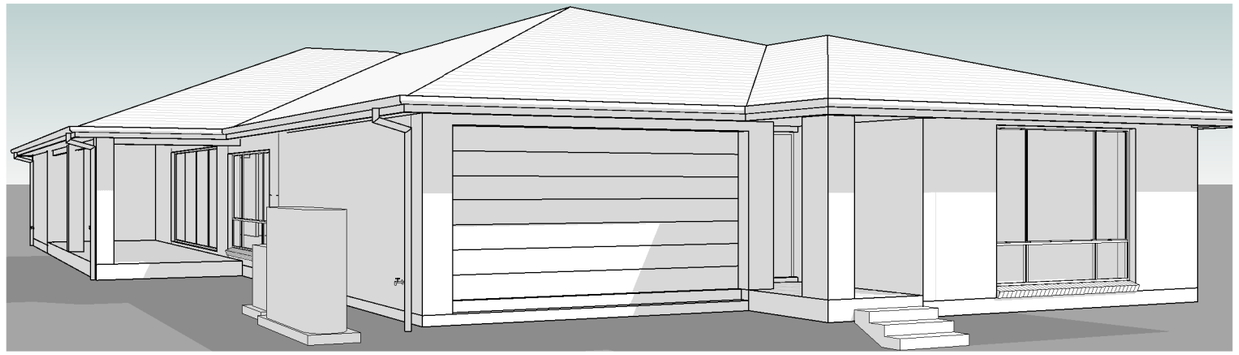

COMPLIANCE NOTES

1. THE SMOKE ALARMS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.5 (SMOKE ALARMS – SMOKE ALARMS AND EVACUATION LIGHTING) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1
2. THE STAIR LANDINGS, TREADS – STAIRWAY AND RAMP CONSTRUCTION WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.1 (STAIR LANDINGS + TREADS – STAIRWAY AND RAMP CONSTRUCTION) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1
   A. STAIR TREAD SURFACE TO HAVE A SLIP RESISTANCE RATING IN ACCORDANCE WITH AS 4586-2013.
3. THE WINDOW OPENINGS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.2 (WINDOW OPENING – PROTECTION OF OPENABLE WINDOWS – BEDROOMS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1
   A. ALL OPENABLE PORTIONS OF A BEDROOM WINDOW TO BE FITTED WITH A DEVICE CAPABLE OF RESTRICTING OPENING SASH TO BE NO GREATER THAN 125MM WHERE THE WINDOW IS 2.0M OR MORE ABOVE THE SURFACE BELOW AND WINDOW SILL IS LESS THAN 1.7M ABOVE THE FLOOR
   B. PROVIDE BARRIER PROTECTION TO ROOMS OTHER THAN BEDROOMS WHERE SURFACE BELOW IS 4M OR MORE. OPENABLE PART OF WINDOW MUST BE PROTECTED WITH A BARRIER HEIGHT NOT LESS THAN 865MM ABOVE FINISHED FLOOR. ANY BARRIERS MUST NOT PERMIT A 125MM SPHERE TO PASS THROUGH IT AND ANY HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM ABOVE THE FLOOR TO FACILITATE CLIMBING.
4. THE BALUSTRADES- BARRIERS AND HANDRAILS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.9.2 (BALUSTRADES-BARRIERS AND HANDRAILS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1
   A. ALL BALUSTRADES TO BE MINIMUM 1000MM ABOVE FINISHED FLOOR LEVELS.
   B. ALL BALUSTRADES TO BALCONIES WITH A HEIGHT OF 4.0M OR GREATER TO SURFACE BELOW, MUST BE CONSTRUCTED WITH NO HORIZONTAL FOOT HOLDS.
   C. INTERNAL STAIRS TO HAVE CONTINUOUS HANDRAIL.
   D. ALL GLASS BALUSTRADES TO BE FITTED WITH A TOP RAIL TO AUSTRALIAN STANDARD AS 1288-2006.
   E. STAIR LANDINGS WHERE IT IS POSSIBLE TO FALL 1.0M OR MORE MEASURED FROM SURFACE BELOW TO HAVE BALUSTRADE INSTALLED.
5. THE BUILDING WILL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF PART 3.10.3 (FLOOD PRONE LAND – FLOOD HAZARD AREAS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1 AND THE ABCB STANDARD FOR CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS
6. THE DWELLING AND ASSOCIATED STRUCTURES WILL BE CONSTRUCTED TO THE NOMINATED BUSHFIRE ATTACK LEVEL AS NOTED AT THE BOTTOM CORNER OF PLANS AND AS REQUIRED BY PART 3.10.5 (BUSHFIRE PRONE LAND – CONSTRUCTION IN BUSHFIRE PRONE AREAS) OF THE BUILDING CODE OF AUSTRALIA 2019, VOLUME 2, AMENDMENT 1 & SECTION 3 & ? OF AS 3959-2018 INCLUDING NSW VARIATIONS & PLANNING FOR BUSHFIRE PROTECTION 2019.
7. THE HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.10.7 (HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1 AND AS/NZS 2918-2018)
8. THE ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.10.6 (ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS) OF THE BUILDING CODE OF AUSTRALIA VOLUME 2 AMENDMENT 1.
9. MECHANICAL VENTILATION PROVIDED TO BATHROOMS, SANITARY COMPARTMENTS OR LAUNDRY IS DISCHARGED TO THE EXTERNAL WALL OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4

FLOOD LEVEL -	**N/A**
BAL RATING -	**N/A**
WIND CLASS -	**N1**
SLAB CLASS -	**H1**

CONSTRUCTION NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) 2019 VOLUME 2 AMENDMENT 1 –& BCA REFERENCED AUSTRALIAN STANDARDS (AS) IN SCHEDULE 4.

1. REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND STRUCTURAL DESIGN CERTIFICATE FOR ALL SLAB, BEAM AND COLUMN DETAILS.
2. WAFFLE POD SLAB TO ENGINEERS DETAIL, IN ACCORDANCE WITH AS2870-2011.
3. REFER TO FRAME AND FLOOR JOIST LAYOUT DRAWINGS FOR ADDITIONAL TIMBER BEAMS AND FLOOR JOISTS DETAILS.
4. FRAMING SUPPLIERS/DETAILERS TO COMPLY WITH MASTERTON HOMES GENERAL FRAME SPECIFICATION. ANY DISCREPANCIES IN PLANS TO BE REPORTED TO HEAD OFFICE.
5. ALL PERMANENT BRACING IN ACCORDANCE WITH AS1684-TIMBER FRAMING CODE.
6. STRENGTHENING OF ROOF TRUSSES AS REQUIRED FOR AC UNIT/SOLAR COLLECTORS.
7. IF APPLICABLE, REFER TO HYDRAULICS ENGINEER'S DRAWINGS AND HYDRAULICS DESIGN CERTIFICATE FOR STORMWATER REQUIREMENTS.
8. REFER TO SIGNED COLOURS DOCUMENTATION FOR ADDITIONAL CLIENT SELECTIONS.
9. CENTRE OF DOWNPIPES TO BE 350mm FROM CORNER OF FACE BRICKWORK (UNLESS NOTED OTHERWISE).
10. ALL SERVICES POSITIONS TO BE DETERMINED AND COORDINATED ON SITE BY SUPERVISOR.
11. BULKHEADS TO BE DETERMINED AND COORDINATED ON SITE.
12. FLASHING TO DAMP COURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK.
13. ALL RETAINING WALLS BY OWNER AFTER HANDOVER.
14. ANY WORKS OR ITEMS BY OWNER, TO BE COMPLETED AFTER HANDOVER.
15. ALL EXTERNAL PATIOS / ALFRESCOS, SURFACE FINISH TO BE SUITABLE FOR TILING BY OWNER AFTER HANDOVER.
16. INFILL PANELS OVER WINDOWS OR DOORS NOT SHOWN ON ELEVATIONS. ANY INFILL PANELS REQUIRED ARE SUBJECT TO BRICK GAUGE AND WILL BE COORDINATED ON SITE BY THE SUPERVISOR.
17. FLOOD AFFECTED SITES - ALL MATERIALS BELOW NOMINATED FLOOD LEVEL TO BE CONSTRUCTED OF FLOOD COMPATIBLE MATERIAL.
18. SURFACE DRAINAGE POINTS - 2 x CAPPED OFF POINTS CONNECTED TO RAINWATER TANK OVERFLOW FOR OWNER'S FUTURE SURFACE DRAINAGE POINTS TO BE DETERMINED ON SITE BY SUPERVISOR.
19. TERMITE BARRIER TO PERIMETER OF HOUSE TO COMPLY WITH RELEVANT BCA CODE AND AS3660.1 & 2 - 2014.
20. AIR CONDITIONING DROPPER LOCATION SUBJECTTO STRUCTURAL COORDINATION ON SITE. FINAL AC DROPPER LOCATION TO BE DETERMINED ON SITE BY SUPERVISOR.

