

Proposed Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot

Located At: Lot 9616 in DP 1225754 Neville Street, Oran Park. NSW

BASIX COMMITMENTS NOTES

BASIX COMMITMENTS NOTES				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star
Alternative water source	Individual rainwater tank for both dwelling to collect run off from at least 120 m ² of roof area - Tank size min 2000 litres			
	The applicant must connect the rainwater tank to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 2.5 - 3.0 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 2.5 - 3.0 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
Must install a gas cooktop and electric oven.				
Must install a fixed outdoor clothes drying line as part of the development.				

			17	Colour Schedules
			16	Sub-Division
			15	Electrical Layouts
			14	Electrical Layouts
			13	Slab Plan / External Wall Plan
			12	Concept Cut / Fill Plan
			11	Landscape Plan
			10	Sedimentaion & Waste Plan
			9	Site Analysis Plan
			8	Elevations
			7	Elevations
6	10.05.19	Amended as per Elif Request	6	Elevations
5	23.10.18	Amended as per Mercedes Request	5	Roof Plan & Section A-A
4	02.10.18	Amended as per Mercedes Request	4	First Floor Plan
3	17.09.18	Amended as per Mercedes Request	3	Ground Floor Plan
2	03.08.18	Amended as per Mercedes Request	2	Site Plan
1	02.07.18	Client Review	1	Cover Sheet
Rev	Date	Amendments	Sheet	Description

Issue

Amendment

Date:

6

Amended as per Elif Request

10.05.19

Meridian Homes

Note:
Builder shall check and verify all dimensions prior to the commencement of any work.

North:

N

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General Notes

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Figured dimensions to be taken in preference to scaling.

All Boundary clearances must be verified by Survey.

Stormwater to be discharged to Councils requirements before any work commences.

All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:

Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot

Drawing Title:
Cover Page / Basix Requirements

Revision:
6

Location:

Lot 9616 in DP 1225754
Neville Street, Oran Park. NSW

L.G.A
Camden Council

Meridian Ref #
MC2279
MC2133

Client:

SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust

Drawn
JR

Date
10.05.19

Job No:
MH1769

Scale

Sheet
1 of 16

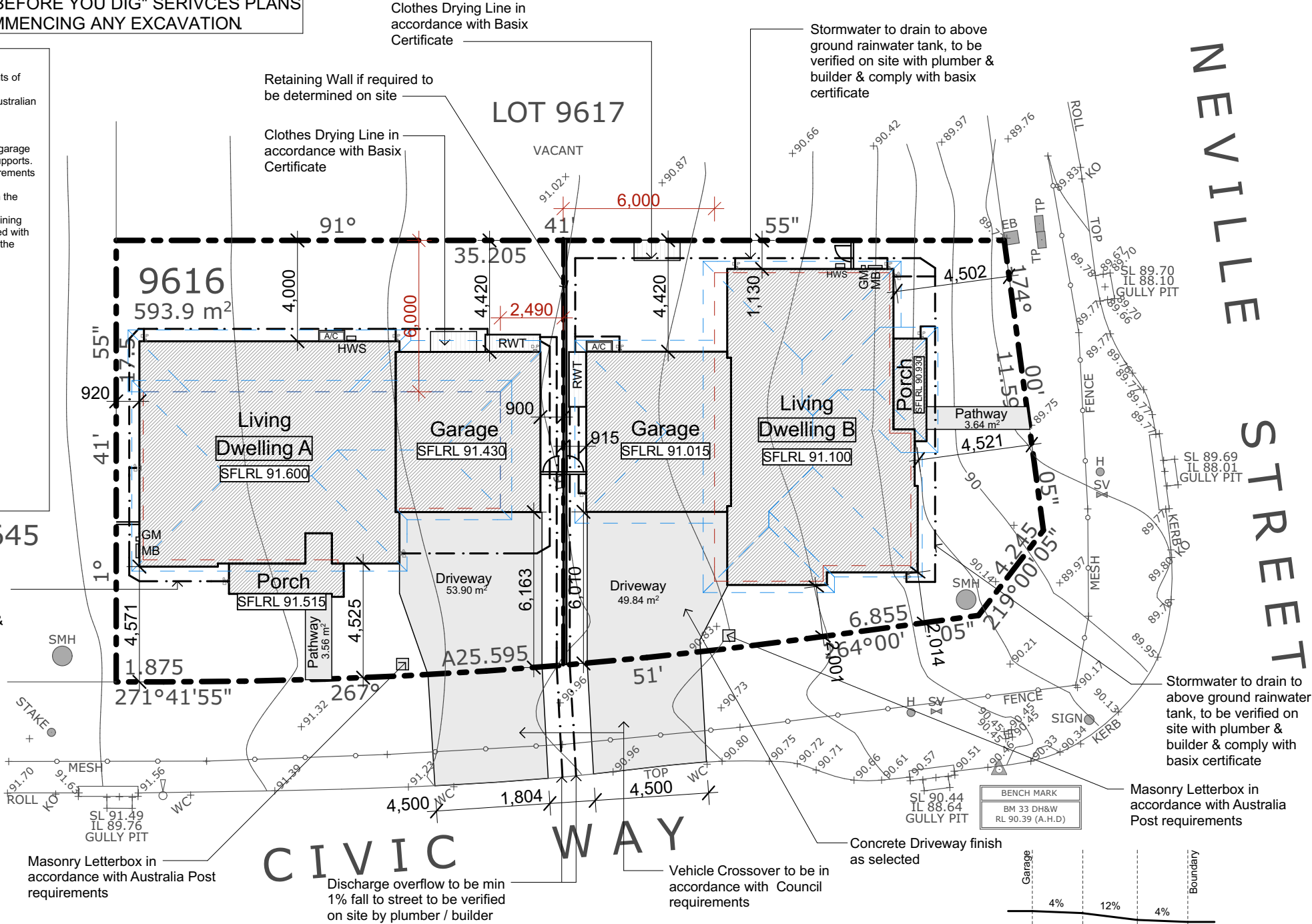
NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
* CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES
* FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
* ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
* NO ALLOWANCE HAS BEN MADE FOR SHRINKAGE OR MILLING
* POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

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

- General Notes:**
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 - All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 - All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 - Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
 - All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
 - Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
 - Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Construction Notes:**
- * Check all steel posts & Beams, Floor Joist to structural engineer plans
 - * Articulation Joints to engineers plans
 - * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with Owner & Manufacturer Details.
 - * All windows, Insulation requirements, lighting to comply with Basix Certificate Approved by council.
 - * Structural slab to engineer details.
 - * Stairs to be confirmed with manufacturers details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.
 - * A/C Box outs locations may change subject to site provisions



SALINITY NOTE
Building to be constructed in accordance with Salinity Management Plan Report compiled by Douglas Partners - Project 34272.91 Dated March 2014.



Site Plan / Drainage Plan
scale 1:200

AREAS - Dwelling A:			
Ground Floor:	88.58m2		
First Floor:	84.11m2		
Front Porch:	6.61m2		
Garage:	36.45m2		
TOTAL:	23.19sq	215.75m2	

AREAS - Dwelling B:			
Ground Floor:	85.55m2		
First Floor:	88.69m2		
Front Porch:	5.01m2		
Garage:	36.38m2		
Balcony:	5.74m2		
TOTAL:	23.80sq	221.37m2	

Driveway Profile

Dwelling A

scale 1:200

Driveway Profile

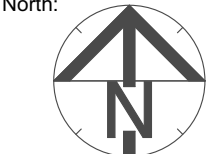
Dwelling B

scale 1:200

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19



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Stormwater to be discharged to Councils requirements before any work commences.

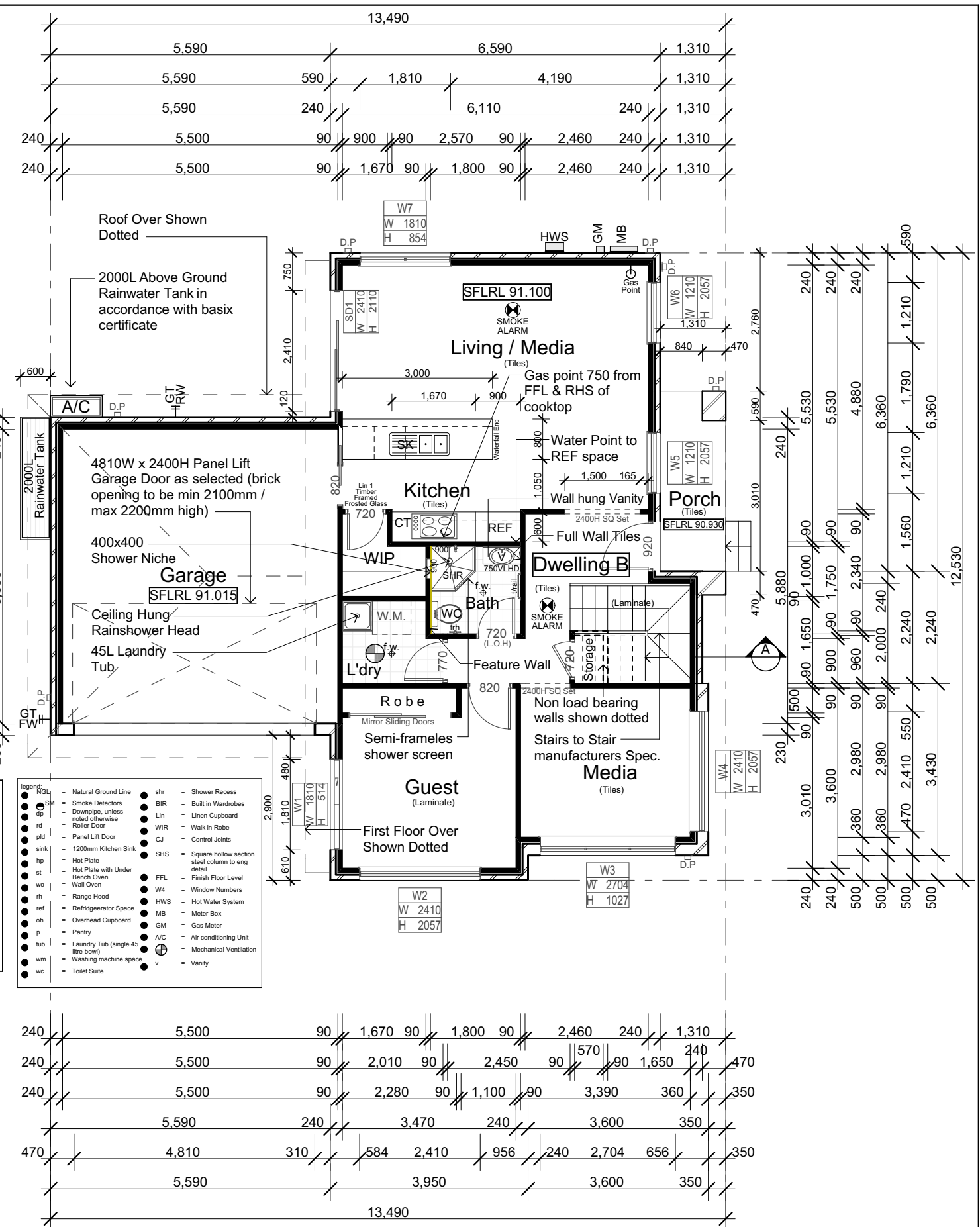
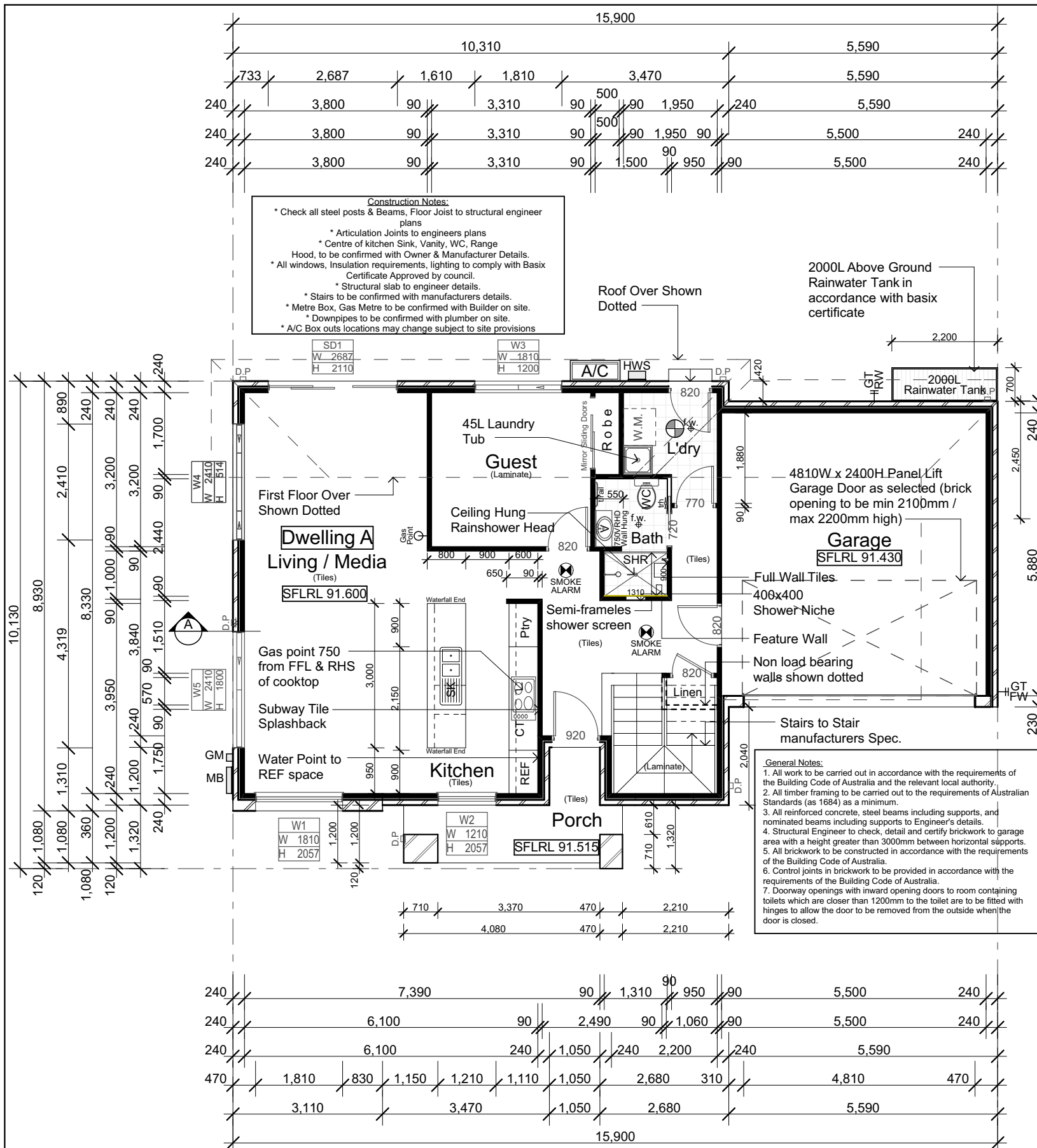
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Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust	

