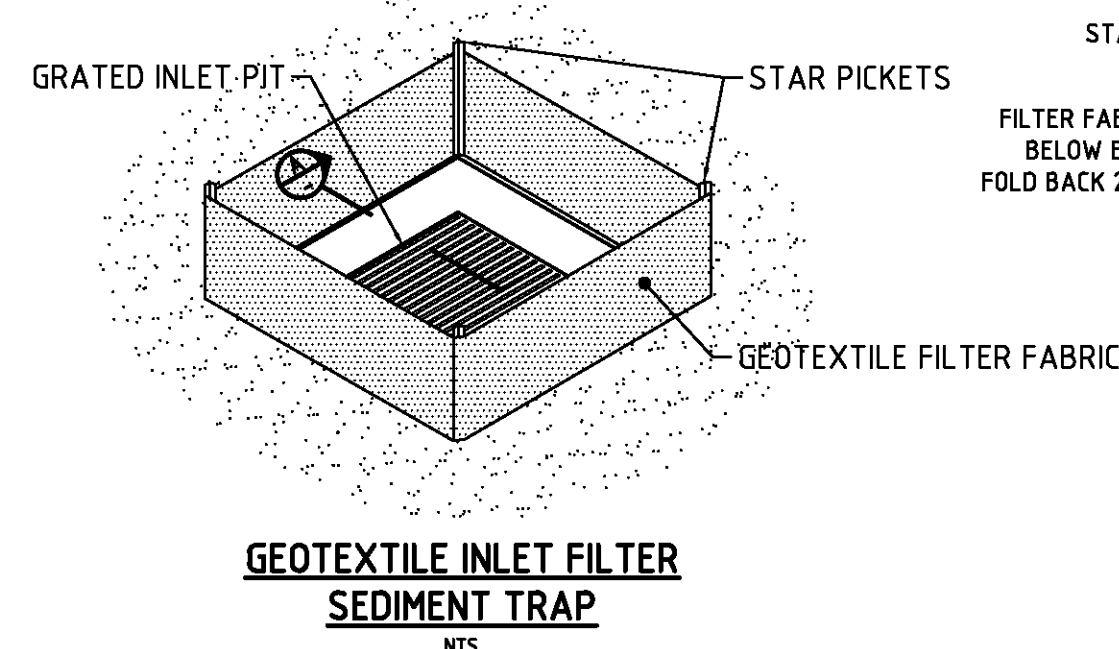
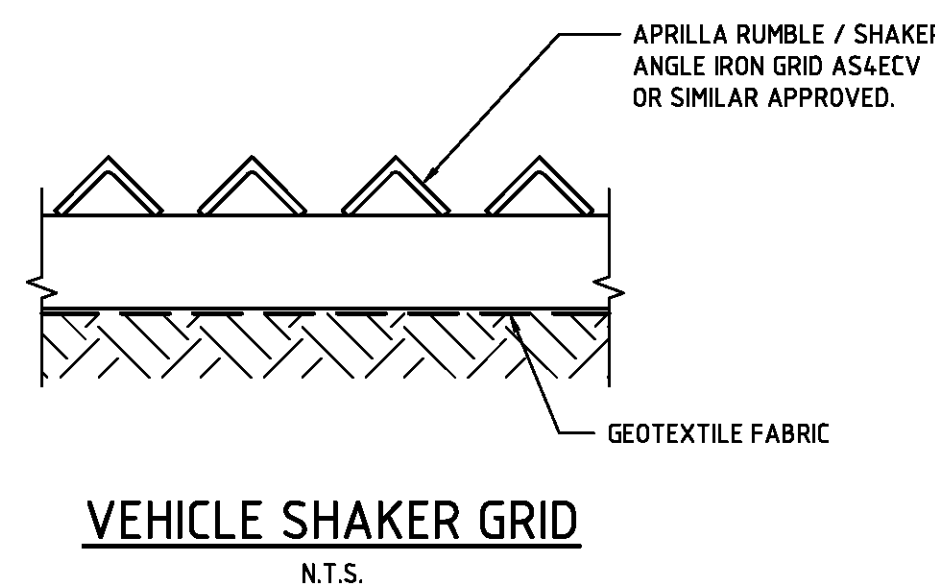
EROSION AND SEDIMENT NOTES:

