

Aerial Photo



20/01/2011 11:33:12

dobbf

Scale = 1:9,227

Metres 200 400



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Metres	200	400
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dobbf

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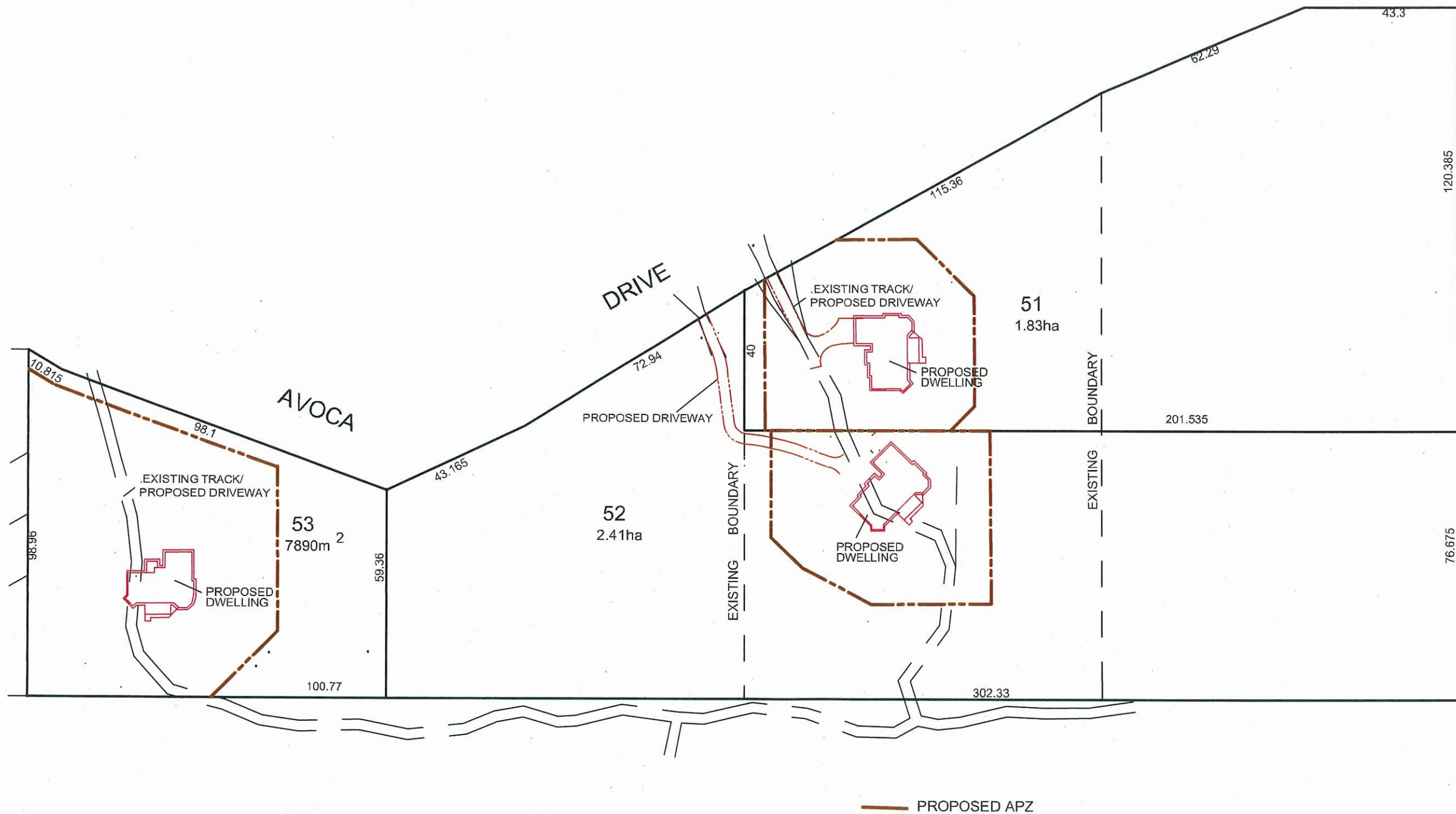


Metres	200	400
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dobbf

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REV A 19.11.10 APZ LOT 53  
REV B 23.11.10 APZ LOT 51



**CAUTION**  
UNDERGROUND SERVICES SHOWN ON  
THIS PLAN ARE APPROXIMATE ONLY  
AND "DIAL BEFORE YOU DIG" MUST  
BE CONTACTED PRIOR TO ANY WORKS  
BEING CONDUCTED ON THIS SITE

SCALE 1: 1200  
BASE DRAWING SIZE A3  
SURVEYED BY:  
DATE OF SURVEY: 8/01/2003  
DRAWN BY: GH  
DATE: 8/11/2010  
CHECKED BY: RW  
DATE: 11/11/2010



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Fax: (02) 4323 2495  
Email: admin@bannisterhunter.com.au

PROPOSED SUBDIVISION OF LOTS 5,6,7&8 DP 843831 AVOCA DR. GREEN POINT

Ref. No:	53714
CCAD Ref:	53714(V6)
ACAD Ref:	53714 S08
Sheet No:	1 of 1
Date:	9-11-2010
Datum:	AUSTRALIAN HEIGHT DATUM
Revision	C



This plan has been prepared for Mr John Meuzen from a combination of field survey and existing records and should not be used for any purpose other than the purpose stated above. The plan is not intended to be used for the purpose of settling the physical features of the land as stated in disclaiming future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of available title documents, occupation (where available) and other witnesses. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary unless further boundary survey.

Services shown hereon were located where possible by field survey completed on 2003. Where services are not visible on site, the location of these services is shown as a best estimate. The plan does not cover records and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to any construction or excavation.

Bannister and Hunter Pty Ltd therefore accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been made.

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ALL APZ's ARE CONSISTENT WITH THOSE  
RECOMMENDED IN THE BUSHFIRE HAZARD  
ASSESSMENT REPORT REF 100113  
ACCOMPANYING THE DEVELOPMENT  
APPLICATION

- Legend:
- |                                |   |   |   |
|--------------------------------|---|---|---|
| WATER, STEP VALVE, HYDRANT     | W | — | ○ |
| ONE                            |   |   |   |
| TELECOM, FIB                   | T | — | □ |
| SEWER, MANHOLE, LAUNCHER       | S | — | ○ |
| ELECTRICITY, POWER POLE, LIGHT | E | — | ○ |
| POLE                           |   |   |   |
| TOP OF BANK                    |   |   |   |
| BOTTOM OF BANK                 |   |   |   |
| EXISTING SURFACE CONTOUR       |   |   |   |
- 2.00' —————

www.dialbeforeyoudig.com

 **DIAL 1100**  
BEFORE YOU DIG

UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND "DIAL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO ANY WORKS BEING CONDUCTED ON THIS SITE

Phone: (02) 4324 2566 Fax: (02) 4323 2495  
Web: [www.bannisterhunter.com.au](http://www.bannisterhunter.com.au)  
Email: [admin@bannisterhunter.com.au](mailto:admin@bannisterhunter.com.au)

Ref. No: 53714	Date: 16th September 2010
Ccad Ref: 53714(v6)	Datum: AUSTRALIAN HEIGHT DATUM
Acad Ref: 53714S04	
SHEET No: 1 of 1	REVISION 12



# DETAIL SURVEY

This plan has been prepared for Mr John Heuston from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.

Services shown hereon were located where possible by field survey completed on 2003. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.

