Note:
It is acknowledged that the dimension and areas, as well as location of services and the existence and width of easements are subject to final survey and any change in accordance with the requirements of any relevant authority. The particulars of this plan are supplied for information only representing the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the part of the vendor or its agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply.

Note:
Sydney Water have changed their sewerage requirements and introduced "low infiltration sewer systems".
This new system may impact on the design and location of your home. Purchasers and their builders should make enquiries of Sydney Water to ascertain any relevant details.

SITING REQUIREMENTS

- Zero Boundary 13m max.
- Single Garage
- Double Garage
- Secondary Frontage Articulation 10m minimum of broken roofline & building line. Must provide suitable glazing.
- Optional Garage location
- Proposed Design Levels
- Existing Contour
- Lot Boundary
- Corner fencing requirements by owner - refer to Building and Siting Guidelines
- Retaining wall by Lend Lease
- Easement for maintenance 0.9m wide
- Easement and pits to drain water 1.5-2.5 and 3.0- 4.0m wide
- Approximate sewer line / manhole location Building adjacent or over sewer must conform with Sydney Water requirements
- Fencing requirements by owner - refer to Building and Siting Guidelines
- Fencing by Lend Lease
- Ninth Avenue fencing requirements by owner - refer to Building and Siting Guidelines
- RP Regional Park front lot requirements refer to Building Sitting Guidelines
- PF Primary Frontage lot requirements refer to Building Sitting Guidelines
- * Proposed driveway width reduced from standard due to setbacks
- 'Due to the proximity of sewer to the dwellings in this location, due care should be taken with requirements under 'Guidelines for building over/adjacent to Sydney Water and Wastewater Assets'.

SETBACK SUMMARY

Front Building Setback	4.5m (unless otherwise noted)
Front Garage Setback	5.5m (unless otherwise noted)
Side Building Setback (≥15m Frontage)	min. 0.9m both sides
Side Building Setback (≤ 12.5m Frontage)	Zero one side 0.9m other (as shown)
Secondary Side Setback	1.5m (unless otherwise noted)
Secondary Garage Setback	2.5m
Rear Building Setback	3m (unless otherwise noted)
BAL40, BAL29, BAL19, BAL12.5, APZ, FZ	Levels of Construction Standard for Bush Fire Protection (AS 3959-2009)
Approx. Driveway Location on Ninth Avenue.	Existing Trees Along Ninth Avenue to be Retained Where Possible (Subject to Detailed Design)

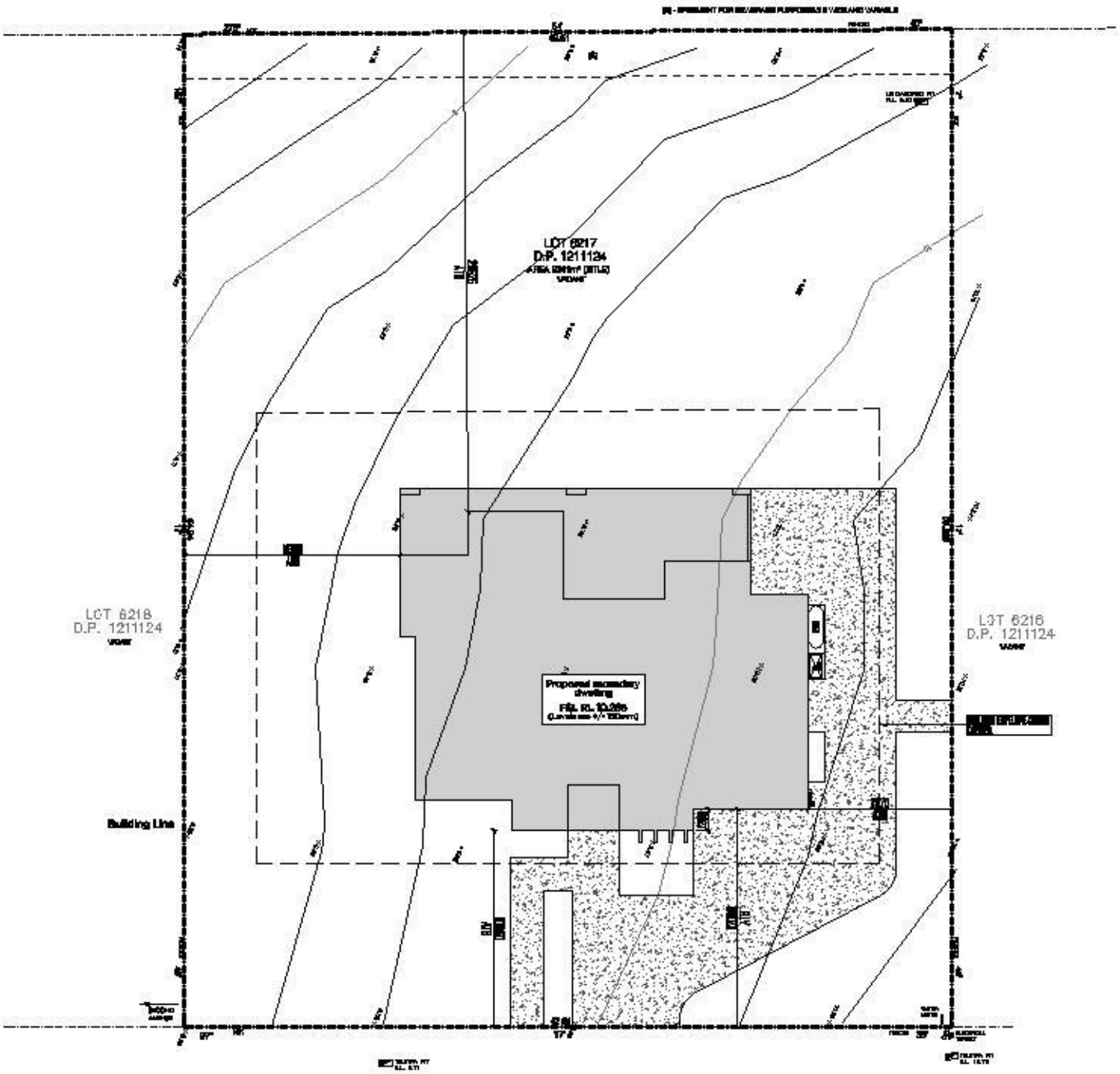
the avenue at JORDANSPRINGS

October 2015

Lot 6217
Stage 6B
Scale 1:400 @ A4

lendlease

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016



Site Plan

These plans have been scaled to fit an A4 page

Title:

