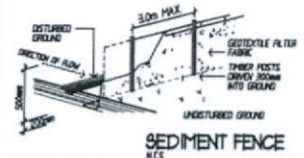


Lot# 6
DP# 1196932
Area: 1392m²

Lot 6
1420 sq.m.

Lot# 6
DP# 1196932
Area: 1392m²



SEDIMENT CONTROL NOTES:
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING RETENTION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE PRESENTED TO THE STAKEHOLDERS OF THE DEVELOPMENT PRIOR TO THE COMMENCEMENT OF WORK.
 2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL MAJOR FILL CONSTRUCTION OF EXPOSED SLOPE OF STEEP SLOPES.
 4. ALL EXPOSED BANKS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A SIGNIFICANT RISK OF EROSION OCCURRING.
 5. ALL EXPOSED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORK IS COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WINDY WEATHER MAY OCCUR.
 7. FILTER FABRIC SHALL BE CONSTRUCTED BY STAKEHOLDERS TO FILTER FINE PARTICLES OF APPROVED GRANULARITY BETWEEN POSTS AT 300mm SPACING SHALL BE BURED BENEATH THE UNDERLAY.

Energy Rating Certificate Number **14731991**

single-dwelling rating **4.0** stars

multi-unit development (attach listing of ratings)

heating **63** MJ/m²

cooling **39** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Tracey Coole VIC/BDV/12/1473**

Assessor Signature *Tracey Coole* Date **05/09/14**

SITE AREA: 1420 sq.m
Floor space ratio: 0.27 :1
Site cover: 364.85 sq.m
Drive/paths: 93.23 sq.m
Open space: 68%

SITE PLAN - SITE ANALYSIS
 SCALE 1:200

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

plan prepared by

BUILDTECH
DESIGN & DEVELOPMENT

ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979

Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cccl.net.au

bda BUILDING DESIGNERS AUSTRALIA PTW
 Membership No. 930099

TULLIPAN HOMES PTY LTD

Lic. No. 131446C

PH 02 4353 8644
 FAX 02 4353 8655

Suite 18, 1 Reliance Dr
 Tuggerah Business Park
 Tuggerah NSW 2259
 PO Box 5148
 CHITTAWAY BAY NSW 2261

www.tullipanhomes.com.au
 www.spitdevlthomes.com.au

MINE SUBSIDENCE BOARD
Development/Building Application
 This approval is valid for two (2) years from today and includes any condition of approval attached.
 11 SEP 2014

The approval is subject to levels & heights shown on plan being accurate & footings designed to comply with AS2870.1 or relevant Australian Standards.
 not with Subsidence Board.

- Plans submitted
- Plans subject to alterations
- No plans available
- Section 35 Application taken and fee paid

Return of the plans to HWC unnecessary

If any of the following applications have been ticked, you will be required to return to HWC and make the relevant application(s) and pay the applicable fee(s)

