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SUSTAINABILITY COMMITMENTS

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

WATER COMMITMENTS

- 3 STAR (> 7.5 BUT <= 9L/MIN) SHOWER HEADS
- 4 STAR TOILET SUITES
- 4 STAR KITCHEN TAPS
- 5 STAR BATHROOM TAPS

230.28 m² TOTAL ROOF AREA

3239 L WATER TANK(S) MINIMUM CAPACITY
183.95 m² MINIMUM ROOF AREA TO TANK(S)

- RAINWATER TANK(S) TO BE CONNECTED TO:
- AT LEAST ONE OUTDOOR TAP
 - ALL TOILETS
 - WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

200 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.5 - 4.0

COOLING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT
- KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL ON/TIMER OFF
- NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- 3 BEDROOMS/STUDY, NON-DEDICATED
- 2 LIVING/DINING AREAS, NON-DEDICATED
- KITCHEN, NON-DEDICATED
- ALL BATHROOMS/TOILETS, NON-DEDICATED
- LAUNDRY, NON-DEDICATED
- ALL HALLWAYS, NON-DEDICATED

NATURAL LIGHTING TO

- 2 BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- N/A

OTHER

- INDUCTION COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY OWNER

GENERAL INFORMATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL

THESE PLANS FEATURE WORKS REQUIRED BY THE OWNER THAT MAY BE EXCLUDED FROM THE SCOPE OF THE CONTRACT WITH THE BUILDER, BUT HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT. SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS AND SITE DRAINAGE. PLEASE REFER TO YOUR CONTRACT TENDER AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS.

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S): 2595mm, 3281mm
FIRST FLOOR PITCHING HEIGHT(S): 2400mm
FRAMES AND TRUSSES: STEEL
ROOF PITCH (U.N.O.): 30.0°
ELECTRICITY SUPPLY: SINGLE PHASE
GAS SUPPLY: RETICULATED SUPPLY

ROOF MATERIAL: SHEET METAL
ROOF COLOUR: DARK
ROOF INSULATION: R4.1 BATTS
SARKING

WALL MATERIAL: BRICK VENEER, CLADDING
WALL COLOUR: N/A
WALL INSULATION: R2.0 BATTS
WALL WRAP TO CLADDING

FLOOR INSULATION: N/A

SITE & ENGINEERING INFORMATION

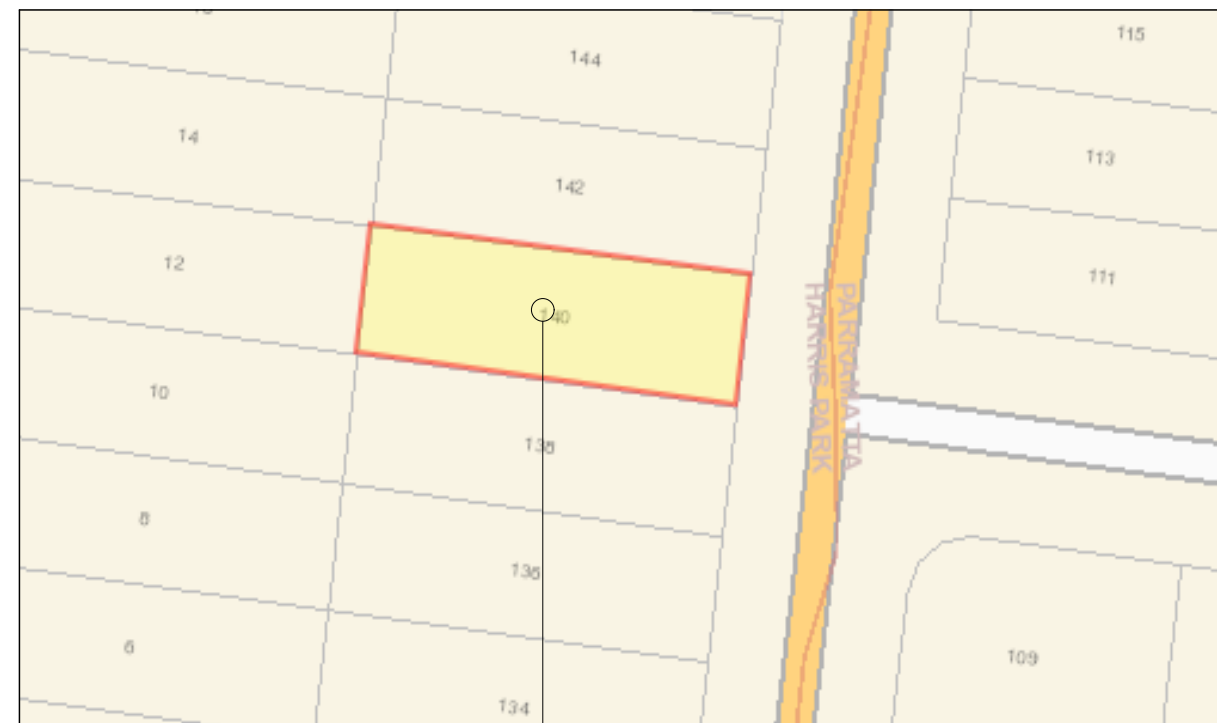
DESIGN WIND CLASSIFICATION: N2

SITE CLASSIFICATION: TBC
SLAB CLASSIFICATION: TBC

SLAB TO BE IN ACCORDANCE WITH AS 2870. REFER TO ENGINEER'S DRAWINGS FOR ALL SLAB DETAILS.

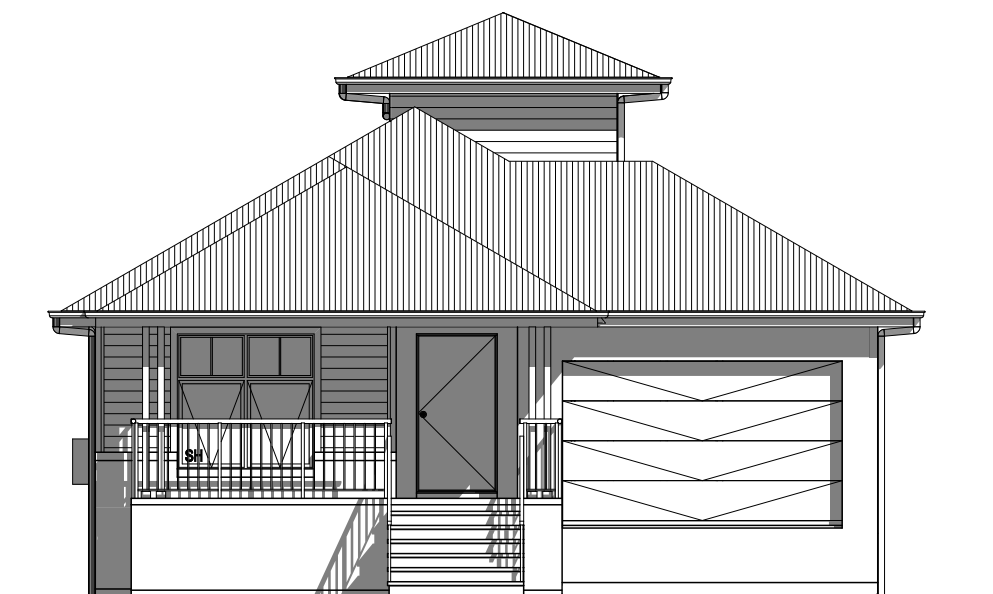
PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C.

