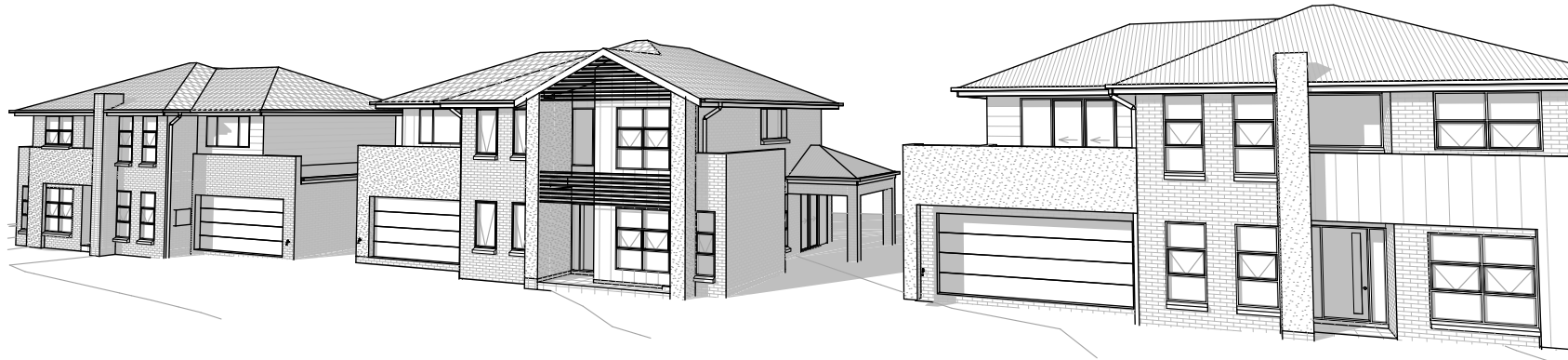


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<b><u>PAGE</u></b>	<b><u>MASTER PLANS</u></b>
001	TITLE PAGE
002	SITE PLAN
003	STREET ELEVATIONS
004	STREET ELEVATIONS
005	HOUSE TYPE 1 GF PLAN
006	HOUSE TYPE 1 FF PLAN
007	WINDOW SCHEDULE
008	HOUSE TYPE 2 GF PLAN
009	HOUSE TYPE 2 FF PLAN
010	WINDOW SCHEDULE
011	HOUSE TYPE 3 GF PLAN
012	HOUSE TYPE 3 FF PLAN

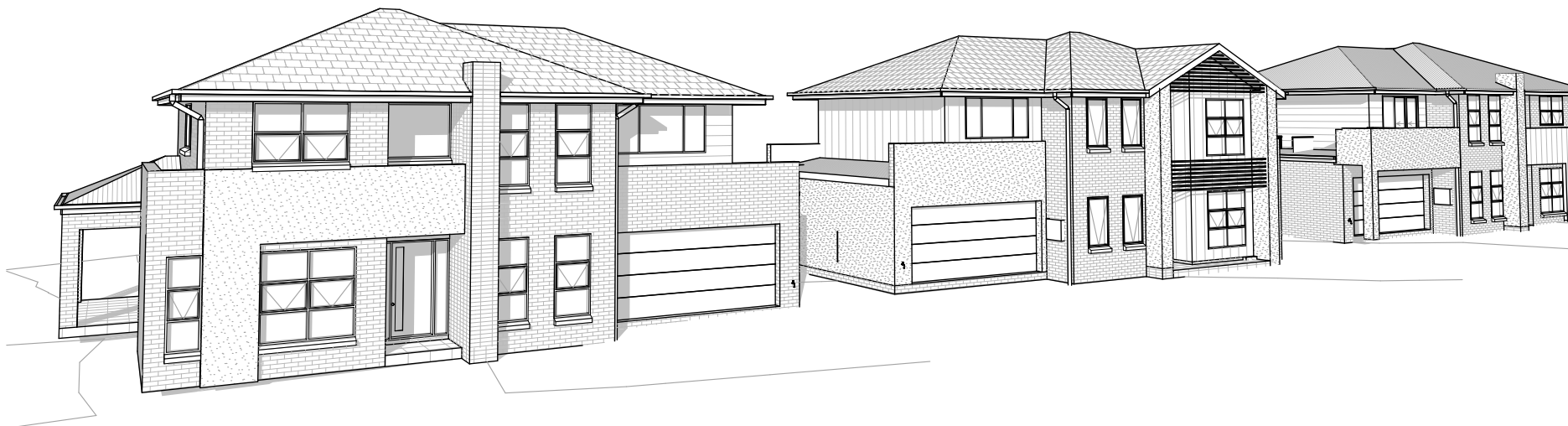


**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS. FIGURE DIMENSIONS TAKE PRECEDENCE OVERALL.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS COMPUTATIONS & DRAWINGS.
- THE BUILDER AND SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS & SPECIFICATIONS & ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT BYLAWS AND AUTHORITIES.
- ALL GLASS TO COMPLY WITH AS1288-2006 SAFETY GLAZING IN ACCORDANCE WITH THE BCA, AS1288 & AS2047.
- ALL TIMBER TO COMPLY WITH AS1684-2006.
- ALL MASONRY TO COMPLY WITH AS3700-1998.
- INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH AS3786-1993.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740-2004.
- UNLESS NOTED OTHERWISE, EXCAVATIONS TO BE BATTERED AT 45° MAX. FOR SAND/SILT/FILL SITES. ALL BATTERS TO BE KEPT WITHIN PROPERTY BOUNDARIES.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM.
- STORMWATER PIPES ARE INDICATIVE ONLY.
- DOWNPIPES TO SERVE <12m OF GUTTER. INSTALL DOWNPIPE WITHIN 1200mm OF VALLEY OR PROVIDE OVERFLOWS TO GUTTER.
- INSULATION TO BE AS PER SPECIFICATION & TO BE READ IN CONJUNCTION WITH ENERGY REPORT.
- DOORS TO WC TO HAVE LIFT OFF HINGES, UNLESS 1200mm CLEAR BETWEEN PAN & DOORWAY.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:  
RISERS (R) 190mm MAX. AND 115mm MIN.  
GOING (G) 355mm MAX. AND 250mm MIN.  
 $2R + G = 700mm$  MAX. AND 550mm MIN.
- WHERE NO STEP PROVIDED, SITE MUST BE GRADED TO ENSURE MAXIMUM STEP DOWN OF 190mm FROM EXTERNAL DOOR TO FSL.