Applications

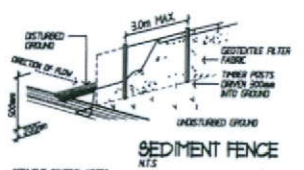
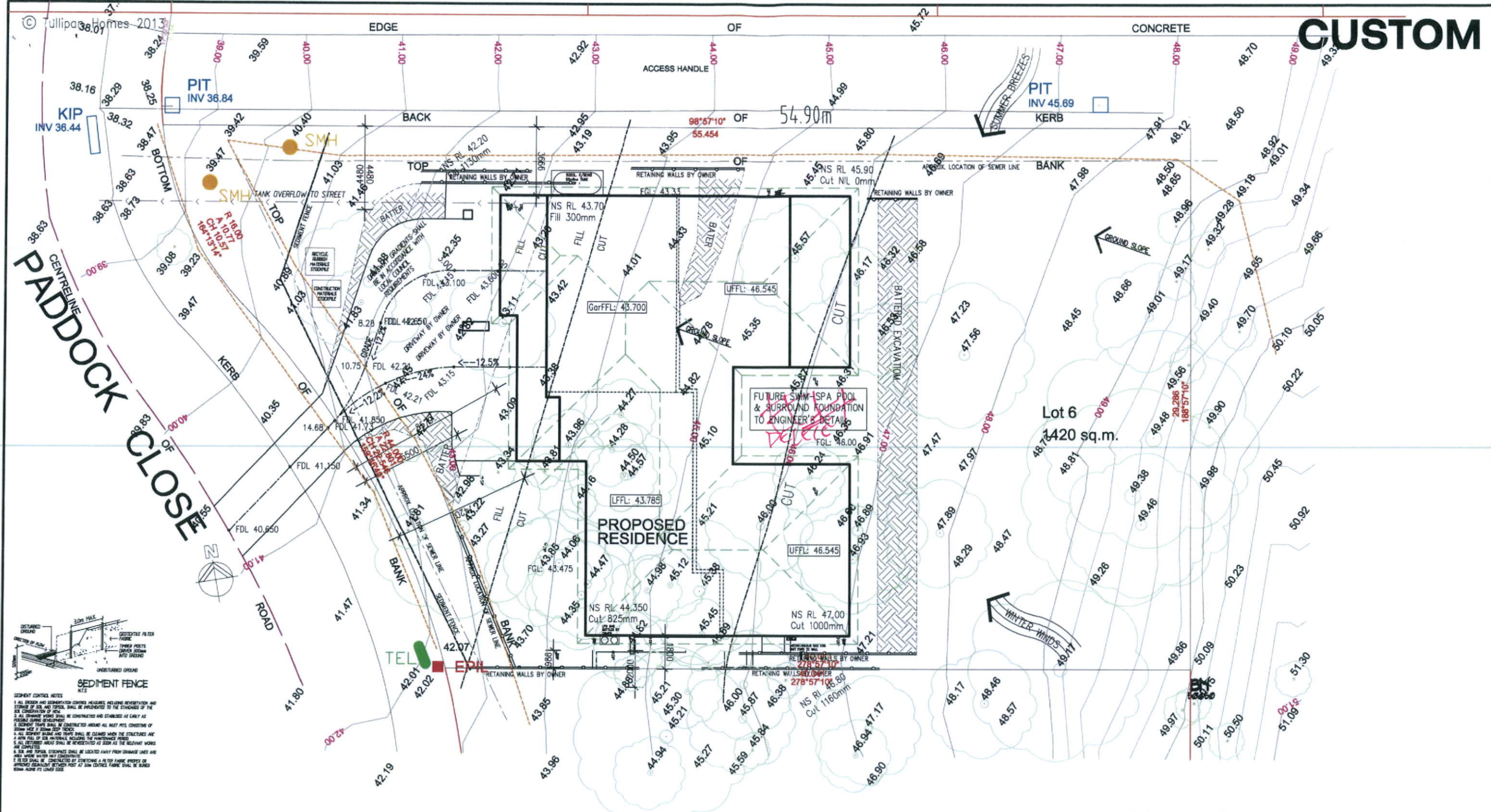
- Water/sewer not yet available for connection
- Water connection Pre-laid
- Sewer connection (Council approved plans required)
- Sewer Service Access Charge
- Hydraulic Drawings (plans required)
- Trade Waste
- Preset Sewer Connection
- Disconnection of Sewer Return Water Meter
- Systems Charge Applicable
- Other _____

Cost

0204859651

hw

27.8.14



SEDIMENT FENCE
 NOTES:
 1. ALL DESIGN AND CONSTRUCTION DETAILS INCLUDING INVESTIGATION AND TESTING OF SOIL AND SPECIAL SHALL BE PRESENTED TO THE STANDARDS OF THE DEPARTMENT OF WATER.
 2. ALL DRAINAGE PIPES SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PIPES CONSISTING OF SOIL AND SPECIAL.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE 1/2 FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND SPECIAL SPECIMENS SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND SHALL BE KEPT AWAY FROM THE CONSTRUCTION SITE.
 7. FILL SHALL BE CONSISTENTLY BY STRUTTING A PILE TOP FRAME SPREAD OR APPROVED EQUIVALENT WITHIN POST AT SOIL CONTROL FENCE SHALL BE BUILT DOWN ABOVE ITS LOWER SIDE.

