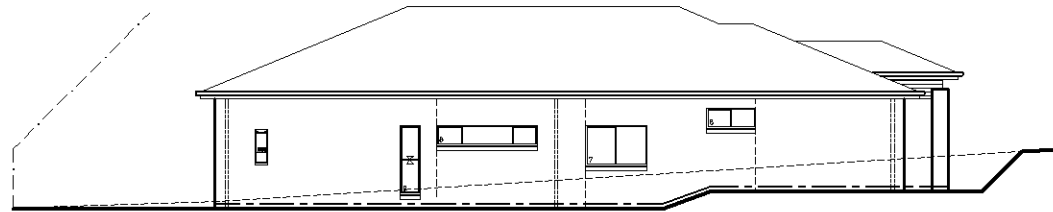
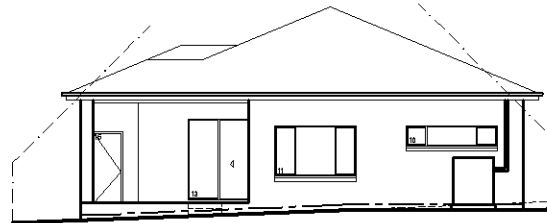


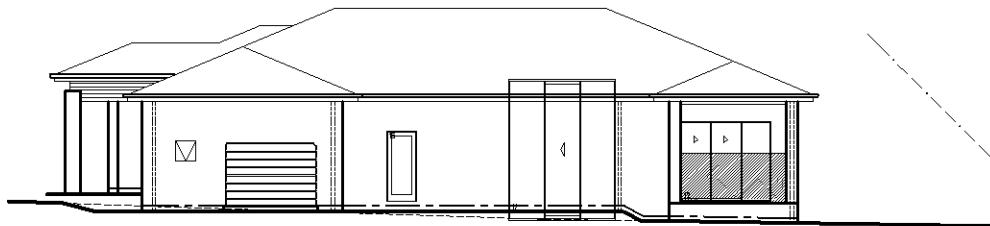
EAST (FRONT) ELEVATION



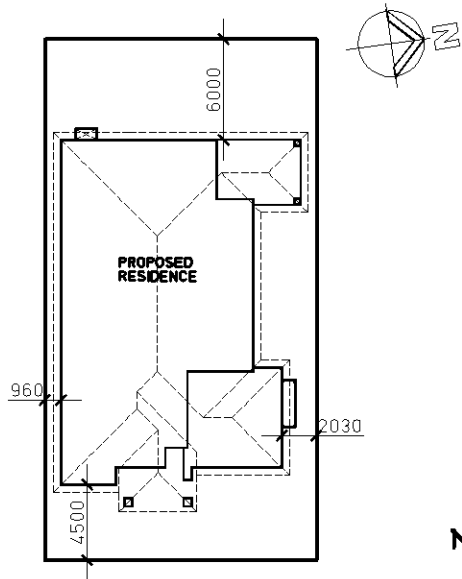
SOUTH (LEFT) ELEVATION



WEST (REAR) ELEVATION



NORTH (RIGHT) ELEVATION



SITE PLAN
GHERA ROAD

NOTIFICATION FOR PROPOSED NEW HOME

NAME: Mrs L. BRISCHETTO **ADDRESS:** Lot No: 62 Ghera Rd, ORCHARD HILLS



Masterton
HOMES

PH: 1300 4HOMES
PH: 1300 446637

Licence. No.: 35558C
ABN. 52 002 873 047

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NOT TO SCALE
DATE:
18.12.12

| BASIX & SITE INFORMATION | |
|---|-------------------------------------|
| BASIX CERTIFICATE NUMBER: | 4736225 |
| CONSTRUCTION CERTIFICATE NUMBER: | ---- |
| SITE DETAILS | |
| LOT NUMBER: | 62 |
| DP NUMBER: | 1186546 |
| UBD REFERENCE: | NOT AVAILABLE |
| SITE AREA: | 500.00m ² |
| HOUSE AREAS: (MEASURED TO EXTERNAL WALLS) | |
| GROUND FLOOR: | 190.7m ² |
| ALFRESCO: | 18.10m ² |
| GARAGE: | 33.29m ² |
| AREA: | 242.09m ² |
| DRIVEWAY/PATHS TO BOUNDARY: | 40.28m ² |
| PROJECT DETAILS | |
| NO. OF BEDROOMS: | 4 |
| ROOF AREA: | 297.0m ² |
| <small>TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (OUTTER WIDTH 100mm)</small> | |
| GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN) | 203.0m ² |
| STORMWATER RAINWATER TANK | |
| MIN. RAINWATER TANK SIZE REQ: | 3000LT |
| MIN. ROOF AREA CONNECTED TO RECYCLE: | 200SQM |
| RAINWATER USES: | W.C, W.M & GARDEN TAP |
| REMAINDER OF ROOFWATER & OVERFLOW TO: | EASEMENT HYDRAULIC DESIGN REQUIRED: |
| | NO |
| WATER | |
| KITCHEN TAP FITTING RATING: | 4 STAR |
| SHOWERHEAD 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: | R1.5 |
| WALL COLOUR: | MEDIUM |
| ROOFING MATERIAL: | TILED |
| ROOF INSULATION: | NA |
| ROOF COLOUR: | DARK |
| CEILING INSULATION: | R3.5 |
| AIR CONDITIONING INCLUDED: | YES |
| EER: | 2.5 OR HIGHER |
| HOT WATER SYSTEM: | GAS INSTANTANEOUS |
| STAR RATING: | 6.0 |
| COMPACT FLUORESCENT LIGHTING : | AS PER BASIX |
| COOKING APPLIANCES: | GAS COOKTOP & ELECTRIC OVEN |
| CLOTHES DRYING LINE REQUIRED: | AS PER BASIX |
| WIND DRIVEN VENTILATORS REQUIRED/QTY: | AS PER BASIX |
| WIP (WORKS IN PROGRESS) | |
| DRAINAGE REQUIRED: | YES/NO |
| CARPARKING | PRIVATE OPEN SPACE |
| REQUIRED: 2 SPACES | REQUIRED: 80.00m ² |
| PROVIDED: 2 SPACES | PROVIDED: 97.8m ² |
| LANDSCAPING | RIDGE HEIGHT |
| REQUIRED: 20% OR 100m ² | MAXIMUM: 10.000m |
| PROVIDED: 41% OR 203.0m ² | PROPOSED: 5.846m |

