

BETTER BUILT HOMES

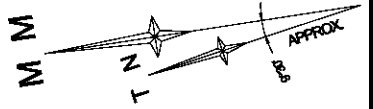
COVER PAGE

CONTENTS SUBMISSION PLAN DRAWINGS	
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3	LOCALITY PLAN & SITE PLAN
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REVISION TO DA DRAWINGS			
Amendment	Current Revision ID	Modified by	Date
TENDER PLANS	A	JV	22.06.21
PRESENTATION PLANS	B	CG	09.07.21
PRESENTATION MEETING CHANGES: VARIATION 3	C2	JV	22.08.21
SUBMISSION PLANS	D	JH	22.09.21

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FACADE: Traditional						SITE ADDRESS: LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749			DRAWN BY: JH		DATE: 22.09.21		REVISION: D	
SCALE: 1:100									CHECKED BY: PA		SHEET: 1 of 13			
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On-Site Sewerage System as per report named "1371-WW-A-01 Onsite Wastewater Report - Broadcrest Consulting" (September 2021) by Broadcrest Consulting P/L



No Sewer

WIND CLASSIFICATION: " N2 "
SITE CLASSIFICATION: " H1 "
SOIL CLASSIFICATION: " H1 "

EASEMENT KEY

SURVEY KEY			
ET : Electric Turret		HW : Headwell	
LP : Light Pole		LIN : Lintel	
PP : Power Pole		SLU : Sewer Lampole	
WC : Water Connection		SMH : Sewer Mainhole	
WM : Water Meter		SMS : Sewer Maint. Shaft	
GM : Gas Meter		TEL : Telecom Pit	
BV : Stop Valve		PC : Pram Crossing	
HYD : Hydrant		VC : Vehicle Crossing	
SWP : Stormwater Pit		DrH&W:Drillhole & Wing	

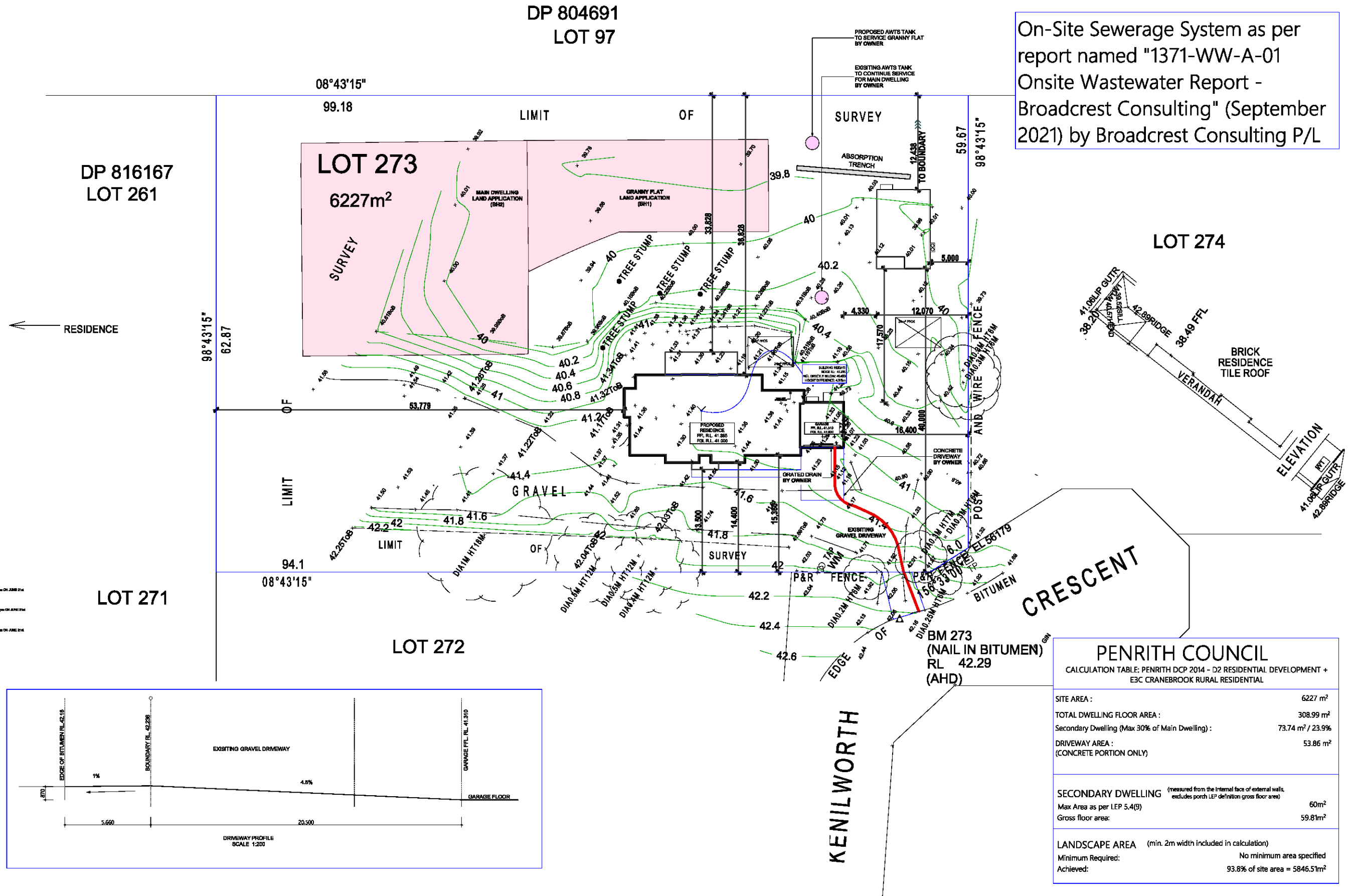
**SALINE AFFECTED SOILS
REFER TO ENGINEERS DETAIL**

RETAINING WALLS BY CLIENT MAY
NEED TO BE CONSTRUCTED AFTER
SITE IS BENCHED AND PRIOR TO
WORK COMMENCING, TO BE
ADVISED BY SUPERVISOR ON SITE



SITE INDUCTION

Before entering site please review and make yourself familiar with Emergency Contacts, Site Specific Hazards and the Site Specific Induction Information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.



