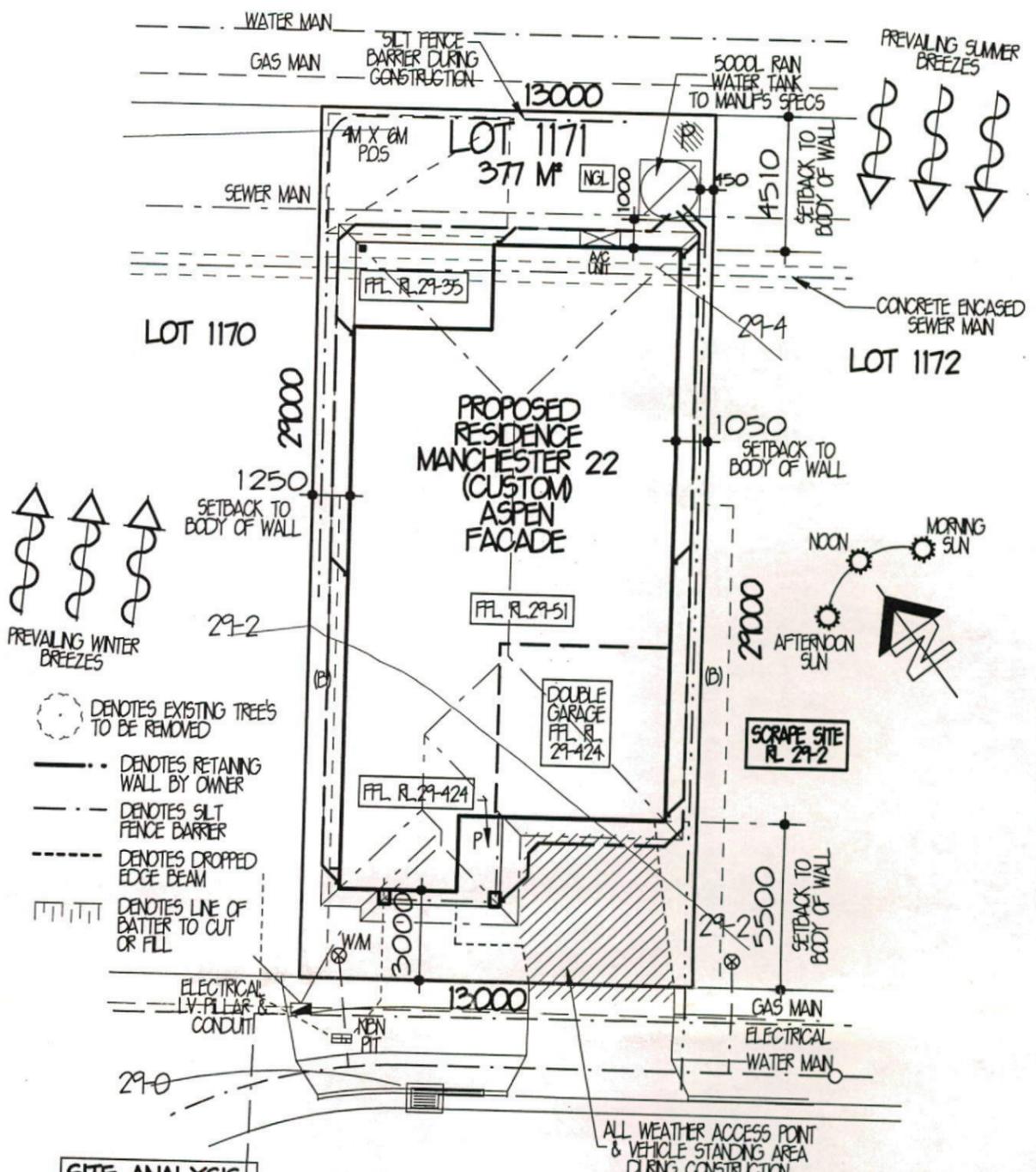


KERB INLET SEDIMENT TRAP

SILT FENCE DETAIL

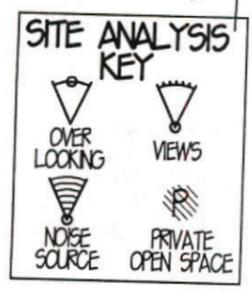
SEDIMENT CONTROL NOTES:

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



GENERAL NOTES

- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 29-2 GARAGE TO RL 29-2
- HOUSE FLOOR LEVEL RL 29-51, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 29-424, 224MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 260-1 M²



BARLETT PLACE

SITE ANALYSIS & SITE PLAN 1:200

(B) PROPOSED EASEMENT FOR SERVICES, OVERHANG ACCESS & MAINTENANCE 0-9 WIDE

PRELIMINARY SITING ONLY

REFER TO LANDSCAPE PLANS FOR FENCING TYPES, LOCATION AND HEIGHTS, TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS

Development Application No: 121198

(COUNCIL DOES NOT ATTEST TO THE ACCURACY OF THIS PLAN)

Eden Brae Homes
 LEVEL 2 NEXUS BUILDING
 4 COLUMBIA COURT
 NORTHWEST BUSINESS PARK
 BULLHAM HILLS NSW, 2153
 P 8860 9222
 F 8860 9233

