

COMPLIANCE NOTES

- NCC VOLUME 2 2022 (OCTOBER 2023 RELEASE)**
- A. ALL WORKS AND DESIGN IN ACCORDANCE WITH NCC VOLUME 2 2022, OCTOBER EDITION.
 - B. H1D3 SITE PREPARATION
 - C. H1D4 FOOTINGS AND SLABS & H1D12 PILED FOOTINGS - FOOTINGS, PIERS, CONCRETE AND SLABS IN ACCORDANCE WITH AS 2870-2011, AS 2159-2009 AND AS 3600-2018, TERMITE PROTECTION TO AS 3660-1-2014
 - D. H1D5 MASONRY - AS 3700-2018, AS 4773.1-2015 AND AS 4773.2-2015
 - E. H1D6 FRAMING - FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2021, AS 1720, AS 4100-2020, AS/NZS 4600-2018, WIND AND LOADING TO AS 1170 PARTS 1-5, AS 4055-2021
 - F. H1D7 ROOF & WALL CLADDING - AS1562.1-2018, AS1562.3-2006 (PLASTIC SHEETS) ROOF TILING: AS 2050-2018, SARKING AS/NZS 4200.1-2017, AAC AS1146.1-2015, EAVES AND FIBRE CEMENT TO COMPLY WITH AS/NZS 2908.2-2000, HARDBOARD - COMPLY WITH AS/NZS 1859.4-2018, FLASHING TO AS/NZS 2904-1995
 - G. H1D8 GLAZING - GLAZING AND WINDOWS TO COMPLY WITH AS 1288-2021 AND AS 2047-2014
 - H. H1D10 FLOOD HAZARD AREAS - AS PER FLOOD ENGINEER REQUIREMENT
 - I. H2D2 DRAINAGE - DRAINAGE AND STORMWATER MUST COMPLY WITH AS 3500.3-2021
 - J. H2D4 MASONRY - AS 3700-2018, AS 4773.1-2015 AND AS 4773.2-2015
 - K. H2D5 SUBFLOOR VENTILATION - PART 6.2 OF THE ABCB HOUSING PROVISIONS.
 - L. H2D6 ROOF AND WALL CLADDING - AS1562.1-2018, AS1562.3-2006 (PLASTIC SHEETS) ROOF TILING: AS 2050-2018, SARKING AS/NZS 4200.1-2017, AAC AS1146.1-2015, EAVES AND FIBRE CEMENT TO COMPLY WITH AS/NZS 2908.2-2000, HARDBOARD - COMPLY WITH AS/NZS 1859.4-2018, FLASHING TO AS/NZS 2904-1995
 - M. H2D8 EXTERNAL WATERPROOFING - MUST COMPLY WITH AS 4654.1& 2-2012
 - N. H3D3 & H3D4 FIRE SEPARATION - SEPARATING AND EXTERNAL WALLS FRL 60/60/60, SYSTEMS TESTED TO AS 1530.
 - O. H3D6 SMOKE ALARMS AND EVACUATION LIGHTING - AS 3786-2014, AS 1670.1-2018
 - P. H4D2 & H4D3 WET AREAS - COMPLIANCE AS PER NCC 2022 (PART 10.2).
 - Q. H4D4 ROOM HEIGHTS - HABITABLE 2.4M (MINIMUM) AND NON-HABITABLE 2.1M (MINIMUM)
 - R. H4D6 LIGHT - AS1690.0-2009
 - S. H4D7 VENTILATION - AS1668.2-2012
 - T. H4D8 SOUND INSULATION - COMPLIANCE WITH PART 10.7 OF THE ABCB HOUSING PROVISIONS SATISFIES PERFORMANCE REQUIREMENT H4P6 FOR SOUND INSULATION.
 - U. H5 SAFE MOVEMENT AND ACCESS - ALL STAIRS, RAMPS, STAIR CONSTRUCTION, BARRIERS, BALUSTRADE, HANDRAILS SHALL COMPLY WITH PART 11.2& 3 OF THE ABCB HOUSING PROVISIONS SATISFIES PERFORMANCE REQUIREMENT H5P1 FOR STAIRWAY AND RAMP CONSTRUCTION, DESIGNED TO AS 1170.1-2002. SLIP RESISTANCE TO AS 4596-2013
 - a. ALL OPERABLE 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. OPERABLE 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.
 - V. NSW H6D1 & H6D2 ENERGY EFFICIENCY : COMPLY WITH BASIX - AS4689.1 & 2 - 2018
 - W. NSW H7D4 BUILDINGS IN BUSHFIRE PRONE AREAS - CONSTRUCTION AND PLANNING MUST BE TO PLANNING FOR BUSHFIRE PROTECTION 2019 & AS 3959-2018, NASH STANDARD - STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS.
 - X. H7D5 HEATING APPLIANCES, FIREPLACES, CHIMNEYS, AND FLUES - FOR A DOMESTIC SOLID FUEL BURNING APPLIANCE, AS/NZS 2918-2018 OR FOR A HEATING APPLIANCE, PART 12.4 OF THE ABCB HOUSING PROVISIONS.
 - Y. PARTY WALLS FIRE RATED IN ACCORDANCE WITH PART 9.3.1 OF THE ABCB HOUSING PROVISIONS (EXTENDING FROM SLAB TO UNDERSIDE OF THE ROOF, WITH NO BUILDING ELEMENTS PENETRATING OR CROSSING OVER).
 - Z. PART 10.8 - CONDENSATION MANAGEMENT.
 - AA. PART 13.4 - BUILDING SEALING.

CONSTRUCTION NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC 2022 (NATIONAL CONSTRUCTION CODE OF AUSTRALIA) & NCC 2022 REFERENCED AUSTRALIAN STANDARDS.
- THE DESIGN AND THE PRICE OF THE HOUSE IS SUBJECT TO FINAL STRUCTURAL ENGINEERS DESIGN DOCUMENTATION.
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 BUILDER 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 UNITS/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 UNLESS PRIOR APPROVAL FROM CONSTRUCTION MANAGER.
 14. ANY WORKS OR ITEMS BY OWNER, TO BE COMPLETED AFTER HANDOVER UNLESS PRIOR APPROVAL FROM CONSTRUCTION MANAGER.
 15. ALL EXTERNAL PATIOS / ALFRESCOS SURFACE FINISH TO BE SUITABLE FOR TILING BY OWNER AFTER HANDOVER (APPLICABLE ONLY IF OWNER NOMINATES TO COMPLETE TILE FINISH).
 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 NCC CODE AND AS3660.1 & 2 - 2014.
 20. AIR CONDITIONING DROPPER LOCATION SUBJECT TO STRUCTURAL COORDINATION ON SITE. FINAL AC DROPPER LOCATION TO BE DETERMINED ON SITE BY SUPERVISOR.
 21. PLINTHS TO BE PROVIDED UNDER ALL VANITIES TO CONCEAL PLUMBING. FINAL SIZE / DIMENSION OF PLINTHS ARE TO BE COORDINATED ON SITE BY SUPERVISOR.
 22. VARIOUS CUTS TO TILES MAYBE REQUIRED TO ACHIEVE COMPLIANT FALLS TO FLOOR WASTES AS PER AUTHORITIES REQUIREMENTS. TILE CUTS TO BE COORDINATED AND ADJUSTED ON SITE BY TILE INSTALLER.

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



DRAWING SCHEDULE

No.	DRAWING TITLE	REV
00.00	COVER SHEET	5
01.00	SITE PLAN	5
02.00	GROUND FLOOR PLAN	5
02.01	FIRST FLOOR PLAN	5
02.02	SCHEDULES	5
02.07	GRD FLR ELECTRICAL PLAN	5
02.08	FIRST FLR ELECTRICAL PLAN	5
03.00	ELEVATIONS	5
03.01	ELEVATIONS	5
04.00	SECTIONS	5
05.00	COLOURS PERSPECTIVES	5
06.00	CONST. MGMT CTRL / SEDIMENT PLAN	5
06.01	SITE ANALYSIS PLAN	5
06.03	CONCEPT LANDSCAPE PLAN	5
06.04	9AM - MAR 22 SHADOW	5
06.05	12PM - MAR 22 SHADOW	5
06.06	3PM - MAR 22 SHADOW	5
06.07	9AM - JUNE 22 SHADOW	5
06.08	12PM - JUNE 22 SHADOW	5
06.09	3PM - JUNE 22 SHADOW	5
06.10	9AM - DEC 22 SHADOW	5
06.11	12PM - DEC 22 SHADOW	5
06.12	3PM - DEC 22 SHADOW	5
06.13	NOTIFICATION PLAN	5
07.00	DETAILS	5
AP00	AREAS - SITE PLAN COVERAGE	5

NCC 2022 WET AREAS

- GROUND FLOOR**
1. NO SLAB RECESS - 50mm ANGLE (STANDARD)
 - A. ROOM - PDR
 2. SLAB RECESS - 50mm (MIN. 20mm ANGLE)
 - A. ROOM - NA
- FIRST FLOOR**
1. NO FLOOR JOIST STEP DOWN - 50mm ANGLE (STANDARD)
 - A. ROOM - BATHROOM, ENSUITE
 2. FLOOR JOIST STEP DOWN - 45mm (MIN 20mm ANGLE)
 - A. ROOM - NA
- NOTE:**
1. FLOOR WASTE NOT INCLUDED TO LAUNDRY UNLESS UPGRADED BY OWNER.
 2. FIRST FLOOR - COMPRESSED FIBRO CEMENT SUBSTRATE TO ALL WET AREAS
 3. ANY ADDITIONAL WET AREA SLAB RECESS OR STEP DOWN IN THE FLOOR SUBSTRATE OVER AND ABOVE WHAT IS REQUIRED TO COMPLY WITH NCC 2022 REQUIREMENTS WILL BE AN UPGRADE REQUEST BY OWNER.



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GENERAL NOTE
Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.

CLIENT'S SIGNATURE 1
CLIENT'S SIGNATURE 2
DATE

I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.

For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**

Address: 14 VICTORY STREET, BELMORE NSW 2192

Lot No: 3 DP: 347819

Council: CANTERBURY-BANKSTOWN



DWG: **COVER SHEET**

Design: SANCTUARY

Facade: MODERN

Edition: ULTIMATE INCLUSIONS

Slage: **COUNCIL SUBMISSION**

JOB No. **2018920**

Garage Location: LHS

Drawn Date: 19.10.2023

Drawn By: MK

Rev. Date: 23.02.2024

Scale @ A3: 1 : 1

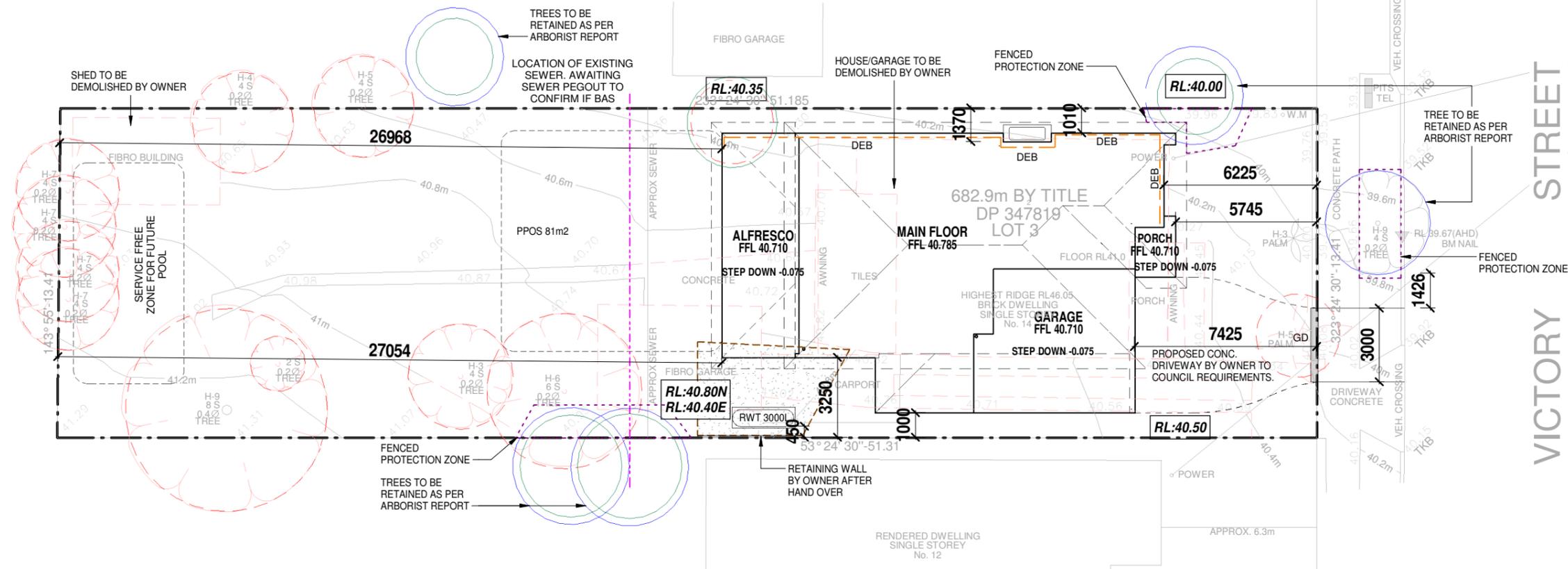
Sheet No. **00.00**

Revision: **5**

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 - 5.00PM SUNDAY- NO WORK PUBLIC HOLIDAYS- NO WORK	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 - CUT: 150mm / FILL: 785mm 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 SUPERVISOR 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 REBUILDS ONLY) 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.	BASIX & SITE INFORMATION BASIX CERTIFICATE No. 1376192S DA No. 00000 ZONE R3 PROJECT SITE DETAILS LOT No. / HOUSE No. 3 (14) DP NUMBER: 347819 SITE AREA: 682.90 m ² NO. OF BEDROOMS: 4 STORMWATER MIN. RAINWATER TANK CAPACITY 3000 L MIN. ROOF AREA CONNECTED TO RAINWATER - 233.00 m ² (REFER TO BASIX CERTIFICATE) RAINWATER USES: GARDEN TAPS, TOILET, LAUNDRY REMAINDER OF ROOFWATER & OVERFLOW TO: KERB HYDRAULIC DESIGN REQUIRED: Yes (IF YES, REFER TO HYDRAULICS ENGINEERS DRAWINGS) 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: LIGHT 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 / ELECTRIC CLOTHES DRYING LINE REQUIRED: AS PER BASIX WIND DRIVEN VENTILATORS REQUIRED/ QTY: 2 WIP (WORKS IN PROGRESS) DRAINAGE REQUIRED: No
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AS PER ARBORIST REPORT :

- TREES FOR RETENTION
- TREES FOR REMOVAL
- UNSURVEYED TREES
- FENCED PROTECTION ZONE



SITE CALCULATIONS	
SITE COVERAGE	FSR
SITE AREA: 682.90 m ²	MAXIMUM: 0.5:1 341.45 m ²
MAXIMUM: 40% 273.16 m ²	PROPOSED: 0.36:1 248.35 m ²
PROPOSED: 32.3% 220.41 m ²	
PRIVATE OPEN SPACE	LANDSCAPING
MIN. REQ: 80.00 m ²	MIN. REQ: 25% 170.73 m ²
PROVIDED: 81.00 m ²	PROVIDED: 66.87% 456.68 m ²
CARPARKING	BUILDING HEIGHT
MIN. REQ: 2	MAX. ALLOWED: 8.5 m
PROVIDED: 2	PROVIDED: 7.737 m