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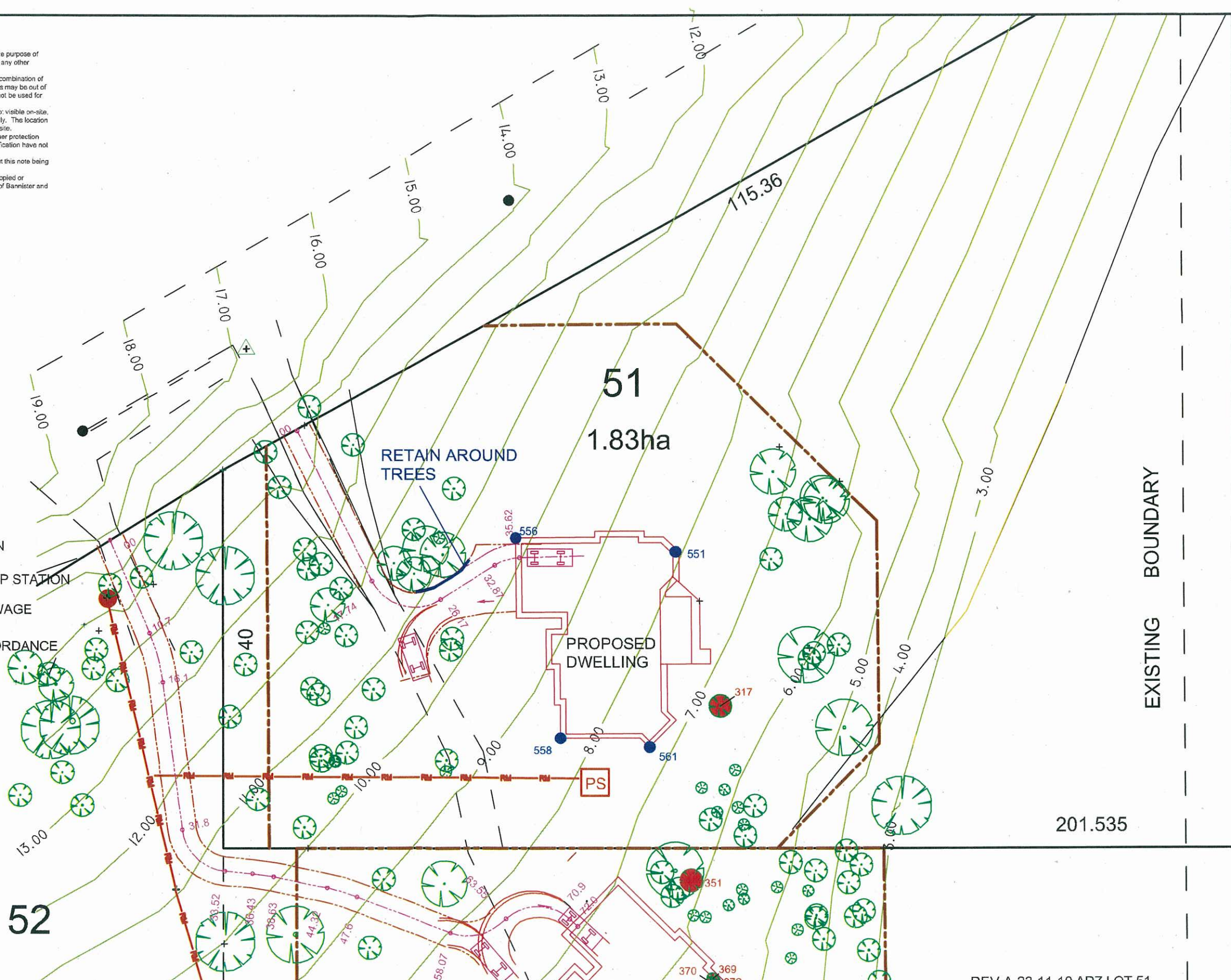
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## LEGEND

- PROPOSED APZ
- PROPOSED SEWER RISING MAIN
- PROPOSED GRAVITY SEWER MAIN
- PS PROPOSED PRIVATE SEWER PUMP STATION
- (S) - PROPOSED EASEMENT TO DRAIN SEWAGE
- 406 TREE TO BE REMOVED TREATED IN ACCORDANCE WITH THE ARBORIST REPORT
- 556 STAKE NUMBER OF HOUSE CORNER

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.



SCALE 1: 400  
 BASE DRAWING SIZE A3  
 SURVEYED BY:  
 DATE OF SURVEY: 8/01/2003  
 DRAWN BY: GH  
 DATE: 8/11/2010  
 CHECKED BY: RW  
 DATE: 11/11/2010



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 Email: admin@bannisterhunter.com.au

Phone: (02) 4324 2566  
 Fax: (02) 4323 2495

PROPOSED SUBDIVISION OF LOTS 5,6,7&8 DP 843831 AVOCA DR. GREEN POINT  
 PROPOSED DWEELING ON PROPOSED LOT 51

REV A 23.11.10 APZ LOT 51

Ref. No:	53714
CCAD Ref:	53714(V6)
ACAD Ref:	53714 S11
Sheet No:	1 OF 1
Date:	9-11-2010
Datum:	AUSTRALIAN HEIGHT DATUM
Revision	B



# DETAIL SURVEY

This plan has been prepared for Mr John Houston from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.

Services shown hereon were located where possible by field survey completed on 2003. Where services are not visible on-site, service alignments have been shown from the relevant asset owner's records and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.

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## LEGEND

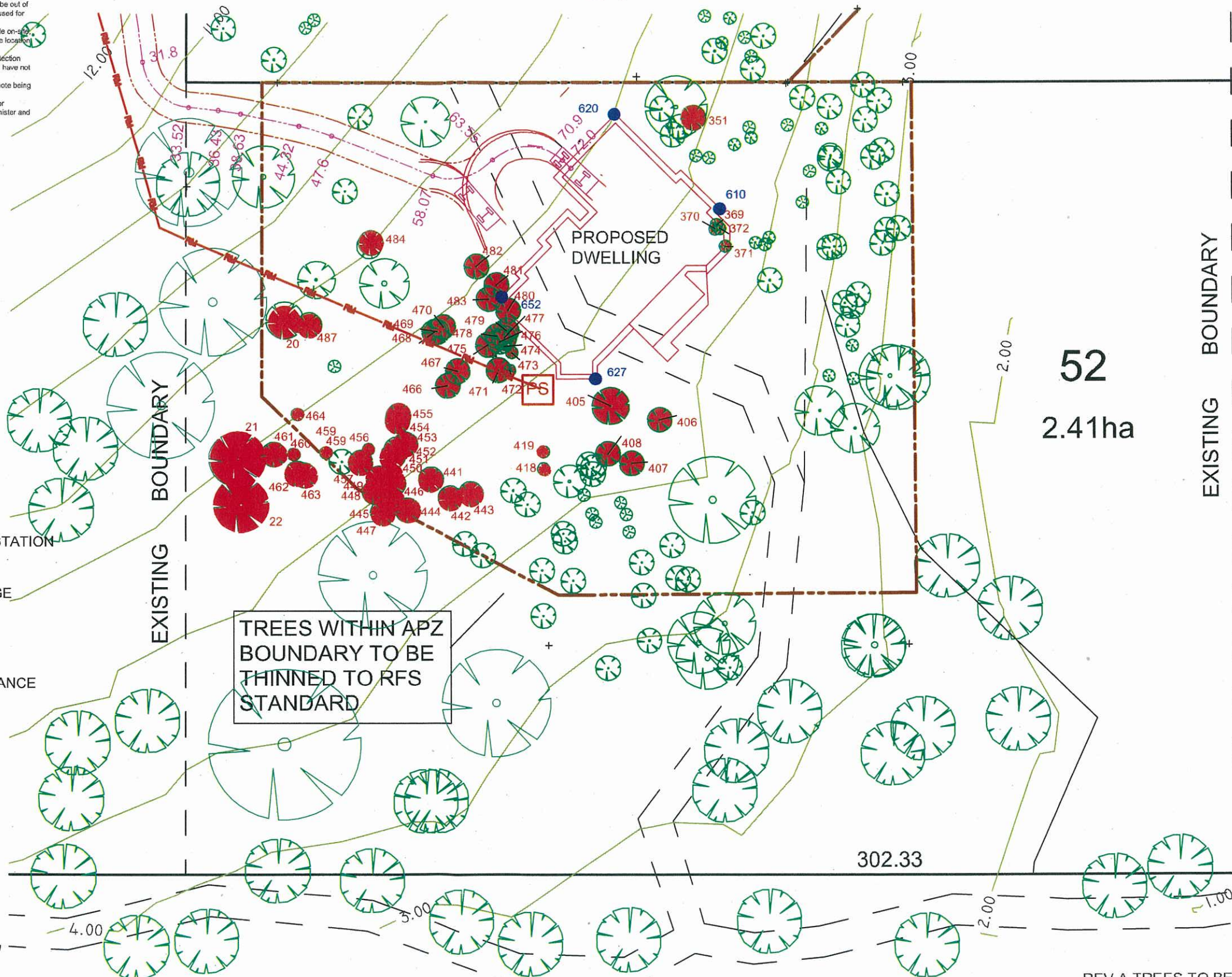
- PROPOSED APZ
- PROPOSED SEWER RISING MAIN
- PROPOSED GRAVITY SEWER MAIN
- PS PROPOSED PRIVATE SEWER PUMP STATION

(S) - PROPOSED EASEMENT TO DRAIN SEWAGE

● 406 TREE TO BE REMOVED TREATED IN ACCORDANCE WITH THE ARBORIST REPORT

● 627 STAKE NUMBER OF HOUSE CORNER

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.