Notification Plans - Site Plan

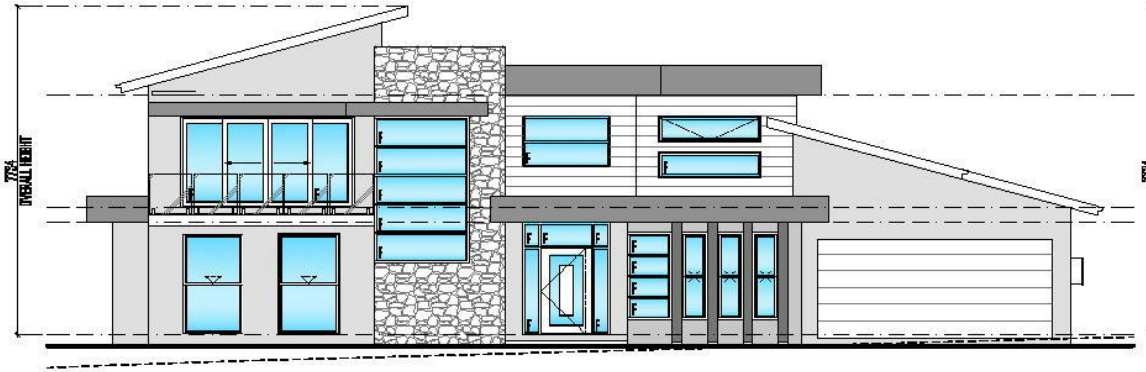
Address:

Lot 6217 Ninth Avenue, JORDAN SPRINGS 2747

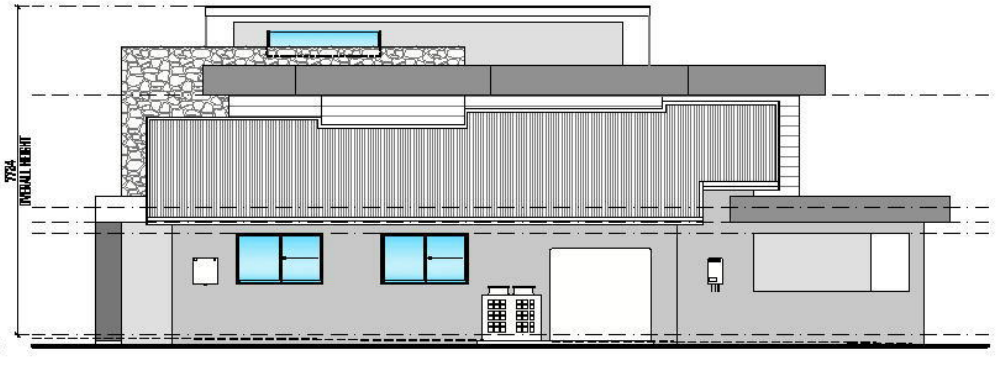
SANTOLO
BUILDING DESIGN

PH: 0423 707 516
E: hello@santolo.com.au

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016



1 Front Elevation
Northern Elevation



2 Side Elevation
Western Elevation

3 Rear Elevation
Southern Elevation

4 Side Elevation
Eastern Elevation

These plans have been scaled to fit an A4 page

Title:

Notification Plans - Elevations

Address:

Lot 6217 Ninth Avenue, JORDAN SPRINGS 2747

SANTOLO
BUILDING DESIGN

PH: 0423 707 516
E: hello@santolo.com.au

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

CLIENT: RYAN GIORGIUTTI	PROJECT: LOT 6217 NINTH AVENUE, JORDAN SPRINGS	LAND: LOT 6217 PLAN No: DP 1211124 TITLE: 6217/1211124 LGA: PENRITH PARISH: LONDONDERRY COUNTY: CUMBERLAND		DATE OF SURVEY: 26.06.2016 DATE OF PLAN: 01.07.2016	SCALE: 1:100
					SHEET: 1 OF 1
					DATUM: ASSUMED
JOB: 6416	PROJECT NAME: DETAIL & LEVEL SURVEY	SURVEYOR: CE	DRAWN BY: PL	ISSUE: A	ORIGINAL SIZE: A1

MGA

[S] - EASEMENT FOR SEWERAGE PURPOSES 2.5 WIDE AND VARIABLE.

LOT 6216
D.P. 1211124
VACANT

LOT 6217
D.P. 1211124
AREA 2341m² (TITLE)
VACANT

LOT 6218
D.P. 1211124
VACANT

NINTH AVENUE

SECOND AVENUE

7° NOT 17' 55.225 FENCED 45"

279° NOT 54' 42.51

97° NOT 17' 42.51

187° NOT 54.94 17' FENCED 45"

FENCED 40"

FENCED 35"

[S]

UNCLASSIFIED PIT R.L. 9.53

ELECTRICAL TURRET

TELSTRA PIT R.L. 10.70

WATER METER

EDGE

BM NAIL R.L. 10.00

CONCRETE CROSSING

TELSTRA PIT R.L. 9.71

BITUMEN

9.55 10.19 10.34 10.31 10.36 10.50 10.47 10.39 10.22 9.88 9.28 10.11 10.09 10.07 9.97 9.92 9.83 9.81 9.75 9.85 9.73 9.98 9.68 9.09 9.48 9.32 9.48 9.58 8.72 9.39 9.40 8.92 9.11 9.21 9.21 9.26 9.25 9.14

Notes:-

No boundary survey has been undertaken.
Bearings and dimensions are from title only and are subject to confirmation by boundary survey.

Bearings related to MGA grid north taken from DP 1211124/SCIMS.

Dimensions and area(s) shown are approximate only and are subject to confirmation by boundary survey.

Services shown are indicative only. Positions are based on surface indicator(s) located during field survey. Confirmation of the exact position should be made to the relevant authorities prior to any excavation work. Other services may exist which are not shown.

Contours are an indication of landform and should not be taken in preference to spot levels shown.

Contour interval 0.2m

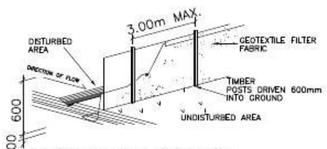
Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

All furniture shown is indicative only.

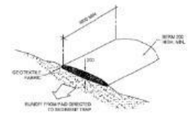
Any openable bedroom windows positioned 2000mm or more above the surface beneath & if the window opening is less that 1700mm above the floor must be fitted with a child resistant mechanism or suitable screen protection in compliance with BCA Cl 3.9.2.5

All HEBEL shall be articulated in accordance with the manufacturers recommendations.

DRAINAGE AREA 0.6 ha MAX. SLOPE GRADIENT 1:2 MAX. SLOPE LENGTH 60m MAX.



