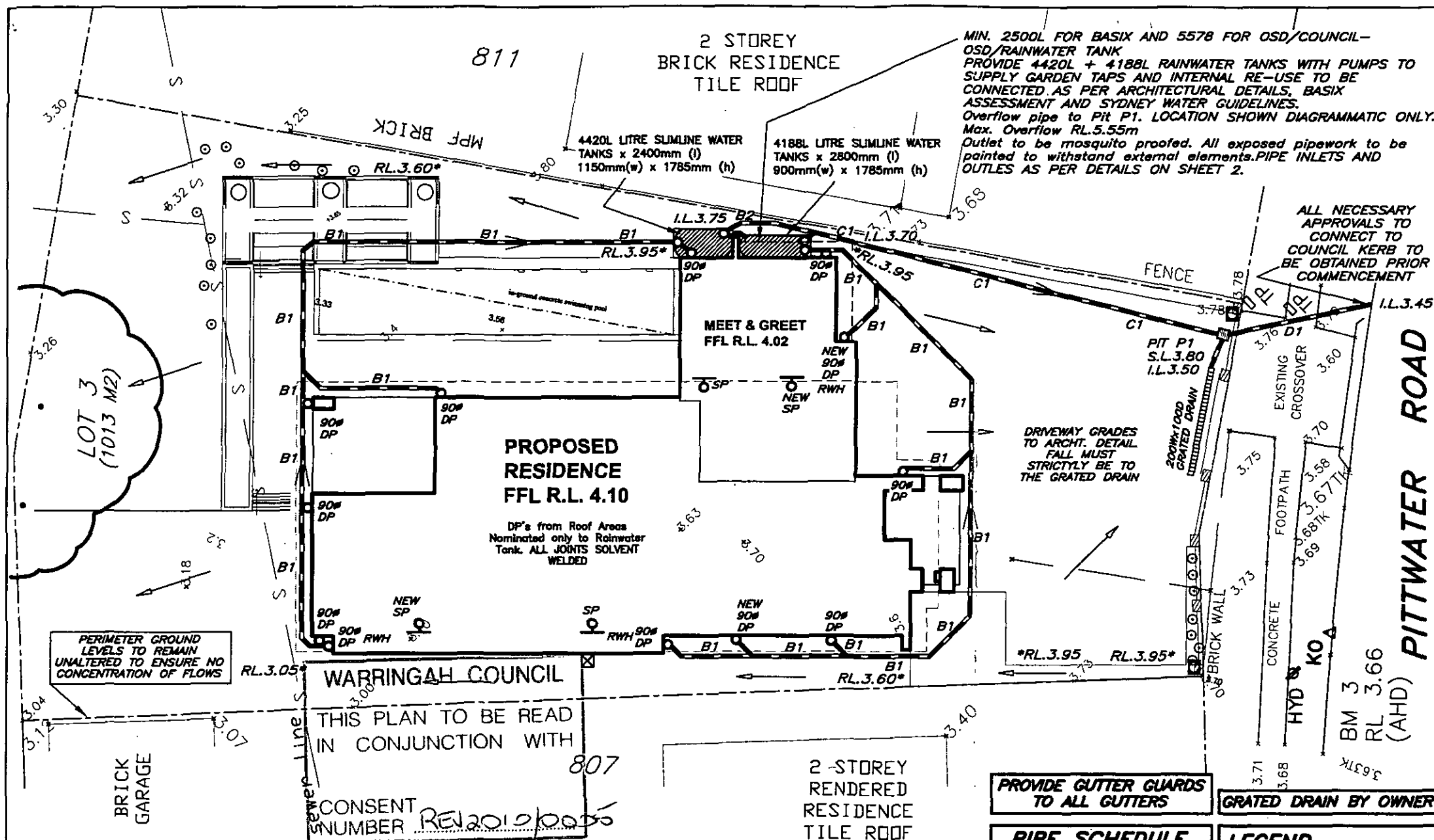




GROUND FLOOR LAYOUT

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

THE ON-SITE STORMWATER DETENTION SYSTEM
AND/OR DRAINAGE WORKS HAVE BEEN ASSESSED
BY THE DEVELOPMENT ENGINEERING SECTION
AND ARE:

☒ SATISFACTORY ☐ UNSATISFACTORY

☐ SATISFACTORY SUBJECT TO
AMENDMENTS/ADDITIONS SHOWN IN RED

DEVELOPMENT ENGINEER 5/1/10
DATE

CALCULATIONS NOTES

Total Site Area Assessed 1013 sqm
Design Method IISax/Drains
Area to be routed through OSD 309 sqm
Pre Impervious Area 482 sqm
Post Impervious Area 600 sqm

Percentage of Impervious Area Routed Through OSD 51.5 %
Percentage of Impervious Area Bypassing OSD 48.5 %

Pre Development PSD's

5yr ARI Discharge 24 L/s
100yr ARI Discharge 49 L/s

Post Development Discharge

5yr ARI Discharge 27 L/s
100yr ARI Discharge 49 L/s
Orifice Diameter 70 mm
Volume of storage required 8.08 cu.m
50% volume of storage rebated for Raintank 2.500 cu.m

MIN. 2500L FOR BASIX AND 5578 FOR OSD/COUNCIL-
OSD/RAINWATER TANK
PROVIDE 4420L + 4188L RAINWATER TANKS WITH PUMPS TO
SUPPLY GARDEN TAPS AND INTERNAL RE-USE TO BE
CONNECTED AS PER ARCHITECTURAL DETAILS, BASIX
ASSESSMENT AND SYDNEY WATER GUIDELINES.
Overflow pipe to Pit P1. LOCATION SHOWN DIAGRAMMATIC ONLY.
Max. Overflow RL.5.55m
Outlet to be mosquito proofed. All exposed pipework to be
painted to withstand external elements. PIPE INLETS AND
OUTLETS AS PER DETAILS ON SHEET 2.

