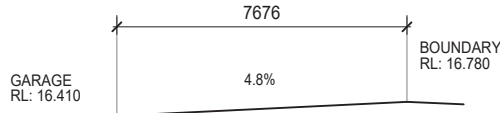


| DRIVEWAY GRADIENT                                                                  | SITE ACCESS                                                                                                                                                                                                                                                                                                     | ITEMS BY OWNER                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | EXCAVATION & SITE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <div>1. ALL ACCESS TO SITE IS TO BE APPROVED BY SITE SUPERVISOR.</div> <div>2. DO NOT WORK OUTSIDE OF APPROVED HOURS UNLESS APPROVED BY COUNCIL.</div> <div>3. COUNCIL HOURS SET AS :<br/>MONDAY TO FRIDAY 7.00AM - 5.00PM<br/>SATURDAY- 7.00AM - 2.00PM<br/>SUNDAY- NO WORK<br/>PUBLIC HOLIDAYS- NO WORK</div> | <div>1. ALL RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).</div> <div>2. DISH DRAINS (IF REQUIRED) TO AUTHORITIES' REQUIREMENTS.</div> <div>3. DEMOLITION BY OWNER - ALL EXISTING TREES, STUMPS, CONCRETE PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO SECOND SITE INSPECTION.</div> <div>4. CONNECTION TO SEWER AND DRAINAGE EASEMENT TO BE TERMINATED AND CAPPED OFF BY OWNER'S TRADES PRIOR TO COMMENCEMENT OF WORKS BY MASTERTON.</div> | <div>1. <b>EXCAVATE/FILL:</b> TO FORM DATUM APPROXIMATE - <b>CUT: 186mm / FILL: 490mm</b> EXTENT OF EXCAVATION &amp; BATTER TO BE DETERMINED ON SITE. BACKFILL AGAINST FOOT OF SLAB.</div> <div>2. <b>SITE NOT FLOOD AFFECTED-DESIGN LEVELS MAY VARY BY +/- 100mm.</b></div> <div>3. <b>SITE FLOOD AFFECTED-REFER TO FLOOD LEVEL BELOW.</b></div> <div>4. <b>DROP EDGE BEAM (DEB)</b>- LOCATION OF DEB STEPPING SHOWN APPROXIMATELY ONLY, FINAL DEB STEPPING TO BE DETERMINED ON SITE BY SURPESVISOR AND MAY VARY DUE TO SITE CONDITIONS.</div> <div>5. SEWER CONNECTION TO AUTHORITIES REQUIREMENTS AS PER TENDER.</div> <div>6. WATER CONNECTION TO SUPPLY AUTHORITIES MAIN AS PER TENDER.</div> <div>7. TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS</div> <div>8. SITE LEVELS SUBJECT TO SECOND SITE INSPECTION (KNOCKDOWN AND REBUILDS ONLY)</div> <div>9. SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE / BOUNDARY POSITIONS AND DRIVEWAY GRADIENT.</div> <div>10. SUBJECT TO POSITION OF SERVICES.</div> <div>11. PROVIDE A CHECK SURVEY TO CERTIFY COUNCIL APPROVED FFL PRIOR TO FRAME ERECTION.</div> |
|                                                                                    | SITE LEGEND                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                    |  HATCHING INDICATES EXTENT OF CUT EXCAVATION                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| BASIX & SITE INFORMATION                                                |                              |            |
|-------------------------------------------------------------------------|------------------------------|------------|
| BASIX CERTIFICATE No.                                                   | 1770308S                     | ZONE<br>R2 |
| DA No.                                                                  | 00000                        |            |
| PROJECT SITE DETAILS                                                    |                              |            |
| LOT No. / HOUSE No.                                                     | 16 (6)                       |            |
| DP NUMBER:                                                              | 31177                        |            |
| SITE AREA:                                                              | 575.40 m²                    |            |
| NO. OF BEDROOMS:                                                        | 4                            |            |
| STORMWATER                                                              |                              |            |
| MIN. RAINWATER TANK CAPACITY                                            | 3000 L                       |            |
| MIN. ROOF AREA CONNECTED TO RAINWATER -<br>(REFER TO BASIX CERTIFICATE) | 130.00 m²                    |            |
| RAINWATER USES:                                                         | GARDEN TAPS, TOILET, LAUNDRY |            |
| REMAINDER OF ROOFWATER & OVERFLOW TO:AS PER HYDR                        |                              |            |
| 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                           | DARK                       |
| ROOFING MATERIAL:                     | TILES                      |
| ROOF INSULATION:                      | SARKING                    |
| ROOF COLOUR                           | MEDIUM                     |
| CEILING INSULATION:                   | R 6.0                      |
| 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     | 575.40 m² | FSR | MAXIMUM: 0.5:1 287.70 m²  |
|                   |           |     | PROPOSED: 0.5:1 287.31 m² |
|                   |           |     | N/A                       |