1. CONSTRUCT ALL SEDIMENT CONTROL FENCES ALONG THE CONTOUR WHERE POSSIBLE.
2. WHERE SEDIMENT CONTROL FENCES ARE NOT CONSTRUCTED ALONG THE CONTOUR INCORPORATE RETURN PANELS AT REGULAR INTERVALS NOT EXCEEDING 20m.
3. ALL STAR PICKETS SHALL INCORPORATE APPROVED SAFETY CAPS.
4. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED. BACKFILL TRENCH OVER BASE FABRIC. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
5. WHERE APPROVED BY THE SUPERINTENDENT DUMP ROCK MAY BE USED TO ANCHOR THE GEOTEXTILE IN LIEU OF A TRENCH.
6. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA

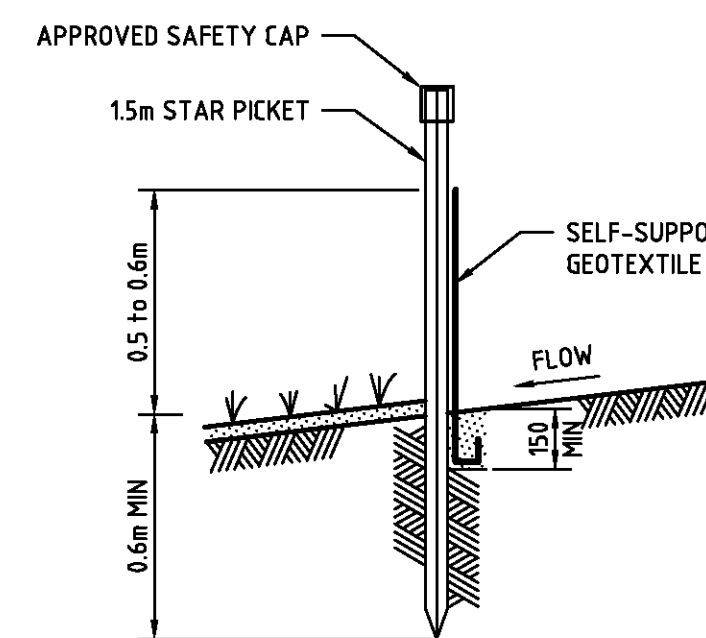
PLAN
SCALE 1:200

LEGEND

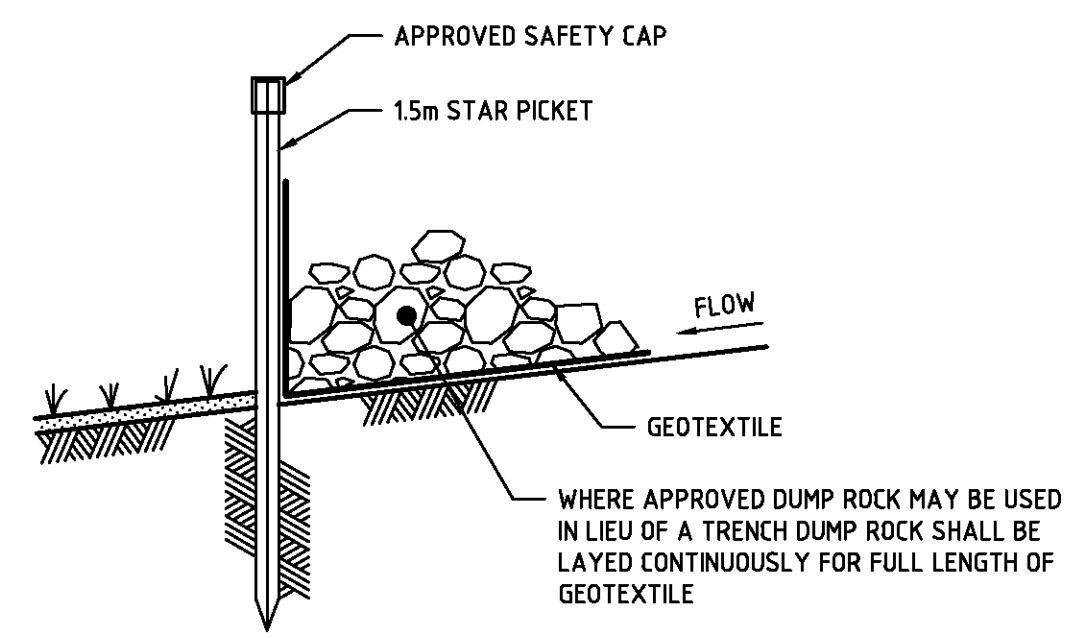
- TEMPORARY SILT FENCE FOR SEDIMENT CONTROL
- SITE BOUNDARY
- GEOTEXTILE SEDIMENT TRAPS AT PROPOSED STORMWATER PIT
- TEMPORARY CONSTRUCTION VEHICLE SHAKER GRID
- INDICATIVE STOCKPILE AREA



