



NCC 2022 - WET AREAS

GROUND FLOOR

1. NO FLOOR RECESS - 50mm ANGLE (STANDARD)
A. ROOM - PDR
2. FLOOR RECESS - 50mm (MIN. 20mm ANGLE)
A. ROOM -

FIRST FLOOR

1. NO FLOOR JOIST STEP DOWN - 50mm ANGLE (STANDARD)
A. ROOM - ENS, PDR AND BATHROOM
2. FLOOR JOIST STEP DOWN - 45mm (MIN 20mm ANGLE)
A. ROOM -

NOTE:

1. FLOOR WASTE NOT INCLUDED TO LAUNDRY UNLESS UPGRADED BY OWNER.
2. FIRST FLOOR - COMPRESSED FIBRE CEMENT SUBSTRATE TO ALL WET AREAS
3. ANY ADDITIONAL WET AREA RECESS OR STEP DOWN IN THE FLOOR SUBSTRATE OVER AND ABOVE WHAT IS REQUIRED TO COMPLY WITH NCC 2022 REQUIRMENTS WILL BE AN UPGRADE REQUEST BY OWNER
4. WET AREA FALLS - WHERE A FLOOR WASTE IS INSTALLED, MINIMUM CONTINUOUS FALL MUST BE 1:80 AND MAXIMUM CONTINUOUS FALL MUST BE 1:50 (NCC 2022 PART 10.2.12)



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

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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

COMPLIANCE NOTES

NCC VOLUME 2 2022 (OCTOBER 2023 RELEASE)

- A. ALL WORKS AND DESIGN IN ACCORDANCE WITH NCC VOLUME 2 2022, OCTOBER EDITION.
- B. H104 SITE PREPARATION
- C. H104 FOOTINGS AND SLABS & H1012 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. H105 MASONRY - AS 3700-2018, AS 4773.1-2015 AND AS 4773.2-2015
- E. H106 FRAMING - FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2021, AS 1720, AS 4100-2020, ASINZS 4600-2018, WIND AND LOADING TO AS 1170 PARTS 1-5, AS 4055-2021
- F. H107 ROOF & WALL CLADDING - AS1562.1-2018, AS1562.3-2006 (PLASTIC SHEETS) ROOF TILING: AS 2050-2018. SARKING ASINZS 4200.1-2017, AAC AS5146.1-2015, EAVES AND FIBRE CEMENT TO COMPLY WITH ASINZS 2908.2-2000 , HARDBOARD COMPLY WITH ASINZS 1859.4-2018, FLASHING TO ASINZS 2904-1995
- G. H108 GLAZING - GLAZING AND WINDOWS TO COMPLY WITH AS1288-2021 AND AS 2047-2014
- H. H1010 FLOOD HAZARD AREAS - AS PER FLOOD ENGINEER REQUIREMENT
- I. H202 DRAINAGE - DRAINAGE AND STORMWATER MUST COMPLY WITH AS 3500.3-2021
- J. H204 MASONRY - AS 3700-2018, AS 4773.1-2015 AND AS 4773.2-2015
- K. H205 SUBFLOOR VENTILATION - PART 6.2 OF THE ABCB HOUSING PROVISIONS.
- L. H206 ROOF AND WALL CLADDING - AS1562.1-2018, AS1562.3-2006 (PLASTIC SHEETS) ROOF TILING: AS 2050-2018. SARKING ASINZS 4200.1-2017, AAC AS5146.1-2015, EAVES AND FIBRE CEMENT TO COMPLY WITH ASINZS 2908.2-2000 , HARDBOARD COMPLY WITH ASINZS 1859.4-2018, FLASHING TO ASINZS 2904-1995
- M. H208 EXTERNAL WATERPROOFING - MUST COMPLY WITH AS 4654.1&2-2012
- N. H303 & H304 FIRE SEPARATION - SEPARATING AND EXTERNAL WALLS FRL 60/60/60, SYSTEMS TESTED TO AS 1530.
- O. H306 SMOKE ALARMS AND EVACUATION LIGHTING - AS 3785-2014, AS 1870.1-2018
- P. H402 & H403 WET AREAS - COMPLIANCE AS PER NCC 2022 (PART 10.2).
- Q. H404 ROOM HEIGHTS- HABITABLE 2.4M (MINIMUM) AND NON-HABITABLE 2.1M (MINIMUM)
- R. H406 LIGHT - AS1680.0-2009
- S. H407 VENTILATION - AS1668.2-2012
- T. H408 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 4586-2013
- 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 H601 & H602 ENERGY EFFICIENCY : COMPLY WITH BASIX - AS4559.1 & 2 - 2018
- W. NSW H704 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. H705 HEATING APPLIANCES, FIREPLACES, CHIMNEYS, AND FLUES - FOR A DOMESTIC SOLID FUEL BURNING APPLIANCE, ASINZS 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 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 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 VANTIES 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.

FLOOD LEVEL -

N/A

BAL RATING -

N/A

WIND CLASS -

N1

SLAB CLASS -

H1

DESIGN PLANS

SUBJECT TO ENGINEERS AND MANUFACTURERS DESIGN CRITERIA-MAY CHANGE TO SUIT COMPLIANCE.

HYDRAULIC DESIGN

REFER TO HYDRAULICS ENGINEERS DRAWINGS FOR DRAINAGE DESIGN

NBN COMPLIANT

HOME TO BE SMART WIRED TO SUIT NBN BUILDING REQUIREMENTS.

CONCRETE 32mpa

REFER TO TENDER AND ENGINEERS DRAWINGS FOR ADDITIONAL CONCRETE SPECIFICATION REQUIREMENTS

BOS

REFER TO ENGINEERS DETAILS

ACID SULPHATE AFFECTED

TREE PRESERVATION

SQUARE SET CEILING WITH FURRING CHANNELS

1. EXCLUDES GARAGE, WET AREAS, BIR, LINEN, STORAGE (OR SIMILAR) AREAS AND EXTERNAL CEILINGS.
2. FOR ALL OTHER CORNICE SELECTIONS, REFER TO COLOURS PACK AND TENDER.

SQ. SET CEILINGS FIXED TO FURRING CHANNELS APPLICABLE TO FOLLOWING ROOMS ONLY: GROUND FLOOR AND FIRST FLOOR

5

1. COUNCIL SUBMISSION
- NOTIFICATION PLAN UPDATED

4

1. COUNCIL SUBMISSION
2. PCV 2
3. F10 DATED 23/10/2024

3

1. CONTRACT PLAN
- F10 DATED - 23.10.2024

2

1. CONTRACT PLAN
- PCV 01

1

1. CONTRACT PLAN
- TENDER REV 1
- TV - 01
- LIVABLE HOUSING DESIGN

REV.

DESCRIPTION

REVISION DESCRIPTION

REVISION SCHEDULE

5

COUNCIL SUBMISSION

23.01.2025

AP

4

COUNCIL SUBMISSION

18.11.2024

AP

3

CONTRACT PLAN

23.10.2024

JP

2

CONTRACT PLAN

26.09.2024

SY

1

CONTRACT PLAN

19.08.2024

SY

Rev.

ISSUE STATUS

Date

Issued by

Stage:

COUNCIL SUBMISSION

JOB No.

2018959

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

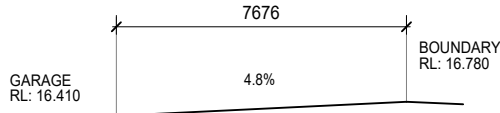
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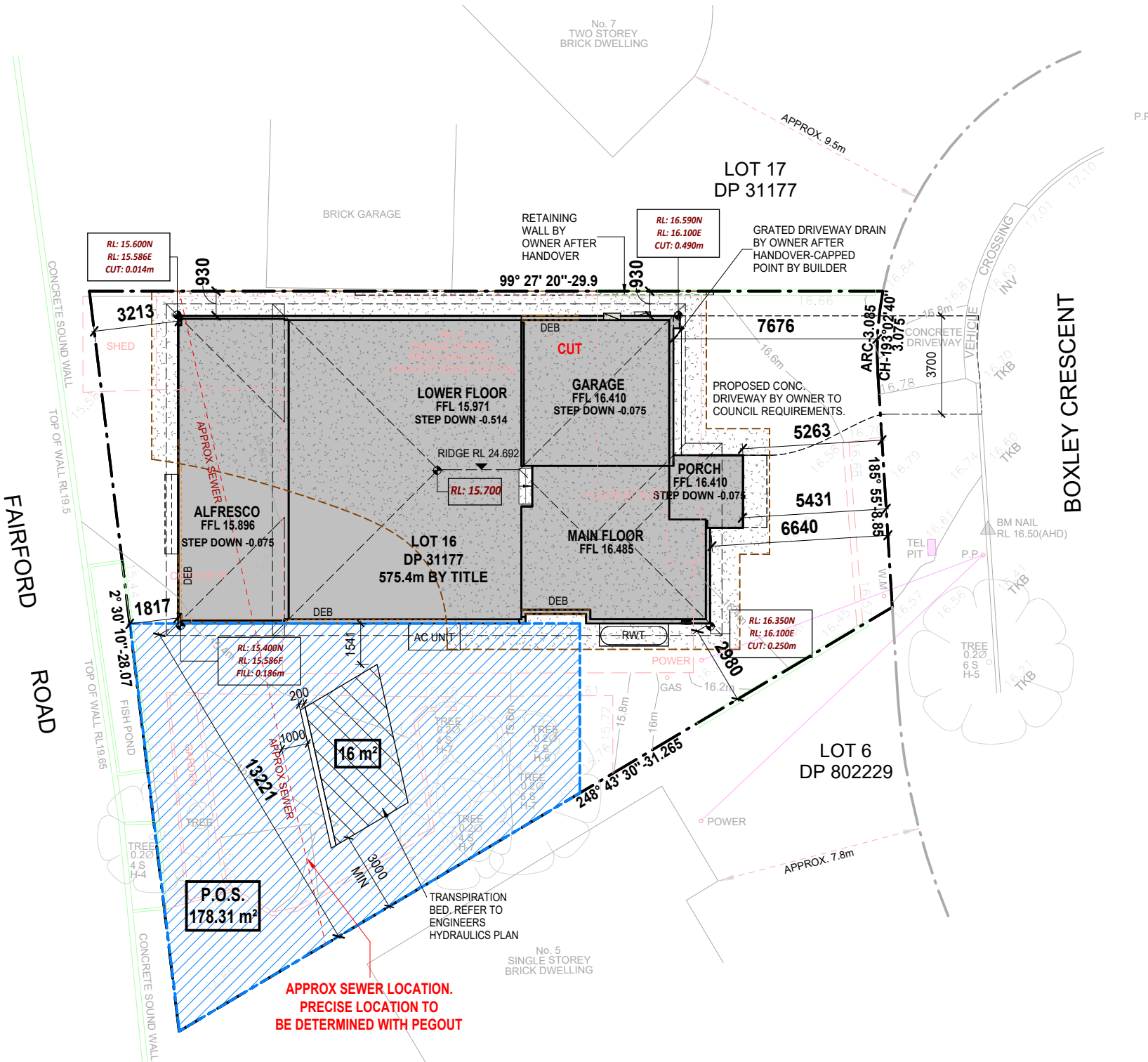
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Revision:

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DRIVEWAY GRADIENT	SITE ACCESS	ITEMS BY OWNER	EXCAVATION & SITE NOTES	BASIX & SITE INFORMATION
	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	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.	1. EXCAVATE/FILL: TO FORM DATUM APPROXIMATE - CUT: 186mm / FILL: 490mm 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 SURPESVISOR 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.	BASIX CERTIFICATE No. 1770308S DA No. 00000 ZONE R2 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 - 130.00 m² (REFER TO BASIX CERTIFICATE) 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



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1
COUNCIL SUBMISSION	
2018959	
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.	
19.08.2024	
SY	
23.01.2025	
1 : 200	
Sheet No.	
Revision:	
01.00	
5	



MASTERTON

CNR. SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
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CLIENT'S SIGNATURE 2

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DATE

For:
TRICIA THIEN TRAN

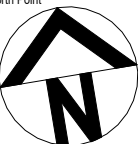
Address :
6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No :
16

DP :
31177

Council:
CANTERBURY BANKSTOWN

North Point



DWG:
SITE PLAN

Design: **TEMPUS GRANDE (4 BED) GARAGE RHS**

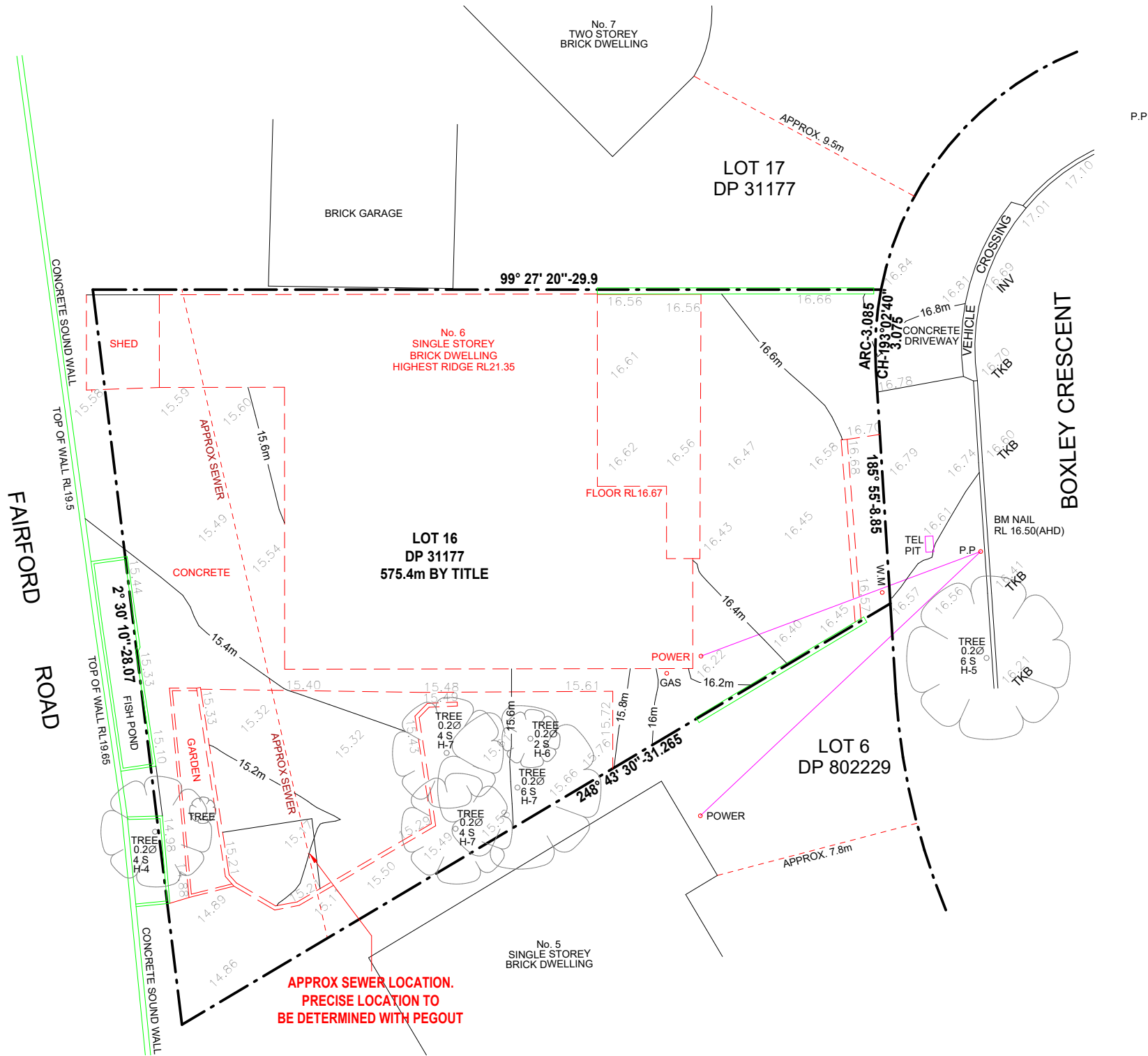
Facade: **METRO**

Edition: **ULTIMATE INCLUSIONS**

Garage Location:

RHS

NOTE:
Any tree (s) approved to be removed that is within three (3) metres of the building footprint, driveway and underground services must be removed completely by owner, including the root structure. It is the owners responsibility to ensure that the ground effected by the removal of the tree(s) is reinstated to the original level using an acceptable filling material compacted in 150mm layers



CNR. SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
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Address : 6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No : 16

DP : 31177

Council: CANTERBURY BANKSTOWN

North Point



DWG:

DEMOLITION SITE PLAN

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

1 : 200

JOB No.

