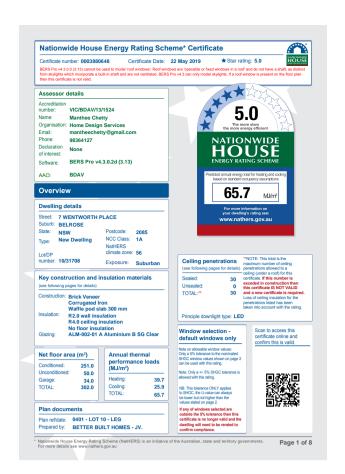
	CONTENTS FOR FINAL CONSTRUCTION PLANS									
Sheet No.	LAYOUT									
1	COVER PAGE									
2	BASIX CERTIFICATE									
3	SITE & ANALYSIS PLAN									
4	CONSTRUCTION MANAGEMENT, SOIL & EROSION SEDIMENT CONTROL PLAN									
5	GROUND FLOOR PLAN									
6	FIRST FLOOR PLAN									
7	ELEVATION 1 AND 2									
8	ELEVATION 3 AND 4									
9	TYPICAL SECTION X-X									
10	CONCRETE SLAB PLAN									
11	INTERNAL ELEVATIONS									
12	INTERNAL ELEVATIONS									
13	ASSOCIATED DETAILS									



CLIENT DETAILS					Р	PLAN REVISION	SIGNATURE:		DATE:
Mr Daniel Leg	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION	
Ms Kimberley	y Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED		
SITE ADDRESS:			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS		BetterBuilt
No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		2085	С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL		Homes
Workworth	doc, Dellose	2000	D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100 BEFORE YOU DIG	Homes
HOUSE NAME:			Е	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au	LICENCE NUMBER 244242C
Ast	toria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION	SURVEY KEY
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	SW19151-A-S1 & SW19151-A-S2	Before entering site please review and make	ET : Electric Turret
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE		yourself familiar with Emergency Contacts. Site	LP : Light Pole 🕸 LIN : Lintel
GARAGE HAND	SCALE	SITE	ı	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE	1	Specific Hazards and the Site Specific Induction information that is located on the Site Induction	
RH		Р	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.	WM : Water Meter SMS : Sewer Maint. Shaft GM : Gas Meter GM : TEL : Telecom Pit
LEVELS	SHEET	SOIL	К					If you have any trouble understanding this	SV : Stop Valve PC : Pram Crossing
Double	1 of 13	M	L					instruction, contact the Site Supervisor or Emergency Contact Number located on the sign	HYD: Hydrant H VC: Vehicle Crossing 1. SWP: Stormwater Pit T DH&W:Drillhole & Wing
© copyrig	ht. ALL RIGI	HT RE	SERVE	D. UN	IDER TH	IE PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND		
						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [f	FB] Better Built Homes Sydney	



BASIX*Certificate

Building Sustainability Index www.basix.nst Single Dwelling

Certificate number: 1017561S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitment, have the meaning given by the document entitled TASA's beninhand related (MSA's DA's published by the Department. This document is available at www.balkin.nww.given.

Secretary
Date of Issue: Tuesday, 17 December 2019
To be valid, this certificate must be lodged within 3 months of the date of Issue.

NSW Planning, Industry & Environment

Project summary					
Project name	0401 - LEG - LOT	10_02			
Street address	7 WENTWORTH P	lace BELROSE 2085			
Local Government Area	Northern Beaches	Council			
Plan type and plan number	deposited 31708				
Lot no.	10				
Section no.					
Project type	separate dwelling h	separate dwelling house			
No. of bedrooms	5	5			
Project score					
Water	✓ 40	Target 40			
Thermal Comfort	✓ Pass	Target Pass			
Energy	✓ 91	Target 50			

Certificate Prepared by
Name / Company Name: Home Design Services
ABN (if applicable): 219 598 782 11

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINA_3_11_6 Centificate No.: 10175618_92 Tuesday, 17 December 2019

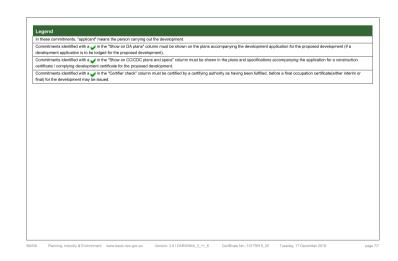
Project address		Assessor details and thermal I		
Project name	0401 - LEG - LOT 10_02	Assessor number	BDAV/13/1524	
Street address	7 WENTWORTH Place BELROSE 2085	Certificate number	0003880648	
Local Government Area	Northern Beaches Council	Climate zone	56	
Plan type and plan number	Deposited Plan 31708	Area adjusted cooling load (MJ/m².year)	26	
Lot no. Section no.	10	Area adjusted heating load (MJ/m²,year)	40	
	-	Project score	,	
Project type		Water	✓ 40	Target 40
Project type	separate dwelling house	Thermal Comfort	. 4	F
No. of bedrooms	5	Therman Common	✓ Pass	Target Pass
Site details		Energy	✓ 91	Target 50
Site area (m²)	786			
Roof area (m³)	232			
Conditioned floor area (m2)	251.0			
Unconditioned floor area (m2)	16.0			
Total area of garden and lawn (m2)	507			

evelopment certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the developmen	t.	~	-
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	•
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water	·		
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	-
The applicant must connect the rainwater tank to:			
all tollets in the development		•	•
the cold water tap that supplies each clothes washer in the development.		✓	-
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		•	-

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
The applicant must attach the certificate referred to under "Assessor Details" on the front page Certificate") to the development application and construction certificate application for the prog applying for a complying development certificate for the proposed development, to that applica Assessor Certificate to the application for an occupation certificate for the proposed development.				
The Assessor Certificate must have been issued by an Accredited Assessor in accordance wit				
The details of the proposed development on the Assessor Certificate must be consistent with certificate, including the Cooling and Heating loads shown on the front page of this certificate.	the details shown in this BASIX			
The applicant must show on the plans accompanying the development application for the prog. Assessor Certificate requires to be shown on those plans. Those plans must be an attamp of a Assessor to certify that this is the case. The applicant must show on the plans accompanying certificate (or complying development certificate), if applicately, all thermal performance specific Certificate, and all aspects of the proposed development which were used to calculate those so	~	~	~	
The applicant must construct the development in accordance with all thermal performance spe Certificate, and in accordance with those aspects of the development application or application which were used to calculate those specifications.		~	~	
The applicant must construct the floors and walls of the dwelling in accordance with the specif	cations listed in the table below.	V	V	~
Floor and wall construction	Area			
floor - concrete slab on ground	All or part of floor area square metres			
floor - suspended floor above garage	All or part of floor area			

