



Sheet list

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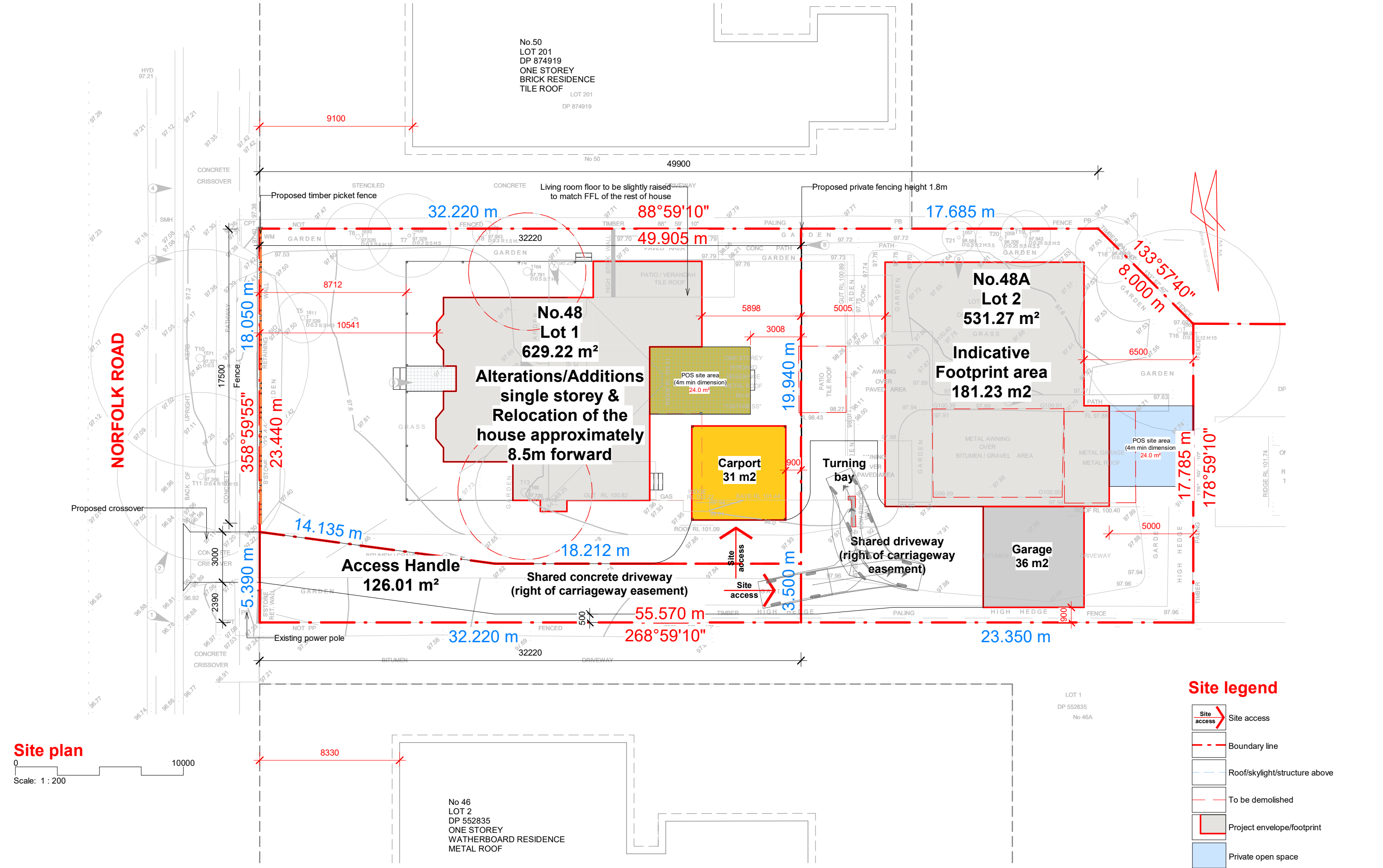
Project number

888623078

48 Norfolk Rd Epping NSW 2121

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24 Second Ave Kingswood NSW 2747
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| | | | |
|---------|-------------------------------|----------|-----------|
| Drawing | Site plan | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | |
| Project | 888623078 | Client/s | Min Xiong |
| Sheet | 05 | | |

| Sequence | Number | Revision description |
|----------|--------|------------------------|
| 1 | 1 | Update for DA approval |
| 2 | 2 | As email on 22.01.13 |

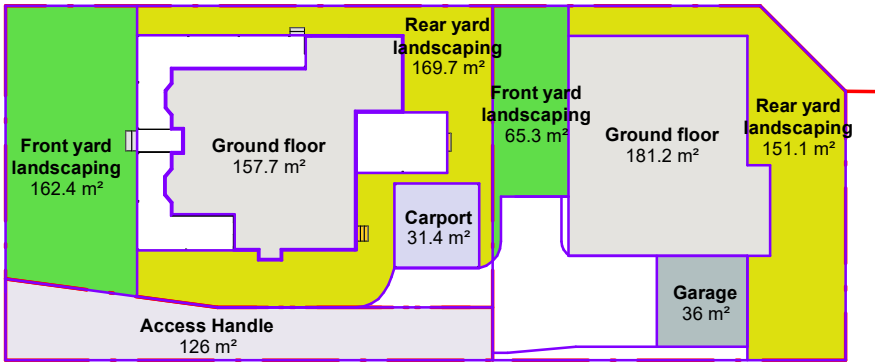
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| Client | 22.01.11 |
| Client | 22.01.17 |

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Existing status



Area ground floor plan

0 25000
Scale: 1 : 500

Development parameters

| Site calculations | Condition/Description | Existing | Parameters | | Compliance | |
|-------------------------|--|--------------------|--------------------|--------------------|------------|----------|
| | | | LOT 1 | LOT 2 | LOT 1 | LOT 2 |
| Site area | n/a | 1286.5 m² | 629.22 m² | 531.27 m² | n/a | n/a |
| Ground floor area | n/a | 174.6 m² | 157.7 m² | 181.2 m² | n/a | n/a |
| Garage area | n/a | n/a | n/a | 36.0 m² | n/a | n/a |
| Carport | n/a | n/a | 31.4 m² | n/a | n/a | n/a |
| Gross floor area | Garage GFA excludes 1 car parking space (18m²) Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids | n/a | 157.7 m² | 199.2 m² | n/a | n/a |
| Floor space ratio (FSR) | Ground floor & Garage, Carport, Shed | n/a | 25.0% | 37.5% | n/a | n/a |
| Floor area | Garage GFA excludes 1 car parking space (18m²) Excludes: Basements, Storage, Vehicle access, Terraces & Balconies with outer walls <1.4m high and Voids | n/a | 157.7 m² | 199.2 m² | 380.0 m² | 330.0 m² |
| Site coverage | Ground floor & Gagare | n/a | 25.9% | 40.8% | 50.0% | 50.0% |
| Street setback | n/a | Refer to site plan | Refer to site plan | Refer to site plan | 4.5m | 4.5m |
| Rear setback | n/a | Refer to site plan | Refer to site plan | Refer to site plan | 3.0m | 3.0m |
| Side setback | 0.9m up to 4.5m | Refer to site plan | Refer to site plan | Refer to site plan | 0.9m | 0.9m |
| Front yard landscaping | Area forward building line | n/a | 162.4 m² | 65.3 m² | n/a | n/a |
| Rear yard landscaping | Area landscaping behind the building line | n/a | 169.7 m² | 151.1 m² | n/a | n/a |
| Total landscaping | Front yard landscaping + Rear yard landscaping | n/a | 52.8% | 40.7% | 30.0% | 20.0% |
| Private open space | n/a | n/a | 24.0 m² | 24.0 m² | 24.0 m² | 24.0 m² |



Location plan

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| | | | | | |
|---------|-------------------------------|----------|-----------|-------|----|
| Drawing | Development parameters | | | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | | | |
| Project | 888623078 | Client/s | Min Xiong | Sheet | 06 |

| Sequence | Number | Revision description |
|----------|--------|------------------------|
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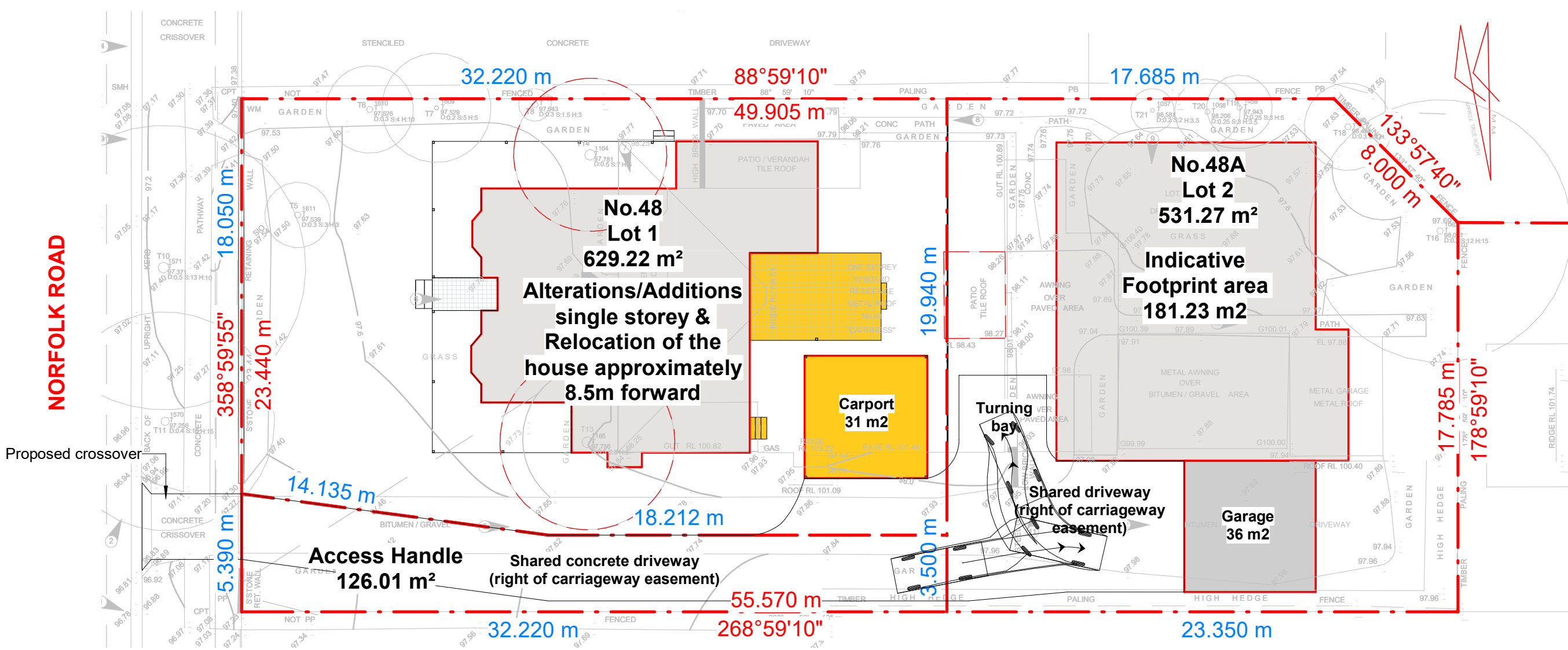
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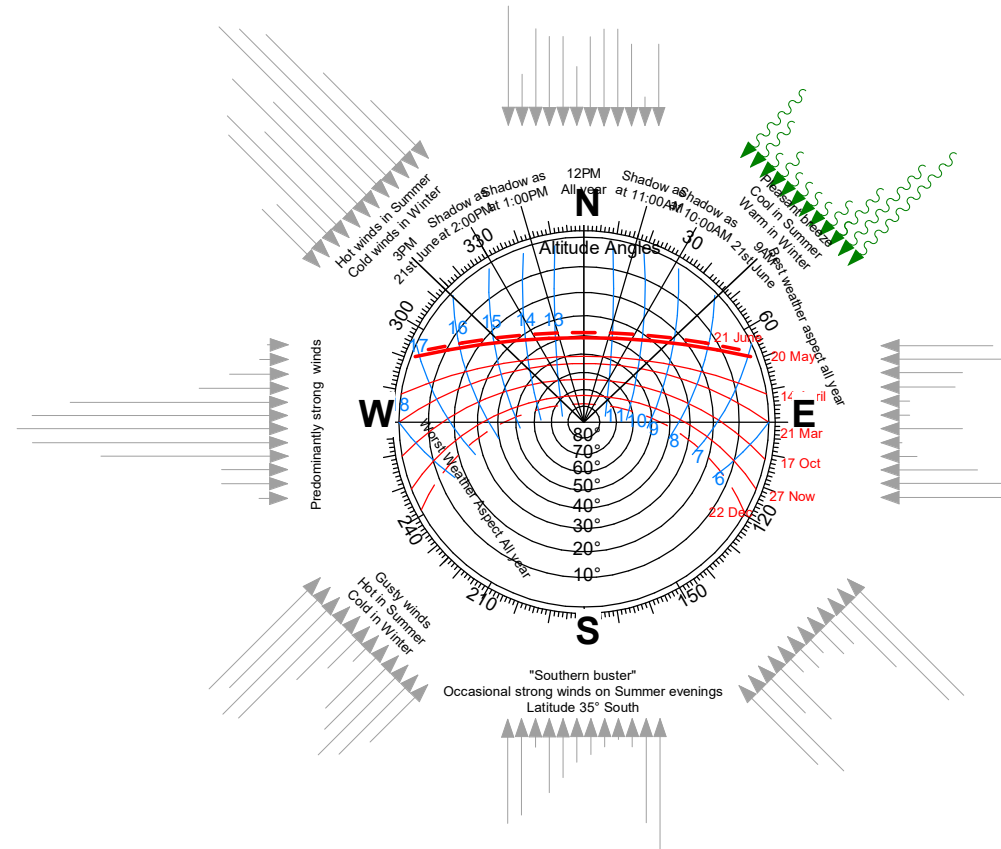




Site analysis plan

Scale: 1 : 200

Climatic site analysis



Note:

- The wind rose shown corresponds with the 12 months in the year
- The lines are read in a clockwise direction
- The length of the line is proportionate to the frequency (% of time) of the wind from that direction in that month
- 9am shown in black & 1pm shown in red
- The sun path diagram shown in the centre of the wind rose indicates the path scribed by the sun during different periods of the year
- The hours of the day are shown in blue
- The months of the year are indicated using the red lines
- The concentric circles indicate the angles of the sun
- The Compass is based upon 'True North', from the Map Grid Australia (MGA)
- True North based on survey completed by "surveyor" surveying "date" comments are for Sydney Basin

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| 1 | 1 | Update for DA approval |
| 2 | 2 | As email on 22.01.13 |

| | |
|----------|-------------------------------|
| Drawing | Site analysis plan |
| Address | 48 Norfolk Rd Epping NSW 2121 |
| Project | 888623078 |
| Client/s | Min Xiong |
| Sheet | 07 |

| Issued to | Date |
|-----------|----------|
| Client | 22.01.11 |
| Client | 22.01.17 |

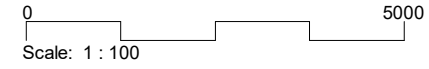
| Sequence | Number | Revision description |
|----------|--------|------------------------|
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| 2 | 2 | As email on 22.01.13 |

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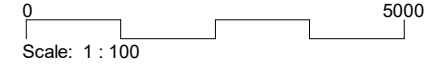




West elavation



East elevation



Exterior finishes schedule

| Images | Material | Description |
|--------|----------|---|
| | 01 | Colorbond tange as selected by owner/or similar material image |
| | 02 | Colorbond tange as selected by owner/or similar material image |
| | 03 | Pgh balckheath, facebrick/or similar material image |
| | 04 | Glass window, door, skylight, railing/or similar material image |
| | 05 | Aluminium, cool gray/or similar material image |
| | 06 | Spm, translucent/or similar material image |

Materials legend

| | |
|------------------------|--|
| Existing brick wall | |
| Existing cladding wall | |
| Existing tile roof | |
| New brick wall | |
| New cladding wall | |
| New colourbond roof | |

Annotate legend

| | |
|---------------------|--|
| Reduced level | |
| New ground level | |
| New ground line | |
| Natural ground line | |

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| | |
|----------|----------------------------------|
| Drawing | Front elevation & Rear elevation |
| Address | 48 Norfolk Rd Epping NSW 2121 |
| Project | 888623078 |
| Client/s | Min Xiong |
| Sheet | 10 |

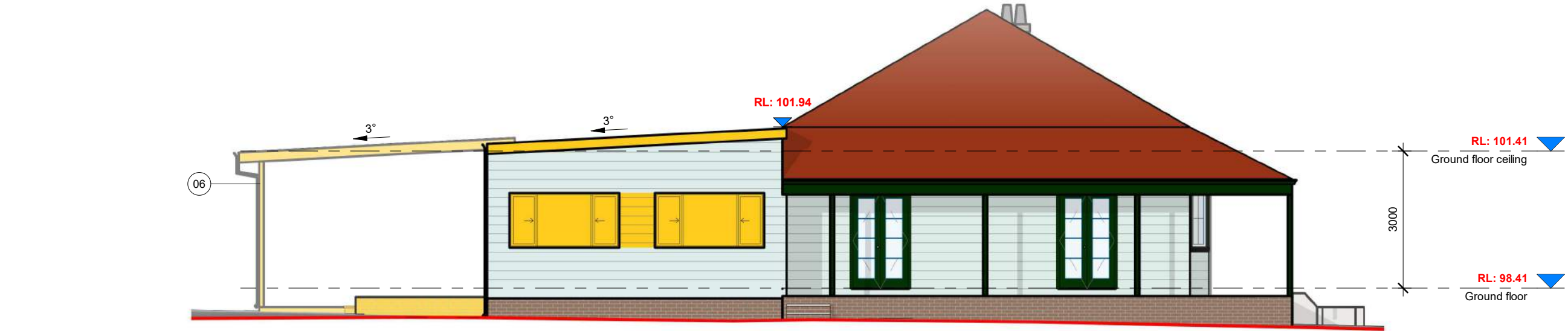
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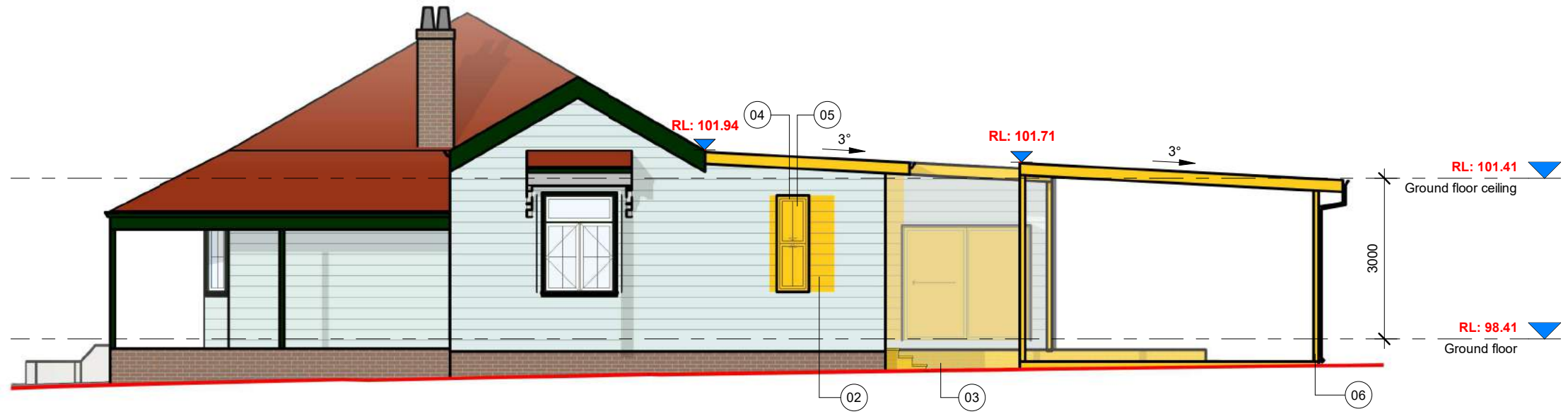
info@vndraft.com 0488880787





