



RIVIERA 57

RIVIERA

DRAWING LIST

SHEET No. SHEET NAME

00	COVER SHEET
01	GENERAL NOTES
02	SITE PLAN
02A	EROSION & SEDIMENT PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTION
09	GROUND FLOOR FLOOR COVERINGS
10	FIRST FLOOR FLOOR COVERINGS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	INTERNAL ELEVATIONS



DESIGN REVIEW PANEL

Approved  Date 02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

DATE	DRAWN
10.05.24	2BS
17.05.24	00D
03.06.24	2BS
12.06.24	2BS
18.07.24	2BS
18.10.24	FHO
30.10.24	FHO

REVISIONS

REV	DESCRIPTION	DATE	DRAWN

DRAWING TITLE:
COVER SHEET

DESIGN:
RIVIERA 57
FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS
LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

 **SIGNATURE**
BY METRICON
SPEC: 04/01/2021

Build: E, Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
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Contractor Licence N°: 174 699 - A.C.N. 005 108 752
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JOB N°: 748263	PERMIT N°: 000000
WIND SPEED: N3	MASTER ISSUED: 03/09/2021
DRAWN: 2BS	CHECKED: ##
CONSOLIDATED TENDER	
DATE: 11.10.2024	
SHEET: 00/13	

STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021.2 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL.
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEP HOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISION 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS 4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740-2010 &/OR NCC 2022 H4D2 HOUSING PROVISIONS 10.2
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

ENERGY EFFICIENCY NOTE (CONT.)

- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
- PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
- PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
- SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
- INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
- HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
- ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
- WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEP HOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST FANS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2012 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS
- STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER)

REFERENCE DETAILS

DETAIL NO.	DETAIL DESCRIPTION
S-TYP-RIVI-01	RIVIERA TYPICAL FACADE DETAIL
O-TYP-HEBE-01	HEBEL WALL PANEL SYSTEM
S-TYP-CLAD-06	EPS CLADDING DETAIL
S-TYP-CLAD-10V	CEDAR SCREENCLAD VERTICAL CLADDING

hebel®
WALL PANELS

OR RENDERED LIGHTWEIGHT SUBSTRATE CLADDING ABOVE LOWER ROOFS WHERE APPLICABLE

STEEL FLOOR JOIST SPECS

- 360mm DEEP FLOOR JOIST
- 300MM DEEP FLOOR JOIST TO WET AREA
- 22MM RED TONGUE PARTICLE BOARD FLOORING

STAIRCASE UPGRADES - REFER TO CONTRACT

PROVIDE 2340mm (H) INTERNAL DOORS THROUGHOUT UNLESS OTHERWISE NOTED (EXCLUDING SLIDING ROBE DOORS)

PROVIDE AIR-CONDITIONING DUCTS AND OUTLETS FOR AIR-CONDITIONING BY METRICON

PROVIDE STEEL FRAME AND TRUSSES ONLY IN CONJUNCTION WITH COLORBOND ROOF

SQUARE SET CORNICE TO:
 • ENTIRE GROUND FLOOR LIVING AREAS & WET AREAS EXCLUDING LAUNDRY
 • ENTIRE FIRST FLOOR, WALK IN ROBES, WALK IN LINEN AND WET AREAS WITH CEILING HEIGHT TILES

DUE TO PROXIMITY TO COASTAL WATERS PROVIDE THE FOLLOWING ADDITIONAL ITEMS.

- FIXING SCREWS FOR HEBEL PANELS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL HORIZONTAL AND VERTICAL MOVEMENT JOINTS TO BE APPROPRIATELY CAULKED.
- LINTELS AND ANY EXTERNAL EXPOSED STRUCTURAL STEEL TO BE GALVANIZED
- TIMBER OR POSI-STRUT TYPE FLOOR JOISTS TO BE USED WITHIN 300M FROM BREAKING SURF.
- UPGRADED ALUMINIUM OR TIMBER WINDOWS TO EXPOSURE GRADE IF WITHIN 100M OF SALT WATER.

PROVIDE 13KW SOLAR POWER SYSTEM

PROVIDE ALUMINIUM DOUBLE GLAZING + DOUBLE LOW-E TO ALL WINDOWS

PROVIDE 9MM VILLABOARD WITH 150MM FITTINGS TO SUIT OVER-SIZE WALL TILES

PROVIDE NOGGINGS AT 750MM HIGH ABOVE FFL FOR FIXING OF WALL MOUNTED VANITIES TO:
 • POWDER ROOM
 • LAUNDRY HALLWAY
 • ENSUITE 1
 • ENSUITE 2
 • ENSUITE 3
 • ENSUITE 4

Refer to:
TILE STUDIO
metricon

Dated: **02.10.24**

Refer to:
JOINERY PLANS

REVISION : X

Dated: **11.10.24**

Refer to
Lovelight
 (Curtains & Blinds)

Dated: **27.09.24**

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved  Date **02.12.24**

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

DRAWING TITLE:
GENERAL NOTES

DESIGN:
RIVIERA 57
 FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS
 LOT 1805 (DP 1240665) No. 154
 TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000

WIND SPEED: N3 MASTER ISSUED: 03/09/2021

DRAWN: 2BS CHECKED: ## SHEET:

CONSOLIDATED TENDER
 DATE: 11.10.2024 **01/13**

m SIGNATURE
 BY METRICON

SPEC: 04/01/2021

Build: E, Level 4, 32 Lexington Dr,
 Baulkham Hills, NSW 2153
 P.O. Box 7510, Nonwest Business Park NSW 2153
 Contractor Licence N°: 174 699 - A.C.N. 005 108 752
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LAKE MACQUARIE COUNCIL (BASED ON LAKE MACQUARIE DCP 2014)	
SITE AREA:	600.10m ²
PROPOSED ROOF COVERAGE:	264.2m ²
SITE COVERAGE	
TOTAL SITE COVERAGE:	299.90m ²
EXCLUDES PORTICO, DRIVEWAY, EAVES, SWIMMING POOL IF APPLICABLE	49.98%
MAX. ALLOWABLE BY COUNCIL:	50%
LANDSCAPED AREA	
TOTAL LANDSCAPED AREA:	206.50m ²
EXCLUDING ALL HARD SURFACES	34.4%
MIN. ALLOWABLE BY COUNCIL:	25%
PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE:	24.00m ²
MIN. ALLOWABLE BY COUNCIL:	24.00m ²
MIN. DIMENSION OF 4.0m	
BUILDING HEIGHT RESTRICTION	
MAXIMUM 8.5m RIDGE HEIGHT (FFL MUST BE ACCURATE TO COMPLY)	8.3m
MAXIMUM CUT - 1000mm NO EXCAVATION WITHIN 1000mm OF ANY BOUNDARY MAXIMUM FILL - 600mm NO EXPOSED FILL WITHIN 400mm OF ANY BOUNDARY	

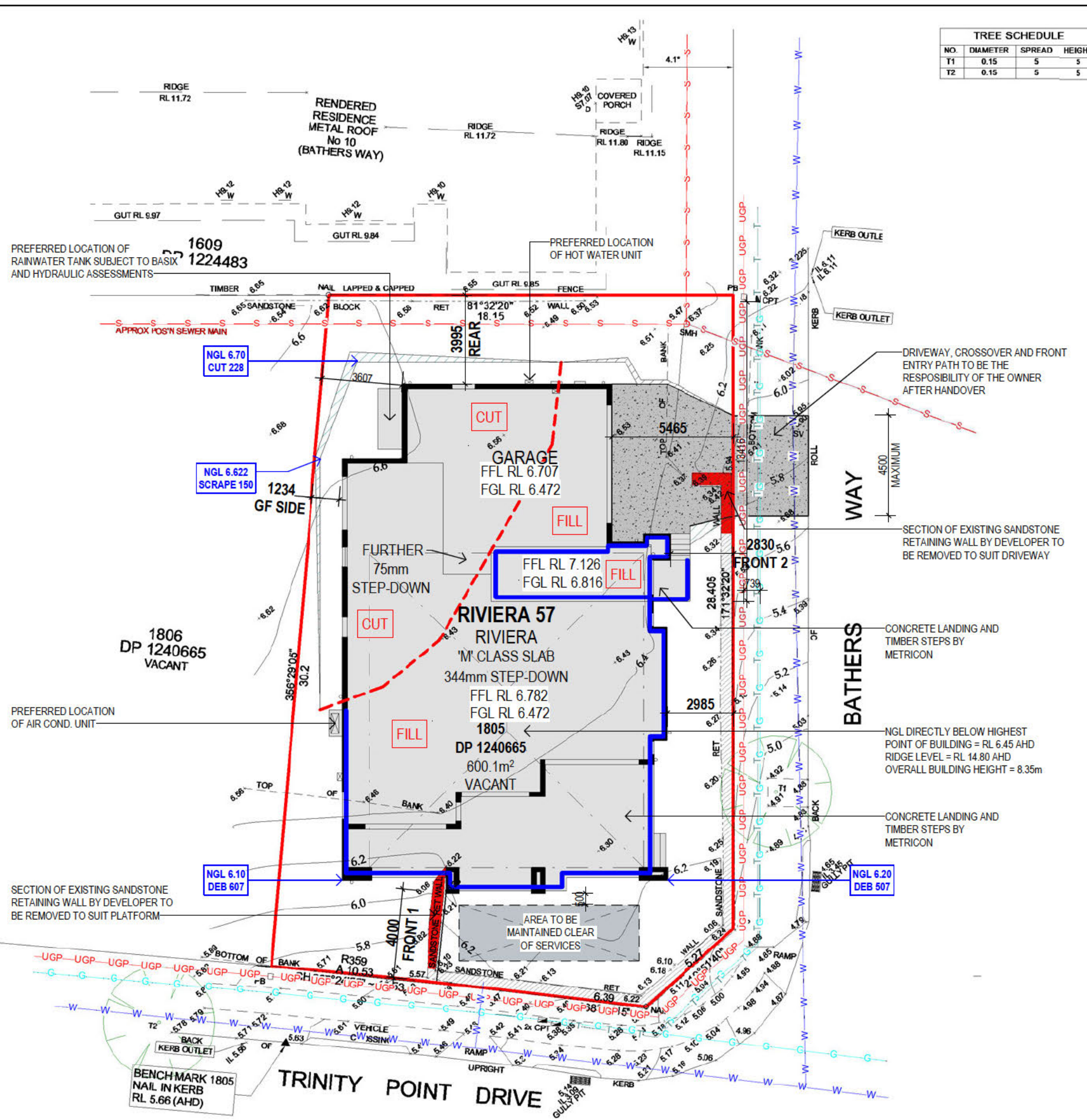
SURVEYORS NOTES:

A. THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.

B. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

C. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

D. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.



TREE SCHEDULE			
NO.	DIAMETER	SPREAD	HEIGHT
T1	0.15	5	5
T2	0.15	5	5

EXCAVATION NOTE

50MM (-/-) TOLERANCE TO NOMINATED RL'S UPPER LEVEL
EXCAVATE APPROX. 0mm, FILL APPROX. 400mm ON RL 6.816. PROVIDED DEB TO SUITE SITE CONDITIONS AND COUNCIL FILL RESTRICTIONS.

LOWER LEVEL
EXCAVATE APPROX. 228mm, FILL APPROX. 270mm ON RL 6.472 PROVIDED DEB (MAX.607MM) TO SUITE SITE CONDITIONS AND COUNCIL FILL RESTRICTIONS.

