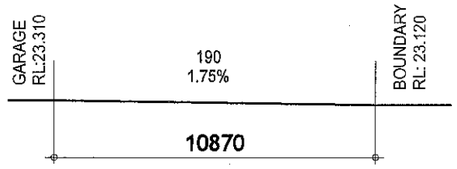


DRIVEWAY GRADIENT

CAUTION:

DO NOT WORK OUTSIDE OF APPROVED COUNCIL HOURS SET AS :
MONDAY TO FRIDAY - 7.00am - 5.00pm
SATURDAY - 8-00am TO 1-00pm
NO WORK IS PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS, UNLESS APPROVED BY COUNCIL.

	DRAWING:	DRAWN:		TENDER:
1	CONSTRUCTION PLAN 1	SCH	13.02.19	-
2	CONSTRUCTION PLAN 2	SCH	08.04.19	-
3	CONSTRUCTION PLAN 3	SCH	01.05.19	-
4	CONSTRUCTION PLAN 4	SCH	16/05/19	-
5	SECTION 96	JP	25.06.2020	-
6	---	-	-	-
7	---	-	-	-
8	---	-	-	-
9	---	-	-	-
10	---	-	-	-

SECTION 96:

AMEND FLOOR LEVEL TO GRANNY FLAT & DWELLING TO BE RL23.48 ILO RL23.385

EXCAVATION & SITE NOTES

1. **EXCAVATE/FILL:** TO FORM DATUM APPROX. **680mm** (EXTENT OF EXCAVATION & BATTER TO BE DETERMINED ON SITE. BACKFILL AGAINST FOOT OF SLAB).
2. **NOTE:** DESIGN LEVELS MAY VARY BY **+/- 0mm**
3. **DEB APPROXIMATE ONLY** - LOCATION OF STEPPING TO DEB TO BE DETERMINED ON SITE BY SUPERVISOR.
4. SEWER CONNECTION TO AUTHORITIES REQUIREMENTS AS PER TENDER.
5. WATER CONNECTION TO SUPPLY AUTHORITIES MAIN AS PER TENDER.
6. TEMPORARY PROTECTIVE FENCING TO BLOCK TO MEET SAFETY REQUIREMENTS.
7. SITE LEVELS SUBJECT TO SECOND SITE INSPECTION.
8. SUBJECT TO RESULTS OF A SURVEY TO CONFIRM HOUSE & BOUNDARY POSITIONS. DRIVEWAY GRADIENT
9. SUBJECT TO POSITION OF SERVICES
10. PROVIDE A CHECK SURVEY TO CERTIFY COUNCIL APPROVED FFL

