1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES

Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTS

Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (But is not excluded to): OWNER,BUILDER,SUB-CONTACTORS, CONSULTANTS,RENOVATORS,OPERATORS, MAINTAINORS,DEMOLISHERS.

Sheet List

Sheet Number	Sheet Name
DW-01	COVER SHEET
DW-02	SITE PLAN
DW-03	GROUND FLOOR PLAN
DW-04	ELEVATIONS
DW-05	ELEVATIONS
DW-06	SECTIONS
DW-07	SEDIMENT CLTR/SHADOW DIAGRAM
DW-08	LANDSCAPE
DW-09	SCHEDULE OF FINISH
DW-10	NOTIFICATION PLAN

PROPOSED SINGLE STOREY BRICK VENEER DWELLING AT LOT 2308 PATANGA CRESCENT

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General Notes:
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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

COVER SHEET

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-01 B

Scale

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
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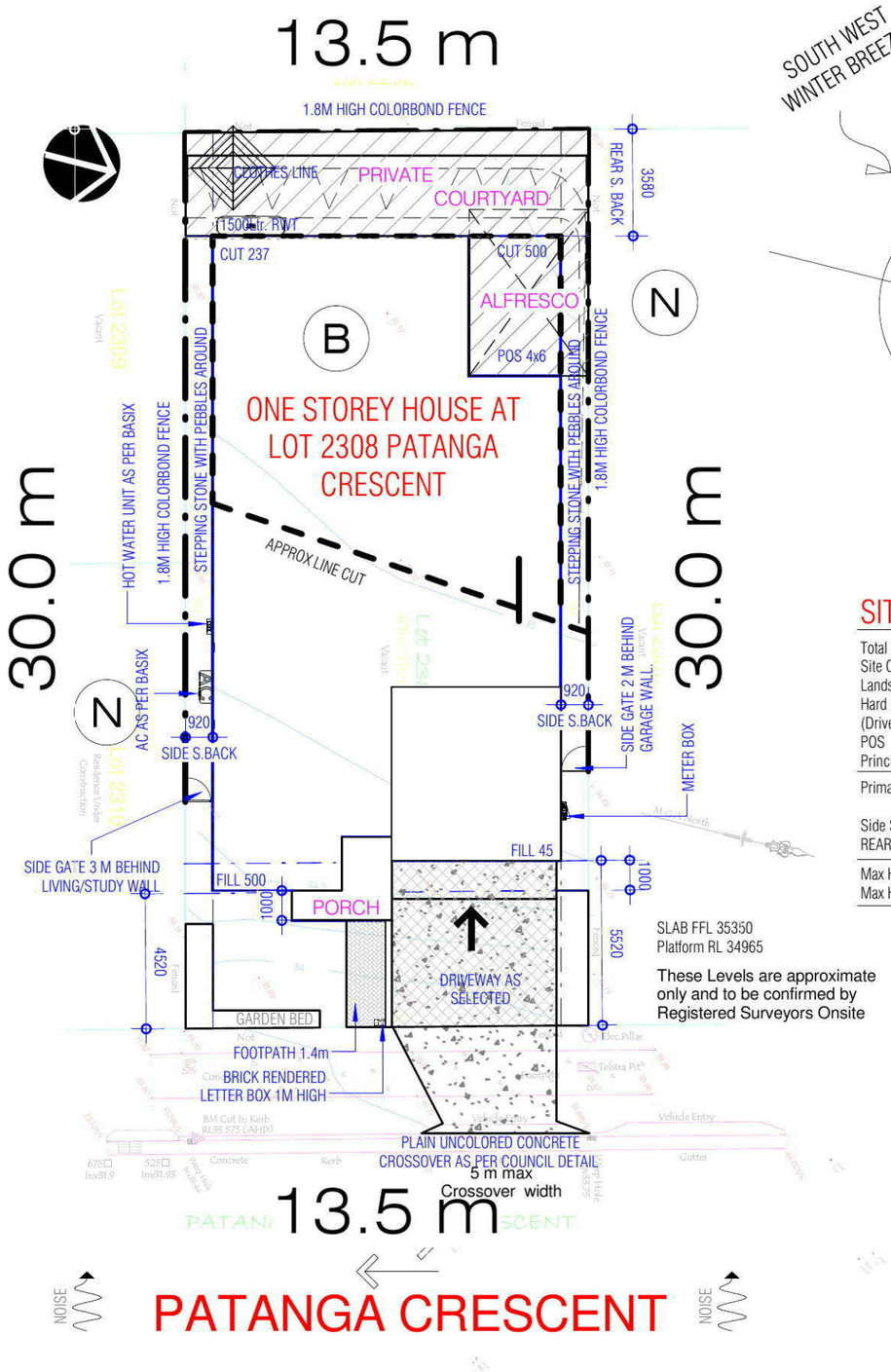
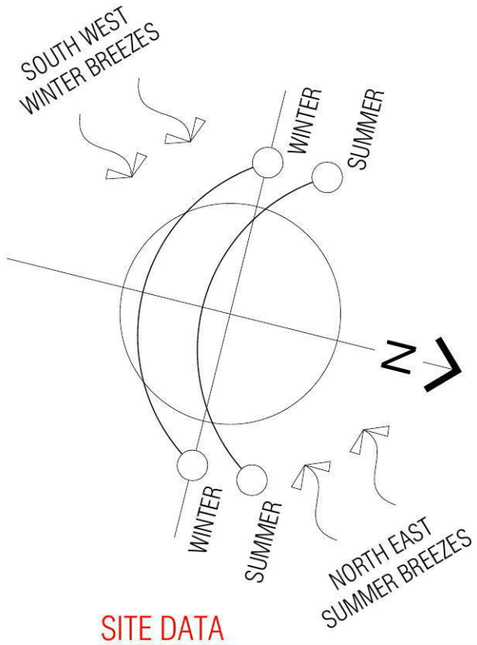


