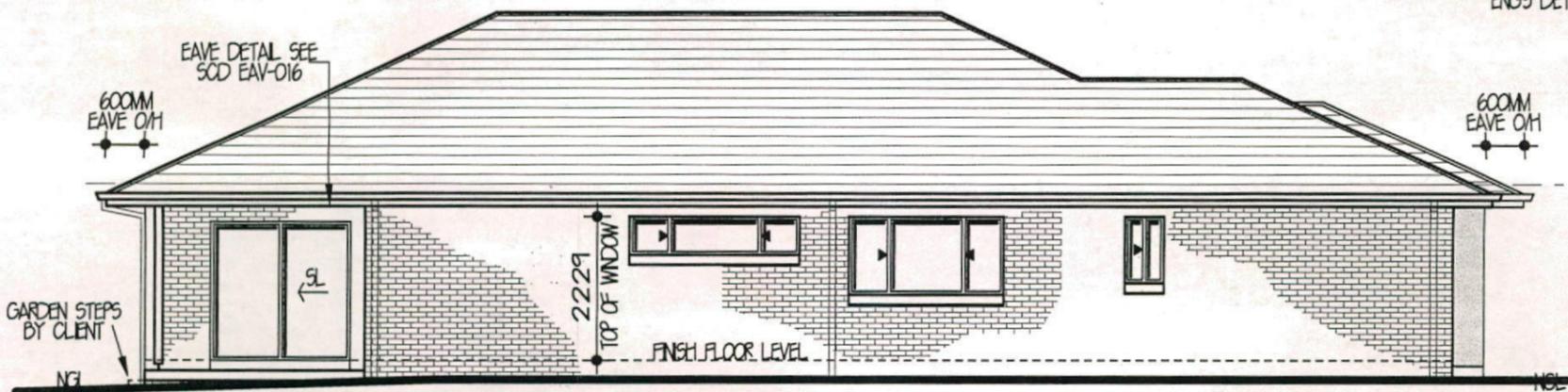




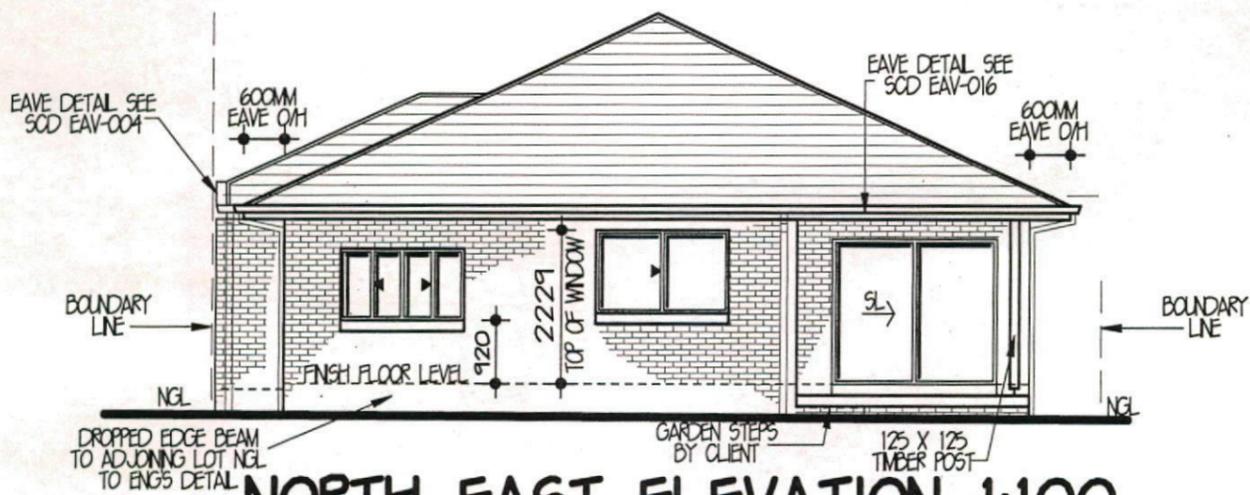
SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

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 22 BROOKHOLLOW AVENUE,
 NORTHWEST BUSINESS PARK,
 BULLKHAM HILLS NSW 2153
 P 8860 9222
 F 8860 9233

FOR **BEZKOROWANJ SUPER FUND** (LED AREA/ID REVD MAP/63 REF.3)
 AT **LOT 1173 BARTLETT PLACE THORNTON PARK, NORTH PENRITH**
 TYPE **MANCHESTER 24 (CUSTOM)** JOB NO. **00163010**
 FACADE **RIVERA** HAND **RH**
 DATE **AUG 2012** DWG NO. **A18826** PAGE NO. **3 OF 7**

AGN SYDNEY
 LEVEL 2 SUITE 216
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 NO. 25-27 SOLENT CIRCUIT
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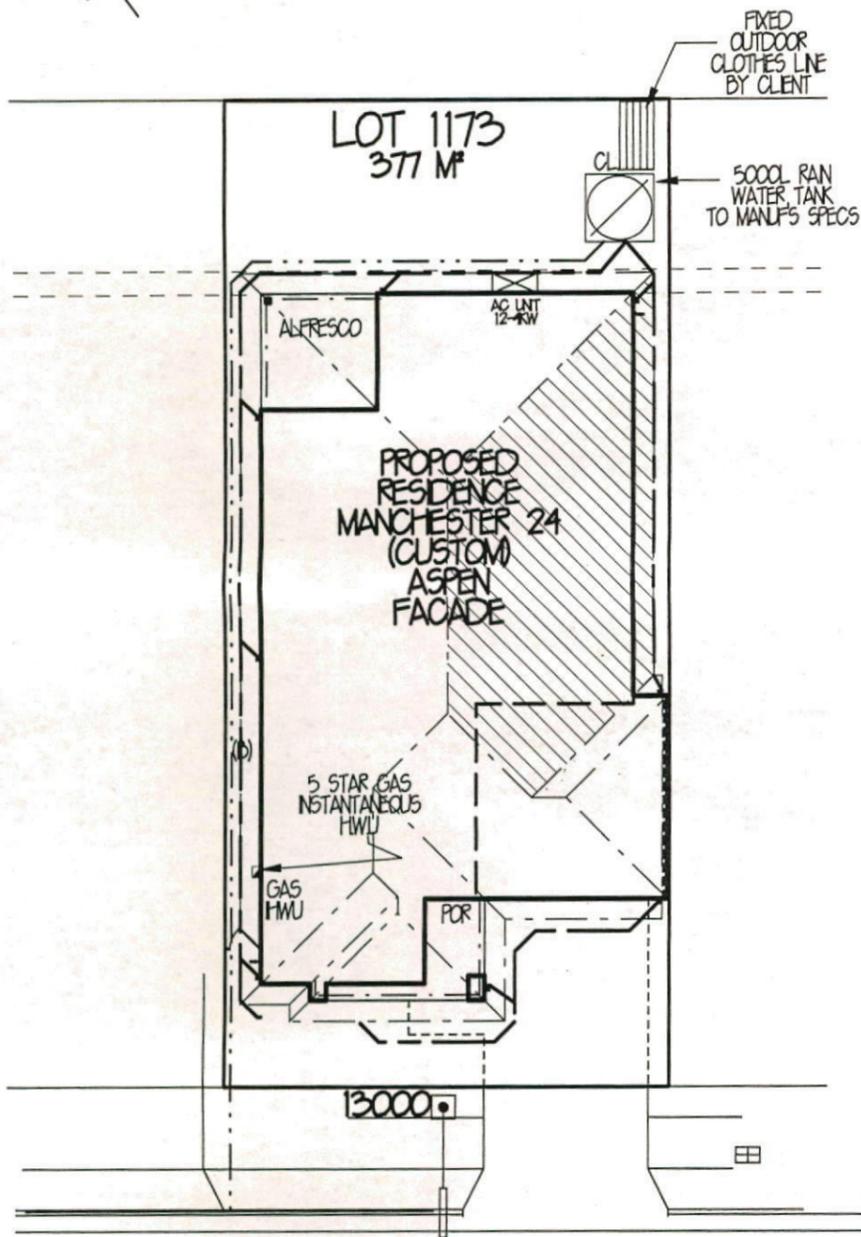
ISSUE	DATE	REVISION	DRAWN
A	31-8-12	SITING + CC PLANS	JM
B	28-9-12	BASIX/AMENDMENTS	DR/AP
C	12-03-13	AMENDMENTS	TM
D	2-04-13	RE-SITE/AMENDMENTS/BASIX	DB
E	24-05-13	AMENDMENTS	DB