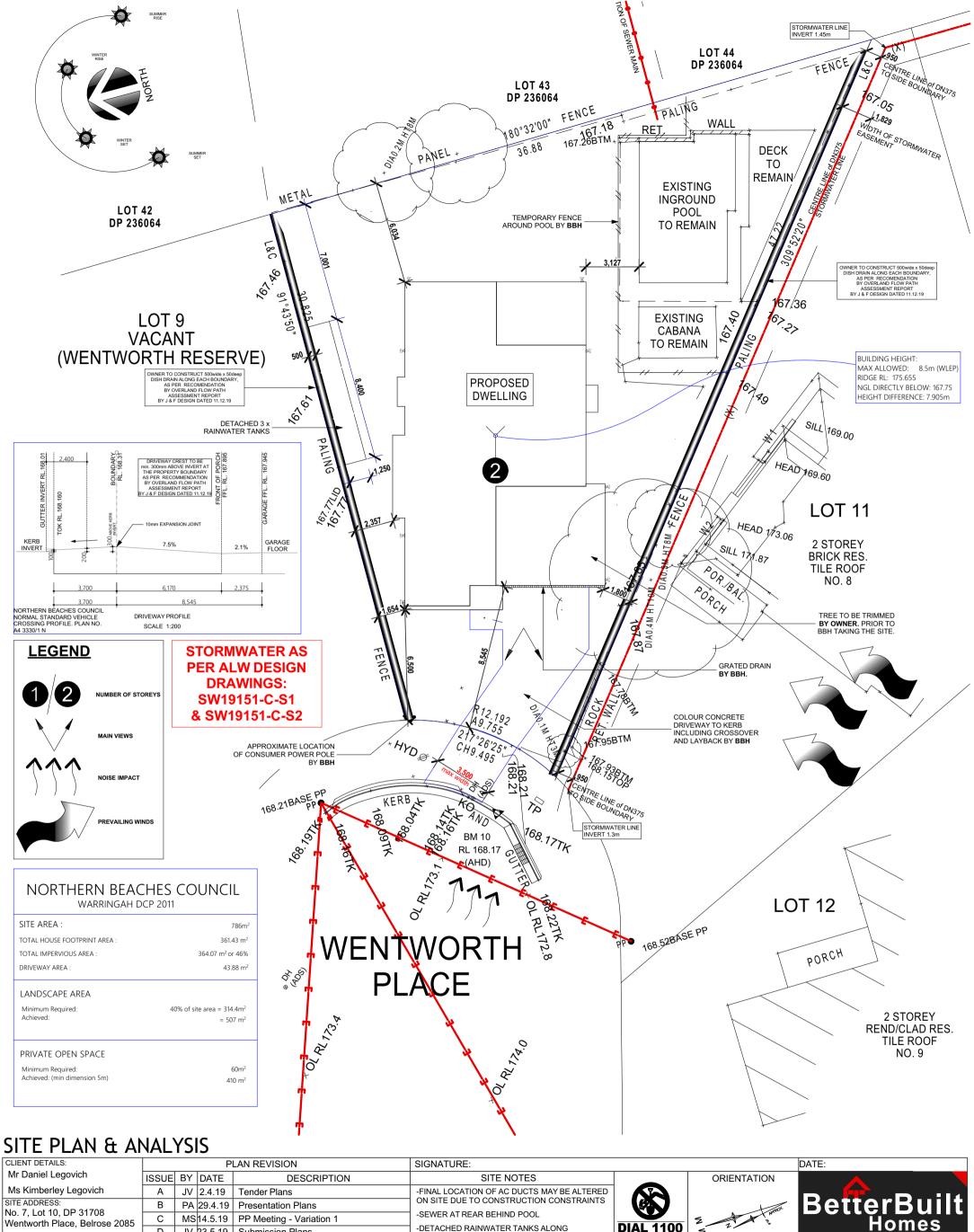
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	~	~	~
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		~	-
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		V	~
The cooling system must provide for day/night zoning between living areas and bedrooms.		~	~
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		~	~
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating; EER 3.0 - 3.5		~	~
The heating system must provide for day/night zoning between living areas and bedrooms.		~	~
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light		•	~
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		•	~
Laundry: natural ventilation only, or no laundry; Operation control: n/a		•	V
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting door (LED) lamps:			
 at least 5 of the bedrooms / study; 			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
at least 4 of the living / dining rooms;		v	
the kitchen;		J	Ŭ
all bathrooms/toilets;		J	Ŭ
the laundry;		L Ž	Ŭ
all hallways;		J	Ŭ
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		J	
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	V	J	V
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	~	~	~
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

