

DRIVEWAY GRADIENT
SCALE 1:100

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1	COVER SHEET
No.	SHEET TITLE

B	31.08.16	V002 & CONTRACT UPDATE	JD
A	21/08/16	DA Drawing Including V001	3MK
REV	DATE	AMENDMENTS	BY

CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
DA/CDC DRAWING				

 <p>Elderton Homes Pty Ltd Level 5, 7-9 Irvine Place Bella Vista NSW 2153 PO Box 7390 Baulkham Hills BC NSW 2153 Phone: 02 8859 2100 Web: eldertonhomes.com.au ABN: 33 138 413 902 Building Licence: 218678C</p> <p>ALL RIGHTS RESERVED. © All designs and drawings are the property of Elderton Homes P/L. Unauthorised reproduction or copying of any part will lead to prosecution</p>	<p>Watermark 23</p> <p>Iluka Facade Garage Right Hand</p>	<p>Client: Mr A.S. Saravaiya & Mrs B.H. Rathod Site Address: Lot 6064 Emmaus Road Jordan Springs NSW 2747</p>																						
	<table border="1"> <tr><td>Drawn:</td><td>Date:</td></tr> <tr><td>3M+K</td><td>21/08/16</td></tr> <tr><td>Scale:</td><td>Checked:</td></tr> <tr><td>N/A</td><td>JD</td></tr> </table>	Drawn:	Date:	3M+K	21/08/16	Scale:	Checked:	N/A	JD	<p>DA Drawing</p> <table border="1"> <tr><td>Sheet:</td><td>Job No:</td><td>Master Issue:</td></tr> <tr><td>1</td><td>C1600569</td><td>A</td></tr> <tr><td></td><td></td><td>Date: 00.00.00</td></tr> <tr><td></td><td></td><td>Rev:</td></tr> <tr><td></td><td></td><td>B</td></tr> </table>	Sheet:	Job No:	Master Issue:	1	C1600569	A			Date: 00.00.00			Rev:		
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LOT 6064
 D.P: 1211125
 L.G.A: PENRITH

SITE CLASS: M
WIND CLASS: N2

MAIN DWELLING BAL 29 BUSHFIRE CONSTRUCTION
SECONDARY DWELLING BAL 12.5 BUSHFIRE CONSTRUCTION

LOCATION PLAN - NTS
 UBD REF:

(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
 (Z) RESTRICTION ON THE USE OF LAND IN DP 1211125

SITE AREAS

SITE:	528.40 m ²
BUILDING FOOTPRINT:	179.73 m ²
DRIVEWAY & PATHWAYS: (Not Incl. Crossover)	56.59 m ²
PERVIOUS LANDSCAPING: (Incl. Gravel, Pervious Paving, etc)	34.51 m ²
SOFT LANDSCAPING: (Incl. Turf, Garden Beds, etc)	242.11 m ²
DRIVEWAY COVER:	9.19 m ²

HOUSE AREAS

GROUND FLOOR:	81.27 m ²
FIRST FLOOR:	94.99 m ²
GARAGE:	33.57 m ²
PORCH:	2.07 m ²
BALCONY:	5.30 m ²
ALFRESCO:	10.80 m ²
SECONDARY DWELLING:	64.89 m ²
TOTAL:	292.89 m ²
TOTAL LIVING AREA: (Excl. Garage, Porch, Alfresco, etc)	241.15 m ²

PLANNING AREAS

FSR:	0.45 : 1
SITE COVERAGE (Excl. Driveway):	34.10 %
POS (Min Dimension of 2.5m):	136.59 m ²
LANDSCAPE:	276.62 m ²
(Soft & Pervious Area)	52.35 %

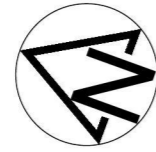
ABSA AREAS

NETT CONDIT. FLOOR AREA:	186.75 m ²
UNCONDITIONED FLOOR AREA:	19.46 m ²
TOTAL ROOF AREA:	238.04 m ²
HARVESTED ROOF AREA:	109.59 m ²

SITE NOTES

1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
5. NO WATERWAY OR WATERCOURSES ON SITE.
6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE

PRIVATE OPEN SPACE



LOT 6060

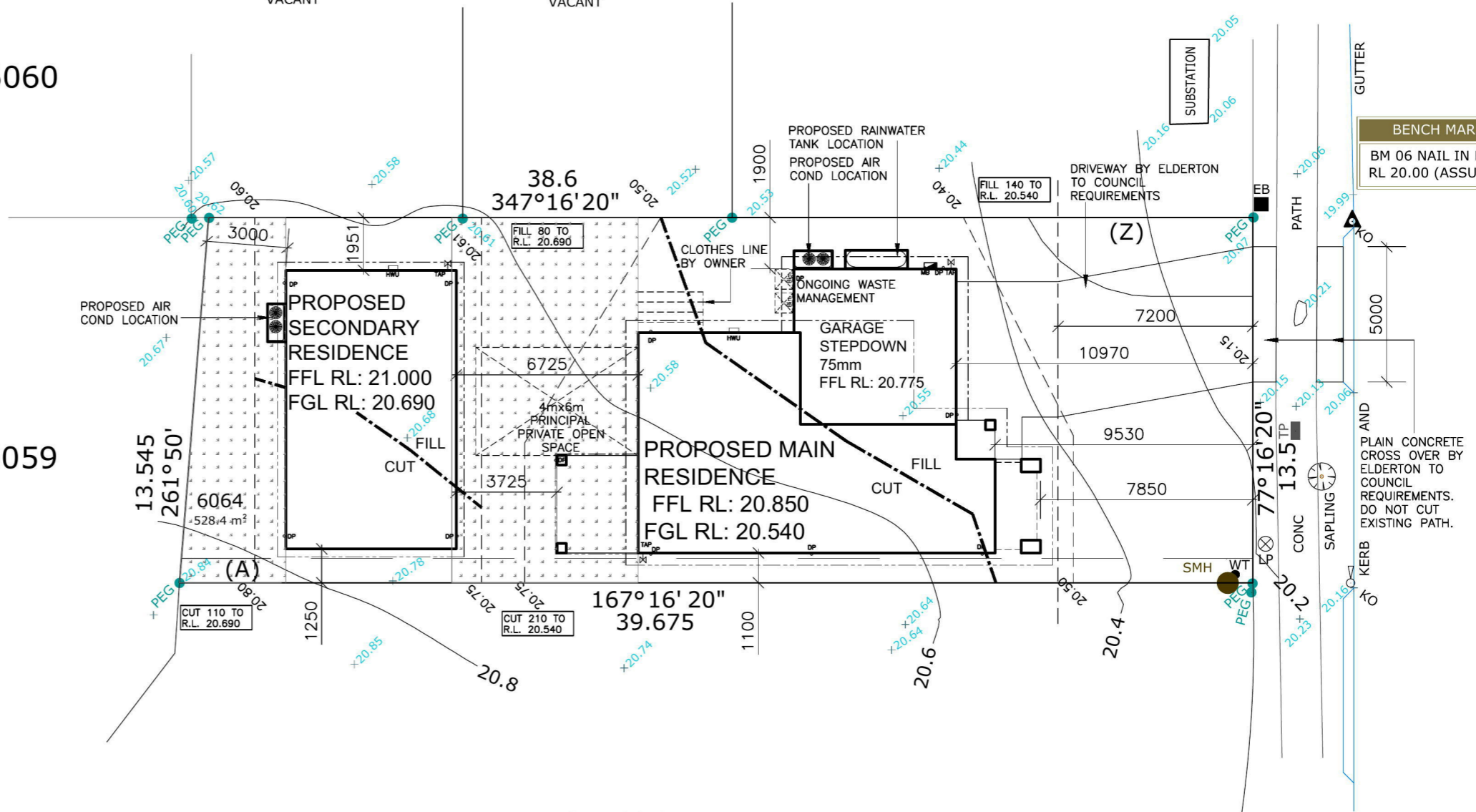
LOT 6059

LOT 6061
VACANT

LOT 6062
VACANT

LOT 6063
VACANT

LOT 6065
VACANT



BENCH MARK
 BM 06 NAIL IN KERB
 RL 20.00 (ASSUMED)

EMMAUS ROAD

SAFETY WARNING
 RING 1100 "DIAL BEFORE YOU DIG"
 PRIOR TO ANY EXCAVATIONS.
 ANY REGISTERED EASEMENT WITHIN THE LOT
 IS SHOWN ON THIS SITE PLAN.

CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
DA/CDC DRAWING				

NOTE:
 FINAL LOCATION OF SERVICES TO BE CONFIRMED - ASSUMED STORMWATER & SEWER LOCATIONS.

NOTE:
 ANY RETAINING WALLS FORWARD OF THE BUILDING LINE TO BE CONSTRUCTED OF MATERIALS COMPLIMENTARY TO THE FACADE OF THE HOUSE