Drawing Title:	Proposed Site Plan / Concept Drainage Plan	
L.G.A	Camden Council	
Drawn	JR	Date 10.05.19
Scale	1:200	Sheet 2 of 16
Revision:	6	
Meridian Ref #	MC2279	
Job No:	MH1769	

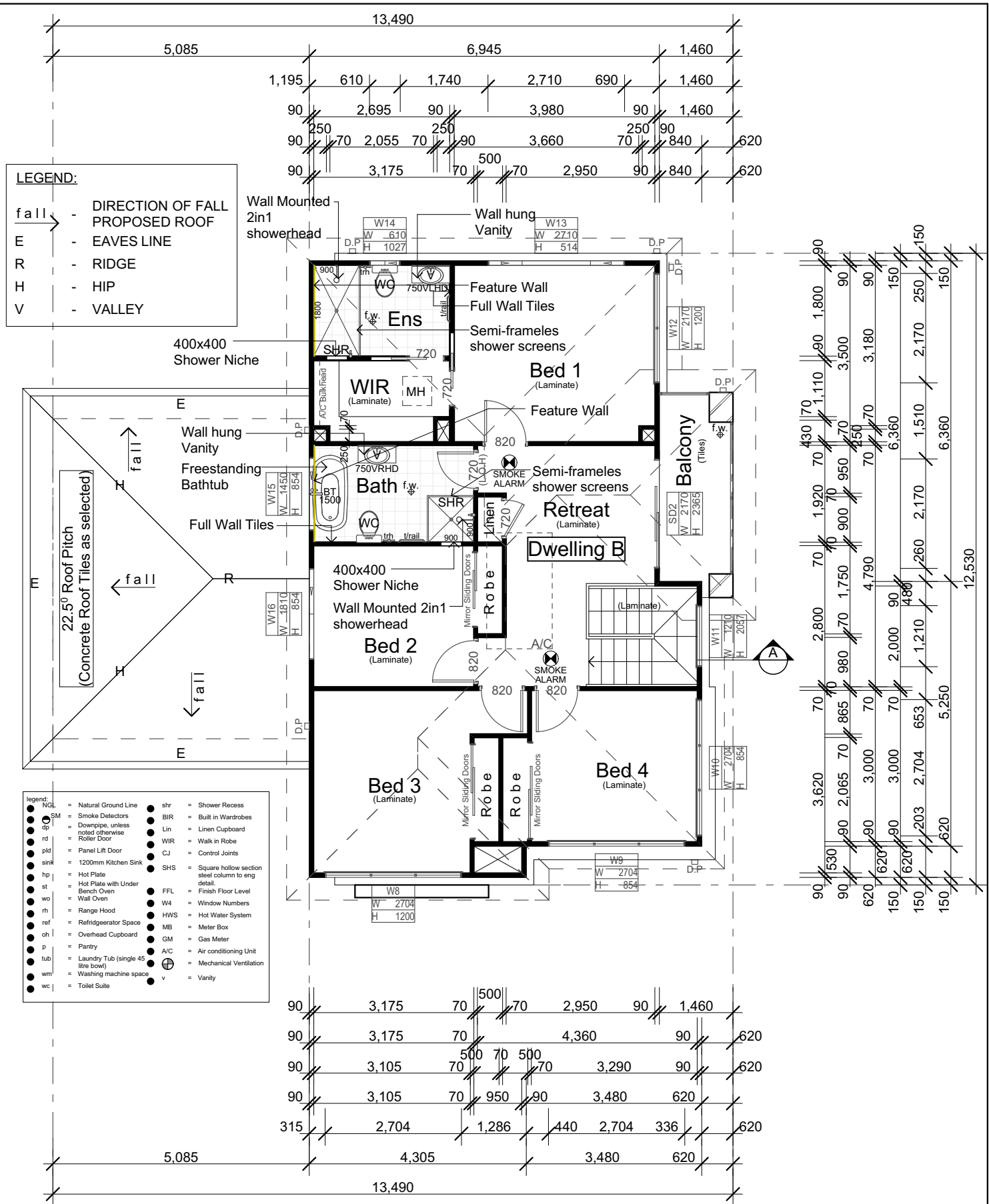
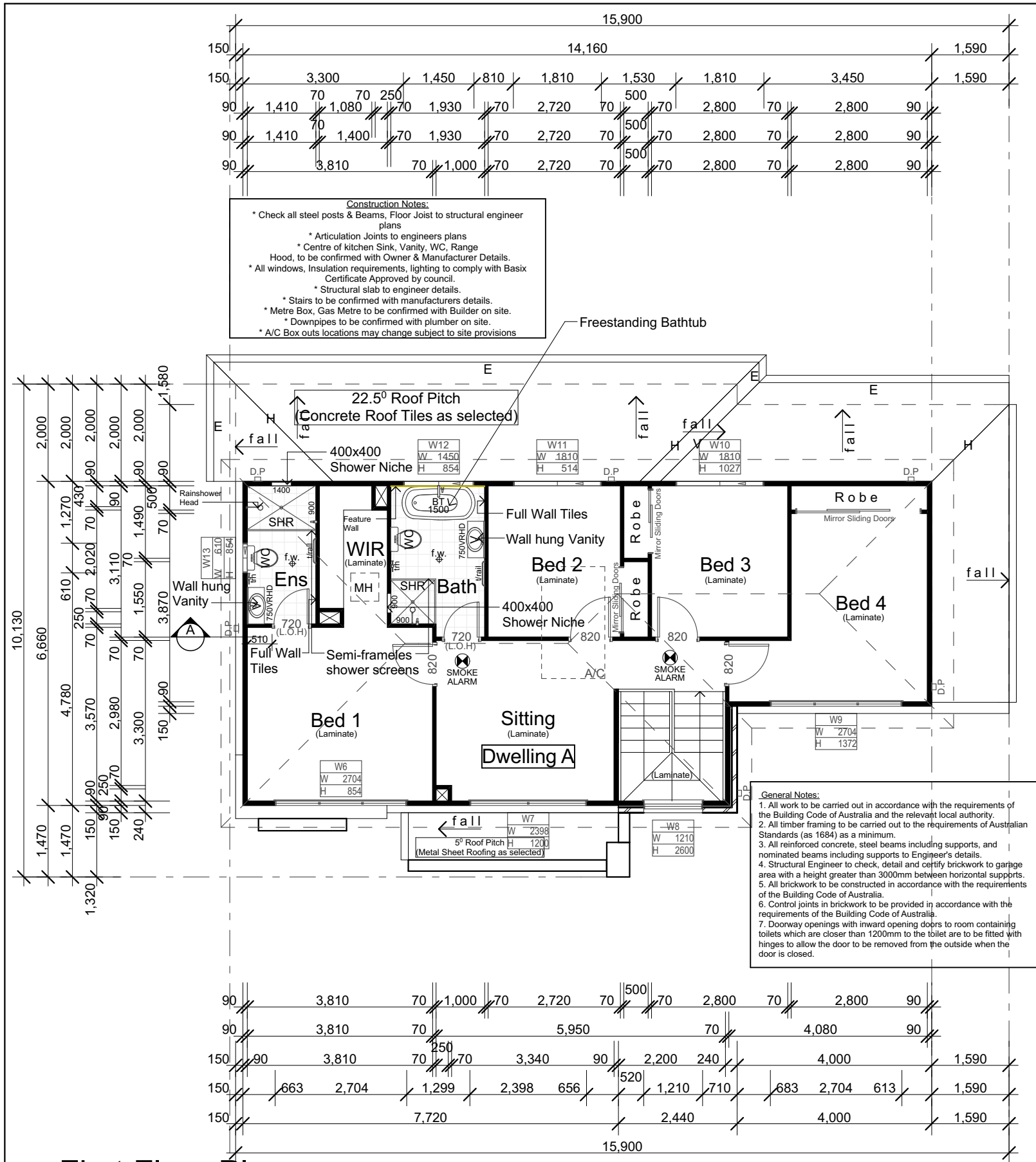
CAMDEN COUNCIL CONTROL TABLE – DWELLING A			
Control	SEPP/DCP Requirement	Development Proposal	Complies
Site Area	Generally 300m ² (min) Exceptions 250m ²	306.62m ²	Yes
Frontage	9m (min)	17.710m	Yes
Height	9.5m (max)	7.80m	Yes
Site Coverage Lots < 375m ²	Ground floor – 50% Upper level - 30% of lot area (max)	125.03m ² - 40% 84.11m ² – 27%	Yes Yes
Landscaped Area	30% of lot area	105.25m ² - 34%	Yes
Setbacks Front (Articulation Zone) Secondary Garage Side (> 15m) Rear	4.5m (min) 3.0m (min) 2m (min) Min 5.5m & 1m (behind facade) GF: 0.9m (Side A), 0.9m (Side B) UF: 0.9m (Side A), 1.5m (Side B) GF - 4m (min) UL - 6m (min)	4.526m 3.230m N/A 6.151m 2.040m GF: 900mm & 900mm UF: 1050mm & 2500mm 4m 6m	Yes Yes Yes Yes Yes Yes Yes Yes
Cut & Fill	500mm (max)	< 500mm	Yes
Principle Private Open Space	24m ² (min) and minimum dimension 4m	99.45m ² provided	Yes Yes
Parking	Lots > 15m double garages permitted 3 bed + = 2 spaces	double garage 2 spaces	Yes Yes
Garage Door Width	Double - 6m (max)	4.81m & design treatment	Yes
Eave Overhang	450mm (min)	450mm (min)	Yes
Roof Pitch	Between 22.5° and 35°	22.5°	Yes

CAMDEN COUNCIL CONTROL TABLE – DWELLING B			
Control	SEPP/DCP Requirement	Development Proposal	Complies
Site Area	Generally 300m ² (min) Exceptions 250m ²	287.28m ²	Yes
Frontage	9m (min)	15.210m	Yes
Height	9.5m (max)	8.200m	Yes
Site Coverage Lots < 375m ²	Ground floor – 50% Upper level - 30% of lot area (max)	121.90m ² - 42% 82.69m ² – 29%	Yes Yes
Landscaped Area	30% of lot area	108.85m ² - 37%	Yes
Setbacks Front (Articulation Zone) Secondary Garage Side (> 15m) Rear	4.5m (min) 3.0m (min) 2m (min) Min 5.5m & 1m (behind facade) GF: 0.9m (Side A), 0.9m (Side B) UF: 0.9m (Side A), 1.5m (Side B) GF - 4m (min) UL - 6m (min)	4.534m 3.460m 2m 6.012m 2.900m GF: 900mm & 2000mm UF: 1290mm & 2160mm 915mm 6000m	Yes Yes Yes Yes Yes Yes Yes No Yes
Cut & Fill	500mm (max)	< 500mm	Yes
Principle Private Open Space	24m ² (min) and minimum dimension 4m	29.20m ² provided	Yes Yes
Parking	Lots > 15m double garages permitted 3 bed + = 2 spaces	double garage 2 spaces	Yes Yes
Garage Door Width	Double - 6m (max)	4.81m & design treatment	Yes
Eave Overhang	450mm (min)	450mm (min)	Yes
Roof Pitch	Between 22.5° and 35°	22.5°	Yes



Ground Floor Plan
scale 1:100

Issue	Amendment	Date:	North:	General Notes	Proposed:	Drawing Title:	Revision:
6	Amended as per Elif Request	10.05.19		All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.	Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot	6
					Location:	L.G.A	Meridian Ref #
					Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW	Camden Council	MC2279
					Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust	Job No:
						Drawn JR Scale 1:100	Date 10.05.19 Sheet 3 of 16
							MH1769



First Floor Plan

scale 1:100

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

North:

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Drawing Title:

First Floor Plans

L.G.A

Camden Council

Drawn

JR

Date

10.05.19

Scale

1:100

Sheet

4 of 16

Revision:

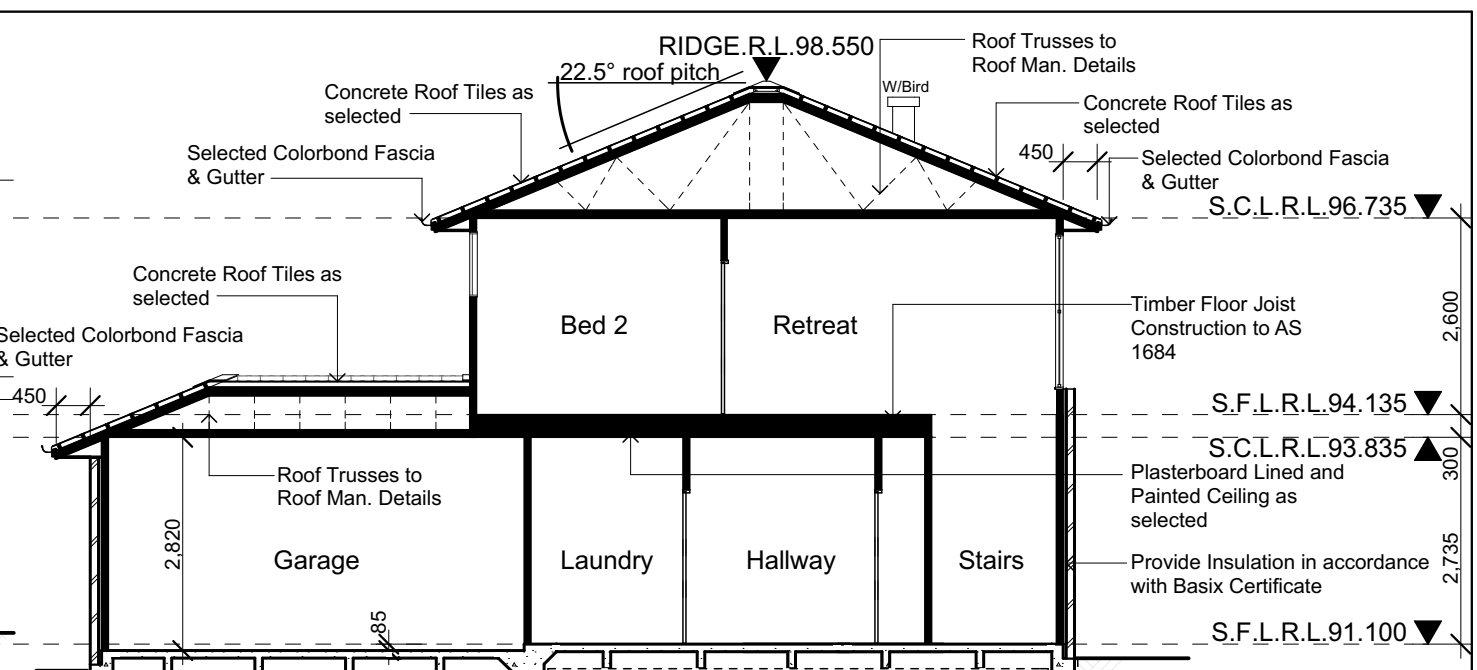
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Meridian Ref #

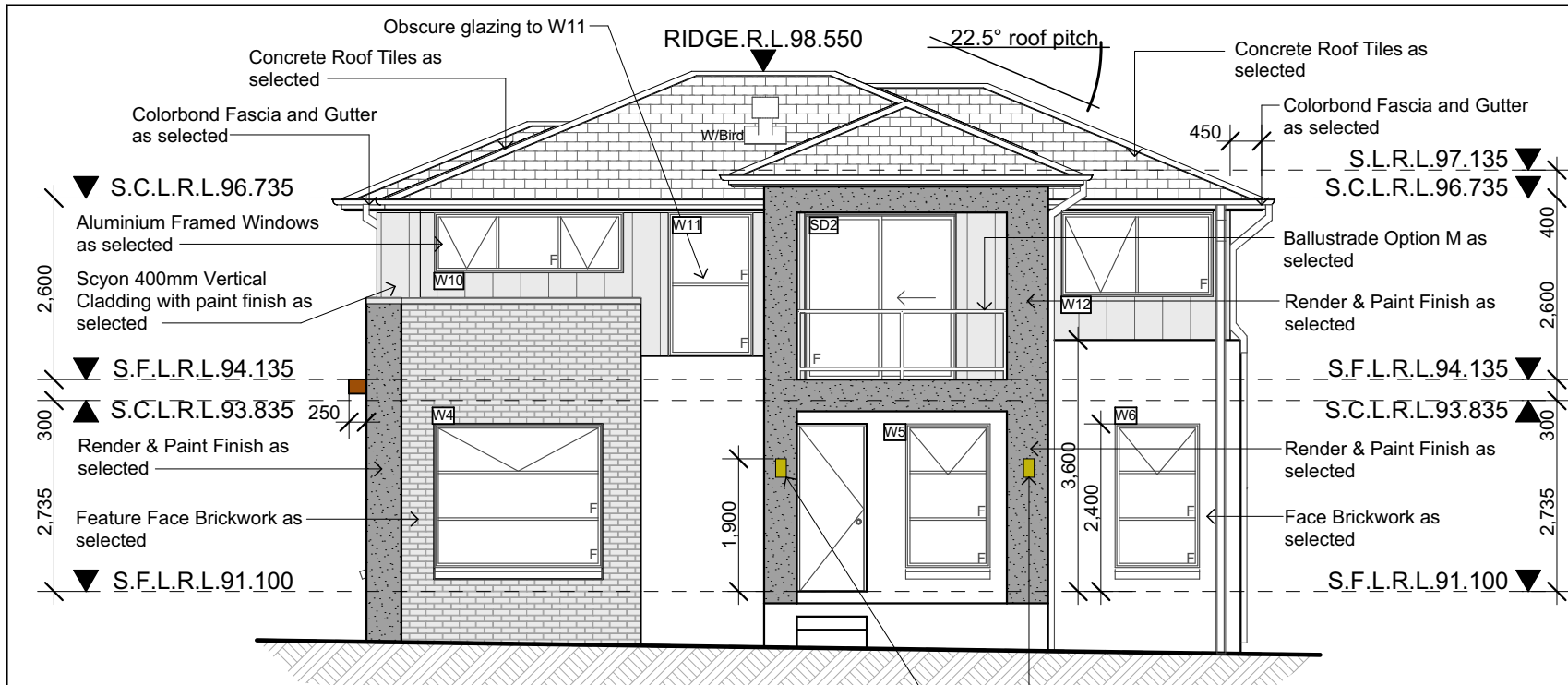
MC2279

Job No:

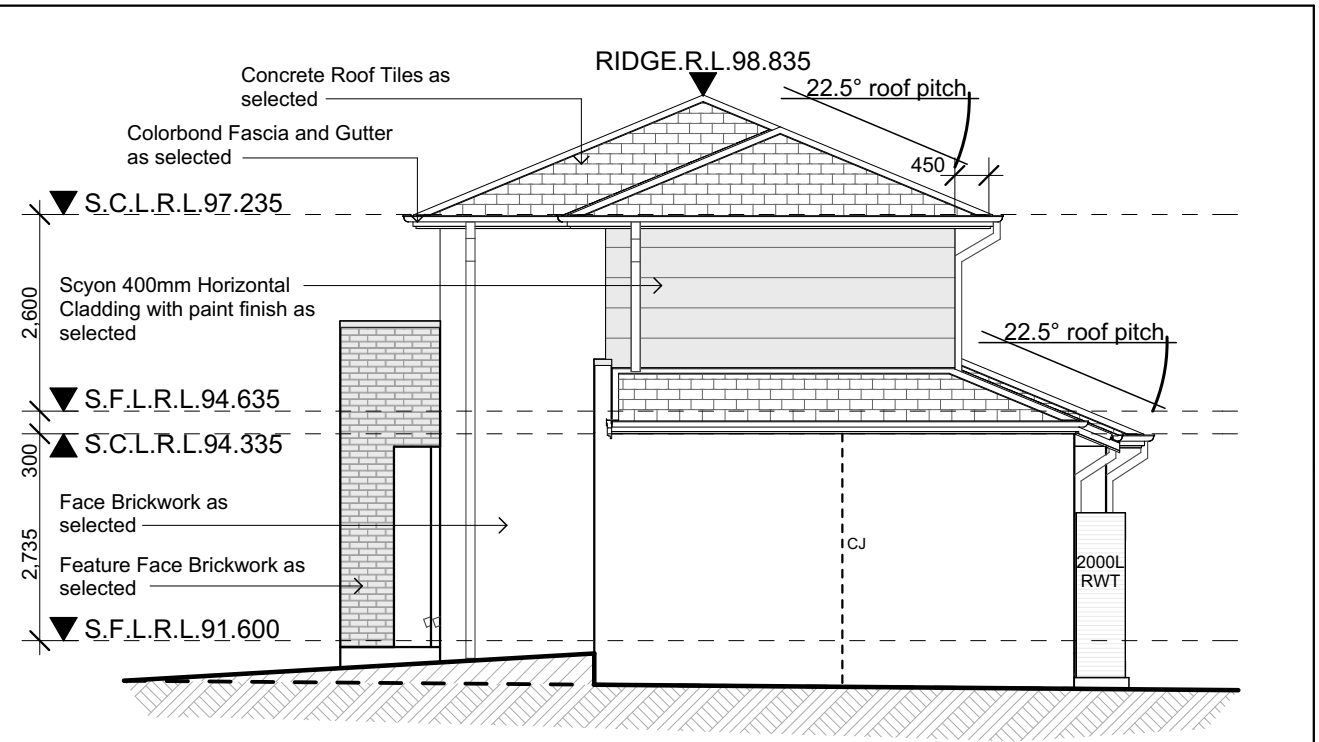
MH1769



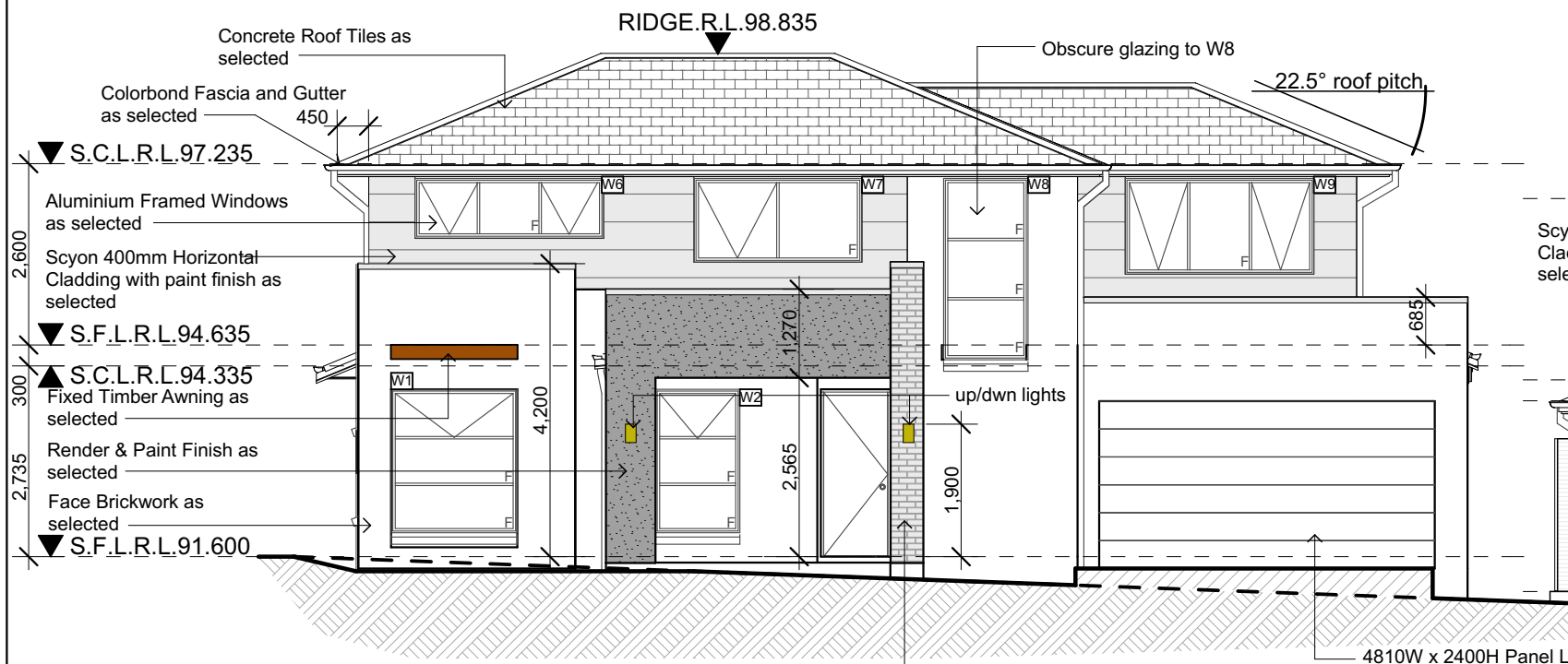
Drawing Title: Roof Plan, Section A-A & Window Schedule		Revision: 6
L.G.A. Camden Council		Meridian Ref # MC2279 MC2133
Drawn JR	Date 10.05.19	Job No:
Scale 1:100	Sheet 5 of 16	MH1769



