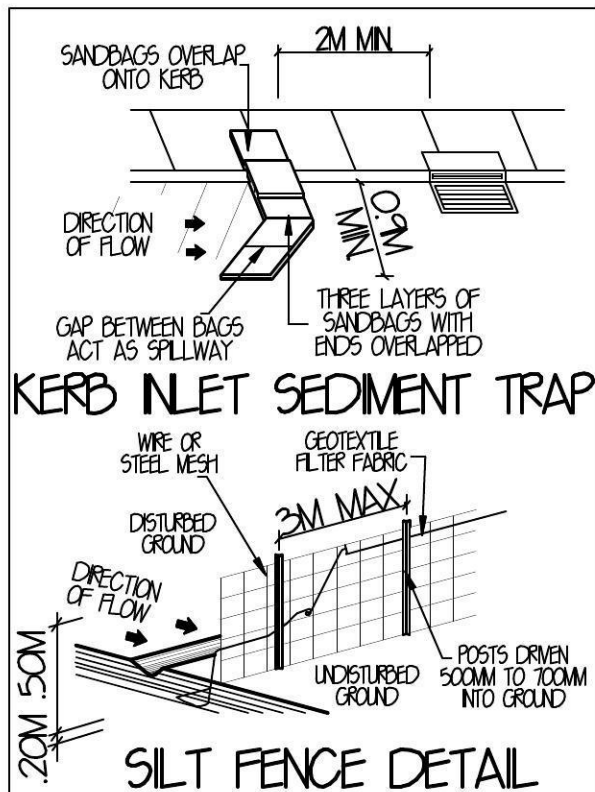


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SEDIMENT CONTROL NOTES:

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED 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 MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

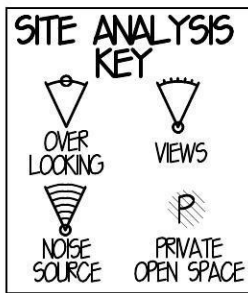
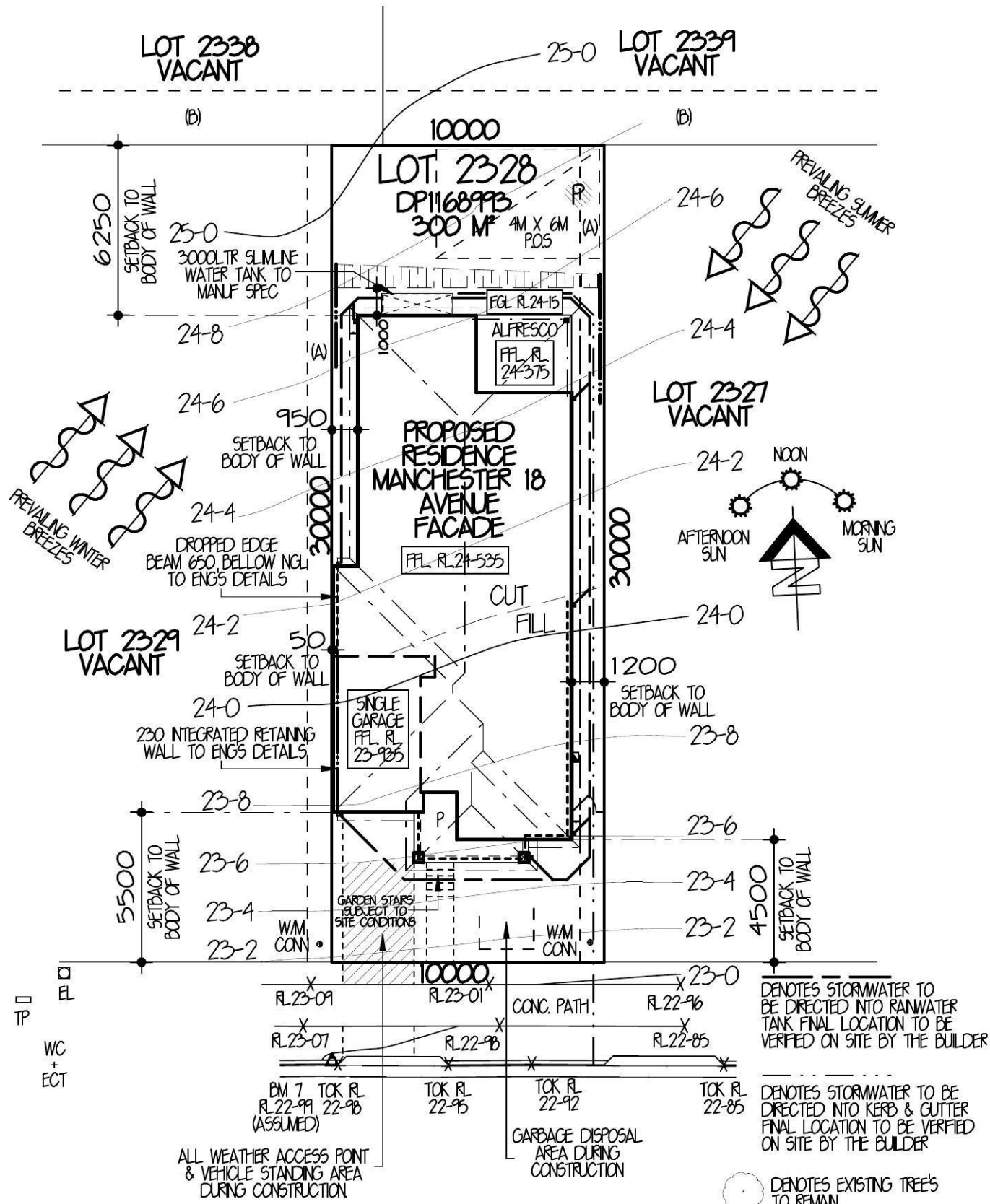
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES); FABRIC SHALL BE BURED 150MM ALONG ITS LOWER EDGE.