SCALE 1:200

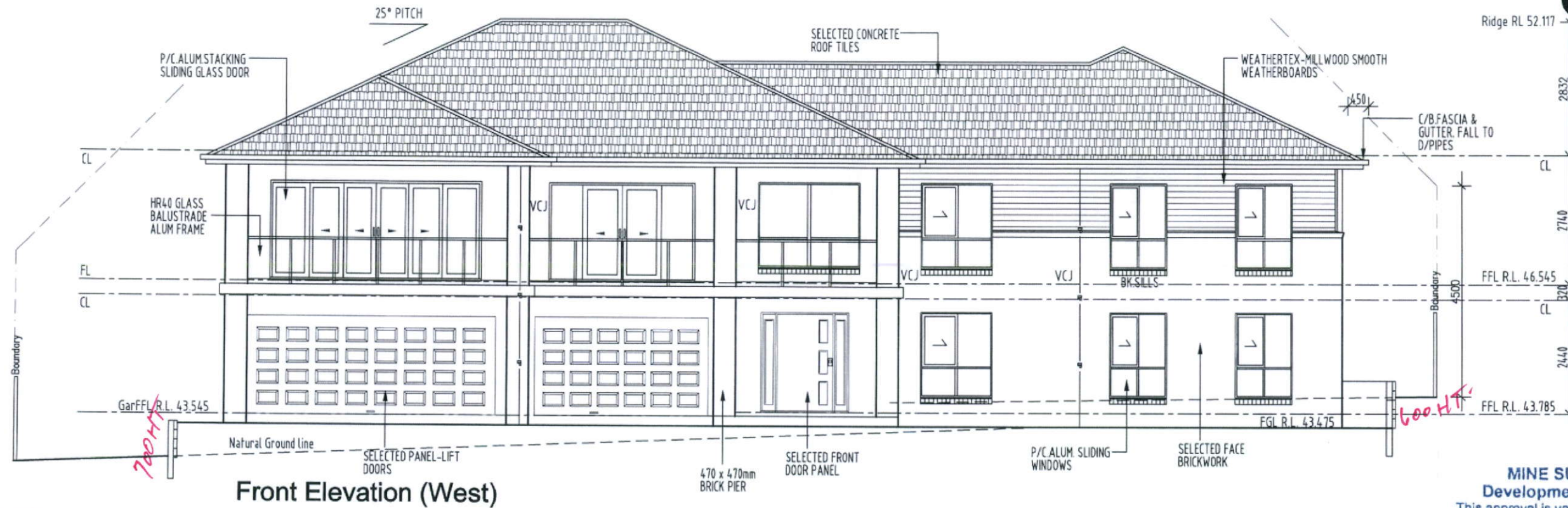
SITE PLAN - TREES TO BE REMOVED / RETAINED ALL TREES WITHIN 5M OF PROPOSED BUILDING TO BE REMOVED.

SITE AREA: 1420 sq.m
 Floor space ratio: 0.27 :1
 Site cover: 364.85 sq.m
 Drive/paths: 93.23 sq.m
 Open space: 68%

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

plan prepared by
BUILDTECH
 DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
 Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@col.net.au