1 **Site Analysis**
1 : 200



SITE DATA

Total Site Area	=	405 SQM
Site Cover	=	232 SQM (Max 60%=243sqm)
Landscape Area	=	122.5 SQM (Min 30%=121.5sqm)
Hard SurfaceArea	=	50.5 SQM
(Driveway 30.5+Porch 6+Alfresco 14)		
POS	=	66.1 SQM (Min 15%=60.75sqm)
Principle POS	=	4x6 (Min 24sqm - Allowed)
Primary Frontage	=	4.52m to Living
	=	5.52 to Garage
Side Setbacks	=	0.92 m
REAR SETBACK	=	3.58 m
Max Height to Ceiling	=	2.7 m
Max Height	=	5.255 m

SLAB FFL 35350
Platform RL 34965

These Levels are approximate only and to be confirmed by Registered Surveyors Onsite

SITE BOUNDARY
WIND DIRECTION
(B) PROPOSED BUILDING
(N) NEIGHBOURHOOD PROPERTIES
POS PRIVATE OPEN SPACE
VEHICULAR ACCESS
DRIVEWAY ACCESS

Building Code of Australia Building Classification: 1

BCA COMPLIANCE

Section A General Provisions

Vol. 2 Part 1.3, Clause 1.3.2 Classifications:
CLASS 1: One or more buildings which in association constitute -
(a) Class 1A - A single dwelling, being -
(i) a detached house, or
(ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit;
CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Section C Fire Separation

Part 3.7.1 Fire Separation
3.7.1.1 Application
Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.
3.7.1.2 General Concession - Non-combustible materials
The following materials, though combustible or containing combustible fibtres, may be used wherever a non-combustible is required in the Housing Provisions:
(a) plasterboard, and
(b) perforated gypsum lath with a normal paper finish, and
(c) fibrous-plaster sheet, and
(d) fibre-reinforced cement sheeting, and
(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread-of-Flame Index of the product is not more than 0; and
(f) bonded laminated materials, where -
(i) each laminate is non-combustible; and
(ii) each adhesive layer is not more than 1mm thick; and
(iii) the total thickness of adhesive layers is not more than 2mm; and
(iv) the Spred-of-Flame Index and the Smoke-Development Index of the laminated material as a whole does not exceed 0 and 3 respectively.
3.7.1.3 External Walls of Class 1 buildings
An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is less than-
(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or other public space; or
(b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a detached part of the same Class 1 building.

3.7.1.4 Measurement of distances
(a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by a wall complying with 3.7.1.5.
(b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.
3.7.1.5 Construction of External Walls
(a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must-
(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or
(iii) be of masonry construction not less than 90mm thick.
(B) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or 3.7.1.6] must be protected by-
(i) non-operable fire-windows or other construction with an FRL of not less than –/60/– ; or
(ii) self-closing solid-core doors not less than 35mm thick.
(c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not comply with (b) above.
(d) Concessions for non-habitable room windows, conduits and the like-
Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary, or, where the building faces another building on the same allotment, not less than 1.2m from that building; providing that-
(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
(ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm; and-
(A) the window is steel-framed, there are no opening sashes and it is glazed in wire glass; or
(B) the opening is enclosed with hollow glass blocks.

3.7.1.8 Separating walls
(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not apurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
(i) commence at the footings or ground slab; and
(ii) extend-
(A) if the building has a non-comustible roof covering, to the underside of the roof covering; or
(B) if the building has a combustible roof covering, to not less than 450mm above the roof covering.

SPECIFICATION C1.10 Fire Hazard Properties
Materials used in the building having flamability, smoke developed and spread-of-flame indices as set-out in Spec. C1.10.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing
-Stormwater drainage must comply with AS/NZS 3500.3.2
-Roof covering to comply with F1.5
-Sarking must comply with AS/NZS 4200, Parts 1 and 2
-Water proofing of wet areas in buildings to comply with F1.7
-Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire safety
-Automatic fire detection system to be provided in accordance with Part 3.7.2 General concession:
Part 3.7.2: Smoke alarms - requirements for smoke alarms:
(a) Smoke alarms must be installed in:
(i) any storey containing bedrooms.

Part 3.8: Health and amenity
-Wet areas within the building must comply with the requirements of Part 3.8.1 Wet areas.
Part 3.8.6: Sound insulation requirements
3.8.6.1 Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.
3.8.6.2 Sound insulation requirements
(a) to provide insulation from air-born and impact sound, a separating wall between two or more Class 1 buildings, must-
(i) achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and discontinuous construction requirements, as required by Table 3.8.6.1; and
(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
(b) For the purpose of this Part, the Rw+Ctr must be determined in accordance with As/NZS 1276.2 or ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access
-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

SITE PLAN

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-02 B

Scale As indicated

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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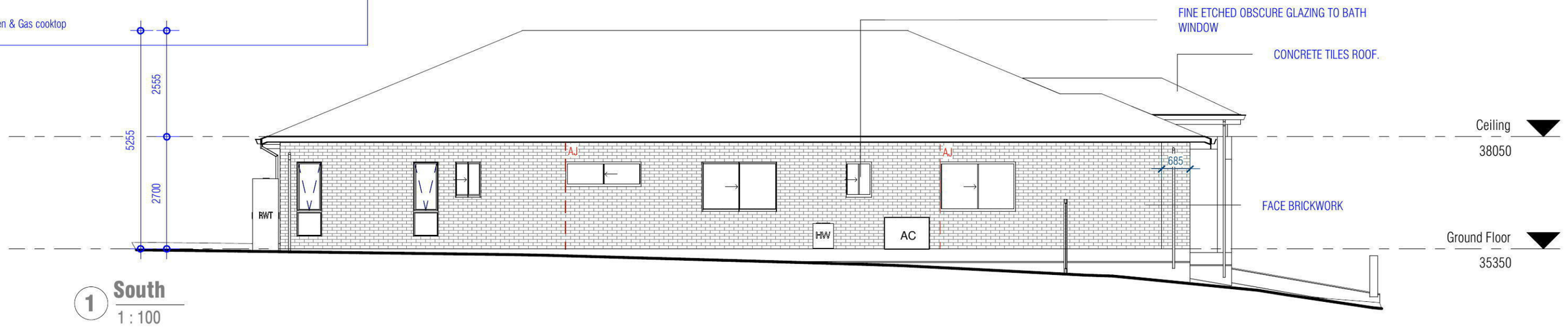
BASIX REQUIREMENTS