SEDIMENT FENCE



VEHICLE ACCESS TO SITE

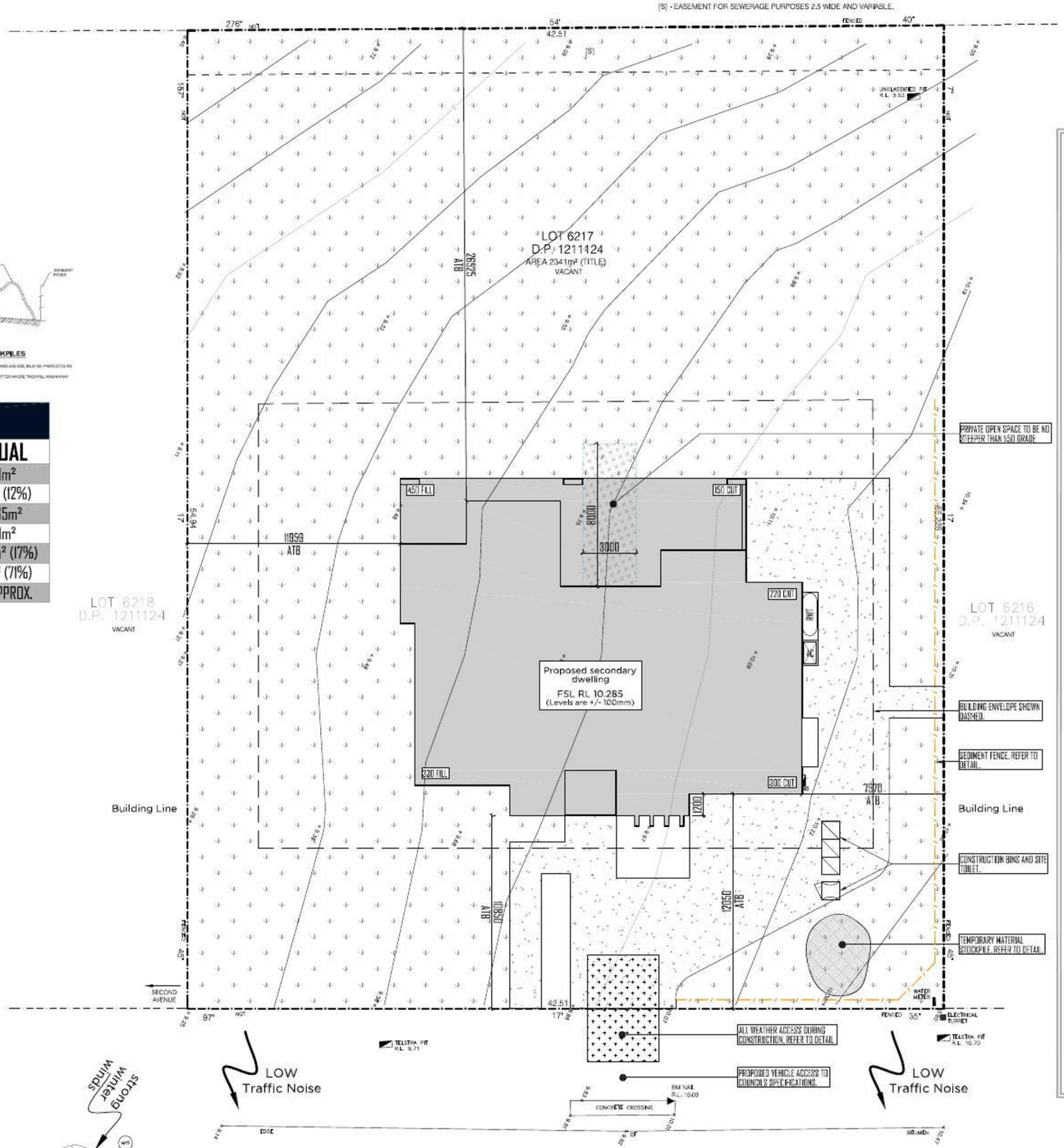
BUILDING MATERIAL STOCKPILES

COMPLIANCE TABLE

AREA	REQUIRED	ACTUAL
SITE AREA		234lm²
SITE COVERAGE		302.95 (12%)
GROUND FLOOR AREA		284.65m²
FIRST FLOOR AREA		110.11m²
TOTAL GROSS FLOOR AREA		394.76m² (17%)
LANDSCAPED AREA	50% MIN. OF SITE	1662m² (71%)
HEIGHT FROM NGL		7.7m APPROX.

ABBREVIATIONS SCHEDULE

A/C	Air conditioning	KS	Kitchen sink
A/CV	Air conditioning void	LCH	Lift off Hinge
AG	Agricise (Soils soil drainage)	MB	Meter box
AHD	Australian height datum	MH	Man Hole
ATB	Approximate to boundary	MW	Microwave
ATS	Approximate to structure	O/F	Overflow
BB	Breakfast bar	OHC	Overhead Cupboards
BG	Box Gutter	OSD	On-site detention
BM	Benchmark	PB	Pedestal bash
BIB	Built-in bath	PBV	Pregnant bowl vanity
COS	Check on site	POS	Private open space
CSD	Cavity sliding door	RHS	Rectangular hollow section
DP	Down Pipe	RL	Reduced level
DRY	Dryer	RWT	Rainwater tank
EBG	Existing box gutter	SD	Smoke detector
ECT	Electric cooktop	SP	Steel post
EDP	Existing downpipe	SPR	Spreader
EHWS	Electric hotwater system	SQ/M	Square meters
EO	Electric Oven	SRV	Semi-recessed vanity
EX	Existing	SS	Stainless Steel
EXT	External	SV	Service void
FL	Floor level	T	Laundry tub
FFL	First floor level	TES	To Engineers Detail
FGL	Finished ground level	TMS	To Manufacturers Specification
FSB	Freestanding bath	TOW	Top of wall
FSL	Finished slab level	UBC	Under bench cupboards
FW	Floor waste	U/C	Under counter
GCT	Gas cooktop	U/S	Undersills
GD	Grated drain	UNO	Unless noted otherwise
GFL	Ground floor level	VG	Valley gutter
GHWS	Gas hotwater system	VJ	Vertical (Articulation) Joint
GSP	Grated surface inlet pit	WH	Wall hung
GT	Garden tap	WHH	Window Head Height
HH	Head height	WHV	Wall hung vanity
IL	Invert level	WM	Washing machine
IO	Inspection opening		