ALL NECESSARY
APPROVALS TO
CONNECT TO
COUNCIL KERB TO
BE OBTAINED PRIOR
COMMENCEMENT

STORMWATER LAYOUT NOTES

- PITS UP TO 600 DEEP TO BE 450 x 450 U.N.O., PITS UP TO 900 DEEP TO BE 600 x 600 U.N.O., PITS UP TO 1200 DEEP TO BE 900 x 600 U.N.O., PITS EXCEEDING 1200 DEEP TO BE 900 SQ. U.N.O. PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS AND GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS. U.N.O. ALL PITS TO BE BENCH TO DISCHARGE PIPES U.N.O. GAL. STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.
- COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 & AS4198.
- DOWNPIPES TO BE 90 DIA IF CHARGED AND 100 x 50 BOX IF GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.4.11 & AS4198. MAX. ROOF AREA PER DOWNPIPE IS 30SQM. WITH A QUAD 115 HI-FRONT GUTTER U.N.O.
- PIPES TO HAVE 1% MIN.GRADE U.N.O. BY PIT INVERTS. PIPES TO BE V.C. CLASS 'X' OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254, 1260, 1273, 1477, 2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GAL. PIPES TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/ TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES
- RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1.2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS3500.3.2.2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS SHALL COMPLY WITH AS3500.3.2:TABLE 4.1 PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2.7.2.8-14. EMBEDMENT MATERIAL AND TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2.7. ALL WORKS TO BE IN ACCORDANCE WITH AS1254, 1741, 2032, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2,2566, 6367, 8301, ARR97 & BCA.
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE APPROVED BY COUNCIL & ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN BUILDER & ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY- BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATION.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD, PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES.
- CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE 'J' BOLTS INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

PROVIDE GUTTER GUARDS TO ALL GUTTERS

GRADED DRAIN BY OWNER

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
C1	150	1%
D1	200x100 GAL. PIPE	1%

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

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

LEGEND

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

NORTH



REVISIONS

NO.	DESCRIPTION

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	10-12-09

SCALE(A3) 1:200, 100 u.n.o.
SCALE BAR - 1m INTERVALS
DATE DEC. 2009
DRAWN M.L.
DESIGNED M.L.
APPROVED



IBRAHIM STORMWATER CONSULTANTS
CONSULTING CIVIL ENGINEERS
P.O. BOX 400 CHERRYBROOK NSW 2126
TELEPHONE: (02) 9880 5515 FAX: (02) 9880 6114
www.stormwater.net.au

PROJECT
PROPOSED RESIDENCE
AT LOT 3, 809 PITTPATER RD
DEE WHY
FOR METRICON HOMES

THIS DRAWING
STORMWATER
LAYOUT SH.1
BUILDER
METRICON HOMES

JOB NUMBER
M2288-620152
SHEET No. 1 of 2
REVISION

Twin 90/100Dia. Overflow pipes to Pit P1. Outlet to be mosquito proofed. All exposed pipework to be painted to withstand external elements. (Location shown generic only)

Max. Overflow
RL.5.55m

ORIFICE
IL.4.28

IL.3.75

4188L LITRE SLIMLINE WATER
TANKS x 2800mm (l)
900mm(w) x 1785mm (h)

Overflow Invert
RL.5.44m

4420L LITRE SLIMLINE WATER
TANKS x 2400mm (l)
1150mm(w) x 1785mm (h)

PAD RL.4.00

2500L for Basix and 5578L for OSD
USE 4420L + 4188L Dual Rainwater
tank/s, to manufacturer's and Sydney
Water's specifications.

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

Leaf Gutter Guard or
Downpipe Guard
recommended.

1000
MIN

PUMPS TO SUPPLY GARDEN
TAPS AND INTERNAL
RE-USE PER BASIX
ASSESSMENT
LOCATION AS PER
ARCHITECTURALS

Charged pipes
shown

INLET LEVEL
OF CHARGED
LINES TO BE
A MINIMUM OF
1000mm
BELOW ALL
CONNECTED
GUTTERS.

First flush water
diverter at tank
req'd by L.G.A.

I.O. - Cleaning
eye to all
downpipes and
charged
overflow pipes
for maintenance
of charged
system in either
way shown.

WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH

CONSENT
NUMBER

RAINWATER TANK

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

Charged stormwater lines from Roof Areas ONLY to rainwater tank.

