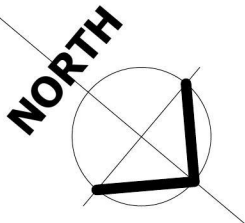




NOTES:
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-ALL DIMENSIONS ARE FRAME TO FRAME
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Project Address Lot 2 DP 1097876 Zone RU4
836-842 Richmond Rd,
BERKSHIRE PARK

No.	Description	Date

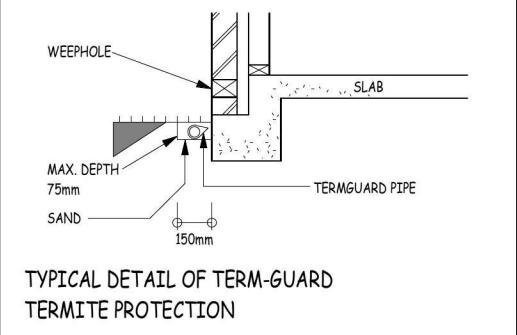
MR & MRS BORG

BORG HAUS

SITE PLAN

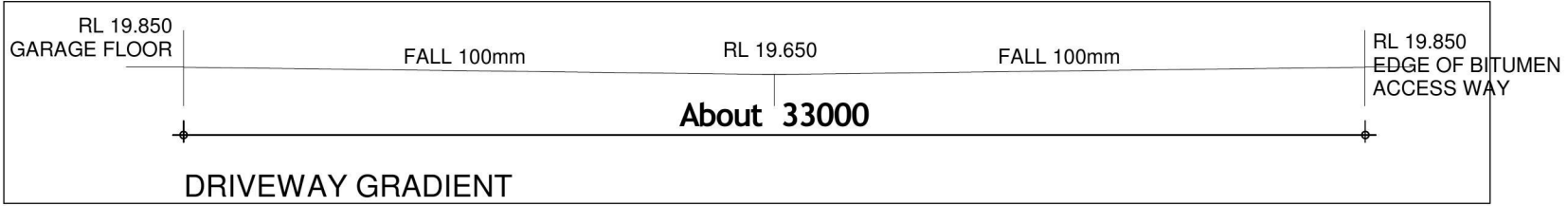
Project number	1712
Date	10/11/17
Drawn by	R
Checked by	
	01
Scale	As indicated

L.G.A - PENRITH CITY COUNCIL SITE CALCULATIONS	
A. TOTAL BUILDING AREA	407.50 m2
B. GARAGE AREA	65.71 m2
C. PORCH AREA	11.23 m2
D. ALFRESCO AREAS	50.00 m2
E. LIVING AREA	280.56 m2
F. NEW DRIVEWAY AREA	198.46 m2
G. SITE AREA	2.257ha 22570 m2
H. EXISTING HOUSE INCLUDING GARAGING	248.77 m2
I. EXISTING MACHINERY SHED (2 OF)	464.07 m2
K. EXISTING GREEN HOUSE (3 OF)	1527.36 m2
L. EXISTING GRAVEL DRIVEWAY	1097.27 m2
SITE COVERAGE: A+F+H+I+K/G 22570/2846.16 = 0.126 %	



NOTE:
STORMWATER TO BE CONNECTED RAINWATER TANK. OVERFLOW TO ABSORPTION PITS.