AREA-SITE COVERAGE		AREA-LANDSCAPE	
Name	Area	Name	Area
PORCH	3.44 m ²	LANDSCAPE	412.10 m ²
LANDSCAPE (EXCL)	10.19 m ²	LANDSCAPE - FRONT	44.52 m ²
ALFRESCO	27.45 m ²	Grand total: 2	456.62 m ²
DRIVEWAY	35.16 m ²	AREA-ROOF	
GARAGE	36.21 m ²	Type	Area
LANDSCAPE - FRONT	44.52 m ²	Tile Roof	25.72 m ²
GROUND FLOOR	118.15 m ²	Metal Roof	35.45 m ²
LANDSCAPE	412.10 m ²	Tile Roof	172.24 m ²
BALCONY	10.55 m ²	Grand total: 3	233.41 m ²
FIRST FLOOR	121.04 m ²	AREA-DRIVEWAY + PATH	
AREA-INTERNAL FLOOR		Name	Area
		DRIVEWAY	35.16 m ²
		Grand total: 1	35.16 m ²

LEGEND

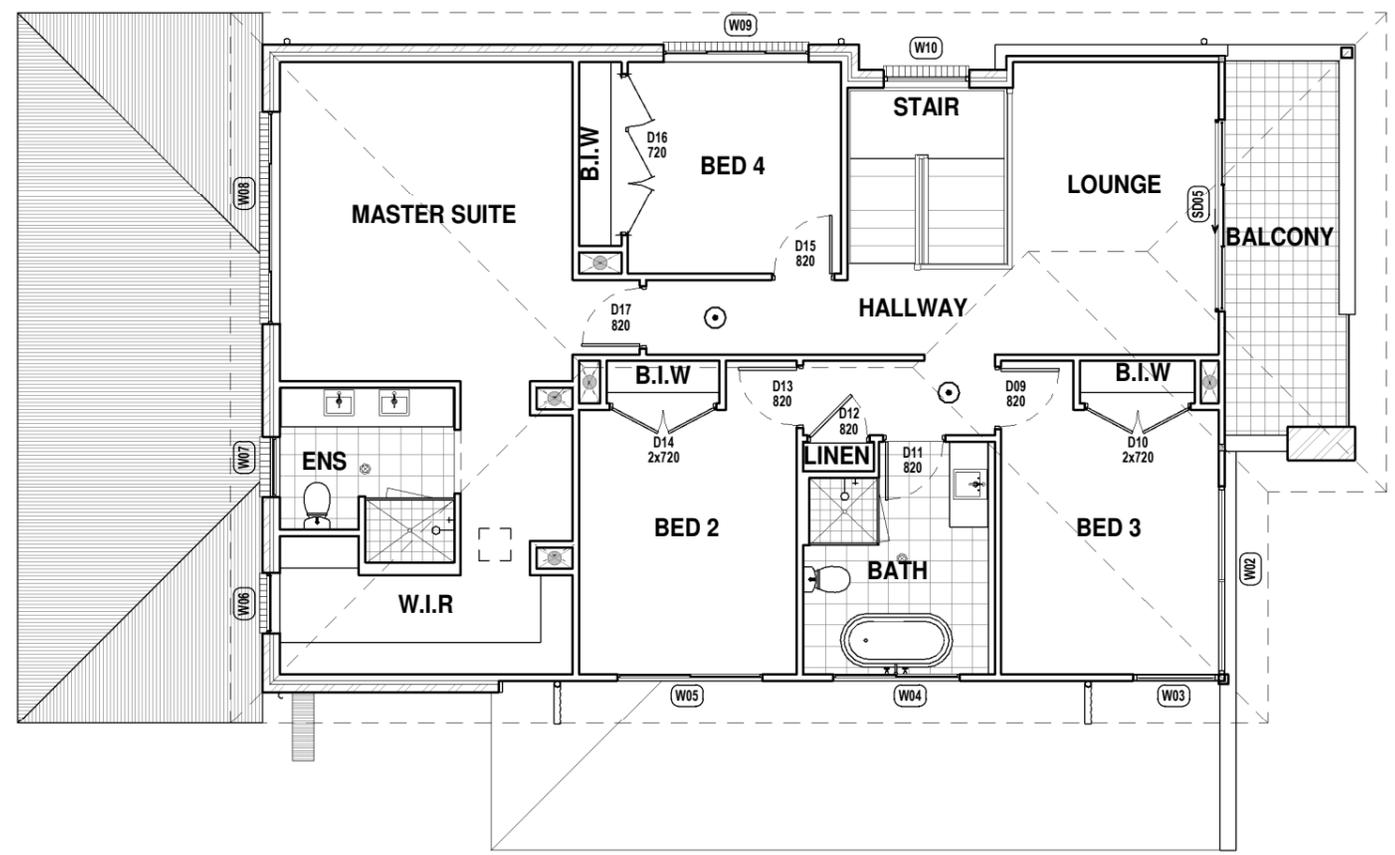
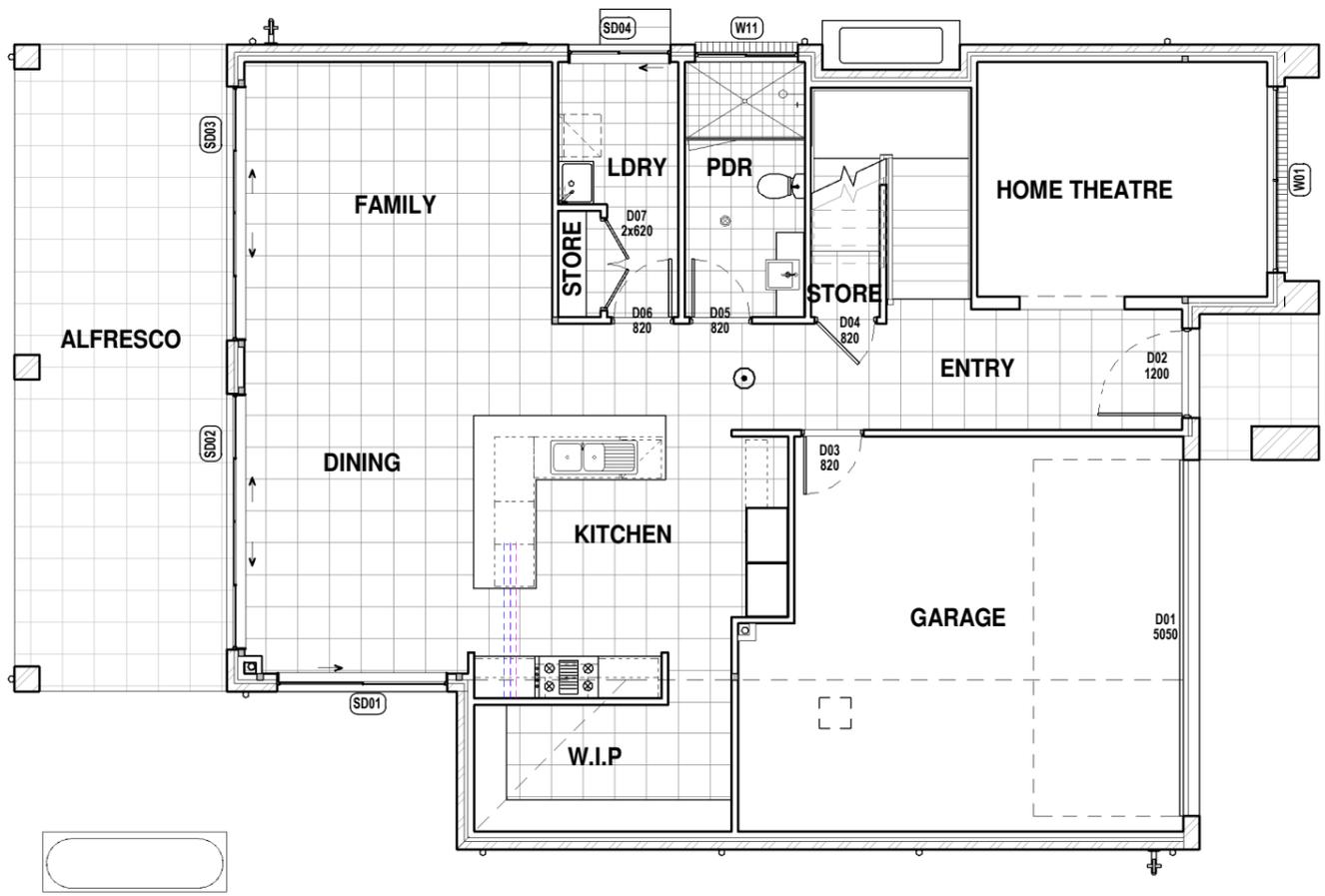
BM BENCH MARK	P.P POWER POLE
RL REDUCED LEVEL	W.M WATER METER
S.M.H SEWER MAN HOLE	DH DRILL HOLE
BKB BACK OF KERB (ROLLED KERB)	TM TEXTA MARK
TKB TOP OF KERB (BARRIER KERB)	W-B WALL TO BDY
AHD AUSTRALIAN HEIGHT DATUM	L.P LIGHT POLE
H HEAD OF WINDOW	Ø DIAMETER OF TREE (APPROX)
S SILL OF WINDOW	

ANY TREE (S) APPROVED TO BE REMOVED THAT IS WITHIN THREE (3) METRES OF THE BUILDING FOOTPRINT, DRIVEWAY AND UNDERGROUND SERVICES MUST BE REMOVED COMPLETED BY OWNER, INCLUDING THE ROOT STRUCTURE.

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

<p>CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH: 1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 673 047</p>	<p>COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copy, amendment or adaptation will be prosecuted.</p> <p>GENERAL NOTE Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.</p>	<p>CLIENT'S SIGNATURE 1</p> <p>CLIENT'S SIGNATURE 2</p>	<p>For: KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS</p> <p>Address: 14 VICTORY STREET, BELMORE NSW 2192</p> <p>Lot No: 3 DP: 347819</p> <p>Council: CANTERBURY-BANKSTOWN</p>	<p>North Point</p>	<p>DWG: SITE PLAN</p> <p>Design: SANCTUARY</p> <p>Facade: MODERN</p> <p>Edition: ULTIMATE INCLUSIONS</p>	<p>Garage Location: LHS</p>	<p>Drawn Date: 19.10.2023</p> <p>Drawn By: MK</p> <p>Rev. Date: 23.02.2024</p> <p>Scale @ A3: 1 : 200</p>	<p>Sheet No. 01.00</p> <p>Revision: 5</p>	<p>Stage: COUNCIL SUBMISSION</p> <p>JOB No. 2018920</p>
		<p>Location: L:\2018920 PAPAIIADIS\Revit\2018920 PAPAIIADIS.rvt</p> <p>Plot Date: 23/02/2024 12:18:58 PM</p>							

DOOR SCHEDULE					WINDOW & SLIDING DOOR SCHEDULE						
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level	TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
01	PANELIFT DOOR	2400	5050	GARAGE FLOOR	W	01	2057	2650	AWNING	6.38mm COMFORT PLUS CLEAR	GROUND FLOOR
02		2340	1200	GROUND FLOOR							
03		2340	820	GROUND FLOOR	W	02	1029	2650	AWNING	CLEAR	FIRST FLOOR
04		2340	820	GROUND FLOOR	W	03	1029	1210	FIXED	CLEAR	FIRST FLOOR
05		2340	820	GROUND FLOOR	W	04	1029	1810	SLIDING	TOUGH, OBS	FIRST FLOOR
06		2340	820	GROUND FLOOR	W	05	1029	2050	SLIDING	CLEAR	FIRST FLOOR
07		2340	2x620	GROUND FLOOR	W	06	1372	850	FIXED	CLEAR	FIRST FLOOR
09		2040	820	FIRST FLOOR	W	07	1372	850	AWNING	TOUGH, OBS	FIRST FLOOR
10		2040	2x720	FIRST FLOOR	W	08	1372	3010	SLIDING	CLEAR	FIRST FLOOR
11		2040	820	FIRST FLOOR	W	09	1029	2050	SLIDING	CLEAR	FIRST FLOOR
12		2040	820	FIRST FLOOR	W	10	2700	1210	FIXED	6.38mm COMFORT PLUS CLEAR	FIRST FLOOR
13		2040	820	FIRST FLOOR							
14		2040	2x720	FIRST FLOOR	W	11	600	1450	SLIDING	TOUGH, OBS	GROUND FLOOR
15		2040	820	FIRST FLOOR	SD	01	2400	2410	SLIDING DOOR	6.38mm COMFORT PLUS CLEAR	GROUND FLOOR
16		2040	720	FIRST FLOOR	SD	02	2400	3610	SLIDING DOOR	6.38mm COMFORT PLUS CLEAR	GROUND FLOOR
17		2040	820	FIRST FLOOR	SD	03	2400	3610	SLIDING DOOR	6.38mm COMFORT PLUS CLEAR	GROUND FLOOR
					SD	04	2100	1450	SLIDING DOOR	CLEAR	GROUND FLOOR
					SD	05	2100	2724	SLIDING DOOR	CLEAR	FIRST FLOOR



1 02.02 GROUND FLOOR WINDOW AND DOOR SCHEDULE
1 : 100

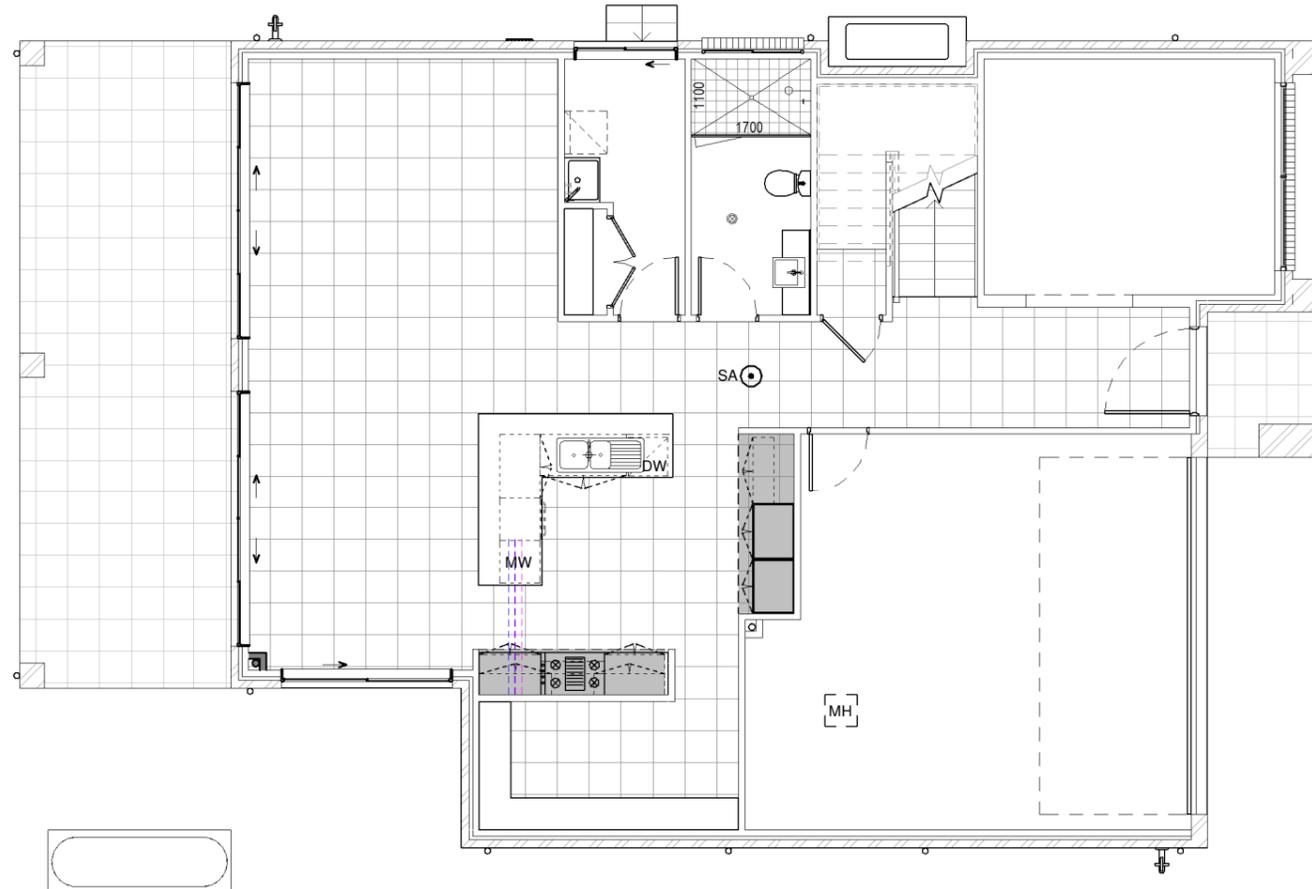
2 02.02 FIRST FLOOR WINDOW AND DOOR SCHEDULE
1 : 100