SEDIMENT FENCE INSTALLATION DETAILS



STANDARD FENCE INSTALLATION & ANCHOR DETAIL



ALTERNATIVE FENCE INSTALLATION AND ANCHOR DETAIL

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

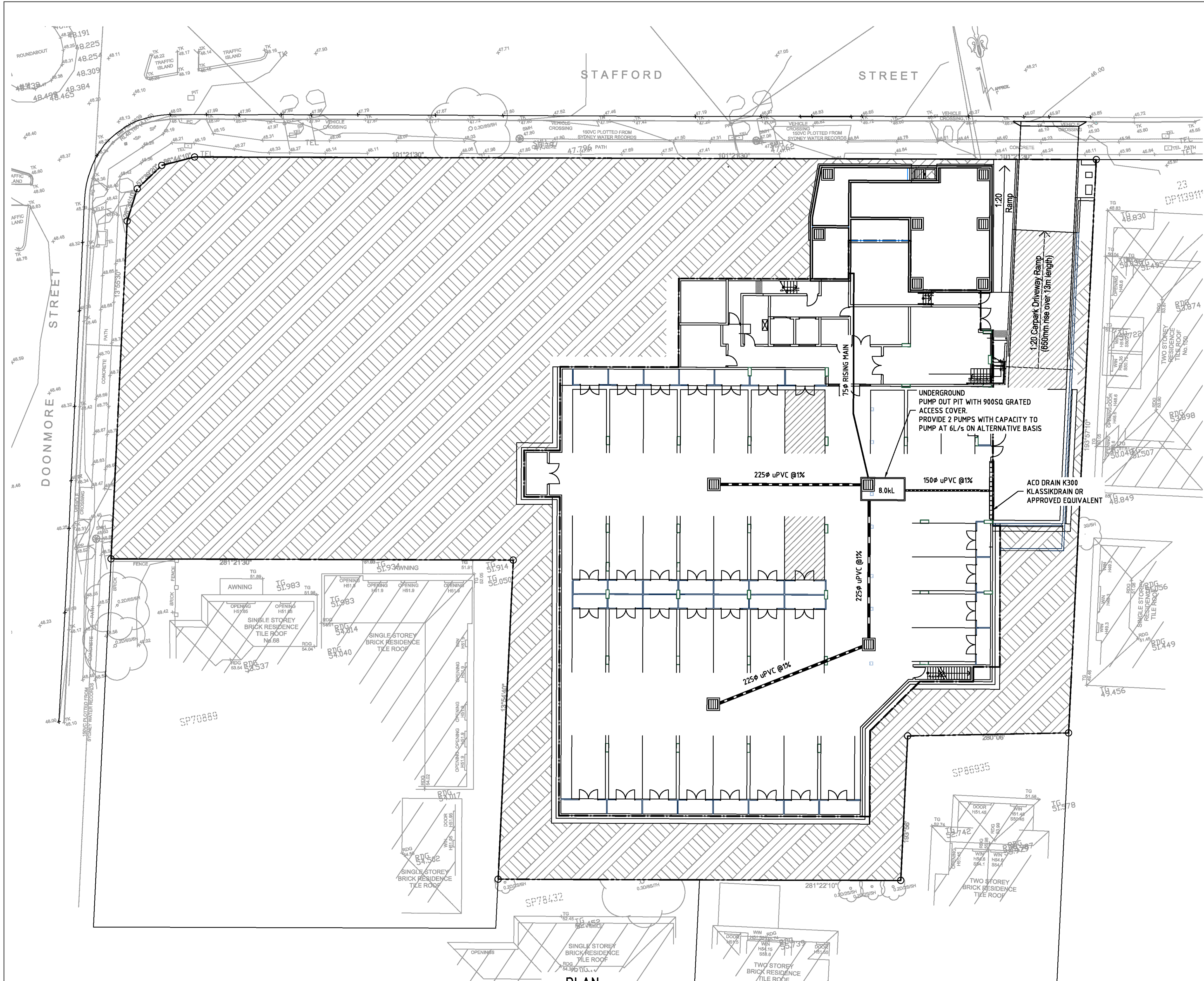
PRELIMINARY

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FRESH HOPE CARE
PENRITH RETIREMENT LIVING
154-162 STAFFORD STREET, PENRITH NSW
EROSION AND SEDIMENT CONTROL PLAN

