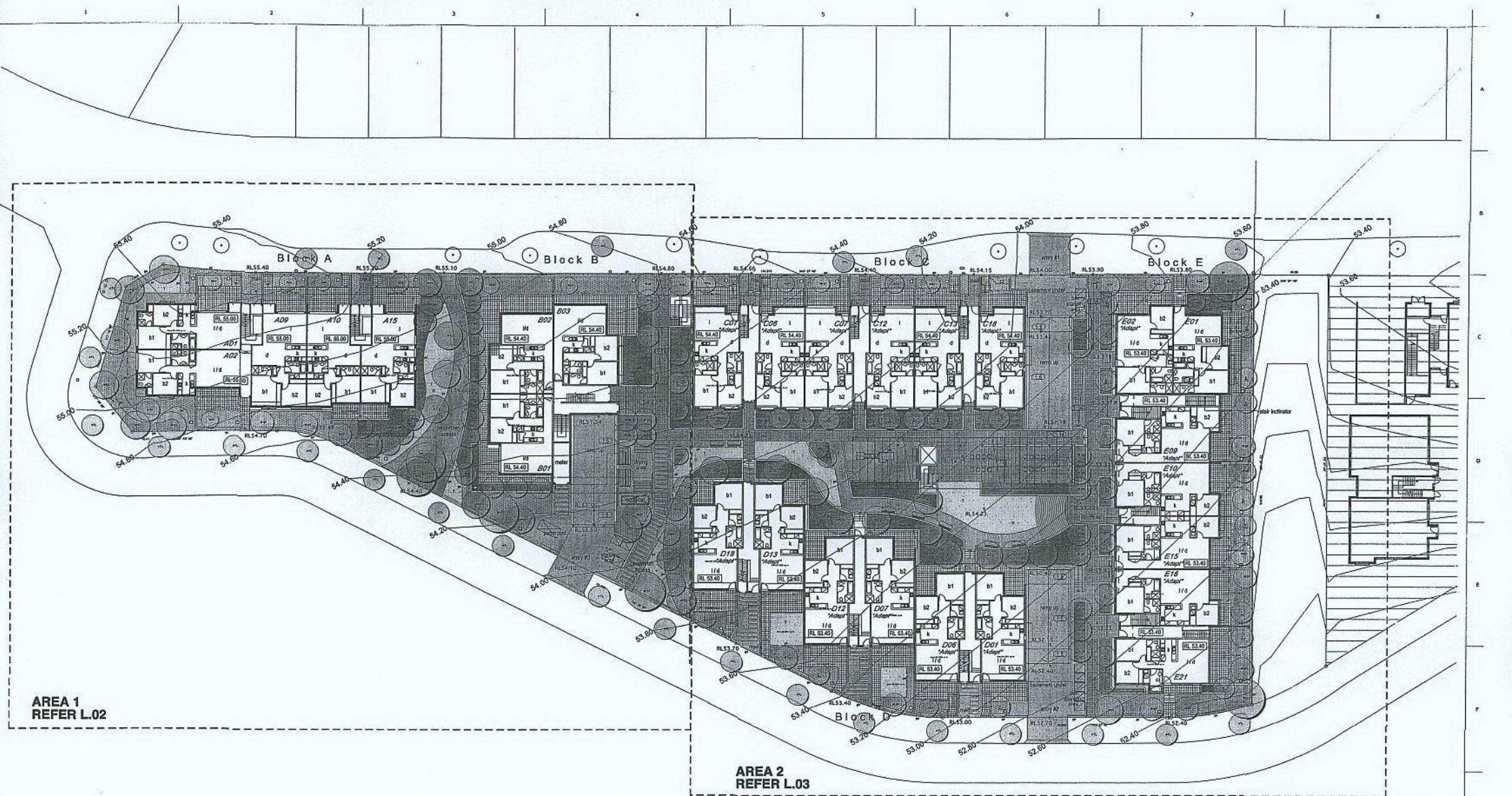




AREA 1
REFER L.02

AREA 2
REFER L.03



PROJECT
PROPOSED RESIDENTIAL APARTMENT
LOT 4002 NIJONG DRIVE, PEMULWUY

PREPARED BY:
GREENLAND DESIGN PTY LTD -
ABN 73 139 152 055
Landscape Architect: C. Ly JAILA
Mob: 0403 164 198
CLIENT: MEOW INVESTMENTS PTY LTD

TITLE
LANDSCAPE PLAN

DRAWN BY: CL SCALE: 1:250 (A1) DATE: 08/06/10

NO. 0245.L.01 AMD. B

Planting Revisions For Approval	09/06/10 15/03/10
DESCRIPTION	DATE

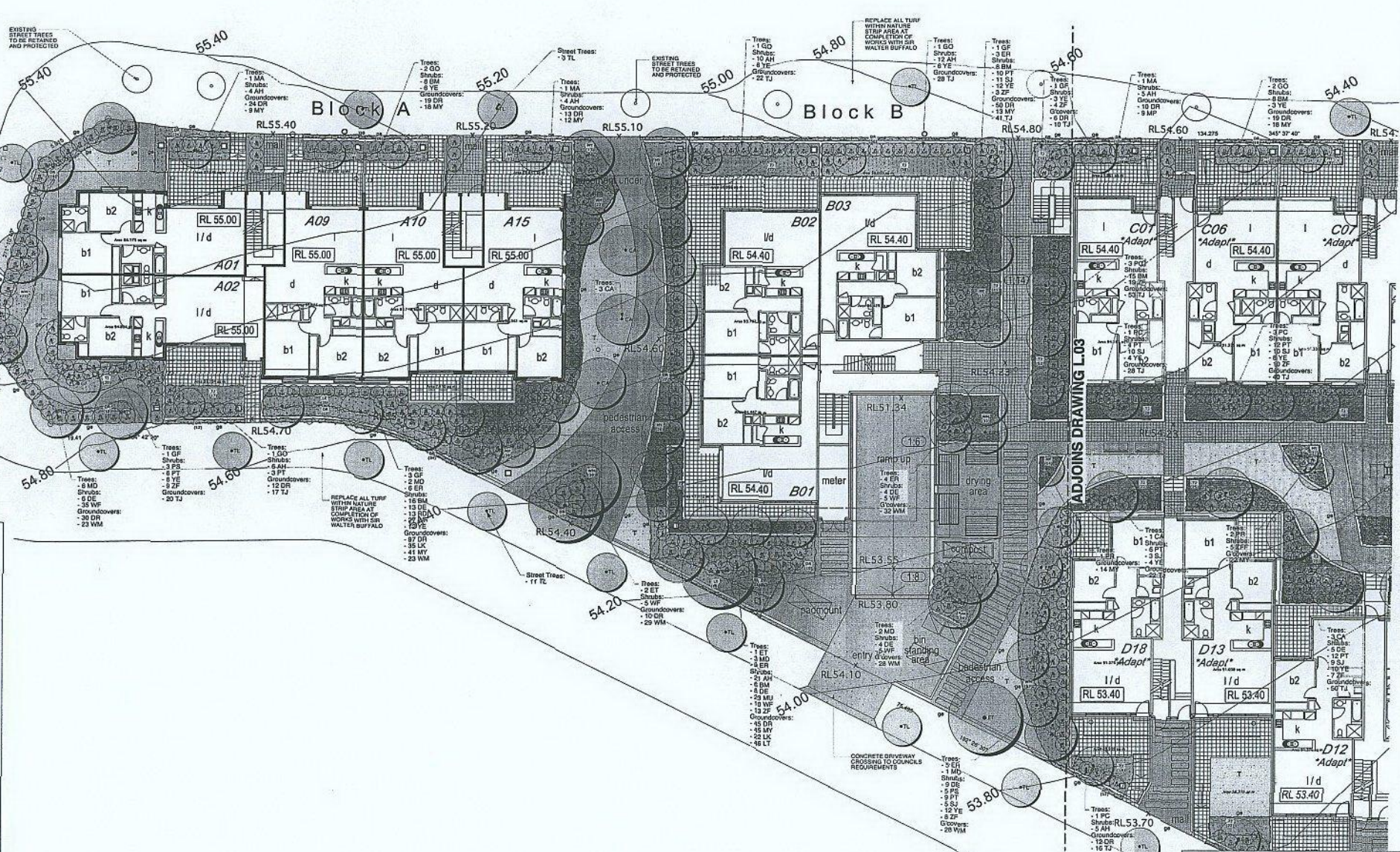
LEGEND

- Existing trees to be retained
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover & native grass plantings
- Concrete driveway / carpark / path pavement
- Non slip courtyard pavement
- Stencil concrete path pavement
- Proposed planting bed
- Proposed turf area
- Proposed permeable stabilised gravel pavement
- Concrete flush edge or garden edge
- Concrete unit stepping stones