LOCALITY & SITE PLAN

HOUSE NAME:			
REGENT 32			
FACADE:			
Traditional			
SCALE:	1:500	INCLUSION:	BETTER LUXURY
		PROMOTION:	OPULENCE
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**Better Built
Homes**

LICENCE NUMBER
244242C

CLIENT DETAILS:

SITE ADDRESS:

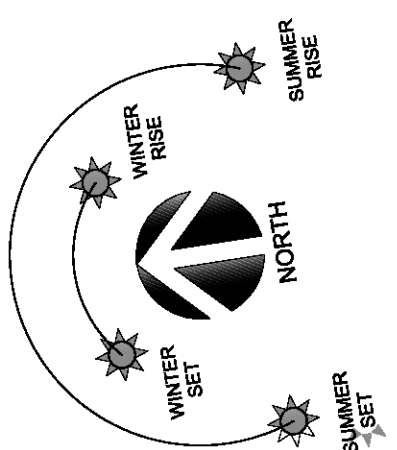
LOT 273 D.P. 836561

72-74 Kenilworth Crescent

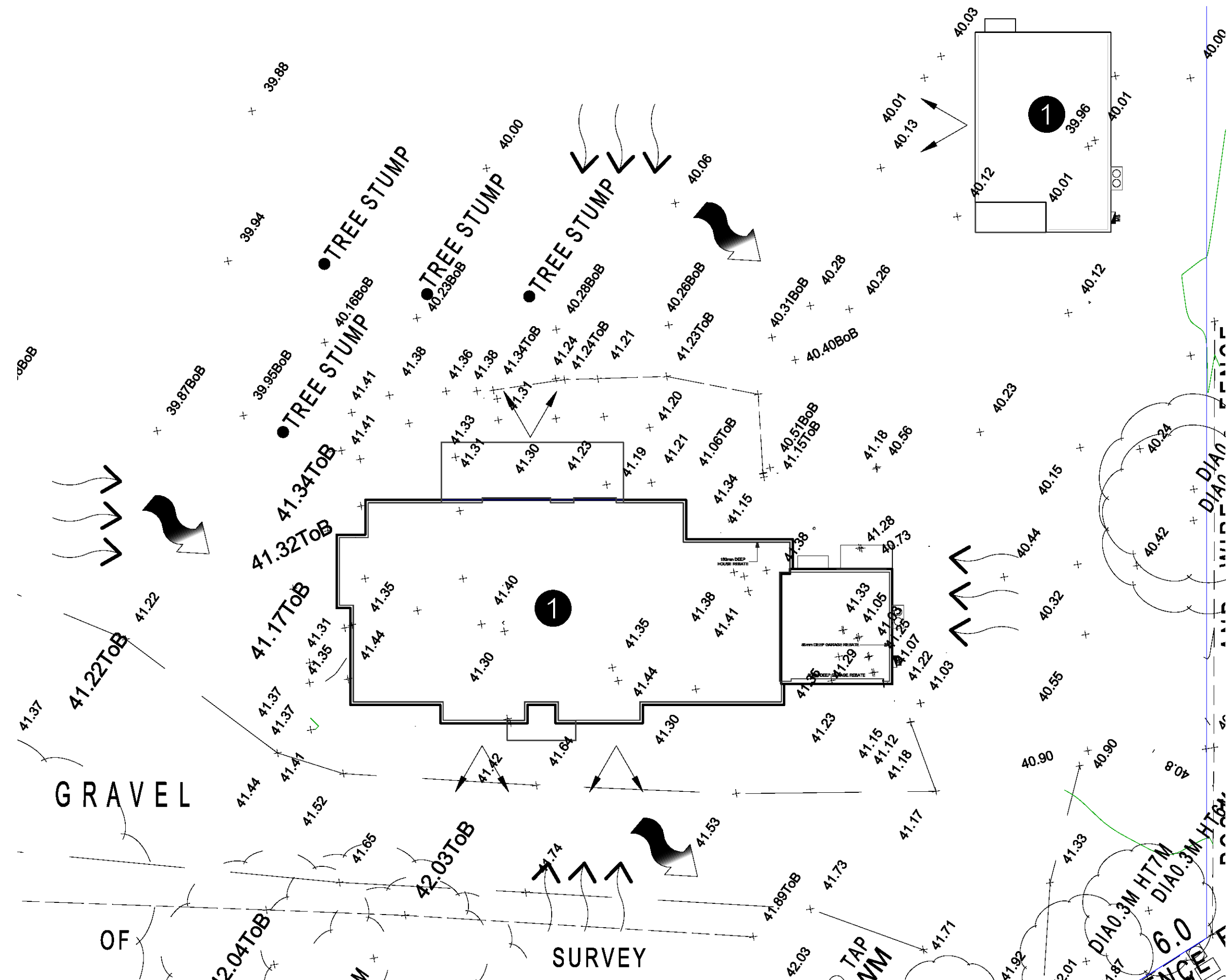
Cranebrook 2749

STATUS: SUBMISSION PLANS		
DRAWN BY: JH	DATE: 22.09.21	REVISION: D
CHECKED BY: PA	SHEET: 3 of 13	
JOB NUMBER: 0620 - HUG		

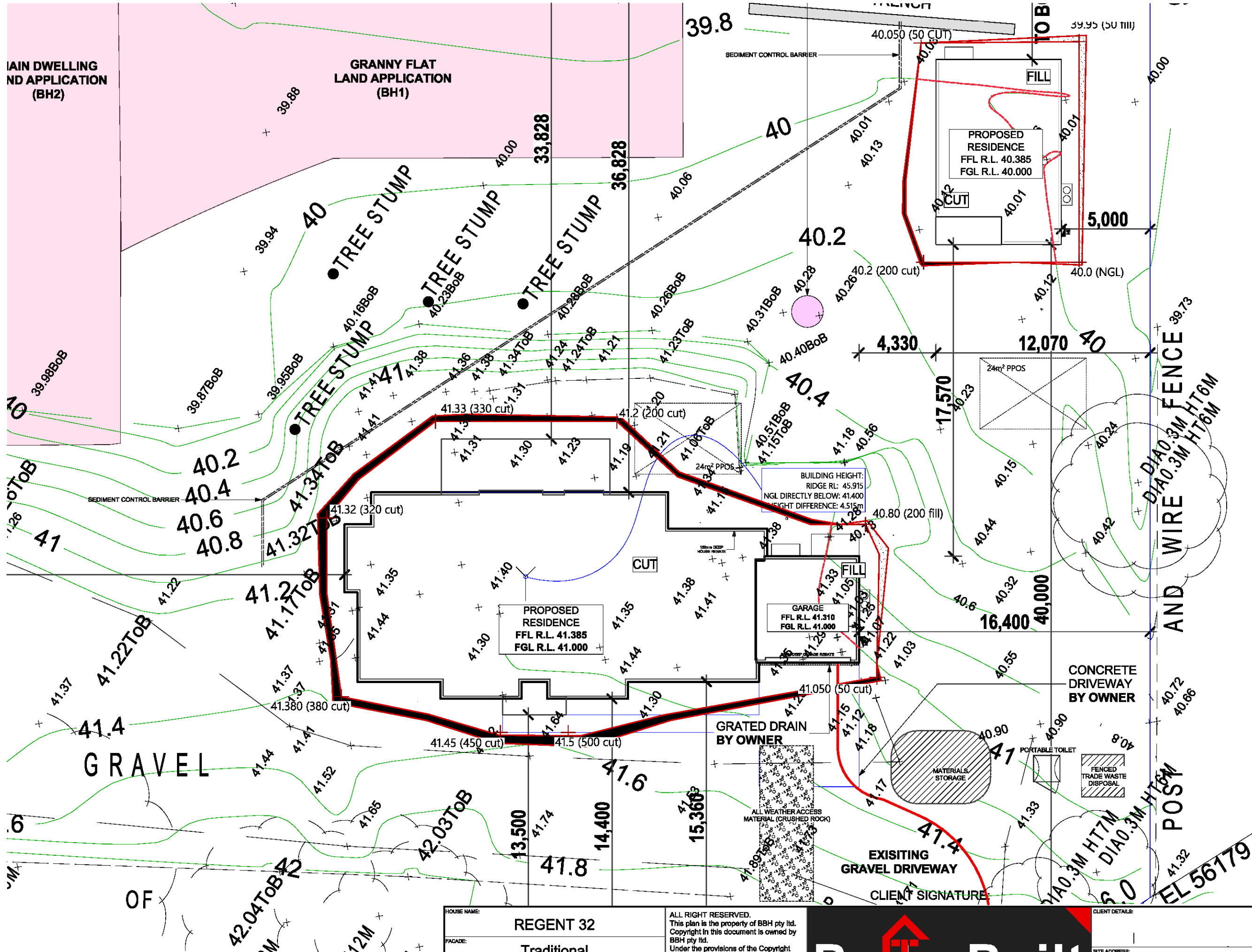
	DENOTES EXISTING TREES TO BE RETAINED
	DENOTES EXISTING TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION
	NUMBER OF STOREYS
	PRINCIPAL PRIVATE OPEN SPACE
	MAIN VIEWS
	NOISE IMPACT
	PREVAILING WINDS