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INSULATION
 R20 WALL INSULATION
 R35 CEILING INSULATION
 ROOF SARKING

BASIX SCORE
 WATER - 40% (TARGET 40%)
 THERMAL COMFORT - PASS (TARGET PASS)
 ENERGY - 42% (TARGET 40%)



▨ DENOTES 88M² OF ROOF TO BE COLLECTED

**BARLETT PLACE
 BASIX PLAN
 1:200**

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER
 THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:
 THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 88 SQM OF THE ROOF AREA OF THE DWELLING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 5000 LITRES.

SHOWERHEADS
 THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT ≤9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS
 THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS
 THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER
 THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
 GAS INSTANTANEOUS - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING
 THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA 3 PHASE AIRCONDITIONING ENERGY RATING EER 25 - 30, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 25 - 30

ACTIVE HEATING
 THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35, 1 BEDROOM 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35

VENTILATION

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
 AT LEAST 1 BATHROOM INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL:
 MANUAL SWITCH ON/OFF

KITCHEN INDIVIDUAL FAN DUCTED TO FACADE OR ROOF OPERATION CONTROL:
 MANUAL SWITCH ON/OFF

LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 1 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

COOKING

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 57605568 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N° 57605568

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 F 8860 9233

FOR
BEZKOROWANJ SUPER FUND

LED AREA: 371 M²
 MAP: 103 REF: 10

AT
**LOT 1173 BARLETT PLACE
 THORNTON PARK, NORTH PENTRITH**

TYPE
**MANCHESTER 24
 (CUSTOM)**

JOB NO.
00163010

FACADE
RIVERA

HAND
RH

DATE
AUG 2012

DWG NO.
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PAGE NO.
7 OF 7

AND SYDNEY

LEVEL 2 SUITE 216
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ISSUE	DATE	REVISION	DRAWN
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CONSTRUCTION NOTES

- GENERAL: UNLESS NOTED OTHERWISE**
- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED DURING CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO THE ENGINEER, BEFORE PROCEEDING WITH THE WORK.
 - DURING CONSTRUCTION THE STRUCTURE AND ANY ADJACENT STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
 - DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THE LOCATION, SIZE AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
 - ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARD CODES AND THE REGULATIONS OF THE RELEVANT BUILDING AUTHORITY
 - UNLESS REQUESTED AND PRODUCED ON THE PLANS, THE BUILDER IS TO ENSURE THAT ARTICULATION JOINTS ARE SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND BE SATISFIED THAT THEY ARE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES.
 - ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL SUPERVISOR/BUILDER HAS IDENTIFIED AND APPROPRIATELY ACTED ON ANY POTENTIAL HAZARDS.
 - BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS PREPARED FOR THE SITE.
 - REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RAINWATER TANK AC, HWS AND LPG UNITS.

CONCRETE

CONCRETE SPECIFICATION (F_c 28 DAYS) TO BE AS FOLLOWS: ADOPT TYPE 'A' CEMENT WITH MAX AGGREGATE SIZE OF 20mm AND 80mm SLUMP

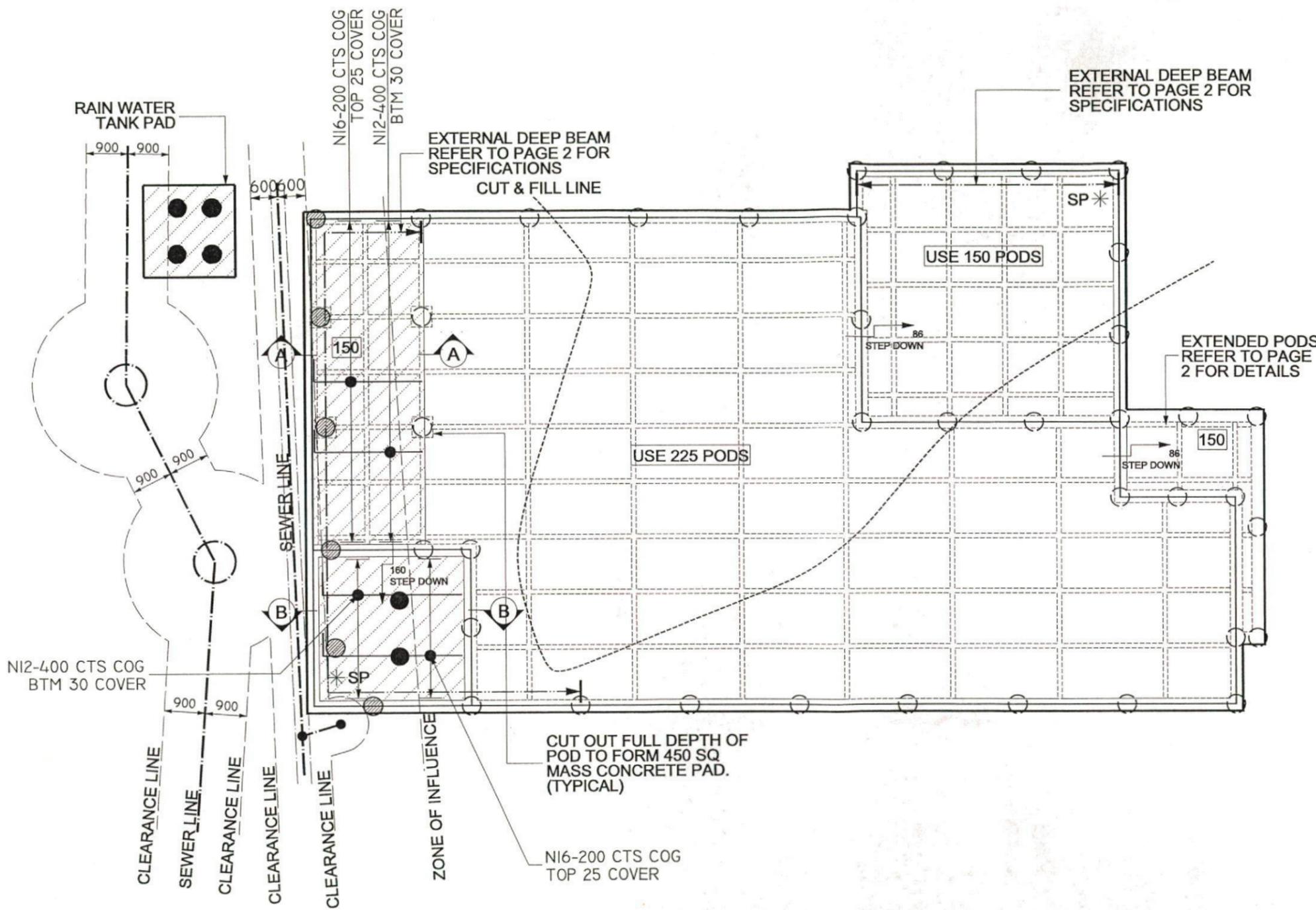
LOCATION	NORMAL F _c	SALINE AFFECTED F _c
PIERS	20 MPa	32 MPa
SLAB	20 MPa	32 MPa
STRIP FOOTINGS	25 MPa	32 MPa