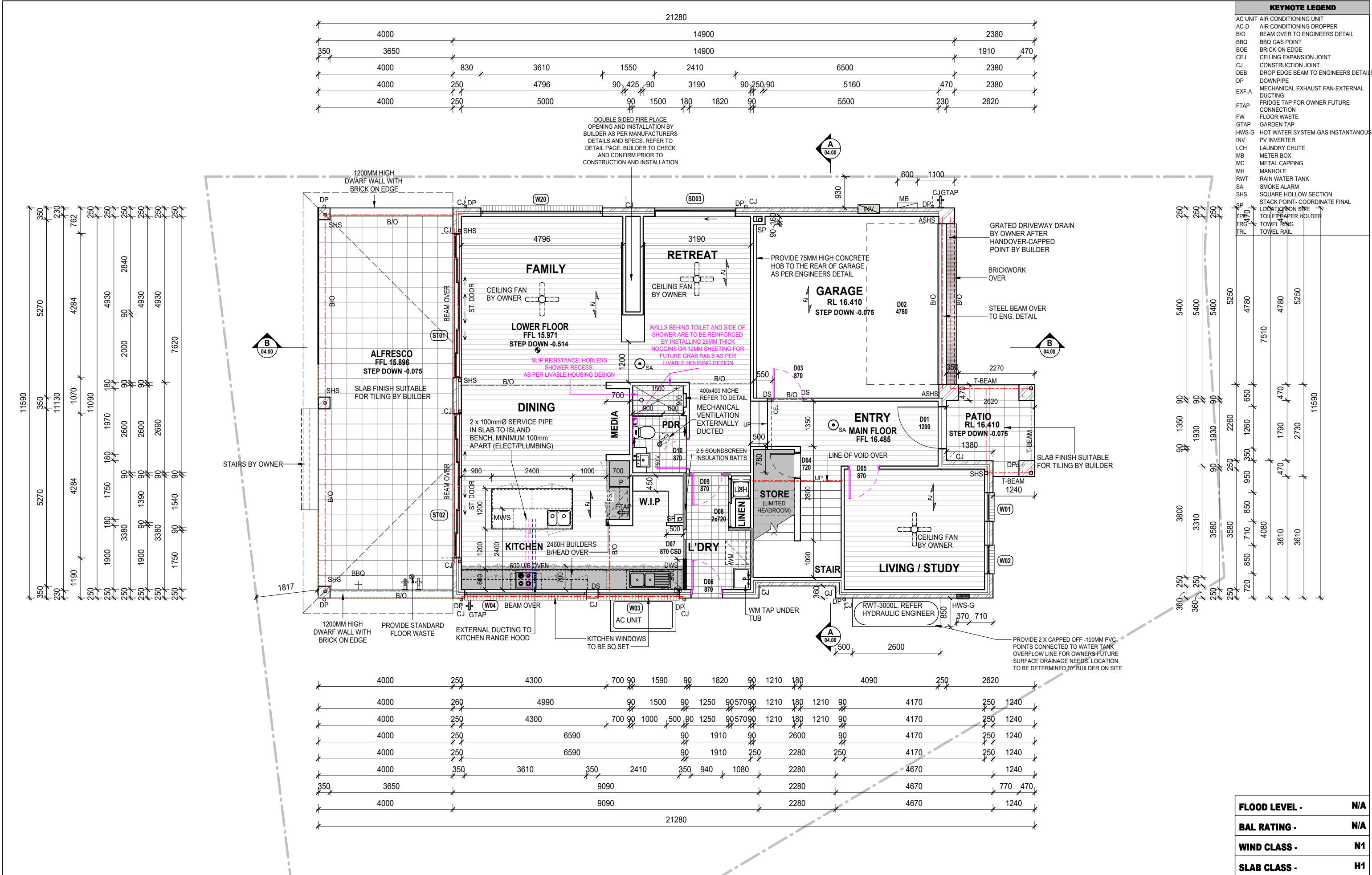
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Sheet No.

01.01

Revision:

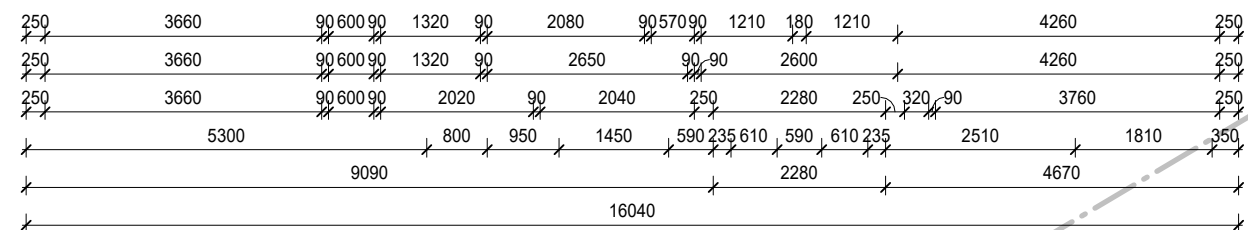
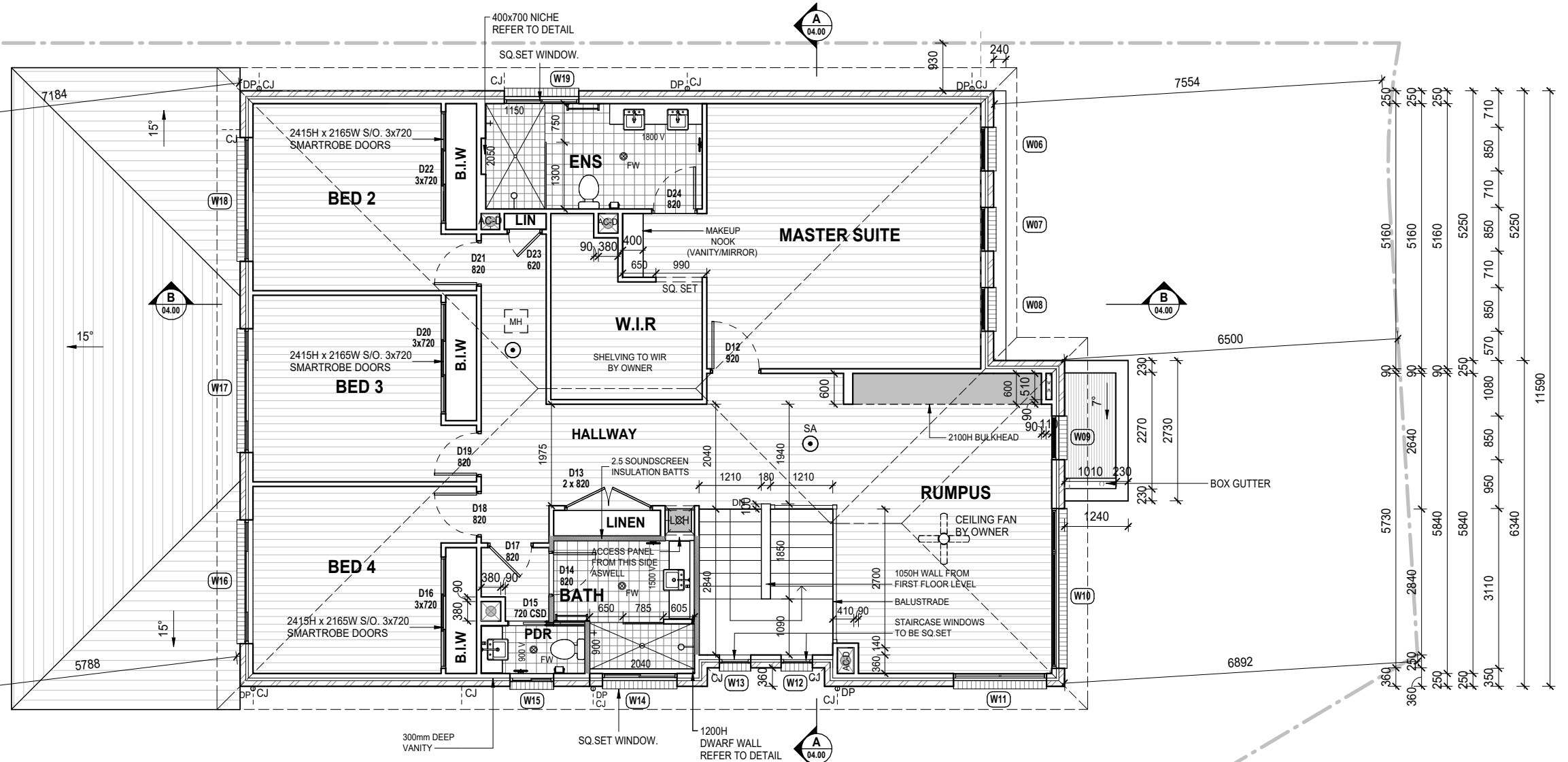
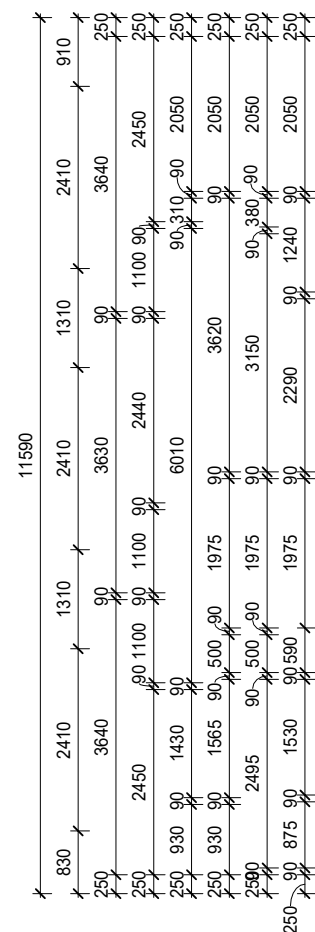
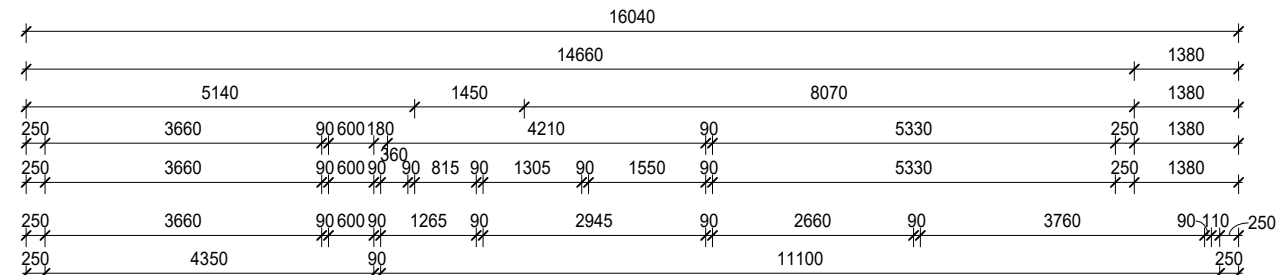
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 CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaptation will be prosecuted.	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 Council: CANTERBURY BANKSTOWN	DP: 31177	North Point 	DWG: GROUND FLOOR PLAN Design: TEMPUS GRANDE (4 BED) GARAGE RHS Facade: METRO Edition: ULTIMATE INCLUSIONS	Garage Location: RHS	Stage: COUNCIL SUBMISSION	JOB No. 2018959				
	Drawn Date: 19.08.2024									Drawn By: SY	Rev. Date: 23.01.2025	Scale @ A3: 1 : 100	Sheet No. 02.00	Revision: 5



KEYNOTE LEGEND	
AC UNIT	AIR CONDITIONING UNIT
B/O	AIR CONDITIONING DROPPER
BE	BEAM OVER TO ENGINEERS DETAIL
BBQ	BBQ GAS POINT
BOE	BRICK ON EDGE
CJ	CeILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DEB	DROP EDGE BEAM TO ENGINEERS DETAILS
DP	DOWMPIPE
EXF-A	MECHANICAL EXHAUST FAN-EXTERNAL DUCTING
FTAP	FRIDGE TRAP FOR OWNER FUTURE CONNECTION
FW	FLOOR WASTE
GTAP	GARDEN PANT
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	PV INVERTER
LCH	LAUNDRY CHUTE
MB	METER BOX
MC	METAL CAPPING
MH	MANHOLE
RWT	RAIN WATER TANK
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT- COORDINATE FINAL LOCATION ON SITE
TPH	TOILET PAPER HOLDER
TRG	TOWEL RING
TRL	TOWEL RAIL



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



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DATE _____

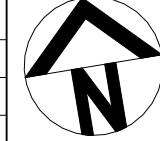
TRICIA THIEN TRAN

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Lot No : 16

DP: 31177

Council: CANTERBURY BANKSTOWN



FIRST FLOOR PLAN

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: **ULTIMATE INCLUSIONS**

Garage Location:

COUNCIL SUBMISSION

Drawn Date:	19.08.2024
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Drawn By: S

Rev. Date:	23.01
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Scale @ A3:
As indic

Scale @ A3:
As indicated

2018959

Sheet No.

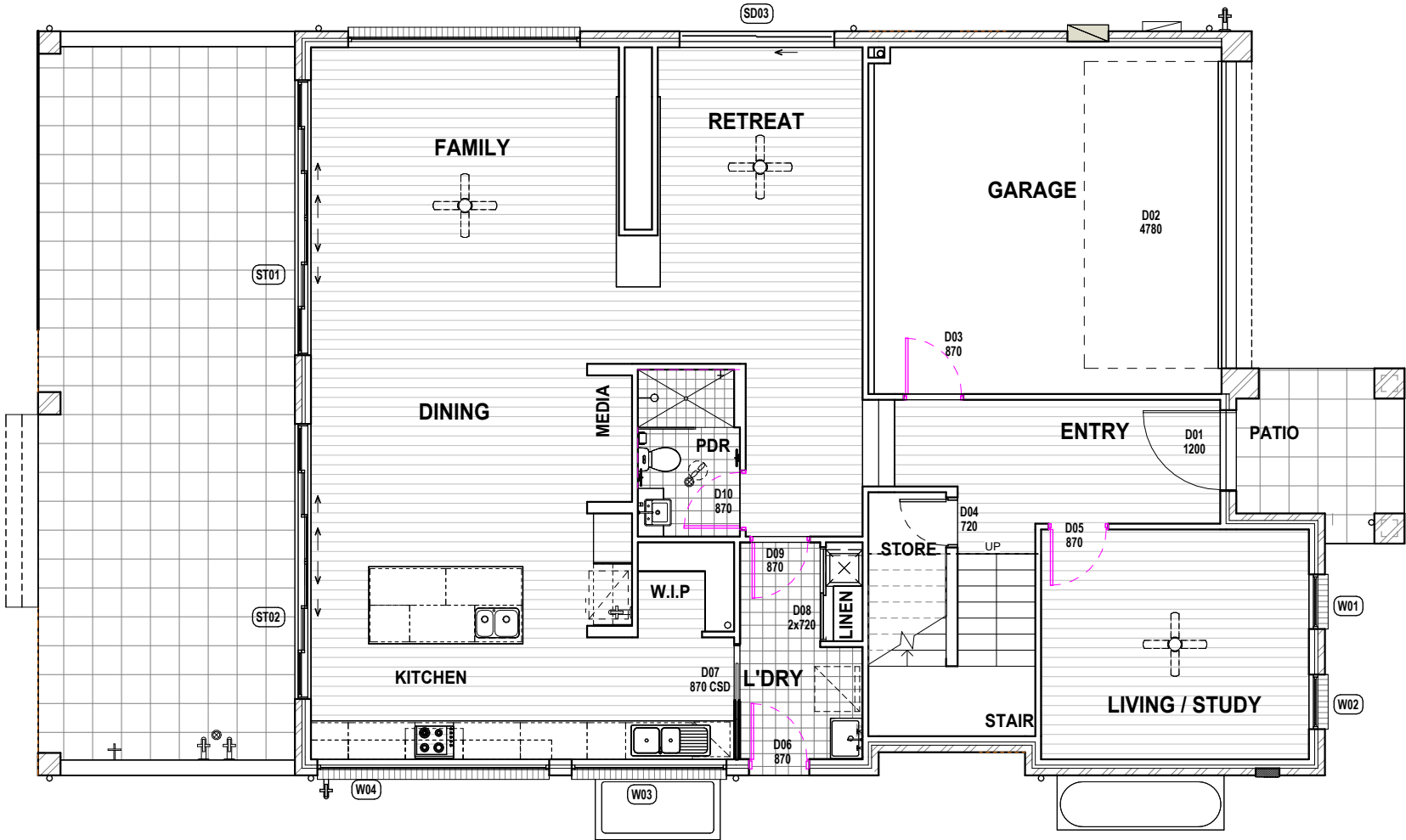
Revision: **5**

Location: L:\2018959 - TRAN\2018959 - TRAN.rvt

Plot Date: 23/01/2025 10:07:50 AM

DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GROUND FLOOR
02		2400	4780	GARAGE FLOOR
03		2340	870	GROUND FLOOR
04		2340	720	GROUND FLOOR
05		2340	870	GROUND FLOOR
06		2340	870	LOWER FLOOR
07		2340	870 CSD	LOWER FLOOR
08		2340	2x720	LOWER FLOOR
09		2340	870	LOWER FLOOR
10		2340	870	LOWER FLOOR
12		2340	920	FIRST FLOOR
13		2340	2 x 820	FIRST FLOOR
14		2340	820	FIRST FLOOR
15		2340	720 CSD	FIRST FLOOR
16	SMARTROBE	2415	3x720	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	820	FIRST FLOOR
19		2340	820	FIRST FLOOR
20	SMARTROBE	2415	3x720	FIRST FLOOR
21		2340	820	FIRST FLOOR
22	SMARTROBE	2415	3x720	FIRST FLOOR
23		2040	620	FIRST FLOOR
24		2340	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE						
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	GROUND FLOOR
W	02	1800	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	GROUND FLOOR
W	03	1029	2410	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm Clear Tgh	LOWER FLOOR
W	04	600	3610	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm Clear	LOWER FLOOR
W	06	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	07	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	08	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	09	1029	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	FIRST FLOOR
W	10	1029	3110	AWNING / FIXED COUPLE - CUSTOM	DOUBLE GLAZED - IGU 4mm Tgh LBridge -10- 4mm Clear	FIRST FLOOR
W	11	1029	1810	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	FIRST FLOOR
W	12	3000	610	FIXED	DOUBLE GLAZED - IGU 4mm Tgh LBridge -12- 4mm Clear Tgh	FIRST FLOOR
W	13	3000	610	FIXED	DOUBLE GLAZED - IGU 4mm Tgh LBridge -12- 4mm Clear Tgh	FIRST FLOOR
W	14	600	1450	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	15	1200	850	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	16	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	17	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	18	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	19	1029	1450	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	20	600	3610	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm Clear Tgh	LOWER FLOOR
ST	01	2400	4284	ALFRESCO DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR
ST	02	2400	4284	ALFRESCO DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR
SD	03	2100	2410	SLIDING DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR



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



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DATE

For:
TRICIA THIEN TRAN

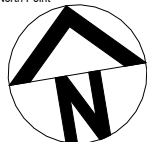
Address :
6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No :
16

Council:
CANTERBURY BANKSTOWN

DP :
31177

North Point



DWG:
SCHEDULES GROUND FLOOR

Design:
TEMPUS GRANDE (4 BED) GARAGE RHS

Facade:
METRO

Edition:
ULTIMATE INCLUSIONS

Stage:
COUNCIL SUBMISSION

Drawn Date:
19.08.2024

Drawn By:
SY

Rev. Date:
23.01.2025

Scale @ A3:
1 : 100

Garage Location:
RHS

Job No.
2018959

Sheet No.
02.02

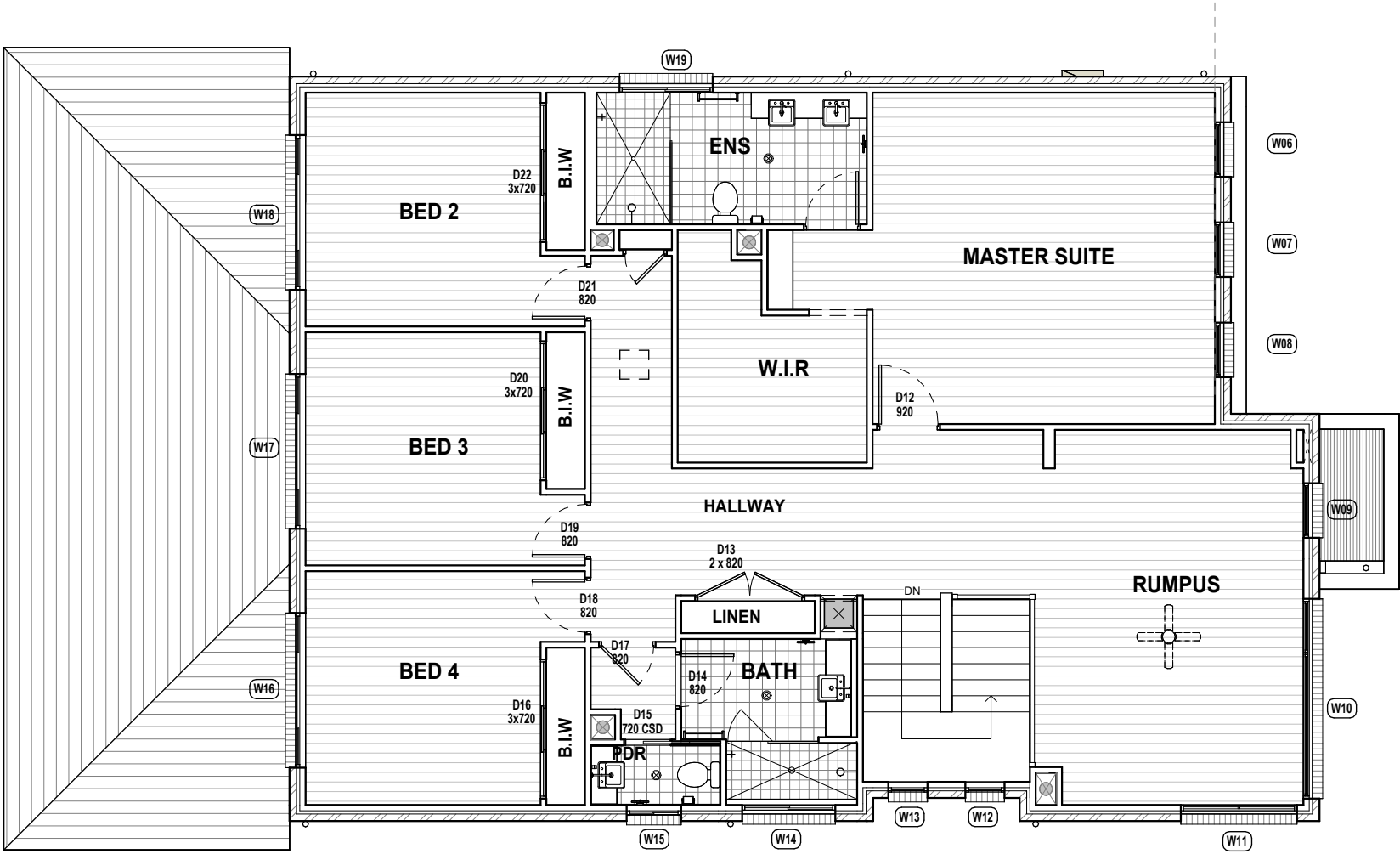
Revision:
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Location: L:\2018959 - TRAN\2018959 - TRAN.rvt

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DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	GROUND FLOOR
02		2400	4780	GARAGE FLOOR
03		2340	870	GROUND FLOOR
04		2340	720	GROUND FLOOR
05		2340	870	GROUND FLOOR
06		2340	870	LOWER FLOOR
07		2340	870 CSD	LOWER FLOOR
08		2340	2x720	LOWER FLOOR
09		2340	870	LOWER FLOOR
10		2340	870	LOWER FLOOR
12		2340	920	FIRST FLOOR
13		2340	2 x 820	FIRST FLOOR
14		2340	820	FIRST FLOOR
15		2340	720 CSD	FIRST FLOOR
16	SMARTROBE	2415	3x720	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	820	FIRST FLOOR
19		2340	820	FIRST FLOOR
20	SMARTROBE	2415	3x720	FIRST FLOOR
21		2340	820	FIRST FLOOR
22	SMARTROBE	2415	3x720	FIRST FLOOR
23		2040	620	FIRST FLOOR
24		2340	820	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE						
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	1800	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	GROUND FLOOR
W	02	1800	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm	GROUND FLOOR
W	03	1029	2410	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm Clear Tgh	LOWER FLOOR
W	04	600	3610	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm	LOWER FLOOR
W	06	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	07	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	08	1200	850	AWNING	4mm Clear SmartGlass	FIRST FLOOR
W	09	1029	850	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	FIRST FLOOR
W	10	1029	3110	AWNING / FIXED COUPLE - CUSTOM	DOUBLE GLAZED - IGU 4mm Tgh LBridge -10- 4mm Clear	FIRST FLOOR
W	11	1029	1810	AWNING	DOUBLE GLAZED - IGU 4mm LBridge -10- 4mm Clear	FIRST FLOOR
W	12	3000	610	FIXED	DOUBLE GLAZED - IGU 4mm Tgh LBridge -12- 4mm Clear Tgh	FIRST FLOOR
W	13	3000	610	FIXED	DOUBLE GLAZED - IGU 4mm Tgh LBridge -12- 4mm Clear Tgh	FIRST FLOOR
W	14	600	1450	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	15	1200	850	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	16	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	17	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	18	1029	2410	SLIDING	4mm Clear SmartGlass	FIRST FLOOR
W	19	1029	1450	SLIDING	6.38mm Lam Translucent	FIRST FLOOR
W	20	600	3610	FIXED	DOUBLE GLAZED - IGU 6mm Tgh LBridge -8- 6mm Clear Tgh	LOWER FLOOR
ST	01	2400	4284	ALFRESCO DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR
ST	02	2400	4284	ALFRESCO DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR
SD	03	2100	2410	SLIDING DOOR	DOUBLE GLAZED - IGU 5mm Tgh LBridge -6- 5mm Clear Tgh	LOWER FLOOR



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



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DATE

For:
TRICIA THIEN TRAN

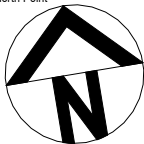
Address :
6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No :
16

DP :
31177

Council:
CANTERBURY BANKSTOWN

North Point



DWG:
SCHEDULES FIRST FLOOR

Design:
TEMPUS GRANDE (4 BED) GARAGE RHS

Facade:
METRO

Edition:
ULTIMATE INCLUSIONS

Stage:
COUNCIL SUBMISSION

Drawn Date:
19.08.2024

Drawn By:
SY

Rev. Date:
23.01.2025

Scale @ A3:
1 : 100

Garage Location:
RHS

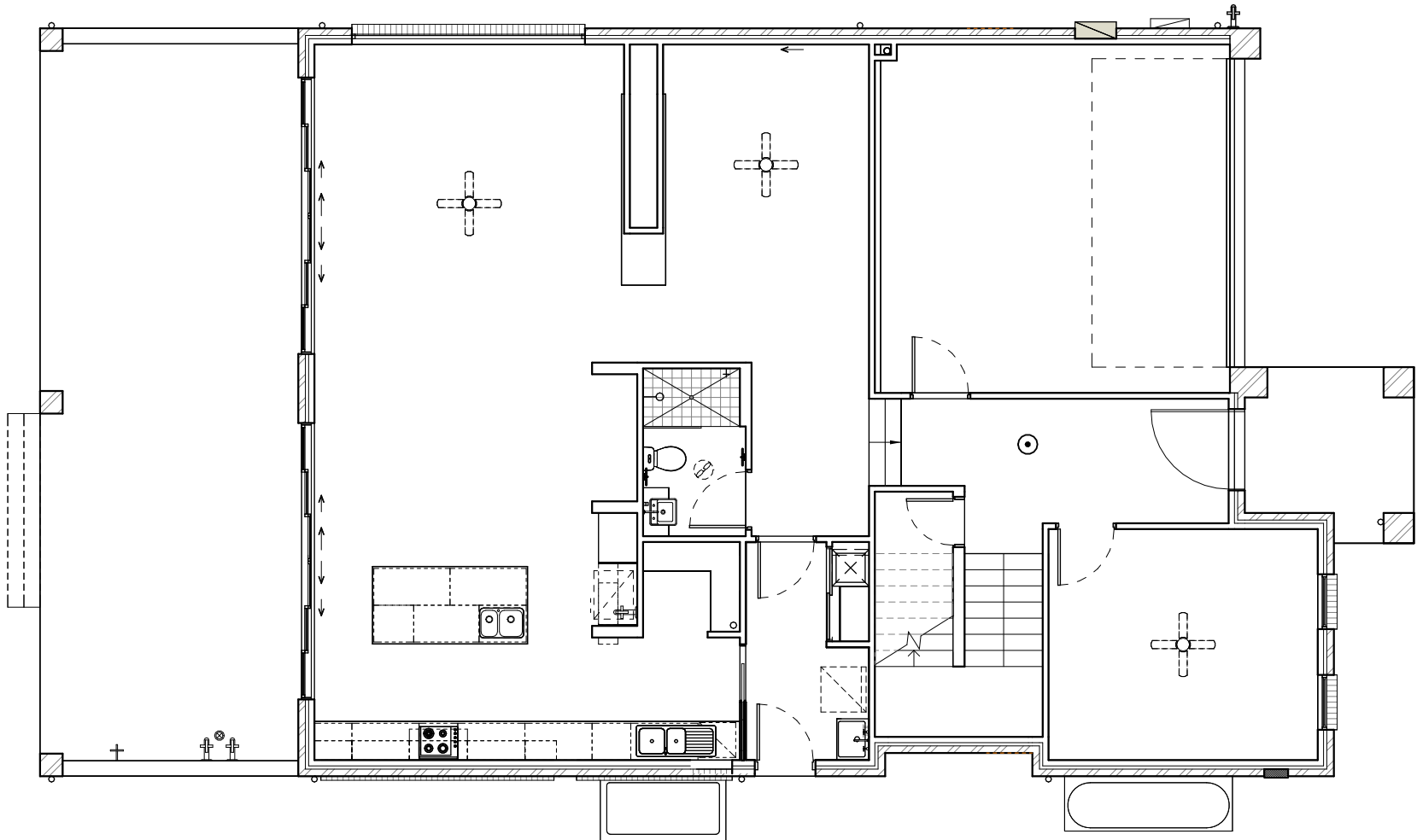
JOB No.
2018959

Sheet No.
02.03

Revision:
5

Location: L:\2018959 - TRAN\2018959 - TRAN.rvt

Plot Date: 23/01/2025 10:07:52 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 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



MASTERTON

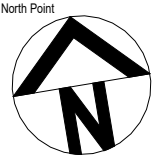
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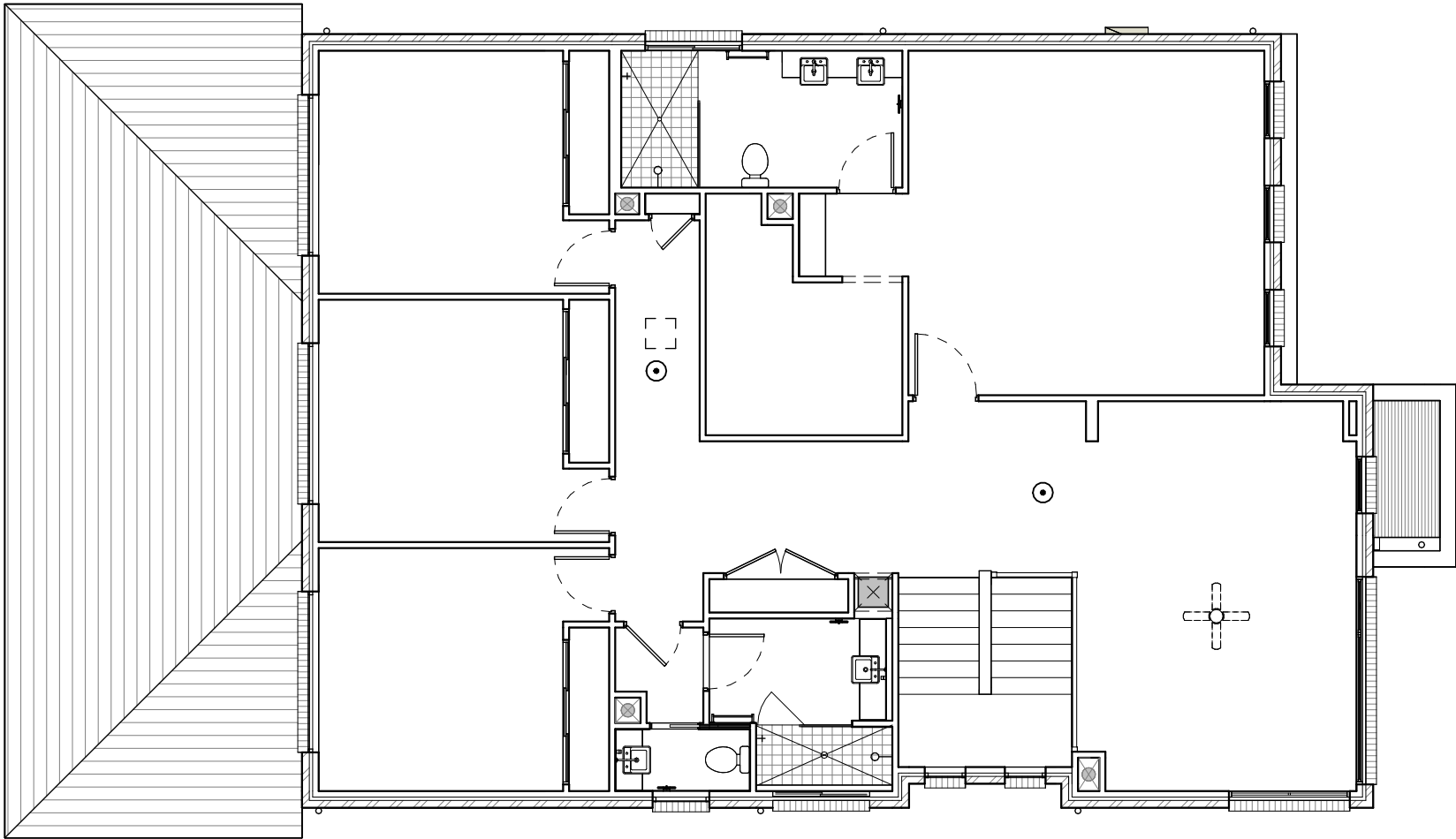
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CLIENT'S SIGNATURE 2	
I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES	DATE