EXCAVATIONS ARE TO START A MINIMUM OF 1000mm FROM THE EDGE OF THE BUILDING AND ARE TO BE BATTERED BACK TO SUIT.
IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS (IF REQUIRED) DUE TO CONSTRUCTION OF DRIVEWAY

PRELIMINARY SITE PLAN NOTES

SITING IS SUBJECT TO THE CONFIRMATION OF COUNCIL'S BUILDING REGULATIONS AND REQUIREMENTS

TEMPORARY SITE FENCING

METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES

ALL WEATHER ACCESS

METRICON TO SUPPLY UP TO 5m SUITABLE ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

STORMWATER DRAINAGE TO STREET

VIA RAINWATER TANK

SURVEY LEGEND

	GULLY PIT		SEWER LINE
	HYDRANT		VEHICLE CROSSING
	SURFACE INLET PIT		STOP VALVE
	SEWER INSPECTION COVER		DEEP EDGE BEAM
	SEWER MANHOLE		GAS METER
	WATER METER		LIGHT POLE
	ELECTRICITY BOX		INVERT
	STORMWATER MANHOLE		TOP OF KERB
	TELSTRA PIT		KERB OUTLET

	approval type:	LAKE MACQUARIE
	developer approval:	TRINITY POINT - JOHNSON PROPERTY GROUP
	zone:	R2
	WIND SPEED	N3
	SLAB CLASS	M

drawing title: **SITE PLAN**

Do NOT scale this drawing
All written dimensions take precedence over scaled dimension. If in doubt, ASK.



design: RIVIERA 57
facade: RIVIERA

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owner:
MR. & MS. HARRIS

LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

CONSOLIDATED TENDER

job no: 748263	DP no: SEC E 6195	date: 22/09/2023
council/LGA: LAKE MACQUARIE	sheet: 02	revision:
drawn: 2BS	check: XX	master version: 01/04/2023
		G

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved Date 02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

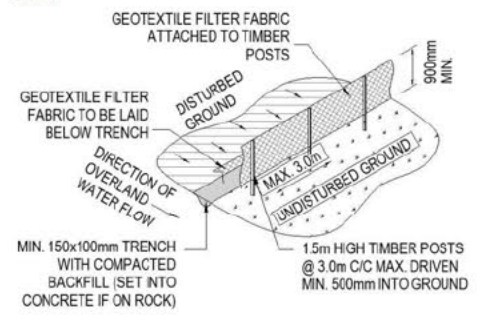
TEMPORARY SITE FENCING
METRICON TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (AS REQUIRED)

ALL WEATHER ACCESS NOTE
METRICON TO SUPPLY UP TO 5m ALL WEATHER ACCESS TO BUILDING PLATFORM DURING CONSTRUCTION

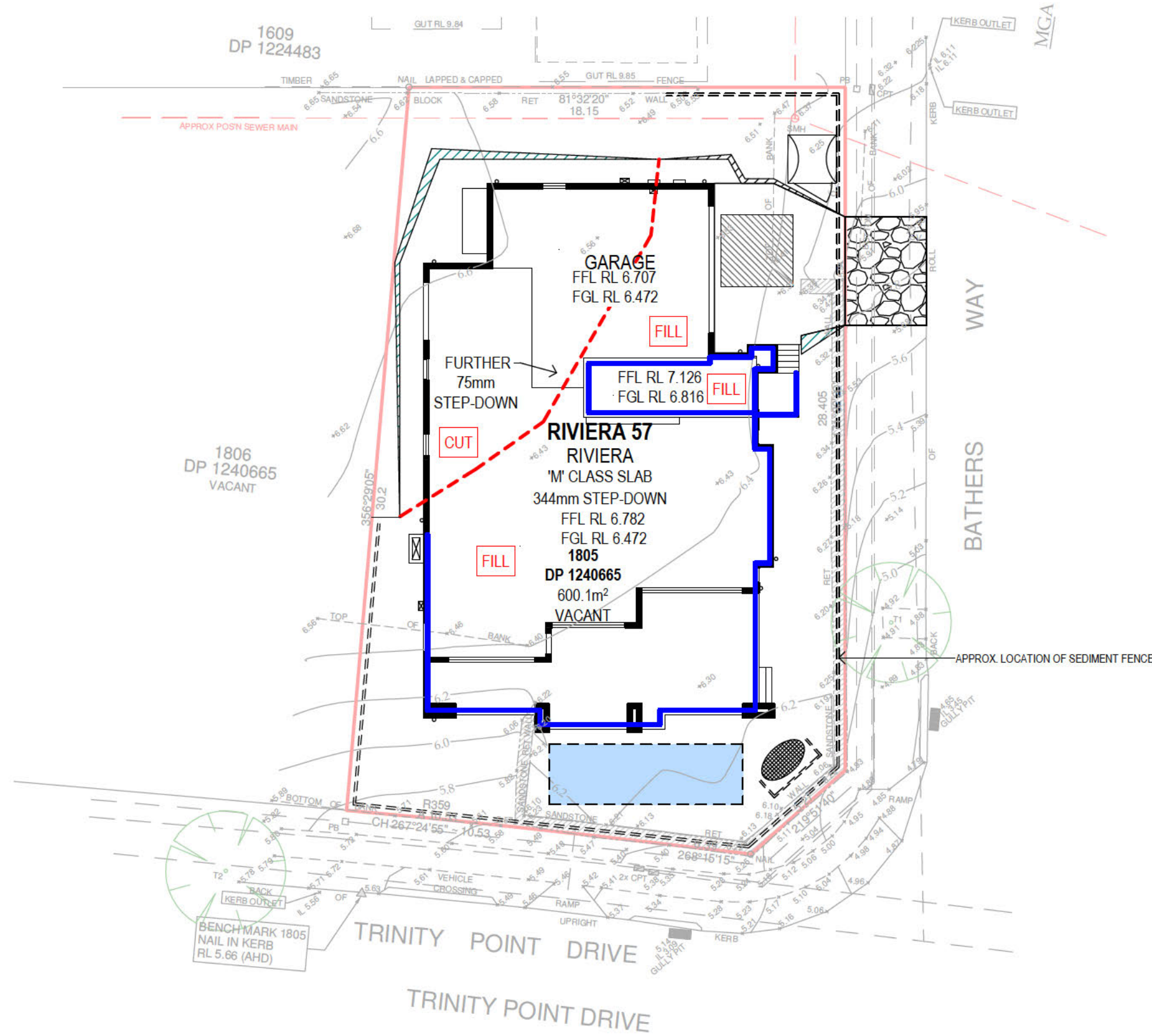
CUT & FILL BATTERS
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT & FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC.

TEMPORARY SECURITY FENCING:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

- SEDIMENT CONTROL NOTES:**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED REGULARLY BY THE SITE MANAGER.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
 6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
 7. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE DETAIL
NOT TO SCALE



30/10/2024 12:22:45 PM

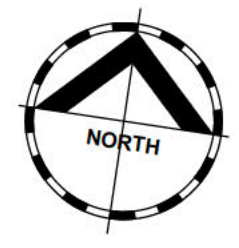
JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved Date 02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

PORTABLE TOILET
ALL WEATHER SITE ACCESS
STORMWATER LINE



DRAWING TITLE:
EROSION & SEDIMENT PLAN

0 1 2 3m
SCALE 1:200 (A3)

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m SIGNATURE
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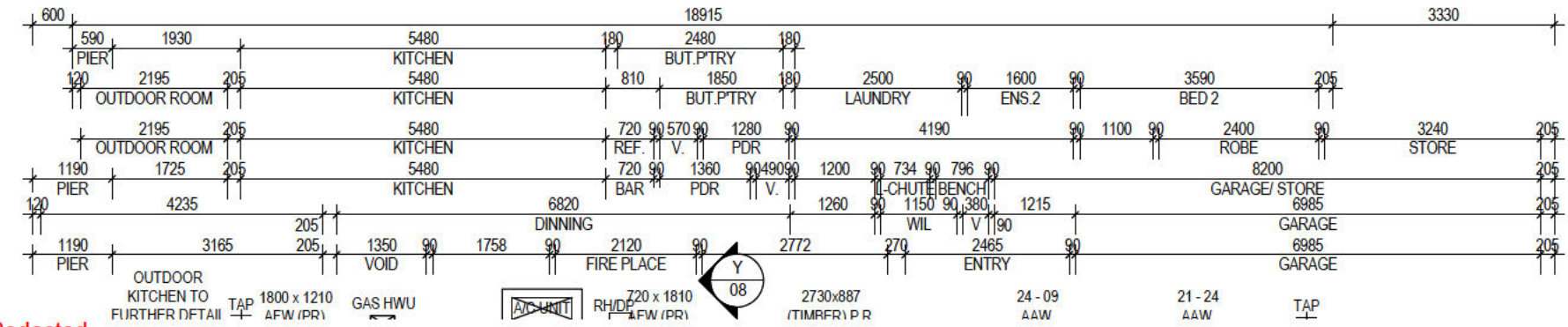
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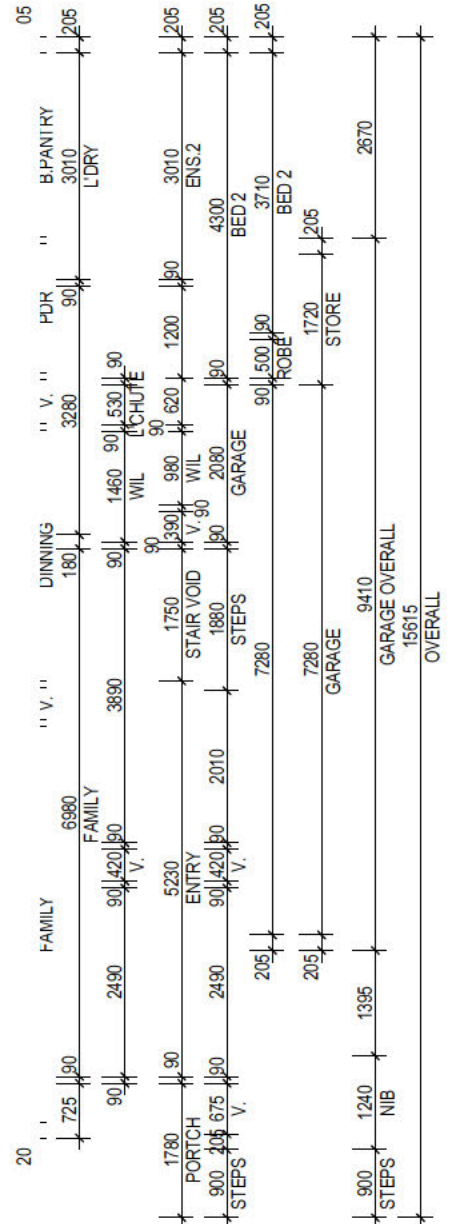
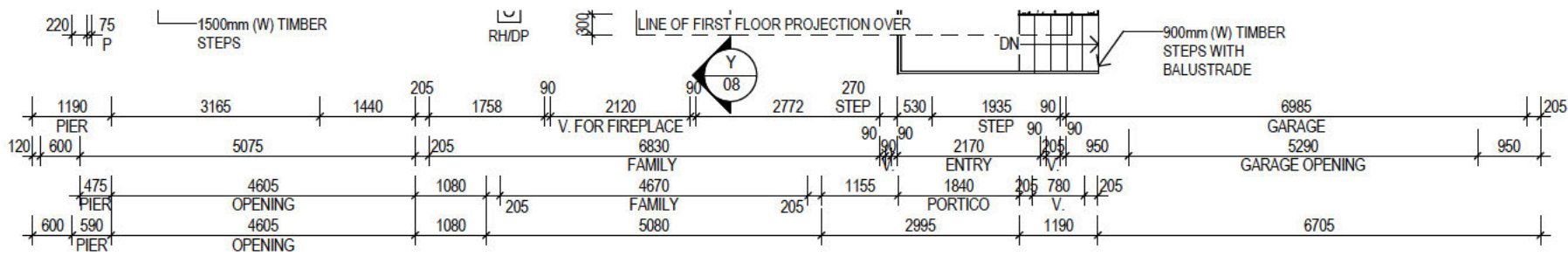
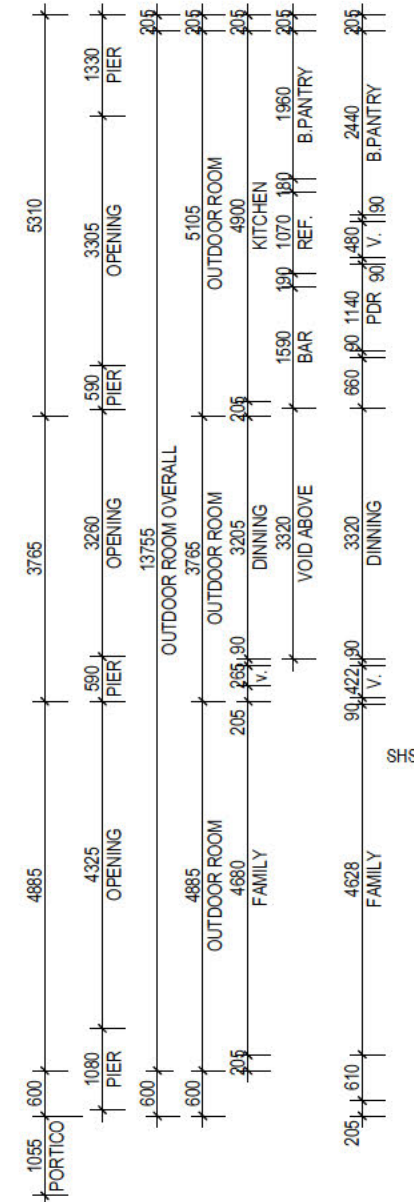
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CONSOLIDATED TENDER	
DATE: 11.10.2024	
SHEET: 02A/13	