CLEAR COVER TO REINFORCEMENT TO BE AS FOLLOWS:

LOCATION	FORMED & SHELTERED	FORMED & EXPOSED	POURED ON GROUND
SLABS & WALLS	20	30	65
BEAMS	25	40	65
COLUMNS	40	50	—
STRIP FOOTING	—	—	65

- REINFORCEMENT SYMBOLS ARE FOLLOWS:
(N) - HOT ROLLED DEFORMED BARS (400 n)
(SL) - HARD-DRAWN WIRE REINFORCING FABRIC (450 sl)
(S) - STRUCTURAL GRADE DEFORMED BARS
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR ENGINEERS APPROVAL.
- CONSTRUCTION JOINTS THAT ARE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
- ALL REINFORCEMENT TO BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION AND COVER DURING PLACEMENT OF CONCRETE
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL CONCRETE TO BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF FORMWORK EARTHWORKS
- FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa.
- PIER HOLES ARE DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 200kPa.
- FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION
- ADDITIONAL CONCRETE PIERS MAY BE REQUIRED UNDER SLAB TO EVEN BEARING IN SOIL AS RECOMMENDED BY AUSTRALIAN STANDARD AS 2870.
- ADDITIONAL PIERS IN THE CUT SECTION OF BUILDING PLATFORM MAY ALSO BE REQUIRED TO ACHIEVE THE SAME BEARING AS PIERS IN THE FILL SECTION.
- ALL SITE FILLING PLACED BENEATH SLAB TO BE TREATED IN ACCORDANCE WITH CLAUSE 6.4. OF AS 2870.2 - 2011.
- A 1 METRE WIDE APRON, WITH 25 CROSS FALL AWAY FROM SLAB EDGE IS TO BE FORMED ALL AROUND THE RAFT SLAB WHERE APPLICABLE
- IF THE LOCATION OF THE SLAB IS NEXT TO AN ABOVE OR BELOW ON SITE DETENTION SYSTEM OR BELOW GROUND RAINWATER TANK, THE BUILDER IS TO ADVISE ENGINEER IN ORDER TO ENSURE THAT CONCRETE PIERS ARE TAKEN 500mm BELOW THE INVERT LEVEL OF TANK OR THE FOOTING OF THE SUPPORTING WALL FOR AN ABOVE GROUND DETENTION SYSTEM.

- REINFORCED CONC. PIER
 - UNREINFORCED CONC. PIER
 - SEWER AFFECTED PIER
 - ♀ ARTICULATION JOINT
 - ⊕ SCREW PIER
 - * STARTING POINT
- DESIGNED TO AS 2870 - 2011 SLAB AND FOOTING CODE



REFER TO PAGES 4, 5, 6 & 7 FOR SEWER DETAILS

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 ENGINEERS
 CONSULTING

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 KINGSGROVE NSW 2208
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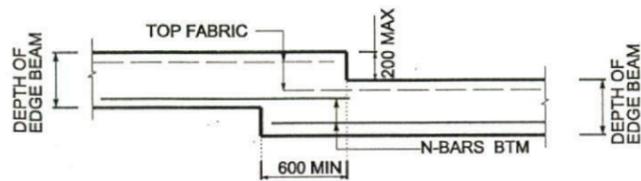
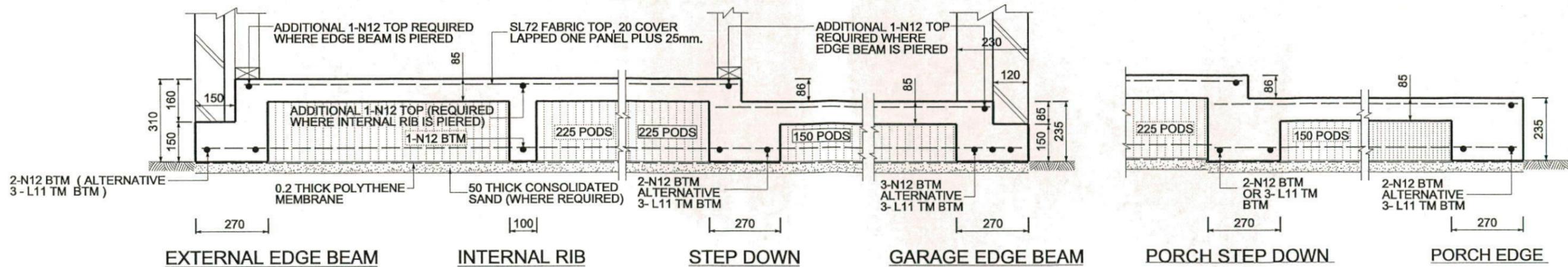
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[Signature]
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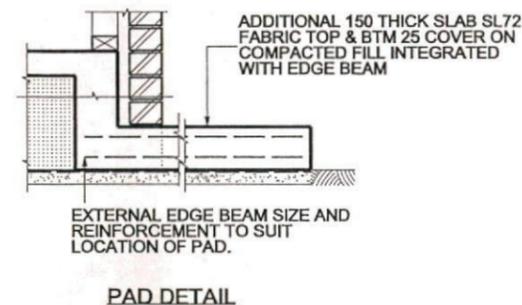
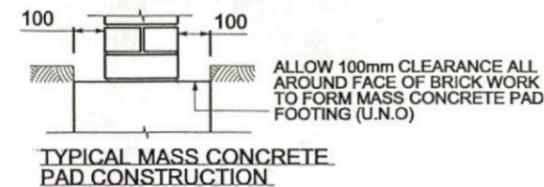
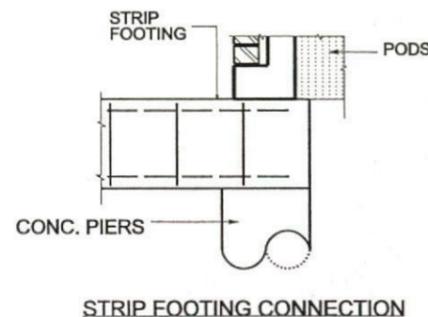