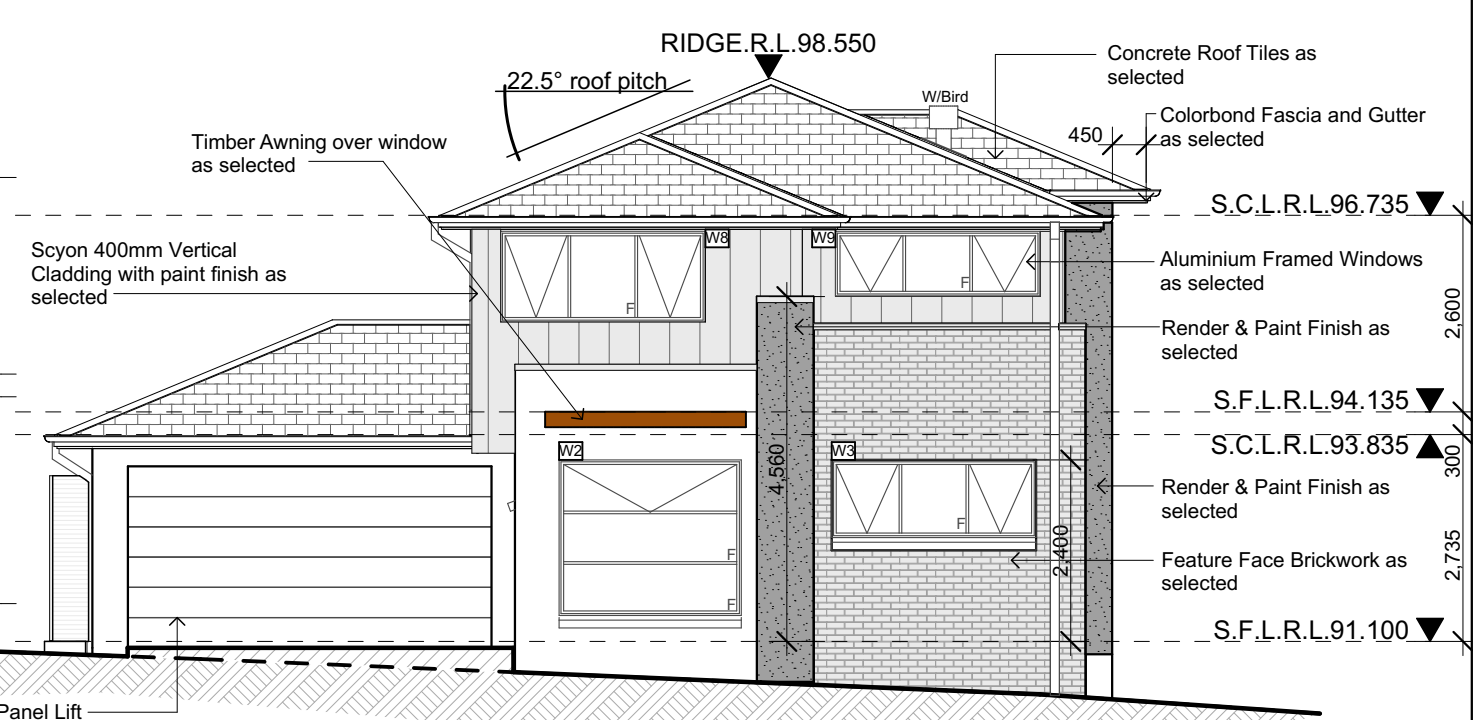
Eastern Elevation
Dwelling B
scale 1:100



Western Elevation
Dwelling A
scale 1:100



Southern Elevation
Dwelling A
scale 1:100



Southern Elevation
Dwelling B
scale 1:100

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

MERIDIAN HOMES

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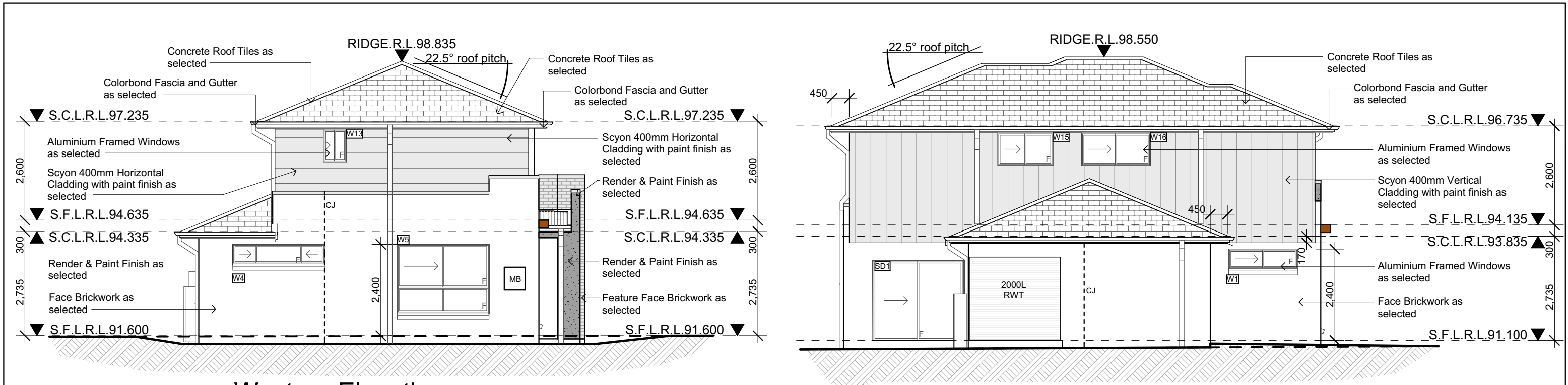
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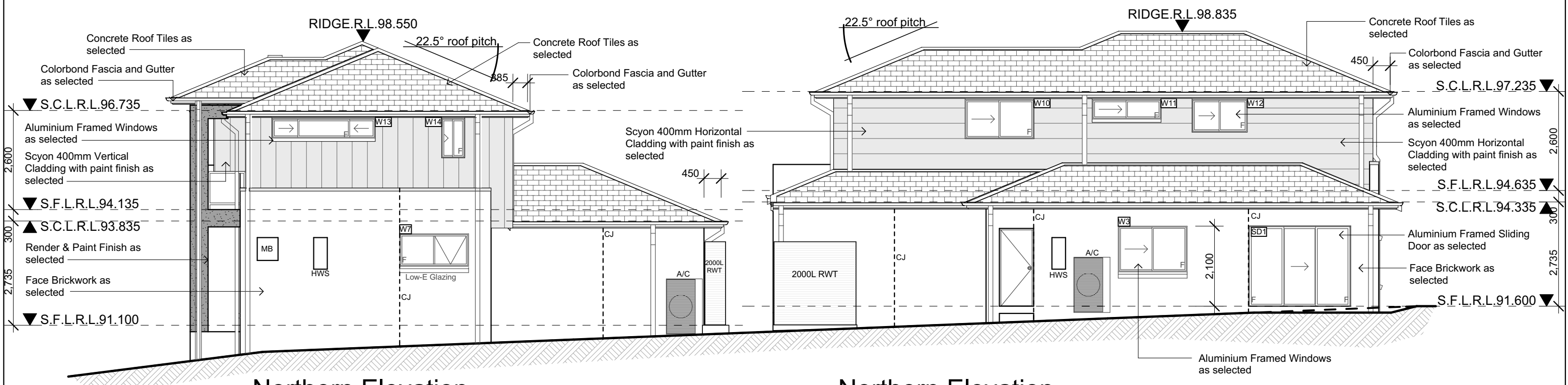
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Proposed:	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot		Drawing Title:	Elevations		Revision:	6	
Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		L.G.A	Camden Council		Meridian Ref #	MC2279	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:	MH1769
		Scale	1:100	Sheet	6 of 16			



Western Elevation
Dwelling A
scale 1:100

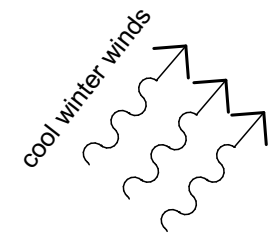
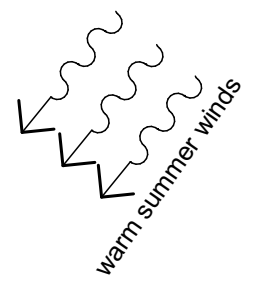
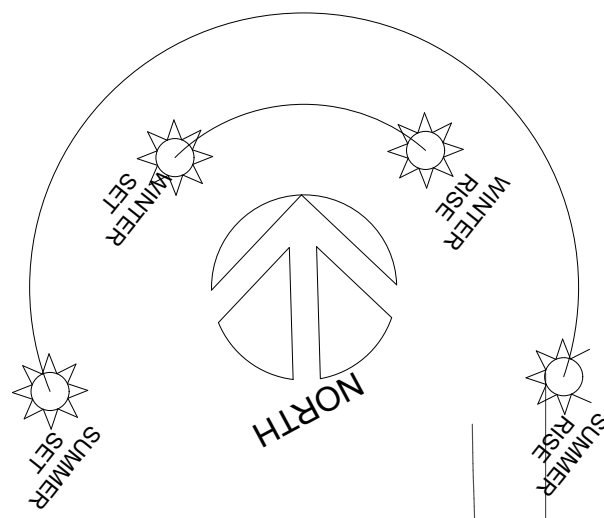
Eastern Elevation
Dwelling B
scale 1:100



Northern Elevation
Dwelling B
scale 1:100

Northern Elevation
Dwelling A
scale 1:100

Issue		Amendment	Date:	North:		General Notes		Proposed:		Drawing Title:		Revision:	
6		Amended as per Elif Request	10.05.19			All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.		Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot		Elevations		6	
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								Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		Camden Council		MC2279	
								Client:		Drawn JR		Date 10.05.19	
								SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Scale 1:100		Sheet 7 of 16	
												Job No:	
												MH1769	



