



Callistemon 'Great Balls of Fire'



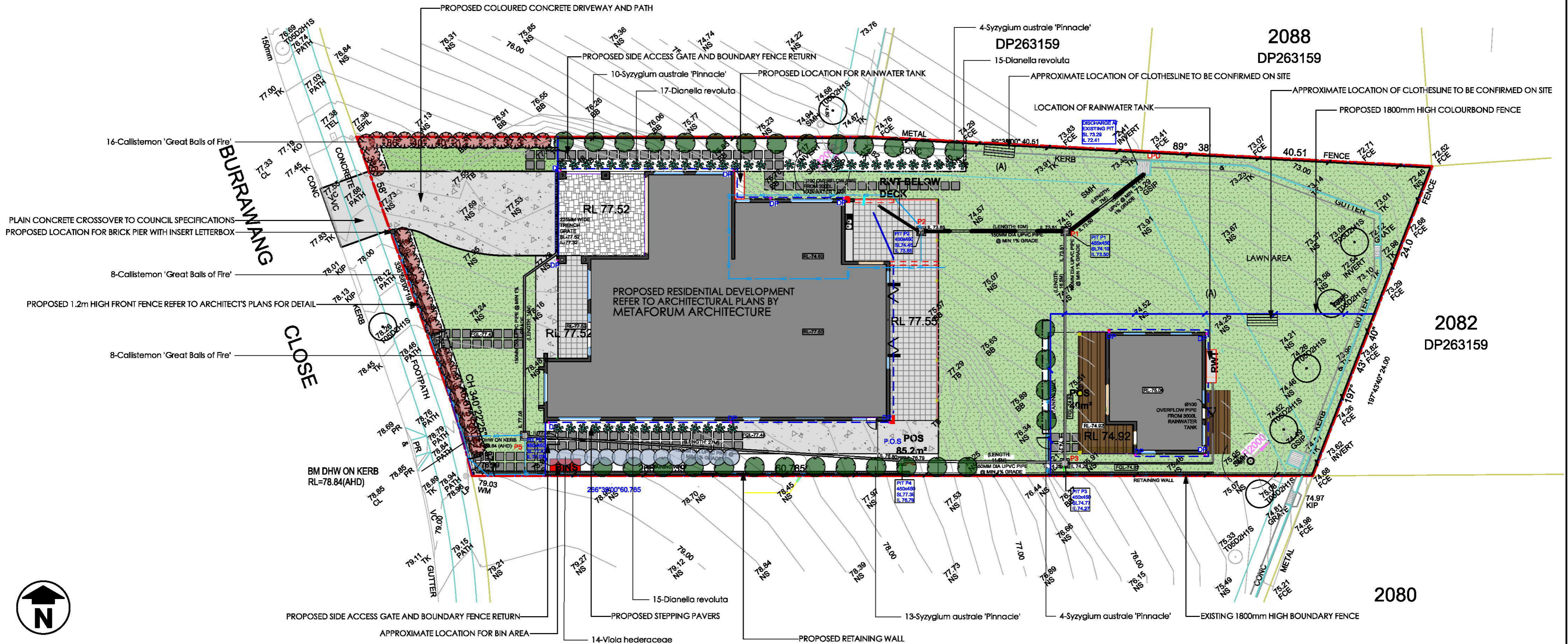
Syzygium australe 'Pinnacle'



Dianella caerulea



Viola hederacea



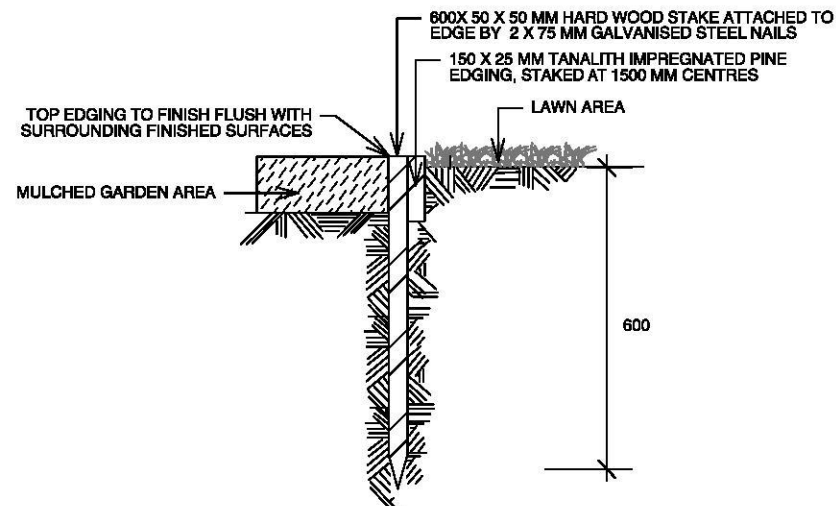
LEGEND

	PROPOSED PAVED AREA		PROPOSED RETAINING WALL
	PROPOSED TIMBER DECK AREA		PROPOSED 1800mm HIGH COLORBOND FENCE
	PROPOSED PAVED AREA		EXISTING 1800mm HIGH COLORBOND FENCE
	MULCHED / PEBBLED ACCESS PATH		TIMBER LAWN EDGE
	LAWN AREA		SITE BOUNDARY
	PROPOSED CONCRETE DRIVEWAY & PATHWAY		PIT REFER TO HYDRAULIC PLANS
	EXISTING TREE TO BE RETAINED		PROPOSED STEPPING PAVERS

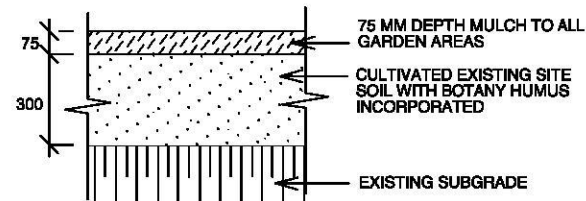
PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Callistemon 'Great Balls of Fire'	Bottlebrush	32	200mm	1200	1200
Dianella revoluta	Mauve Flax Lily	47	140mm	700	700
Syzygium australe 'Pinnacle'	Lillypilly	31	200mm	1500	3000
Viola hederacea	Native Violets	14	140mm	1200	300

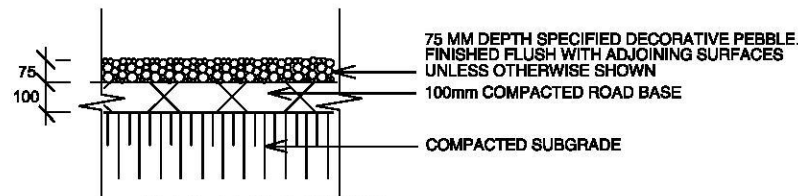
Project  METAFORUM ARCHITECTURE	Notes  1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 2. All detailing of drainage to paved areas shall be by others. 3. All levels shall be determined by others and approved on site by client. 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to structural Engineers detail. 5. Do not scale from drawings. 6. If in doubt contact the Landscape Architect. 7. All boundaries shall be surveyed prior to commencement of construction works. 8. This plan is for DA purposes only. It has not been detailed for construction. 9. All dimensions, levels and boundaries are nominal only. 10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.	Revision	Description	Date	DATE REVISION				
					DRAWING PROPOSED LANDSCAPE PLAN				
					ADDRESS 5 BURRAWANG CLOSE, KINGSWOOD.		PROJECT # METAFORUM		
					CLIENT	DATE # 12/07/18	DWG # L/01		
					A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			SCALE # A3 1:200	
						DRAWN JC			
						CHKD SW	REVISION		



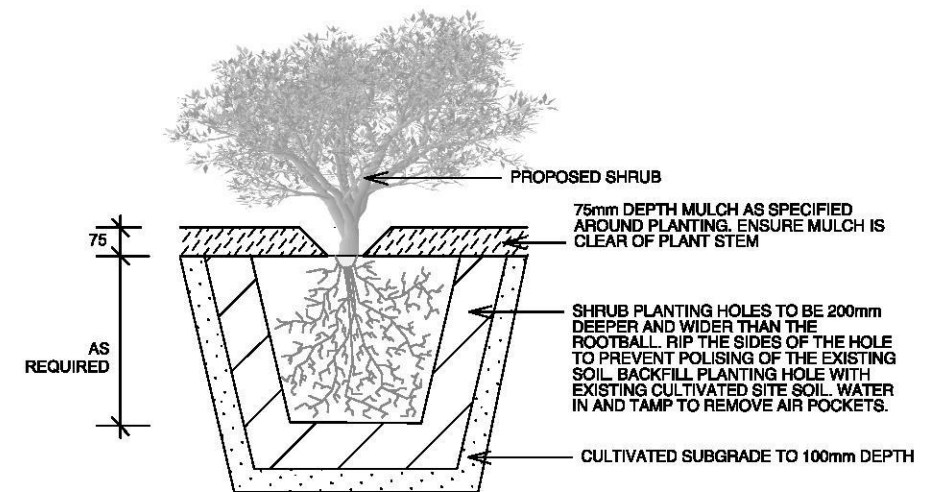
**TYPICAL TIMBER EDGE DETAIL**  
SCALE 1:10  
DO NOT SCALE