CLASSIFICATION M
 REFERENCE 16310

STRUCTURAL SLAB DETAIL PLAN							
CLIENT	BEZKOROWAJNG FUPER FUND						
LOCATION	LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH						
DRAWN	N.P	SCALE	1:100	SHEET No.	1		
ISSUE	C	DATE	29/05/13	JOB No.	55043EB		

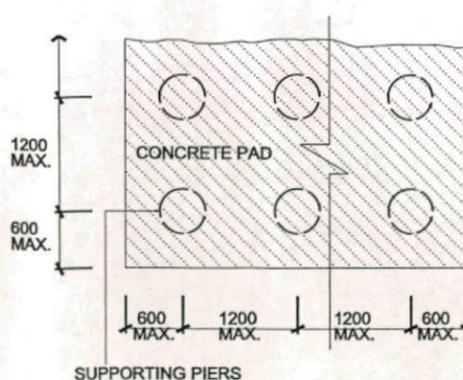
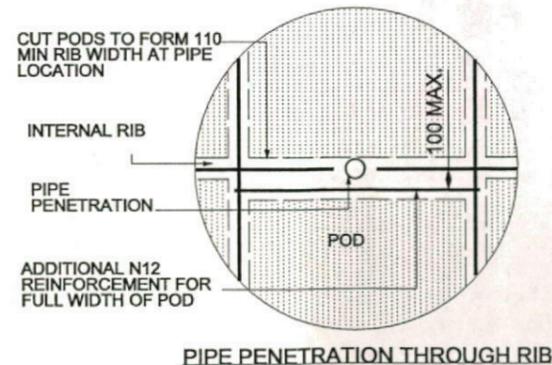
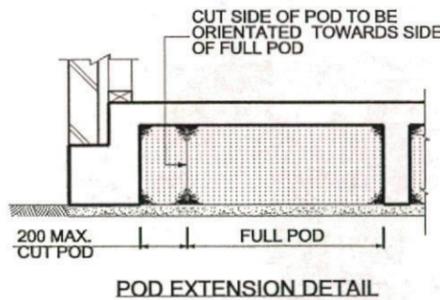
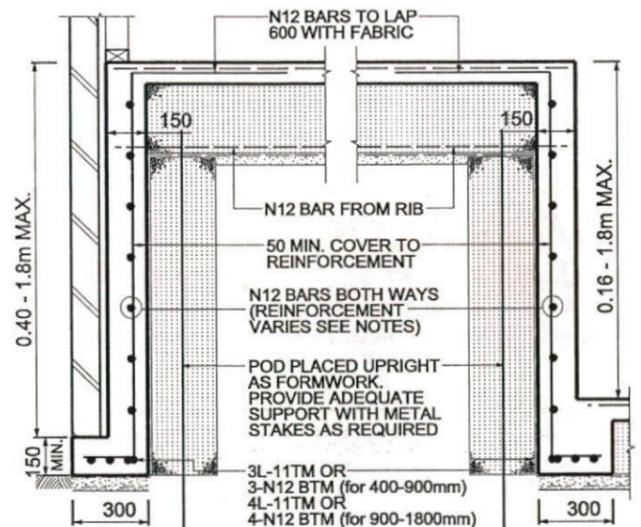
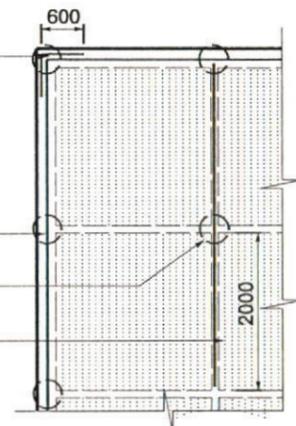


EXTERNAL BEAM STEP DOWN DETAIL
NOTE: STEP TO OCCUR ON TOP OF PIER



- FOR RAINWATER TANK, LPG & A/C UNITS ETC. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
- SPACE PIERS AS REQUIRED TO SUIT PAD SIZE:
- 500 MAXIMUM TO EDGE OF SLAB FOR PERIMETER PIERS.
- 1000 MAXIMUM CENTRES IF ADDITIONAL INTERNAL PIERS ARE REQUIRED FOR PAD SIZE.

AT ALL EXTERNAL BEAM CORNER LOCATIONS: (TOP & BTM)
 PROVIDE ADDITIONAL 1200 LONG BENT CORNER LAP BARS AROUND CORNER WHERE BOTTOM N12 EDGE BEAM REINFORCEMENT IS DISCONTINUOUS.
 OR
 BEND BOTTOM N12 EDGE BEAM REINFORCEMENT AROUND CORNER TO PROVIDE 600 MINIMUM LAP.
 EXTERNAL LOAD BEARING BEAM AND PIERS.
 INTERNAL RIB BEAM PIERS.
 WHERE INTERNAL RIB BEAMS OR CONCRETE PADS ARE PIERED, THEN ADDITIONAL 1-N12 TOP BAR ALONG THE RIB IS REQUIRED IN ONE DIRECTION ONLY AND IS TO BEGIN FROM THE EXTERNAL EDGE BEAM AND EXTEND 2000 BEYOND LAST PIER.