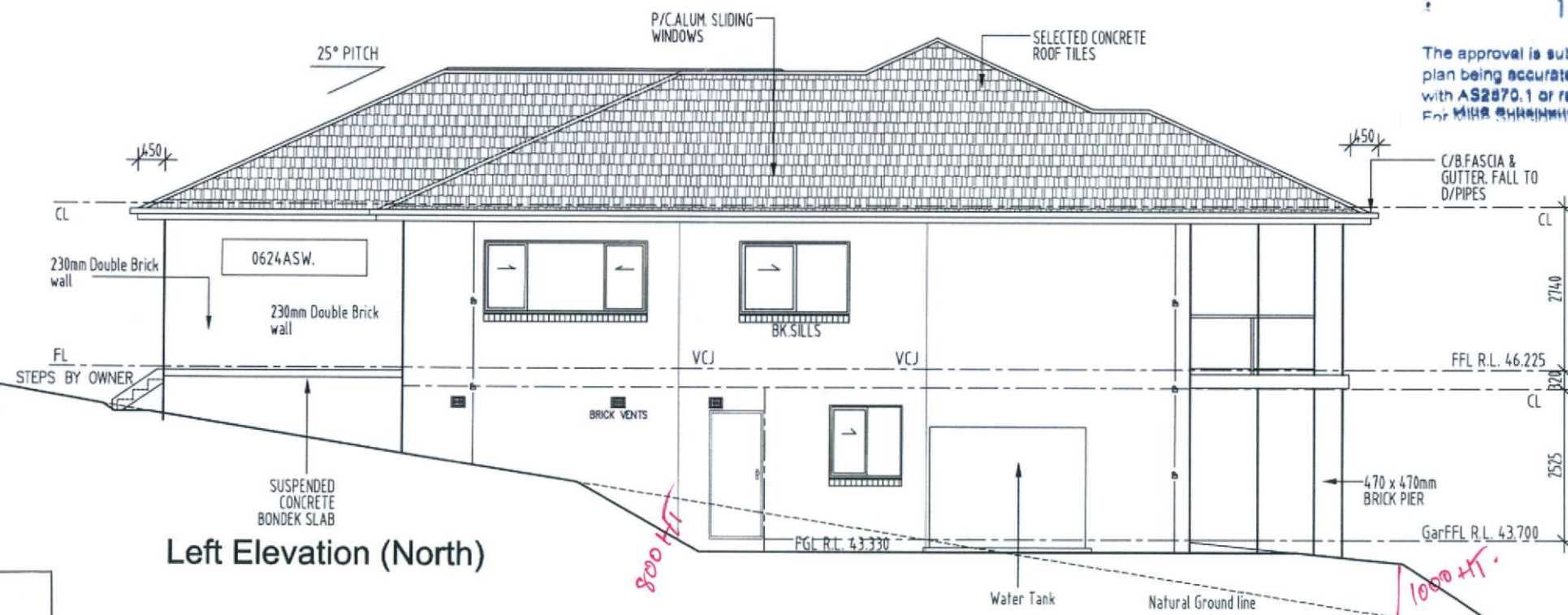
TULLIPAN HOMES PTY LTD
 Lic. No. 131446C
 PH 02 4353 8644 Suite 18, 1 Reliance Dr
 FAX 02 4353 8655 Tuggerah Business Park
 Tuggerah NSW 2259
 www.tullipanhomes.com.au PO Box 5148
 www.spitlevelhomes.com.au CHITTAWAY BAY NSW 2261



MINE SUBSIDENCE BOARD
Development/Building Application
 This approval is valid for two (2) years from today and includes any condition of approval attached.

11 SEP 2014

The approval is subject to levels & heights shown on plan being accurate & footings designed to comply with AS2870.1 or relevant Australian Standards. For MIBR SHREVEHURST BOARD.



Energy Rating Certificate Number 14731991

4.0 stars

heating 63 MJ/m²

cooling 39 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Tracey Cools VIC/BDAV/12/1473

Assessor Signature *Tracey Cools* Date 05/09/14

ELEVATIONS

SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
4 of 11	26.08.2014	6269-WD3