Notes:

- Refer Architects drawings for pavement, walls, fence, steps, and levels
- Refer L.04 for Landscape specification, details and plant schedule

Planting Revisions For Approval	08/06/10
DESCRIPTION	DATE



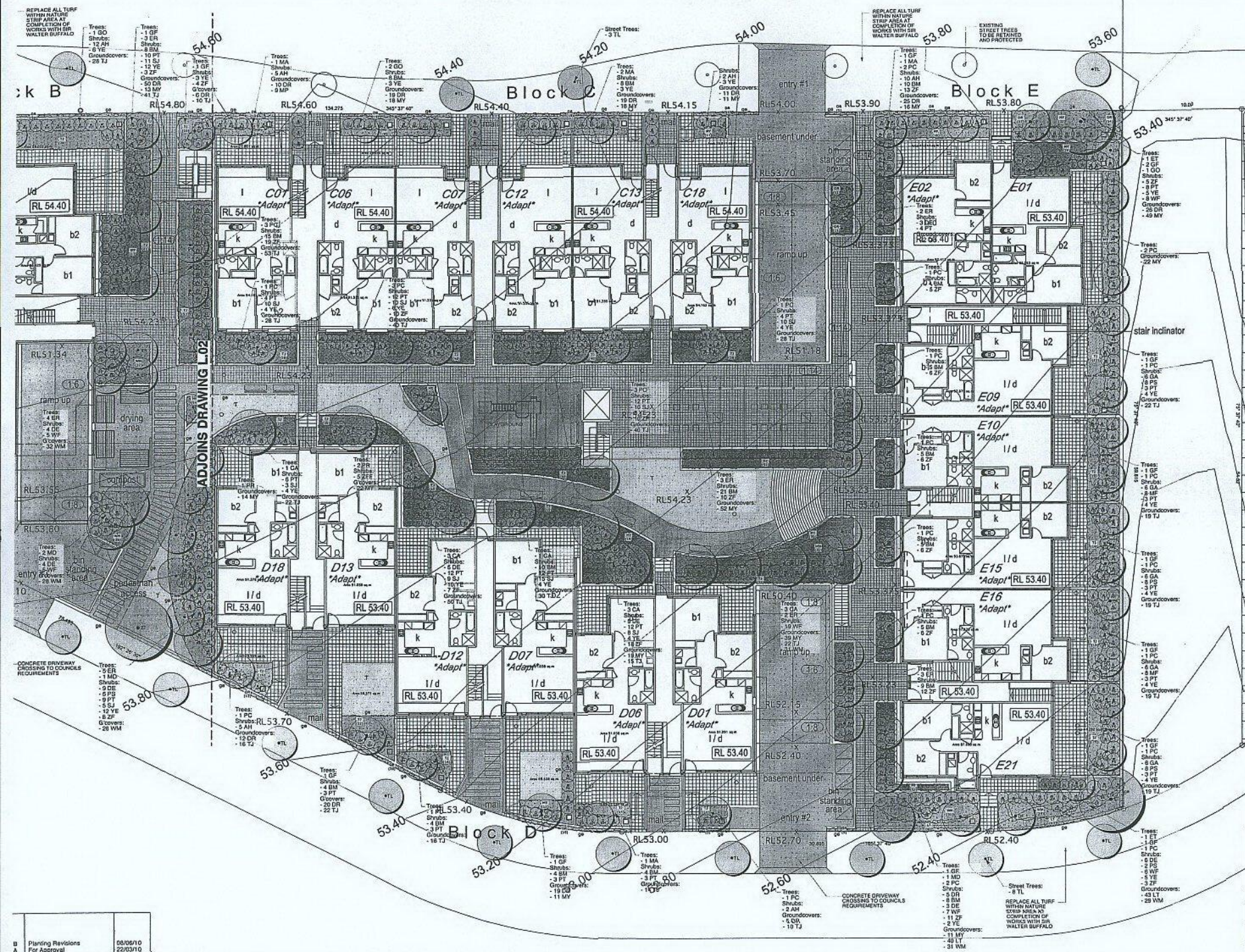
PROJECT
PROPOSED RESIDENTIAL APARTMENT
LOT 4002 NIJONG DRIVE, PEMULWY

PREPARED BY:
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ABN 73 139 152 855
Landscape Architect: C. Ly I AILA
Mob: 0403 184 198
CLIENT: MEOW INVESTMENTS PTY LTD

TITLE
LANDSCAPE PLAN

DRAWN BY: CL **SCALE:** 1:150 (A1) **DATE:** 08/06/10

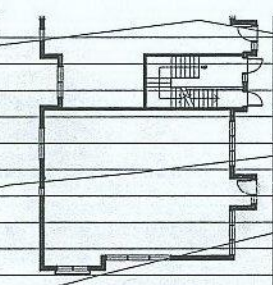
NO. 0245.L.02 **AMD.** B



LEGEND

- Existing trees to be retained
- Proposed tree plantings
- Proposed shrub plantings
- Proposed groundcover & native grass plantings
- Concrete driveway / carpark / path pavement
- Non slip courtyard pavement
- Stencil concrete path pavement
- Proposed planting bed
- Proposed turf area
- Proposed permeable stabilised gravel pavement
- Concrete flush edge or garden edge
- Concrete unit stepping stones

Notes:
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PROJECT
PROPOSED RESIDENTIAL APARTMENT
LOT 4002 NUONG DRIVE, PEMULWUY

PREPARED BY:
GREENLAND DESIGN PTY LTD
ABN 70 139 152 855
Landscape Architect: C. Ly I AILA
Mob: 0403 164 158

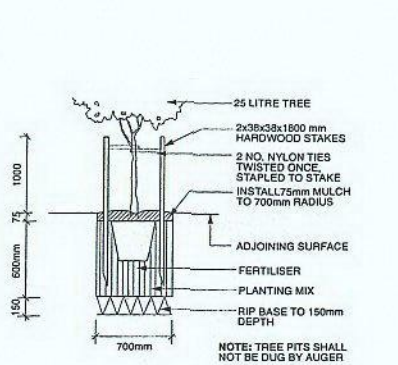
CLIENT: MEOW INVESTMENTS PTY LTD

TITLE
LANDSCAPE PLAN

DRAWN BY: CL **SCALE:** 1:150 (A1) **DATE:** 09/06/10

NO. 0245.L03 **AMD.** B

B	Planting Revisions	08/06/10
A	For Approval	22/03/10
REV	DESCRIPTION	DATE



1 25 Litre Tree Planting
scale 1:25

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.

Planter Mix:
Planter mix shall be Peat and Planter Mix as supplied by Australian Native Landscape Pty Ltd (ph (02) 9450 1444 or approved equivalent).

Mulch:
Mulch shall mean Cedar Woodchips (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. Cedar Woodchips mulch (ANL code MCWC) 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).

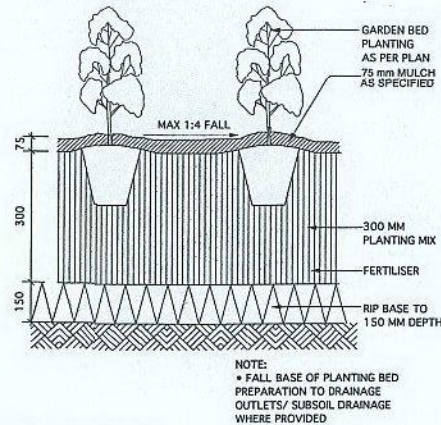
Place after the preparation of the planting bed, planting and all other work.

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.

Turfed areas:

All new turfled areas are to be selected weed free Sir Walter Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfled area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.



2 Planting Bed Detail
scale 1:10

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.

25 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.

Stabilised Granite Gravel

MATERIAL: Stabilised decomposed granite gravel to be of uniform size or graded material in the size range from 3mm-10mm of uniform colour and low plasticity. Colour to be equivalent to "Deco Granite" Gold as available from Australian Native Landscapes. Stabilisation by cement or lime to Suppliers specification shall not affect colour integration of stabilised pavement and gravel mulch (as per 5.2.5). Sample to be provided for approval by Superintendent.