Site Analysis Legend

solar path

prevailing winds

noise

vehicular access

number of stories

site

private open space

LOT 9645
VACANT



LOT 9617

NEVILLE STREET

CIVIC WAY

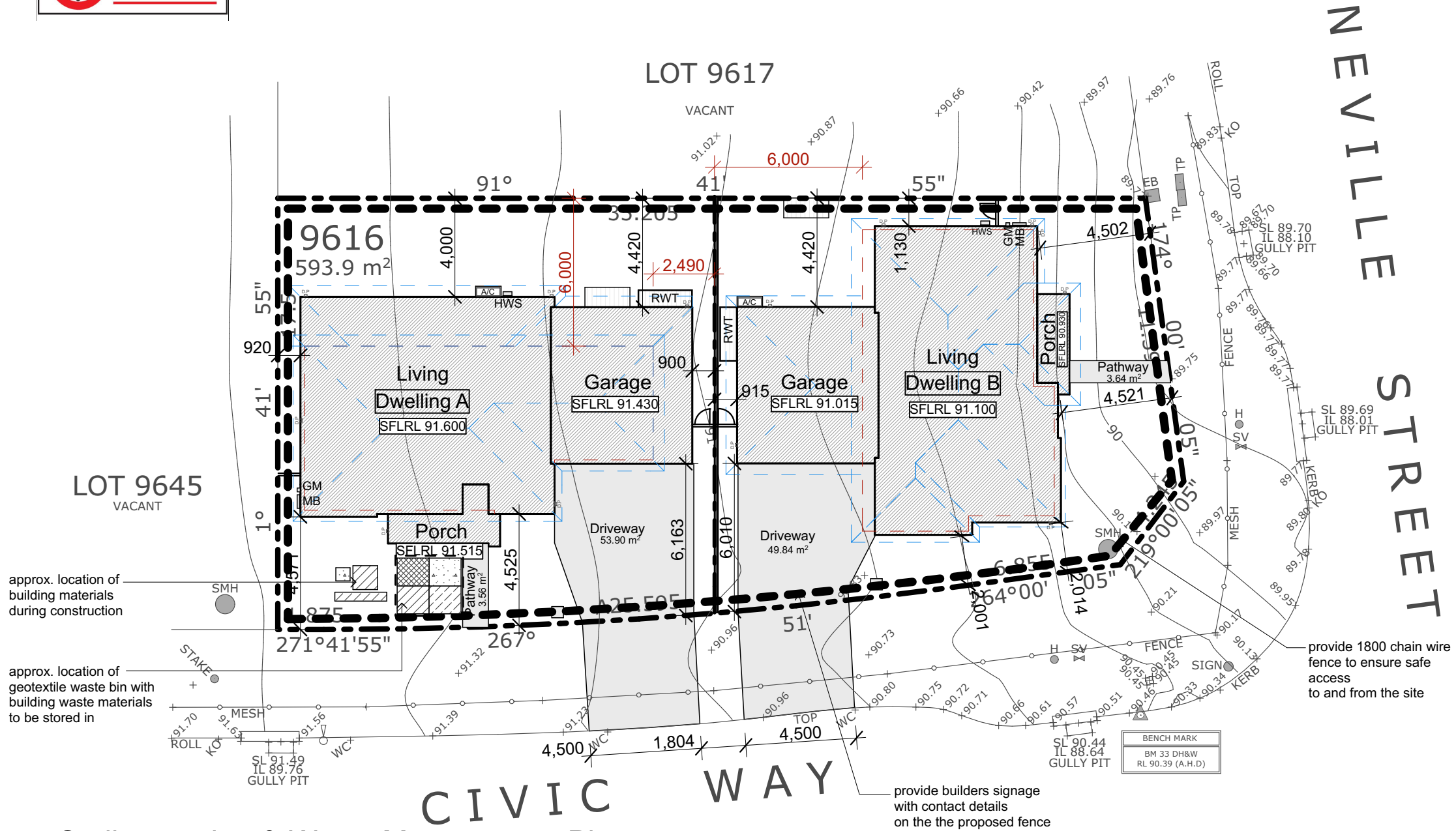
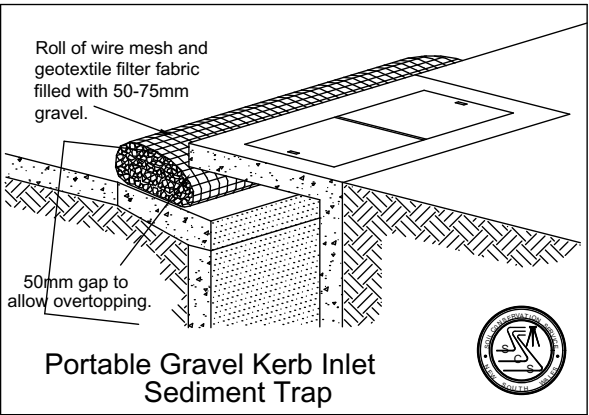
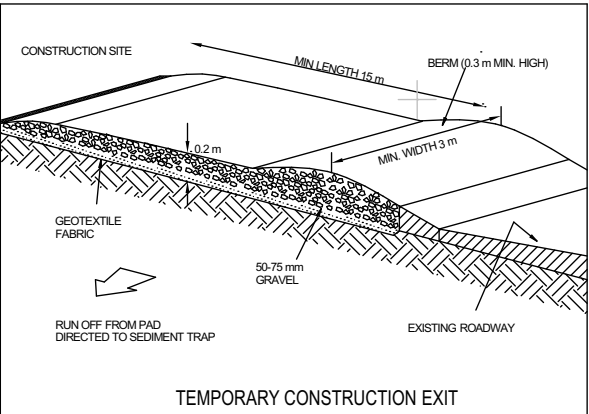
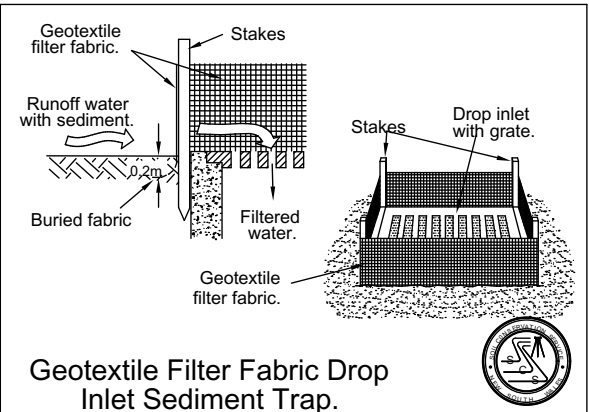
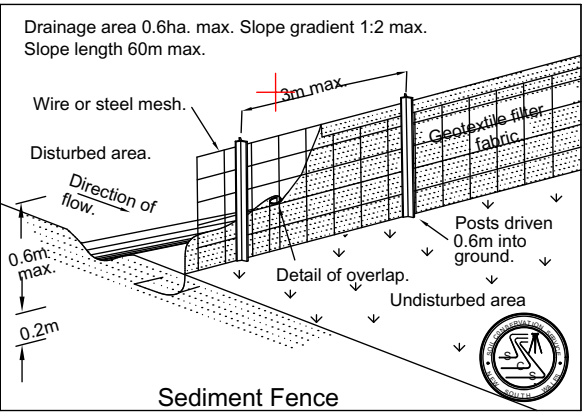
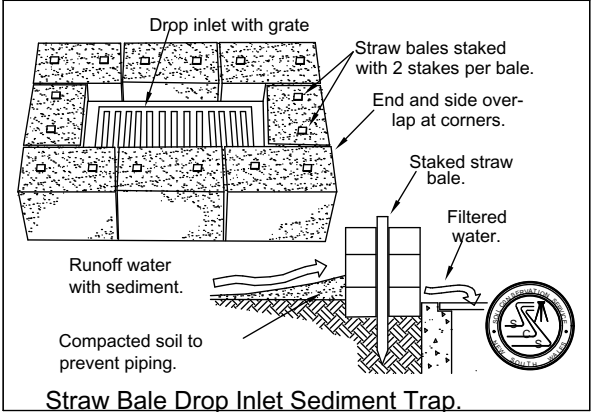
Site Analysis Plan

scale 1:200

Issue	Amendment	Date:	 <div>Note: Builder shall check and verify all dimensions prior to the commencement of any work</div>	 <div>Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly in any way without permission</div>	<div>General Notes</div> <div>All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.</div> <div>Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.</div>	<div>Proposed:</div> <div>Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot</div>		Drawing Title:		Revision:	
Site Analysis Plan		6									
6	Amended as per Elif Request	10.05.19				L.G.A		Meridian Ref #			
						Camden Council		MC2279			
								MC2133			
						Client:	Drawn	JR	Date	10.05.19	Job No:
							Scale	1:200	Sheet	8 of 16	

Erosion Control
Temporary sediment and erosion control and measures are to be installed prior to commencement of any works on the site. these measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after major storm and/or as directed by the Principal Certifying Authority and Council officers.

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Sedimentation & Waste Management Plan

scale 1:200

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

MERIDIAN HOMES

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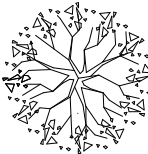


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Proposed:	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot		Drawing Title:	Soil Sedimentation & Waste Management		Revision:	6	
Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		L.G.A	Camden Council		Meridian Ref #	MC2279 MC2133	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:	MH1769
		Scale	1:200	Sheet	9 of 16			

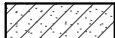
PLANT REGISTER

symbol	description	container size	quantity	height	width
	*Tristaniopsis laurina Water Gum	35Litre	4	6m	3-5m
	*Grevillea 'Robyn Gordon' 200mm Robyn Gordon		30	1.5-2m	1.5-2m
	Liriope muscari LIRIOPE 'JUST RIGHT'	200mm	21	0.45m	0.45m


*Denotes Australian Native Plant Species

NOTE;
EXISTING LAYBACKS & SURVEY DETAILS TO BE PROVIDED WITH
TOPOGRAPHICAL SURVEY


Legend:



- Decorative
Mulch



- Hardstand
Surface



- Grass Area

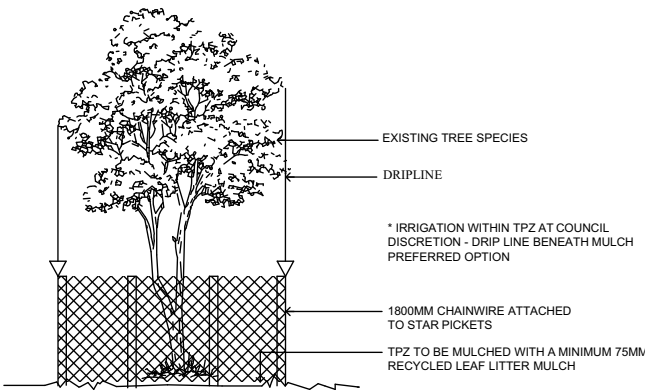
Garage Bins to be
located behind the
side gates

No Colorbond
Panels to be visual
from the street

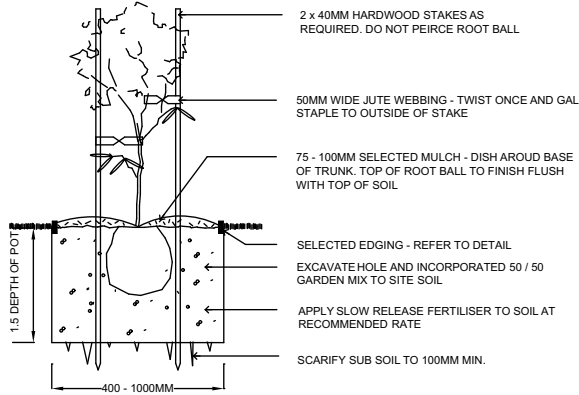
www.dialbeforeyoudig.com.au



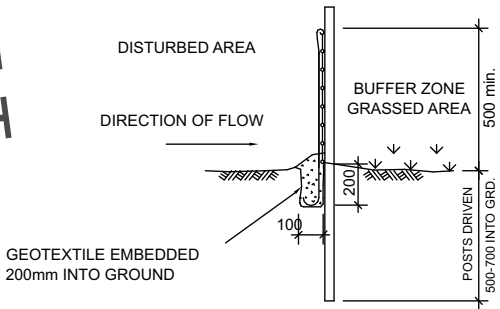
LOT 9617



TREE PROTECTION DETAIL
(NTS)

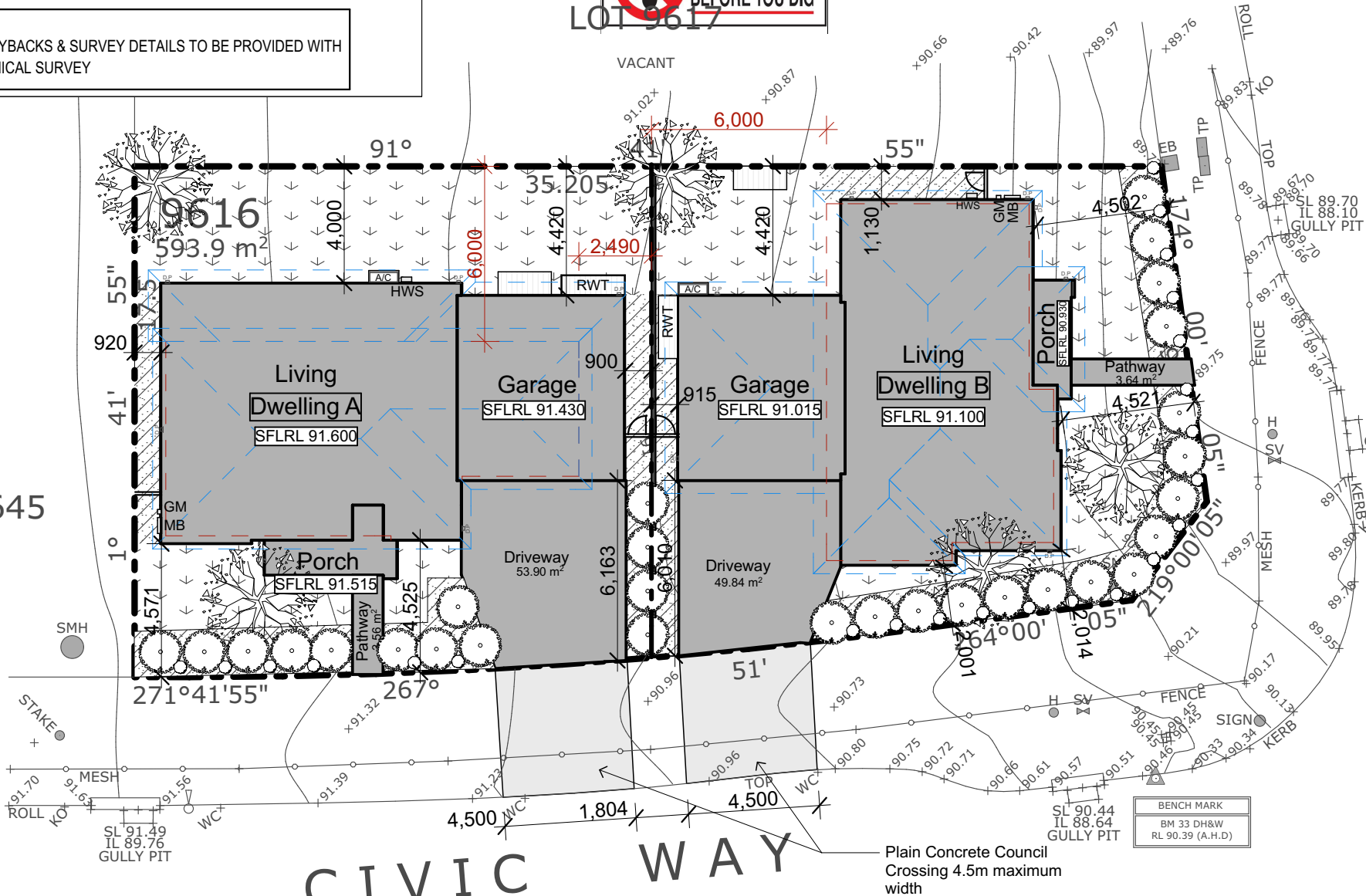


25 - 75LTR TYPICAL PLANTING
(NTS)



SEDIMENT BARRIER
(NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)




Concept Landscaping Plan / Site Coverage Plan

scale 1:200

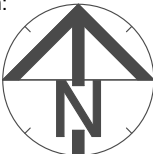
Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

MERIDIAN HOMES



Note:
Builder shall check and verify all dimensions prior to the commencement
of any work.

North:



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General Notes

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& the commencement of any building works.
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of JR Design & Drafting, prior to the
commencement of any building works.

Where Engineering Detail Plans are required, such must take
preference to this drawing.
Levels shown are approximate unless accompanied by
reduced levels or Australian Height Datum Levels.
Figured dimensions to be taken in preference to scaling.
All Boundary clearances must be verified by Survey.
Stormwater to be discharged to Councils requirements
before any work commences.
All services to be located & verified by the Builder
with relevant Authorities before any work commences.