Water:
1.Shower Heads, Toilet and Taps must be Min 3 star rated.
2.Minimum 1500 Litre Rain Water Tank with min roof runoff from 150 sqm.
3.RWT must be connected to all toilets , cold water tap in laundry and one outdoor tap.

Thermal:
1.External Wall insulation:R Value 1.66 or 2.2 including Construction.
2.Ceiling to have min R value 3.0 and must have Foil/Sarking.
3. Insulation specified above must be installed in accordance with the Part 3.12.1.1 of BCA.
4.All windows are Standard Aluminum and Single Clear glazing except obscure glazing to Bath & Ens.

Energy:
1.Hot Water - gas Instantanous -4.5 star rating.
2.Heating and cooling system of 1- Phase aircondition with a zoning in day and night areas.
3.Individual Fan -ducted to facade or roof - must be installed to Laundry , Kitchen and One bath.

Other:
Electric oven & Gas cooktop



1 South
1 : 100

2 East
1 : 100

LEGEND

AJ ARTICULATION JOINT

AJ- Articulation Joint in Brick Work in accordance with Clause 3-3-1.8 of the BCA Final Location to be verified by the builder on site

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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

ELEVATIONS

Project number	20130287
Date	12-10-13
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DW-04 B

Scale 1 : 100

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Issue for DA Approval	07.11.2013	B
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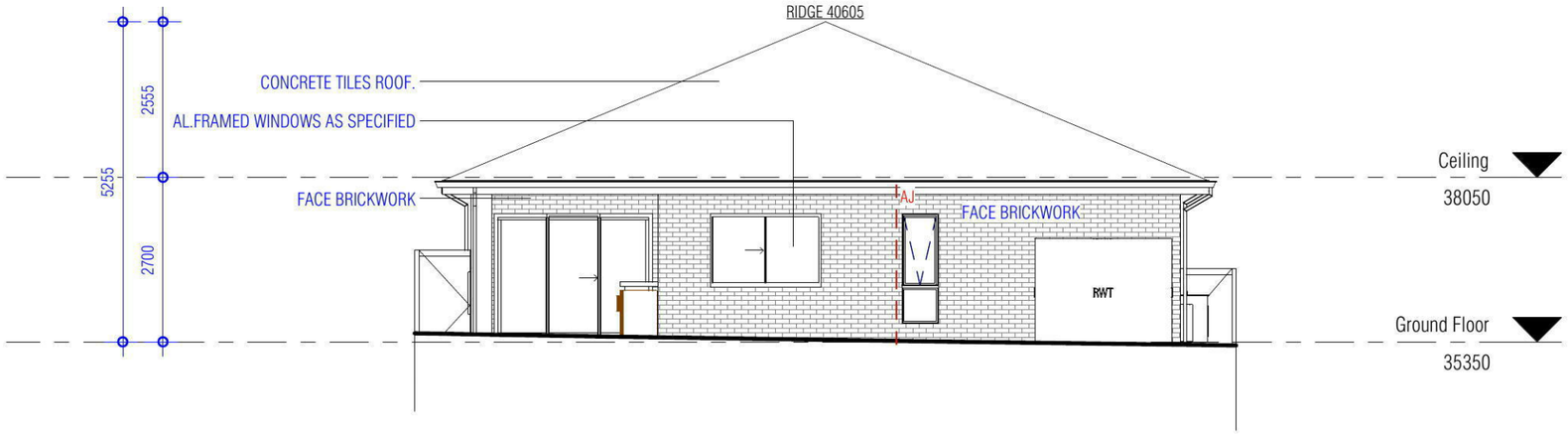
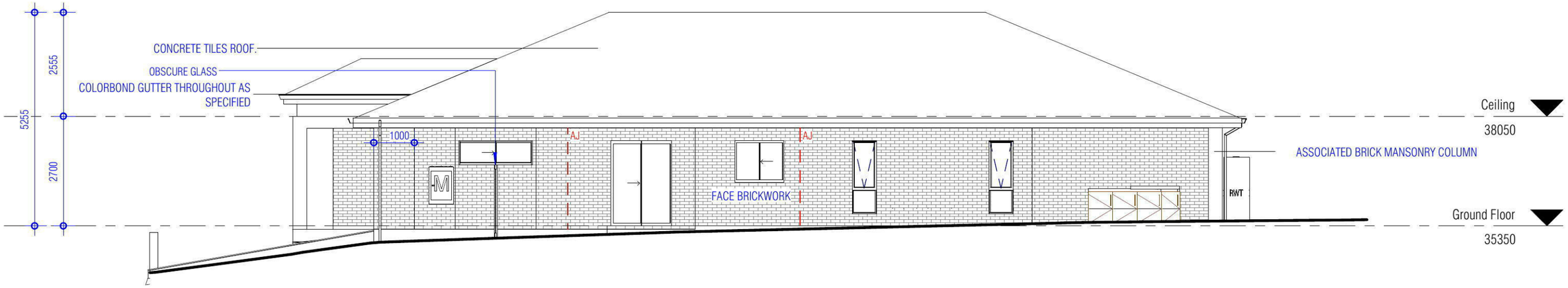