## BASIX COMMITMENTS

REFER TO SHEET 009 FOR BASIS COMMITMENTS



**WSC DETAILS:** RMA Infrastructure - Steven Penellum, Mobile: 0487 242 724



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## CONCEPT PLANS

**CLIENT:** LENDLEASE COMMUNITIES

**JOB N°: 920037**

PCA: TBC  
PH: 02 0000 0000



TITLE PAGE

**JOB ADDRESS:**

No.16 CHAPMAN STREET  
WERRINGTON NSW, 2747

RESIDU  
LOT 2000

COUNCIL: PENRIT

SOIL CLASS: 'H' Class TBC

WIND CLASS: N2

SHEET:  
1 OF 16

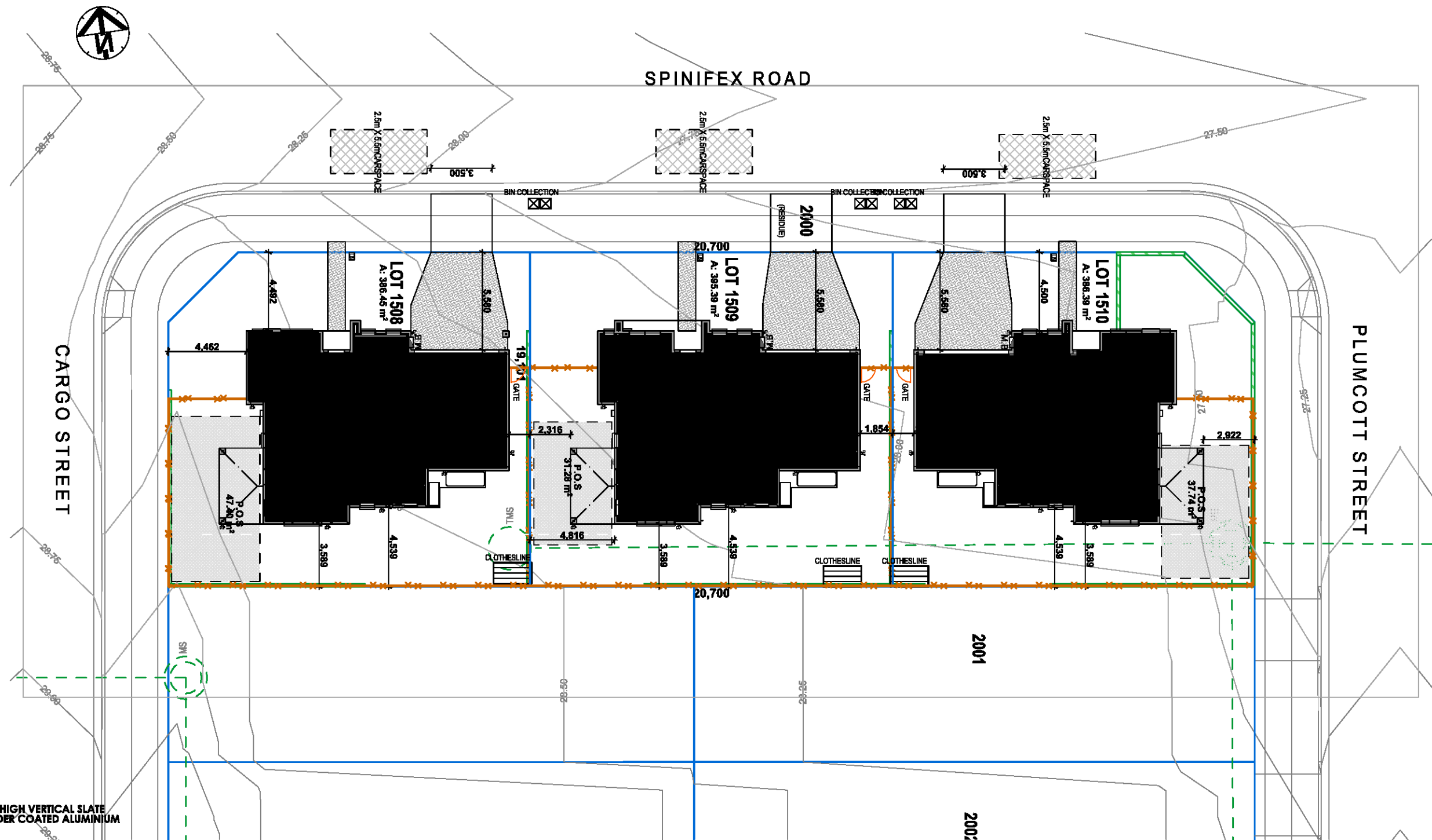
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SC

VERSION No.  
01

SCALE: N/A

DATE:  
17.01.18

CONSTRUCTION No.



LEGEND:

- 1.1m HIGH VERTICAL SLATE POWDER COATED ALUMINIUM
- 1.8m COLORBOND FENCING
- 1.8m HIGH MODULAR ACOUSTIC FENCE AS PER ACOUSTIC REPORT.
- RETAINING WALLS BY BUILDER.
- RETAINING WALLS BY DEVELOPER.



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CONCEPT PLANS

CLIENT: LENDLEASE COMMUNITIES

JOB N°: 920037

PCA: TBC  
PH: 02 0000 0000



SITE PLAN

JOB ADDRESS:  
LOT 2000 DP 1226122  
No.16 CHAPMAN STREET  
WERRINGTON NSW, 2747.