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



DWG:	GROUND FLOOR ELECTRICAL PLAN	
Design:	TEMPUS GRANDE (4 BED) GARAGE RHS	
Facade:	METRO	Garage Location:
Edition:	ULTIMATE INCLUSIONS	RHS

Stage:				JOB No.	
COUNCIL SUBMISSION				2018959	
Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
19.08.2024	SY	23.01.2025	1 : 100	02.07	5



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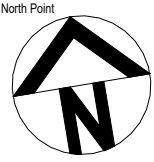
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For:	TRICIA THIEN TRAN		
Address :	6 BOXLEY CRESCENT, BANKSTOWN NSW 2200		
Lot No :	16	DP :	31177
Council:	CANTERBURY BANKSTOWN		

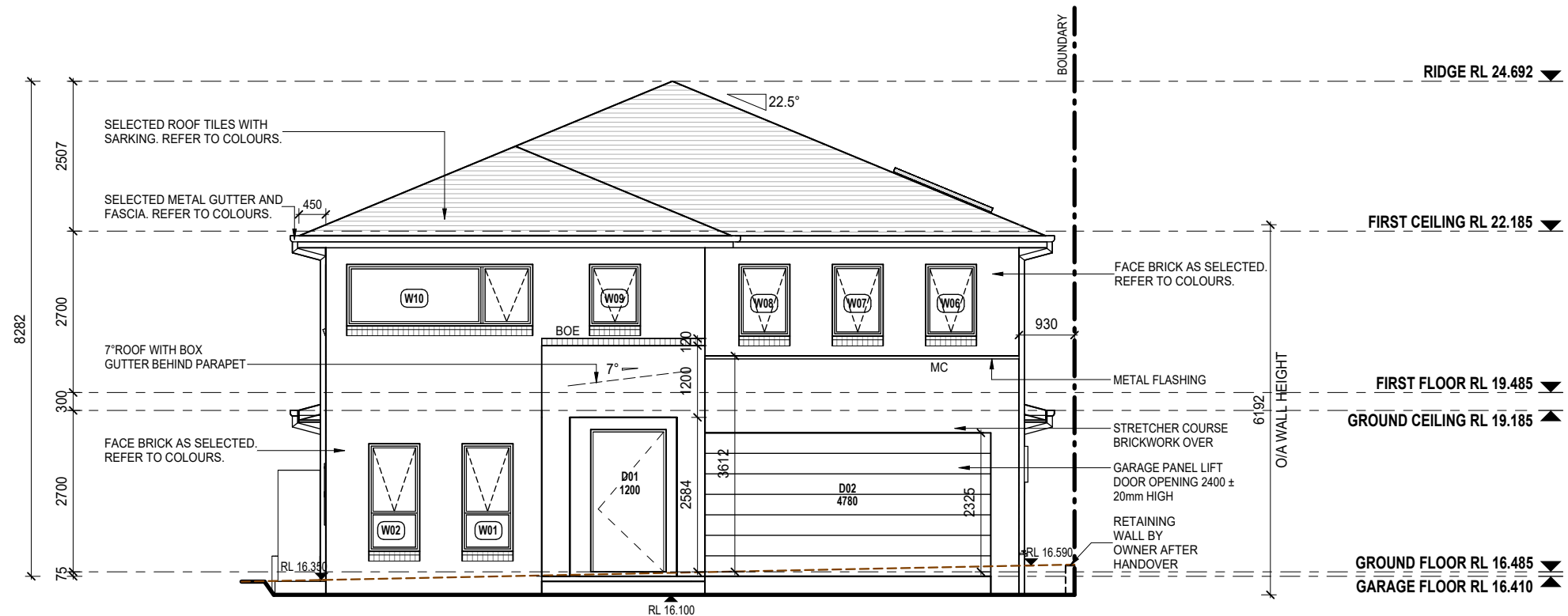


DWG:	FIRST FLOOR ELECTRICAL PLAN	
Design:	TEMPUS GRANDE (4 BED) GARAGE RHS	
Facade:	METRO	Garage Location:
Edition:	ULTIMATE INCLUSIONS	RHS

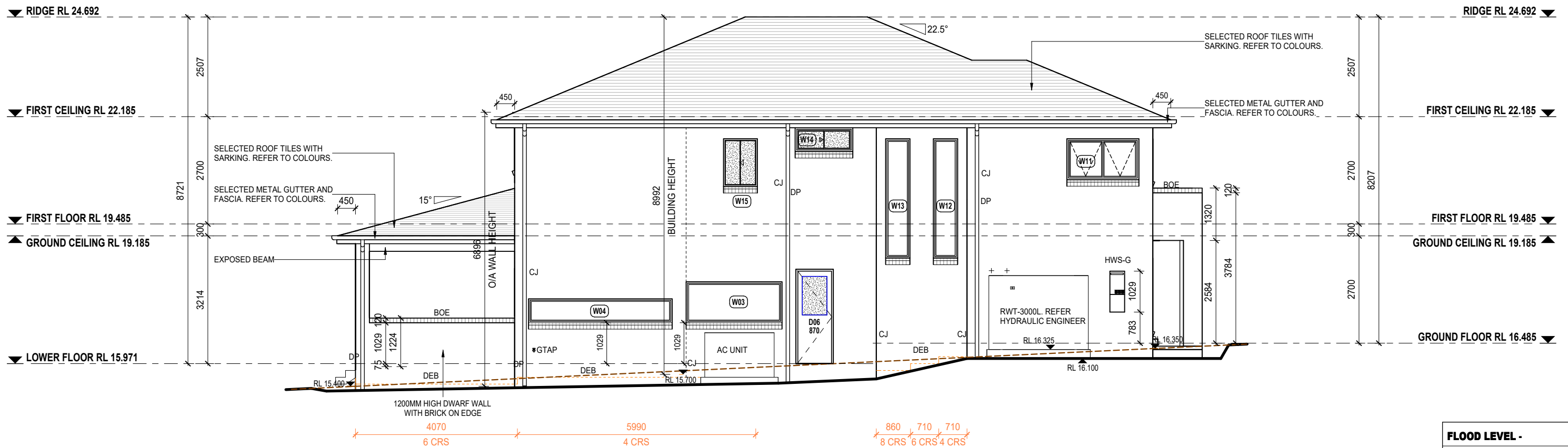
Stage:				JOB No.	
COUNCIL SUBMISSION				2018959	
Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
19.08.2024	SY	23.01.2025	1 : 100	02.08	5

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
AC-D	AIR CONDITIONING DROPPER
B/O	BEAM OVER TO ENGINEERS DETAIL
BBQ	BBQ GAS POINT
BOE	BRICK ON EDGE
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DEB	DROP EDGE BEAM TO ENGINEERS DETAILS
DP	DOWNPIPE
EXF-A	MECHANICAL EXHAUST FAN-EXTERNAL DUCTING
FTAP	FRIDGE TAP FOR OWNER FUTURE CONNECTION
FW	FLOOR WASTE
GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANEOUS
INV	INVERTER
LCH	LAUNDRY CHUTE
MB	METER BOX
MC	METAL CAPPING
MH	MANHOLE
RWT	RAIN WATER TANK
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT - COORDINATE FINAL LOCATION ON SITE
TPH	TOILET PAPER HOLDER
TRG	TOWEL RING
TRL	TOWEL RAIL



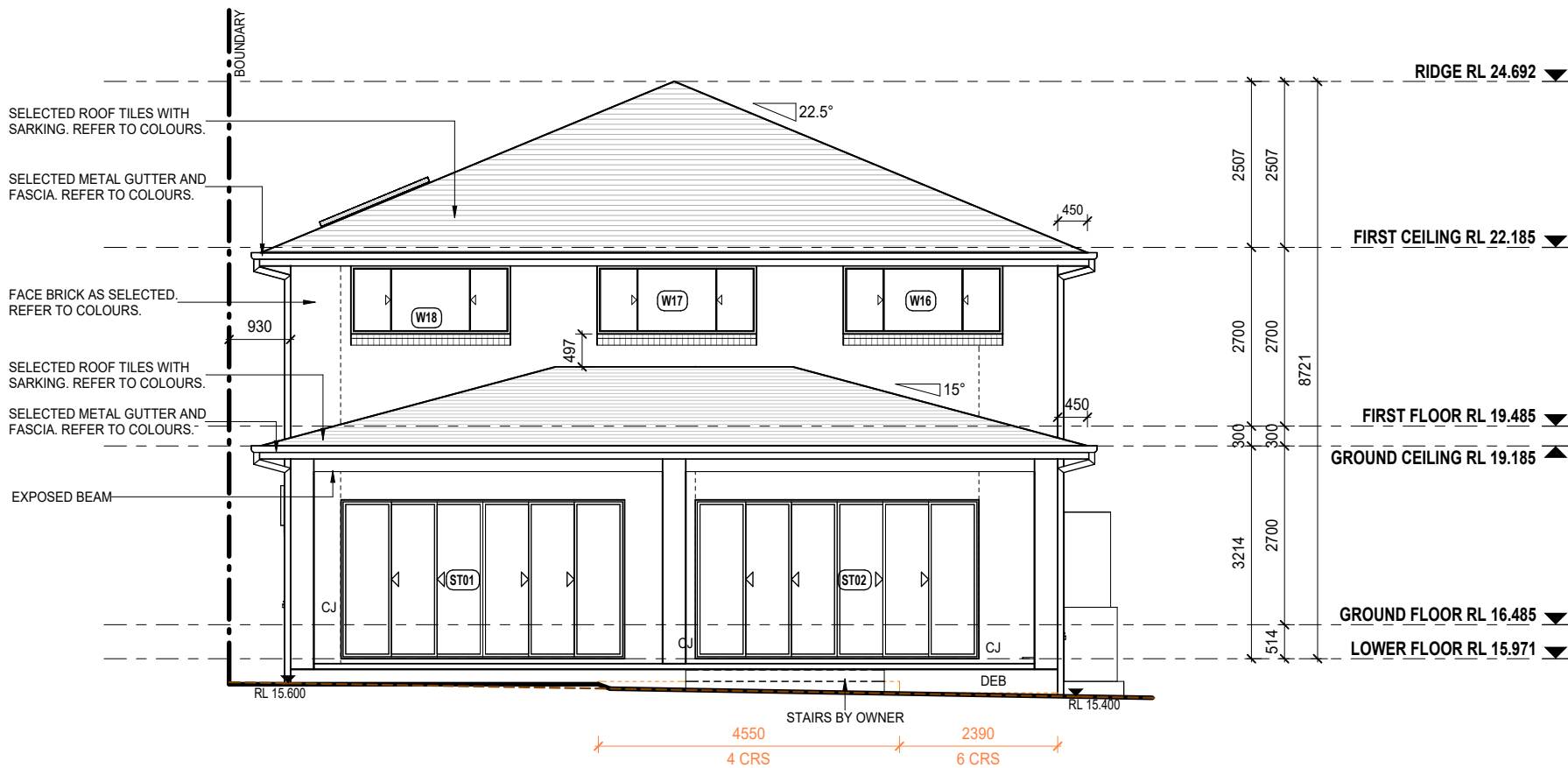
01 FRONT (EAST) ELEVATION
03.00 1 : 100



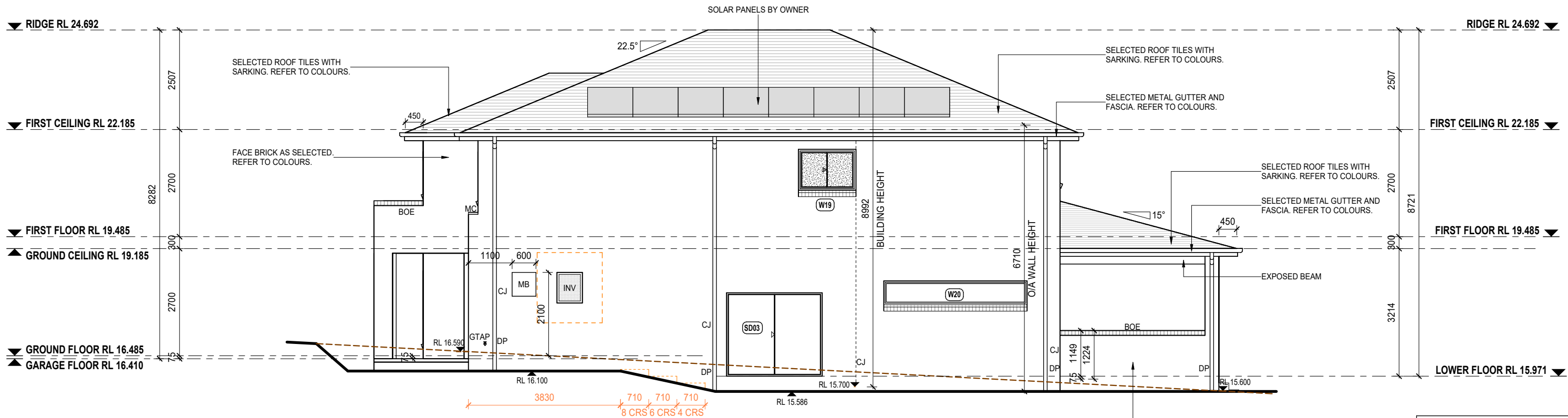
02 LEFT (SOUTH) ELEVATION
03.00 1 : 100

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

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					Lot No : 16 DP : 31177	Garage Location: RHS				



03 BACK (WEST) ELEVATION
03.01 1 : 100



04 RIGHT (NORTH) ELEVATION
03.01 1 : 100

KEYNOTE LEGEND	
AC UNIT	AIR CONDITIONING UNIT
AC-D	AIR CONDITIONING DROPPER
B/O	BEAM OVER TO ENGINEERS DETAIL
BBQ	BBQ GAS POINT
BOE	BRICK ON EDGE
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DEB	DROP EDGE BEAM TO ENGINEERS DETAILS
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GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANEOUS
INV	PV INVERTER
LCH	LAUNDRY CHUTE
MB	METER BOX
MC	METAL CAPPING
MH	MANHOLE
RWT	RAIN WATER TANK
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT- COORDINATE FINAL
TPH	TOILET PAPER HOLDER
TRG	TOWEL RING
TRL	TOWEL RAIL

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



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DATE

For:

TRICIA THIEN TRAN

Address:

6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No:

16

Council:

CANTERBURY BANKSTOWN

DP:

31177

North Point

DWG:

ELEVATIONS

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

1 : 100

JOB No.

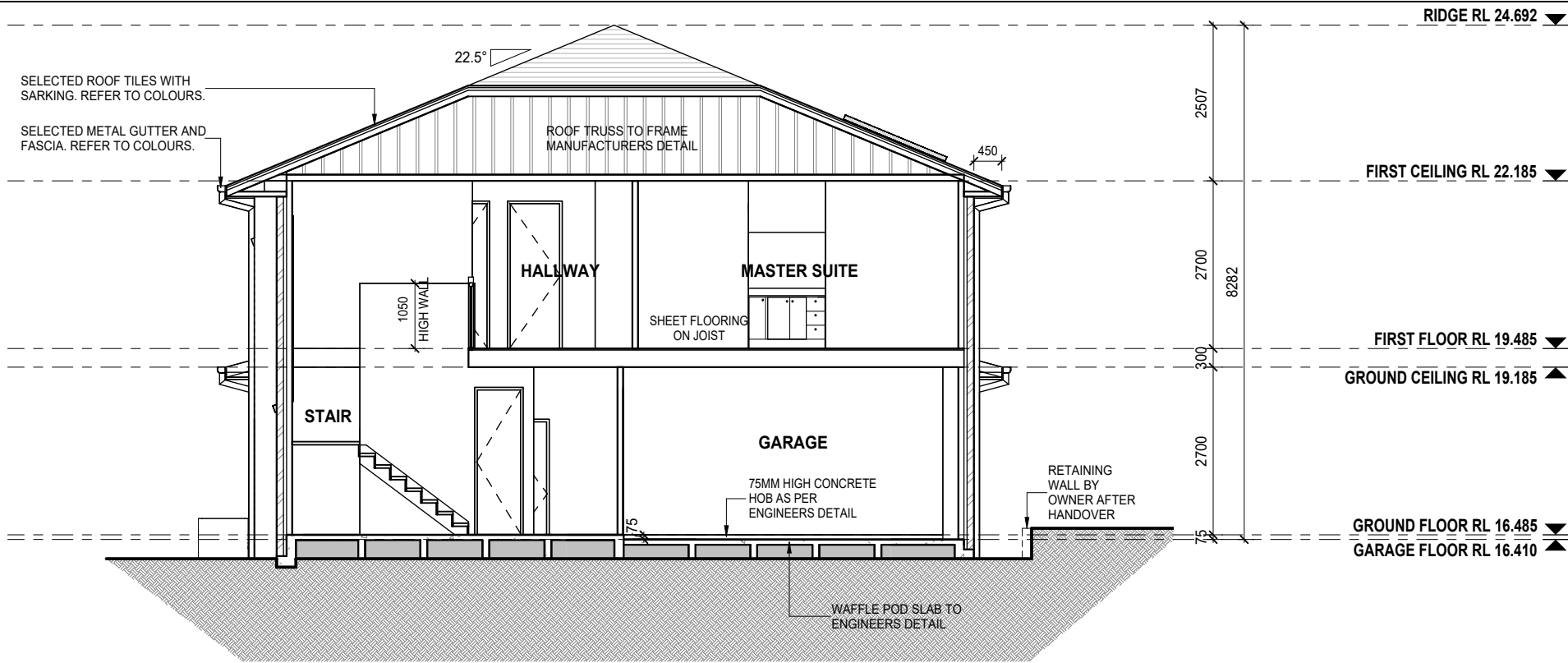
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Sheet No.

