

BASIX & SITE INFORMATION	
BASIX CERTIFICATE NUMBER:	4736225
DA NUMBER:	---
SITE DETAILS	
LOT NUMBER:	62
DP NUMBER:	1166546
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
FRONT PATIO:	10.69m ²
AREA:	242.09m ²
DRIVEWAY/PATHS TO BOUNDARY:	29.59m ²

DRAWING:	DRAWN:	TENDER:
1 CONTRACT PLAN 1	K.B. 29.10.12	3
2 CONTRACT PLAN 2	E.L. 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	E.L. 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 CONSTRUCTION PLAN 1	H.A. 20.01.14	PCV1
11 CONSTRUCTION PLAN 2	H.A. 21.01.14	F10/21.1.14
12		
13		
14		

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 (GUTTER WIDTH 150mm)</small>	
GARDEN & LAWNS	203.0m ²
<small>(AREA OF PROPOSED GARDENS & LAWN)</small>	

STORMWATER RAINWATER TANK	
MIN. RAINWATER TANK SIZE REQ:	3000LT
MIN. ROOF AREA CONNECTED TO RECYCLE:	20050M
RAINWATER USES:	TOILETS, WM & GARDEN TAP
REMAINDER OF ROOFWATER & OVERFLOW TO:	EASEMENT
HYDRAULIC DESIGN REQUIRED:	YES

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:	SARKING
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

EXCAVATION & SITE NOTES

EXCAVATE/FILL TO FORM DATUM APPROX 1000mm (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL 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 POSITION OF SERVICES

* DESIGN LEVELS MAY VARY BY +/- 150mm

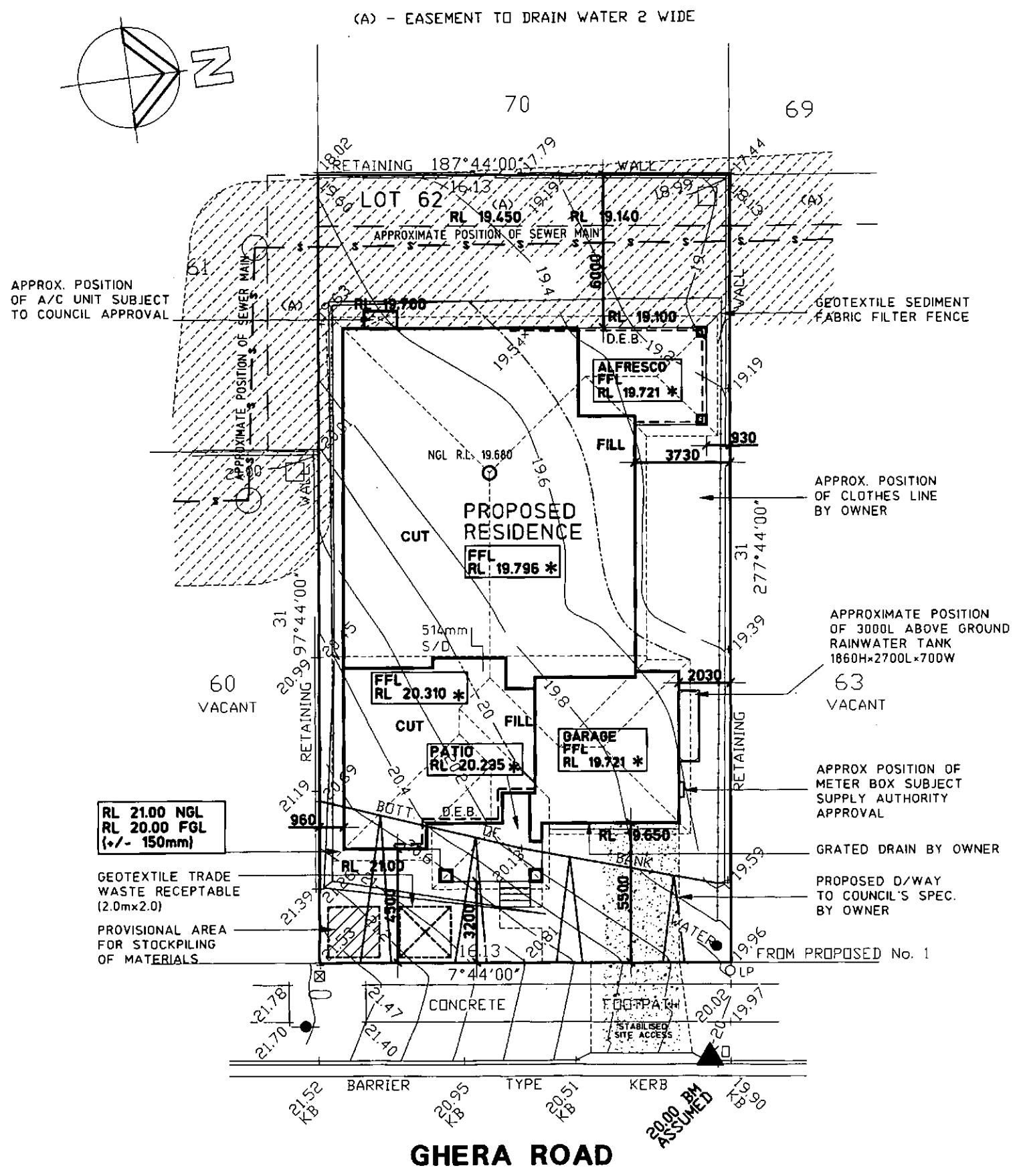
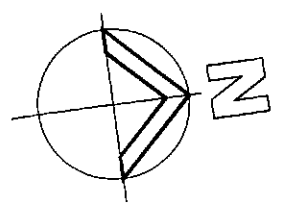
ITEMS BY OWNER

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.