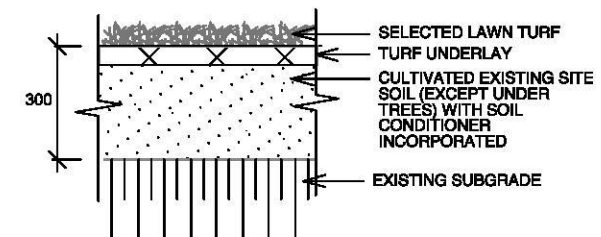
**SOIL TO GARDEN AREAS**  
SCALE 1:20



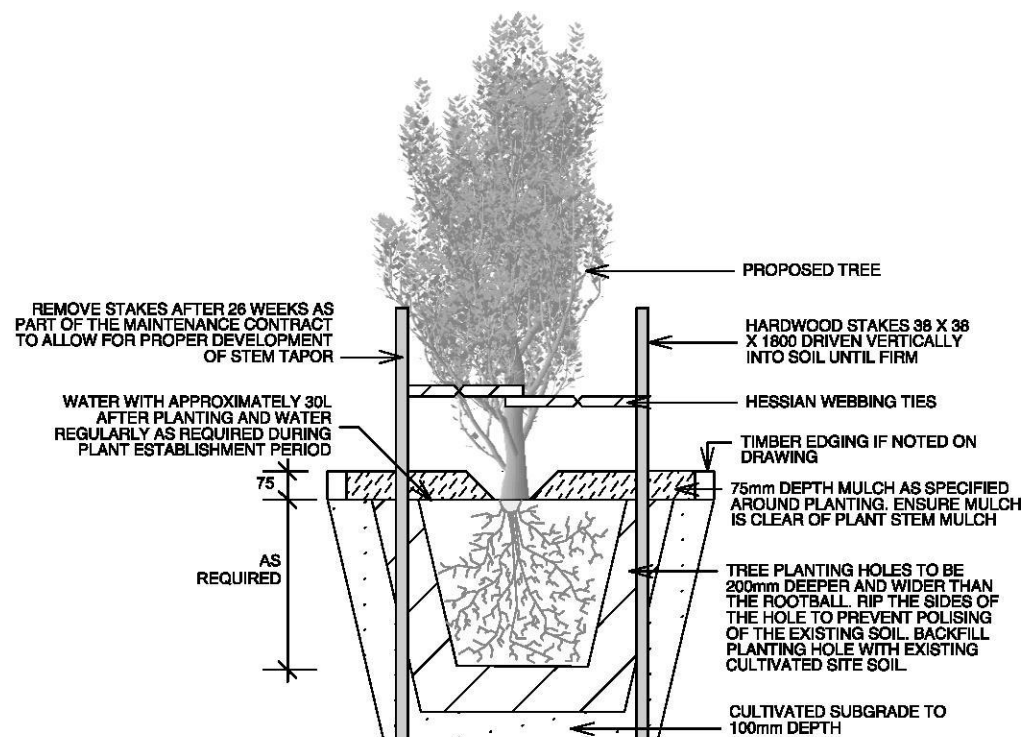
**PEBBLE PATHWAY**  
SCALE 1:10



**PLANTING DETAIL**  
SCALE 1:20



**TYPICAL TURF DETAIL**  
SCALE 1:20



**TREE PLANTING & STAKING DETAIL**  
SCALE 1:20

- Notes:**
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DATE	REVISION
DRAWING	<b>LANDSCAPE DETAILS</b>
ADDRESS	5 BURRAWANG CLOSE, KINGSWOOD.
CLIENT	PROJECT # METAFORUM
DATE # 12/07/18	DWG # L/02
SCALE @ A3 1:200	
DRAWN JC	
CHKD SW	REVISION
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	
 a total concept landscape architects & swimming pool designers	

OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:**(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii)Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

**Clotheslines:** Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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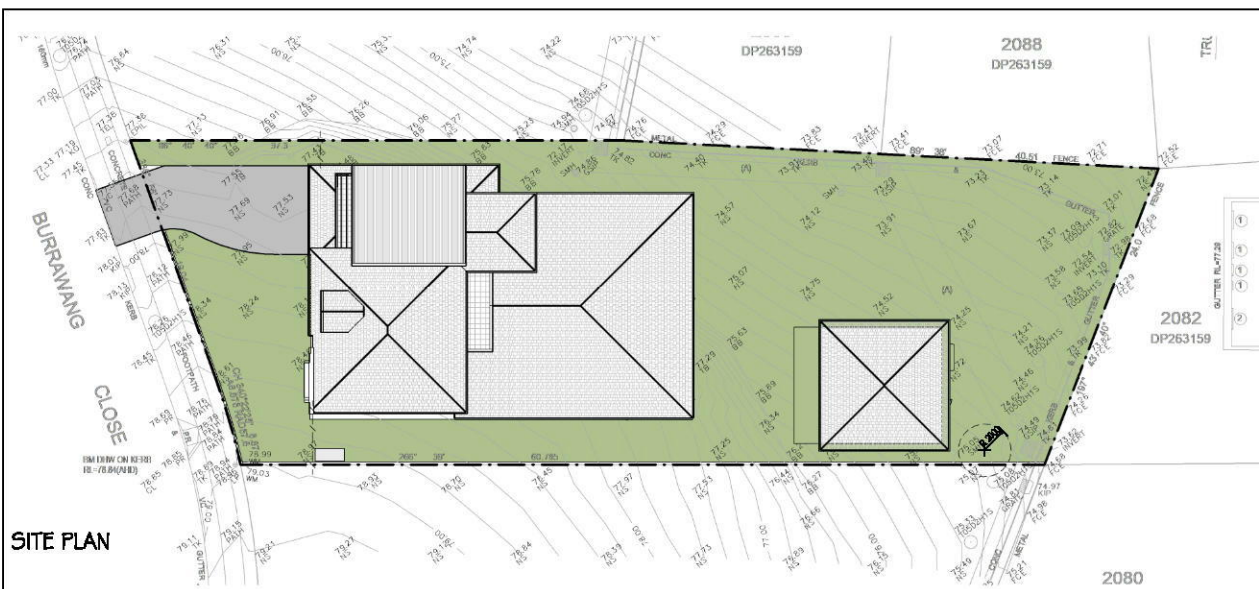
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DATE		REVISION	
DRAWING			
LANDSCAPE SPECIFICATION			
ADDRESS		PROJECT #	
5 BURRAWANG CLOSE, KINGSWOOD.		METAFORUM	
CLIENT		DATE #	DWG #
		12/07/18	
		SCALE @ A3	1:200
		DRAWN	JC
		CHKD	SW
		REVISION	
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		<div>atc</div> <div>a total concept</div> <div>landscape architects &amp; swimming pool designers</div>	



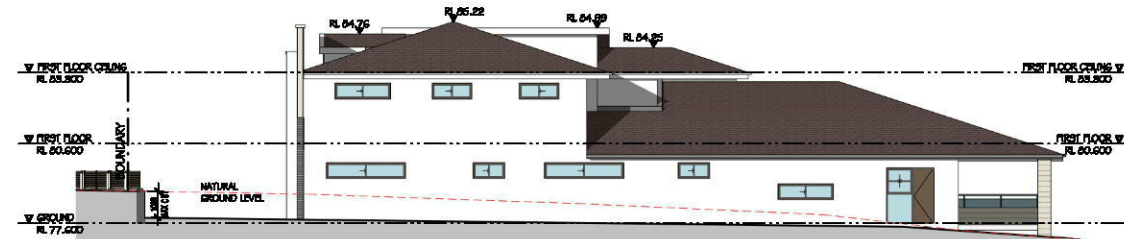
SITE PLAN



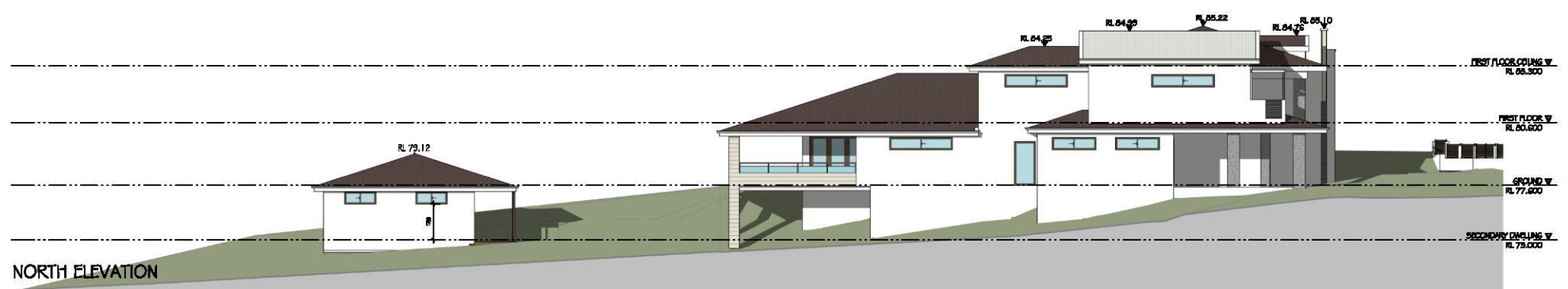
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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 DIMENSIONS TO BE USED IN CONNECTION WITH INFORMATION ON THIS PLAN.  
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 ALL EXISTING DIMENSIONS AND LEVELS ARE APPROXIMATE, THEREFORE TO BE VERIFIED ON SITE.  
 ALL WORKSHOPS AND MATERIALS SHALL COMPLY WITH ALL RELEVANT CODES, ORDINANCES, AUSTRALIAN STANDARDS AND MANUFACTURE SPECIFICATIONS.

