

BASIX® commitments

Assessor	Mr. Daniel Warda
Date	31 / 08 / 2022
BASIX Certificate No.	1252269M_03
NatHERS Certificate No.	0006707420

project details

Site Address	Lot 6, 14 Pitt Town Road, Kenthurst NSW 2156 - House 1
Municipality	Hills Shire
Reference	29914800

thermal comfort

Floors	300mm Waffle Pod Slab as per job number 29914800		
Cantilevered Floors	N/A		
External Walls	R2.2 Bulk Insulation to all external walls Medium		
Internal Walls	Same value as external walls applied to Garage internal walls only		
Ceilings	R5.0 Bulk Insulation to all trussed ceilings over living areas		
Roof	Colorbond Medium		
Roof Insulation	60mm Anti-Con Blanket		
Stegbar Windows (Aluminium Framed - Standard 3mm Clear)	U - Value:	6.5	SHGC: 0.65
- To all awning & fixed windows excluding any mentioned below			
Stegbar Sliding Door (Aluminium Framed - Standard 5mm Clear)	U - Value:	6.3	SHGC: 0.72
- To all sliding doors excluding any mentioned below			

Note: U-Value may be lower but not higher than the nominated values
 Note: SHGC may have a tolerance of +/- 10% of the nominated values in NSW only

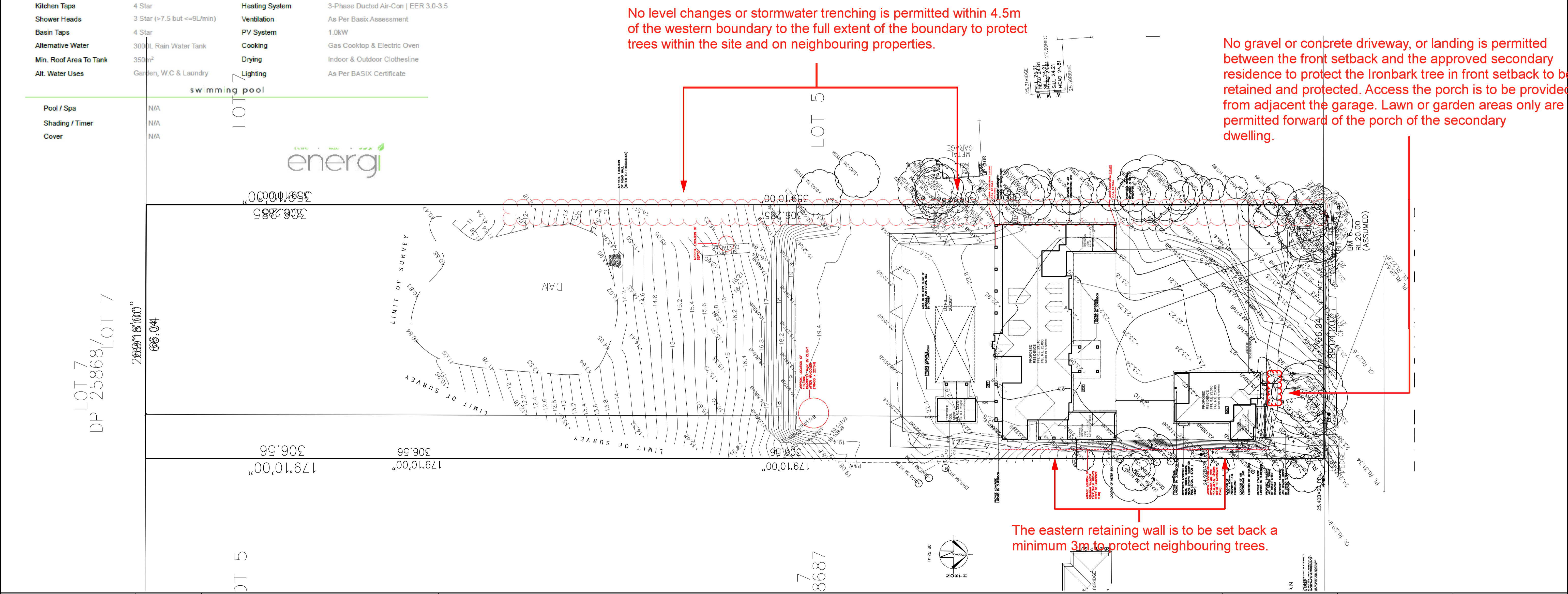
water		energy	
Landscape Area	500m ²	Hot Water System	Gas Instantaneous 6 Stars
W.C's	4 Star	Cooling System	3-Phase Ducted Air-Con EER 3.0-3.5
Kitchen Taps	4 Star	Heating System	3-Phase Ducted Air-Con EER 3.0-3.5
Shower Heads	3 Star (>7.5 but <=9L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 Star	PV System	1.0KW
Alternative Water	300L Rain Water Tank	Cooking	Gas Cooktop & Electric Oven
Min. Roof Area To Tank	350m ²	Drying	Indoor & Outdoor Clothesline
Alt. Water Uses	Garden, W.C & Laundry	Lighting	As Per BASIX Certificate

swimming pool

Pool / Spa	N/A
Shading / Timer	N/A
Cover	N/A

THE HILLS SHIRE COUNCIL
APPROVED
DEVELOPMENT CONSENT
641/2023/HA
 Please refer to conditions of Development Consent for details of matters which must be complied with.

0006707376 25 Oct 2021
 Assessor: Daniel Warda
 Accreditation No. 101182
 Address: Unit 1, Pitt Town Road, Kenthurst, NSW, 2156
 5.9
 88.7
 www.nathers.gov.au
 hstar.com.au



ClarendonHomes
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CLIENT'S SIGNATURE: _____ DATE: _____
 NOTES:

PRODUCT: **BOWRAL Custom**
 Hamptons Custom
 Sapphire Specification
 Master Issued: 29.08.20 Revision: 0

CLIENT: **Mr. HERRICK**
 Mrs. HERRICK
 SITE ADDRESS: Lot 6, No.14 Pitt Town Road KENTHURST

DA DRAWINGS		
DRAWN: JS	DATE: 20.05.21	Rev: Q
RATIO @A1: 1:500	CHECKED: JS	
SHEET: 1a	JOB NO: 29914800	

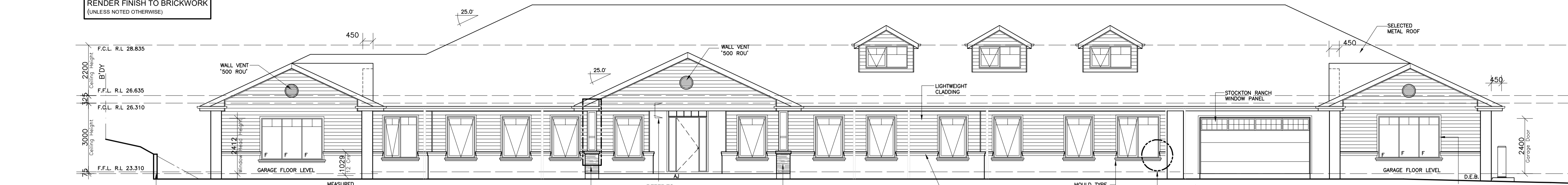
NOTE: CLIENT TO INSTALL MIN 1 MW PV SYSTEM AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS. O.C. WON'T BE ISSUED UNTIL PV SYSTEM INSTALLED.

THE HILLS SHIRE COUNCIL

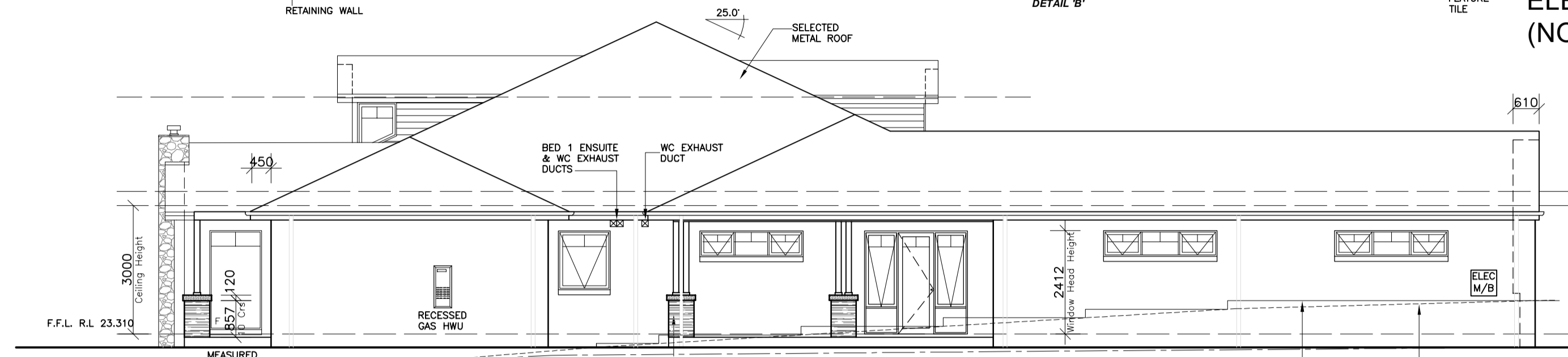
APPROVED DEVELOPMENT CONSENT 641/2023/HA