Proposed:	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot		Drawing Title:	Concept Landscape / Site Coverage Plan		Revision:	6	
Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		L.G.A	Camden Council		Meridian Ref #	MC2279	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:	MH1769
			Scale	1:200	Sheet	10 of 16		

NOTES: USE FIGURED DIMENSIONS ONLY, DO NOT SCALE.
* CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES
* FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
* ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
* NO ALLOWANCE HAS BEN MADE FOR SHRINKAGE OR MILLING
* POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

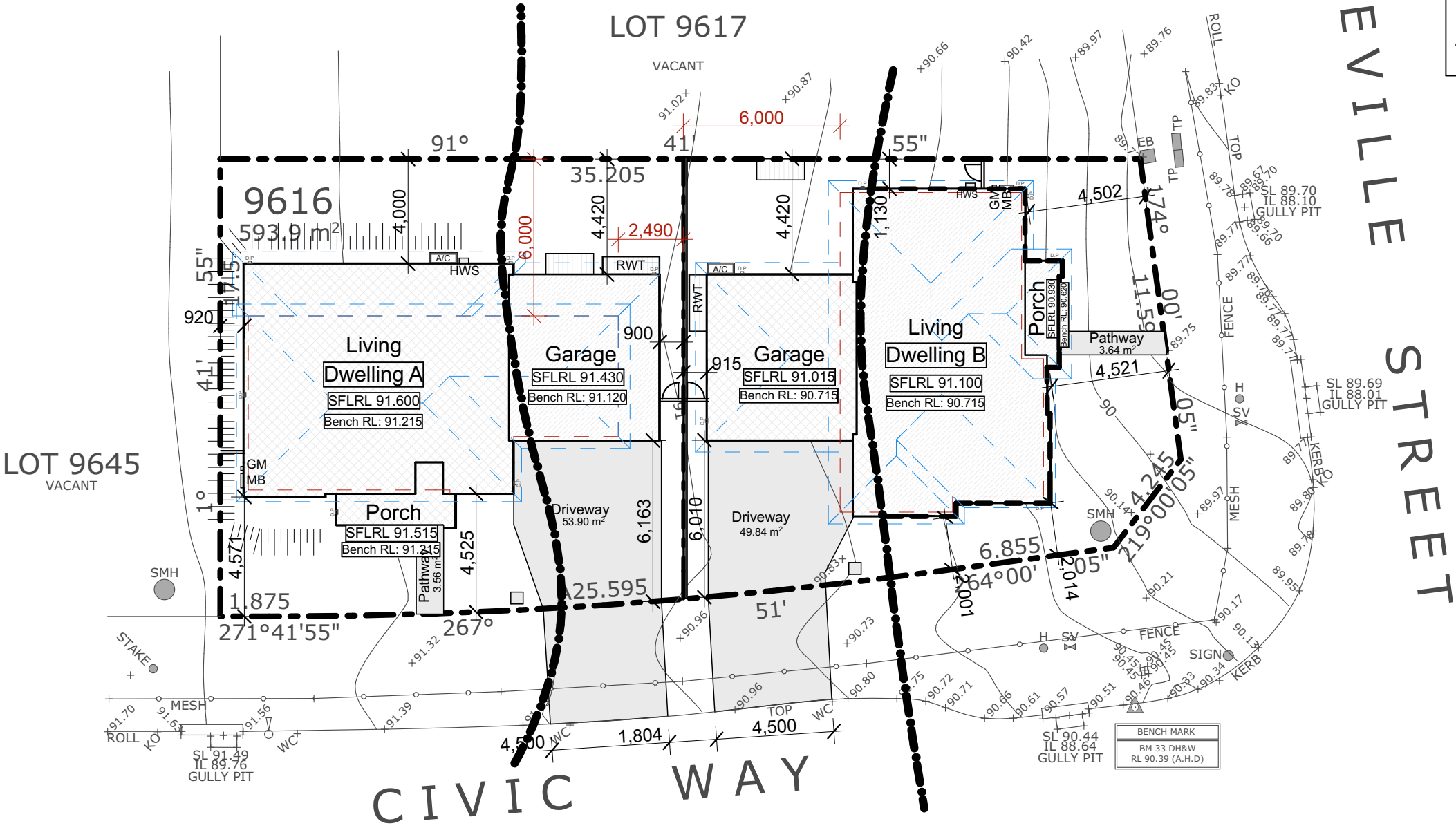
PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERIVCES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION





32MPa (Min) Reinf. Conc. Slab to Eng. Specs
Site & Slab Classification: H1
Note:
Final location & shape of all landscaping works, including driveway, is to be determined on site at the direction of the builder
Final ridge and floor levels are accepted to cary by +/-100mm from the approved documents, all due to conditions encountered on site during building works

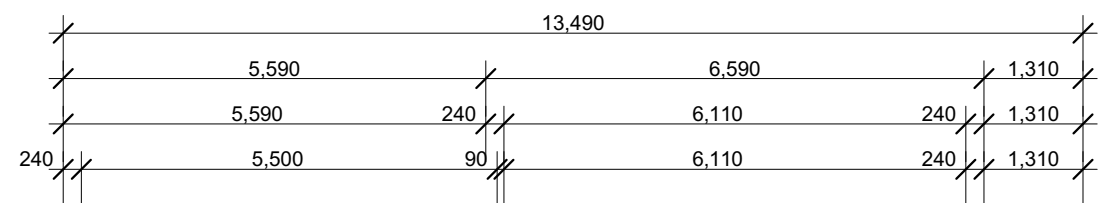
Legend:

- Cut
- Fill
- Batter
- D.E.B



Concept Cut / Fill Plan
scale 1:200

Issue	Amendment	Date:			General Notes All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.	Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.	Proposed:	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot		Drawing Title:	Revision:	
6	Amended as per Elif Request	10.05.19					Concept Cut / Fill Plan		6			
							Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park. NSW	L.G.A Camden Council	Meridian Ref # MC2279 MC2133		
			Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:		
						Scale	1:200	Sheet	11 of 16	MH1769		



Concrete Slab to be
Constructed in
accordance with
Engineer Plans

Downpipes to be confirmed with plumber on site.
A/C Box outs locations may change subject to site provisions

HWS

820

420

GT RW

2000L Rainwater Tank

700

2,450

SFLRL 91.430

Concrete Slab to Engineers Details

170mm S/DOWN

820

GT FW

2,040

SFLRL 91.600

Concrete Slab to Engineers Details

Dwelling A

GM

MB

85mm S/DOWN

920

SFLRL 91.515

Concrete Slab to Engineers Details

1,200

1,200

120

710

3,370

470

2,210

4,080

470

2,210

710

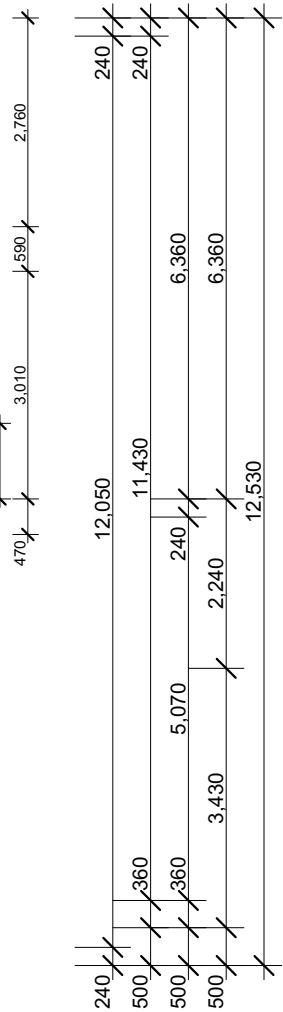
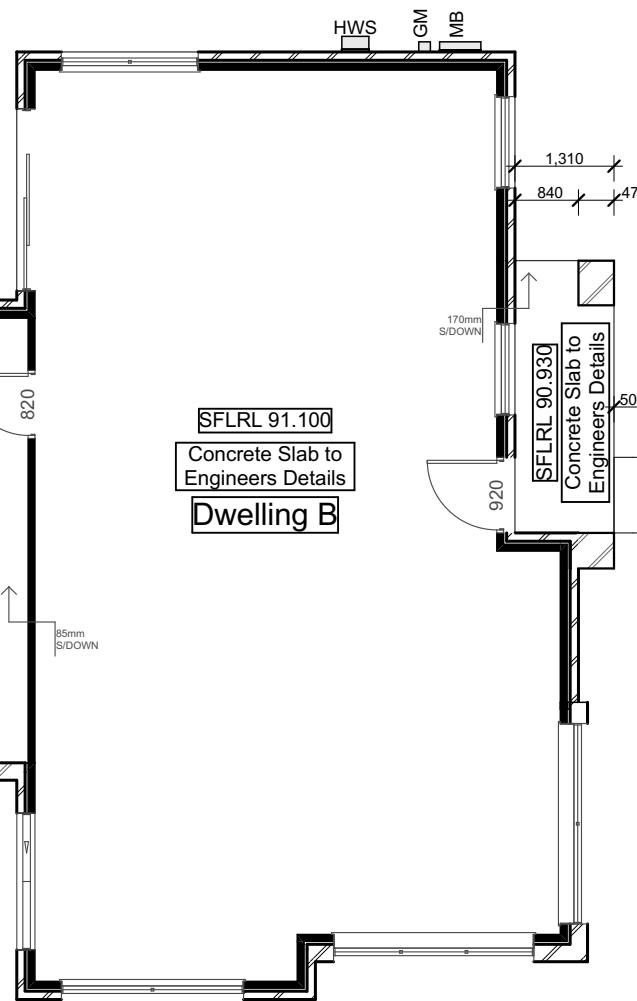
610

1,320

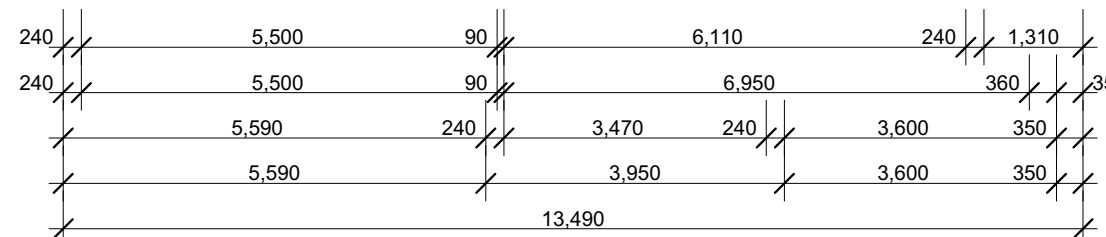
General Notes:

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated members including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Legend:							
●	NGL	=	Natural Ground Line	●	shr	=	Shower Recess
● SM	=	Smoke Detectors	●	BIR	=	Built in Wardrobes	
● sp	=	Downpipe, unless noted otherwise	●	Lin	=	Linin Cupboard	
● rd	=	Roller Door	●	WIR	=	Walk in Robe	
● pl	=	Panel Lift Door	●	CJ	=	Control Joints	
● sink	=	1200mm Kitchen Sink	●	SHS	=	Square hollow section steel column to eng detail	
● hp	=	Hot Plate	●	FFL	=	Finish Floor Level	
●	=	Hot Plate with Under Bench Oven	●	W4	=	Window Numbers	
● wo	=	Wall Oven	●	HWS	=	Hot Water System	
● rh	=	Range Hood	●	MB	=	Meter Box	
● ref	=	Refridgeerator Space	●	GM	=	Gas Meter	
●	=	Overhead Cupboard	●	A/C	=	Air conditioning Unit	
● p	=	Pantry	●	=	Mechanical Ventilation		
● tub	=	Laundry Tub (single 45 litre bowl)	●	v	=	Vanity	
● wm	=	Washing machine space	●				
● wc	=	Toilet Suite	●				