FOR **EDEN BRAE HOMES**
 AT LOT 1171 BARTLETT PLACE
 THORNTON PARK, NORTH PENRITH
 TYPE **MANCHESTER 22**
 (CUSTOM)
 FACADE **ASPEN**

JOB NO. **0016308**
 HAND **RH**
 DATE **AUG' 12** DWG NO. **A18824** PAGE NO. **1 OF 7**

RECEIVED
 D/MGT
 12 JUN 2013
 PENRITH CITY COUNCIL

SITE DATA
 SITE AREA = 377 M²
 PRIVATE OPEN SPACE
 REQUIRED 75-4 M² OR 20% OF THE SITE
 PROVIDED 75-96 M² OR 20-1% OF THE SITE

FLOOR AREAS
 GROUND FLOOR AREA = 167-9 M²
 (EXCLUDING GARAGE)
 GARAGE FLOOR AREA = 32-1 M²
 PORCH FLOOR AREA = 5-5 M²
 ALFRESCO FLOOR AREA = 12-8 M²
 TOTAL FLOOR AREA = 218-3 M² OR 23-5 50%

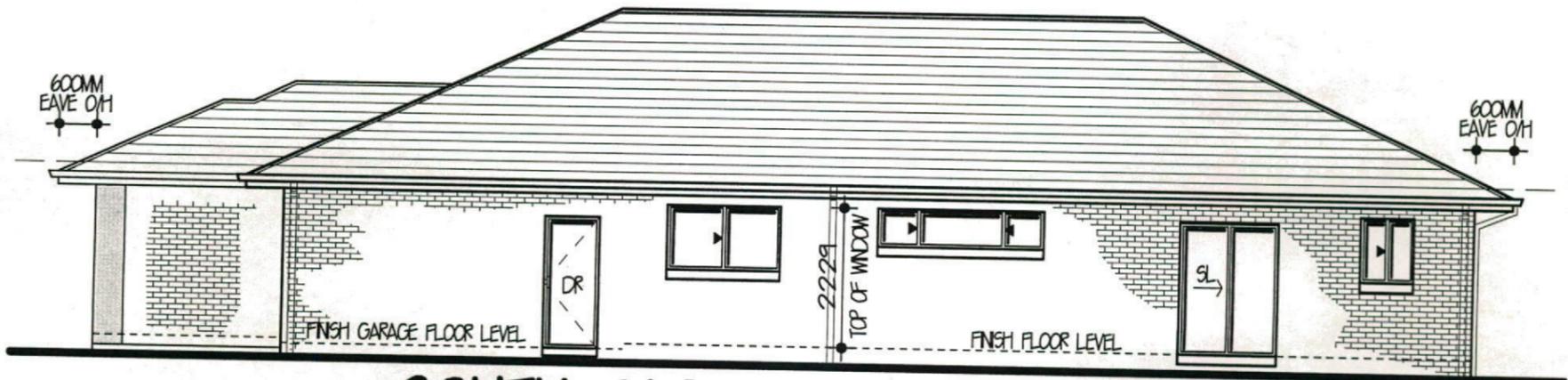
AGN SYDNEY
 UNIT 39/5 NGLEWOOD PLACE
 NORTHWEST BUSINESS PARK
 BULLHAM HILLS NSW 2153
 P.O. BOX 6410 BULLHAM HILLS
 BUSINESS CENTRE NSW 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
 EMAIL: INFO@ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	30-8-12	SITING + CC PLANS	SI

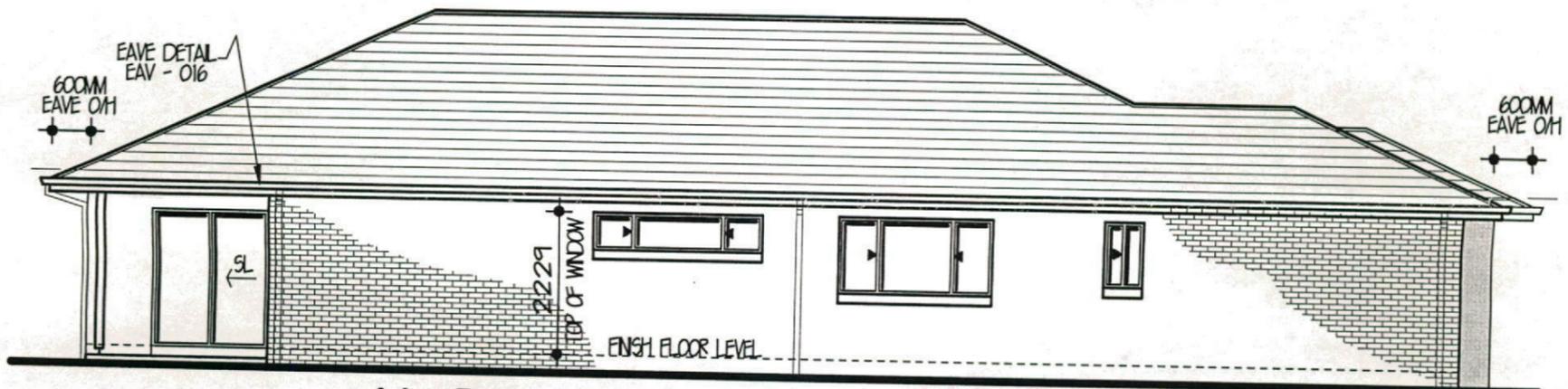
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SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