Site Plan
Scale 1:200

NINTH AVENUE

AREAS KEY

- Dwelling footprint
- Landscape Area
- Impervious surfaces.
- Private Courtyard

STANDARD LINETYPES & SYMBOLS

- Outline of existing roof to be demolished
- Outline of existing roof to be retained
- Outline of proposed roof
- Boundary Line Site Plan
- Boundary Line Floor Plan / Neighbour
- Elements to be demolished.
- Existing overhead power line to be removed
- Existing overhead power line to remain
- Proposed fence as noted.
- Fence to be removed as noted.
- Existing fence as noted.
- Sediment fence. Refer to detail.
- Proposed new stud walls. 90mm thickness.
- Proposed new brick veneer walls. 250mm thickness
- Proposed solid brick wall.
- Proposed double brick wall.
- Existing walls to be retained.
- Proposed new HEBEL powerclad walls to manufacturers recommendations. 200mm thickness
- Proposed floor level
- Existing floor level
- Smoke detector location. To be verified by electrician
- Proposed location of man hole.
- Existing tree to remain.
- Existing tree to be removed.
- Man hole
- Rodding point
- Construction bins area.
- Site toilet.
- All weather access and vehicle standing area. Refer to details.
- Material storage area. Refer to details

GENERAL NOTES

Prior to the commencement of works the contractor shall verify all conditions, dimensions and existing services at the job site and all discrepancies/clarifications to be advised to the designer prior to commencing work. Boundary dimensions & all levels are subject to confirmation by the contractor. Use figured dimensions only. Do not scale from plans. If in doubt, please ask. All works to comply with the relevant Australian Standards. All works to be carried out in accordance with the requirements of the Building Code of Australia. Santolo Designs Pty. Ltd. takes no responsibility for faults, failures or non compliance of built works. Santolo Designs Pty. Ltd. takes no responsibility for specifications, designs, or work completed by consultants, surveyors, structural and civil engineers.

SCHEDULE OF DRAWINGS

DA01	SITE PLAN, SITE ANALYSIS PLAN, SEDIMENT CONTROL PLAN
DA02	GROUND FLOOR PLAN & SAFE DESIGN SUMMARY
DA03	FIRST FLOOR PLAN
DA04	ELEVATIONS 1 & 2
DA05	ELEVATIONS 3 & 4
DA06	SECTION A-A
DA07	CONCEPT LANDSCAPE PLAN
DA08	SHADOW DIAGRAMS - WINTER SOLSTICE
DA09	DRAINAGE PLAN

GALEA RESIDENCE

PROJECT DESCRIPTION

Proposed two storey dwelling

Lot 6217 DP1158660
Ninth Avenue,
JORDAN SPRINGS NSW 2747

SHEET NAME

Site Plan, Site Analysis Plan & Sediment Control Plan

SANTOLO BUILDING DESIGN
PH: 0423 707 516
E: hello@santolo.com.au

DATE: SEPT. 2016
DRAWN BY: R.G. CHECKED BY:
SCALE: 1:200 PAGE SIZE: A2
JOB NO. 1603GA SHEET NO. DA 01 REVISION H
DWG REF: 1603GADA01.H