Version: 1, Version Date: 30/09/2021



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FACADE: Traditional					SITE ADDRESS:	DRAWN BY: JH	DATE: 22.09.21	REVISION: D
SCALE: 1: 200	INCLUSION: BETTER LUXURY	PROMOTION: OPULENCE			LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749	CHECKED BY: PA	SHEET: 4 of 13	
For a better way to live contact: Tel: 1300 100 822 Web: www.betterbuilthomes.com.au Facebook: /BetterBuiltHomesSydney						JOB NUMBER: 0620 - HUG		



DP: 836561
L.G.A: PENRITH CITY

No Sewer

WIND CLASSIFICATION: " N2 "
SITE CLASSIFICATION: " H1 "
SOIL CLASSIFICATION: " H1 "

EASEMENT KEY

SURVEY KEY

ET : Electric Turret	HW : Headwall
LP : Light Pole	LIN : Lintel
PP : Power Pole	SLH : Sewer Lamphole
WC : Water Connection	SMH : Sewer Manhole
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GM : Gas Meter	TEL : Telecom Pit
SV : Stop Valve	PC : Pram Crossing
HYD : Hydrant	VC : Vehicle Crossing
SWP : Stormwater Pit	DH&W: Drillhole & Wing

SALINE AFFECTED SOILS
REFER TO ENGINEERS DETAIL

RETAINING WALLS BY CLIENT MAY NEED TO BE CONSTRUCTED AFTER SITE IS BENCHMARKED AND PRIOR TO WORK COMMENCING, TO BE ADVISED BY SUPERVISOR ON SITE

DIAL 1100 BEFORE YOU DIG
www.dialbeforeyoudig.com.au

SITE INDUCTION
Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE WORKS & SEDIMENT CONTROL PLAN

HOUSE NAME: **REGENT 32**

FAÇADE: **Traditional**

SCALE: 1: 200

INCLUSION: **BETTER LUXURY**

PROMOTION: **OPULENCE**

For a better way to live contact:
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Web: www.betterbuilt.com.au
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BetterBuilt Homes

LICENCE NUMBER 244342C

CLIENT DETAILS:

SITE ADDRESS: **LOT 273 D.P. 836561**
72-74 Kenilworth Crescent
Cranebrook 2749

DATE: **22.09.21**

STATUS: **SUBMISSION PLANS**

DRAWN BY: **JH**

CHECKED BY: **PA**

JOB NUMBER: **0620 - HUG**

REVISION: **D**

SHEET: **5 of 13**

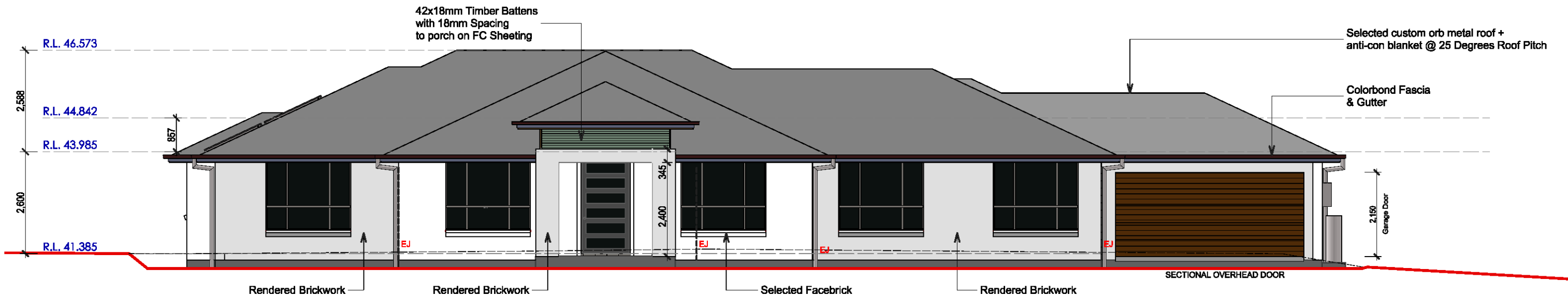
TSP ₂	TELESCOPIC STEEL POST
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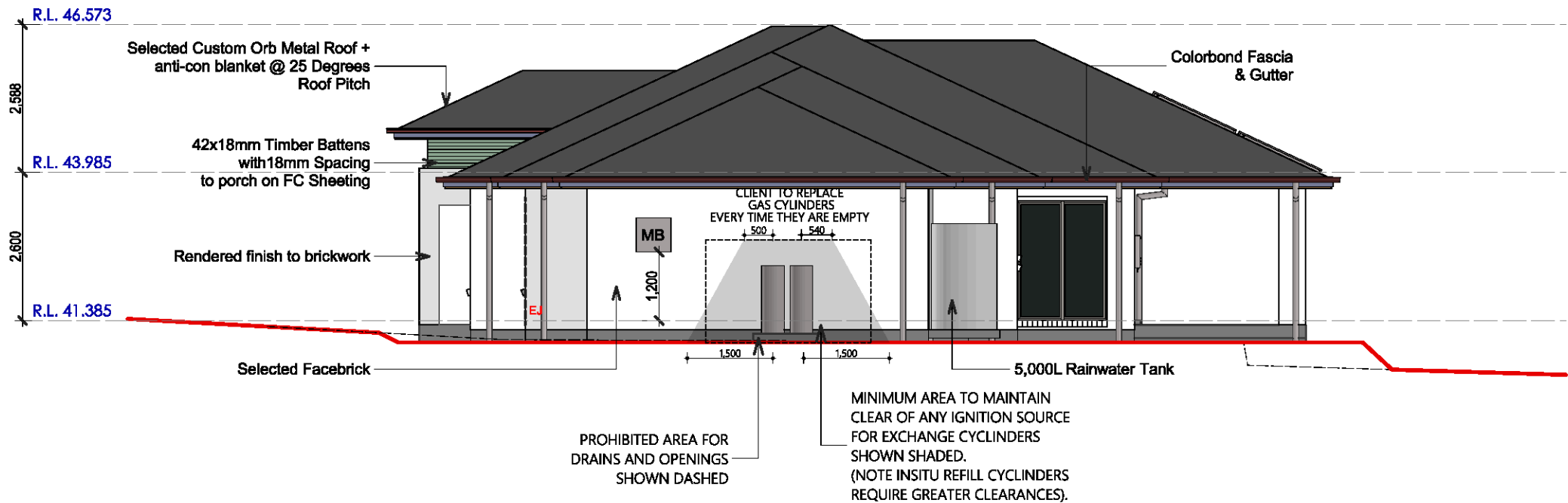
2