POSSIBLE BAS/BOS
SEWER LOCATION TO BE CONFIRMED PRIOR TO CONSTRUCTION RELEASE

MASTERTON
REALISE YOUR DREAM

DRAWING SCHEDULE

No.	DRAWING TITLE	REV
00.00	COVER SHEET	2
01.00	SITE PLAN	2
02.00	FLOOR PLAN	2
02.01	SCHEDULES	2
02.04	ELECTRICAL PLAN	2
03.00	ELEVATIONS	2
03.01	ELEVATIONS	2
04.00	SECTIONS	2
05.00	PERSPECTIVE VIEWS	2
06.00	SEDIMENT CONTROL	2
06.01	SITE ANALYSIS	2
06.03	CONCEPT LANDSCAPE	2
06.04	NOTIFICATION PLAN	2

REVISION DESCRIPTION

REV.	DESCRIPTION
2	1. COUNCIL SUBMISSION PCV 1 BASIX INFO.
1	1. MAIN TV. 2. TV. 1

REVISION SCHEDULE

Rev.	ISSUE STATUS	Date	Issued by
2	COUNCIL SUBMISSION	6.9.22	EP
1	CONTRACT PLAN	05.08.22	WA

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WARWICK FARM, NSW 2170
PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU
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DATE

For: **MR R. R. CHAND**
Address: 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No: 12 DP: 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: **COVER SHEET**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:
21.06.22	WA	6.9.22	1 : 1

JOB No. **2017631**

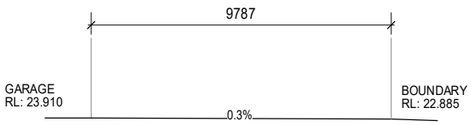
Sheet No.	Revision:
00.00	2

Location: L:\2017631 - CHAND\2017631 - CHAND.rvt

Plot Date: 7/09/2022 8:47:03 AM

ANY TREE/S APPROVED TO BE REMOVED THAT IS WITHIN 3M OF THE BUILDING FOOTPRINT, DRIVEWAY & UNDERGROUND SERVICES TO BE REMOVED BY OWNER

DRIVEWAY GRADIENT



SITE ACCESS

1. ALL ACCESS TO SITE IS TO BE APPROVED BY SITE SUPERVISOR.
2. DO NOT WORK OUTSIDE OF APPROVED HOURS UNLESS APPROVED BY COUNCIL.
3. COUNCIL HOURS SET AS :
   MONDAY TO FRIDAY- **7.00AM - 5.00PM**
   SATURDAY- **7.00AM - 2.00PM**
   SUNDAY- NO WORK
   PUBLIC HOLIDAYS- NO WORK

SITE LEGEND

HATCHING INDICATES EXTENT OF CUT EXCAVATION

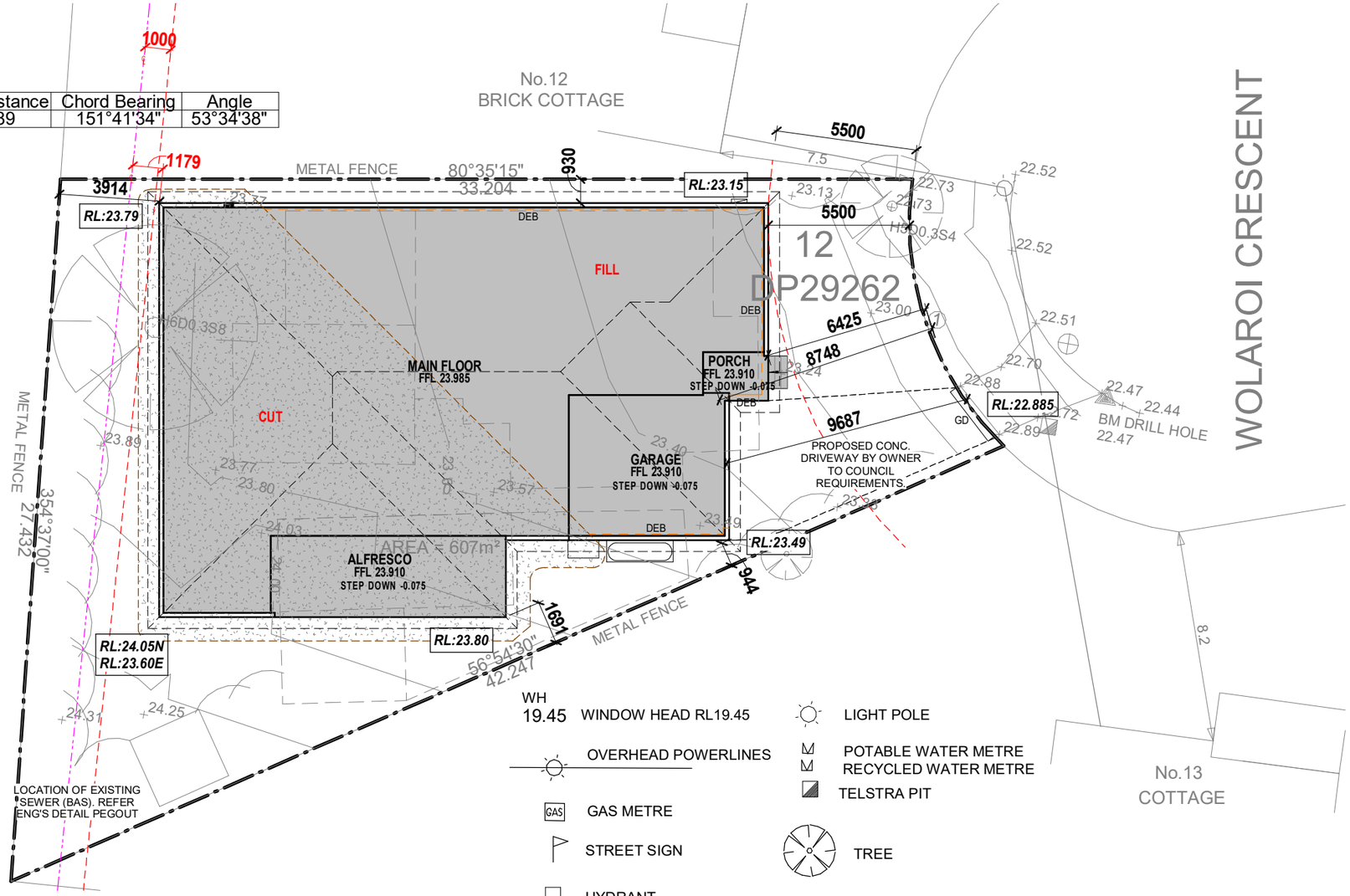
ITEMS BY OWNER

1. ALL RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).
2. DISH DRAINS (IF REQUIRED) TO AUTHORITIES' REQUIREMENTS.
3. DEMOLITION BY OWNER - ALL EXISTING TREES, STUMPS, CONCRETE PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO SECOND SITE INSPECTION.
4. CONNECTION TO SEWER AND DRAINAGE EASEMENT TO BE TERMINATED AND CAPPED OFF BY OWNER'S TRADES PRIOR TO COMMENCEMENT OF WORKS BY MASTERTON.

EXCAVATION & SITE NOTES

1. **EXCAVATE/FILL:** TO FORM DATUM APPROXIMATE - **450mm / 450mm** *EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL AGAINST FOOT OF SLAB.*
2. **SITE NOT FLOOD AFFECTED-DESIGN LEVELS MAY VARY BY +/- 100mm.**
3. **SITE FLOOD AFFECTED-REFER TO FLOOD LEVEL BELOW.**
4. **DROP EDGE BEAM (DEB)** - LOCATION OF DEB STEPPING SHOWN APPROXIMATELY ONLY. FINAL DEB STEPPING TO BE DETERMINED ON SITE BY SURPERVISOR AND MAY VARY DUE TO SITE CONDITIONS.
5. SEWER CONNECTION TO AUTHORITIES REQUIREMENTS AS PER TENDER.
6. WATER CONNECTION TO SUPPLY AUTHORITIES MAIN AS PER TENDER.
7. TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS
8. SITE LEVELS SUBJECT TO SECOND SITE INSPECTION (KNOCKDOWN AND REBUILDS ONLY)
9. SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE / BOUNDARY POSITIONS AND DRIVEWAY GRADIENT.
10. SUBJECT TO POSITION OF SERVICES.
11. PROVIDE A CHECK SURVEY TO CERTIFY COUNCIL APPROVED FFL PRIOR TO FRAME ERECTION.

Number	Radius	Arc Length	Chord Distance	Chord Bearing	Angle
1	12.191	11.400	10.989	151°41'34"	53°34'38"



2 x CAPPED OFF - 100MM PVC POINTS CONNECTED TO RAIN WATER TANK OVERFLOW LINE FOR OWNER'S FUTURE SURFACE DRAINAGE REQUIREMENTS ASSOCIATED WITH LANDSCAPING. LOCATION/S TO BE DETERMINED ON-SITE BY BUILDING SUPERVISOR

FLOOD LEVEL -	**N/A**
BAL RATING -	**N/A**
WIND CLASS -	**N1**
SLAB CLASS -	**H1**

BASIX & SITE INFORMATION

BASIX CERTIFICATE No. 1317891S_02 **ZONE**
DA No. 00000 **R2**

PROJECT SITE DETAILS

LOT No. / HOUSE No.	12 (15)
DP NUMBER:	29262
SITE AREA:	**607.00 m²**
NO. OF BEDROOMS:	5

STORMWATER

MIN. RAINWATER TANK CAPACITY	3000 L
MIN. ROOF AREA CONNECTED TO RAINWATER - *(REFER TO BASIX CERTIFICATE)*	300.00 m²
RAINWATER USES:	GARDEN TAPS, TOILET, LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	AS PER HYD
HYDRAULIC DESIGN REQUIRED: *(IF YES, REFER TO HYDRAULICS ENGINEERS DRAWINGS)*	Yes

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWER HEAD RATING:	3 STAR
TOILET RATING: DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R 2.5
WALL COLOUR	DARK
ROOFING MATERIAL:	TILES
ROOF INSULATION:	SARKING
ROOF COLOUR	DARK
CEILING INSULATION:	R 4.1
AIR CONDITIONING INCLUDED:	Yes
EER:	3.0 - 3.5 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	6 STAR
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP/ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	N/A

WIP (WORKS IN PROGRESS)

DRAINAGE REQUIRED:	No

SITE CALCULATIONS

SITE COVERAGE		FSR		
SITE AREA:	607.00 m²	MAXIMUM:	0.5:1	303.50 m²
MAXIMUM :	N/A	PROPOSED:	0.43:1	260.59 m²
PROPOSED:		(EXCLUDES GARAGE 32.45 m²)		
PRIVATE OPEN SPACE		**LANDSCAPING**		
MIN. REQ:	80.00 m²	MIN. REQ:	7.04%	42.73 m²
PROVIDED:	85.00 m²	PROVIDED:	7.41%	45.00 m²
CARPARKING		**BUILDING HEIGHT**		
MIN. REQ:	1	MAX. ALLOWED:		9 m
PROVIDED:	2	PROVIDED:		5.62 m