LEVEL 2 NEXUS BUILDING
4 COLUMBIA COURT
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
P 8860 9222
F 8860 9233

FOR **EDEN BRAE HOMES**
AT LOT 1171 BARTLETT PLACE
THORNTON PARK, NORTH PENRITH
TYPE **MANCHESTER 22** (CUSTOM) JOB NO. **0016308**
FACADE **ASPEN** HAND **RH**
DATE **AUG' 12** DWG NO. **A18824** PAGE NO. **3 OF 7**

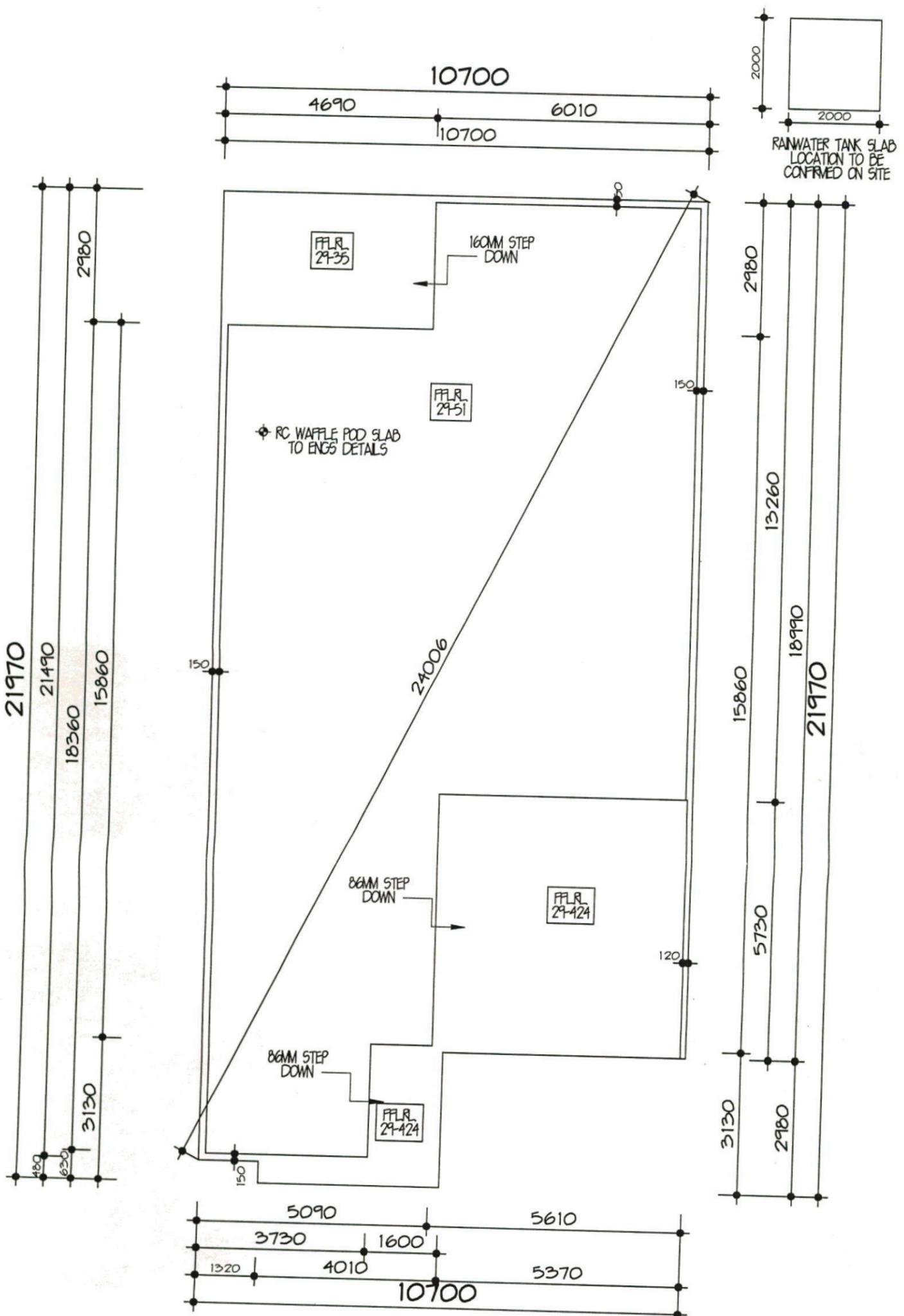
This plan/document relates to:
Development Application
No 121198
(COUNCIL DOES NOT ATTEST TO THE ACCURACY OF THIS INFORMATION)



UNT 395 NGLEWOOD PLACE,
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SLAB FLOOR PLAN 1:100

Eden brae homes
 LEVEL 2 NEXUS BUILDING
 4 COLUMBIA COURT
 NORWEST BUSINESS PARK
 BALKHAM HILLS NSW 2153
 P: 8860 9222
 F: 8860 9233