| DRAWING: | DRAWN: | TENDER: |
|-------------------------------|---------------|----------|
| 1 CONTRACT PLAN 1 | K.B. 29.10.12 | 3 |
| 2 CONTRACT PLAN 2 | EL. 17.12.12 | 31.10.12 |
| 3 CONTRACT PLAN 3 | SC 27.02.13 | TV3 |
| 4 CONTRACT PLAN 4 | SC 28.02.13 | FORM 10 |
| 5 COUNCIL SUB 1 | SC 15.03.13 | - |
| 6 ZONE OF INFLUENCE | EL. 21.03.13 | - |
| 7 COUNCIL SUB 2 | SC 15.04.13 | |
| 8 COUNCIL SUB 3 - SPLIT LEVEL | SC 15.10.13 | |
| 9 AMENDMENT (F10) | JP 22.10.13 | 22.10.13 |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |

EXCAVATION & SITE NOTES

EXCAVATE/FILL TO FORM DATUM APPROX 1000mm (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL 150mm AGAINST FOOT OF SLAB).

SEWER CONNECTION TO AUTHORITIES REQUIREMENTS TO EXISTING JUNCTIN OF SUPPLY AUTHORITY'S MAIN WITHIN THE PROPERTY.

WATER CONNECTION TO THE SUPPLY AUTHORITIES MAIN LOCATED IN THE NEAR SIDE NATURE STRIP.

TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS.

SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE & BOUNDARY POSITIONS, DRIVEWAY GRADIENT

SUBJECT TO POSITION OF SERVICES

* DESIGN LEVELS MAY VARY BY +/- 150mm

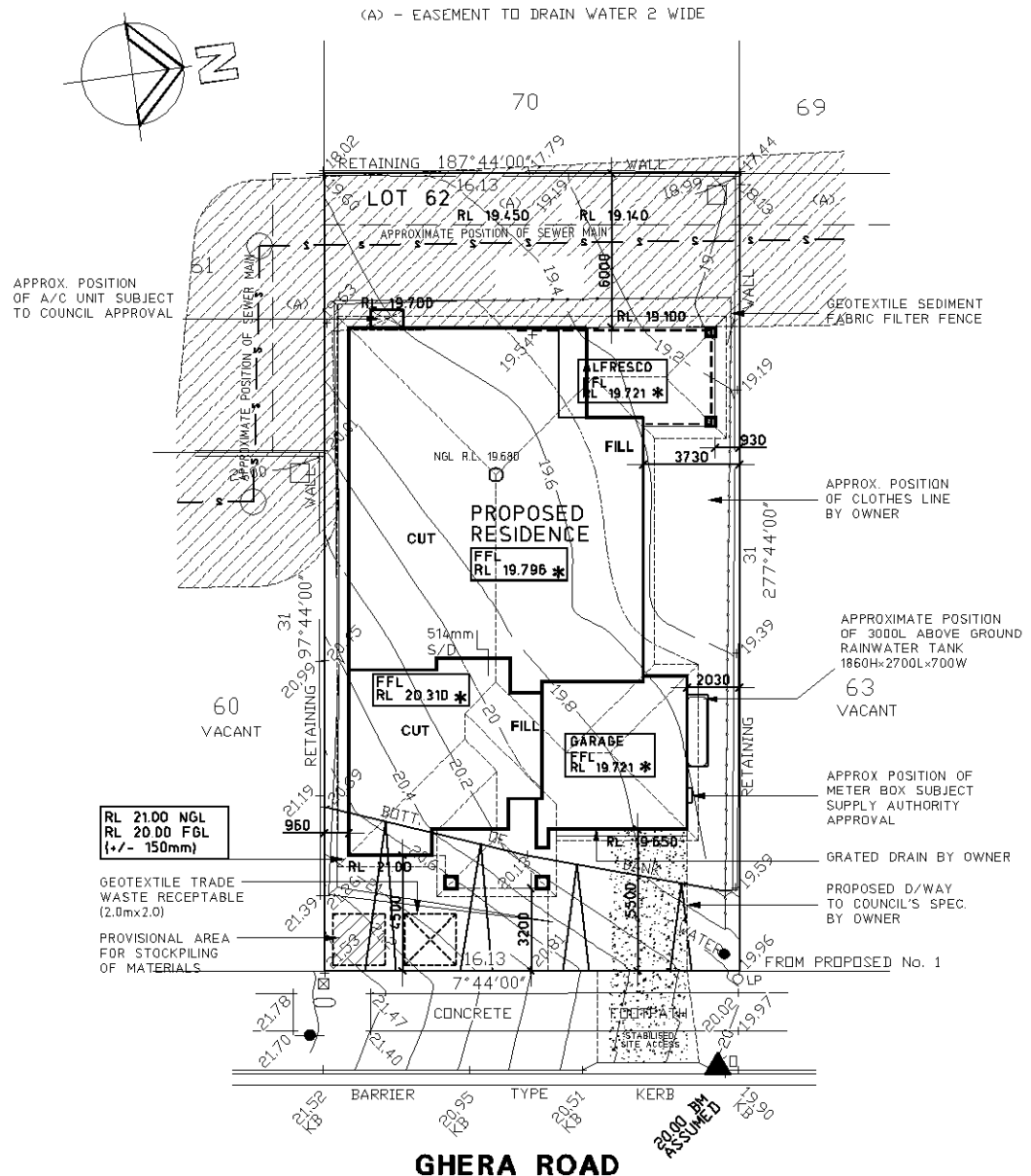
ITEMS BY OWNER

RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).

DISH DRAINS (IF NEEDED) TO AUTHORITIES' REQUIREMENTS.

BUILDING AREA TO BE FREE OF GRASS AND RUBBISH.