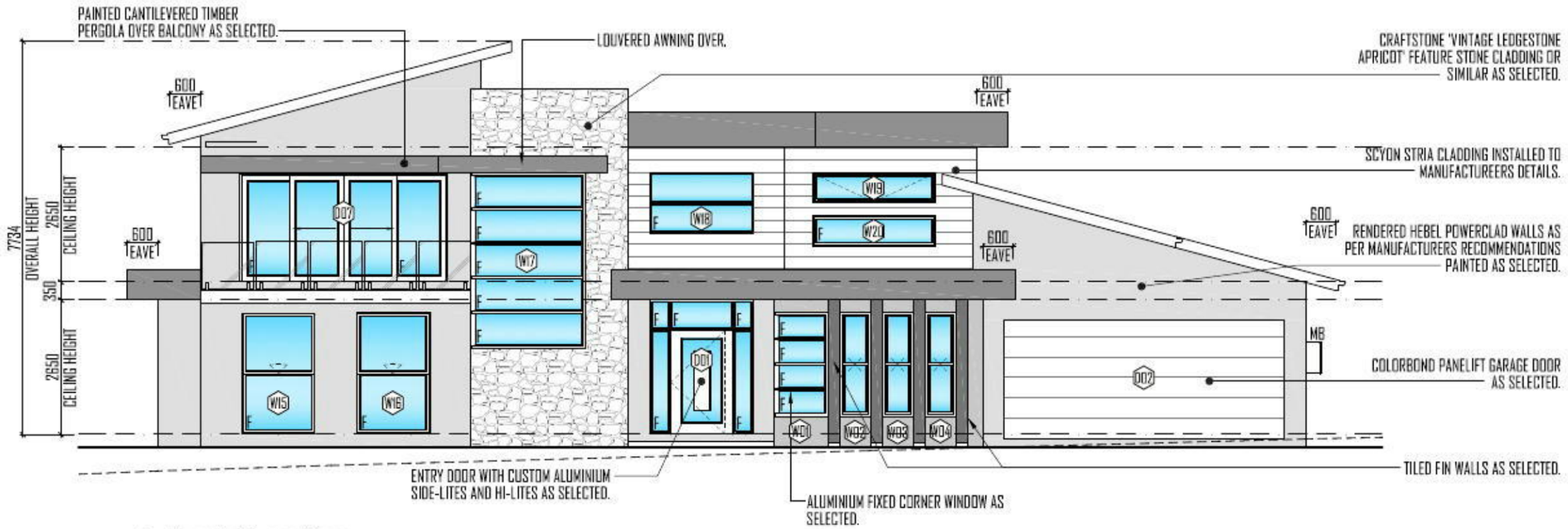
D.A.
D.A. DRAWINGS

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

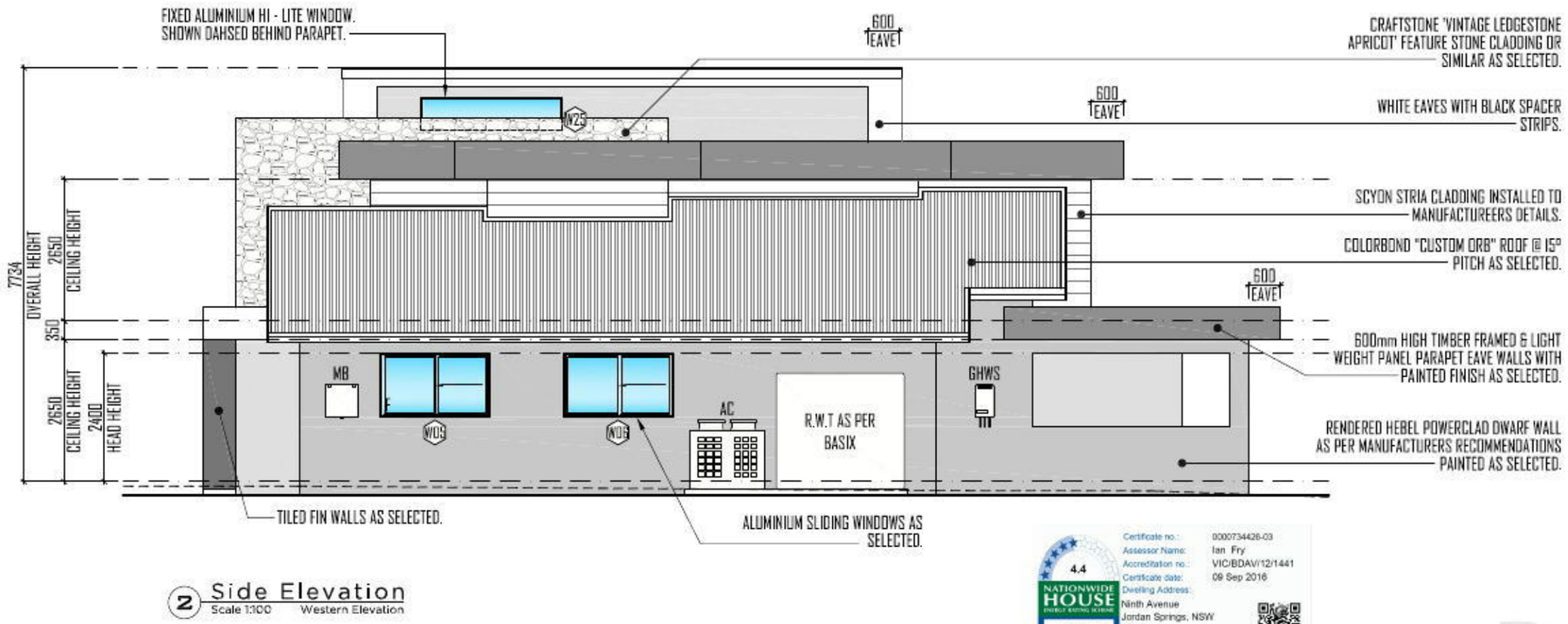
Any openable bedroom windows positioned 2000mm or more above the surface beneath & if the window opening is less that 1700mm above the floor must be fitted with a child resistant mechanism or suitable screen protection in compliance with BCA Cl 3.9.2.5

All HEBEL shall be articulated in accordance with the manufacturers recommendations.

600mm eave width U.N.O



1 Front Elevation
Scale 1:100 Northern Elevation



2 Side Elevation
Scale 1:100 Western Elevation

GALEA RESIDENCE

General Notes

Prior to the commencement of works the contractor shall verify all conditions, dimensions and existing services at the job site and all discrepancies/clarifications to be advised to the designer prior to commencing work. Boundary dimensions & all levels are subject to confirmation by the contractor. Use figured dimensions only. Do not scale from plans. If in doubt, please ask. All works to comply with the relevant Australian Standards. All works to be carried out in accordance with the requirements of the Building Code of Australia. Santolo Designs Pty. Ltd. takes no responsibility for faults, failures or non compliance of built works. Santolo Designs Pty. Ltd. takes no responsibility for specifications, designs, or work completed by consultants, surveyors, structural and civil engineers.

WINDOW & DOOR QUICK REFERENCE SCHEDULE

TAG	SIZE (HxWxW)	NOTES
W01	2057 x 850 x 850	CORNER WINDOW
W02	2050 x 610	
W03	2050 x 610	
W04	2050 x 610	
W05	1200 x 2050	
W06	1200 x 2050	
W07	1500 x 2808	BI-FOLD WINDOW
W08	2050 x 610	
W09	2050 x 610	
W10	2050 x 610	
W11	1200 x 1210	
W12	1800 x 610	
W13	2400 x 1810	OBSCURE GLASS
W14	900 x 2050	
W15	2400 x 1450	
W16	2400 x 1450	
W17	3460 x 710 x 2050	CORNER WINDOW
W18	1200 x 2050	
W19	600 x 2410	
W20	600 x 2410	
W21	600 x 2050	
W22	900 x 2410	
W23	1450 x 1210	OBSCURE GLASS
W24	2400 x 1210	OBSCURE GLASS
W25	600 x 2650	FIXED HI-LITE ABOVE CEILING HEIGHT

DOOR SCHEDULE

TAG	SIZE (HxW)	NOTES
D01	2650 x 2050	CUSTOM ENTRY DOOR
D04	2400 x 4090	ALUMINIUM BIFOLD DOOR
D05	2400 x 880	ALUMINIUM SWINGING DOOR
D06	2400 x 880	ALUMINIUM SWINGING DOOR
D07	2125 x 4090	ALUMINIUM SLIDING DOOR
D08	2400 x 1810	ALUMINIUM SLIDING DOOR

DOOR SCHEDULE

TAG	SIZE (HxW)	MOTORIZED
D02	2322 x 5530	YES
D03	2322 x 2410	YES

PROJECT DESCRIPTION

Proposed two storey dwelling

Lot 6217 DP1158660
Ninth Avenue,
JORDAN SPRINGS NSW 2747

SHEET NAME

Elevation 1 & 2

SANTOLO BUILDING DESIGN

PH: 0423 707 516
E: hello@santolo.com.au

DATE: SEPT. 2016
DRAWN BY: R.G. CHECKED BY:
SCALE: 1:100 PAGE SIZE: A3
JOB NO. 1603GA SHEET NO. DA 04 REVISION H
DWG REF: 1603GADA04.H