SCALE 1: 400  
BASE DRAWING SIZE A3  
SURVEYED BY:  
DATE OF SURVEY: 8/01/2003  
DRAWN BY: GH  
DATE: 8/11/2010  
CHECKED BY: RW  
DATE: 11/11/2010



**CAUTION**  
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Fax: (02) 4323 2495  
Email: admin@bannisterhunter.com.au

PROPOSED SUBDIVISION OF LOTS 5,6,7&8 DP 843831 AVOCA DR. GREEN POINT  
PROPOSED DWEEELING ON PROPOSED LOT 52

REV A TREES TO BE REMOVED

Ref. No:	53714
CCAD Ref:	53714(V6)
ACAD Ref:	53714 S10
Sheet No:	1 OF 1
Date:	9-11-2010
Datum:	AUSTRALIAN HEIGHT DATUM
Revision	B



# DETAIL SURVEY

This plan has been prepared for Mr John Heuston from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.

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## LEGEND

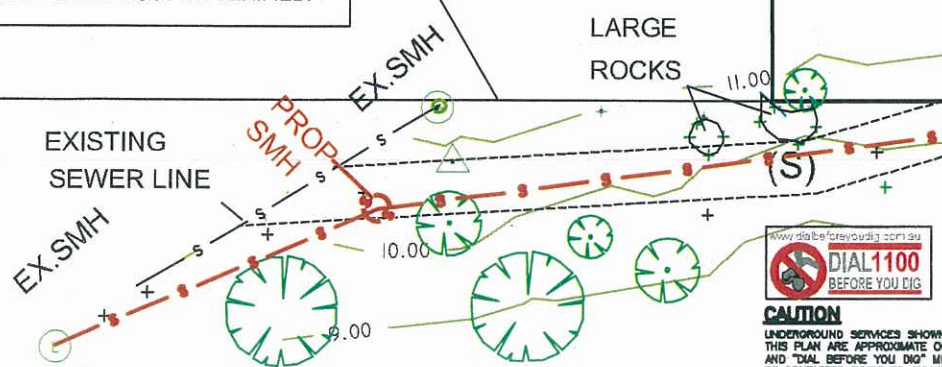
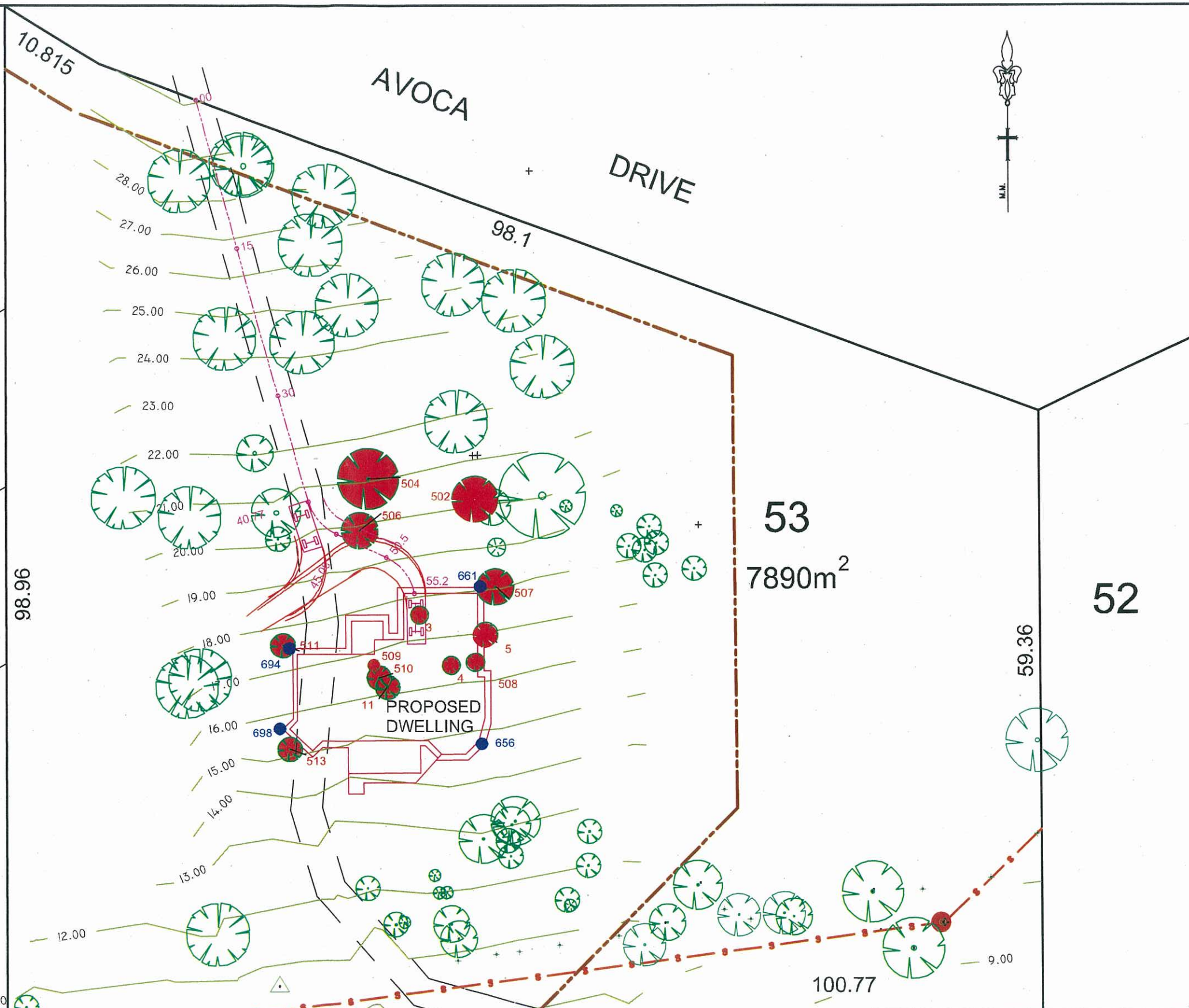
- PROPOSED APZ
- PROPOSED SEWER RISING MAIN
- PROPOSED GRAVITY SEWER MAIN
- PS PROPOSED PRIVATE SEWER PUMP STATION

(S) - PROPOSED EASEMENT TO DRAIN SEWAGE

● 406 TREE TO BE REMOVED TREATED IN ACCORDANCE WITH THE ARBORIST REPORT

● 698 STAKE NUMBER OF HOUSE CORNER

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.