**LEVELS, RETAINING WALLS
SUBJECT TO COUNCIL
APPROVAL**



BAS

THE YES INCLUDED PACKAGE

MASTERTON'S 'THE GOLD MANSION PACKAGE'

Proposed Residence

For: Mrs L. BRISCHETTO
Lot No: 62 Ghera Rd
Suburb: ORCHARD HILLS
Council: PENRITH

Project Details

Design: SYMPHONY
Facade: CONTEMPORARY
Edition: PLATINUM

| | | |
|--------------|------------|------------|
| DRAWN BY: | DATE: | JOB No. |
| K.B. | 29-10-2012 | 2006233 |
| SHEET TITLE: | | SHEET No. |
| SITE PLAN | | 1/9 |
| SCALE: | FINAL PLAN | FINAL PLAN |
| 1:200 | 1:100 | ISSUE: |
| | | DATE: |

GENERAL NOTES

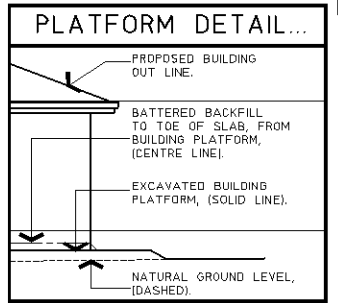
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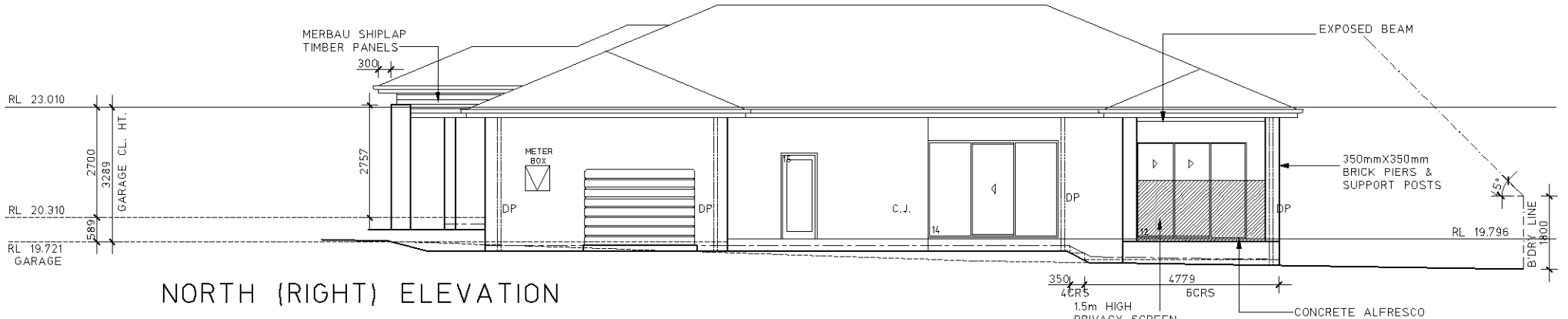
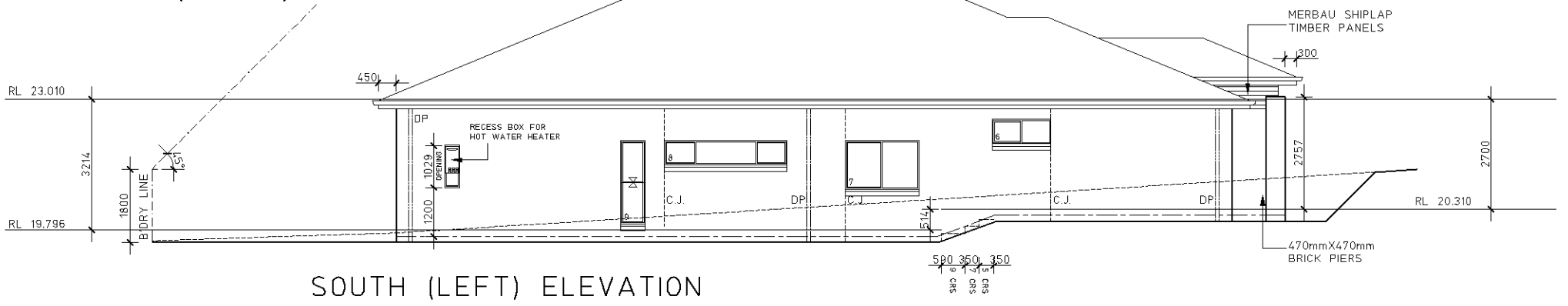


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CID: 2006233-BRISCHETTO.dwg 29-10-2012/11.21 1:100



"FLASHING TO DAMPCOURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK"



Proposed Residence
 For: Mrs L. BRISCHETTO
 Lot No: 62 Ghera Rd
 Suburb: ORCHARD HILLS
 Council: PENRITH

| Project Details | | | |
|----------------------|-------------------------|-------------------|------------------|
| Design: SYMPHONY | DRAWN BY: K.B. | DATE: 29-10-2012 | JOB No. 2006233 |
| Facade: CONTEMPORARY | SHEET TITLE: ELEVATIONS | SHEET No. 4/9 | |
| Edition: PLATINUM | SCALE: 1:100 | FINAL PLAN ISSUE: | FINAL PLAN DATE: |