03.01

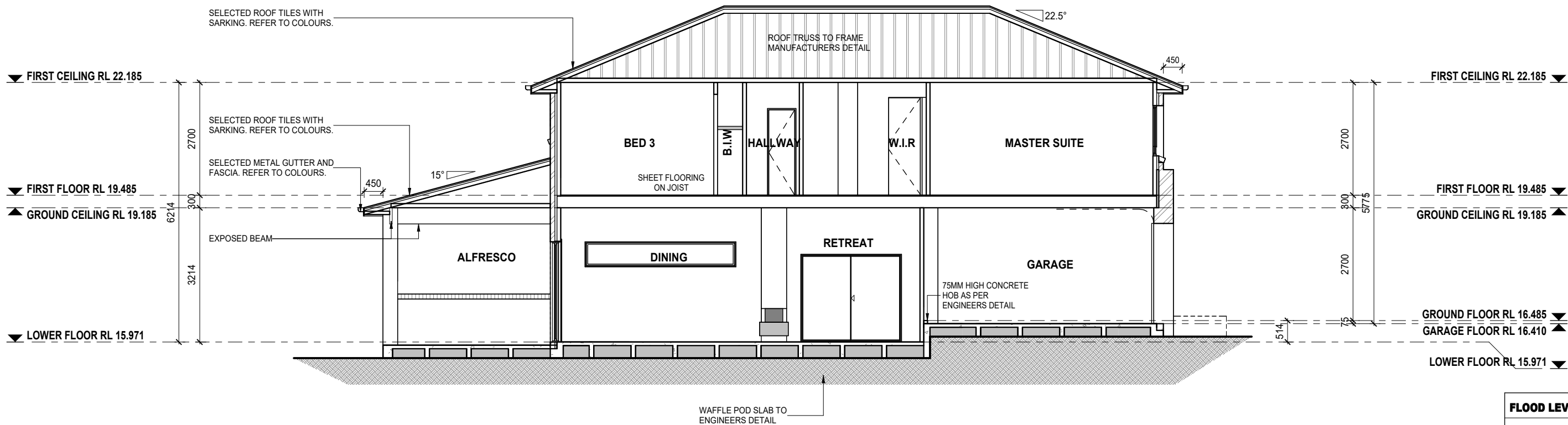
Revision:

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A SECTION A-A
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. GROUND FLOOR AND FIRST FLOOR AND STAIR EXCLUDES WET AREAS AND GARAGE.
 - SKIRTING TO BE TACKED IN PLACE DUE TO TIMBER FLOORING TO SELECTED AREAS:
A. GROUND FLOOR AND FIRST FLOOR AND STAIR EXCLUDES WET AREAS AND GARAGE.
 - SKIRTING FRAMING BLOCKS REQUIRED DUE TO TIMBER FLOORING TO SELECTED AREAS:
A. GROUND FLOOR AND FIRST FLOOR AND STAIR EXCLUDES WET AREAS AND GARAGE.
- INSULATION UPGRADES**
- ADDITIONAL INSULATION UPGRADES TO FOLLOWING :
- BRADFORD ENVIROSEAL WALL WRAP RW TO EXTERNAL WALLS OF DOUBLE STOREY DWELLING
 - R2.5 BRADFORD INSULATION BATTS TO EXTERNAL FRAMED WALLS OF LIVING AREAS & INCLUDING WALLS BETWEEN GARAGE & LIVING AREAS
 - R6.0 BRADFORD INSULATION BATTS TO CEILINGS OF LIVING AREAS (EXCLUDING GARAGE).
 - R2.5 BRADFORD SOUNDCREEN INSULATION 88MM THICK (DENSITY 24KG/M3) BATTS TO INTERNAL WALLS OF LAUNDRY AND BATHROOM.
 - REFER TO BASIX BOX FOR STANDARD INSULATION REQUIREMENTS



B SECTION B-B
04.00 1 : 100

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



1 FRONT RIGHT VIEW
05.00

2 FRONT LEFT VIEW
05.00

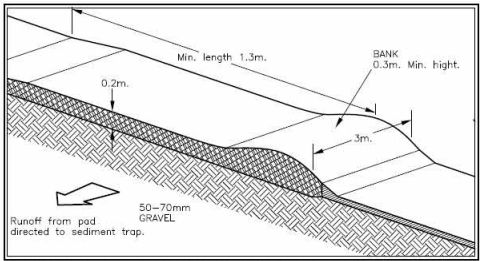


3 REAR RIGHT VIEW
05.00

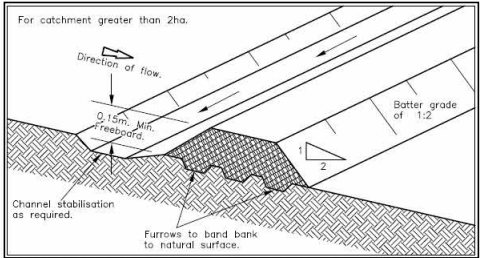
4 REAR LEFT VIEW
05.00

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

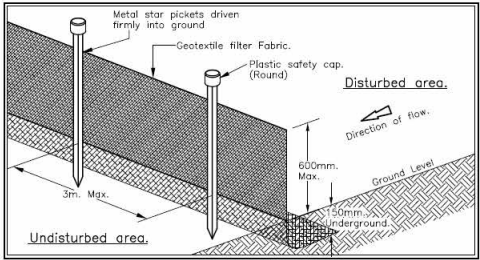
 MASTERTON CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH:1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced, copy, amendment or adaptation will be prosecuted.	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	North Point	DWG: PERSPECTIVE VIEWS Design: TEMPUS GRANDE (4 BED) GARAGE RHS Facade: METRO Edition: ULTIMATE INCLUSIONS	Stage: COUNCIL SUBMISSION Drawn Date: 19.08.2024 Drawn By: SY Rev. Date: 23.01.2025 Scale @ A3:	JOB No. 2018959 Sheet No. 05.00 Revision: 5	Plot Date: 23/01/2025 10:08:02 AM
				Address : 6 BOXLEY CRESCENT, BANKSTOWN NSW 2200 Lot No : 16 DP : 31177 Council: CANTERBURY BANKSTOWN					



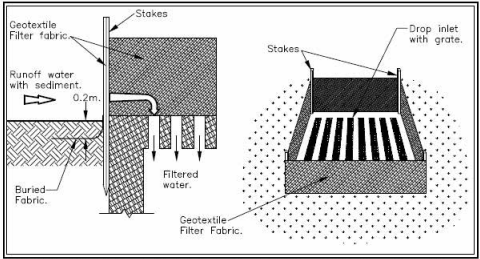
TEMPORARY CONSTRUCTION EXIT



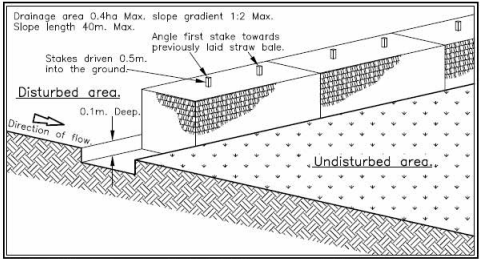
DIVERSION BANK AND CHANNEL



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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WARWICK FARM, NSW 2170
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DATE

For:

TRICIA THIEN TRAN

Address :

6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No :

16

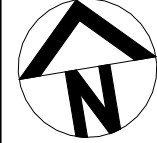
Council:

CANTERBURY BANKSTOWN

DP :

31177

North Point



DWG:

CONST. MGMT CTRL / SEDIMENT PLAN

Design:

TEMPUS GRANDE (4 BED) GARAGE RHS

Facade:

METRO

Edition:

ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

1 : 200

JOB No.

2018959

Sheet No.

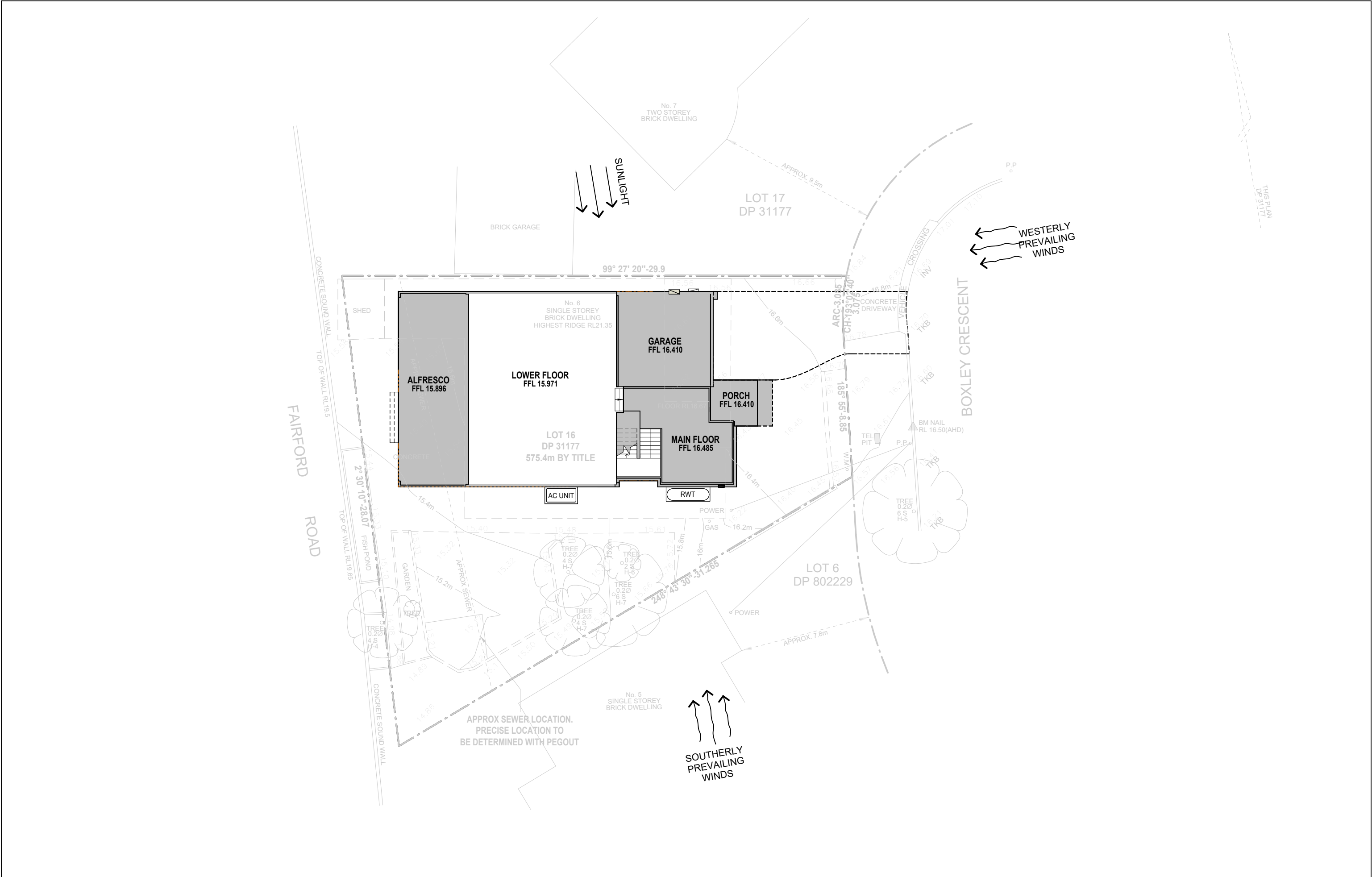
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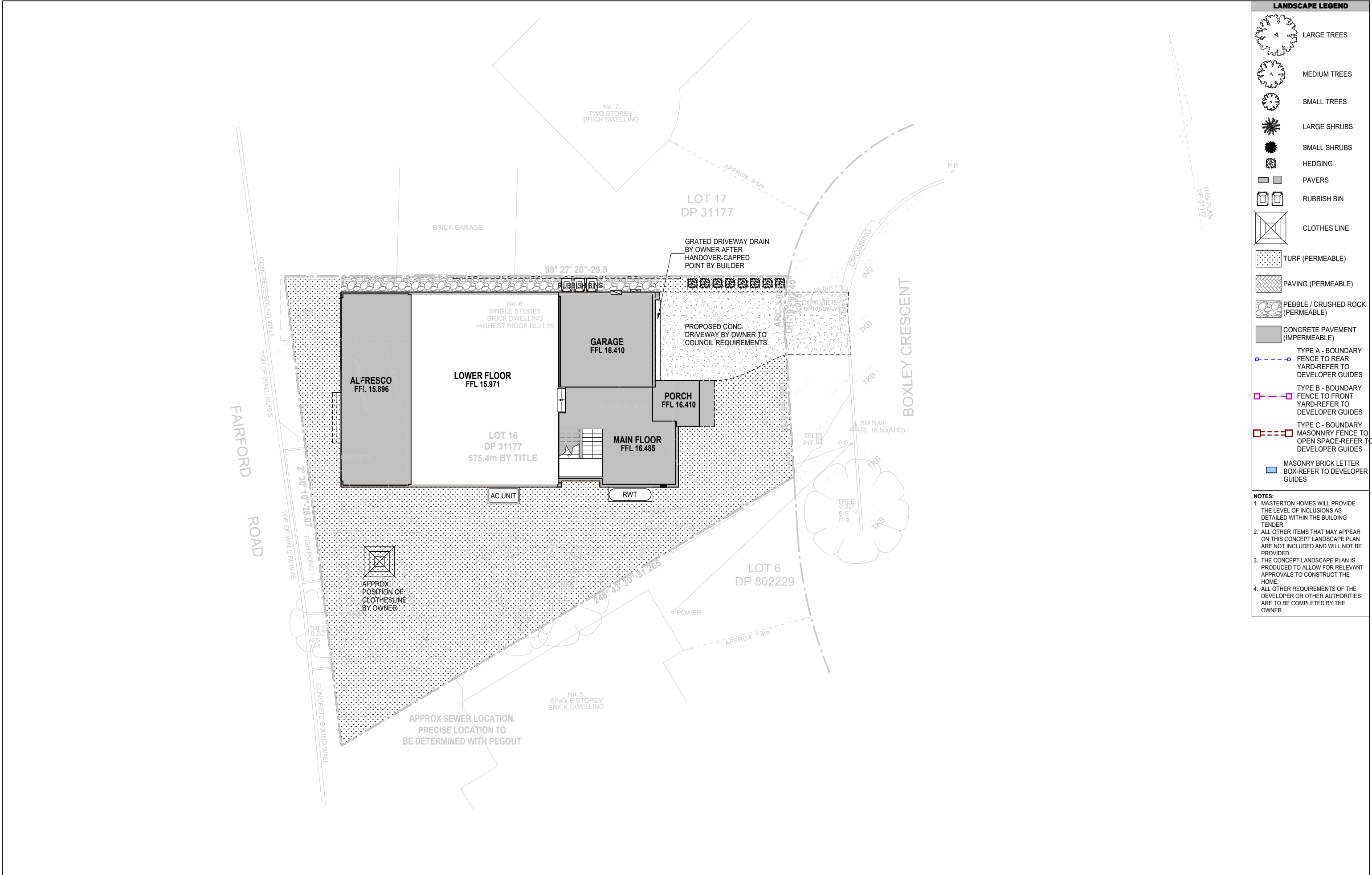
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ACCOMPANY NOTES TO PLAN