plan prepared by

BUILDTECH
DESIGN & DEVELOPMENT

ACCREDITED BUILDING DESIGNERS ABN 54 538 725 979

Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cci.net.au

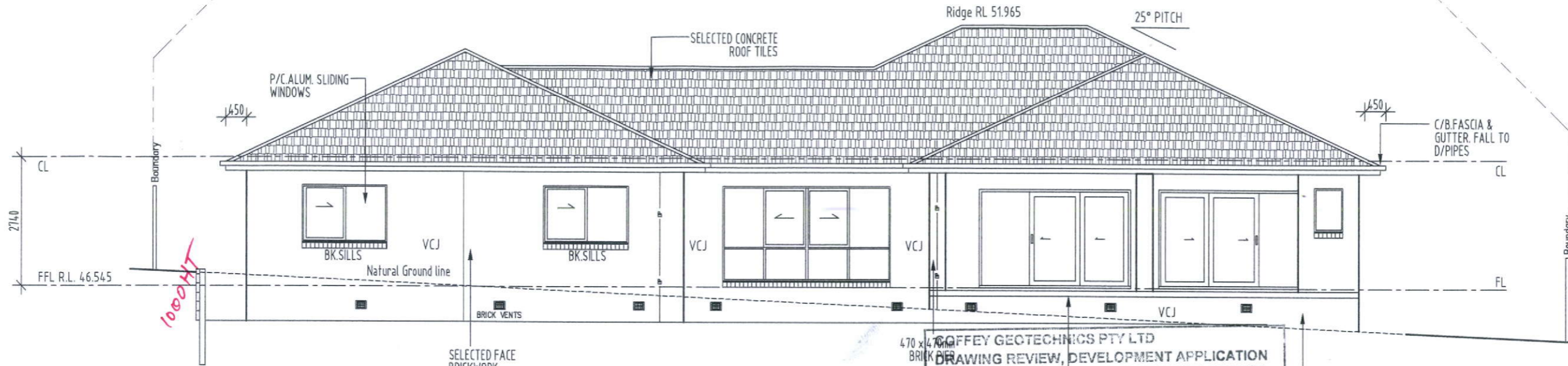
bda BUILDING DESIGNERS AUSTRALIA NSW
 Membership No. 930099

TULLIPAN HOMES PTY LTD

Lic. No. 131446C

PH 02 4353 8644
 FAX 02 4353 8655
 www.tullipanhomes.com.au
 www.splitlevelhomes.com.au

Suite 18, 1 Reliance Dr
 Tuggerah Business Park
 Tuggerah NSW 2259
 PO Box 5148
 CHITTAWAY BAY NSW 2261

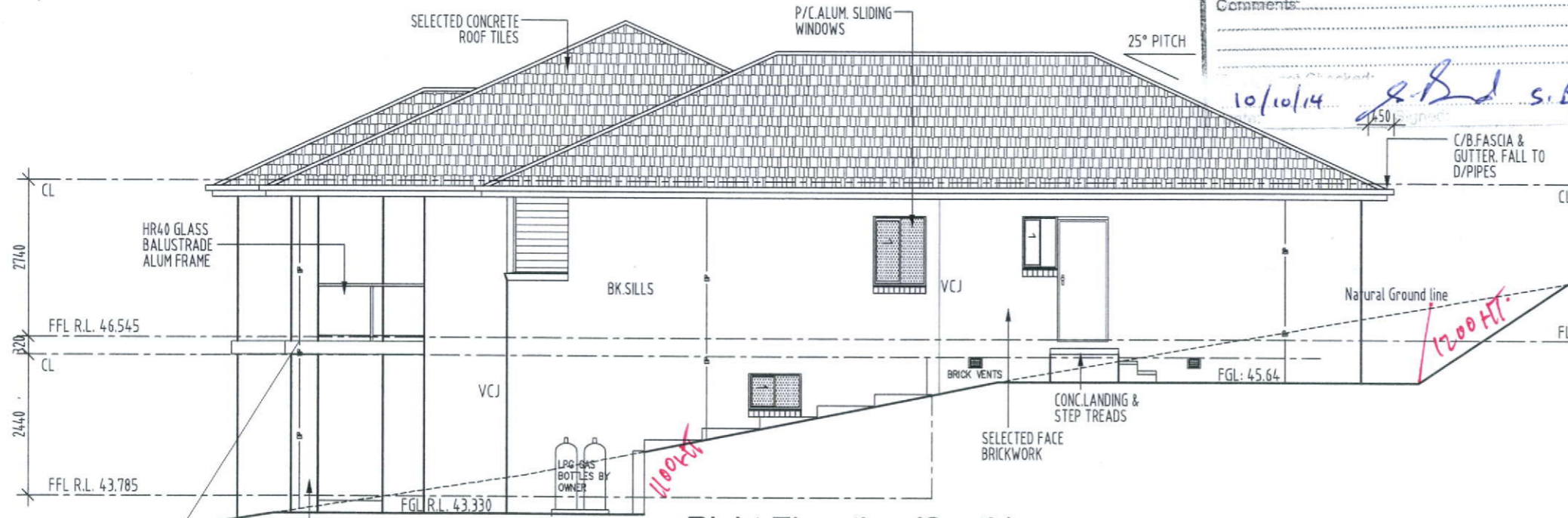


Rear Elevation (East)