PROVIDE 400 DIA. CONCRETE PIERS TO CLAY AND SAND, OR 300 DIA. TO ROCK OR SHALE.
 SPACE PIERS AT 2400 CTS AS SHOWN ALONG EXTERNAL EDGE BEAM, UNLESS NOTED OTHERWISE
 PIERS REQUIRED UNDER INTERNAL RIB BEAMS WHEN CONSTRUCTED ON MORE THAN 300mm OF UNCONTROLLED/NON-COMPACTED MATERIAL, OR AS SHOWN.
 N12 BARS CAN BE REPLACED WITH 10.65mm HDW (450MPa STRESS GRADE)

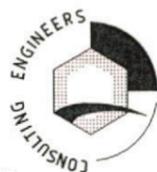
DEEP BEAM DEPTH	BEAM REINFORCEMENT
160 - 400mm	N12 BARS AT 1200 CENTRES & 1-N12 HORIZONTAL
400 - 900mm	N12 BARS AT 600 CENTRES & 1-N12 CENTRALLY
900 - 1500mm	N12 BARS AT 300 CENTRES BOTH WAYS
1500 - 1800mm	N12 BARS AT 200 CENTRES BOTH WAYS

REINFORCEMENT FOR RIBS AND BEAMS

WIDTH	TOP STEEL	BTM STEEL
271-330	1-N12	3-N12
331-440	2-N12	4-N12
441-550	3-N12	5-N12
551-660	4-N12	6-N12

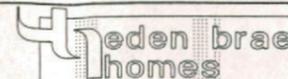
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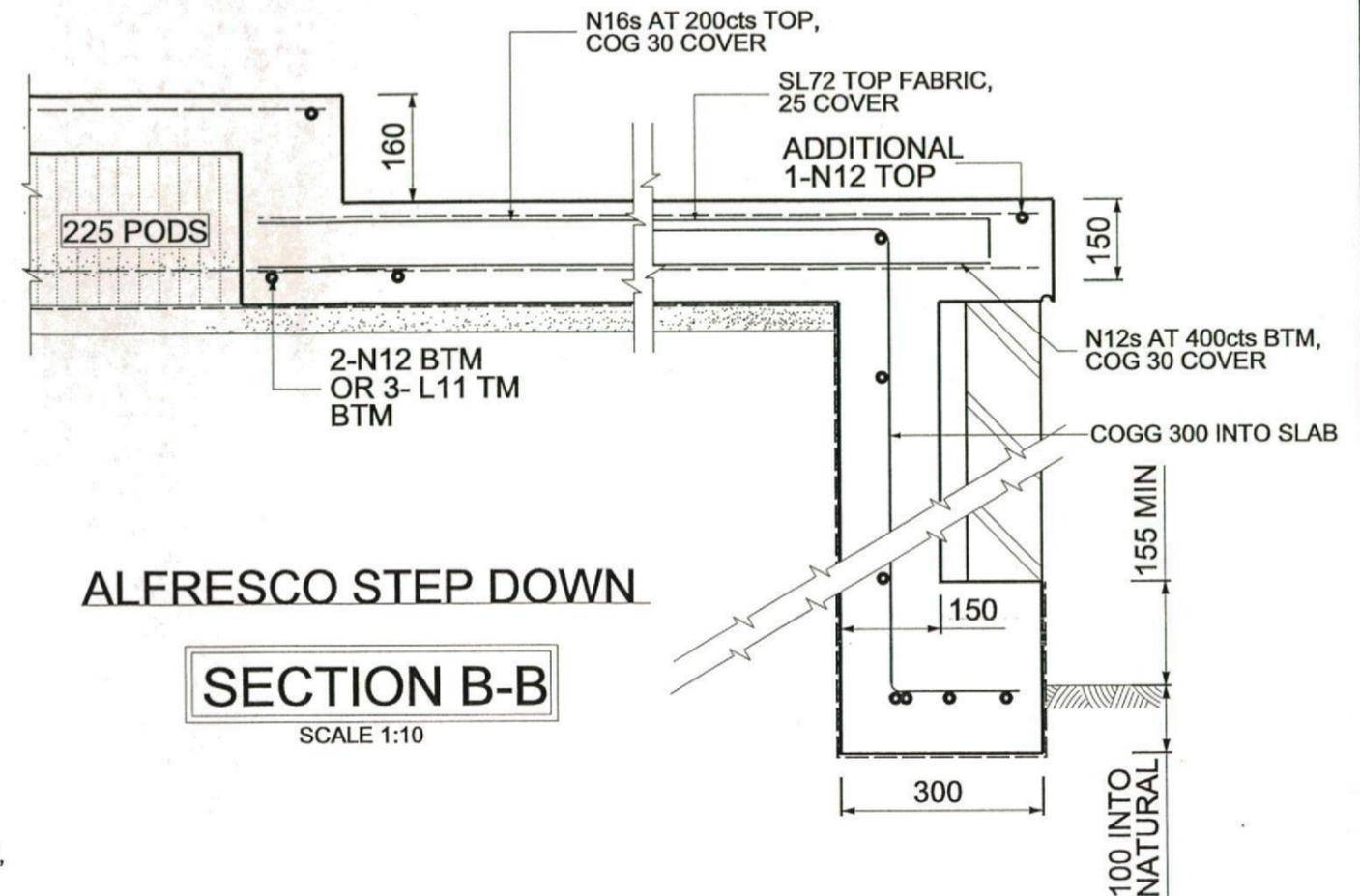