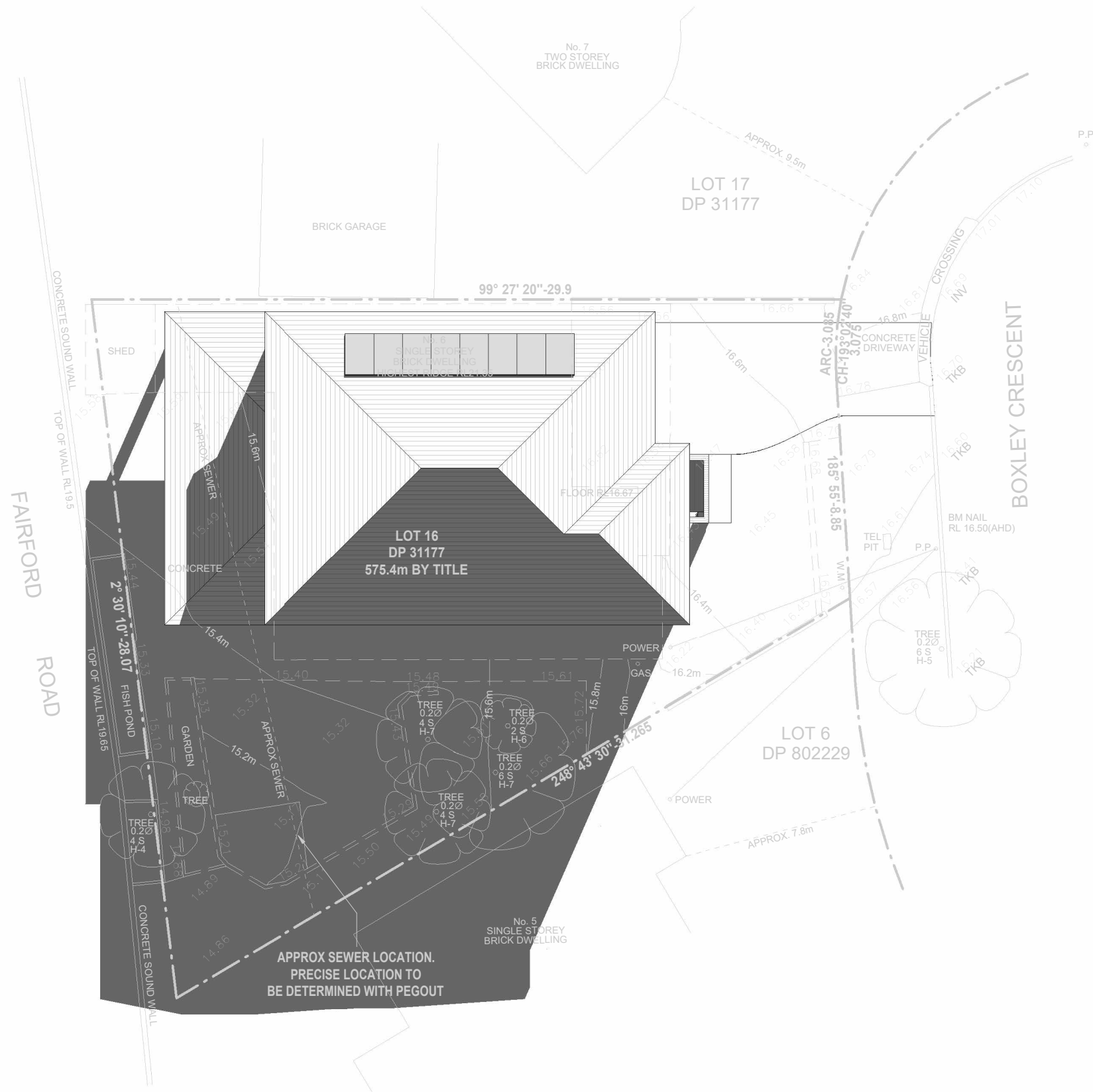
- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE 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, SPOIL & 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 STEET 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.



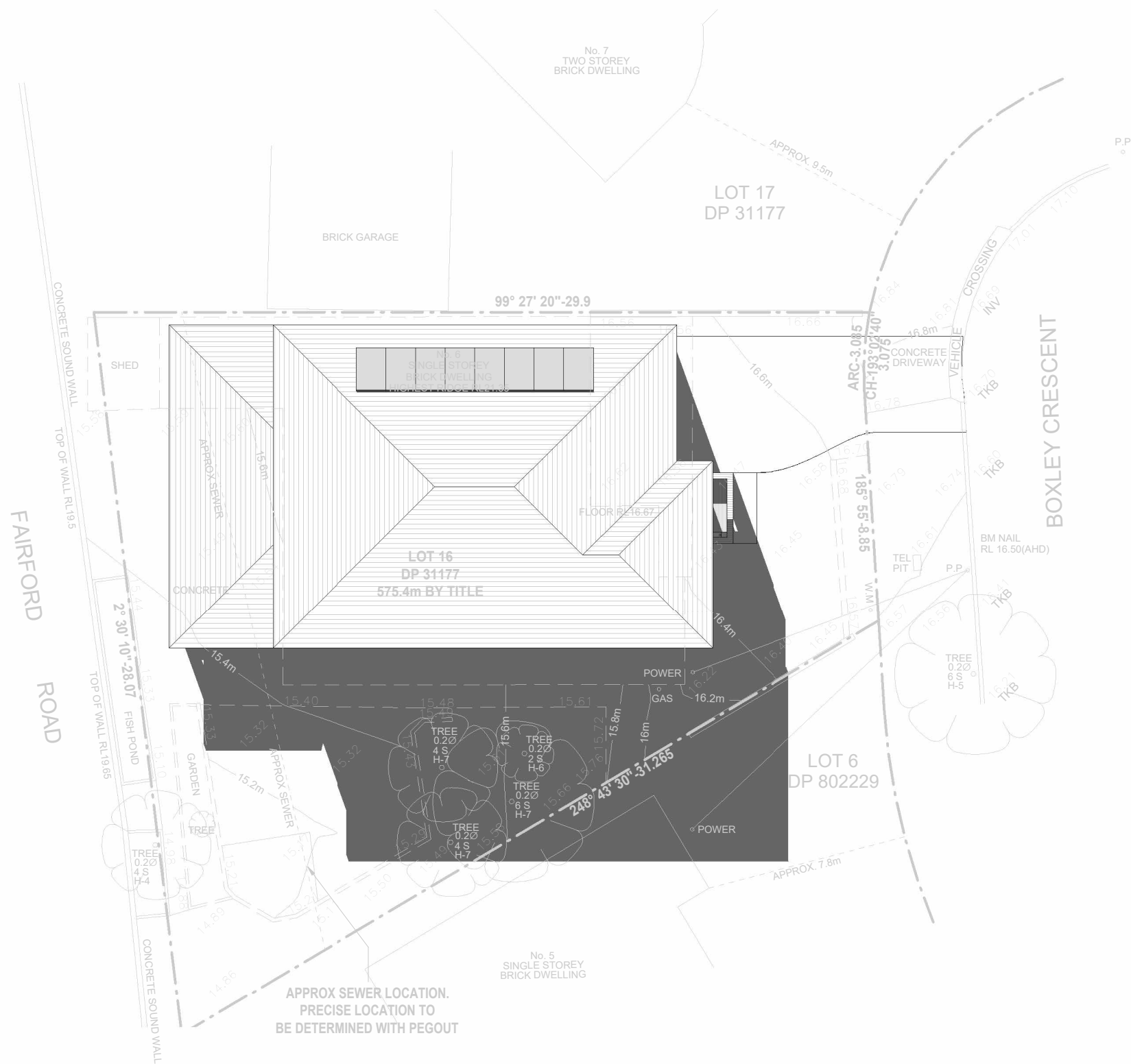
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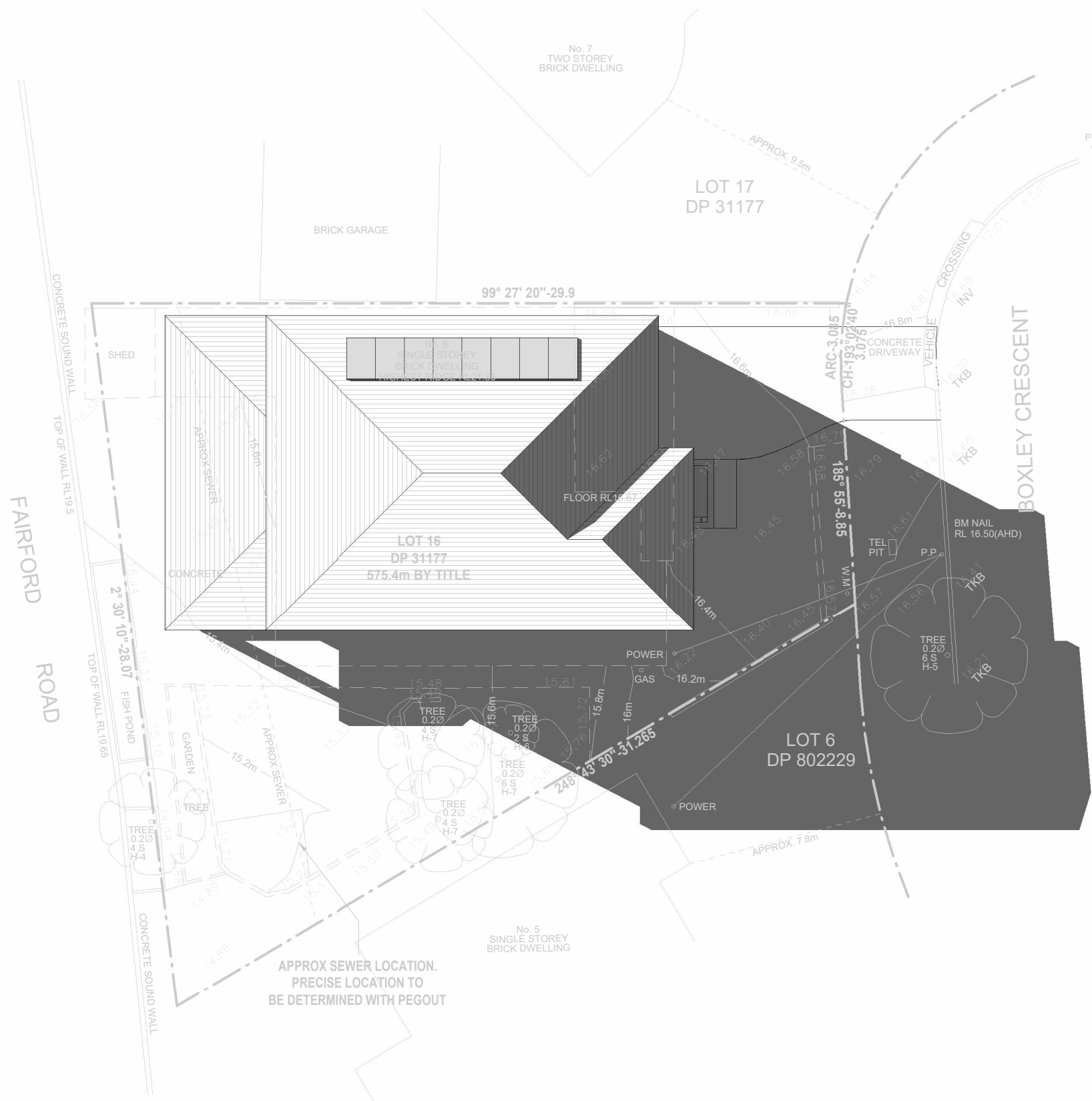
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					Council:						CANTERBURY BANKSTOWN		RHS													



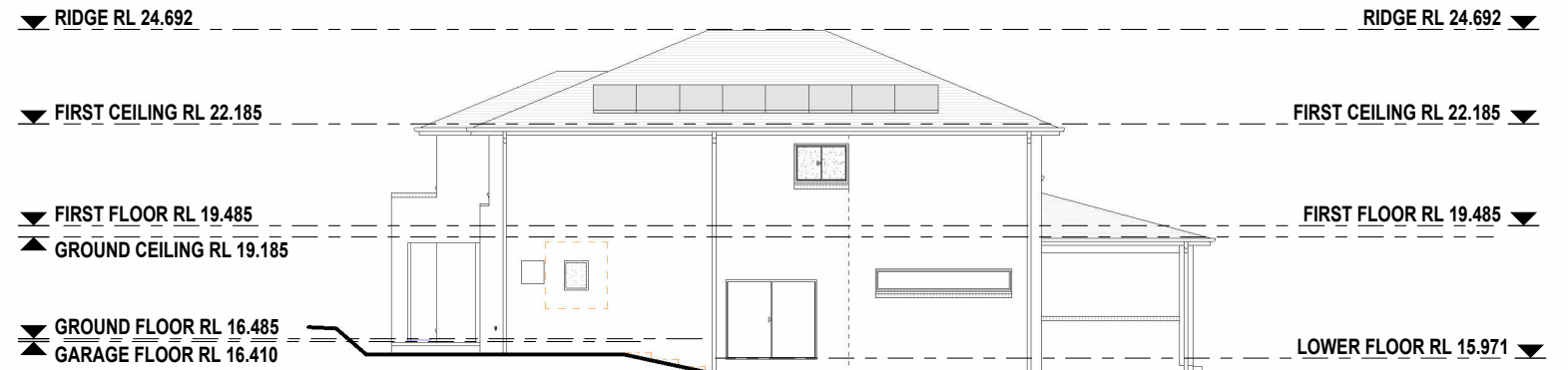
 MASTERTON CNR. SAPPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35558C / ABN. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaption will be prosecuted	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		For: TRICIA THIEN TRAN	North Point 	DWG: 12noon JUNE 21-SHADOW		Stage: COUNCIL SUBMISSION				JOB No. 2018959	
	CLIENT'S SIGNATURE 2		Address: 6 BOXLEY CRESCENT, BANKSTOWN NSW 2200		Design: TEMPUS GRANDE (4 BED) GARAGE RHS		Drawn Date: 19.08.2024		Drawn By: SY	Rev. Date: 23.01.2025	Scale @ A3: 1 : 200	Sheet No. 06.05	Revision: 5	
	I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES. DATE		Lot No: 16	DP: 31177	Facade: METRO		Garage Location: RHS	Edition: ULTIMATE INCLUSIONS						
			Council: CANTERBURY BANKSTOWN											



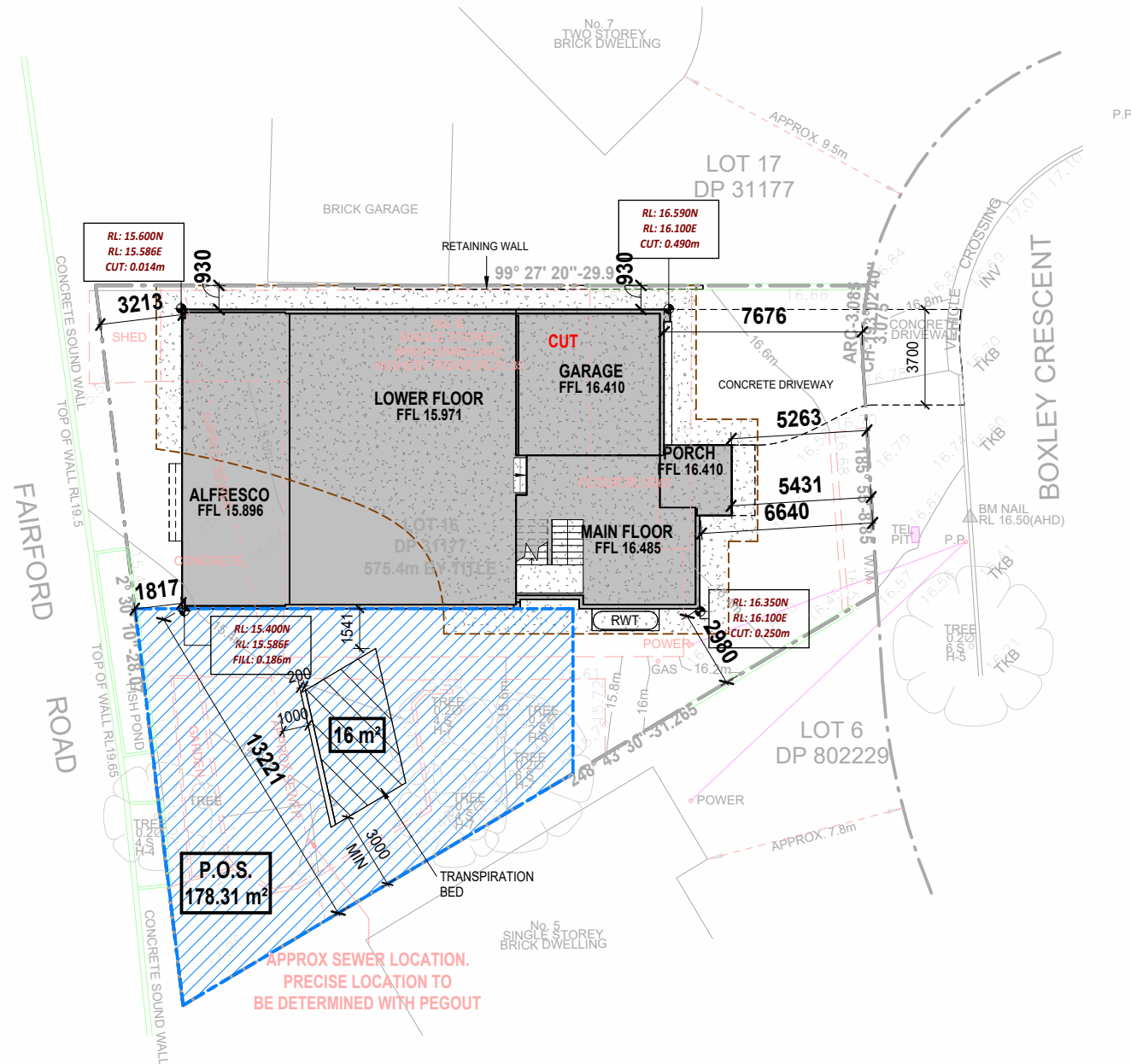
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					Council:	CANTERBURY BANKSTOWN				METRO		RHS	19.08.2024	SY	23.01.2025	1 : 200
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2 FRONT (EAST) ELEVATION
1 : 200



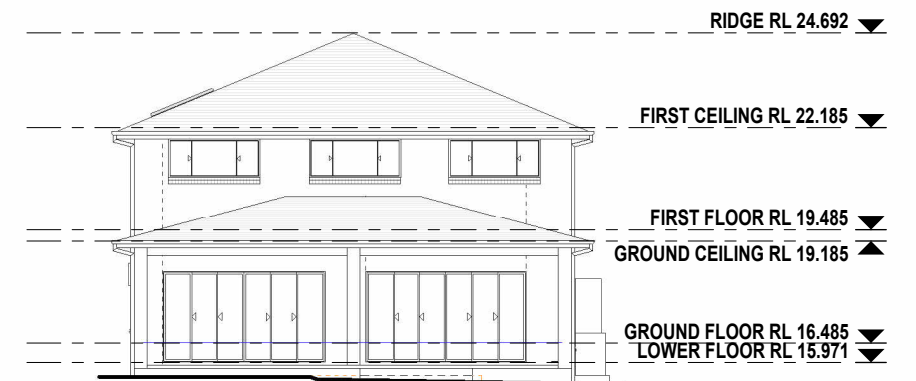
4 RIGHT (NORTH) ELEVATION
1 : 200



1 NOTIFICATION PLAN
1 : 250



5 LEFT (SOUTH) ELEVATION
1 : 200



3 BACK (WEST) ELEVATION
1 : 200



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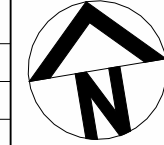
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North Point



DWG:

NOTIFICATION PLAN

Design:

TEMPUS GRANDE (4 BED) GARAGE RHS

Facade:

METRO

Edition:

ULTIMATE INCLUSIONS

Garage Location:

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Drawn By:

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Rev. Date:

23.01.2025

Scale @ A3:

As indicated

Job No.