D

A



Redacted



B

C

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved Date **02.12.24**

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

RENDER:

UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR

70MM STUD WALLS

SECTION OF STAINED TIMBER LINING TO FAMILY, OUTDOOR ROOM & ENTRY

WIDE ALUMINIUM DOUBLE GLAZING + DOUBLE LOW-E TO ALL WINDOWS

AREA	m2	SQR
GROUND FLOOR LIVING	179.23 m ²	19.29
FIRST FLOOR LIVING	248.65 m ²	26.77
TOTAL LIVING	427.88 m ²	46.06
PORTICO	3.09 m ²	0.33
OUTDOOR ROOM	53.79 m ²	5.79
GARAGE	63.50 m ²	6.84
TOTAL OTHER	120.38 m ²	12.96
TOTAL	548.26 m ²	59.02

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE 1: 100 (A3)

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m SIGNATURE
BY METRICON

SPEC: 04/01/2021

DESIGN:
RIVIERA 57

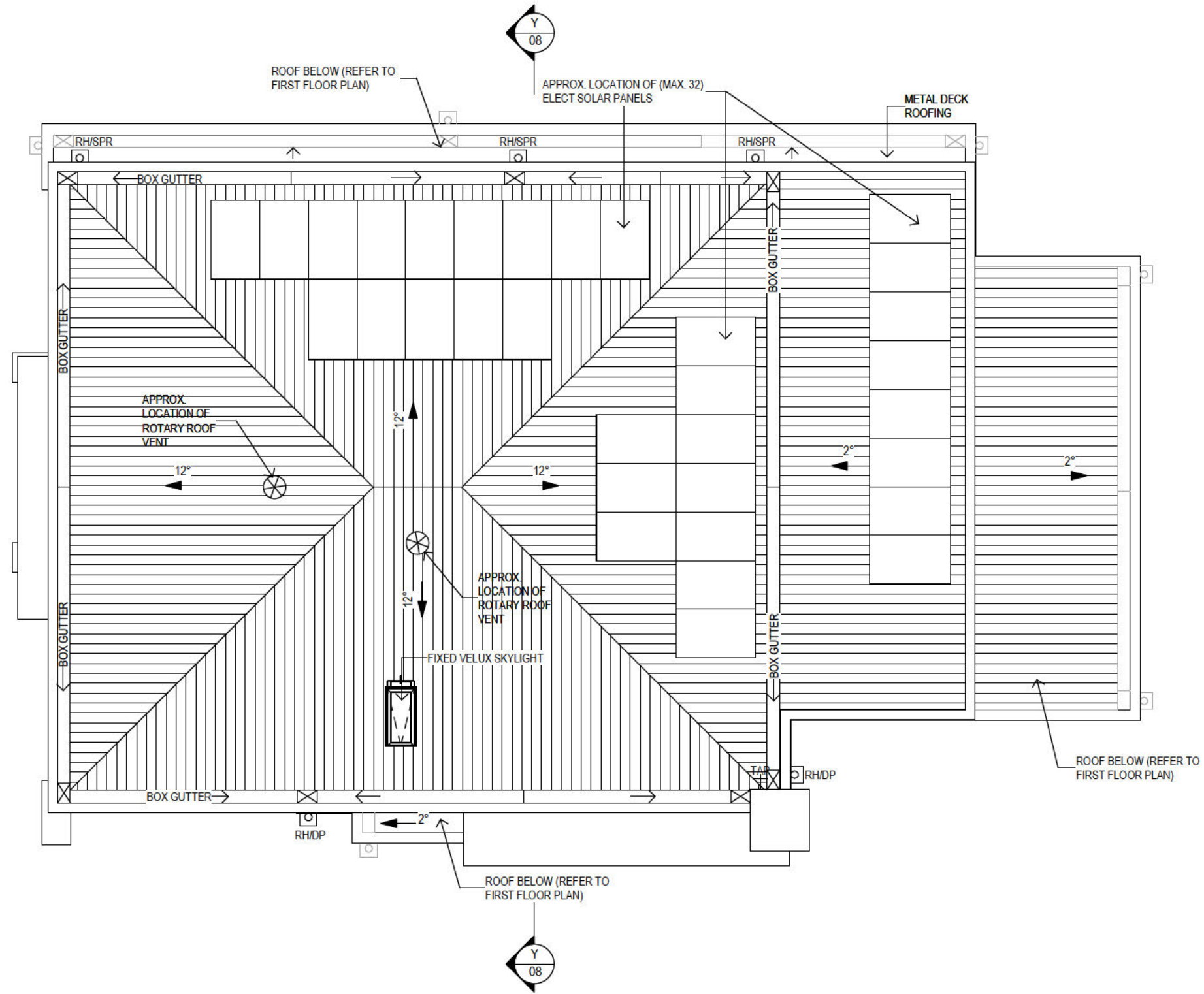
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LOT 1805 (DP 1240665) No. 154 TRINITY POINT DRIVE, MORISSET PARK	
JOB N°: 748263	PERMIT N°: 000000
WIND SPEED: N3	MASTER ISSUED: 03/09/2021
DRAWN: 2BS	CHECKED: ##
CONSOLIDATED TENDER	
DATE: 11.10.2024	
SHEET: 03/13	



DESIGN REVIEW PANEL

Approved

Date
02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

DRAWING TITLE:
ROOF PLAN



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DESIGN:
RIVIERA 57
FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS
LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000
WIND SPEED: N3 MASTER ISSUED: 03/09/2021

DRAWN: 2BS CHECKED: ## SHEET:

CONSOLIDATED TENDER
DATE: 11.10.2024

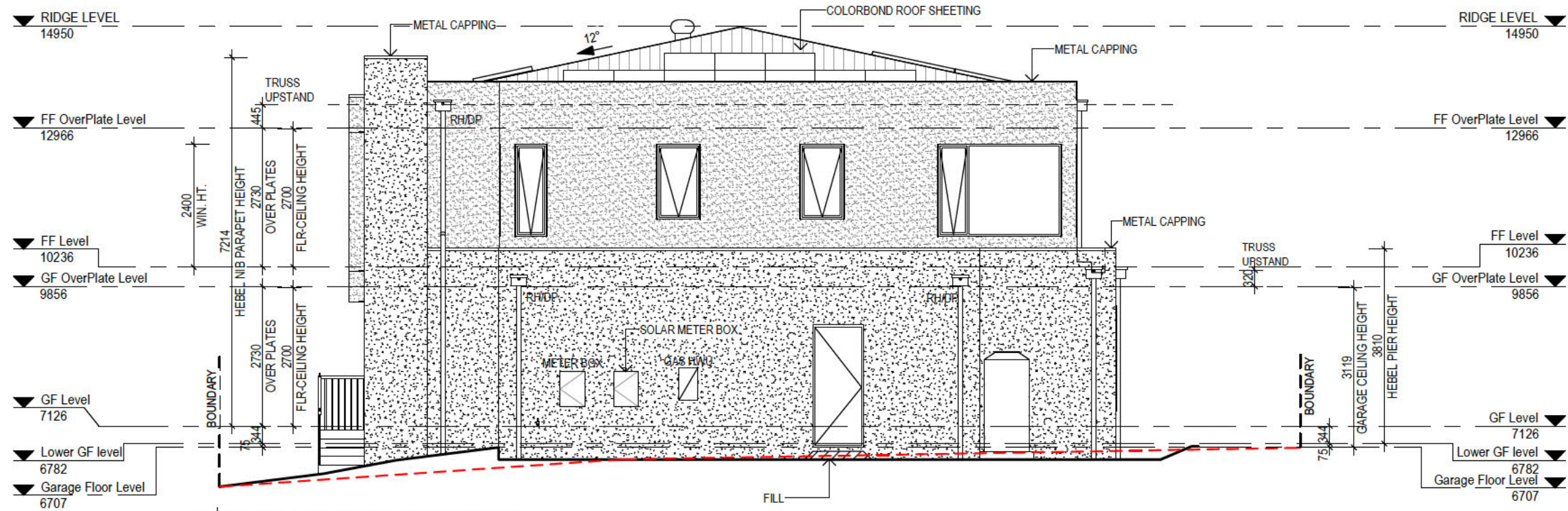
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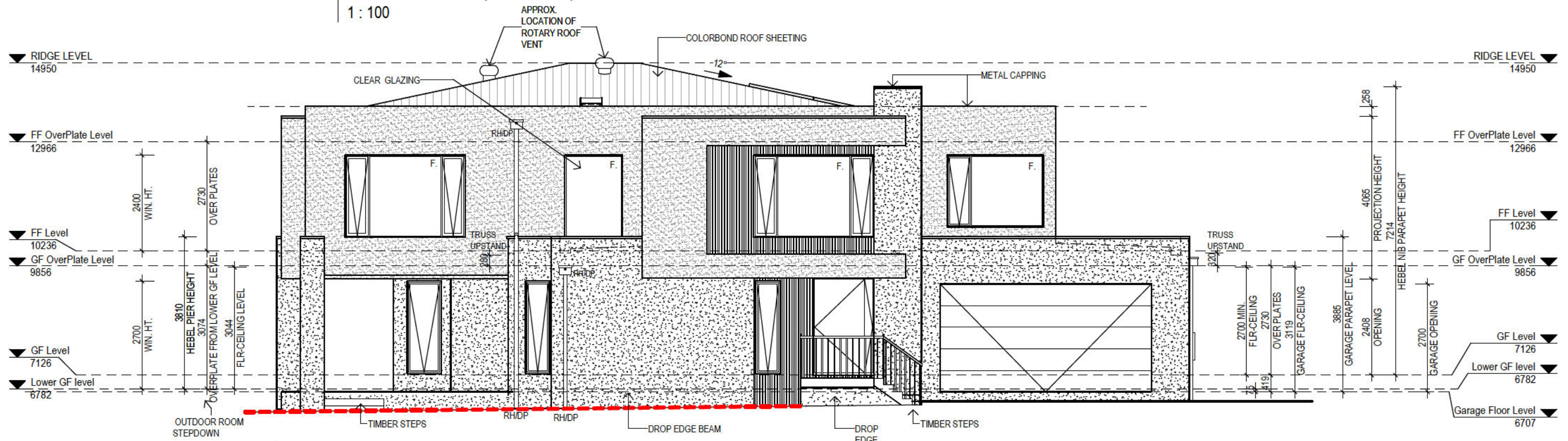
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SPEC: 04/01/2021



A ELEVATION (NORTH)
1 : 100



B ELEVATION (EAST)
1 : 100

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved

Date
02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

DRAWING TITLE:
ELEVATIONS



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DESIGN:
RIVIERA 57
FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
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LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000