FILENAME: 20181340-101-A.DWG JOB NUMBER: 20181340 SHEET NUMBER: 101 REVISION: B

T:\2018\20181340 FRESH HOPE CARE, INDEP LIVING UNIT DEVELOP - TAYLOR LAUDER BERSTEN\3 DEVELOPMENT\1 ACAD\DWG\20181340-101-A.DWG [C101] March 1, 2018 12:10



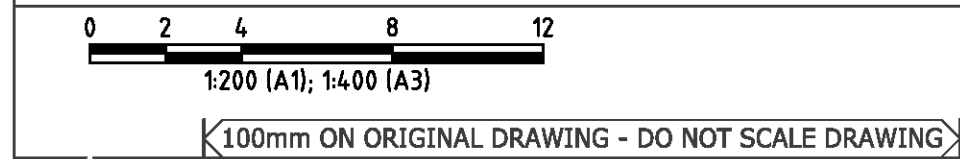
PLAN
SCALE 1:200

LEGEND

- STORMWATER GRATED INLET PIT
- STORMWATER JUNCTION BOX
- RAINWATER OUTLET (RWO)
- STORMWATER PIPE
- SITE BOUNDARY
- STORMWATER GRATED DRAIN

NOTES:

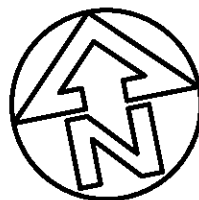
- STORMWATER DRAINAGE LAYOUT TO BE REFINED DURING DETAILED DESIGN.
 - REFER TO DWG 403 FOR OSD AND DRAINAGE DETAILS
 - THE FOLLOWING WATER QUALITY IMPROVEMENT MEASURES ARE REQUIRED TO MEET PENRITH CITY COUNCIL WATER QUALITY TARGETS:
 - 8x OCEANPROTECT STORMFILTERS OR APPROVED EQUIVALENT
 - OCEANPROTECT OCEANGUARDS OR APPROVED EQUIVALENT ON GRATED INLET PITS
 - GRASS/VEGETATED BUFFER STRIPS WHERE POSSIBLE
 - GRASSED SWALE WITHIN LANDSCAPED AREA
- REFER STORMWATER MANAGEMENT REPORT FOR MORE DETAIL.



SCALE:1 : 200 @A1
SURVEYED:
SURVEY DATE:

COORDS & DATUM
MGA94 ZONE 54
ALL LEVELS TO A.H.D.

SHEET SIZE
A1



PUBLIC UTILITIES:

THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.