1 **West**
1 : 100



2 **North**
1 : 100

LEGEND

AJ ARTICULATION JOINT

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CLIENT:
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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

ELEVATIONS

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DW-05 B

Scale 1 : 100

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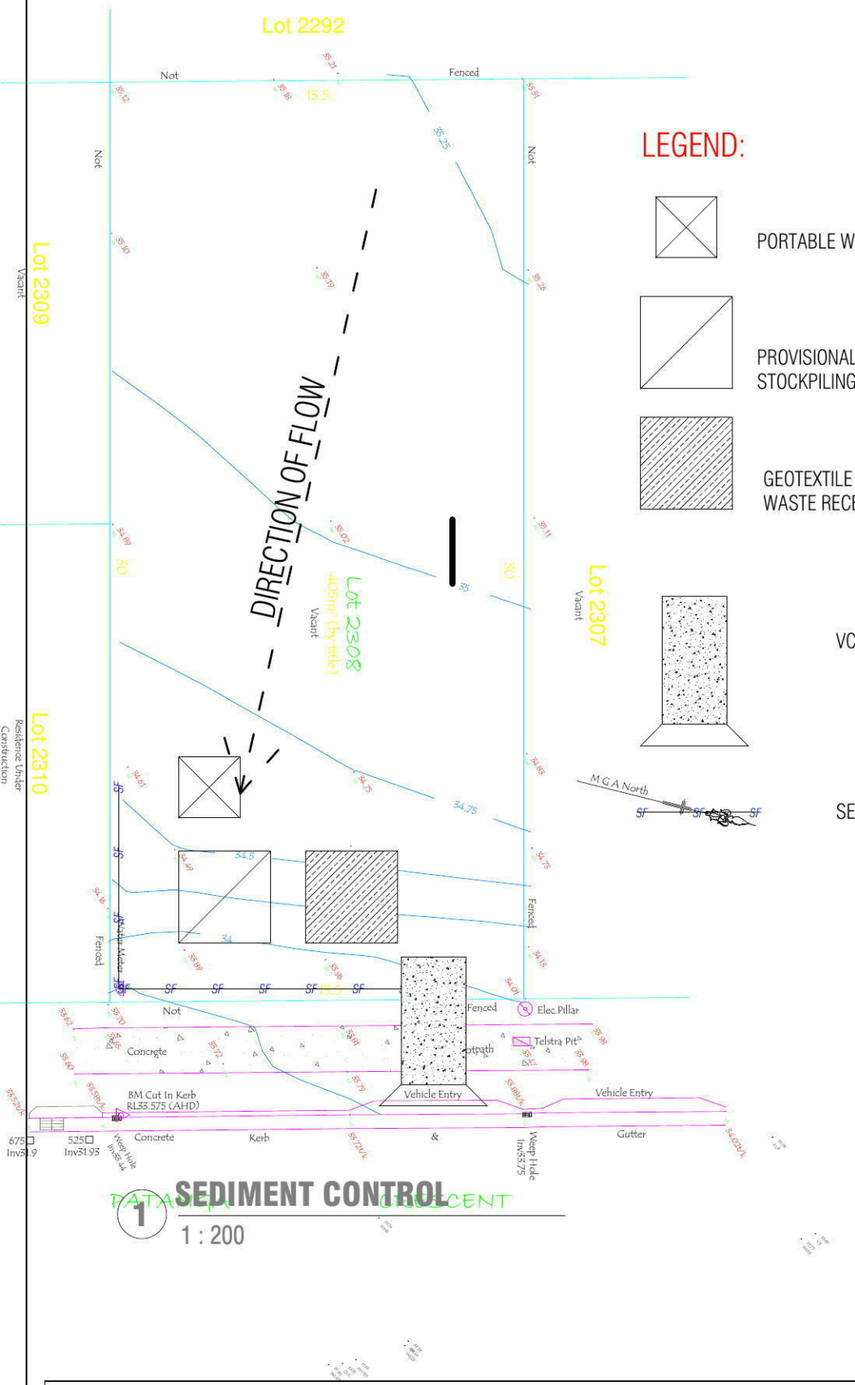


1 SEDIMENT CONTROL
1 : 200

LEGEND:

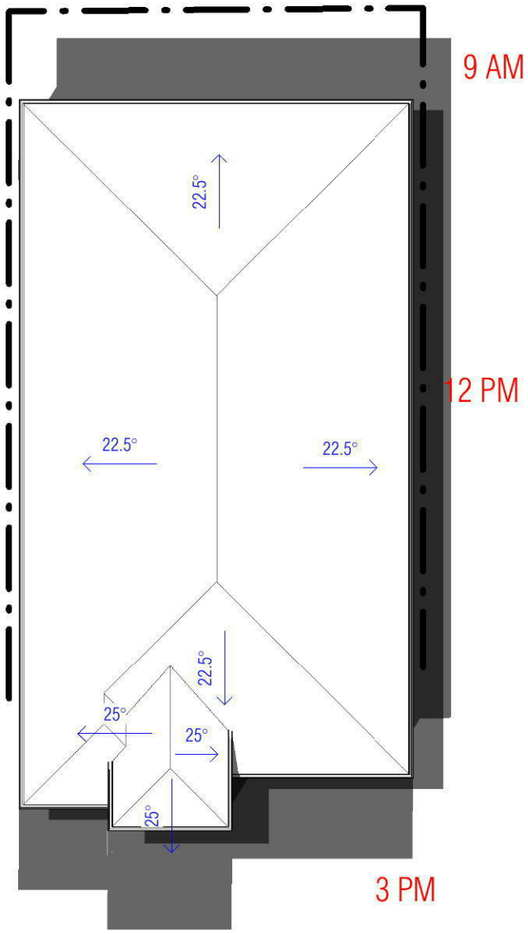
PORTABLE W.C

PROVISIONAL AREA FOR STOCKPILING OF MATERIALS

GEOTEXTILE TRADE WASTE RECEPTABLE

VC AND STABILISED ENTRY

SEDIMENT CONTROL FENCE



PATANGA CRESCENT

SOIL EROSION NOTES

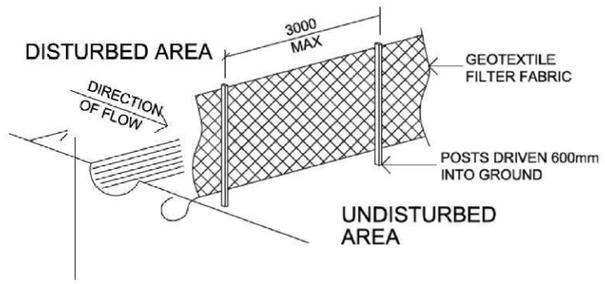
TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY. BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE
NECESSARY TO PLACE BANKS OR DRAINSDOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED
BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED
AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY CONTRACTOR/SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEPT DAILY
6. UNDER SECTION 16 OF THE CLEAN WATERS ACT HEAVY FINES,INCLUDING A $600 ON THE SPOT FINE, MAY BE IMPOSED IF A PERSON ALLOWS SOIL, CEMENT SLURRY OR OTHER BUILDING
MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORM WATER SYSTEM.

SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.



SEDIMENT CONTROL FENCE
NOT TO SCALE

*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

1-ARCHITECTURAL PLANS
2-CONTOUR AND DETAIL SURVEY

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

SEDIMENT CLTR/SHADOW DIAGRAM

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS
Scale	1 : 200

DW-07 B

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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PATANGA CRESCENT

SIDE GATE 3 M BEHIND LIVING/STUDY WALL

Smartscreen fancing (Riversand Colour) or similar to 1.8 high

STEPPING STONE WITH PEBBLES AROUND

FILL 500

PORCH

FOOTPATH MAX 1.8

BRICK RENDERED LETTER BOX 1M HIGH

- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage, except where required to meet Australian Standards from corner.
- All existing street trees and verge planting are to be protected during construction.

ONE STOREY HOUSE AT LOT 2308 PATANGA CRESCENT

1500Lt. RWT MIN

CLOTHES LINE

PRIVATE COURTYARD

ALFRESCO

Smartscreen fancing (Riversand Colour) or similar to 1.8 high

Lot 2292

Lot 2308 405m² (by title)

Vacant

DRIVEWAY AS SELECTED

PLAIN UNCOLORED CONCRETE CROSSOVER AS PER COUNCIL DETAIL

5 m max Crossover width

Denotes Fence

METER

STEPPING STONE WITH PEBBLES AROUND

Smartscreen fancing (Riversand Colour) or similar to 1.8 high

SIDE GATE 2 M BEHIND GARAGE WALL.

LAND SCAPE NOTES

TURF
EXCAVATE/ GRADE AREAS TO BE TURFED TO 120MM BELOW THE REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITH 1500MM OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL OF THE SURFACE WATER RUNOFF IS TO BE DIRECTED TOWARDS THE INLET PITS, KERBS ETC. AD AWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. RIP SUBGRADE TO 150MM DEEP. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING TURF, SPREAD 'SHIRLEYS NO. 17 LAWN FERTILISER' OVER THE TOPSOIL AT THE RECOMMENED RATE. LAY SIR WALTER BUFFALO TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

STABILISED CRUSHED SANDSTONE
PATH TO BE CRUSHED SANDSTONE OVER WEEDMAT TO DEPTH OF 50MM. STABILSED WITH 5% CEMENT.

TIMBER EDGING
TREATED HARDWOOD EDGING. THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINES AS INDICATED ON THE PLAN. WHERE TIGHT CURVES ARE SHOWN SCORE TIMBER TO ACHIEVE MORE EVEN CURVES. THE TOP OF THE EDGE IS TO FINISH FLUSH WIH THE ADJACENT TURF AND MULCH LEVELS.

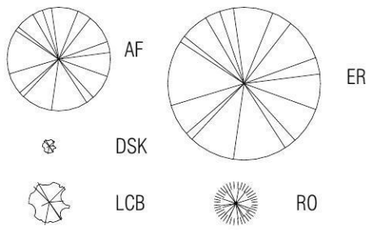
PLANTING AREAS
ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300MM BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150MM. SUPPLY AND INSTALL 300MM SOIL MIX IF REQUIRED OR IMPROVE EXISTING SOIL WITH COMPOST BLEND. SOIL MIX TO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOP SOIL. TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE. NO CLAY). INSTALL 75MM OF SELECTED MULCH. MULCH TO BE ANL 'FOREST BLEND'.

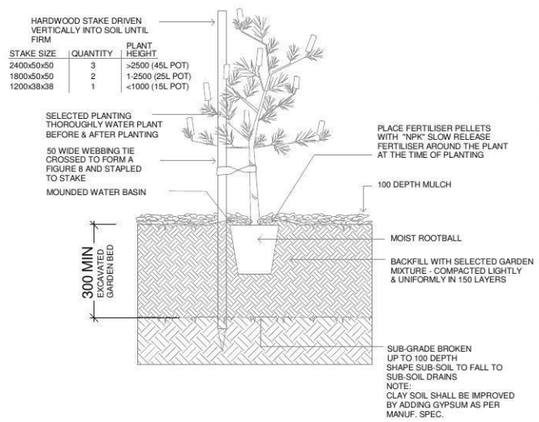
Planting Schedule

CODE	BOTANICAL NAME	M.Ht	POT SIZE	QTY
AF	Agonis flexuosa 'Afterdark'*	6m	25L	1
DSK	Dianella 'Silv er Streak'*	0.5m	150mm	46
ER	Elaeocarpus reticulatus*	6m	25L	1
LCB	Loropetalum chinense v ar. rubrum 'Burgundy'	1.5m	200mm	6
RO	Rosa sp.	2m	200mm	4