WIND SPEED: N3 MASTER ISSUED: 03/09/2021

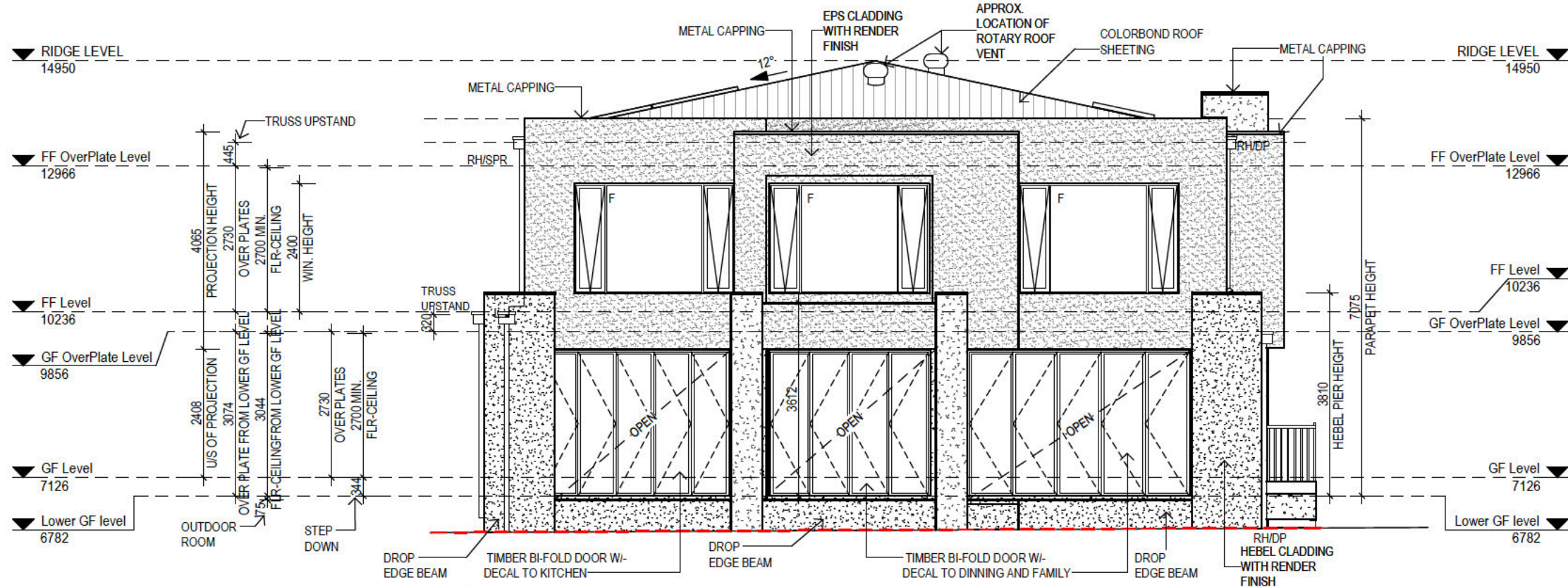
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CONSOLIDATED TENDER
DATE: 11.10.2024 **06/13**

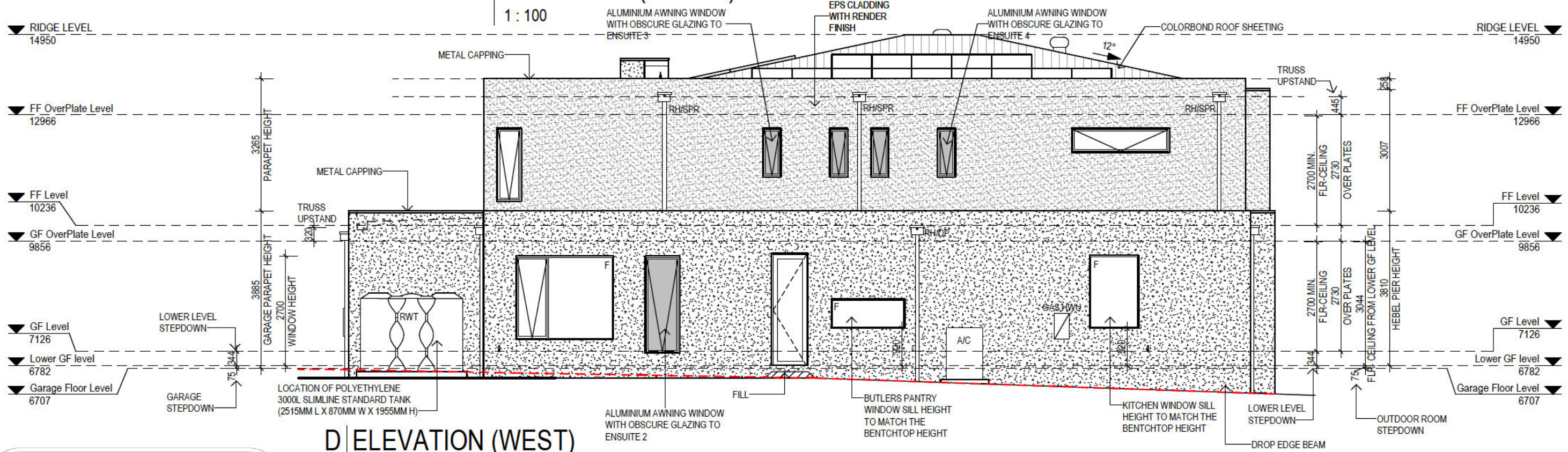
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C ELEVATION (SOUTH)
1 : 100



D ELEVATION (WEST)
1 : 100



JOHNSON PROPERTY GROUP

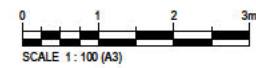
DESIGN REVIEW PANEL

Approved

Date
02.12.24

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DRAWING TITLE:
ELEVATIONS



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RIVIERA 57

FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS

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TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000
WIND SPEED: N3 MASTER ISSUED: 03/09/2021

DRAWN: 2BS CHECKED: ## SHEET:

CONSOLIDATED TENDER
DATE: 11.10.2024

07/13

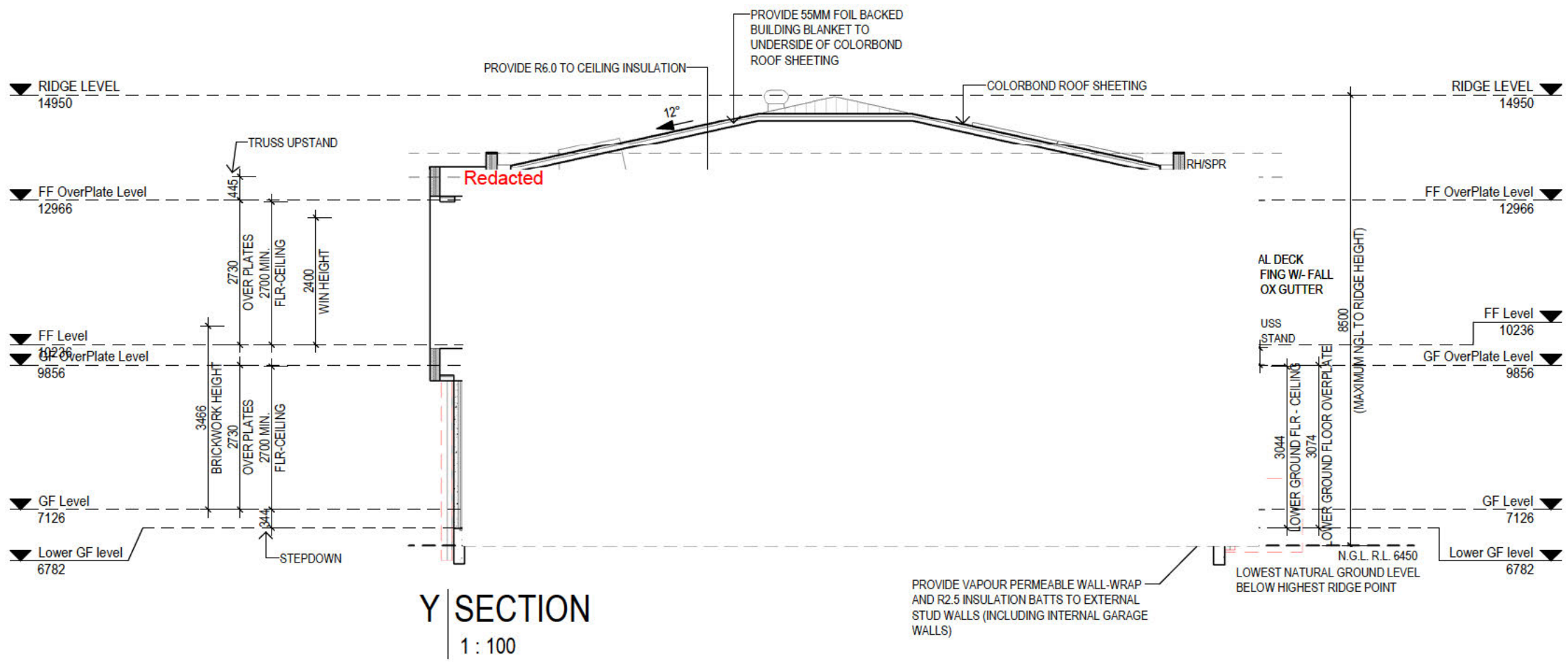


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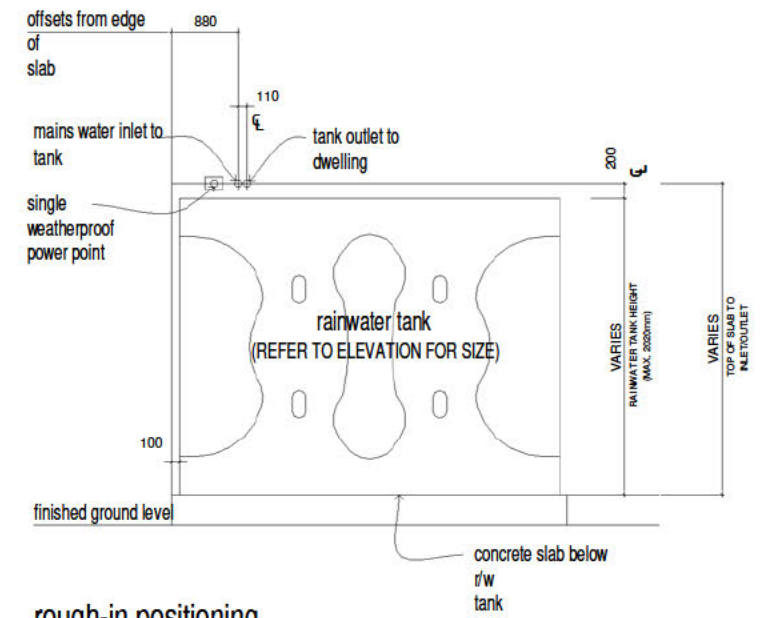
SPEC: 04/01/2021

30/10/2024 12:22:51 PM



Y SECTION
1 : 100

PROVIDE VAPOUR PERMEABLE WALL-WRAP AND R2.5 INSULATION BATTS TO EXTERNAL STUD WALLS (INCLUDING INTERNAL GARAGE WALLS)



rough-in positioning
(not to scale)
polvethylene tank detail

BASIX Certificate

--- SUMMARY ---

BASIX COMMITMENTS

Certificate No.: 1758216S_02
Date of Issue: 29.10.2024

WATER COMMITMENTS

FIXTURES

- 3 STAR RATED SHOWERHEADS >7.5 BUT <9L/MIN.
- 4 STAR RATED TOILET FLUSHING SYSTEMS
- 4 STAR RATED KITCHEN TAPS
- 4 STAR RATED BASIN TAPS

ALTERNATIVE WATER

- PROVIDE A RAINWATER TANK OF AT LEAST 3000L
- TANK MUST BE CONFIGURED TO COLLECT RAIN RUNOFF FROM AT LEAST 50 SQUARE METRES OF THE ROOF AREA.
- TANK MUST BE CONNECTED TO;
 - ALL TOILETS
 - WASHING MACHINE COLD WATER TAP
 - AT LEAST ONE OUTDOOR TAP

ENERGY COMMITMENTS

HOT WATER

- 26 TO 30 STCs OR BETTER ELECTRIC HEAT PUMP

COOLING SYSTEM

- 1-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF EER 3.0-3.5
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF EER 3.0-3.5
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

HEATING SYSTEM

- 1-PHASE AIR COND. TO AT LEAST 1 LIVING AREA WITH A MIN. ENERGY RATING OF EER 3.5-4.0
- 1-PHASE AIR COND. TO AT LEAST 1 BEDROOM AREA WITH A MIN. ENERGY RATING OF EER 3.5-4.0
- SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