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018



LOT 22
#140 ALFRED STREET

LOCATION MAP



BASIX AREAS

CONDITIONED	152.20
UNCONDITIONED	12.31

TOTAL FLOOR AREAS

ALFRESCO	9.23
GARAGE	26.60
LIVING	182.05
PATIO	9.05
226.93 m²	

COMPLIANCE AREAS

LANDSCAPED AREA	219.33
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PRELIMINARY CONSTRUCTION DRAWING
DATE:
12/07/2022
DRAFTING OFFICE:
HUNTER

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8 AMENDED AS PER PCV009	CLG 2022.10.27
9 AMENDED AS PER PCV10	LFL 2023.05.05
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12 RIDGE HEIGHT RL / ACCESS DETAILS	SIO 2023.09.26

CLIENT: MRS. LAURA THERESE ROUMANOUS
ADDRESS: 140 ALFRED STREET, HARRIS PARK NSW 2153
LOT / SECTION / DP: 22 / - / DP16064
COUNCIL: CITY OF PARRAMATTA COUNCIL

HOUSE DESIGN: CAMELLE ONE
FACADE DESIGN: CHIFLEY
SHEET TITLE: COVER SHEET
SHEET No.: 1 / 21

HOUSE CODE: H-CMLCLAS18410A
FACADE CODE: F-CMLCFLY01
SCALES:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 49' 11" S
LONGITUDE	151° 00' 59" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	0.00m ³
FILL VOLUME	174.50m ³
DIFFERENCE	174.50m ³
TONNAGE: 174.50m ³ x 2.25 = 392.63t 393 TONNES OF IMPORT FILL	

±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

CLIENT TO REMOVE TREES, STUMPS, ROOTS MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

DRIVEWAY BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER

COMPLIANCE ACHIEVED (SUBJECT TO COUNCIL APPROVAL)
DA - PARRAMATTA DCP (FLOOD AFFECTED)

SITING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.

LAND IS SUBJECT TO:

- ZONING: R3
- WIND CLASSIFICATION: N1
- < 1km TO BREAKING SALT: NO
- < 100m TO SALT WATER: NO
- BUSHFIRE: NO
- MINE SUBSIDENCE: NO
- ACID SULPHATE SOILS: CLASS 4
- FLOOD: MIN FFL 6.100m AHD (+50mm TOLERANCE)

BUILDING ENVELOPE

- BUILDING ENVELOPE: NO
- SLAB CLASSIFICATION: M
- HERITAGE: NO
- DEVELOPER GUIDELINES: NO
- APPLICABLE 88B CLAUSES: N/A
- ANY ADDITIONAL RESTRICTIONS: N/A

BUILDING RESTRICTIONS:

- FRONT SETBACK (MIN): 6.851m*
- *AS PER ESTABLISHED BUILDING LINE
- SECONDARY SETBACK (MIN): N/A
- GARAGE SETBACK (MIN): 1m BEHIND BUILDING LINE
- SIDE SETBACK (MIN): 0.9m
- REAR SETBACK (MIN): 6.0m
- GFA (MAX): 290m²
- SITE COVERAGE (MAX): NOT SPECIFIED
- BUILDING HEIGHT (MAX): 8.5m
- WALL BREAKS (MAX): N/A
- LANDSCAPED AREA (MIN): 97.36m² (20%)
- FRONT AREA (MIN): 20.91m² (25%)
- REAR AREA (MIN): 48.68m² (50% TOTAAL)
- CUT (MAX): 1.0m
- FILL (MAX): 1.0m

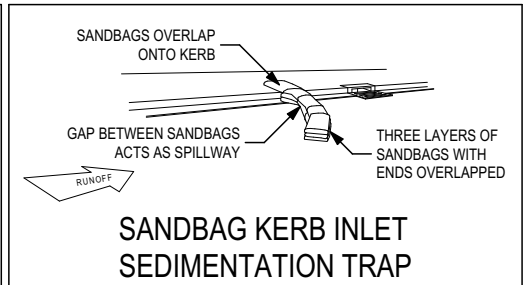
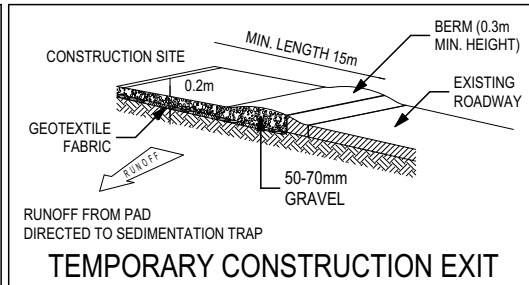
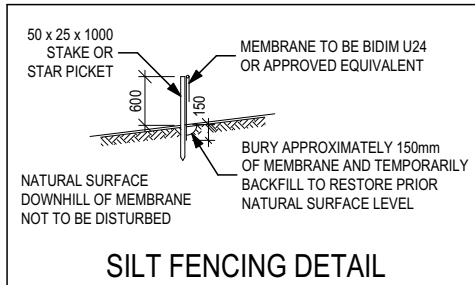
OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, FRONT FENCE, GARDEN BEDS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL WILL REQUIRE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS. UTILITIES / SERVICES: I.E.
- GAS METER AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
- ELECTRICAL METER AND ASSOCIATED SERVICES ARE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
- TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE. ASBESTOS:
- A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU

DRIVEWAY:

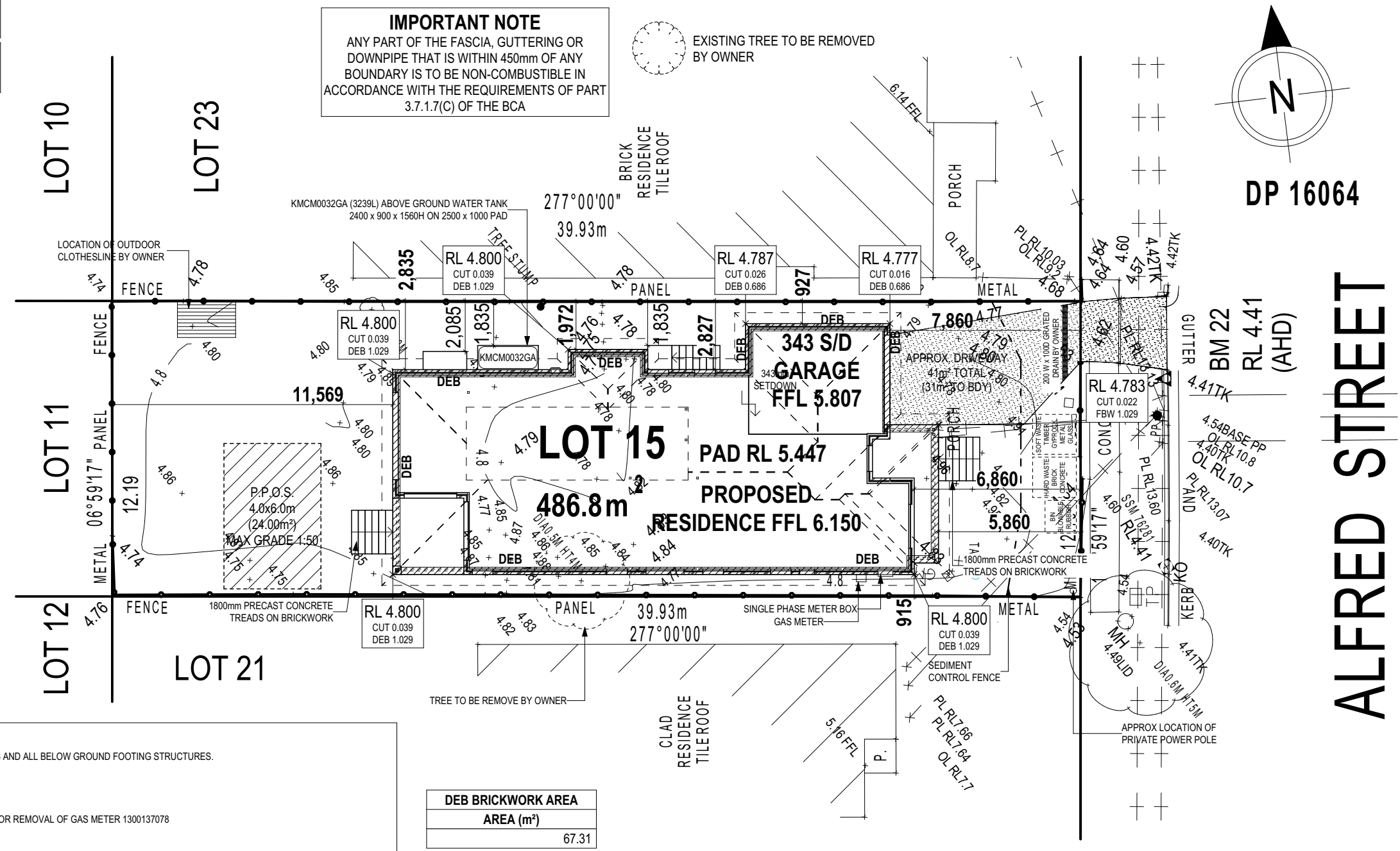
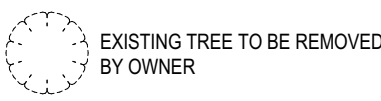
- ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
- IF MJH ARE PROVIDING A NEW DRIVEWAY, MJH HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSOVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT

PLEASE NOTE:
 -THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ARBORIST REPORT MAY BE REQUIRED BY OWNER FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY

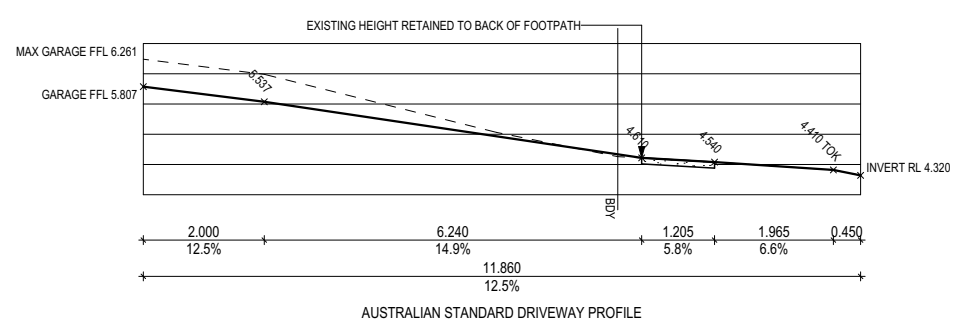


OVERHEAD POWER LINES ARE PRESENT

IMPORTANT NOTE
 ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(C) OF THE BCA



DEB BRICKWORK AREA
AREA (m ²)
67.31



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SPECIFICATION:	NOW
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12 RIDGE HEIGHT RL / ACCESS DETAILS	SIO 2023.09.26

CLIENT: MRS. LAURA THERESE ROUMANOUS
 ADDRESS: 140 ALFRED STREET, HARRIS PARK NSW 2153
 LOT / SECTION / DP: 22 / - / DP16064
 COUNCIL: CITY OF PARRAMATTA COUNCIL

HOUSE DESIGN: CAMELLE ONE
 FACADE DESIGN: CHIFLEY
 SHEET TITLE: SITE PLAN
 SHEET No.: 3 / 21

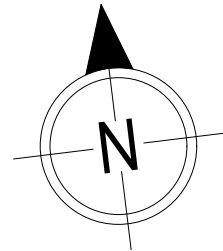
HOUSE CODE: H-CMLCLAS18410A
 FACADE CODE: F-CMLCFLY01
 SCALES: 1:200, 1:125

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±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
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OVERHEAD POWER LINES ARE PRESENT



DP 16064

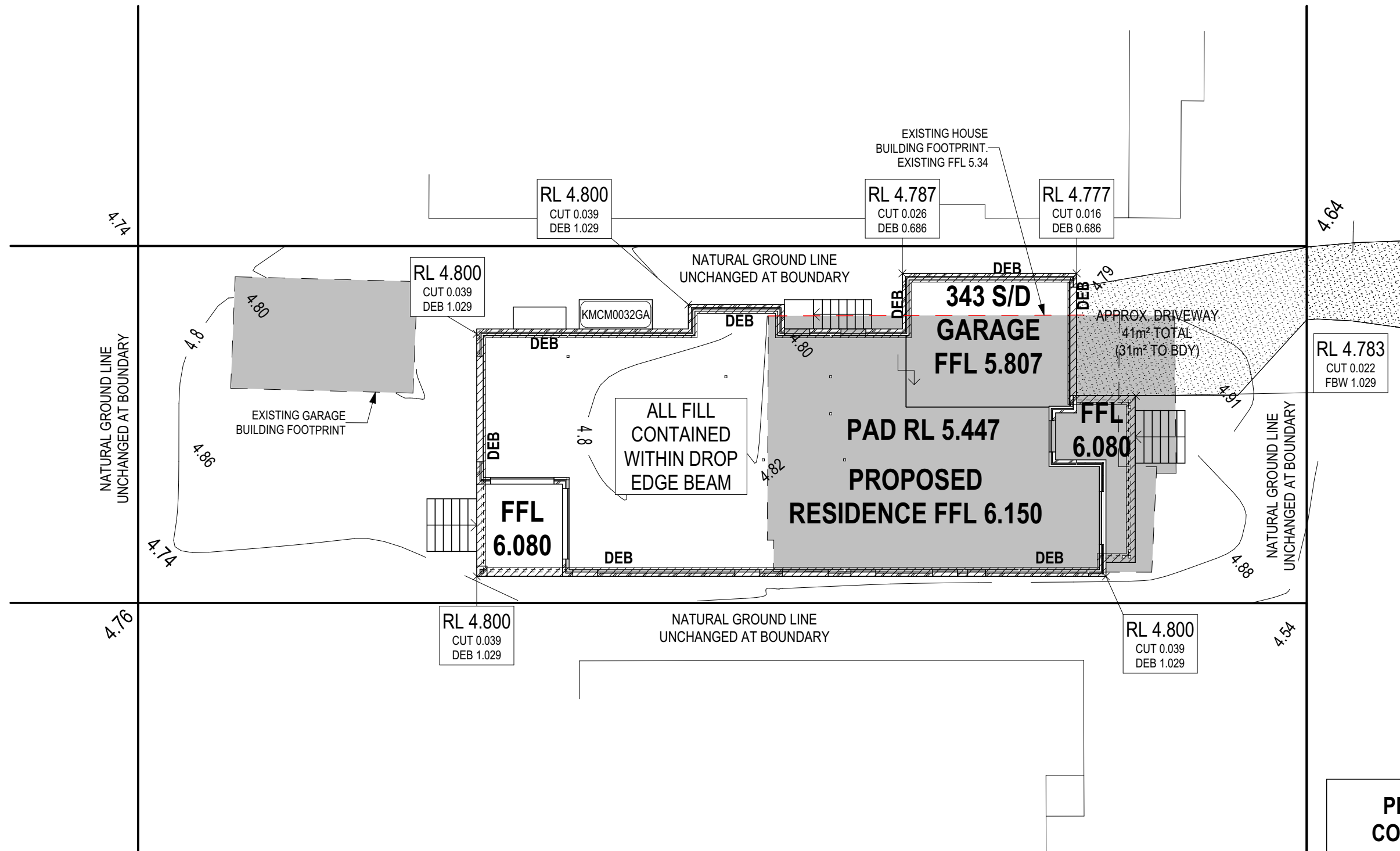
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PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 49' 11" S
LONGITUDE	151° 00' 59" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	0.00m ³
FILL VOLUME	174.50m ³
DIFFERENCE	174.50m ³
TONNAGE: 174.50m ³ x 2.25 = 392.63t 393 TONNES OF IMPORT FILL	



CUT & FILL PLAN
 Scale: 1:150

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COUNCIL:	CITY OF PARRAMATTA COUNCIL

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FACADE DESIGN:	CHIFLEY
SHEET TITLE:	CUT & FILL PLAN
SHEET No.:	5 / 21

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCFLY01
SCALES:	1:150

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WINDOW SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ¹
W01	FF/AA1785x1810	GUEST BED	1,785	1,810	7,190	3.23	ALUMINIUM	N/A	SNAP HEADER	E	2.52	CLEAR	BP 1190, MP 905/905, GLAZING BARS
W02	D2080x850	BATH	2,080	850	5,860	1.77	ALUMINIUM	N/A	SNAP HEADER	N	1.50	SATINLITE, TOUGHENED	
W03	D2080x850	FAMILY / LIVING	2,080	850	5,860	1.77	ALUMINIUM	N/A	SNAP HEADER	S	1.50	CLEAR	
W04	D2080x850	FAMILY / LIVING	2,080	850	5,860	1.77	ALUMINIUM	N/A	SNAP HEADER	S	1.50	CLEAR	
W05	DF1216	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	S	1.56	CLEAR	MP 785
W06	D2080x850	MASTER SUITE	2,080	850	5,860	1.77	ALUMINIUM	N/A	SNAP HEADER	S	1.50	CLEAR	
W07	D2080x850	MASTER SUITE	2,080	850	5,860	1.77	ALUMINIUM	N/A	SNAP HEADER	S	1.50	CLEAR	
W08	SF1006	ENS	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	S	0.47	SATINLITE, TOUGHENED	
W08	D1012	ATTIC	1,030	1,210	4,480	1.25	ALUMINIUM	N/A	NONE	N	1.02	SATINLITE, TOUGHENED	
W09	D1012	ATTIC	1,030	1,210	4,480	1.25	ALUMINIUM	N/A	NONE	N	1.02	SATINLITE, TOUGHENED	