Name	Area	Name	Area
PORCH	3.73 m²	GARAGE	32.45 m²
ALFRESCO	27.00 m²	GROUND FLOOR	260.59 m²
GARAGE	35.47 m²	Grand total: 2	293.05 m²
GROUND FLOOR	277.57 m²		
Grand total: 4	343.77 m²		

AREA-SITE COVERAGE		AREA-LANDSCAPE	
Name	**Area**	**Name**	**Area**
PORCH	3.73 m²	LANDSCAPE - FRONT	50.44 m²
ALFRESCO	27.00 m²	LANDSCAPE - REAR	189.51 m²
GARAGE	35.47 m²	Grand total: 6	239.95 m²
GROUND FLOOR	277.57 m²		
Grand total: 4	343.77 m²		

AREA-DRIVEWAY + PATH		AREA-ROOF	
Name	**Area**	**Type**	**Area**
DRIVEWAY	39.22 m²	Tile Roof-Concrete	406.17 m²
Grand total: 1	39.22 m²	Grand total: 1	406.17 m²

1. *HOUSE TOTAL AREA MEASURED FROM EXTERNAL FACE OF EXTERNAL WALL.*
2. *TOTAL ROOF AREA MEASURED TO OUTSIDE OF GUTTERS. EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm).*

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WARWICK FARM, NSW 2170
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For: **MR R. R. CHAND**
Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No : 12 DP : 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: **SITE PLAN**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	JOB No.	
21.06.22	WA	6.9.22	1 : 200	**2017631**	
				Sheet No. **01.00**	Revision: **2**

Location: L:\2017631 - CHAND\2017631 - CHAND.rvt

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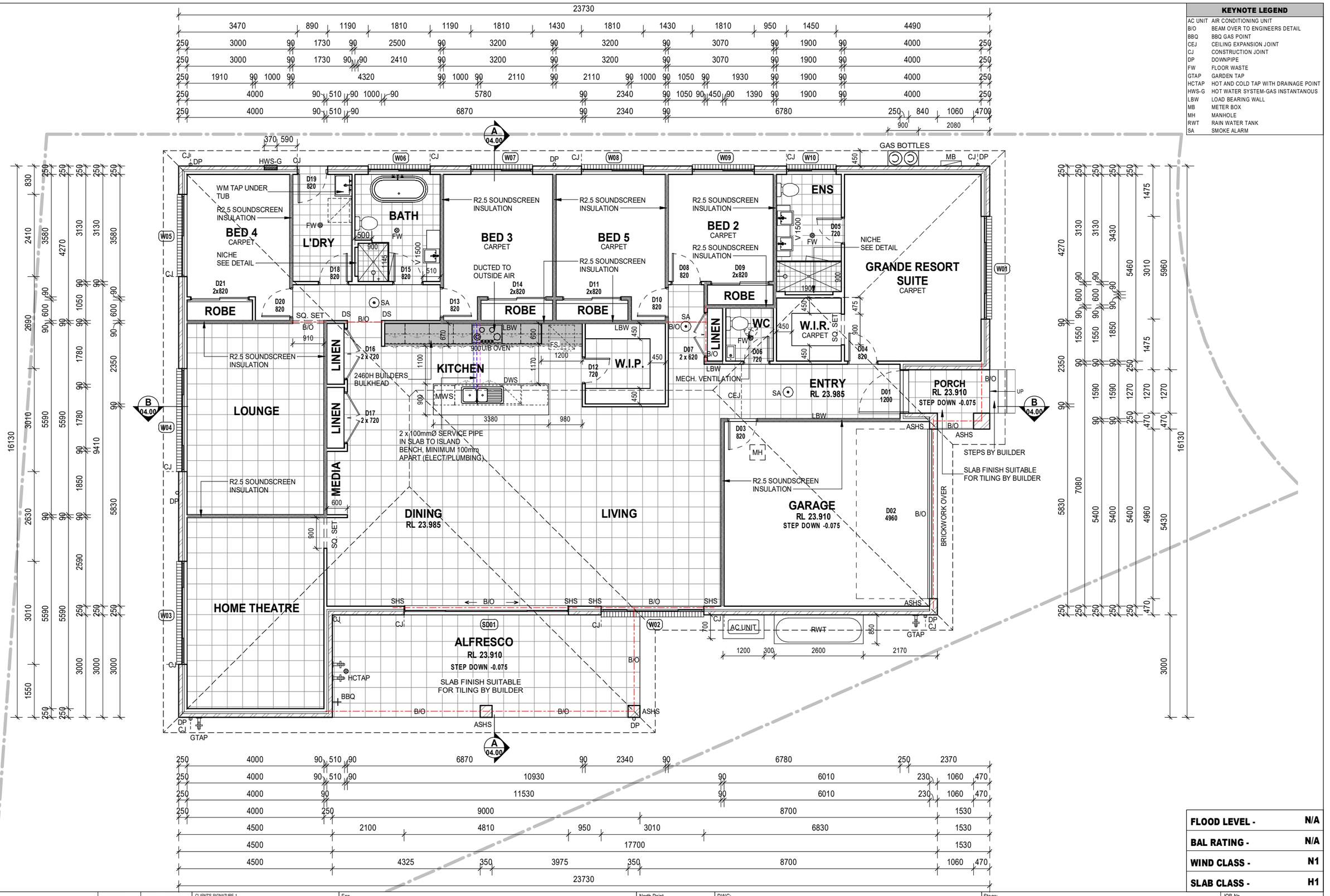

KEYNOTE LEGEND

AC UNIT	AIR CONDITIONING UNIT
B/O	BEAM OVER TO ENGINEERS DETAIL
BBQ	BBQ GAS POINT
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
FW	FLOOR WASTE
GTAP	GARDEN TAP
HCTAP	HOT AND COLD TAP WITH DRAINAGE POINT
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
LBW	LOAD BEARING WALL
MB	METER BOX
MH	MANHOLE
RWT	RAIN WATER TANK
SA	SMOKE ALARM

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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North Point

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Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: COUNCIL SUBMISSION

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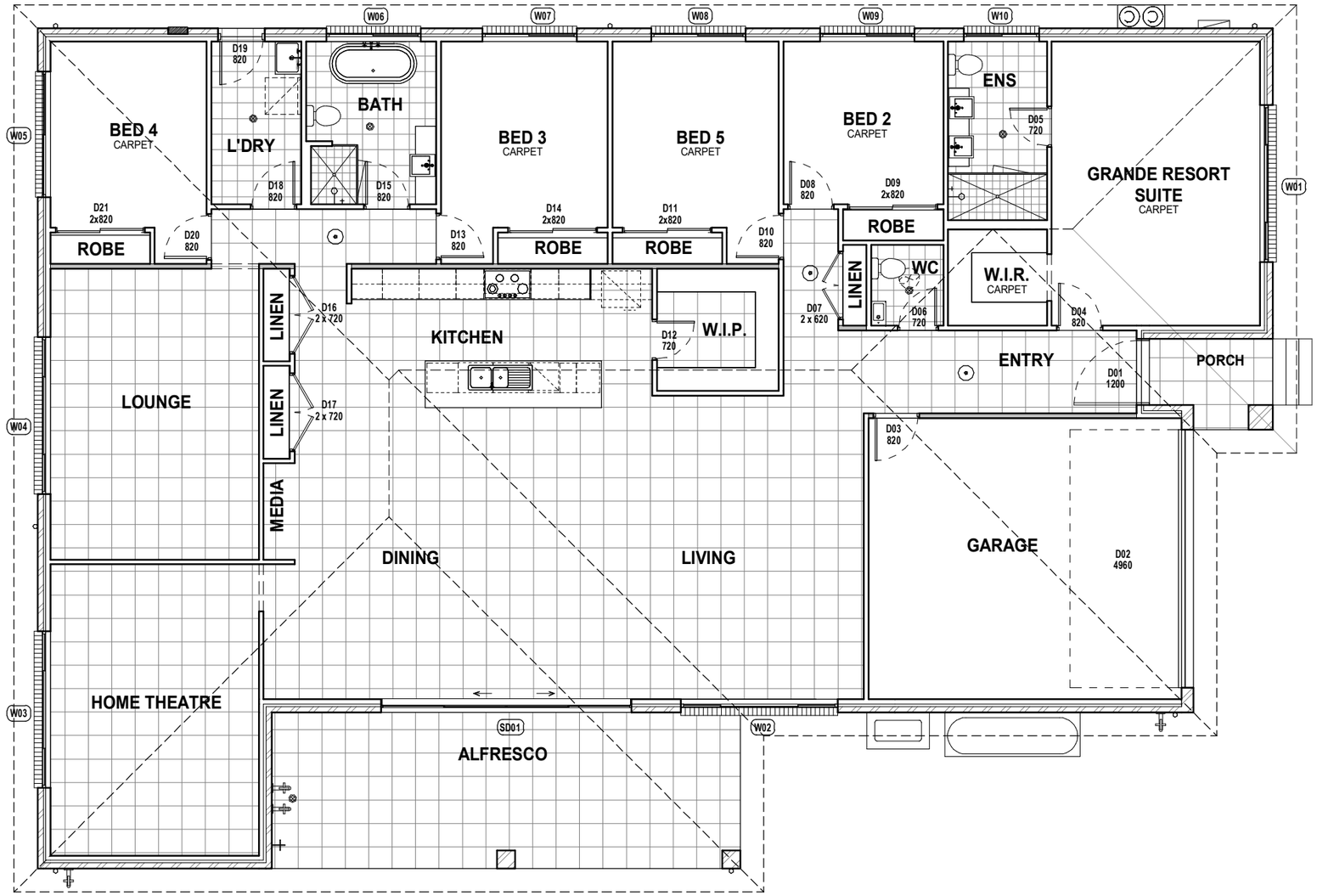
DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GRD FLOOR
02	PANELIFT DOOR	2400	4960	GARAGE
03		2340	820	GRD FLOOR
04		2340	820	GRD FLOOR
05		2340	720	GRD FLOOR
06		2340	720	GRD FLOOR
07		2340	2 x 620	GRD FLOOR
08		2340	820	GRD FLOOR
09	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
10		2340	820	GRD FLOOR
11	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
12		2340	720	GRD FLOOR
13		2340	820	GRD FLOOR
14	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR
15		2340	820	GRD FLOOR
16		2340	2 x 720	GRD FLOOR
17		2340	2 x 720	GRD FLOOR
18		2340	820	GRD FLOOR
19		2340	820	GRD FLOOR
20		2340	820	GRD FLOOR
21	1665 S/O SMARTROBE	2415	2x820	GRD FLOOR