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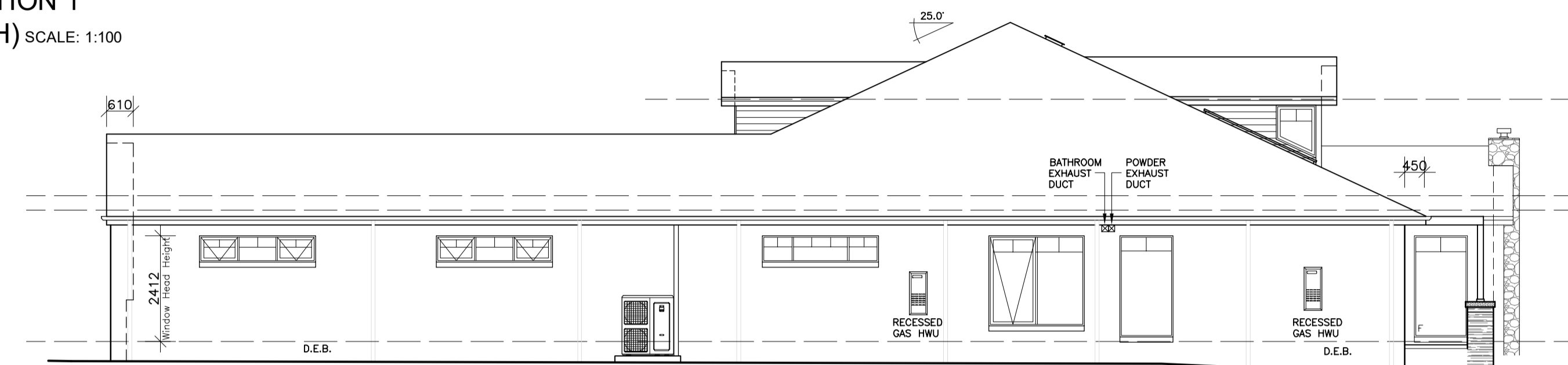
RENDER FINISH TO BRICKWORK (UNLESS NOTED OTHERWISE)



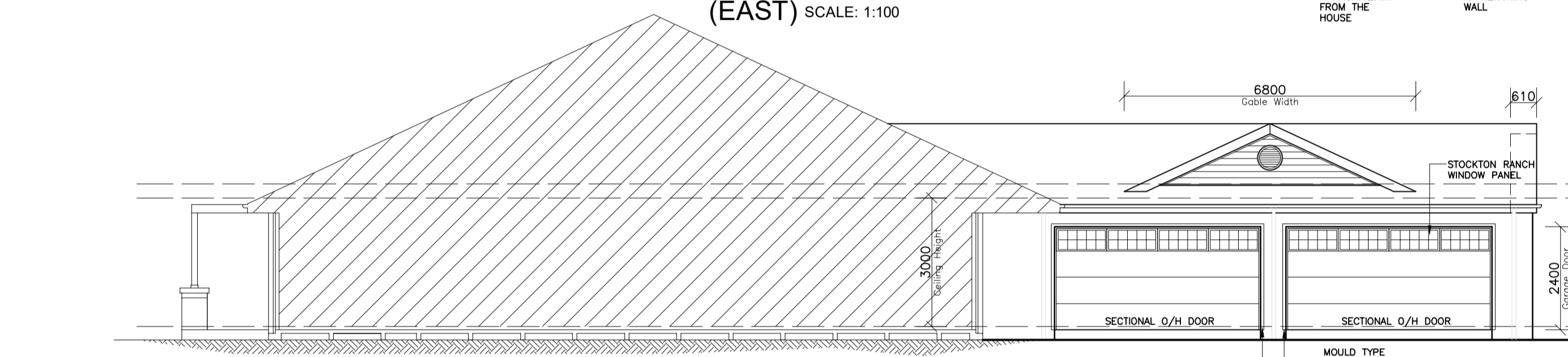
ELEVATION 1 (NORTH) SCALE: 1:100



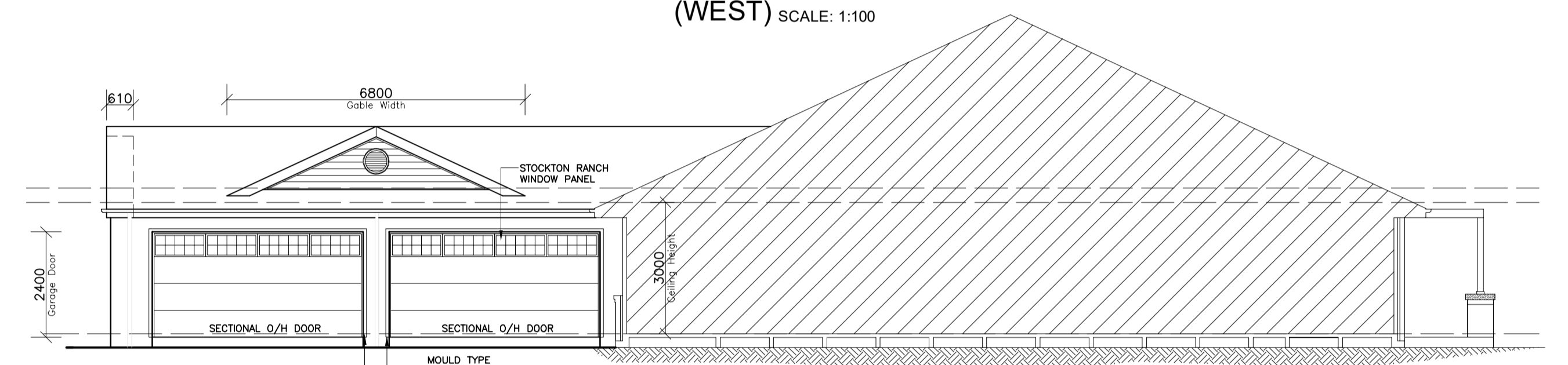
ELEVATION 4 (EAST) SCALE: 1:100



ELEVATION 2 (WEST) SCALE: 1:100

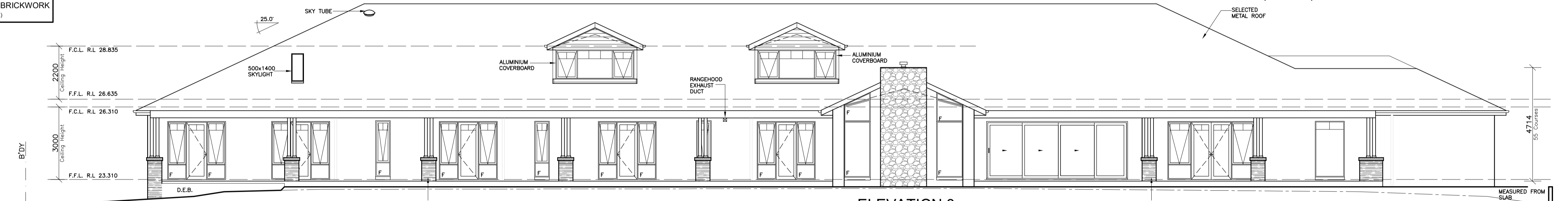


ELEVATION 5 (EAST) SCALE: 1:100

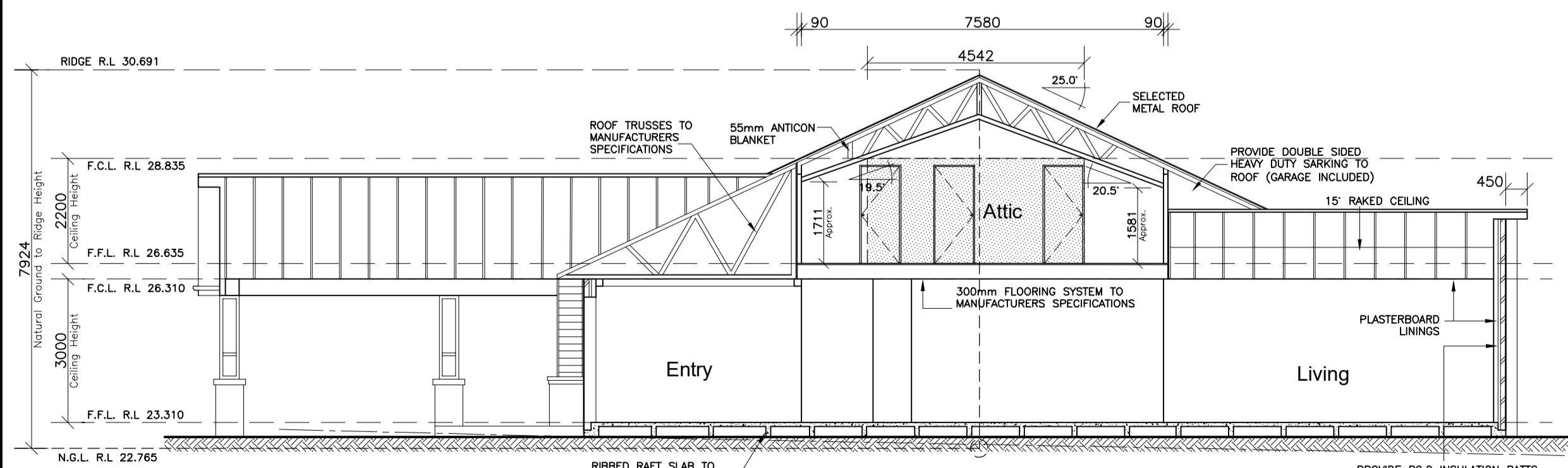


ELEVATION 6 (WEST) SCALE: 1:100

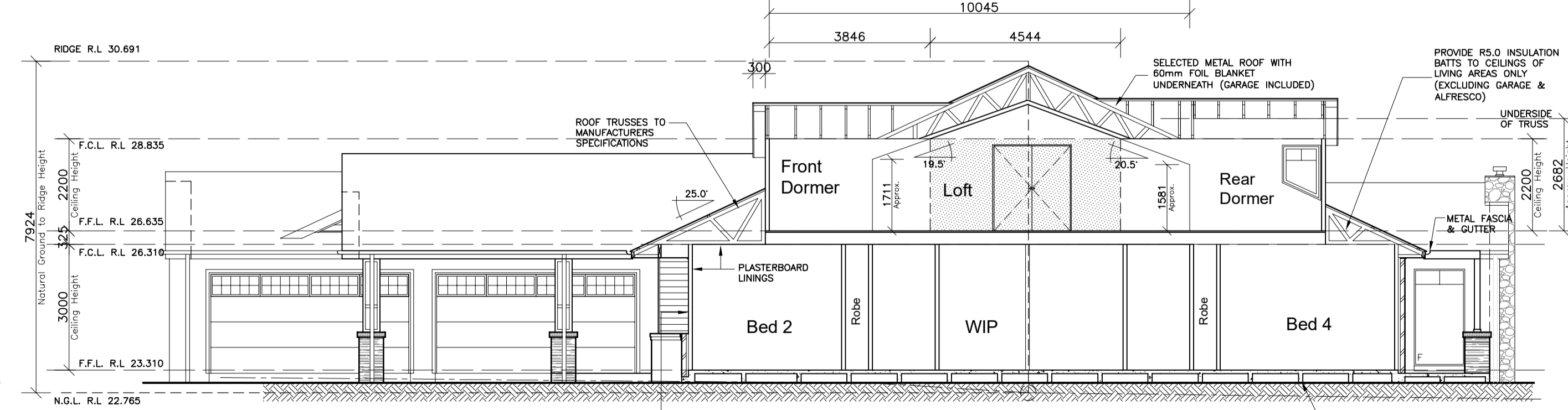
RENDER FINISH TO BRICKWORK (UNLESS NOTED OTHERWISE)