North elevation

0 5000
Scale: 1 : 100



South elevation

0 5000
Scale: 1 : 100

Materials legend

| | |
|------------------------|--|
| Existing brick wall | |
| Existing cladding wall | |
| Existing tile roof | |
| New brick wall | |
| New cladding wall | |
| New colourbond roof | |

Annotate legend

| | |
|---------------------|--|
| Reduced level | |
| New ground level | |
| New ground line | |
| Natural ground line | |

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| | | | |
|---------|-------------------------------|----------|-----------|
| Drawing | Side elevations | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | |
| Project | 888623078 | Client/s | Min Xiong |
| Sheet | 11 | | |

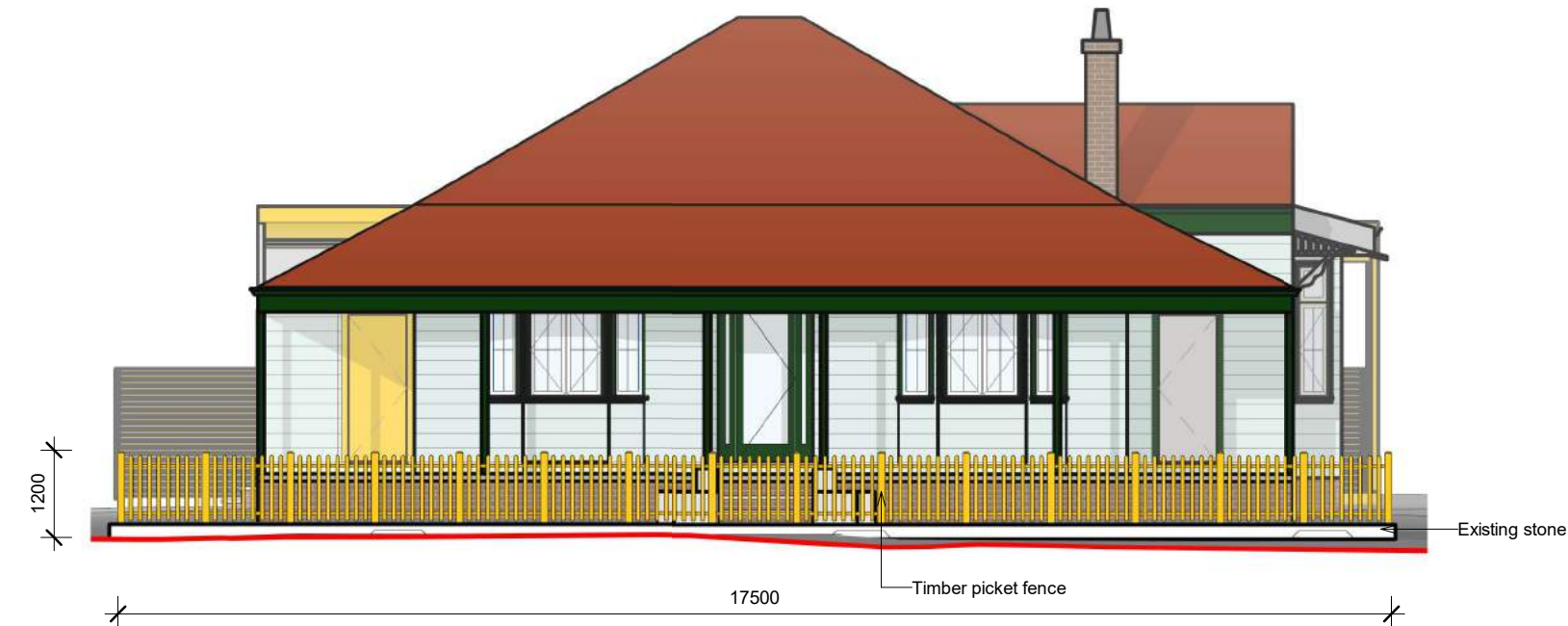
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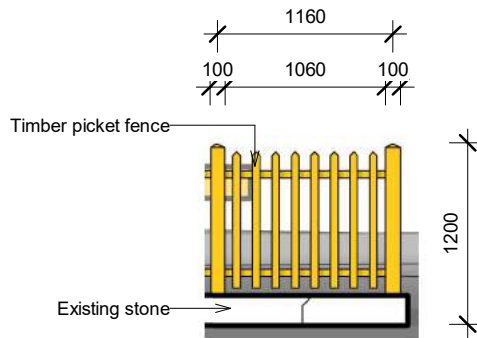
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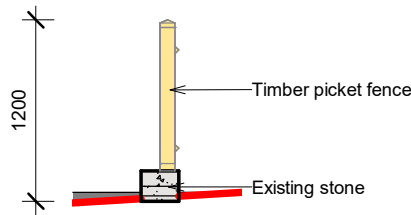
Elevation - Fence (Proposed)

0 5000
Scale: 1 : 100



Fence detail

0 2500
Scale: 1 : 50



Section - Fence

0 2500
Scale: 1 : 50

Specification

- These drawings are to be read in conjunction with the architectural drawings, structural drawings, and the specification
- Prior to commencement of works the contractor shall satisfy himself of the correct location of existing services whether indicated or not on the plans. Any damage to existing services shall be rectified at the contractor's expense
- Traffic management measures have to be implemented and maintained during construction, all in accordance with Council's requirements. The contractor shall maintain safe pedestrian access along the footpath
- The contractor shall effect temporary drainage measures to avoid localised ponding of surface run-off
- Refer to architect's drawings for all details (levels, grading, etc.) of driveways, concrete and paved areas, and retaining wall types and locations
- Refer to landscape architect's drawings for details and extent of all landscaped areas
- All SWD pipes are UPVC at 1.0% minimum grade
- SWD pits can be pre-cast sized as follows: 450mm sq. up to 600mm deep 600mm sq. up to 1000mm deep
- All pits located in trafficable areas, (ie, driveways) to have medium-duty grated covers suitable for withstanding loads associated with small trucks
- Provide step irons to all pits greater than 1.2m deep
- The contractor shall implement all soil erosion and sediment control measures prior to commencement of works
- Topsoil shall be stripped dn stockpile outside hazard areas such as drainage lines. This topsoil is to be respread later on are as to be revegetated
- The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices. All silt removed shall be disposed of as directed by the superintendent. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or Council
- The contractor shall maintain dust control until final completion of works

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| 1 | 1 | Update for DA approval | Client | 22.01.11 |
| 2 | 2 | As email on 22.01.13 | Client | 22.01.17 |
| Drawing | Fence plan, elevation & section | | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | | |
| Project | 888623078 | Client/s | Min Xiong | Sheet 13 |

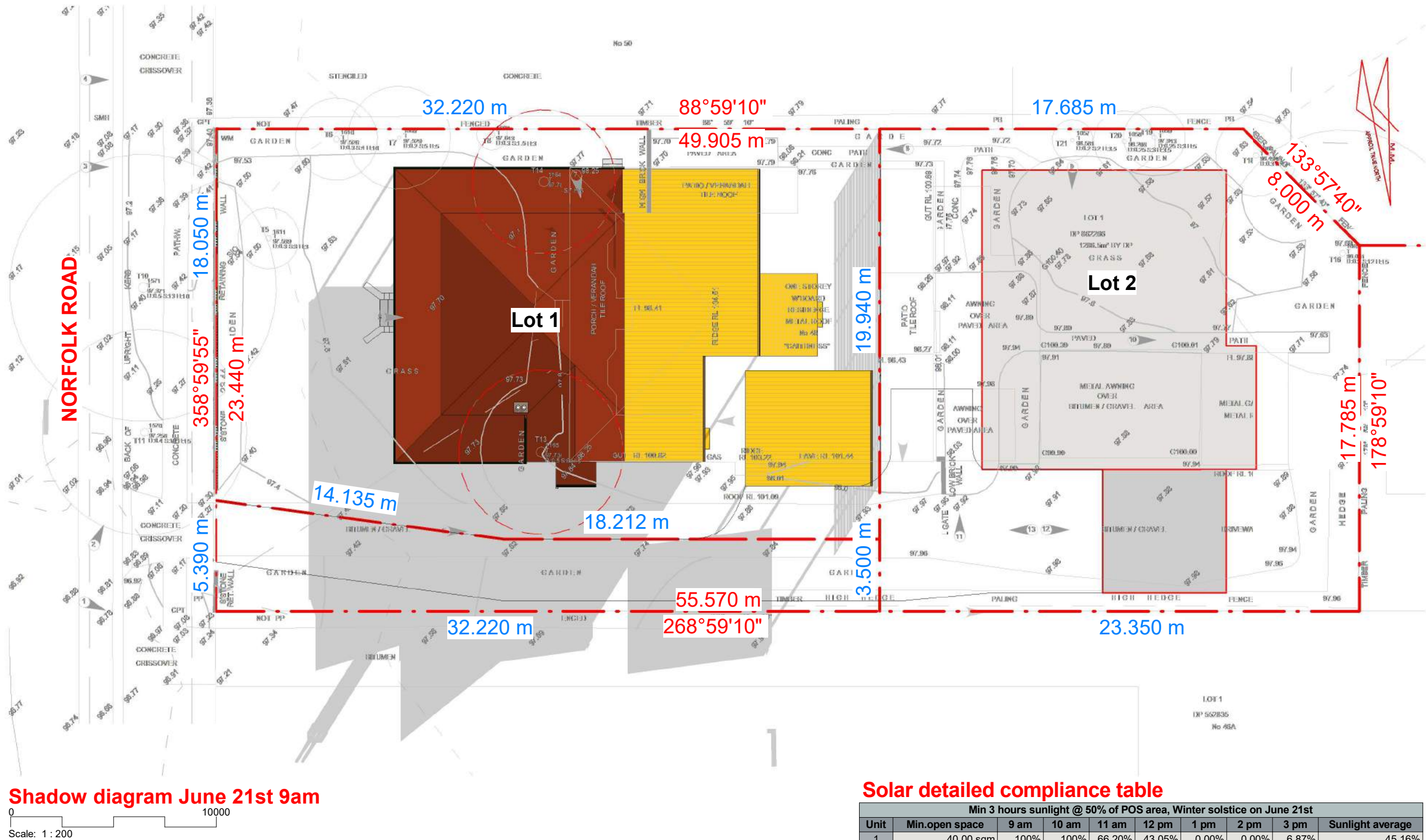
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| Drawing | Fence plan, elevation & section | | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | | |
| Project | 888623078 | Client/s | Min Xiong | Sheet 13 |

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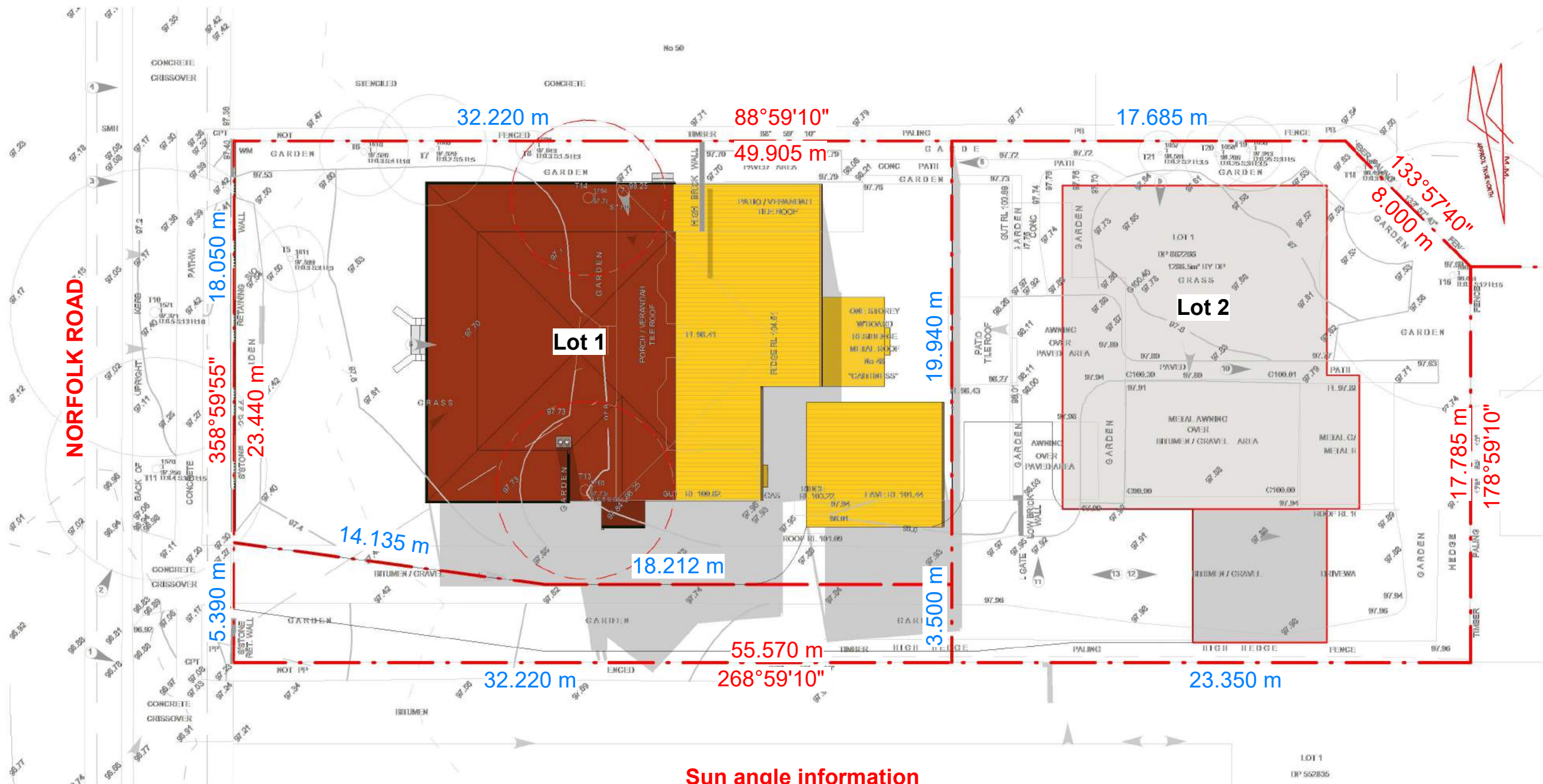
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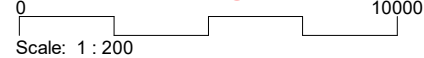


Solar detailed compliance table

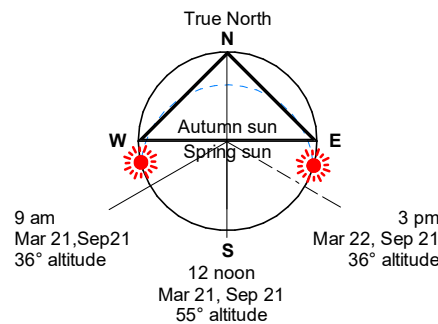
| Min 3 hours sunlight @ 50% of POS area, Winter solstice on June 21st | | | | | | | | | |
|--|----------------|--------|--------|--------|--------|--------|--------|--------|------------------|
| Unit | Min.open space | 9 am | 10 am | 11 am | 12 pm | 1 pm | 2 pm | 3 pm | Sunlight average |
| 1 | 40.00 sqm | 100% | 100% | 66.20% | 43.05% | 0.00% | 0.00% | 6.87% | 45.16% |
| 2 | 40.00 sqm | 59.57% | 15.97% | 0.00% | 32.55% | 20.60% | 62.00% | 99.20% | 41.41% |
| 3 | 40.00 sqm | 10.05% | 19.75% | 28.62% | 43.17% | 61.80% | 95.57% | 100% | 47.19% |
| 4 | 40.00 sqm | 59.57% | 23.55% | 21.20% | 31.82% | 4.57% | 0.00% | 8.82% | 20.73% |
| 5 | 40.00 sqm | 100% | 100% | 100% | 84.90% | 6.00% | 0.00% | 0.00% | 55.84% |



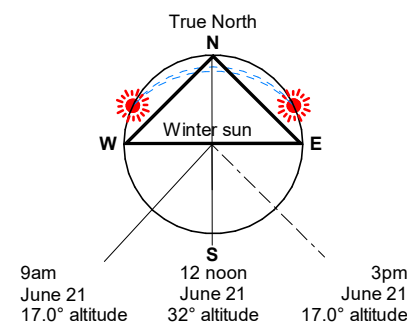
Shadow diagram June 21st 12pm



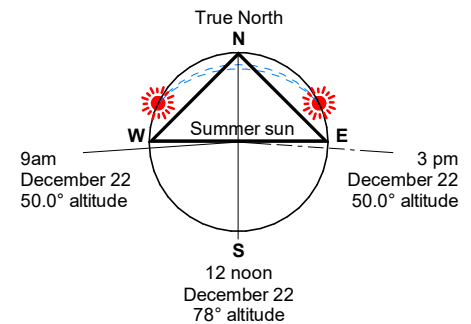
Sun angle information



| Autumn and spring solstice on March & Sept 21 st | | |
|--|----------|-------------------|
| Time | Altitude | Azimuth |
| 9 am | 36° | 60° East of North |
| 12 noon | 55° | 0° West of North |
| 3 pm | 36° | 60° West of North |



| Winter solstice on June 21 st | | |
|-------------------------------|----------|-------------------|
| Time | Altitude | Azimuth |
| 9 am | 17° | 42° East of North |
| 12 noon | 32° | 0° North |
| 3 pm | 17° | 42° West of North |



| Summer solstice on December 22 nd | | |
|-----------------------------------|----------|-------------------|
| Time | Altitude | Azimuth |
| 9 am | 50° | 86° East of North |
| 12 noon | 78° | 0° North |
| 3 pm | 50° | 86° West of North |

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| | | | |
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| Drawing | Shadow diagram June 21st 12pm | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | |
| Project | 888623078 | Client/s | Min Xiong |
| Sheet | 15 | | |

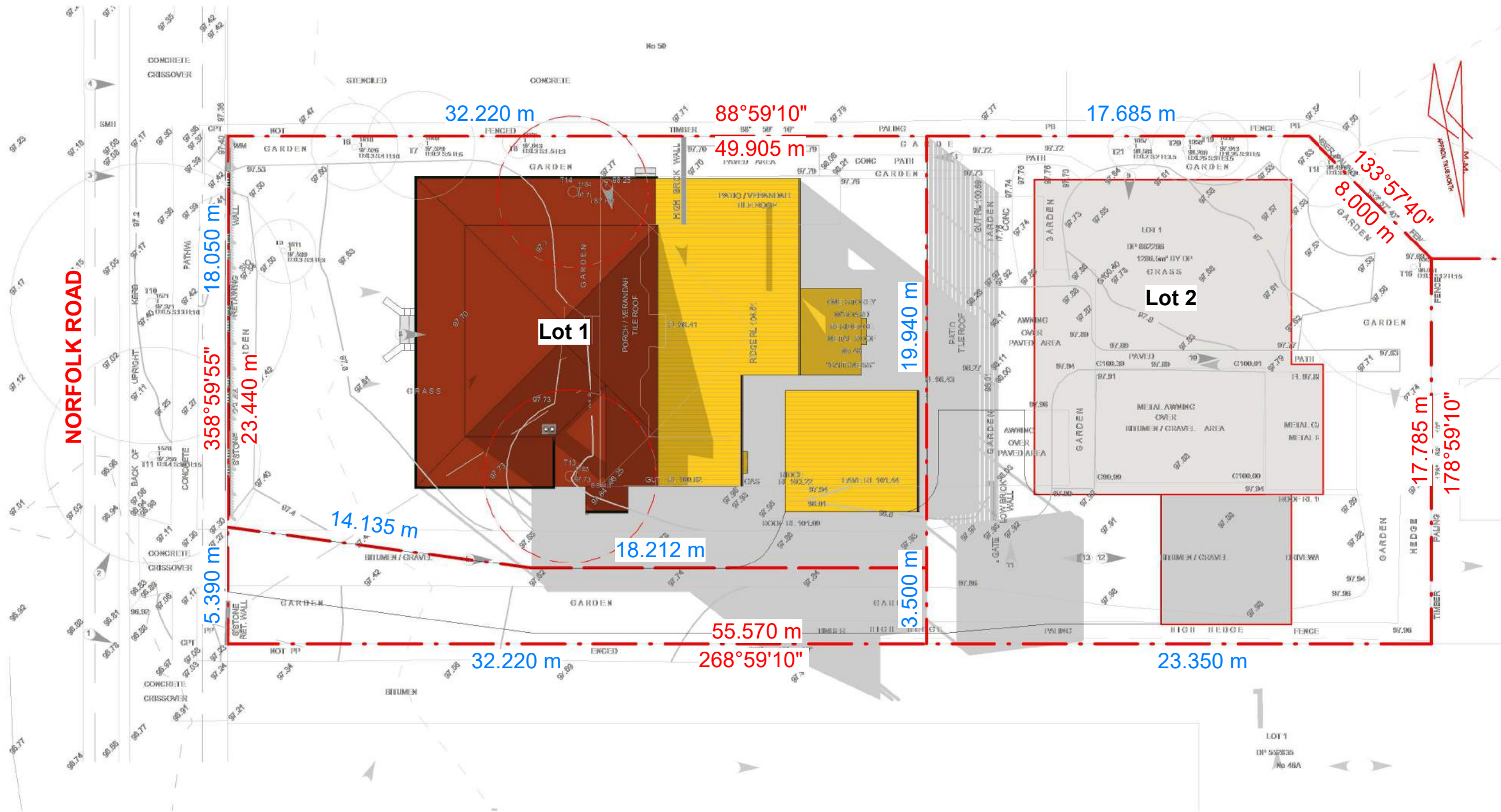
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| Client | 22.01.17 |