SCALE 1:400  
BASE DRAWING SIZE A3  
SURVEYED BY:  
DATE OF SURVEY: 8/01/2003  
DRAWN BY: GH  
DATE: 8/11/2010  
CHECKED BY: RW  
DATE: 11/11/2010



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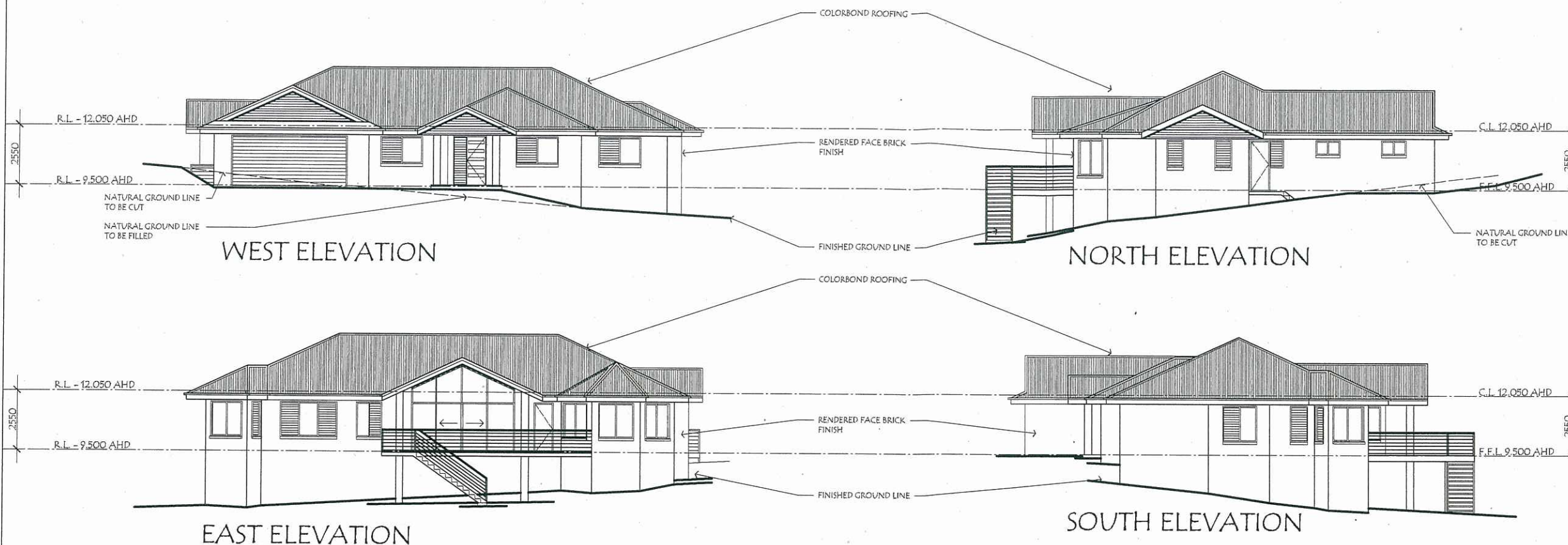
Phone: (02) 4324 2566  
Fax: (02) 4323 2495  
Email: admin@bannisterhunter.com.au

PROPOSED SUBDIVISION OF LOTS 5,6,7&8 DP 843831 AVOCA DR. GREEN POINT  
PROPOSED LOT 53

REV A 18.11.10 APZ LOT 53  
REV B 23.11.10 TREES TO BE REMOVED

Ref. No:	53714
CCAD Ref:	53714(V6)
ACAD Ref:	53714 S09
Sheet No:	1 OF 1
Date:	9-11-2010
Datum:	AUSTRALIAN HEIGHT DATUM
Revision	C





**NOTES**

Check all dimensions on site - do not scale off plans.  
Dimensions to boundaries are subject to surveyors set-out.  
Ground lines shown are approximate. Setting out dimensions shall be verified by the builder. Levels to be clarified by surveyor.  
These drawings shall be read in conjunction with all structural and other consultants drawings & specifications & with other written instructions as may be issued during the course of the contract.  
During construction, the building shall be maintained in a stable condition and no part shall be overtopped.  
All workmanship shall be in accordance with the requirements of the B.C.A. codes and the by-laws & or ordinances of the relevant building authorities.  
All discrepancies shall be referred to the Building Designer before commencement of any works.  
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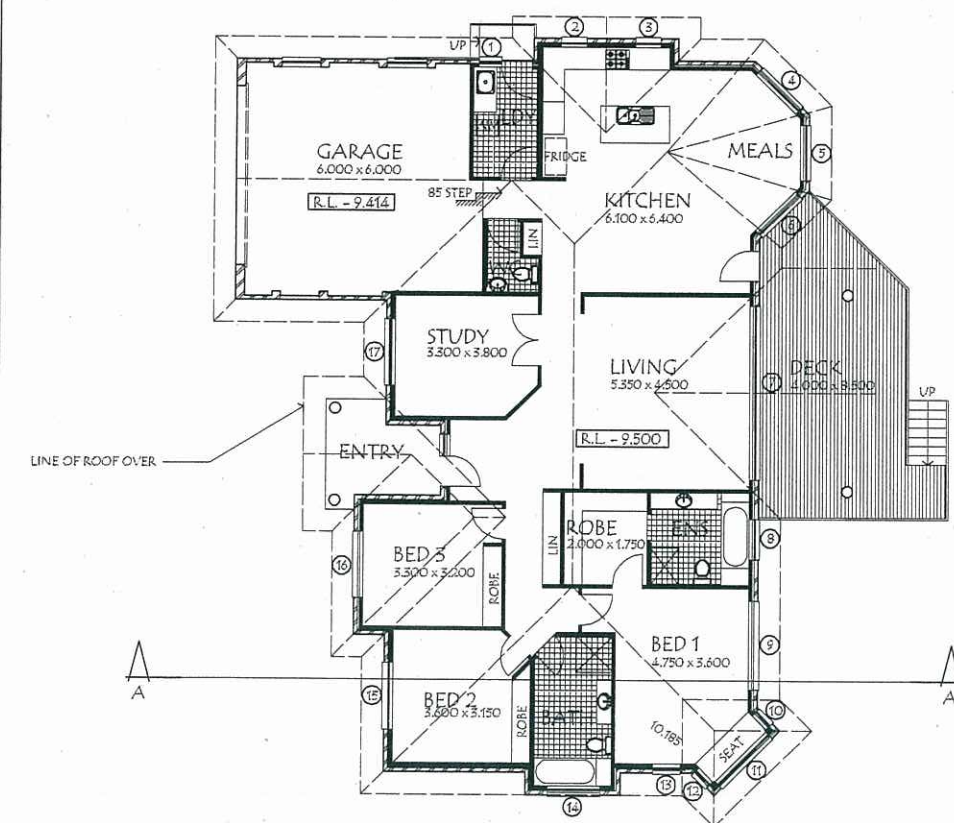
**NOTES**

\* REFER TO PAGE 1 FOR SITE LOCATION OR SURVEY PLANS FOR FURTHER DETAILS

#### RESIDENCE A - SITE STATISTICS

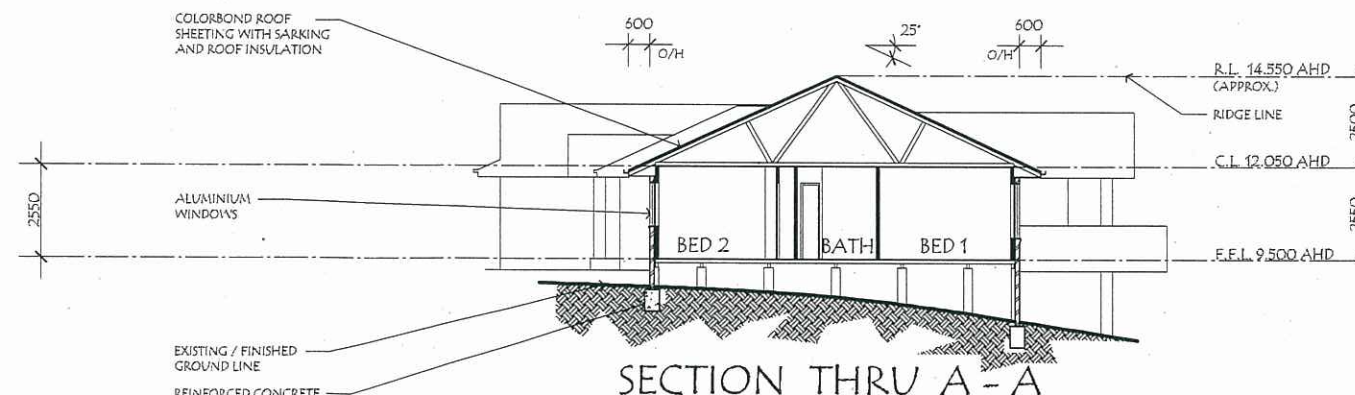
SITE AREA	20310 m <sup>2</sup>
GROSS FLOOR SPACE	GROUND DECK GARAGE
PROPOSED DWELLING	188.8 m <sup>2</sup> 44.8 m <sup>2</sup> 41.8 m <sup>2</sup>
FLOOR SPACE RATIO (FSR)	0.01:1.0 (PERMITTED 0.5:1.0)
SITE COVER	272.9 m <sup>2</sup> - 1.3%
DRIVEWAY / HARDSTAND	201.5 m <sup>2</sup>
LANDSCAPING AREA	19835.6 m <sup>2</sup> - 97.7%