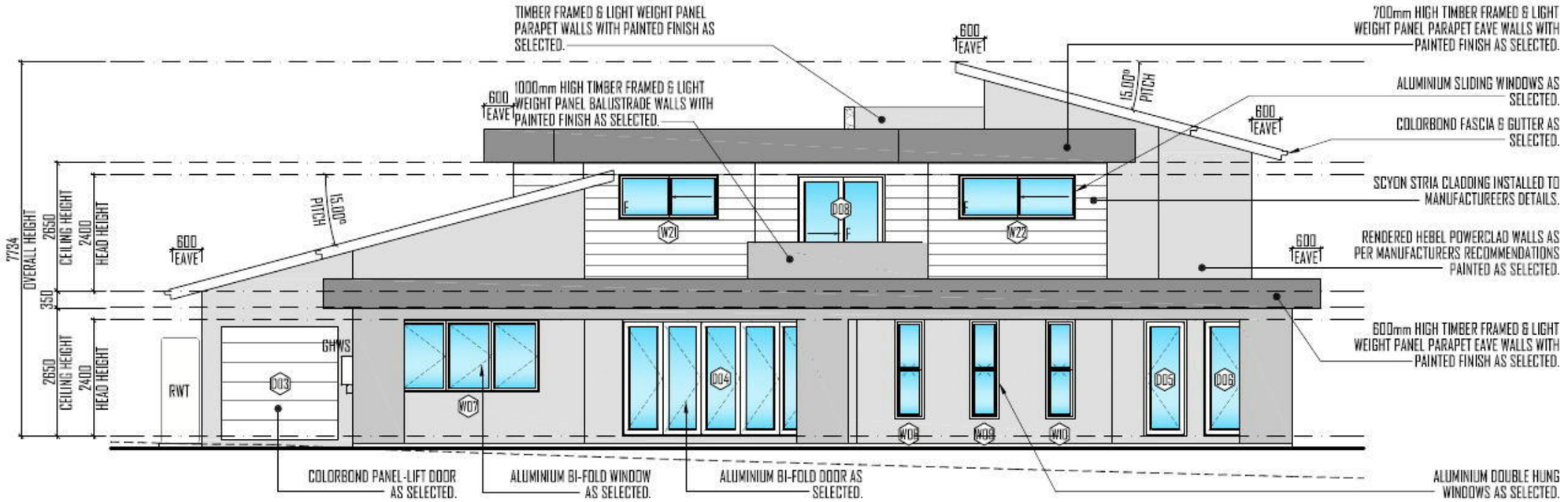
D.A.
D.A. DRAWINGS

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

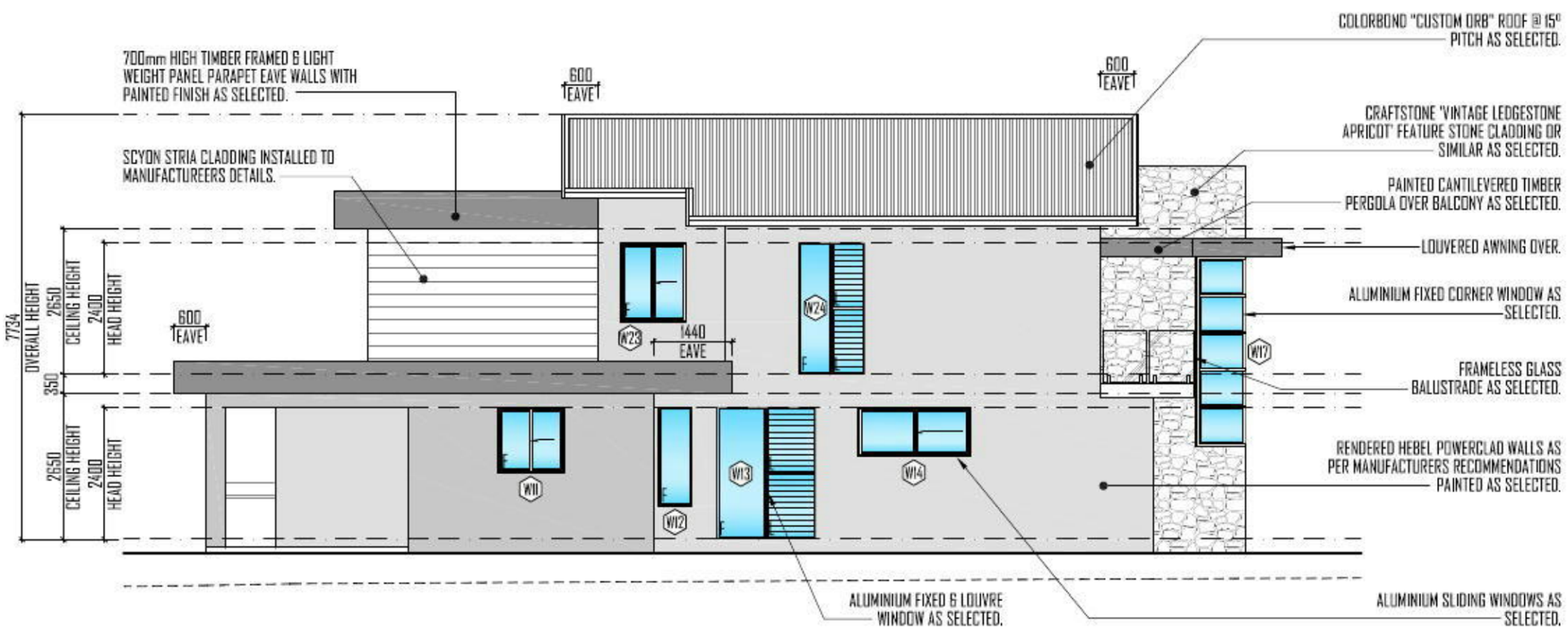
Any openable bedroom windows positioned 2000mm or more above the surface beneath & if the window opening is less that 1700mm above the floor must be fitted with a child resistant mechanism or suitable screen protection in compliance with BCA Cl 3.9.2.5

All HEBEL shall be articulated in accordance with the manufacturers recommendations.

600mm eave width U.N.O



3 Rear Elevation
Scale 1:100 Southern Elevation



4 Side Elevation
Scale 1:100 Eastern Elevation

GALEA RESIDENCE

General Notes

Prior to the commencement of works the contractor shall verify all conditions, dimensions and existing services at the job site and all discrepancies/clarifications to be advised to the designer prior to commencing work. Boundary dimensions & all levels are subject to confirmation by the contractor. Use figured dimensions only. Do not scale from plans. If in doubt, please ask. All works to comply with the relevant Australian Standards. All works to be carried out in accordance with the requirements of the Building Code of Australia. Santolo Designs Pty. Ltd. takes no responsibility for faults, failures or non compliance of built works. Santolo Designs Pty. Ltd. takes no responsibility for specifications, designs, or work completed by consultants, surveyors, structural and civil engineers.