FORMWORK LEVEL CHECK BOOKED
 FORMWORK LEVEL CHECK COMPLETE
 225.72.2.N 225.150.86.2 225.150.86.2

STRUCTURAL DETAIL PLAN

CLIENT BEZKOROWAJNG FUPER FUND
 LOCATION LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

CLASSIFICATION M SCALE NTS. SHEET No. 2
 ISSUE C DATE 29/05/13 JOB No. 55043EB



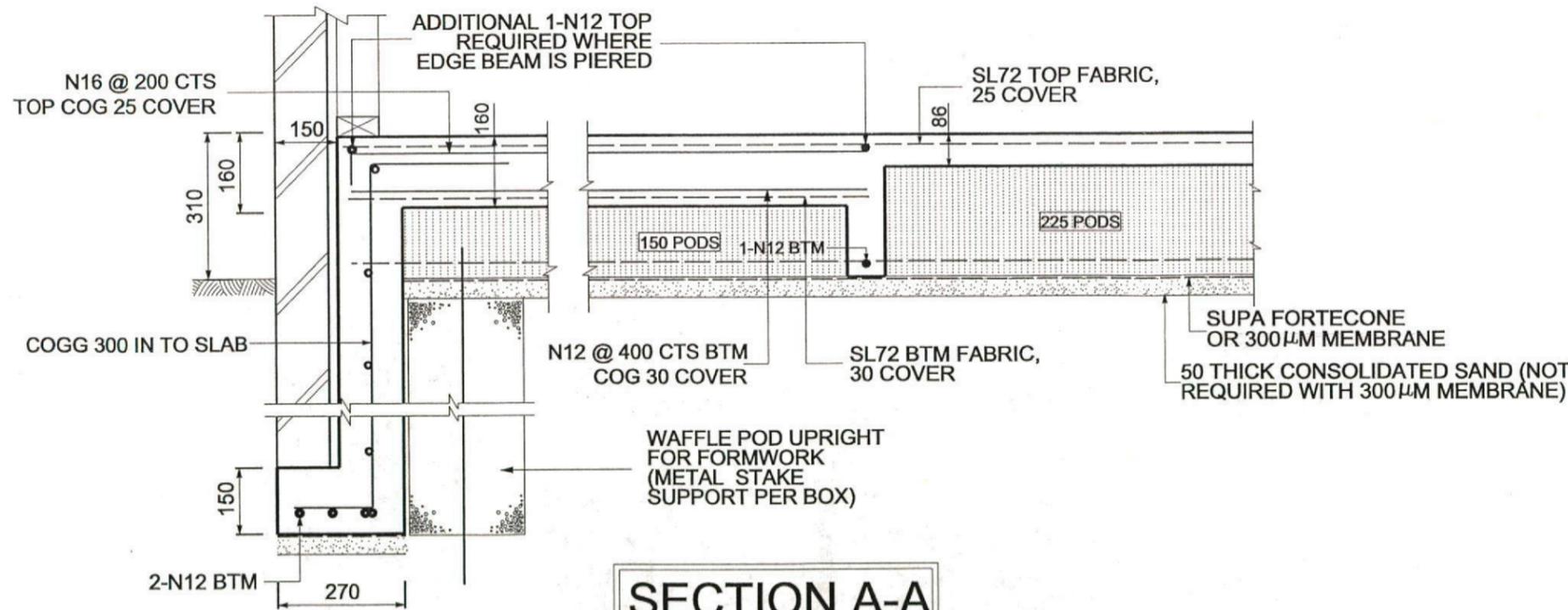
ALFRESCO STEP DOWN

SECTION B-B

SCALE 1:10

ALFRESCO D.E.B

(REFER TO EXTERNAL DEEP BEAM DETAILS FOR REINFORCEMENT SPECIFICATIONS)

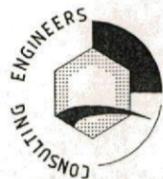


SECTION A-A

SCALE 1:10

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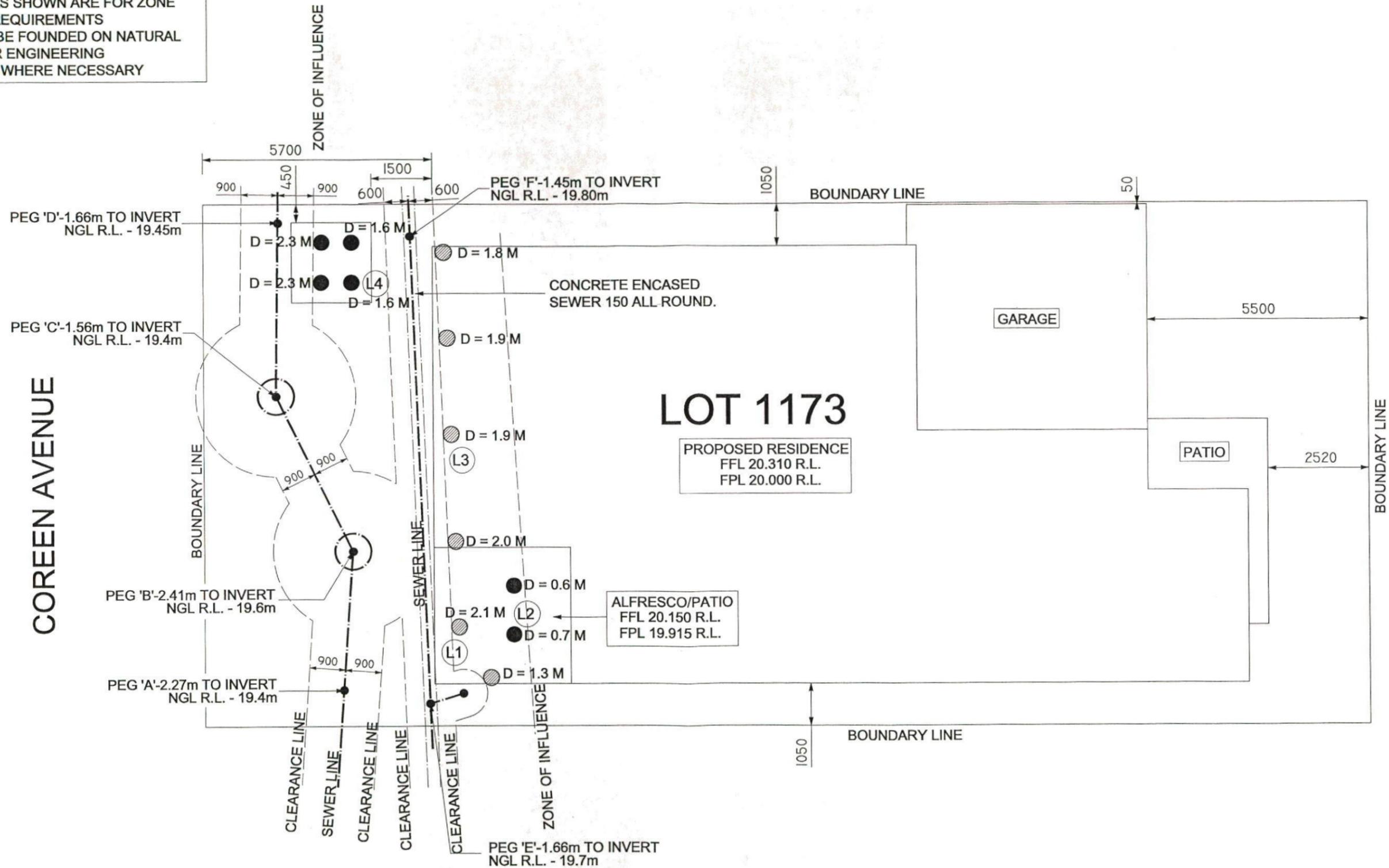
CLASSIFICATION	M
REFERENCE	16310

STRUCTURAL SLAB DETAIL PLAN

CLIENT	BEZKOROWAJNG FUPER FUND						A3
LOCATION	LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH						
DRAWN	N.P	SCALE	1:100	SHEET No.	3		
ISSUE	C	DATE	29/05/13	JOB No.	55043EB		

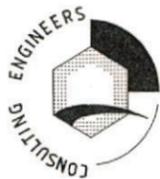
SEWER NOTES:

- * POSITION OF SEWER IS ONLY APPROXIMATE
- * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY



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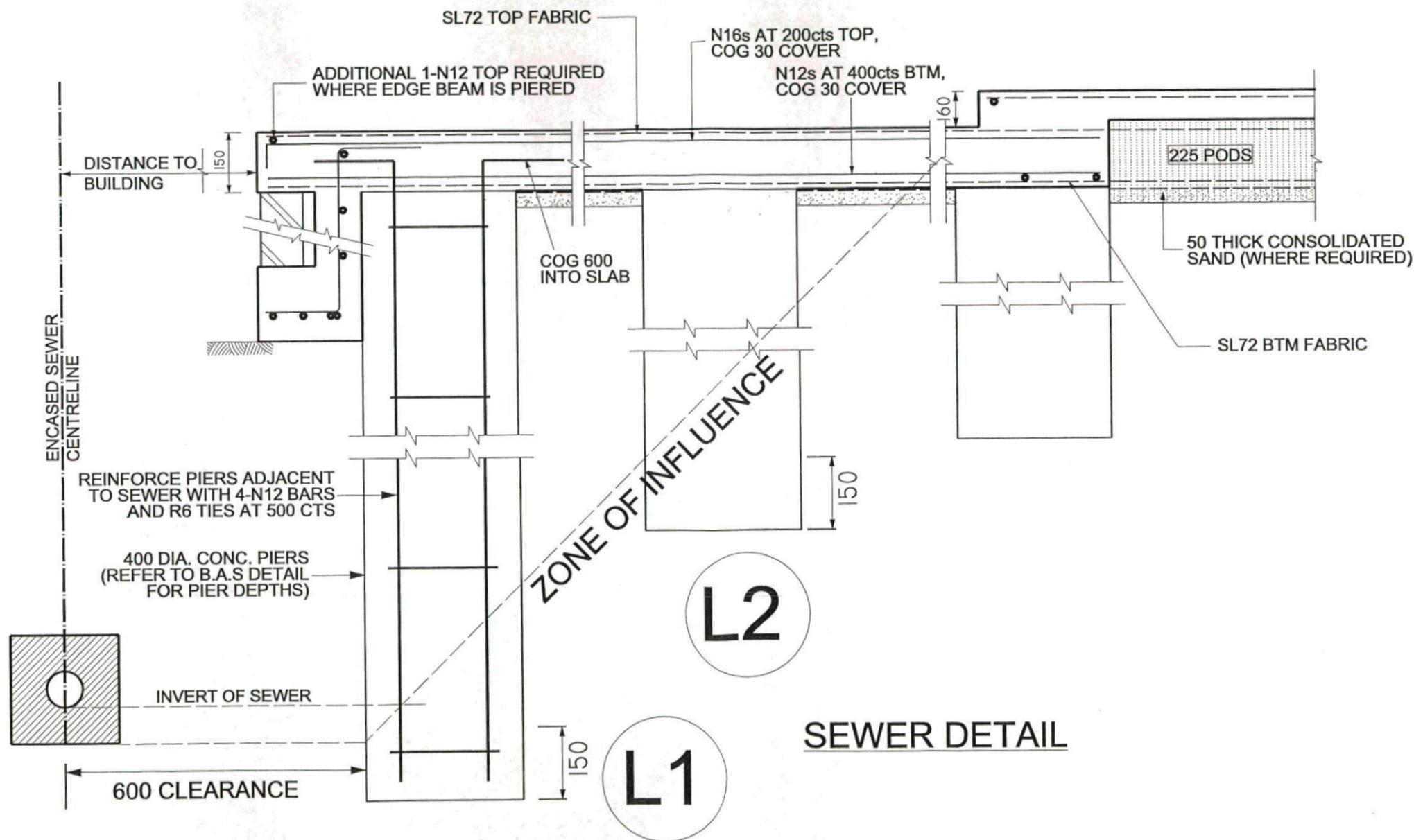
SITE AND B.A.S/B.O.S DETAIL PLAN

CLIENT LOCATION	BEZKOROWAJNG FUPER FUND LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH				A3
DRAWN	N.P	SCALE	1:100	SHEET No.	4
ISSUE	C	DATE	29/05/13	JOB No.	55043EB

SEWER NOTES:

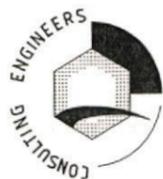
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- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY

SEWER CALCULATIONS	L1	L2	L3	L4
PERPENDICULAR DISTANCE FROM SEWER TO PIER (m)	0.600	1.973	0.600	1.661
FINISHED PLATFORM LEVEL AT PIER LOCATION (r.l.) =	20.000	20.000	20.000	20.000
SEWER INVERT LEVEL PERPENDICULAR AT LOCATION (r.l.) =	18.091	18.086	18.218	17.807
PIER DEPTH FROM FINISHED PLATFORM LEVEL (m) =	2.1	0.7	1.9	1.6
Z.O.I. EXTENT FROM SEWER USING PLATFORM LEVEL (m) =	2.509	2.514	2.382	3.093
NATURAL GROUND LEVEL AT SEWER LOCATION (R.L.) =	19.716	19.715	19.758	19.433



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ZANUTTINI

Pty Ltd
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 TELEPHONE: (02) 9554 9311
 EMAIL: admin@rafzan.com.au

B.E., M.I.E. AUST.