CAUTION:
DO NOT WORK OUTSIDE OF APPROVED COUNCIL HOURS SET AS :
MONDAY TO FRIDAY - 7.00am - 6.00pm
SATURDAY - 8.00am TO 1.00pm
NO WORK IS PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS, UNLESS APPROVED BY COUNCIL.



POSSIBLE 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:	K.B.	DATE:	29-10-2012
JOB No.	2006233		
SHEET TITLE:	SITE PLAN		
SHEET No.	1/9		
SCALE:	1:200	FINAL PLAN ISSUE:	A
FINAL PLAN DATE:	20.01.14	FINAL PLAN H.A.	

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.

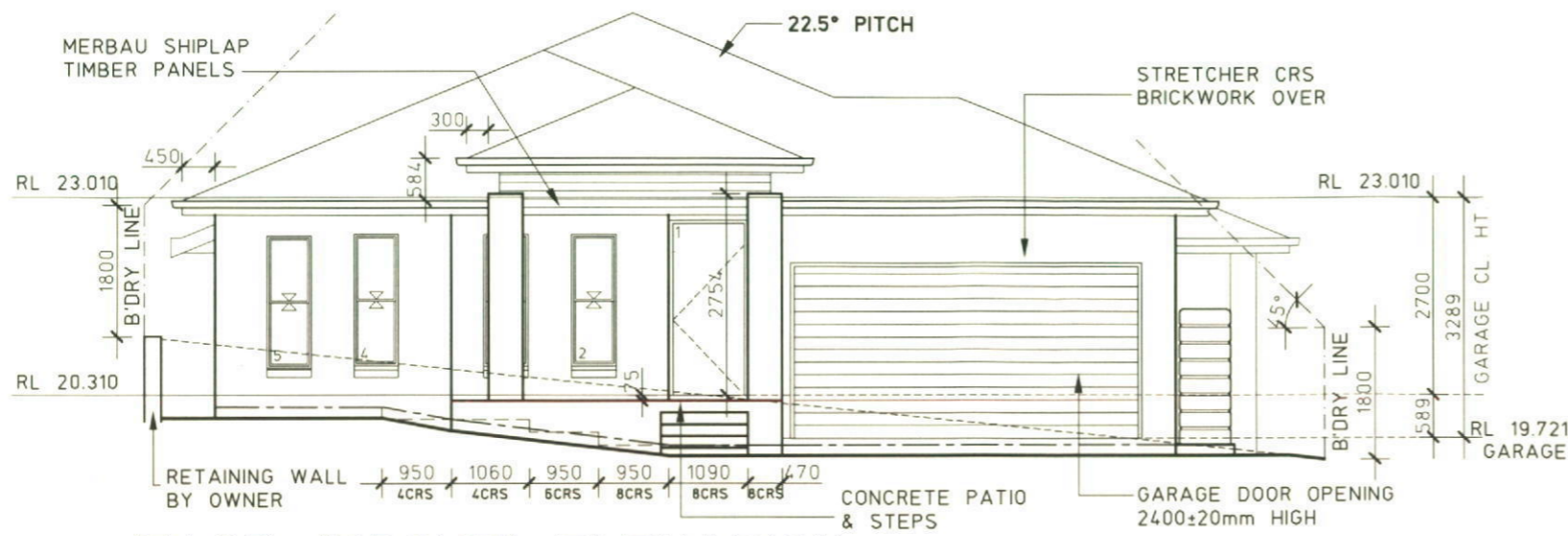
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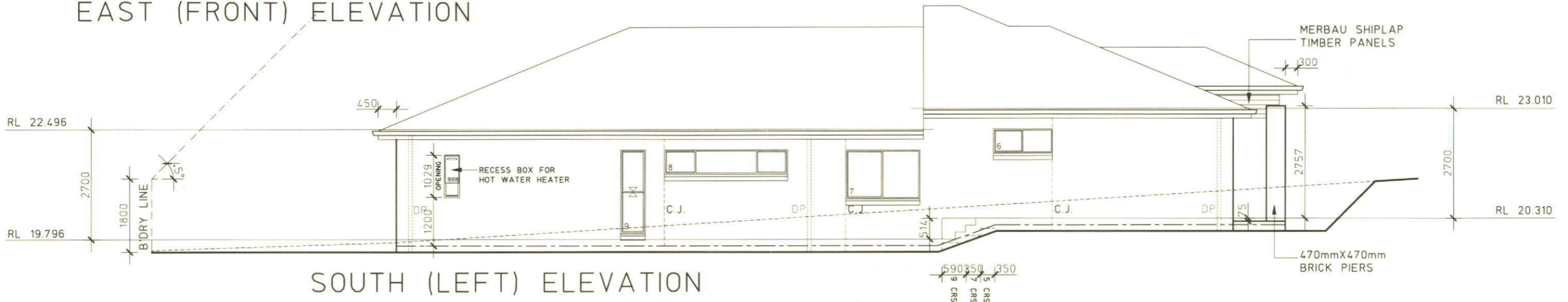
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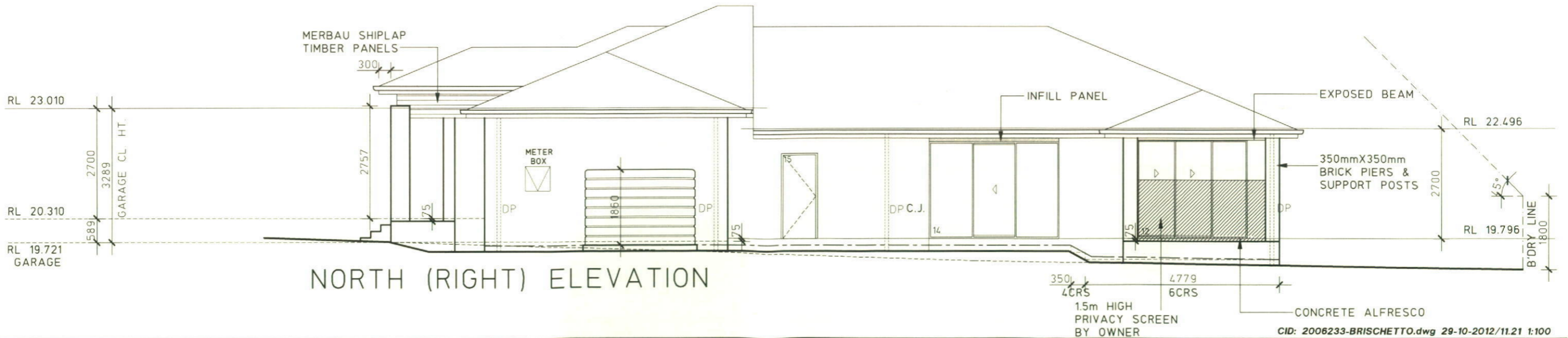
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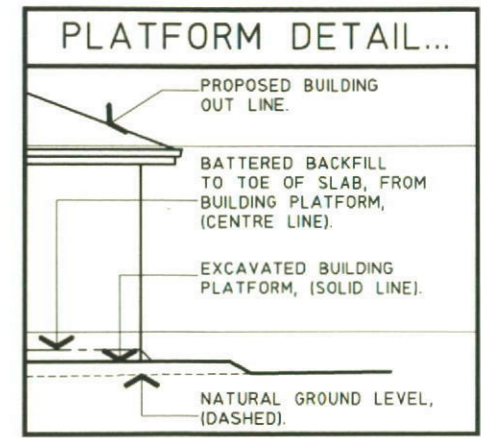
EAST (FRONT) ELEVATION