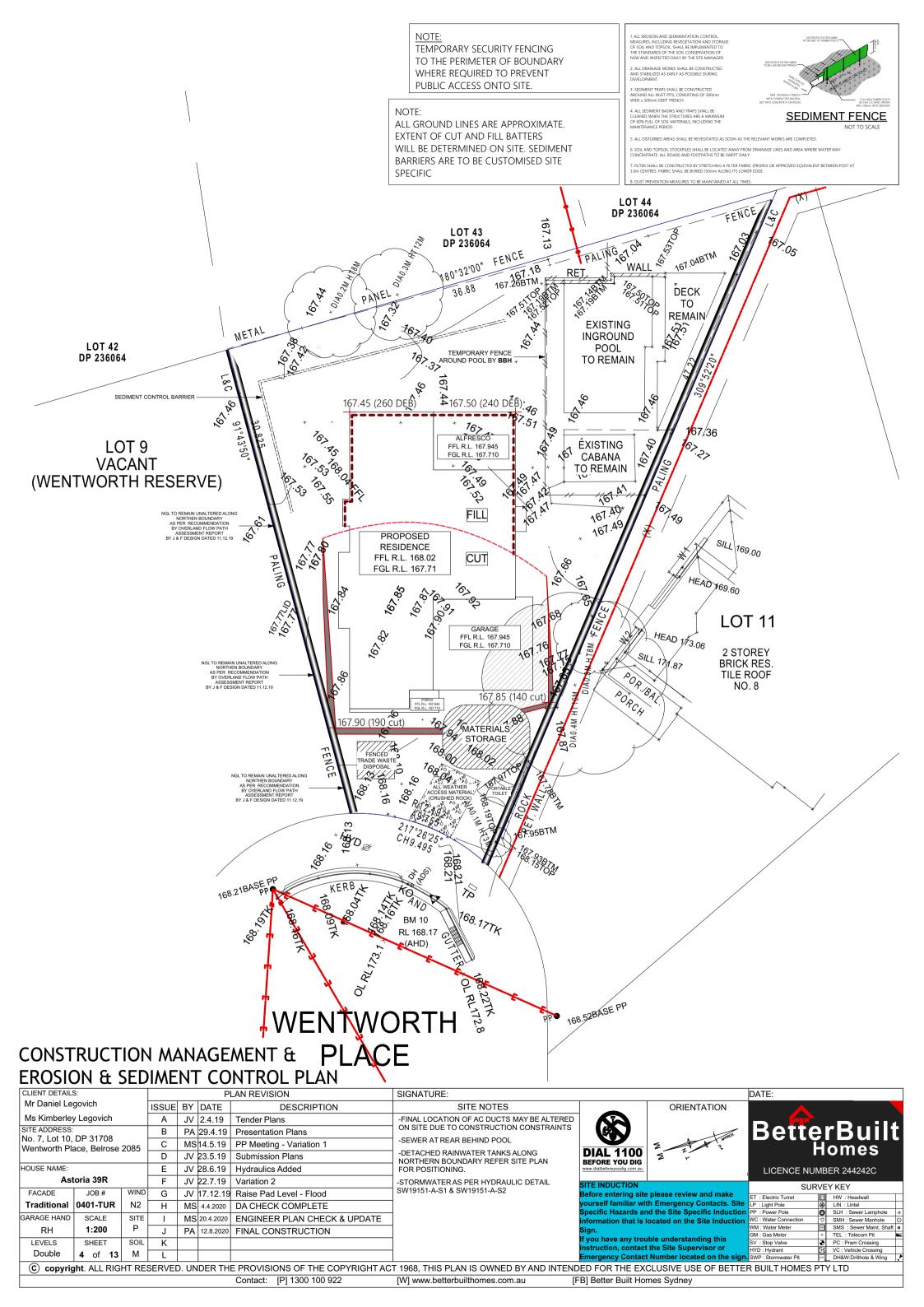


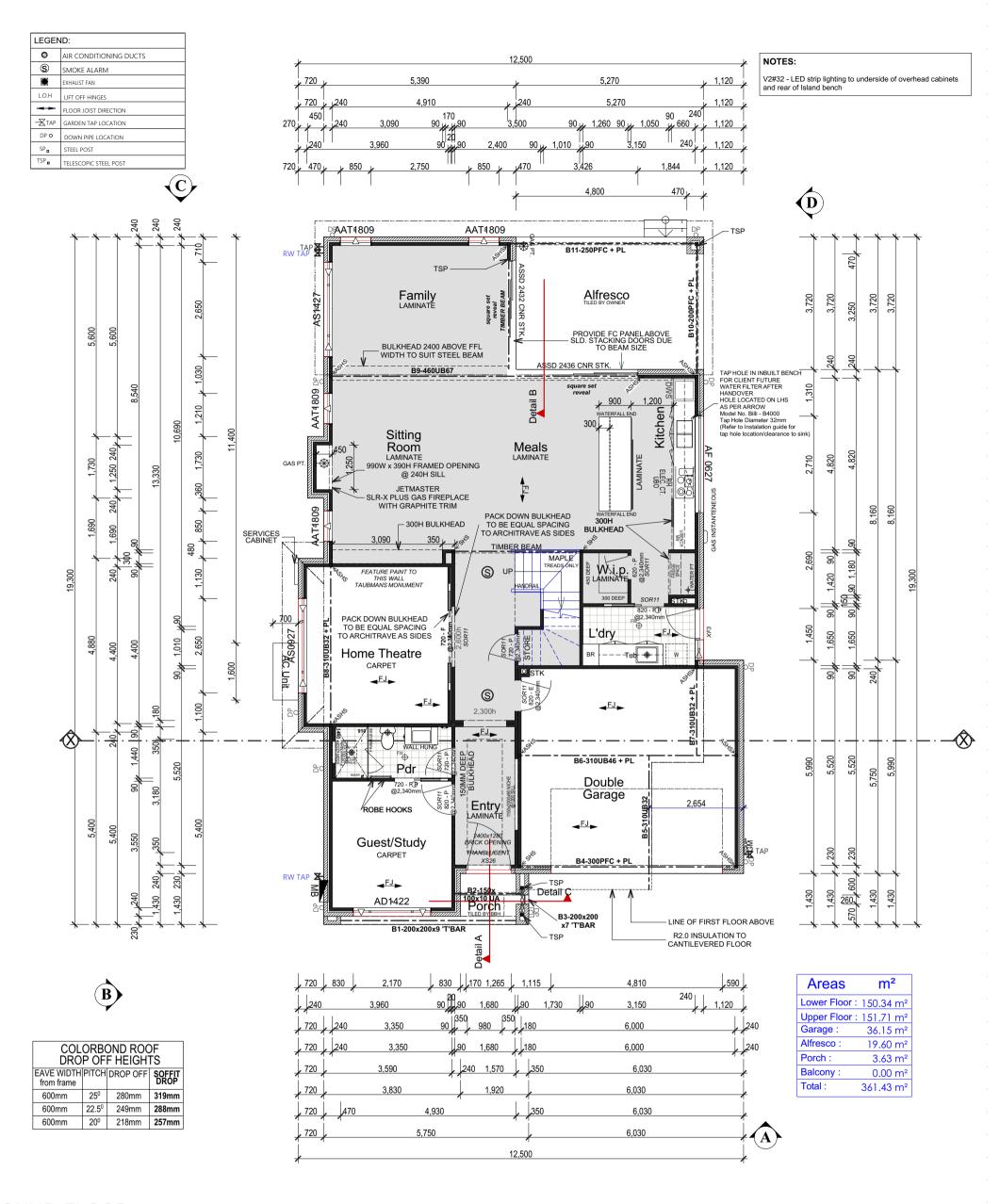
BASIX DOCUMENTS

CLIENT DETAILS					Р	LAN REVISION	SIGNATURE:		DATE:
Mr Daniel Leg	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION	
Ms Kimberley	y Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED		
SITE ADDRESS:			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS		BetterBuilt
No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		2085	С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL		Homes
TVOITEWOTERT IS	200, Doll 000		D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100 BEFORE YOU DIG	Homes
HOUSE NAME:			E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au	LICENCE NUMBER 244242C
Ast	toria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION	SURVEY KEY
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	SW19151-A-S1 & SW19151-A-S2	Before entering site please review and make	ET : Electric Turret
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE		yourself familiar with Emergency Contacts. Sit Specific Hazards and the Site Specific Inductio	
GARAGE HAND	SCALE	SITE	ı	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE		information that is located on the Site Induction	WC : Water Connection
RH		Р	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.	WM : Water Meter SMS : Sewer Maint. Shaft of GM : Gas Meter GM : TEL : Telecom Pit
LEVELS	SHEET	SOIL	К					If you have any trouble understanding this instruction, contact the Site Supervisor or	SV : Stop Valve PC : Pram Crossing
Double	2 of 13	M	L					Emergency Contact Number located on the sig	HYD: Hydrant HYD: Hydrant HYD: Stormwater Pit HYD: VC: Vehicle Crossing DH&W:Drillhole & Wing
© copyrig	ht. ALL RIG	HT RE	SERVE	D. UN	DER TH	E PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND	DED FOR THE EXCLUSIVE USE OF BETT	ER BUILT HOMES PTY LTD
						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B] Better Built Homes Sydney	



Ms Kimberley Legovich BetterBuilt Homes SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085 DIAL 1100 BEFORE YOU DIG JV 23.5.19 D Submission Plans NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONING. HOUSE NAME: JV 28.6.19 Hydraulics Added LICENCE NUMBER 244242C Astoria 39R F JV 22.7.19 | Variation 2 -STORMWATER AS PER HYDRAULIC DETAIL ITE INDUCTION SURVEY KEY JV 17.12.19 Raise Pad Level - Flood SW19151-A-S1 & SW19151-A-S2 FACADE JOB# G sefore entering site please review and make HW : Headwall
LIN : Lintel
SLH : Sewer Lamphole ourself familiar with Emergency Contacts. Site pecific Hazards and the Site Specific Induction 0401-TUR Traditional N2 Н MS 4.4.2020 DA CHECK COMPLETE : Light Pole : Power Pole SARAGE HAND SCALE SITE MS 20.4.2020 ENGINEER PLAN CHECK & UPDATE formation that is located on the Site Induction : Water Connection SMH : Sewer Manhole VM : Water Meter FINAL CONSTRUCTION RH 1:200 PA 12.8.2020 you have any trouble understanding this LEVELS SOIL SHEET Κ PC : Pram Crossing : Stop Valve struction, contact the Site Supervisor or Double 3 of 13 M DH&W:Drillhole & Wing ency Contact Number located on the © copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD Contact: [P] 1300 100 922 [W] www.betterbuilthomes.com.au [FB] Better Built Homes Sydney