VENTILATION

- PROVIDE EXTERNALLY DUCTED EXHAUST FANS TO;
 - AT LEAST 1 BATHROOM
 - THE KITCHEN

ARTIFICIAL LIGHTING

- PROVIDE A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

NATURAL LIGHTING

- PROVIDE A WINDOW/SKYLIGHT IN THE KITCHEN AND AT LEAST 4 BATHROOMS/TOILET FOR NATURAL LIGHTING

ALTERNATIVE ENERGY

- INSTALL ONE SET OF PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 5.68 PEAK KILOWATTS OF ELECTRICITY AND ANOTHER SET OF PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 7.32 PEAK KILOWATTS OF ELECTRICITY

OTHER COMMITMENTS

- PROVIDE A FIXED OUTDOOR CLOTHESLINE
- PROVIDE AN INDUCTION COOKTOP & ELECTRIC OVEN IN THE KITCHEN

30/10/2024 12:22:52 PM

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved Date 02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

DRAWING TITLE:
SECTION

SCALE 1: 100 (A3)

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SPEC: 04/01/2021

DESIGN:
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FACADE:
RIVIERA

CEILING:
27G, 27F RH

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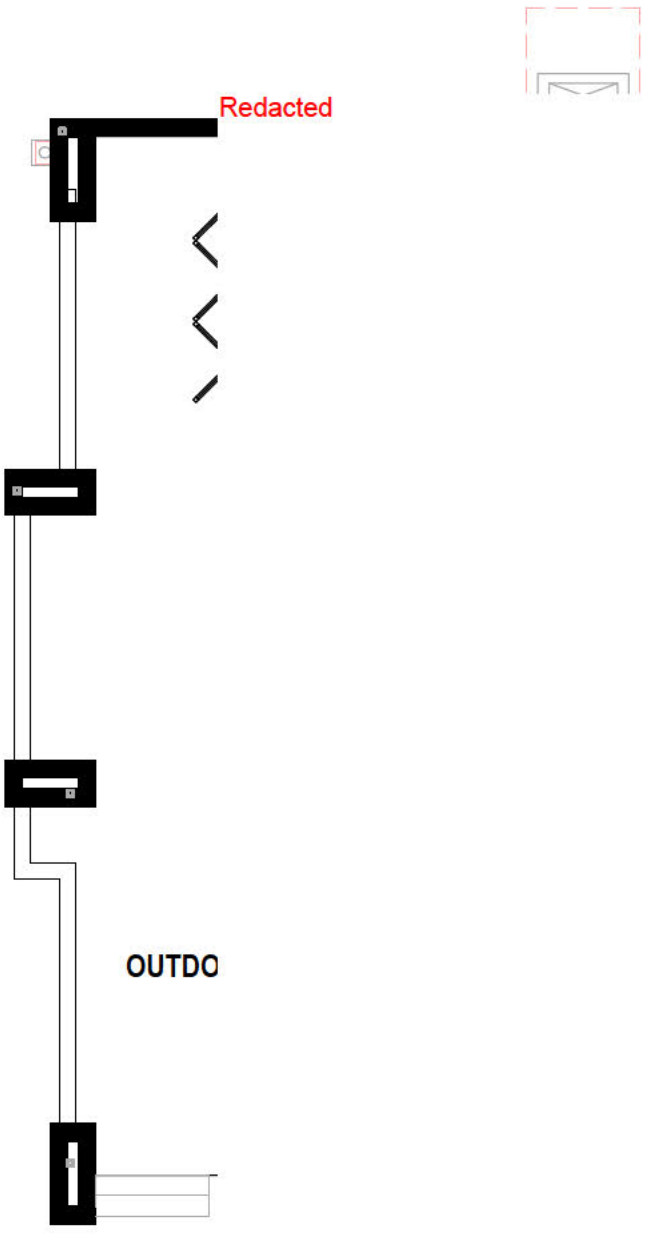
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LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000
WIND SPEED: N3 MASTER ISSUED: 03/09/2021
DRAWN: 2BS CHECKED: ## SHEET:
CONSOLIDATED TENDER 08/13
DATE: 11.10.2024

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DESIGN REVIEW PANEL

Approved

Date
02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

Wet Area Tiles

Floor Finishes Ground Floor	
Floor Finish	Area
Tiles	130.43 m ²
Wet Area Tiles	13.13 m ²

DRAWING TITLE:
GROUND FLOOR FLOOR COVERINGS



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JOB N°: 748263 PERMIT N°: 000000

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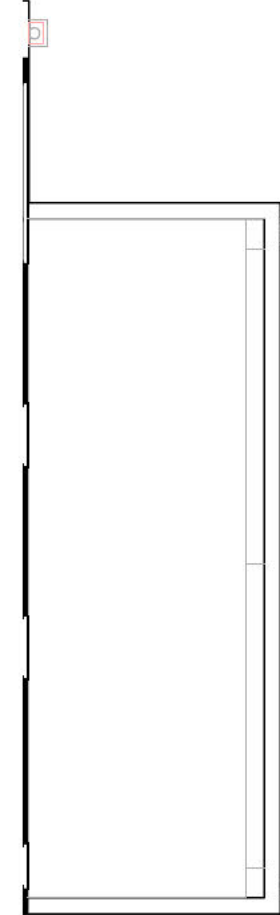
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Date
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APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

Wet Area Tiles

Floor Finishes First Floor

Floor Finish	Area
CARPET	168.66 m ²
Wet Area Tiles	28.87 m ²

DRAWING TITLE:
FIRST FLOOR FLOOR COVERINGS



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WIND SPEED: N3 MASTER ISSUED: 03/09/2021

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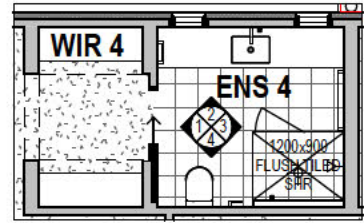


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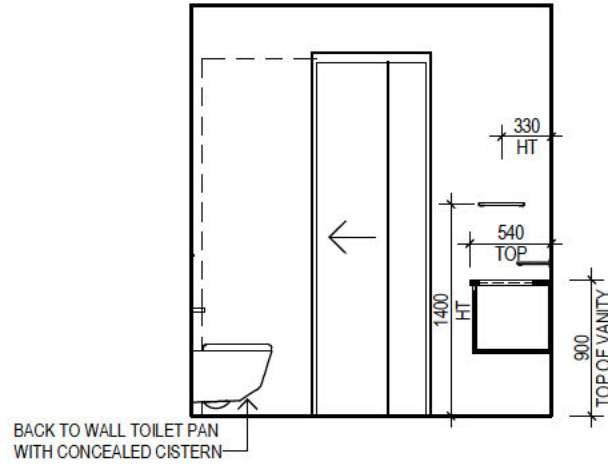
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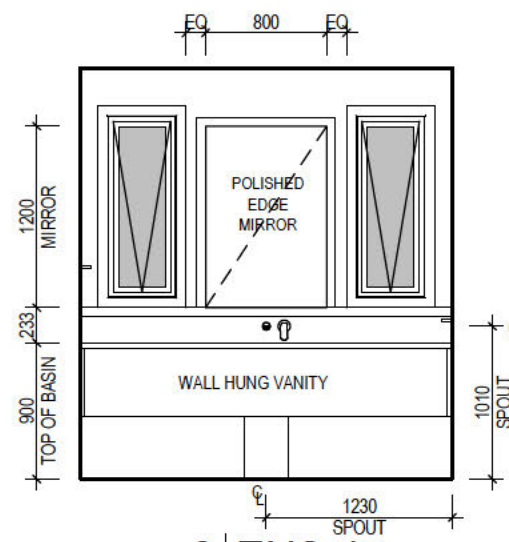
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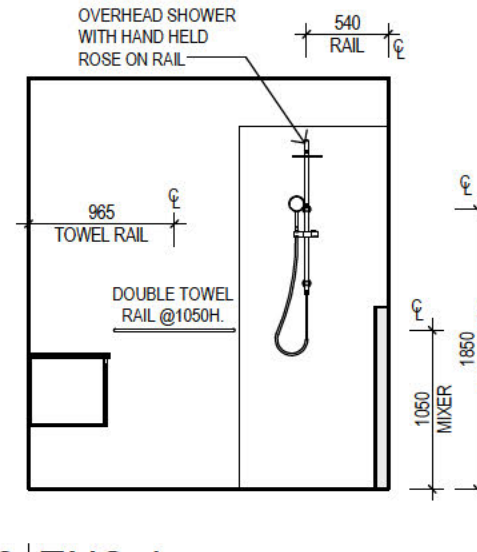
ENS 4 / WIR 4
1 : 100



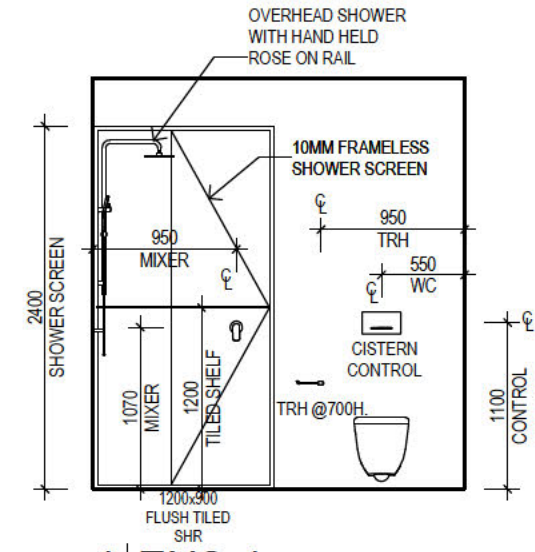
1 | ENS 4
1 : 50



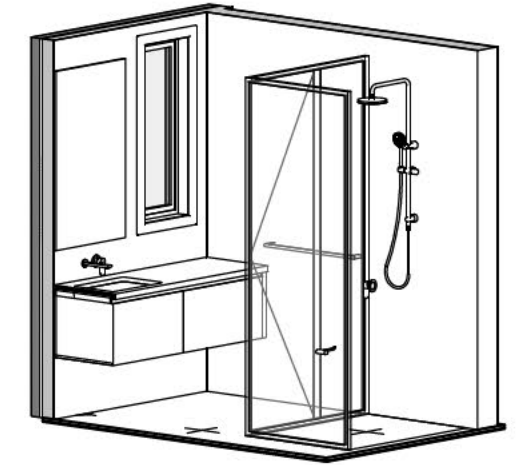
2 | ENS 4
1 : 50



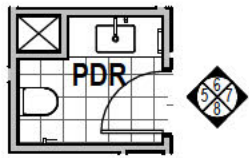
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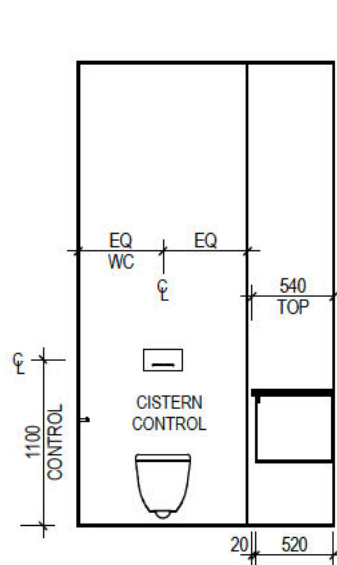
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1 : 50