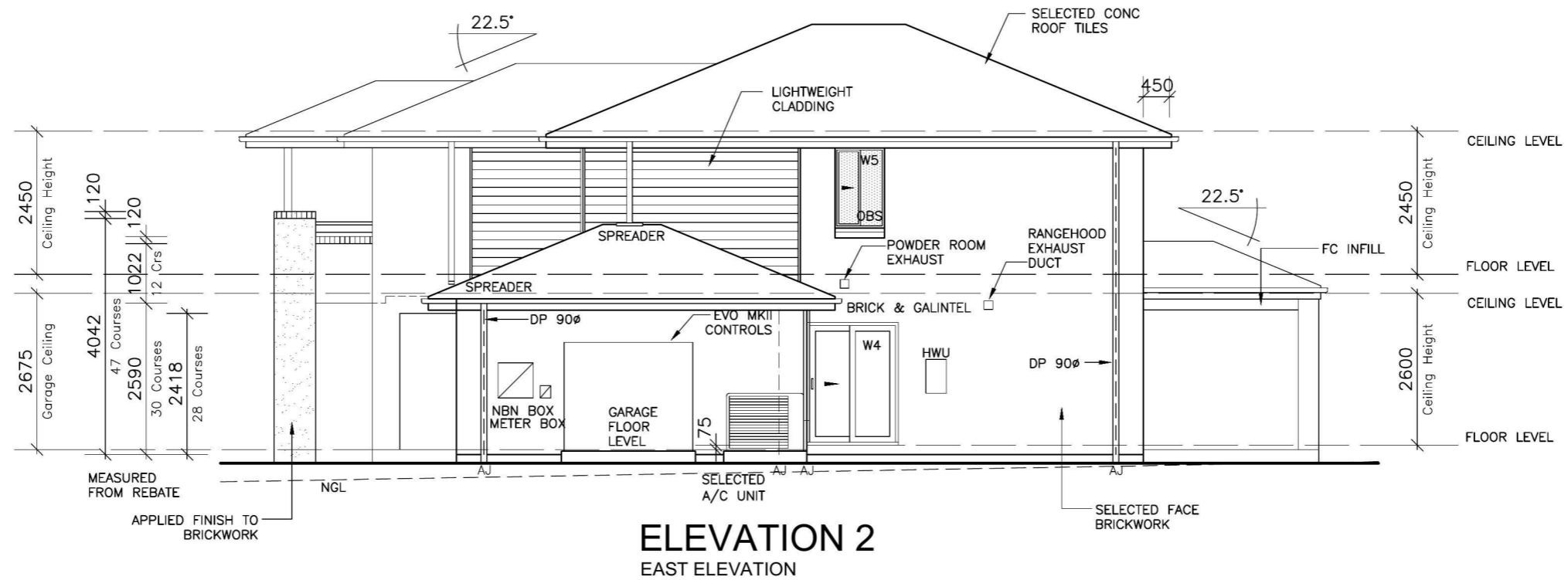
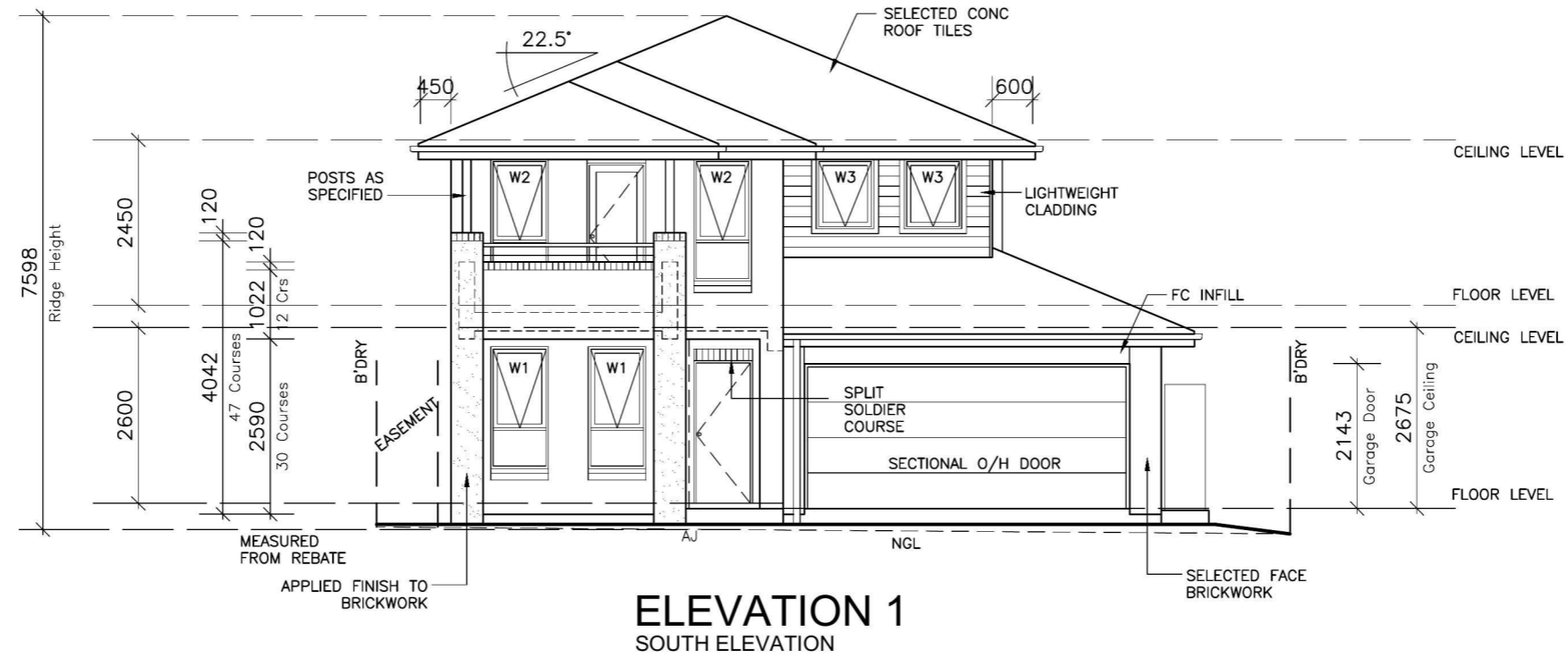
NOTE:
 ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION

COMPLIANCE LGA

FSR:
 Site Coverage: 187.70sqm (35.52%)
 POS: 140.62sqm (26.60%)
 Landscape Area: 246.46sqm-46.66% (40% min)
 Setbacks:
 Cut/Fill: 210mm cut/140mm fill