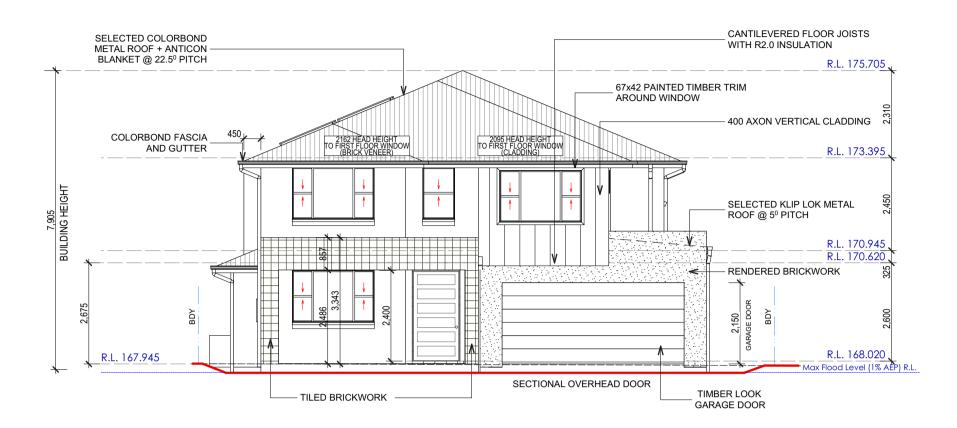
GROUND FLOOR

CLIENT DETAILS					Р	LAN REVISION	SIGNATURE:			DATE:			
Mr Daniel Le	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION				
Ms Kimberley	y Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED						
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HOUSE NAME:			E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au		LICENCE NUM	MBER 244242C		
Ast	toria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SURVEY KEY			
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	SW19151-A-S1 & SW19151-A-S2		e please review and make	ET : Electric Turret	HW : Headwall		
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site nd the Site Specific Induction	LP : Light Pole	₩ LIN : Lintel		
GARAGE HAND	SCALE	SITE	- 1	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE		the state of the s	located on the Site Induction		SLH : Sewer Lamphole SMH : Sewer Manhole SMH : Sewer Manhole		
RH	1:100	P	J	PA	12.8.2020	FINAL CONSTRUCTION	1	Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft o		
LEVELS	SHEET	SOIL	К						If you have any trouble understanding this		PC : Pram Crossing		
Double	5 of 13	М	L						t the Site Supervisor or t Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	H VC : Vehicle Crossing PI DH&W:Drillhole & Wing		
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						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B1 Better Built Ho	mes Sydney				

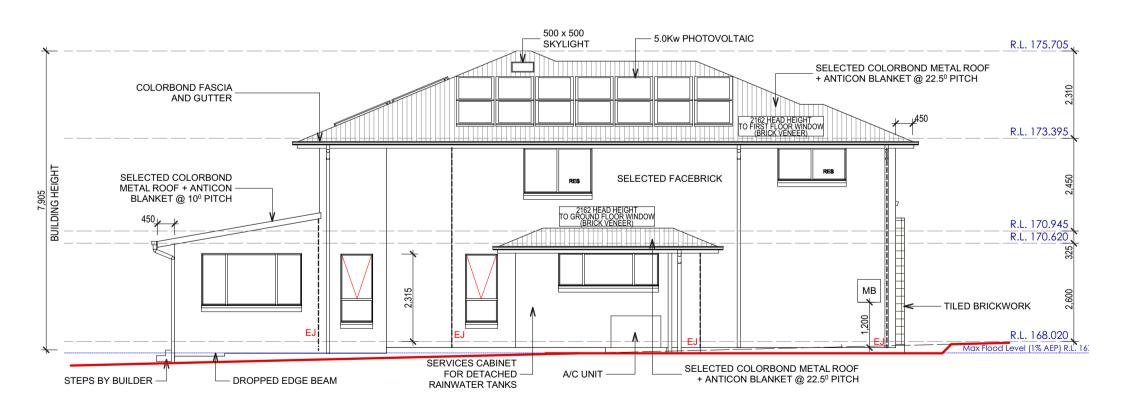


FIRST FLOOR

CLIENT DETAILS					Р	LAN REVISION	SIGNATURE:			DATE:			
Mr Daniel Le	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION				
Ms Kimberle	y Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED						
SITE ADDRESS:	SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		', Lot 10, DP 31708		В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS		1 000	Bette	erBuilt
					С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL				lomes
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HOUSE NAME:			Е	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au		LICENCE NUM	MBER 244242C		
Ast	toria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SLIB	VEY KEY		
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	SW19151-A-S1 & SW19151-A-S2	Before entering site	e please review and make	ET : Electric Turret	HW : Headwall		
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site nd the Site Specific Induction		★ LIN : Lintel SLH : Sewer Lamphole		
GARAGE HAND	SCALE	SITE	ı	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE		the state of the s	located on the Site Induction		SIM: Sewer Lamphole 6 SMH: Sewer Manhole 0		
RH	1:100	P	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft o		
LEVELS	SHEET	SOIL	К						If you have any trouble understanding this instruction, contact the Site Supervisor or		PC : Pram Crossing		
Double	6 of 13	M	L				1	· · · · · · · · · · · · · · · · · · ·	t the Site Supervisor or t Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	H VC : Vehicle Crossing PI DH&W:Drillhole & Wing		
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						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B] Better Built Hor	mes Svdnev				