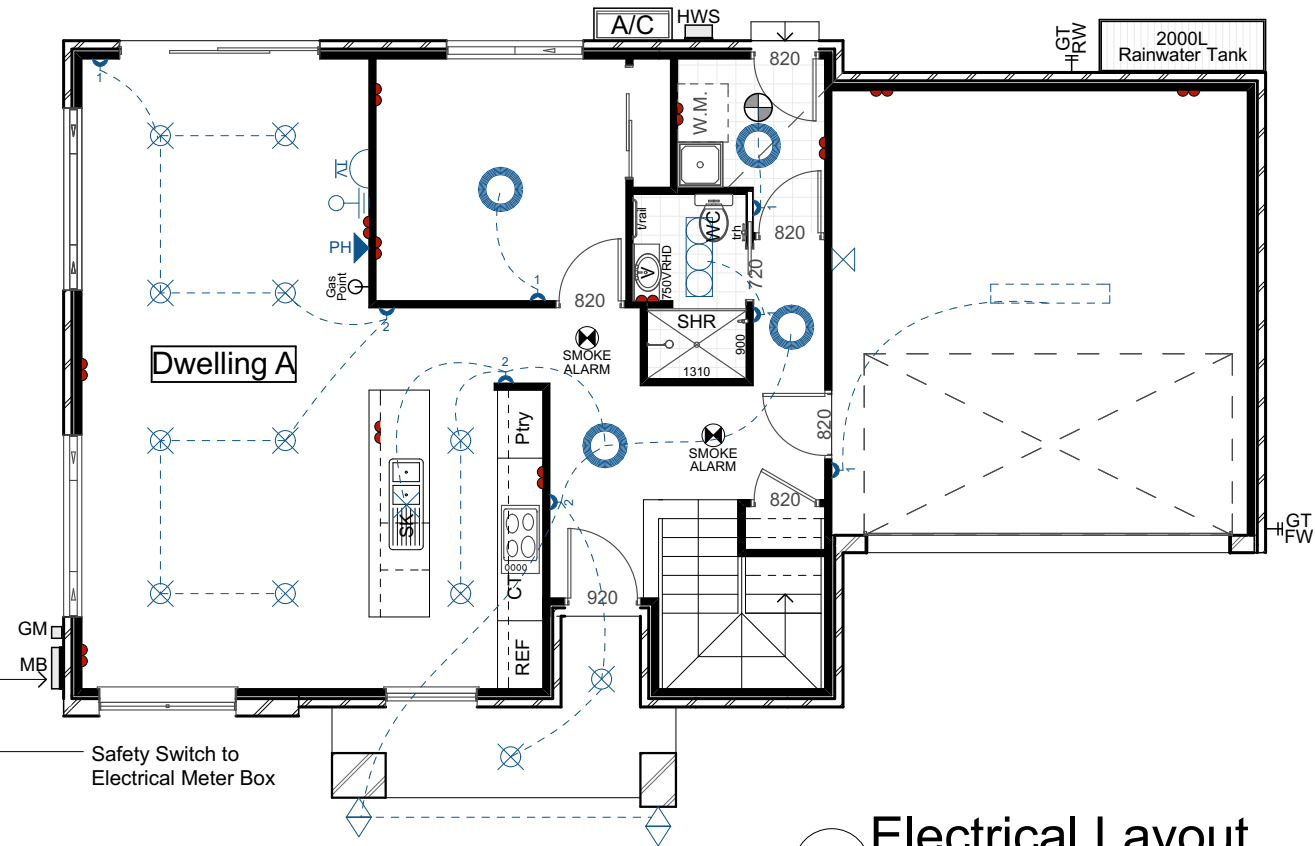
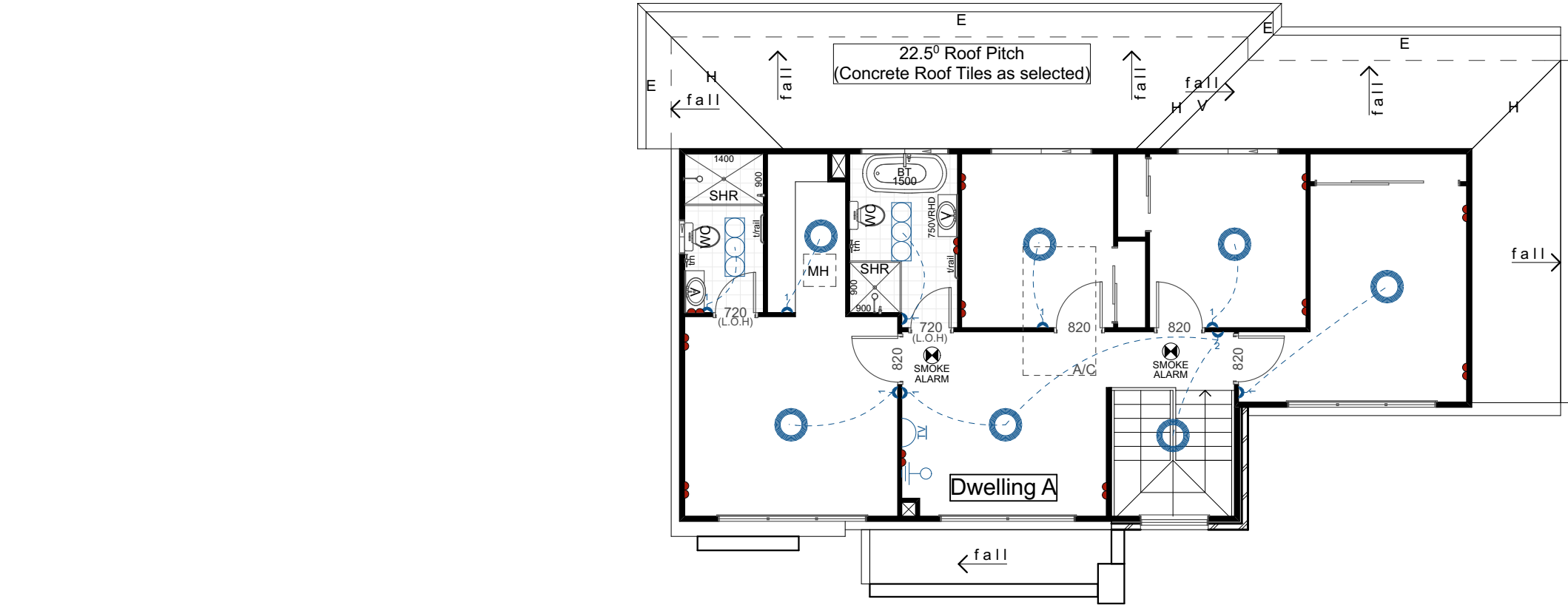


Provide Drop Edge Beam
to natural ground level,
Refer to elevations



scale 1:100

Issue	Amendment	Date:	<div><div>MERIDIAN HOMES</div><div></div><div><div>Note: Builder shall check and verify all dimensions prior to the commencement of any work</div><div>Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly in any way without permission.</div></div></div> <td>North: </td> <td>General Notes <p>All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority.</p><p>All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works.</p><p>Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.</p><p>Where Engineering Detail Plans are required, such must take preference to this drawing.</p><p>Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels.</p><p>Figured dimensions to be taken in preference to scaling.</p><p>All Boundary clearances must be verified by Survey.</p><p>Stormwater to be discharged to Councils requirements before any work commences.</p><p>All services to be located & verified by the Builder with relevant Authorities before any work commences.</p></td> <td>Proposed: Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot</td> <td>Drawing Title: Slab Plan</td> <td>Revision: 6</td>	North: 	General Notes <p>All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority.</p> <p>All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works.</p> <p>Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.</p> <p>Where Engineering Detail Plans are required, such must take preference to this drawing.</p> <p>Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels.</p> <p>Figured dimensions to be taken in preference to scaling.</p> <p>All Boundary clearances must be verified by Survey.</p> <p>Stormwater to be discharged to Councils requirements before any work commences.</p> <p>All services to be located & verified by the Builder with relevant Authorities before any work commences.</p>	Proposed: Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot	Drawing Title: Slab Plan	Revision: 6
6	Amended as per Elif Request	10.05.19			Location: Lot 9616 in DP 1225754 Neville Street, Oran Park. NSW	L.G.A Camden Council	Meridian Ref # MC2279 MC2133	
					Client: SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust	Drawn JR Date 10.05.19	Job No: MH1769	
						Scale 1:100	Sheet 12 of 16	



Electrical Layout
Dwelling A
scale 1:100

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	TOTAL
	CEILING LIGHT (LED GLOBES)	11
	DATA POINT	2
	OPTIC FIBRE PROV.	1
	SWITCH POINT	12
	DUAL SWITCH POINT	4
	SINGLE POWER POINT	9
	DOUBLE POWER POINT	24
	SMOKE ALARM	4
	PHONE POINT	1
	TV POINT	2
	IXL 3 IN 1 (LED GLOBES)	3
	EXTERNAL SENSOR LIGHT	0
	LED LIGHT	12
	SINGLE FLUORESCENT LIGHT	1
	EXHAUST FAN	1
	EXTERNAL BUNKER LIGHT	0
	UP/DOWN LIGHTS PROV.	2
	GAS POINT	3
	LIGHT PROVISION ONLY	1
glass switches to 2 x DPP's in kitchen in lieu of plastic		

Provide the following power points for House;
Single: rangehood, cooktop, fridge, microwave, dishwasher, garage door, Alarm
Single Weatherproof: HWS, RWT,

Opticom Connection

- General Notes:
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
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 - Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

MERIDIAN HOMES

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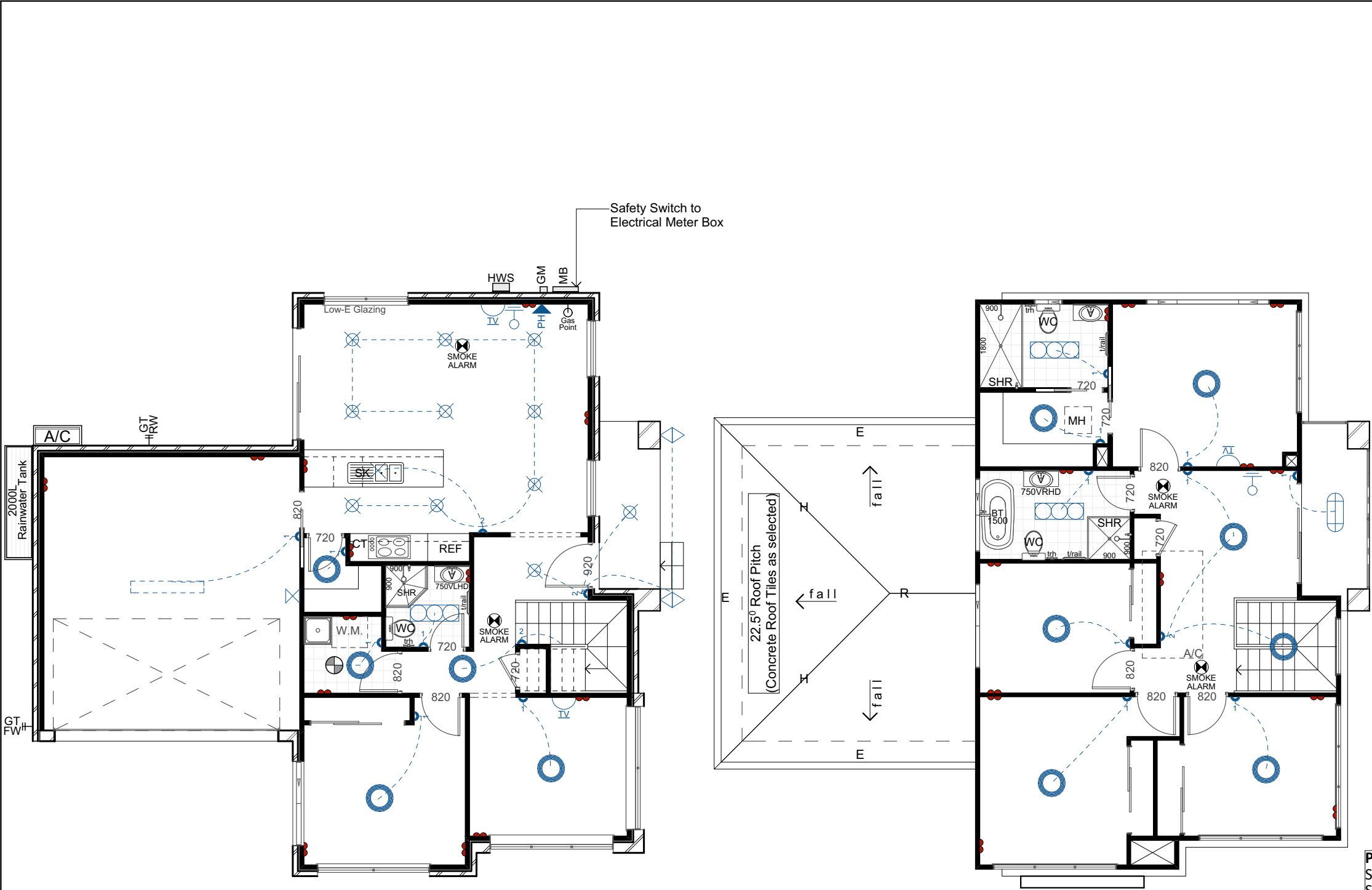
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Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		L.G.A	Camden Council		Meridian Ref #	MC2279	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:	MH1769
		Scale	1:100	Sheet	13 of 16			



ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	TOTAL
	CEILING LIGHT (LED GLOBES)	12
	DATA POINT	2
	OPTIC FIBRE PROV.	1
	SWITCH POINT	15
	DUAL SWITCH POINT	4
	SINGLE POWER POINT	9
	DOUBLE POWER POINT	25
	SMOKE ALARM	4
	PHONE POINT	1
	TV POINT	3
	IXL 3 IN 1 (LED GLOBES)	3
	EXTERNAL SENSOR LIGHT	0
	LED LIGHT	11
	SINGLE FLUORESCENT LIGHT	1
	EXHAUST FAN	1
	EXTERNAL BUNKER LIGHT	1
	UP/DOWN LIGHTS PROV.	2
	GAS POINT	1
	LIGHT PROVISION ONLY	1

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Single: rangehood, cooktop, fridge, microwave, dishwasher, garage door, Alarm
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Electrical Layout

Dwelling B

scale 1:100

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19

MERIDIAN HOMES

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North:

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Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW		L.G.A	Camden Council		Meridian Ref #	MC2279	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust		Drawn	JR	Date	10.05.19	Job No:	MH1769
			Scale	1:100	Sheet	14 of 16		