<p>ELDERTON HOMES</p>	<p>Elderton Homes Pty Ltd Level 5, 7-9 Irvine Place Bella Vista NSW 2153 PO Box 7390 Baukham Hills BC NSW 2153 Phone: 02 8859 2100 Web: eldertonhomes.com.au ABN: 33 138 413 902 Building Licence: 218678C</p>	<p>Watermark 23</p>		<p>Client: Mr A.S. Saravaiya & Mrs B.H. Rathod Site Address: Lot 6064 Emmaus Road Jordan Springs NSW 2747</p>	
		<p>lluka Facade Garage Right Hand</p>	<p>Drawn: 3M+K</p>	<p>Date: 21/08/16</p>	<p>DA Drawing</p>
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				<p>Master Issue: Date: 00.00.00</p>	<p>Rev: B</p>

SITE PLAN



CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
DA/CDC DRAWING				

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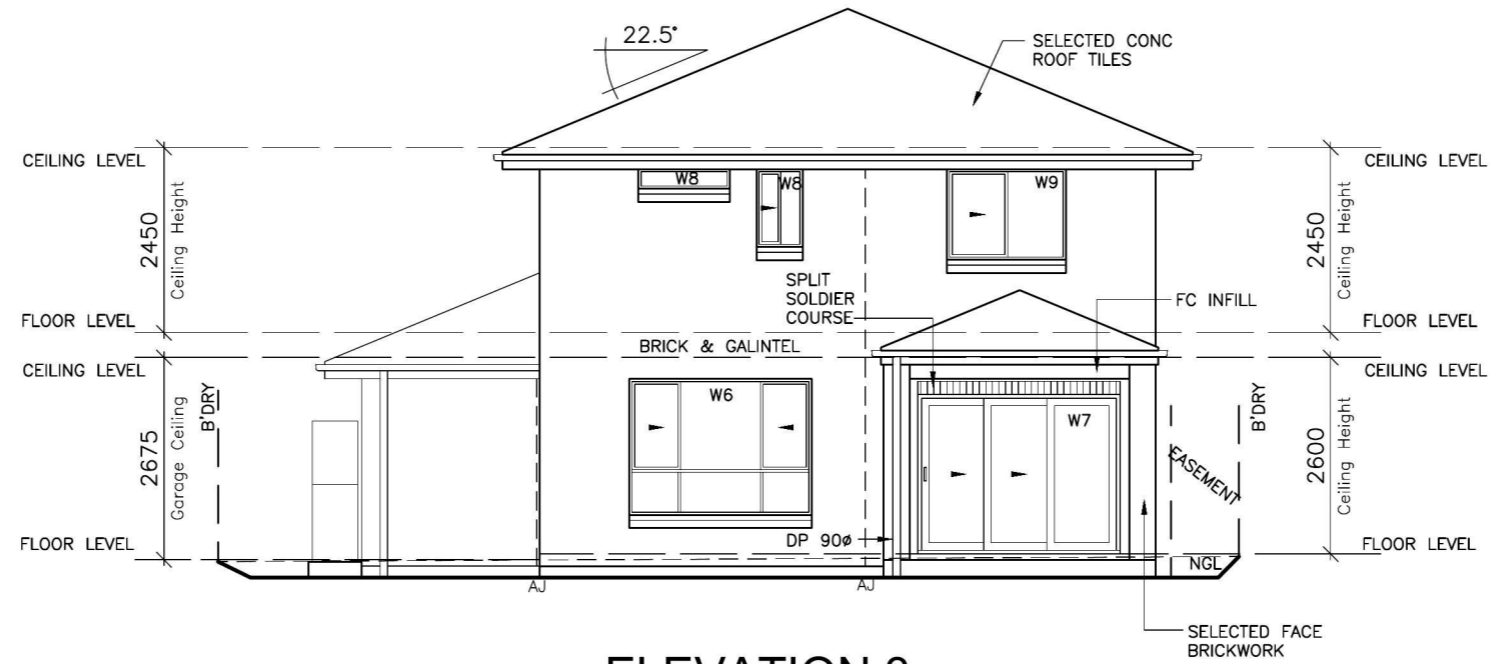
ELDERTON HOMES