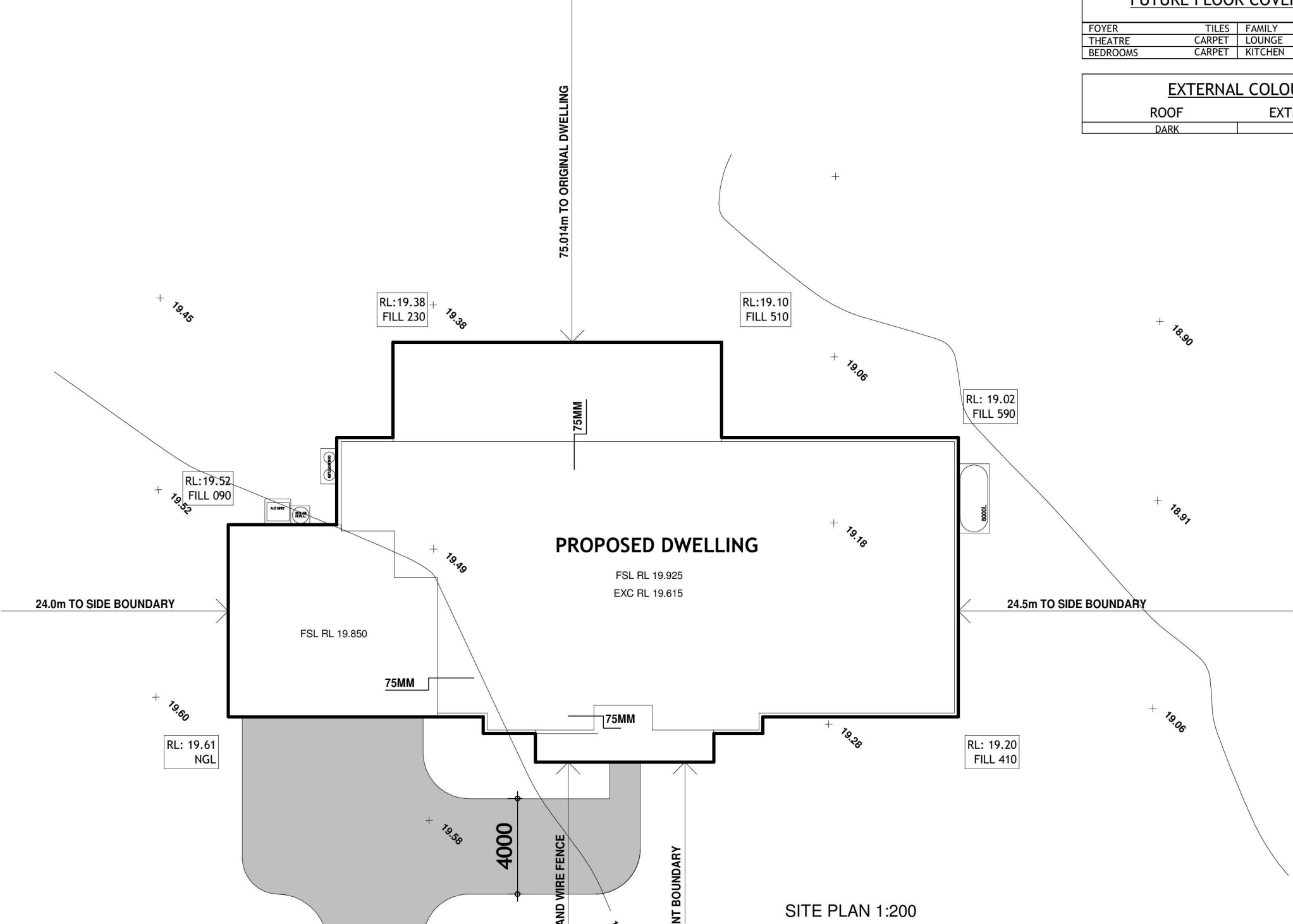
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS SET OUT ON THE ABSA CERTIFICATE



FUTURE FLOOR COVERING			
FOYER	TILES	FAMILY	TILES
THEATRE	CARPET	LOUNGE	CARPET