RESIDUE  
LOT 2000

COUNCIL: PENRITH  
SOIL CLASS: 'H' Class TBC  
WIND CLASS: N2

SHEET:  
2 OF 16

DRAWN BY:  
SC

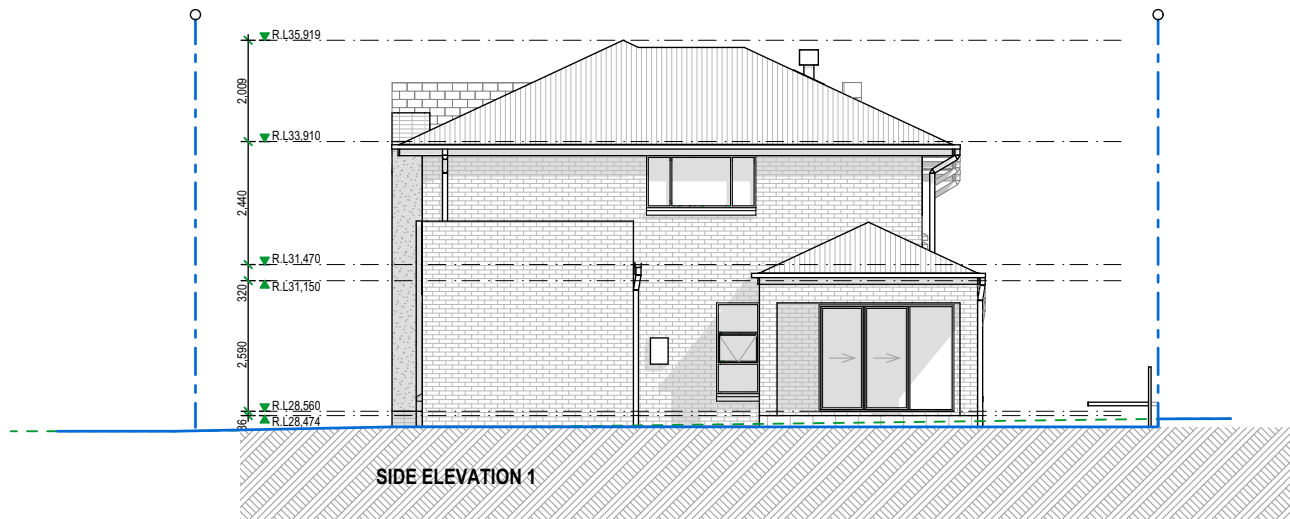
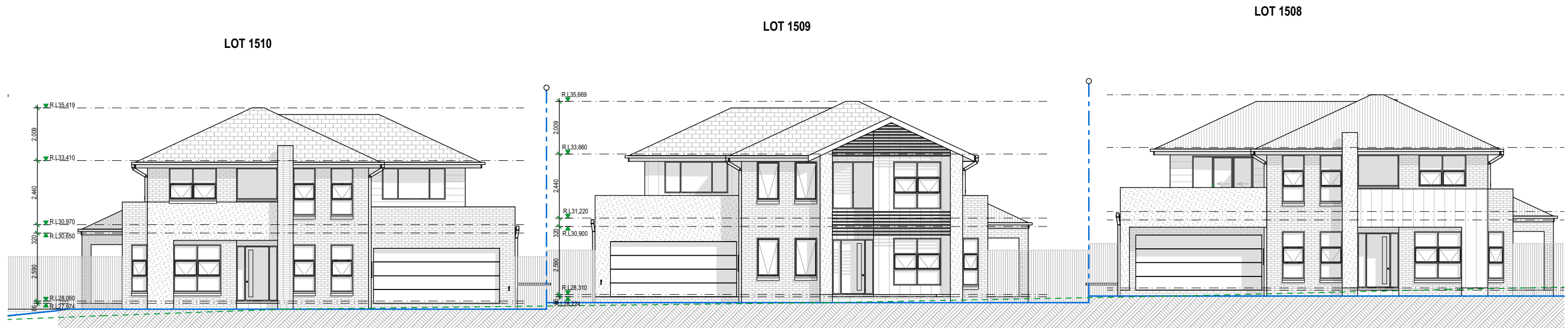
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DATE:  
17.01.18

CONSTRUCTION No.  
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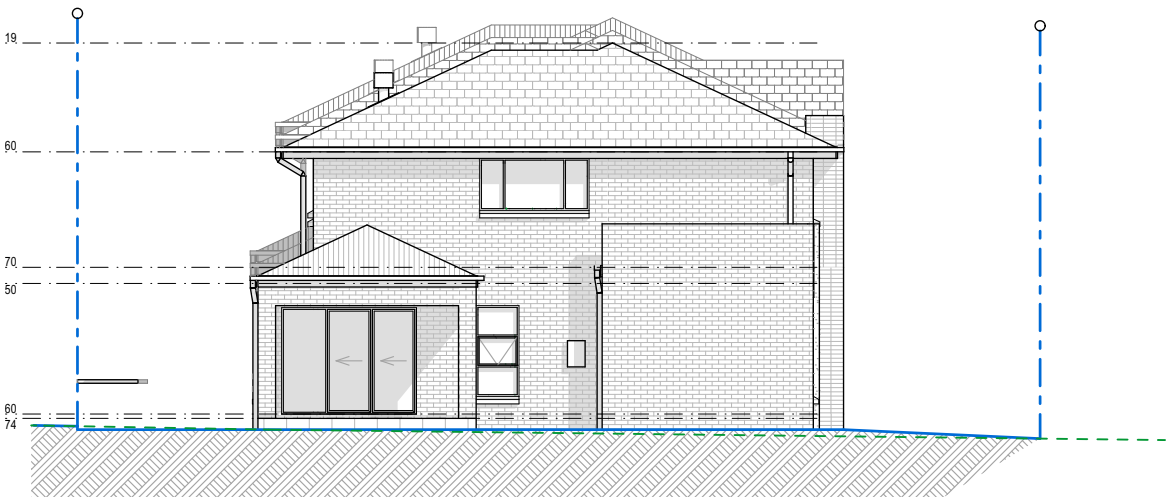
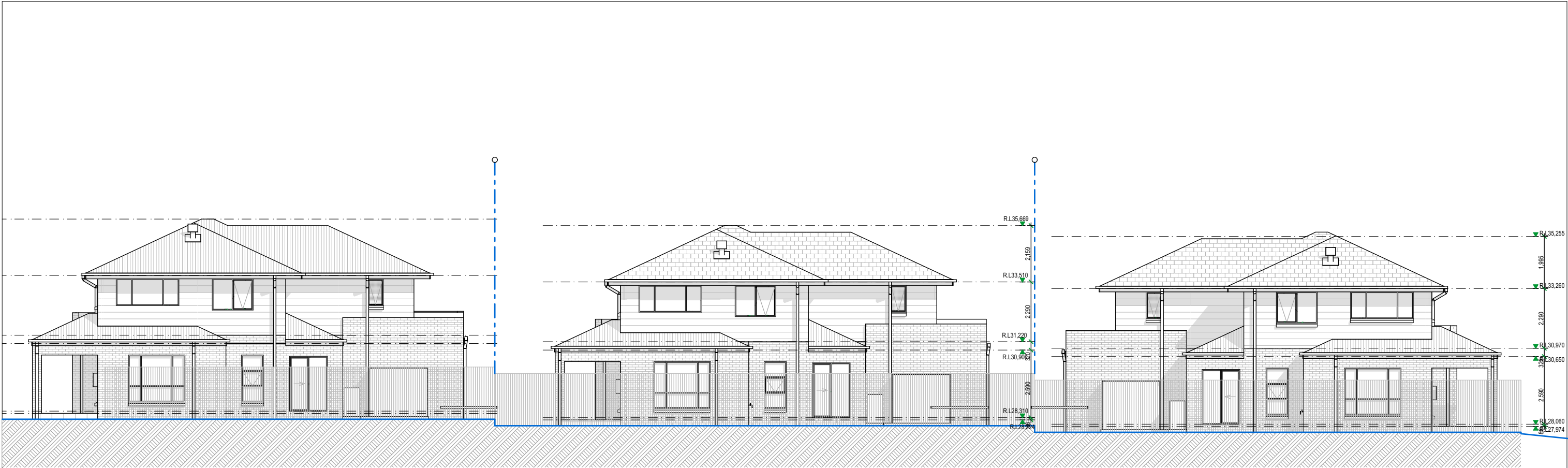