SOUTH (LEFT) ELEVATION



NORTH (RIGHT) ELEVATION



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

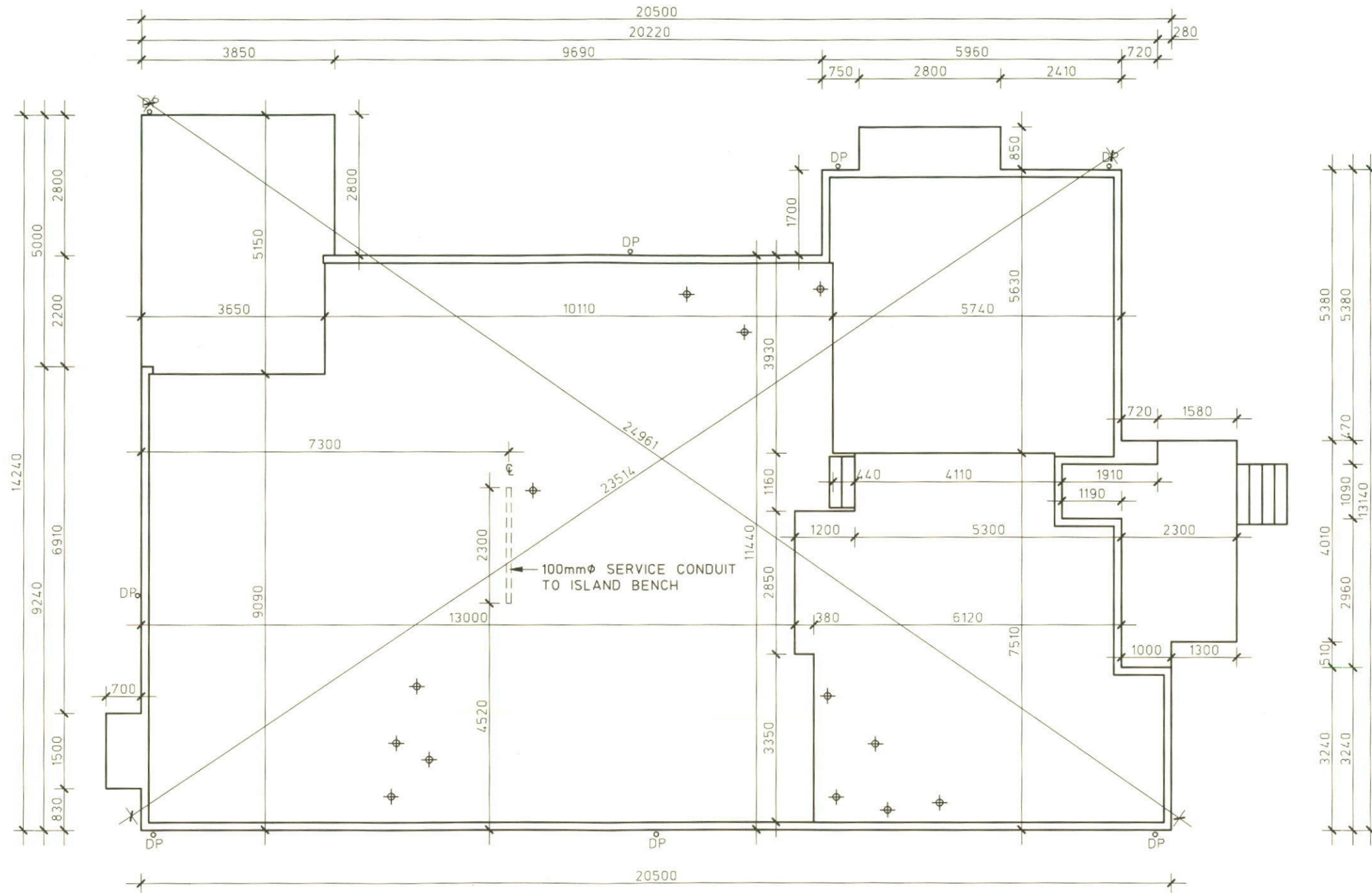
Proposed Residence
For: Mrs L. BRISCHETTO
Lot No: 62 Ghera Rd
Suburb: ORCHARD HILLS
Council: PENRITH