17.09

14.09

EXTERIOR DOOR SCHEDULE

0.1 ASSUME LOOKING FROM OUTSIDE

ID	CODE*	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING TYPE	DOOR TYPE	ADDITIONAL INFORMATION ¹
D01	1020	ENTRY	2,106	1,067	2.25	TIMBER	N/A	SNAP HEADER	E	DOOR(S): N/A - SIDELIGHT(S): N/A	SWINGING	
D02	820	LDRY	2,106	867	1.83	TIMBER	N/A	SNAP HEADER	N	DOOR(S): CLEAR - SIDELIGHT(S): N/A	SWINGING	
D03	FSS2136	DINING	2,100	3,588	7.53	ALUMINIUM	N/A	SNAP HEADER	W	CLEAR, TOUGHENED	STACKER	
D04	FS2122	DINING	2,100	2,170	4.56	ALUMINIUM	N/A	SNAP HEADER	S	CLEAR, TOUGHENED	SLIDING	
D05	SF2124	FAMILY / LIVING	2,100	2,410	5.06	ALUMINIUM	N/A	SNAP HEADER	W	CLEAR, TOUGHENED	SLIDING	

21.23 m²

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
3	1020 SS	SQUARE SET OPENING	2,155	1,020	N/A	
1	2 x 520	SWINGING	2,040	1,040	N/A	
1	2 x 620	SWINGING	2,040	1,240	N/A	
1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
2	770	SWINGING	2,040	770	N/A	
1	800 SS	SQUARE SET OPENING	2,155	800	N/A	
4	820	SWINGING	2,040	820	N/A	

PICTURE/TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)
1	PICT RECESS	650	0.40	0.26

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

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DRAFTING OFFICE:

HUNTER

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SPECIFICATION: NOW
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REVISION	DRAWN
8 AMENDED AS PER PCV009	CLG 2022.10.27
9 AMENDED AS PER PCV10	LFL 2023.05.05
10 AMENDED AS PER PCV11 & PCV12	LFL 2023.06.27
11 CUT AND FILL PLAN ADDED	LFL 2023.07.10
12 RIDGE HEIGHT RL / ACCESS DETAILS	SIO 2023.09.26

CLIENT: MRS. LAURA THERESE ROUMANOUS	
ADDRESS: 140 ALFRED STREET, HARRIS PARK NSW 2153	
LOT / SECTION / DP: 22 / - / DP16064	COUNCIL: CITY OF PARRAMATTA COUNCIL

HOUSE DESIGN: CAMELLE ONE	
FACADE DESIGN: CHIFLEY	
SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 8 / 21

HOUSE CODE: H-CMLCLAS18410A
FACADE CODE: F-CMLCFLY01
SCALES:

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

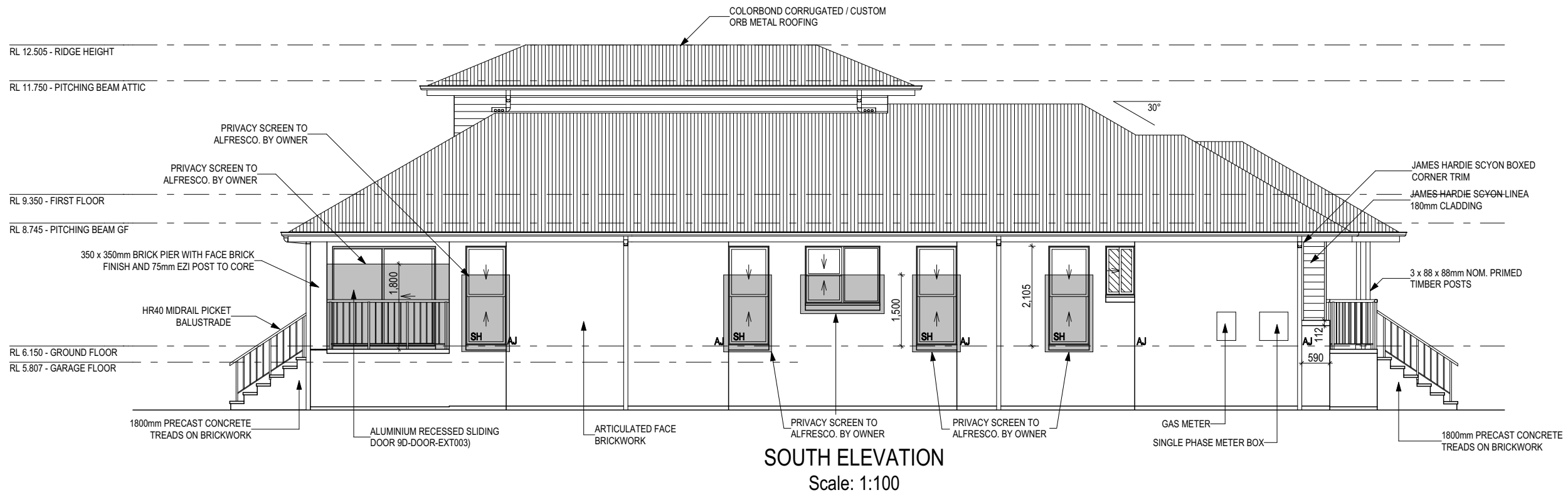
606567

File Location: G:\Sydney\Drafting\Job Files 60000\Job Files 606401 - 606600\606567 - Rourmanous\Plan Model\606567 Rourmanous - AC21 Metal Stand.rvt
 Last Published: Tuesday, 26 September 2023 2:55 PM
 Template Version: 2.1027

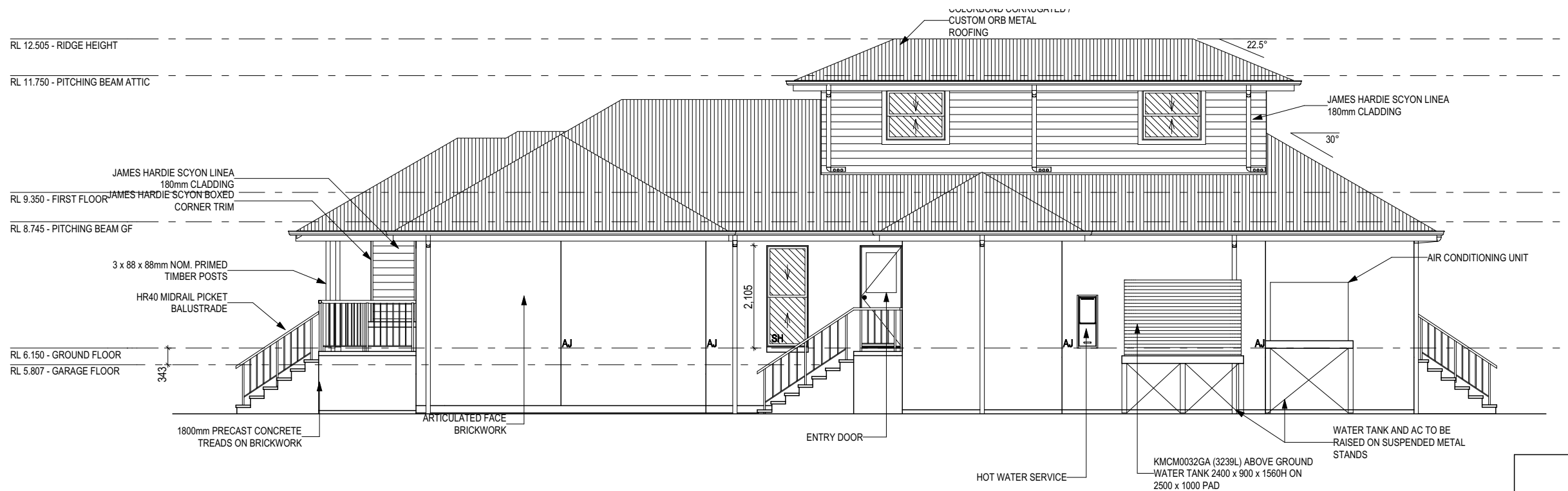
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