BEDROOMS	CARPET	KITCHEN	TILES

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
DARK	MEDIUM

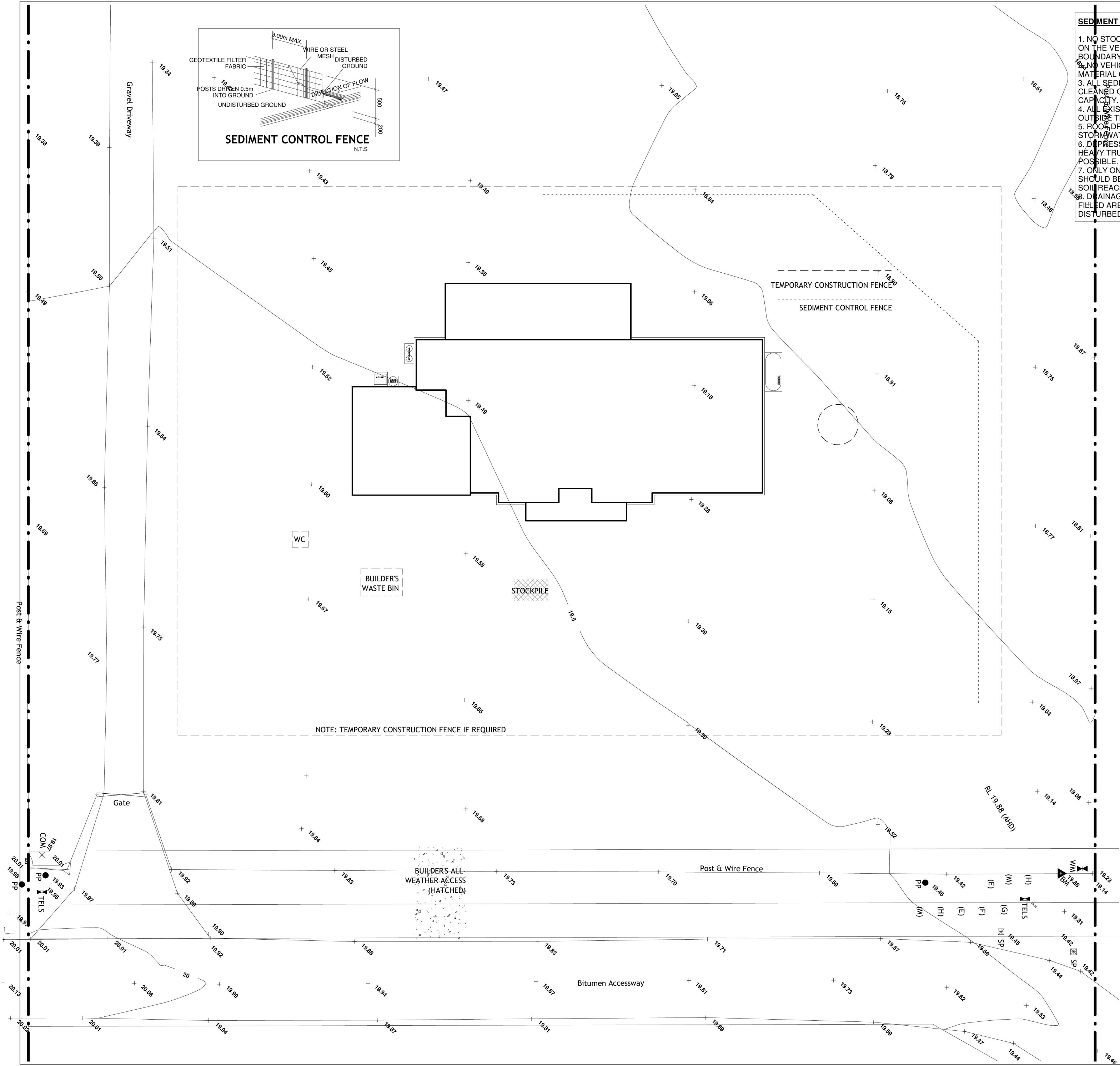
LEGEND	
BENCH MARK	▲
TELLURITE	▲
WATER METER	▲
POWER POLE	▲
COMMUNICATION PIT	▲
SON POST	▲