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Shadow diagram June 21st 3pm

0 10000
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|---------|-------------------------------|----------|-----------|
| Drawing | Shadow diagram June 21st 3pm | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | |
| Project | 888623078 | Client/s | Min Xiong |
| Sheet | 16 | | |

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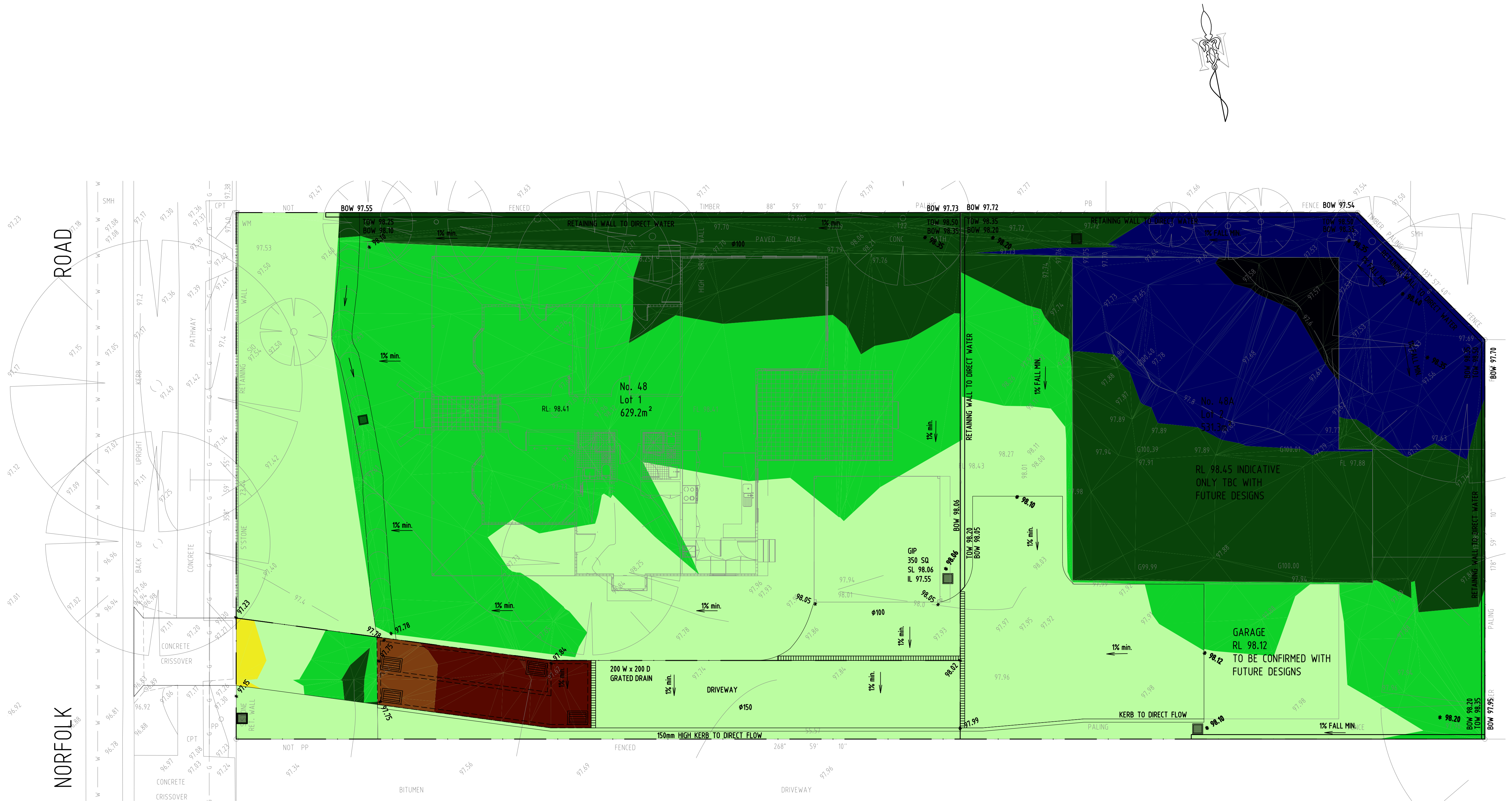
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| Client | 22.01.17 |

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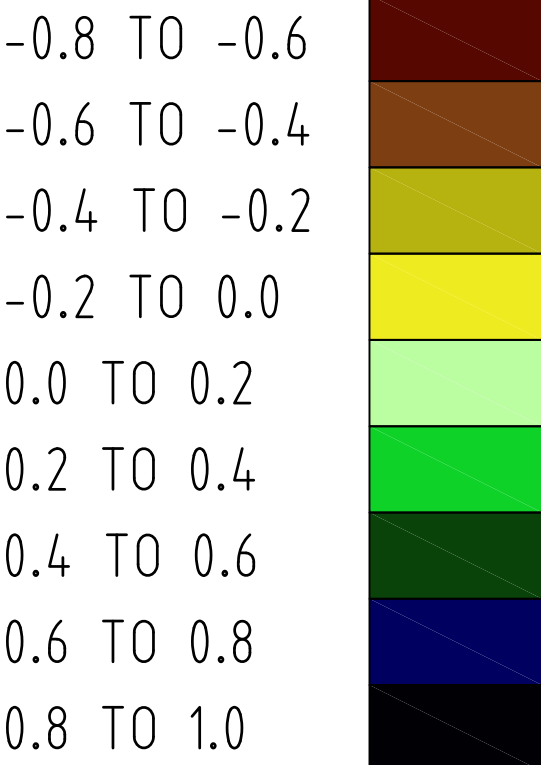




CUT AND FILL PLAN

SCALE: 1:100

LEGEND:



| ISSUES | DATE | AMENDMENT DESCRIPTION | ISSUES | DATE | AMENDMENT DESCRIPTION |
|--------|------------|-----------------------|--------|------|-----------------------|
| A | 18.01.2022 | ISSUED FOR DA | | | |

NOT FOR CONSTRUCTION



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Consulting Engineers
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Email: admin@alliedconsultants.com.au
www.alliedconsultants.com.au
Address:
Suite 9/145-149 Forest Rd
Hurstville NSW 2220

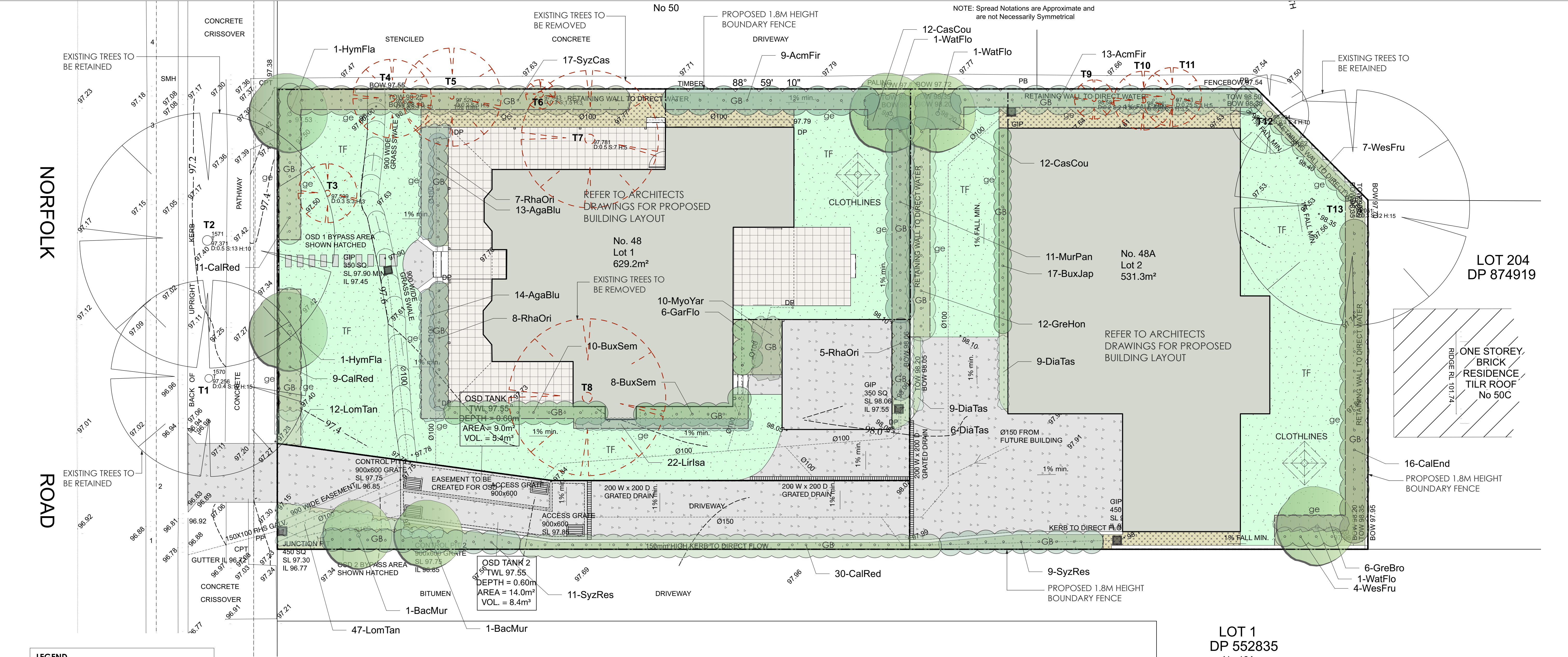
PROPOSED SUBDIVISION DEVELOPMENT AT:
48 NORFOLK ROAD, EPPING

| CIVIL WORKS | SCALE: AS SHOWN @A1 |
|--------------------------------------|---------------------|
| DRAWN SY | DATUM: AHD |
| APPROVED AW (B.E. MIEAust CPEng NER) | |

CUT AND FILL PLAN

DRAWING No.:
48NORF-CF-1

REVISION:
A



LEGEND

Existing trees to be retained

Existing trees to be removed

Proposed tree plantings

Proposed shrub plantings

Proposed groundcover plantings

Concrete driveway / path pavement

Non slip tiles pavement

Proposed garden bed

Proposed turf area

Porous decorative pebble surface

Timber garden edge

| LANDSCAPED AREA CALCULATIONS | |
|---------------------------------|---------------------|
| Total site area | 1,286.5m2 (approx.) |
| Total building area | 360m2 (approx.) |
| Total paved area | 184m2 (approx.) |
| (including driveway and patios) | |
| Total landscaped area | 559m2 (approx.) |
| (43.45% of site area) | |
| Deep soil | 454m2 (approx.) |
| (35% of site area) | |

| Plant Schedule | | | | | | | |
|----------------|-----|---------------------------|--------------------------------------|---------|---------------|---------------|------------|
| ID | Qty | Common Name | Botanical Name | Size | Mature Height | Mature Spread | Native (N) |
| Trees | | | | | | | |
| BacMur | 2 | Grey Myrtle | Backhousia myrtifolia | 45Litre | 5 - 10m | 3.5 - 6m | N |
| HymFla | 2 | Native Frangipani | Hymenoporum flavum | 45Litre | 8 - 12m | 5 - 6m | N |
| WatFlo | 3 | Weeping Lilly Pilly | Waterhousia floribunda | 45Litre | 10 - 15m | 6 - 10m | N |
| Shrubs | | | | | | | |
| AcmFir | 22 | Fire Screen Lilly Pilly | Acmena smithii 'Fire Screen' | 200mm | 2 - 4m | 1 - 1.5m | N |
| BuxJap | 17 | Japanese Box | Buxus microphylla var japonica | 200mm | 1 - 2m | 0.8 - 1.0m | |
| BuxSem | 18 | English Box | Buxus sempervirens | 200mm | 1.5 - 2.0m | 1.0 - 1.5m | |
| CalEnd | 16 | Scarlet Bottlebrush | Callistemon citrinus 'Endeavour' | 200mm | 3 - 5m | 2.0 - 3.5m | N |
| CalRed | 50 | Red Alert Bottle Brush | Callistemon 'Red Alert' | 200mm | 1.0 - 1.5m | 2.0 - 3.0m | N |
| GarFlo | 6 | Florida Gardenia | Gardenia augusta 'Florida' | 200mm | 0.8 - 1.0m | 1.0 - 1.2m | |
| GreHon | 12 | Honey Gem Grevillea | Grevillea 'Honey Gem' | 200mm | 3.0 - 4.0m | 2.0 - 3.0m | N |
| MurPan | 11 | Orange Jessamine | Murraya paniculata | 200mm | 2.0 - 3.0m | 2.0 - 3.0m | |
| RhaOri | 20 | Oriental Pearl Hawthorn | Rhaphiolepis indica 'Oriental Pearl' | 200mm | 0.9 - 1.2m | 0.9 - 1.2m | |
| SyzCas | 17 | Cascade Lilly Pilly | Syzygium 'Cascade' | 200mm | 2 - 3m | 1.5 - 2.0m | N |
| SyzRes | 20 | Resilience Lilly Pilly | Syzygium 'Resilience' | 200mm | 2 - 3m | 1.2 - 2.0m | N |
| WesFru | 11 | Jervis Gem | Westringia fruticosa 'Jervis Gem' | 200mm | 0.8 - 1.2m | 0.8 - 1.2m | N |
| Ground Covers | | | | | | | |
| GreBro | 6 | Bronze Rambler Grevillea | Grevillea 'Bronze Rambler' | 150mm | 0 - 0.2m | 2.0 - 3.0m | N |
| LomTan | 59 | Spiny-headed mat rush | Lomandra longifolia 'Tanika' | 150mm | 0.45 - 0.6m | 0.6 - 0.9m | N |
| DiaTas | 24 | Flax Lily | Dianella tasmanica 'Tasred' | 150mm | 0.4 - 0.5m | 0.4 - 0.5m | N |
| CasCou | 24 | Cousin It | Casuarina 'Cousin It' | 150mm | 0.10 - 0.15m | 0.8 - 1.0m | N |
| MyoYar | 10 | Carpet Spreading Myoporum | Myoporum parvifolium 'Yareena' | 150mm | 0.05 - 0.1m | 0.8 - 1.0m | N |
| AgaBlu | 27 | Blue African Lily | Agapanthus orientalis 'Blue' | 150mm | 0.5 - 1.0m | 0.6 - 1.0m | |
| Lirisa | 22 | Isabella Liriope | Liriope muscari 'Isabella' | 150mm | 0.3 - 0.4m | 0.4 - 0.5m | |

GENERAL NOTES:
1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.
2. Verify all dimensions on site.
3. Refer to legend for all symbol and code keys.
4. Read in conjunction with the specifications
5. Read in conjunction with all associated drawings

DESIGNED: GD

DRAWN: CL

PREPARED FOR:
MS MIN XIONG

PREPARED BY:
GREENLAND DESIGN
Landscape Architects

Greenland Design Pty Ltd
ABN 73 139 152 855
Registered Landscape Architect: Bao Ly
PO Box 3228 Wetherill Park NSW 2164
T: 0403 164 198
E: gd@greenlanddesign.com.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS

PROJECT ADDRESS:
NO. 48 NORFOLK ROAD EPPING

DRAWING TITLE:
Landscape Plan

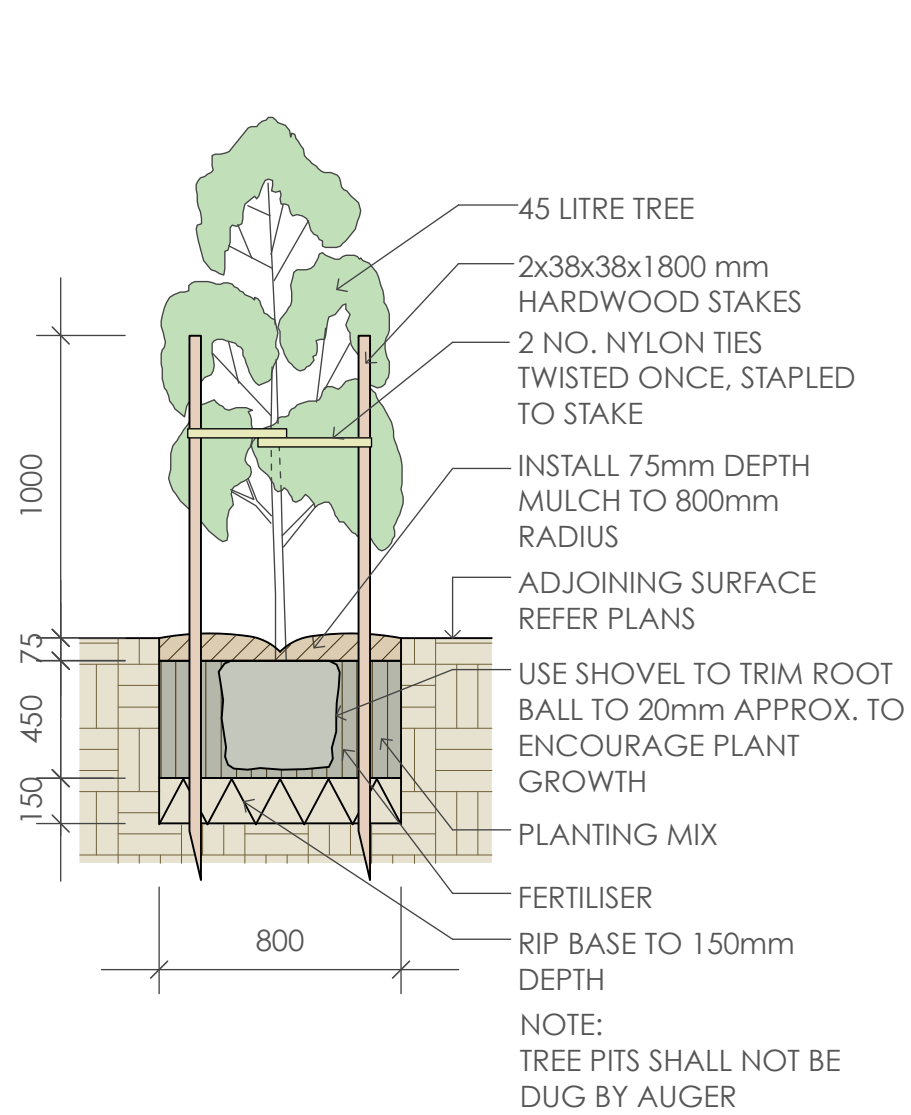
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DATE:
JANUARY 2021