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KEY



CRUSHED ROCK



PAVING / HARD SURFACE



GRASS



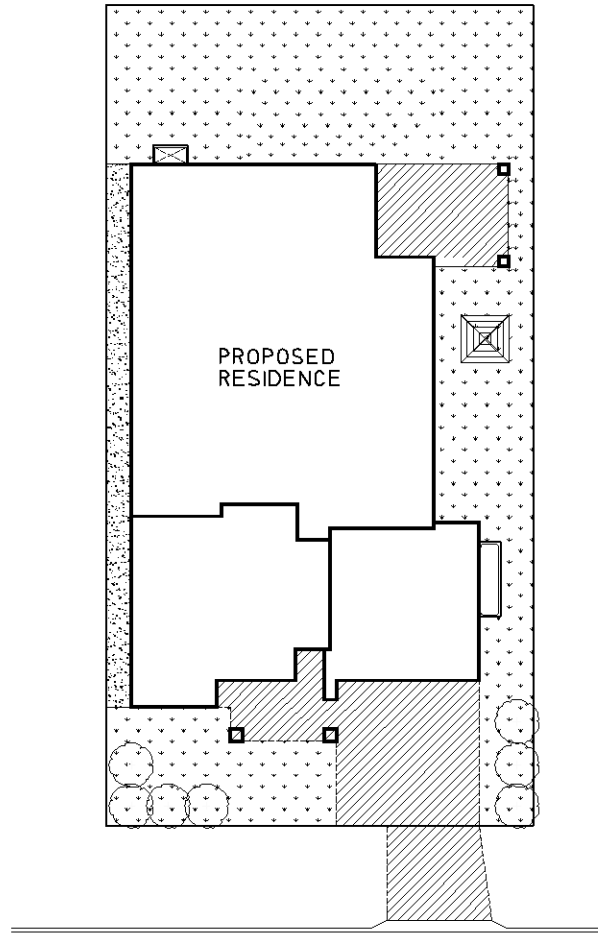
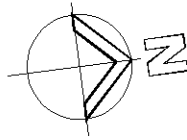
A/C UNIT



PLANTING



CLOTHS LINE

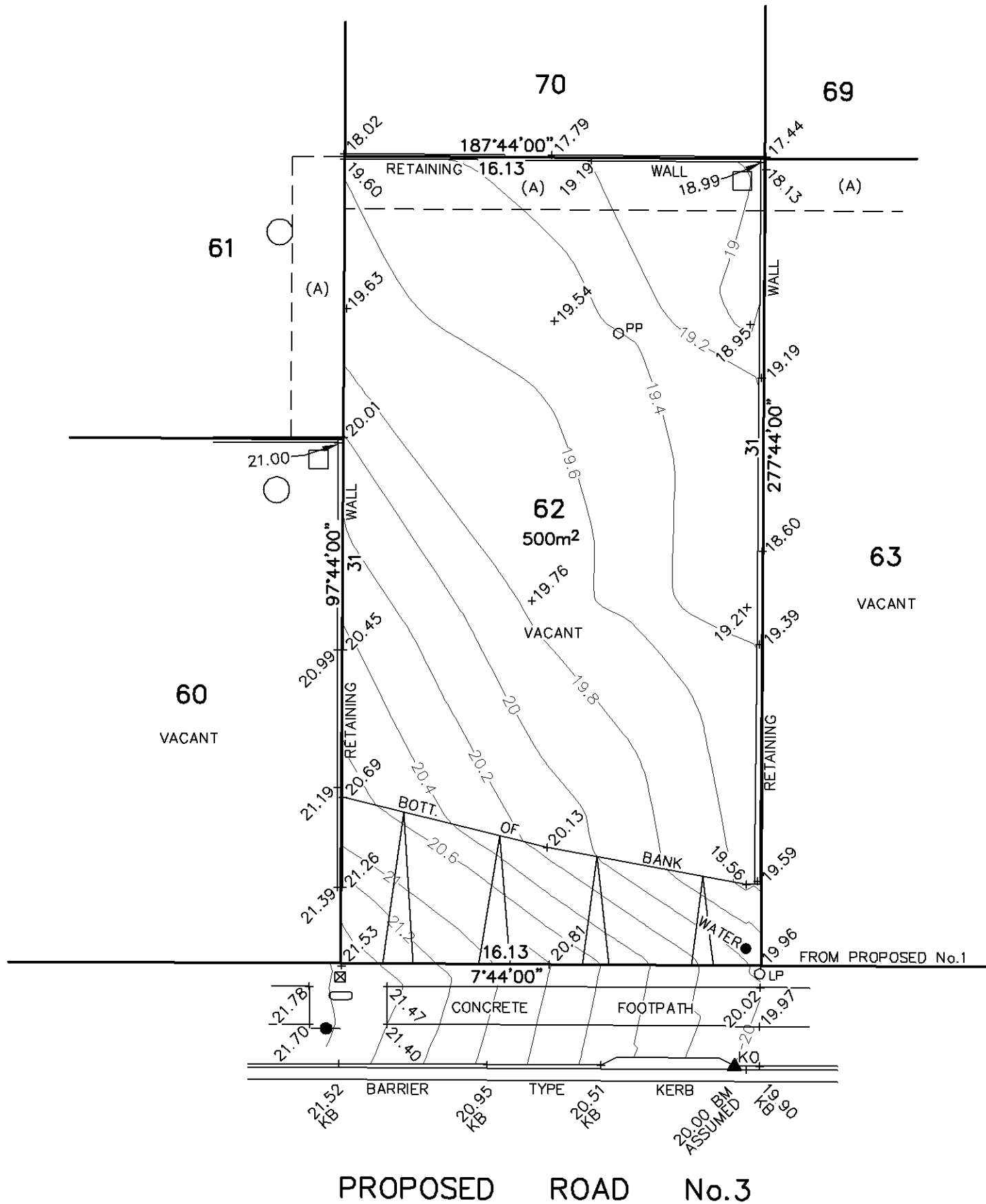


GHERA ROAD

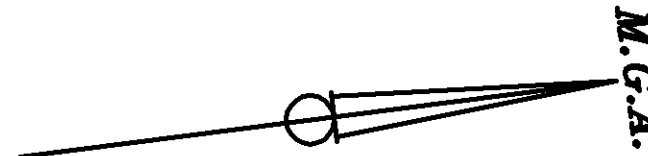
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|--|--|---|---|--|
| <p>Proposed Residence For: Mrs L. BRISCHETTO Lot No: 62 Ghera Rd Suburb: ORCHARD HILLS Council: PENRITH</p> | <p>Project Details</p> | | | <p>GENERAL NOTES Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office. COPYRIGHT: Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copying, amendment or adaption will be prosecuted.</p> |
| | <p>Design: SYMPHONY Facade: CONTEMPORARY Edition: PLATINUM</p> | <p>DRAWN BY: K.B. SHEET TITLE: LANDSCAPE SCALE: 1:200</p> | <p>DATE: 29-10-2012 SHEET No. 1/1 FINAL PLAN ISSUE, DATE:</p> | |

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NOTE: D.P. IS UNREGISTERED.
BOUNDARY INFORMATION OBTAINED FROM
MASTERTON HOMES VIA EMAIL DATED 8/11/12



PLAN ORIENTATION: M.G.A.