2018959

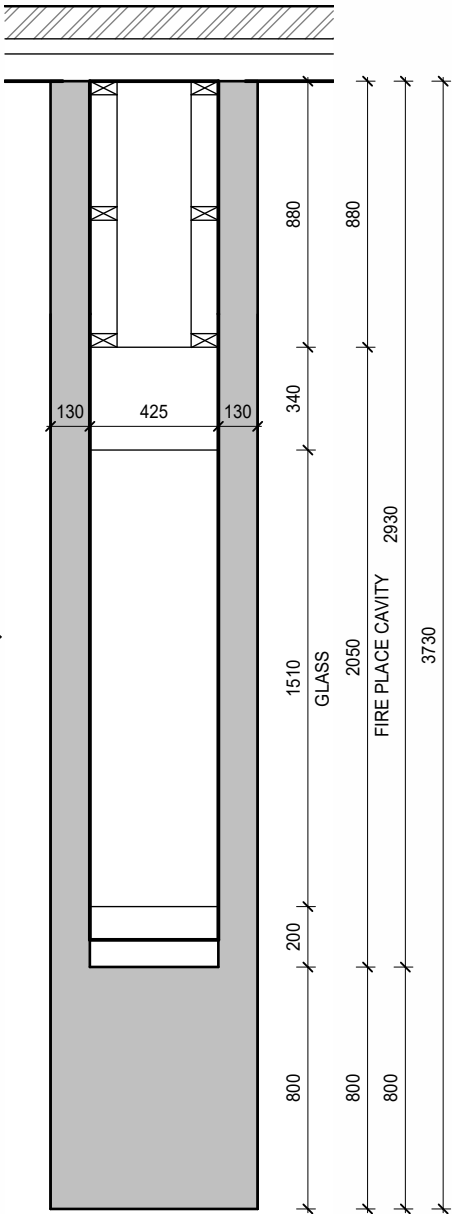
Sheet No.

06.07

Revision:

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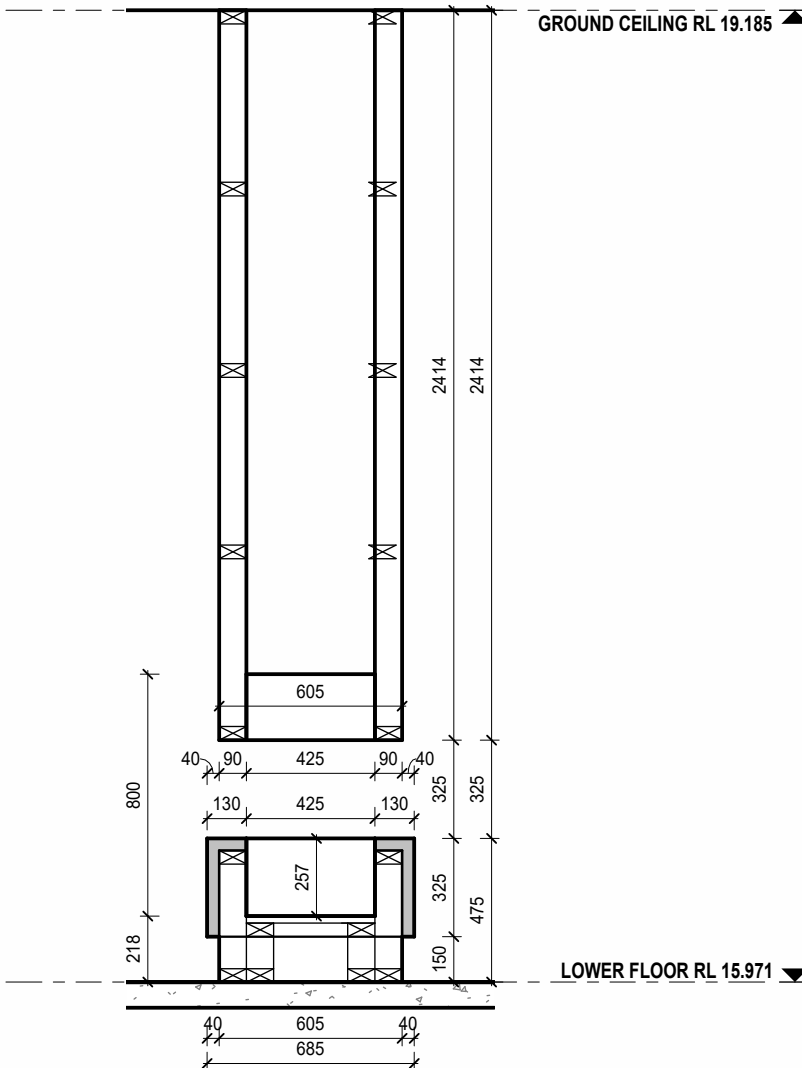
07.00 2



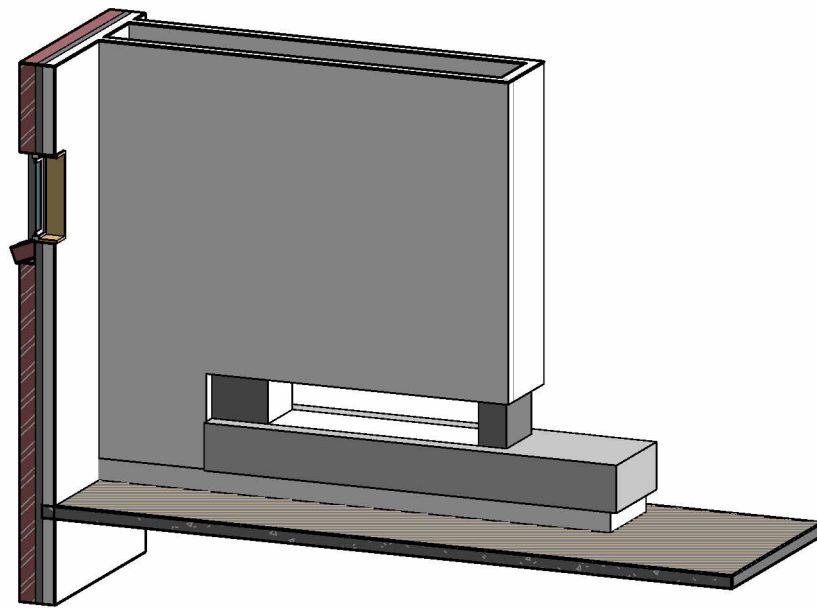
5
07.00
DETAIL PLAN - FIRE PLACE
1 : 25

2
07.00
ELEVATION - FIREPLACE
1 : 25

3
07.00
FIRE PLACE SECTION
1 : 25

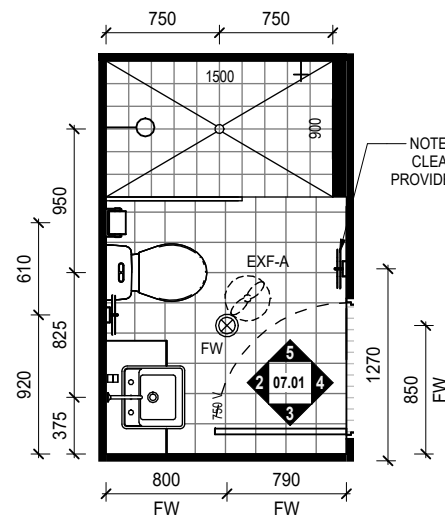


4
07.00
FIRE PLACE PERSPECTIVE

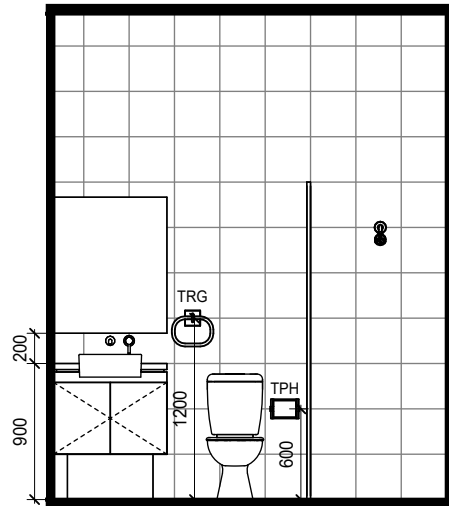


FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N1
SLAB CLASS -	H1

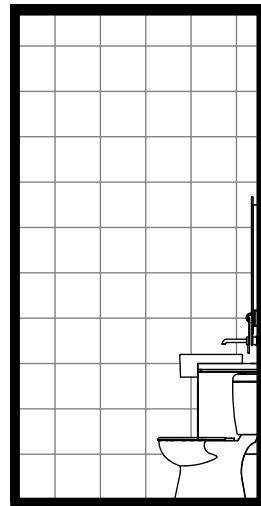
DOUBLE SIDED FIRE PLACE
OPENING AND INSTALLATION BY BUILDER AS PER MANUFACTURERS DETAILS
AND SPECS. REFER TO RINNAI INSTALLATION MANUAL. BUILDER TO CHECK
AND CONFIRM PRIOR TO CONSTRUCTION AND INSTALLATION



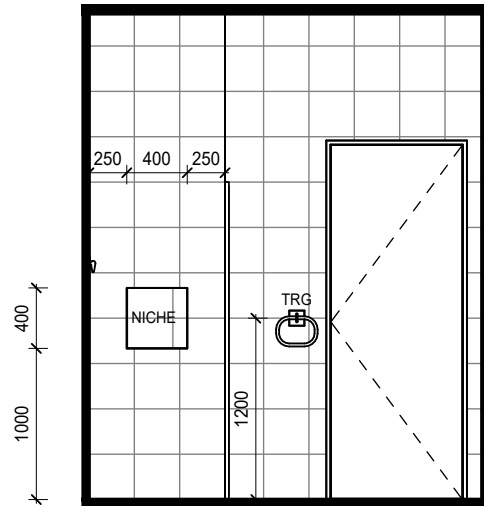
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07.01 1 : 50



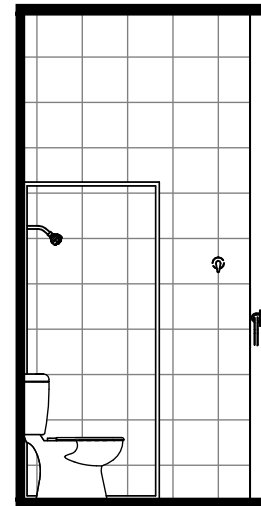
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07.01 1 : 50



3 POWDER ROOM - B
07.01 1 : 50



4 POWDER ROOM - C
07.01 1 : 50



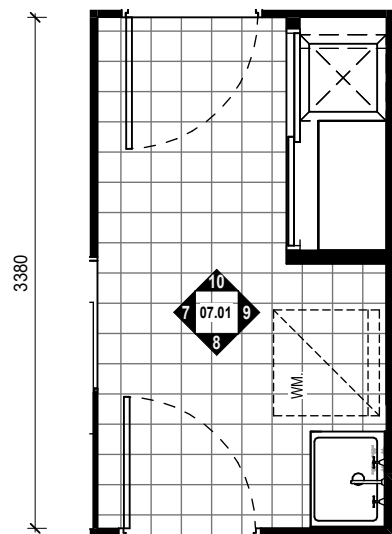
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WET AREA CONSTRUCTION NOTES

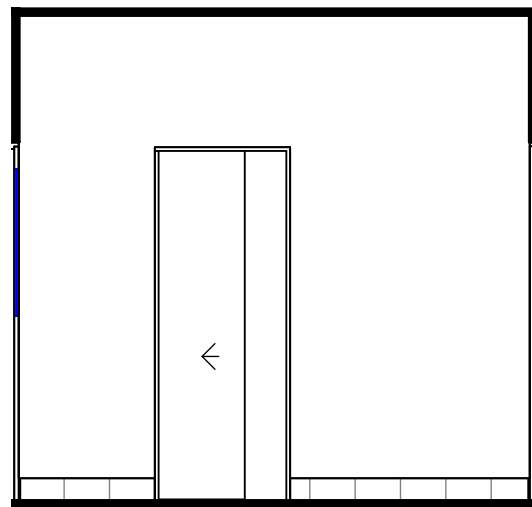
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KEYNOTE LEGEND

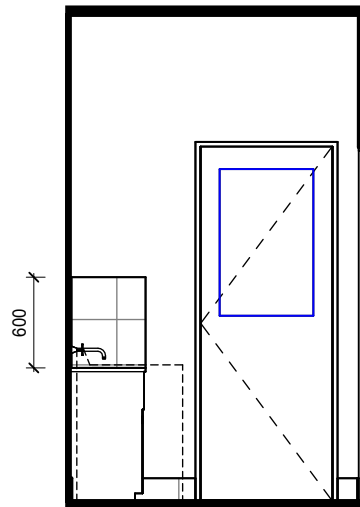
AC UNIT	AIR CONDITIONING UNIT
AC-D	AIR CONDITIONING DROPPER
B/O	BEAM OVER TO ENGINEERS DETAIL
BBQ	BBQ GAS POINT
BOE	BRICK ON EDGE
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DEB	DROP EDGE BEAM TO ENGINEERS DETAILS
DP	DOWNPIPE
EXF-A	MECHANICAL EXHAUST FAN-EXTERNAL DUCTING
FTAP	FRIDGE TAP FOR OWNER FUTURE CONNECTION
FW	FLOOR WASTE
GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	PV INVERTER
LCH	LAUNDRY CHUTE
MB	METER BOX
MC	METAL CAPPING
MH	MANHOLE
RWT	RAIN WATER TANK
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT- COORDINATE FINAL LOCATION ON SITE
TPH	TOILET PAPER HOLDER
TRG	TOWEL RING
TRL	TOWEL RAIL



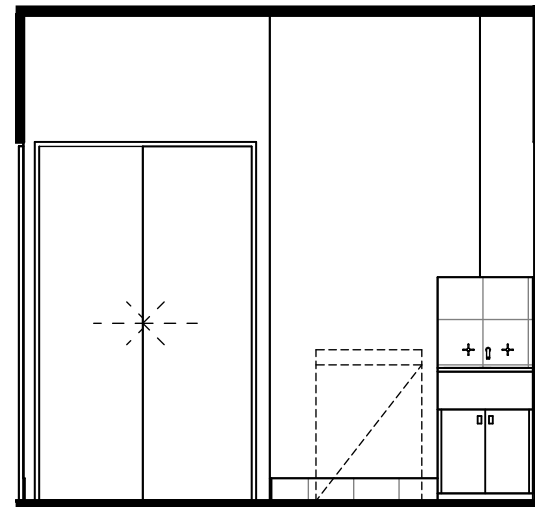
6 LAUNDRY
07.01 1 : 50



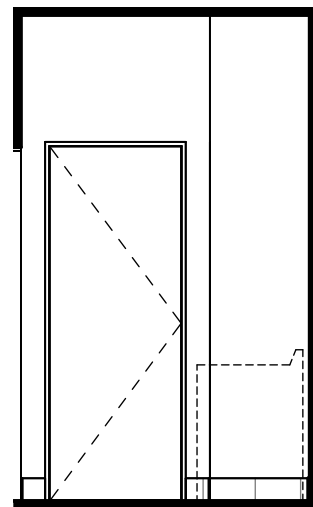
7 LAUNDRY - A
07.01 1 : 50



8 LAUNDRY - B
07.01 1 : 50



9 LAUNDRY - C
07.01 1 : 50



10 LAUNDRY - D
07.01 1 : 50



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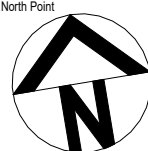
Address : 6 BOXLEY CRESCENT, BANKSTOWN NSW 2200

Lot No : 16

DP : 31177

Council: CANTERBURY BANKSTOWN

North Point



DWG:

DETAILS - WET AREA SHEET 1

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

1 : 50

JOB No.