STATUS: SUBMISSION PLANS		
DRAWN BY: JH	DATE: 22.09.21	REVISION: D
CHECKED BY: PA	SHEET: 6 of 13	
JOB NUMBER: 0620 - HUG		

NOTE:
*ALL WINDOWS WITH BRICKWORK OVER TO
HAVE A MINIMUM OF 3 COURSES ABOVE
GALINTEL. EXTEND BRICKWORK ABOVE
EAVES SOFFIT LINING IF REQUIRED.



ELEVATION 1



ELEVATION 2

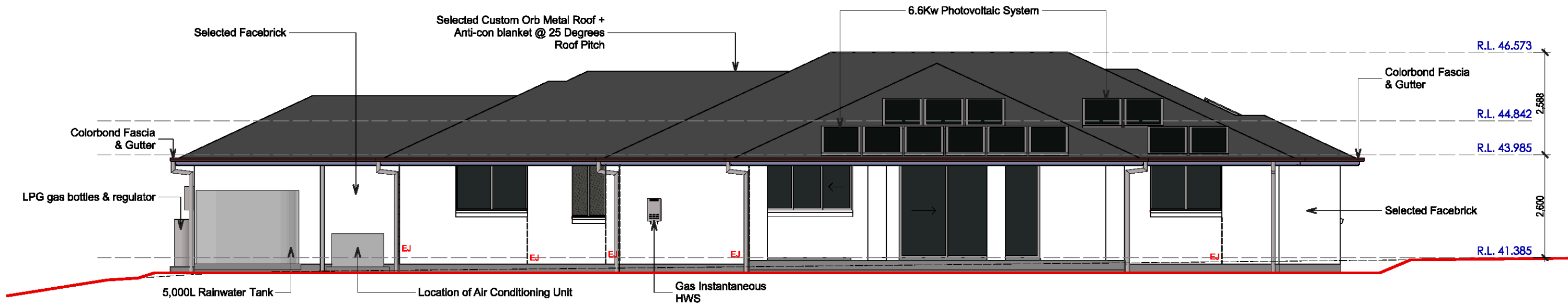
CLIENT SIGNATURE:

DATE:

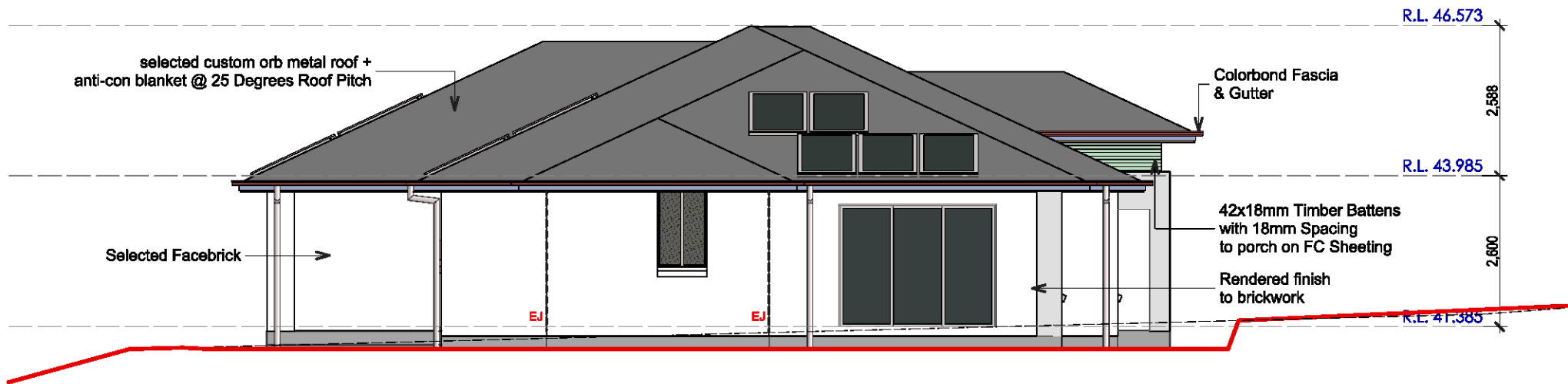
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FACADE: Traditional							DRAWN BY: JH		DATE: 22.09.21		REVISION: D	
SCALE: 1:100							CHECKED BY: PA		SHEET: 7 of 13			
INCLUSION: BETTER LUXURY							JOB NUMBER: 0620 - HUG					
PROMOTION: OPULENCE												
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NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS
TO HAVE A RESTRICTED (R) RES OPENING OF 125MM
MAX. AS REQUIRED BY B.C.A. ON 01/05/13

NOTE:
*ALL WINDOWS WITH BRICKWORK OVER TO
HAVE A MINIMUM OF 3 COURSES ABOVE
GALINTEL. EXTEND BRICKWORK ABOVE
EAVES SOFFIT LINING IF REQUIRED.