FOR **EDEN BRAE HOMES**
 AT LOT 1171 BARTLETT PLACE
 THORNTON PARK, NORTH PENRITH
 TYPE **MANCHESTER 22**
 (CUSTOM) JOB NO. **0016308**
 FACADE **ASPEN** HAND **RH**
 DATE **AUG' 12** DWG NO. **A18824** PAGE NO. **5 OF 7**

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

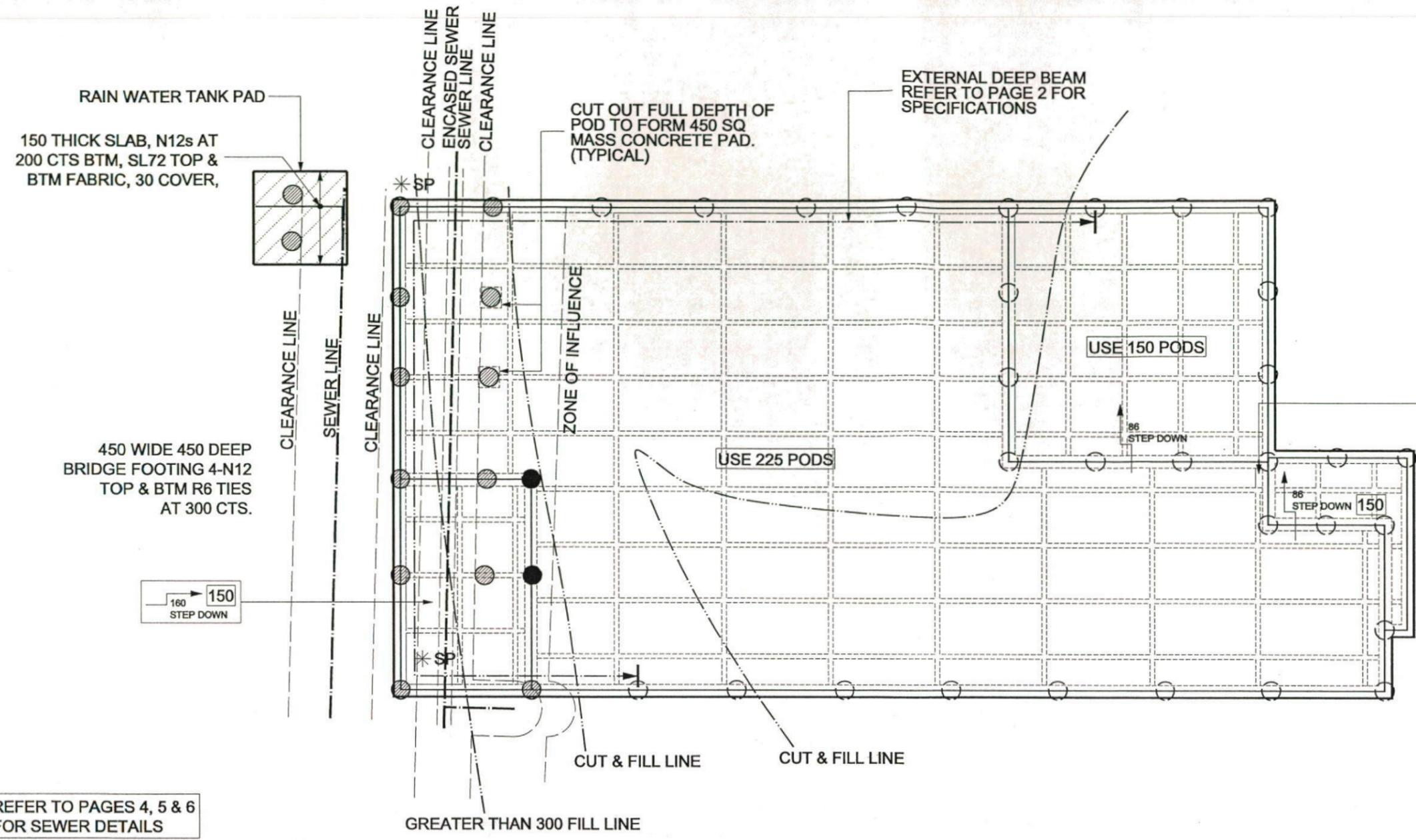
This plan/document relates to:
 Development Application
 No. **121198**
 (COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS)

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ISSUE	DATE	REVISION	DRAWN
A	30-8-12	SITING + CC PLANS	SI

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NOTE:
EXCAVATOR IS TO ENSURE THE ALFRESCO BUILDING PLATFORM LEVEL IS LOWERED TO ACCOMMODATE POD SLAB CONSTRUCTION TO ALLOW BRIDGING OVER SEWER.



EXTENDED PODS REFER TO PAGE 2 FOR DETAILS

REFER TO PAGES 4, 5 & 6 FOR SEWER DETAILS

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 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.
UNLESS REQUESTED AND PRODUCED ON THE PLANS, BUILDER IS TO ENSURE THAT ARTICULATION JOINTS ARE SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND BE SATISFIED THEY ARE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARD CODES AND THE REGULATIONS OF THE RELEVANT BUILDING AUTHORITY
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.
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.
ALL SITE FILLING PLACED BENEATH SLAB TO BE TREATED IN ACCORDANCE WITH CLAUSE 6.4. OF AS 2870.2 - 2011.

REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RAINWATER TANK AC, HWS AND LPG UNITS.
CONCRETE SPECIFICATION (F_c 28 DAYS) TO BE AS FOLLOWS: ADOPT TYPE 'A' CEMENT WITH MAX AGGREGATE SIZE OF 20mm AND 80mm SLUMP

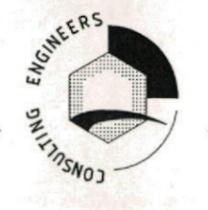
LOCATION	NORMAL F _c	SALINE AFFECTED F _c
PIERS	15 MPa	32 MPa
SLAB	20 MPa	32 MPa
STRIP FOOTINGS	25 MPa	32 MPa

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 AS 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
BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS PREPARED FOR THE SITE.
⊗ REINFORCED CONC. PIER ● SEWER AFFECTED PIER ⊕ SCREW PIER
○ UNREINFORCED CONC. PIER ? ARTICULATION JOINT * STARTING POINT
DESIGNED TO AS 2870 - 2011 SLAB AND FOOTING CODE

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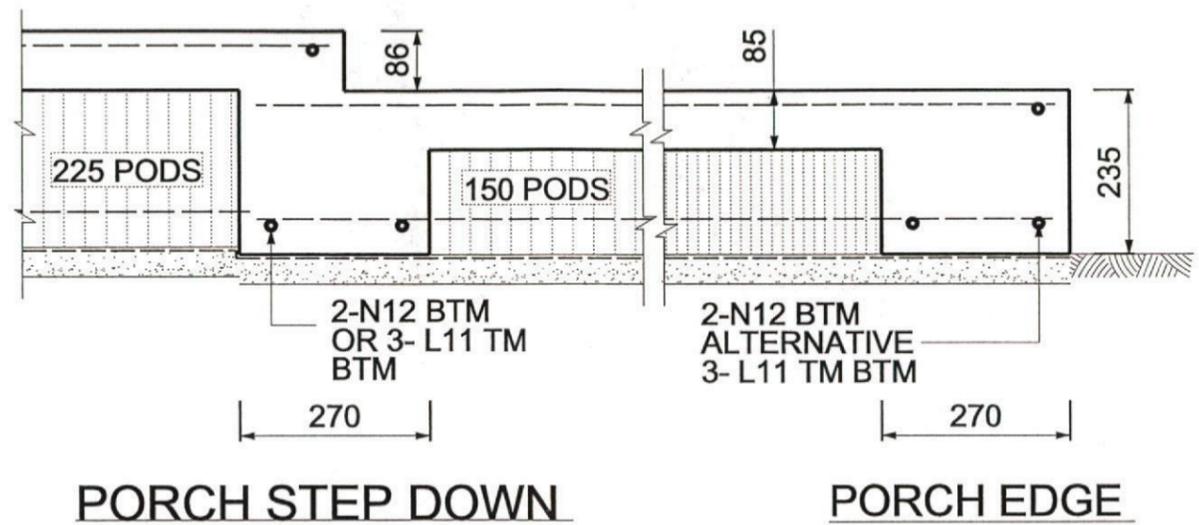
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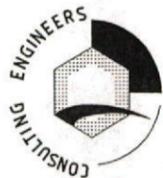
CLASSIFICATION M
REFERENCE 16308

STRUCTURAL SLAB DETAIL PLAN <i>EX-102 29/05</i>			
CLIENT	MR R AND MRS S THOMPSON		
LOCATION	LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH		
DRAWN	N.P	SCALE	1:100
ISSUE	C	DATE	23/05/13
SHEET No.	1	JOB No.	55041EB