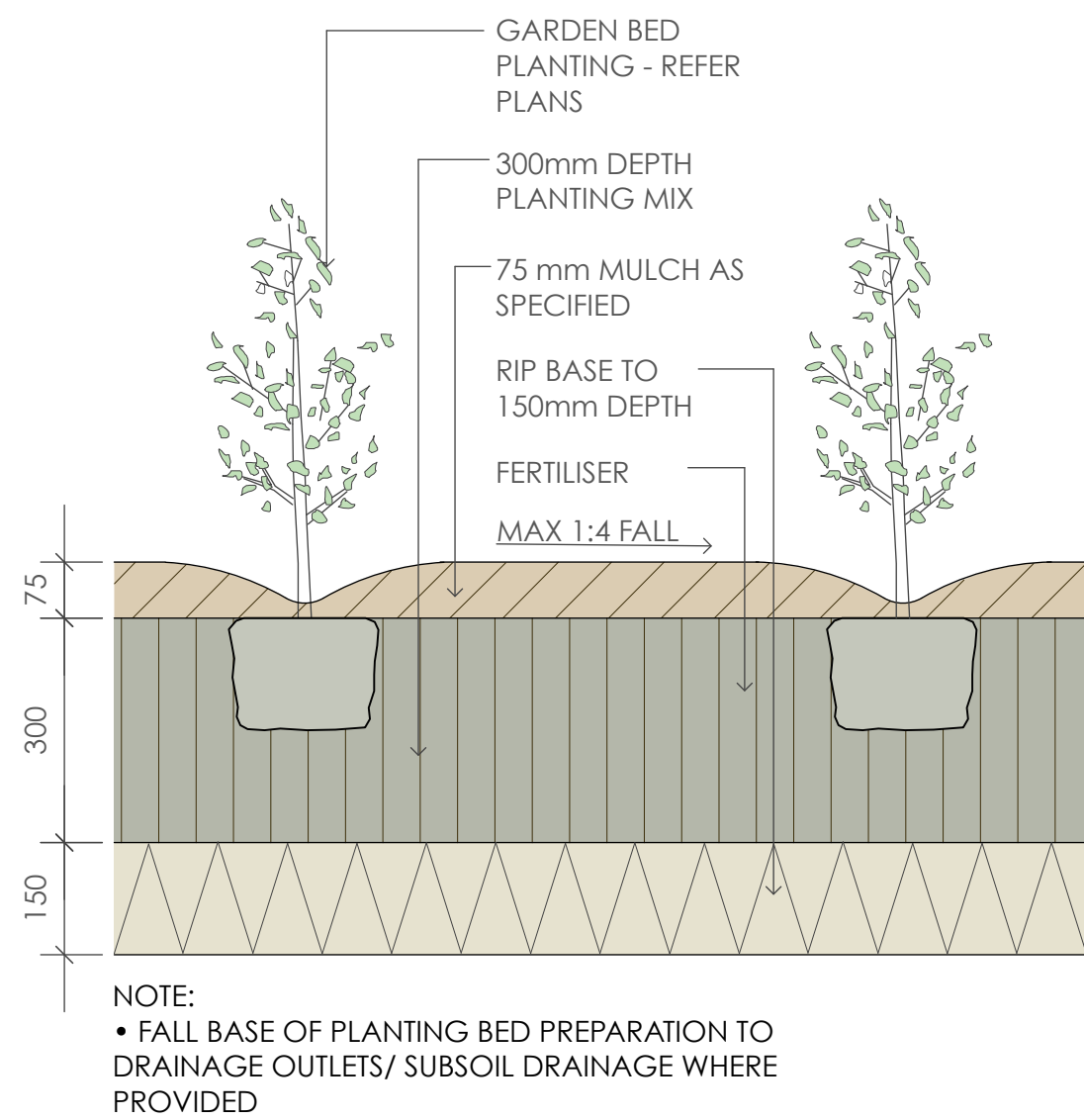
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FULL SIZE: A1

ISSUE:
A

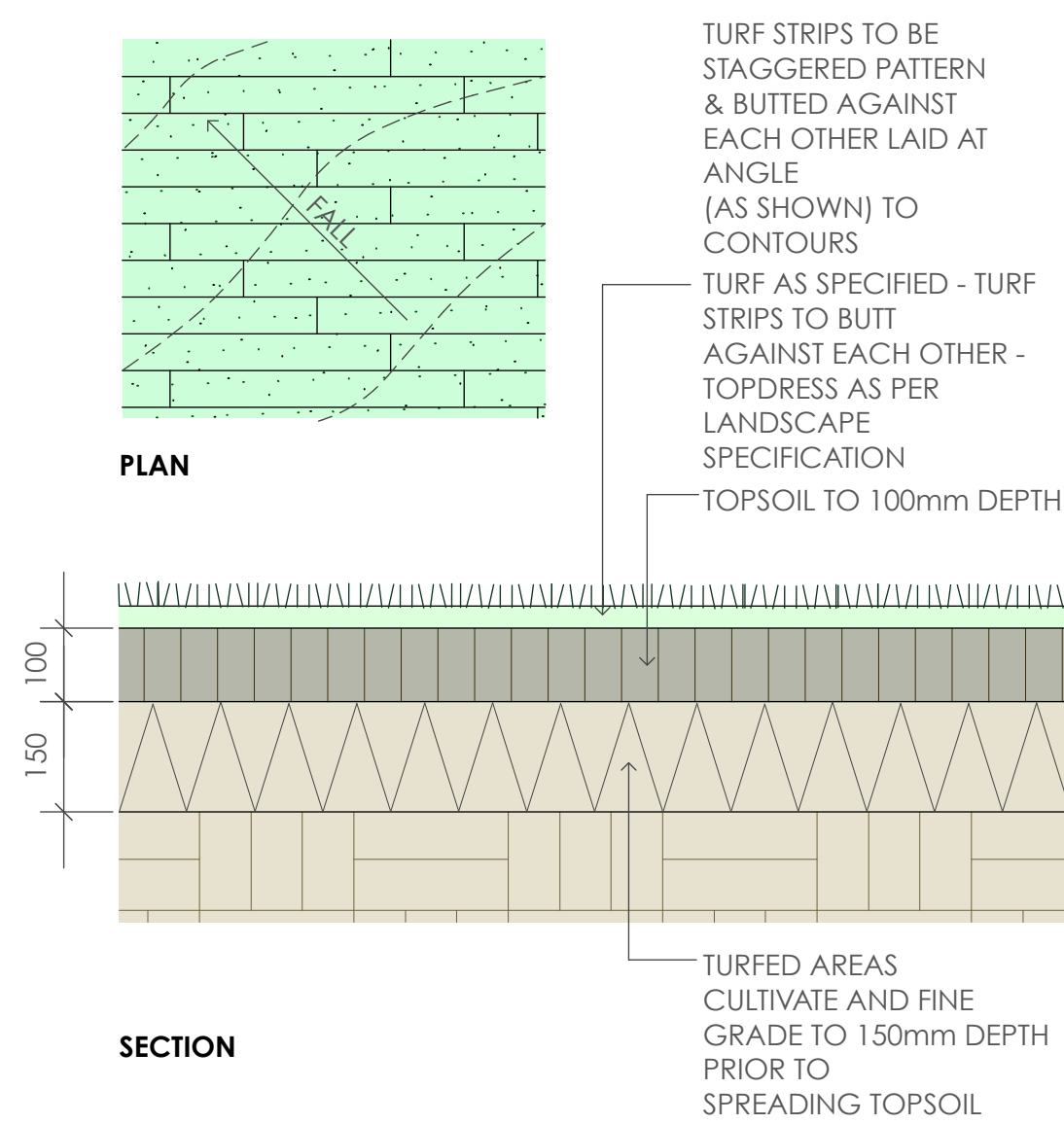
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2514.GD.01



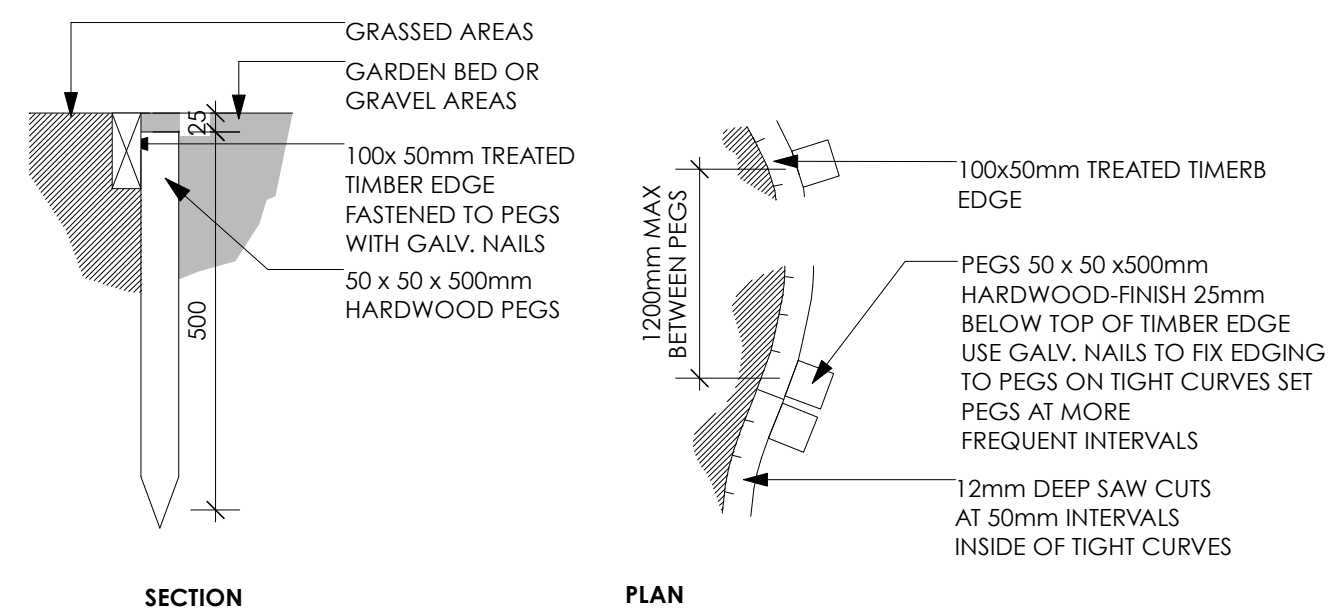
1 45 Litre Tree Planting
scale 1:25



2 Planting Bed Detail
scale 1:10



3 Turfing
scale as shown



4 Timber Edge
scale 1:10

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of
50% Black Soil
20% Coarse Sand
30% Organic Material

as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Mulch:

Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound. Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasensgreen.com.au or approved equivalent.

Tured areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points. All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Decorative Pebble

MATERIAL: Decorative pebble shall be Western White pebble, gravel to be of uniform size or graded material in the size 30 - 40mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

Timber Edge

MATERIAL: Timber edging shall consist of:

Edging: 100 x 50mm hardwood

Pegs: 50 x 50 x 400mm hardwood.

Fastenings: to be 75x3.75mm diam. galvanised nails

INSTALLATION: Setout alignment of timber edges on site for approval of Superintendent. Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

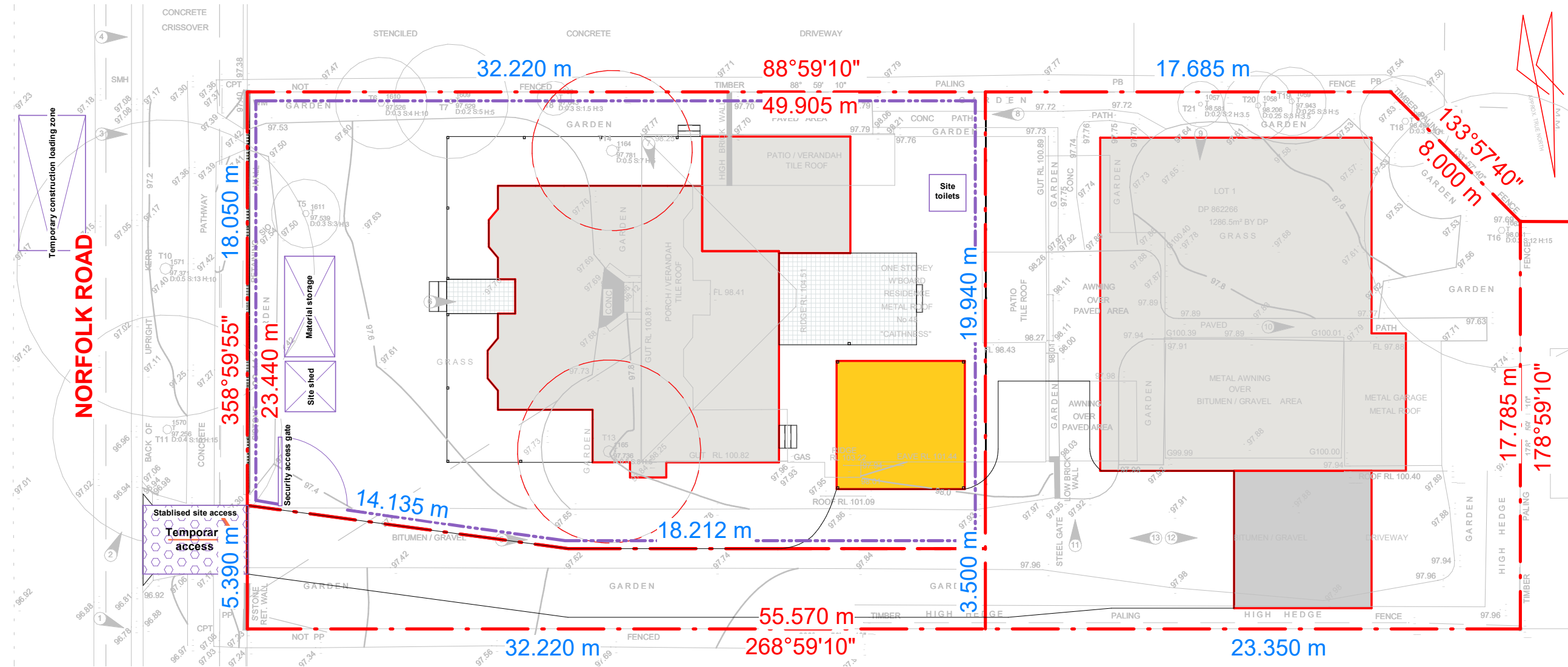
Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

| | | | | | | | | | | | | | | | | | |
|--|---|--------|----|----------|--|-----------------------------------|--|--|---|--------------------------------|-----------------|------|-------------------------------|--|--|--|--|
| GENERAL NOTES: 1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated drawings | A | FOR DL | CL | 24.01.22 | DESIGNED: GD | PREPARED FOR: MS MIN XIONG | PREPARED BY: <div><div>Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landsc. Architect: Bao Ly PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gd@greenlanddesign.com.au</div></div> | PROJECT: PROPOSED ALTERATIONS & ADDITIONS | DRAWING TITLE: Landscape Details & Specification | DATE: JANUARY 2021 | | | | | | | |
| | | | | | DRAWN: CL | | | | | SCALE: varies FULL SIZE: A1 | ISSUE: A | | | | | | |
| | | | | | PROJECT ADDRESS: NO. 48 NORFOLK ROAD EPPING | | | | | | | | DRAWING NO: 2514.GD.02 | | | | |
| | | | | | ISSUE | | | | | AMENDMENT | DRAWN | DATE | | | | | |



Sediment legend

- Project envelope/footprint
- Boundary line
- Sedimnet 1.8m fence

Temporary access

Temporary access corridor to site for (movement of people, materials, waste and machinery)

Stablised site access

Vehicles carrying loose building materials to be covered in compliance with road traffic regulations. Safe access for heavy equipment plant and materials delivery, sediment controls to be placed across driveway

Material storage

Construction materials storage area location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill

Temporary access

Temporary construction loading zone area for cranes + conc. trucks

Site shed

Location of stockpile material and waste. ie. bricks, tiles & similar materials, timber offcuts and recyclable materials & waste for landfill top soil, sand stockpile to be covered and protected with geotextile fabric

Site/Waste management plan

0 10000
Scale: 1 : 200

Specification

- This plan to be read in conjunction with sediment and erosion. Control details as attached
- The contractor shall implement all soil erosion and sediment. Control measures as necessary and to the satisfaction of Council prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without Council's approval. All sediment and erosion control devices to be installed and maintained in accordance with standards outlined in NSW department of housing's "managing urban stormwater - soils and constructions"
- Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil is to be respired later on areas to be revegetated and stabilised only, (i.e. all footpaths, batters, site regarding areas, basins and catchdrains). Topsoil shall not be respired on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one-month stockpiles shall be protected from erosion by covering them with mulch and hydroseeding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt-laden runoff
- The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or Council
- Lay turf strip (min 300mm wide) on 100mm topsoil. with 1.0m long returns every 6.0m behind all kerb at the top of all batters and around structures immediately after backfilling or formation. b6
- The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading
- Vehicular traffic shall be controlled during construction confining access where possible to nominated stabilised access points
- When any devices are to be handed over to Council they shall be b8. in clean and stable condition
- The contractor shall implement dust control by regular wetting down. (but not saturating) disturbed area
- Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved
- Revegetate all trenches immediately upon completion of backfilling
- All drainage pipe inlets to be capped until :
 - Downpipes connected
 - Pits constructed and protected with silt barrier - ba
- Any damage to existing &/or adjoining property &/or services is to be made good with minimal if any inconvenience to all proprietors. If any damage is due to negligence, it is to be rectified at the cost of the negligent party which caused that damage. Method of support of excavation adjacent to adjoining properties to eng's details and it is to be certified by a certifier accredited in civil engineering

Purpose: **Development application only (DA)**

17/1/2022 11:03:46 AM

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| Drawing | Site/Waste management plan |
|---------|---------------------------------------|
| Address | 48 Norfolk Rd Epping NSW 2121 |
| Project | 888623078 Client/s Min Xiong Sheet 17 |

| Sequence | Number | Revision description |
|----------|--------|------------------------|
| 1 | 1 | Update for DA approval |
| 2 | 2 | As email on 22.01.13 |

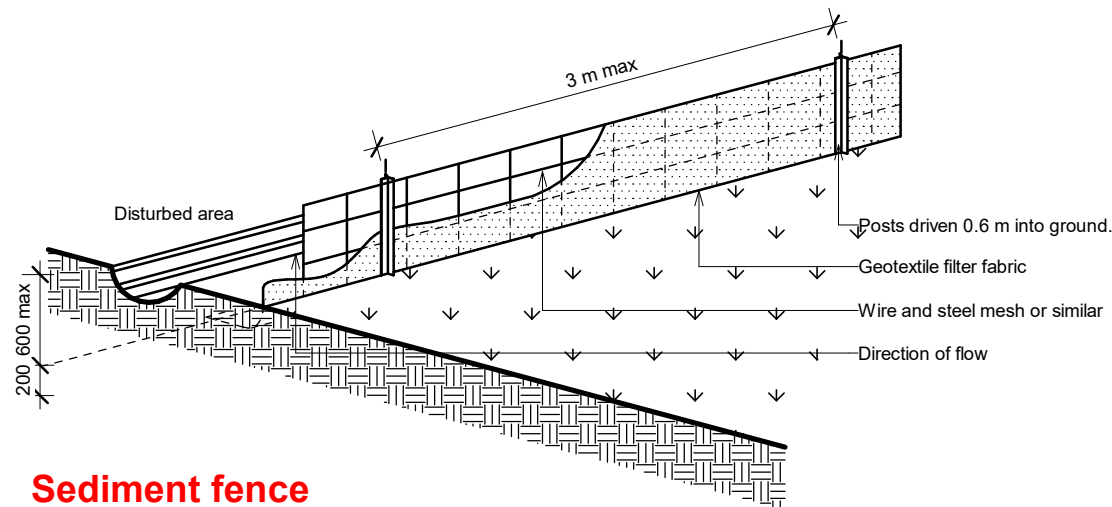
| Issued to | Date |
|-----------|----------|
| Client | 22.01.11 |
| Client | 22.01.17 |