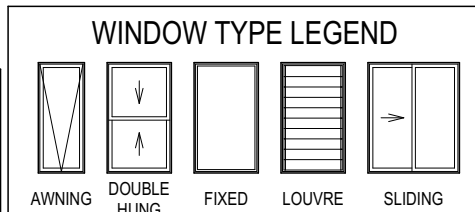
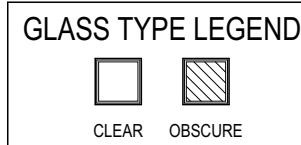
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC



SOUTH ELEVATION
Scale: 1:100



NORTH ELEVATION
Scale: 1:100



PRELIMINARY CONSTRUCTION DRAWING
 DATE:
 12/07/2022
 DRAFTING OFFICE:
 HUNTER

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CLIENT:	MRS. LAURA THERESE ROUMANOUS
ADDRESS:	140 ALFRED STREET, HARRIS PARK NSW 2153
LOT / SECTION / DP:	22 / - / DP16064
COUNCIL:	CITY OF PARRAMATTA COUNCIL

HOUSE DESIGN:	CAMELLE ONE
FACADE DESIGN:	CHIFLEY
SHEET TITLE:	ELEVATIONS
SHEET No.:	12 / 21

HOUSE CODE:	H-CMLCLAS18410A
FACADE CODE:	F-CMLCLFLY01
SCALES:	1:100

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606567

Last Published: Tuesday, 26 September 2023 2:56 PM
 File Location: G:\Sydney\Drafting\Job Files 606401 - 606600\Job Files 606401 - 606600\606567 - Roumanous\Plan Model\606567 Roumanous - AC21 Metal Stand.rvt

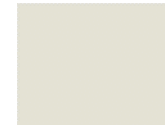
EXTERNAL COLOUR PLAN



AUSTRAL BRICKS
Everyday Life, Engage
Off White Mortar, Iron joint



METAL ROOFING
Custom Orb, Colorbond
Dune



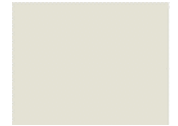
WINDOWS
Bradnam's, Surfmist Matt



COLORBOND, DUNE
Gutter & Rainwater Tank



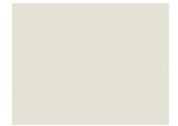
TAUBMANS, SURFMIST
Front Entry Door, Hinged
Laundry Door, Eaves, Posts,
Cladding & Moulding




COLORBOND, SURFMIST
Fascia



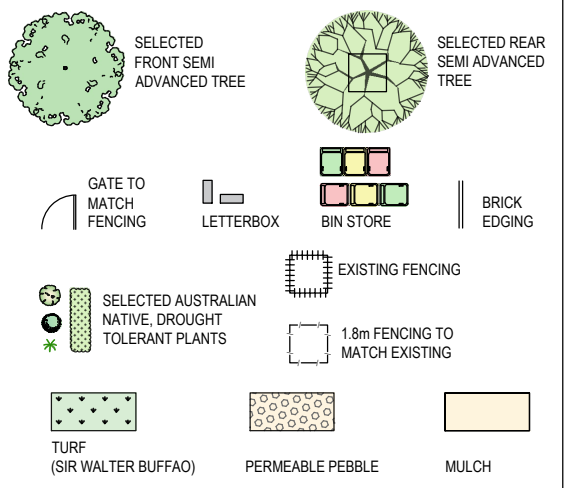
TAUBMANS, DUNE
Downpipes



GARAGE DOOR
Slimline, Surfmist

 McDonald Jones YOUR HOME. YOUR DREAM	SPECIFICATION: NOW COPYRIGHT: © 2021	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DRAWN</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1 DRAFT SALES PLAN - CT1</td> <td>RTA</td> <td>2021.12.12</td> </tr> <tr> <td>2 APPOINTMENT AMENDMENTS</td> <td>KNE</td> <td>2021.12.23</td> </tr> </tbody> </table>	REVISION	DRAWN	DATE	1 DRAFT SALES PLAN - CT1	RTA	2021.12.12	2 APPOINTMENT AMENDMENTS	KNE	2021.12.23	CLIENT: MRS LAURA ROUMANOUS ADDRESS: 140 ALFRED STREET, HARRIS PARK NSW 2153 LOT1 SECTION OF 22 / - / DP16064	HOUSE DESIGN: CAMELLE ONE ARCHITECT DESIGN: CHIPLEY SHEET TITLE: DRAFT SALES PLAN - ELEVATIONS	HOUSE CODE: H-CMLCLAS18410A PACKAGE CODE: F-CMLCLFLY01 SHEET NO: 4 / 4	DON'T SCALE DRAWINGS. USE DIMENSIONS INDICATED ON DRAWING AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS TO BE INDICATED ON DRAWINGS. 606567
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1 DRAFT SALES PLAN - CT1	RTA	2021.12.12													
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COUNCIL: CITY OF PARRAMATTA COUNCIL	SHEET NO: 4 / 4 SCALE: 1:100	DRAWN BY: RTA CHECKED BY: KNE													

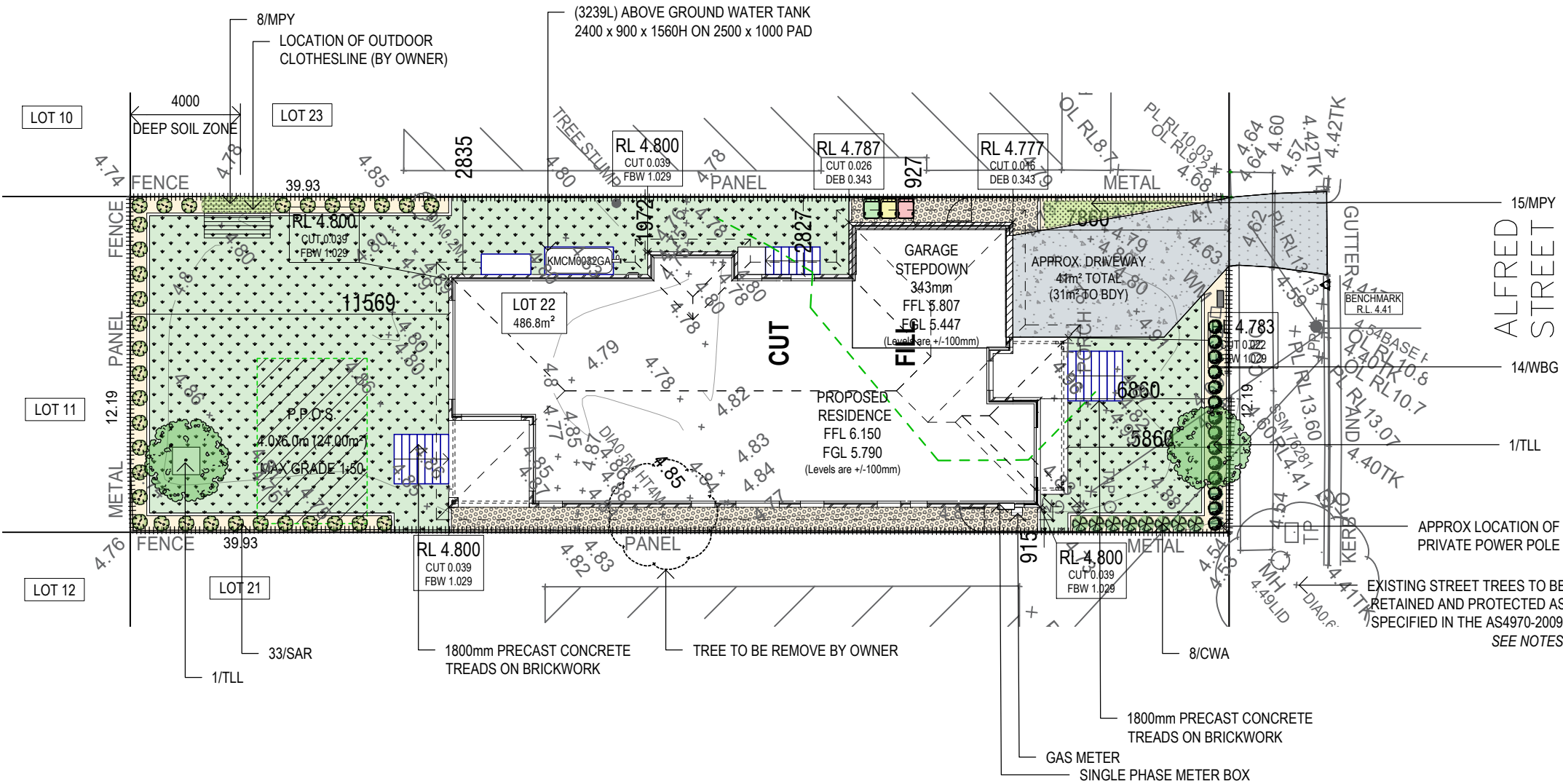
LEGEND:



LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PARRAMATTA CITY COUNCIL DCP

LANDSCAPED AREA	
TOTAL SITE AREA:	486.8m ²
TOTAL LANDSCAPE AREA: (EXCLUDES HARD SURFACES)	209.7m ² 43%
MIN. REQUIRED:	40%

DEEP SOIL ZONE	
TOTAL AREA:	486.8m ²
TOTAL DEEP SOIL AREA: (EXCLUDES HARD SURFACES)	162m ² 33%
MIN. DEEP SOIL ZONE:	30%



ACID SULFATE SOILS CLASS 4

FLOOD ZONE FENCING MUST BE DESIGNED SO AS NOT TO IMPEDE THE FLOW OF FLOODWATER OR ENTRAP DEBRIS

PLANT SCHEDULE:

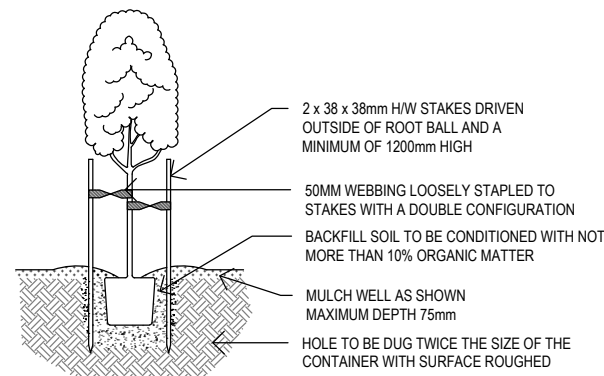
CODE	BOTANICAL NAME	COMMON NAME	NATIVE OR EXOTIC	No.	POT SIZE	MATURE HEIGHT
TREES						
TLL	<i>Tristanopsis laurina</i>	Water Gum	NATIVE	2	75lt	8m
SHURBS						
WBG	<i>Westringia 'Blue Gem'</i>	Coastal rosemary	NATIVE	14	250mm	0.9m
SAR	<i>Syzygium australe 'Resilience'</i>	Lilly Pilly	NATIVE	33	250mm	1.8m hedged
CWA	<i>Callistemon 'White Anzac'</i>	Callistemon White Anzac	NATIVE	8	200mm	1.0m
GROUND COVERS & GRASSES						
MPY	<i>Myoporum parvifolium 'Yareena'</i>	Myoporum Yareena	NATIVE	23	150mm	0.2m
TURF	<i>Stenotaphrum secundatum 'Sir Walter'</i>	Sir Walter Buffalo Turf	EXOTIC	-	-	-

MAINTENANCE PROCEDURES

- LAWN TO BE FERTILISED TWICE A YEAR IN THE WARM MONTHS, MOWING WEEKLY IN SUMMER MONTHS AND FORTNIGHTLY OR MONTHLY AS REQUIRED IN THE WINTER MONTHS.
- PLANTS TO BE FERTILISED A MINIMUM OF TWICE A YEAR AT THE SAME TIME OF PRUNING, TO DO THIS USE A COMPLETE FERTILISER. KEEP MULCH CLEAR OF TREE TRUNK AREA. AFTER PLANT/SHURBS AND TREES ARE PLANTED CONTINUE TO WATER WELL ONCE A WEEK.
- PRUNE HEDGE PLANTS A MINIMUM OF 2 - 3 TIMES A YEAR, IN THE WARMER MONTHS. WAIT FOR AT LEAST 10MM OF NEW GROWTH BEFORE PRUNING AGAIN TO PROMOTE HEALTHY NEW GROWTH.

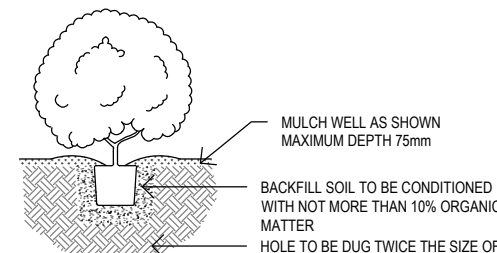
NOTES:

- ALL LANDSCAPED AREAS TO HAVE A MINIMUM 1:100 FALL TOWARDS STORM WATER DRAINS. OR AWAY FROM THE BUILDING FOR POSSIBLE OVERLAND WATER DRAINAGE.
- A TREE PROTECTION ZONE (TPZ) SHALL BE ESTABLISHED FOR THE DURATION OF ANY WORKS NEAR ANY EXISTING TREES, AS PER THE METHOD OUTLINED IN THE CURRENT AS4970-2009. PERMISSION FROM THE COUNCIL ARBORIST IS REQUIRED FOR ACTIVITIES THAT DO NOT COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS.
- DRIVEWAY LAYOUT TO BE CONSTRUCTED FROM ARCHITECTURAL CONSTRUCTION DRAWINGS.
- RETAINING WALLS ALONG SIDE BOUNDARIES BETWEEN LOTS TO BE FINALISED ON SITE AFTER BENCHING.
- ALL RETAINING WALLS VISIBLE FROM THE STREET TO BE MASONRY WITH COLOURS MATCHING THOSE ON THE FRONT FACADE OF THE DWELLING.
- ALL IMPORTED SOIL TO GARDEN AREAS TO BE OF PREMIUM GARDEN MIX STANDARD AT 300MM DEPTH.
- TURF TO BE LAID ON A 150MM MINIMUM BASE OF 80% SAND 20% SOIL MIX. REFER TO DETAIL.
- ALL GARDEN AREAS TO BE COVERED WITH A MINIMUM OF 75MM OF 14MM PINE BARK MULCH.
- GARDEN EDGING IS TO BE INSTALLED BETWEEN ALL ADJOINING SOFT LANDSCAPE FINISHES. REFER TO DETAIL.



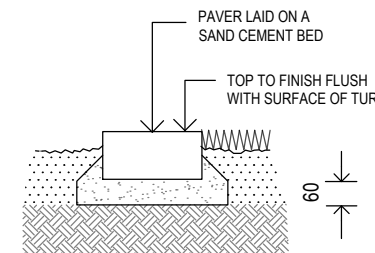
- NOTES:
- AFTER PLANTING WATER IN PLANT WELL USING FOUR TIMES THE PLANT CONTAINER CAPACITY OF WATER.
 - FOR TREES 50lt AND ABOVE INSERT A 60mm DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL.
 - TREES SHALL NOT BE TIED UNLESS SUPPORT IS ESSENTIAL.

TYPICAL TREE PLANTING DETAIL
SCALE: N.T.S.

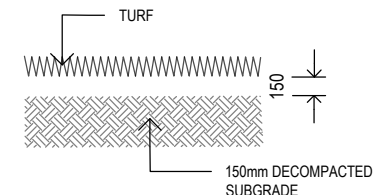


- NOTES:
- AFTER PLANTING WATER IN PLANT WELL USING FOUR TIMES THE PLANT CONTAINER CAPACITY OF WATER.
 - FOR TREES 50lt AND ABOVE INSERT A 60mm DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL.

TYPICAL SHRUB PLANTING DETAIL
SCALE: N.T.S. Tube, 150mm, 200mm, 250mm Pot Size



BRICK GARDEN EDGE DETAIL
SCALE: N.T.S.



TURF DETAIL
SCALE: N.T.S.