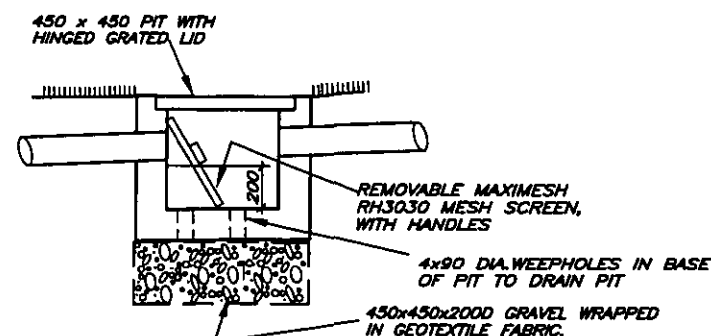
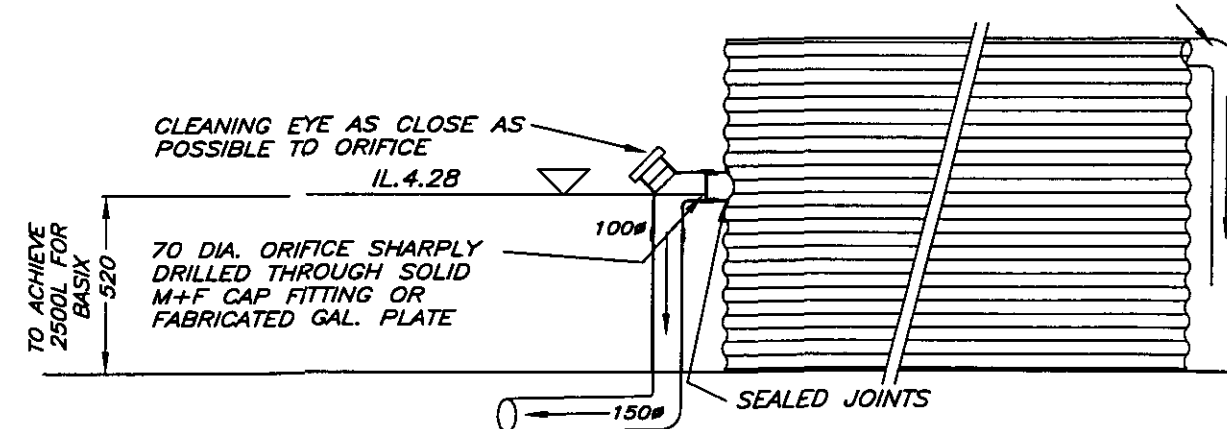
All joints to be solvent welded. All exposed pipework to be painted to withstand external elements.

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

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

Client to be responsible for maintenance system of charged pipelines. Debris accumulation significantly affects systems performance. Maintenance program essential. Structural details for tank base by manufacturer or others.

OVERFLOW AS SHOWN ON PLAN



THIS IS AN
**ON-SITE STORMWATER
DETENTION SYSTEM**
REQUIRED BY YOUR LOCAL COUNCIL

IT IS AN OFFENSE TO REDUCE THE VOLUME OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW. THE BASE OF THE OUTLET CONTROL PIT AND DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER.

THIS PLATE MUST NOT BE REMOVED

OSD OUTLET DETAIL

SILT ARRESTOR PIT - P1

Signage to be provided
adjacent tanks Size: 110 mm
x 80mm

THE ON-SITE STORMWATER DETENTION SYSTEM AND/OR DRAINAGE WORKS HAVE BEEN ASSESSED BY THE DEVELOPMENT ENGINEERING SECTION AND ARE:

☒ SATISFACTORY ☐ UNSATISFACTORY
☐ SATISFACTORY SUBJECT TO
AMENDMENTS/ADDITIONS SHOWN IN RED

DEVELOPMENT ENGINEER

5/1/10
DATE

WARRINGAH COUNCIL

THIS PLAN TO BE READ
IN CONJUNCTION WITH

CONSENT
NUMBER R.2010/0005

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

THIS DRAWING IS DIAGRAMMATIC ONLY & NOT TO BE SCALED. IT IS NOT A PART 4A CERT. REFER TO ARCHITECTS DRAWINGS FOR DIMENSIONS. COPYRIGHT IN THIS DRAWING IS THE PROPERTY OF IBRAHIM STORMWATER CONSULTANTS AND THE DRAWING SHALL NOT BE REPRODUCED OR COPIED, WHOLE OR IN PART, IN ANY FORM, WITHOUT THE PRIOR WRITTEN APPROVAL OF IBRAHIM STORMWATER CONSULTANTS