- (A) - RIGHT OF CARRIAGEWAY 9 WIDE & VARIABLE WIDTH (DP1097876)
- (D) - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1097876)
- (E) - EASEMENT FOR OVERHEAD POWERLINES 13 WIDE AND VARIABLE (DP1097876)
- (F) - EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1097876)
- (G) - EASEMENT FOR ACCESS & DRAINAGE 9.5 WIDE & VARIABLE (DP1097876)
- (H) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1097876)
- (J) - EASEMENT FOR GARBAGE SERVICES 9 WIDE & VARIABLE (DP1097876)
- (M) - EASEMENT FOR SERVICES VARIABLE WIDTH (DP1097876)

OVER ALL SITE PLAN 1:1000

RICHMOND ROAD



SEDIMENT NOTE:

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.



NOTES:
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Project Address
**836-842 Richmond Rd,
BERKSHIRE PARK**

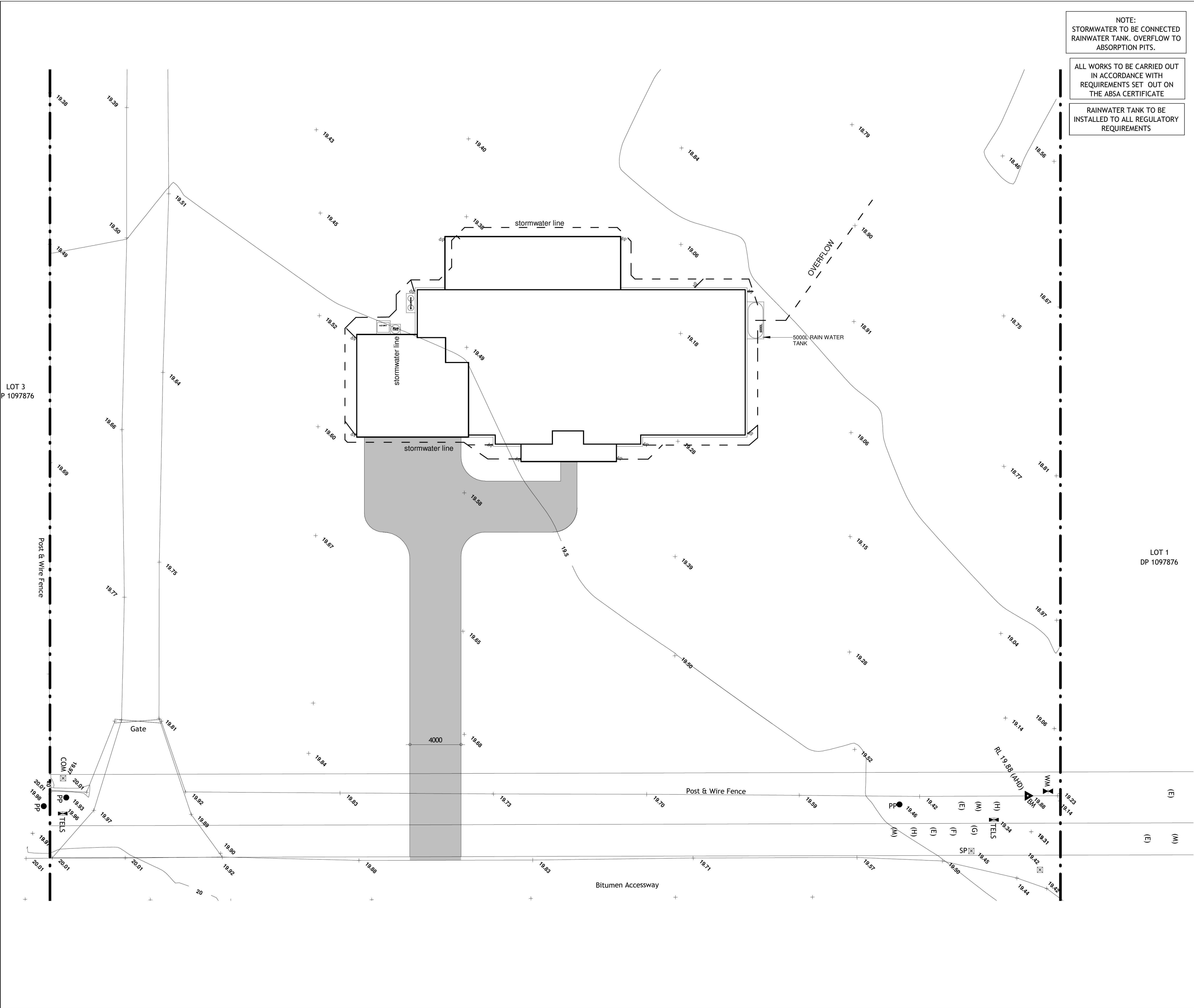
No.	Description	Date

MR & MRS BORG

BORG HAUS

SEDIMENT CONTROL

Project number	1712
Date	10/11/17
Drawn by	Author
Checked by	Checker
05	
Scale	1 : 200



NOTE:
STORMWATER TO BE CONNECTED
RAINWATER TANK. OVERFLOW TO
ABSORPTION PITS.

ALL WORKS TO BE CARRIED OUT
IN ACCORDANCE WITH
REQUIREMENTS SET OUT ON
THE ABSA CERTIFICATE

RAINWATER TANK TO BE
INSTALLED TO ALL REGULATORY
REQUIREMENTS



NOTES:
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RELEVANT AUSTRALIAN STANDARDS
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CONSTRUCTIONS.

Project Address
**836-842 Richmond Rd,
BERKSHIRE PARK**

No.	Description	Date

MR & MRS BORG

BORG HAUS

CONCEPT
STORMWATER

Project number	1712
Date	10/11/17
Drawn by	Author
Checked by	Checker

06

Scale	1 : 200
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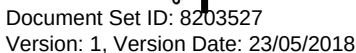
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836-842 Richmond Rd,
BERKSHIRE PARK

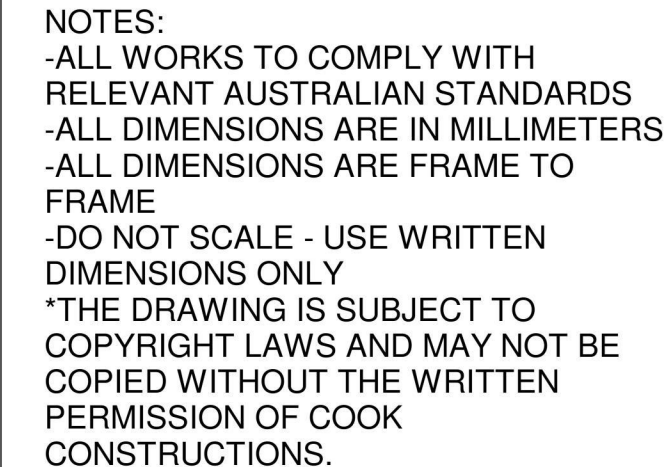
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BORG HAUS

CONCEPT LANDSCAPE

Project number	1712
Date	10/11/17
Drawn by	Author
Checked by	Checker
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Scale	1 : 200