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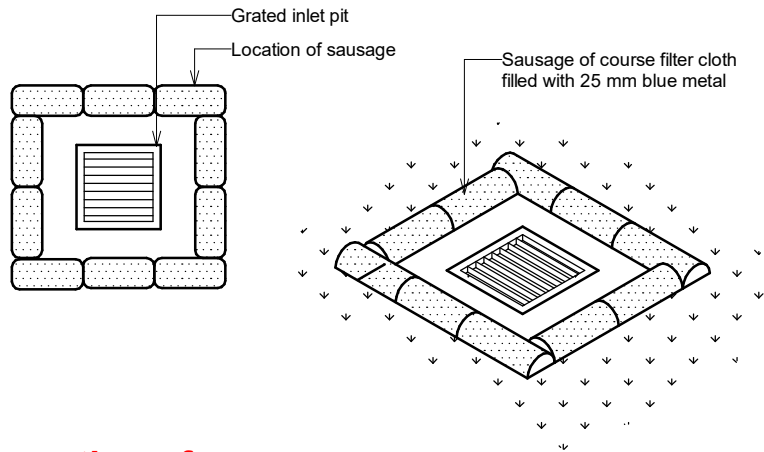
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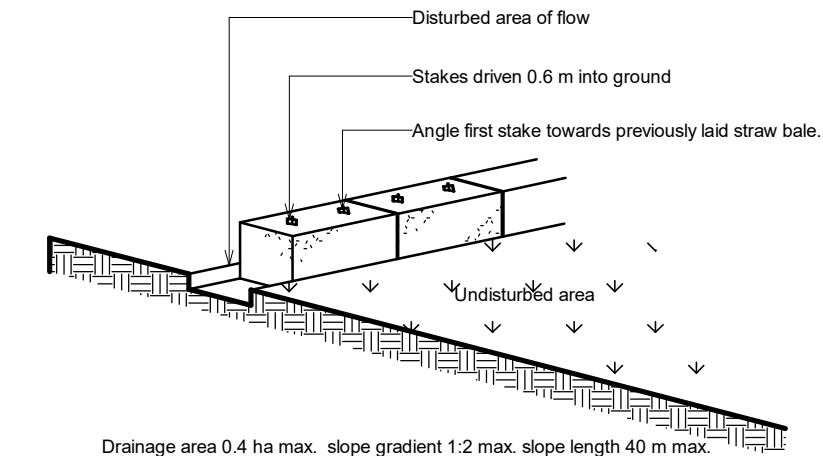




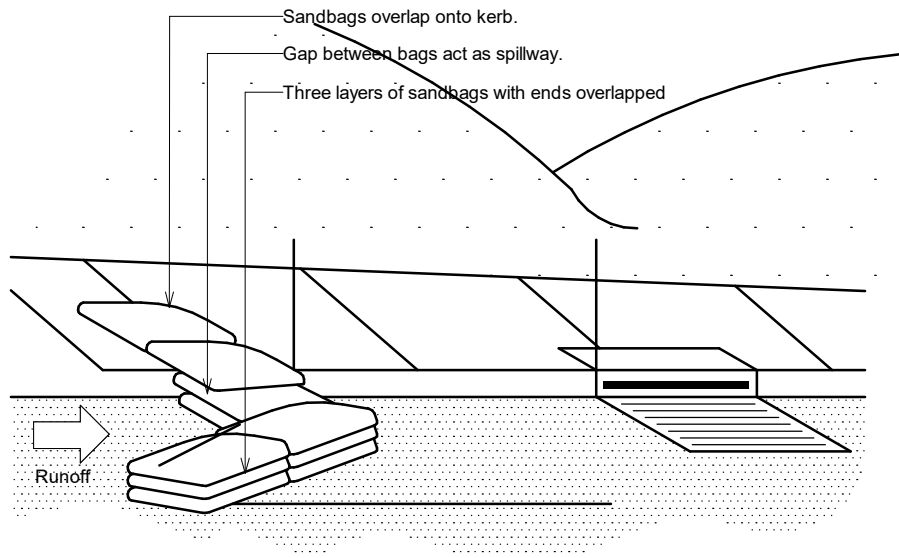
Sediment fence



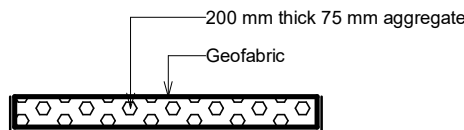
Location of sausage



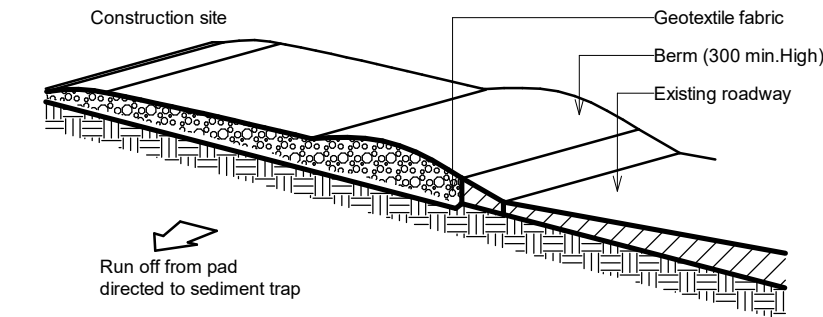
Straw bale sediment filter



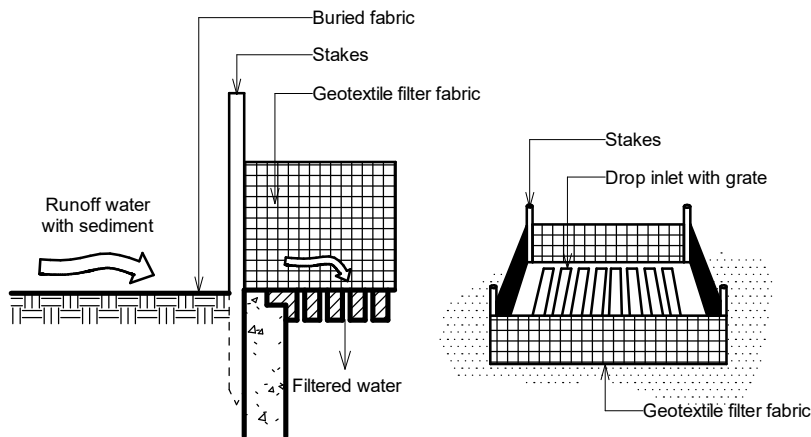
Sandbag kerb inlet sediment trap



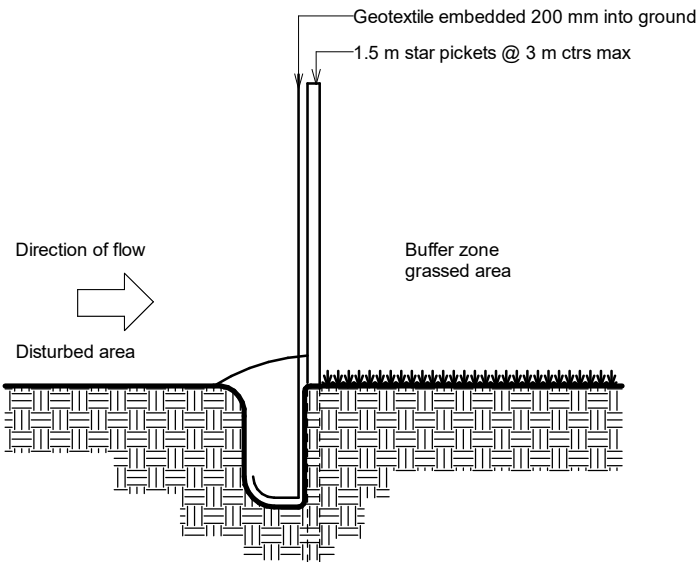
Detail of stabilised site access



Geofabric lined silt fence (Structure type A)



Geotextile filter fabric drop inlet sediment trap



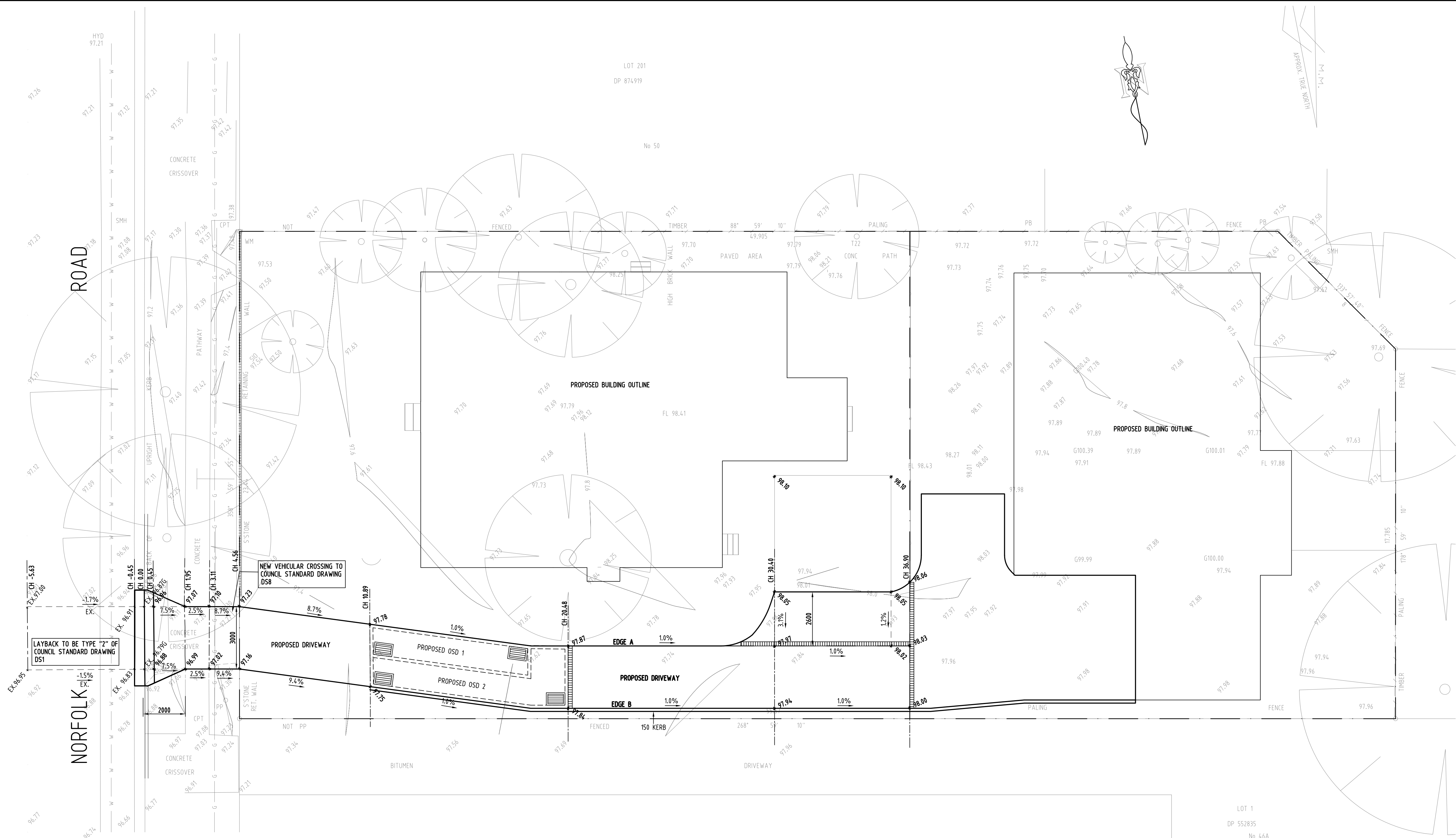
Geofabric lined silt fence (Structure type A)

| Sequence | Number | Revision description |
|----------|--------|------------------------|
| 1 | 1 | Update for DA approval |
| 2 | 2 | As email on 22.01.13 |

| | |
|----------|-------------------------------|
| Drawing | Erosion & Sediment control |
| Address | 48 Norfolk Rd Epping NSW 2121 |
| Project | 888623078 |
| Client/s | Min Xiong |
| Sheet | 18 |

| Issued to | Date |
|-----------|----------|
| Client | 22.01.11 |
| Client | 22.01.17 |



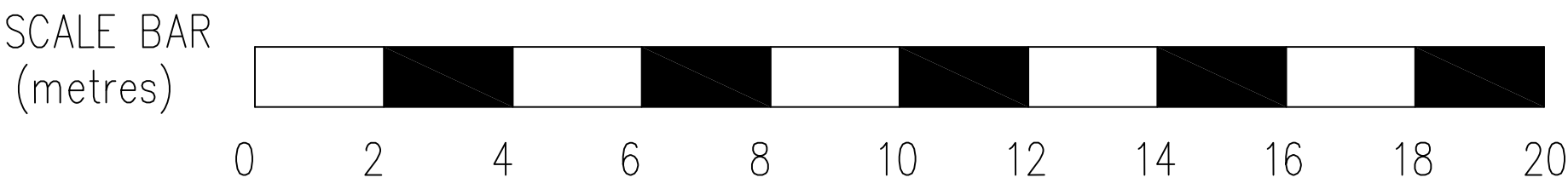


VEHICULAR CROSSING AND DRIVEWAY CIVIL WORK LAYOUT

SCALE: 1:100
* 10.00 - DESIGN LEVELS
+ 10.00 - EXISTING LEVELS

DRAWING LIST

- 76HUNT-CW-1 DRIVEWAY & VEHICULAR CROSSING LAYOUT
76HUNT-CW-2 DRIVEWAY LONGITUDINAL SECTIONS AND CROSS SECTIONS



| | | | | | |
|--------|------------|-----------------------|--------|------|-----------------------|
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| A | 17.01.2022 | ISSUED FOR DA | | | |
| ISSUES | DATE | AMENDMENT DESCRIPTION | ISSUES | DATE | AMENDMENT DESCRIPTION |

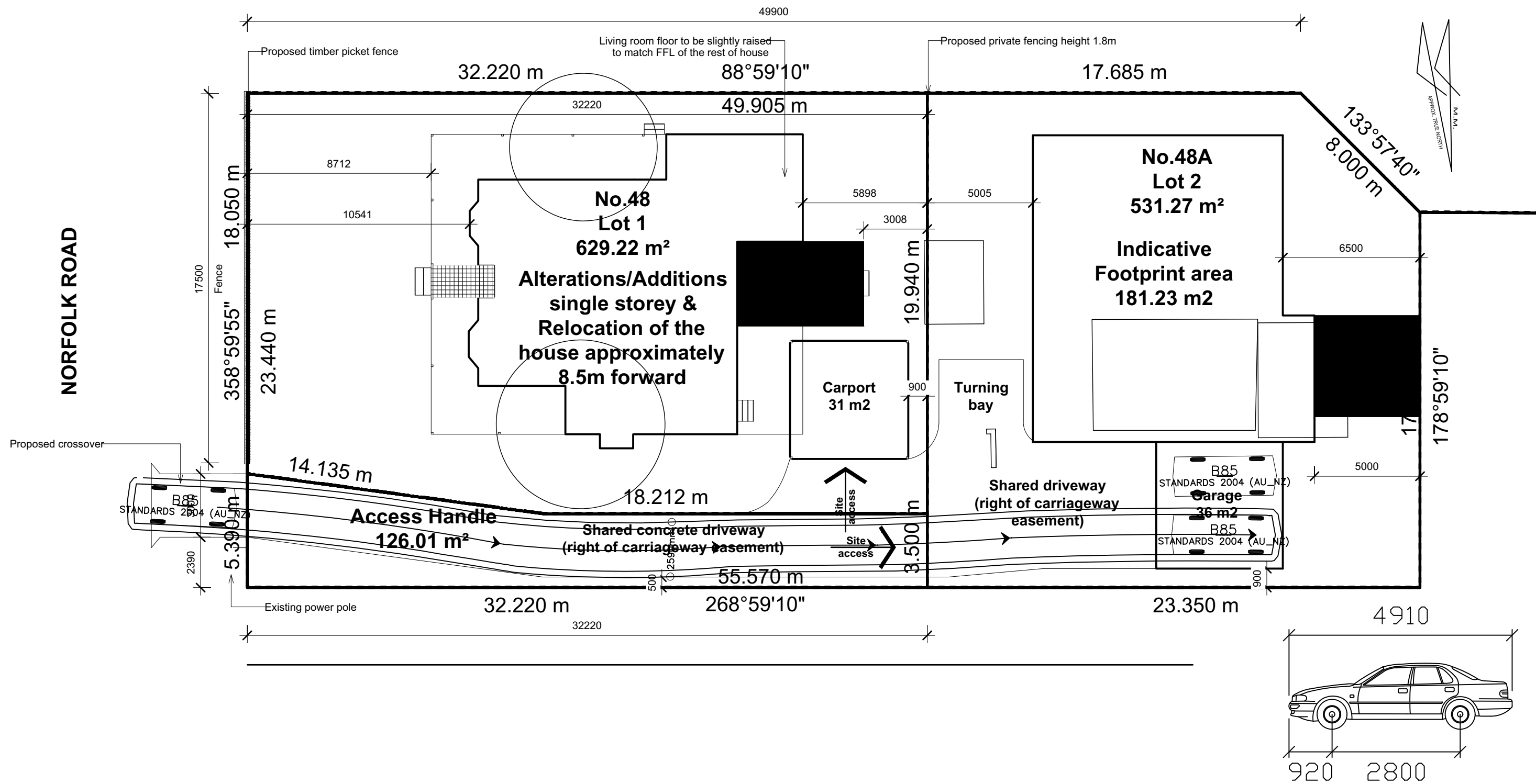
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Hurstville NSW 2220

| | | |
|--|-----------------------------|---------------------|
| PROPOSED SUBDIVISION DEVELOPMENT AT: 48 NORFOLK ROAD, EPPING | | |
| CIVIL WORKS | | SCALE: AS SHOWN @A1 |
| DRAWN | SY | DATUM: AHD |
| APPROVED | AW (B.E. MIEAust CPEng NER) | |

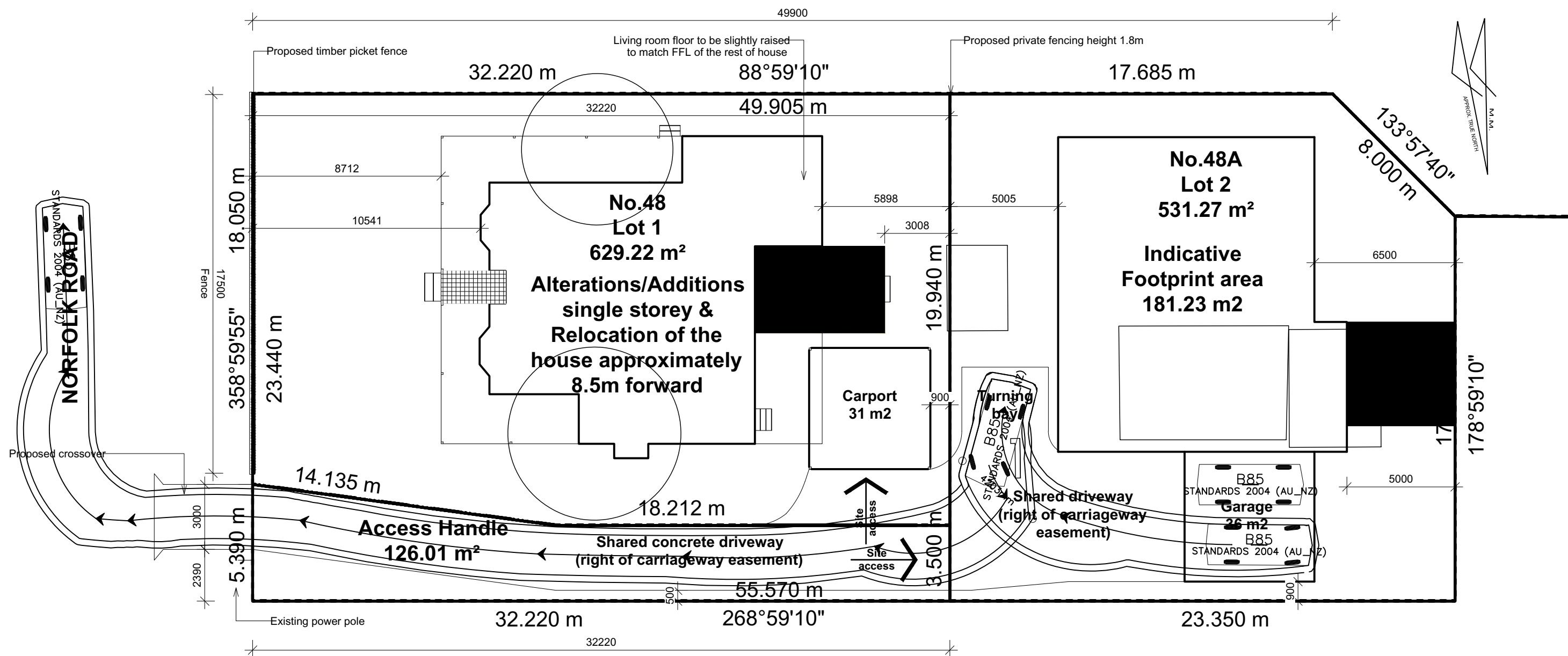
| | |
|--------------------------------------|---|
| VEHICULAR CROSSING & DRIVEWAY LAYOUT | |
| REVISION: | A |