- BASIC COMMITMENTS**
- All showerheads in the development to have a minimum 3 star rating.
  - All kitchen and bathroom basin taps in the development to have a minimum 3 star rating.
  - All toilets in the development to have a minimum 3 star rating.
  - Install a rainwater tank/s with a minimum capacity of 5 000 litres per unit. Rain runoff is to be collected from all roofs.
  - Rainwater tank/s to be connected to:
    - all toilets;
    - at least one (1) outdoor tap.
  - Added insulation requirements:
    - R0.5 (down) to suspended floor over enclosed sub-floor (or R1.3 total including construction);
    - R1.36 to external brick veneer walls (or total R1.9 including construction);
    - R1.95 (up) to ceilings;
    - 50mm thick foil-faced blanket to roof.
  - Roof colour to be Medium - SA Q475 - 070.
  - Hot water system to be ELECTRIC HEAT PUMP with a minimum rating of 26 to 30 RSCs.
  - Exhaust systems ducted to ridge or roof and with manual on/off switches to be installed in:
    - kitchen;
    - at least one (1) bathroom;
  - Fluorescent or light-emitting diode is to be the primary type of artificial lighting in the following rooms:
    - none
  - Incorporate a well ventilated refrigerator space that allows air circulation around the rear and sides of the refrigerator.
  - Fixed outdoor clothes line is to be installed.
  - Window glazing and shading requirements as per BASIX certificate no. 3005355 glazing schedule.

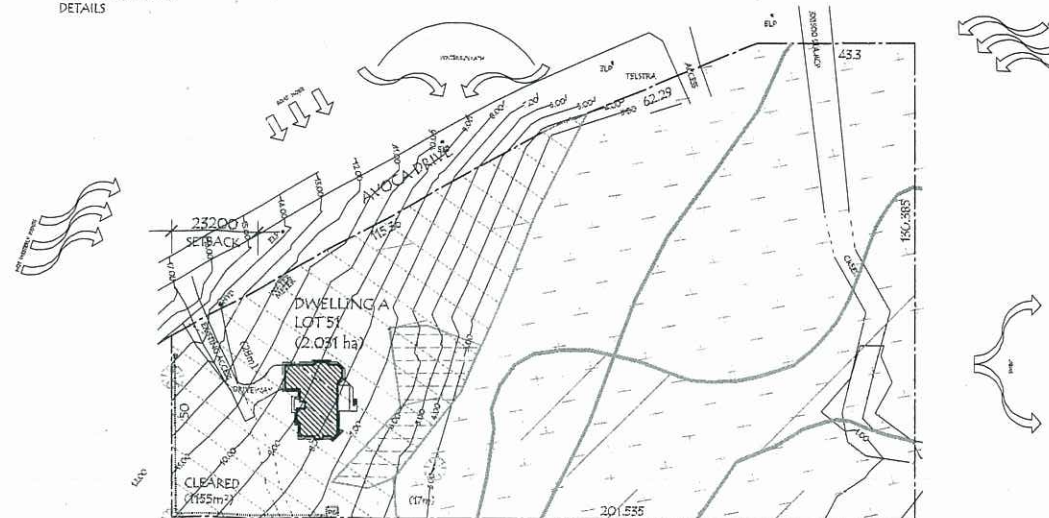


**FLOOR PLAN**

NOTE: THE PROPERTY IS IN A BUSHFIRE ZONE AND THE NEW WORK DOES NEED TO COMPLY WITH THE REQUIREMENTS OF AS 3959-2009. CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS BAL 40. \* REFER TO 'BUILDING CODE & BUSHFIRE SOLUTIONS' REPORT - 100113 AS AMENDED 23 SEPTEMBER 2010.



**SECTION THRU A - A**



**SITE PLAN**

AMENDED PLAN - 16.11.10 NEW HOUSE LOCATIONS ON SITE & LEVELS ADJUSTED ACCORDINGLY.



**BDA** ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW INC. ACCREDITATION NO. 6141 18.11.10

**PROJECT**  
**PROPOSED NEW RESIDENCE A**

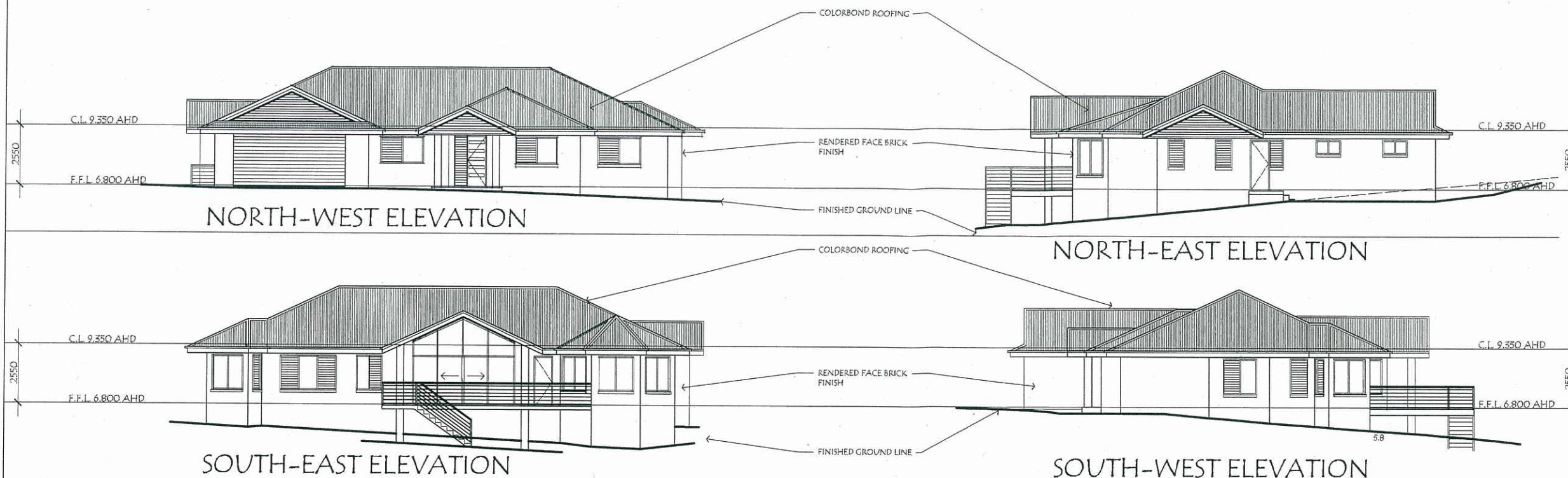
**ADDRESS**  
LOT 51  
(EXIST LOT 5 & 6) DP 843831  
AVOCA DRIVE, GREEN POINT.