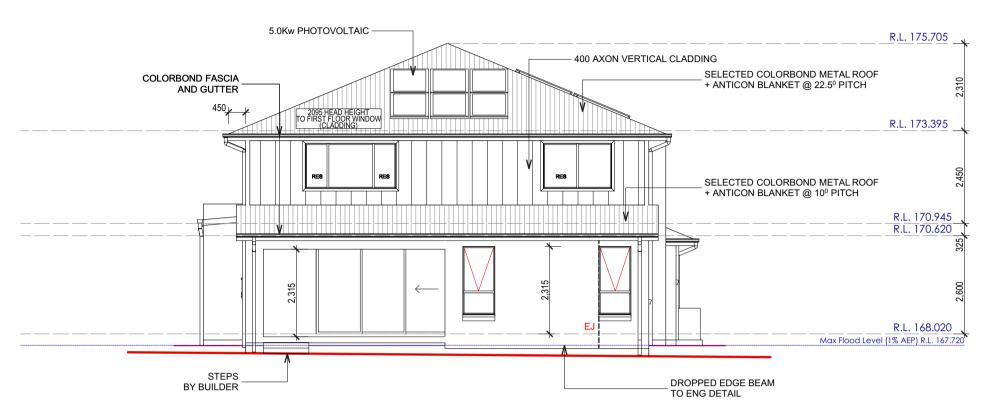


ELEVATION A

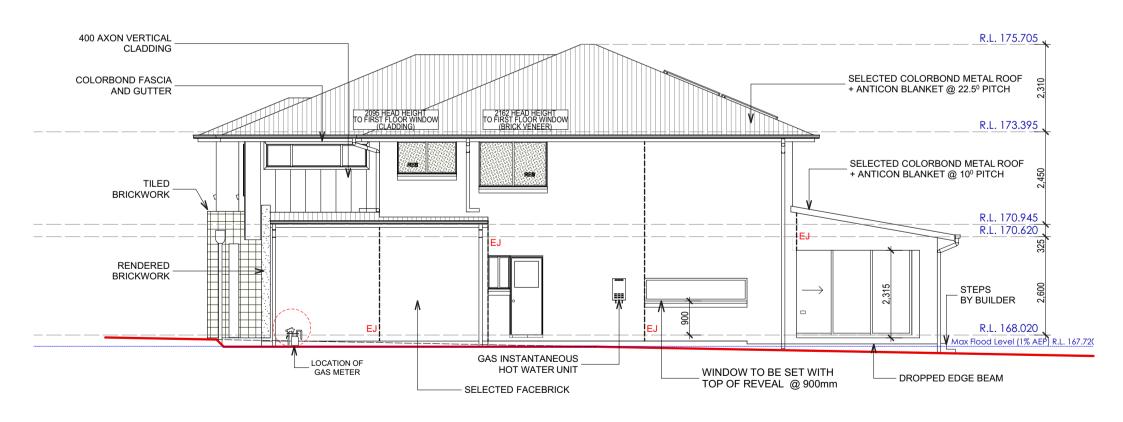


ELEVATION B

CLIENT DETAILS					Р	LAN REVISION	SIGNATURE:			DATE:		
Mr Daniel Leg	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	_	ORIENTATION			
Ms Kimberley	Ms Kimberley Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED			BetterBuilt Homes		
	SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS					
			С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL					
Vicinity lase, Bellose 2003			D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN BEFORE YOU DIG			Homes		
HOUSE NAME:	HOUSE NAME:		E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au		LICENCE NUM	IBER 244242C	
Ast	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SURVEY KEY		
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood			e please review and make	ET : Electric Turret	HW : Headwall	
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site	LP : Light Pole	LIN : Lintel	
GARAGE HAND	SCALE	SITE	1	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE	1		nd the Site Specific Induction located on the Site Induction		SLH : Sewer Lamphole SMH : Sewer Manhole	
RH	1:100	Р	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft o	
LEVELS	SHEET	SOIL	К				1		uble understanding this t the Site Supervisor or	SV : Stop Valve	PC : Pram Crossing	
Double	7 of 13	М	L				1		t the Site Supervisor of t Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	VC : Vehicle Crossing DH&W:Drillhole & Wing	
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						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B] Better Built Ho	mes Sydney			



ELEVATION C



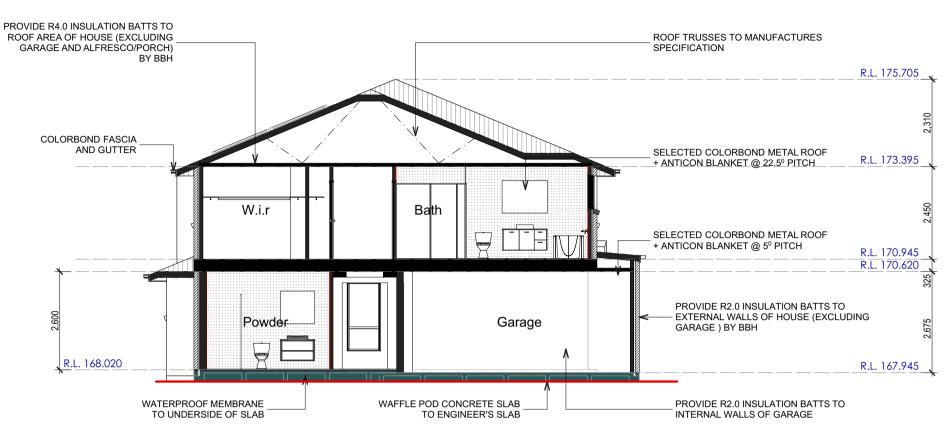
ELEVATION D

CLIENT DETAILS	S:				Р	LAN REVISION	SIGNATURE:			DATE:	
Mr Daniel Le	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION		
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		2085	С	MS	14.5.19	PP Meeting - Variation 1					
		2000	D	JV	23.5.19	Submission Plans		DIAL 1100 BEFORE YOU DIG		Homes	
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Ast	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SLID	VEY KEY
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Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site nd the Site Specific Induction		B LIN : Lintel
GARAGE HAND	SCALE	SITE	I	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE			located on the Site Induction		SLH: Sewer Lamphole © SMH: Sewer Manhole ©
RH	1:100	P	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft • TEL : Telecom Pit
LEVELS	SHEET	SOIL	К						ible understanding this the Site Supervisor or	SV : Stop Valve	PC : Pram Crossing
Double	8 of 13	M	L						t Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	H VC : Vehicle Crossing PIT DH&W:Drillhole & Wing ▶
© copyrig	ght. ALL RIG	HT RE	SERVE	D. UN	IDER TH	E PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND	ED FOR THE EX	CLUSIVE USE OF BETTE	R BUILT HOMES F	PTY LTD
-						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B] Better Built Hor	mes Sydney		

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.