Roof, Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Windspray		CB1	Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Surfmist		CB3	FEATURE TIMBER FT1 Bush Cherry
Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Dune		CB2	Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Shale Grey		CB4	
Face Brick 1 FB1 Austral bricks, Wilderness- Silver Birch		Face Brick 3 FB3 Austral bricks, Wilderness- Rosewood	Lightweight LW1 Dulux - Whisper White		Lightweight LW3 Dulux - Tristan	FEATURE TIMBER FT2 Casuarina
			Render R1 Dulux - Whisper White		Render R3 Dulux - Tristan	
Face Brick 2 FB2 Austral bricks, Wilderness- Blackbutt		Face Brick 4 (FB4) Austral bricks, Wilderness- Grey Gum	Lightweight LW2 Dulux - Namadji		Lightweight LW4 Dulux - Accord	FEATURE TIMBER FT3 Antique White
			Render R2 Dulux - Namadji		Render R4 Dulux - Accord	

NOTE: FRONT ENTRY DOOR SHOWN INDICATIVELY ONLY. REFER TO INCLUSIONS FOR DOOR TYPE.

NOTE: FRONT ENTRY DOOR SHOWN INDICATIVELY ONLY. REFER TO INCLUSIONS FOR DOOR TYPE.



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	JOB N°: 920037 PCA: TBC PH: 02 0000 0000						SOIL CLASS: 'H' Class TBC		VERSION No. 01	CONSTRUCTION No. -
							WIND CLASS: N2			



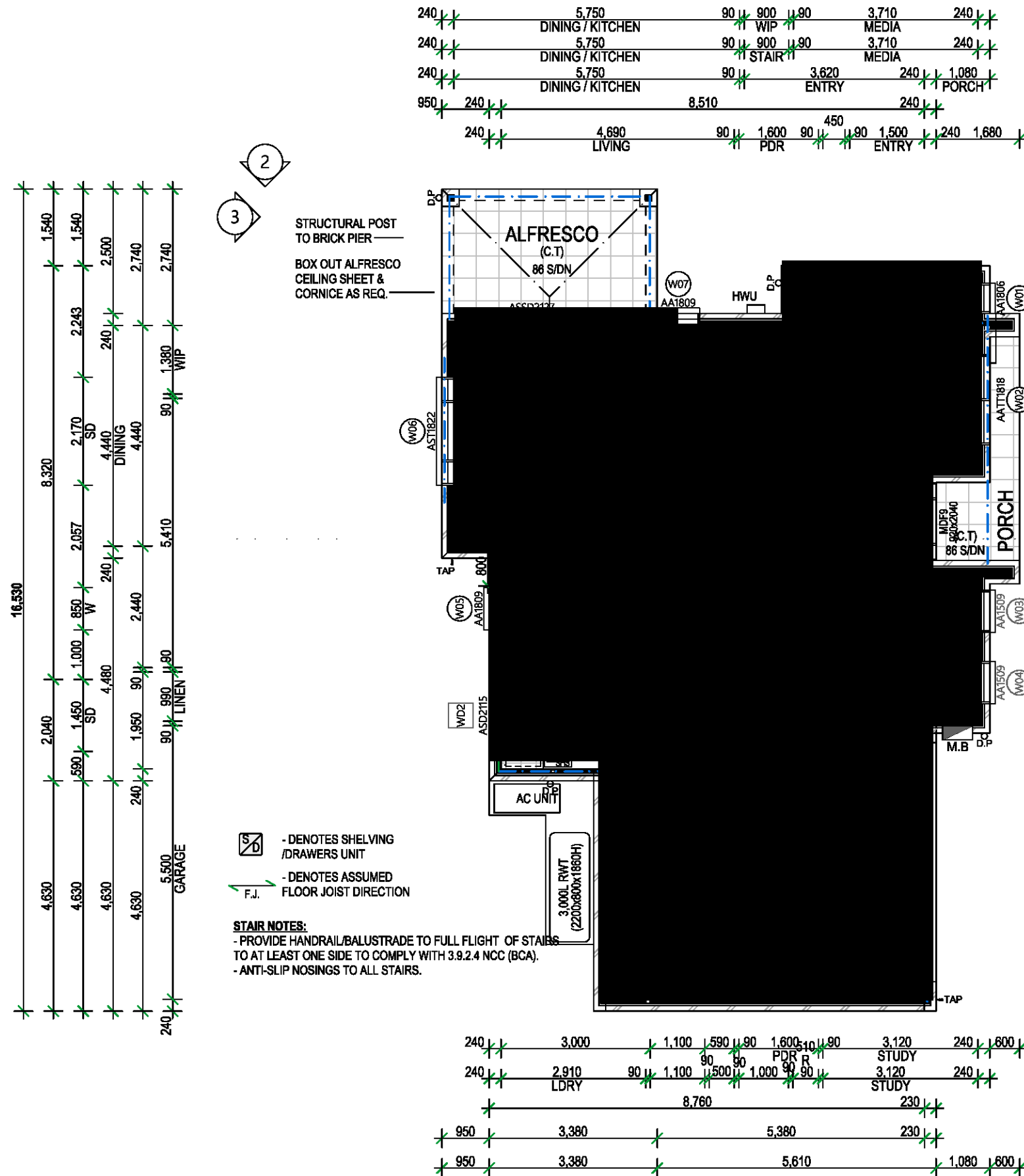
Roof, Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Windspray		CB1	Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Surfmist		CB3	FEATURE TIMBER FT1 Bush Cherry	
Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Dune		CB2	Roof (Metal Deck), Gutters, Facias, Downpipes, Window Frames, Balustrade, Balcony Screen and Garage Door Colorbond - Shale Grey		CB4		
Face Brick 1 FB1 Austral bricks, Wilderness- Silver Birch	Face Brick 3 FB3 Austral bricks, Wilderness- Rosewood	Lightweight LW1 Dulux - Whisper White	Lightweight LW3 Dulux - Tristan	Render R1 Dulux - Whisper White	Render R3 Dulux - Tristan		FEATURE TIMBER FT2 Casuarina
Face Brick 2 FB2 Austral bricks, Wilderness- Blackbutt	Face Brick 4 (FB4) Austral bricks, Wilderness- Grey Gum	Lightweight LW2 Dulux - Namadji	Lightweight LW4 Dulux - Accord	Render R2 Dulux - Namadji	Render R4 Dulux - Accord	FEATURE TIMBER FT3 Antique White	

NOTE: FRONT ENTRY DOOR SHOWN INDICATIVELY ONLY. REFER TO INCLUSIONS FOR DOOR TYPE.