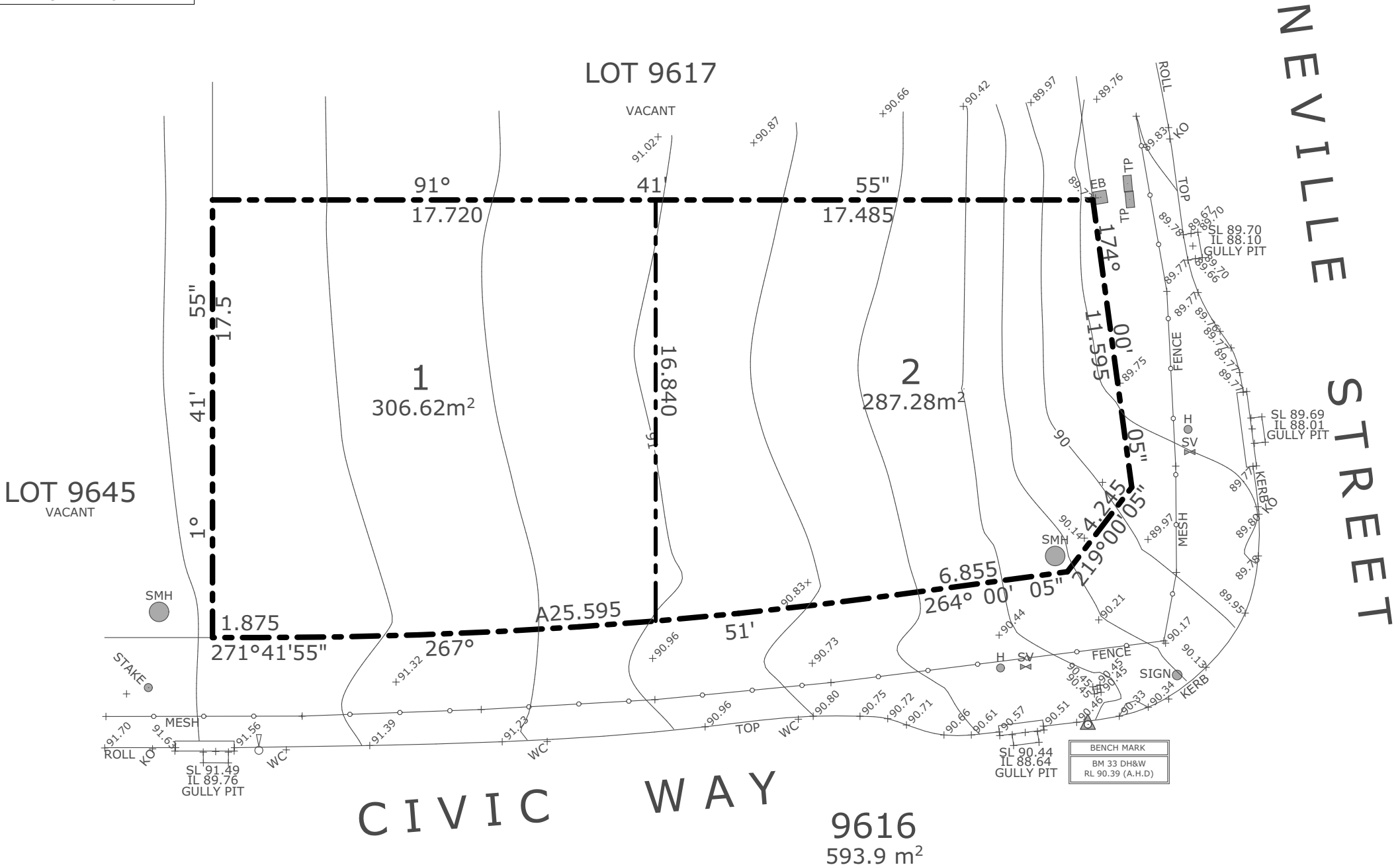
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* POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE



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 - 7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to aloow the door to be removed from the outside when the door is closed.

- Construction Notes:
- * Check all steel posts & Beams, Floor Joist to structural engineer plans
 - * Articulation Joints to engineers plans
 - * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with Owner & Manufacturer Details.
 - * All windows, Insulation requirements, lighting to comply with Basix Certificate Approve by council.
 - * Structural slab to engineer details.
 - * Stairs to be confirmed with manufacturers details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.



Sub-Division Plan

scale 1:200

Issue		Date:			General Notes	Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.	Proposed:	Drawing Title:		Revision:		
6	Amended as per Elif Request	10.05.19					Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot	Sub - Division Plan		6		
							Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW	Camden Council		Meridian Ref # MC2279 MC2133		
							Client: SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust	Drawn	JR	Date	10.05.19	Job No: MH1769
								Scale	1:200	Sheet	15 of 16	
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MERIDIAN HOMES



Colour Schedule

DWELLING A

2133

Lot 9616, Dwelling A, Neville Street, Oran Park NSW 2570
SRS Enterprises Pty Ltd ATF SRS Family Trust & Armao
Legado Pty Ltd ATF Armao Legado Family Trust
30.04.2019_Issue C

External		
Items		Colour & Type (if applicable)
Face Brickwork	PGH	Sorbetto , Palazzo (Natural Grey Mortar)
Feature Brick to Front Right Façade Column	PGH	Pewter
Roof Tiles- Boral Concrete Range	Contour	Gunmetal
Metal Roofing	Colorbond Colour	Basalt
Fascia	Colorbond Colour	Basalt
Gutter	Colorbond Colour	Basalt
Cladding Scyon Axon 400mm (horizontal)	Dulux	Silver Aura
Render Colour	Dulux	Teahouse
Window Frames		Precious Silver Metal
Timber Awning	Dulux	Merbau Stain - To match front door
Front door		Merbau Stain - To match timber awning
Garage Door	Flatline	Shale Grey
External Tiles	300x600mm	Verona Bianco External - Smoke Grey Grout
Driveway	Oxide Colour	Gunmetal
Colours pre-selected: RWT, downpipes and balcony balustrade (if applicable) to match gutter colour. Eaves, balcony, porch & alfresco ceilings standard colour is White. Letter box textured paint to match either textured paint colour, cladding or front door (decision to be made on site by Supervisor). Colorbond fence colour (if included in contract) will be either to meet estate guidelines or as per neighbouring houses (decision made on site by Supervisor)		
Internal		
Items	Colour	
Ground Floor Common area floor covering	600x600 Tiles	Verona Bianco Matt - Smoke Grey Grout
Bedrooms floor covering	Laminate	Stone Black - Highland Ridge
First Floor Common Area floor covering	Laminate	Stone Black - Highland Ridge
Internal Staircase	Laminate	Stone Black - Highland Ridge - Black edging
Wall Colour	Wattyl	Cape Horn
Internal Doors, Skirting, Architraves	Wattyl Gloss	Wattyl White
Kitchen Overhead Cupboards, Pantry, Above fridge cupboard	Laminate	Florentine Walnut - Woodmatt
Kitchen Base Cupboards	Polyurethane	Dulux Vivid White - Satin Finish
Kitchen Island Bench cupboards	Polyurethane	Dulux Vivid White - Satin Finish
Kitchen Island - Bar Back	Laminate	Florentine Walnut - Woodmatt
Kitchen Bulkhead	Laminate	Florentine Walnut - Woodmatt
Kitchen Bench Top - 20mm	Quantum Quartz	Storm
Kitchen Splashback	100x300mm	White Matt Subway tile - Polar White Grout (Herringbone Lay)
Cupboard Handle		Louie 2
Bathroom - Ground Floor		
Wall Tiles	300x600mm	White Polished - Polar White Grout (Horizontal Lay)
Feature Wall Tiles - South shower wall	300x600mm	Verona Light Grey Matt - Smoke Grey Grout (Horizontal Lay)
Floor Tiles	300x300mm	Verona Light Grey Matt - Smoke Grey Grout
Bathroom & Ensuite - First Floor		
Wall Tiles	300x600mm	Verona Bianco Matt - Smoke Grey Grout (Horizontal Lay)
Feature Wall Tiles - Ensuite & Bathroom North Walls	100x300mm	White Matt Subway tile - Smoke Grey Grout (Herringbone Lay)
Floor Tiles	300x300mm	Verona Bianco Matt - Smoke Grey Grout
Laundry		
Laundry Splashback	Tiles	White Polished - Polar White Grout (Horizontal Lay)
Laundry Floor Tiles	300x300mm	Verona Light Grey Matt - Smoke Grey Grout
Colours pre-selected: Ceiling colour standard is White. Tile Grout to be neutral to tile colour selected. Vanity colour is typically white unless noted otherwise. Laundry splashback to match either kitchen splashback (if tile) or bathroom wall tile. Note: All upgraded items are listed here will have variations raised & they will need to be paid prior to construction starting. All selected colours above are subject to change if items or colours become discontinued.		

Signature:

Date: 9/5/19

MERIDIAN HOMES



Colour Schedule

DWELLING B

MC 2279

Lot 9616, Dwelling B, Neville Street, Oran Park NSW 2570
SRS Enterprises Pty Ltd ATF SRS Family Trust & Armao
Legado Pty Ltd ATF Armao Legado Family Trust
30.04.2019_Issue C

External		
Items		Colour & Type (if applicable)
Face Brickwork	PGH	Volcanic Velours (Standard Off White Mortar)
Feature Brickwork	PGH	Blue Steel Flash
Roof Tiles- Boral Concrete Range	Contours	Gunmetal
Fascia	Colorbond Colour	Basalt
Gutter	Colorbond Colour	Basalt
Cladding- Scyon Axon 400mm Vertical	Dulux	Winter Terrace
Render Colour	Dulux	Teahouse
Window Frames	Wideline	Monument
Timber Awning		Merbau - To match front door
Front door		Merbau - To match timber awning
Garage Door	Flatline	Dune
External Tiles	300x600mm	Bracca Light Grey External - Smoke Grey Grout
Driveway	Oxide Colour	Gunmetal
Colours pre-selected: RWT, downpipes and balcony balustrade (if applicable) to match gutter colour. Eaves, balcony, porch & alfresco ceilings standard colour is White. Letter box bag & paint to match either bag & paint colour, cladding or front door (decision to be made on site by Supervisor). Colorbond fence colour (if included in contract) will be either to meet estate guidelines or as per neighbouring houses (decision made on site by Supervisor)		
Internal		
Items		Colour
Ground Floor Common area floor covering	600x600 Tiles	Bracca Light Grey Lappato - Smoke Grey Grout
Bedrooms floor covering	Laminate	Latte - Monarch
First Floor Common Area floor covering	Laminate	Latte - Monarch
Internal Staircase	Laminate	Latte - Monarch with Black Edging
Wall Colour	Wattyl	Cape Horn
Internal Doors, Skirting, Architraves	Wattyl Gloss	Wattyl White
Kitchen Overhead Cupboards, Above fridge cupboard	Laminate	Ravine - Sepia Oak
Kitchen Base Cupboards	Polyurethane	Dulux Vivid White - Satin Finish
Kitchen Island Bench cupboards	Polyurethane	Dulux Vivid White - Satin Finish
Kitchen Island - Bar Back	Laminate	Ravine - Sepia Oak
Kitchen Bulkhead	Laminate	Ravine - Sepia Oak
Kitchen Bench Top - 20mm	Quantum Quartz	White Swirl
Kitchen Splashback	Quantum Quartz	Tuscany Carrara Chevron with Polar White Grout
Cupboard Handle		Louie 2
Hinged door in WIP (Frosted glass with timber frame)	Wattyl	Liming Grey - Craftsman Tintable Stain
Bathroom - Ground Floor		
Wall Tiles	300x600mm	White Polished - Polar White Grout (Horizontal Lay)
Feature Wall Tiles - West wall	300x600mm	Bracca Light Grey Matt - Smoke Grey Grout (Horizontal Lay)
Floor Tiles	300x300mm	Bracca Light Grey Matt - Smoke Grey Grout
Bathroom & Ensuite - First Floor		
Wall Tiles	300x600mm	White Polished - Polar White Grout (Horizontal Lay)
Feature Wall Tiles - Ensuite & Bathroom West Walls		Tuscany Carrara Chevron with Polar White Grout
Floor Tiles	300x300mm	Bracca Light Grey Matt - Smoke Grey Grout
Laundry		
Laundry Splashback	Tiles	White Polished - Polar White Grout (Horizontal Lay)
Laundry Floor Tiles	300x300mm	Bracca Light Grey Matt - Smoke Grey Grout
Colours pre-selected: Ceiling colour standard is White. Tile Grout to be neutral to tile colour selected. Vanity colour is typically white unless noted otherwise. Laundry splashback to match either kitchen splashback (if tile) or bathroom wall tile. Note: All upgraded items are listed here will have variations raised & they will need to be paid prior to construction starting. All selected colours above are subject to change if items or colours become discontinued.		

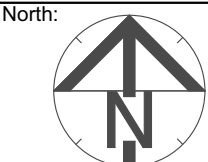
Signature:

Date: 9/5/19

Issue	Amendment	Date:
6	Amended as per Elif Request	10.05.19



Note:
Builder shall check and verify all dimensions prior to the commencement of any work.



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General Notes

All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority.
All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works.
Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

Where Engineering Detail Plans are required, such must take preference to this drawing.
Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels.
Figured dimensions to be taken in preference to scaling.
All Boundary clearances must be verified by Survey.
Stormwater to be discharged to Councils requirements before any work commences.
All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:	Torrens title subdivision into two lots and the construction of a two storey dwelling house on each lot	
Location:	Lot 9616 in DP 1225754 Neville Street, Oran Park, NSW	
Client:	SRS Enterprises NO. 2 Pty Ltd ATF SRS Family Trust & Armao Legado Pty Ltd ATF Armao Legado Family Trust	

Drawing Title:			Revision:	
Colour Selections			6	
L.G.A			Meridian Ref #	
Camden Council			MC2279	
			MC2133	
Drawn		Date	Job No:	
JR		10.05.19		
Scale		Sheet	MH1769	
1:1.03, 1:1.04		16 of 16		