Project Details			
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Facade:	CONTEMPORARY		
Edition:	PLATINUM		
DRAWN BY:	DATE:	JOB No.	
K.B.	29-10-2012	2006233	
SHEET TITLE:	ELEVATIONS		SHEET No.
			4/9
SCALE:	FINAL PLAN	FINAL PLAN	
1:100	ISSUE:	H.A.	
	A		DATE: 20.01.14

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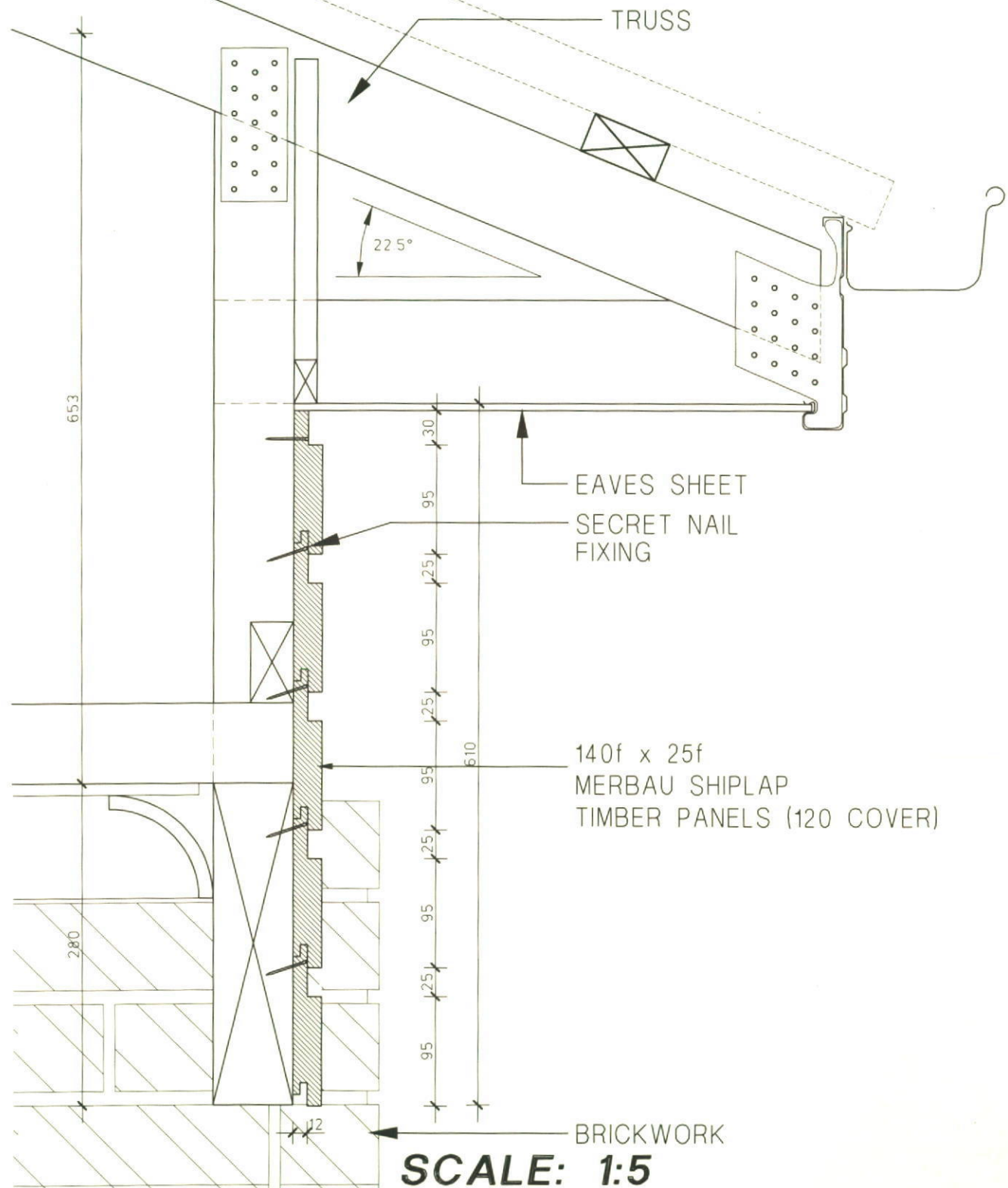
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LEGEND: ⊕ DRAINAGE OUTLET φ100 □ LOCATION OF DOWNPIPE