(A) - EASEMENT TO DRAIN WATER 2 WIDE

| KEY TO SYMBOLS | |
|----------------|----------------------------|
| | VEHICLE CROSSING |
| | STORMWATER PIT |
| | KERB INLET PIT |
| | TELSTRA PIT |
| | OPTUS PIT |
| | SEWER MAN HOLE |
| | ELECTRICITY PILLAR |
| | STOP VALVE |
| | HYDRANT |
| | POWER POLE |
| | LIGHT POLE |
| | TREE (SPREAD/DIAM./HEIGHT) |

NOTES:

- THIS PLAN HAS BEEN PREPARED BY A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED. THE TITLE BOUNDARIES SHOWN HEREON HAVE NOT BEEN MARKED BY CAD CONSULTING AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS.
- IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
- ONLY VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE. NON VISIBLE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
- THIS PLAN HAS BEEN PREPARED EXCLUSIVELY FOR USE BY CAD CONSULTING AND MASTERTON HOMES.
- THIS PLAN CANNOT BE COPIED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM CAD CONSULTING.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.

| ADJOINING SETBACKS | | |
|--------------------|---------|---------|
| HOUSE No. | LOT No. | SETBACK |
| ? | 60 | VACANT |
| ? | 63 | VACANT |
| ? | 64 | VACANT |
| ? | 65 | VACANT |

CONTOUR SURVEY OF
LOT 62 IN AN
UNREGISTERED D.P.
FOR: MASTERTON HOMES

| | |
|-------------------------|-----------------------|
| L.G.A.: PENRITH | Datum: ASSUMED |
| Locality: ORCHARD HILLS | Contour Interval: 0.2 |
| Date: 16/11/12 | Drawn By: DG |
| Scale: 1:200 | Checked By: RK |

CAD Consulting

Proprietor: C.A.D. Surveying Services Pty Ltd
A.B.N.: 22 092 136 117

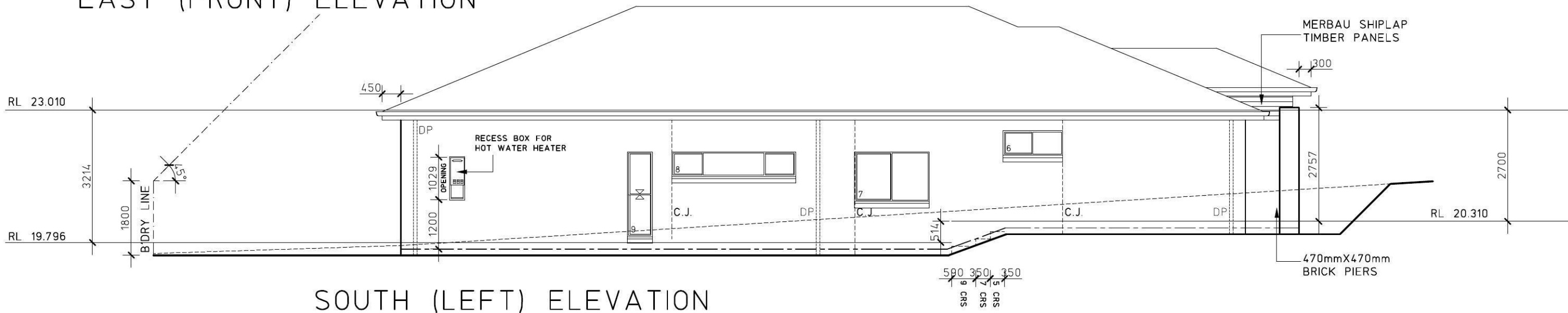
**Land & Engineering Surveyors
Development Consultants**

41 Lemongrove Road, PENRITH
P.O. Box 259 PENRITH, 2751
D.X. 8024, PENRITH
Phone: (02) 4732 2040
Fax: (02) 4732 1846
E-mail: admin@cadconsulting.com.au

| | |
|-------------------------|----------------------------|
| Our Reference: 39617 | Your Reference: 2006233 |
|-------------------------|----------------------------|



EAST (FRONT) ELEVATION



SOUTH (LEFT) ELEVATION



NORTH (RIGHT) ELEVATION

Energy Rating Certificate Number: 14410327

5.5 stars

Single-dwelling rating

Multi-unit development (attach listing of ratings)