REV	ISSUE / DESCRIPTION	DATE	CHECKED
A	Initial design for DA	24.02.22	KR
B	Revision	27.10.22	KR
C	Revision	03.11.22	KR



MYARD PTY LTD
 ABN 83 602 735 777
 info@myard.com.au
 myard.com.au
 P 02 8801 1825
 Suite A9, 24-32 Lexington Drive
 Bella Vista NSW 2153
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GENERAL NOTES:
 Prior to being used for construction, the Principal Contractor must ensure that they are in possession of a Construction Certificate and all other required Council approvals. All works are to comply with B.C.A. Statutory Authorities and relevant Australian Standards. Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and omissions with the Architect. Use figured dimensions only. Do not scale from drawings. Position of all services on site to be confirmed prior to commencement of construction.
 PLAN DRAWINGS PREPARED FOR DEVELOPMENT APPLICATION ONLY. PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

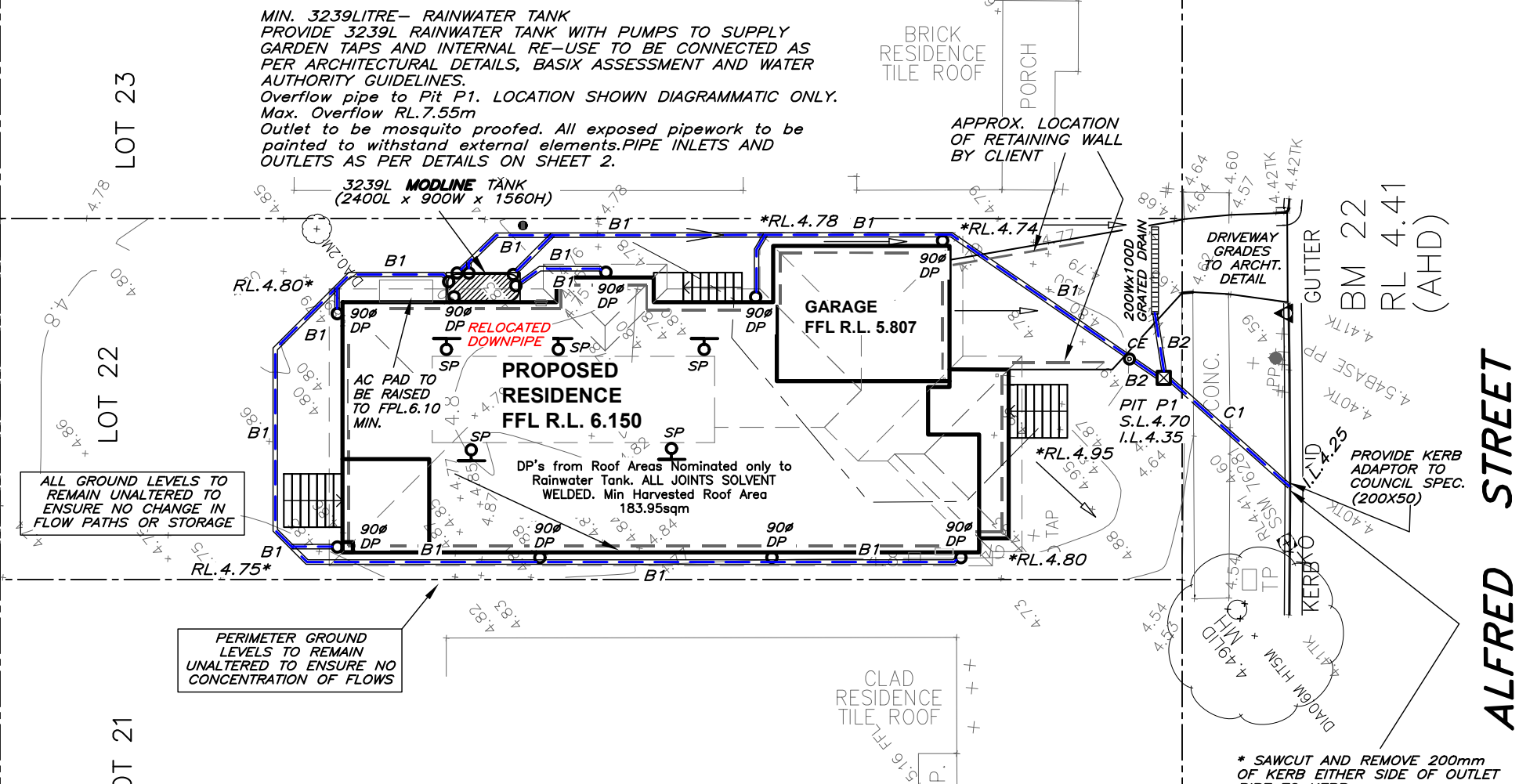
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 DRAWING NO. LP-22158
 CLIENT NO: 606567
 COUNCIL: PARRAMATTA
 DRAWN: AVS
 PAGE NO: 1/1

REVISION C
 NORTH

DRAWING TITLE: DA LANDSCAPE PLAN
 CLIENT: MCDONALD JONES HOMES
 ADDRESS: LOT 22, DP 16064, NO.140 ALFRED STREET, HARRIS PARK, NSW 2150

STORMWATER LAYOUT NOTES

- PITS UP TO 450 DEEP TO BE 350SQ U.N.O., PITS UP TO 600 DEEP TO BE 450 SQ U.N.O., PITS UP TO 900 DEEP TO BE 600 SQ U.N.O., PITS UP TO 1200 DEEP TO BE 900 x 600 U.N.O., PITS EXCEEDING 1200 DEEP TO BE 900 SQ. U.N.O. PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS AND GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS. U.N.O. ALL PITS TO BE BENCHED TO DISCHARGE PIPES U.N.O. GAL. STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.
- COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 & AS4198.
- DOWNPIPES TO BE 90 DIA IF CHARGED AND 100 x 50 BOX IF GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2:4.11 & AS4198. MAX. ROOF AREA PER DOWNPIPE WITH A NOMINATED GUTTER SIZE TO BE DETERMINED USING MANUFACTURERS SPECIFICATIONS WITH OVERFLOW PROVISIONS BY INSTALLERS.
- PIPES TO HAVE 1% MIN.GRADE U.N.O. BY PIT INVERTS. PIPES TO BE V.C. CLASS 'X' OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254,1260,1273,1477,2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GAL. PIPES AND KERB ADAPTORS TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/ TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES
- RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1:2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS, VALVES TO BE IN ACCORDANCE WITH AS3500.3.2:2.7 & AS3500.3.2
- EXPANSION JOINTS SHALL COMPLY WITH AS3500.3.2:TABLE 4.1 PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2:7.2.8-14. EMBEDMENT MATERIAL AND TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2:7, ALL WORKS TO BE IN ACCORDANCE WITH AS1254, 1741, 2032, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2,2566, 6367, 8301, ARR97 & BCA.
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE APPROVED BY COUNCIL & ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN BUILDER & ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY- BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATION.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- 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 ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD, PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES.
- CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE 'J' BOLTS OR SIMILAR INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.



GROUND FLOOR LAYOUT

REFER TO SHEET 2 FOR RAINWATER TANK DETAILS.
 LEAF GUTTER GUARDS OR SIMILAR SCREENING RECOMMENDED TO ALL GUTTERS.

WHSA HAZARD IDENTIFICATION:
 TRENCHING-ALL PERSONS TO FOLLOW THEIR APPROVED SWMS IN RELATION TO BARRICADING DEEP TRENCHES AND WEARING APPROPRIATE CLOTHING. ANY PERSON WORKING INSIDE A TRENCH MUST BE SUPERVISED BY ANOTHER PERSON.
 DIAL BEFORE YOU DIG 1100 MUST BE CHECKED BEFORE ANY TRENCHING COMMENCES ON SITE. ANY WORKS NEAR IDENTIFIED SERVICES TO BE CARRIED OUT IN ACCORDANCE WITH THE TRADES SWMS. INSTALLATION OF DOWNPIPES AND GUTTERING TO BE CARRIED OUT IN ACCORDANCE WITH INSTALLERS APPROVED SWMS.

- ALL GROUND LEVELS TO REMAIN UNALTERED IN ACCORDANCE WITH COUNCIL FLOOD REPORT.
- ALL NEW FENCING TO BE OPEN STYLE FENCING TO RL.5.60 SATISFACTION OF COUNCIL.
- ALL MATERIALS TO BE FLOOD COMPATIBLE BELOW RL.6.10 AHD.
- ALL SERVICES BELOW THE FLOOD LEVEL ARE TO BE FLOOD PROOFED.
- ALL STRUCTURES TO BE DESIGNED TO WITHSTAND FLOOD WATERS PER COUNCIL FLOOD REPORT

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

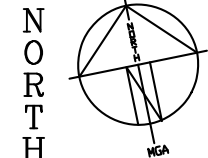
TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	2%
C1	125x75 GAL. PIPE	1%

LEGEND

R.L. 0.00	NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)
+ 00.00	EXISTING LEVEL
S.L. 0.00	SURFACE LEVEL
I.L. 0.00	INVERT LEVEL
T.O.W.	TOP OF WALL LEVEL
G.F.L. 0.00	GARAGE FLOOR LEVEL
F.F.L. 0.00	FINISHED FLOOR LEVEL
A,B,C etc.	SEE PIPE SCHEDULE
LT	PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT OP1	OVERLAND FLOW PIT
90mm AG. LINE	90mm. AG. LINE
DP	DOWNPIPE-SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW-200x100
RWH/S	RAIN WATER HEAD/SUMP
SP	DP WITH SPREADER
BG	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
))))	100 HIGH EARTH MOUNDING

ALL OTHER SURFACE WATERS TO BE STRICTLY CONNECTED TO A SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3:2003 AND BCA PART 3.1.2.3.

RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT



REVISIONS	
B	ARCHT. REVISIONS
A	Garage level raised per archt.

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	8-4-22
2	EMAIL	BUILDER/CLIENT	21-10-22
3	EMAIL	BUILDER/CLIENT	3-7-23

SCALE (A3) 1:200, 100 u.n.o.
 SCALE BAR - 1m INTERVALS
 DATE MARCH . 2022
 DRAWN M.I.
 DESIGNED M.I.
 APPROVED



IBRAHIM STORMWATER CONSULTANTS
CONSULTING CIVIL ENGINEERS
 P.O. BOX 400 CHERRYBROOK NSW 2126
 TELEPHONE: (02) 9980 5515 FAX: (02) 9980 6114
 www.stormwater.net.au email: mail@stormwater.net.au

PROJECT
PROPOSED RESIDENCE
AT 140 ALFRED STREET,
HARRIS PARK
FOR MRS LAURA ROUMANOUS

THIS DRAWING
STORMWATER
LAYOUT SH.1
 BUILDER
 MJH HOMES

JOB NUMBER
M10639-606567
 SHEET No.
1 of 2
 REVISION
B

TRI 100Dia. Overflow pipes to Pit P1.
Outlet to be mosquito proofed. All
exposed pipework to be painted to
withstand external elements.(Location
shown generic only)

Max. Overflow
RL.7.55

3239L MODLINE TANK
(2400L x 900W x 1560H)

RAISED PAD
RL.5.99

IL.4.50

3239L Rainwater tank/s, to
manufacturer's and Water
Authority's specifications.

RAINWATER TANK

Leaf Gutter Guard or
Downpipe Guard
recommended.

Mosquito proof strainer
or cover – regular
cleaning/maintenance
by owner essential

Internal submersible
or external pumps
to supply garden
taps and internal
re-use per Basix
assessment.
Location as per
architecturals.

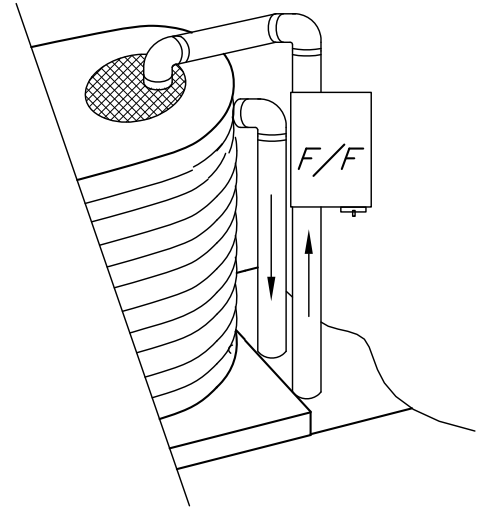
900
MIN

Charged pipes
shown

INLET LEVEL
OF CHARGED
LINES TO BE
A MINIMUM AS
SHOWN
BELOW ALL
CONNECTED
GUTTERS.

First flush
water diverter
or equivalent at
tank as req'd
by L.G.A. F/F

I.O. – Cleaning
eye to all
charged
pipelines for
maintenance of
charged system.



TYPICAL ALTERNATIVE
INLET SYSTEM SHOWN
DIAGRAMMATICALLY ONLY

TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATIONS TO TANK VOLUME OR INLET AND OUTLET LEVELS MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. TANK SHAPE, & DEVICES SHOWN ARE DIAGRAMMATIC ONLY. MINIMUM OF 450 CLEARANCE (UNLESS L.G.A. REQUIRES LARGER SETBACK) TO SIDE BOUNDARIES MUST BE MAINTAINED. CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE.

Charged stormwater lines from Roof Areas ONLY to rainwater tank.

All joints to be solvent welded. All exposed pipework to be painted to withstand external elements.

First flush water diverter at tank to comply with Water Authority and council DCP's. An approved switch system similar to 'Rainbank' to be used via mains. Pumps to manuf. specs.

Rain Tank to be installed and maintained to manufacturers specifications and to comply with all Water Authority Guidelines.

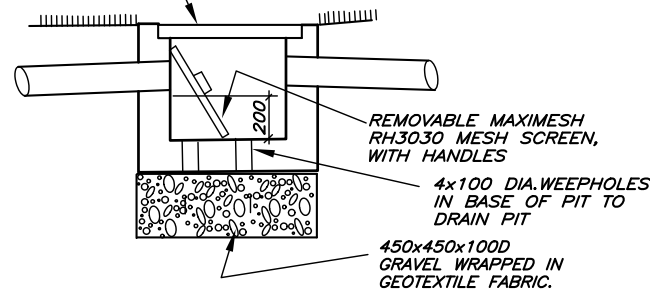
Client to be responsible for maintenance system of charged pipelines. Debris accumulation significantly affects systems performance. Maintenance program essential.

Structural details for tank base by manufacturer or others.

WHSA HAZARD IDENTIFICATION:

INSTALLATION OF RAIN TANKS: PLUMBER/SITE SUPERVISOR TO ASSESS ACCESS SUITABILITY PRIOR OR POST SLAB CONSTRUCTION. INSTALLATION OF TANKS TO BE CARRIED OUT FOLLOWING SWMS OF TANK SUPPLIER AND PLUMBER. APPROPRIATE GLOVES TO BE WORN AT ALL TIMES WHILE HANDLING TANKS.

450 x 450 PIT WITH
SEALED GATIC STYLE LID



REMOVABLE MAXIMESH
RH3030 MESH SCREEN,
WITH HANDLES

4x100 DIA.WEEPHOLES
IN BASE OF PIT TO
DRAIN PIT

450x450x100D
GRAVEL WRAPPED IN
GEOTEXTILE FABRIC.

SILT ARRESTOR PIT – P1

WHSA

ALL NEARBY SERVICES TO BE LOCATED PRIOR EXCAVATIONS.
ALL PIPES TO BE CUT FLUSH WITH PIT WALLS AND SPARGED.
PITS EXCEEDING 600mm IN DEPTH TO HAVE LOCK DOWN MECHANISM.
SAFETY GEAR TO BE WORN AT ALL TIMES. INCLUDING FOOTWEAR, CLOTHING
AND GLOVES AS PER SWMS.

BUILDER/CLIENT TO ENSURE THAT ALL SAFETY MEASURES ARE TAKEN DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, SAFETY FENCING, SIGNAGE, OBTAINING STRUCTURAL AND GEOTECHNICAL ADVICE WHERE EXCAVATIONS ARE NEAR STRUCTURES OR SERVICES, SAFETY MEASURES RECOMMENDED BY PRODUCT SUPPLIERS ETC.

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REVISIONS	
B	ARCHT. REVISIONS
A	Garage level raised per archt.

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	8-4-22
2	EMAIL	BUILDER/CLIENT	21-10-22
3	EMAIL	BUILDER/CLIENT	3-7-23

SCALE(A3)1:200,100 u.n.o.
SCALE BAR – 1m INTERVALS
DATE MARCH . 2022
DRAWN M.I.
DESIGNED M.I.
APPROVED



IBRAHIM STORMWATER CONSULTANTS CONSULTING CIVIL ENGINEERS

P.O. BOX 400 CHERRYBROOK NSW 2126
TELEPHONE: (02) 9980 5515 FAX: (02) 9980 6114
www.stormwater.net.au email: mail@stormwater.net.au

PROJECT
**PROPOSED RESIDENCE
AT 140 ALFRED STREET,
HARRIS PARK
FOR MRS LAURA ROUMANOUS**

THIS DRAWING
**STORMWATER
DETAILS SH.1**
BUILDER
MJH HOMES

JOB NUMBER
M10639-606567

SHEET No.
2 of 2

REVISION
B