WINDOW & SLIDING DOOR SCHEDULE						
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	2400	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	02	2057	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	03	2400	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	04	2400	3010	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	05	1200	2410	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	06	600	1810	SLIDING	TOUGH. OBS, DOUBLE GLAZING.	GRD FLOOR
W	07	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	08	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	09	1200	1810	SLIDING	CLEAR, DOUBLE GLAZING	GRD FLOOR
W	10	600	1450	SLIDING	TOUGH. OBS, DOUBLE GLAZING.	GRD FLOOR
SD	01	2400	4810	SLIDING DOOR	CLEAR, DOUBLE GLAZING	GRD FLOOR



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Facade: TRADITIONAL

Edition: ULTIMATE INCLUSIONS

Garage Location: LHS

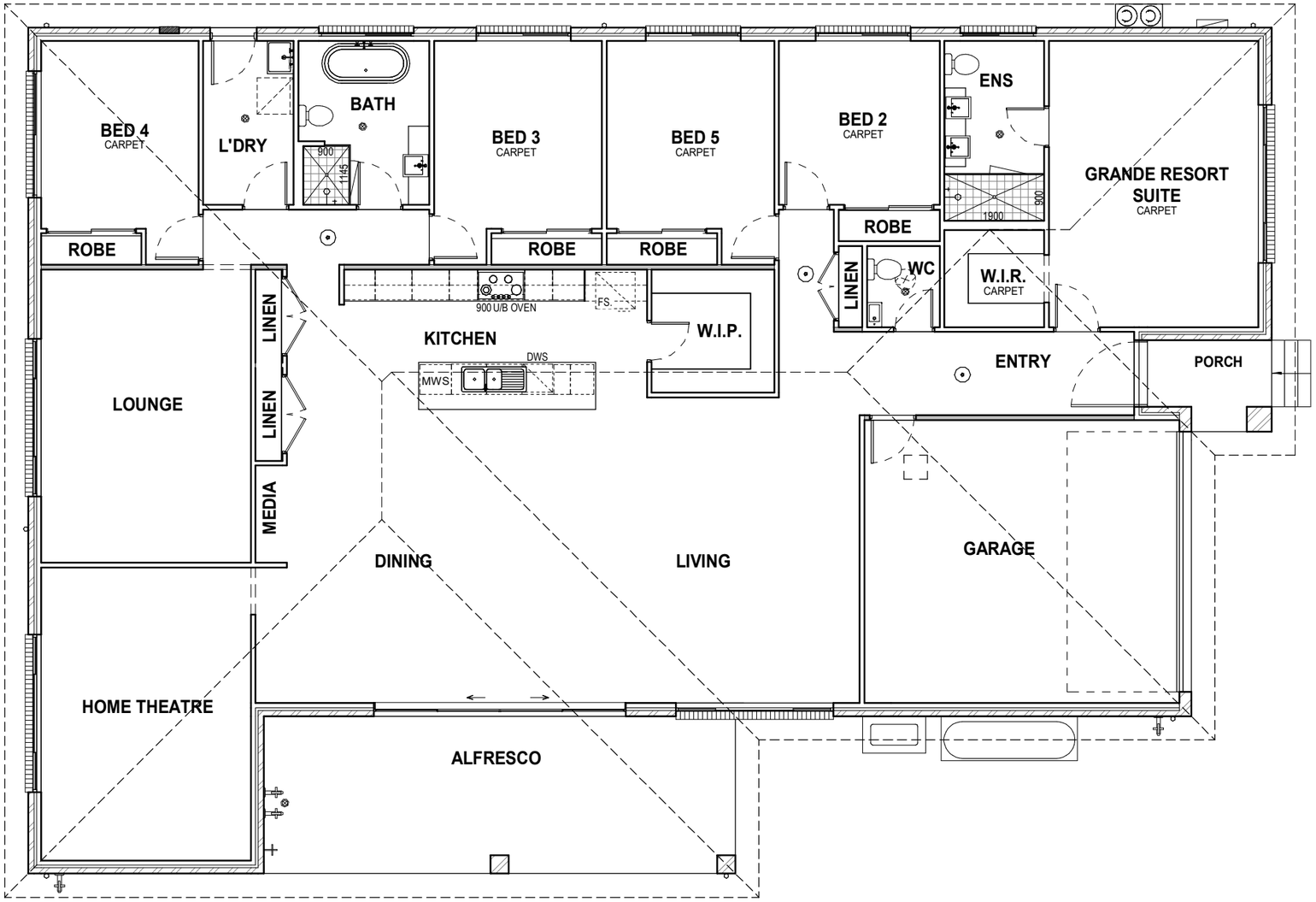
Stage: COUNCIL SUBMISSION

JOB No. 2017631

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
21.06.22	WA	6.9.22	1 : 100	02.01	2

Location: L:\2017631 - CHAND\2017631 - CHAND.rvt

Plot Date: 7/09/2022 8:47:04 AM



MASTERTON HOMES ELECTRICAL STANDARDS			
SCHEDULE	DPP	SPP	LIGHT POINT
BATHROOM	1		1
BEDROOM - MASTER / BED 1	2		1
BEDROOMS - ALL OTHER (INCLUDES GUEST)	1		1
DINING	1		1
ENSUITE	1		1
FAMILY ROOM	2		2
GARAGE	1		2
GREAT ROOM	2		2
HOME THEATRE	1		1
KITCHEN	2		1
LAUNDRY	1		1
LIVING / LOUNGE ROOM	1		1
POWDER / WC	1		1
STUDY / STUDY NOOK / MEDIA	1		1
WIP / BUTLERS PANTRY			1
ENTRY			1
HALLWAYS (1 PER 3m APPROX.)			1
OUTDOOR - ALFRESCO / BALCONY/ LAUNDRY / PATIO			1
OUTDOOR - GRANNY FLAT			1
STAIRCASE			1
UNDER STAIRCASE STORAGE (DOOR ACCESS)			1
WALK IN ROBES			1
HOME HUB (IF APPLICABLE)	1		
ALARM (IF APPLICABLE)		1	
DISHWASHER		1	
FRIDGE		1	
GARAGE DOOR OPENER		1	
GAS COOKTOP (STAND ALONE)		1	
MICROWAVE (IF APPLICABLE)		1	
RANGEHOOD		1	
MISCELLANEOUS ITEMS - 1 X DATA POINT / 2 X PHONE POINT / 2 X TV POINT			

GENERAL NOTES

1. ROOM NAMES MAY VARY DEPENDING ON HOUSE DESIGN AND CUSTOMISATION OF STANDARD DESIGN
2. ALL OTHER ROOMS NOT LISTED IN ABOVE SCHEDULE WILL INCLUDE 1 X DPP / 1 LIGHT POINT
3. ALFRESCO GREATER THAN 4M - 2 LIGHT POINTS TO BE ALLOWED
4. TWO WAY SWITCH TO STAIRCASE ONLY (DOUBLE STOREY)
5. DUCTED EXHUAST FANS PROVIDED TO WET AREAS WITH SHOWER OR AS PER BCA REQUIREMENTS
6. FINAL ALLOCATION OF POWER POINTS / SWITCHES TO BE CONFIRMED AT ELECTRICAL CONSULTATION
7. DATA POINT APPLICABLE ONLY WHEN ULITMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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DATE

For: MR R. R. CHAND
Address: 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No: 12 DP: 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: ELECTRICAL PLAN
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: COUNCIL SUBMISSION
JOB No. 2017631