PROVIDE 'T2' TERMITE RESISTANT FRAMES

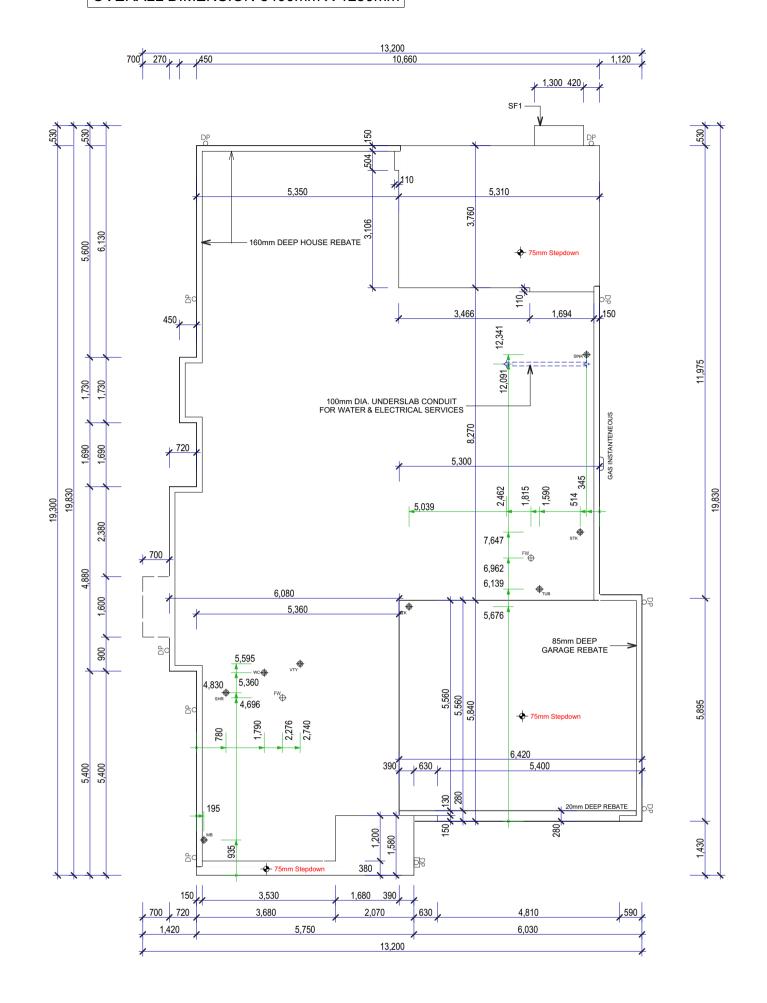


SECTION X-X

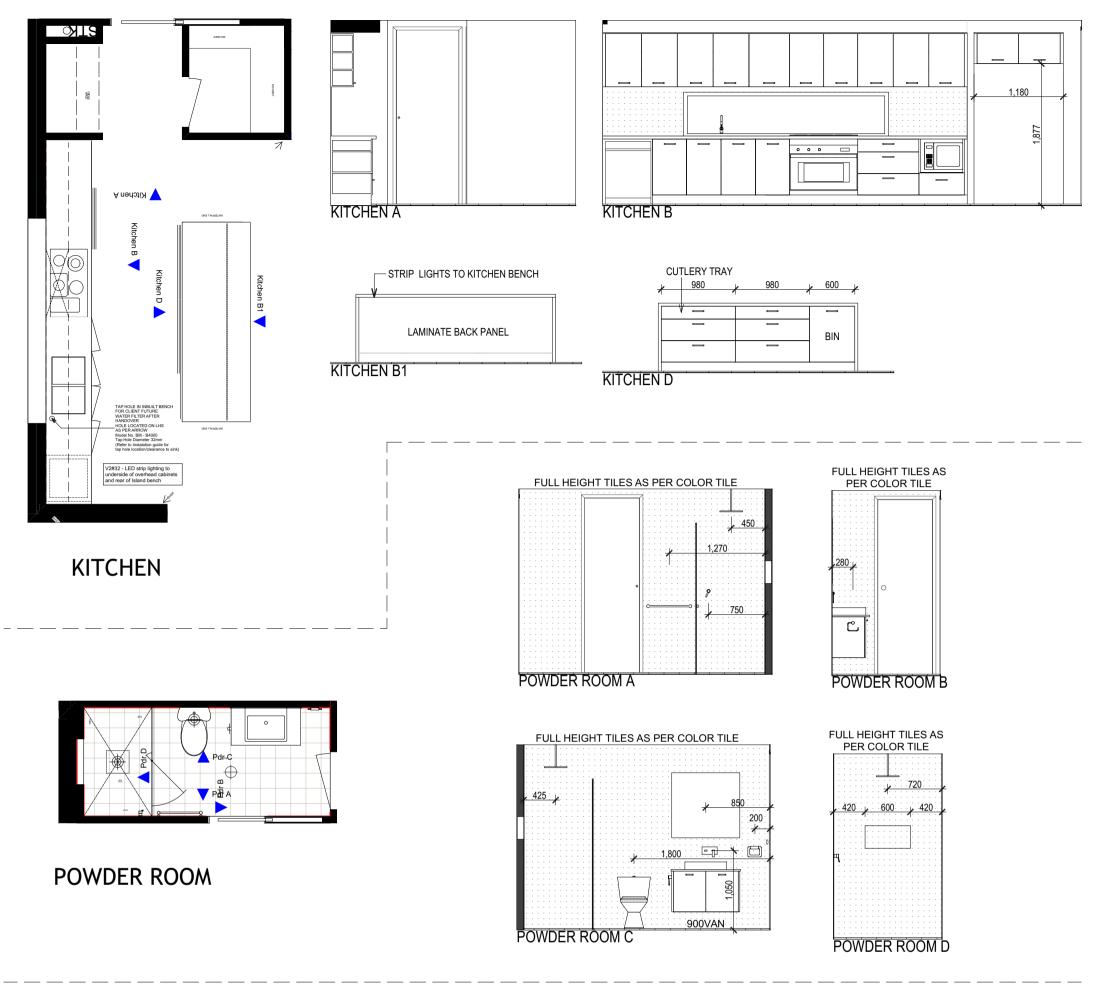
GAS INSTANTENEOUS HWU 3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE WEATHER STRIP ACROSS ENTRY BY OWNER RAINWATER TANK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

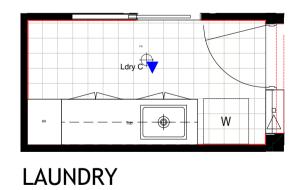
CLIENT DETAIL					Р	LAN REVISION	SIGNATURE:			DATE:		
Mr Daniel Le	egovich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION			
Ms Kimberle	ey Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED					
SITE ADDRESS			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS			Bette	erBuilt	
No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		2085	С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL				Homes	
		2000	D	JV	23.5.19	Submission Plans	DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100				
HOUSE NAME:	OUSE NAME:		E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	BEFORE YOU DIG www.dialbeforeyoudig.com.au		LICENCE NUMBER 244242C		
As	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		CLIE	RVEY KEY	
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	7 C/N/101E1 A C1 & C/N/101E1 A C2		e please review and make	ET : Electric Turret	FI HW : Headwall	
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site	LP: Light Pole	B LIN : Lintel	
GARAGE HAND	SCALE	SITE	<u> </u>	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE			nd the Site Specific Induction located on the Site Induction		SLH : Sewer Lamphole SMH : Sewer Manhole	
RH	1:100	P	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft o	
LEVELS	SHEET	SOIL	K				1		uble understanding this	SV : Stop Valve	PC : Pram Crossing	
Double	9 of 13	М	L					the second secon	et the Site Supervisor or et Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	H VC : Vehicle Crossing PIT DH&W:Drillhole & Wing	
© copyri	ight. ALL RIG	HT RE	SERVE	D. UN	DER TH	E PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND	ED FOR THE EX	CLUSIVE USE OF BETTE	R BUILT HOMES I	PTY LTD	
						Contact: [P] 1300 100 922	[W] www betterbuilthomes com au [F	B1 Better Built Ho	mes Sydney			