Grand total: 58

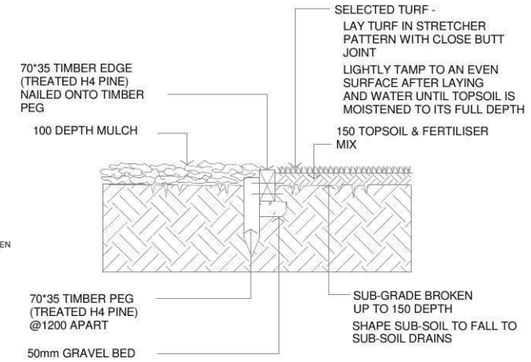
TOTAL PLANTS	TOTAL NATIVE PLANTS	TOTAL EXOTIC PLANTS	% Native Plants	Total Trees
55	46	11	84%	2





2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST



1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

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CLIENT:
Mr Sandeep & Mrs Gagandeep Mehrok

PROJECT :
Lot 2308 Patanga Cres Jordan Springs

LANDSCAPE

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-08 B

Scale As indicated

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
Issue for Client Approval	30.09.2013	A

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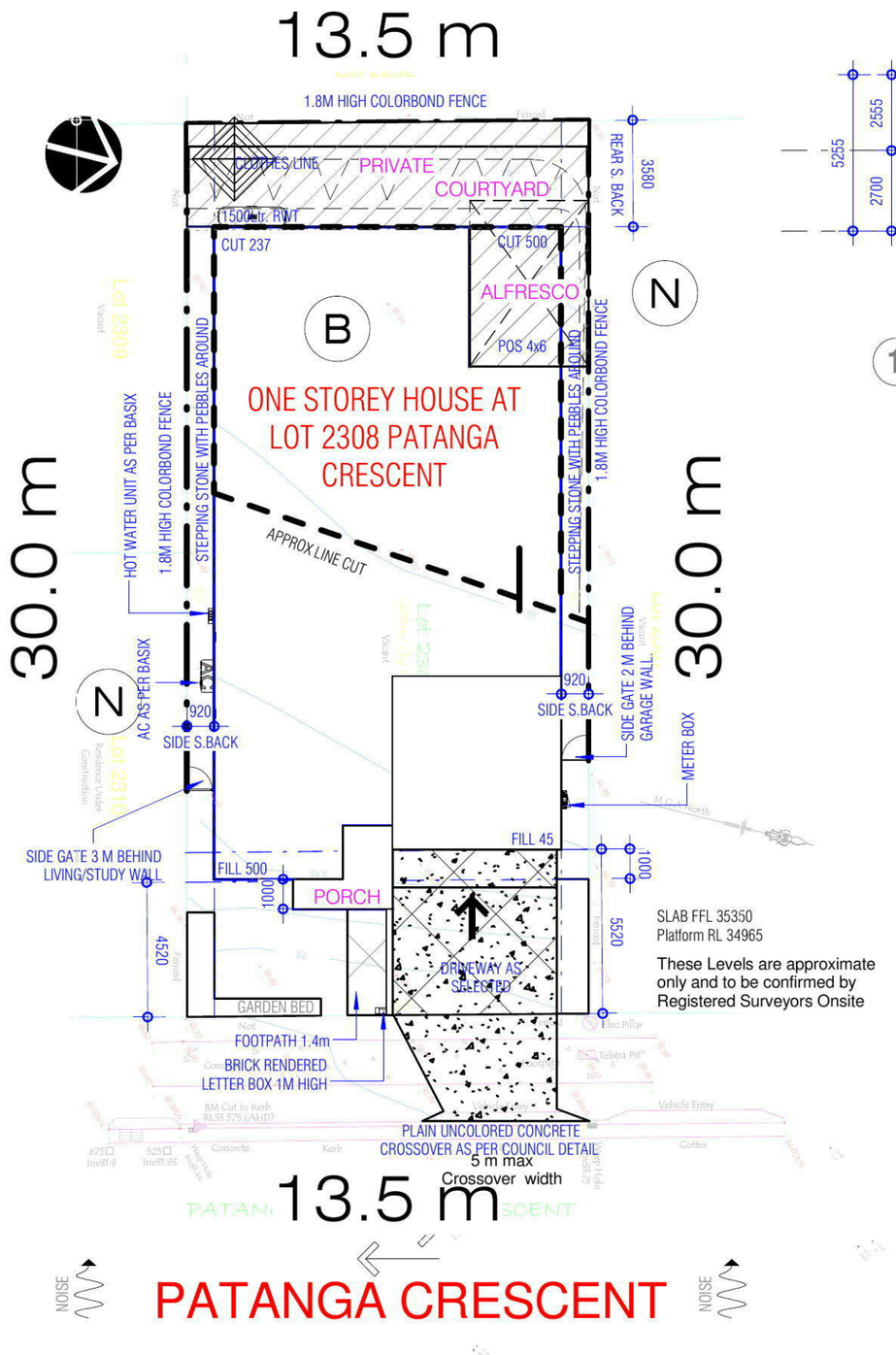
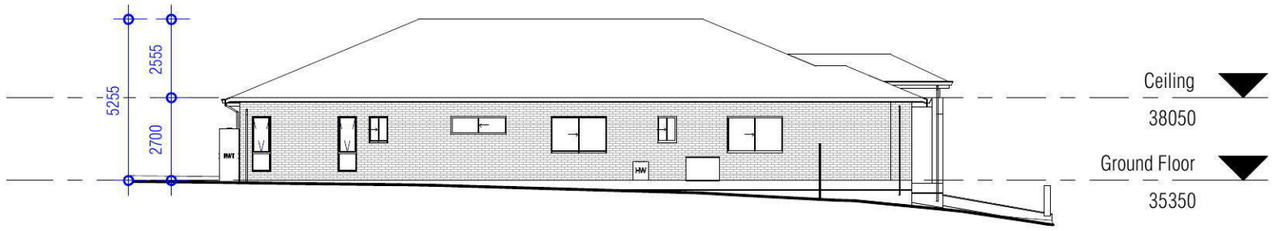