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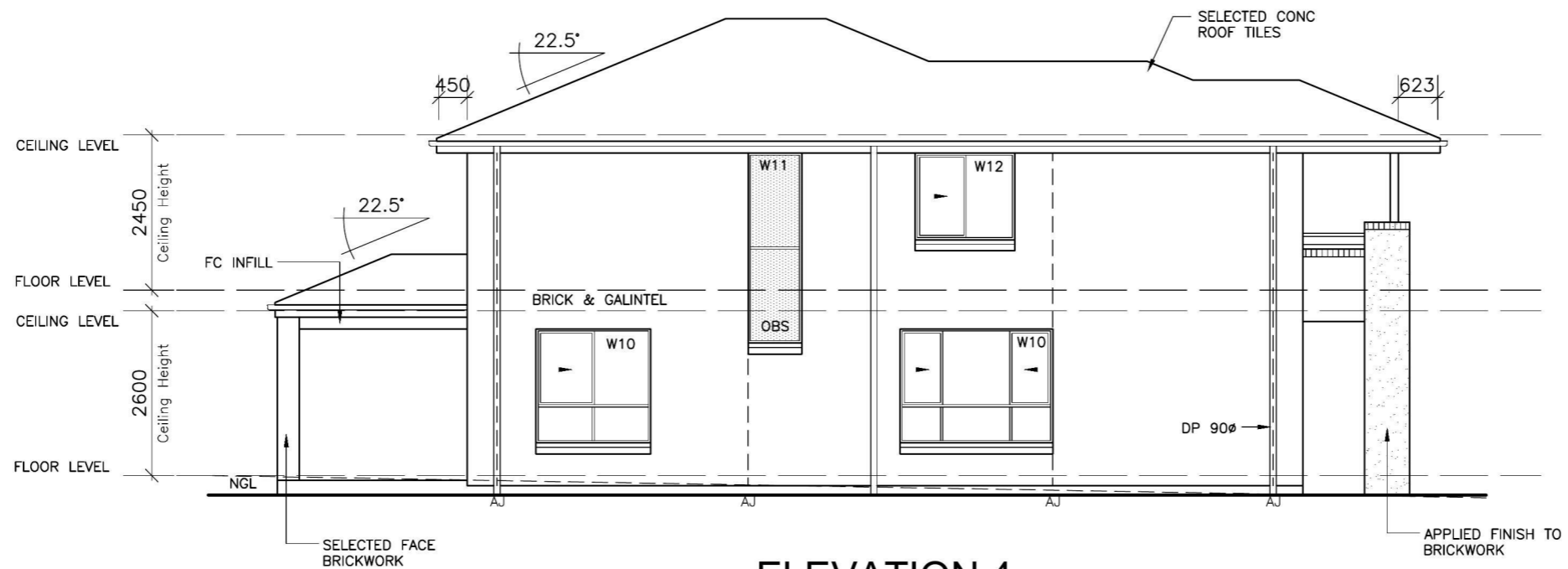
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Scale: 1:100	Checked: JD

Client: Mr A.S. Saravaiya & Mrs B.H. Rathod	
Site Address: Lot 6064 Emmaus Road Jordan Springs NSW 2747	
DA Drawing	
Sheet: 5	Job No: C1600569
Master Issue: A Date: 00.00.00	Rev: B

MAIN DWELLING



ELEVATION 3
NORTH ELEVATION



ELEVATION 4
WEST ELEVATION

CLIENT SIGN OFF DA/CDC DRAWING	CLIENT 1	DATE	CLIENT 2	DATE



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Watermark 23

Iluka Facade
 Garage Right Hand

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 Mr A.S. Saravaiya & Mrs B.H. Rathod
 Site Address:
 Lot 6064 Emmaus Road
 Jordan Springs NSW 2747