DETACHED SLAB FOR RAINWATER TANK. REFER TO SITE PLAN FOR LOCATION OVERALL DIMENSION 8400mm X 1250mm

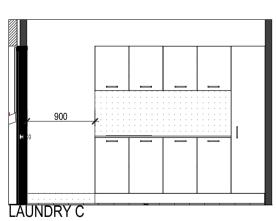


CLIENT DETAILS:				P	LAN REVISION	SIGNATURE:		DATE:		
Mr Daniel Legovich		ISSUE	BY	DATE	DESCRIPTION SITE NOTES		ORIENTATION	A		
Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED				
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085 HOUSE NAME: Astoria 39R		В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS	ATER TANKS ALONG DIAL 1100	00 \$ 2	BetterBuil	
		С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL				Homes
		D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG			Homes	
		Е	JV	28.6.19	Hydraulics Added		www.dialbeforeyoudig.com.au		LICENCE NU	MBER 244242C
		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SURVEY KEY	
JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	7 6/8/40454 8 64 9 6/8/40454 8 69		please review and make		NEY KEY HW: Headwall
0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE	1	yourself familiar wi	th Emergency Contacts. Site	LP : Light Pole	₩ LIN : Lintel
SCALE	SITE		MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE	1				SLH : Sewer Lamphole SMH : Sewer Manhole
1:100	Р	.1				-	Sign.	ocated on the Site induction	WM : Water Meter	SMS : Sewer Maint. Shat
	SOIL	ĸ	- ' '	12.0.2020	THE CONCINCOTION	-	If you have any troເ	ble understanding this		G TEL: Telecom Pit PC: Pram Crossing
10 of 13	M	- '\				-	instruction, contact the Site Supervisor or Emergency Contact Number located on the sig		HYD : Hydrant	H VC : Vehicle Crossing
	ovich Legovich DP 31708 ce, Belrose 2 oria 39R JOB # 0401-TUR	ovich Legovich DP 31708 ce, Belrose 2085 oria 39R JOB # WIND 0401-TUR N2 SCALE SITE 1:100 P	ovich ISSUE Legovich A DP 31708 Ce, Belrose 2085 Dria 39R JOB # WIND G 0401-TUR N2 H SCALE SITE I 1:100 P JSSUE	ovich Legovich Legovich A JV DP 31708 ce, Belrose 2085 C MS C MS D JV Dria 39R F JV JOB# WIND JOB# WIND G JV G 0401-TUR N2 SCALE SITE H MS 1:100 P J PA	ovich Legovich Legovich DP 31708 Ce, Belrose 2085 Oria 39R JOB # WIND JOB # WIND JOB # WIND JOB # WIND GOULD HOUSE SCALE 1:100 DATE A JV 2.4.19 C MS 14.5.19 C MS 14.5.19 C MS 14.5.19 C MS 14.5.19 C JV 28.6.19 F JV 22.7.19 JV 17.12.19 A4.2020 F MS 20.4.2020 J PA 12.8.2020	SSUE BY DATE DESCRIPTION	SUE BY DATE DESCRIPTION SITE NOTES	OVICH Legovich Legovich A JV 2.4.19 Tender Plans DP 31708 Ce, Belrose 2085 D JV 23.5.19 Submission Plans E JV 28.6.19 Hydraulics Added Dria 39R Dria	SSUE BY DATE DESCRIPTION SITE NOTES	SITE NOTES Legovich Legovich A JV 2.4.19 Tender Plans DP 31708 Ce, Belrose 2085 D JV 23.5.19 Submission Plans Oria 39R F JV 22.7.19 Variation 2 JOB # WIND G JV 17.12.19 Raise Pad Level - Flood O401-TUR N2 H MS 4.4.2020 DA CHECK COMPLETE SCALE SITE I MS 20.4.2020 ENGINEER PLAN CHECK & UPDATE 1:100 P J PA 12.8.2020 FINAL CONSTRUCTION SITE NOTES -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SEWER AT REAR BEHIND POOL -DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN FOR POSITIONINGSTORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S2 SUP 31708 -F JV 22.7.19 Variation 2 STORMWATER AS PER HYDRAULIC DETAIL SW19151-A-S2 SUP 31708 SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction Prover Pole Pole Pole Pole Pole Pole Pole Pole





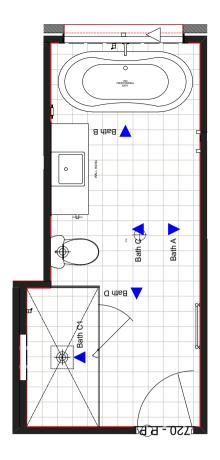
CLIENT TO CONFIRM SIZE OF WASHER / DRYER SPACE



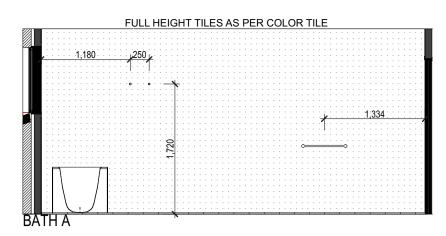
Wet Area Height Table						
Item	Height					
Toilet Roll Holder	700					
Towel Rail/Ring	900					
WC isolating tap	150					
Shower Tap (Cold)	950					
Shower Tap (Hot)	1150					
Shower Rose	1900					
Bath Taps	750					
Laundry Taps (Tub)	1050					
Laundry Taps (Washing Mach.)	1435					
Note : All skirting tile to be one tile high otherwise noted.	unless					

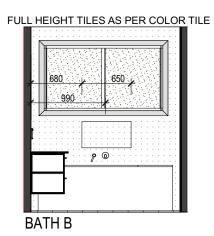
INTERNAL ELEVATIONS

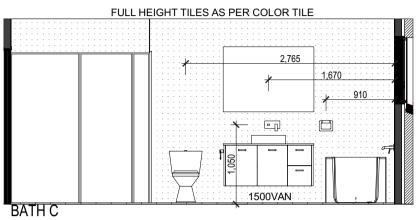
CLIENT DETAILS					Р	LAN REVISION	SIGNATURE:				DATE:	
Mr Daniel Le	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES		ORIENTATION			
Ms Kimberley Legovich			Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED				D 114	
SITE ADDRESS:			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS			Bette	erBuilt	
No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		2085	С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL				Homes	
	acc, Boileac		D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100 BEFORE YOU DIG		'	Homes	
HOUSE NAME:			E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.			LICENCE NU	JMBER 244242C	
Ast	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION		SUI	RVEY KEY	
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood			e please review and make	ET : Electric Turret	HW : Headwall	
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE			th Emergency Contacts. Site nd the Site Specific Induction		LIN : Lintel SLH : Sewer Lamphole	
GARAGE HAND	SCALE	SITE	ı	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE			located on the Site Induction	WC : Water Connection	9 SMH : Sewer Manhole ©	
RH	1:50	Р	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.		WM : Water Meter GM : Gas Meter	SMS : Sewer Maint. Shaft G TEL : Telecom Pit	
LEVELS	SHEET	SOIL	К						uble understanding this the Site Supervisor or	SV : Stop Valve	PC : Pram Crossing	
Double	11 of 13	M	L						t Number located on the sign	HYD : Hydrant SWP : Stormwater Pit	VC : Vehicle Crossing PT DH&W:Drillhole & Wing	
© copyrig	ht. ALL RIGI	HT RE	SERVEI	D. UN	DER TH	E PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND					
	Contact: [P] 1300 100 922 [W] www.betterbuilthomes.com.au [FB] Better Built Homes Sydney											

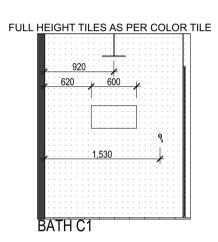


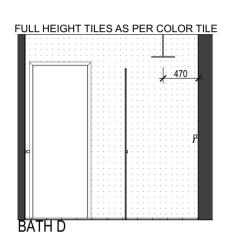
BATHROOM

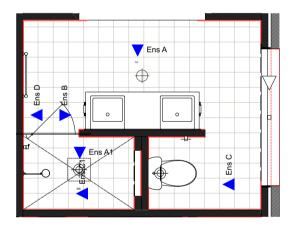




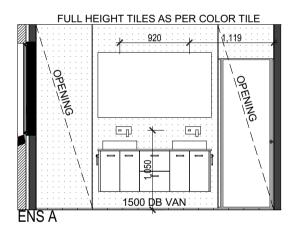


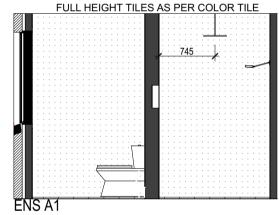




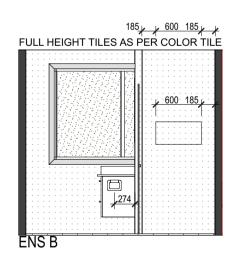


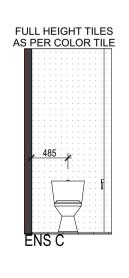
ENSUITE

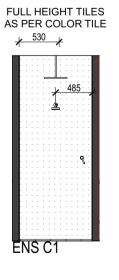


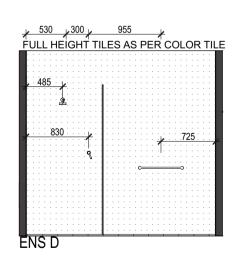


Item	Height
Toilet Roll Holder	700
Towel Rail/Ring	900
WC isolating tap	150
Shower Tap (Cold)	950
Shower Tap (Hot)	1150
Shower Rose	1900
Bath Taps	750
Laundry Taps (Tub)	1050
Laundry Taps (Washing Mach.)	1435
Note :	
All skirting tile to be one tile high otherwise noted.	unless