Fine Crushed Rock

SOURCE:

Crushed rock consisting of hard, dense, durable particles of uniform quality, free from deleterious materials or coating including clay and organic matter, and contain not more than 1% of disintegrated, weathered, discoloured, soil fractured or poorly indurated fragments. If the material is produced by crushing rounded river stones, 75% of the particles larger than 9.5 mm shall have not less than two fractured faces.

BASE MATERIAL:

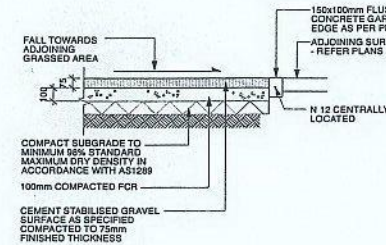
Fine Crushed Rock (FCR), free from sand, to the particle size distribution specified below. Greater run of screened and recombined materials are acceptable.

Concrete Edge

MATERIALS: Concrete to be off white colour.

INSTALLATION: Supply and install 100 x 250mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through finishing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

KEY	BOTANICAL NAME	COMMON NAME	N = Native	SIZE	HT	QTY
TREES						
CA	Cupressopsis anarachioides	Tuckeroo	N	25L	5m	14
ET	Eucalyptus tereticornis	Forest Red Gum	N	25L	20m	6
ER	Elaeocarpus reticulatus	Blueberry Ash	N	25L	6m	37
PR	Plumeria rubra	Frangipani		25L	6m	3
GF	Glochidion ferdinandi	Cheese Tree	N	25L	8m	18
GO	Gordonia axillaris	Gordonia		25L	5m	8
MA	Malus floribunda	Japanese Crabapple		25L	5m	7
MD	Melaleuca decora	White Feather Honey-myrtle	N	25L	12m	25
PC	Pyrus calleryana 'Capila'	Ornamental Pear		25L	7m	34
TL	Tristanopsis laurina	Water Gum	N	25L	6m	25
SHRUBS						
AH	Acmena Hedge Master	Dwarf Lilly Pilly	N	200mm	1m	81
BM	Buxus microphylla var Japonica	Japanese Box		200mm	1m	167
DE	Doranythes excelsa	Spear Lily	N	200mm	1m	67
GA	Gardenia augusta	Gardenia		200mm	0.8m	30
MF	Michelia fiop	Port Wine Magnolia		200mm	3m	26
MJ	Muraya paniculata	Orange Jessamine		200mm	3m	23
PS	Podocarpus solandrus	Plum Pine	N	200mm	2m	38
PT	Phormium tenax 'Flaming'	New Zealand Flax		200mm	0.7m	129
RD	Raphirolepis delacourii	Raphirolepis		200mm	0.8m	13
SJ	Strelitzia juncea	Bird of Paradise		200mm	1m	91
WF	Westringia fruticosa 'Narina'	Narina Coast Rosemary	N	200mm	2m	128
ZF	Zamia furcata	Carboard Plant		200mm	0.8m	190
YE	Yucca elephantipes	Sin-leless Yucca		200mm	3m	166
GROUNDCOVERS						
DR	Dianella revoluta 'Little Jess'	Dianella	N	viro tube	0.7m	499
LK	Lomandra 'Katrinus'	Mat Rush	N	viro tube	1m	57
LT	Lomandra 'Tanika'	Mat Rush	N	viro tube	0.6m	128
KY	Kyriophyllum 'Yarema'	Yarema Creeping Myoporum	N	viro tube	0.6m	460
TJ	Trachelospermum jasminoides	Star Jasmine	N	150mm	0.6m	802
WM	Westringia fruticosa 'Mundi'	Mundi	N	150mm	0.45m	293



3 Stabilised Gravel Pavement
scale 1:20

MAINTENANCE / PLANT ESTABLISHMENT

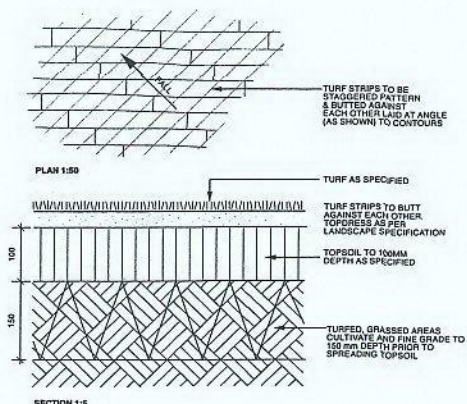
Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principals Representative and the Site Superintendent. The maintenance period shall commence at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:

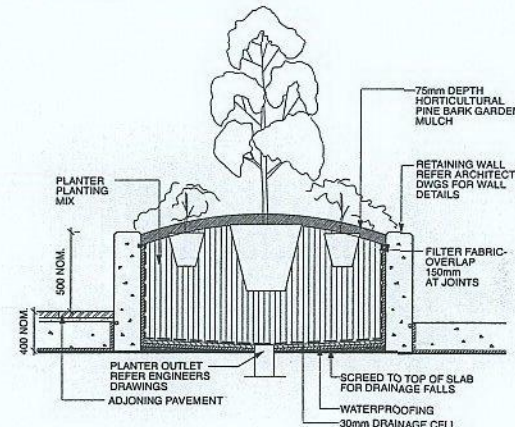
- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week. The Contractor should note that town water supply is not available at the site and that water truck supply of irrigation water will be the responsibility of the contractor.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfled 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 by 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.



4 Turfing
scale as shown



5 Planter Bed On Slab
scale 1:20

PROJECT
PROPOSED RESIDENTIAL APARTMENT
LOT 4002 NIJONG DRIVE, PEMULWUY

PREPARED BY:

GREENLAND DESIGN PTY LTD
ABN 73 139 152 555
Landscape Architect: C. Ly IALA
Mob: 0403 164 198

CLIENT: MECOW INVESTMENTS PTY LTD

TITLE

LANDSCAPE DETAILS
AND SPECIFICATION

DRAWN BY: CL SCALE: full size @ A1 DATE: 08/06/10

NO. 0245.L.04

AMD. B

DESCRIPTION	DATE
Planting Revisions For Approval	08/06/10 22/03/10

NIJONG DRIVE

PROPOSED ROAD

STORAGE TANK NOTES

1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO BE USED FOR HUMAN CONSUMPTION"
2. RAINWATER TANK SIZE 24400 LITRES
3. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP
4. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY
5. PUMPS SHALL PROVIDE MINIMUM 50 kPa PRESSURE
6. TANKS TO BE FOR OUTDOOR USE SUCH AS IRRIGATION
7. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS
8. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY
9. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATE FROM THE RETICULATED WATER SUPPLY SYSTEM
10. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER
11. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS
12. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK

SITE AND ROOF DRAINAGE PLAN

SCALE 1:200

REFER TO DRAWING 10MB4030/D03 FOR DETAILS

EROSION CONTROL NOTES

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

NOTES

1. ALL LINES ARE TO BE $\phi 100$ U.P.V.C. $\pm$ MIN 10% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PITS TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC
5. PITS LESS THAN 400 DEEP MAY BE BRICK, PRECAST OR CONCRETE
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DP'S TO HAVE LEAF GAUDES
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.

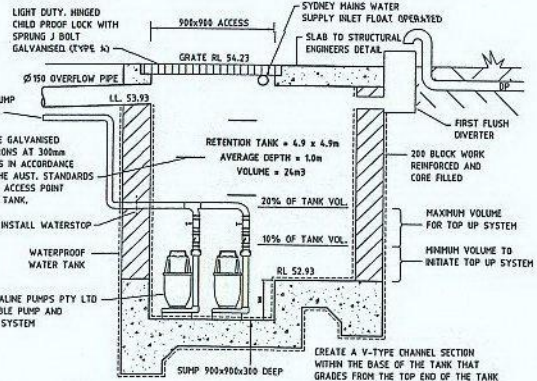
SYMBOLS

- | | |
|--------------|---|
| F.F.L. | FINISHED FLOOR LEVEL |
| F.G.L. | FINISHED GARAGE LEVEL |
| T.A. | TOP OF KERB |
| + 11.0 | FINISHED LEVEL |
| + 11.0 | EXISTING LEVEL |
| S.L. | SURFACE LEVEL |
| INVERT LEVEL | INVERT LEVEL |
| 20 R | ROOF CATCHMENT AREA (m ²) |
| 20 I | IMPERVIOUS CATCHMENT AREA (m ²) |
| 20 L | LANDSCAPED CATCHMENT AREA (m ²) |
| DP | $\phi 100$ DOWN PIPE OR EQUIVALENT |
| SP | SPREADER |
| VR | VERTICAL RISE |
| VR | RAIN WATER HEAD & DOWN PIPE |
| SP | CLEAN OUT POINT |
| SP | $\phi 150$ SUMP |
| SP | CONCRETE COVER JUNCTION PIT |
| SP | GRADED INLET PIT 450x450 |
| SP | 200x1000 GRADED DRAIN WITH 2% BTH SLOPE |
| SP | STORMWATER PIPE |
| SP | SUSPENDED STORMWATER PIPE |
| SP | PUMP LINE |
| SP | $\phi 100$ SUBSOL PIPE |
| SP | SILT FENCE |
| SP | OVERLAND FLOW |