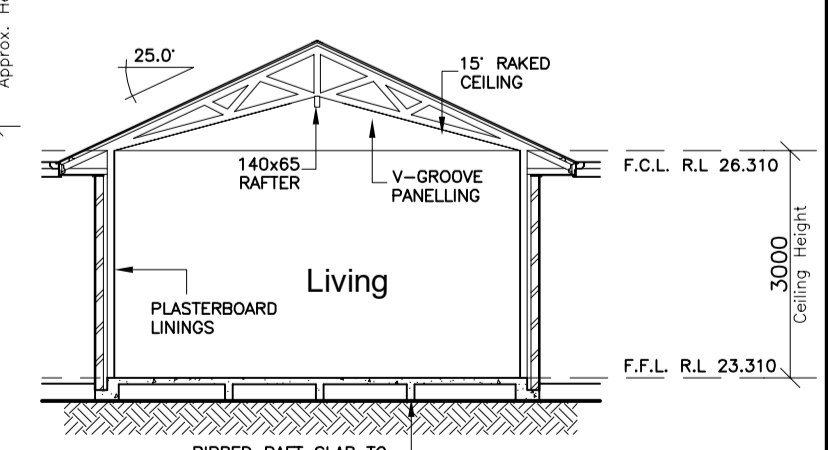
ELEVATION 3 (SOUTH) SCALE: 1:100



SECTION A-A SCALE: 1:100



SECTION B-B SCALE: 1:100



SECTION C-C SCALE: 1:100

ClarendonHomes

CLARENDON HOMES (NSW) P/L
21 Solent Circuit, Bowkham Hills NSW 2153
T: (02) 8851 5300

CLIENT'S SIGNATURE: _____ DATE: _____
NOTES:
1. ALL DIMENSIONS TO STRUCTURAL ELEMENTS UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
3. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.

PRODUCT:
BOWRAL Custom
Hamptons
Custom
Sapphire Specification
Master Issued: 29.08.20 Revision: D

CLIENT:
Mr. HERRICK
Mrs. HERRICK
SITE ADDRESS:
Lot 6, No.14
Pitt Town Road
KENTHURST

DA DRAWINGS
DRAWN: JS DATE: 20.05.21 Rev: Q
SITE ADDRESS: Lot 6, No.14
RATIO @ A1: 1:100 CHECKED: JS
SHEET: 4 JOB NO: 29914800

NOTE:
ALL WINDOWS WITH BRICKWORK OVER TO HAVE MINIMUM OF 3 COURSES ABOVE LINTEL. EXTEND BRICKWORK ABOVE EAVE SOFFIT LINING IF REQUIRED

NOTE:
REFER TO SHEETS 12 & 13 FOR ALL MOULDING & TIMBER TRIM DETAILS

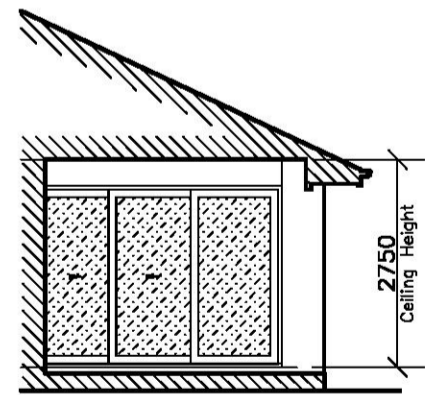
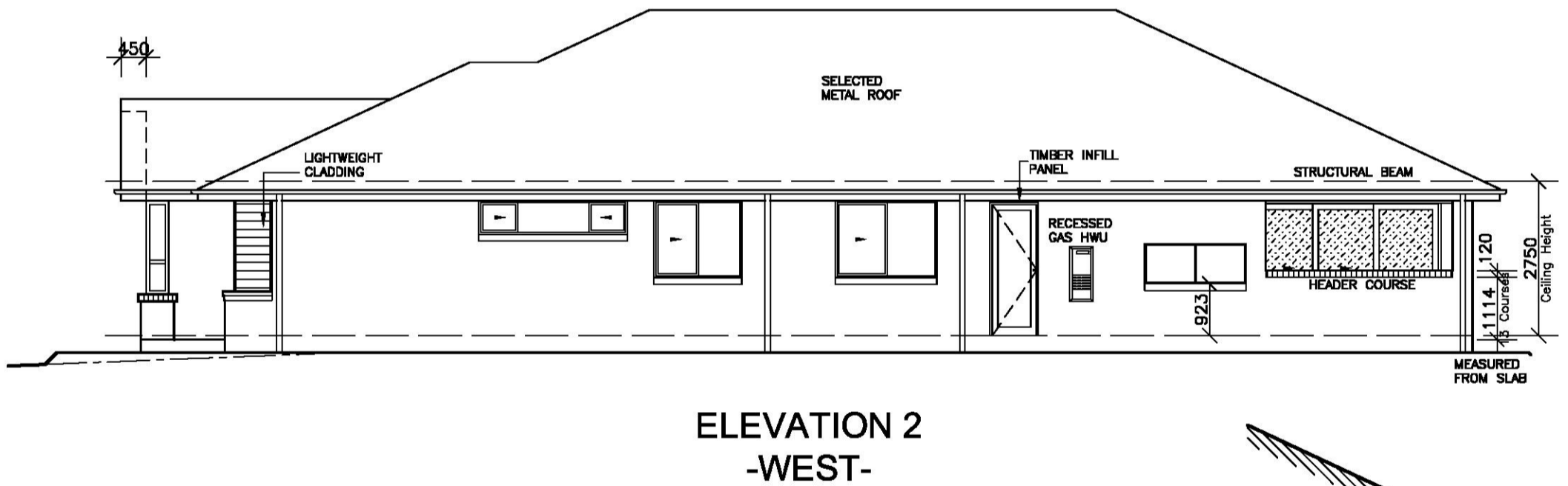
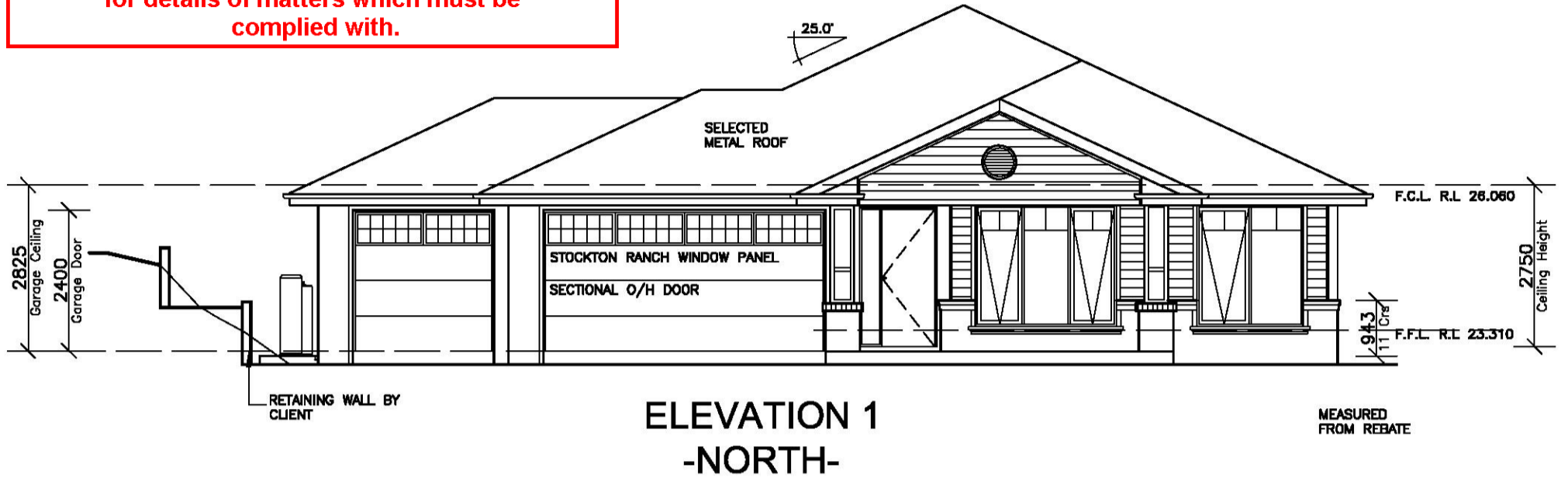
 DENOTES WINDOWS WITH PLANIBEL 'G' GLAZING

NOTES:
FOR DROP-OFF'S REFER TO FRAMING DETAILS
CDN 21.010-21.080

THE HILLS SHIRE COUNCIL

**APPROVED
DEVELOPMENT CONSENT
641/2023/HA**

Please refer to conditions of Development Consent for details of matters which must be complied with.