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STRUCTURAL SLAB DETAIL PLAN

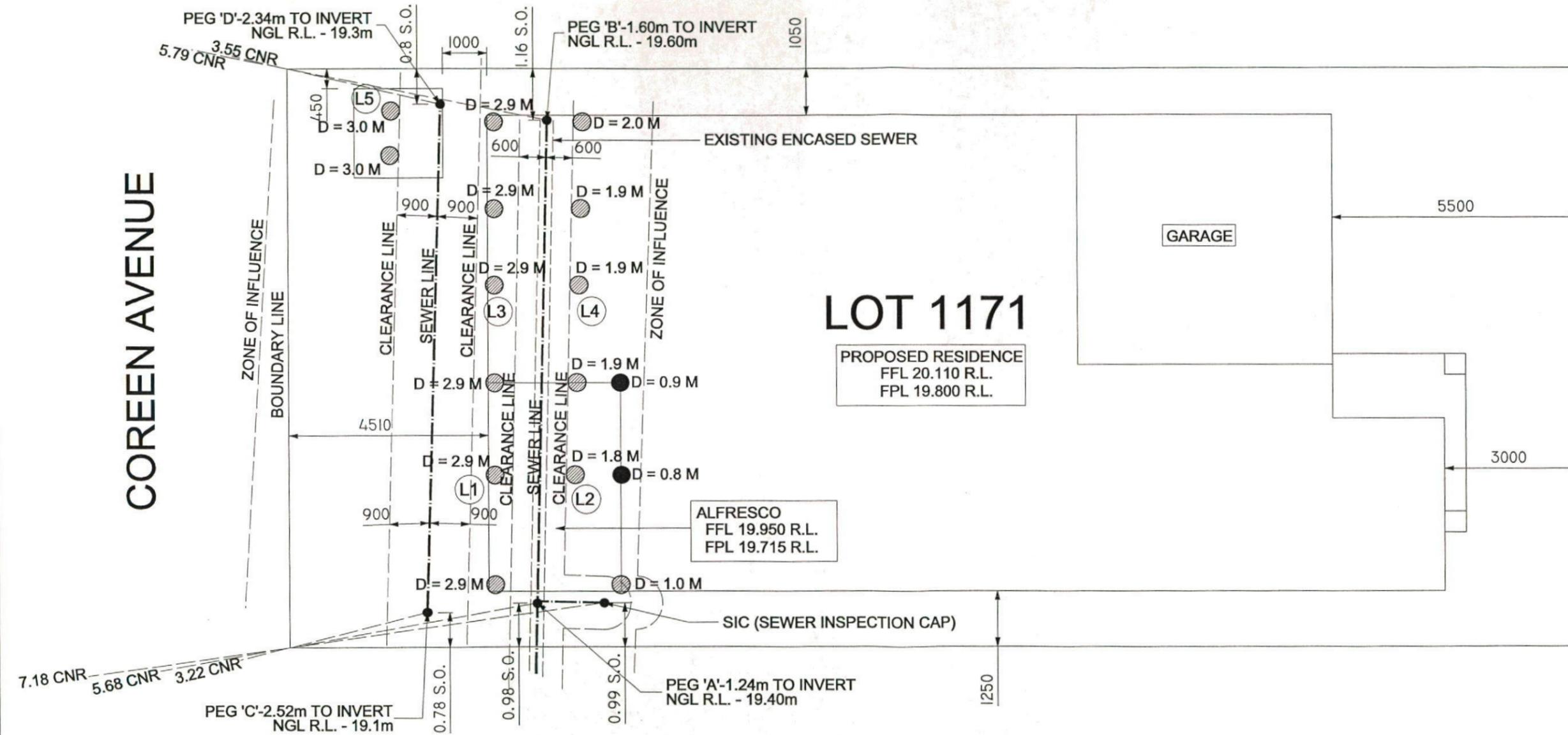
CLIENT MR R AND MRS S THOMPSON
LOCATION LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

A3

DRAWN	N.P	SCALE	1:100	SHEET No.	3
ISSUE	B	DATE	23/05/13	JOB No.	55041EB

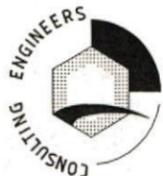
SEWER NOTES:

- * 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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REFERENCE 16308

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

CLIENT LOCATION MR R AND MRS S THOMPSON
LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

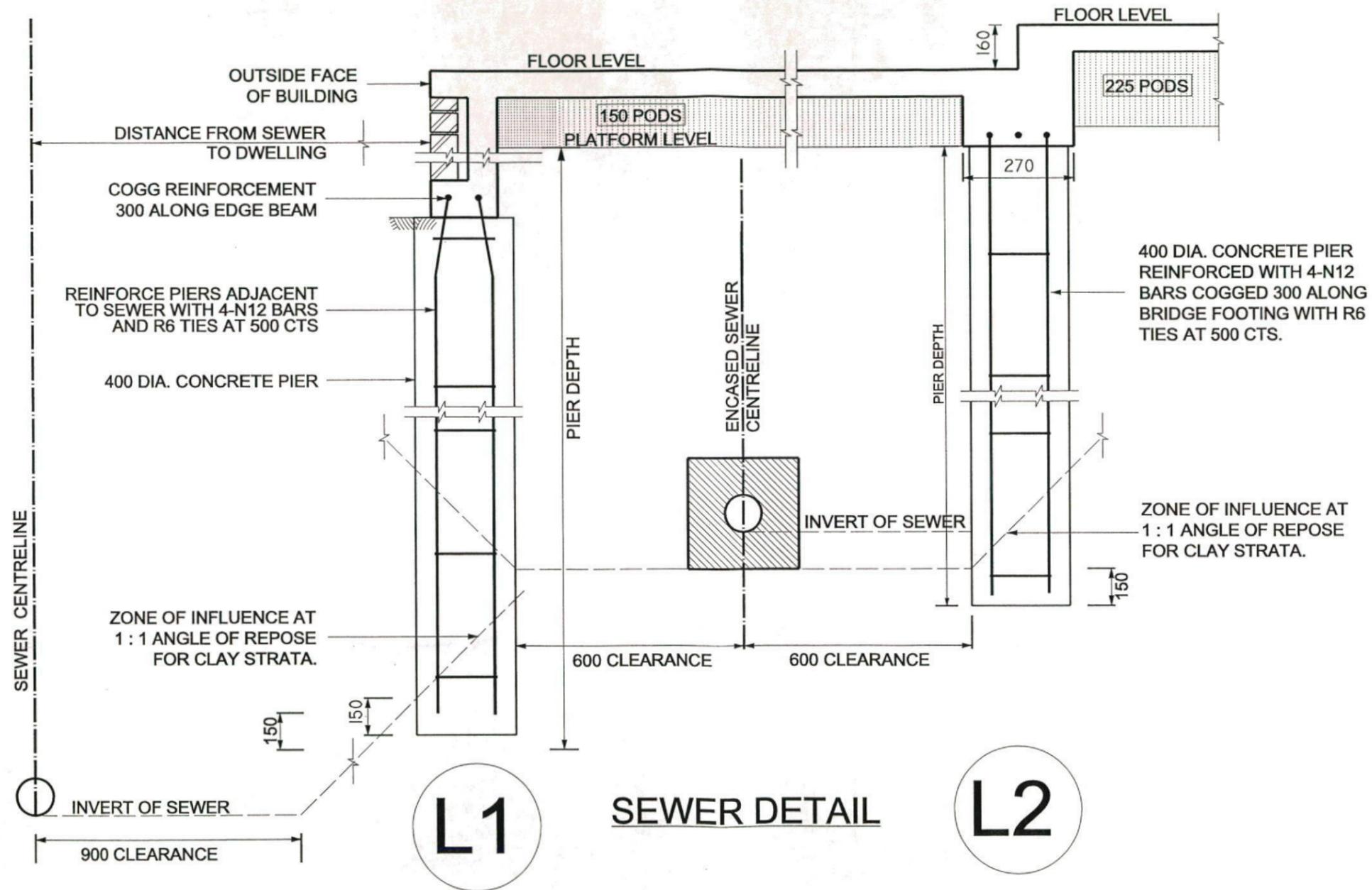
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DRAWN	N.P	SCALE	1:100	SHEET No.	4
ISSUE	C	DATE	23/05/13	JOB No.	55041EB