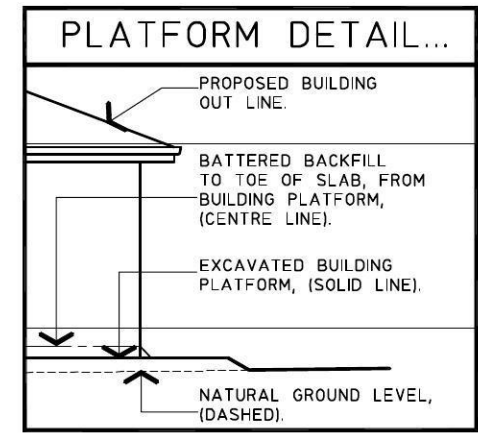
heating 50.1 MJ/m²

cooling 44.0 MJ/m²

Recessed downlights confirmation: Rated with Rated without

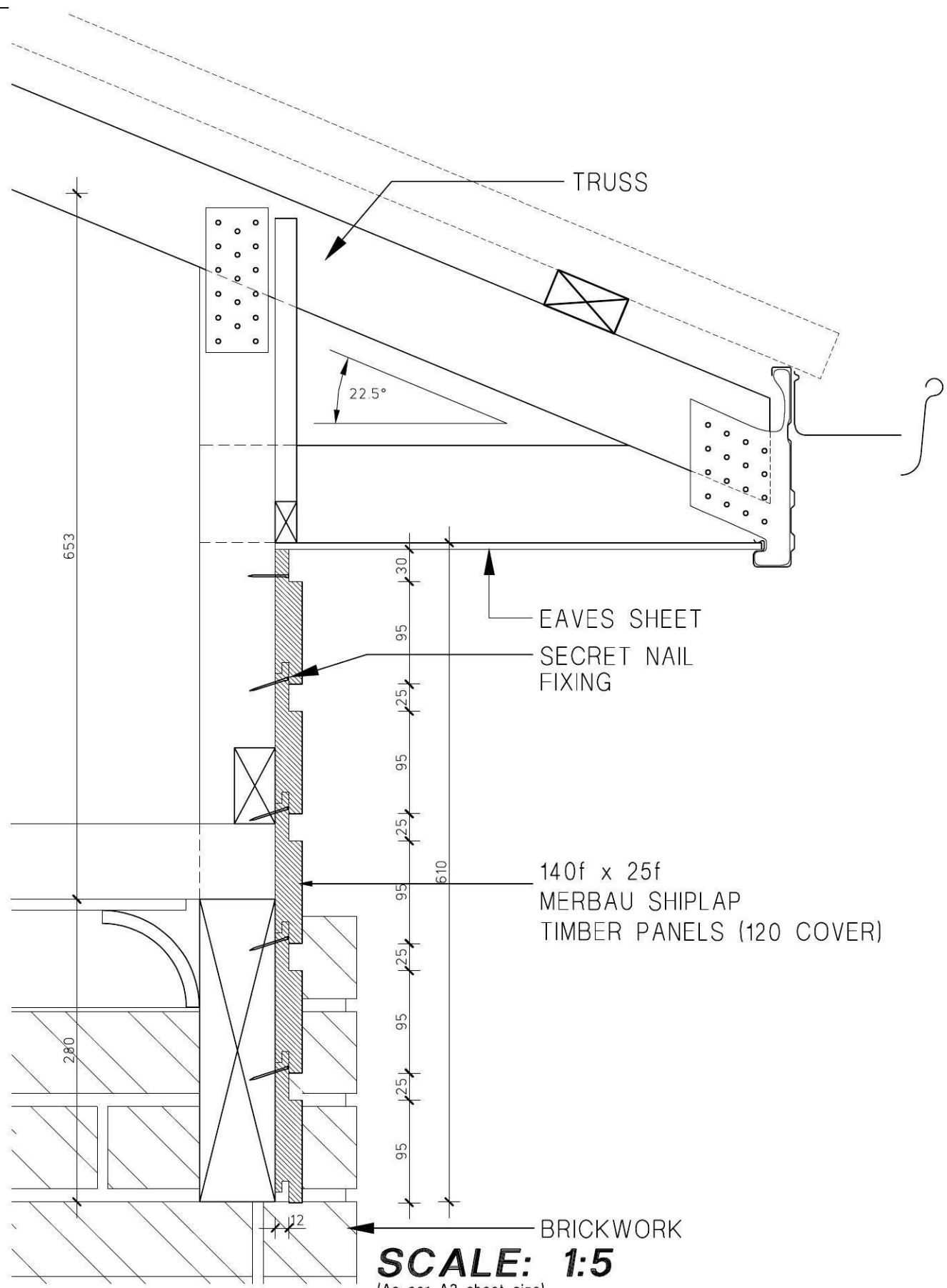
Assessor Name/Number: Jay Frit VIC/BDAW/12/1441

Assessor Signature: [Signature] Date: 21/10/13

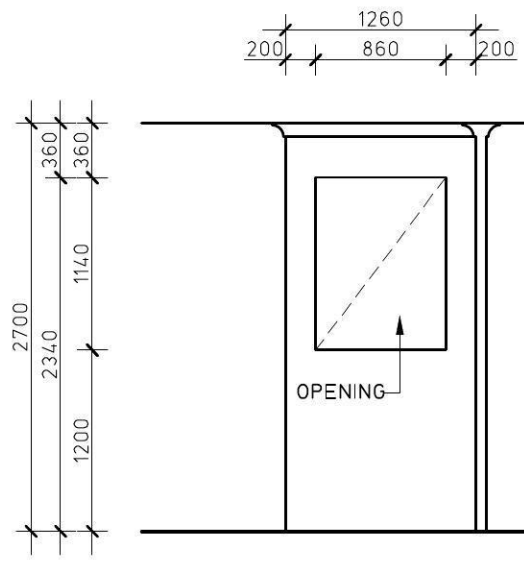


"FLASHING TO DAMPCOURSE LEVEL TO BE FINISHED FLUSH WITH OUTSIDE FACE OF BRICKWORK"

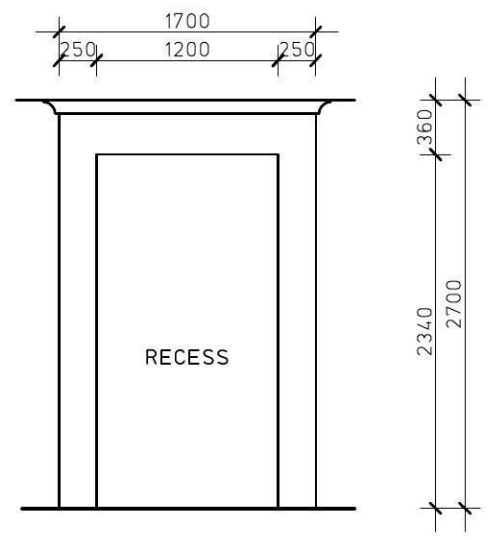
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|---|--|-------------------------|--------------------------|---|-------------------------|
| <p>Proposed Residence</p> <p>For: Mrs L. BRISCHETTO</p> <p>Lot No: 62 Proposed Road No. 3</p> <p>Suburb: ORCHARD HILLS</p> <p>Council: PENRITH</p> | <p>Project Details</p> <p>Design: SYMPHONY</p> <p>Facade: CONTEMPORARY</p> <p>Edition: PLATINUM</p> | | | <p>GENERAL NOTES</p> <p>Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office.</p> <p>COPYRIGHT: Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copying, amendment or adaption will be prosecuted.</p> | |
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| | <p>SHEET TITLE: ELEVATIONS</p> | <p>SCALE: 1:100</p> | <p>FINAL PLAN ISSUE:</p> | <p>SHEET No. 4/9</p> | <p>FINAL PLAN DATE:</p> |
| | <p>CID: 2006233-BRISCHETTO.dwg 29-10-2012/11.21 1:100</p> | | | <p>Masterton HOMES</p> | |