REVISIONS

NO.	REVISION

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	10-12-09

SCALE(A3) 1:200, 100 u.p.a.
SCALE BAR - 1m INTERVALS
DATE DEC. 2009
DRAWN M.I.
DESIGNED M.I.
APPROVED



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

PROJECT
PROPOSED RESIDENCE
AT LOT 3, 809 PITTPATER RD
DEE WHY
FOR METRICON HOMES

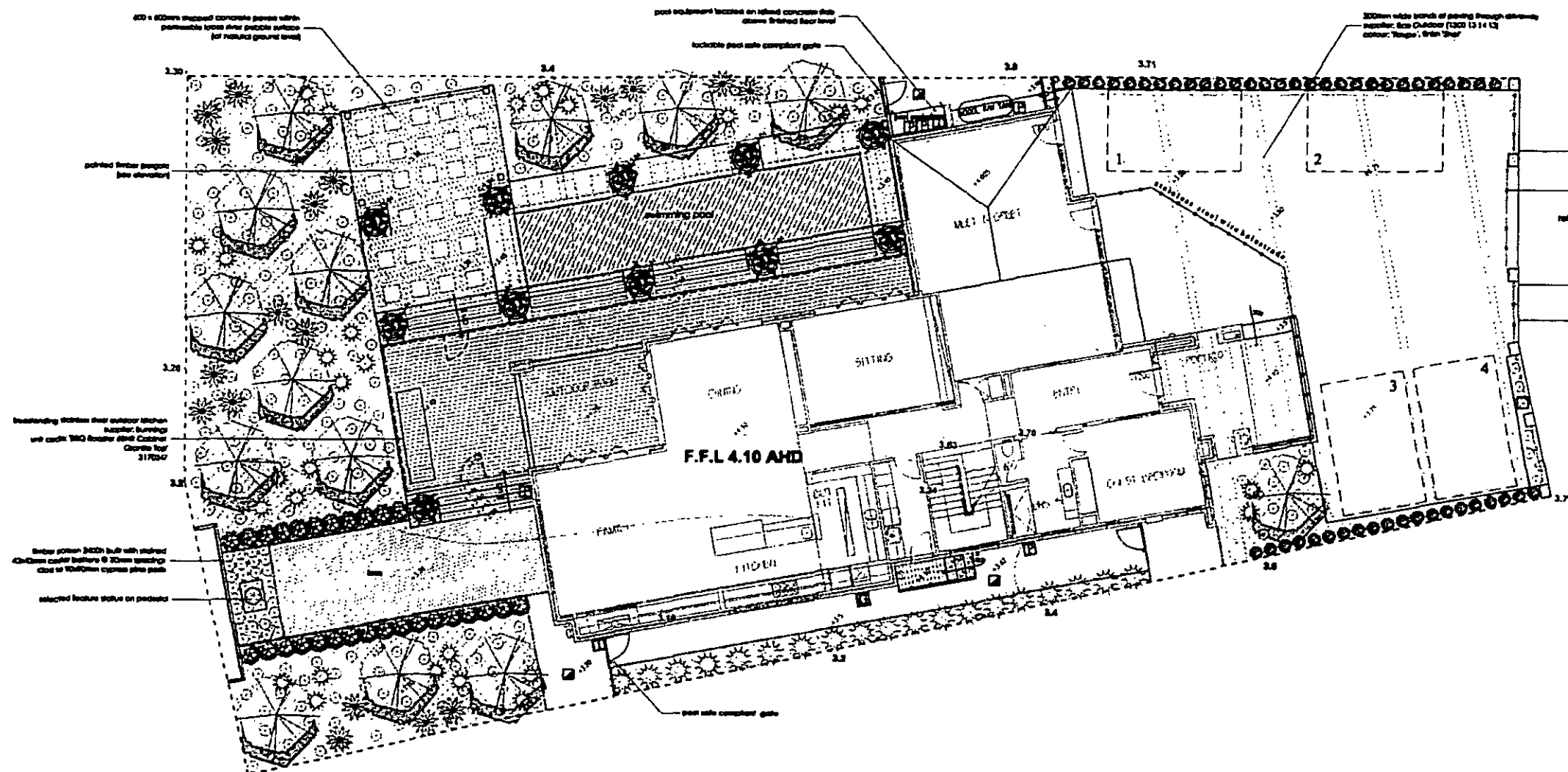
THIS DRAWING
**STORMWATER
DETAILS SH.1**
BUILDER
METRICON HOMES

JOB NUMBER
M2288-620152
SHEET No.
2 of 2
REVISION

WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH
CONSENT NUMBER **REN2010/0005**

Landscape Legend

- exposed aggregate coloured concrete driveway
75% 7-11mm mixed pebbles - 25% 5mm Bluemetal
off white cement, colour: 'Coloured' - Papyrus
- compacted gravel surface
- 600 x 300 x 38mm concrete pavers
colour: 'Toupe', finish: 'Shor'
(Eco Outdoor 1300 13 14 15)
- stepped 600 x 600mm pavers within mulch surface
colour: 'Toupe', finish: 'Shor'
(Eco Outdoor 1300 13 14 15)
- stepped 600 x 600mm pavers within loose pebble surface
colour: 'Toupe', finish: 'Shor'
(Eco Outdoor 1300 13 14 15)
- 140 x 19mm 'Spotted Gum' timber deck
stain: 'Integrain Natural'
- synthetic turf
- 75mm depth, 12 - 25mm (graded) 'The Pine' Colour Mulch
Colour: Black
- timber screen built with vertical 90mm 'Merbau' boards
- timber screen built with 42x2 cedar battens @ 30mm spacings
- 'Louvres' 'Coloband' fence to allow water flow
(refer to Warrington City Council drawing 5112-A
'Louvres' Roadway Fence Insert: Type A)
- frameless glass pool fence
- stainless steel post and wire balustrade
- 1800mm height boundary paling fence
- 1200mm height security fence,
Black tubular steel with 90 x 90 HWS posts
- 200x30mm timber sleeper step
- timber edge - treated H/Wood 75 x 35mm smooth sawn
(refer L23 for detail)
- decorative metal screens
- selected feature pot
- 200 x 200mm grated black poly drainage pit
- weather proof power pole
- tap
- floodlight
- gas point
- irrigation controller
- float (pop-up) valve connected to tank water supply
- existing level
- proposed new level



KEY TO PLANTING SCHEMATIC:

Quantity	Code Name	Scientific Name	Common Name	Plant Size
19	Bamb	Bambusa multiplex 'Alphonse-Karr'	Western bamboo	200mm
48	Ulap	Ulmus parviflorus 'Elmway'	Winged Elm	140mm
33	Cycad	Cycas revoluta	Cycad	350mm
77	Musc	Muscovida paniculata	Orange jasmine	200mm
14	Ulm	Ulmus parviflorus 'Elmway'	Chinese Elm	100mm
32	Daph	Daphniphyllum	Chinese Elm	300mm
94	Acacia	Acacia saligna	Creeping Star Jasmine	140mm
18	Stem	Stemodia	Glory Bird of Paradise	400mm



metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5152
Building Practitioner Reg. No. 08-0829 AICA 005 106 752
COPYRIGHT 2009 REPRODUCTION FORBIDDEN