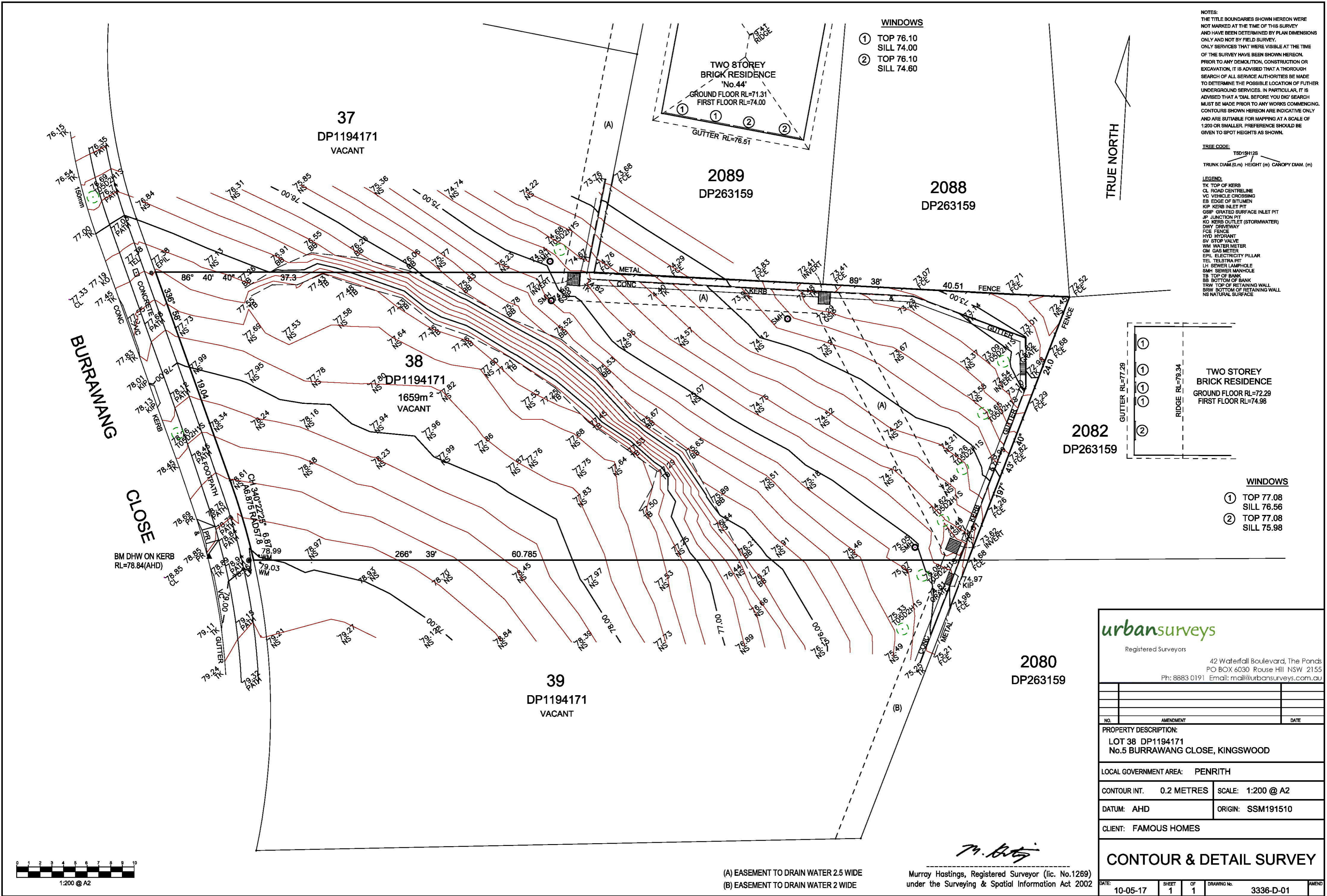
**metaFORUM architecture**  
 33/9-15 Lloyds Ave, Carlingford, NSW, 2118  
 Mob: 0410577194  
 email: cwlee417@yahoo.com ABN: 24 175 087 907