Revisions	
1	21/5/10 NEW DA
2	4/2/2/10 CONCEPT FOR COUNCIL

FOR DA ONLY
HOLROYD COUNCIL

DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE
DIAGRAMS FROM RELEVANT AUTHORITIES



SECTION THROUGH STORAGE RETENTION TANK

SCALE 1:20

NOTE: WATERPROOF TANK

NO RAINWATER TANK
REQUIRED BY BASIX

DESIGN SUMMARY

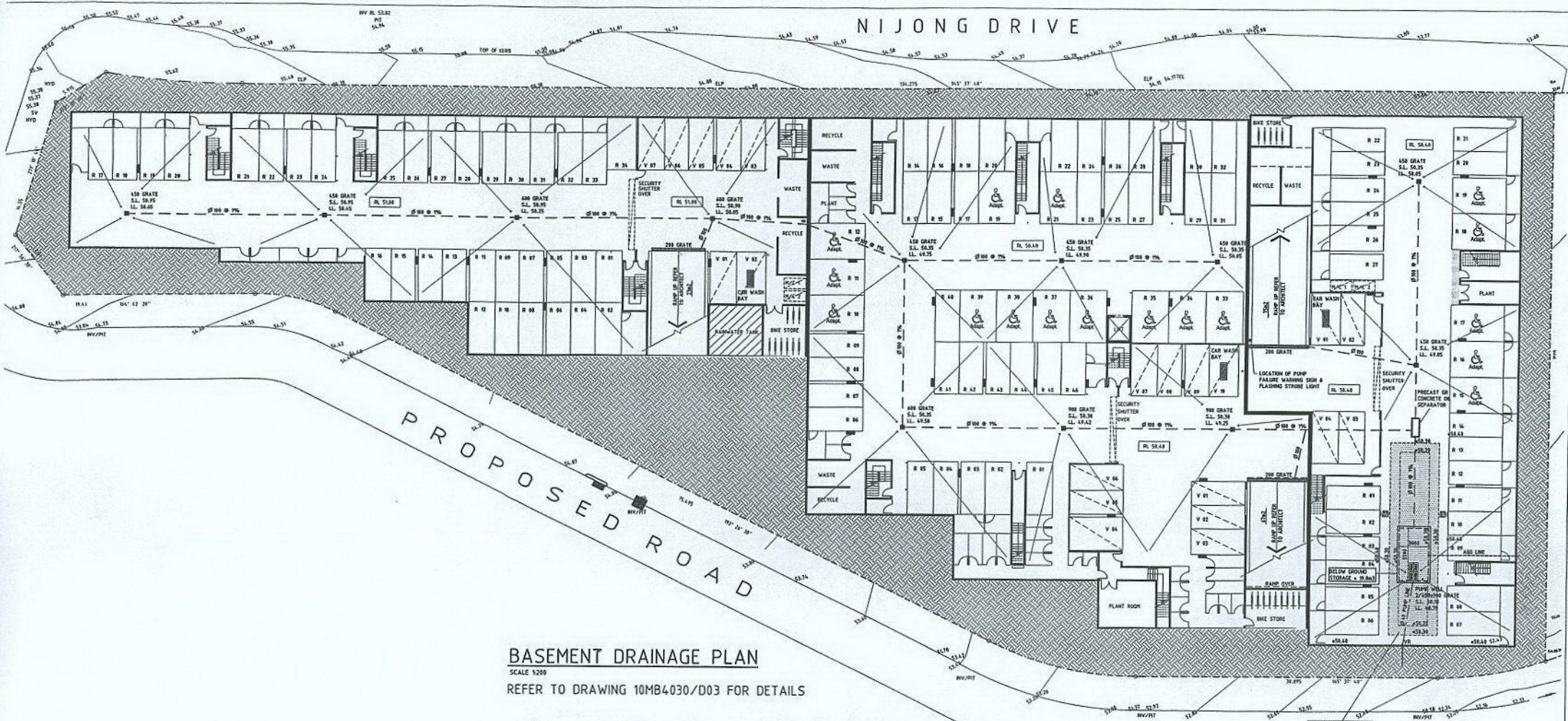
TOTAL SITE AREA = 6944m²
POST DEV. IMP. AREA = 4307m² (62%)
POST DEV. IMP. AREA < 70%
*. NO O.S.D. IS REQUIRED

CLIENT
MEOW INVESTMENTS
(NSW) PTY LTD
PROJECT
PROPOSED RESIDENTIAL
APARTMENTS
LOT 4002 NIJONG DRIVE
LAKEMOOD
TITLE
SITE AND ROOF
DRAINAGE PLAN

UNITED

UNITED CONSULTING ENGINEERS
PTY LTD
Civil/Structural Engineers
147-149 Mudge Street
Sydney NSW 1510
Telephone 02 915 8100
Facsimile 02 915 8101
Email: info@unitedeng.com.au

DATE	21/5/10	BY	DA
DATE	4/2/2/10	BY	CONCEPT FOR COUNCIL



BASEMENT DRAINAGE PLAN
 SCALE 1:200
 REFER TO DRAWING 10MB4030/D03 FOR DETAILS

TANKED BASEMENT FURTHER INVESTIGATION OF GROUNDWATER CONDITIONS REQUIRED PRIOR TO C.C.

EROSION CONTROL NOTES

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
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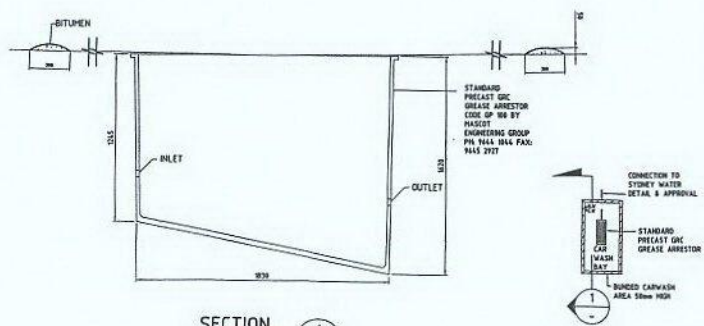
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SYMBOLS

- | | |
|--------|---|
| F.F.L. | FINISHED FLOOR LEVEL |
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| T.K. | TOP OF KERB |
| + T1.0 | EXISTING LEVEL |
| + T1.5 | SURFACE LEVEL |
| S.L. | INVERT LEVEL |
| 1L | ROOF CATCHMENT AREA (m ²) |
| 20 R | IMPERVIOUS CATCHMENT AREA (m ²) |
| 20 L | LANDSCAPED CATCHMENT AREA (m ²) |
| 100 | 100 DOWN PIPE OR EQUIVALENT |
| 150 | SPREADER |
| VD | VERTICAL DROP |
| VR | VERTICAL RISER |
| 150 | RAIN WATER HEAD & DOWN PIPE |
| 150 | CLEAN OUT POINT |
| 150 | CONCRETE COVER JUNCTION PIT |
| 150 | GRADED INLET PIT 450x450 |
| 150 | 200x1000 GRADED DRAIN WITH 2% 8TH SLOPE |
| 150 | STORMWATER PIPE |
| 150 | SUSPENDED STORMWATER PIPE |
| 150 | PUMP LINE |
| 150 | 150 SUBSOIL PIPE |
| 150 | SILT FENCE |
| 150 | OVERLAND FLOW |