**CLIENT**  
HIGHLIGHT CONSULTING

**Louise Williams**  
**L.A.W. BUILDING DESIGN**  
110 HELMSMAN BVD. PH. 02 43417371  
ST. HUBERTS ISLAND, 2257 FAX. 02 43419679  
MOB. 0418 667781

**DRAWN** AK **DATUM** AHD **JOB No** 101006 B  
**DATE** NOV 2010 **SCALE** 1:100 @ A1 **SHEET** 2 OF 4





**NOTES**

Check all dimensions on site - do not scale off plans.  
Dimensions to boundaries are subject to surveyor's set-out.  
Ground lines shown are approximate. Setting out dimensions shall be verified by the builder. Levels to be clarified by surveyor.  
These drawings shall be read in conjunction with all structural and other consultants drawings & specifications & with other written instructions as may be issued during the course of the contract.  
During construction, the building shall be maintained in a stable condition and no part shall be overexcavated.  
All workmanship shall be in accordance with the requirements of the B.C.A. codes and the by-laws & or ordinances of the relevant building authorities.  
All discrepancies shall be referred to the Building Designer before commencement of any work.  
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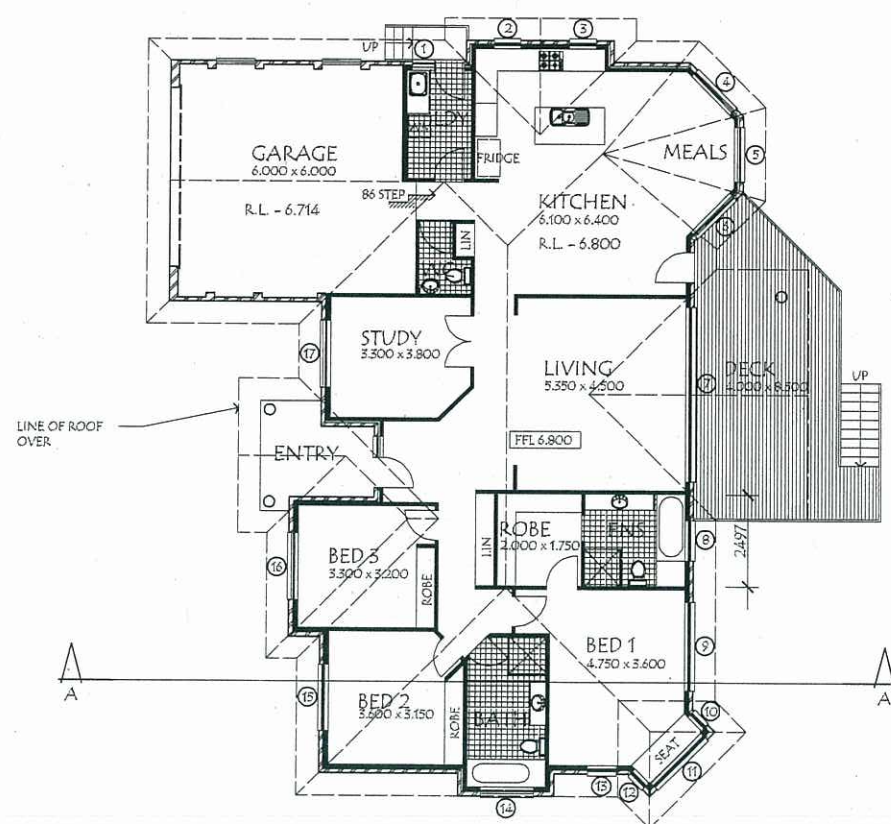
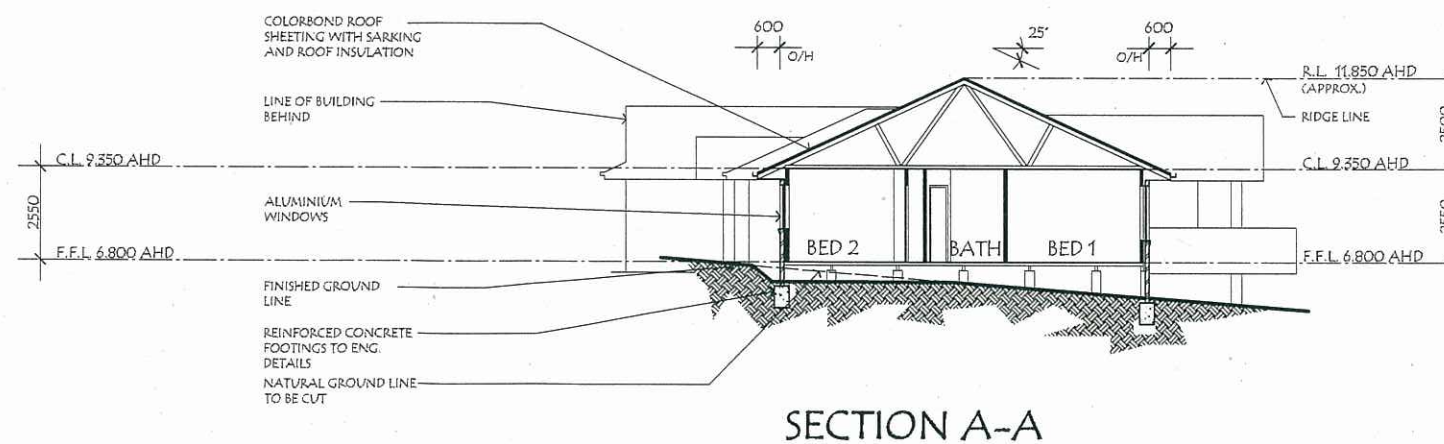
**NOTES:**

\* REFER TO PAGE 1 FOR SITE LOCATION OR SURVEY PLANS FOR FURTHER DETAILS

#### RESIDENCE B - SITE STATISTICS

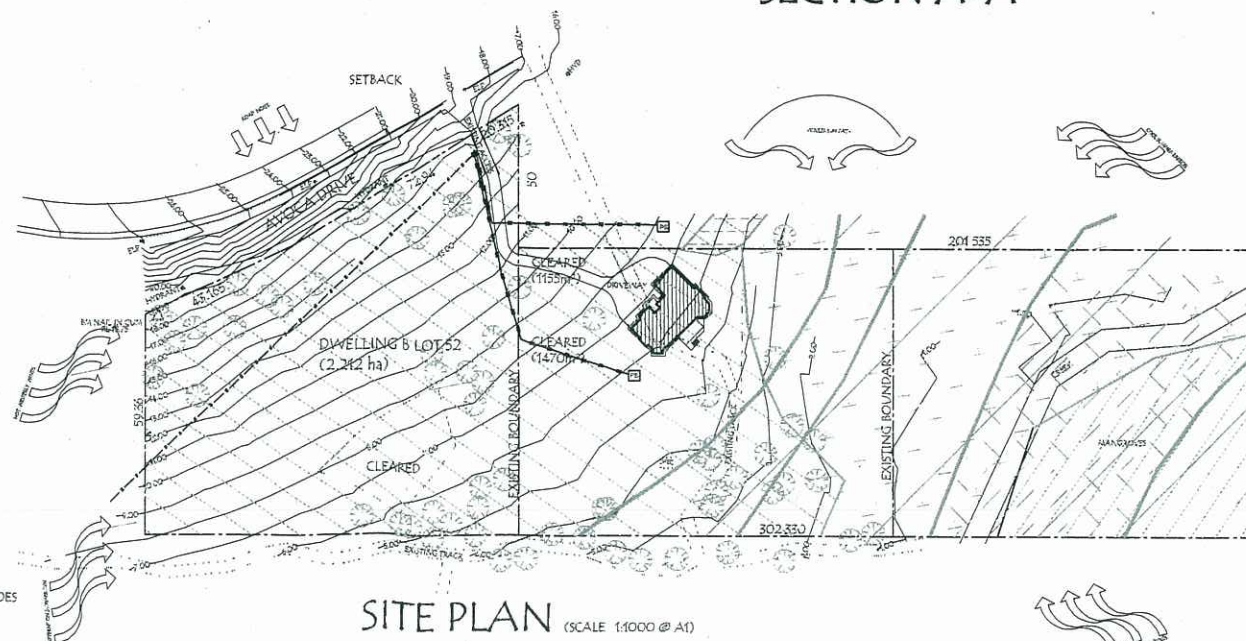
SITE AREA	22120 m <sup>2</sup>
GROSS FLOOR SPACE	GROUND DECK GARAGE
PROPOSED DWELLING	188.8 m <sup>2</sup> 45.9 m <sup>2</sup> 41.8 m <sup>2</sup>
FLOOR SPACE RATIO (FSR)	0.01 : 1.0 (PERMITTED 0.5 : 1.0)
SITE COVER	275.6 m <sup>2</sup> - 1.2%
DRIVEWAY / HARDSTAND	273.1 m <sup>2</sup>
LANDSCAPING AREA	21571.3 m <sup>2</sup> - 97.5%

- BASIX COMMITMENTS**
- All show/house in this development to have a minimum 3 star rating.
  - All kitchen and bathroom basin taps in the development to have a minimum 3 star rating.
  - All toilets in the development to have a minimum 3 star rating.
  - Install a rainwater tank/s with a minimum capacity of 5,000 litres per unit. Rain runoff is to be collected from at least 200m<sup>2</sup> of roof area.
  - Rainwater tank/s to be connected to:
    - at least one (1) outdoor tap.
  - Add insulation requirements:
    - R0.6 (down) to suspended floor over enclosed sub-floor (or R1.5 total including construction);
    - R1.5 to external brick veneer walls (or total R1.5 including construction);
    - R1.5 (up) to ceiling;
    - 50mm thick foil backed blanket to roof.
  - Roof colour to be Medium - SA 0.475 - 0.70.
  - Hot water system to be ELECTRIC HEAT PUMP with a minimum rating of 26 to 50 BECs.
  - Exhaust systems, ducted to facade or roof and with manual on/off switches, to be installed in:
    - kitchen
    - at least one (1) bathroom
  - Florescent or light-emitting-diode is to be the primary type of artificial lighting in the following rooms:
    - none
  - Incorporate a well ventilated refrigerator space that allows air circulation around the rear and sides of the refrigerator.
  - Fixed outdoor clothes line is to be installed.
  - Window glazing and shading requirements as per BASIX certificate no. 3009365 glazing schedule.