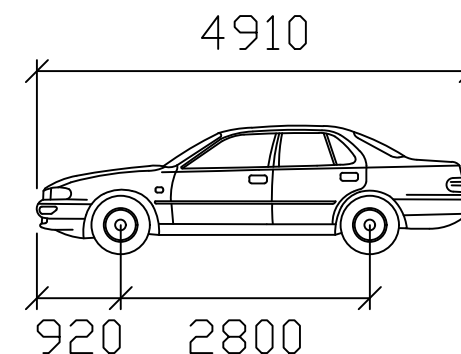
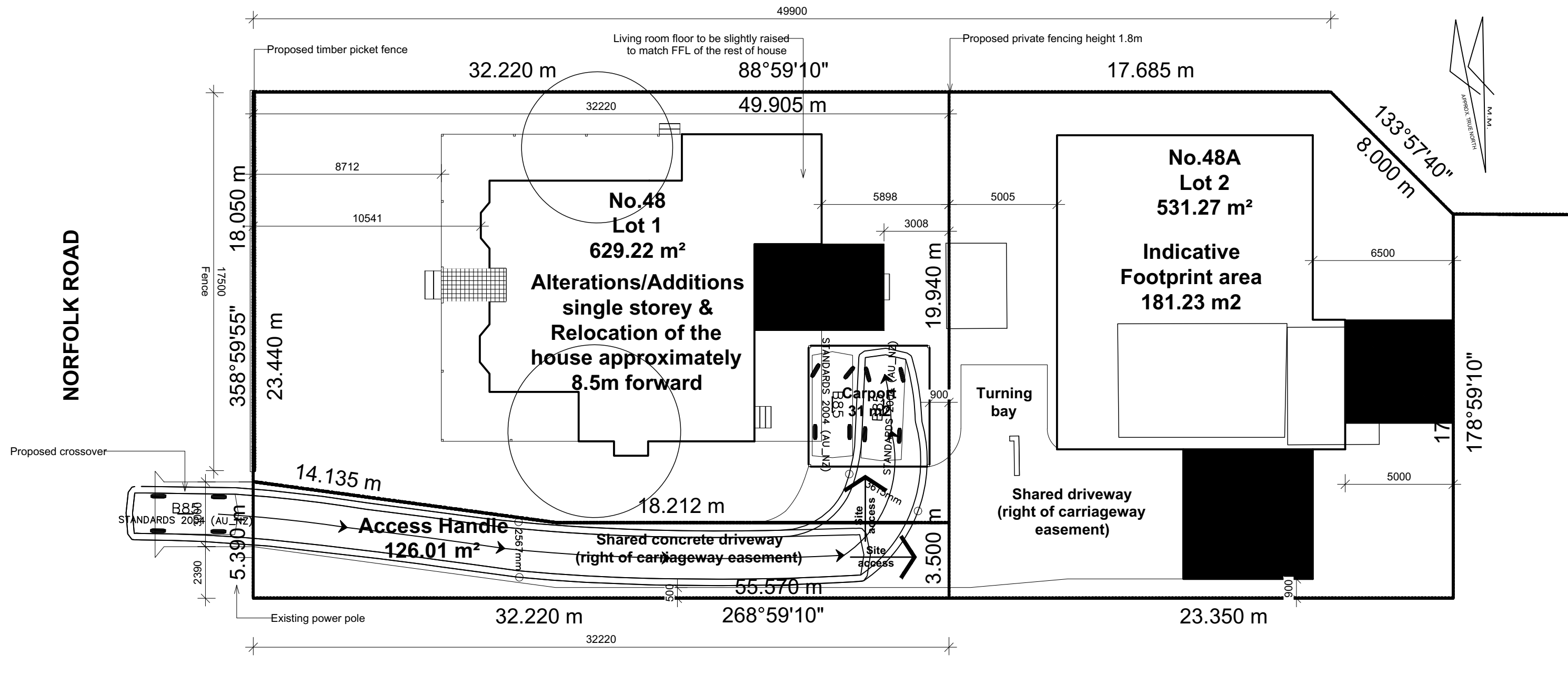


B85

mm

Width : 1870
Track : 1770
Lock to Lock Time : 6.0
Steering Angle : 34.1

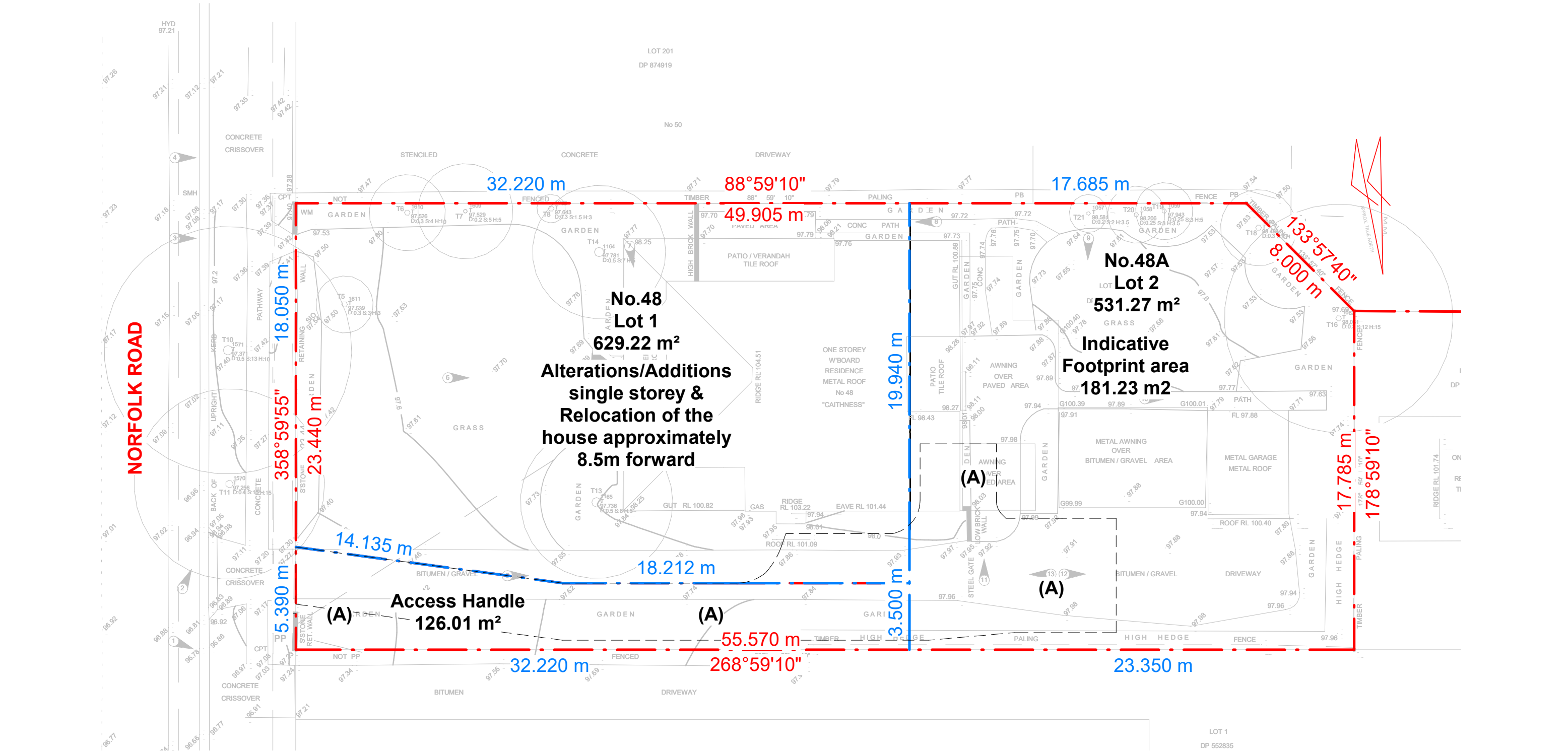




B85

mm

Width : 1870
Track : 1770
Lock to Lock Time: 6.0
Steering Angle : 34.1



Subdivision plan

0 10000
Scale: 1 : 200

Note

'(A)' Right of carriageway easwment - (3.5m wide & variable)

Purpose: **Development application only (DA)**

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| | | | |
|---------|-------------------------------|----------|-----------|
| Drawing | Subdivision plan | | |
| Address | 48 Norfolk Rd Epping NSW 2121 | | |
| Project | 888623078 | Client/s | Min Xiong |
| Sheet | 04 | | |

| Sequence | Number | Revision description |
|----------|--------|------------------------|
| 1 | 1 | Update for DA approval |
| 2 | 2 | As email on 22.01.13 |

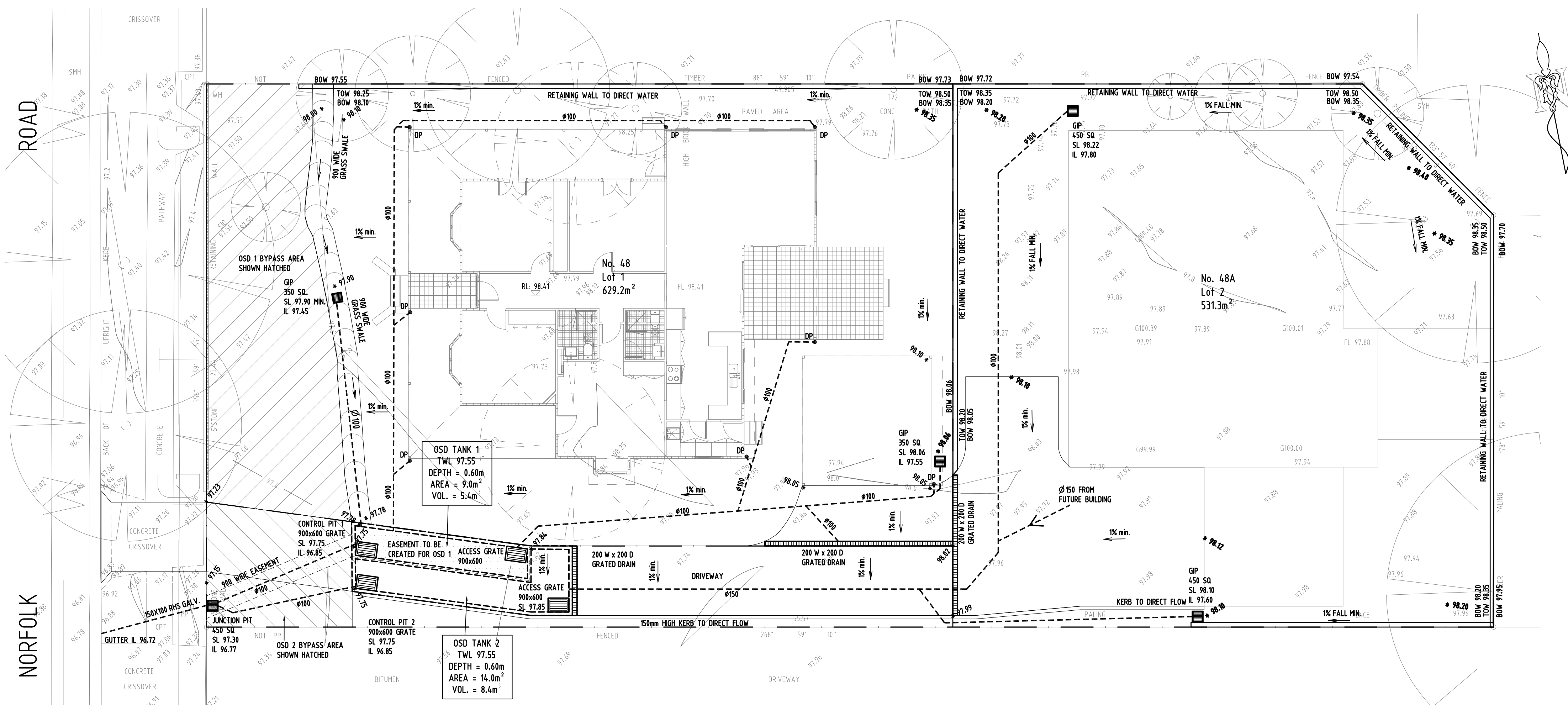
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| Client | 22.01.11 |
| Client | 22.01.17 |

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GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE - 1:100

SYMBOLS

- 10.00 EXISTING LEVEL
- 10.00 FINISHED LEVEL
- RL REDUCED LEVEL
- FFL FINISHED FLOOR LEVEL
- FGL FINISHED GARAGE LEVEL
- TK TOP OF KERB
- SL PIT SURFACE LEVEL
- IL INVERT LEVEL
- TOW TOP OF WALL
- TWL TOP WATER LEVEL
- BWL BOTTOM WATER LEVEL
- IO INSPECTION OPENING
- O/F OVERFLOW
- DP DOWN PIPE
- SP SPREADER
- GIP GRATED INLET PIT
- CONCRETE COVER PIT
- VD VERTICAL DROP
- RW RAINWATER HEAD
- VR VERTICAL RISER
- 200x200 200x200 GRATED DRAIN
- 150x150 150x150 GRATED DRAIN
- MASONRY RETAINING WALL
- DIRECT OF SURFACE FALL
- OVERLAND FLOW PATH
- Ø100 Ø100 RAINWATER OUTLET
- ROOFWATER ONLY
- STORMWATER ONLY
- Ø50 OR Ø65 PUMP LINE
- Ø100 Ø100 SUBSOIL PIPE

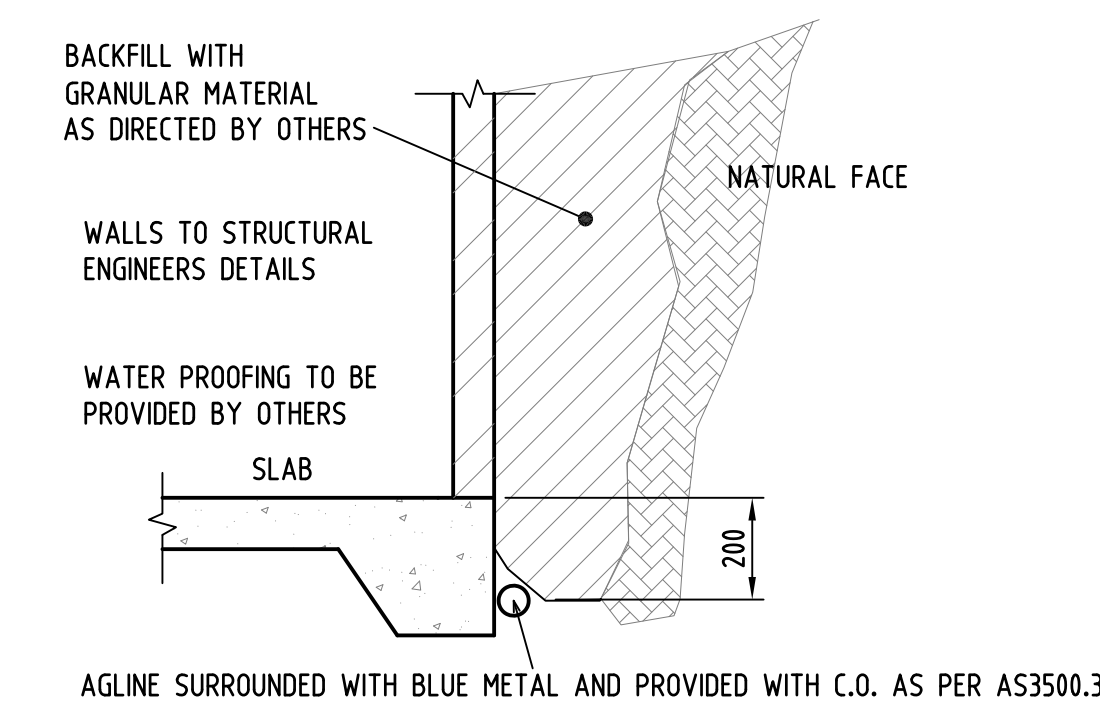
GENERAL NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL ENGINEERING DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED BY THE BUILDER TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE ITEM.
- THESE PLANS ARE DIAGRAMMATIC AND SHOW THE GENERAL LOCATION OF STRUCTURES AND PIPES. WORK SHALL BE SET OUT ON SITE BY THE SITE FOREMAN & MAY VARY FROM THE PLANS TO THE EXTENT REQUIRED, TO ENSURE COMPATIBLE CONSTRUCTION OF OTHER SERVICES AND STRUCTURAL REQUIREMENTS. VARIATION IN LOCATION OF MORE THAN 1.0M & ANY CHANGES IN SIZE OF ANY COMPONENT NOMINATED HEREON SHALL BE REFERRED TO THE DESIGNER FOR COMMENT.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3 AND LOCAL GOVERNMENT AUTHORITY SPECIFICATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- DRAINAGE PITS ARE TO BE A 450mm SQUARE OR LARGER AS SHOWN, AND FITTED WITH A GALVANIZED GRATE. ALL PITS TO BE BENCH TO HALF PIPE LEVEL.
- DRAINAGE PIPES SHALL BE SEWER GRADE UPVC, ALL PIPES SHALL HAVE MIN. 1% FALL, ALL PIPES SHALL BE Ø100 MIN. UNLESS NOTED OTHERWISE.
- ALL GUTTERS TO BE FITTED WITH LEAF GUARDS, ALL EAVE GUTTER TO HAVE A GRADIENT IN THE DIRECTION OF FLOW OF 1:500 OR STEEPER.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER IN DETENTION BASIN.
- PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