CLASSIFICATION M
 REFERENCE 16310

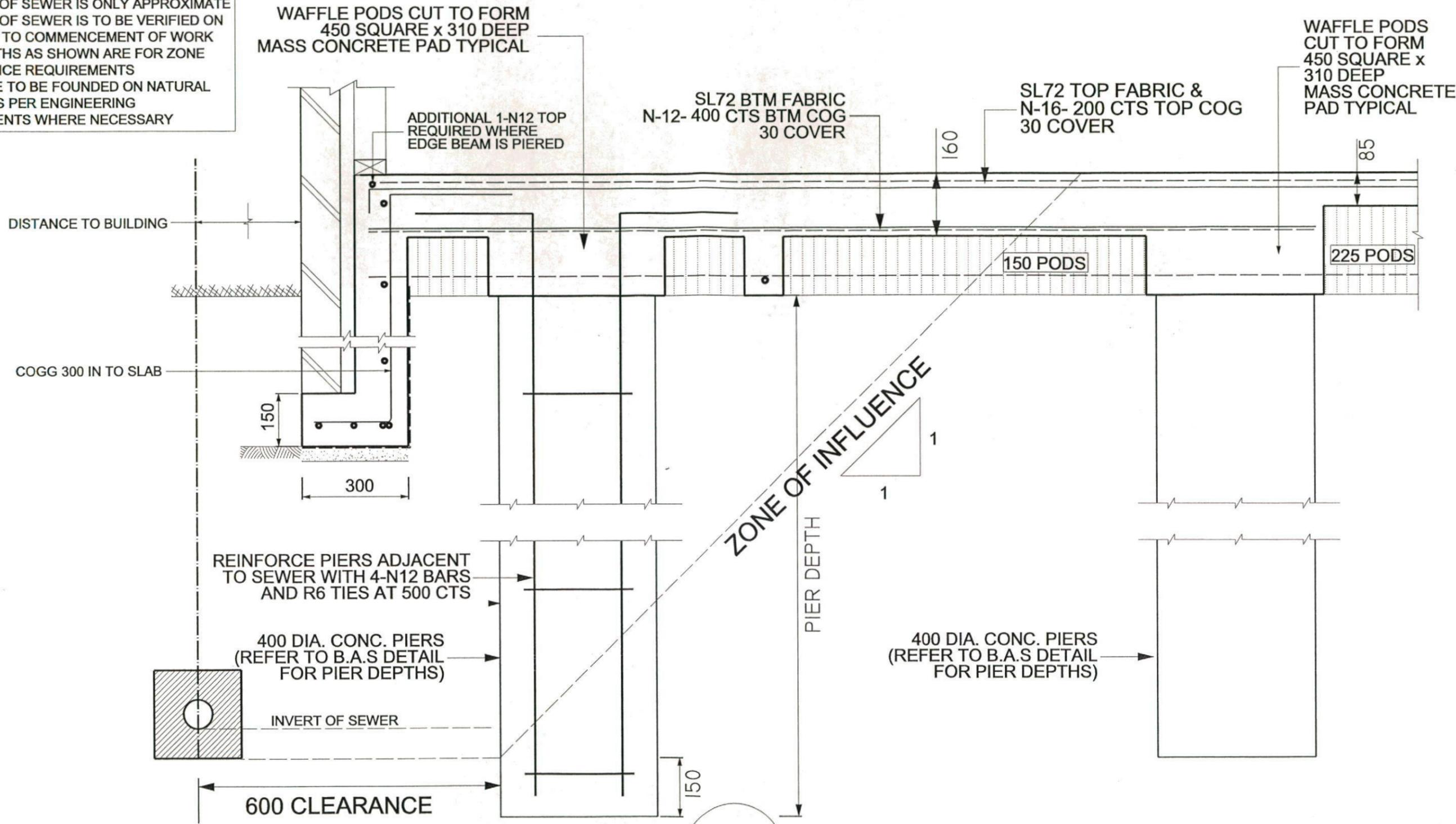
SEWER SECTION/S PLAN

CLIENT BEZKOROWAJNG FUPER FUND
 LOCATION LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

A3

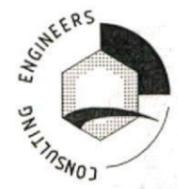
DRAWN	N.P	SCALE	1:20	SHEET No.	5
ISSUE	C	DATE	29/05/13	JOB No.	55043EB

SEWER NOTES:
 * POSITION OF SEWER IS ONLY APPROXIMATE
 * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
 * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
 * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY



L3 SEWER DETAIL

RAFELETOS
 ABN: 35 079 047 466
 LEVEL 2, 103 VANESSA STREET
 KINGSGROVE NSW 2208
 PO BOX 91 KINGSGROVE NSW 2208



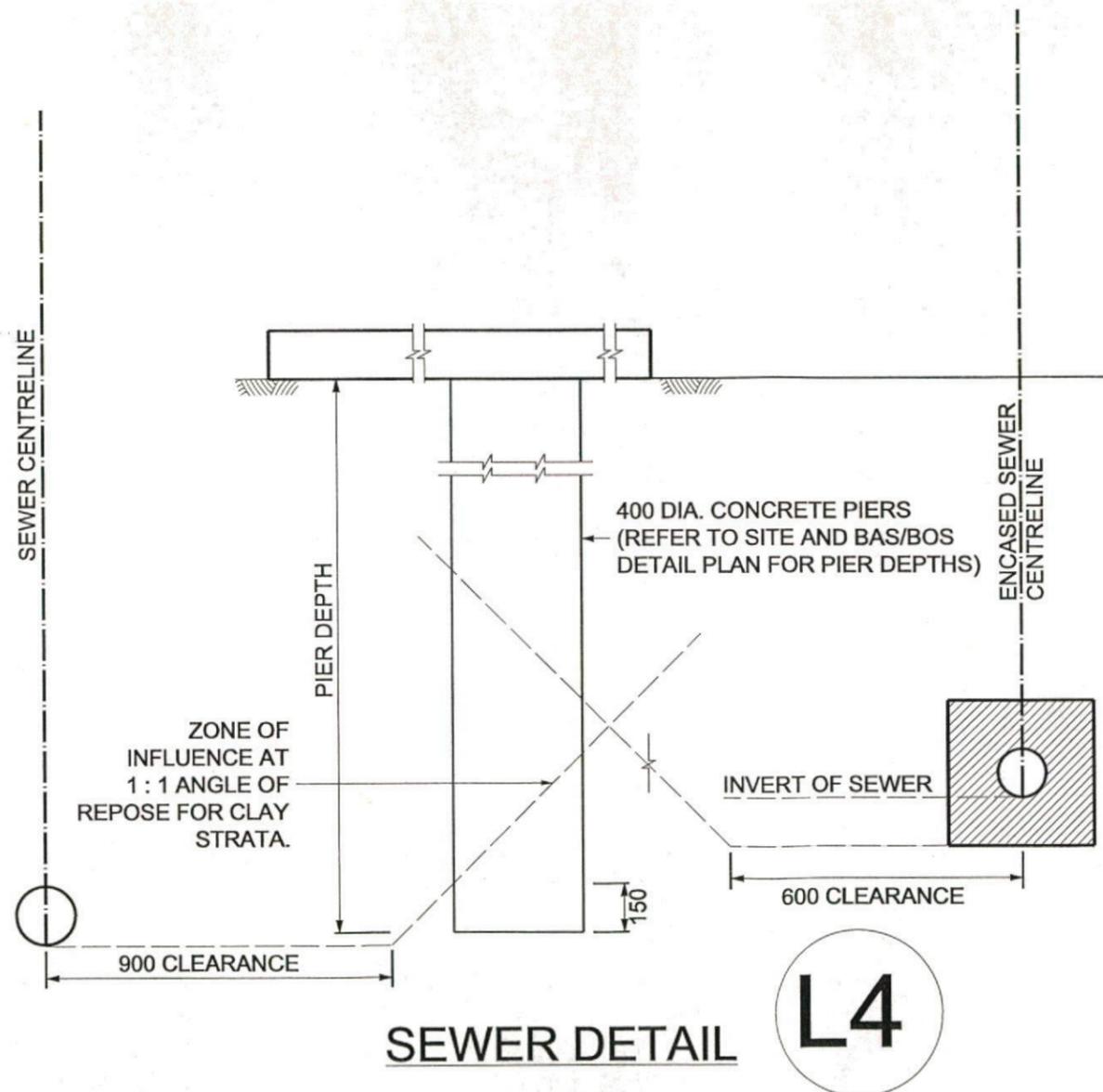
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[Signature]
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SEWER SECTION/S PLAN					
CLIENT	BEZKOROWAJNG FUPER FUND				
LOCATION	LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH				
DRAWN	N.P	SCALE	1:20	SHEET No.	6
ISSUE	C	DATE	29/05/13	JOB No.	55043EB



SEWER DETAIL

L4

RAFELETOS

ABN: 35 079 047 466
LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
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CLASSIFICATION M
REFERENCE 16310

STRUCTURAL STEEL DETAIL PLAN

CLIENT BEZKOROWAJNG FUPER FUND
LOCATION LOT 1173 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

A3

DRAWN	N.P	SCALE	1:10	SHEET No.	7
ISSUE	C	DATE	29/05/13	JOB No.	55043EB