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	Creation Homes Pty Ltd Suite 3, 46 Brookhollow Avenue, Baulkham Hills, NSW 2153. (P) 02 8806 7604 (F) 02 8806 7699		CONCEPT PLANS		STREET ELEVATIONS		RESIDUE LOT 2000		SHEET: 4 OF 16	SCALE: 1:150
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			JOB N°: 920037 PCA: TBC PH: 02 0000 0000				SOIL CLASS: 'H' Class TBC		VERSION No. 01	CONSTRUCTION No. -
							WIND CLASS: N2			





- NOTES:**
- ALL CONSTRUCTION TO COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES - BUILDING CODE OF AUSTRALIA (NCCS - BCA) 2016.
  - BOX GUTTERS AND DOWNPIPES TO COMPLY WITH PART 3.5.2 OF VOLUME 2 OF THE NCCS (BCA).
  - PROVIDE ANTI-SKID NOSINGS TO ALL INTERNAL STAIRS THROUGHOUT THE DWELLING TO COMPLY WITH CLAUSE 3.9.1.4 OF VOLUME 2 OF THE NCCS (BCA).
  - PROVIDE BALUSTRADES TO INTERNAL STAIRS TO COMPLY WITH CLAUSES 3.9.2.3 & 3.9.2.4 OF VOLUME 2 OF THE NCCS (BCA).
  - RESTRICTED WINDOWS WHERE REQUIRED TO COMPLY WITH 3.9.2.5 OF VOLUME 2 OF THE NCCS (BCA). RESTRICTED WINDOWS DENOTED WITH - @W.
  - PROVIDE SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF VOLUME 2 OF THE NCCS (BCA).
  - PROVIDE EXHAUST FAN TO THE WC TO COMPLY WITH CLAUSES 3.8.4.3 & 3.8.5.2 OF VOLUME 2 OF THE NCCS (BCA).
  - PROVIDE A 0.2 MICRON THICK HIGH IMPACT MEMBRANE TO THE SLAB ON GROUND CONSTRUCTION.

HOUSE AREAS	
ALFRESCO	10.83
FIRST FLOOR	105.20
GARAGE	38.42
GROUND FLOOR	94.46
PORCH	4.68
	<b>253.59 m²</b>



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#### CONCEPT PLANS

**CLIENT:** LENDLEASE COMMUNITIES

**JOB N°:** 920037

**PCA:** TBC  
PH: 02 0000 0000



#### HOUSE TYPE 2 GF PLAN

**JOB ADDRESS:**

LOT 2000 DP 1226122  
No.16 CHAPMAN STREET  
WERRINGTON NSW, 2747.

RESIDUE  
LOT 2000

**COUNCIL:** PENRITH  
**SOIL CLASS:** 'H' Class TBC  
**WIND CLASS:** N2

**SHEET:**  
8 OF 16

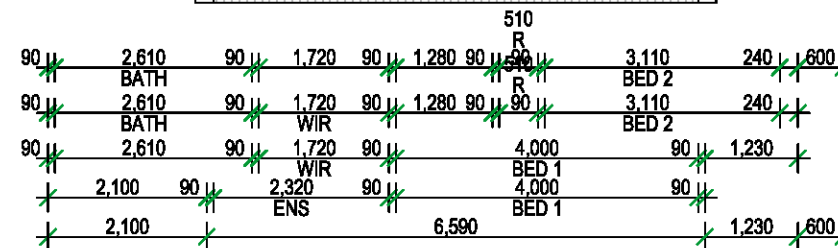
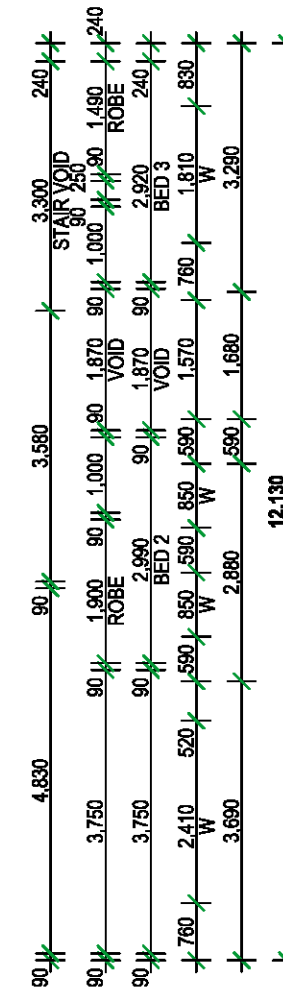
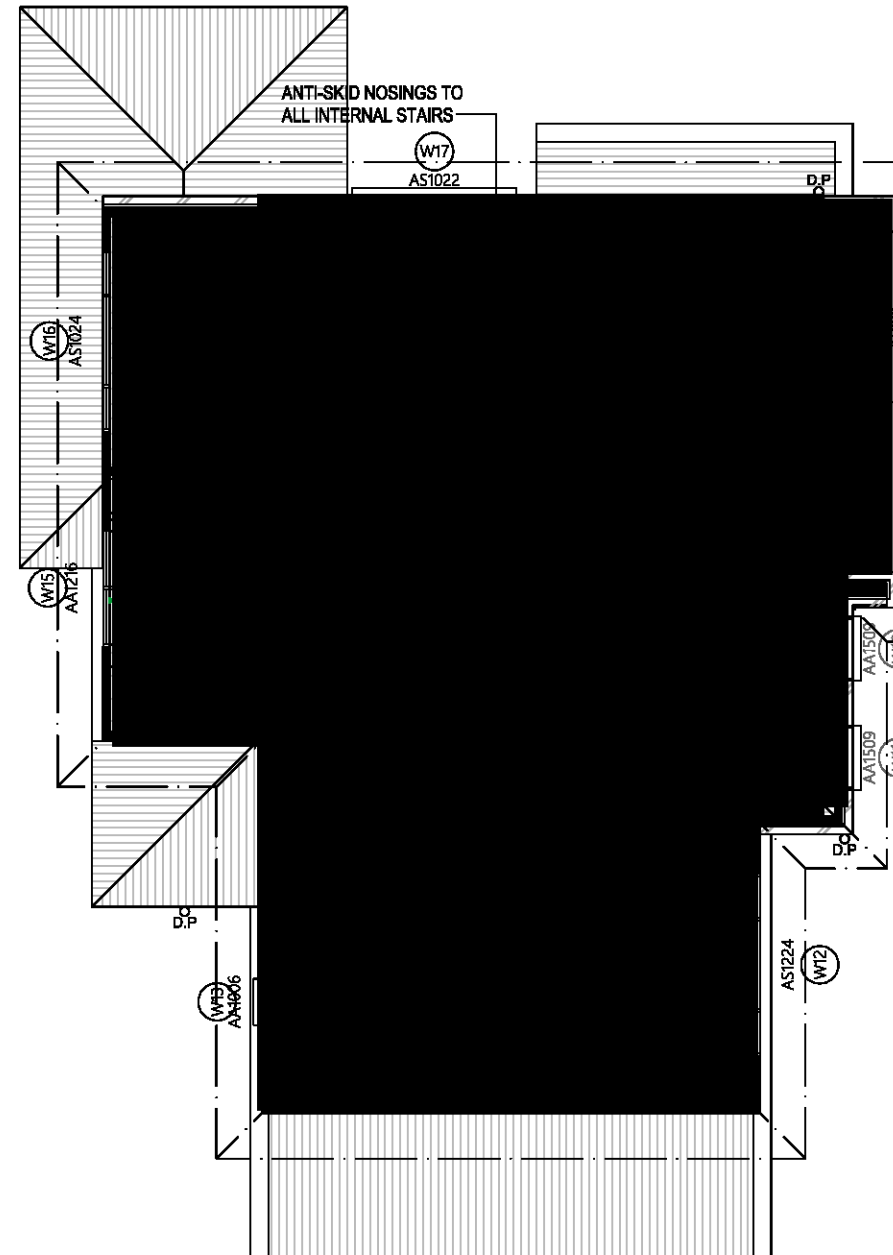
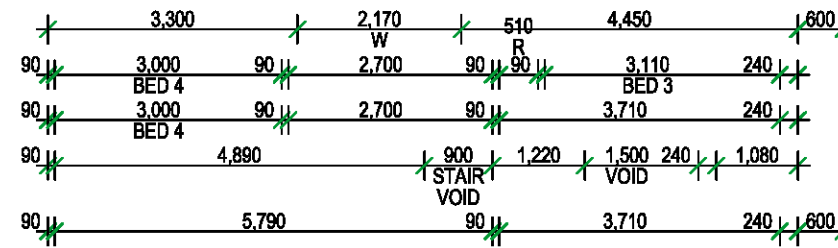
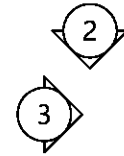
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**VERSION No.**  
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**SCALE:**  
1:100