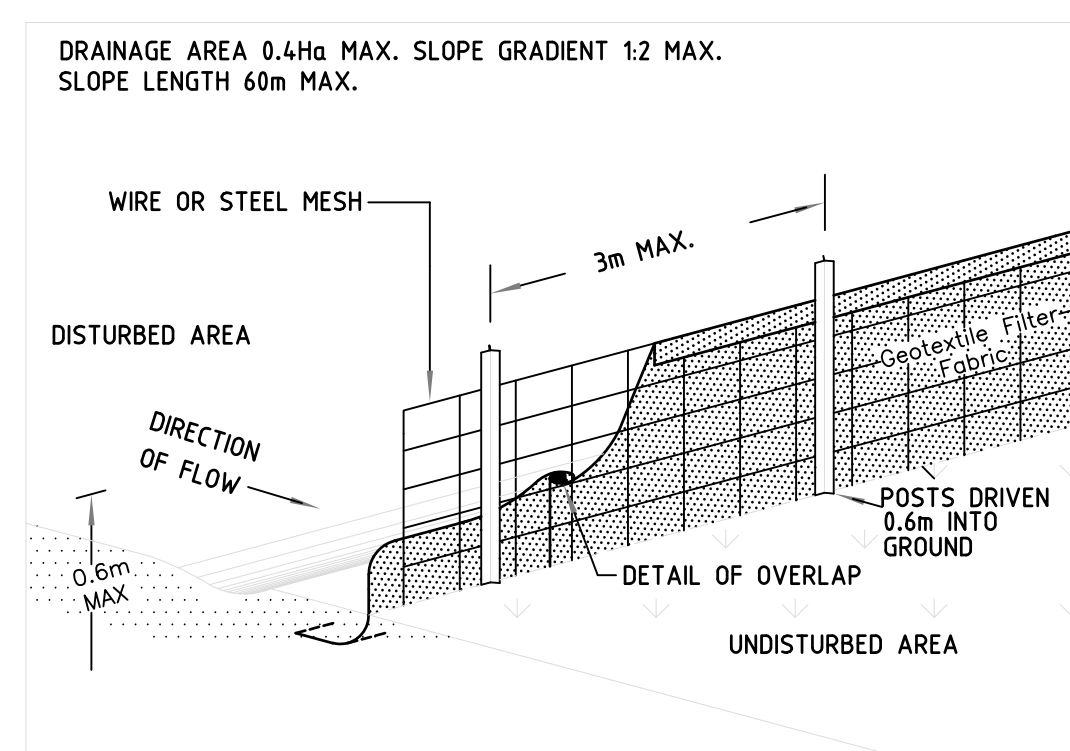
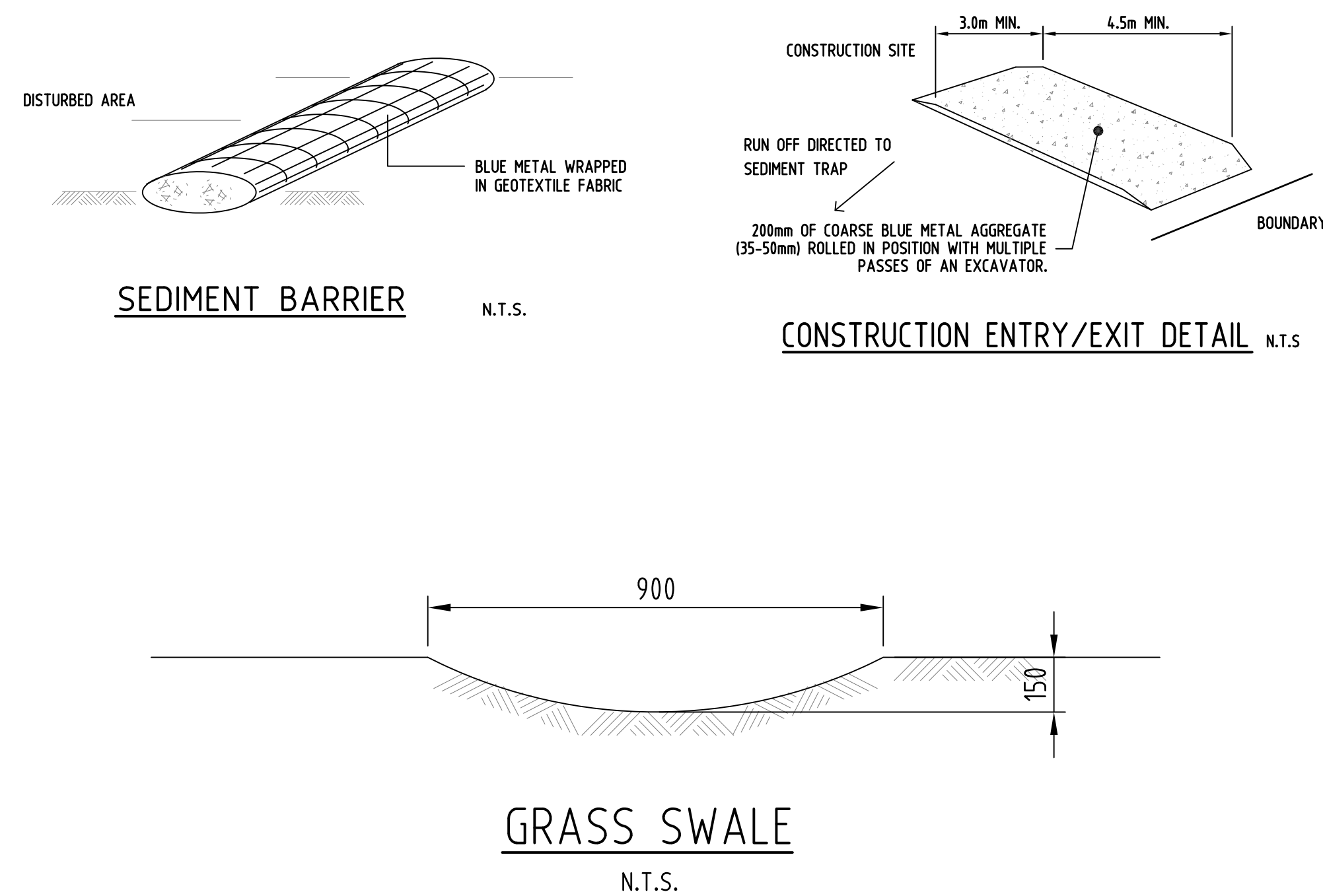
NOTES

SOIL AND WATER MANAGEMENT NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- MINIMISE DISTURBED AREAS
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ROADS AND FOOTPATHS TO BE SWEEPED DAILY AND KEPT CLEAN AT ALL TIMES
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S REQUIREMENTS.
- NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.



TYPICAL RETAINING WALL DRAINAGE DETAIL
N.T.S.



PROPOSED SILT FENCE
N.T.S.

| ISSUES | DATE | AMENDMENT DESCRIPTION | ISSUES | DATE | AMENDMENT DESCRIPTION |
|--------|------------|-----------------------|--------|------|-----------------------|
| B | 18.01.2022 | ISSUED FOR DA | | | |
| A | 17.01.2022 | ISSUED FOR DISCUSSION | | | |

NOT FOR CONSTRUCTION

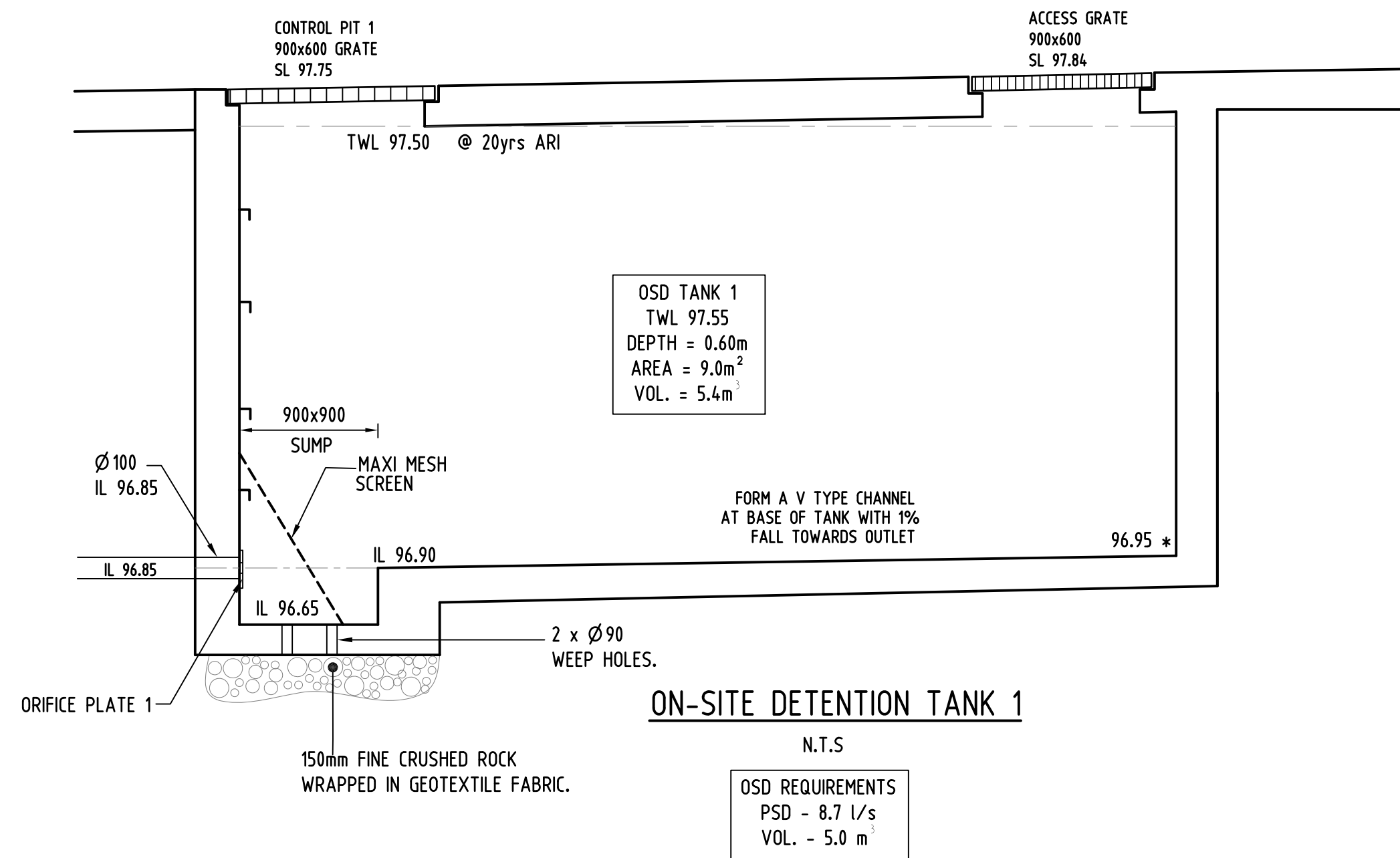


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Address:
Suite 9/145-149 Forest Rd
Hurstville NSW 2220

| PROPOSED SUBDIVISION DEVELOPMENT AT: | | GROUND FLOOR STORMWATER PLAN & DETAILS | |
|--|---------------------|--|----------|
| 48 NORFOLK ROAD, EPPING | | | |
| STORMWATER DRAINAGE & SEDIMENT CONTROL | | CLIENT: Ms Min Xiong | REVISION |
| DRAWN: SY | SCALE: AS SHOWN @A1 | DRAWING No.: 48NORF-H-1 | B |
| APPROVED: AW B.E. MIEAust CPEng NER | DATUM: A.H.D. | | |



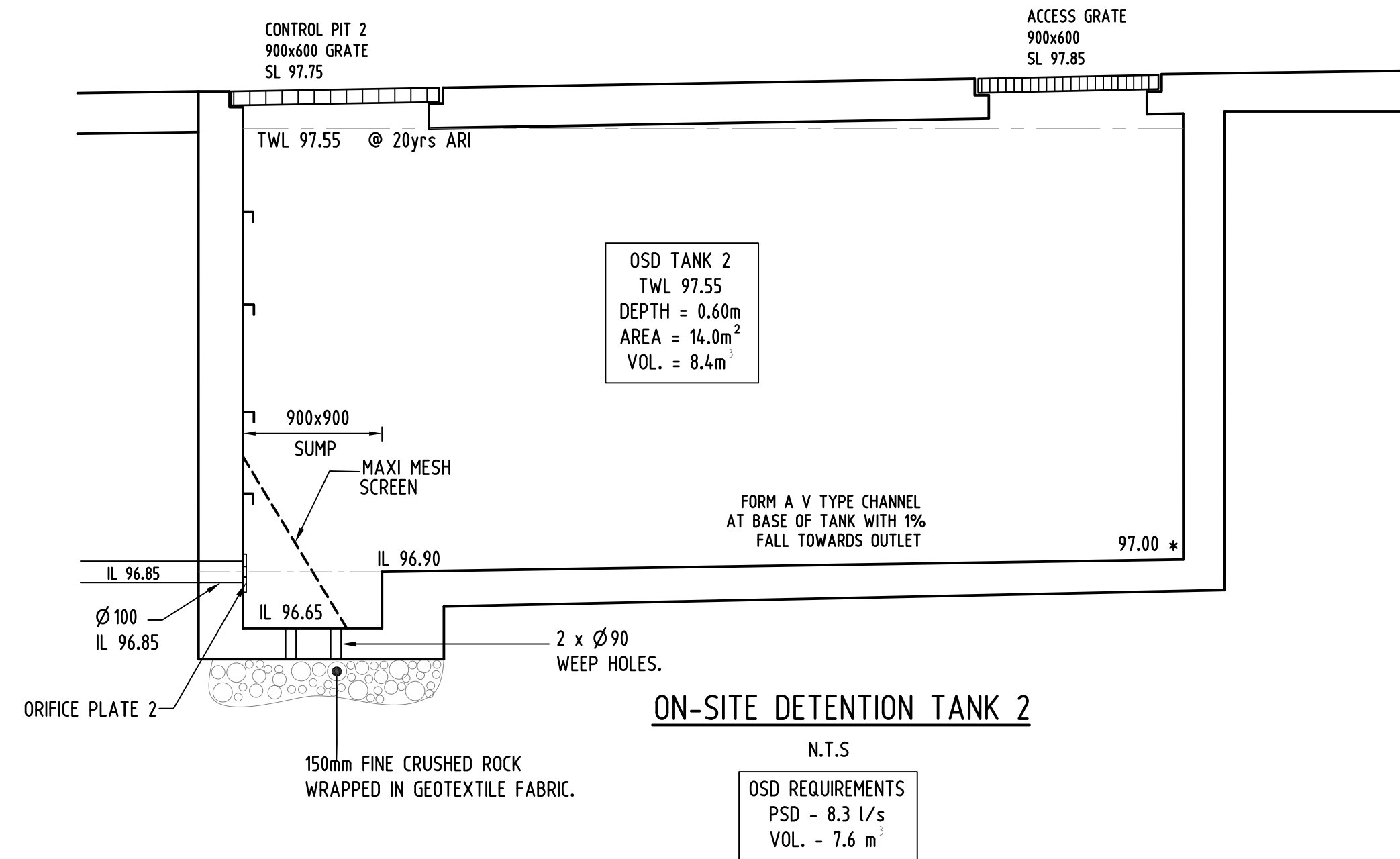
On Site Detention- Triangular Hydrographs OSD 1

Rainfall Grid Reference : HORSBY
Catchment Area (m²) : 629
Impervious Area Pre Dev (%) : 30
Impervious Area Post Dev (%) : 65
Draining Through OSD (%) : 85
Gutter Flow (mins) : 0.0

Length (m) Slope (%) Roughness
39.0 1.00 0.200

| ARI (yrs) | PreDevelopment Tc(min) | C | I | Qpre l/s | Post Development Tc(min) | C | I | Basin Qout(l/s) | Vol (m ³) | Limiting Q used |
|-----------|------------------------|------|-----|----------|--------------------------|------|-----|-----------------|-----------------------|-----------------|
| 1 | 20 | 0.48 | 50 | 4 | 10 | 0.60 | 69 | 3.1 | 1.8 | Yes |
| 2 | 17 | 0.51 | 70 | 6 | 9 | 0.64 | 92 | 4.5 | 2.2 | Yes |
| 5 | 15 | 0.57 | 94 | 9 | 8 | 0.72 | 123 | 6.9 | 2.9 | Yes |
| 10 | 15 | 0.60 | 106 | 11 | 8 | 0.75 | 138 | 8.5 | 3.3 | Yes |
| 20 | 14 | 0.63 | 126 | 14 | 13 | 0.79 | 130 | 8.7 | 5.0 | Yes |
| 50 | 13 | 0.69 | 152 | 18 | 13 | 0.87 | 152 | 8.7 | 8.3 | Yes |
| 100 | 12 | 0.72 | 174 | 22 | 12 | 0.90 | 174 | 8.7 | 10.4 | Yes |

APPLICABLE



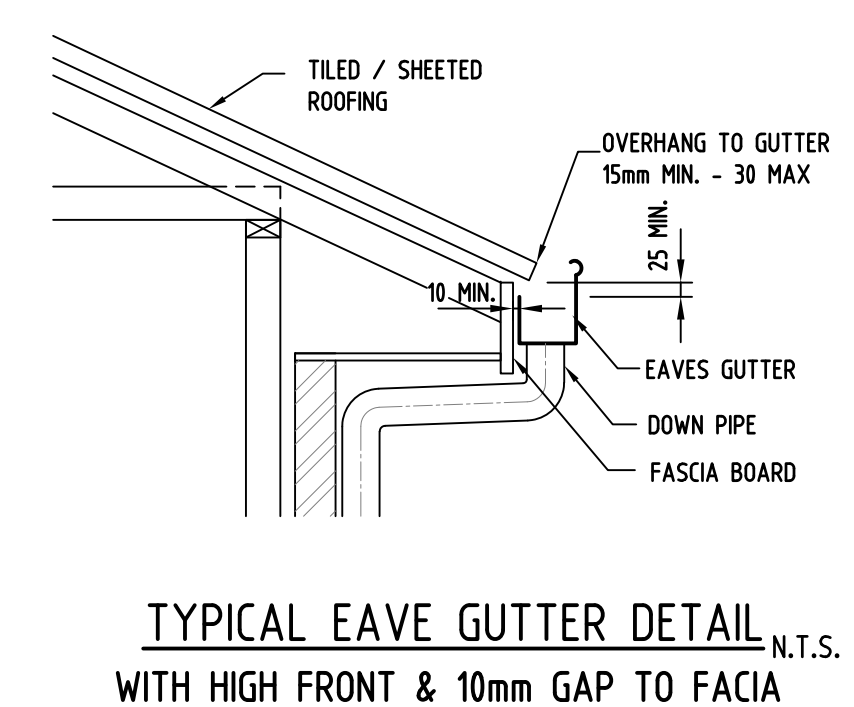
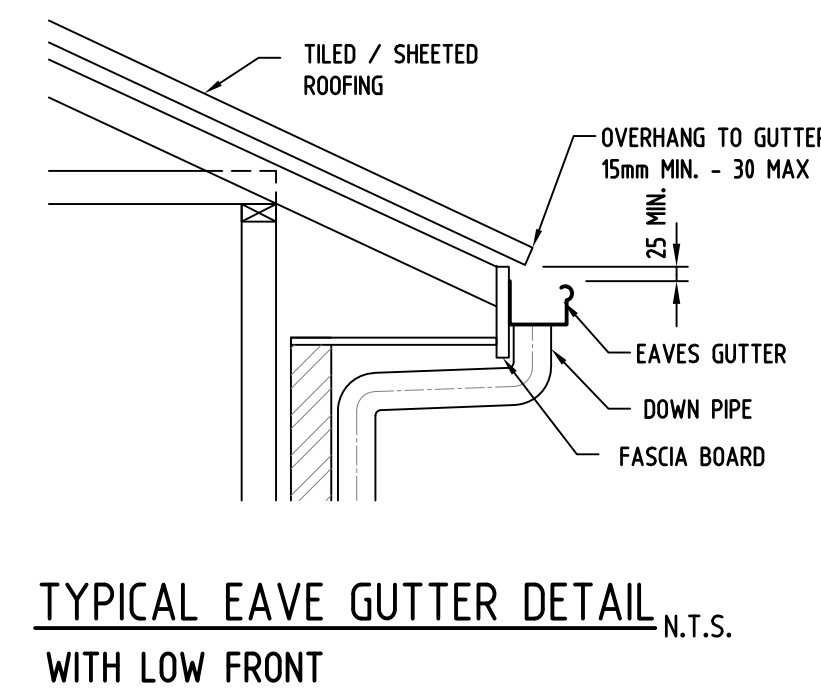
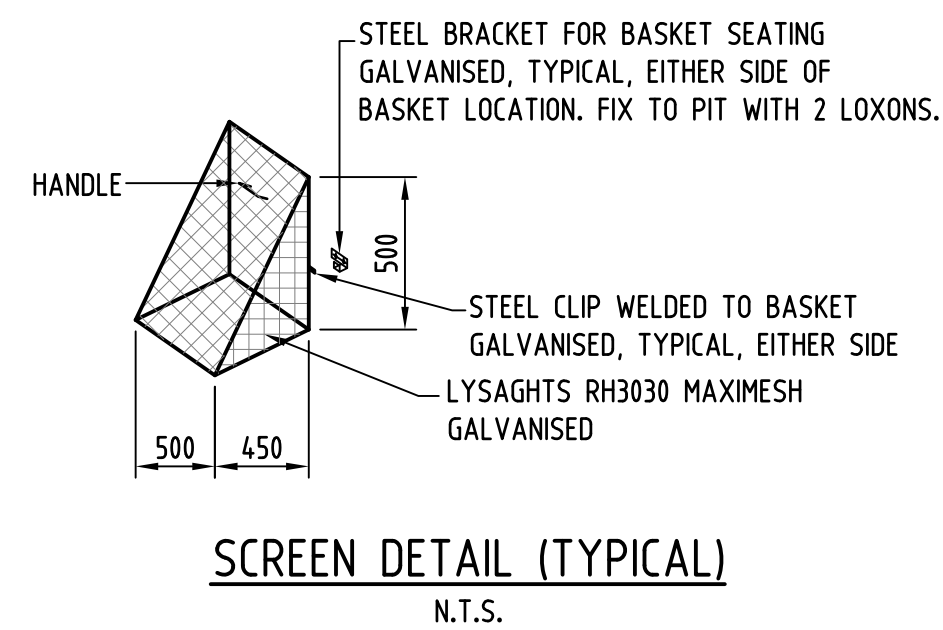
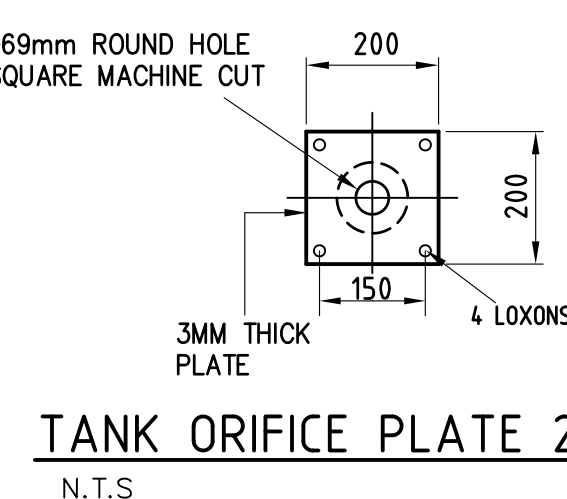
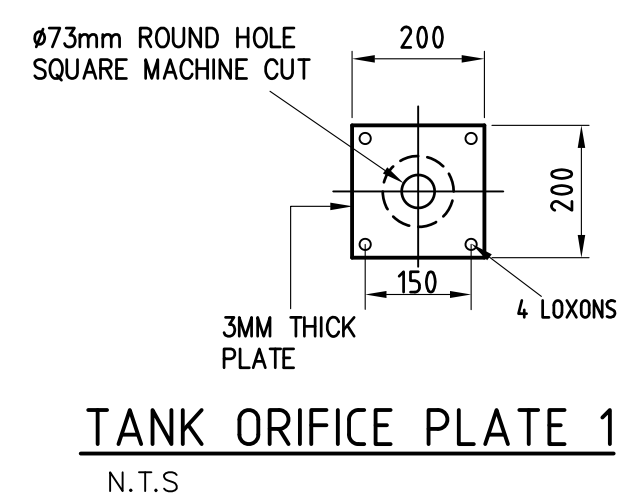
On Site Detention - Triangular Hydrographs OSD 2