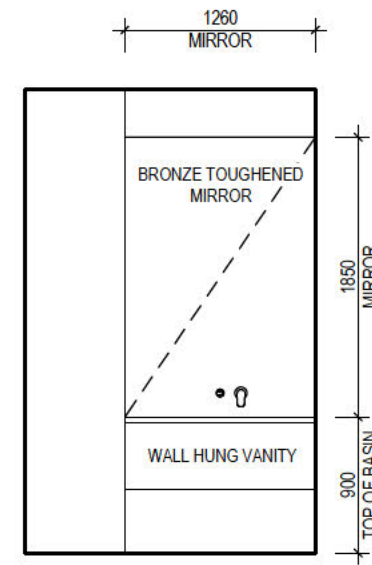
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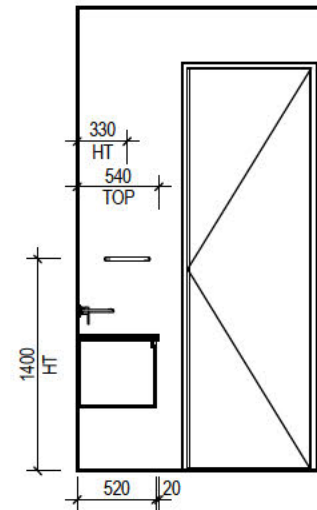
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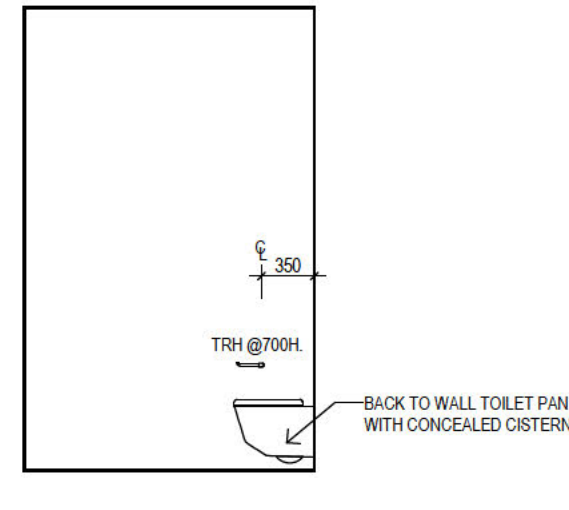
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1 : 50



6 | PDR
1 : 50



7 | PDR
1 : 50



8 | PDR
1 : 50



DESIGN REVIEW PANEL

Approved

Date
02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

ONLY REFER TO COLOUR SELECTION.

DRAWING TITLE:
INTERNAL ELEVATIONS



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DESIGN:
RIVIERA 57
FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS
LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

JOB N°: 748263 PERMIT N°: 000000
WIND SPEED: N3 MASTER ISSUED: 03/09/2021

DRAWN: 2BS CHECKED: ## SHEET:

CONSOLIDATED TENDER
DATE: 11.10.2024 **11/13**

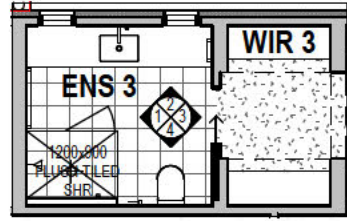


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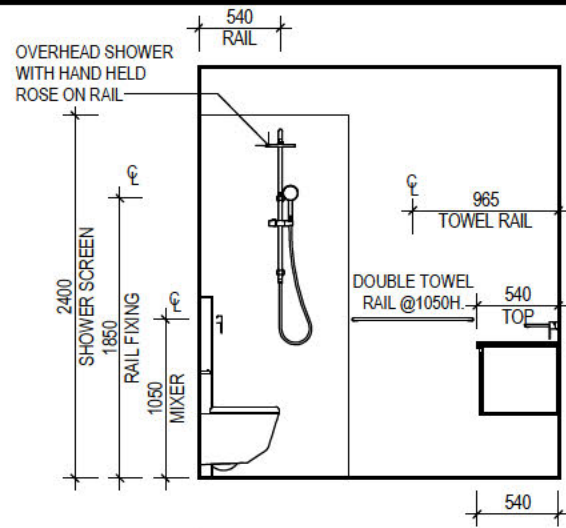
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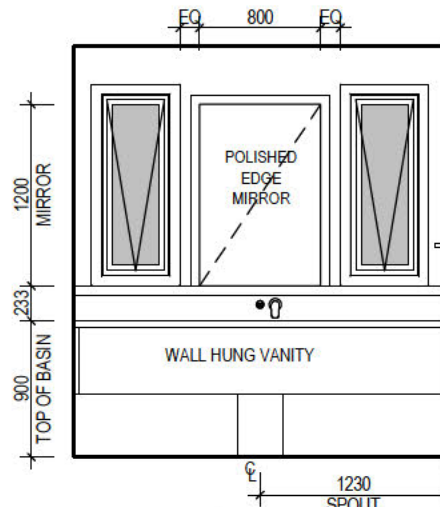
SPEC: 04/01/2021



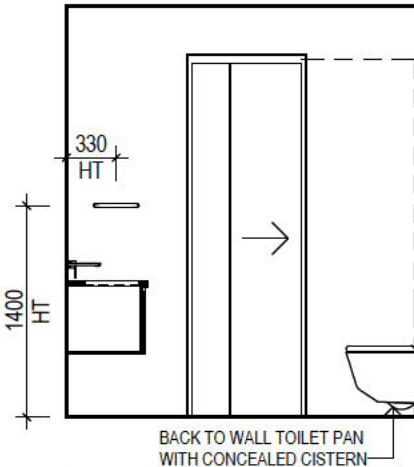
ENS 3 / WIR 3
1 : 100



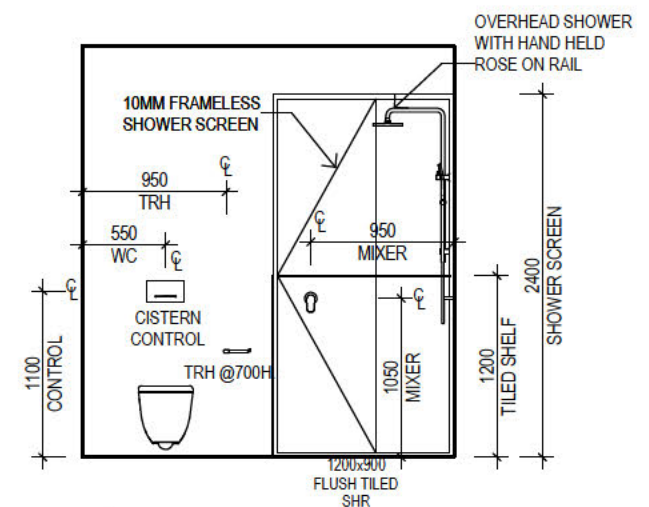
1 | ENS 3
1 : 50



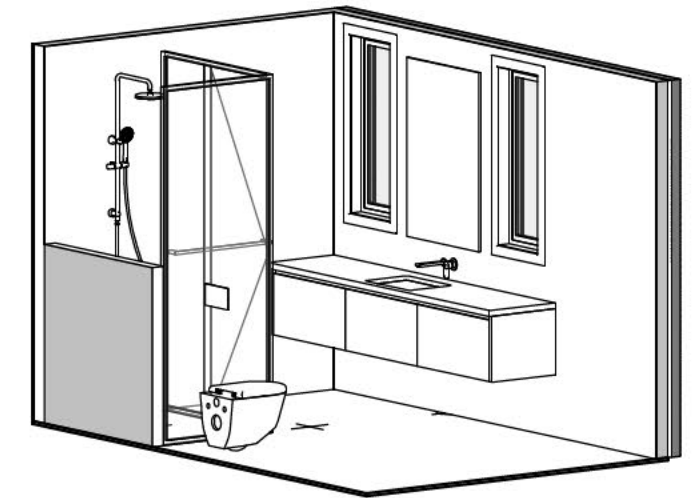
2 | ENS 3
1 : 50



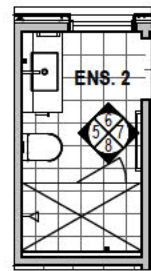
3 | ENS 3
1 : 50



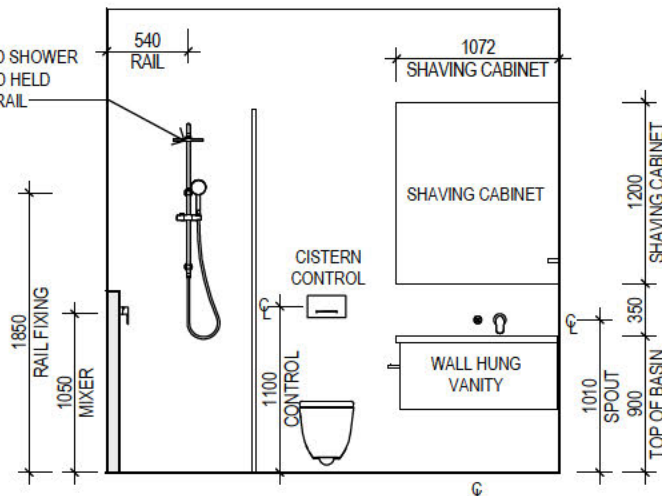
4 | ENS 3
1 : 50



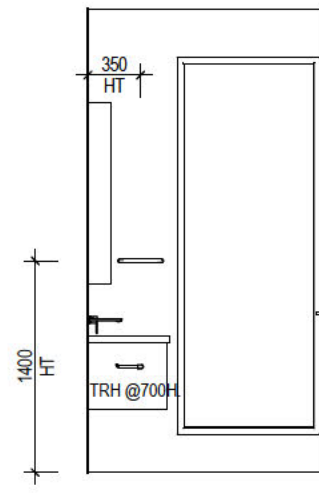
ENS3 3D VIEW



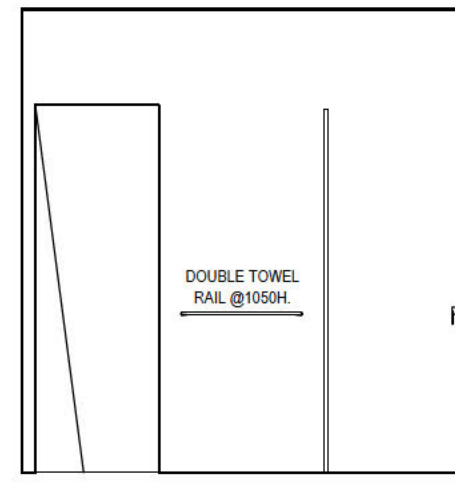
ENS. 2
1 : 100



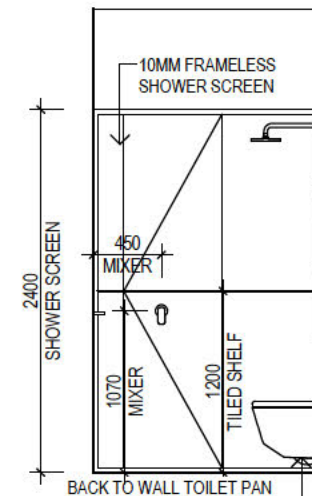
5 | ENS 2
1 : 50



6 | ENS 2
1 : 50



7 | ENS 2
1 : 50



8 | ENS 2
1 : 50



DESIGN REVIEW PANEL

Approved

Date
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DRAWING TITLE:
INTERNAL ELEVATIONS



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DRAWN: 2BS CHECKED: ## SHEET:

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DATE: 11.10.2024

12/13

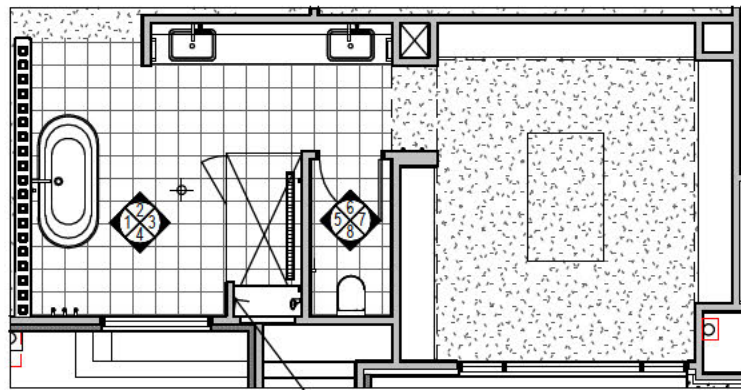


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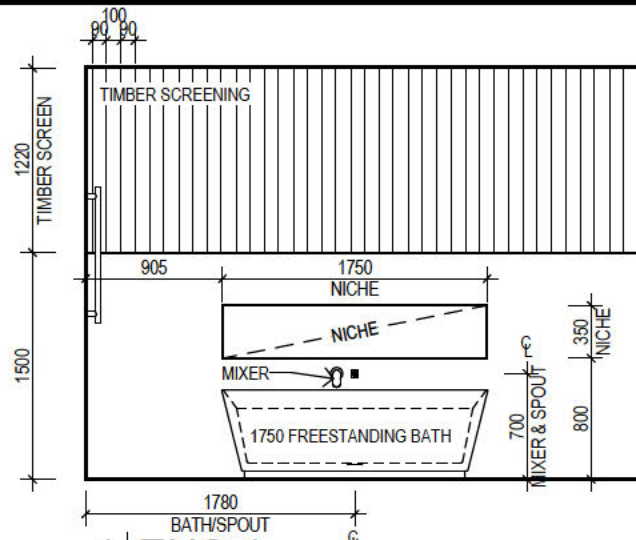
SPEC: 04/01/2021