**DATE:**  
17.01.18

**CONSTRUCTION No.**  
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HOUSE AREAS	
ALFRESCO	10.83
FIRST FLOOR	105.20
GARAGE	38.42
GROUND FLOOR	94.46
PORCH	4.68
	<b>253.59 m<sup>2</sup></b>



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**CLIENT:** LENDLEASE COMMUNITIES

**JOB N°: 920037**

PCA: TBC  
PH: 02 0000 0000

**JOB ADDRESS:**

**LOT 2000 DP 1226122**  
**No.16 CHAPMAN STREET**  
**WERRINGTON NSW, 2747.**

COUNCIL:	PENRITH
----------	---------

SOIL CLASS: 'H' Class TBC

WIND CLASS: N2

**SHEET:**  
9 OF 16

**DRAWN BY:**  
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VERSION No.  
01

SCALE:  
1:100



DATE: 17.01.18

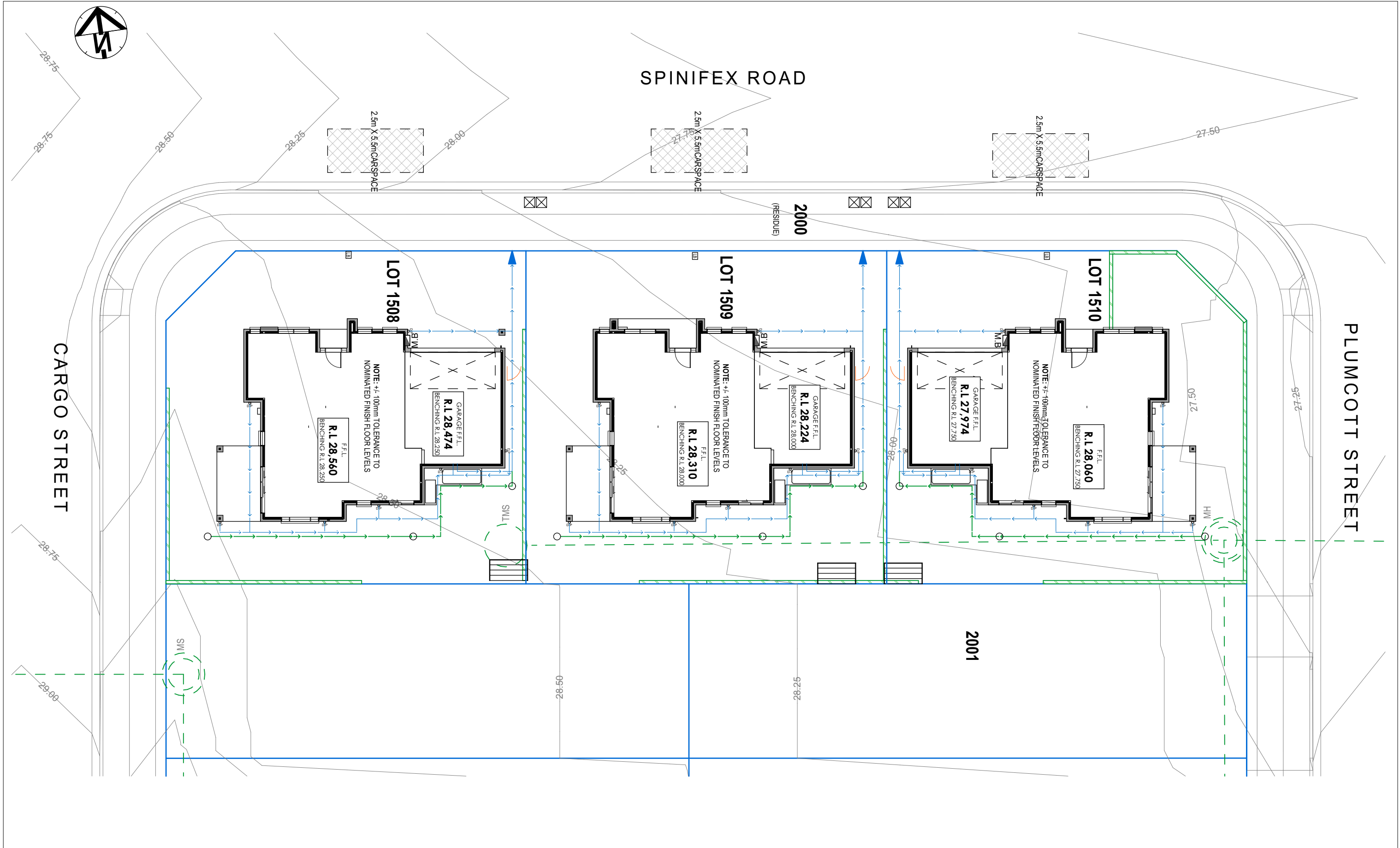
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Summary of BASIX Commitments for Lot 1509 (#16) Chapman Street WERRINGTON 2747	
	Commitment
<b>Water</b>	
Total area of garden and lawn (m2)	215m2
Area of indigenous planting within total garden (m2) required	None
Rainwater tank capacity (litres)	3000L
Area of roof connected to tank (m2)	157m2
Connected to all toilets in the development?	Yes
Connected to at least one outdoor tap?	Yes
Connected to washing machine?	Yes
Rating of all showerheads installed	3 Star (> 7.5 but <= 9 L/min)
Rating of all toilet cisterns installed	4 Star
Rating of bathroom tap fittings	3 Star
Rating of kitchen tap fittings	3 Star
<b>Thermal Performance</b>	
Refer to Universal Certificate	Pass
<b>Energy</b>	
Active cooling to living areas	3-Phase AC (EER 3.0-3.5)
Active cooling to bedroom areas	3-Phase AC (EER 3.0-3.5)
Active heating to living areas	3-Phase AC (EER 3.5-4.0)
Active heating to bedroom areas	3-Phase AC (EER 3.5-4.0)
Hot water system	Gas Instantaneous
Low energy lighting (If required refer to BASIX certificate)	Yes
Bathroom ventilation	Ducted (manual switch on/off)
Kitchen ventilation	Ducted (manual switch on/off)
Laundry ventilation	No Mechanical Ventilation
Cooktop and oven	Gas Cooktop / Electric Oven
Outdoor Clothesline	Yes
Indoor or Sheltered Clothesline	No
Well Ventilated Fridge Space	No