COFFEY GEOTECHNICS PTY LTD
 DRAWING REVIEW, DEVELOPMENT APPLICATION
 REQUIREMENT, LAKE MACQUARIE CITY COUNCIL
 This drawing should be considered with reference to
 Report.....
 Type of Structure*..... *House*
 Area for Development..... *Within area assessed by Coffey in 2000*
 Slope Stability Assessment..... *Medium Risk Good*
 Surface Water Control..... *Positive Drainage*
 Comments.....
 10/10/14 *[Signature]*

MINE SUBSIDENCE BOARD
 Development/Building Application
 This approval is valid for two (2) years from today and includes any condition of approval attached.
 11 SEP 2014

The approval is subject to levels & heights shown on plan being accurate & footings designed to comply with AS2870,1 or relevant Australian Standards.
 For Mine Subsidence Board.



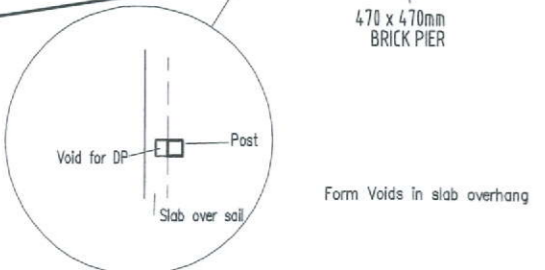
Right Elevation (South)

Energy Rating Certificate Number 14731991

<input checked="" type="checkbox"/> single-dwelling rating	4.0 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 63 MJ/m ²
	cooling 39 MJ/m ²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Tracey Coole VIC/BDAY/12/1473
 Assessor Signature *[Signature]* Date 05/09/14