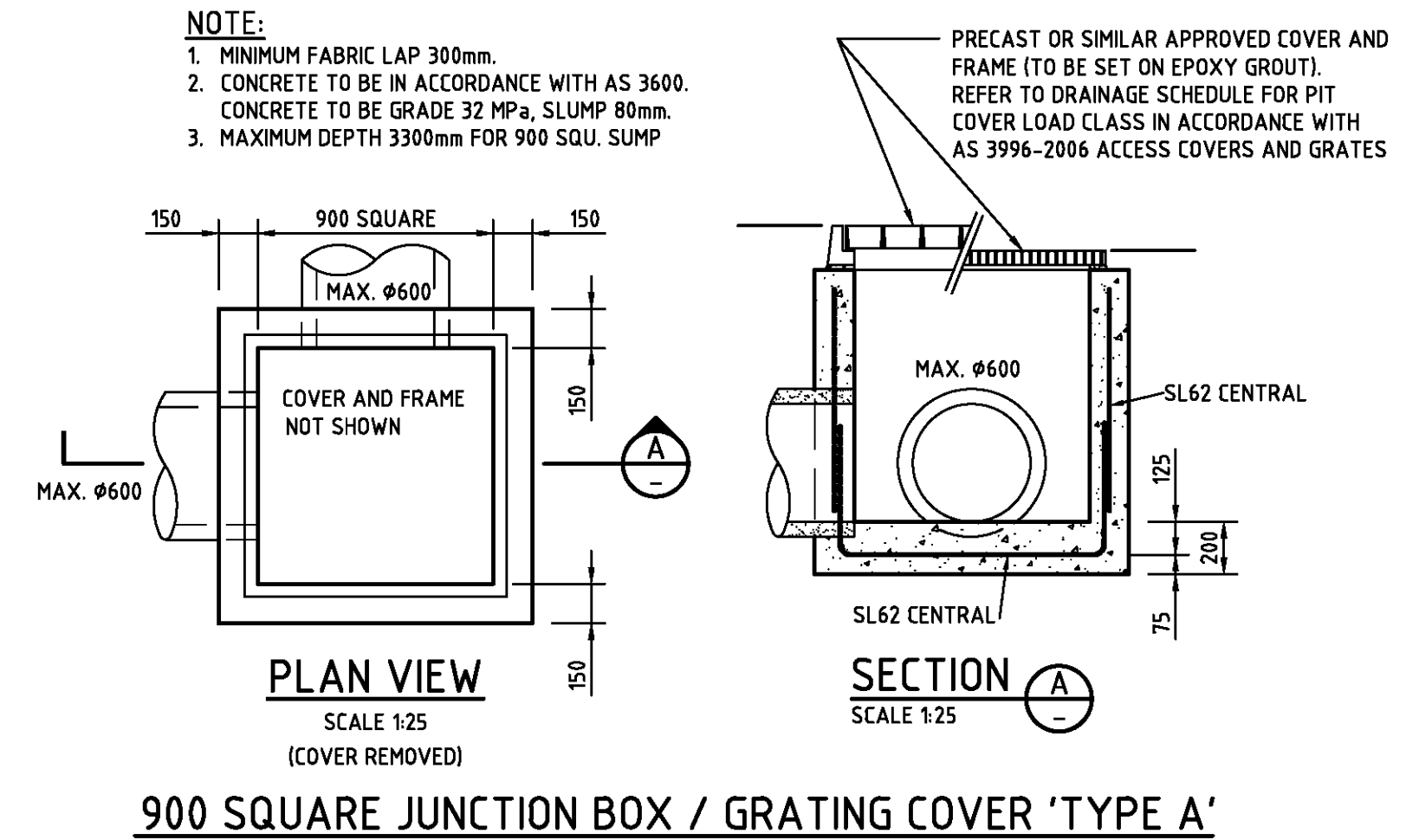
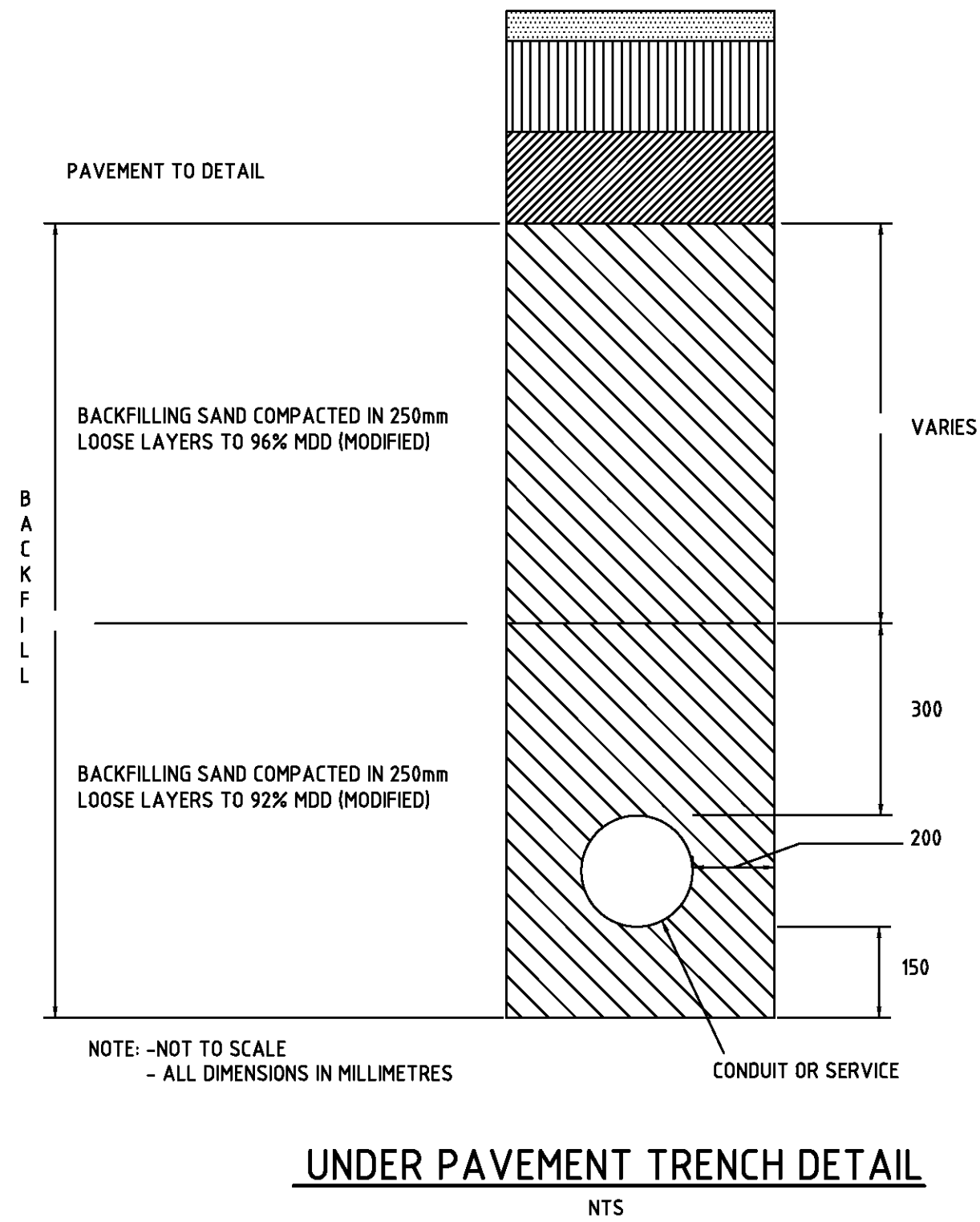
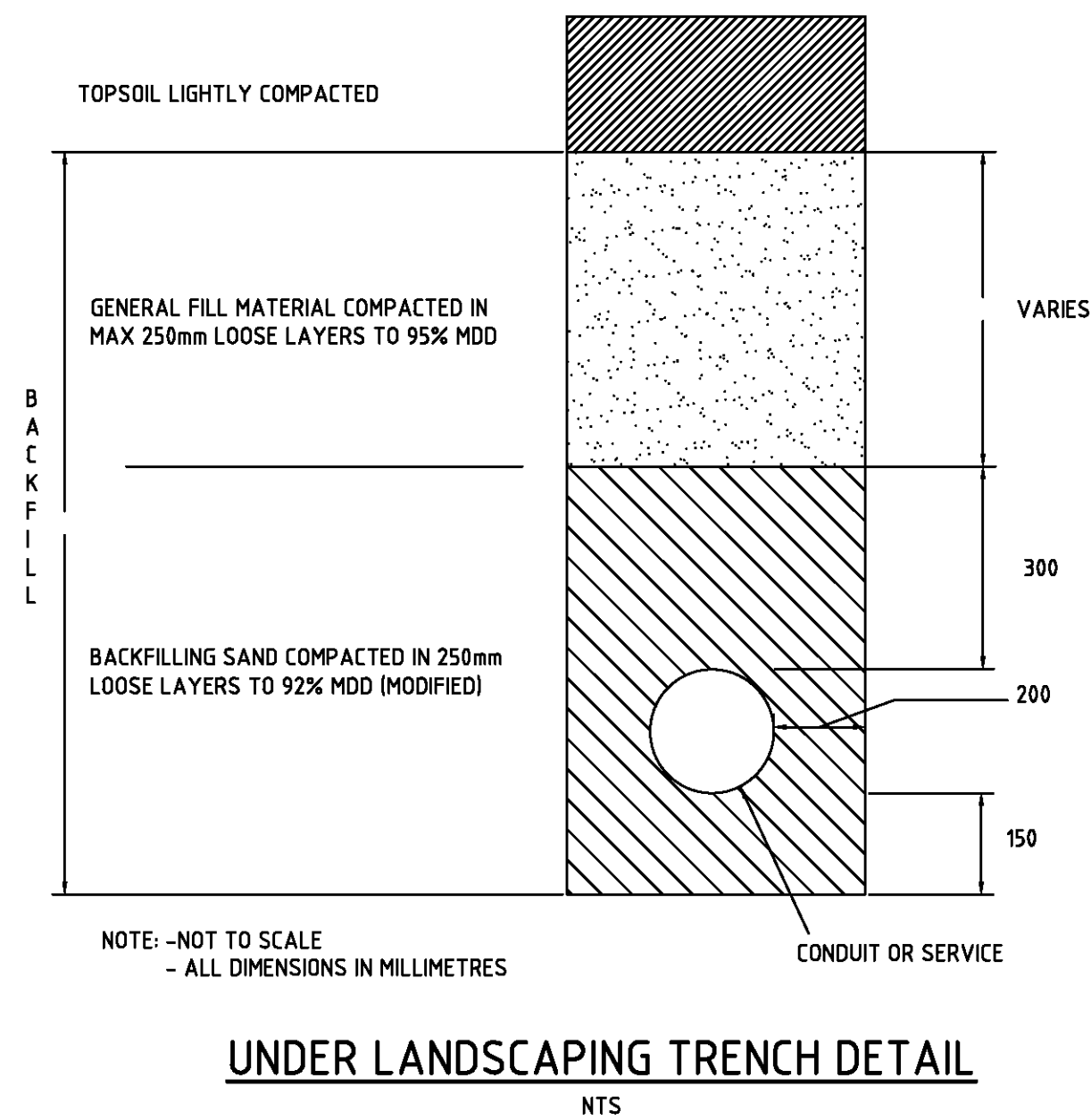
FRESH HOPE CARE
PENRITH RETIREMENT LIVING
154-162 STAFFORD STREET, PENRITH NSW
STORMWATER LAYOUT - SHEET 1