GENERAL NOTES:

- ◆ STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- ◆ SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ◆ ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
- ◆ FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- ◆ WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING.
- ◆ SITE CLASSIFICATION H1
- ◆ CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.24-15 GARAGE TO RL.23-636
- ◆ HOUSE FLOOR LEVEL RL.24-535, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL.23-935, 299MM ABOVE PLATFORM LEVEL.
- ◆ TOTAL ROOF AREA = 174-1 M²

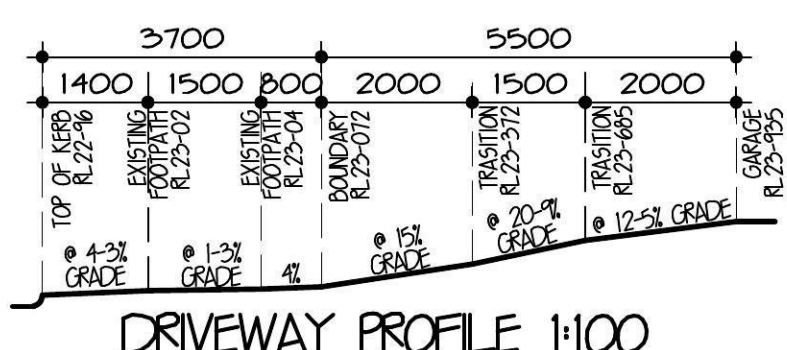


ELMATTA AVENUE
SITE ANALYSIS & SITE PLAN 1:200
(DRAINAGE PLAN)

- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- - - DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTER TO CUT OR FILL

NOTE:
 -VEHICLE CROSSOVER TO BE PLAIN CONCRETE TO PCC SPECIFICATION
 -ANY EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION
 -ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM AND OVER ON THE LOT ARE TO BE OF MASONRY CONSTRUCTION.

DUE TO SALINE AFFECTED SOIL A H-SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS
 32MPA CONCRETE TO PIERS AND SLAB
 HIGH IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB



SITE DATA

SITE AREA = 300 M²
 PRIVATE OPEN SPACE REQUIRED = 15% OR 45 M²
 PROVIDED = 25-3% OR 75-8 M²
FLOOR AREAS
 FLOOR AREA= 126 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA= 18-8 M²
 PORCH FLOOR AREA= 6 M²
 ALFRESCO FLOOR AREA= 9-9 M²
 TOTAL FLOOR AREA= 160-7 M² OR 17-3 505

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FOR **CONNECT HOMES**

LOT 2328 ELMATTA AVENUE
 AT JORDAN SPRINGS DP1168993

TYPE **MANCHESTER 18** JOB NO. **0016996**

FACADE **AVENUE** (SMART LIVING SERIES) HAND **LH**

DATE **SEP 13** DWG NO. **A20467** PAGE NO. **1 OF 7**

A&N SYDNEY

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ISS	DATE	REVISION	DRAWN
A	25-9-13	CC PLANS	AL
B	09-10-13	AMENDMENTS/BASIX	AD