SLAB FFL 35350
Platform RL 34965

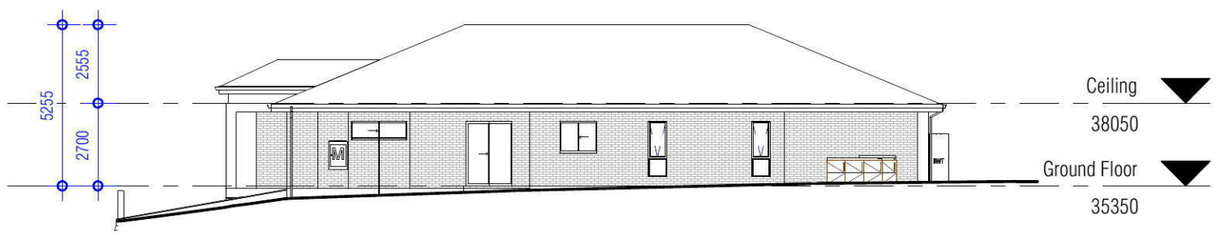
These Levels are approximate only and to be confirmed by Registered Surveyors Onsite

1 **N_East**
1 : 200

2 **N_West**
1 : 200



3 **N_South**
1 : 200



4 **N_North**
1 : 200

5 **N_Site**
1 : 200

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CLIENT:
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PROJECT :
Lot 2308 Patanga Cres Jordan Springs

NOTIFICATION PLAN

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-10 B

Scale 1 : 200

DESCRIPTION	DATE	ISSUE
Issue for DA Approval	07.11.2013	B
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NOTE: SPREAD OF TREES IS APPROXIMATE ONLY

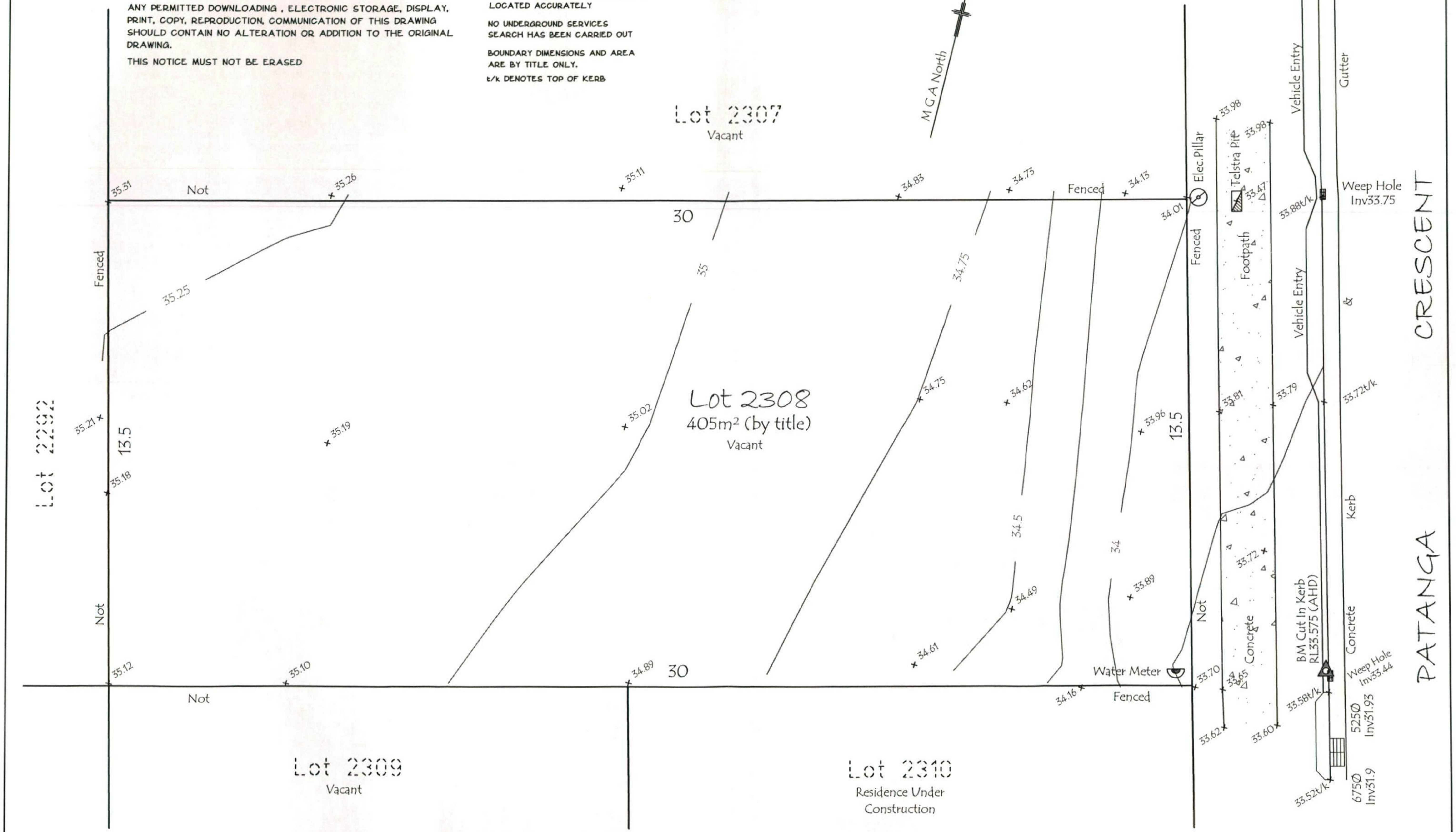
LOCATION OF FENCES ARE APPROXIMATE ONLY

ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY

NO UNDERGROUND SERVICES SEARCH HAS BEEN CARRIED OUT

BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY.