WINDOW & DOOR QUICK REFERENCE SCHEDULE

TAG	SIZE (HxWxW)	NOTES
W01	2057 x 850 x 850	CORNER WINDOW
W02	2050 x 610	
W03	2050 x 610	
W04	2050 x 610	
W05	1200 x 2050	
W06	1200 x 2050	
W07	1500 x 2909	BI-FOLD WINDOW
W08	2050 x 610	
W09	2050 x 610	
W10	2050 x 610	
W11	1200 x 1210	
W12	1800 x 610	
W13	2400 x 1810	OBSCURE GLASS
W14	900 x 2050	
W15	2400 x 1450	
W16	2400 x 1450	
W17	3460 x 710 x 2050	CORNER WINDOW
W18	1200 x 2050	
W19	600 x 2410	
W20	600 x 2410	
W21	600 x 2050	
W22	900 x 2410	
W23	1450 x 1210	OBSCURE GLASS
W24	2400 x 1210	OBSCURE GLASS
W25	600 x 2650	FIXED HI-LITE ABOVE CEILING HEIGHT

DOOR SCHEDULE

D01	2650 x 2050	CUSTOM ENTRY DOOR
D04	2400 x 4090	ALUMINIUM BIFOLD DOOR
D05	2400 x 880	ALUMINIUM SWINGING DOOR
D06	2400 x 880	ALUMINIUM SWINGING DOOR
D07	2125 x 4090	ALUMINIUM SLIDING DOOR
D08	2400 x 1810	ALUMINIUM SLIDING DOOR

DOOR SCHEDULE

TAG	SIZE (HxW)	MOTORIZED
D02	2322 x 5530	YES
D03	2322 x 2410	YES

PROJECT DESCRIPTION

Proposed two storey dwelling

Lot 6217 DP1158660
Ninth Avenue,
JORDAN SPRINGS NSW 2747

SHEET NAME

Elevation 3 & 4

SANTOLO BUILDING DESIGN

PH: 0423 707 516
E: hello@santolo.com.au

DATE:	SEPT. 2016		
DRAWN BY:	R.G.	CHECKED BY:	
SCALE:	1:100	PAGE SIZE:	A3

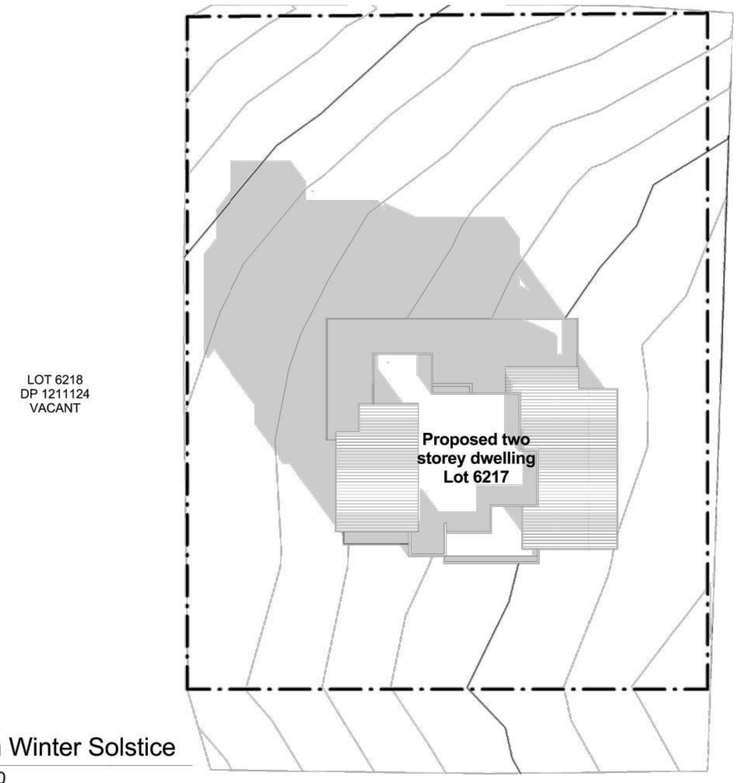
JOB NO.	SHEET NO.	REVISION
1603GA	DA 05	H

DWG REF: 1603GADA05.H

D.A. DRAWINGS

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

1 9am Winter Solstice
1 : 250



3 3pm Winter Solstice
1 : 250

2 12pm Winter Solstice
1 : 250

SHADOW KEY

Proposed Shadows

GALEA RESIDENCE

GENERAL NOTES

PRIOR TO THE COMMENCEMENT OF WORKS THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND EXISTING SERVICES AT THE JOB SITE AND ALL DISCREPANCIES/CLARIFICATIONS TO BE ADVISED TO THE DESIGNER PRIOR TO COMMENCING WORK. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY CONTRACTOR. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. IF IN DOUBT, PLEASE ASK. ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. SANTOLO DESIGNS TAKES NO RESPONSIBILITY FOR FAULTS, FAILURES OR NON COMPLIANCE OF BUILT WORKS. SANTOLO DESIGNS TAKES NO RESPONSIBILITY FOR SPECIFICATIONS, DESIGNS, OR WORK COMPLETED BY CONSULTANTS, SURVEYORS, STRUCTURAL ENGINEERS & HYDRAULIC ENGINEERS.

Document Set ID: 7375850
Version: 2, Version Date: 01/12/2016

PROJECT DESCRIPTION
Proposed two storey dwelling

Lot 6217 DP1158660
Ninth Avenue,
JORDAN SPRINGS NSW 2747

SHEET NAME
Shadow Diagrams

DESIGN
SANTOLO
BUILDING DESIGN
PH: 0423 707 516
E: hello@santolo.com.au

DATE: Aug. 2016
DRAWN BY: R.G. CHECKED BY:
SCALE: AS INDICATED PAPER SIZE: A1
JOB NO. 16036A SHEET NO. DA 08 REVISION H
DWG REF: 16036ADA08.H

D.A.
D.A. DRAWINGS

STANDARD LINETYPES & SYMBOLS

100mm Ø Stormwater line U.N.O	
100mm Ø Sewer line U.N.O	
100mm Ø charged stormwater line U.N.O	
Denotes 100mm Ø downpipe. Minimum eaves gutter size = 6200mm²	DP
Denotes first flush drainage device to builders detail.	FF
Inspection point	IP
Rainwater spreader	SP
450W x 195D x 410L sump with 350W x 72D overflow.	SUMP
450W x 130D Box gutter.	BGI

DRAINAGE NOTES

D1 All drainage lines to be upvc (class SH) stormwater drainage pipe UNO.