ELEVATION 3



ELEVATION 4

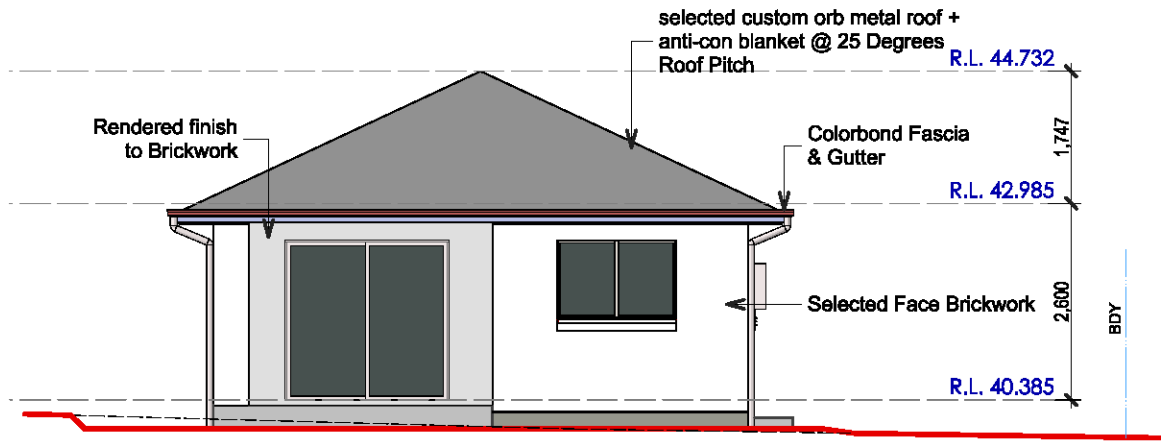
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DATE:

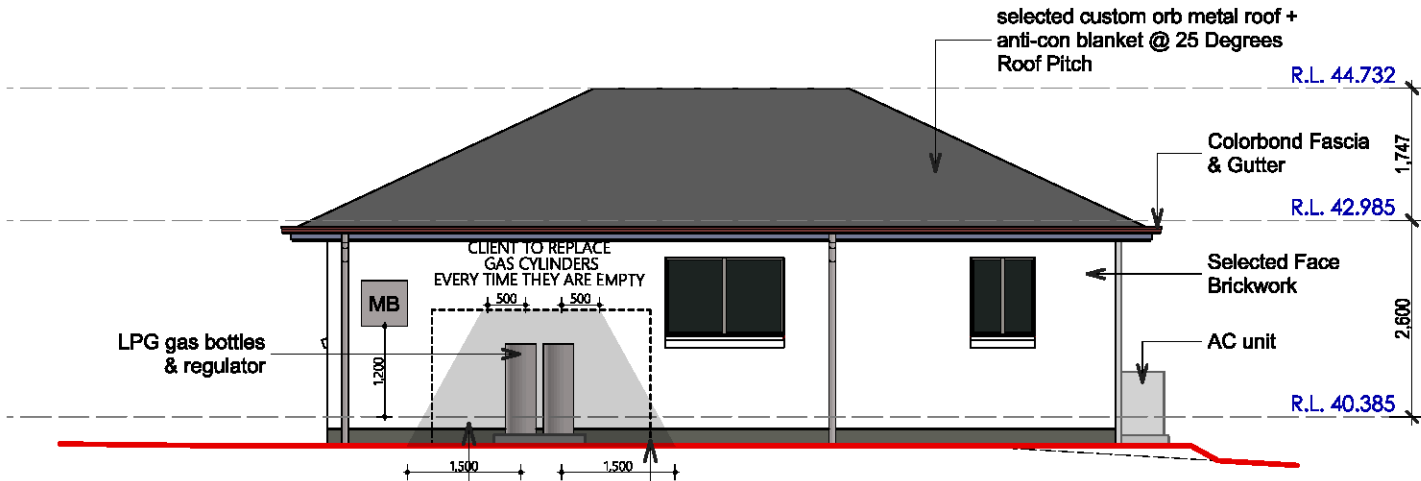
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FACADE: Traditional						DRAWN BY: JH			DATE: 22.09.21		REVISION: D				
SCALE: 1:100						INCLUSION: BETTER LUXURY			PROMOTION: OPULENCE			CHECKED BY: PA		SHEET: 8 of 13	
For a better way to live contact: Tel: 1300 100 922 Web: www.betterbuilt-homes.com.au Facebook: /betterbuilt-homes-sydney						SITE ADDRESS: LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749			JOB NUMBER: 0620 - HUG						

NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS
TO HAVE A RESTRICTED (R) RES OPENING OF 125MM
MAX. AS REQUIRED BY B.C.A. ON 01/05/13

LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
	EXHAUST FAN
	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
	DOWN PIPE LOCATION
	STEEL POST
	TELESCOPIC STEEL POST



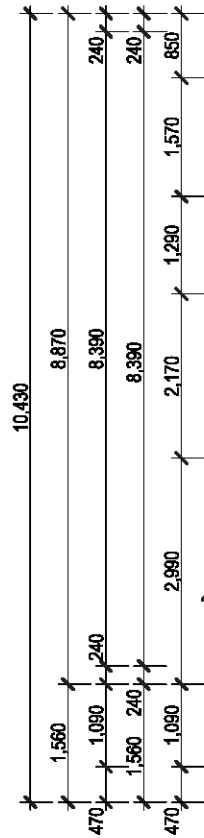
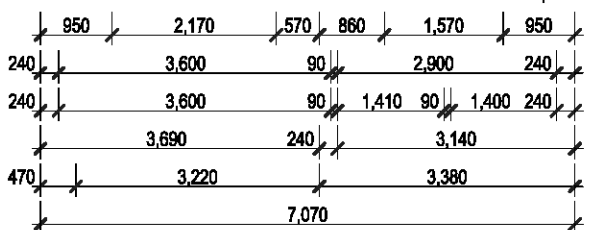
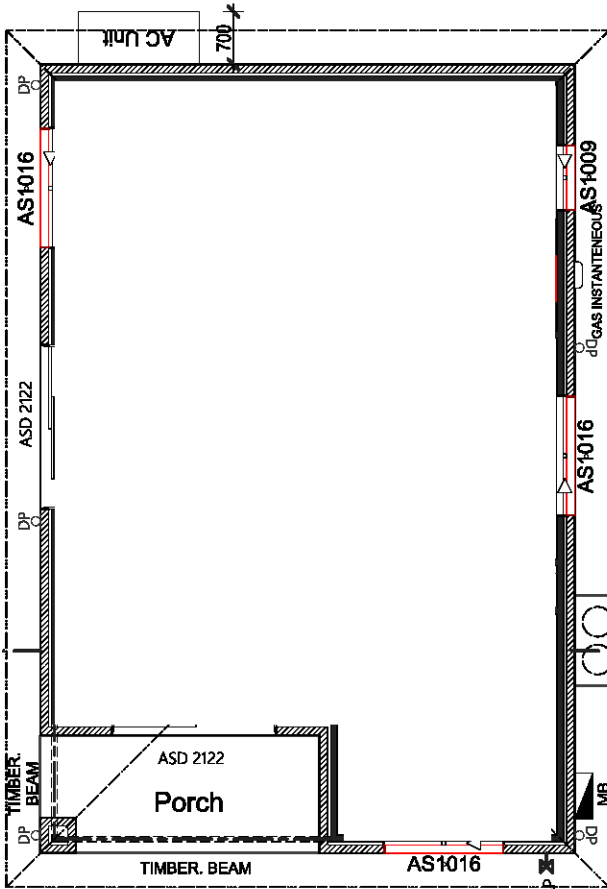
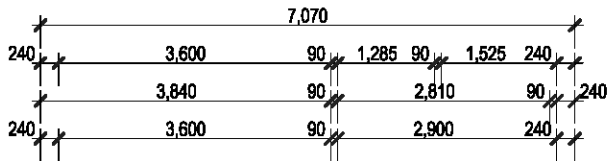
ELEVATION 5 (GRANNY FLAT)



ELEVATION 6 (GRANNY FLAT)

MINIMUM AREA TO MAINTAIN CLEAR OF ANY IGNITION SOURCE FOR EXCHANGE CYLINDERS SHOWN SHADED. (NOTE INSITU REFILL CYLINDERS REQUIRE GREATER CLEARANCES).