Landscape Setout & Planting

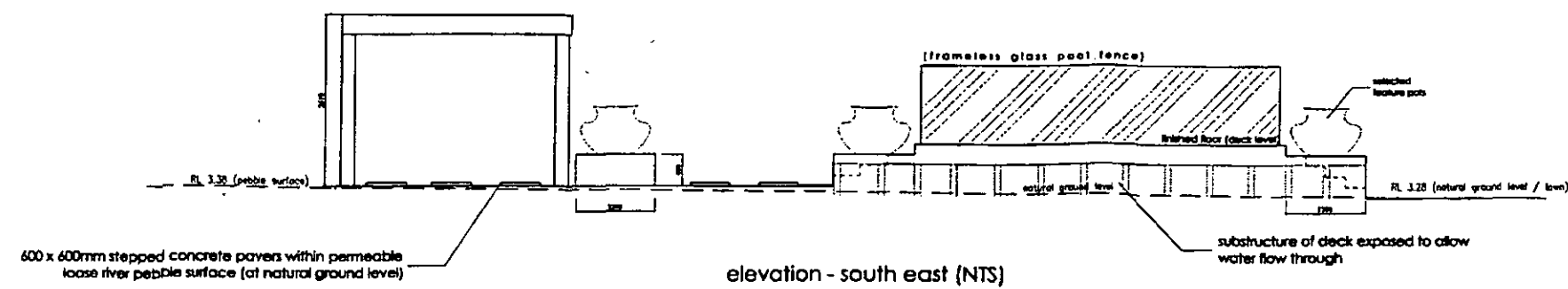
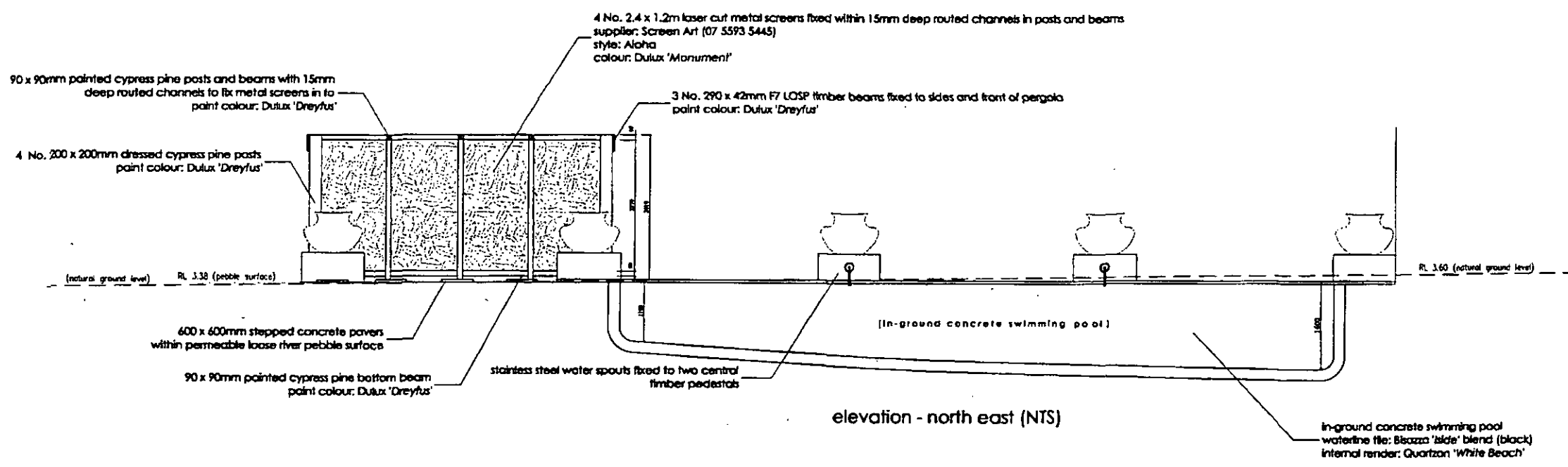
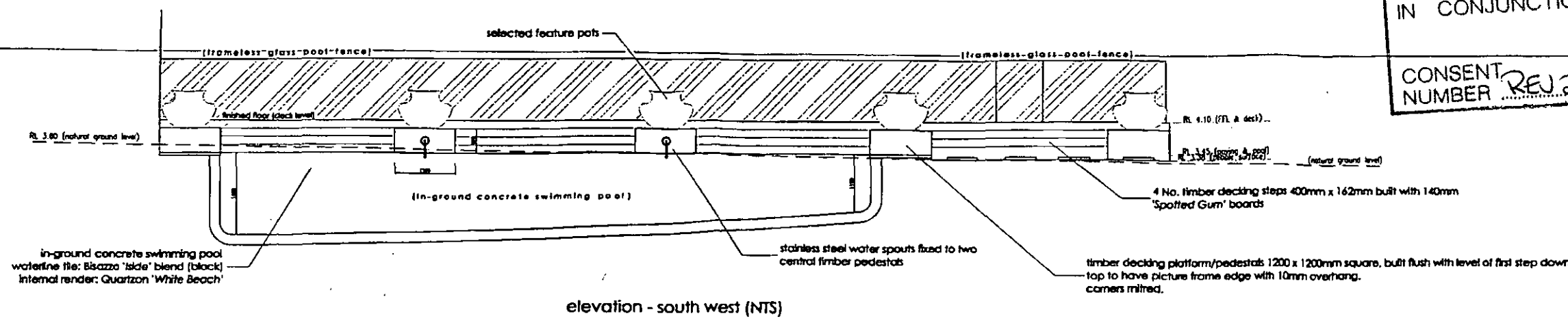
PROJECT **Lot 809 Pittwater Rd, Dee Why**