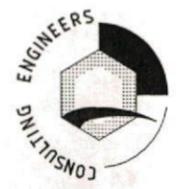
SEWER NOTES:

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

SEWER CALCULATIONS	L1	L2	L3	L4	L5
PERPENDICULAR DISTANCE FROM SEWER TO PIER (m)	1.247	0.600	1.123	0.600	0.900
FINISHED PLATFORM LEVEL AT PIER LOCATION (r.l.) =	19.800	19.800	19.800	19.800	19.800
SEWER INVERT LEVEL PERPENDICULAR AT LOCATION (r.l.) =	16.683	18.117	16.824	18.058	16.955
PIER DEPTH FROM FINISHED PLATFORM LEVEL (m) =	2.9	1.8	2.9	1.9	3.0
Z.O.I. EXTENT FROM SEWER USING PLATFORM LEVEL (m) =	4.017	2.283	3.876	2.342	3.745
NATURAL GROUND LEVEL AT SEWER LOCATION (R.L.) =	19.154	19.453	19.229	19.527	19.297



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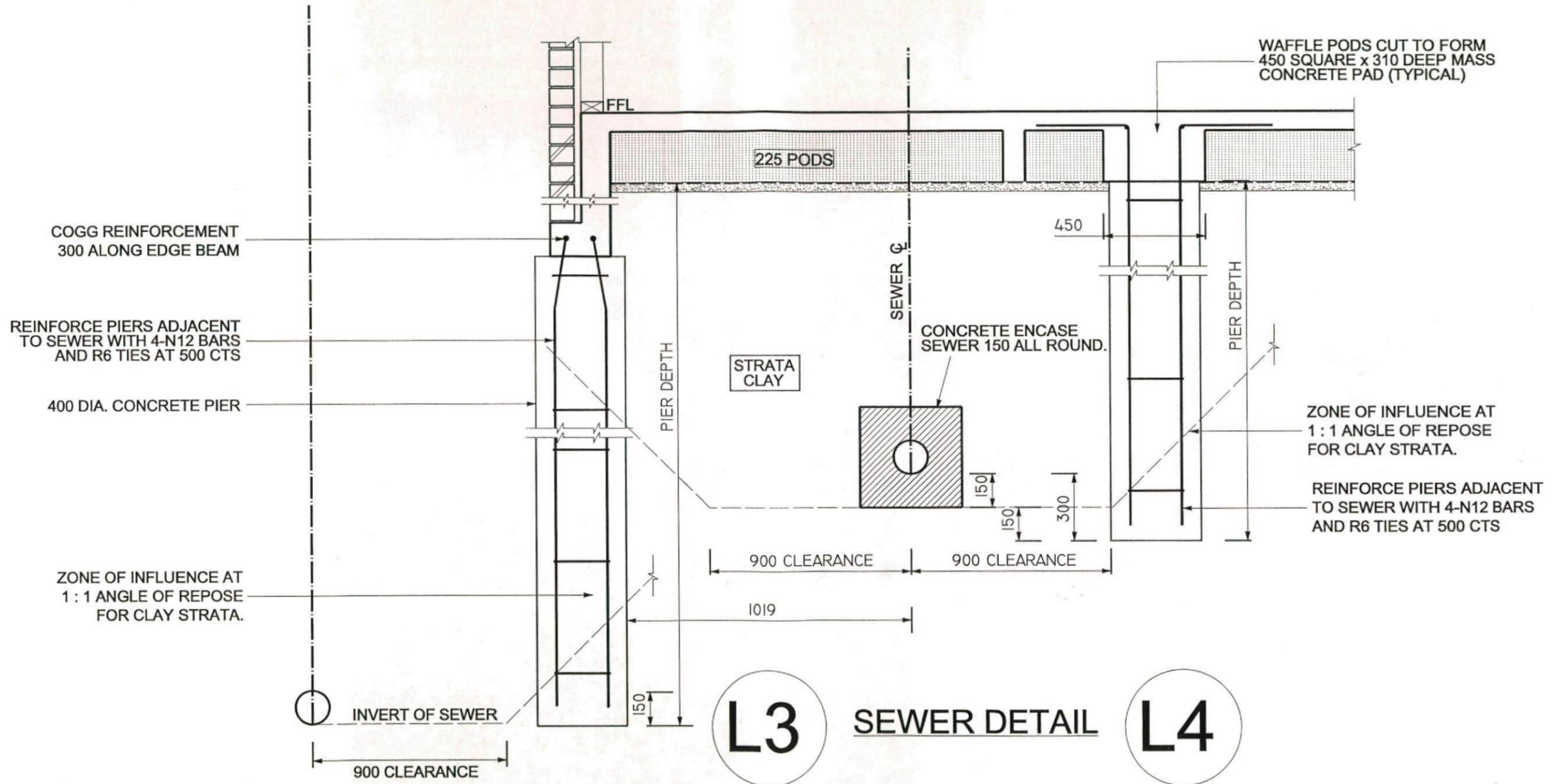