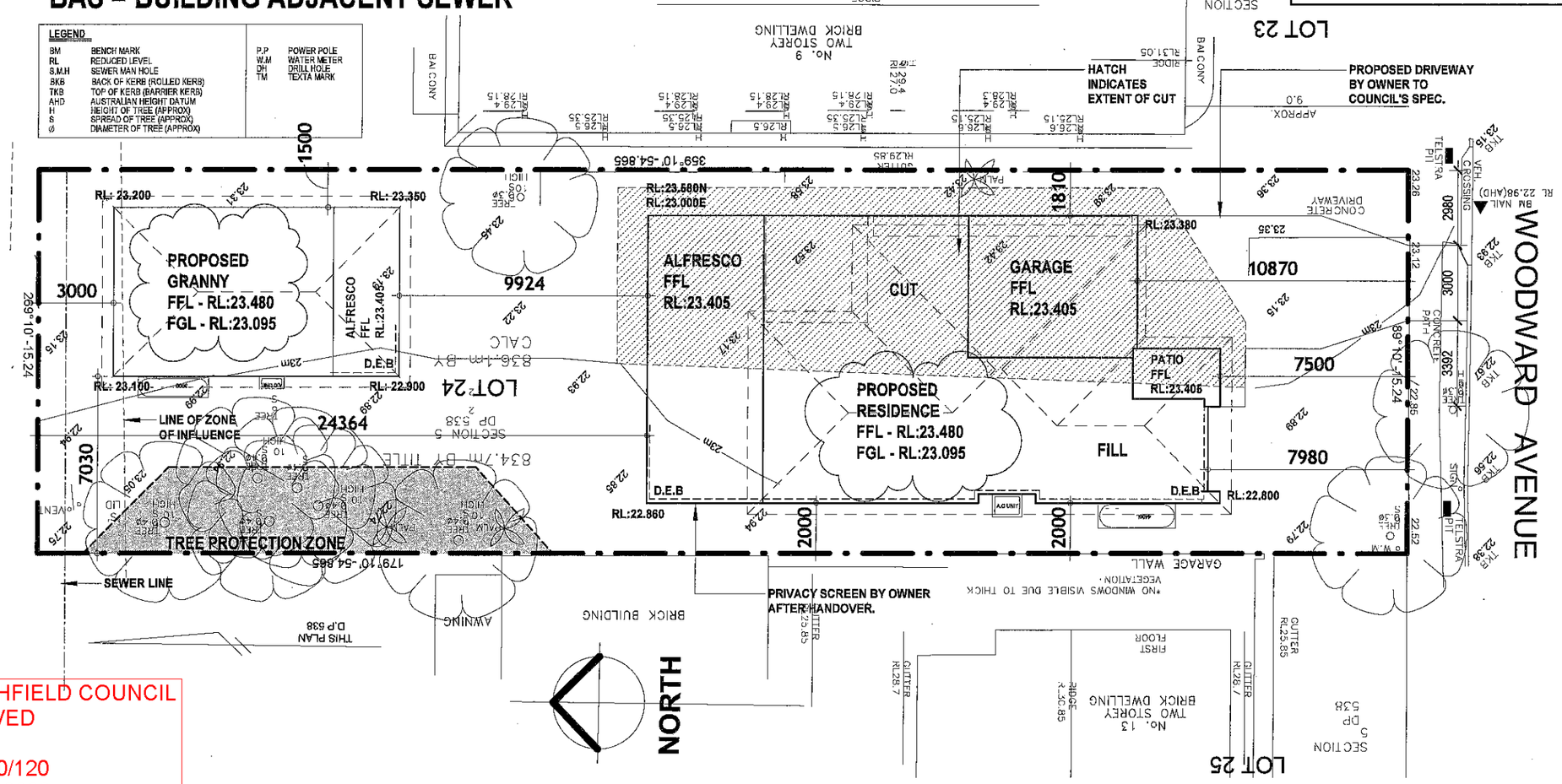
ITEMS BY OWNER

1. ALL RETAINING WALLS TO BE COMPLETED TO ENG'S DETAILS (IF REQUIRED).
2. DISH DRAINS (IF NEEDED) TO AUTHORITIES' REQUIREMENTS.
3. DEMOLITION BY OWNER-ALL EXISTING TREES, STUMPS, CONC. PATHS, BUILDINGS, ETC., TO BE DEMOLISHED FROM BUILDING AREA PRIOR TO SECOND SITE INSPECTION.
4. CONNECTION TO SEWER AND DRAINAGE EASEMENT TO BE TERMINATED AND CAPPED OFF BY OWNER'S TRADES PRIOR TO COMMENCEMENT OF WORKS BY MASTERTON.

BAS = BUILDING ADJACENT SEWER

LEGEND

BM	BENCH MARK	P.P	POWER POLE
RL	REDUCED LEVEL	W.M	WATER METER
S.M.H	SEWER MAN HOLE	DH	DRILL HOLE
BKB	BACK OF KERB (ROLLED KERB)	TM	TEXTA MARK
TKB	TOP OF KERB (BARRIER KERB)		
AHD	AUSTRALIAN HEIGHT DATUM		
H	HEIGHT OF TREE (APPROX)		
S	SPREAD OF TREE (APPROX)		
Ø	DIAMETER OF TREE (APPROX)		



BASIX & SITE INFORMATION

BASIX CERTIFICATE No. 934874M_02
DA No. 2018/097

SITE DETAILS

LOT NUMBER:	24 (HOUSE No 11)
DP NUMBER:	538
UBD REFERENCE:	N/A
SITE AREA:	836.8m²
HOUSE AREAS(MEASURED TO EXTERNAL WALLS	
GROUND FLOOR:	146.72m²
FIRST FLOOR:	144.88m²
GARAGE:	38.31m²
PORCH:	6.26m²
ALFRESCO:	51.44m²
BALCONY:	12.54m²
GRANNY FLAT:	59.99m²
GRANNY ALFRESCO:	16.78m²
TOTAL:	**477.02m²**
DRIVEWAY / PATHS TO BOUNDARY:	00.00m²

PROJECT DETAILS

NO. OF BEDROOMS:	4+2
ROOF AREA:	356.9m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS (AREA OF PROPOSED GARDENS & LAWN)	471.8m²

STORMWATER

MIN. RAINWATER TANK SIZE REQ:	4400L + 3000L
MIN. ROOF AREA CONNECTED TO RAINWATER:	123m² + 47m²
RAINWATER USES:	GARDEN TAP, TOILET, & LAUNDRY
REMAINDER OF ROOFWATER & OVERFLOW TO:	KERB
HYDRAULIC DESIGN REQUIRED:	NO

WATER

KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	3 STAR
BATHROOM TAP FITTING RATING:	3 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.7 & R2.5
WALL COLOUR	DARK
ROOFING MATERIAL:	TILE
ROOF INSULATION:	SARKING
ROOF COLOUR	DARK
CEILING INSULATION:	R4.1
AIR CONDITIONING INCLUDED:	YES
EER:	2.5 - 3.0 OR HIGHER
HOT WATER SYSTEM:	GAS
EER:	26 - 30
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS CT + ELEC OV
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	NO

WIP (WORKS IN PROGRESS) DRAINAGE REQUIRED: YES / NO

FSR

MAX. ALLOWED:	459.8m²
PROPOSED:	310.9m²

CARPARKING

MIN. REQ:	2 SPACES
PROVIDED:	2 SPACES

LANDSCAPING

MIN. REQ:	376.2m²
PROVIDED:	471.8m²

STRATHFIELD COUNCIL
RECEIVED

DA2020/120
15 July 2020

MASTERTON
CNR. SAPPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170
PH-1300 4HOMES (1300 446 637) WEB - WWW.MASTERTON.COM.AU
LICENCE No. 395586C / ABN. 52 002 873 047

GENERAL NOTE
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

CLIENT'S SIGNATURE 1
CLIENT'S SIGNATURE 2
I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES. DATE

COPYRIGHT
Masterton Homes is the legal and beneficial owner of the copyright to this plan and no part of this plan may be reproduced. Unauthorised use, copy, amendment or adaption will be prosecuted

For: MR & MRS MANKU
Address: 11 WOODWARD AVE
Lot No: 24 DP:
Council: STRATHFIELD

North Point

DWG: SITE PLAN
Design: TEMPUS PREMIER GARAGE RHS
Facade: TRADITIONAL
Edition: DESIGNER
Garage Location: RHS

Stage: SECTION 96

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
11.02.19	RL/SCH	25.06.2020	1 : 200	01	D

JOB No. 2013773

Location: L:\2013773 - MANKU - CUSTOM - CUSTOM - RHS\Revit\2013773 - MANKU - TEMPUS PREMIER - TRADITIONAL - RHS.rvt

Plot Date: 2/07/2020 9:25:33 AM