DATE: Mar 16 2010
SCALE: 1:100
DRAWN: B.R. & S.H.
SHEET: 1 of 2

D152-C

WARRINGAH COUNCIL
THIS PLAN TO BE READ
IN CONJUNCTION WITH

CONSENT
NUMBER REV 2010/0005



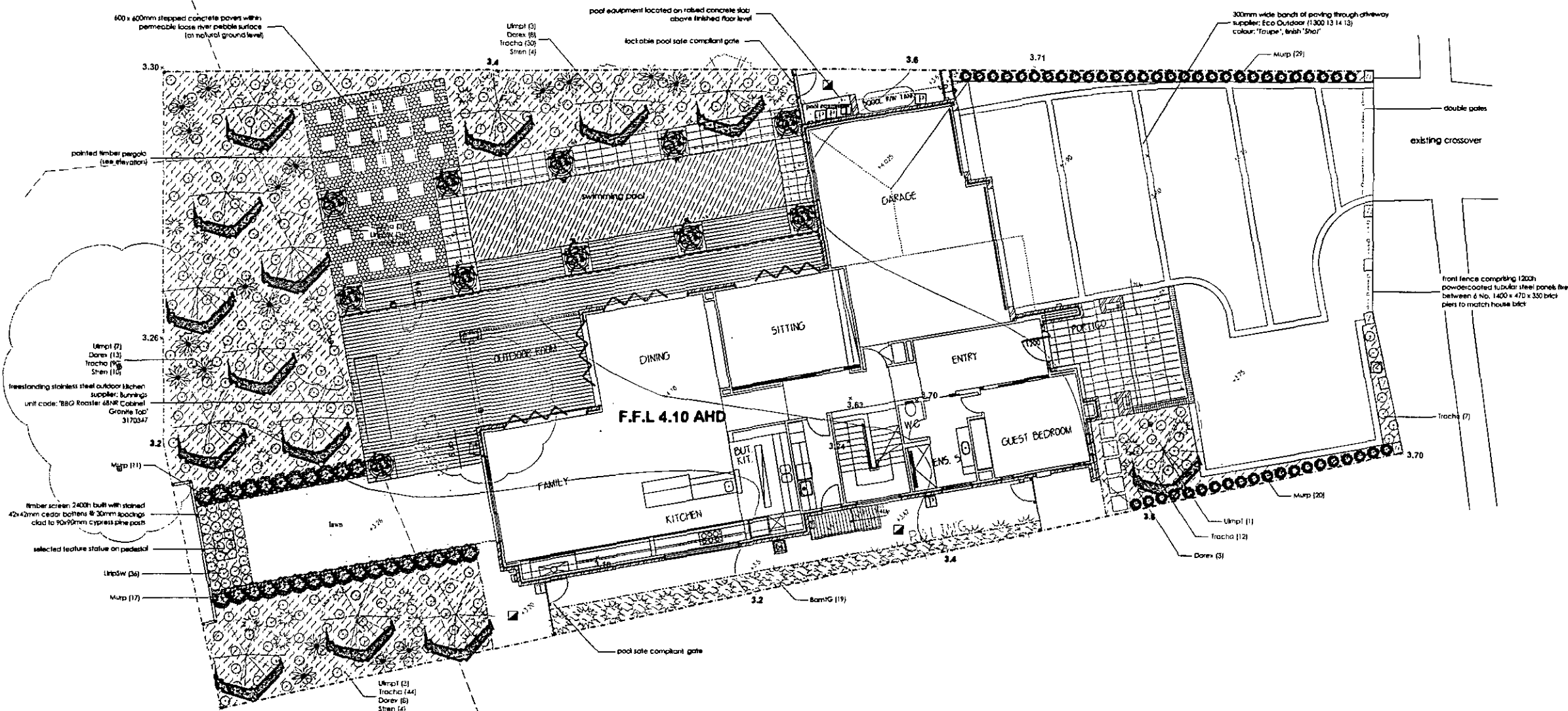
WARRINGAH COUNCIL

THIS PLAN TO BE READ
IN CONJUNCTION WITH

CONSENT
NUMBER **REV 2010/0005**

Landscape Legend

- exposed aggregate coloured concrete driveway
75% 7-14mm mixed pebbles - 25% 5mm Blumetal
off white cement, colour: 'Coloum' - Papyrus
- compacted gravel surface
- 600 x 300 x 38mm concrete pavers
colour: 'Taupe', finish: 'Shot'
(Eco Outdoor 1300 13 14 13)
- stepped 600 x 600mm pavers within mulch surface
colour: 'Taupe', finish: 'Shot'
(Eco Outdoor 1300 13 14 13)
- stepped 600 x 600mm pavers within loose pebble surface
colour: 'Taupe', finish: 'Shot'
(Eco Outdoor 1300 13 14 13)
- 140 x 19mm 'Spotted Gum' timber deck
stain: 'Integrain Natural'
- synthetic turf
- 75mm depth, 12-25mm (graded) 'Fine Pine' Colour Mulch
Colour: Black
- timber screen built with vertical 90mm 'Merbau' boards
- timber screen built with 42x42 cedar battens @ 30mm spacings
- louvre 'Colorbond' fence to allow water flow
(refer to Bankstown City Council drawing S112-A
'Louvre Floodway Fence Insert: Type A')
- frameless glass pool fence
- stainless steel post and wire balustrade
- 1800mm height boundary paling fence
- 1200mm height security fence
Black tubular steel with 90 x 90 HWB posts
- 200x75mm timber sleeper step
- timber edge - treated H/Wood 75 x 35mm smooth sawn
(refer to L03 for detail)
- decorative metal screens
- selected feature pot
- 200 x 200mm graded black poly drainage pit