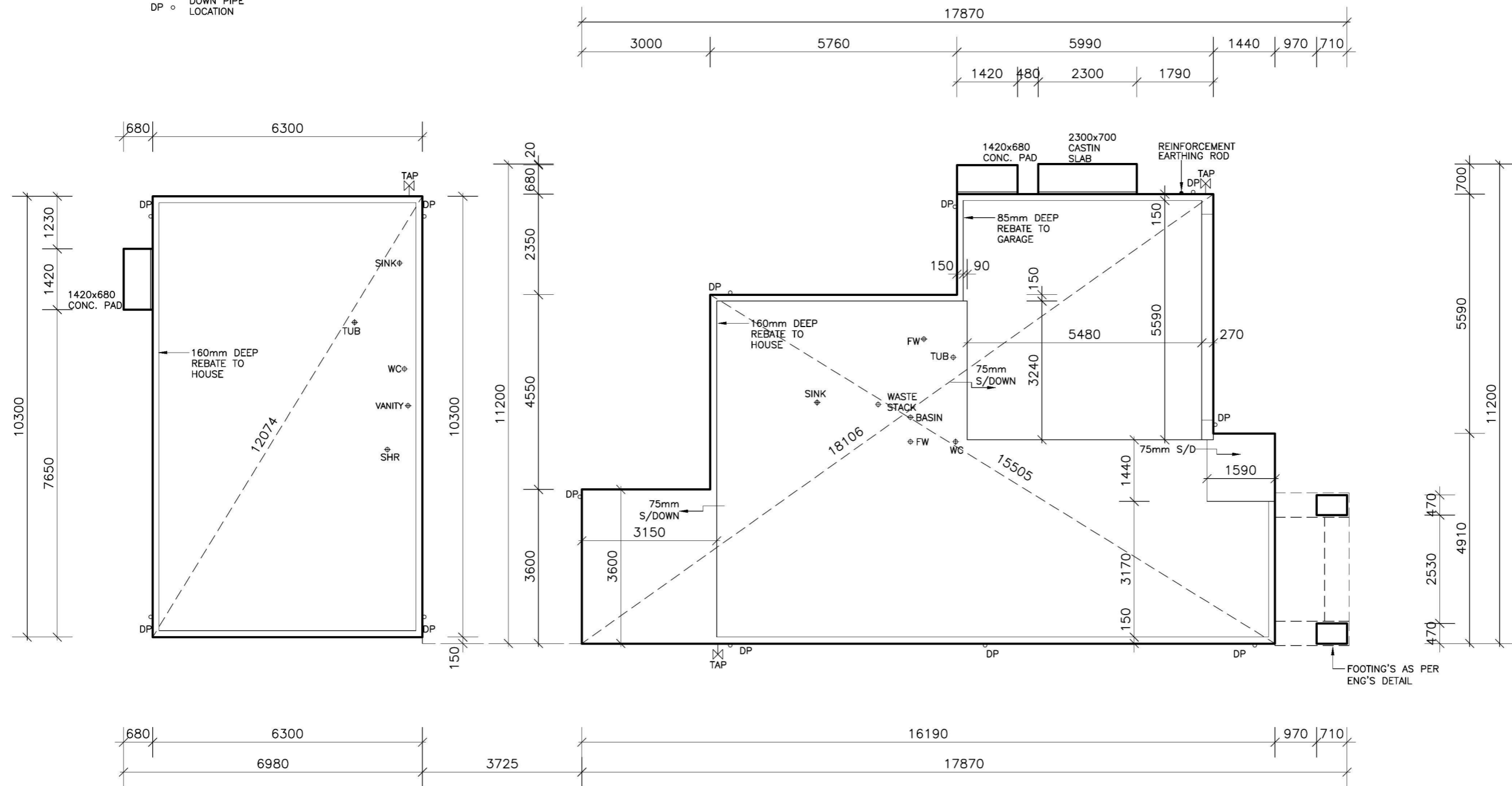
DA Drawing

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MAIN DWELLING

DP ○ DOWN PIPE LOCATION



MAIN & SECONDARY DWELLING SLAB PLAN

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DA/CDC DRAWING				



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Watermark 23

**Iluka Facade
Garage Right Hand**

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Mr A.S. Saravaiya & Mrs B.H. Rathod
 Site Address:
 Lot 6064 Emmaus Road
 Jordan Springs NSW 2747

DA Drawing

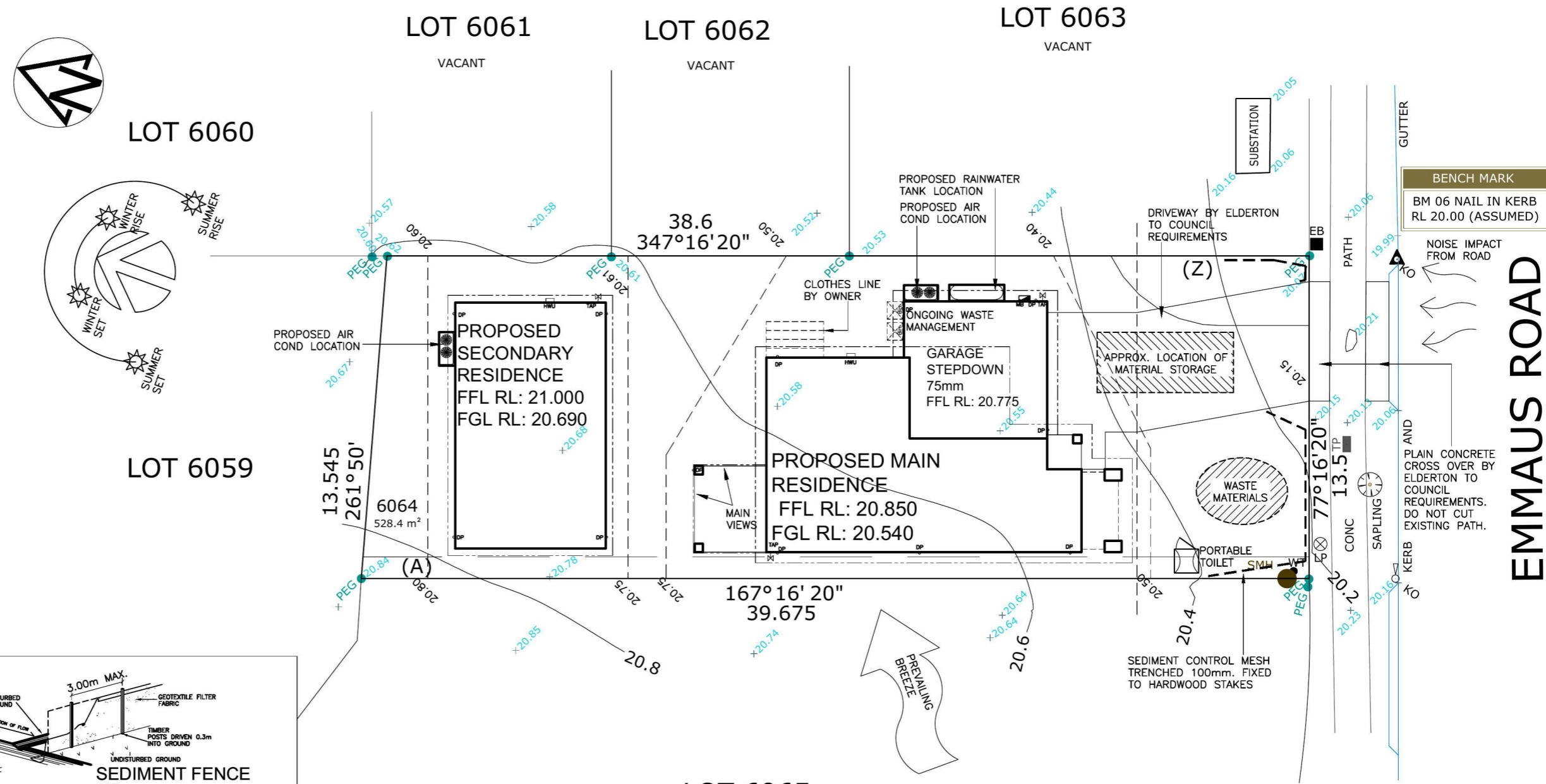
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LOT 6064
 D.P: 1211125
 L.G.A: PENRITH