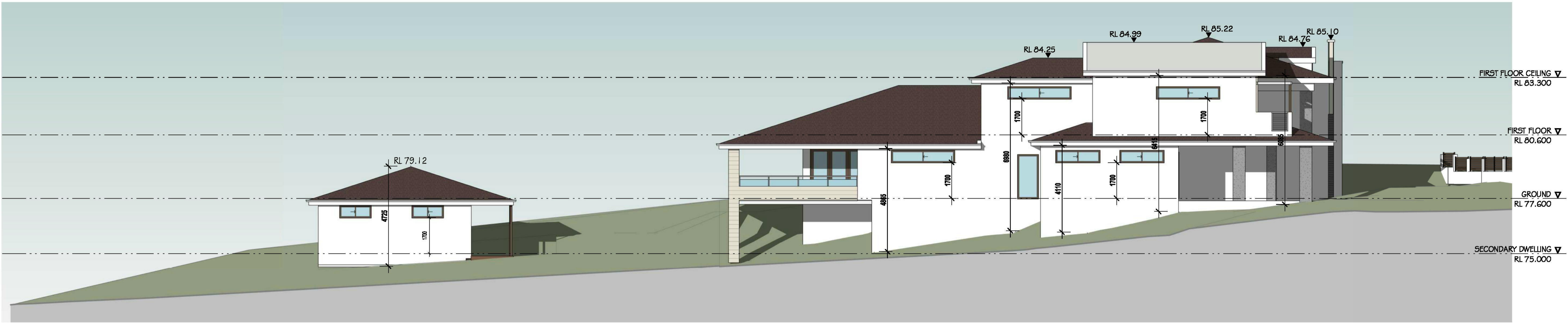


**PROJECT STATUS:**  
 RESIDENTIAL DEVELOPMENT

**PROJECT NAME:**  
 NEW PRIMARY AND SECONDARY DWELLINGS  
 5 Burrawang Close, Kingswood  
 LGA: Penrith Council

**SHEET TITLE:**  
 NOTIFICATION PLAN  
 As indicated @ A1 sheet  
 2017-66 NO.1  
 DATE: 26/07/2018

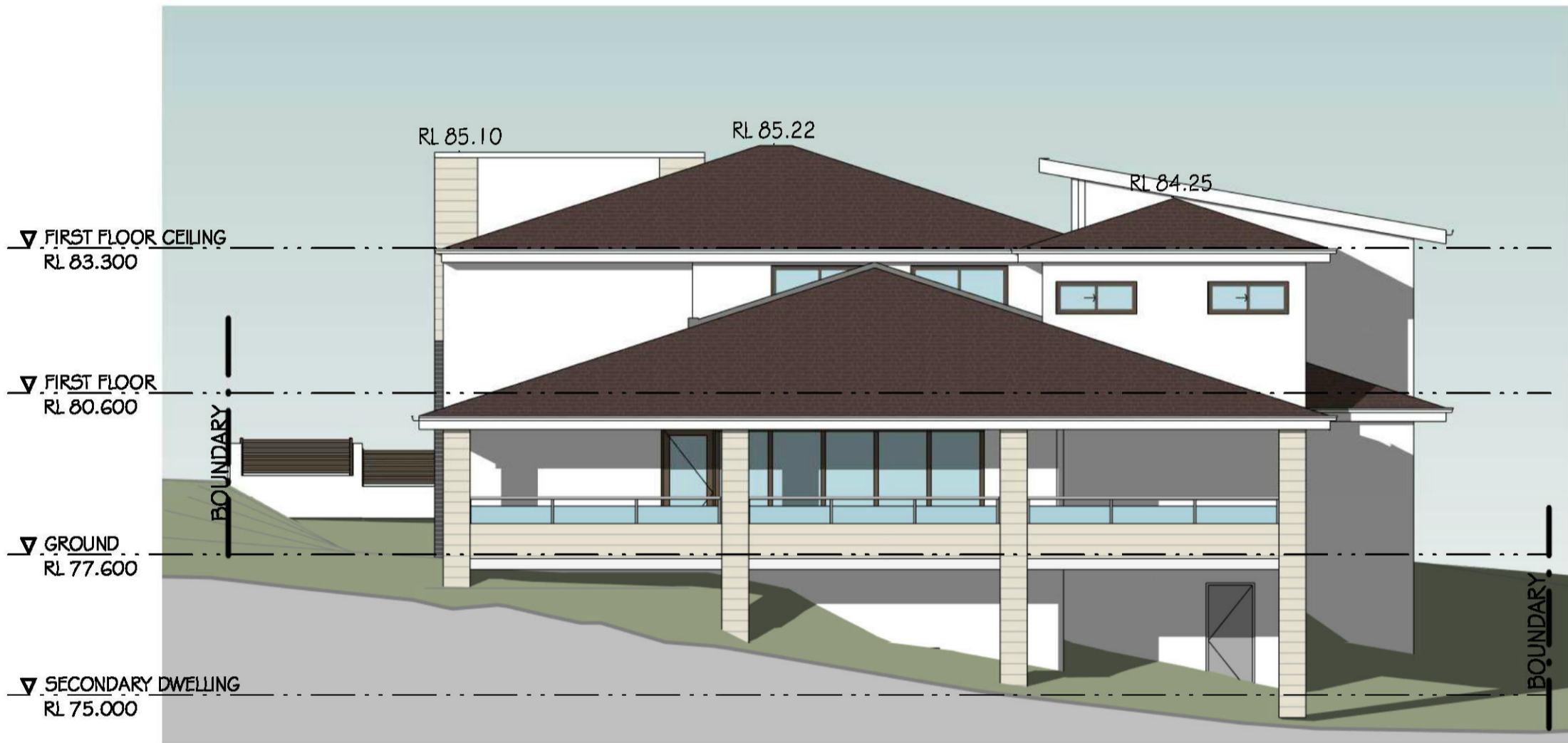




NORTH ELEVATION  
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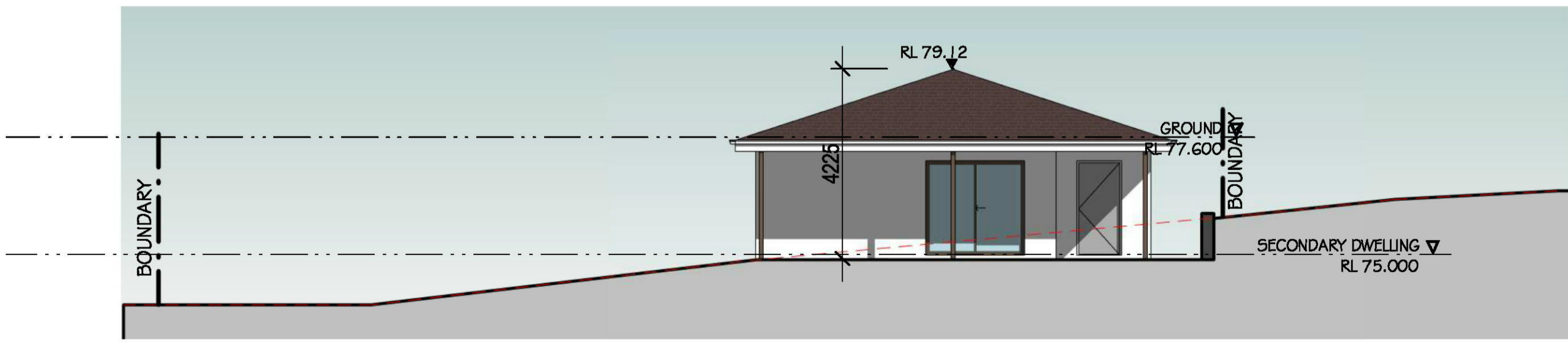
WEST ELEVATION  
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EAST ELEVATION  
1 : 100



EAST ELEVATION (SECONDARY DWELLING)  
1 : 100



WEST ELEVATION (SECONDARY DWELLING)  
1 : 100

COLOUR & MATERIAL SCHEDULE

01. WALL TYPE 1 -  
APPLIED TEXTURE PAINT FINISH  
DULUX - ANTIQUE WHITE
02. MASONRY STONE WALL -  
DARK GREY
03. WALL TYPE 2 -  
APPLIED TEXTURE PAINT FINISH  
PAINT - DULUX - HOG BRISTLE
04. WALL TYPE 3 -  
APPLIED TEXTURE PAINT FINISH  
PAINT - DULUX - BUSTER
05. ROOF TILE  
BORAL ROOF - MACQUARIE RANGE  
GUNMETAL
06. GUTTERS, FASCIA & DOWNPIPES  
POWDERCOATED TO MATCH DULUX  
ANTIQUE WHITE
07. WINDOW FRAMES & TIBER DECK:  
SPOTTED GUM WITH CUTEK OIL FINISH

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BUILDER.  
ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL RELEVANT CODES, ORDINANCES, AUSTRALIAN  
STANDARDS AND MANUFACTURERS INSTRUCTIONS.

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A SUBMISSION FOR DA  
ISSUE AMENDMENT

20/06/18 DATE  
CWL DRAWN  
CWL CHECK

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33/9-15 Lloyds Ave, Carlingford, NSW, 2118

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email: cwlee417@yahoo.com ABN: 24 175 087 907

PROJECT STATUS :

RESIDENTIAL DEVELOPMENT

PROJECT NAME

NEW PRIMARY AND SECONDARY  
DWELLINGS

5 Burrawang Close,  
Kingswood

L.G.A Penrith Council

SHEET TITLE:

ELEVATIONS

As indicated @ A1 sheet

SCALE

2017-66

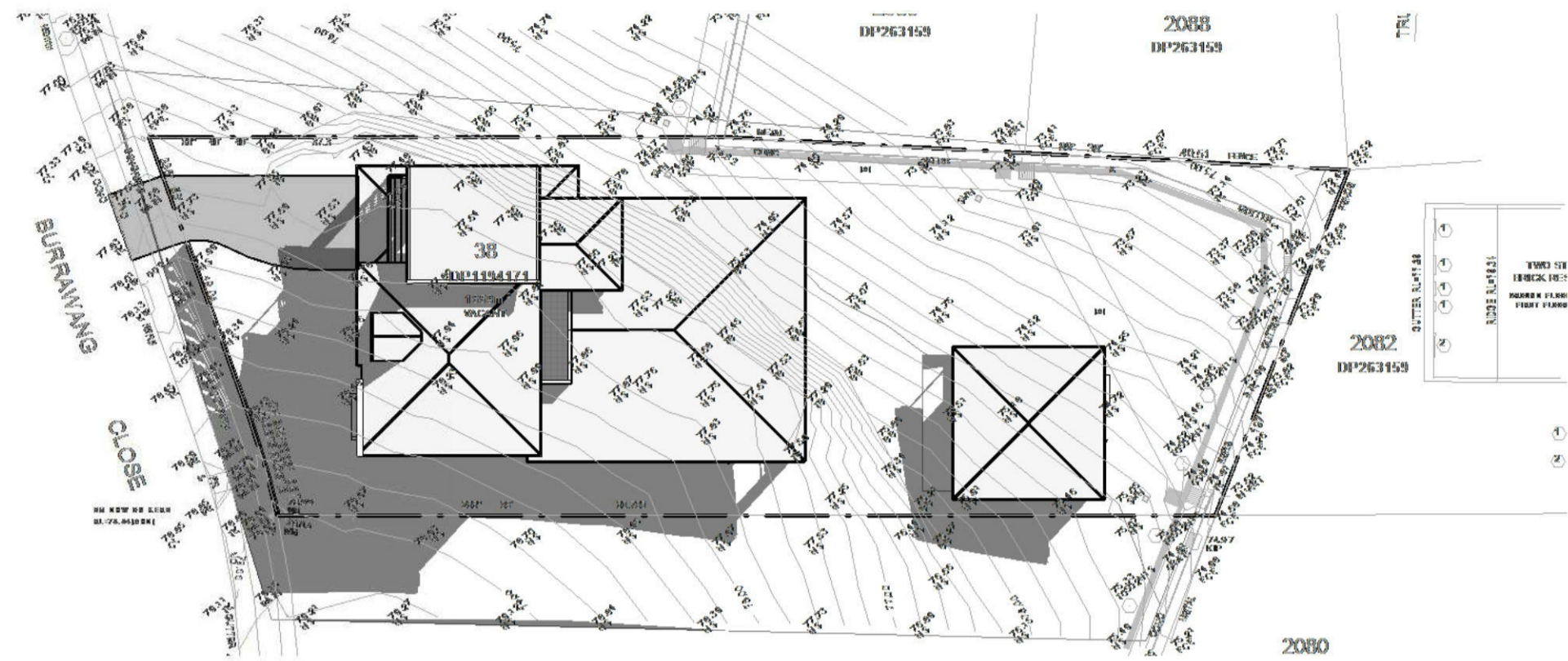
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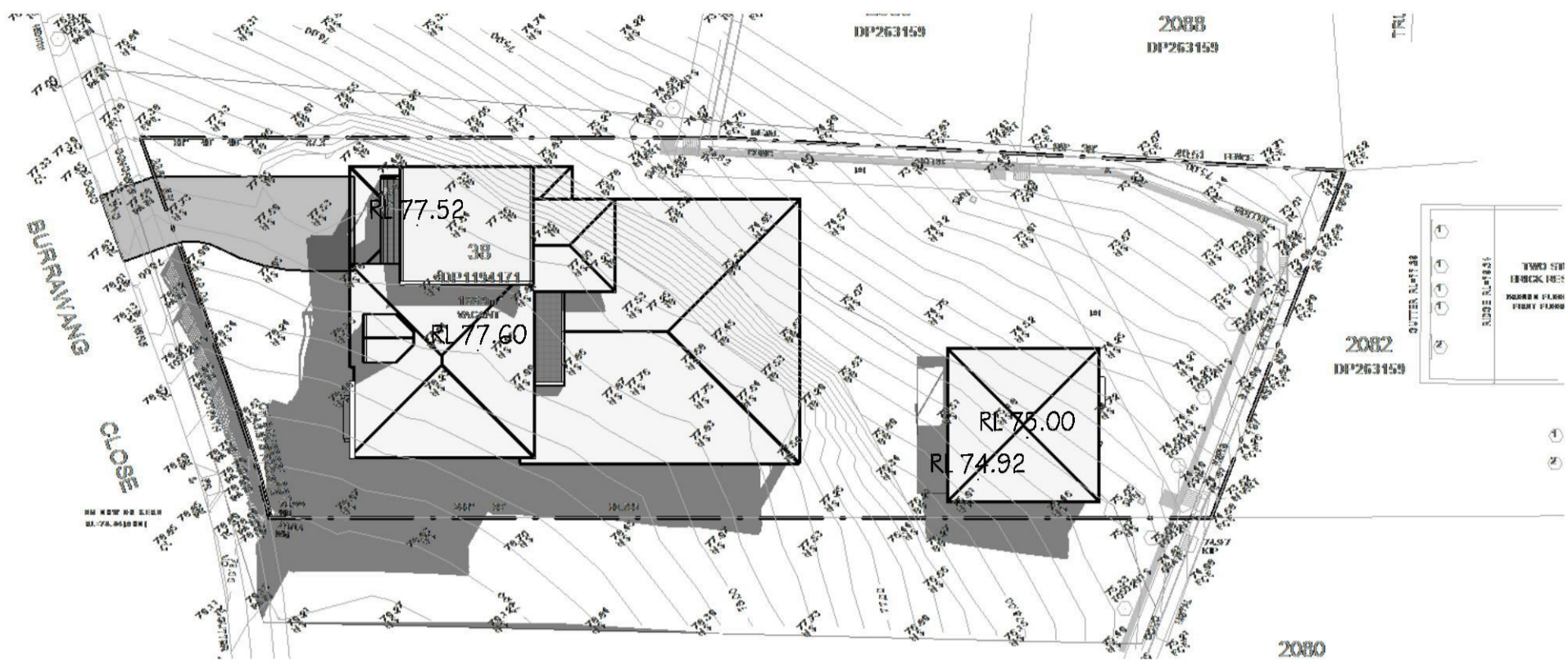
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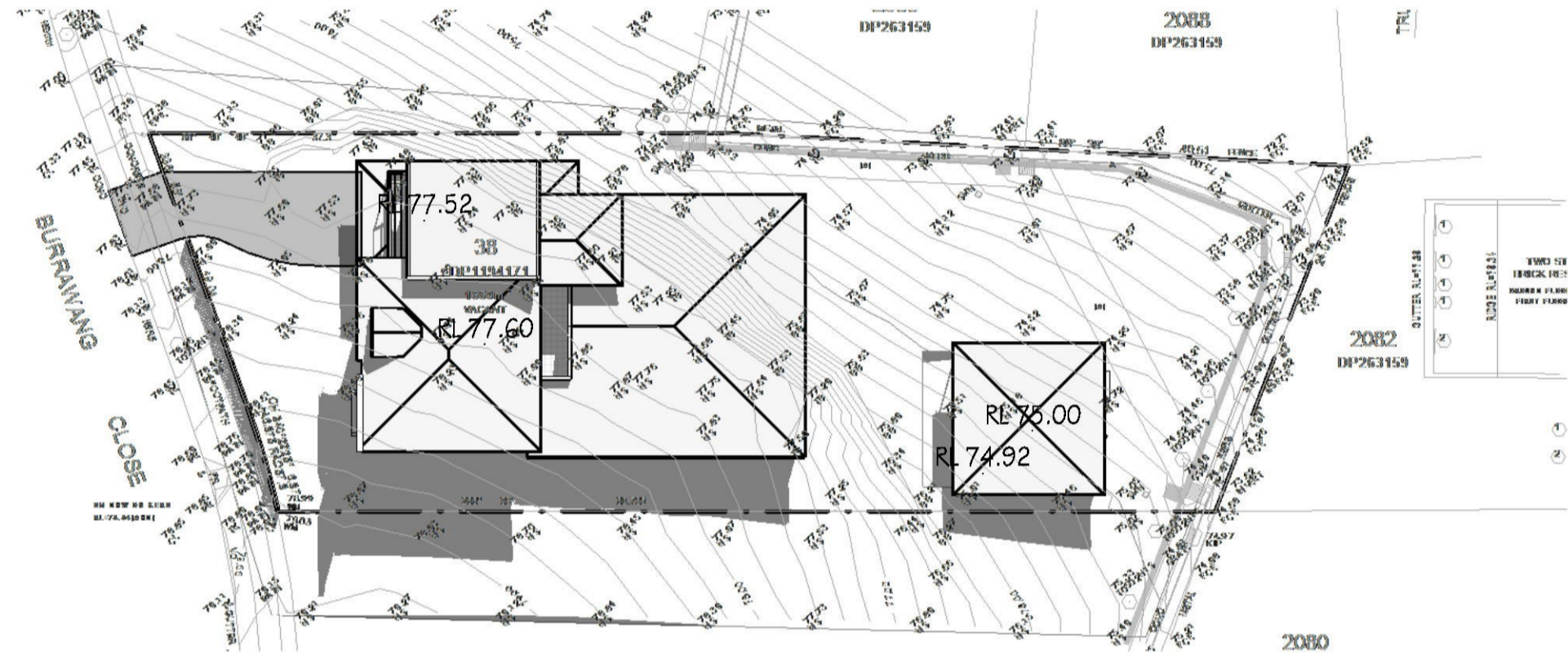
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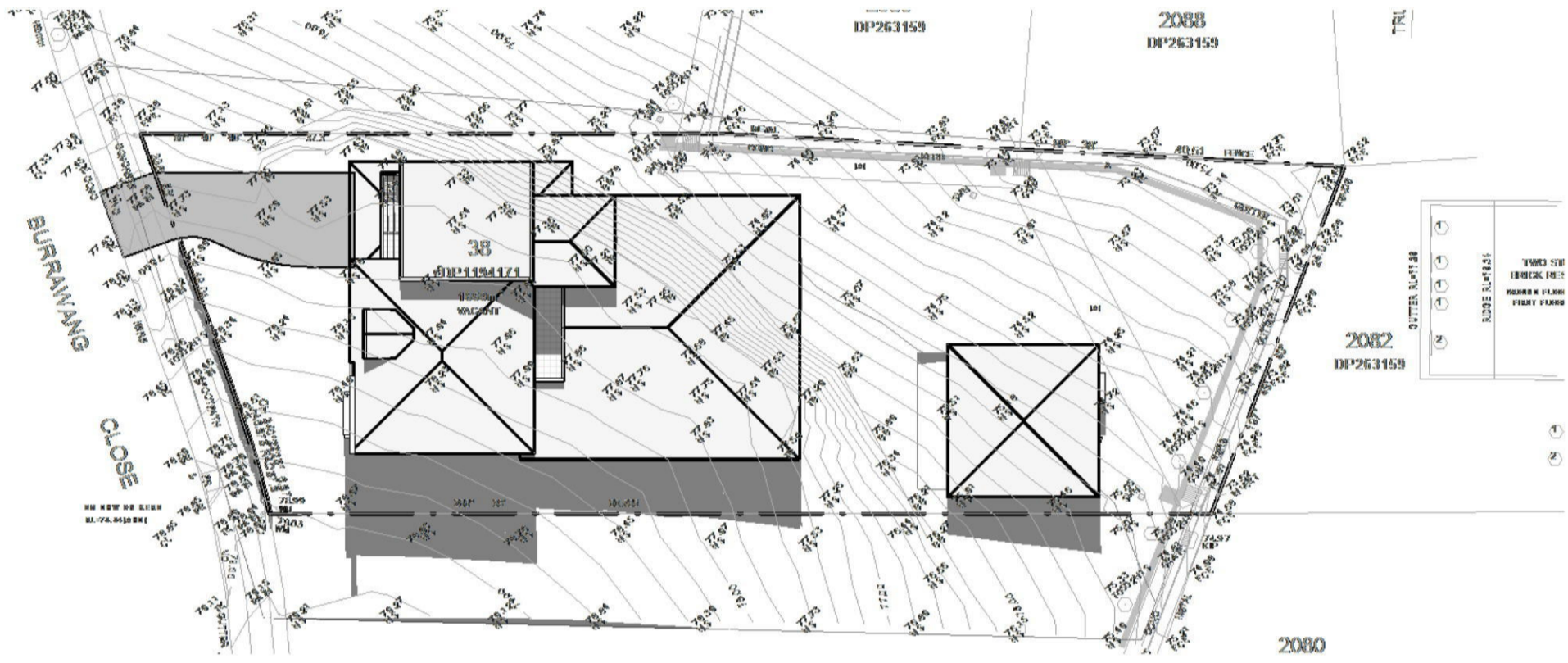
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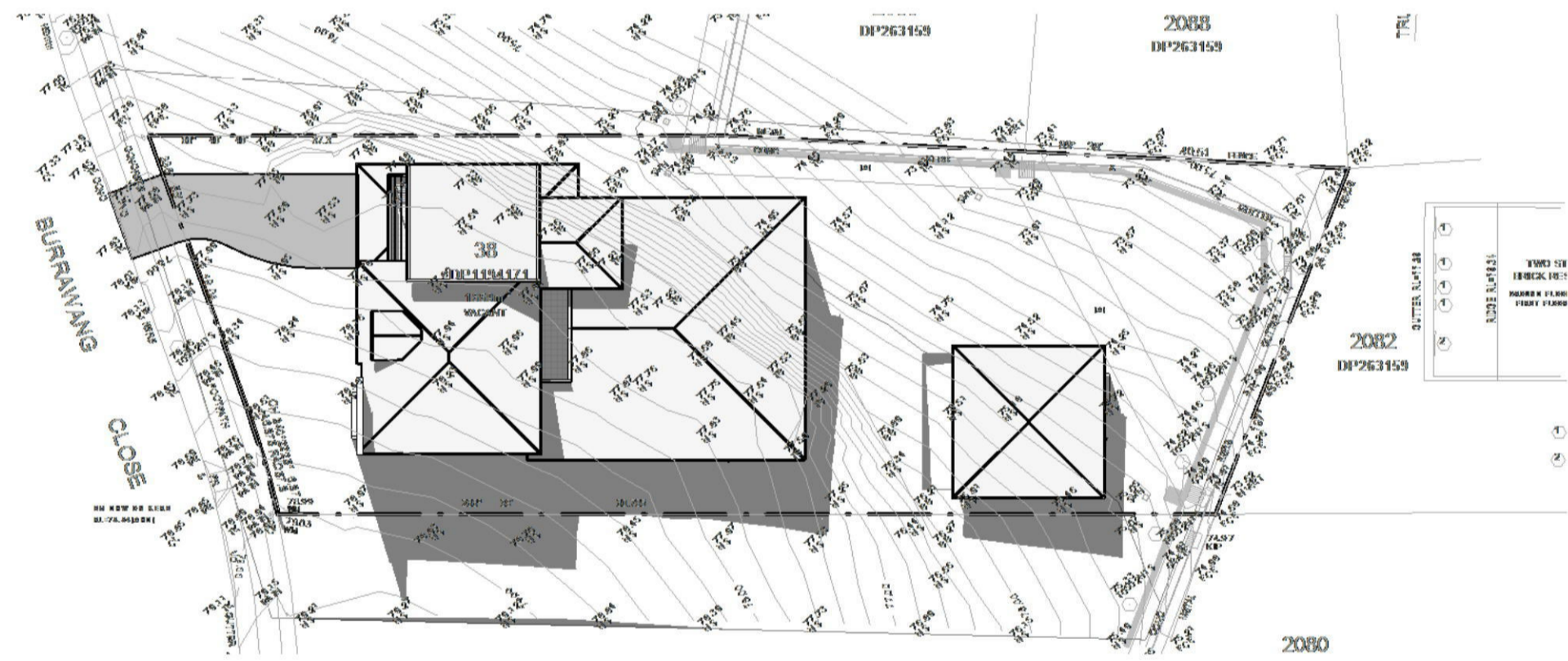
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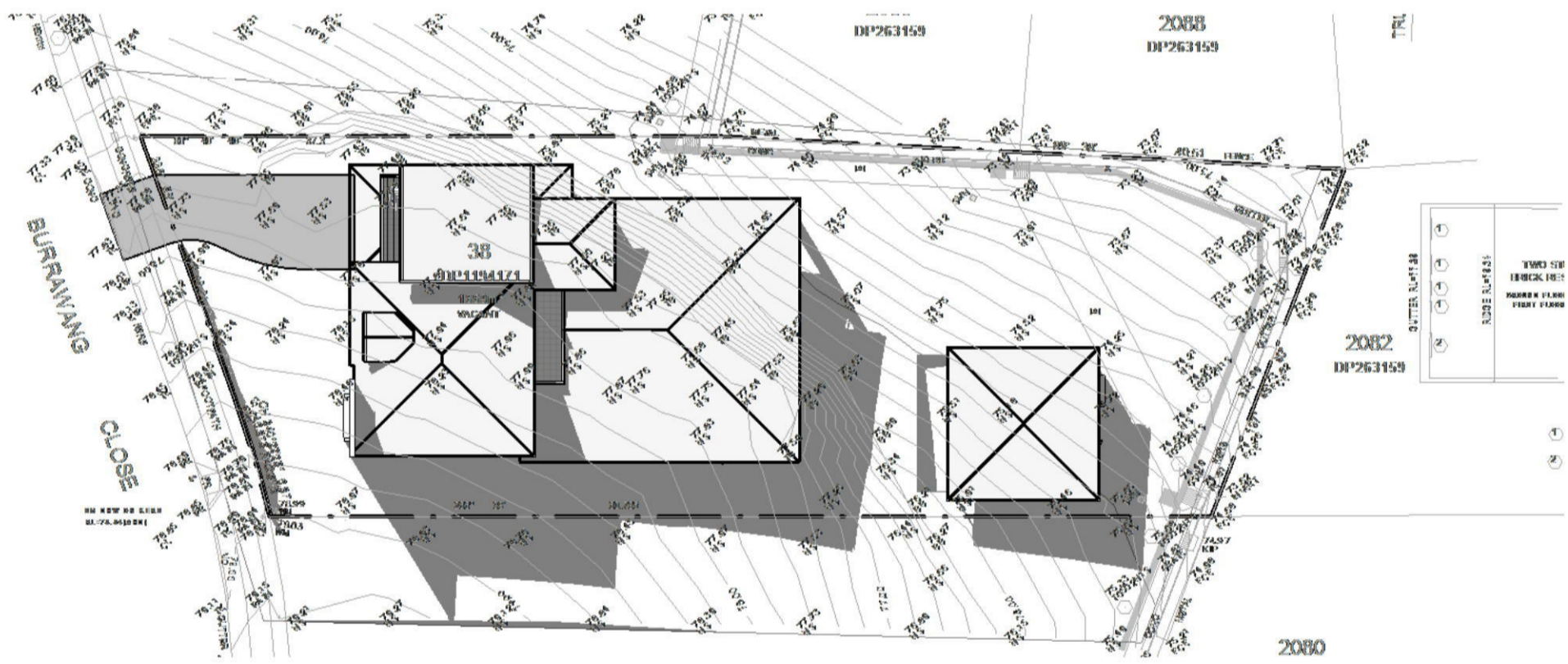
SHADOW DIAGRAM - 11AM