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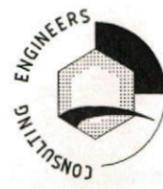
SEWER SECTION/S PLAN				
CLIENT LOCATION	MR R AND MRS S THOMPSON LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH			A3
DRAWN	N.P	SCALE	1:20	SHEET No. 5
ISSUE	C	DATE	23/05/13	JOB No. 55041EB

SEWER NOTES:

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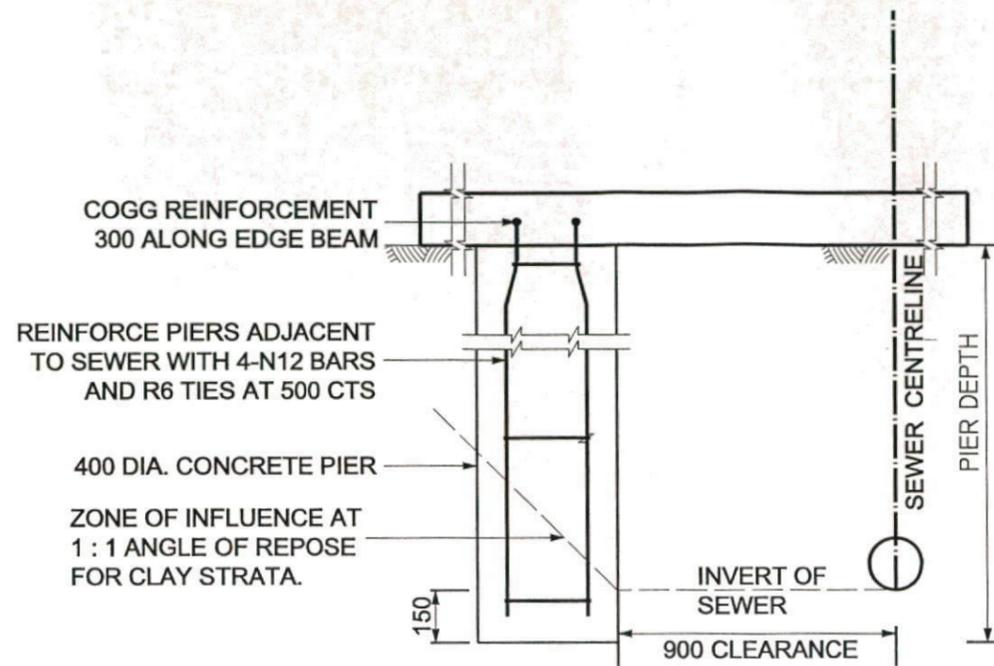
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SEWER SECTION/S PLAN

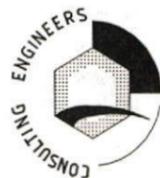
CLIENT LOCATION	MR R AND MRS S THOMPSON LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH				A3
DRAWN	N.P	SCALE	1:20	SHEET No.	6
ISSUE	C	DATE	23/05/13	JOB No.	55041EB



L5 SEWER DETAIL

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CLASSIFICATION M
REFERENCE 16308

STRUCTURAL STEEL DETAIL PLAN

CLIENT MR R AND MRS S THOMPSON
LOCATION LOT 1171 BARTLETT PLACE, THORNTON PARK, NORTH PENRITH

A3

DRAWN	N.P	SCALE	1:10	SHEET No.	7
ISSUE	A	DATE	23/05/13	JOB No.	55041EB