|                     |                            |
|---------------------|----------------------------|
| PRIVATE OPEN SPACE  | LANDSCAPING                |
| MIN. REQ: 80.00 m²  | MIN. REQ: 45% 258.93 m²    |
| PROVIDED: 178.00 m² | PROVIDED: 50.78% 292.19 m² |

|             |                   |
|-------------|-------------------|
| CARPARKING  | BUILDING HEIGHT   |
| MIN. REQ: 2 | MAX. ALLOWED: 9 m |
| PROVIDED: 2 | PROVIDED: 8.992 m |

| AREA-HOUSE TOTAL |           | AREA-INTERNAL FLOOR |           |
|------------------|-----------|---------------------|-----------|
| Name             | Area      | Name                | Area      |
| PATIO            | 6.50 m²   | GARAGE              | 29.70 m²  |
| GARAGE           | 32.49 m²  | GROUND FLOOR        | 131.38 m² |
| ALFRESCO         | 46.36 m²  | FIRST FLOOR         | 155.93 m² |
| GROUND FLOOR     | 142.34 m² | Grand total: 3      | 317.01 m² |
| FIRST FLOOR      | 177.84 m² |                     |           |
| Grand total: 5   | 405.53 m² |                     |           |

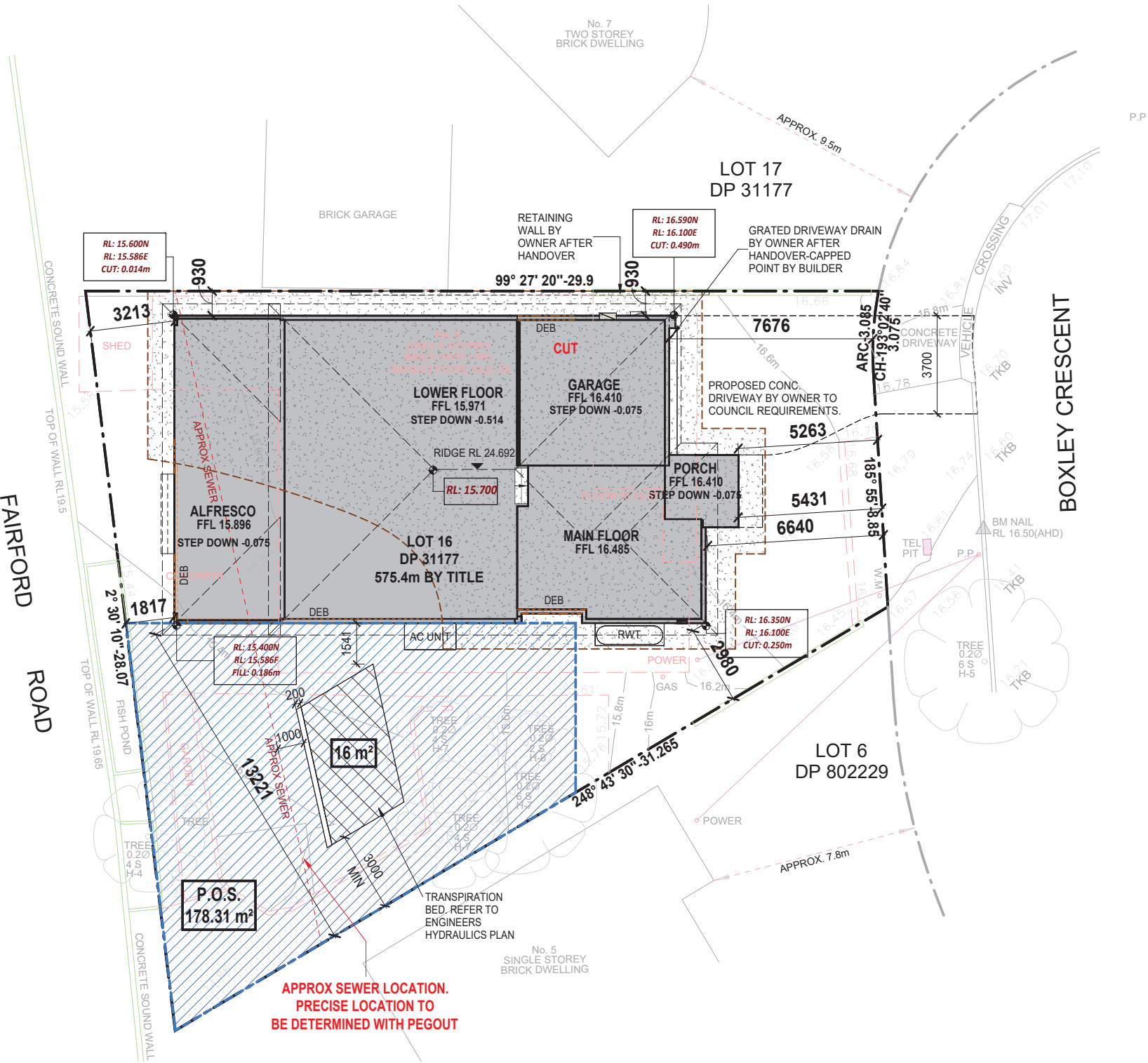
| AREA-SITE COVERAGE |           | AREA-LANDSCAPE  |           |
|--------------------|-----------|-----------------|-----------|
| Name               | Area      | Name            | Area      |
| PATIO              | 6.50 m²   | LANDSCAPE-FRONT | 56.28 m²  |
| GARAGE             | 32.49 m²  | LANDSCAPE-REAR  | 235.92 m² |
| ALFRESCO           | 46.36 m²  | Grand total: 4  | 292.19 m² |
| GROUND FLOOR       | 142.34 m² |                 |           |
| Grand total: 4     | 227.70 m² |                 |           |