<p>CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH: 1300 4HOMES (1300 446 837) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047</p>	<p>COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copy, amendment or adaptation will be prosecuted.</p> <p>GENERAL NOTE Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.</p>	<p>CLIENT'S SIGNATURE 1</p>	<p>For: KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS</p>	<p>North Point</p>	<p>DWG: SCHEDULES Design: SANCTUARY Facade: MODERN Edition: ULTIMATE INCLUSIONS</p>	<p>Stage: COUNCIL SUBMISSION</p>	<p>JOB No. 2018920</p>		
		<p>CLIENT'S SIGNATURE 2</p>	<p>Address: 14 VICTORY STREET, BELMORE NSW 2192</p>					<p>Lot No: 3 DP: 347819</p>	<p>Garage Location: LHS</p>

Location: L:\2018920 PAPAILIADIS\Revit\2018920 PAPAILIADIS.rvt

Plot Date: 23/02/2024 12:19:04 PM

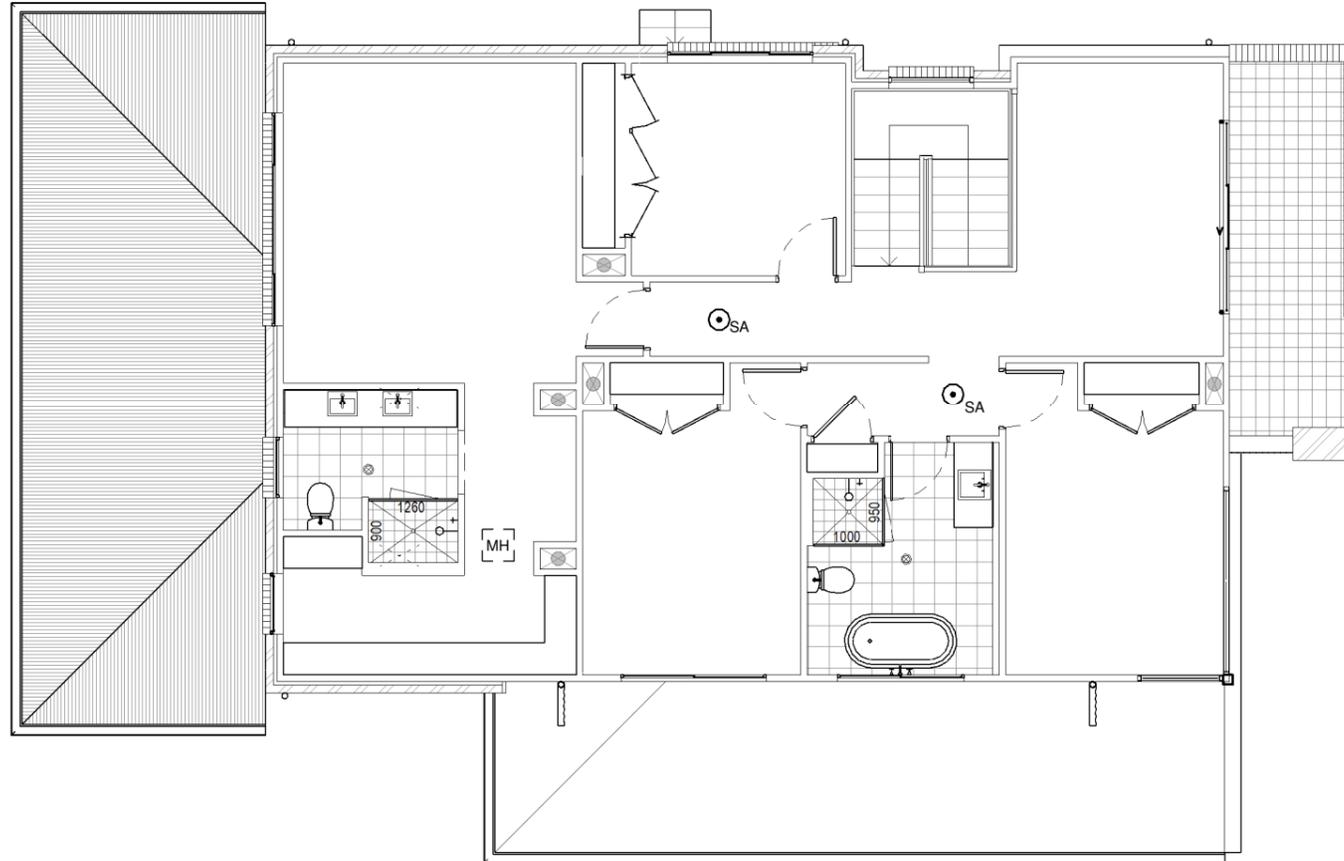
MASTERTON HOMES ELECTRICAL STANDARDS			
SCHEDULE	DPP	SPP	LIGHT POINT
BATHROOM	1		1
BEDROOM - MASTER / BED 1	2		1
BEDROOMS - ALL OTHER (INCLUDES GUEST)	1		1
DINING	1		1
ENSUITE	1		1
FAMILY ROOM	2		2
GARAGE	1		2
GREAT ROOM	2		2
HOME THEATRE	1		1
KITCHEN	2		1
LAUNDRY	1		1
LIVING / LOUNGE ROOM	1		1
POWDER / 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 EXHUAUST 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 ULTIMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED			



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

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		CLIENT'S SIGNATURE 2	Address:				

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			
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6. FINAL ALLOCATION OF POWER POINTS / SWITCHES TO BE CONFIRMED AT ELECTRICAL CONSULTATION			
7. DATA POINT APPLICABLE ONLY WHEN ULTIMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED			

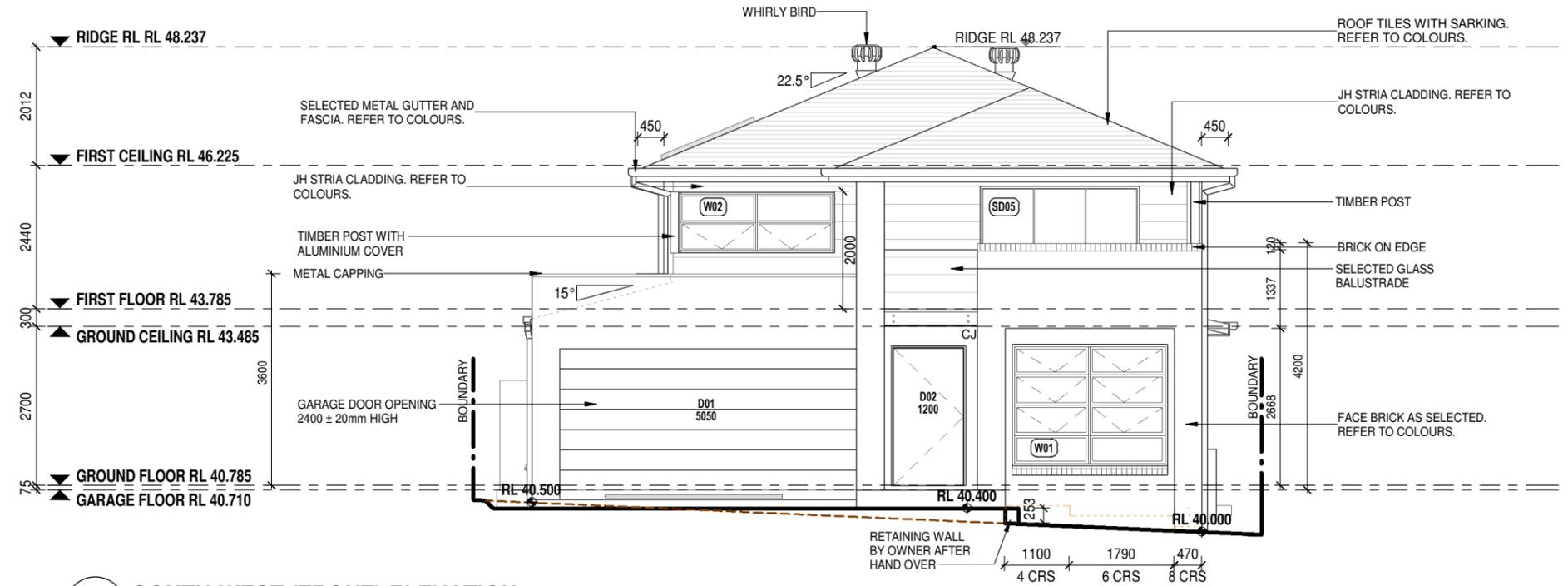


FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

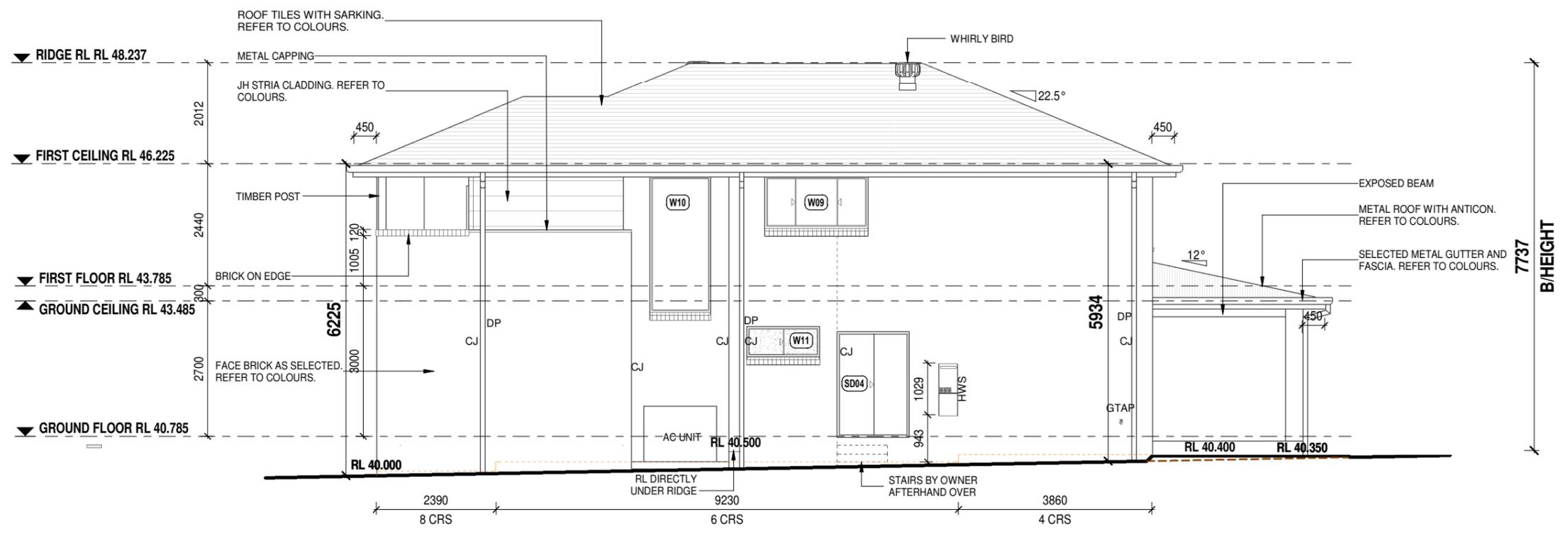
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			CLIENT'S SIGNATURE 2	Address:					<p>14 VICTORY STREET, BELMORE NSW 2192</p> <p>Lot No: 3 DP: 347819</p> <p>Council: CANTERBURY-BANKSTOWN</p>

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	
A.C.	AIR CONDITIONING
CEJ	CEILING JOINT
CJ	CONSTRUCTION JOINT
DEB	DROP EDGE BEAM TO ENG. DETAILS
DP	DOWNPIPE
DS	DOUBLE STUD
DW	DISHWASHER
FW	FLOOR WASTE
GD	GARDEN TAP
GTAP	GARDEN TAP
HWS	HOT WATER SYSTEM
MH	MANHOLE
MW	MICROWAVE
SA	SMOKE ALARM
SP	STACK POINT
WM	WASHING MACHINE



1 SOUTH-WEST (FRONT) ELEVATION
03.00 1 : 100



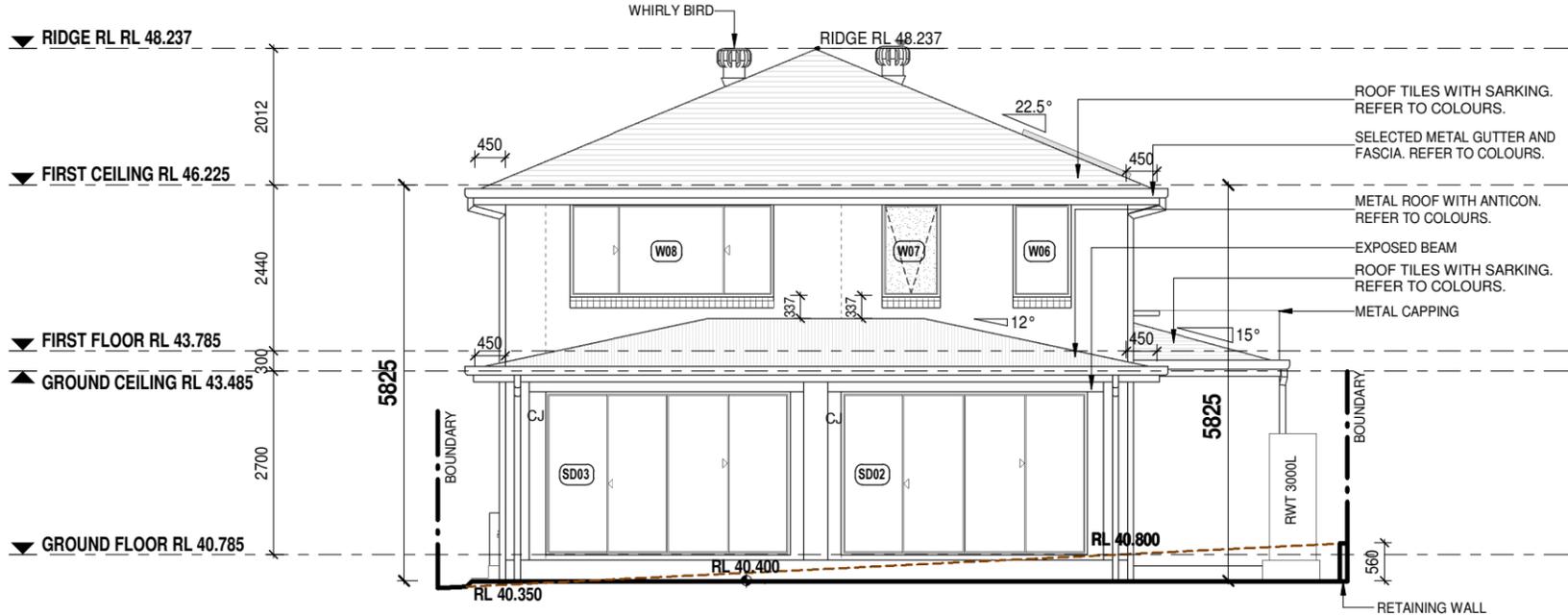
2 SOUTH-EAST (RIGHT) ELEVATION
03.00 1 : 100