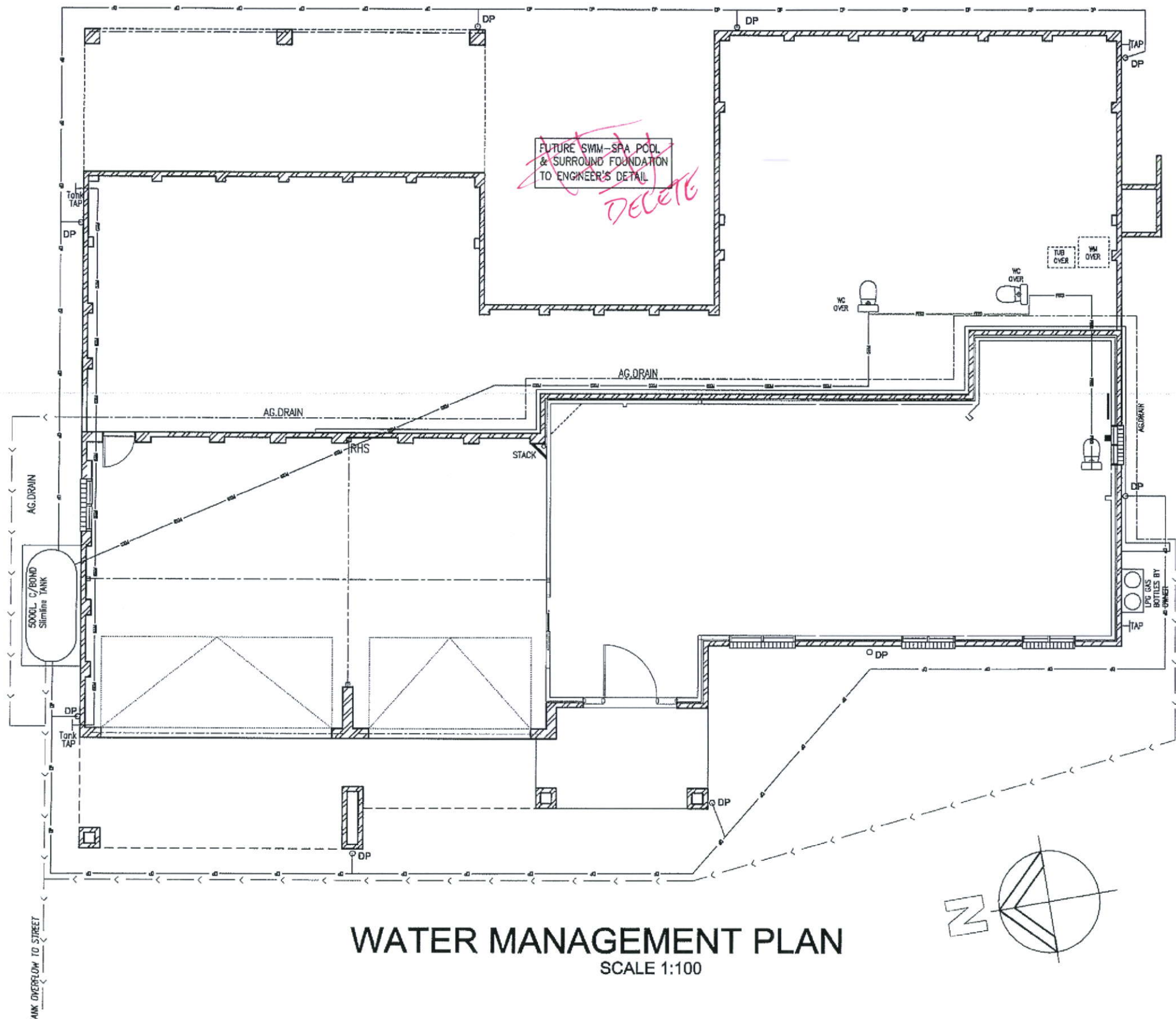


ELEVATIONS
 SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
5 of 11	26.08.2014	6269-WD3

plan prepared by
BUILDTECH
 DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
 Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cc.net.au

TULLIPAN HOMES PTY LTD
 Lic. No. 131446C
 PH 02 4353 8644 Suite 18, 1 Reliance Dr
 FAX 02 4353 8655 Tuggerah Business Park
 Tuggerah NSW 2259
 www.tullipanhomes.com.au PO Box 5148
 www.splitlevelhomes.com.au CHITTAWAY BAY NSW 2261



STORMWATER LEGEND	
	TOILET
	WASHING MACHINE
	YARD TAP
	TANK TAP
	DOWNPIPE POSITION
	DOWNPIPE COLLECTION LINE INTO TANK
	TOILET, WASHING MACHINE FEED LINE
	TANK OVERFLOW TO STREET
	Agg Line

WATER MANAGEMENT PLAN
SCALE 1:100

plan prepared by

BUILDTECH
DESIGN & DEVELOPMENT

ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979

Suite 1B - No.1 RELIANCE DRIVE,
TUGGERAH N.S.W.2259
ph.4351 8988
fax.4353 8655
email:buildtech@cclnet.au

bda BUILDING DESIGNERS AUSTRALIA/NSW
Membership No. 930099

TULLIPAN HOMES PTY LTD

Lic. No. 131446C

PH 02 4353 8644 Suite 1B, 1 Reliance Dr
FAX 02 4353 8655 Tuggerah Business Park
Tuggerah NSW 2259
www.tullipanhomes.com.au PO Box 514B
www.spitlevelhomes.com.au CHITTAWAY BAY NSW 2261