0006707392 25 Oct 2021

5.9
NATIONWIDE HOUSE ENERGY RATING SCHEME

90.6 MJ/m²

www.nathers.gov.au

Assessor Daniel Warda
Accreditation No. 101182
Address
Unit 2, Pitt Town Road,
Kenthurst, NSW, 2156

hstar.com.au

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300
Document Set ID: 20364486

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PRODUCT:
**LAKESIDE 31
Hamptons
L/H Garage**

Sapphire Specification

CLIENT:
**Mr. HERRICK
Mrs. HERRICK**
SITE ADDRESS:
Lot 6 No.14
Pitt Town Road
KENTHURST 2156

DA DRAWINGS

DRAWN: PG.	DATE: 19.08.21	Rev: K
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 4	JOB No: 29915159	NSW

NOTE:
ALL WINDOWS WITH BRICKWORK OVER TO HAVE MINIMUM OF 3 COURSES ABOVE LINTEL. EXTEND BRICKWORK ABOVE EAVE SOFFIT LINING IF REQUIRED

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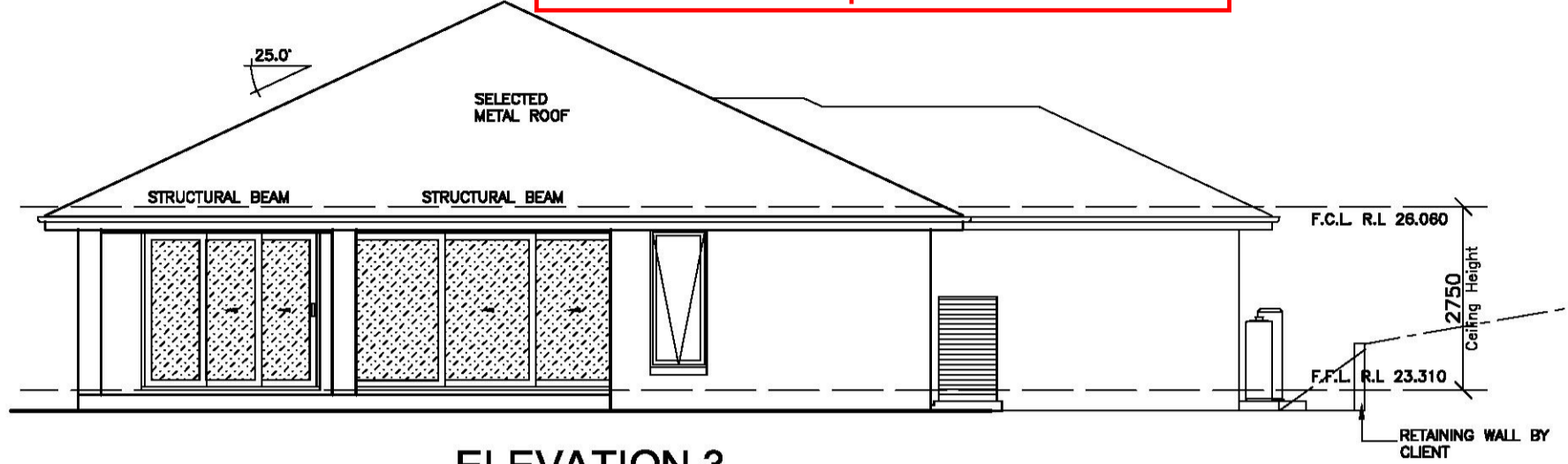
 DENOTES WINDOWS WITH PLANIBEL 'G' GLAZING

THE HILLS SHIRE COUNCIL

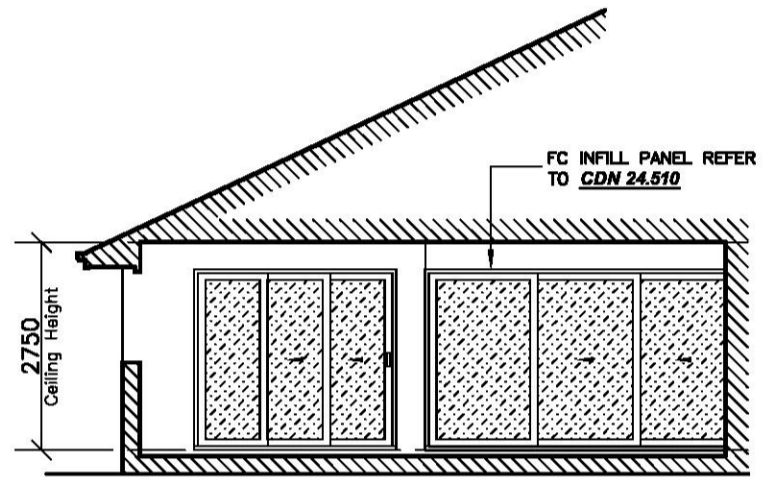
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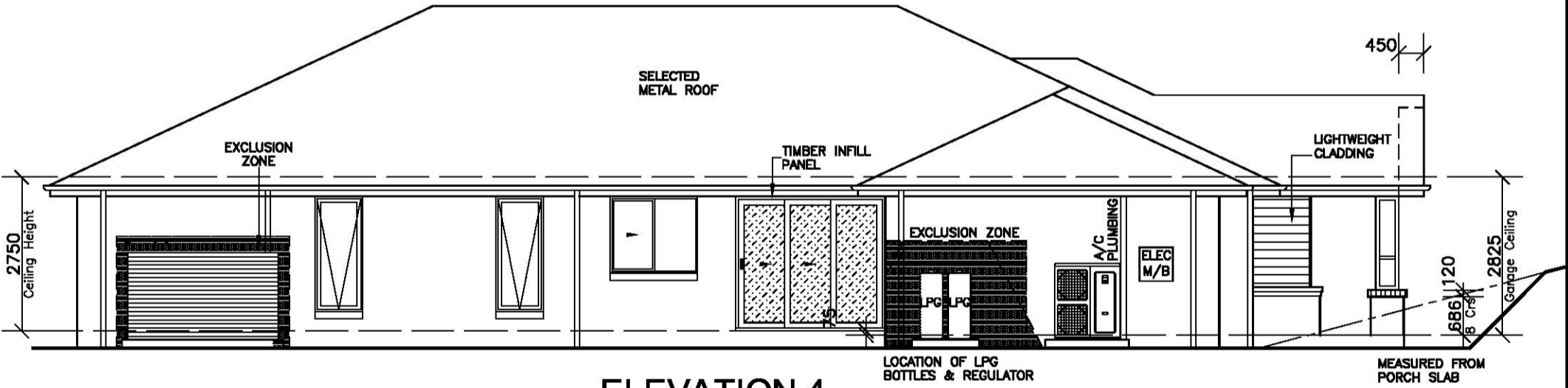


**ELEVATION 3
-SOUTH-**



ELEVATION 6

NOTE-
CLIENT TO INSTALL MIN xxxkW PV SYSTEM AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL PV SYSTEM INSTALLED



**ELEVATION 4
-EAST-**

0006707392 25 Oct 2021

Assessor Daniel Warda
Accreditation No. 101182
Address
Unit 2, Pitt Town Road,
Kenthurst, NSW, 2156

www.nathers.gov.au hstar.com.au

<p>CLIENT'S SIGNATURE: _____ DATE: _____</p> <p>ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300 Document Set ID: 20364486</p>	<p>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L. Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L. # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</p>	<p>PRODUCT: LAKESIDE 31 Hamptons L/H Garage Sapphire Specification</p>	<p>CLIENT: Mr. HERRICK Mrs. HERRICK SITE ADDRESS: Lot 6 No.14 Pitt Town Road KENTHURST 2156</p>	<p style="text-align: center;">DA DRAWINGS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DRAWN: PG.</td> <td style="width: 25%;">DATE: 19.08.21</td> <td style="width: 25%;">Rev: K</td> </tr> <tr> <td>RATIO @ A3: 1:100</td> <td>CHECKED: MCA</td> <td></td> </tr> <tr> <td>SHEET: 5</td> <td>JOB No: 29915159</td> <td>NSW</td> </tr> </table>	DRAWN: PG.	DATE: 19.08.21	Rev: K	RATIO @ A3: 1:100	CHECKED: MCA		SHEET: 5	JOB No: 29915159	NSW
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RATIO @ A3: 1:100	CHECKED: MCA												
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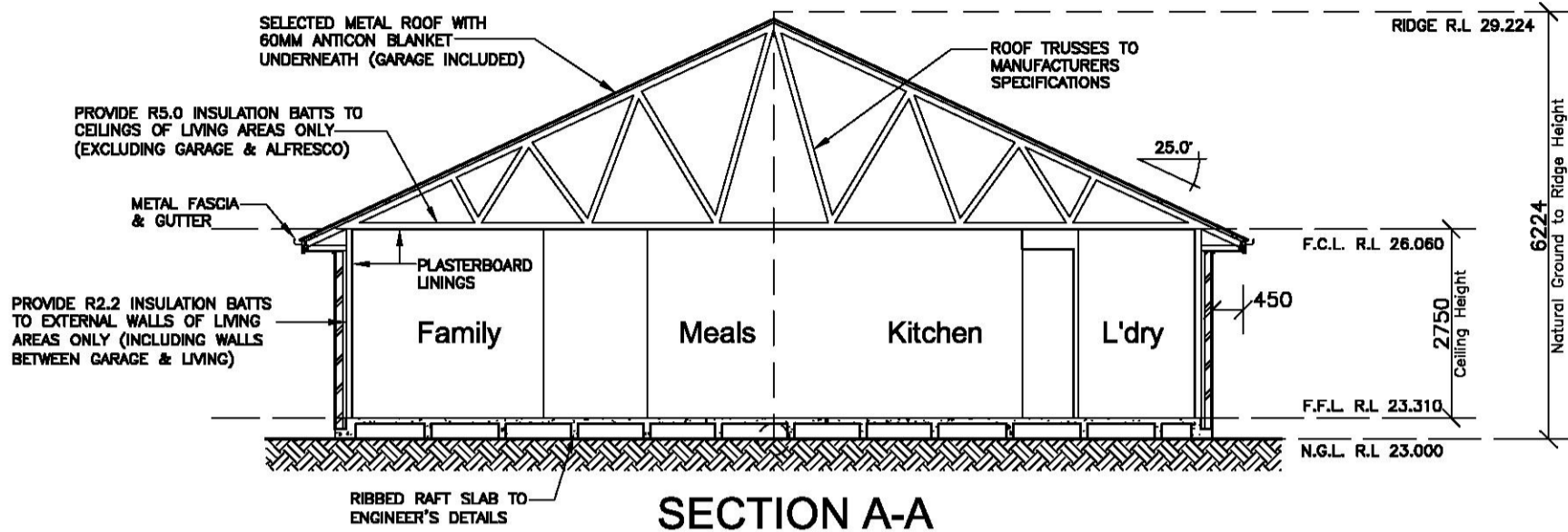
NOTE -
CLIENT TO INSTALL MIN 3kW PV SYSTEM AFTER HANDOVER TO COMPLY WITH BASIX REQUIREMENTS
O.C WON'T BE ISSUED UNTIL PV SYSTEM INSTALLED