PROHIBITED AREA FOR DRAINS AND OPENINGS SHOWN DASHED



Areas	m ²
Lower Floor :	59.81 m ²
Upper Floor :	0.00 m ²
Garage :	0.00 m ²
Alfresco :	0.00 m ²
Porch :	5.76 m ²
Balcony :	0.00 m ²
Total :	65.57 m ²

GROUND FLOOR
SCALE: 1:100

NOTE:
*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.

CLIENT SIGNATURE:

DATE:

HOUSE NAME: REGENT 32		
FACADE: Traditional		
SCALE: 1:100	INCLUSION: BETTER LUXURY	PROMOTION: OPULENCE
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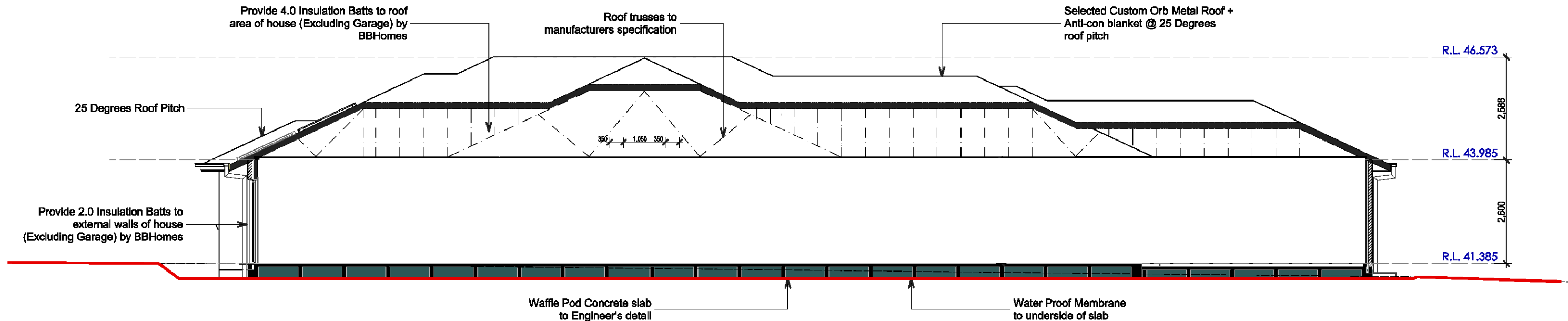
**BetterBuilt
Homes**
LICENCE NUMBER
244342C

CLIENT DE	
SITE ADDRESS: LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749	

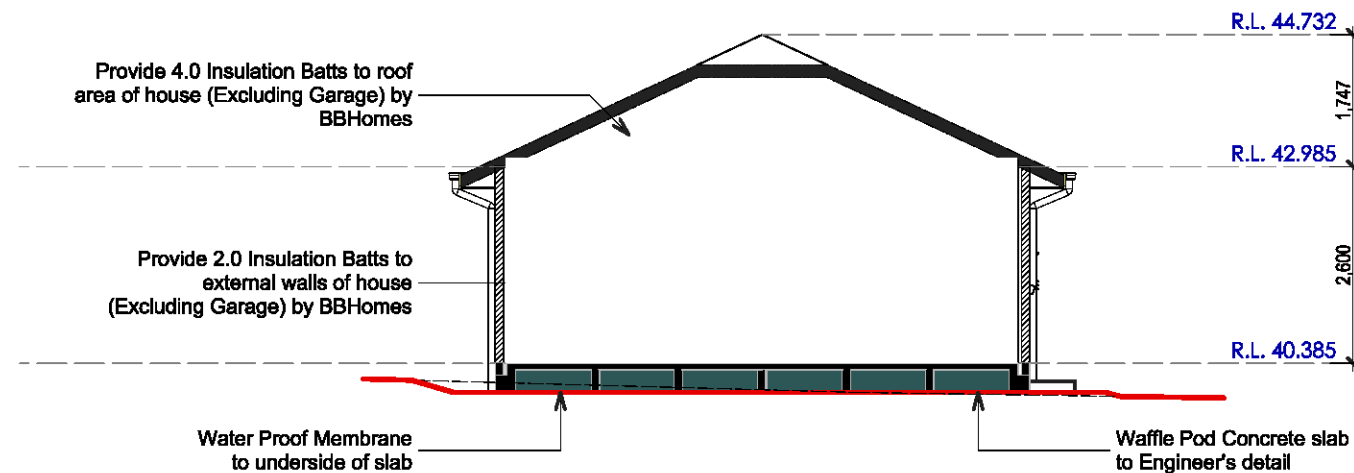
STATUS: SUBMISSION PLANS		
DRAWN BY: JH	DATE: 22.09.21	REVISION: D
CHECKED BY: PA	SHEET: 9 of 13	
JOB NUMBER: 0620 - HUG		

NOTE:
 *ALL WINDOWS WITH BRICKWORK OVER TO
 HAVE A MINIMUM OF 3 COURSES ABOVE
 GALINTEL. EXTEND BRICKWORK ABOVE
 EAVES SOFFIT LINING IF REQUIRED.