Window / Door Schedule					
Window No.	Code	Window Size		Glazing Type	other
		Height	Width		
W01	AA1806	1,800	610	Single Clear	
W02	AATT1818	1,800	1,810	Single Clear	
W03	AA1509	1,460	850	Single Clear	
W04	AA1509	1,460	850	Single Clear	
W05	AA1806	1,800	850	Single Clear	
W06	AST1822	1,800	2,170	Single Clear	
W07	AA1806	1,800	850	Single Clear	
W08	AATT1818	1,800	1,810	Single Clear	
W09	AA1216	1,800	1,570	Single Clear	
W10	AA1509	1,460	850	Single Clear	
W11	AA1509	1,460	850	Single Clear	
W12	AS1224	1,200	2,410	Single Clear	
W13	AA1006	1,030	610	Single Obscure	
W14	AA1216	1,200	1,570	Single Obscure	
W15	AS1024	1,030	2,410	Single Clear	
W16	AS1022	1,030	2,170	Single Clear	
WD1	MDF9	2,100	1,570	Single Clear	Entry Door (920x2040)
WD2	ASD2115	2,100	1,450	Single Clear	Sliding Door
WD3	ASSD2127	2,110	2,676	Single Clear	Stacker Door

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	CLIENT: LENDLEASE COMMUNITIES		JOB ADDRESS: LOT 2000 DP 1226122 No.16 CHAPMAN STREET WERRINGTON NSW, 2747.	COUNCIL: PENRITH	DRAWN BY: SC	DATE: 17.01.18
	JOB N°: 920037 PCA: TBC PH: 02 0000 0000			SOIL CLASS: 'H' Class TBC	VERSION No. 01	CONSTRUCTION No. -
				WIND CLASS: N2		



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CONCEPT PLANS

CLIENT: LENDLEASE COMMUNITIES

JOB N°: 920037

PCA: TBC  
PH: 02 0000 0000



CONCEPT STORMWATER

JOB ADDRESS:

LOT 2000 DP 1226122  
No.16 CHAPMAN STREET  
WERRINGTON NSW, 2747.