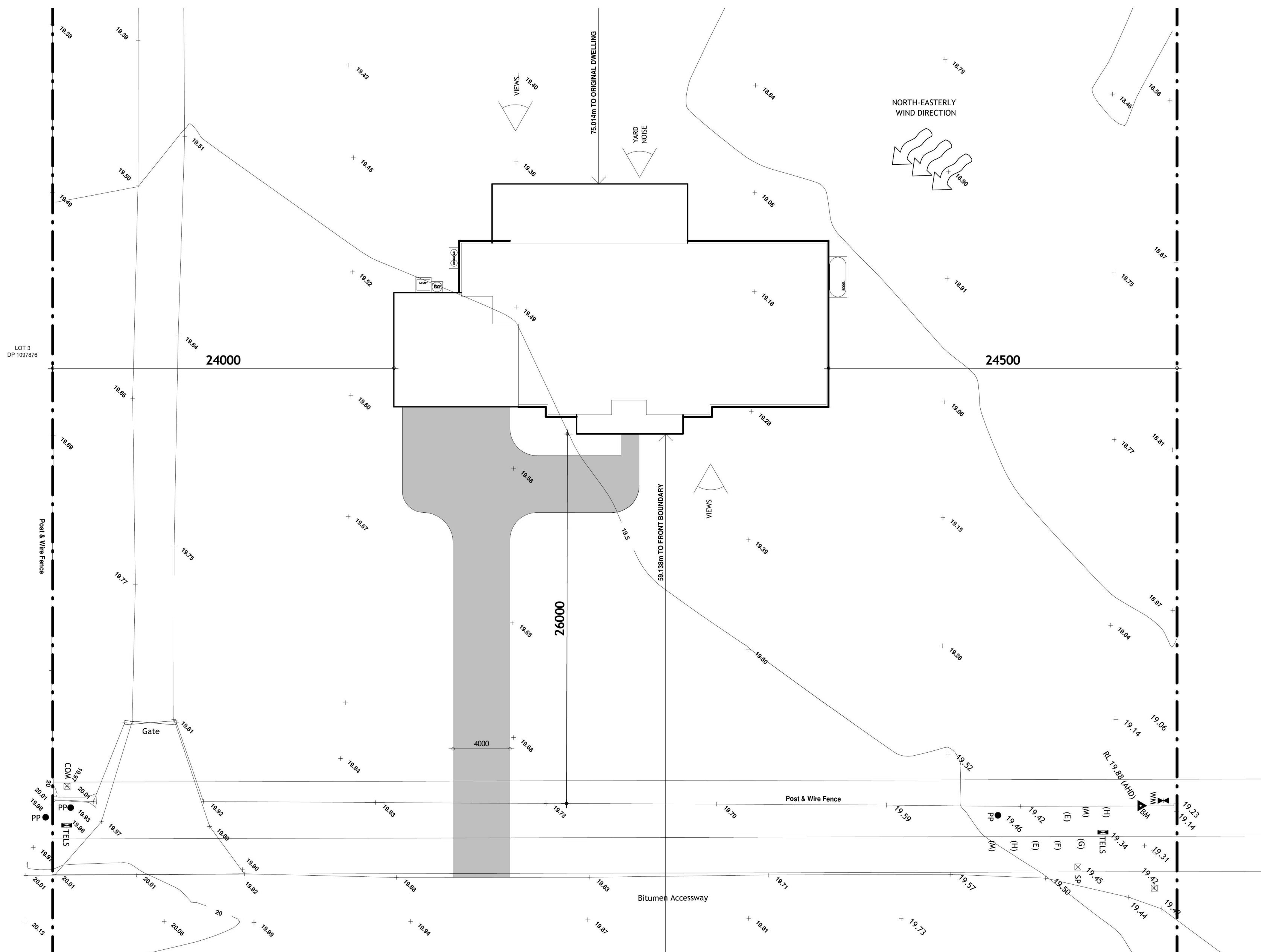
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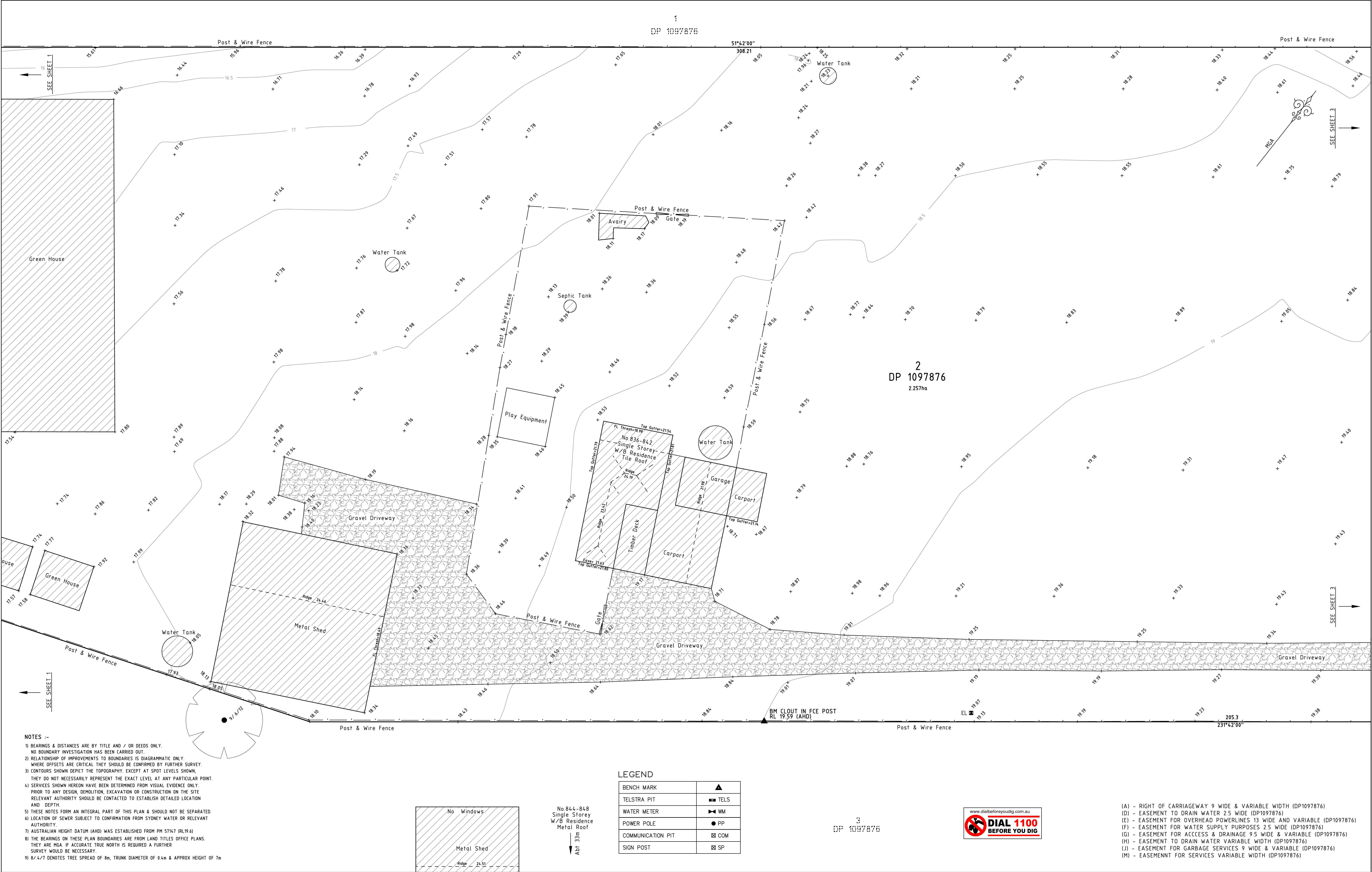
BORG HAUS