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

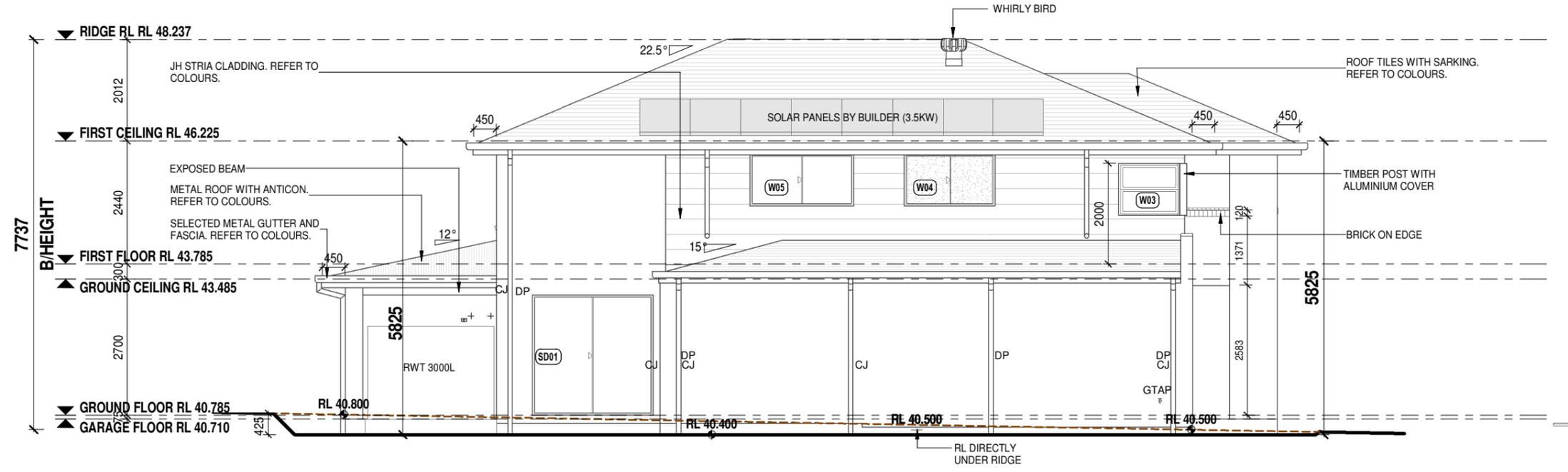
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		<p>Location: L:\2018920 PAPAIIADIS\Revit\2018920 PAPAIIADIS.rvt</p>	<p>Date: 23/02/2024 12:19:07 PM</p>					

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	
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FW	FLOOR WASTE
GD	
GTAP	GARDEN TAP
HWS	HOT WATER SYSTEM
MH	MANHOLE
MW	MICROWAVE
SA	SMOKE ALARM
SP	STACK POINT
WM	WASHING MACHINE



1 NORTH EAST (REAR) ELEVATION
03.01 1 : 100



2 NORTH-WEST (LEFT) ELEVATION
03.01 1 : 100

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

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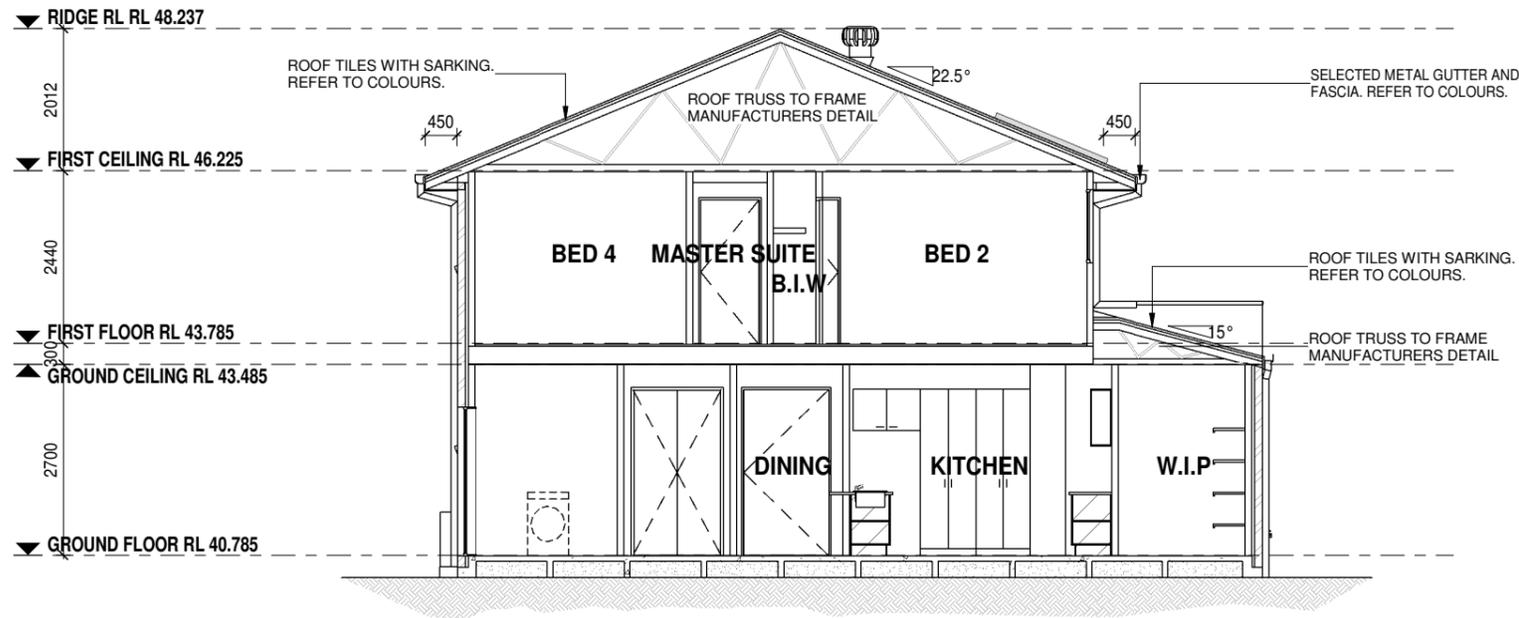
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DATE

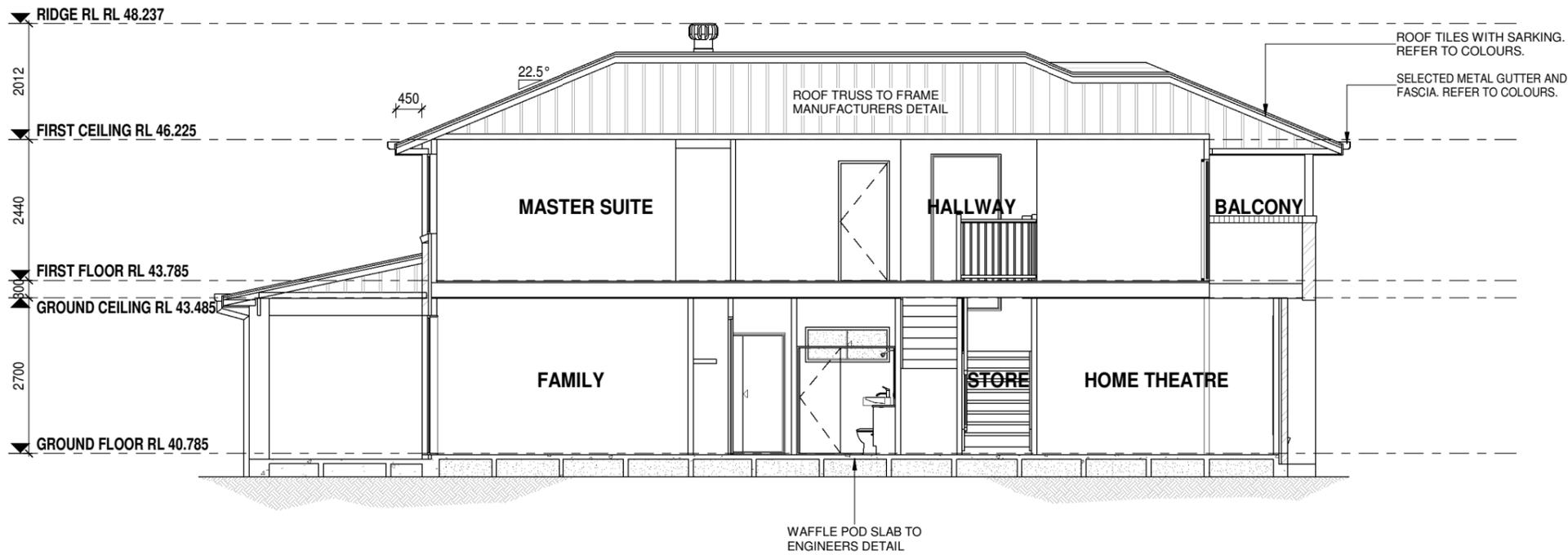
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
Address: 14 VICTORY STREET, BELMORE NSW 2192
Lot No: 3 DP: 347819
Council: CANTERBURY-BANKSTOWN

North Point
ELEVATIONS
Design: SANCTUARY
Facade: MODERN
Edition: ULTIMATE INCLUSIONS

Stage: **COUNCIL SUBMISSION**
JOB No. **2018920**
Drawn Date: 19.10.2023
Drawn By: MK
Rev. Date: 23.02.2024
Scale @ A3: 1 : 100
Sheet No. **03.01**
Revision: **5**



A SECTION A-A
04.00 1 : 100



B SECTION B-B
04.00 1 : 100

ADDITIONAL FRAMING NOTES

- SQUARE SET OPENINGS TO GROUND FLOOR 2340mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).
- SQUARE SET OPENINGS TO FIRST FLOOR 2040mm HIGH (UNLESS SPECIFIED ON FLOOR PLANS).
- mm TIMBER FLOORING BY MASTERTON/OWNER TO THE FOLLOWING AREAS:
A. BEDROOM, STUDY, MEDIA, ETC.
- SKIRTING TO BE TACKED IN PLACE DUE TO TIMBER FLOORING TO SELECTED AREAS:
A. BEDROOM, STUDY, MEDIA, ETC.
- SKIRTING FRAMING BLOCKS REQUIRED DUE TO TIMBER FLOORING TO SELECTED AREAS:
A. BEDROOM, STUDY, MEDIA, ETC.

INSULATION UPGRADES

- ADDITIONAL INSULATION UPGRADES TO FOLLOWING :
- R2.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS
 - R4.1 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE).
 - REFER TO BASIX BOX FOR STANDARD INSULATION REQUIREMENTS
 - BRADFORD ENVIROSEAL WALL WRAP RW TO THE EXTERNAL WALLS OF THE DWELLING.

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

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DATE

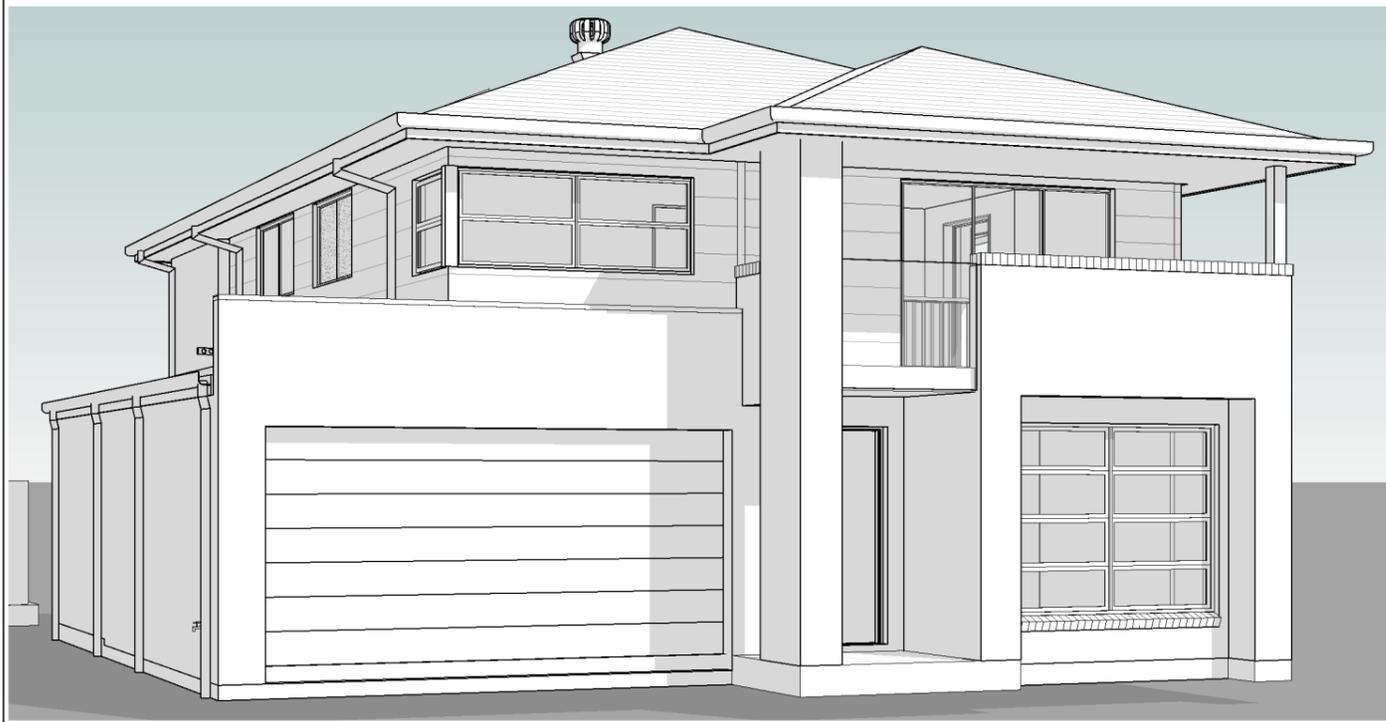
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
Address: 14 VICTORY STREET, BELMORE NSW 2192
Lot No: 3 DP: 347819
Council: CANTERBURY-BANKSTOWN



DWG: **SECTIONS**
Design: SANCTUARY
Facade: MODERN
Edition: ULTIMATE INCLUSIONS

Stage: **COUNCIL SUBMISSION**
Garage Location: LHS
Drawn Date: 19.10.2023
Drawn By: MK
Rev. Date: 23.02.2024
Scale @ A3: 1 : 100

JOB No. **2018920**
Sheet No. **04.00**
Revision: **5**



1 FRONT LEFT VIEW
05.00



2 FRONT RIGHT VIEW
05.00

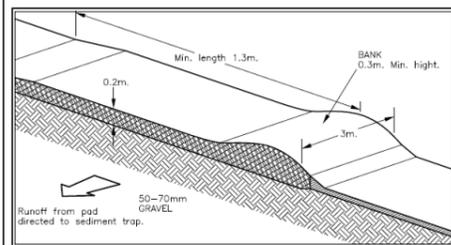


3 REAR VIEW LEFT
05.00

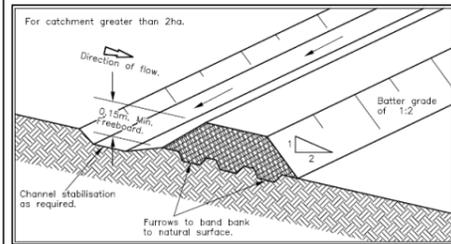


4 REAR VIEW RIGHT
05.00

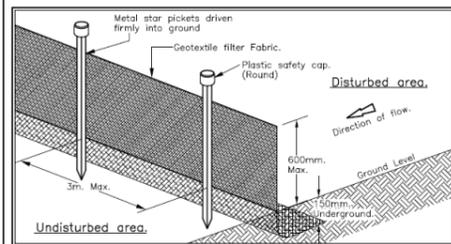
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		CLIENT'S SIGNATURE 2	Address:		<p>COUNCIL SUBMISSION</p>				<p>Sheet No.</p> <p>05.00</p>	<p>Revision:</p> <p>5</p>			
		<p>I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.</p> <p>DATE</p>	Lot No:		DP:	Drawn Date:					Drawn By:	Rev. Date:	Scale @ A3:
			Council:		3	347819					19.10.2023	MK	23.02.2024
			14 VICTORY STREET, BELMORE NSW 2192		LHS								



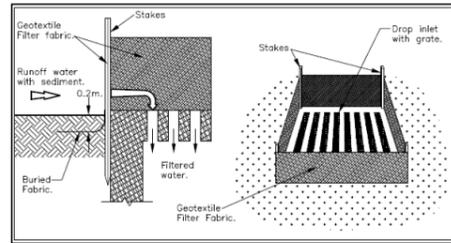
TEMPORARY CONSTRUCTION EXIT



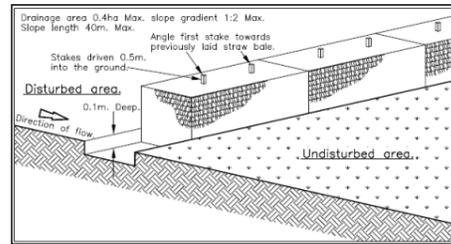
DIVERSION BANK AND CHANNEL



SEDIMENT FENCE



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP



STRAW BALE SEDIMENT FILTER

TEMPORARY STORMWATER DISPOSAL
ALL SITE STORMWATER DURING CONSTRUCTION SHALL BE DISPOSED OF ACCORDING TO THE EPA'S MANAGEMENT OF URBAN STORMWATER FOR CONSTRUCTION ACTIVITIES (REFER TO SITE PLAN).