A	ISSUED FOR DA	23/04/19	TD	TD	CV
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK. VERIFIED APPROVED

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FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
20181340-401-A.DWG	20181340	401	A

T:\2018\20181340 FRESH HOPE CARE, INDEP LIVING UNIT DEVELOP - TAYLOR LAUDER BERSTEN\3_DEVELOPMENT\1 ACAD\DWG\20181340-401-A.DWG [C401] March 1, 2018 12:10



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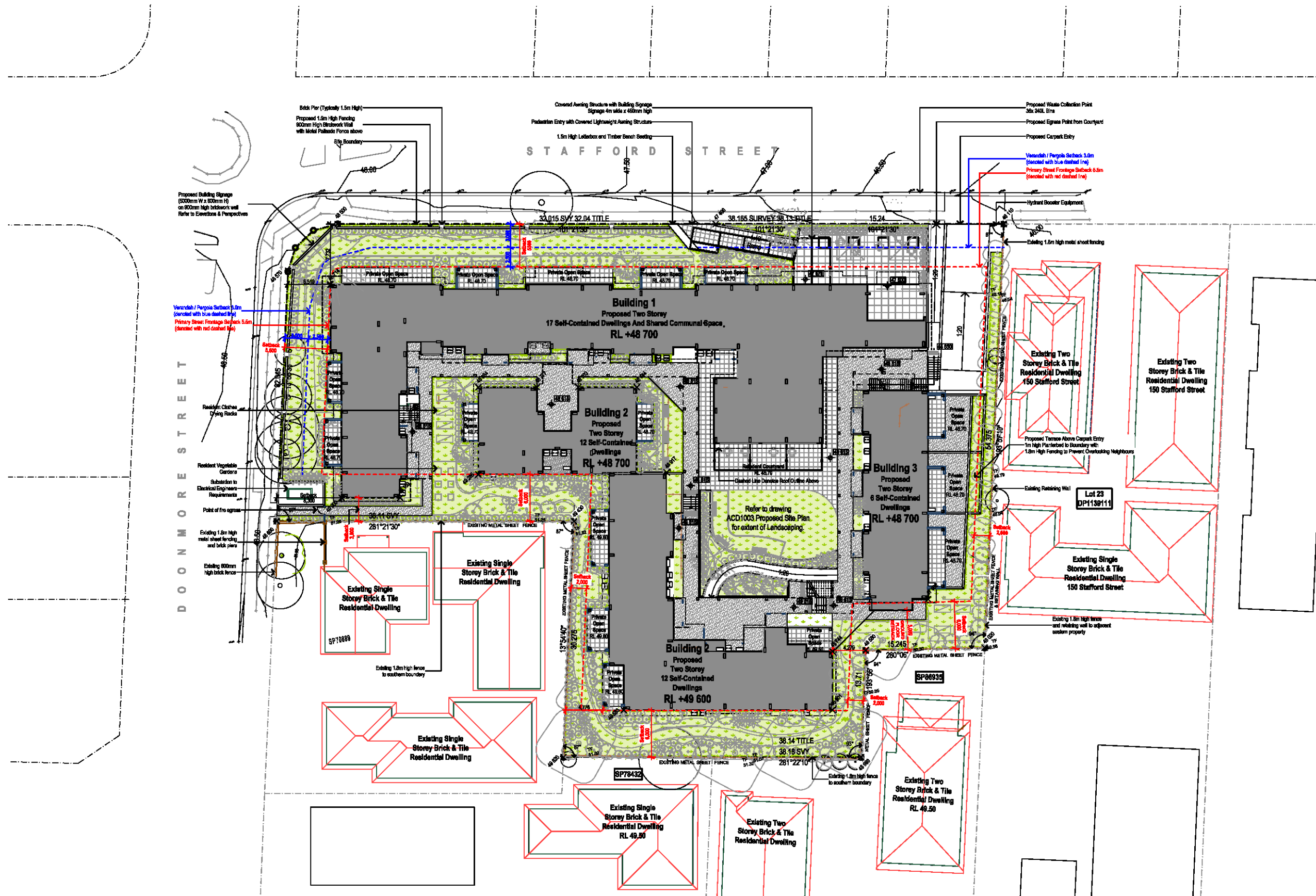
PRELIMINARY