SITE ANALYSIS

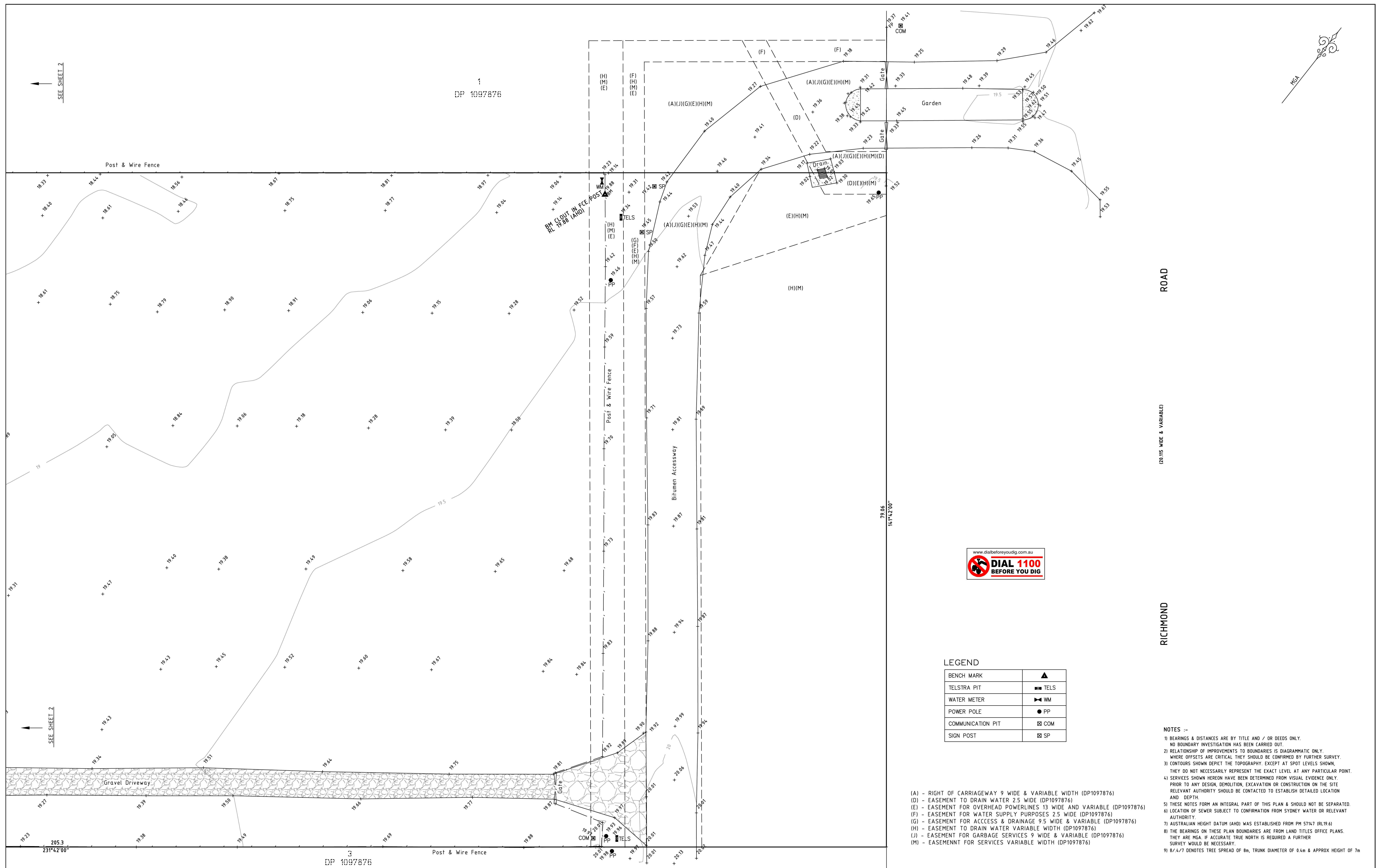
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Date	10/11/1
Drawn by	Autho
Checked by	Checke
04	
Scale	1 : 20

16/04/2018 5:17:28 PM





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			PROJECT: PLAN SHOWING DETAIL AND LEVELS OVER LOT 2 IN DP 1097876 No. 836-842 RICHMOND ROAD, BERKSHIRE PARK			SHEET: 2 OF 3 SHEETS						
"Liability limited by a scheme approved under Professional Standards Legislation"			DATE: 16/03/18		REF: E5235-77499		DESIGN: DC DRAWN: SD CHECKED: BD		LGA: PENRITH		DATUM: AHD	
									COMP REF: J:\77499_C		SIZE: A1	