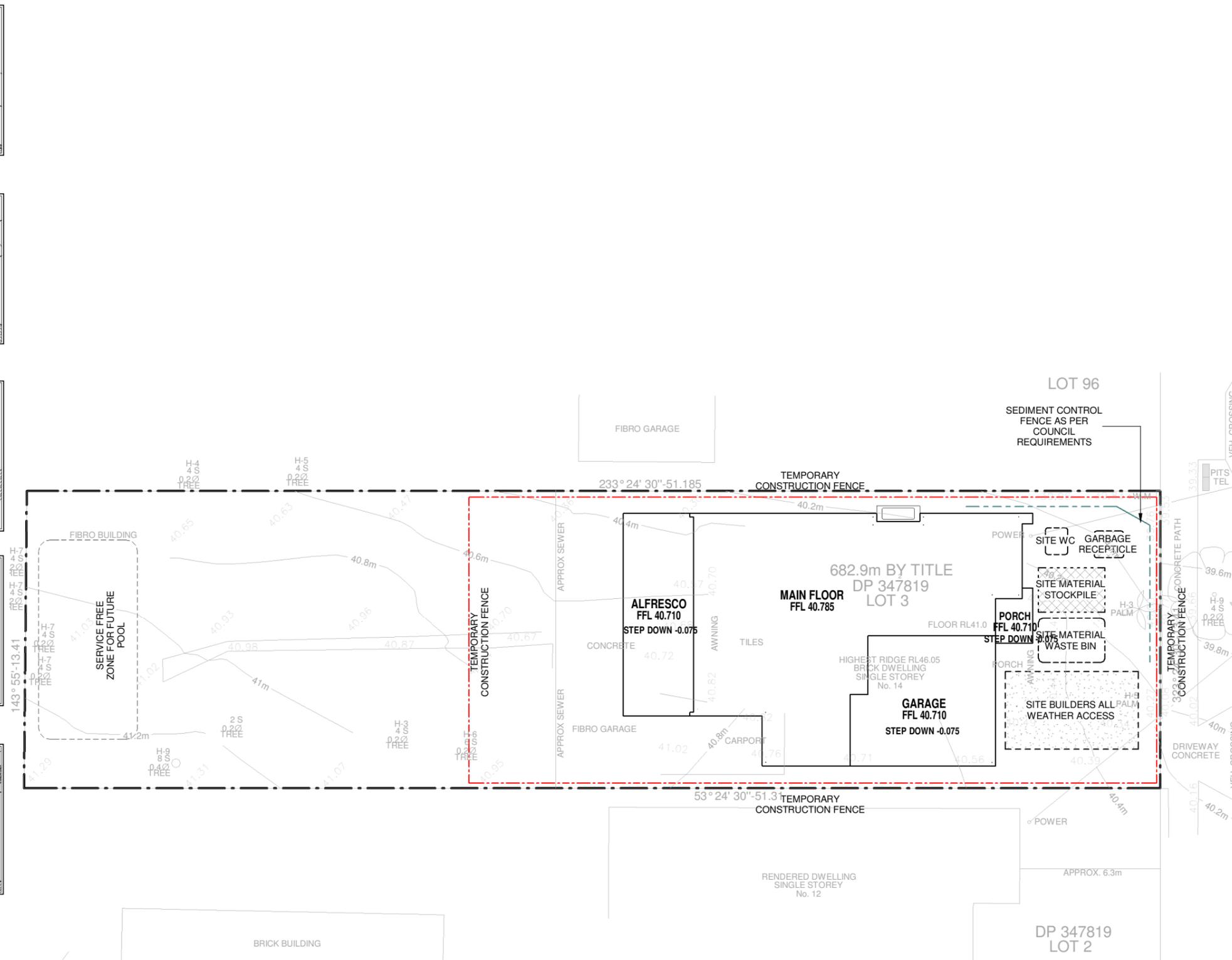
SEDIMENT CONTROL
GEOTEXTILE FABRIC SHALL BE PLACED ON THE BOUNDARY OF THE SITE TO PREVENT SEDIMENT WASHING FROM THE SITE INTO COUNCIL'S STORMWATER SYSTEM.

EROSION / DUST CONTROL
STOCKPILE AREAS SHALL BE ALLOCATED WITHIN THE SITE IN ADVANCE TO STOCKPILING OF MATERIALS ON PAVEMENT, VERGE AND ROAD SURFACES.

RUBBISH DISPOSAL
ALL RUBBISH SHALL BE CONTAINED IN THE TRADE WASTE AREA NOMINATED ON SITE PLAN. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH AT ALL TIMES.

- ADOPTED SITE ENVIRONMENTAL MANAGEMENT PLAN**
- THE APPLICANT, OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS AND ALL OTHER INVOLVED IN THE CONSTRUCTION OF THE PROPOSED RESIDENCE ARE TO BE MADE FULLY AWARE OF ADOPTED SITE ENVIRONMENTAL MANAGEMENT PLAN APPLYING TO THE LAND, REFERRED TO IN THE SECTION 88B INSTRUMENT, AND ARE TO COMPLY IN ALL REGARDS, WITH THE PLAN. A COPY OF THE PLAN IS TO BE RETAINED ON SITE FOR REFERENCE AS REQUIRED. THIS PROVISION APPLIES TO ALL WORKS ASSOCIATED WITH THE CONSTRUCTION OF THE DWELLING, INCLUDING LANDSCAPING WORKS.

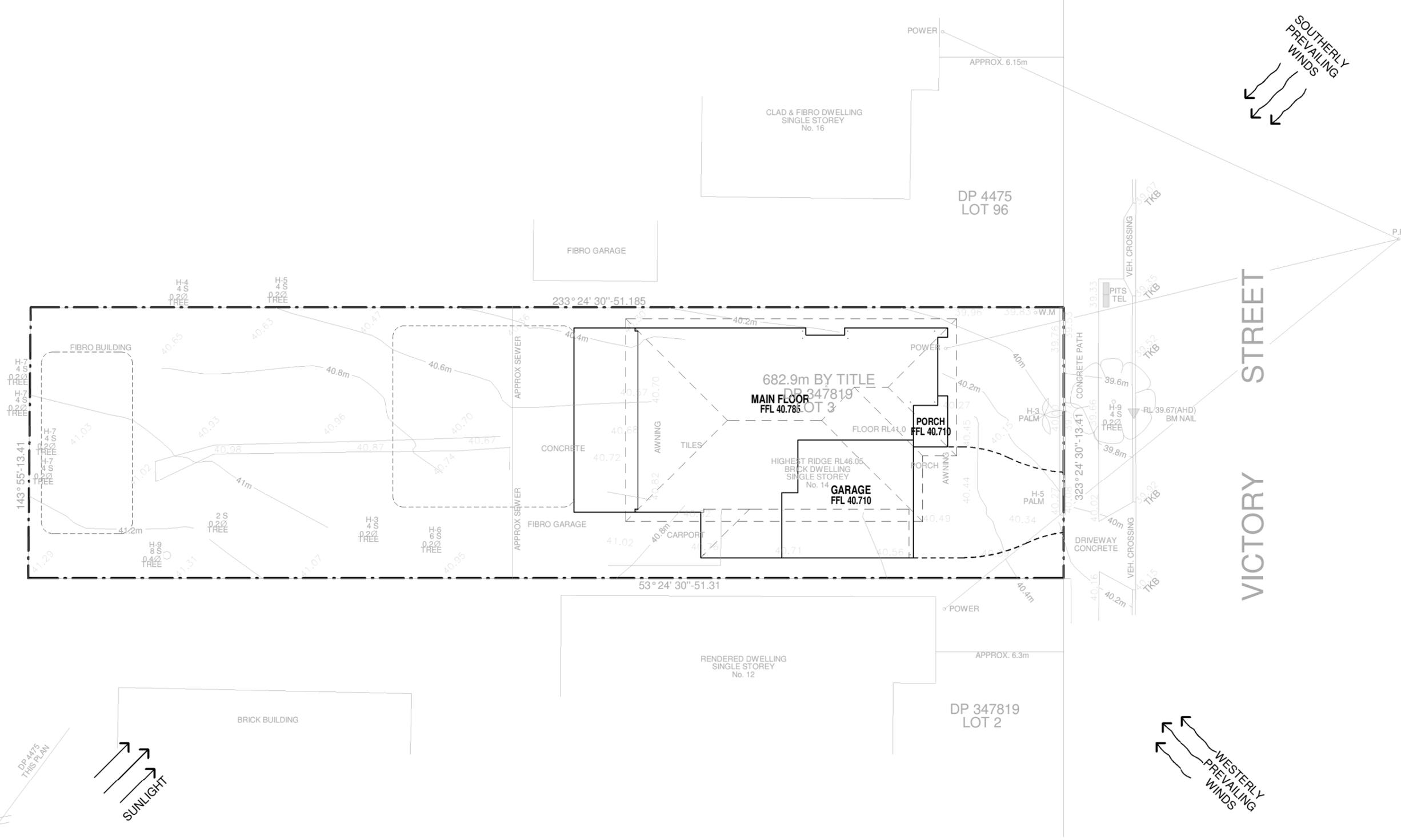
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- ACCOMPANY NOTES TO PLAN**
- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
 - EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THEIR OPERATIONS.
 - MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
 - SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
 - ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPILL & EQUIPMENT ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATH FOR LARGE LENGTHS OF TIME.
 - ALL RUBBISH & RECYCLABLE MATERIALS SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES. ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
 - ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STANDARDS.
 - VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROADWAY IS TO BE PROMPTLY CLEANED.
 - ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
 - ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DAMAGES.
 - SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXIST. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORKS IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
 - NOISE LEVEL SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
 - GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STEEL DRAINAGE SYSTEM OR WATERCOURSE.
 - ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
 - ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
 - WHERE THERE IS A POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF, SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF THE FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.

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

CLIENT'S SIGNATURE 1 For: KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS Address: 14 VICTORY STREET, BELMORE NSW 2192 Lot No: 3 DP: 347819 Council: CANTERBURY-BANKSTOWN	CLIENT'S SIGNATURE 2 DATE	North Point 	DWG: CONST. MGMT CTRL / SEDIMENT PLAN Design: SANCTUARY Facade: MODERN Edition: ULTIMATE INCLUSIONS	Stage: COUNCIL SUBMISSION	JOB No. 2018920



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

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For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **SITE ANALYSIS PLAN**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.01**
 Revision: **5**

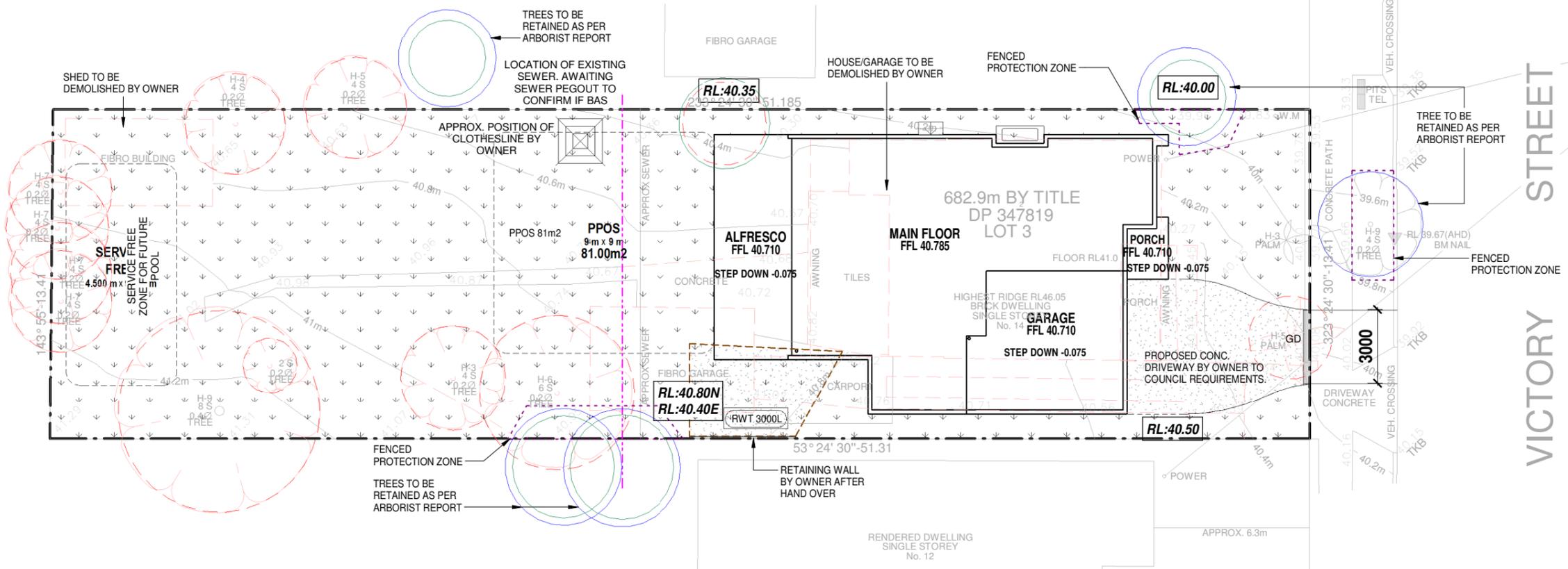
LANDSCAPE LEGEND

-  LARGE TREES
-  MEDIUM TREES
-  SMALL TREES
-  LARGE SHRUBS
-  SMALL SHRUBS
-  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.