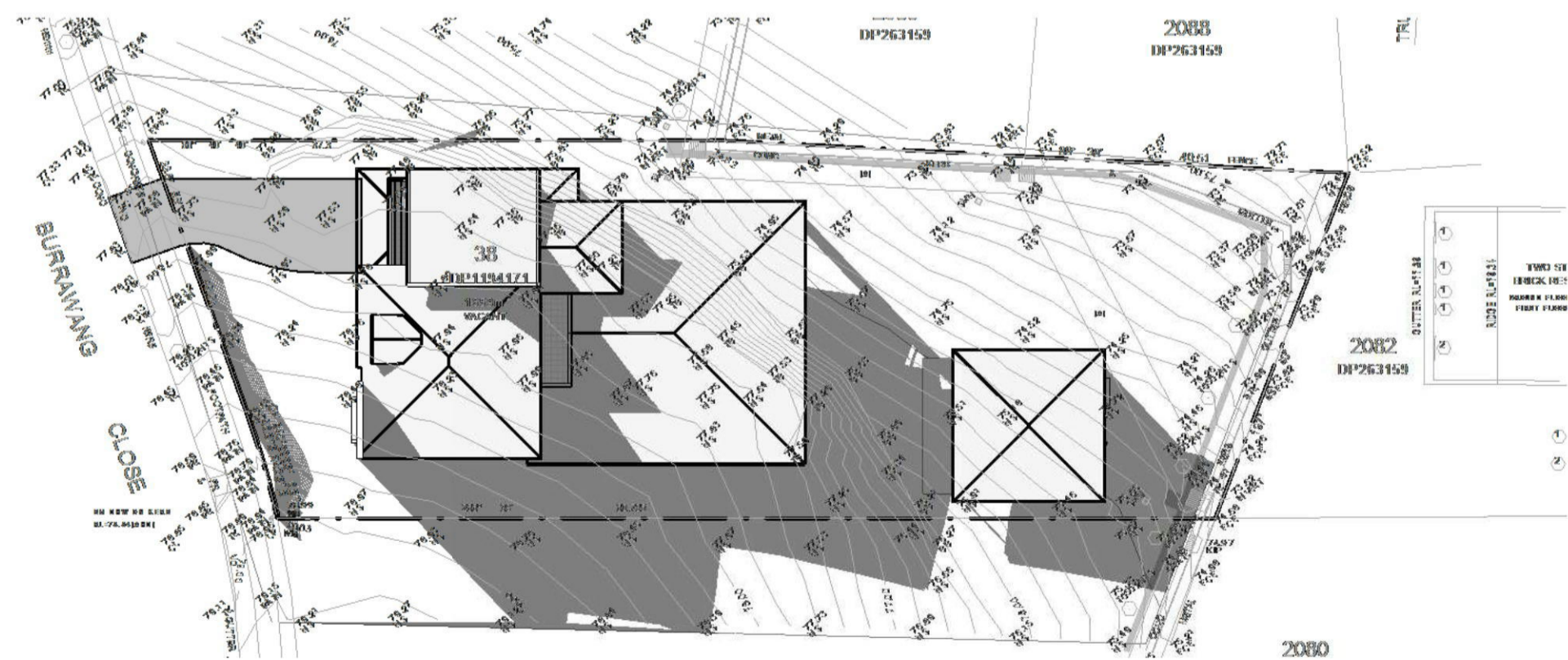
SHADOW DIAGRAM - 12PM



SHADOW DIAGRAM - 13PM



SHADOW DIAGRAM - 14PM



SHADOW DIAGRAM - 15PM

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ISSUE AMENDMENT

20/06/16  
DATE

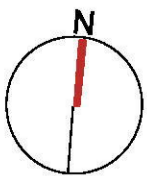
CWL  
DRAWN

CWL  
CHECK

metaFORUM architecture

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PROJECT STATUS :  
RESIDENTIAL DEVELOPMENT