NOTES:
FOR DROP-OFF'S REFER TO FRAMING DETAILS
CDN 21.010-21.100

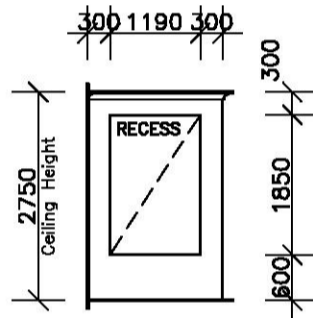
THE HILLS SHIRE COUNCIL

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641/2023/HA**

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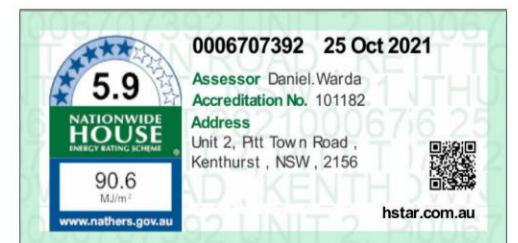


SECTION A-A



HALLWAY DETAIL

SCALE: 1:100
VIEWED FROM ENTRY



CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300
Document Set ID: 20364486

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PRODUCT:
**LAKESIDE 31
Hamptons
L/H Garage**

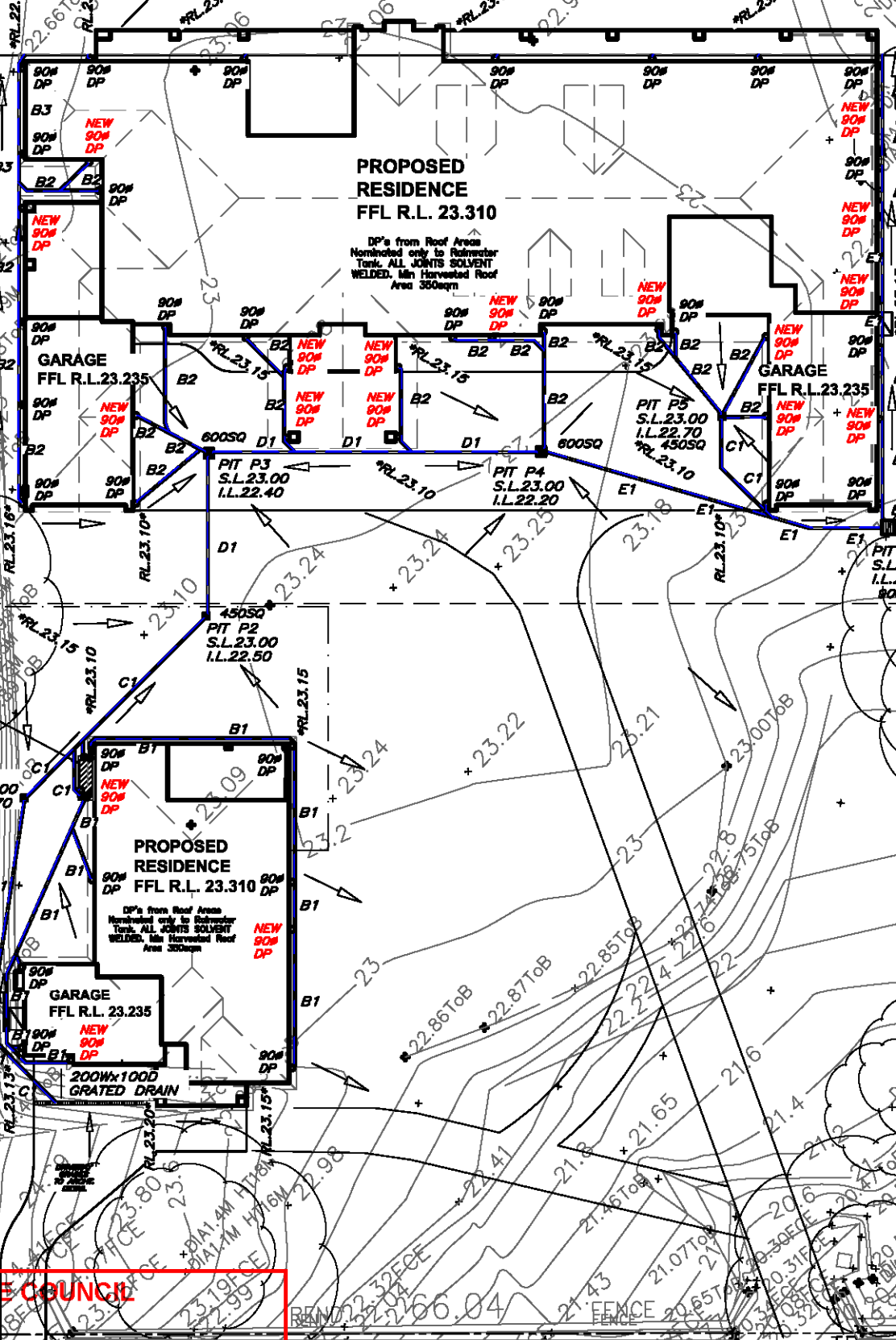
Sapphire Specification

CLIENT:
**Mr. HERRICK
Mrs. HERRICK**
SITE ADDRESS:
Lot 6 No.14
Pitt Town Road
KENTHURST 2156

DA DRAWINGS

DRAWN: PG.	DATE: 19.08.21	Rev: K
RATIO @ A3: 1:100	CHECKED: MCA	
SHEET: 6	JOB No: 29915159	NSW

SHEET 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.

GROUND FLOOR LAYOUT

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

WHS HAZARD IDENTIFICATION:
TRENCHING—ALL PERSONS TO FOLLOW THEIR APPROVED SWMS IN RELATION TO BARRICADING DEEP TRENCHES AND WEARING APPROPRIATE CLOTHING. ANY PERSON WORKING INSIDE A TRENCH MUST BE SUPERVISED BY ANOTHER PERSON.

DIAL BEFORE YOU DIG 1100 MUST BE CHECKED BEFORE ANY TRENCHING COMMENCES ON SITE. ANY WORKS NEAR IDENTIFIED SERVICES TO BE CARRIED OUT IN ACCORDANCE WITH THE TRADES SWMS.

INSTALLATION OF DOWNPIPES AND GUTTERING TO BE CARRIED OUT IN ACCORDANCE WITH INSTALLERS APPROVED SWMS.

STORMWATER LAYOUT NOTES

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

MIN. 3000LITRE-RAINWATER TANK PROVIDE 3000L RAINWATER TANK WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE TO BE CONNECTED AS PER ARCHITECTURAL DETAILS, BASIX ASSESSMENT AND WATER AUTHORITY GUIDELINES.

Overflow pipe to Pit P2. LOCATION SHOWN DIAGRAMMATIC ONLY. Max. Overflow RL.24.77m 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.

3000L SLIMLINE TANK (2700L x 870W x 1560H)

HALF ROUND FLAT BACK GUTTER (7800sqmm)

GRATED DRAIN BY OWNER

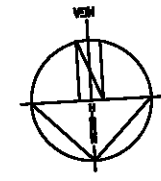
PIPE SCHEDULE		
REFER TO NOTES FOR PIPE CLASS		
TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
B3	100	3%
C1	150	1%
C2	150	3%
D1	225	1%
E1	300	1%

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

LEGEND

R.L. 0.00	NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)
+ 00.00	EXISTING LEVEL
S.L. 0.00	SURFACE LEVEL
I.L. 0.00	INVERT LEVEL
T.O.W.	TOP OF WALL LEVEL
G.F.L.O.00	GARAGE FLOOR LEVEL
F.F.L.O.00	FINISHED FLOOR LEVEL
A,B,C etc.	SEE PIPE SCHEDULE
LI	PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT OP1	OVERLAND FLOW PIT
90mm. AG. LINE	
DP	DOWNPIPE-SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW-200x100
RWH/S	RAIN WATER HEAD/SUMP
SP	DP WITH SPREADER
BG	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
)))	100 HIGH EARTH MOUNDING

NORTH



REVISIONS	
B	DEB ADDED
A	Survey updated

THE HILLS SHIRE COUNCIL
APPROVED DEVELOPMENT CONSENT
641/2023/HA

Please refer to conditions of Development Consent for details of matters which must be complied with.