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FRESH HOPE CARE
PENRITH RETIREMENT LIVING
154-162 STAFFORD STREET, PENRITH NSW
DRAINAGE & TRENCH REINSTATEMENT DETAILS

FILENAME: 20181340-403-A.DWG JOB NUMBER: 20181340 SHEET NUMBER: 404 REVISION: A

00.250.51.01.5 1:25 (A1); 1:50 (A3) 100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING					SCALE:AS SHOWN		COORDS & DATUM MGA94 ZONE 54 ALL LEVELS TO A.H.D.		SHEET SIZE A1	
					SURVEYED:					
					SURVEY DATE:					



SITE PLAN LEGEND

NOTATION

- Boundary
- Existing Fencing
- Site Contours
- RL (Existing AHD)
- RL (Proposed AHD)

BUILDINGS

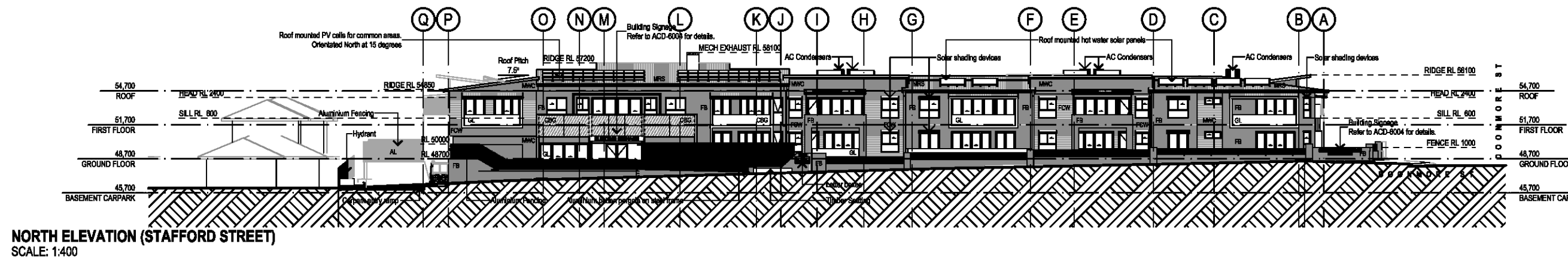
- Existing Buildings
- Buildings to be Demolished
- Proposed Buildings

LANDSCAPING

- Existing Paved Areas
- Existing Landscaped Areas
- Proposed Concrete Areas
- Proposed Paved Areas
- Proposed Landscaped Areas
- Existing Trees to be Retained
- Existing Trees to be Removed
- Proposed Trees

SERVICES

- Hot Water Unit
- Air Condenser
- Solar Hot Water Unit
- Photovoltaic Cells



ELEVATIONS LEGEND

NOTATION	
	Boundary
	Existing Fencing
	Site Contours
	RL (Existing AHD)
	RL (Proposed AHD)
BUILDINGS MATERIALS	
	Aluminium (Powdercoated)
	Brickwork
	Concrete
	Metal Wall Sheeting (Vertical)
	Metal Roof Sheeting
	Compressed Fibre Cement
	Fibre Cement Weatherboard
	Glass
	Colour Back Glass

GENERAL NOTES

1. External Door Head Height Typically 2400mm AFFL
2. Window Height Typically 2400mm AFFL
3. Window Sill Height to Bedrooms 600mm AFFL
4. Balustrades Typically 1000mm AFFL