PROJECT NAME  
NEW PRIMARY AND SECONDARY  
DWELLINGS

5 Burrawang Close,  
Kingswood

L.G.A Penrith Council

SHEET TITLE:  
SHADOW DIAGRAMS

1 : 400 @ A1 sheet

SCALE

2017-66

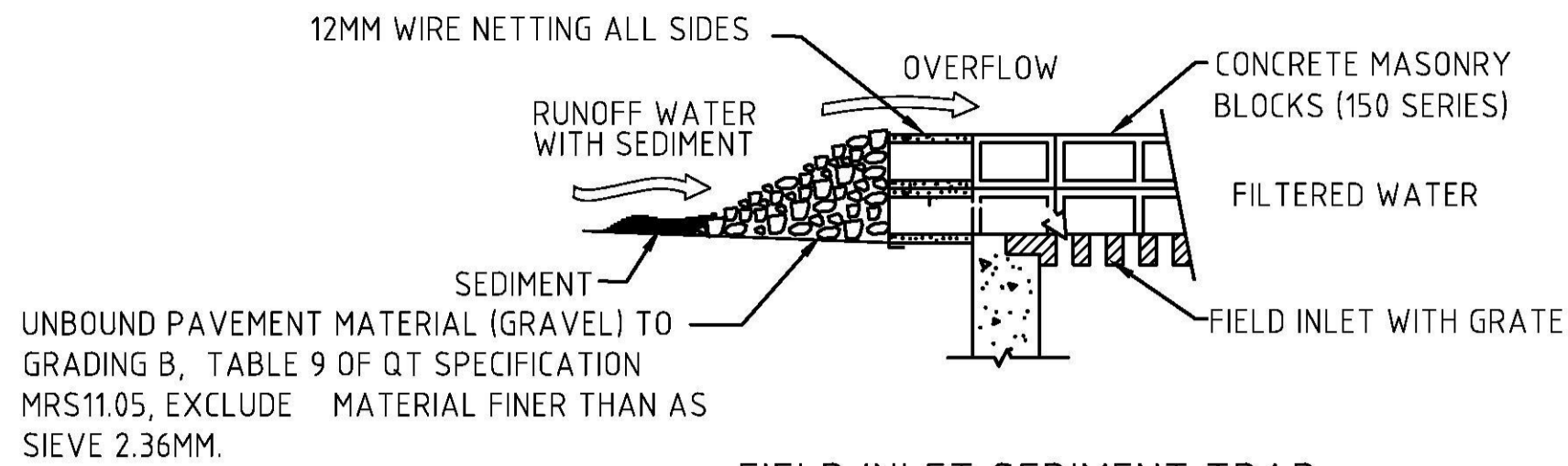
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DA05

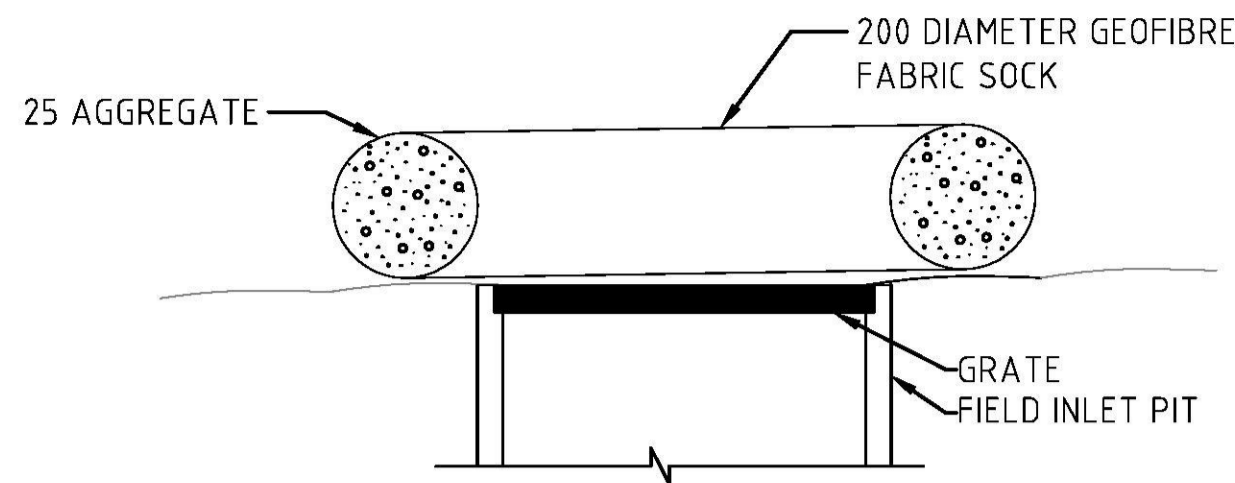
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ISSUE



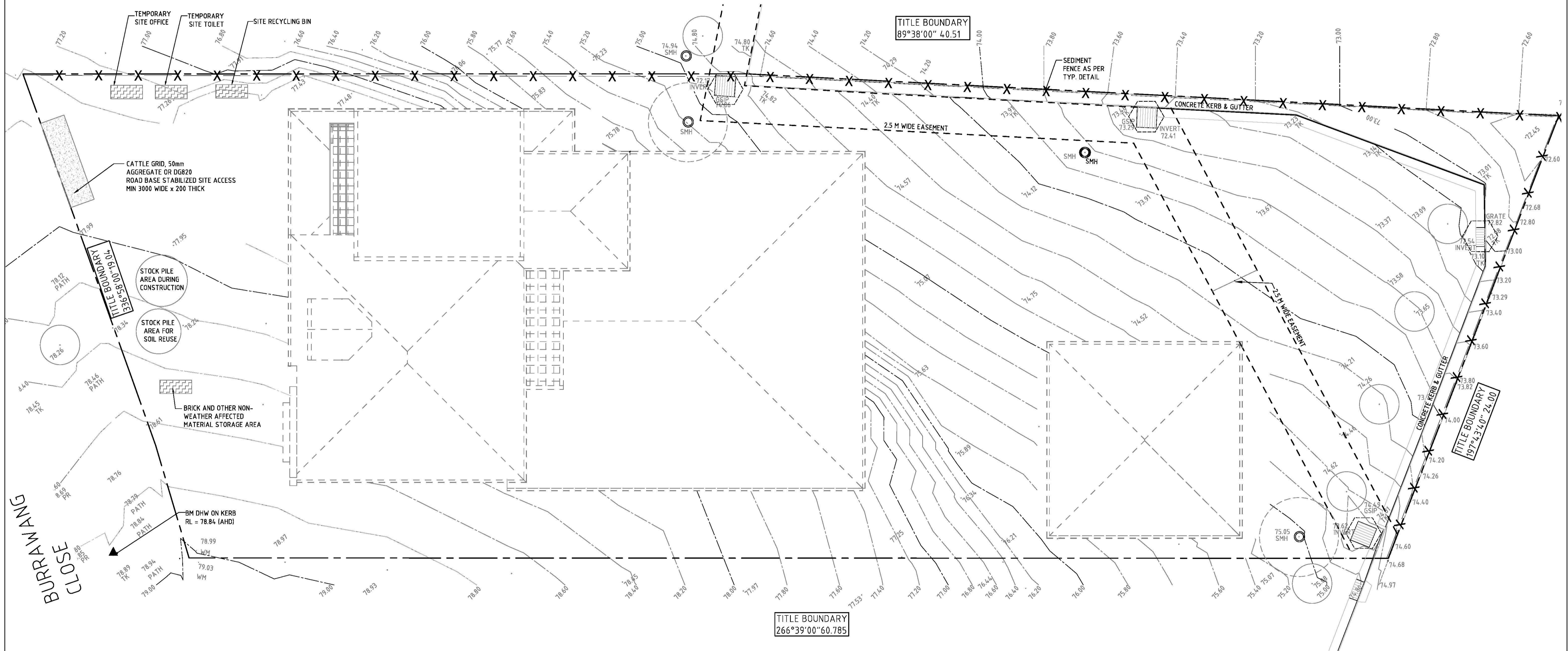
FIELD INLET SEDIMENT TRAP  
N.T.S.



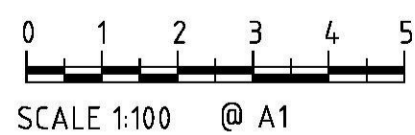
SECTIONAL DETAIL OF FIELD INLET  
N.T.S.

LEGEND

	TEMPORARY SEDIMENT FENCE
	FIELD INLET SEDIMENT TRAP



EROSION & SEDIMENT CONTROL PLAN  
SCALE 1:100



ISSUE	DATE	DESCRIPTION	CHECKED	DESIGNED	DRAWN
B	02/07/2018	REVISED ISSUE	C.G	N.V	S.C
A	19/06/2018	PRELIMINARY DESIGN	C.G	N.V	S.C
AMENDMENT					

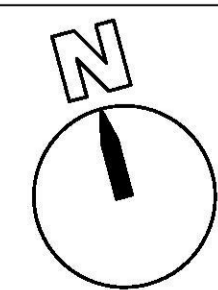
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- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS.
- CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUM AND DIMENSIONS ON SITE.
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT WRITTEN MANUFACTURERS INSTRUCTIONS, LOCAL REGULATIONS, AND CODES.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER, ACCORDING TO THE PLANS AND THE SPECIFICATIONS.