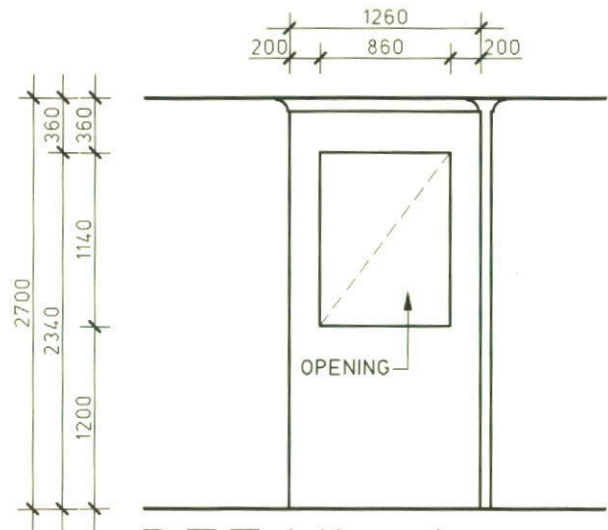
NOTE: FOR DETAILS REFER TO STRUCTURAL ENGINEER'S DRAWING. DIRECT ALL ENQUIRIES TO THE STRUCTURAL ENGINEER. CHECK ALL CONCRETE DIMENSIONS AGAINST FLOOR PLANS ALL DISCREPANCIES TO BE REPORTED TO THE DRAWING OFFICE. CID: 2006233-BRISCHETTO.dwg 29-10-2012/11.21 1:100

Proposed Residence For: Mrs L. BRISCHETTO Lot No: 62 Ghera Rd Suburb: ORCHARD HILLS Council: PENRITH	Project Details			GENERAL NOTES		
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	Edition: PLATINUM			SCALE: 1:100	FINAL PLAN H.A. DATE: 20.01.14	
			FINAL PLAN ISSUE: A			

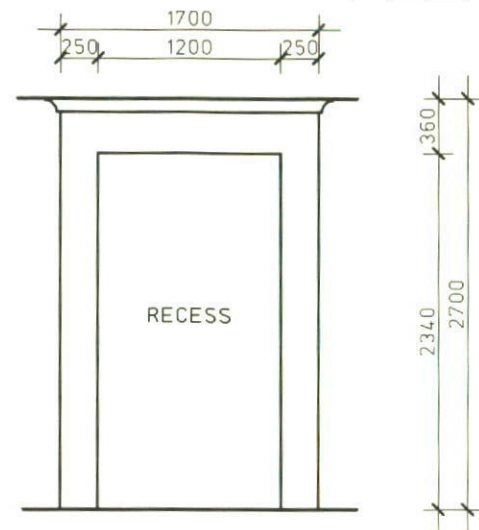


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(As per A3 sheet size)

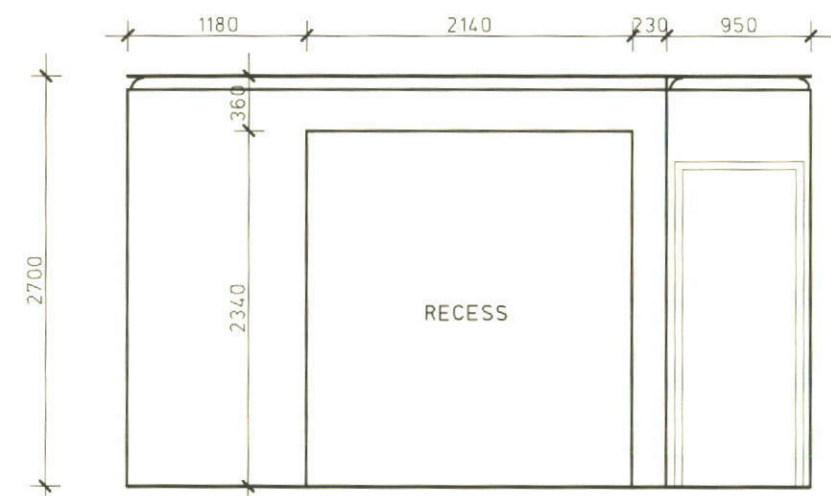
PORTICO DETAIL



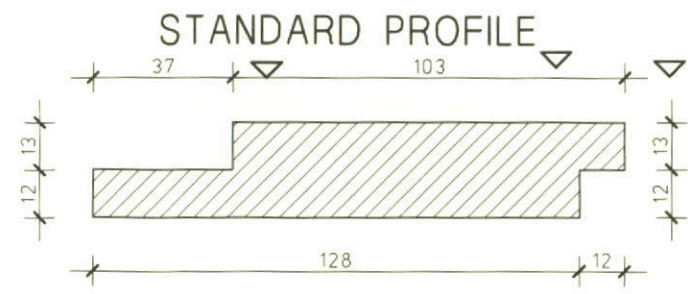
DETAIL A
BREAKOUT ROOM SIDE WALL
SCALE 1:50