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
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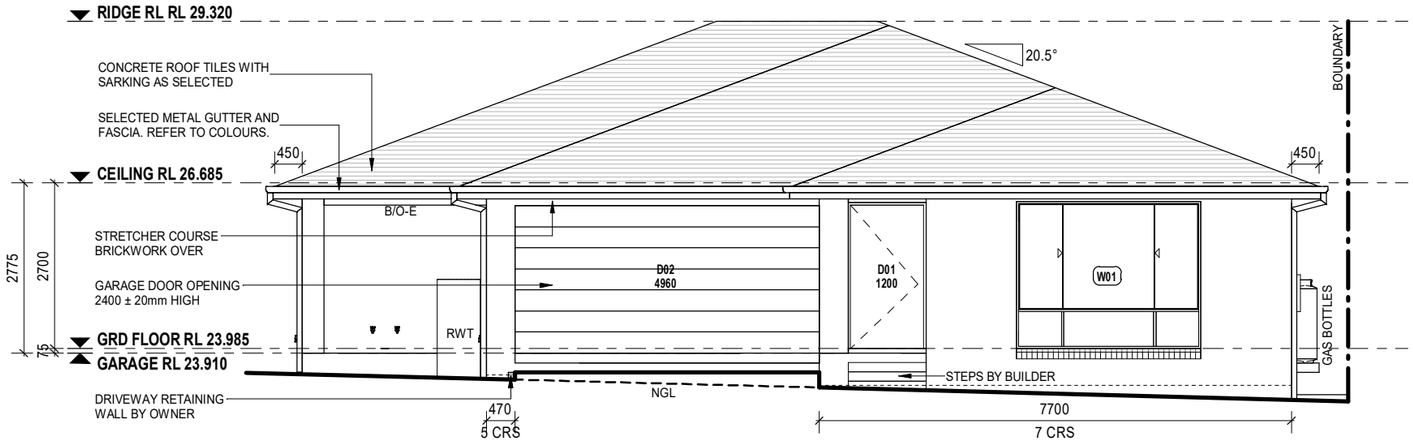
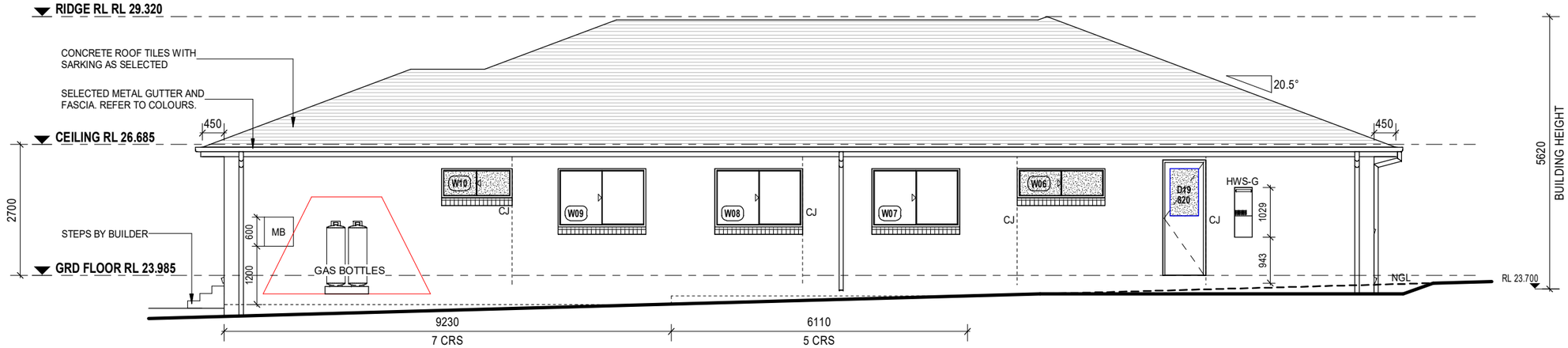
FINISHES LEGEND
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL
FEATURE BRICK WORK
FEATURE TILING
FEATURE STACK STONE
FINISH BY OWNER
TIMBER CLADDING **CAMBIA** - ALL STANDARD SITES **MERBAU** - BUSHFIRE AFFECTED SITES
REFER TO TENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS

KEYNOTE LEGEND	
B/O-E	EXPOSED BEAM OVER TO ENGINEERS DETAIL
CJ	CONSTRUCTION JOINT
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
MB	METER BOX
RWT	RAIN WATER TANK



1 / 03.00 EAST (FRONT) ELEVATION
1 : 100



2 / 03.00 NORTH (RIGHT) ELEVATION
1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No : 12 DP : 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: **ELEVATIONS**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

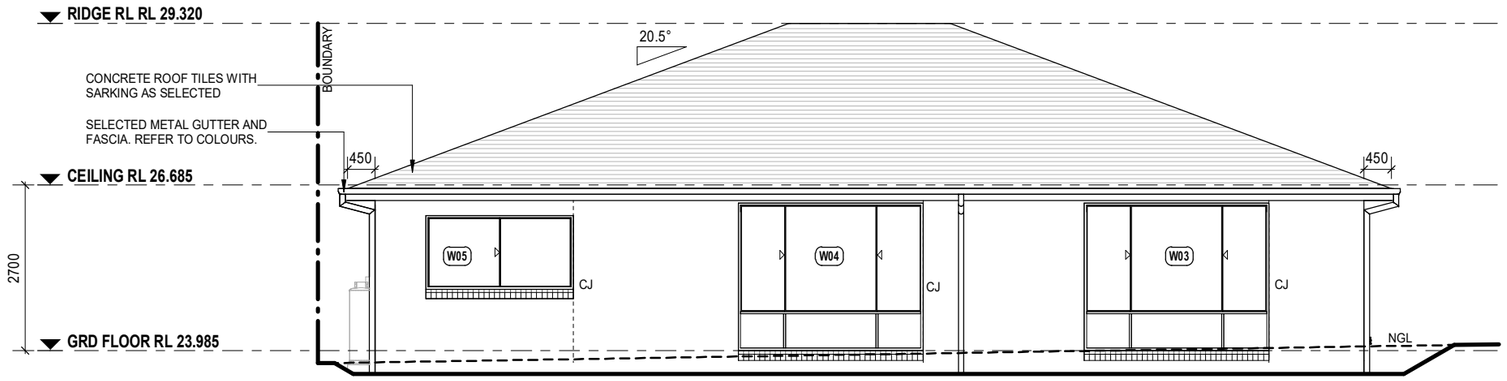
Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
21.06.22	WA	6.9.22	1 : 100	03.00	2

JOB No. **2017631**

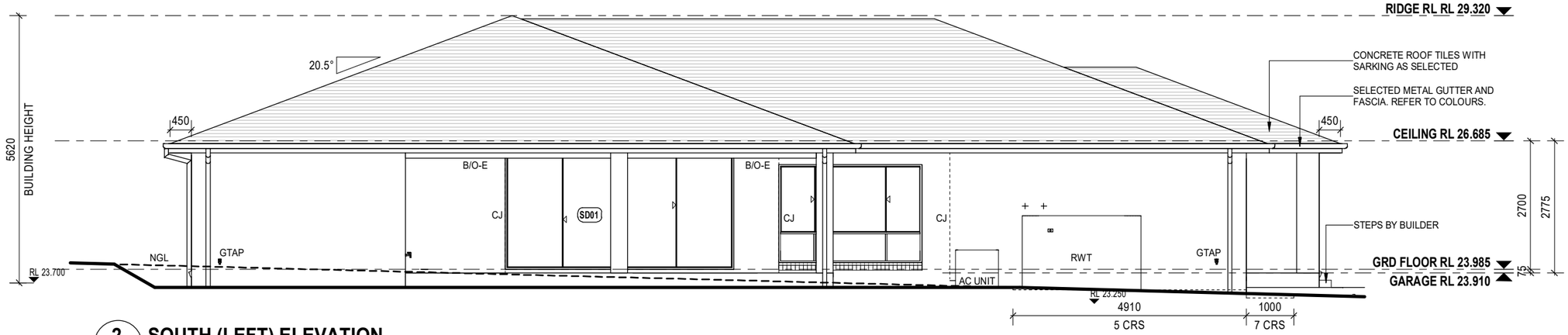
Location: L:\2017631 - CHAND\2017631 - CHAND.rvt
Plot Date: 7/09/2022 8:47:06 AM

FINISHES LEGEND
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL
FEATURE BRICK WORK
FEATURE TILING
FEATURE STACK STONE
FINISH BY OWNER
TIMBER CLADDING **CAMBIA** - ALL STANDARD SITES **MERBAU** - BUSHFIRE AFFECTED SITES
REFER TO TENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS

KEYNOTE LEGEND	
AC UNIT	AIR CONDITIONING UNIT
B/O-E	EXPOSED BEAM OVER TO ENGINEERS DETAIL
CJ	CONSTRUCTION JOINT
GTAP	GARDEN TAP
RWT	RAIN WATER TANK



1 / 03.01 WEST (BACK) ELEVATION
1 : 100



2 / 03.01 SOUTH (LEFT) ELEVATION
1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Lot No : 12 DP : 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: **ELEVATIONS**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
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JOB No. **2017631**