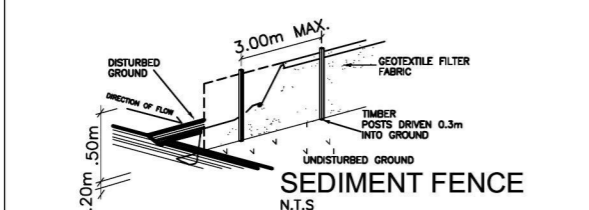
LOCATION PLAN - NTS
 UBD REF:

(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
 (Z) RESTRICTION ON THE USE OF LAND IN DP 1211125



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6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE



- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

CLIENT SIGN OFF	CLIENT 1	DATE	CLIENT 2	DATE
DA/CDC DRAWING				

LOT 6065
 VACANT

NOTE:
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


NOTE:
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COMPLIANCE LGA

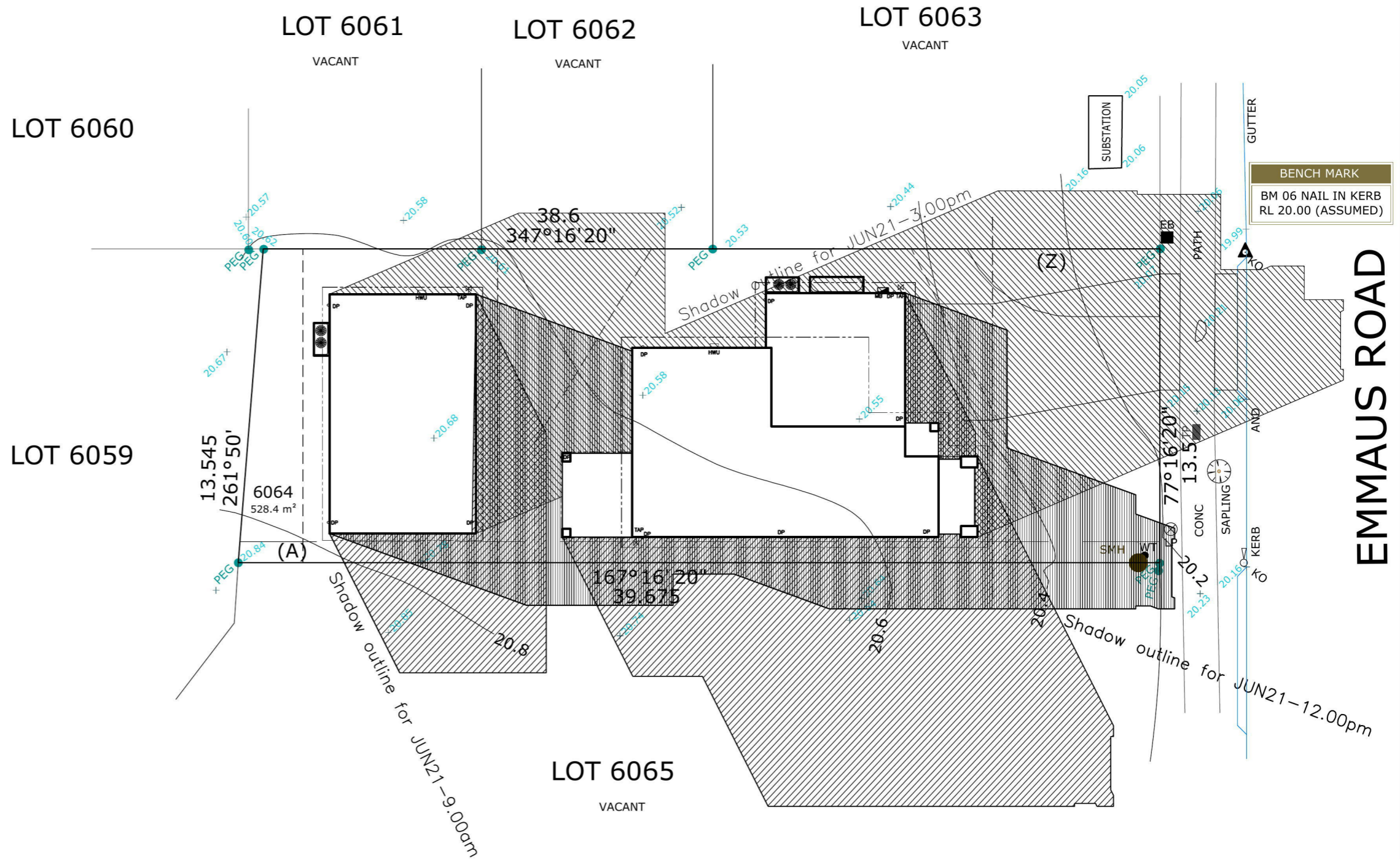
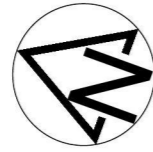
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SITE ANALYSIS AND CONSTRUCTION MANAGEMENT PLAN