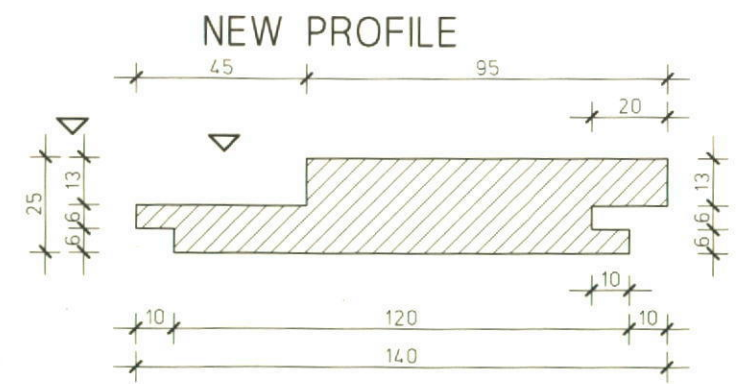
DETAIL C
BREAKOUT ROOM - HALL
SCALE 1:50



DETAIL B
HOME THEATRE ROOM
SCALE 1:50



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



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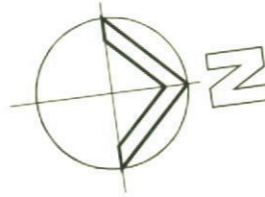
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	Facade: CONTEMPORARY	SHEET TITLE: DETAILS			SHEET No. 7/9
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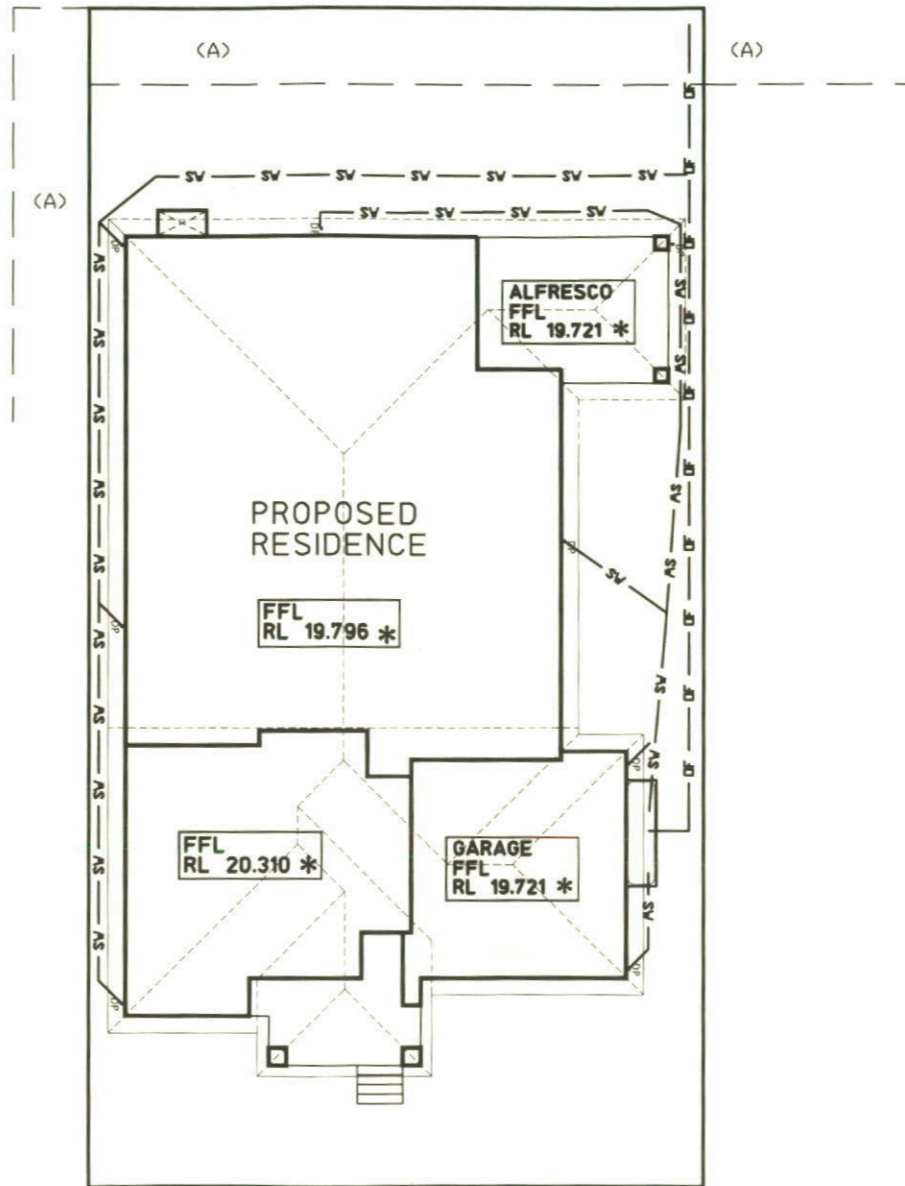
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**APPROXIMATE POSITION OF
STORMWATER LINE ONLY
SUBJECT TO SITE CONDITIONS**