PROVIDE 'T2' TERMITE RESISTANT FRAMES



SECTION X-X



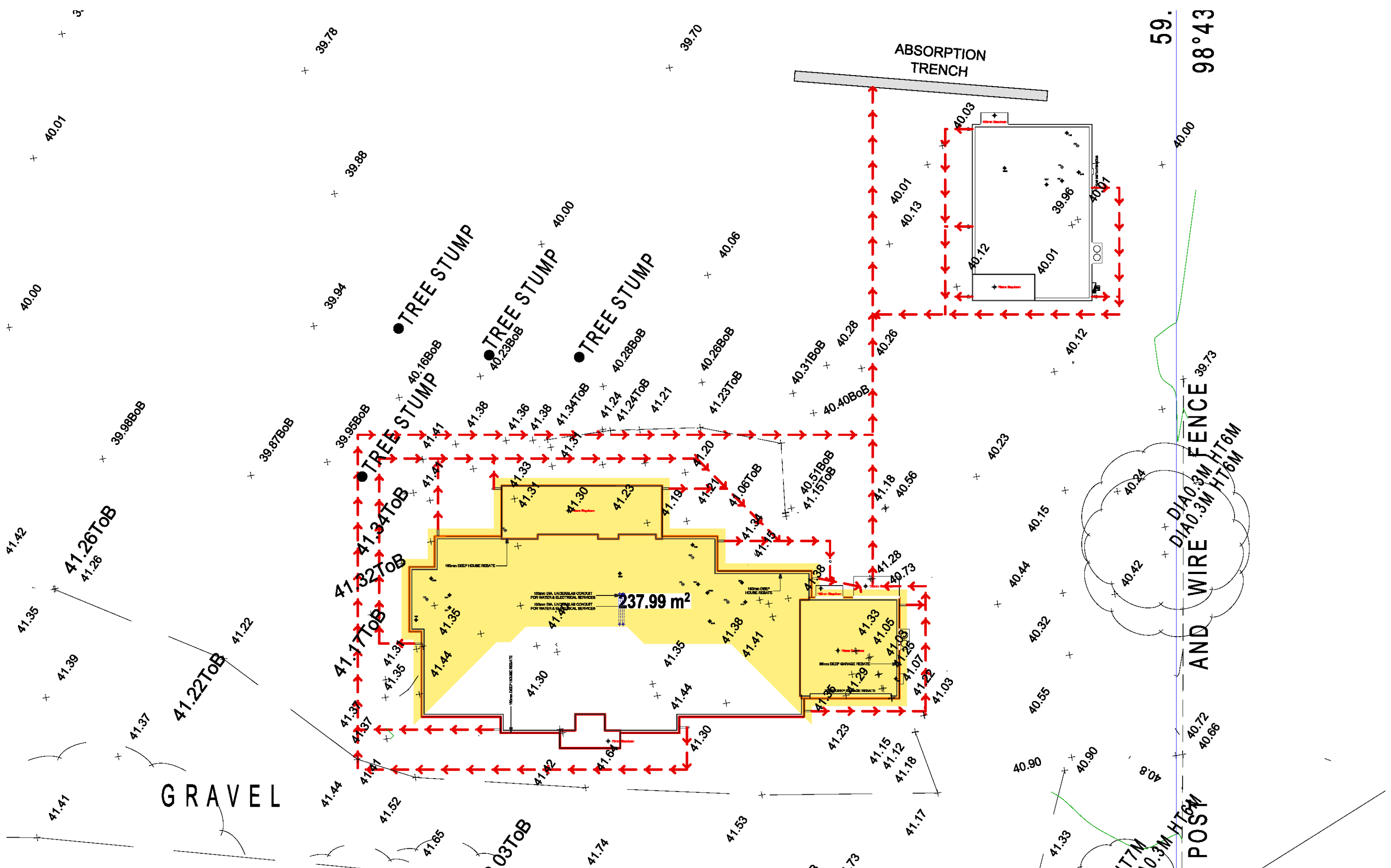
SECTION Y-Y (GRANNY FLAT)

GAS INSTANTANEOUS HWU
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 3 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY BY BUILDER
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.

CLIENT SIGNATURE:

DATE:

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FACADE: Traditional					SITE ADDRESS: LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749		DRAWN BY: JH		DATE: 22.09.21	REVISION: D
SCALE: 1:100	INCLUSION: BETTER LUXURY	PROMOTION: OPULENCE			CHECKED BY: PA		SHEET: 10 of 13			
For a better way to live contact: Tel: 1300 100 922 Web: www.betterbuilt-homes.com.au Facebook: BetterBuiltHomesSydney					JOB NUMBER: 0620 - HUG					



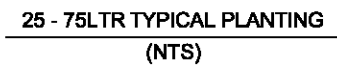
HOUSE NAME: REGENT 32		
FACADE: Traditional		
SCALE: 1: 200	INCLUSION: BETTER LUXURY	PROMOTION: OPULENCE
For a better way to live contact: Tel: 1300 100 922 Web: www.betterbuilt-homes.com.au Facebook: /BetterBuiltHomesSydney		

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CLIENT DETAILS		
SITE ADDRESS: LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749		

STATUS: SUBMISSION PLANS		
DRAWN BY: JH	DATE: 22.09.21	REVISION: D
CHECKED BY: PA	SHEET: 11 of 13	
JOB NUMBER: 0620 - HUG		



ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING PERMITTED

ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

ALL EXISTING TREES & VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION

PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.