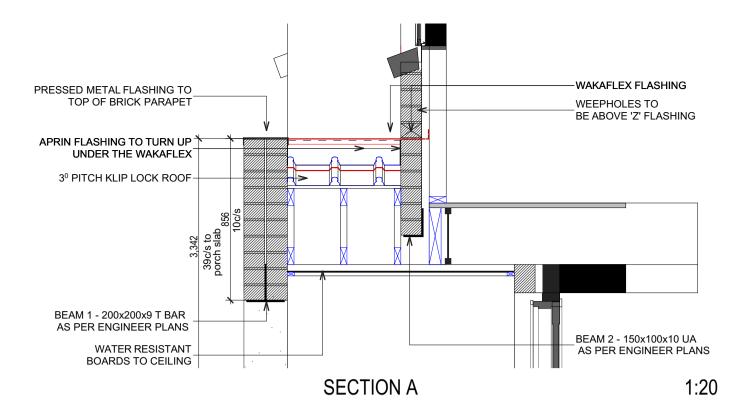


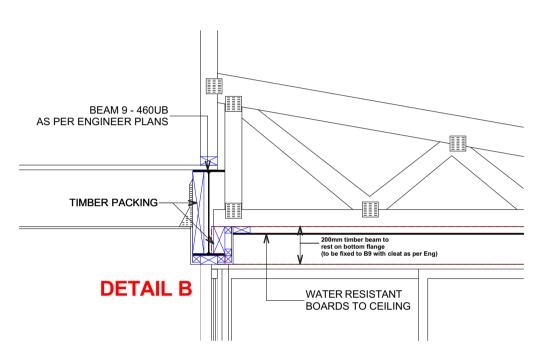




INTERNAL ELEVATIONS

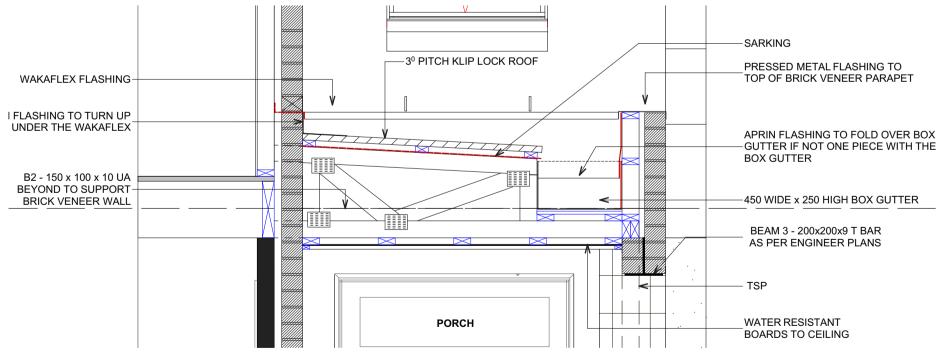
CLIENT DETAIL					F	PLAN REVISION	SIGNATURE:	DATE:			
Mr Daniel Le	egovich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION			
Ms Kimberley Legovich			Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED		BetterBuilt		
SITE ADDRESS: No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS				
		2085	С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL		Homes		
		2000	D	JV	23.5.19	Submission Plans	DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100 BEFORE YOU DIG	Homes		
HOUSE NAME:	HOUSE NAME:		E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au	LICENCE NUMBER 244242C		
As	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION	SURVEY KEY		
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood		Before entering site please review and make	ET : Electric Turret ET HW : Headwall		
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE		yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction			
GARAGE HAND	SCALE	SITE	1	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE		information that is located on the Site Induction			
RH	1:50	P	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.	WM : Water Meter SMS : Sewer Maint. Shaft GM : Gas Meter G TEL : Telecom Pit		
LEVELS	SHEET	SOIL	К					If you have any trouble understanding this instruction, contact the Site Supervisor or	SV : Stop Valve PC : Pram Crossing		
Double	12 of 13	М	L					Emergency Contact Number located on the sign	HYD : Hydrant		
© copyriq	ght. ALL RIG	HT RE	SERVEI	D. UN	IDER TH	IE PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND				
	Contact: [P] 1300 100 922 [W] www.betterbuilthomes.com.au [FB] Better Built Homes Sydney										





SECTION B

1:20



SECTION C 1:20

ASSOCIATED DETAILS

ASSOCIATED DETAILS											
CLIENT DETAILS	S:				F	PLAN REVISION	SIGNATURE:		DATE:		
Mr Daniel Le	govich		ISSUE	BY	DATE	DESCRIPTION	SITE NOTES	ORIENTATION			
Ms Kimberley	y Legovich		Α	JV	2.4.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED				
SITE ADDRESS:			В	PA	29.4.19	Presentation Plans	ON SITE DUE TO CONSTRUCTION CONSTRAINTS		BetterBuilt		
	No. 7, Lot 10, DP 31708 Wentworth Place, Belrose 2085		С	MS	14.5.19	PP Meeting - Variation 1	-SEWER AT REAR BEHIND POOL		Homes		
Vicitivorari	doc, Bellose	2000	D	JV	23.5.19	Submission Plans	-DETACHED RAINWATER TANKS ALONG NORTHERN BOUNDARY REFER SITE PLAN	DIAL 1100 BEFORE YOU DIG	Homes		
HOUSE NAME:			E	JV	28.6.19	Hydraulics Added	FOR POSITIONING.	www.dialbeforeyoudig.com.au	LICENCE NUMBER 244242C		
Ast	Astoria 39R		F	JV	22.7.19	Variation 2	-STORMWATER AS PER HYDRAULIC DETAIL	SITE INDUCTION	SURVEY KEY		
FACADE	JOB#	WIND	G	JV	17.12.19	Raise Pad Level - Flood	7 C/N/10151 A C1 & C/N/10151 A C2	Before entering site please review and make	ET : Electric Turret		
Traditional	0401-TUR	N2	Н	MS	4.4.2020	DA CHECK COMPLETE		yourself familiar with Emergency Contacts. Site	LP : Light Pole		
GARAGE HAND	SCALE	SITE	1	MS	20.4.2020	ENGINEER PLAN CHECK & UPDATE		Specific Hazards and the Site Specific Induction information that is located on the Site Induction			
RH	1:20	Р	J	PA	12.8.2020	FINAL CONSTRUCTION		Sign.	WM : Water Meter SMS : Sewer Maint. Shaft GM : Gas Meter GTEL : Telecom Pit		
LEVELS	SHEET	SOIL	К					If you have any trouble understanding this instruction, contact the Site Supervisor or	SV : Stop Valve PC : Pram Crossing		
Double	13 of 13	М	L				1	Emergency Contact Number located on the sign	HYD : Hydrant		
© copyrig	ht. ALL RIG	HT RE	SERVE	D. UN	DER TH	HE PROVISIONS OF THE COPYRIGHT AC	T 1968, THIS PLAN IS OWNED BY AND INTEND	DED FOR THE EXCLUSIVE USE OF BETTE	R BUILT HOMES PTY LTD		
						Contact: [P] 1300 100 922	[W] www.betterbuilthomes.com.au [F	B] Better Built Homes Sydney			