D2 All drainage lines to be laid at a 1 ½ fall minimum

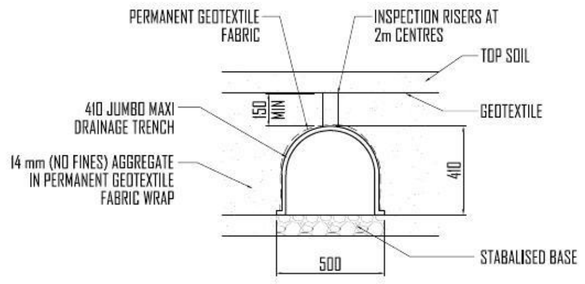
D3 Minimum effective eave gutter slope = 1:500

D4 Minimum effective eave gutter size = 6200mm²

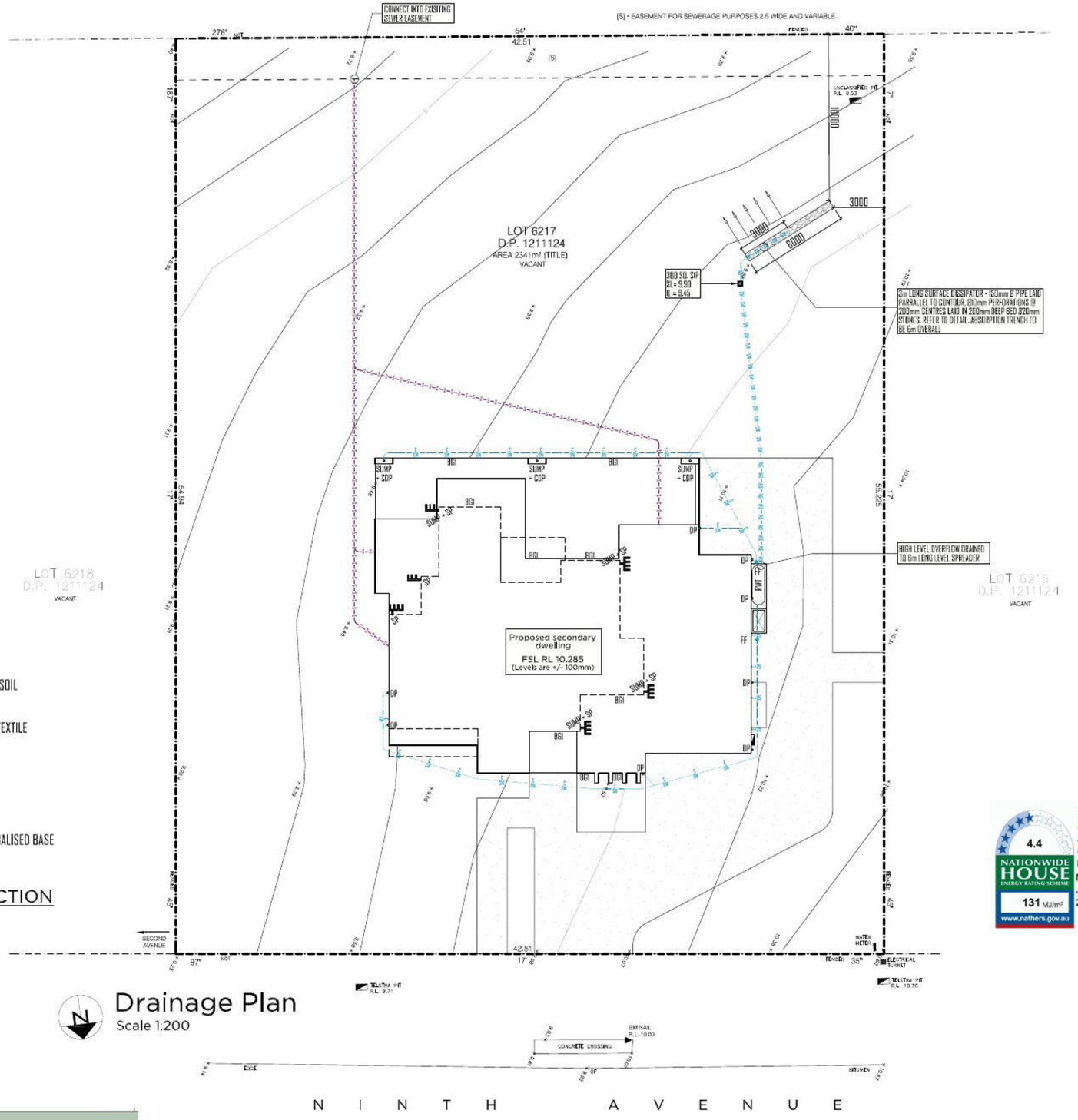
DESIGN NOTES

- 1:20 YEAR ARI = 166mm/hr
- 1:100 YEAR ARI = 220mm/hr
- ROOF EAVE GUTTERS DESIGN TO 1:20, 5min STORM
- BOX GUTTER = 1:100, 5min STORM
- NO OSD REQUIRED
- NO WATER DRAINAGE EASEMENT
  •• ONSITE DISPERSION REQUIRED

This plan is certified by Engineering Studio. Ref: 1603GA-001-ccd Dated: 30th September 2016. Refer to Compliance Certificate - Design.



ABSORPTION TRENCH TYPICAL SECTION
1: 20



Drainage Plan
Scale 1:200

N I N T H A V E N U E

GALEA RESIDENCE

Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 327 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

GENERAL NOTES

Prior to the commencement of works the contractor shall verify all conditions, dimensions and existing services at the job site and all discrepancies/clarifications to be advised to the designer prior to commencing work. Boundary dimensions & all levels are subject to confirmation by the contractor. Use figured dimensions only. Do not scale from plans. If in doubt, please ask. All works to comply with the relevant Australian Standards. All works to be carried out in accordance with the requirements of the Building Code of Australia. Santolo Designs Pty. Ltd. takes no responsibility for faults, failures or non compliance of built works. Santolo Designs Pty. Ltd. takes no responsibility for specifications, designs, or work completed by consultants, surveyors, structural and civil engineers.

4.4 NATIONWIDE HOUSE ENERGY RATING SCHEME 131 MJ/m² www.nathers.gov.au

Certificate no.: 0000734426-03
Assessor Name: Ian Fry
Accreditation no.: VIC/BDAV/12/1441
Certificate date: 09 Sep 2016
Dwelling Address: Ninth Avenue Jordan Springs, NSW 2747

www.nathers.gov.au

PROJECT DESCRIPTION
Proposed two storey dwelling

Lot 6217 DP1158660
Ninth Avenue,
JORDAN SPRINGS NSW 2747

SHEET NAME
Drainage Plan

SANTOLO BUILDING DESIGN
PH: 0423 707 516
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DATE: SEPT. 2016
DRAWN BY: R.G. CHECKED BY:
SCALE: 1:200 PAGE SIZE: A2
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D.A. D.A. DRAWINGS

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