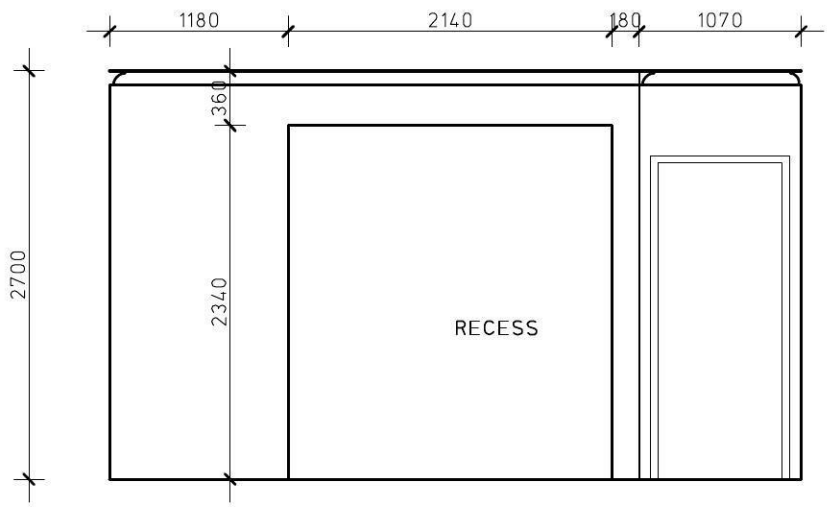
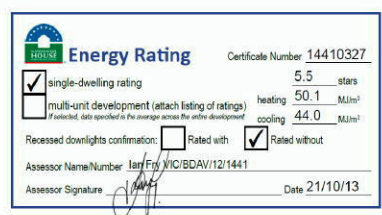
PORTICO DETAIL



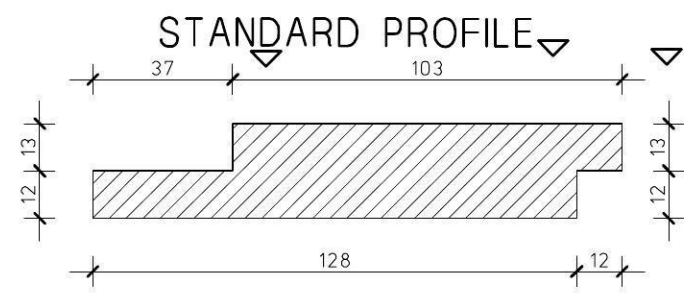
DETAIL A
BREAKOUT ROOM SIDE WALL
SCALE 1:50



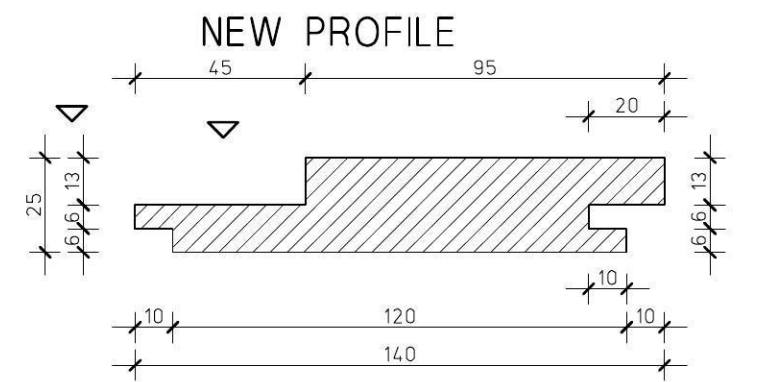
DETAIL C
BREAKOUT ROOM - HALL
SCALE 1:50



DETAIL B
HOME THEATRE ROOM
SCALE 1:50



SCALE: 1:2
(As per A3 sheet size)



Proposed Residence
For: Mrs L. BRISCHETTO
Lot No: 62 Proposed Road No. 3
Suburb: ORCHARD HILLS
Council: PENRITH

| Project Details | | |
|----------------------|----------------------|------------------|
| Design: SYMPHONY | DRAWN BY: K.B. | DATE: 29-10-2012 |
| Facade: CONTEMPORARY | JOB No. 2006233 | |
| Edition: PLATINUM | SHEET TITLE: DETAILS | SHEET No. 7/9 |
| | SCALE: 1:100 | FINAL PLAN DATE: |