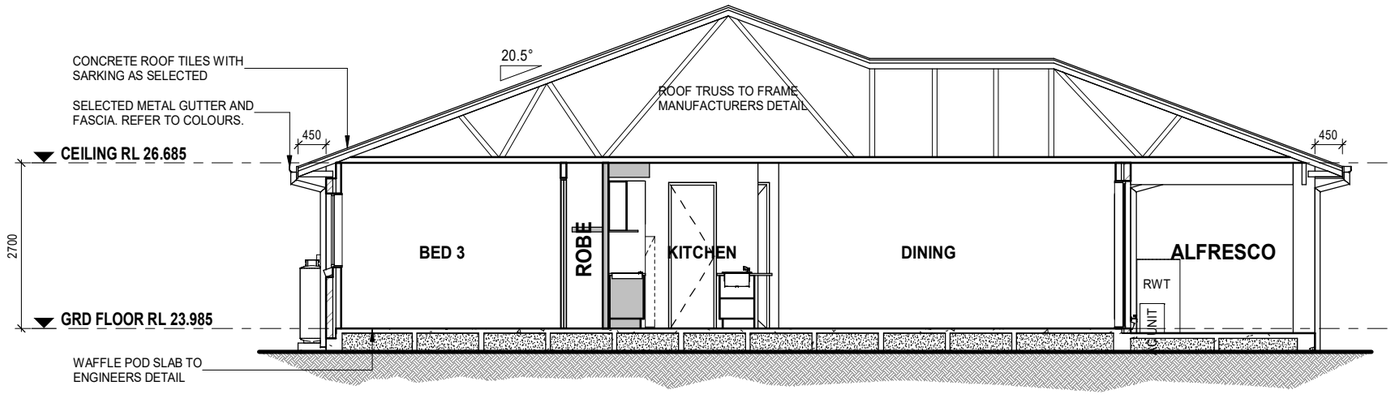
ADDITIONAL FRAMING NOTES

1. SQUARE SET OPENINGS TO GROUND FLOOR 2340mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).

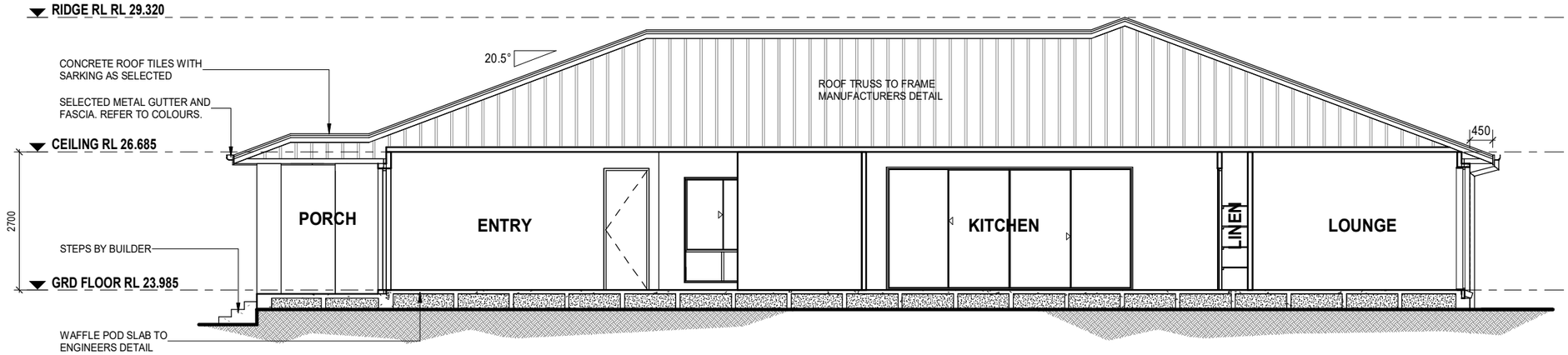
INSULATION UPGRADES

ADDITIONAL INSULATION UPGRADES TO FOLLOWING :

1. R2.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS
2. R4.1 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE).
3. REFER TO BASIX BOX FOR STANDARD INSULATION REQUIREMENTS
4. R2.5 SOUNDSCREEN INSULATION BATTS TO INTERNAL WALLS OF GARAGE, MASTER SUITE/BED 2, BED 3, 4, 5 AND LOUNGE.



A / 04.00 SECTION A-A
1 : 100



B / 04.00 SECTION B-B
1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No : 12 DP : 29262
Council: CANTERBURY-BANKSTOWN

North Point

DWG: **SECTIONS**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

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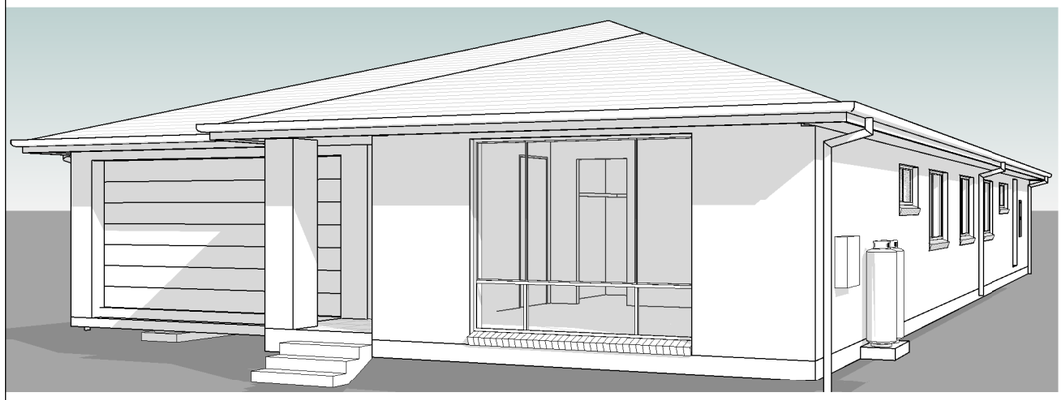
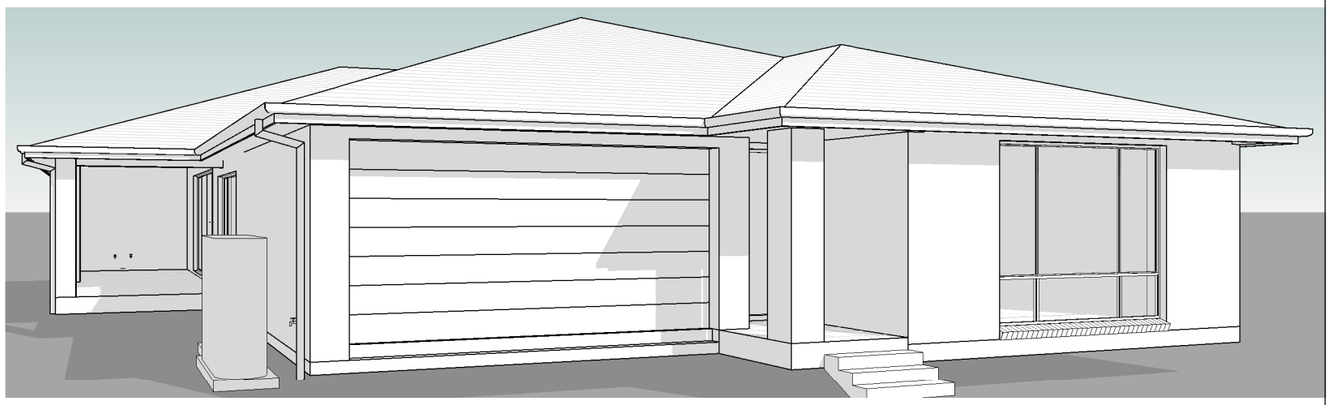
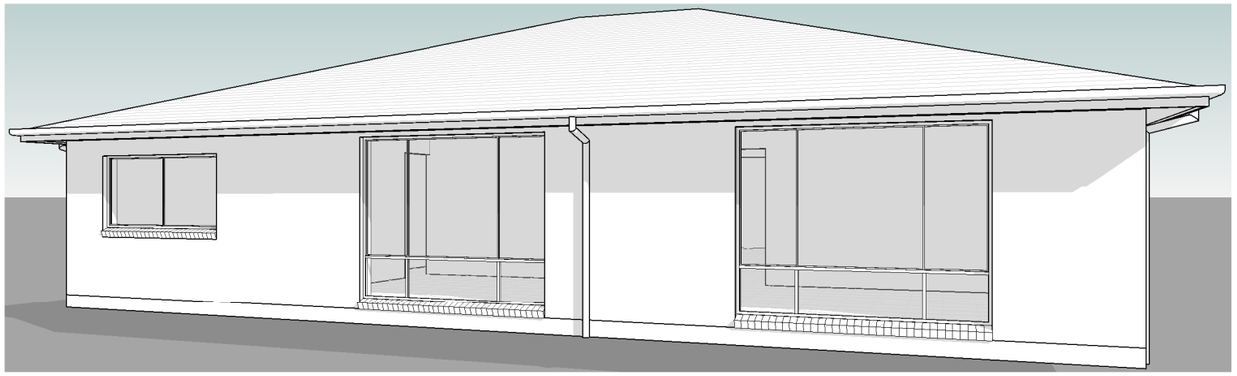


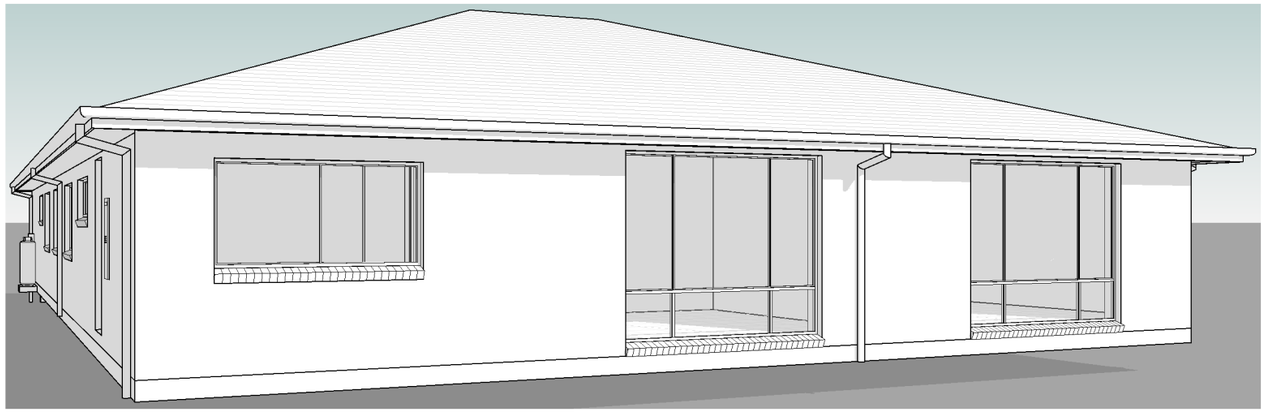
1 / 05.00 **FRONT RIGHT**



2 / 05.00 **FRONT LEFT**



3 / 05.00 **REAR RIGHT**



4 / 05.00 **REAR LEFT**

FLOOD LEVEL -	**N/A**
BAL RATING -	**N/A**
WIND CLASS -	**N1**
SLAB CLASS -	**H1**

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For:
MR R. R. CHAND

Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212

Lot No : 12 DP : 29262

Council: CANTERBURY-BANKSTOWN

North Point

DWG:
PERSPECTIVE VIEWS

Design: HARMONY ELITE 5 BED - OPTION A

Facade: TRADITIONAL

Edition: ULTIMATE INCLUSIONS

Garage Location: LHS

Stage:
COUNCIL SUBMISSION

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
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JOB No. **2017631**