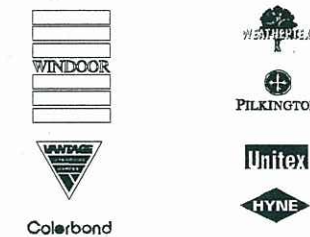
#### FLOOR PLAN

NOTE: THE PROPERTY IS IN A BUSHFIRE ZONE AND THE NEW WORK DOES NEED TO COMPLY WITH THE REQUIREMENTS OF AS 3959-2009: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS BAL 40. REFER TO 'BUILDING CODE & BUSHFIRE SOLUTIONS' REPORT - 100115 AS AMENDED 25 SEPTEMBER 2010.



#### SITE PLAN (SCALE 1:1000 @ A1)

AMENDED PLAN - 16.11.10 NEW HOUSE LOCATIONS ON SITE & LEVELS ADJUSTED ACCORDINGLY.



**BDA** ACCREDITED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW INC. ACCREDITATION NO: 6141 18.11.10

PROJECT  
**PROPOSED NEW RESIDENCE B**

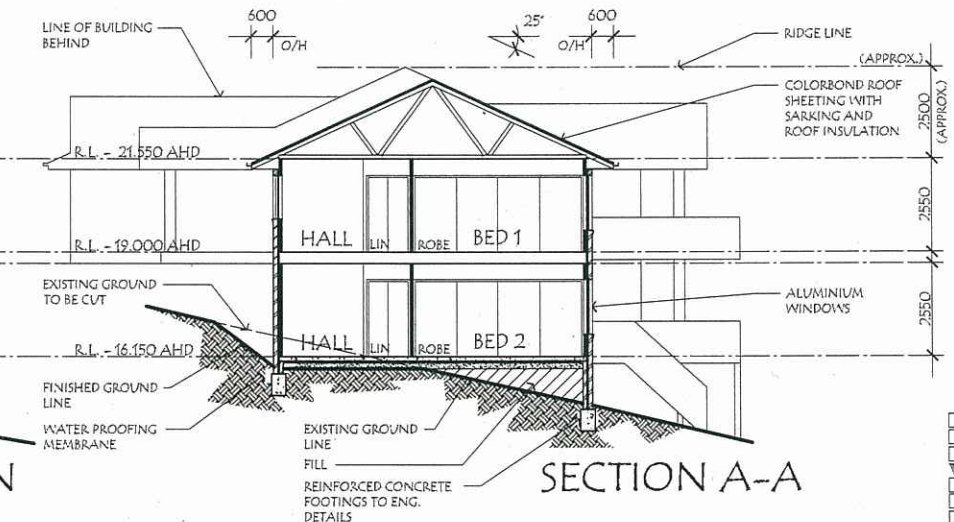
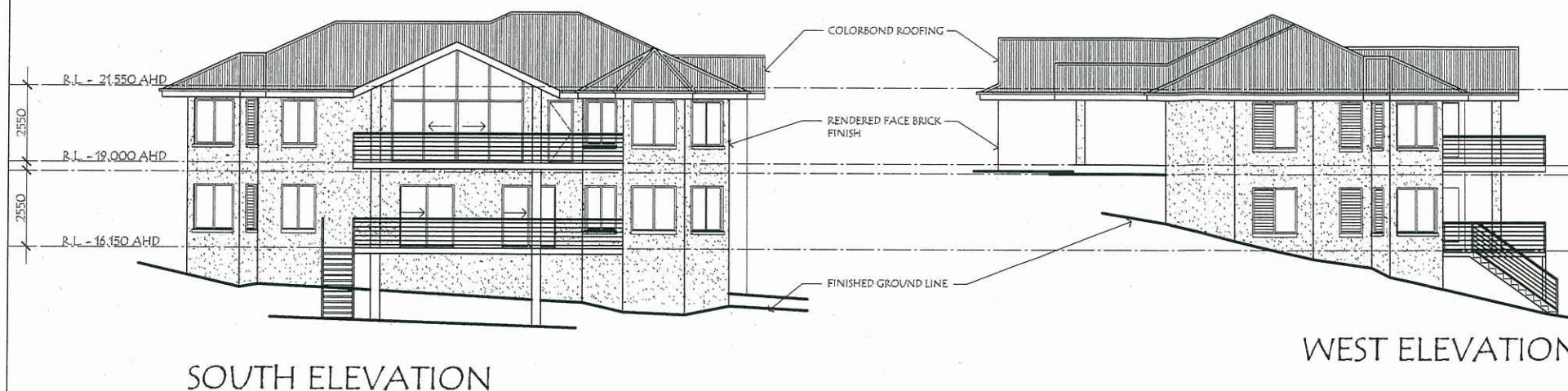
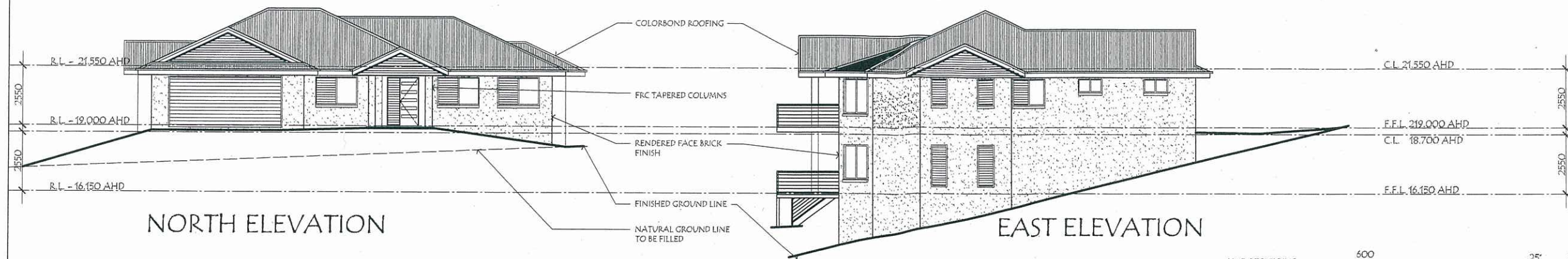
ADDRESS  
**LOT 52  
(EXIST LOT 5, 6 & 7) DP 843831  
AVOCA DRIVE, GREEN POINT.**

CLIENT  
**HIGHLIGHT CONSULTING**

**Louise Williams**  
**L.A.W. BUILDING DESIGN**  
110 HELMSMAN BVD. PH: 02 43417371  
ST. HUBERTS ISLAND, 2257 FAX: 02 43419679  
MOB: 0418 667781