PITT TOWN ROAD

BM 6
RL20.00
(ASSUMED)

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	22-8-22
2	EMAIL	BUILDER/CLIENT	6-4-23
3	EMAIL	BUILDER/CLIENT	12-9-23

SCALE(A3)1:400,200 u.n.o.
SCALE RA - 1m INTERVALS

DATE OCT. 2021

DRAWN M.I.

DESIGNED M.I.

APPROVED



IBRAHIM STORMWATER CONSULTANTS
CONSULTING CIVIL ENGINEERS

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

PROJECT
PROPOSED RESIDENCE
AT 14 PITT TOWN ROAD
KENTHURST
FOR MR. & MRS. HERRICK

THIS DRAWING
STORMWATER LAYOUT SH.1

JOB NUMBER
C10408-14800

BUILDER
CLARENDON HOMES

SHEET No.
1 of 4

REVISION
B

THE HILLS SHIRE COUNCIL

APPROVED
DEVELOPMENT CONSENT
64/1/2023/134

Please refer to conditions of Development Consent for details of meters which must be complied with.

MIN. 100,000LITRE - RAINWATER TANK PROVIDE 109584L BELOW GROUND RAINWATER TANK WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE TO BE CONNECTED AS PER ARCHITECTURAL DETAILS, BASIX ASSESSMENT AND WATER AUTHORITY GUIDELINES.
Overflow pipe to Pit P9. LOCATION SHOWN DIAGRAMMATIC ONLY.
MIN. Overflow RL.19.00m
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.

109584L TANK - 7840dia X 2270high

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

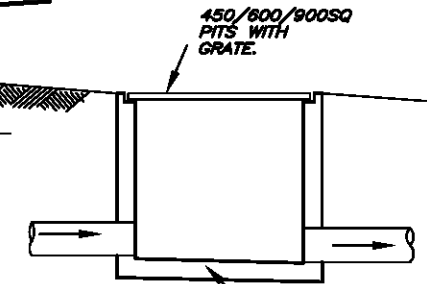
HALF ROUND FLAT BACK GUTTER (7800sqmm)

GRATED DRAIN BY OWNER

PIPE SCHEDULE		
REFER TO NOTES FOR PIPE CLASS		
TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
B3	100	3%
C1	150	1%
C2	150	3%
D1	225	1%
E1	300	1%
E2	300	6%

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

LEGEND	
R.L. 0.00	NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)
+ 00.00	EXISTING LEVEL
S.L. 0.00	SURFACE LEVEL
I.L. 0.00	INVERT LEVEL
T.O.W.	TOP OF WALL LEVEL
G.F.L. 0.00	GARAGE FLOOR LEVEL
F.F.L. 0.00	FINISHED FLOOR LEVEL
A,B,C etc.	SEE PIPE SCHEDULE PIPE LABEL
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT OP1	OVERLAND FLOW PIT
90mm	90mm. AG. LINE
DP	DOWNPIPE-SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW-200x100
RWH/S	RAIN WATER HEAD/SUMP
SP	DP WITH SPREADER
BG	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
)))	100 HIGH EARTH MOUNDING



PITS TO BE BENCHED TO OUTLET WITH 20mm FALL

TYPICAL PIT DETAIL

NOT TO SCALE

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

SHEET 2



PROPOSED RESIDENCE FFL R.L. 23.310

DP's from Roof Areas Nominated only to Rainwater Tank. ALL JOINTS SOLVENT WELDED. Min Horizontal Roof Area 350sqm

GARAGE FFL R.L. 23.235

GARAGE FFL R.L. 23.235

PIT P3 S.L. 23.00 I.L. 22.40

PIT P4 S.L. 23.00 I.L. 22.20

PIT P5 S.L. 23.00 I.L. 22.70 450SQ

PIT P6 S.L. 22.70 I.L. 21.90 900SQ

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	22-8-22
2	EMAIL	BUILDER/CLIENT	6-4-23
3	EMAIL	BUILDER/CLIENT	12-9-23

SCALE(A3) 1:400,200 u.n.o.
SCALE BAR - 1m INTERVALS
DATE OCT. 2021
DRAWN M.I.
DESIGNED M.I.
APPROVED



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PROJECT
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THIS DRAWING JOB NUMBER
STORMWATER C10408-14800
DETAILS SH.1
BUILDER SHEET No. REVISION
CLARENDON HOMES 2 of 4 B

REVISIONS	
B	DEB ADDED
A	Survey updated



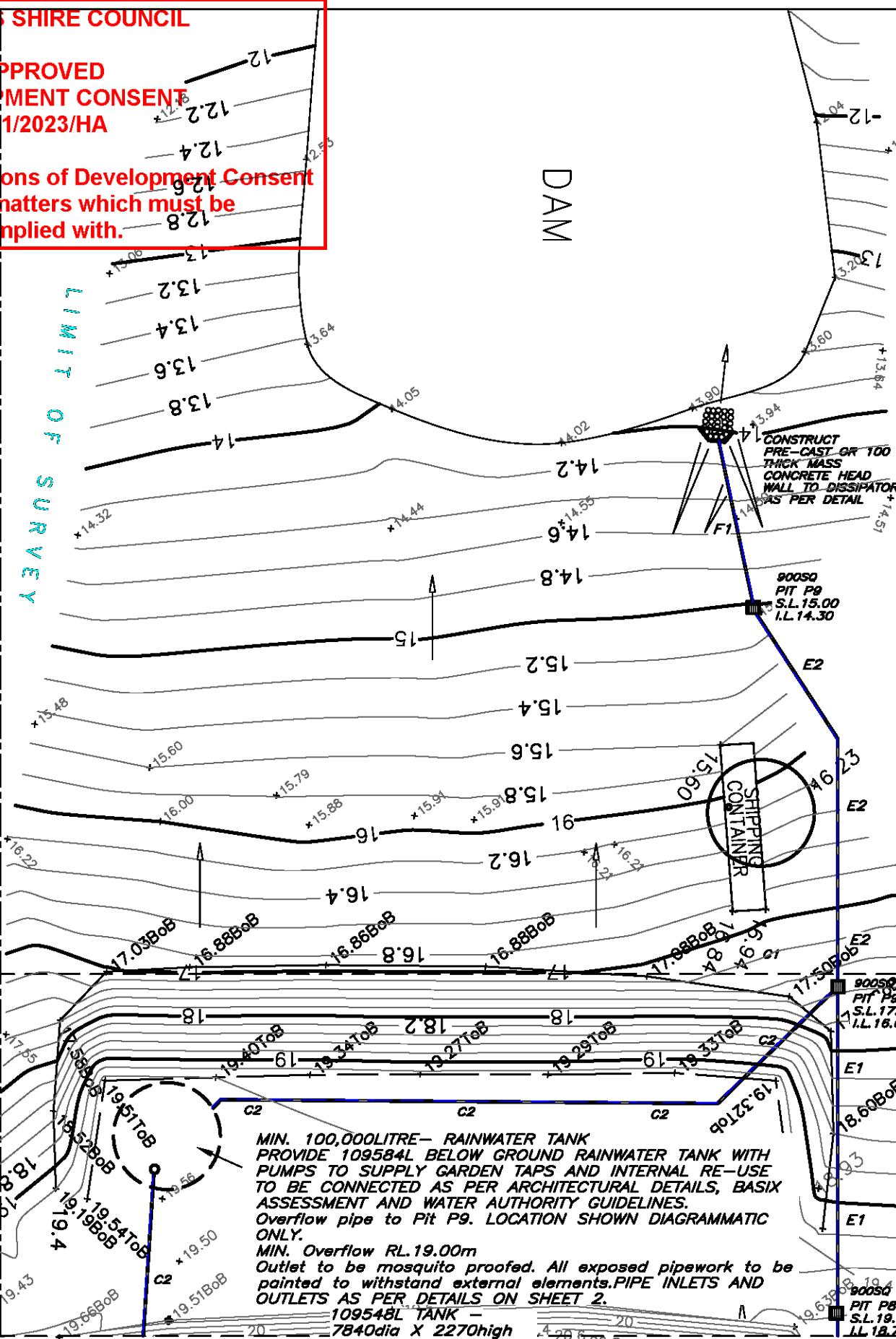
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THE HILLS SHIRE COUNCIL

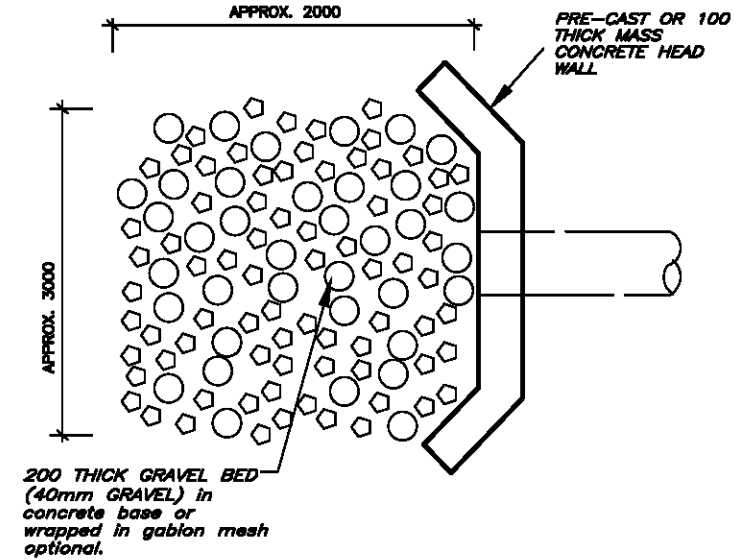
APPROVED
DEVELOPMENT CONSENT
641/2023/HA

Please refer to conditions of Development Consent for details of matters which must be complied with.