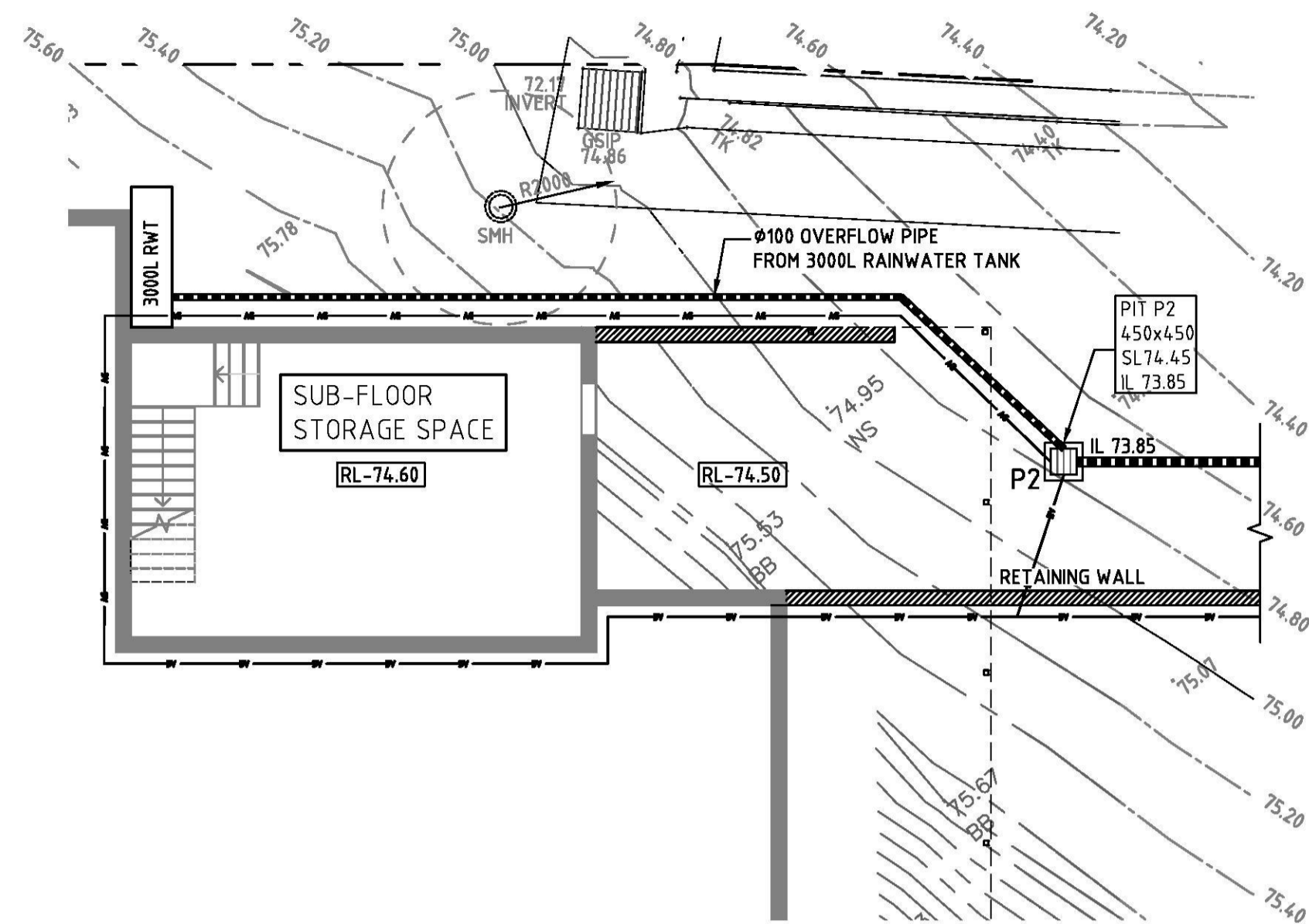
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CLAYTON, VIC 3168  
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www.adventconsulting.com.au



JOB NAME & ADDRESS:	PROPOSED RESIDENTIAL DEVELOPMENT AT 5 BURRAWANG CLOSE, KINGSWOOD NSW	JOB NO:	053018-003
DRAWING TITLE:	EROSION AND SEDIMENT CONTROL PLAN	SCALE:	1:100 @ A1
		DRAWING NO:	DPC003
			PRELIMINARY





SUB - FLOOR DRAINAGE PLAN  
SCALE 1:100

POST - DEVELOPED CONDITION:

TOTAL SITE AREA	= 1659 M <sup>2</sup>
TOTAL IMPERVIOUS AREA	= 637 M <sup>2</sup>
% IMPERVIOUS AREA	= 38.39 %
TOTAL PERVIOUS AREA	= 1022 M <sup>2</sup>

FOR RETAINING WALL REFER STRUCTURAL DRAWINGS

1. WATER PROOFING OF SUB SURFACE FLOOR SPACE WALLS IS REQUIRED, WHEREVER GROUND LEVEL IS HIGHER THAN BUILDING FFL.
2. WALLS OF SUB SURFACE FLOOR SPACE TO BE DESIGNED AS RETAINING WALLS AND SUB SOIL DRAINAGE PIPES TO BE CONNECTED TO DOWNSTREAM STORMWATER PIT.

LEGEND:

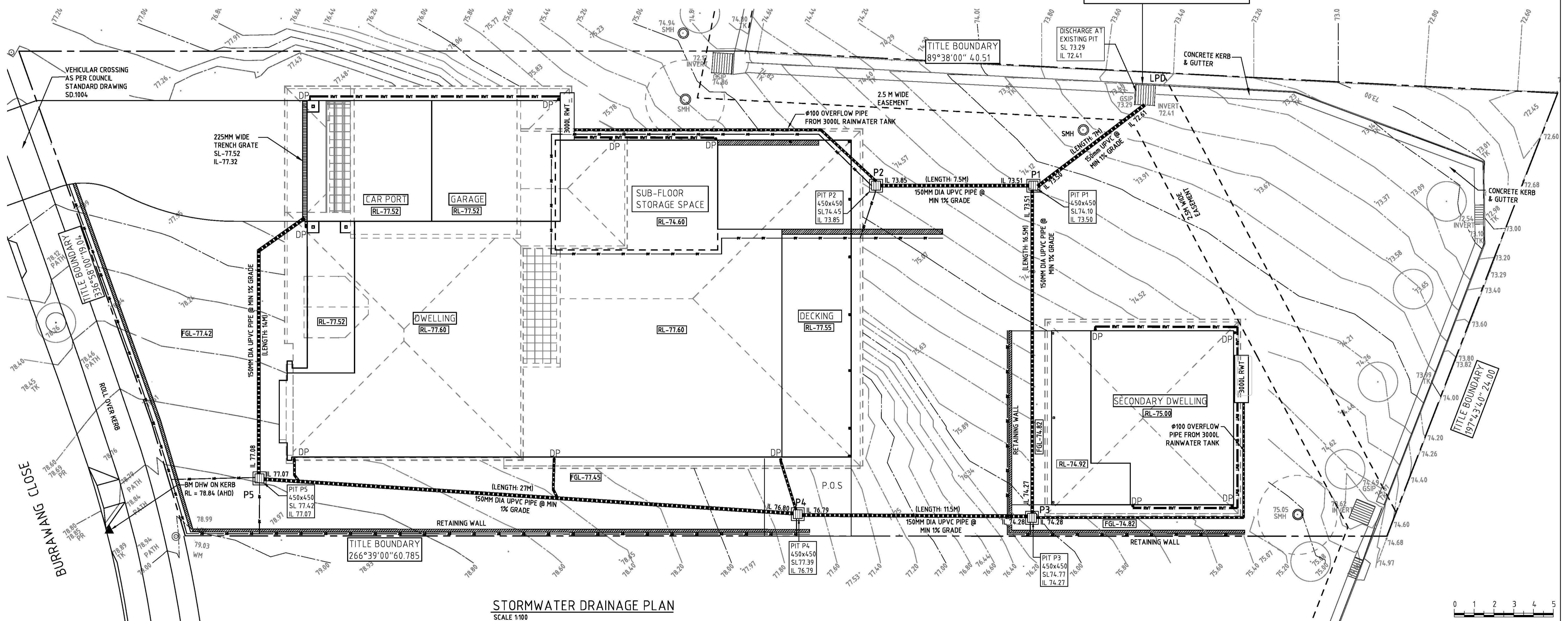
- DP : 100Ø DOWN PIPE  
SL : SURFACE LEVEL  
IL : INVERT LEVEL  
RWT : RAIN WATER TANK  
IO : INSPECTION OPENING  
--- : STORMWATER PIPE @ 1% MIN. U.N.O.  
--- : DOWNPIPE TO RAINWATER TANK  
--- : AGI PIPE



OSD REQUIREMENT:

AS THE SITE IS EXEMPTED FROM THE MANDATORY OSD AREA AS PER 'PENRITH CITY COUNCIL STORMWATER DRAINAGE GUIDELINES FOR BUILDING DEVELOPMENTS', OSD IS NOT REQUIRED FOR THE SITE.

CONNECTION TO THE EX. GSP IS TO THE SATISFACTION OF PENRITH CITY COUNCIL.



STORMWATER DRAINAGE PLAN  
SCALE 1:100

0 1 2 3 4 5  
SCALE 1:100 @ A1

ISSUE	DATE	DESCRIPTION	CHECKED	DESIGNED	DRAWN
-	-	-	-	-	-
C	16/07/2018	REVISED ISSUE	C.G	N.V	S.C
B	02/07/2018	REVISED ISSUE	C.G	N.V	S.C
A	19/06/2018	PRELIMINARY DESIGN	C.G	N.V	S.C

AMENDMENT

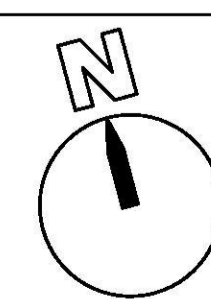
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JOB NAME & ADDRESS:

PROPOSED RESIDENTIAL DEVELOPMENT AT  
5 BURRAWANG CLOSE, KINGSWOOD NSW

DRAWING TITLE:

STORMWATER DRAINAGE PLAN

JOB NO: 053018-003

SCALE: 1:100 @ A1

DRAWING NO: DPC002

PRELIMINARY