STORMWATER LINE TO ----- SV ----- SV ----- SV -----
 OVERFLOW LINE TO EASEMENT ----- OF ----- OF ----- OF -----










(A) - EASEMENT TO DRAIN WATER 2 WIDE

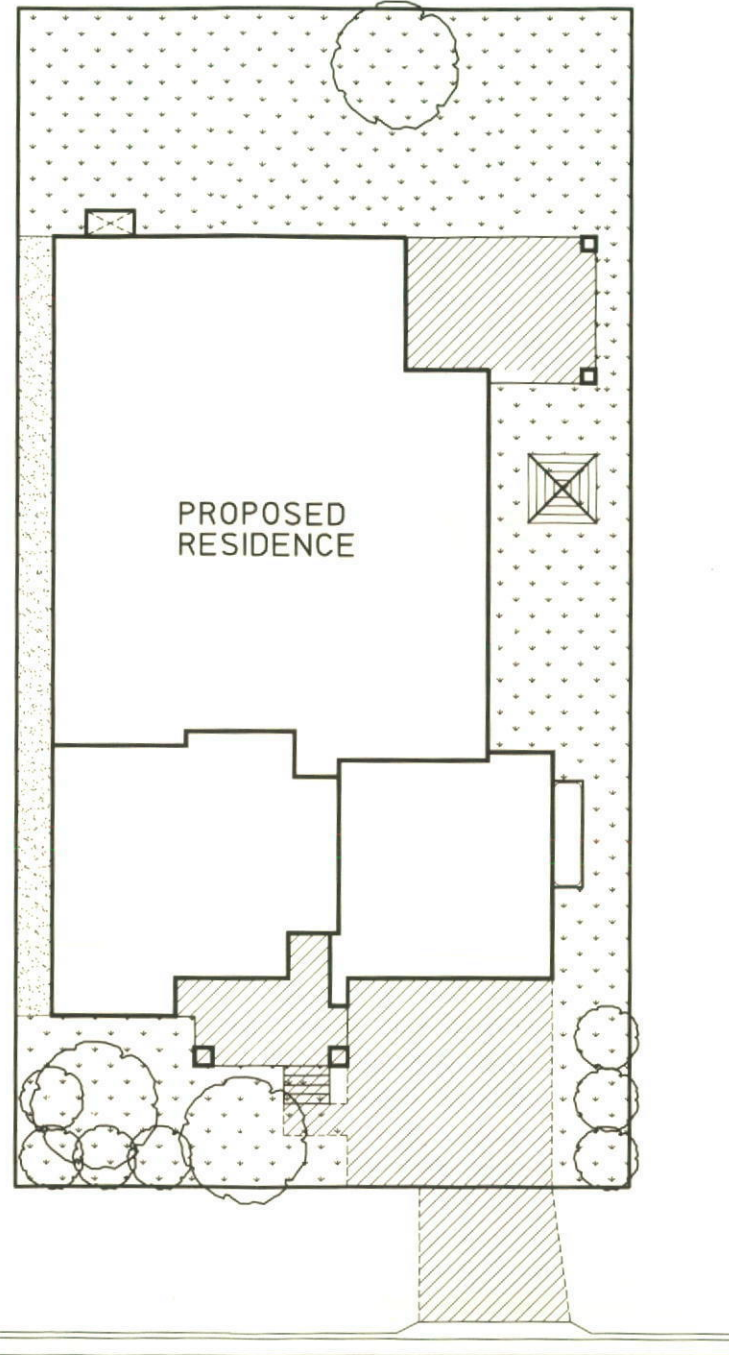
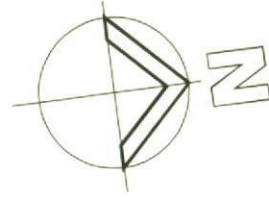


GHERA ROAD

<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. PH: 1300 4HOMES Licence. No.: 35558C PH: 1300 446637 ABN. 52 002 873 047 www.masterton.com.au</p>
	<p>Design: SYMPHONY Facade: CONTEMPORARY Edition: PLATINUM</p>	<p>DRAWN BY: K.B. DATE: 29-10-2012 SHEET TITLE: STORMWATER PLAN SCALE: 1:200 FINAL PLAN ISSUE: A</p>	<p>JOB No. 2006233 SHEET No. 1/1 FINAL PLAN H.A. DATE: 20.01.14</p>	

KEY

-  CRUSHED ROCK
-  PAVING / HARD SURFACE
-  GRASS
-  A/C UNIT
-  PLANTING
-  CLOTHS LINE
-  TREE



GHERA ROAD

<p>Proposed Residence For: Mrs L. BRISCHETTO Lot No: 62 Ghera Rd Suburb: ORCHARD HILLS Council: PENRITH</p>	Project Details			<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. PH: 1300 4HOMES Licence. No.: 35558C PH: 1300 446637 ABN. 52 002 873 047 www.masterton.com.au</p>
	Design: SYMPHONY	DRAWN BY: K.B.	DATE: 29-10-2012	
	Facade: CONTEMPORARY	SHEET TITLE: LANDSCAPE	JOB No. 2006233	
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	FINAL PLAN ISSUE: A	FINAL PLAN H.A.	DATE: 20.01.14	