AS PER ARBORIST REPORT :

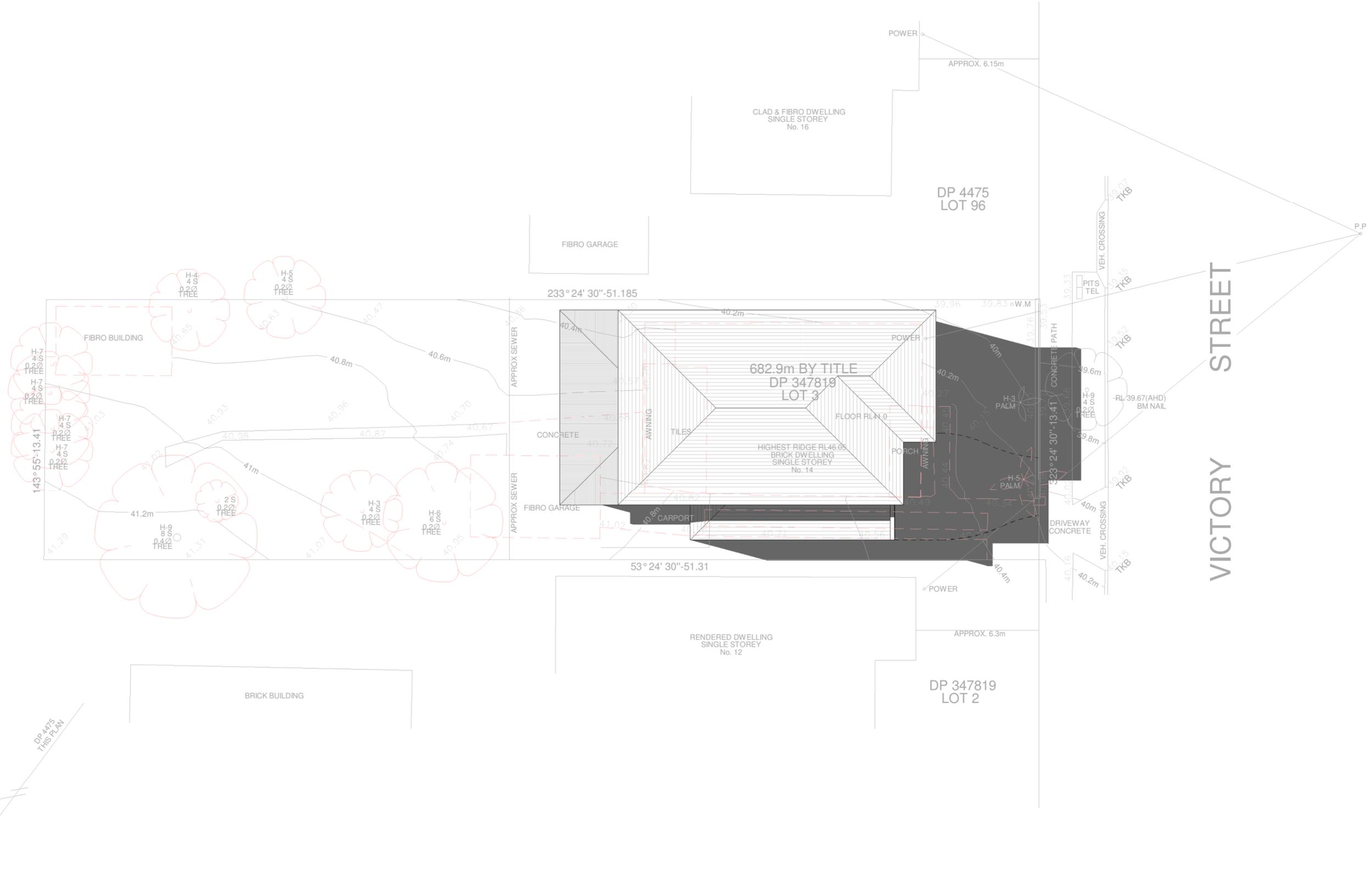
-  TREES FOR RETENTION
-  TREES FOR REMOVAL
-  UNSURVEYED TREES
-  FENCED PROTECTION ZONE



- LEGEND**
- | | | | |
|-------|----------------------------|-----|---------------------------|
| BM | BENCH MARK | P.P | POWER POLE |
| RL | REDUCED LEVEL | W.M | WATER METER |
| S.M.H | SEWER MAN HOLE | DH | DRILL HOLE |
| BKB | BACK OF KERB (ROLLED KERB) | TM | TEXTA MARK |
| TKB | TOP OF KERB (BARRIER KERB) | W-B | WALL TO BDY |
| AHD | AUSTRALIAN HEIGHT DATUM | L.P | LIGHT POLE |
| H | HEAD OF WINDOW | Ø | DIAMETER OF TREE (APPROX) |
| S | SILL OF WINDOW | | |

PROVIDE 2 x CAPPED OFF - 100mm PVC POINTS CONNECTED TO WATER TANK OVERFLOW LINE FOR OWNERS FUTURE SURFACE DRAINAGE REQUIREMENTS ASSOCIATED WITH LANDSCAPING

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	Garage Location: LHS	Drawn Date: 19.10.2023	Drawn By: MK	Rev. Date: 23.02.2024	Scale @ A3: 1 : 200	Sheet No. 06.03	Revision: 5	Plot Date: 23/02/2024 12:19:15 PM



DP 4475 THIS PLAN

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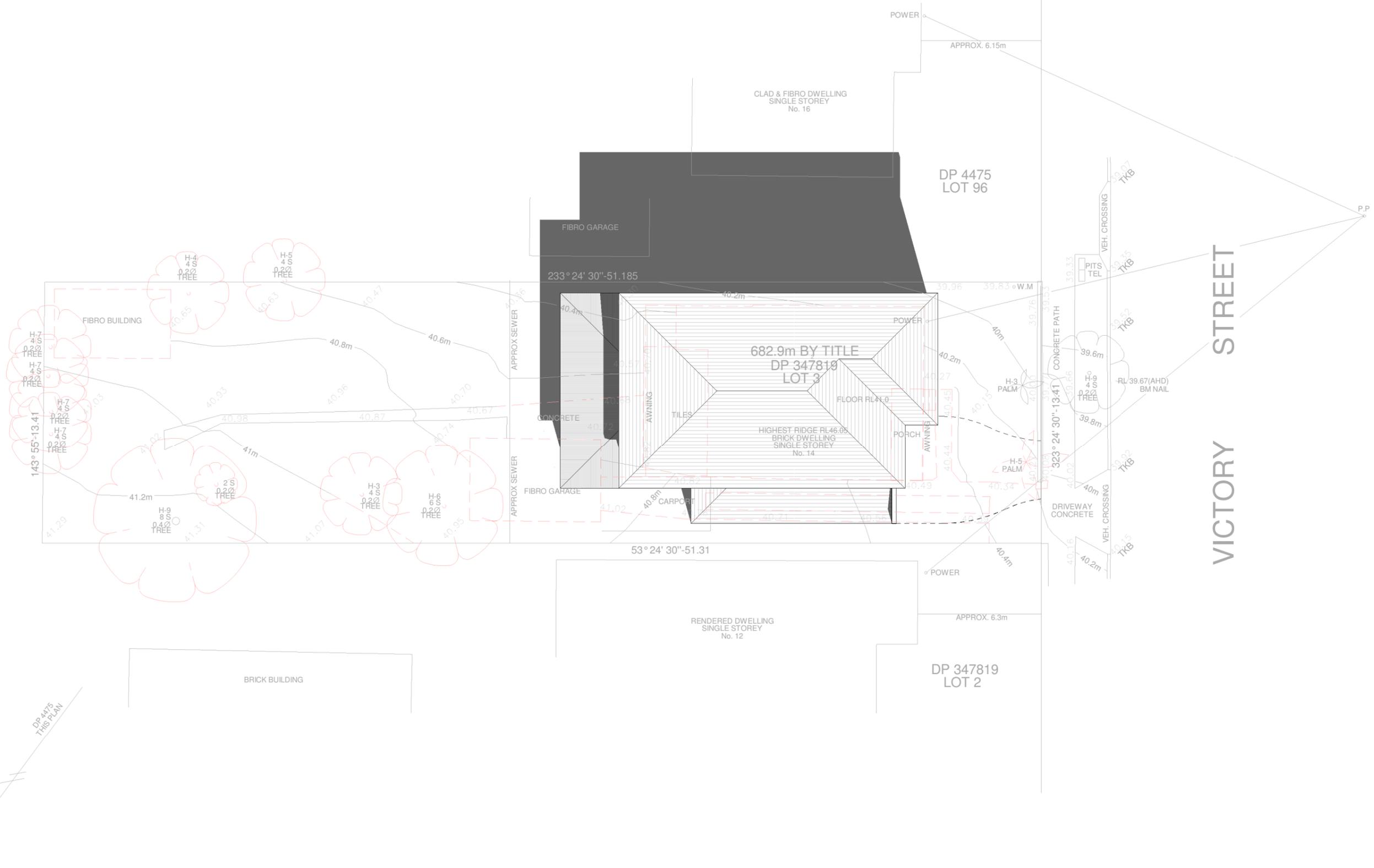
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **9AM - MAR 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Slag: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.04**
 Revision: **5**



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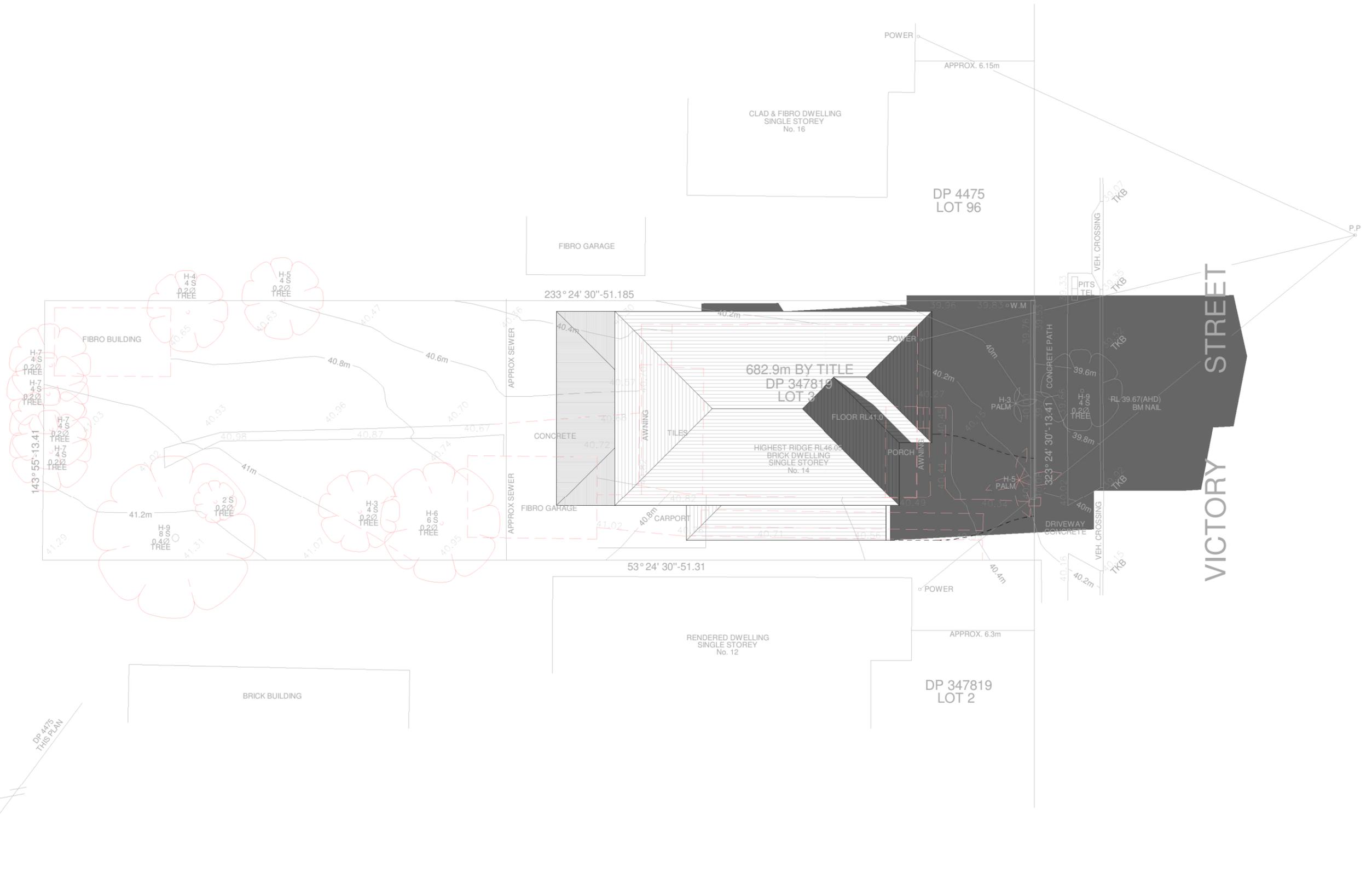
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **3PM - MAR 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Slag: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.06**
 Revision: **5**



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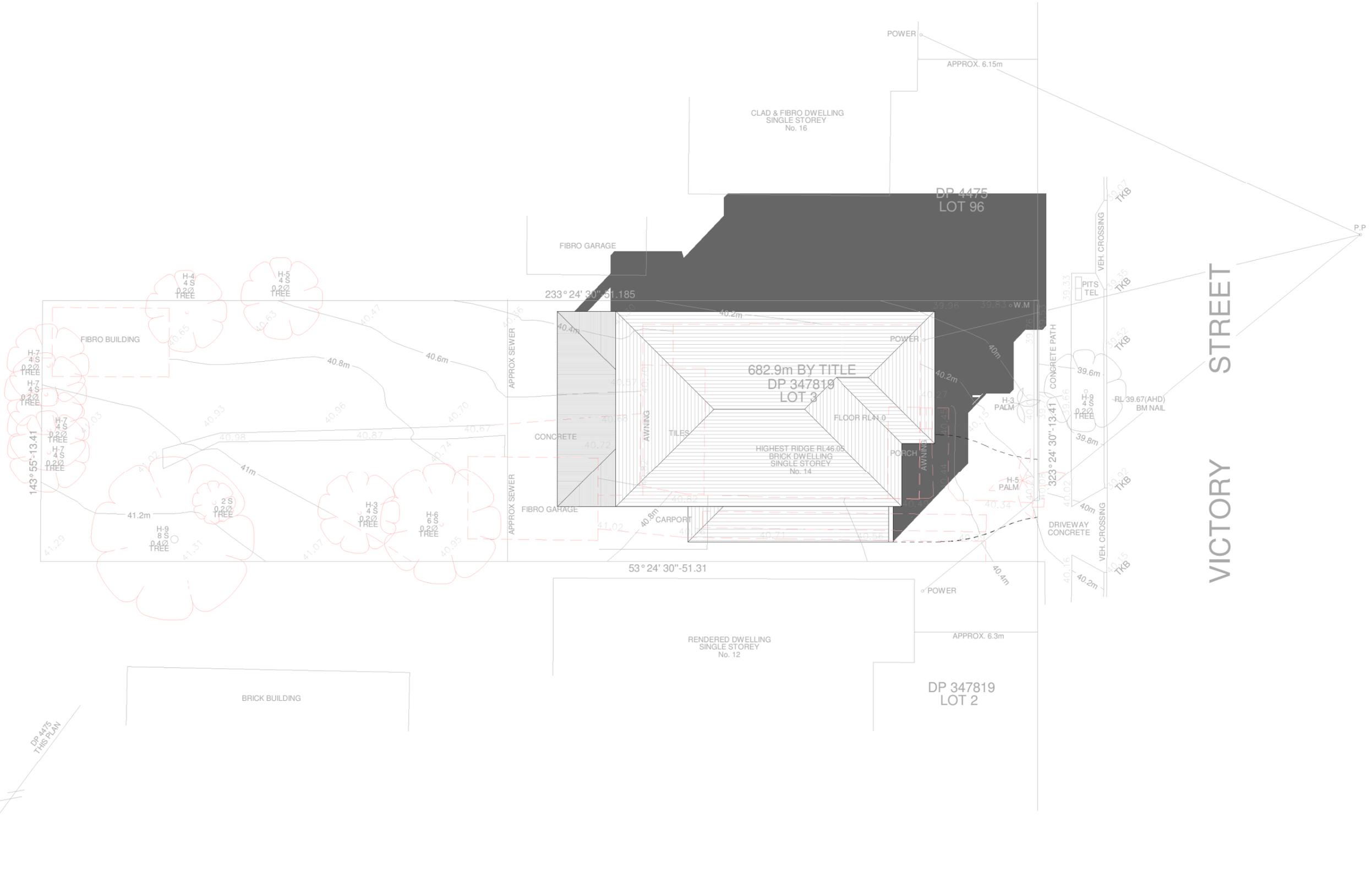
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **9AM - JUNE 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.07**
 Revision: **5**