RESIDUE  
LOT 2000

COUNCIL: PENRITH  
SOIL CLASS: 'H' Class TBC  
WIND CLASS: N2

SHEET:  
14 OF 16

DRAWN BY:  
SC

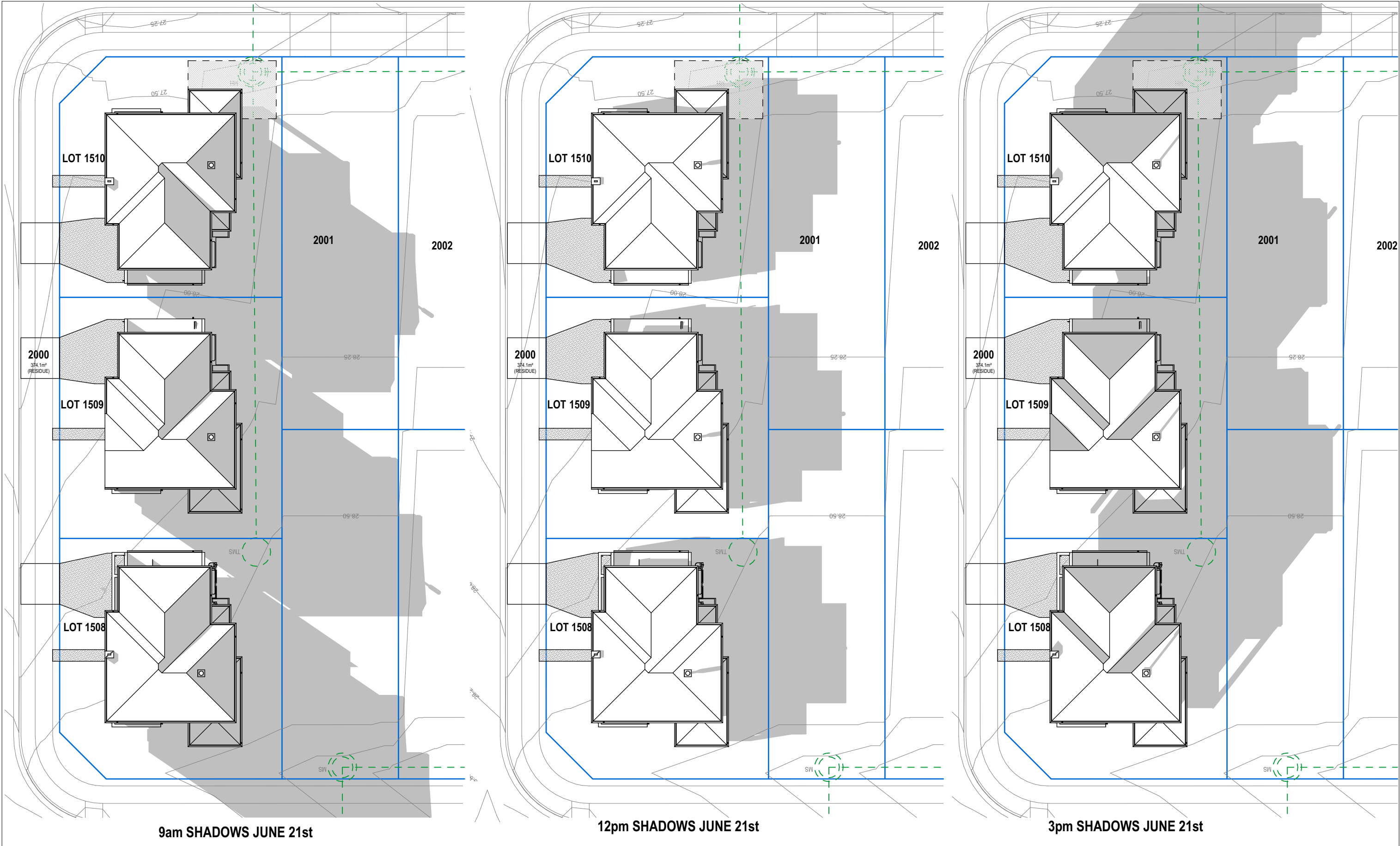
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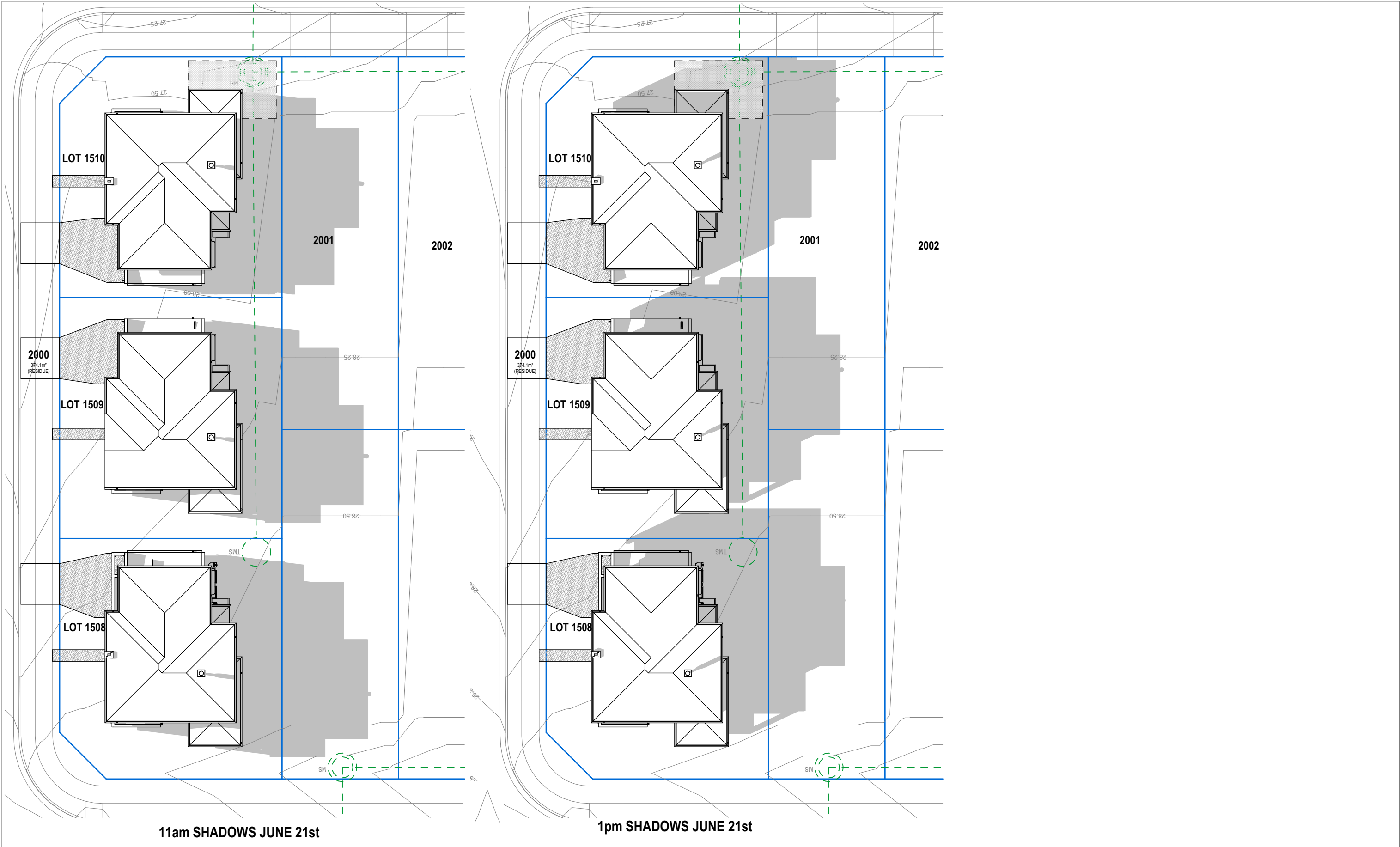
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17.01.18



CONSTRUCTION No.  
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		CLIENT: LENDLEASE COMMUNITIES		JOB ADDRESS:		COUNCIL: PENRITH	DRAWN BY: SC	DATE: 17.01.18
		JOB N°: 920037		LOT 2000 DP 1226122		SOIL CLASS: 'H' Class TBC	VERSION No. 01	CONSTRUCTION No. -
		PCA: TBC PH: 02 0000 0000		No.16 CHAPMAN STREET WERRINGTON NSW, 2747.		WIND CLASS: N2		



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	CLIENT: LENDLEASE COMMUNITIES		JOB ADDRESS: LOT 2000 DP 1226122 No.16 CHAPMAN STREET WERRINGTON NSW, 2747.		COUNCIL: PENRITH		DRAWN BY:	DATE:
	JOB N°: 920037 PCA: TBC PH: 02 0000 0000				SOIL CLASS: 'H' Class TBC		VERSION No. 01	CONSTRUCTION No. -
					WIND CLASS: N2			