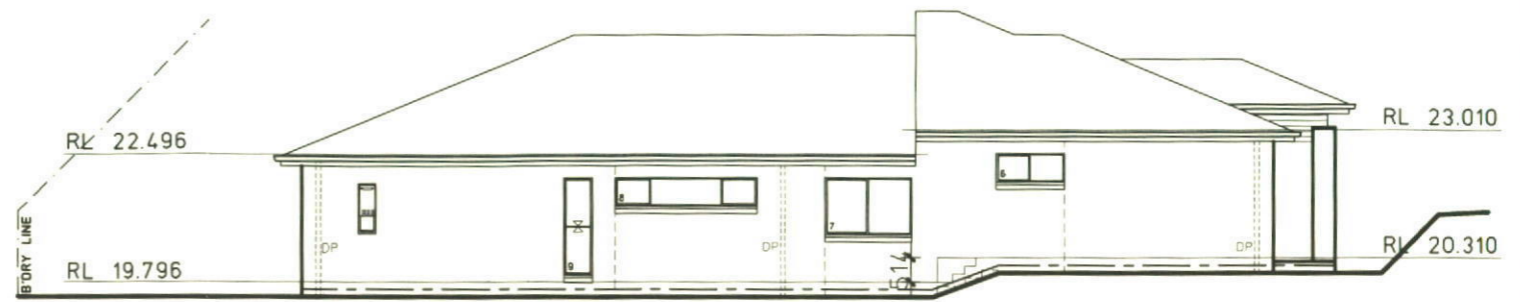


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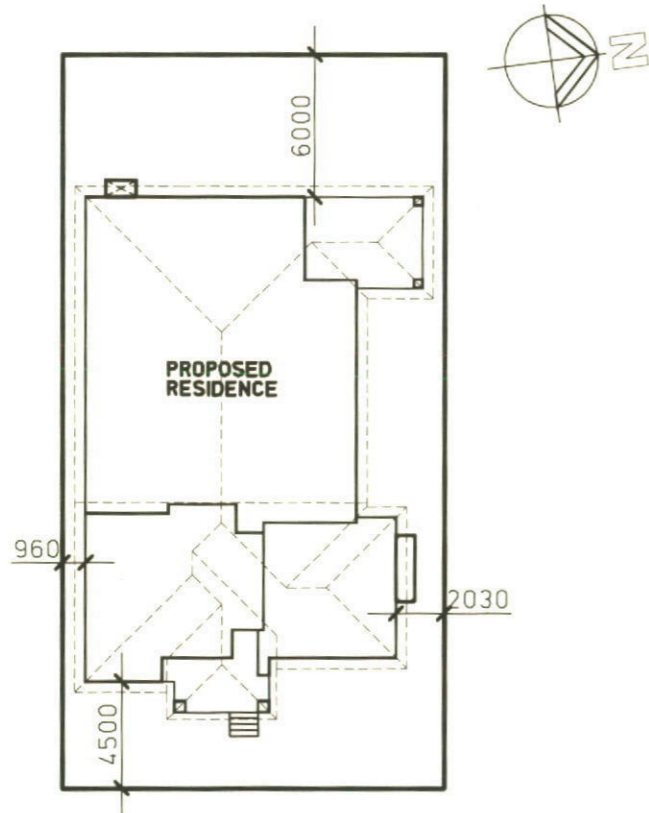
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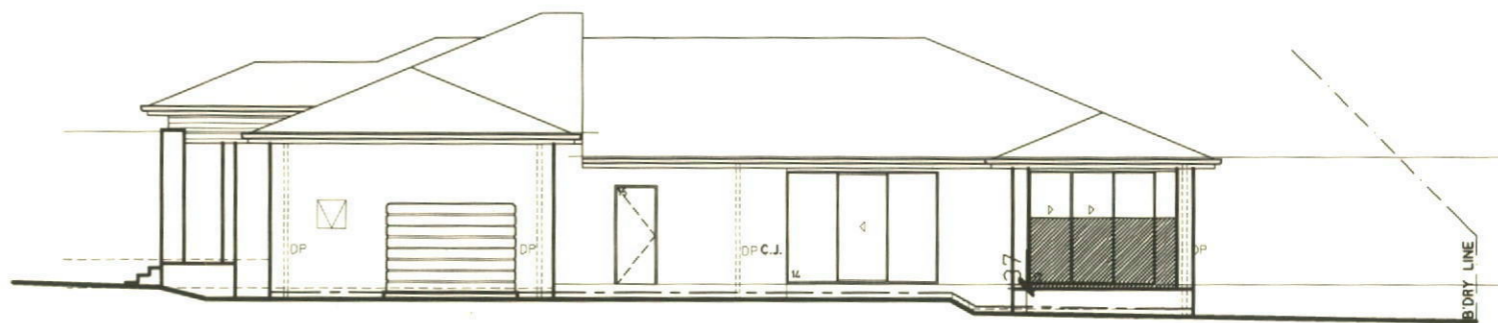
EAST (FRONT) ELEVATION



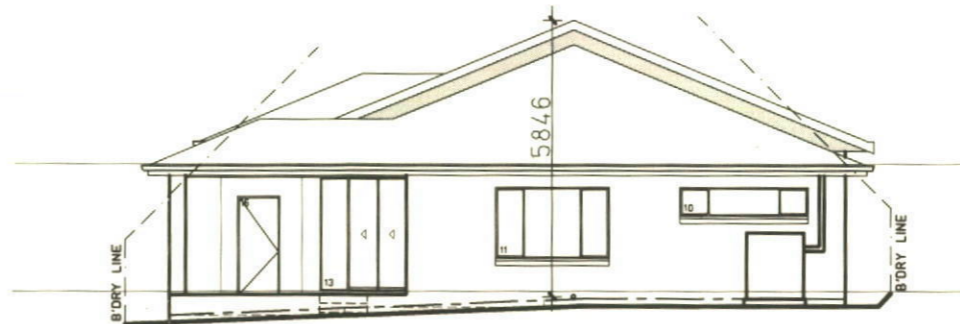
SOUTH (LEFT) ELEVATION



GHERA ROAD
SITE PLAN



NORTH (RIGHT) ELEVATION



WEST (REAR) ELEVATION

NOTIFICATION FOR PROPOSED NEW HOME

NAME: Mrs L. BRISCHETTO

ADDRESS: Lot No: 62 Ghera Rd, ORCHARD HILLS



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NOT TO SCALE

DATE:
21.01.13