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-  SHADOW CAST AT 9.00am ON JUNE 21st
-  SHADOW CAST AT 12.00pm ON JUNE 21st
-  SHADOW CAST AT 3.00pm ON JUNE 21st

(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
 (Z) RESTRICTION ON THE USE OF LAND IN DP 1211125




BENCH MARK
 BM 06 NAIL IN KERB
 RL 20.00 (ASSUMED)

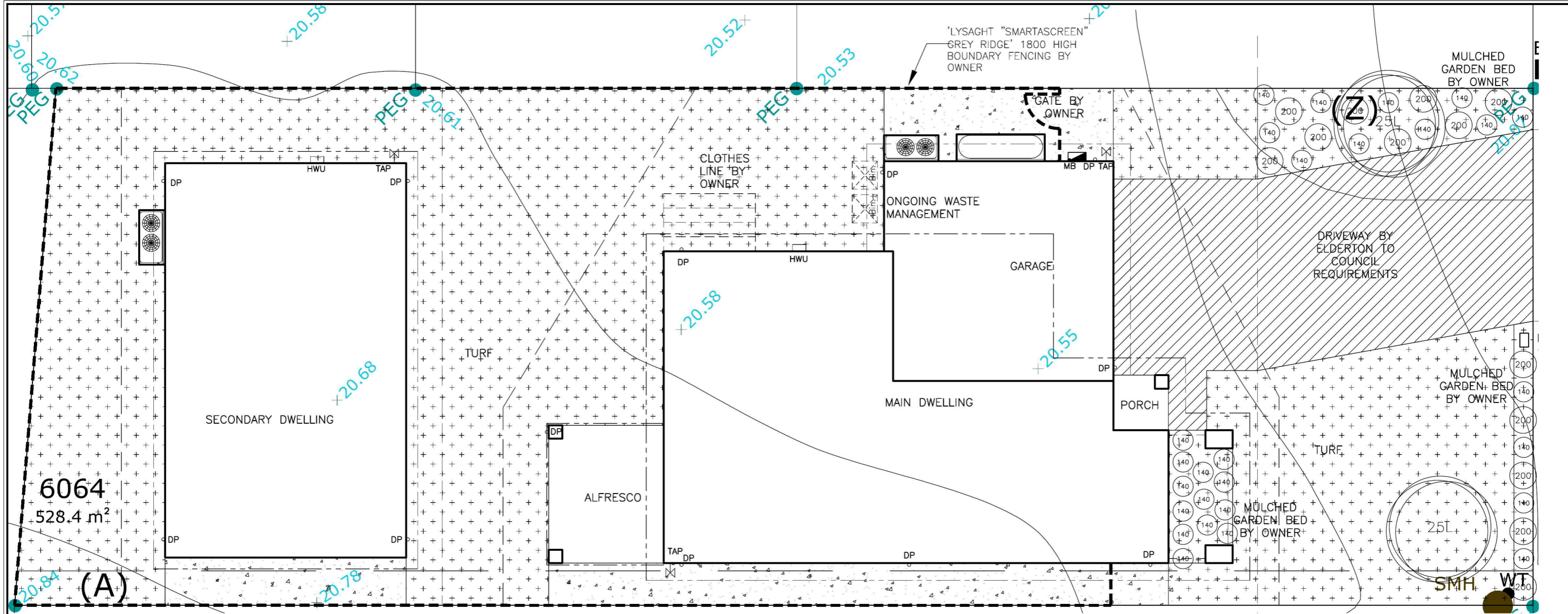
EMMAUS ROAD

187.70sqm (35.52%)
 140.62sqm (26.60%)
 246.46sqm-46.66% (40% min)
 210mm cut/140mm fill

CLIENT SIGN OFF DA/CDC DRAWING	CLIENT 1	DATE	CLIENT 2	DATE

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Scale: 1:200		Sheet: 2.3	Job No: C1600569

SHADOW DIAGRAM JUNE 21st



- TREE BY OWNER
- PLANT BY OWNER
- DRIVEWAY / PATH
- TURF / SOFT LANDSCAPE BY OWNER
- PEBBLES / HARD LANDSCAPING BY OWNER

FRONT YARD LANDSCAPE SCHEDULE

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	HEIGHT
140	100mm POT	NATIVE PLANT SPECIES TBA	TBA	TBA
200	200mm POT	NATIVE PLANT SPECIES TBA	TBA	TBA
25L	25L TREE	NATIVE TREE SPECIES TBA	TBA	TBA
TURF	GRASS	TURF TBA	N/A	N/A

LANDSCAPING NOTES:
 1. METAL GARDEN EDGING & MULCH TO ALL GARDEN BEDS BY OWNER.
 2. GATE AND FENCING BY OWNER.

CONCEPTUAL LANDSCAPE PLAN FOR COUNCIL & DEVELOPER APPROVAL ONLY. NOT FOR CONSTRUCTION.

CLIENT SIGN OFF DA/CDC DRAWING	CLIENT 1	DATE	CLIENT 2	DATE

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LANDSCAPE PLAN