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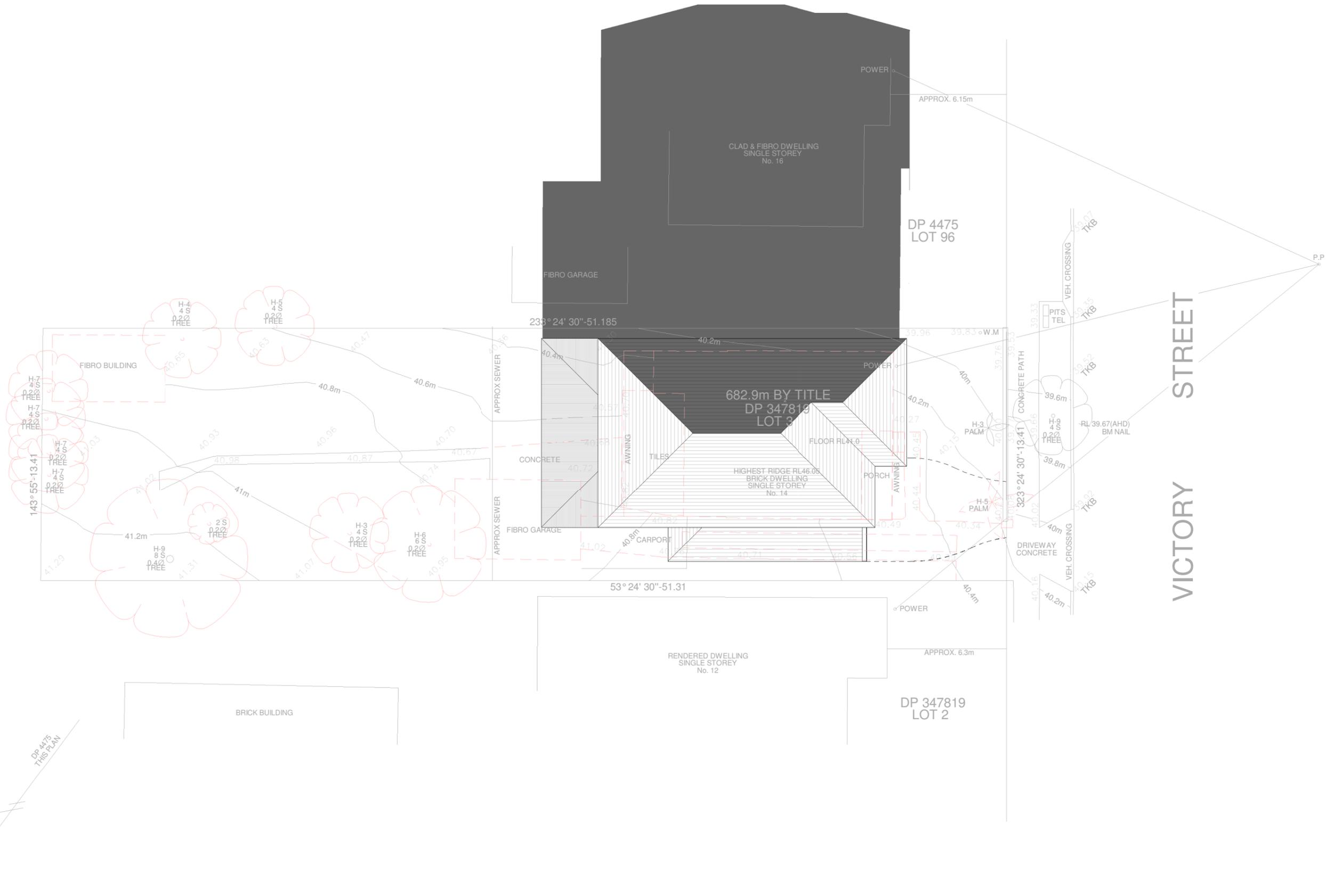
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **12PM - JUNE 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Slage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.08**
 Revision: **5**



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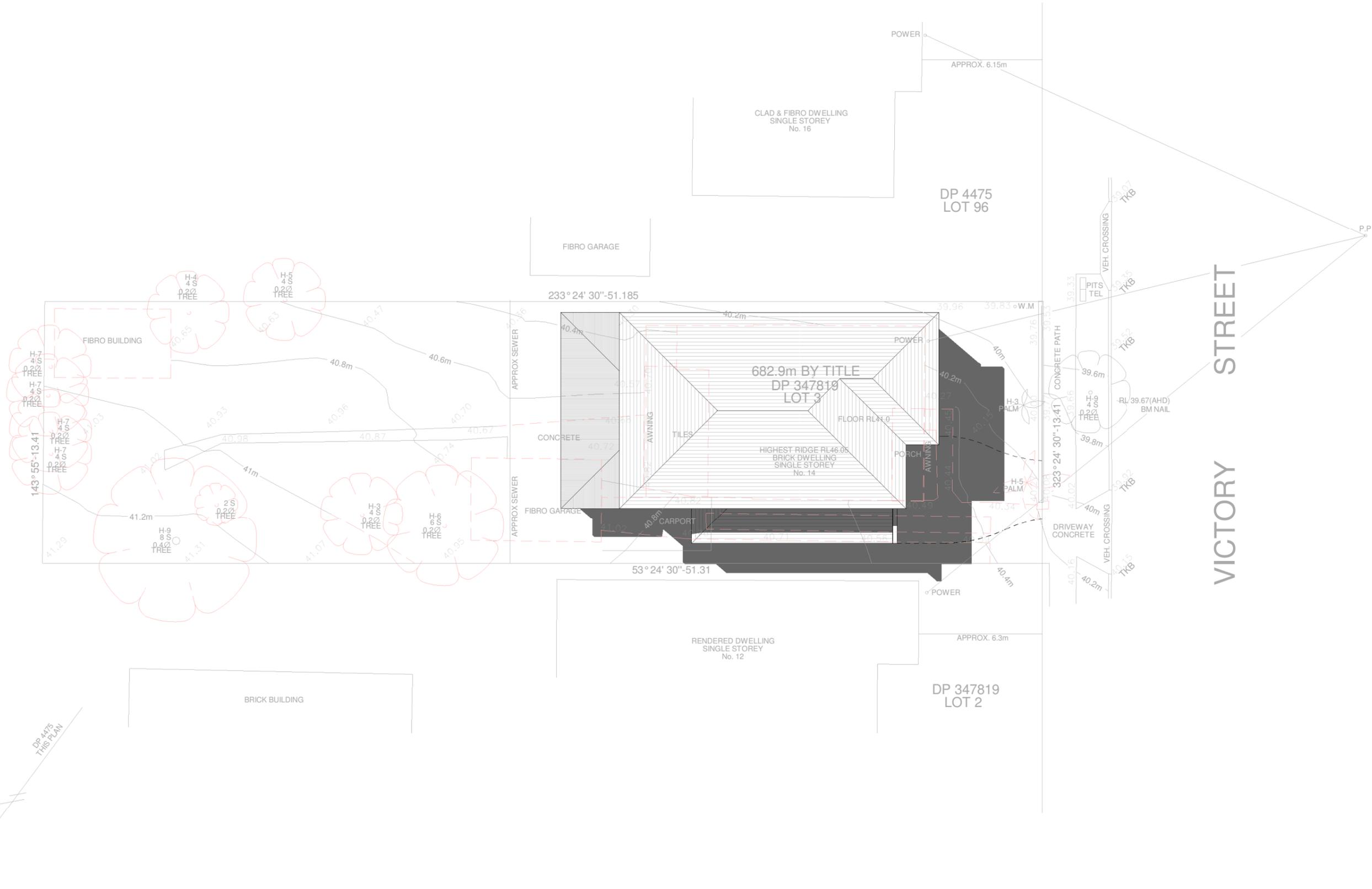
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **3PM - JUNE 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.09**
 Revision: **5**



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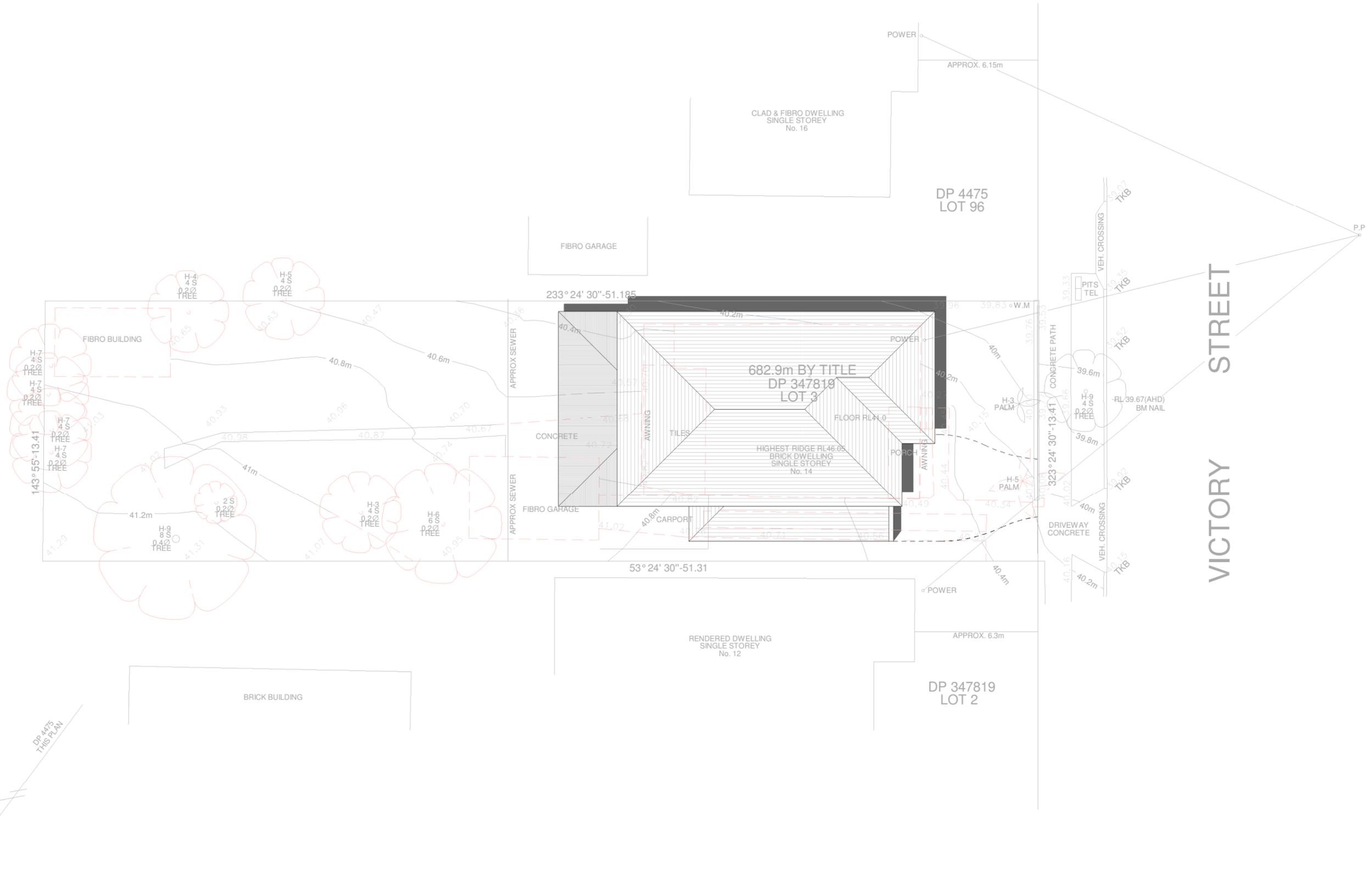
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **9AM - DEC 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.10**
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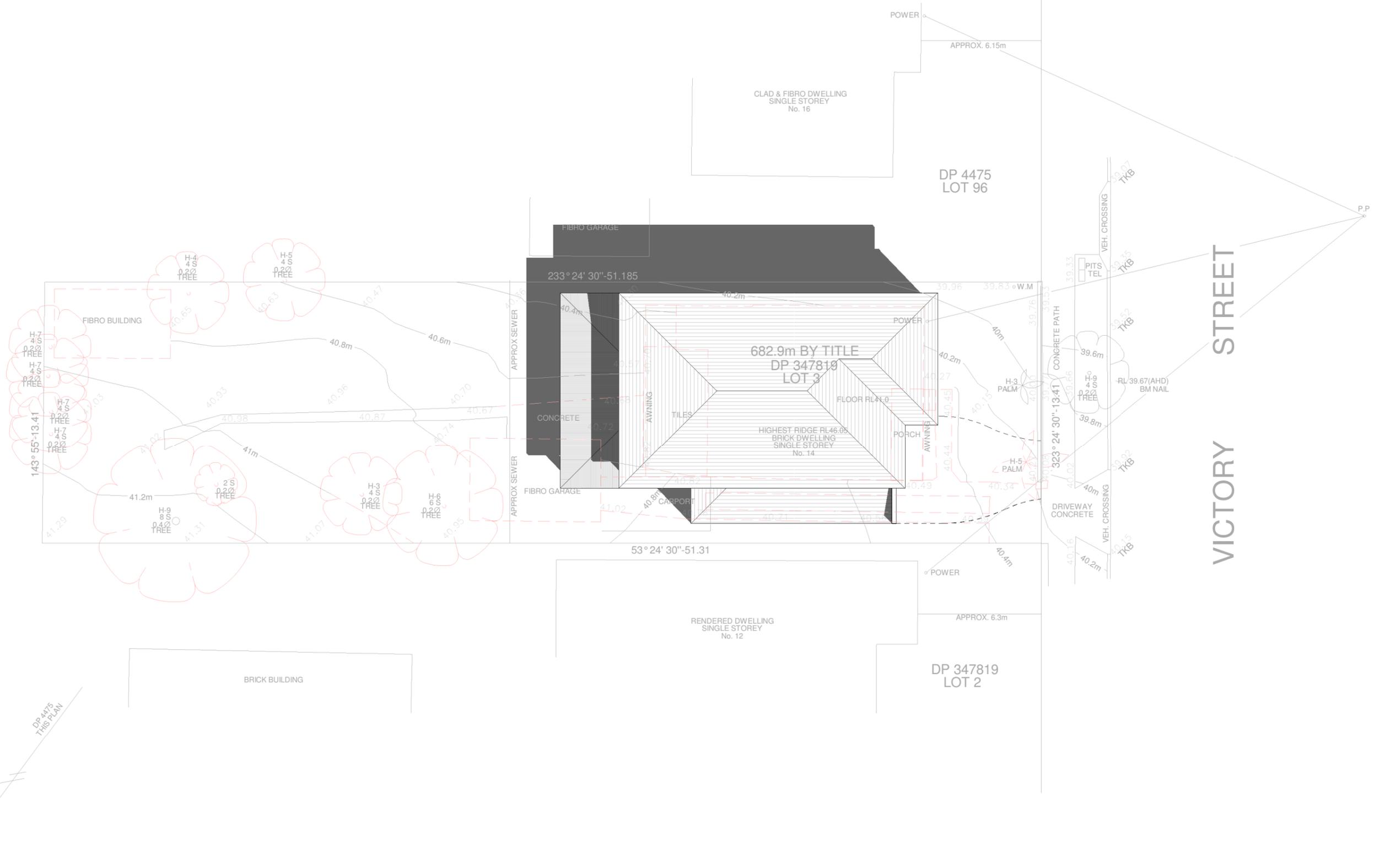
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **12PM - DEC 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Slage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **06.11**
 Revision: **5**