Rainfall Grid Reference : HORSBY
Catchment Area (m²) : 657
Impervious Area Pre Dev (%) : 30
Impervious Area Post Dev (%) : 65
Draining Through OSD (%) : 95
Gutter Flow (mins) : 0.0

Length (m) Slope (%) Roughness
55.0 1.00 0.200

| ARI (yrs) | PreDevelopment Tc(min) | C | I | Qpre l/s | Post Development Tc(min) | C | I | Basin Qout(l/s) | Vol (m ³) | Limiting Q used |
|-----------|------------------------|------|-----|----------|--------------------------|------|-----|-----------------|-----------------------|-----------------|
| 1 | 26 | 0.48 | 44 | 4 | 12 | 0.60 | 63 | 3.5 | 2.2 | Yes |
| 2 | 23 | 0.51 | 60 | 6 | 11 | 0.64 | 85 | 5.1 | 2.8 | Yes |
| 5 | 20 | 0.57 | 82 | 9 | 10 | 0.72 | 112 | 7.8 | 3.6 | Yes |
| 10 | 19 | 0.60 | 95 | 10 | 12 | 0.75 | 117 | 8.7 | 4.7 | Yes |
| 20 | 18 | 0.63 | 112 | 13 | 16 | 0.79 | 118 | 8.7 | 7.1 | Yes |
| 50 | 16 | 0.69 | 138 | 17 | 16 | 0.87 | 138 | 8.7 | 11.5 | Yes |
| 100 | 15 | 0.72 | 158 | 20 | 15 | 0.90 | 158 | 8.7 | 14.3 | Yes |

APPLICABLE



| ISSUES | DATE | AMENDMENT DESCRIPTION | ISSUES | DATE | AMENDMENT DESCRIPTION |
|--------|------------|-----------------------|--------|------|-----------------------|
| B | 18.01.2022 | ISSUED FOR DA | | | |
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Address:
Suit 9/145-149 Forest Rd
Hurstville NSW 2220

PROPOSED SUBDIVISION DEVELOPMENT AT:
48 NORFOLK ROAD, EPPING

STORMWATER DRAINAGE

DRAWN: SY
APPROVED: AW B.E. MIEAust CPEng NER

SCALE: AS SHOWN @A1
DATUM: A.H.D.

STORMWATER DETAILS

CLIENT: Ms Min Xiong

DRAWING No.: 48NORF-H-2

REVISION
B

NORFOLK ROAD

CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. **THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY.** YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

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DIAL 1100
BEFORE YOU DIG

THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF INTRAX.

REV

REVISION DETAILS

DATE

0 1 2 4 6 8 10

REDUCTION RATIO 1:100 @ A1 & 1:200 @ A3

CLIENT:

MIN XIONG & PETER ARNOLD

REF:

S#140340

SURVEYED BY:

J CLEASBY

DRAWN BY:

I SZPYTMA

SURVEY FILE:

140340_JC_200421_DE

DATE OF SURVEY:

21.04.2020

CHECKED BY:

-

LOT No.

1

SECTION

-

PLAN No.

DP 862266

SUBURB

EPPING

LGA

CITY OF PARRAMATTA

PARISH

FIELD OF MARS

COUNTY

CUMBERLAND

CONTOUR INTERVAL:

0.2m

DATUM:

AHD

AUSTRALIAN HEIGHT DATUM

PM 58106

R.L.:

91.0 SCMS

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Intrax Consulting Group

VIC | NSW | SA | QLD

PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR LOT 1 IN DP 862266 "No.48" NORFOLK ROAD EPPING

SHEET No.

MODEL

No. of SHEETS:

1

REFERENCE No:

S#140340

REV:

-

LEGEND:

Subject Boundary

Fence

Approx. Location Overhead Power Supply

Approx. Location Underground Water Mains

Approx. Location Underground Sewer Mains

Approx. Location U'ground Telecommunications Line

Approx. Location Underground Gas Mains

Top of Kerb

Lip of Kerb

Edge of Footpath

Edge of Driveway

Crown of Road Formation

Edge of Concrete

Edge of Garden

Linemark

HYD

WM

SMH

SIO

PP

PB

CPT

Photo Aspect

Gutter Level

Ridge Level

Hydrant

Water Meter

Sewer Maintenance Hole

Sewer Inspection Opening

Power Pole

Power Box

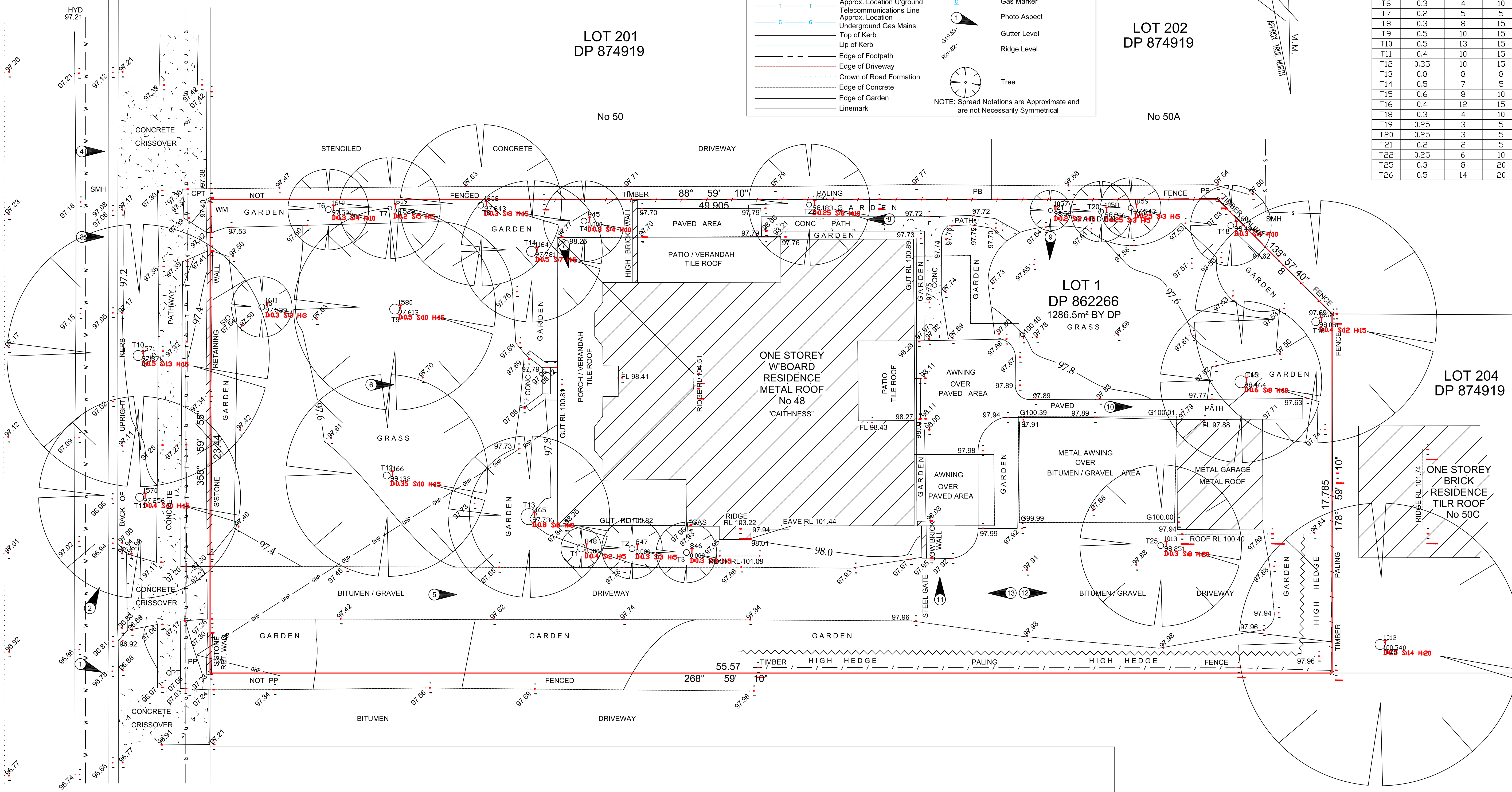
Telecommunications Pit

Gas Marker

Tree

NOTE: Spread Notations are Approximate and are not Necessarily Symmetrical

| TREE SCHEDULE | | | |
|---------------|----------|--------|--------|
| No. | DIAMETER | SPREAD | HEIGHT |
| T1 | 0.4 | 2 | 5 |
| T2 | 0.3 | 3 | 5 |
| T3 | 0.3 | 3 | 5 |
| T4 | 0.3 | 4 | 10 |
| T5 | 0.3 | 3 | 3 |
| T6 | 0.3 | 4 | 10 |
| T7 | 0.2 | 5 | 5 |
| T8 | 0.3 | 8 | 15 |
| T9 | 0.5 | 10 | 15 |
| T10 | 0.5 | 13 | 15 |
| T11 | 0.4 | 10 | 15 |
| T12 | 0.35 | 10 | 15 |
| T13 | 0.8 | 8 | 8 |
| T14 | 0.5 | 7 | 5 |
| T15 | 0.6 | 8 | 10 |
| T16 | 0.4 | 12 | 15 |
| T18 | 0.3 | 4 | 10 |
| T19 | 0.25 | 3 | 5 |
| T20 | 0.25 | 3 | 5 |
| T21 | 0.2 | 2 | 5 |
| T22 | 0.25 | 6 | 10 |
| T25 | 0.3 | 8 | 20 |
| T26 | 0.5 | 14 | 20 |



REV

REVISION DETAILS

DATE

0 1 2 4 6 8 10

REDUCTION RATIO 1:100 @ A1 & 1:200 @ A3

CLIENT:

MIN XIONG & PETER ARNOLD

REF:

S#140340

SURVEYED BY:

J CLEASBY

DRAWN BY:

I SZPYTMA

SURVEY FILE:

140340_JC_200421_DE

DATE OF SURVEY:

21.04.2020

CHECKED BY:

-

LOT No.

1

SECTION

-

PLAN No.

DP 862266

SUBURB

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CITY OF PARRAMATTA

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FIELD OF MARS

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CONTOUR INTERVAL:

0.2m

DATUM:

AHD

AUSTRALIAN HEIGHT DATUM

PM 58106

R.L.:

91.0 SCMS

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Intrax Consulting Group

VIC | NSW | SA | QLD

PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR LOT 1 IN DP 862266 "No.48" NORFOLK ROAD EPPING

SHEET No.

MODEL

No. of SHEETS:

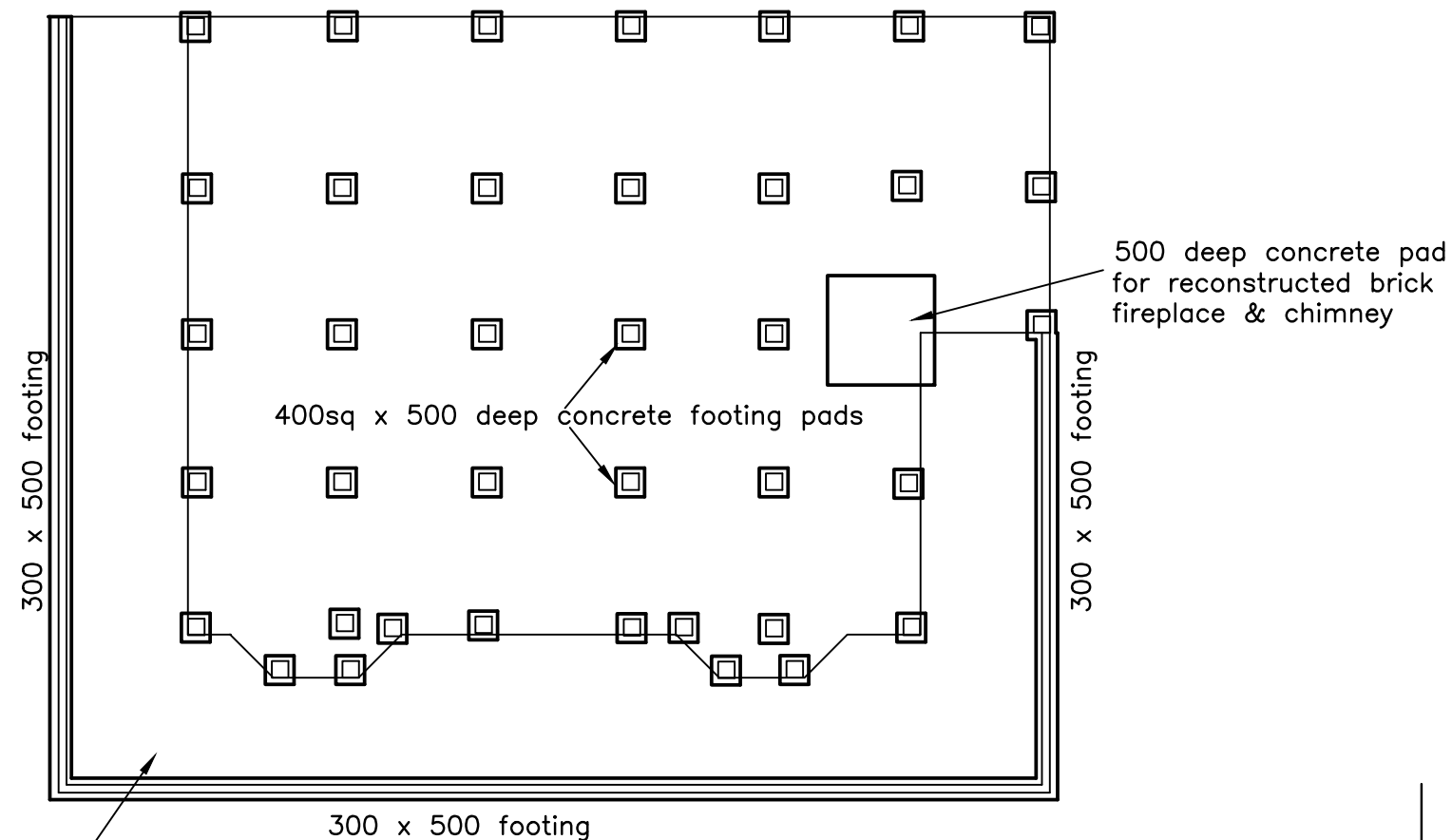
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S#140340

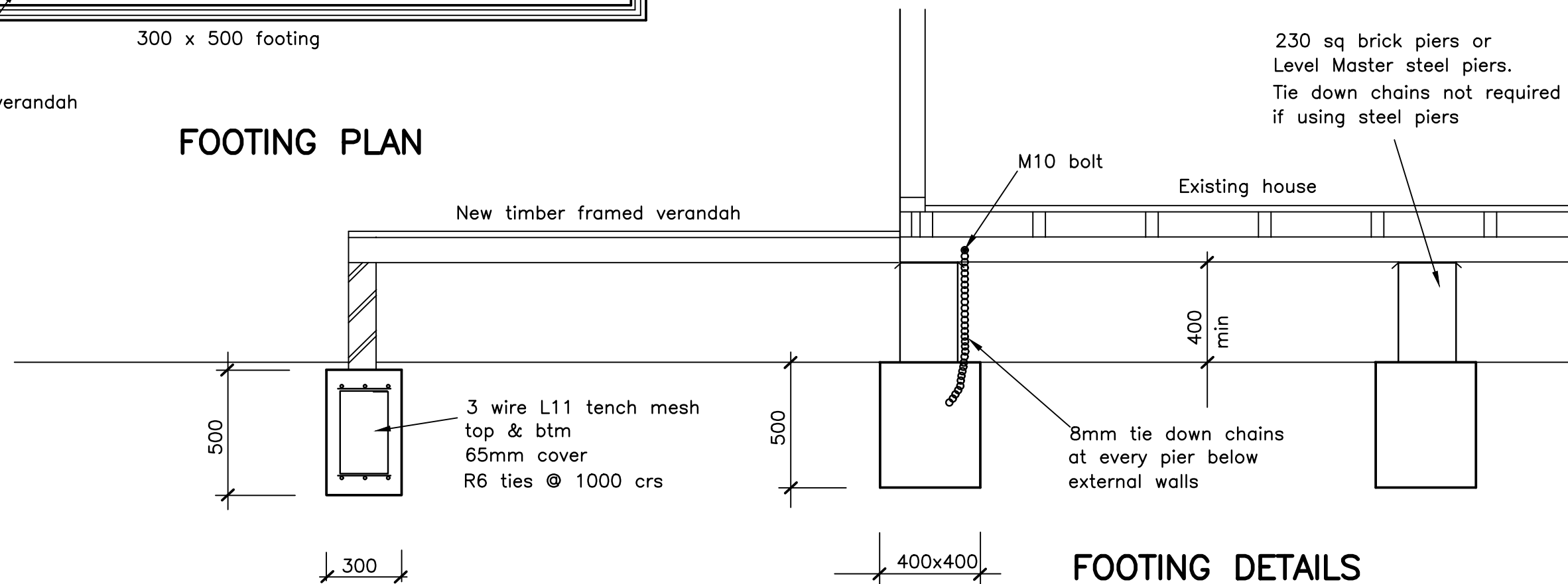
REV:

-



FOOTING PLAN

FOOTINGS DESIGNED FOR A CLASS M SITE
IN ACCORDANCE WITH AS2870
Excavate footings to bearing on firm natural ground
Footing locations to suit existing sub-floor layout
Concrete to have a minimum 28 day compressive strength of 25 MPa



FOOTING DETAILS



KNEEBONE, BERETTA & HALL PTY LTD
CONSULTING STRUCTURAL & CIVIL ENGINEERS
4 MACQUARIE AVENUE, PENRITH NSW 2750
PHONE: (02) 4731 3833
E-MAIL ADDRESS: office@kbhallengineers.com.au

A.C.N 002 419 767
A.B.N 36 822 442 203

Directors:
Trevor B. HALL, B.Sc (Eng), F.I.E. Aust., C.P. Eng. RPEQ 5081 NER
Peter R. ANDRESEN, B.E. M.I.E. Aust, C.P. Eng. NER



SCALE 1:100
DATE 28.3.22
DRAWN TBH
DESIGNED T B Hall
APPROVED *T B Hall*

Ms MIN XIONG
PROPOSED RE-SITING HOUSE AT
48 NORFOLK ROAD EPPING
FOOTING DETAILS

DRAWING NUMBER
107285-1
ISSUE