SHEET 3



WHSA HAZARD IDENTIFICATION:
TRENCHING—ALL PERSONS TO FOLLOW THEIR APPROVED SWMS IN RELATION TO BARRICADING DEEP TRENCHES AND WEARING APPROPRIATE CLOTHING. ANY PERSON WORKING INSIDE A TRENCH MUST BE SUPERVISED BY ANOTHER PERSON.
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INSTALLATION OF DOWNPIPES AND GUTTERING TO BE CARRIED OUT IN ACCORDANCE WITH INSTALLERS APPROVED SWMS.



DISSIPATOR DETAILS

NTS

HALF ROUND FLAT BACK GUTTER (7800sqmm)

GRATED DRAIN BY OWNER

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
B3	100	3%
C1	150	1%
C2	150	3%
D1	225	1%
E1	300	1%
E1	300	6%
F1	450	1%

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

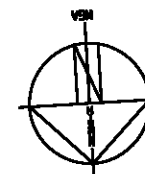
LEGEND

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

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REVISIONS	
B	DEB ADDED
A	Survey updated

NORTH



ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	22-8-22
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SCALE(A3) 1:400,200 u.n.o.
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PROJECT
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THIS DRAWING JOB NUMBER
STORMWATER C10408-14800
DETAILS SH.1
BUILDER SHEET No. REVISION
CLARENDON HOMES 3 of 4 B

THE HILLS SHIRE COUNCIL

**APPROVED DEVELOPMENT CONSENT
641/2023/HA**

Please refer to conditions of Development Consent for details of matters which must be complied with.

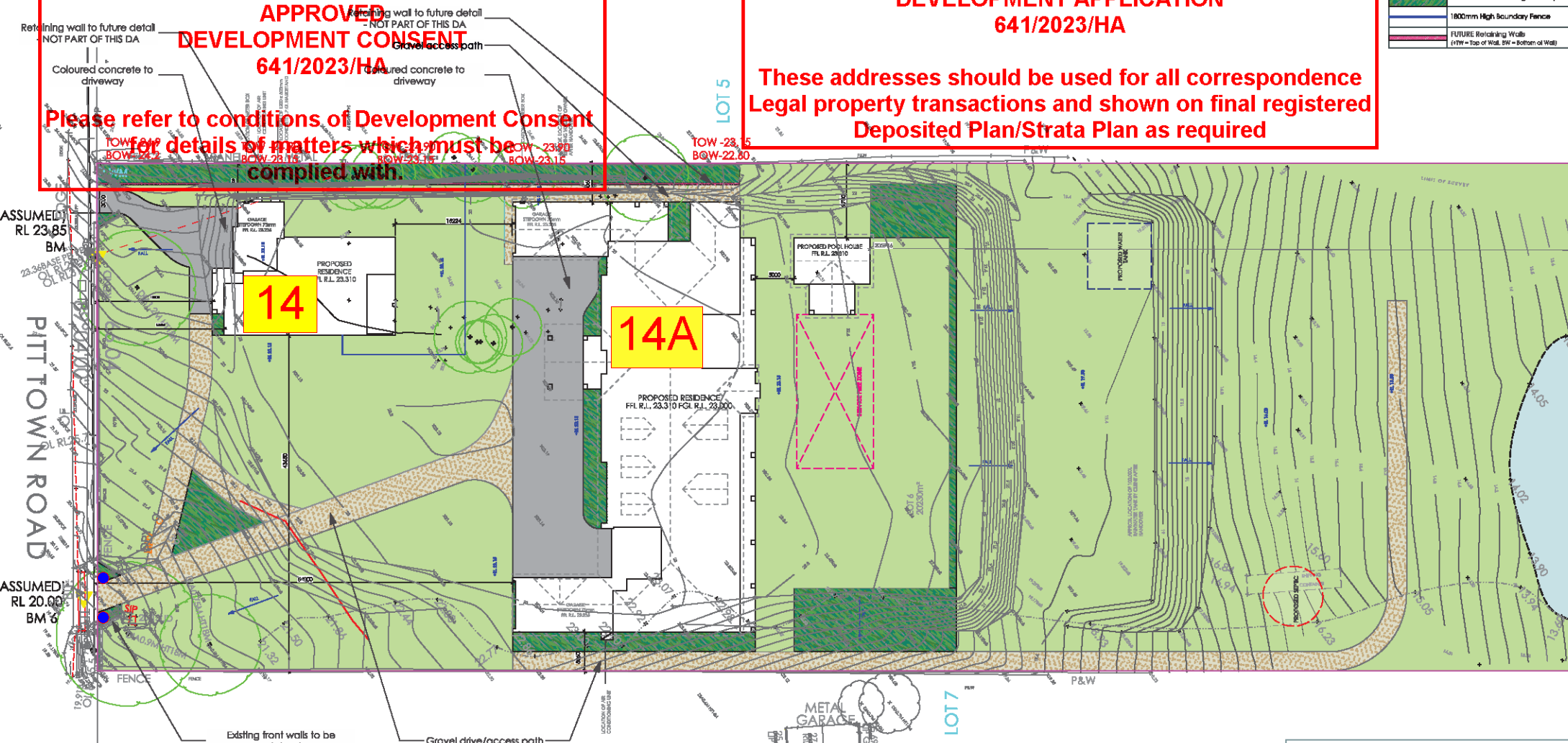
THE HILLS SHIRE COUNCIL

**APPROVED PROPERTY NUMBERING
DEVELOPMENT APPLICATION
641/2023/HA**

These addresses should be used for all correspondence
Legal property transactions and shown on final registered
Deposited Plan/Strata Plan as required

LEGEND

	Concrete Areas
	Lawn
	Pebble/Gravel
	Garden Areas - Blading and Proposed
	1800mm High Boundary Fence
	FUTURE Retaining Walls (TW = Top of Wall, BW = Bottom of Wall)



LEGEND
● SUGGESTED OPTIONS FOR MAILBOX LOCATION

- General Notes:**
1. All civil, structural and hydraulic work associated with this project shall be to consulting engineer's details.
 2. Exact location of site boundaries are to be confirmed on site prior to commencement of work.
 3. This plan is conceptual only and not for construction purposes.
 4. Any existing trees are to be protected in accordance with Council's Tree Preservation Order.



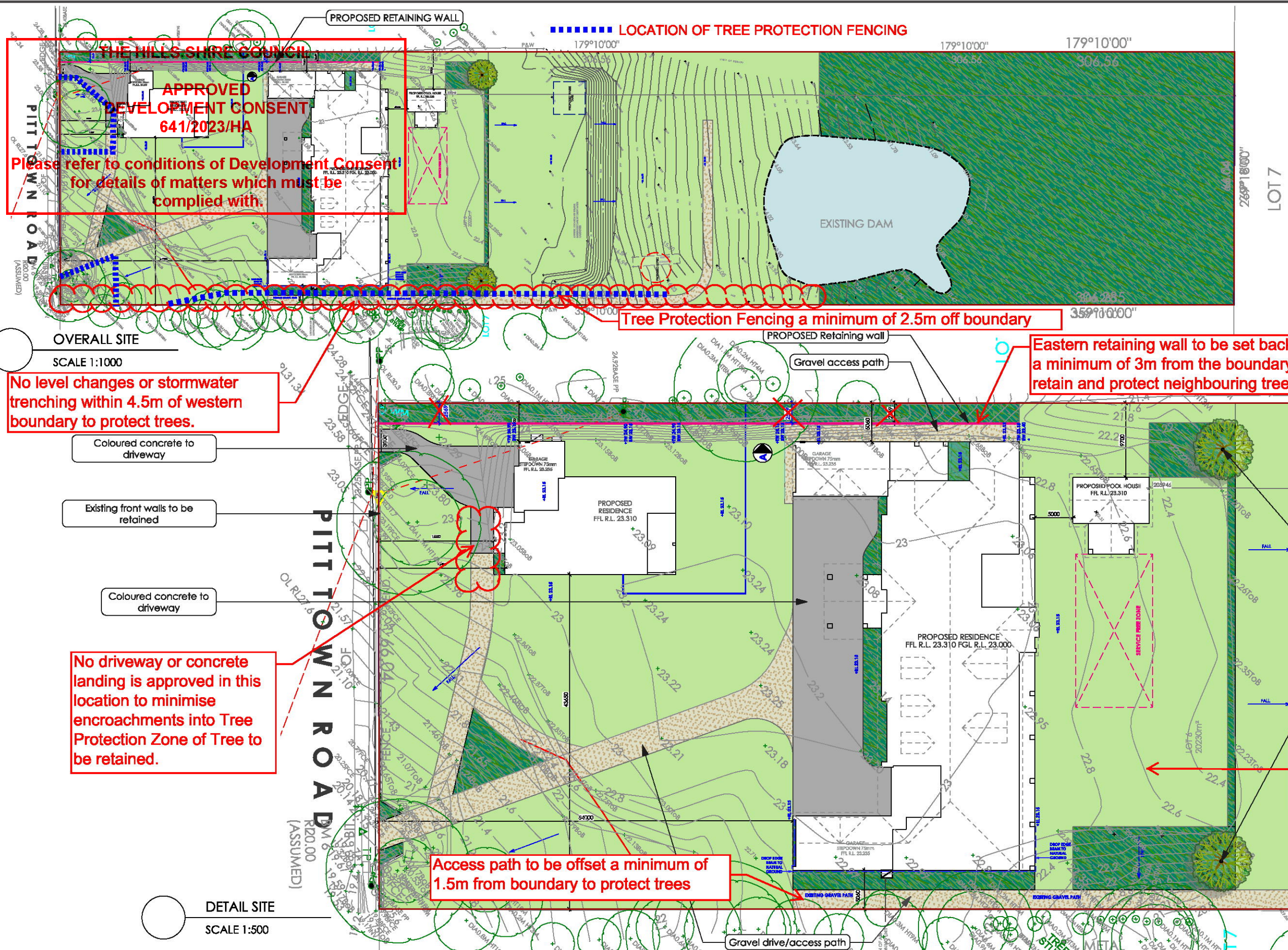
Document Set ID: 20368286
Version: 1, Version Date: 03/10/2022