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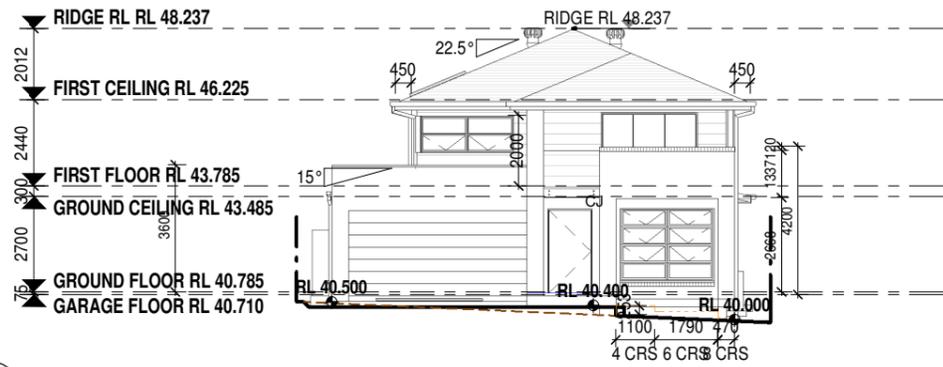
For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



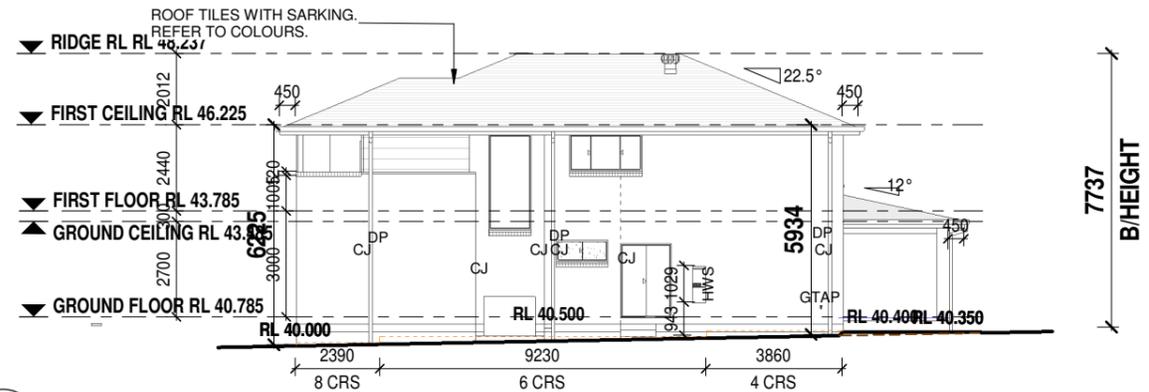
DWG: **3PM - DEC 22 SHADOW**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Slag: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

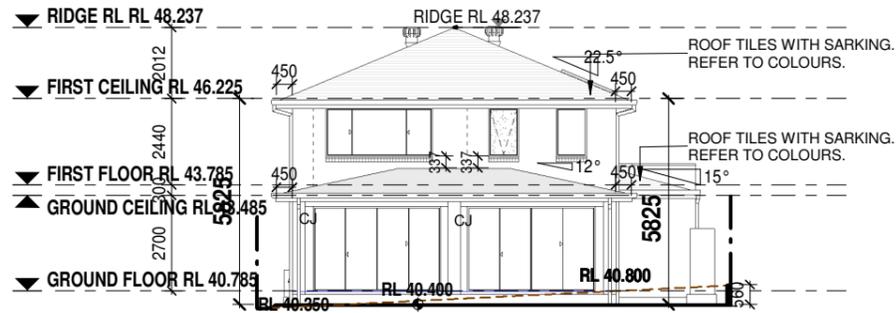
JOB No. **2018920**
 Sheet No. **06.12**
 Revision: **5**



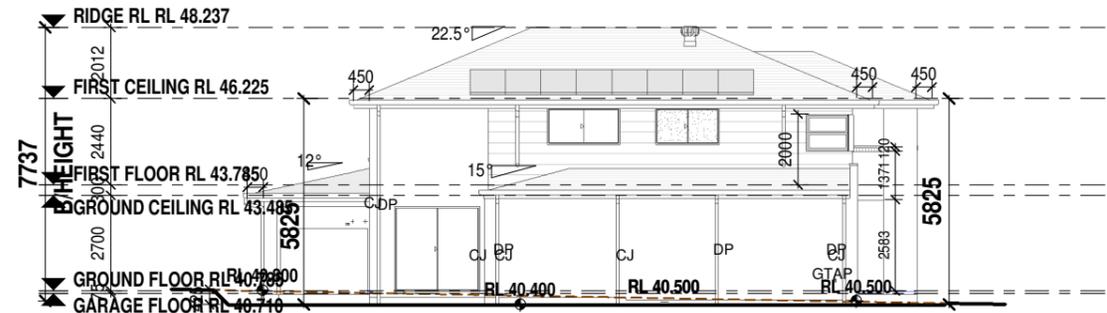
2 SOUTH-WEST (FRONT) ELEVATION
06.13 1 : 200



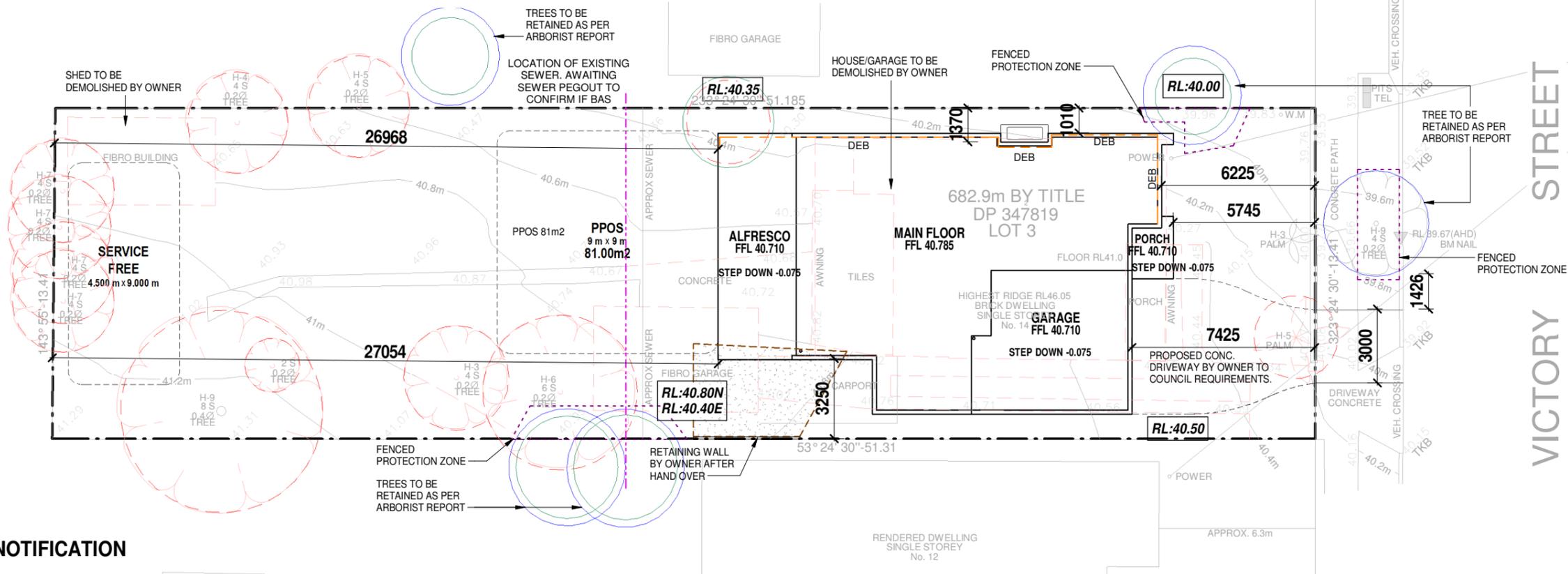
4 SOUTH-EAST (RIGHT) ELEVATION
06.13 1 : 200



3 NORTH EAST (REAR) ELEVATION
06.13 1 : 200



5 NORTH-WEST (LEFT) ELEVATION
06.13 1 : 200



1 SITE NOTIFICATION
06.13 1 : 200

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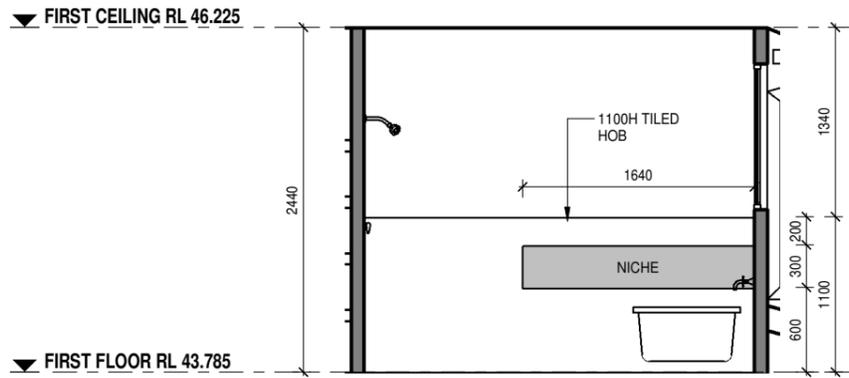
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CLIENT'S SIGNATURE 2
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For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
Address: 14 VICTORY STREET, BELMORE NSW 2192
Lot No: 3 DP: 347819
Council: CANTERBURY-BANKSTOWN

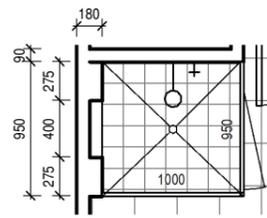
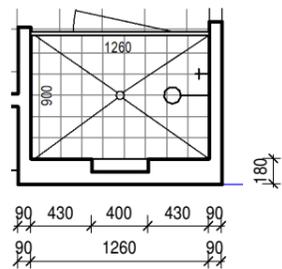
North Point
DWG: **NOTIFICATION PLAN**
Design: SANCTUARY
Facade: MODERN
Edition: ULTIMATE INCLUSIONS
Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
Drawn Date: 19.10.2023
Drawn By: MK
Rev. Date: 23.02.2024
Scale @ A3: 1 : 200

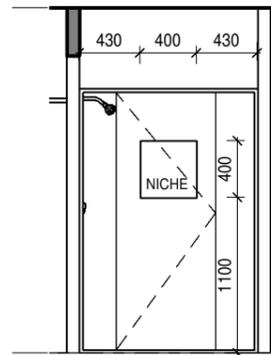
JOB No. **2018920**
Sheet No. **06.13**
Revision: **5**



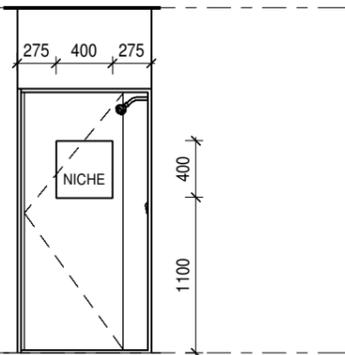
1 BATH NICHE 1:50
07.00 1:50



2 ENSUITE 1:50
07.00 1:50



3 BATH ROOM 1:50
07.00 1:50

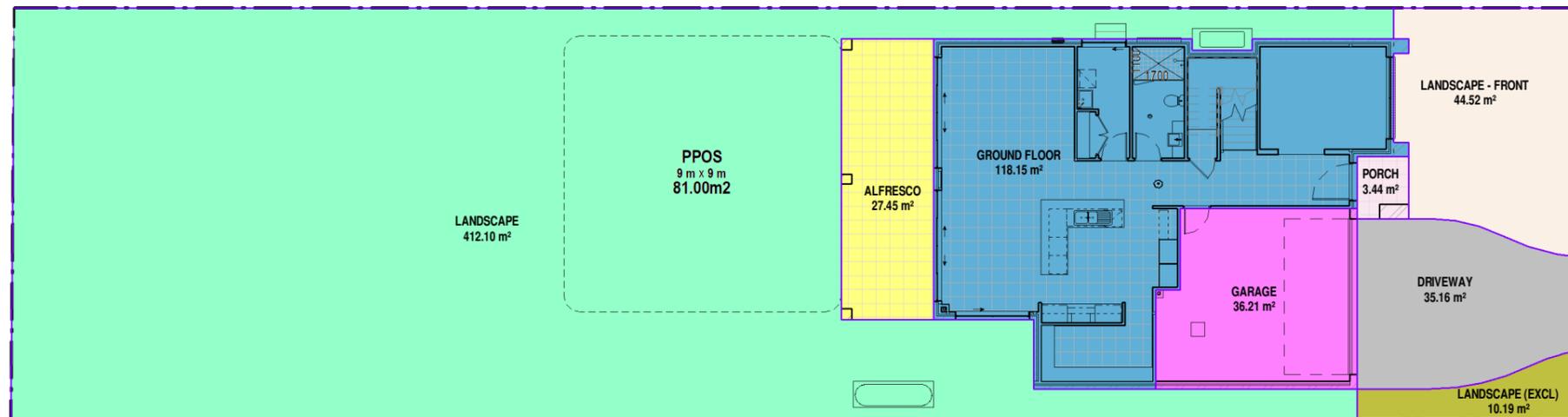


5 ENSUITE 1:50
07.00 1:50

4 BATHROOM 1:50
07.00 1:50

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

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		CLIENT'S SIGNATURE 2	Address:						2018920			
		<p>I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.</p> <p>DATE</p>	Lot No:		DP:	<p>14 VICTORY STREET, BELMORE NSW 2192</p> <p>3 347819</p>	Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
			Council:		CANTERBURY-BANKSTOWN		LHS	19.10.2023	MK	23.02.2024	1:50	07.00



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 I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.
 DATE

For: **KONSTADINOS PAPAILIADIS & SOUZY CHRISTOFORIDIS**
 Address: 14 VICTORY STREET, BELMORE NSW 2192
 Lot No: 3 DP: 347819
 Council: CANTERBURY-BANKSTOWN



DWG: **AREAS - SITE PLAN COVERAGE**
 Design: SANCTUARY
 Facade: MODERN
 Edition: ULTIMATE INCLUSIONS
 Garage Location: LHS

Stage: **COUNCIL SUBMISSION**
 Drawn Date: 19.10.2023
 Drawn By: MK
 Rev. Date: 23.02.2024
 Scale @ A3: 1 : 200

JOB No. **2018920**
 Sheet No. **AP00**
 Revision: **5**