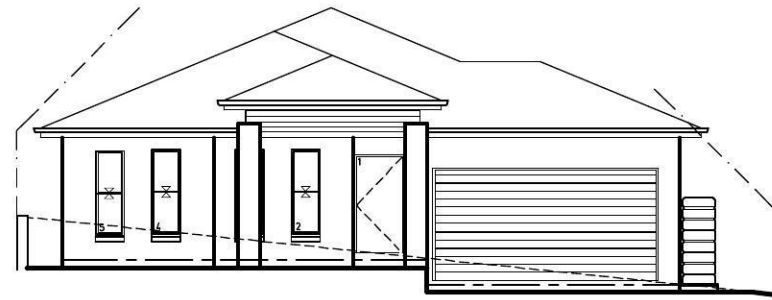
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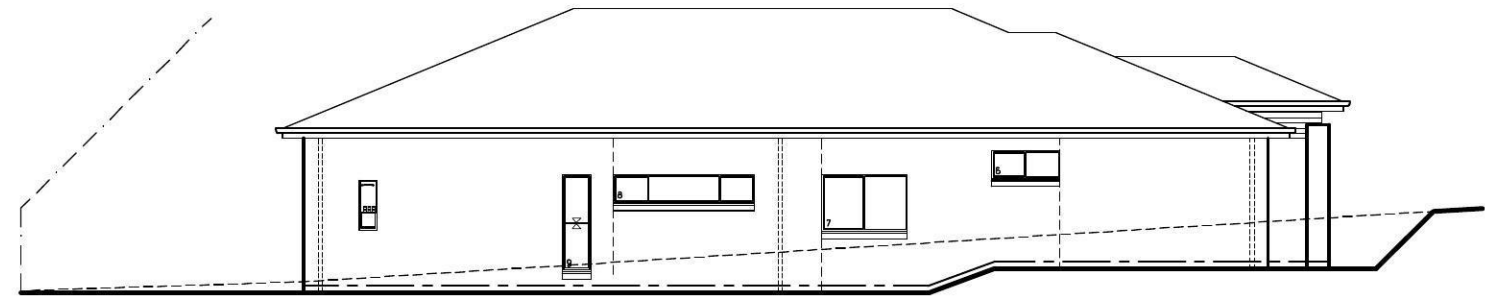
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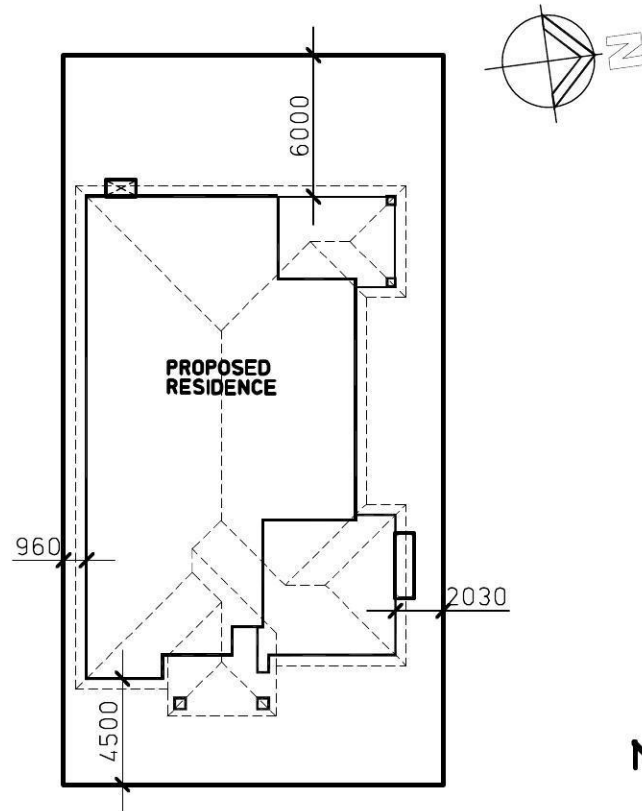
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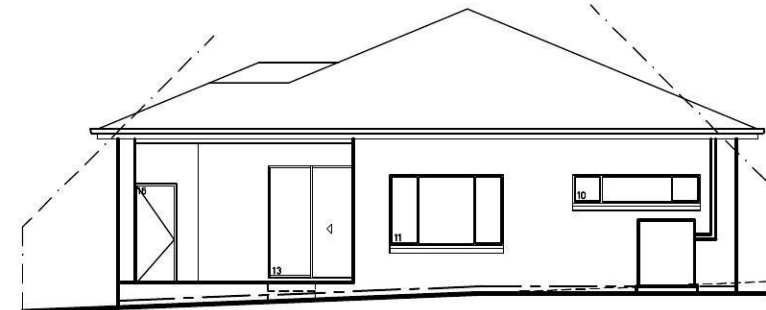
EAST (FRONT) ELEVATION



SOUTH (LEFT) ELEVATION

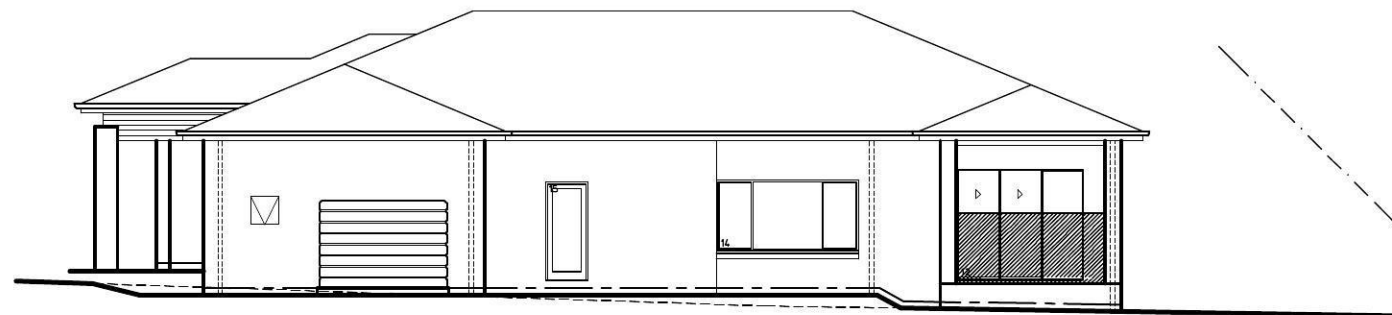


**PROPOSED ROAD No. 3
SITE PLAN**



WEST (REAR) ELEVATION

| | | |
|---|-------------------------------------|---|
| Energy Rating | | Certificate Number 14410327 |
| <input checked="" type="checkbox"/> single-dwelling rating | | 5.5 stars |
| <input type="checkbox"/> multi-unit development (attach listing of ratings) | heating | 50.1 MJ/m ² |
| | cooling | 44.0 MJ/m ² |
| Recessed downlights confirmation: | <input type="checkbox"/> Rated with | <input checked="" type="checkbox"/> Rated without |
| Assessor Name/Number | Mr Ed WIC/BDAV/12/1441 | |
| Assessor Signature | <i>[Signature]</i> | Date 21/10/13 |



NORTH (RIGHT) ELEVATION

NOTIFICATION FOR PROPOSED NEW HOME

NAME: Mrs L. BRISCHETTO **ADDRESS:** Lot No: 62 Proposed Road No. 3, ORCHARD HILLS



**Masterton
HOMES**

PH: 1300 4HOMES
PH: 1300 446637

Licence. No.: 35558C
ABN. 52 002 873 047

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NOT TO SCALE

DATE:
18.12.12