JOB NUMBER C29914800		CLIENT NAME Mr Herrick & Mrs Herrick		SITE ADDRESS Lot 6, No. 14 Pitt Town Road KENTHURST		REVISIONS														
DRAWING Landscape Plan		SHEET 02 of 02		CLIENT SIGNATURE		SCALE 1:500 @ A3		<table border="1"> <thead> <tr> <th>issue</th> <th>description</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DA SUBMISSION PLAN</td> <td>01.03.22</td> </tr> <tr> <td>B</td> <td>FRONT HOUSE SETBACK</td> <td>16.03.22</td> </tr> <tr> <td>C</td> <td>UPDATED SURVEY</td> <td>11.08.22</td> </tr> </tbody> </table>	issue	description	date	A	DA SUBMISSION PLAN	01.03.22	B	FRONT HOUSE SETBACK	16.03.22	C	UPDATED SURVEY	11.08.22
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LEGEND

	Concrete Areas
	Lawn
	Pebble/Gravel
	Garden Areas - Existing and Proposed
	1800mm High Boundary Fence
	PROPOSED Retaining Walls (+TW = Top of Wall, BW = Bottom of Wall)
	Existing Trees To Be Retained
	2 x 75lt Replacement Trees - Corymbia eximia, Yellow Bloodwood

SITE CALCULATIONS		m2
LOT AREA	20230 sq m	
SITE COVERAGE		
MAIN HOUSE	1370 sq m	
SECONDARY DWELLING	316.8 sq m	
	0 sq m	
	0 sq m	
TOTAL	1686.8 sq m	8.34%
HARDSCAPE AREAS		
DRIVEWAY AREA	539.9 sq m	
CROSSOVER	0 sq m	
CONCRETE PATHS	0 sq m	
DECKING	0 sq m	
TOTAL (exc. crossover)	539.9 sq m	
	2.67%	
FRONT LANDSCAPED AREA		
LAWN AREAS	2535.2 sq m	
GARDEN AREAS	8142.6 sq m	
PEBBLE/GRAVEL AREAS	380.6 sq m	
MULCH AREAS	0 sq m	
REAR LANDSCAPED AREA		
LAWN AREAS	6749.5 sq m	
GARDEN AREAS	81.4 sq m	
PEBBLE/GRAVEL AREAS	479.9 sq m	
MULCH AREAS	0 sq m	



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JOB NUMBER C29914800	CLIENT NAME Mr Herrick & Mrs Herrick	SITE ADDRESS Lot 6, No. 14 Pitt Town Road KENTHURST
DRAWING Site Plan	SHEET 01 of 02	CLIENT SIGNATURE
		SCALE 1:1000 & 1:500 @ A3

REVISIONS		
issue	description	date
A	DA SUBMISSION PLAN	01.03.22
B	FRONT HOUSE SETBACK	16.03.22
C	UPDATED SURVEY	11.08.22
D	UPDATED TREE SURVEY + RET WALL	22.03.23
E	DROP EDGE BEAM ADDED	20.09.23

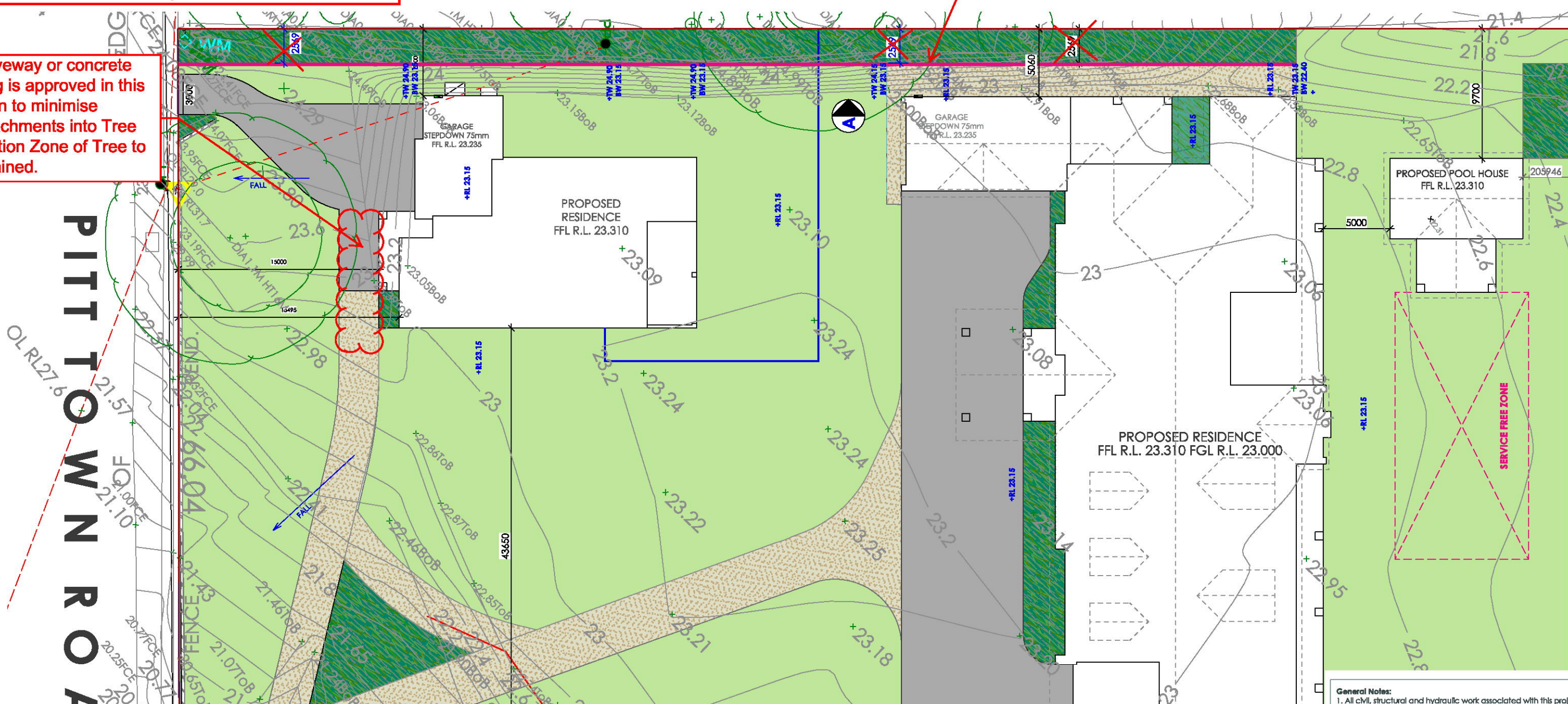
LEGEND

	Concrete Areas
	Lawn
	Pebble/Gravel
	Garden Areas - Existing and Proposed
	1800mm High Boundary Fence
	PROPOSED Retaining Walls (TW = Top of Wall, BW = Bottom of Wall)
	Existing Trees To Be Retained
	2 x 75l Replacement Trees - Corymbia eximia, Yellow Bloodwood

THE HILLS SHIRE COUNCIL
APPROVED DEVELOPMENT CONSENT
641/2023/HA
 RETAINING WALL ELEVATION AA (DIAGRAMMATIC ONLY)
 SCALE 1:300
 Please refer to conditions of Development Consent for details of matters which must be complied with.

Eastern retaining wall to be set back a minimum of 3m from the boundary retain and protect neighbouring trees

No driveway or concrete landing is approved in this location to minimise encroachments into Tree Protection Zone of Tree to be retained.



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RETAINING WALL PLAN
 SCALE 1:300



JOB NUMBER	C29914800
DRAWING	Retaining Wall Plan
SHEET	02 of 02

CLIENT NAME	Mr Herrick & Mrs Herrick
CLIENT SIGNATURE	

SITE ADDRESS	Lot 6, No. 14 Pitt Town Road KENTHURST
SCALE	1:300 @ A3

REVISIONS		
issue	description	date
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THE HILLS SHIRE COUNCIL

APPROVED
DEVELOPMENT CONSENT
641/2023/HA

LIFESTYLE STUDIO - BY CLARENDON HOMES

Please refer to conditions of Development Consent for details of matters which must be complied with.

Client:	Mr Wayne & Mrs Jennifer Herrick		
Site Address:	Lot 6, 14 Pitt Town Road, KENTHURST NSW 2156		
Job Number:	29914800	House Type:	BOWRAL - Custom
Date Issued:	16/11/2021	Developer:	Not applicable

Roof BASIX Rating:	Dark	Wall BASIX Rating:	Light
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Render to Brickwork: Shale Grey CB21 	Feature Tile to Pillars: Ivory Travertine Pattern: Tumbled French 	Roof Style: Colorbond Custom Orb Colour: Basalt 
Window Frame Colour: Surfmist 	Gutter: Surfmist Fascia: Surfmist 	Downpipes: Shale Grey 
Front Entry Door Colour: T-M Black Fox 	Cladding Colour: Shale Grey CB21 	Garage Door Type: Ranch with Stock Ranch Windows 
Garage Door Colour: Surfmist 	Driveway Type: *By client after handover	Letterbox: *By client after handover

NOTE: Colours are indicative only and should not be used as a true representation of the product.

Signature  Date **11.2.22**
~~2.11.22~~

ClarendonColourStudio Consultant: Kylee Keetch P: 02 8851 5319
 E: kkeetch@clarendon.com.au