Revisions	
1	28/5/10 NEW DA
2	2/7/10 CONCEPT FOR COUNCIL

**FOR DA ONLY
 HOLROYD COUNCIL**



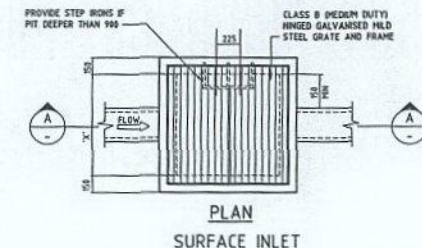
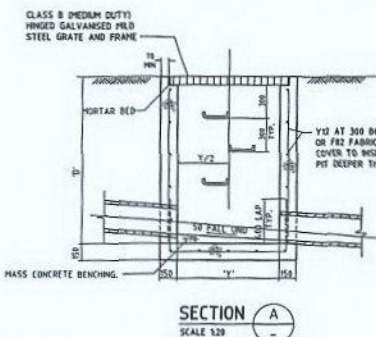
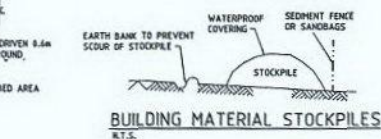
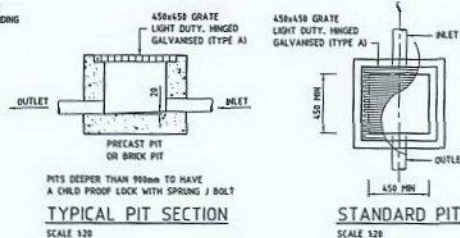
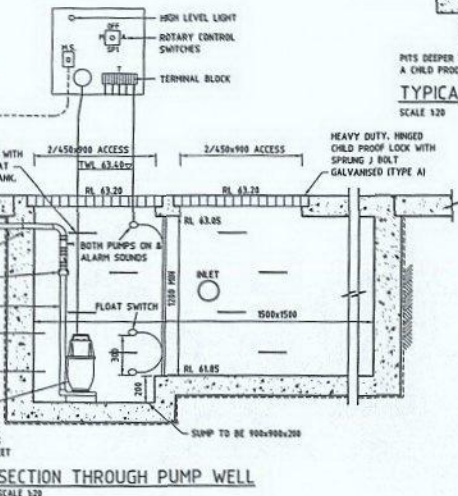
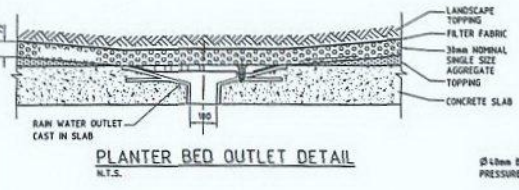
TYPICAL CAR WASH BAY
 SCALE 1:200

CLIENT
 MEOW INVESTMENTS
 (NSW) PTY LTD
PROJECT
 PROPOSED RESIDENTIAL
 APARTMENTS
 LOT 4002 NIJONG DRIVE
 LAKEWOOD
TITLE
 BASEMENT
 DRAINAGE PLAN



**UNITED CONSULTING ENGINEERS
 PTY LTD**
 Civil/Structural Engineers
 147-149 Snow Highway
 Boreland NSW, 1514
 Telephone: 02 918 9111
 Facsimile: 02 918 9112
 Mobile: 041 433 010
 Email: info@united-engineers.com.au
 Copyright © 2010
 Mark Anthony Smith
 REG. No. 12200 U.E.N.G.
 10/04/03/D02 2 of 3

DIAL 1100 BEFORE YOU DIG
 NO SUBSURFACE INVESTIGATION HAS BEEN MADE
 IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE
 DIAGRAMS FROM RELEVANT AUTHORITIES



PIT DIMENSIONS		
"D"	"X"	"H"
300-D=450	450	450
450-D=600	600	600
600-D=900	900	900
900-D=1200	900	900
D=2400	900	1200

NOTE: PITS DENOTED * SHALL BE USED ONLY WHERE SPECIFIED IN DRAINAGE SCHEDULE OR ON PLAN.

PUMP WELL DETAILS

UNDER GROUND STORAGE
PUMP SIZE BASED ON 100 YEAR 10 MM STORM
INTENSITY IS 54.73 mm/hr. AREA DRAINING TOWARDS SUMP IS 845
0+CA/3600 + 1+65+73+65/3600 + 2.5 L/s
VOLUME REQUIRED IS 2.56(1000) = 10300 litres
STORAGE PROVIDED 3000+5500(100) = 7800 litres
THEREFORE ADEQUATE STORAGE PROVIDED BELOW GROUND

TOTAL VOLUME REQUIRED
PUMP SIZE BASED ON 100 YEAR 12 HR STORM
INTENSITY IS 16.92 mm/hr. AREA DRAINING TOWARDS SUMP IS 8450
0+CA/3600 + 1+65+73+65/3600 + 8.72 L/s
VOLUME REQUIRED IS 0.31(12x86400) = 3194 litres

Above GROUND STORAGE = 3194 + 18000 = 19304 litres
STORAGE PROVIDED = 32000 litres

USE DUAL HPSS 250 PUMPS
WHICH ARE CONNECTED IN SUMP AND CONNECTED TO CONTROL PANEL
WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY
AT 3.6m head

THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.

A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.

A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERAT

AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

COVERS

- 1. TWO(2) PUMPS EXHHAUST SUBMERGIBLE PUMPS (4x50-20 2400)
- 2. TWO(2) PUMPS KWIK START (CONTROL PANEL, CONTROL, DESIGN TO ALERT) PUMPS ON START ON CONSECUTIVE START OPERATIONS
- 3. TWO(2) BATE VALVES (BRONZE)
- 4. TWO(2) CHECK VALVES (DIE CAST TYPE) (BRONZE)
- 5. TWO(2) SETS OF DISCHARGE HOSES WITH KAMUK QUICK RELEASE COUPLINGS
- 6. ALL IN TANK PI/PPIPE AND PIPE FITTINGS, BRACKET/SUPPORTS, HO GAL. CHAINS
- 7. FLOWMETER TANK START REMAINS REDUNDANT FLEAT REGULATORS
- 8. INSTALLATION IN PROVIDED TANK/PORT

OPTION

- 1. TANK PACKAGE/COVERS/NANOSE, ALARM BELL, LOW LEVEL, ALARM REGULATOR

MODEL	DIS. SIZE	PISTON IN.	POWER	Max Capacity	Max Head	Wt. lbs.	CABLE m
EP55-28	48mm SPI	8.25	24kw	220 L/min	8 metres	57	5.2metres
EP55-400	30mm SPI	6.40	24kw	220 L/min	8 metres	57	5.2metres

PER PUMP

Capacity (l/min)	Head (meters) - KP55 750	Head (meters) - KP55 400	Head (meters) - KP55 250
0	16.5	12.5	8.5
100	14.5	10.5	7.5
200	12.5	8.5	6.5
300	10.5	6.5	5.5
400	8.5	4.5	4.5

PUMP PERFORMANCE CURVES

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING OR TO BE REMOVED TREES ARE TO BE MARKED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENT, ETC.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL MILET PITS LINEALLY TO COLLECT SILT LAIDEN WATER, TO COUNCIL'S STANDARDS
4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

4. ALL LINES ARE TO BE 100 MM U.P.V.C @ 100 MM DIA. GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEVERE GAUGH & SEALED.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
6. ALL PIPES TO HAVE MIN 50mm COVER IF LOCATED WITHIN PROPERTY.
7. ALL PITS IN DRIVEWAYS, TO BE 650mm CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 650mm PLASTIC
8. PITS LESS THAN 400 DEEP MAY BE BRICK, PRECAST OR CONCRETE
9. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERLAYS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
10. ALL EXTERNAL SLABS TO BE WATERPROOFED.
11. ALL GRATES TO HAVE CHILD PROOF LOCKS.
12. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
13. ALL DP'S TO HAVE LEAF GAUGES
14. ALL EXISTING LEVELS TO BE CONFIRMED BY SURVEYOR PRIOR TO CONSTRUCTION.
15. ALL EXISTING WORKS CONVEY TO BE INSPECTED
16. ALL WORK PRIOR TO CONSTRUCTION

F.S.I.	FINISHED FLOOR LEVEL
F.G.I.	FINISHED GARAGE LEVEL
T.C.	TOP OF KERB
+ T.L.	FINISHING LEVEL
+ T.L.	EXISTING LEVEL
S.L.	SURFACE LEVEL
S.L.	INVERT LEVEL
20 R	ROOF CATCHMENT AREA (m ²)
20 I	INTERFURROW CATCHMENT AREA (m ²)
20	LANDSIDE CATCHMENT AREA IN 1
+ DP	Ø100 DOWN PIPE OR EQUIVALENT
4 SP	SPREADER
+ VD	VERTICAL DROP
+ VR	VERTICAL RISER
⊖	RAIN WATER HEAD & DOWN PIPE
⊙ SUMP	CLEAN OUT POINT
⊙	Ø100 SUMP
■	CONCRETE COVER JUNCTION PIT
■	GRASED INLET PIT 450x450
200x200x150	200x200x150 GRASED DRAIN WITH 2% STN. SLOPE
---	STORMWATER PIPE
---	SUSPENDED STORMWATER PIPE
---	PUMP LINE
---	Ø100 SUSIDON, PIPE
---	5% FORCE
---	OVERLAND FLOW