- weather proof power point
- tap
- floodlight
- gas point
- irrigation controller
- float (top-up) valve connected to tank water supply
- existing level
- proposed new level



KEY TO PLANTING SCHEMATIC:

Quantity	Code Name	Scientific Name	Common Name	Pot Size
19	BamG	Bambusa textilis 'Gracilis'	Weavers bamboo	200mm
69	UnpSW	Unkops muscat 'Stoney Whirey'	Variegated Unkops	140mm
33	Cycr	Cycas revoluta	Cycad	350mm
77	Murp	Muraya paniculata	Orange Jessamine	200mm
14	Ulmpl	Ulmus parvifolia 'Fodd'	Chinese Elm	100L
32	Dorex	Doronicum exaltatum	Gymea Lily	300mm
246	Tracha	Trachelospermum asiaticum	Creeping Star Jasmine	140mm
18	Stren	Streptocarpus	Giant Bird of Paradise	400mm



metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5152
Building Practitioner Reg. No. D6-UB29 A.C.N. 005 106 752
COPYRIGHT 2009 REPRODUCTION FORBIDDEN

Landscape Setout & Planting

PROJECT Lot 809 Pittwater Rd, Dee Why

DATE: Mar 16 2010

DRAWN BR & SH

SCALE: 1:100

SHEET: 1 OF 2

D152-C

- BANNER POLE SIGN
- ▲ SMALL BLADE SIGN
- ▲ LARGE BLADE SIGN
- SNAP FRAME
- FENCE BANNER
- PEDESTRIAN TRAFFIC

SITE AREA	1013 SQM
LANDSCAPE AREA (INCLUDES DECKING AND POOL)	428 SQM
LANDSCAPE AREA %	42.2 %
MINIMUM REQUIRED BY COUNCIL	40 %

THIS ALLOTMENT IS LOCATED IN A FLOOD PRONE AREA AND HAS A MIN. REQUIRED FFL RELATED TO AHD. LEVELS-

HOUSE FFL 4.10 AMD.

GARAGE FFL 402 AHD.

DROP EDGE BEAM TO NATURAL GROUND
NO EXPOSED FILL PERMITTED OUTSIDE
BUILDING PERIMETER



SITE TO BE CLEARED OF ANY EXISTING TREES AND OR PRUNE TREES WHICH WILL EFFECT THE BUILDING AREA PRIOR TO CONSTRUCTION.