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BURTON & FIELD
surveying & land development

All Correspondence to:

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P.O. Box 1150, Epping 1710 - DX 4413 Epping
Tel: (02) 9868-4660 Fax: (02) 9868-6035
Email: epping.reception@burtonandfield.com.au

343 Hume Highway, Liverpool 2170
P.O. Box 242 Liverpool BC 1871 - DX 5020 Liverpool
Tel: (02) 9602-1199 Fax: (02) 9821-2620
Email: survey@burtonandfield.com.au
Web: www.burtonandfield.com.au

REVISION

DATE: 16/3/18

REF: E5235-77499

DESIGN:	DC
DRAWN:	SD
CHECKED:	BD

CLIENT: COOK CONSTRUCTIONS

PROJECT: PLAN SHOWING DETAIL AND LEVELS OVER LOT 2 IN DP 1097876
No. 836-842 RICHMOND ROAD, BERKSHIRE PARK

LGA: PENRITH

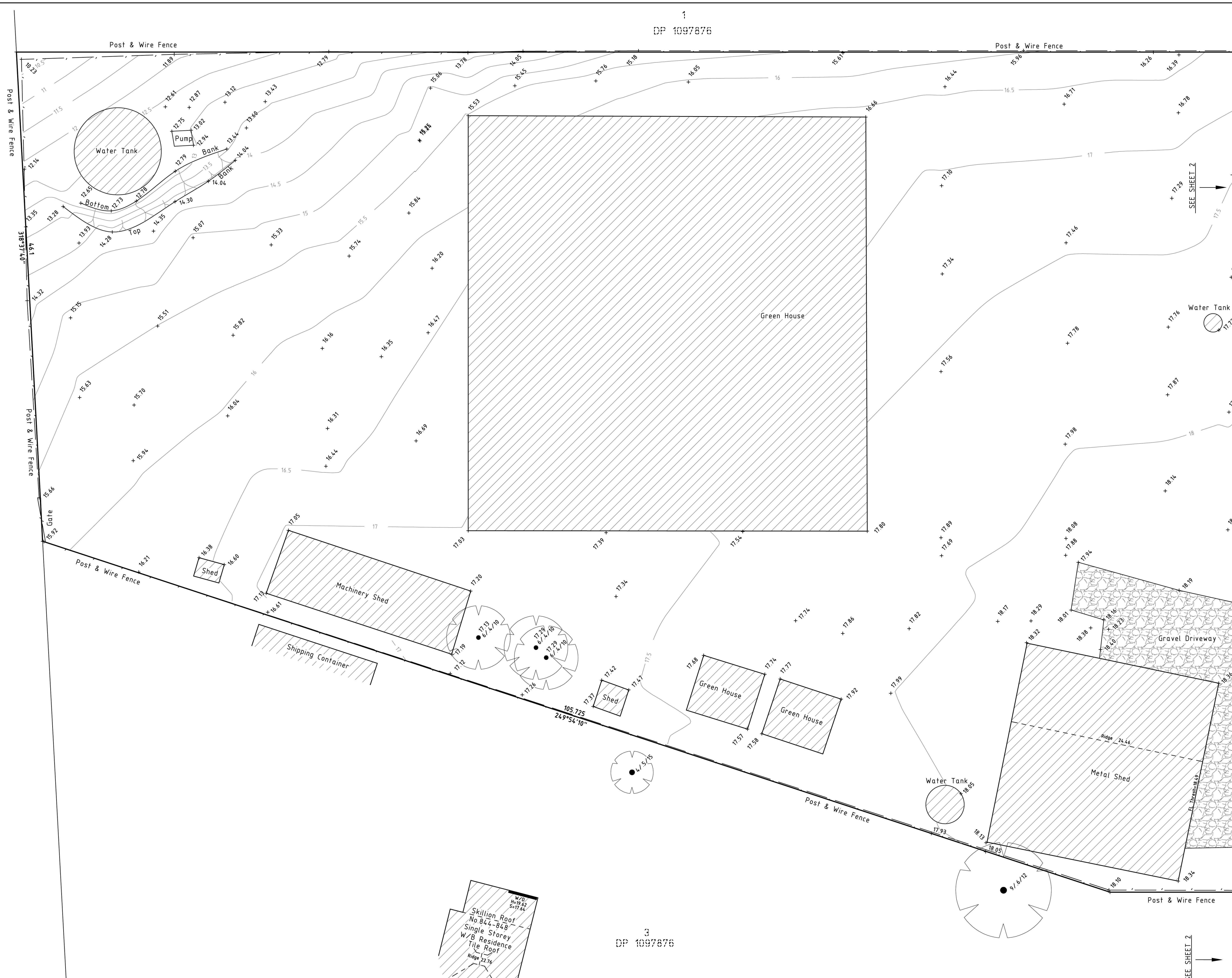
COMP REF: J:\77499_C

ISSUE: A

SHEET: 3
OF 3 SHEETS

DATUM: AHD

SCALE: 1:100



LEGEND

BENCH MARK	
TELSTRA PIT	 TELS
WATER METER	 WM
POWER POLE	 PP
COMMUNICATION PIT	 COM
SIGN POST	 SP

NOTES :-

- 1) BEARINGS & DISTANCES ARE BY TITLE AND / OR DEEDS ONLY.
NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
- 2) RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- 3) CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPO LEVELS SHOWN.
THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
- 4) SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY.
PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE
RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION
AND DEPTH.
- 5) THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE SEPARATED.
- 6) LOCATION OF SEWER SUBJECT TO CONFIRMATION FROM SYDNEY WATER OR RELEVANT
AUTHORITY.
- 7) AUSTRALIAN HEIGHT DATUM (AHD) WAS ESTABLISHED FROM PM 57147 (RL19.6).
THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS.
THEY ARE MGA. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER
SURVEY WOULD BE NECESSARY.
- 8) 8/4/17 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m

- (A) - RIGHT OF CARRIAGEWAY 9 WIDE & VARIABLE WIDTH (DP1097876)
- (D) - EASEMENT TO DRAIN WATER 2.5 WIDE (DP1097876)