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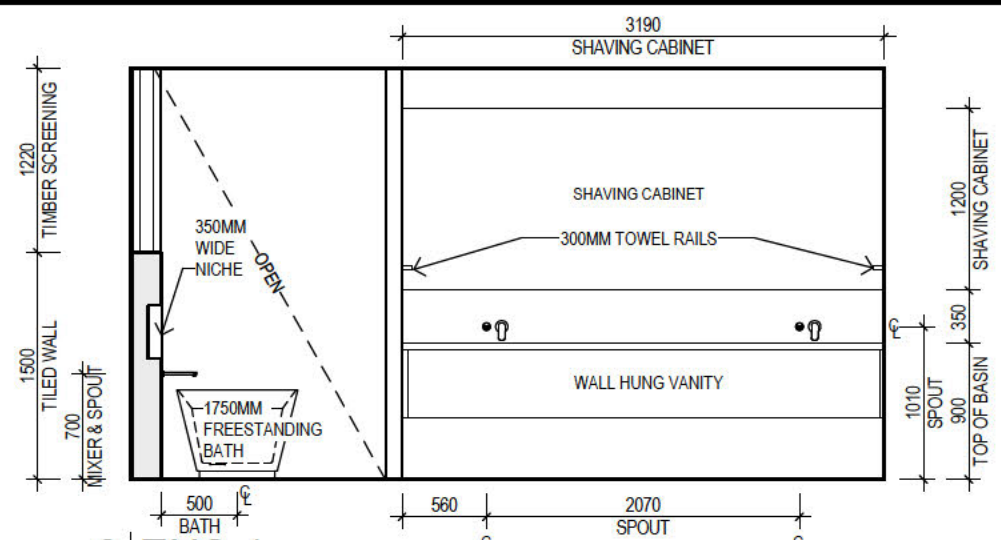
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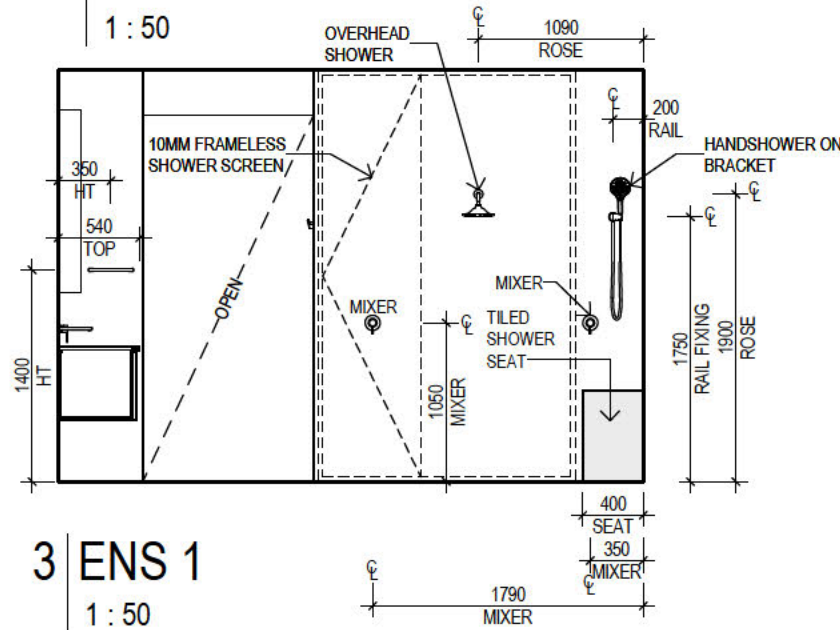
ENS 1
1 : 100



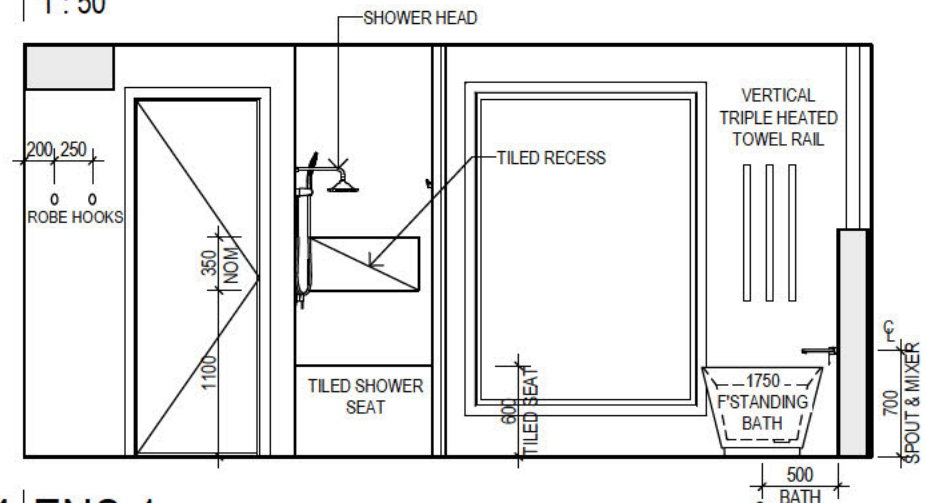
1 ENS 1
1 : 50



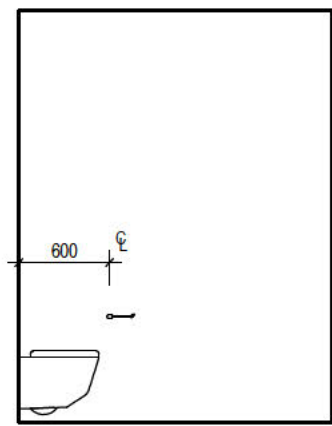
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1 : 50



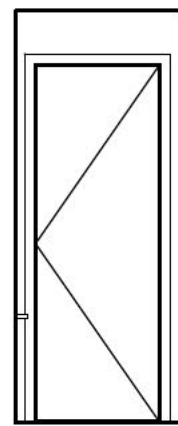
3 ENS 1
1 : 50



4 ENS 1
1 : 50



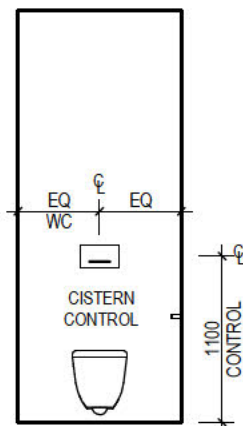
5 WC 1



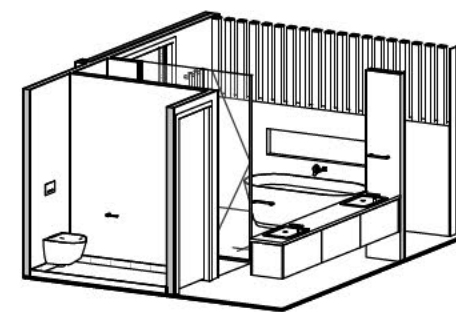
6 WC 1
1 : 50



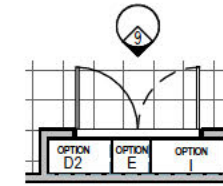
7 WC 1
1 : 50



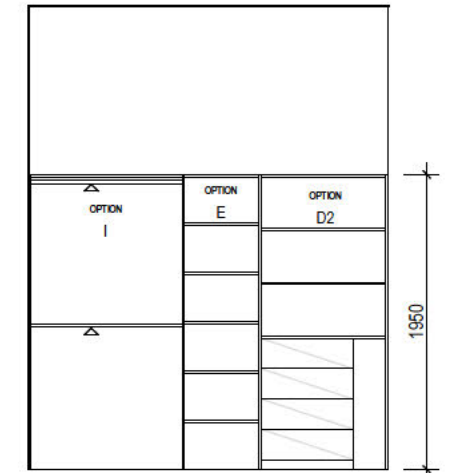
8 WC 1
1 : 50



ENS1 3D VIEW



BED 2 ROBE
1 : 100



9 BED 2 ROBE
1 : 50

JOHNSON PROPERTY GROUP

DESIGN REVIEW PANEL

Approved

Date
02.12.24

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

ONLY REFER TO COLOUR SELECTION.

DRAWING TITLE:
INTERNAL ELEVATIONS



Do NOT scale this drawing.
All written dimensions take precedence
over scaled dimension. If in doubt, ASK.

DESIGN:
RIVIERA 57

FACADE:
RIVIERA

CEILING:
27G, 27F RH

OWNER:
MR. & MS. HARRIS

LOT 1805 (DP 1240665) No. 154
TRINITY POINT DRIVE, MORISSET PARK

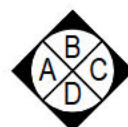
JOB N°: 748263 PERMIT N°: 000000

WIND SPEED: N3 MASTER ISSUED: 03/09/2021

DRAWN: 2BS CHECKED: ## SHEET:

CONSOLIDATED TENDER
DATE: 11.10.2024

13/13



m SIGNATURE
BY METRICON

SPEC: 04/01/2021

Build. E, Level 4, 32 Lexington Dr,
Baulkham Hills NSW 2153
P.O. Box 7510, Nonwest Business Park NSW 2153
Contractor Licence N°: 174 899 - A.C.N. 005 108 752
Tel (02) 8887 9000 - Fax: (02) 8079 5901
www.meticon.com.au

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T1 TREE NUMBERS AS IDENTIFIED ON CONTOUR SURVEY

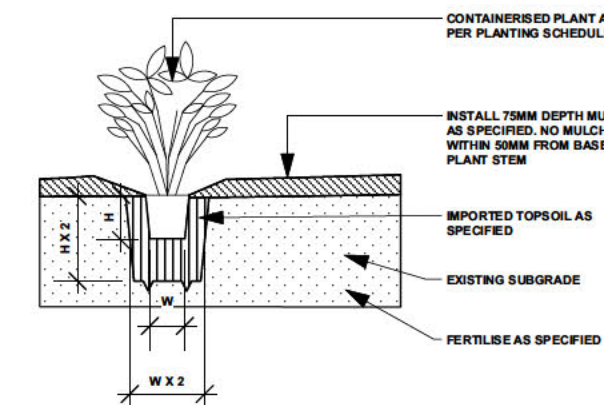
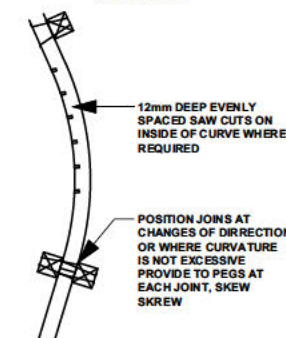
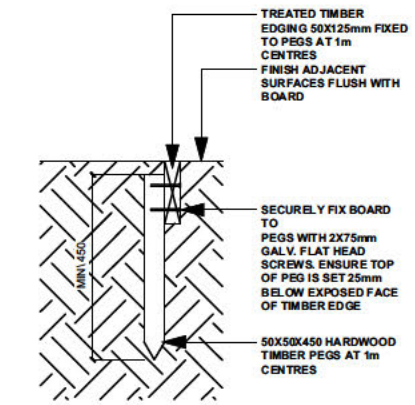
LANDSCAPED AREA:
 Total Landscaped Area : 206.50 Sqm
 Excl. All Hard Surfaces : 34.4 %
 Min. Allowable By Council: 25 %