FOR DA ONLY
HOLROYD COUNCIL

DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE
DIAGRAMS FROM RELEVANT AUTHORITIES

CLIENT
MEOW INVESTMENTS
(NSW) PTY LTD

PROJECT
PROPOSED RESIDENTIAL
APARTMENTS
LOT 4002 NIJONG DRIVE
LAKEWOOD

TITLE
DRAINAGE
DETAILS



UNITED CONSULTING ENGINEERS
PTY LTD
Civil/Structural Engineers

617-569 Home Highway
Beverly MA 01914

Telephone: 031 975 5111
 Facsimile: 031 975 6222
 Mobile: 041 432 032

Approved	Mark Anthony Dwyer
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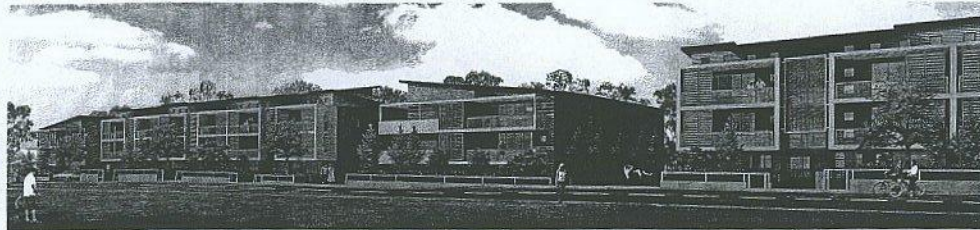
Mark	Designated	Drawn	Date
	MAR	F.B.	FEB 10

	Country HAB	Date 1700 U.N.O.
	Other Information ...	

10MB-4030/D43 3 of 3 B

DEVELOPMENT APPLICATION PROPOSED RESIDENTIAL APARTMENTS

Lot 4002 Nijong Drive Lakewood



CALCULATIONS

Site area	= 6,942 sq m
Building area	= 2,849 sq m
Site cover	= 41 %
Total floor area (incl. basement, service rooms, ducts, voids)	= 8,535 sq m
Floor space ratio	= 1.23 : 1

GROSS FLOOR AREAS

Basement Level*	= 5,281 sq m*
Ground Floor Level	= 2,806 sq m
First Floor Level	= 2,801 sq m
Second Floor Level	= 2,693 sq m
Attic Level	= 234 sq m

TOTAL	= 8,535 sq m
* not included in gross floor area calculations	

LANDSCAPING

Landscaped Area (includes hard surfaces + soft landscaping)	= 2,624 sq m (38%)
Soft Landscaping	= 2,104 sq m (30%)
Deep Soil Landscaping	= 995 sq m (14%)
Common Open Space	= 1,209 sq m (17%)

CARPARKING + STORAGE PROVISIONS

CARPARKING BASEMENT LEVEL ONLY	PROPOSED RESIDENTS	ADAPTABLE	VISITORS	DISABLED	STORAGE	BICYCLE	M/CYCLE
BASEMENT (BLOCKS A+B)	34	-	7	-	26	10	2
BASEMENT (BLOCKS C+D)	34	12	8	2	36	10	-
BASEMENT (BLOCK E)	22	5	2	2	21	6	2
TOTAL	= 90	= 17	= 17	= 4	= 83	= 26	= 4
PROPOSED TOTAL	= 128 carspaces						

UNIT BREAKDOWN

	2 bed	3 bed + Media	TOTAL
Ground Floor Level	27	-	27
First Floor Level	28	-	28
Second Floor Level	16	12	28
Proposed Total	71	12	83

DRAWING LIST

cover sheet		DA00
site analysis	1:500	DA01
basement level	1:300	DA02
ground floor level	1:300	DA03
first floor level	1:300	DA04
second floor level	1:300	DA05
attic level	1:300	DA06
roof level	1:300	DA07
typical floor layouts (blocks A+B+C)	1:100	DA08
typical floor layouts (blocks D+E)	1:100	DA09
site elevations 1+2 + block A	1:200	DA10
elevations blocks B + C	1:200	DA11
elevations blocks D + E	1:200	DA12
site sections a + b + fence details	1:200	DA13
external concept plan	1:250	DA14
driveway sections	1:50	DA15
stage plan	1:250	DA16
shadow diagram 9am	1:300	DA17
shadow diagram 12noon	1:300	DA18
shadow diagram 3pm	1:300	DA19
prospect hill impact	1:200	DA20
waste management + fence details	1:100	DA21

BASIX Commitments

The commitments set out below regulate how the proposed development is to be carried out.

(A) Unit Building

(i) Water

(a) The applicant must install hydro or low water use spaces of vegetation throughout the area of land specified for the dwelling in the "hydrogen species" column based in the BASIX Certificate, as private landscaping for that dwelling. This area of indigenous vegetation is to be contained within the "area of garden and lawn" for the dwelling specified in the "Description of project" table also based in the BASIX Certificate.

(b) The applicant must install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for the table in the BASIX Certificate.

(c) The pool or spa must be located as specified in the table in the BASIX Certificate.

(d) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (including any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(e) Energy

(a) The applicant must install each hot water system specified for the dwelling in the table in the BASIX Certificate, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling which is referred to in a heading in the "Natural Lighting" column of the table in the BASIX Certificate (not only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(b) Thermal Comfort

(a) Where there is an in-slab heating or cooling system, the applicant must:

(i) install insulation with an R-value of not less than 1.5 around the vertical edges of the perimeter of the slab; or
(ii) On a suspended floor, install insulation with an R-value of not less than 1.5 underneath the slab and around the vertical edges of the perimeter of the slab.

(b) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the BASIX Certificate.

(B) Common areas and central systems/facilities

(i) Water

(a) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central system" column of the table in the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table in the BASIX Certificate.

(b) A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table in the BASIX Certificate.

(ii) Energy

(a) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the systems or fixtures must be of the type, and meet the specifications, listed for the table in the BASIX Certificate.

UNIT AREAS

BLOCK A Lot 4002 Nicholls Way, Lakewood				
unit no.	floor level	gross floor area (sq m)	balcony/courtyard balcony 1 balcony 2	no. of beds
A01	ground	118.2	7.2	2
A02	ground	118.2	7.2	2
A03	ground	118.2	7.2	2
A04	ground	118.2	7.2	2
A05	ground	118.2	7.2	2
A06	ground	118.2	7.2	2
A07	ground	118.2	7.2	2
A08	ground	118.2	7.2	2
A09	ground	118.2	7.2	2
A10	ground	118.2	7.2	2
A11	ground	118.2	7.2	2
A12	ground	118.2	7.2	2
A13	ground	118.2	7.2	2
A14	ground	118.2	7.2	2
A15	ground	118.2	7.2	2
A16	ground	118.2	7.2	2
A17	ground	118.2	7.2	2
A18	ground	118.2	7.2	2
A19	ground	118.2	7.2	2
A20	ground	118.2	7.2	2
A21	ground	118.2	7.2	2
A22	ground	118.2	7.2	2
A23	ground	118.2	7.2	2
A24	ground	118.2	7.2	2
A25	ground	118.2	7.2	2
A26	ground	118.2	7.2	2
A27	ground	118.2	7.2	2
A28	ground	118.2	7.2	2
A29	ground	118.2	7.2	2
A30	ground	118.2	7.2	2
A31	ground	118.2	7.2	2
A32	ground	118.2	7.2	2
A33	ground	118.2	7.2	2
A34	ground	118.2	7.2	2
A35	ground	118.2	7.2	2
A36	ground	118.2	7.2	2
A37	ground	118.2	7.2	2
A38	ground	118.2	7.2	2
A39	ground	118.2	7.2	2
A40	ground	118.2	7.2	2
A41	ground	118.2	7.2	2
A42	ground	118.2	7.2	2
A43	ground	118.2	7.2	2
A44	ground	118.2	7.2	2
A45	ground	118.2	7.2	2
A46	ground	118.2	7.2	2
A47	ground	118.2	7.2	2
A48	ground	118.2	7.2	2
A49	ground	118.2	7.2	2
A50	ground	118.2	7.2	2
A51	ground	118.2	7.2	2
A52	ground	118.2	7.2	2
A53	ground	118.2	7.2	2
A54	ground	118.2	7.2	2
A55	ground	118.2	7.2	2
A56	ground	118.2	7.2	2
A57	ground	118.2	7.2	2
A58	ground	118.2	7.2	2
A59	ground	118.2	7.2	2
A60	ground	118.2	7.2	2
A61	ground	118.2	7.2	2
A62	ground	118.2	7.2	2
A63	ground	118.2	7.2	2
A64	ground	118.2	7.2	2
A65	ground	118.2	7.2	2
A66	ground	118.2	7.2	2
A67	ground	118.2	7.2	2
A68	ground	118.2	7.2	2
A69	ground	118.2	7.2	2
A70	ground	118.2	7.2	2
A71	ground	118.2	7.2	2
A72	ground	118.2	7.2	2
A73	ground	118.2	7.2	2
A74	ground	118.2	7.2	2
A75	ground	118.2	7.2	2
A76	ground	118.2	7.2	2
A77	ground	118.2	7.2	2
A78	ground	118.2	7.2	2
A79	ground	118.2	7.2	2
A80	ground	118.2	7.2	2
A81	ground	118.2	7.2	2
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A87	ground	118.2	7.2	2
A88	ground	118.2	7.2	2
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A92	ground	118.2	7.2	2
A93	ground	118.2	7.2	2
A94	ground	118.2	7.2	2
A95	ground	118.2	7.2	2
A96	ground	118.2	7.2	2
A97	ground	118.2	7.2	2
A98	ground	118.2	7.2	2
A99	ground	118.2	7.2	2
A100	ground	118.2	7.2	2