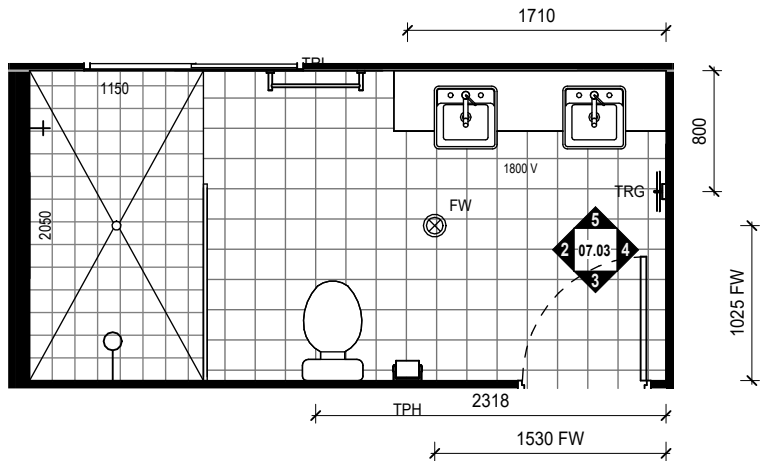
2018959

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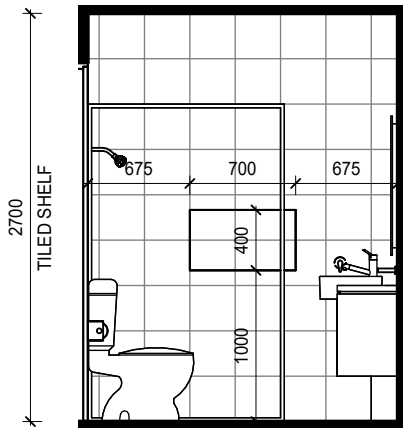
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Revision:

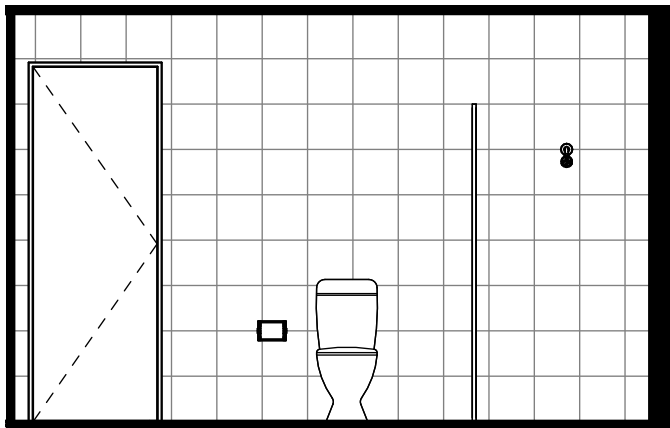
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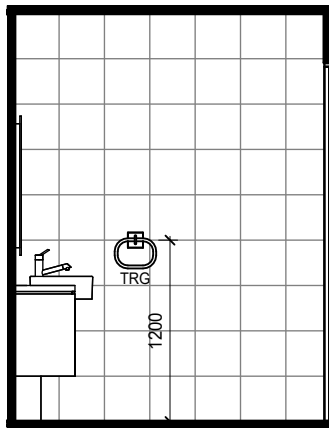
1
07.03
ENSUITE
1 : 50



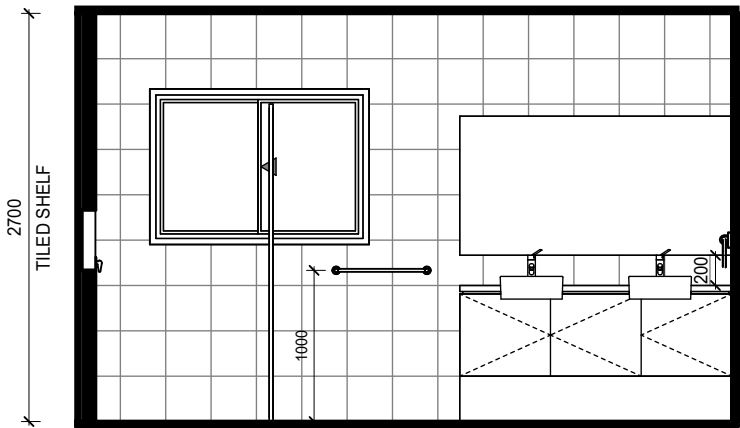
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07.03
ENSUITE - A
1 : 50



3
07.03
ENSUITE - B
1 : 50



4
07.03
ENSUITE - C
1 : 50



5
07.03
ENSUITE - D
1 : 50

WET AREA CONSTRUCTION NOTES

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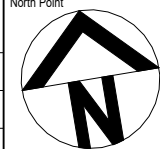
Lot No : 16

DP : 31177

Council:

CANTERBURY BANKSTOWN

North Point



DWG:

DETAILS - WET AREA SHEET 3

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: ULTIMATE INCLUSIONS

Garage Location:

RHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

19.08.2024

Drawn By:

SY

Rev. Date:

23.01.2025

Scale @ A3:

1 : 50

JOB No.

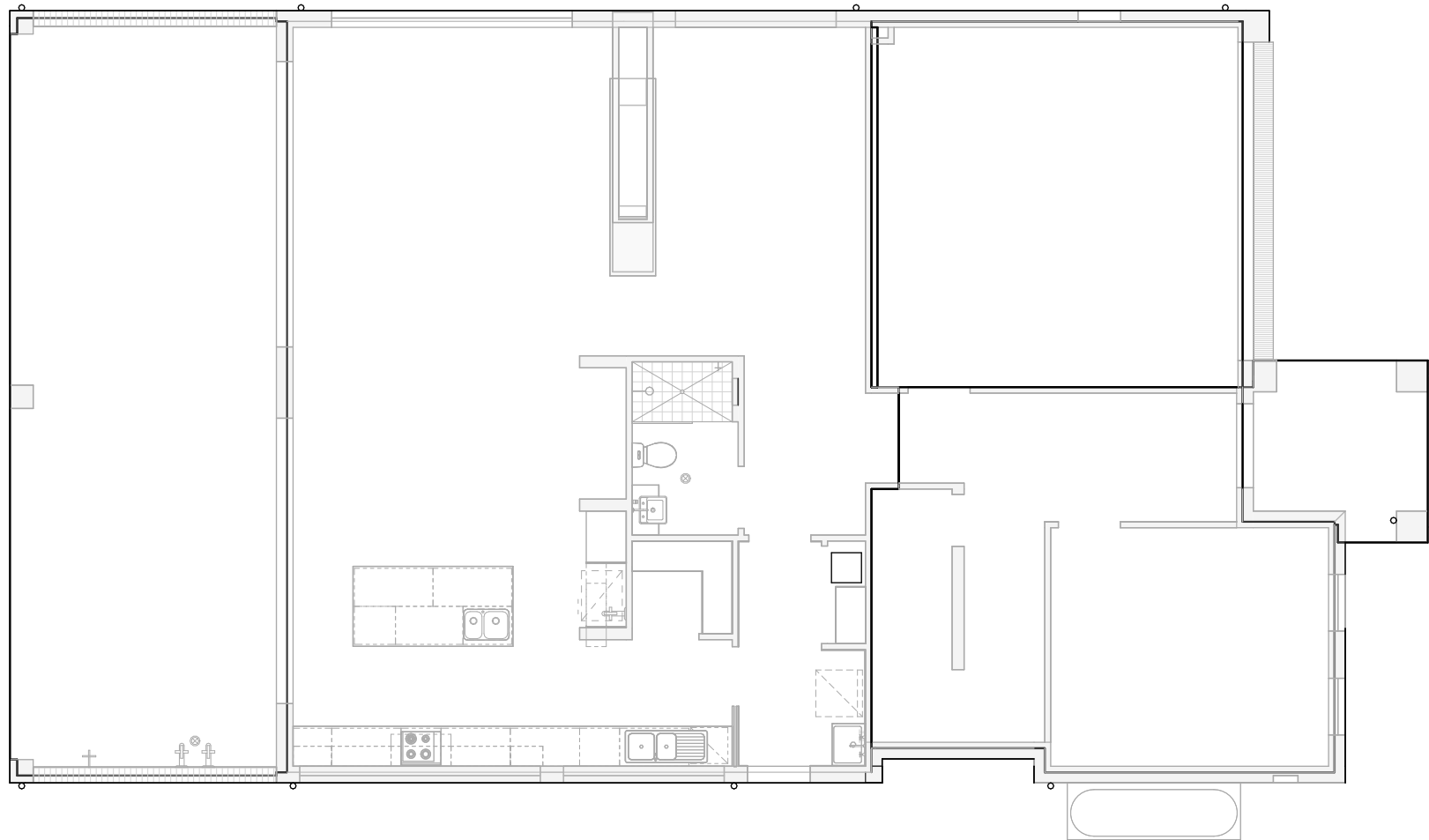
2018959

Sheet No.

07.03

Revision:

5



A3 SEWERAGE SERVICE DIAGRAM

MUNICIPALITY OF
Lot No. House No.
STREET
SUBURB OF

Licence No.
Permit / COC No.
Signature
Date

Licence No.
Permit / COC No.
Signature
Date

SYMBOLS AND ABBREVIATIONS

INDICATES - DRAINAGE FITTINGS

- | | |
|--------------------------------|--------------------|
| Manhole | Gully |
| Chr Chamber | Reflux Valve |
| LH Lamphole | Inspection opening |
| Boundary Trap | Vert Vertical Pipe |
| Inspection Shaft | IP Induct Pipe |
| Pit | MF Mica Flap |
| G Grease Interceptor | RP Rodding Point |
| GTS Greywater Treatment System | Sloping Junction |
| TMS Terminal Maint. Shaft | Vertical Junction |
| MS Maintenance Shaft | On back Junction |

INDICATES - PLUMBING FIXTURES & OR FITTINGS

- | | |
|--------------------------|-----------------------------|
| CO Clean out | Bid Bidet |
| V Vent Pipe | Shr Shower |
| Tr.(L) Trough laundry | DWM Dishwashing machine |
| S Sink (kitchen) | FW Floor waste gully |
| WC Water Closet | CWM Clothes-washing machine |
| Bth. Bath Waste | BS Sink Bar |
| H Basin | LS Sink Laboratory |
| AAV Air Admittance Valve | LP Reducer |

- E — ELEC.
Pump Unit
Boundary Valve
Boundary Valve with PRV.
Alarm Control Panel
LP. Stop Valve
LP. Air Valve
HSV. Flow Monitor
Vaccuum Chamber
Flushing Point

INDICATES - PLUMBING ON MORE THAN ONE LEVEL

- | | |
|--------------------|----------------|
| SVP Soil Vent Pipe | WS Waste Stack |
|--------------------|----------------|

SCALE @ A3: 1:200

JN.

SSD Number



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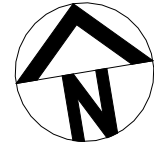
DP :

31177

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North Point



DWG:

SEWER TEMPLATE

Design: TEMPUS GRANDE (4 BED) GARAGE RHS

Facade: METRO

Edition: ULTIMATE INCLUSIONS

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RHS

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COUNCIL SUBMISSION

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Scale @ A3:

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JOB No.

2018959

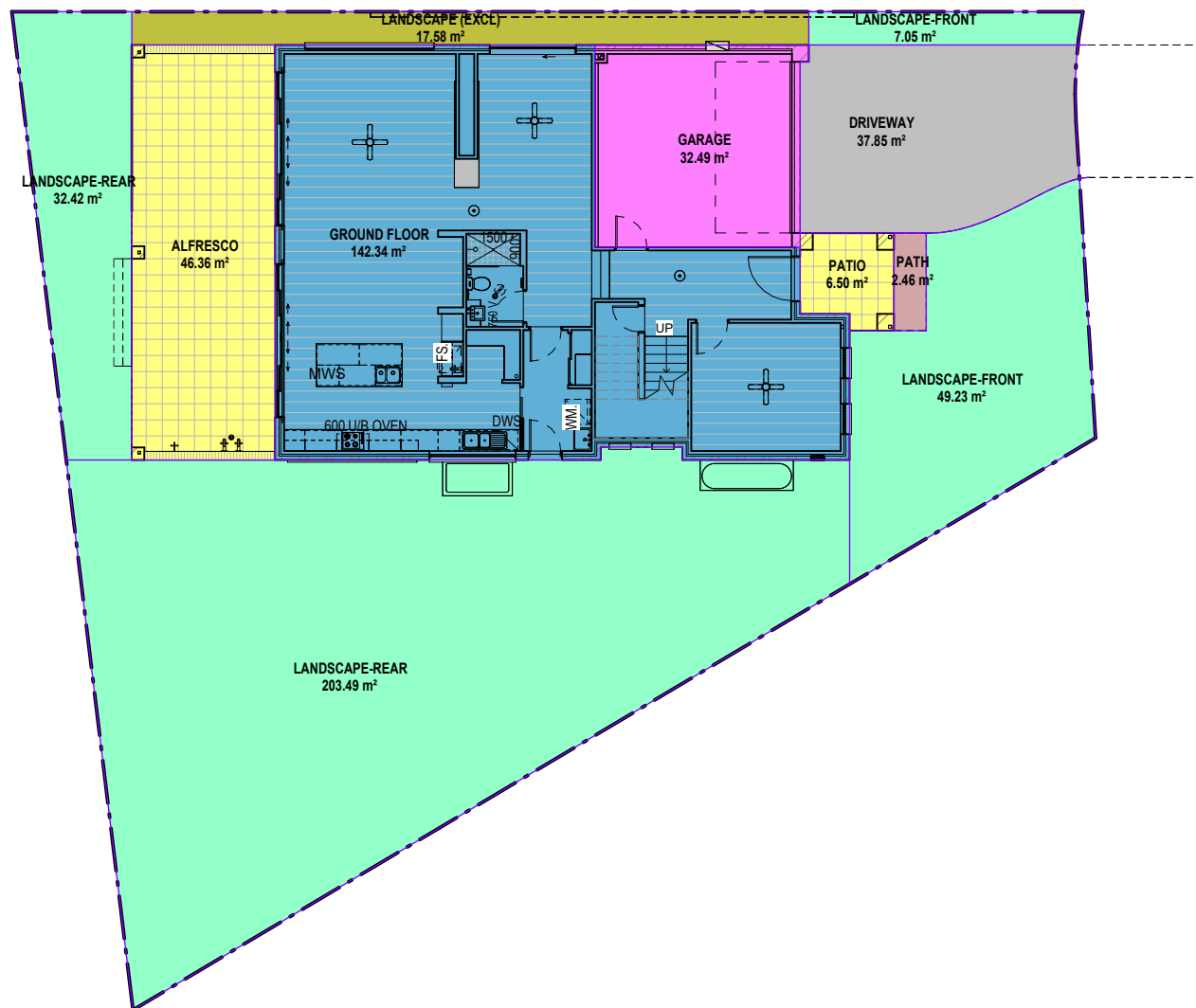
Sheet No.

08.00

Revision:

5

AREA-SITE		AREA-SITE COVERAGE		AREA-LANDSCAPE		AREA-DRIVEWAY + PATH		AREA-INTERNAL FLOOR	
Name	Area	Name	Area	Name	Area	Name	Area	Name	Area
ALFRESCO	46.36 m²	PATIO	6.50 m²	LANDSCAPE-FRONT	56.28 m²	DRIVEWAY	37.85 m²	GARAGE	29.70 m²
DRIVEWAY	37.85 m²	GARAGE	32.49 m²	LANDSCAPE-REAR	235.92 m²	PATH	2.46 m²	GROUND FLOOR	131.38 m²
GARAGE	32.49 m²	ALFRESCO	46.36 m²	Grand total: 4	292.19 m²	Grand total: 2	40.30 m²	FIRST FLOOR	155.93 m²
GROUND FLOOR	142.34 m²	GROUND FLOOR	142.34 m²					Grand total: 3	317.01 m²
LANDSCAPE (EXCL)	17.58 m²	Grand total: 4	227.70 m²						
LANDSCAPE-FRONT	56.28 m²								
LANDSCAPE-REAR	235.92 m²								
PATH	2.46 m²								
PATIO	6.50 m²								
Grand total: 12	577.77 m²								

[illegible]