t/k DENOTES TOP OF KERB



No.	AMENDMENT	DATE

vince morgan SURVEYORS

Vince Morgan (Surveyors) Pty Ltd
77 UNION ROAD PENRITH
PO BOX 4156 PENRITH PLAZA 2750
Ph 47215293 Fax 47312821
email mail@vmsurvey.com.au
www.vincemorgansurveyors.com.au
ABN 52 065 060 808

DATUM: AHD
ORIGIN: SSM181224 RL 33.443
DRAWN: MP

DATE: 30.09.13
SCALE 1:200 @A3
CHECKED:

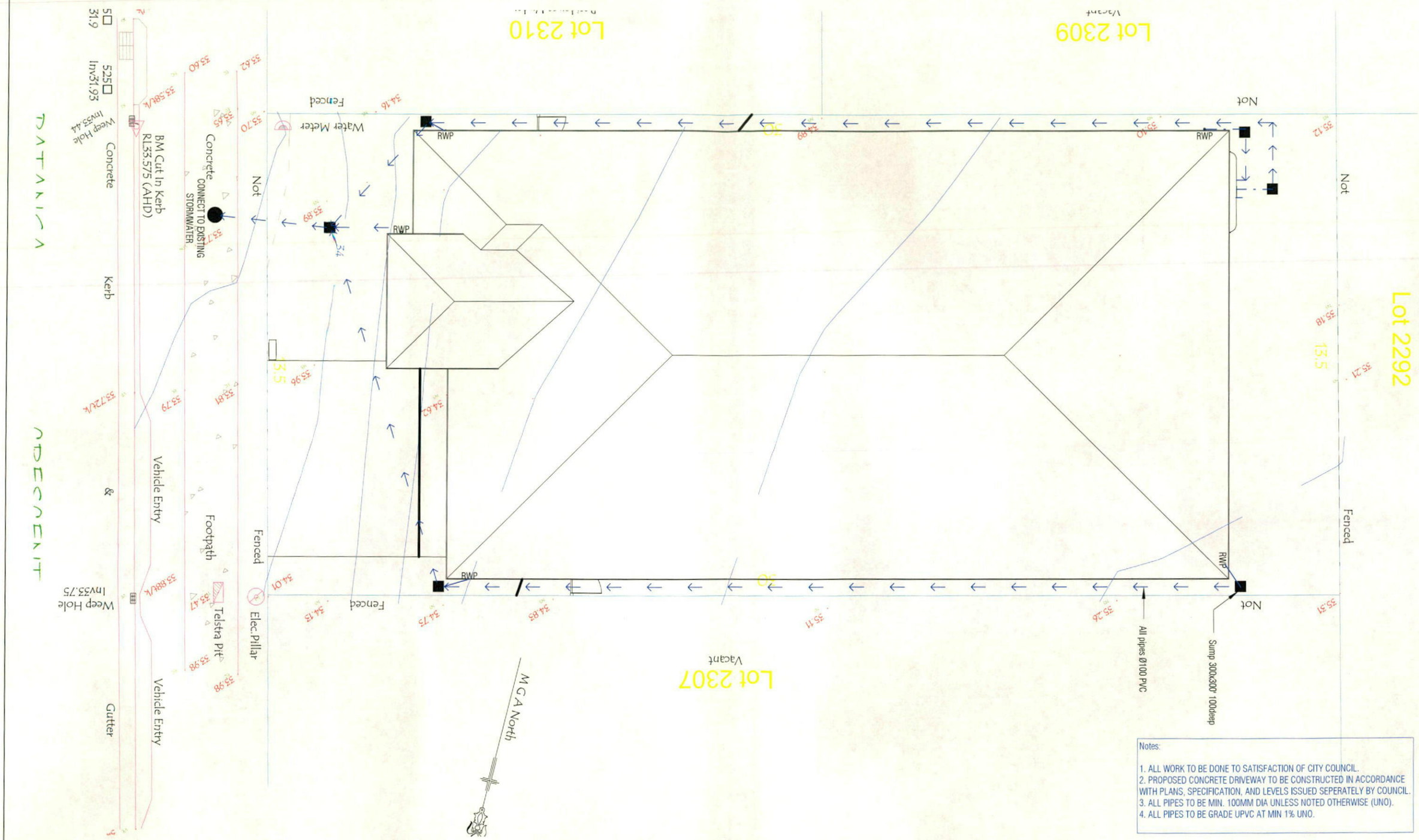
CLIENT: Mr SANDEEP MEHROK

PLAN SHOWING CONTOURS, LEVELS & DETAIL OVER LOT 2308 D.P.1168993 PATANGA CRESCENT, JORDAN SPRINGS

PLAN No. 18535T

SHEET 1 OF 1 SHEETS

FILE:



Notes:

1. ALL WORK TO BE DONE TO SATISFACTION OF CITY COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATION, AND LEVELS ISSUED SEPERATELY BY COUNCIL.
3. ALL PIPES TO BE MIN. 100MM DIA UNLESS NOTED OTHERWISE (UNO).
4. ALL PIPES TO BE GRADE UPVC AT MIN 1% UNO.

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PROJECT :
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STORMWATER CONCEPT

Project number	20130287
Date	12-10-13
Drawn by	FF
Checked by	JS

DW-11 B

Scale 1 : 100

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Issue for DA Approval	07.11.2013	B
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