SUMMARY OF BLOCK A				
2 BEDROOM units	15	13		
3 BEDROOM units	2			
TOTAL	15 UNITS			

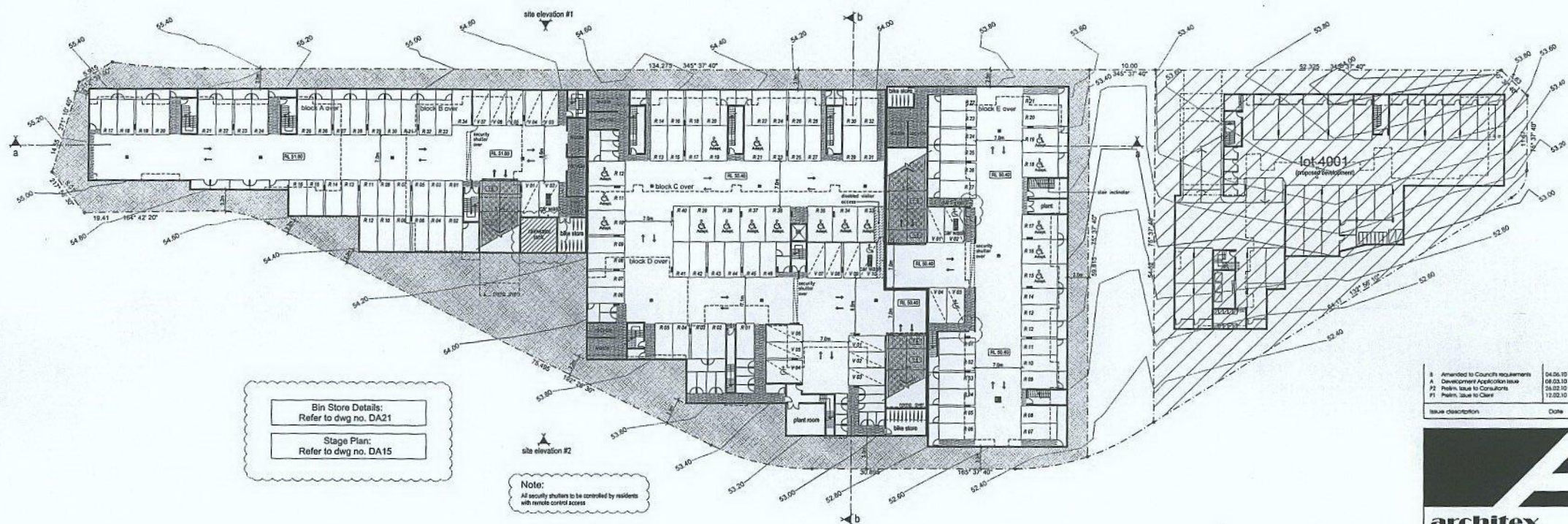
BLOCK B Lot 4002 Nicholls Way, Lakewood				
unit no.	floor level	gross floor area (sq m)	balcony/courtyard balcony 1 balcony 2	no. of beds
B01	ground	118.2	7.2	2
B02	ground	118.2	7.2	2
B03	ground	118.2	7.2	2
B04	ground	118.2	7.2	2
B05	ground	118.2	7.2	2
B06	ground	118.2	7.2	2
B07	ground	118.2	7.2	2
B08	ground	118.2	7.2	2
B09	ground	118.2	7.2	2
B10	ground	118.2	7.2	2
B11	ground	118.2	7.2	2
B12	ground	118.2	7.2	2
B13	ground	118.2	7.2	2
B14	ground	118.2	7.2	2
B15	ground	118.2	7.2	2
B16	ground	118.2	7.2	2
B17	ground	118.2	7.2	2
B18	ground	118.2	7.2	2
B19	ground	118.2	7.2	2
B20	ground	118.2	7.2	2
B21	ground	118.2	7.2	2
B22	ground	118.2	7.2	2
B23	ground	118.2	7.2	2
B24	ground	118.2	7.2	2
B25	ground	118.2	7.2	2
B26	ground	118.2	7.2	2
B27	ground	118.2	7.2	2
B28	ground	118.2	7.2	2
B29	ground	118.2	7.2	2
B30	ground	118.2	7.2	2
B31	ground	118.2	7.2	2
B32	ground	118.2	7.2	2
B33	ground	118.2	7.2	2
B34	ground	118.2	7.2	2
B35	ground	118.2	7.2	2
B36	ground	118.2	7.2	2
B37	ground	118.2	7.2	2
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B53	ground	118.2	7.2	2
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B63	ground	118.2	7.2	2
B64	ground	118.2	7.2	2
B65	ground	118.2	7.2	2
B66	ground	118.2	7.2	2
B67	ground	118.2	7.2	2
B68	ground	118.2	7.2	2
B69	ground	118.2	7.2	2
B70	ground	118.2	7.2	2
B71	ground	118.2	7.2	2
B72	ground	118.2	7.2	2
B73	ground	118.2	7.2	2
B74	ground	118.2	7.2	2
B75	ground	118.2	7.2	2
B76	ground	118.2	7.2	2
B77	ground	118.2	7.2	2
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B79	ground	118.2	7.2	2
B80	ground	118.2	7.2	2
B81	ground	118.2	7.2	2
B82	ground	118.2	7.2	2
B83	ground	118.2	7.2	2</

True north point



Notes

Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Bin Store Details:
Refer to dwg no. DA21

Stage Plan:
Refer to dwg no. DA15

Note:
All security shutters to be controlled by residents with remote control access

1	Amended to Council requirements	04.06.10
A	Development Application Issue	08.03.10
P1	Permit Issue to Consultants	26.02.10
P2	Permit Issue to Client	17.02.10
Issue description	Date	

architex
Residential and Commercial Architects
Unit 32 003 315 142

55 Cowper Street,
Glenview, 2142
email: info@architex.com.au
www.architex.com.au

Tel: 9992 5055
Fax: 9992 1626

DEVELOPMENT APPLICATION

Project		
Proposed Residential Apartments		
Project address		
Lot 4002 Nijong Drive Lakewood		
Client		
Meow Investments Pty. Ltd.		
Title		
Basement Level		
Drawn	Scale	Checked
pdp	1:300 (A1)	
Job No.	Drawing No.	Issue
1915	DA02	8

Note:
The internal driveway ramp width, circulation stairs and vehicle turning areas shall be designed and constructed in accordance with AS2890.1 for two-way vehicle movements.

Note:
All parking spaces are a minimum of 2.4m in width by 5.5m in length. Spaces increase to 2.7m in width where adjacent to a wall or column. Spaces increase to 3.0m where adjacent to walls on both sides.

Legend	
(R.000)	Structural Floor Level
(R.001)	Finished Finished Level
(R.002)	Ramp Up Gradient

True northpoint



Notes:

Do not scale, check and verify all dimensions before commencing new work. Ground levels may vary due to site conditions.

NIJONG DRIVE

External Works Concept Plan:
Refer to dwg no. DA14

Stage Plan:
Refer to dwg no. DA15

Bin Standing Area Details:
Refer to dwg no. DA21

Front Fence Details:
Refer to dwg no. DA21

Note:
The internal driveway, ramp widths, circulation stairs and vehicle turning areas shall be designed and constructed in accordance with AS2086.1 for two-way vehicle movements.