- (E) - EASEMENT FOR OVERHEAD POWERLINES 13 WIDE AND VARIABLE (DP1097876)
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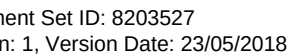
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Web: www.burtonandnield.com.au

REVISION		
DATE:	REF:	DESIGN: DC
16/3/18	E5235-77499	DRAWN: SD
		CHECKED: BD

CLIENT: COOK CONSTRUCTIONS	
PROJECT: PLAN SHOWING DETAIL AND LEVELS OVER LOT 2 IN DP 1097876 No.836-842 RICHMOND ROAD, BERKSHIRE PARK	
LGA: PENRITH	
COMP REF: J:\77499_C	SIZE: A1

ISSUE:	A
SHEET:	1
OF 3	SHEETS
DATUM:	AHD
SCALE:	1:100



WEEPHOLE

MAX. DEPTH
75mm

SAND

150mm

TERM-GUARD PIPE

SLAB

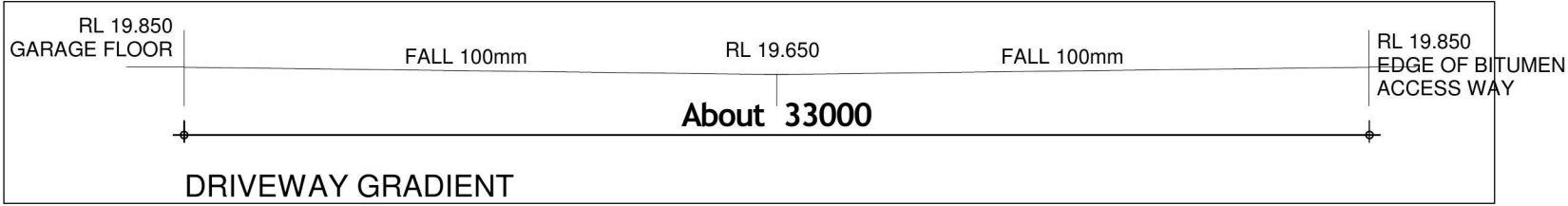
TYPICAL DETAIL OF TERM-GUARD
TERMITE PROTECTION

L.G.A - PENRITH CITY COUNCIL

SITE CALCULATIONS

A. TOTAL BUILDING AREA	407.50 m ²
B. GARAGE AREA	65.71 m ²
C. PORCH AREA	11.23 m ²
D. ALFRESCO AREAS	50.00 m ²
E. LIVING AREA	280.56 m ²
F. NEW DRIVEWAY AREA	198.46 m ²
G. SITE AREA	2,257ha 22570 m ²
H. EXISTING HOUSE INCLUDING GARAGING	248.77 m ²
I. EXISTING MACHINERY SHED (2 OF)	464.07 m ²
K. EXISTING GREEN HOUSE (3 OF)	1527.36 m ²
L. EXISTING GRAVEL DRIVEWAY	1097.27 m ²

SITE COVERAGE: $A+F+H+I+K/G = 22570/2846.16 = 0.126 \%$



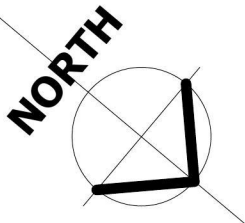
<u>FUTURE FLOOR COVERING</u>			
FOYER	TILES	FAMILY	TILES
THEATRE	CARPET	LOUNGE	CARPET
BEDROOMS	CARPET	KITCHEN	TILES

<u>EXTERNAL COLOUR</u>	
ROOF	EXTERNAL WALL
DARK	MEDIUM

The logo for Cook Constructions features a stylized blue and white circular emblem on the left, containing a white house silhouette. To the right of the emblem, the word "COOK" is written in large, bold, black capital letters, and the word "CONSTRUCTIONS" is written below it in smaller, black capital letters.

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Project Address Lot 2 DP 1097876 Zone RU4
336-842 Richmond Rd,
BERKSHIRE PARK

[illegible]

MR & MRS BORG

BORG HAUS

SITE PLAN

Project number	1712
Date	10/11/17
Drawn by	R
Checked by	
01	
Scale	As indicated

16/04/2018 5:17:26 PM