SITE TO BE CLEARED OF ALL EXISTING
STRUCTURES, LEVELLED AND ALL
SERVICES RELOCATED BY METRICON
MOVES P/L

PROVIDE TERMITE PROTECTION IN
ACCORDANCE WITH A.S.3660.1

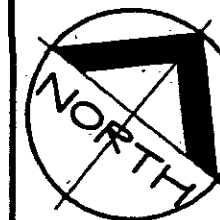
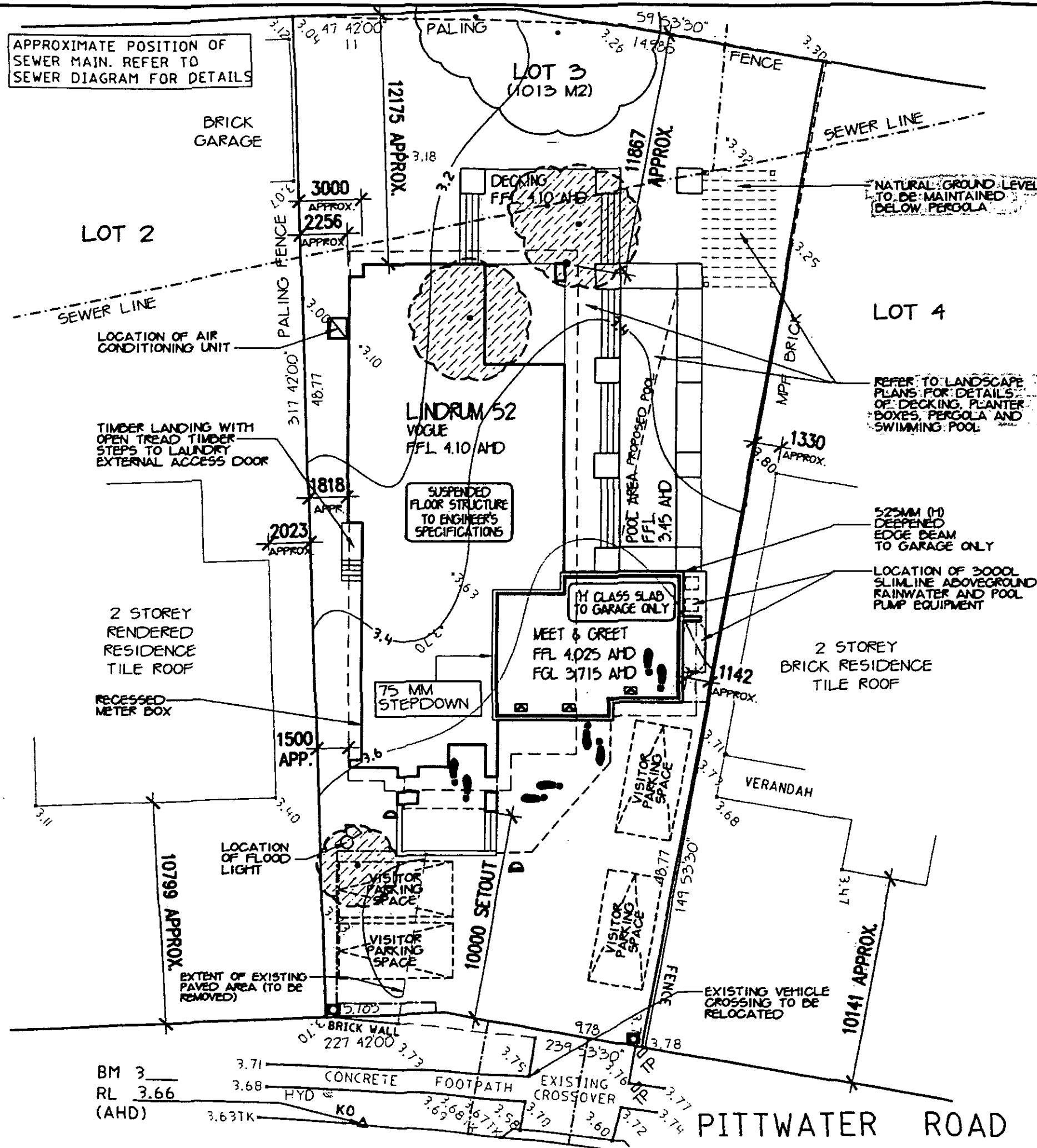
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.

B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

D) 'CONTOURS' ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

1	04.11.09	DELETED LANDINGS
2	15.03.10	AMEND DECKING & LEVELS
3	15.03.10	SEC. 82 A



SITE AREA:	1015 SQM
BUILDING AREA:	660.7 SQM
SITE COVERAGE:	66.12
PERMEABILITY:	33.2
WIND SPEED:	M/S (N2)

WARRINGAH COUNCIL

THIS PLAN TO BE READ
IN CONJUNCTION WITH

CONSENT
NUMBER REJ20121005

SITE CUTS ARE SUBJECT TO PERMIT
APPROVAL & NOT TO BE USED BY ANY
OTHER CONTRACTORS OTHER THAN
METRICON HOMES P/L

STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY.

PROVIDE MIN. 90MM DIA. UP.V.C.
STORMWATER DRAINS WITH MIN. 1:100
FALL, CONNECTED TO LEGAL POINT OF
DISCHARGE.

PROVIDE 300MM GROUND COVER TO ALL DRAINS.

	OP	OULLY PIT	— E —	OVERHEAD ELECTRICITY LINE
o	HYD	HYDRANT	— S —	SERIES LINE
	SIP	SURFACE INLET PIT	o	GM GAS METER
o	ISC	SCISSOR INSPECTION COVER	o	LP LIGHT POLE
o	SMW	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
o	W/W	WATER METER	ECT	ELECTRIC TELE. CORD
o	EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
	TP	TELECOM PIT	WC	WATER CONDUIT
	VC	VEHICLE CROSSING	IN V	INVERT
— SV	STOP VALVE		KO	KOED OUTLET
	ST	STERNMANN MANHOLE	TK	TOP OF FORD

AD. SURVEY DATE: 28/07/2008

CONTOUR INTERVALS: 200 MM

LEVELS TO AHD DATUM

SITE PLAN

metricon

501 Blackburn Road, Mount Waverley Vic 3149
P.O. Box 857, Mount Waverley Vic 3149
Telephone 03 9915 5555 Fax 03 9222 5144

C COPYRIGHT 2003 REPRODUCTION FORBIDDEN

OWNER

METRICON HOMES PTY LTD

LOT 3 NO. 809 PITTWATER ROAD

DEE WHY

F.C. DATE _____ PERMIT NO. _____

JOB	620152	DRAWN	DP
-----	--------	-------	----

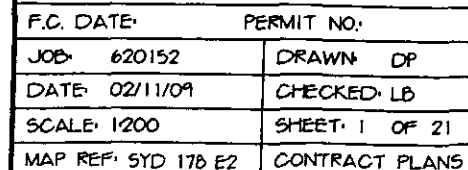
DATE: 02/11/09	CHECKED: LB
----------------	-------------

SCALE: 1/200	SHEET: 1 OF 21
--------------	----------------

MAP REF: SYD 175 E2	CONTRACT PLANS
---------------------	----------------

04.11.09	DELETED LANDINGS
04.11.09	AMEND DECKING & LEVELS

BM 3____
RL 3.66
(AHD)



DRAWN: DP, DC	CHKD: LB, TJ	SHEET: 4 of 21
---------------	--------------	----------------