Legend		
	Structural Floor Level	
	Finished Reduced Level	
	Ramp Up Gradient	

Issue description	Date
3. Amended to Council requirements	04.06.10
A. Development Application Issue	08.03.10
P2. Prelim. Issue to Consultants	26.02.10
P1. Prelim. Issue to Client	12.02.10

architex
 88 Market Street, 1st Floor
 Glen Waverley, VIC 3145
 Tel: 9482 5088
 Fax: 9997 1606
 email: info@architex.com.au
 www.architex.com.au

DEVELOPMENT APPLICATION

Project	Proposed Residential Apartments
Project address	Lot 4002 Nijong Drive Lakewood
Client	Meow Investments Pty. Ltd.
Title	Ground Floor Level
Drawn	pdp
Scale	1:300@A1
Drawn No.	1915
Issue	DA03
Checked	B

GROUND LEVEL

Block E

Block C

Block B

Block A

SITE ELEVATION # 1 Nijong Drive

Block A

Block B

Block D

Block E

SITE ELEVATION # 2 Barbra Crescent

South Elevation

West Elevation Nijong Drive

North Elevation

BLOCK A ELEVATIONS

East Elevation Barbra Crescent

LEGEND
EXTERNAL MATERIALS AND FINISHES

- | | | | |
|-----|---|----|---|
| F01 | FACEBRICK 1
Austral Clay Bricks
Murray Grey | C1 | WALL CLADDING
Colorbond Mini Orb
Dune |
| F02 | FACEBRICK 2
Austral Clay Bricks
Bowral Blue | C2 | ROOF CLADDING + RAINWATER GOODS
Colorbond Custom Orb
Loft |
| P1 | PAINT FINISH 1
Dulux Lexicon PW1.G9 | C3 | WINDOW FRAMES + LOUVRES
Colorbond Powdercoat
Anotec Silver Grey 51272 |
| P2 | PAINT FINISH 2
Dulux Subtle Highlight P46.A7 | M1 | METAL MESH SCREENS
Aluminium Architectural Mesh
Satin Stainless Grey |
| P3 | PAINT FINISH 3
Dulux Smoked Claret P02.D9 | M2 | METAL FENCE
MetalART "Supastar"
Jarrah Woodgrain Finish |
| P4 | PAINT FINISH 4
Dulux Call Skin P14.B3 | G1 | GLASS BALUSTRADES
Falkington Tinted Toughend Glass
Optical Grey |

Issue description	Date
Amended to Council requirements	04.06.10
Development Application Issue	08.03.10
Final Issue to Council	08.02.10
Final Issue to Client	13.02.10

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 Project
 Proposed Residential
 Apartments

 Project address
 Lot 4002 Nijong Drive
 Lakewood

 Client
 Meow Investments Pty. Ltd.

 Title
 Site Elevations
 + Block A

Drawn	Exp	Scale	Checked
JRD/PS	1:200@A1		
1915	DA10		B

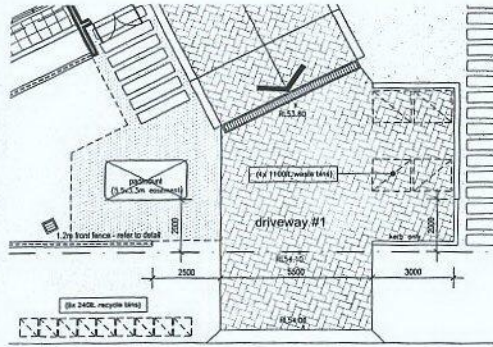
 * Maximum External Wall + Building Height Lines
 in accordance with Penrith Precinct Plan
 (Holroyd City Council 2004)

DEVELOPMENT APPLICATION

true northpoint

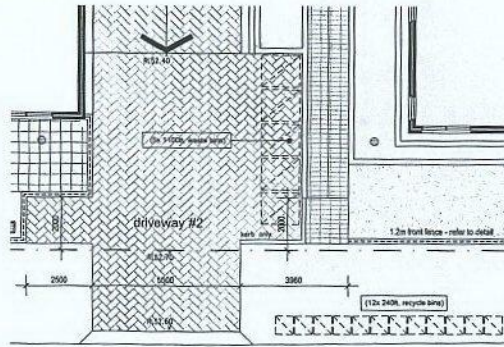


Notes:
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

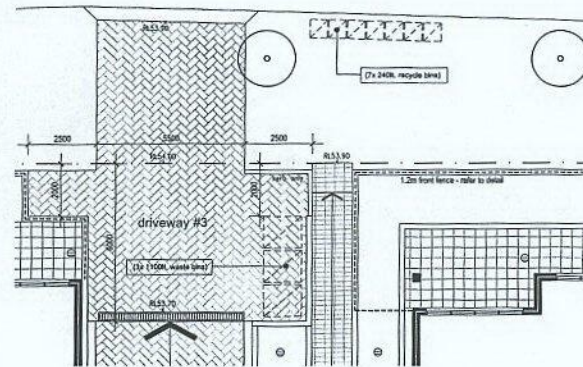


Stage 1
ENTRY #1

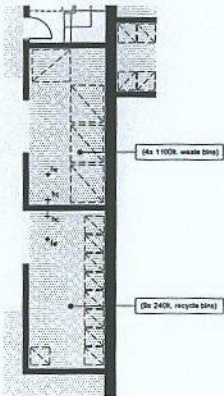
BIN STANDING AREA DETAILS



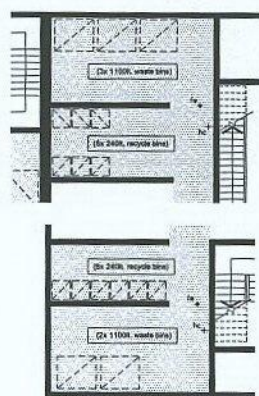
Stage 2
ENTRY #2



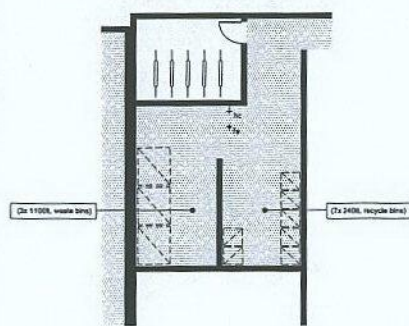
Stage 3
ENTRY #3



Stage 1
BLOCK A+B (26 units)



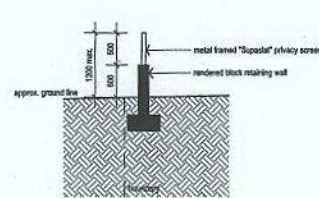
Stage 2
BLOCK C+D (36 units)



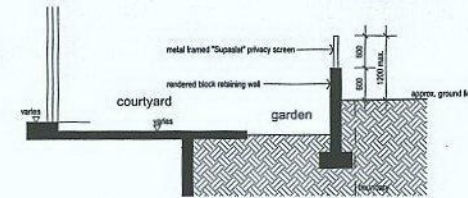
Stage 3
BLOCK E (21 units)

BIN ROOM DETAILS

Note:
- All bin storage areas are to be mechanically ventilated to future detail.
- The floor to all bin storage areas are to be graded and drained to the sewer to future detail and consent.



Barbra Crescent Front Fence
scale 1:50
TYPICAL FENCE DETAILS



Nijong Drive Courtyard Fence
scale 1:50

Note:
The internal driveway ramp widths, circulation slides and vehicle turning areas shall be designed and constructed in accordance with AS2086.1 for two-way vehicle movements.

Note:
All parking spaces are a minimum of 2.4m in width by 5.5m in length. Spaces increase to 2.7m in width where adjacent to a wall or column. Spaces increase to 3.0m where adjacent to walls on both sides.

Legend
Structural Floor Level
Finished Reduced Level
Ramp Up Gradient

8. Amended to Council requirements	04.06.10
A. Development Application Issue	08.03.10
P2. Prelim. Issue to Council	26.02.10
P1. Prelim. Issue to Client	12.02.10

Issue description Date

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Project	Proposed Residential Apartments				
Project address	Lot 4002 Nijong Drive Lakewood				
Client	Meow Investments Pty. Ltd.				
Title	Waste Management + Fence Details				
Drawn	pdp	Scale	1:100@A1	Checked	
Job No.	1915	Drawing No.	DA21	Issue	B

DEVELOPMENT APPLICATION