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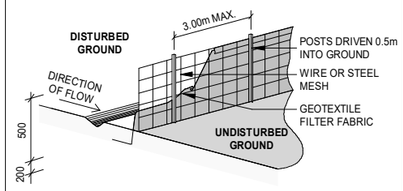
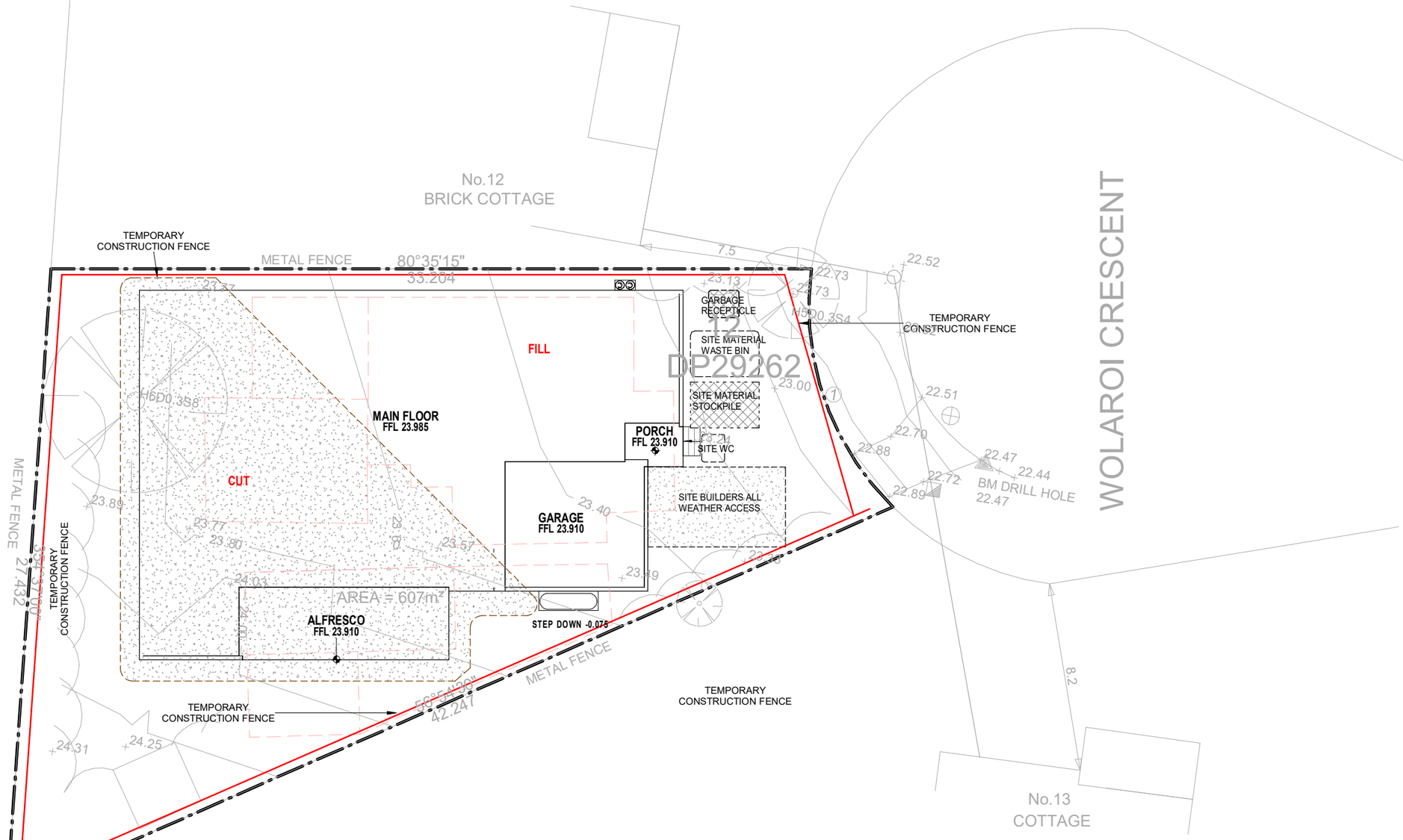
SEDIMENT CONTROL FENCE



GENERAL NOTES:

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Address: 15 WOLAROI CRESCENT, REVESBY NSW 2212

Lot No: 12 DP: 29262

Council: CANTERBURY-BANKSTOWN

North Point

DWG: **SEDIMENT CONTROL**

Design: HARMONY ELITE 5 BED - OPTION A

Facade: TRADITIONAL

Edition: ULTIMATE INCLUSIONS

Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

JOB No. **2017631**

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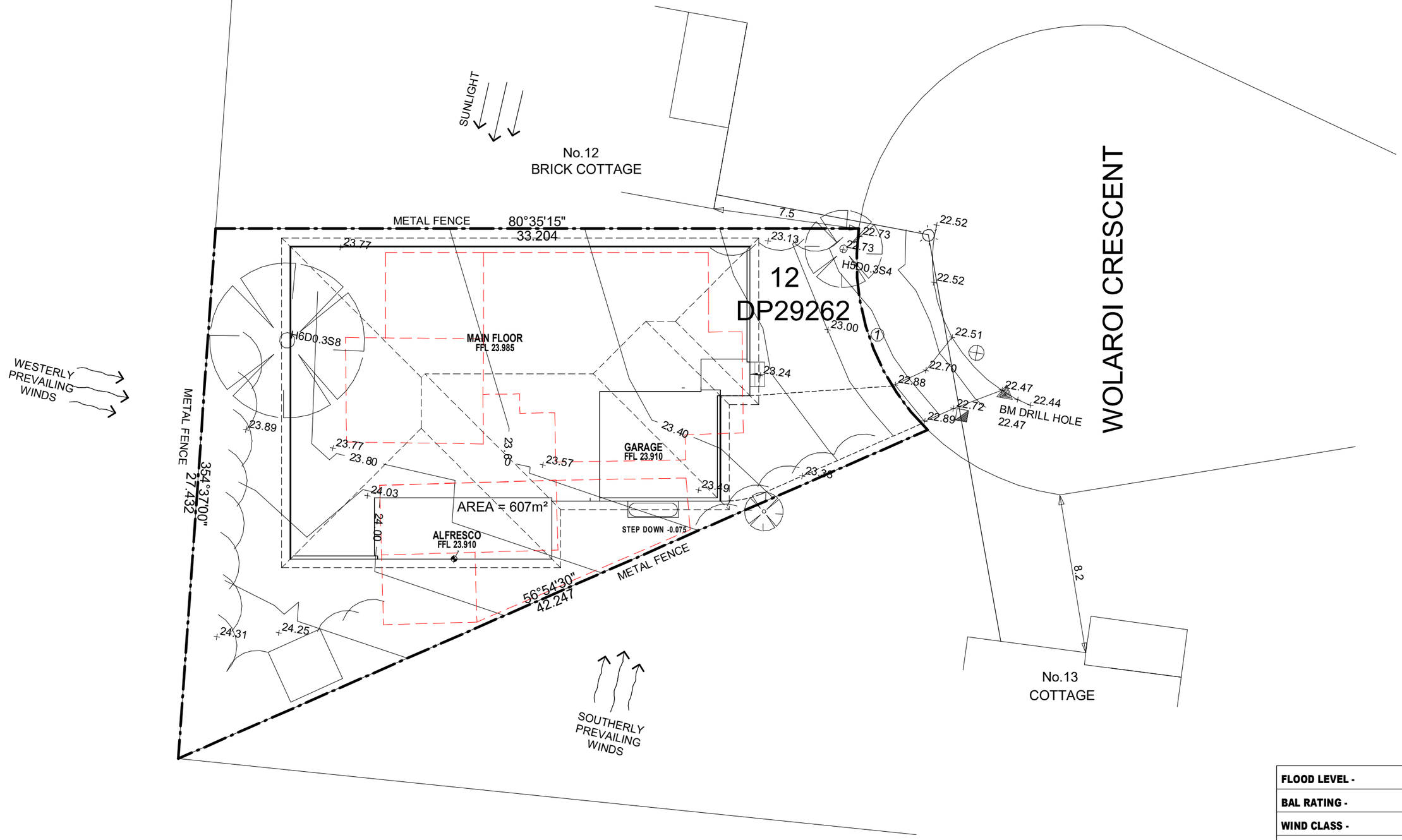

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Address: 15 WOLAROI CRESCENT, REVESBY NSW 2212
Lot No: 12 DP: 29262
Council: CANTERBURY-BANKSTOWN