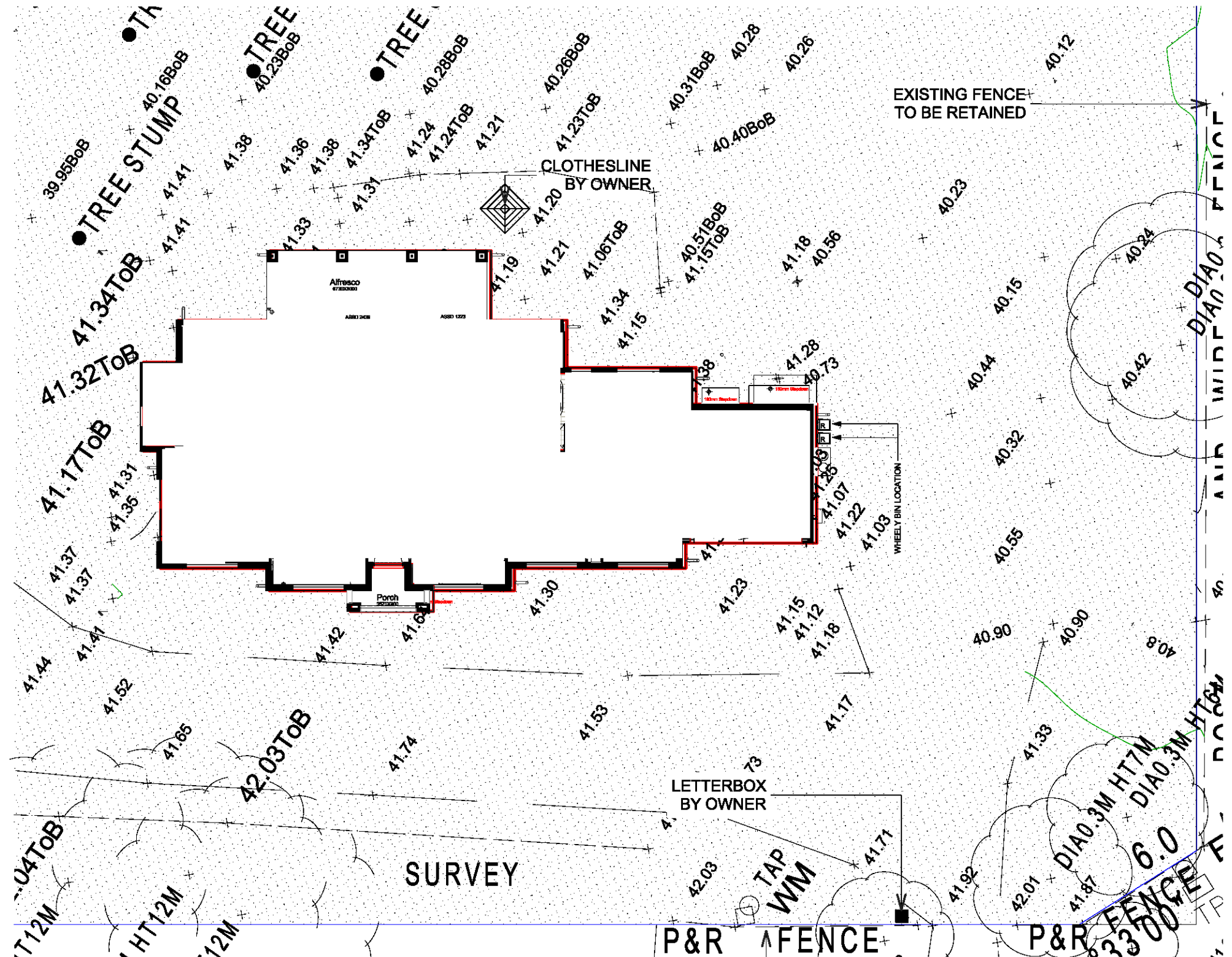


LANDSCAPE PLAN

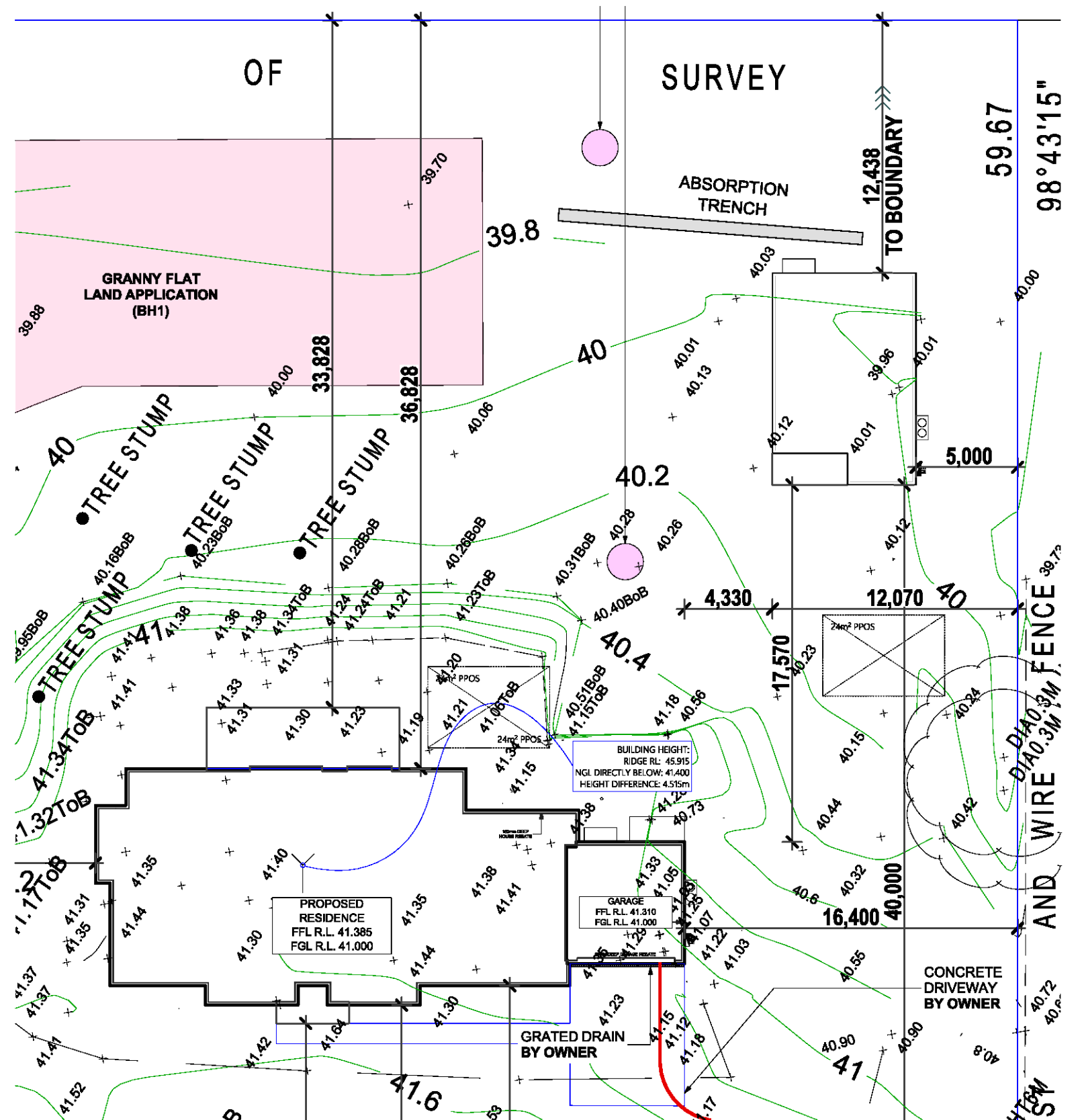
Document Set ID: 9752900
Version: 1, Version Date: 30/09/2021

PLANT SCHEDULE

BOTANIC NAME	SYMBOL	COMMON NAME	QTY	POT SIZE	MATURE SIZE
Anigozanthos 'Ruby Velvet'	*Arv	Ruby Kangaroo Paw	6	150mm	0.3-0.5m
Grevillea 'Scarlett Sprite'	*Gss	Scarlett Sprite Grevillea	5	200mm	1m
Lomandra 'Tanika'	*Lt	Fine Leafed Mat Rush	7	150mm	0.5m
Magnolia Soulangiana	*MgS	Saucer Magnolia	1	25ltr	7m
Tristaniopeis laurina 'Luscious'	*Tl	Luscious Water Gum	2	25ltr	7-12m
Westringia Fruticosa 'Zena'	*Wfz	Dwarf Native Rosemary	6	200mm	0.9m



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SCALE: 1: 200	INCLUSION: BETTER LUXURY	PROMOTION: OPULENCE				LOT 273 D.P. 836561 72-74 Kenilworth Crescent Cranebrook 2749		CHECKED BY: PA	SHEET: 12 of 13	D	
For a better way to live contact: Tel: 1300 110 922 Web: www.betterbuiltathome.com.au Facebook: BetterBuiltHomesSydney								JOB NUMBER: 0620 - HUG			



HOUSE NAME:

REGENT 32

FACADE:

Traditional

SCALE:

1: 200

INCLUSION:

BETTER LUXURY

PROMOTION:

OPULENCE

For a better way to live contact:

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Facebook: [/BetterBuiltHomesNSW](#)

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BetterBuiltHomes

CLIENT DETAILS:

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LOT 273 D.P. 836561
72-74 Kenilworth Crescent
Cranebrook 2749

STATUS:

SUBMISSION PLANS

DRAWN BY:

JH

CHECKED BY:

PA

JOBS NUMBER:

0620 - HUG

DATE:

22.09.21

SHEET:

13 of 13

REVISION:

D