| AREA-DRIVEWAY + PATH |          | AREA-ROOF          |           |
|----------------------|----------|--------------------|-----------|
| Name                 | Area     | Type               | Area      |
| DRIVEWAY             | 37.85 m² | Metal Roof TRIMDEK | 2.07 m²   |
| PATH                 | 2.46 m²  | Tile Roof-Concrete | 57.54 m²  |
| Grand total: 2       | 40.30 m² | Tile Roof-Concrete | 221.17 m² |
|                      |          | Grand total: 3     | 280.78 m² |

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

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).

|                    |           |            |             |
|--------------------|-----------|------------|-------------|
| Stage:             |           | JOB No.    |             |
| COUNCIL SUBMISSION |           | 2018959    |             |
| Drawn Date:        | Drawn By: | Rev. Date: | Scale @ A3: |
| 19.08.2024         | SY        | 23.01.2025 | 1 : 200     |
| Sheet No.          | Revision: |            |             |
| 01.00              | 5         |            |             |



CNR. SAPPHO ROAD AND HUME HIGHWAY,  
WARWICK FARM, NSW 2170  
PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU  
LICENCE No. 35558C / ABN. 52 002 873 047

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

For: **TRICIA THIEN TRAN**  
Address : **6 BOXLEY CRESCENT, BANKSTOWN NSW 2200**  
Lot No : **16** DP : **31177**  
Council: **CANTERBURY BANKSTOWN**



North Point  
DWG: **SITE PLAN**  
Design: **TEMPUS GRANDE (4 BED) GARAGE RHS**  
Facade: **METRO**  
Edition: **ULTIMATE INCLUSIONS**  
Garage Location: **RHS**