North Point: N

DWG: **SITE ANALYSIS**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

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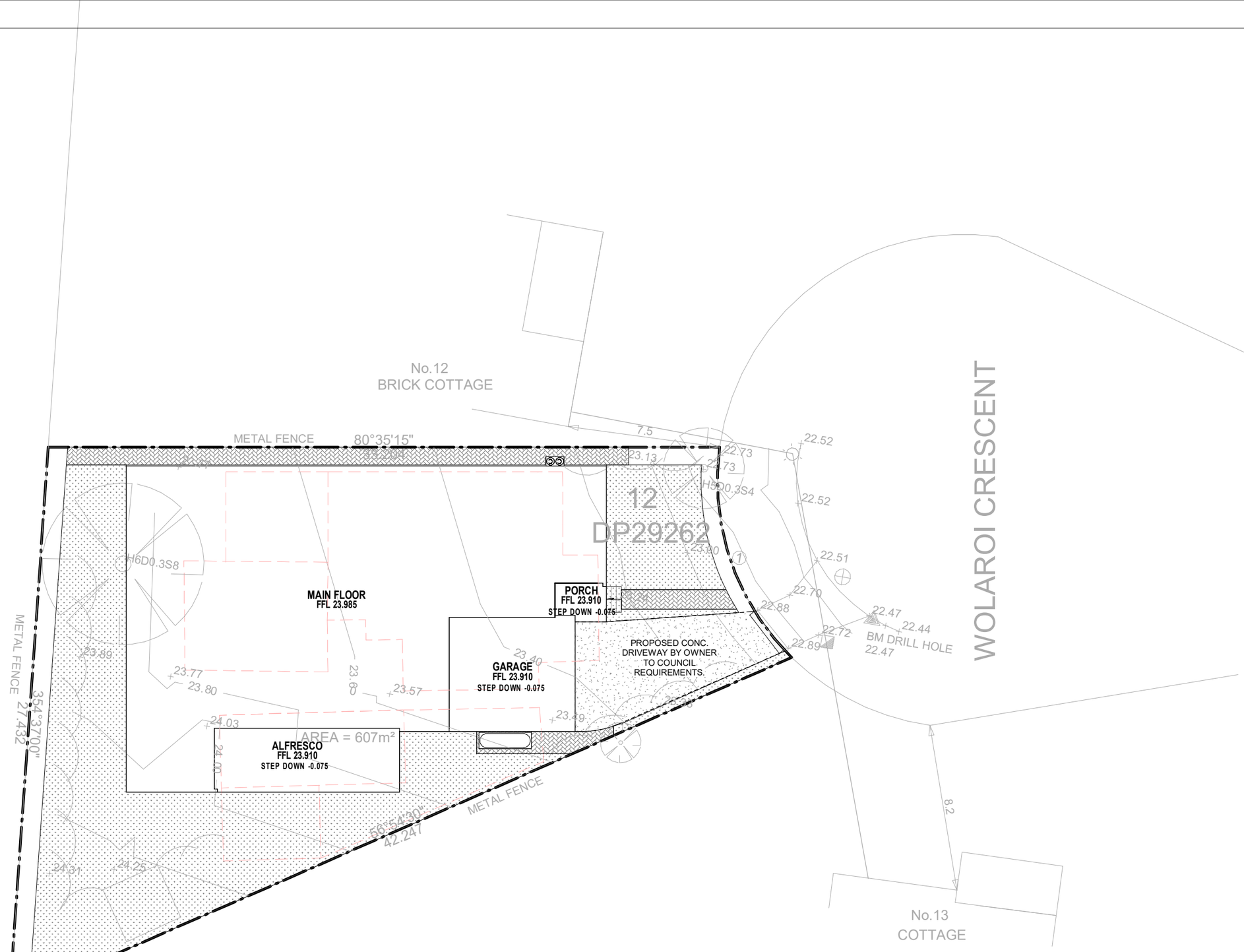

LANDSCAPE LEGEND

- LARGE TREES
- MEDIUM TREES
- SMALL TREES
- LARGE SHURBS
- SMALL SHURBS
- HEDGE
- PAVERS
- RUBBISH BINS
- TURF
- PAVING
- PEBBLES

NOTES:

1. MASTERTON HOMES WILL PROVIDE THE LEVEL OF INCLUSIONS AS DETAILED WITHIN THE BUILDING TENDER.
2. ALL OTHER ITEMS THAT MAY APPEAR ON THIS CONCEPT LANDSCAPE PLAN ARE NOT INCLUDED AND WILL NOT BE PROVIDED.
3. THE CONCEPT LANDSCAPE PLAN IS PRODUCED TO ALLOW FOR RELEVANT APPROVALS TO CONSTRUCT THE HOME.
4. ALL OTHER REQUIREMENTS OF THE DEVELOPER OR OTHER AUTHORITIES ARE TO BE COMPLETED BY THE OWNER.

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

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Lot No: 12 DP: 29262
Council: CANTERBURY-BANKSTOWN

North Point

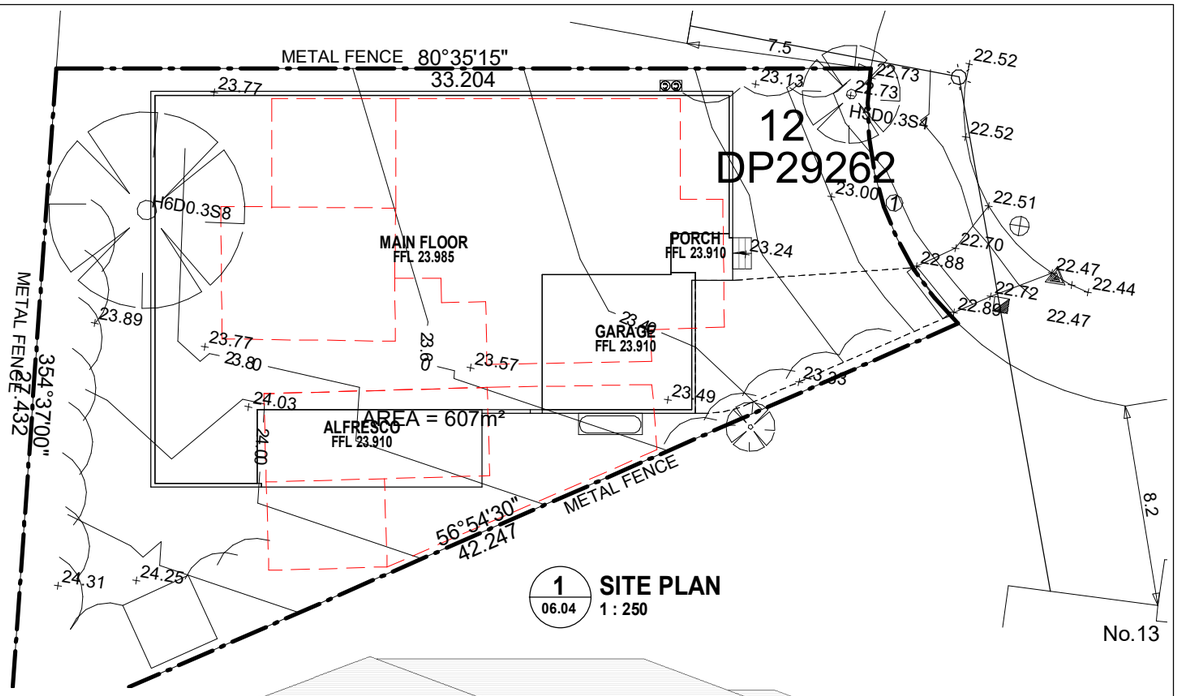
DWG: **CONCEPT LANDSCAPE**
Design: HARMONY ELITE 5 BED - OPTION A
Facade: TRADITIONAL
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**

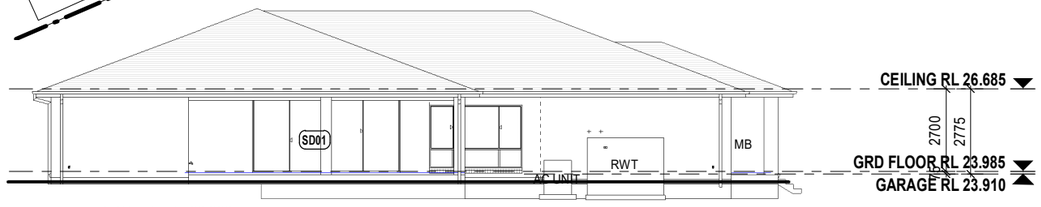
Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
21.06.22	WA	6.9.22	1 : 200	06.03	2

JOB No. **2017631**

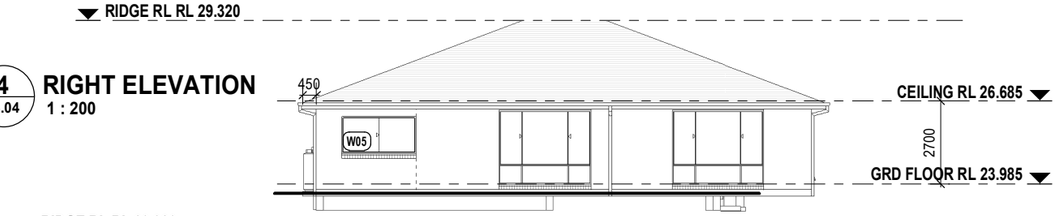
Location: L:\2017631 - CHAND\2017631 - CHAND.rvt
Plot Date: 7/09/2022 8:47:08 AM



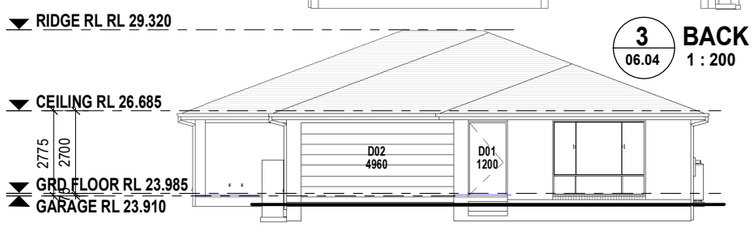
1 06.04 **SITE PLAN** 1 : 250



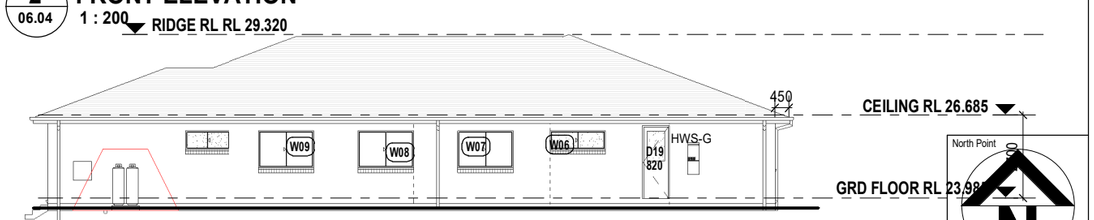
4 06.04 **RIGHT ELEVATION** 1 : 200



3 06.04 **BACK ELEVATION** 1 : 200



2 06.04 **FRONT ELEVATION** 1 : 200



5 06.04 **LEFT ELEVATION** 1 : 200

North Point

N

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CNR. SAPPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU
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DWG: **NOTIFICATION PLAN**		Rev. Date 6.9.22	JOB No. **2017631**
For: **MR R. R. CHAND**		Drawn Date: 21.06.22	
Lot No : 12	DP : 29262		
Address : 15 WOLAROI CRESCENT, REVESBY NSW 2212		Drawn By: WA	Sheet No. **06.04** / Revision: **2**
Suburb:	Council: CANTERBURY-BANKSTOWN		

Location: L:\2017631 - CHAND\2017631 - CHAND.rvt *Plot Date: 7/09/2022 8:47:09 AM*