DRAWN	AK	DATUM	AHD	JOB No:	101006B
DATE	NOV 2010	SCALE	1:100 @ A1	SHEET	3 OF 4



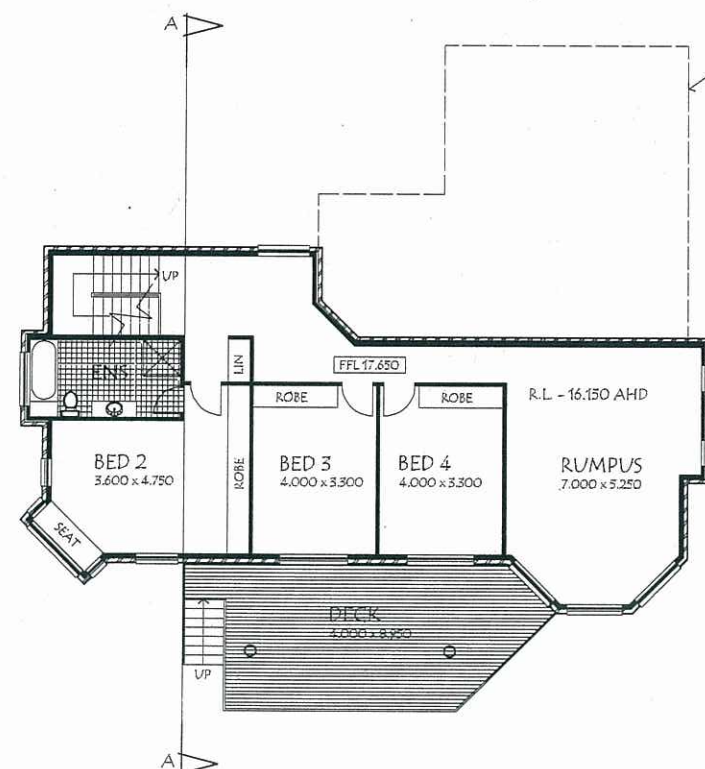


**NOTES**

Check all dimensions on site - do not scale off plans.  
Dimensions to boundaries are subject to surveyors set-out.  
Ground lines shown are approximate. Setting out dimensions shall be verified by the builder. Levels to be clarified by surveyor.  
These drawings shall be read in conjunction with all structural and other consultants drawings & specifications & with other written instructions as may be issued during the course of the contract.  
During construction, the building shall be maintained in a stable condition and no part shall be overstressed.  
All workmanship shall be in accordance with the requirements of the B.C.A. codes and the by-laws & or ordinances of the relevant building authorities.  
All discrepancies shall be referred to the Building Designer before commencement of any works.  
Copyright - All rights are reserved and remain the property of L.A.W. Building Design. The design concept & plan must not be copied or reproduced without the prior consent of the Designer. Any breach shall render the drafter to legal action.

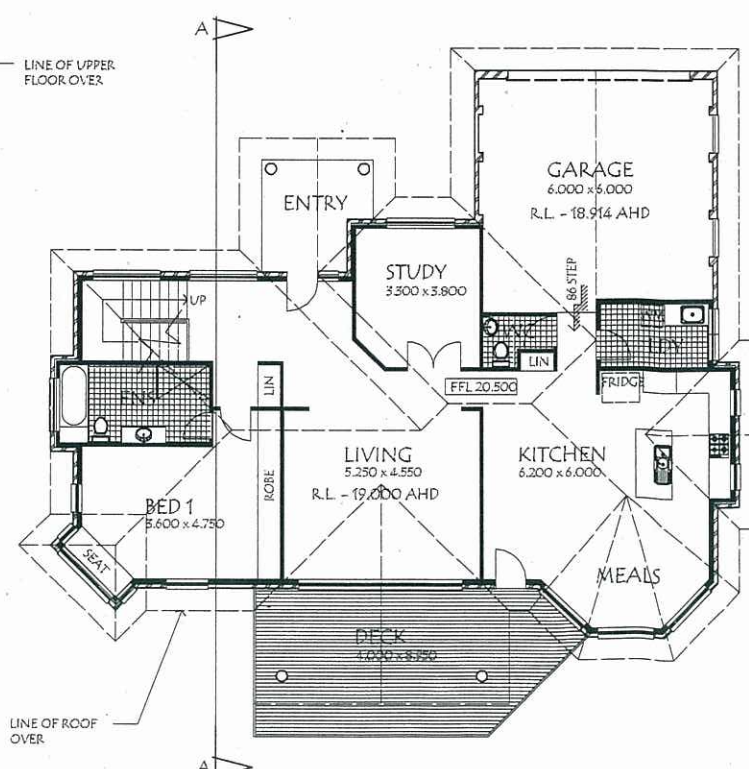
**NOTES**

\* REFER TO PAGE 1 FOR SITE LOCATION OR SURVEY PLANS FOR FURTHER DETAILS

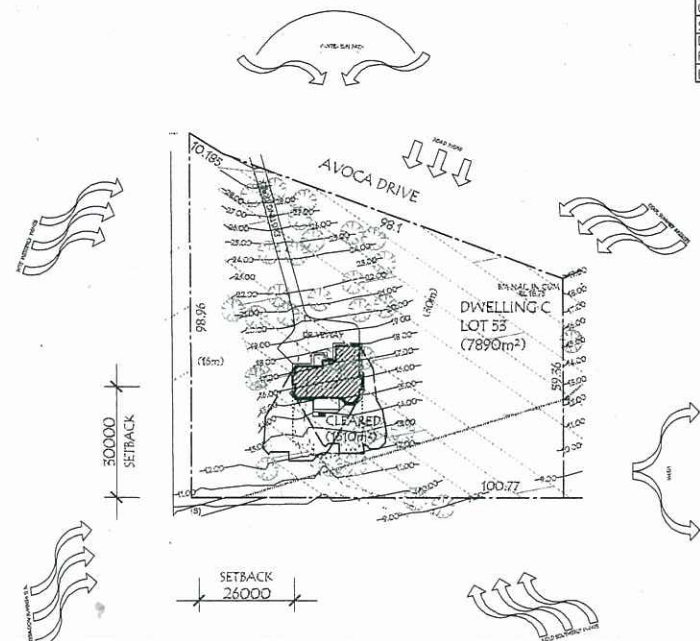


**LOWER FLOOR PLAN**

NOTE: THE PROPERTY IS IN A BUSHFIRE ZONE AND THE NEW WORK DOES NEED TO COMPLY WITH THE REQUIREMENTS OF AS 3959-2009; CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS BAL 40. \* REFER TO 'BUILDING CODE & BUSHFIRE SOLUTIONS' REPORT - 100113 AS AMENDED 23 SEPTEMBER 2010.



**UPPER FLOOR PLAN.**



**SITE PLAN** (SCALE 1:1000 @ A1)

**SHADOW DIAGRAM.**  
WINTER SOLSTICE - 21st JUNE  
10am  
12noon  
2pm

**RESIDENCE C - SITE STATISTICS**

SITE AREA	7890 m <sup>2</sup>				
GROSS FLOOR SPACE	GROUND	FIRST	TOTAL	DECK	GARAGE
PROPOSED DWELLING	134.5 m <sup>2</sup>	157.7 m <sup>2</sup>	292.2 m <sup>2</sup>	73.8 m <sup>2</sup>	41.8 m <sup>2</sup>
FLOOR SPACE RATIO (FSR)	0.04 : 1.0 (PERMITTED 0.5 : 1.0)				
SITE COVER	239.1 m <sup>2</sup> - 3.0%				
DRIVEWAY / HARDSTAND	187.7 m <sup>2</sup>				
LANDSCAPING AREA	7468.2 m <sup>2</sup> - 94.6%				

ACCREDITED MEMBER OF  
BUILDING DESIGNERS  
ASSOCIATION OF NSW INC.  
ACCREDITATION NO. 6141 18.11.10

**PROJECT**  
**PROPOSED NEW RESIDENCE C**

**ADDRESS**  
LOTS 53  
(EXIST LOT 8) DP 843831  
AVOCA DRIVE, GREEN POINT.

**CLIENT**  
HIGHLIGHT CONSULTING

**Louise Williams**  
**L.A.W. BUILDING DESIGN**  
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FAX. 02 43419679  
MOB. 0438 667781

**DRAWN** AK **DATUM** AHD **JOB No.** 101006B  
**DATE** NOV 2010 **SCALE** 1:100 @ A1 **SHEET** 4 OF 4

AMENDED PLAN - 16.11.10 NEW HOUSE LOCATIONS ON SITE & LEVELS ADJUSTED ACCORDINGLY.