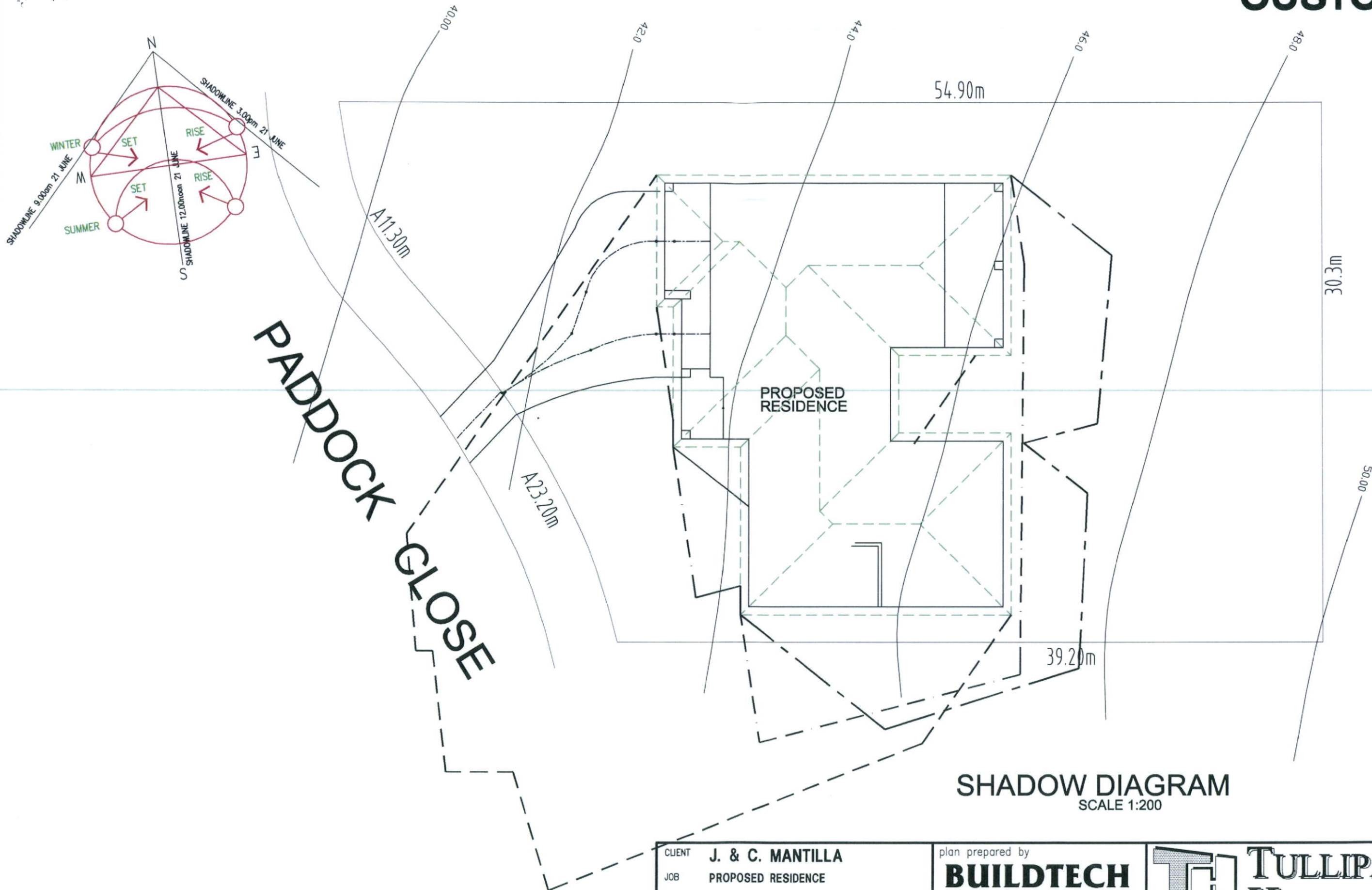
CLIENT **J. & C. MANTILLA**

JOB **PROPOSED RESIDENCE**

LOCATION **Lot 6 PADDOCK CLOSE
ELERMORE VALE**

- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET 7 of 11	DATE 29-07-2013	DWG No. 6269-WD
------------------	--------------------	--------------------



SHADOW DIAGRAM
SCALE 1:200

CLIENT J. & C. MANTILLA		plan prepared by	
JOB PROPOSED RESIDENCE		BUILDTECH	
LOCATION Lot 6 PADDOCK CLOSE ELMORE VALE		DESIGN & DEVELOPMENT	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979	
SHEET	DATE	DWG No.	 BUILDING DESIGNERS AUSTRALIA NSW Membership No. 930099
8 of 11	26.08.2014	6269-WD3	
© Tullipan Homes 2013 Copyright: All Tullipan Homes designs, plans, drawings, and sketches are protected by the Commonwealth Copyright Act 1968 and any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.		 TULLIPAN HOMES PTY LTD Lic. No. 131446C PH 02 4353 8644 FAX 02 4353 8655 Suite 18, 1 Reliance Dr Tuggerah Business Park Tuggerah NSW 2259 www.tullipanhomes.com.au www.spitlevelhomes.com.au	