LEGEND

- UNCOLOURED PLAIN CONCRETE
- UNIT PAVERS
- TURF AREAS
- GARDEN BEDS / MULCHED PATHWAYS
- PROPOSED RESIDENCE
- AS SELECTED TILES
- TIMBER GARDEN EDGING

MONTH	MOWING	FERTILISING	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING CLIPPING	WEED SPRAY	WATERING IRRIGATION	PLANT REPLACEMENT
	EDGING	BLOWING						
DEC	W	M	M	W	M	M	D	M
JAN	W	M	M	W	M	M	D	M
FEB	W	M	M	W	M	M	D	M
MAR	F	M	M	F	M	M	D	M
APR	F	M	M	F	M	M	D	M
MAY	F	M	M	F	M	M	2ND DAY	M
JUN	M	M	M	M	M	M	2ND DAY	M
JUL	M	M	M	M	M	M	2ND DAY	M
AUG	M	M	M	M	M	M	2ND DAY	M
SEP	M	M	M	M	M	M	D	M
OCT	F	M	M	F	M	M	D	M
NOV	F	M	M	F	M	M	D	M
W:	W-WEEKLY		F-FORTNIGHT		M-MONTHLY		2ND-DAY - EVERY SECOND DAY	

NOTE: ALL TIMBER TO BE PRESERVATIVE TREATED PRIOR TO INSTALLATION



Magnolia grandiflora
Little Gem



Dianella caerulea
Flax Lilly

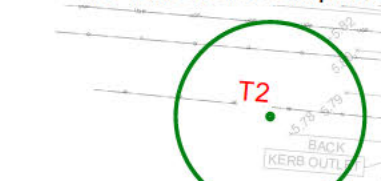
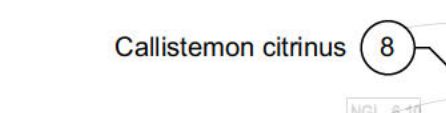
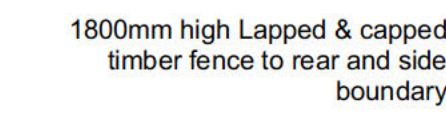
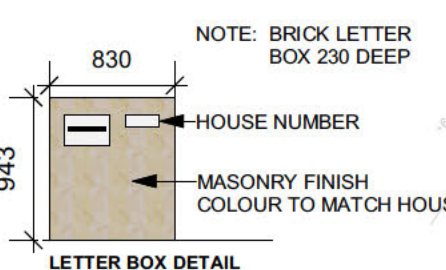
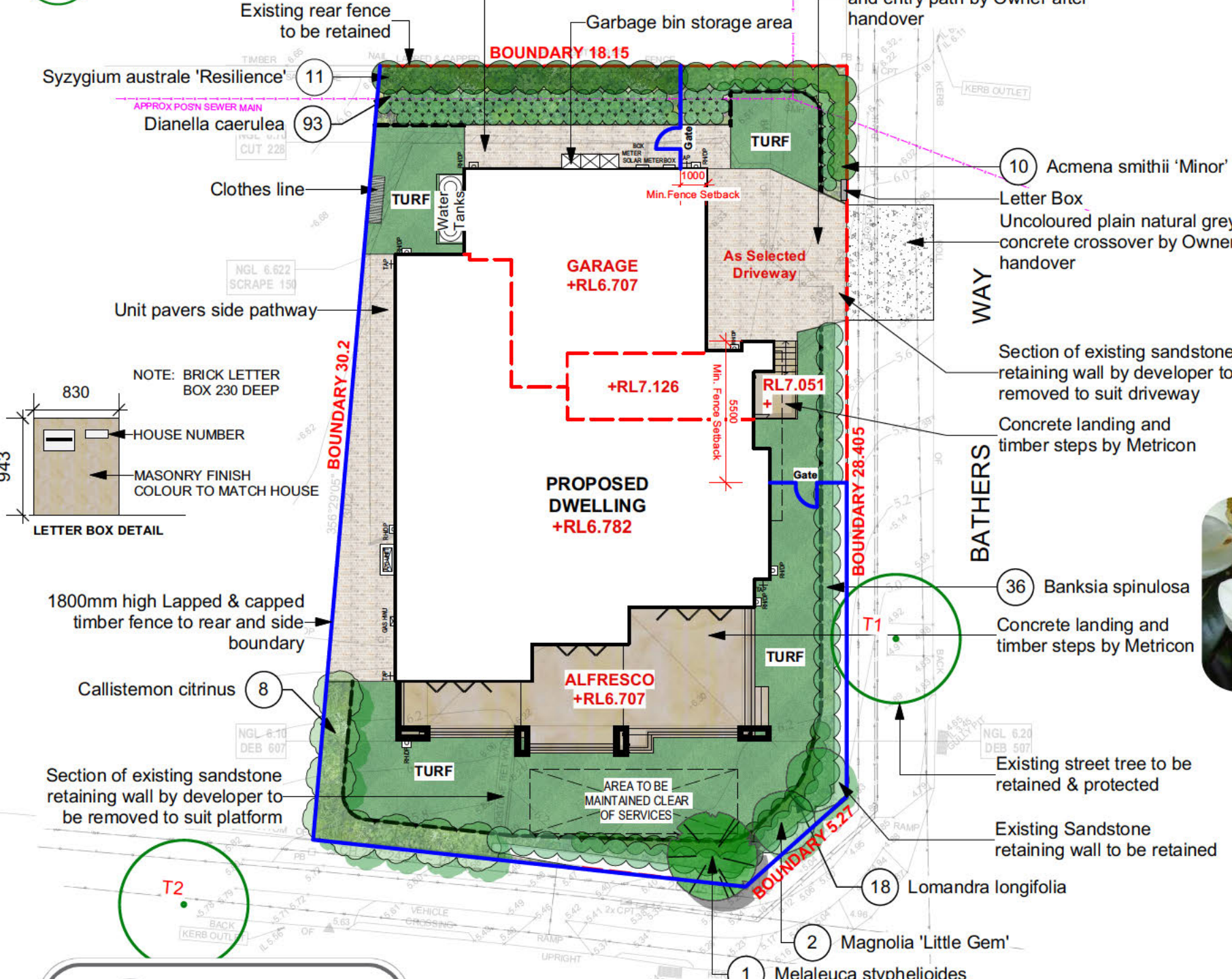
INDIVIDUAL PLANTING

PLANT SCHEDULE

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
M'LG"	2	Magnolia	Magnolia 'Little Gem'	45L	6m	2.0 - 3.5m
mel-sty	1	Prickly Paperbark	Melaleuca styphelioides	45L	10 - 15m	2.0 - 3.5m
Shrubs						
Acm-smi	10	Lillypilly	Acmena smithii 'Minor'	200mm	1-3m	2m
Ban-spi	36	Hairpin Banksia	Banksia spinulosa	200mm	0.9 - 1.5m	0.9 - 1.2m
Cal-cit	8	Scarlet Bottlebrush	Callistemon citrinus	200mm	3 - 5m	2.0 - 3.5m
syz-au're'	11	Lilly Pilly	Syzygium australe 'Resilience'	200mm	1 - 2.5m	1.5m
Ground Covers						
Grasses						
Dia-cae	93	Blue Flax-lily	Dianella caerulea	150mm	0.4m	0.6m
Lom-lon	18	Spiny-headed Mat-Rush	Lomandra longifolia	150mm	0.6m	0.8m
Total	179					

B 24/10/24 AMEND TO SUIT SITE PLAN REV F
 ISSUE DATE COMMENT

AMENDMENTS



JOHNSON PROPERTY GROUP
 DESIGN REVIEW PANEL
 Approved Date 02.12.24
 APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

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SYDNEY NORTH STUDIO
 PO Box 265
 SEAFORTH NSW 2092
 0417685846
 1300 22 44 55
 info@sdstudios.com.au
 www.sdstudios.com.au

Project METRICON - MR. & MRS. HARRIS
 Address LOT 1805 NO. 154 TRINITY POINT DRIVE, MORRISSET PARK
 Drawing Title DA LANDSCAPE PLAN
 Client MR. & MRS. HARRIS
 Scale 1:200@A3
 Drawing No. 748623

ROOF



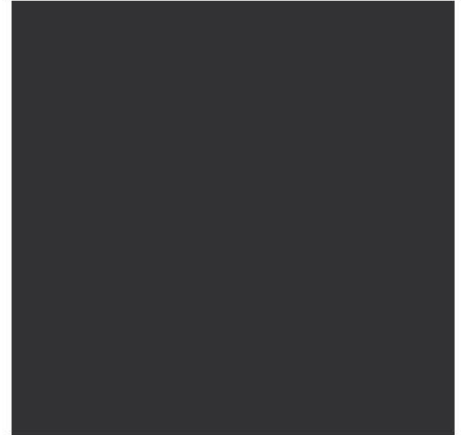
COLORBOND DUNE

GUTTER / FASCIA



COLORBOND DUNE

PORTICO LINING



DULUX CB MONUMENT

ALU FRAMES



MONUMENT

RENDER GROUND FLOOR



DULUX CB WALLABY

RENDER FIRST FLOOR



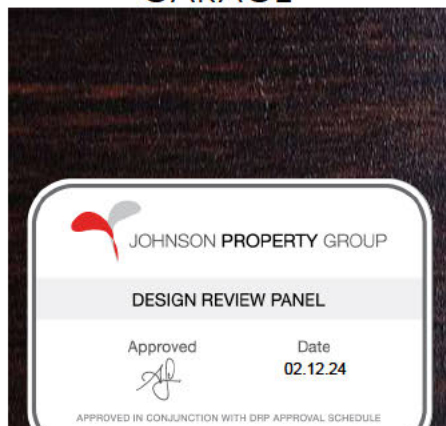
DULUX GREY PEBBLE

FEATURE TILE



QUARZITI WATERFALL
STRUCTURED 600MM X 300MM

GARAGE



DECOWOOD WENGE

FRONT DOOR / TIMBER
CLADDING



CABOTS CHESTNUT

RENDER FEATURE



DULUX CB MONUMENT

 **Dulux CB Monument**
Material - EPS Cladding with Render Finish

 **Dulux CB Wallaby**
Material - Hebel with Render Finish

 **Dulux Grey Pebble**
Material - EPS Cladding with Render Finish

Sign **Redacted**
MS
9607



Tile QUARZITI WATERFALL STRUCTURED (600mm x 300mm)

A ELEVATION
1:100



Tile QUARZITI WATERFALL STRUCTURED (600mm x 300mm)

 **JOHNSON PROPERTY GROUP**

DESIGN REVIEW PANEL

Approved  Date **02.12.24**

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

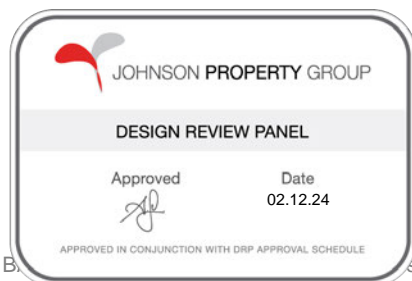
Certificate number: 1758216S_02

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 commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 29 October 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	748263_02	
Street address	154 TRINITY POINT Drive MORISSET PARK 2264	
Local Government Area	Lake Macquarie City Council	
Plan type and plan number	Deposited Plan DP1240665	
Lot no.	1805	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 100	Target 70
Materials	✓ -100	Target n/a

Certificate Prepared by
Name / Company Name: Energy Advance
ABN (if applicable): 17609332014

Description of project

Project address

Project name	748263_02
Street address	154 TRINITY POINT Drive MORISSET PARK 2264
Local Government Area	Lake Macquarie City Council
Plan type and plan number	Deposited Plan DP1240665
Lot no.	1805
Section no.	-

Project type

Project type	dwelling house (detached)
No. of bedrooms	5

Site details

Site area (m ²)	600
Roof area (m ²)	264
Conditioned floor area (m ²)	369.7
Unconditioned floor area (m ²)	7.4
Total area of garden and lawn (m ²)	207
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads

Assessor number	DMN/14/1662
Certificate number	T8E8P74EWP
Climate zone	15
Area adjusted cooling load (MJ/m ² .year)	20
Area adjusted heating load (MJ/m ² .year)	30

Project score

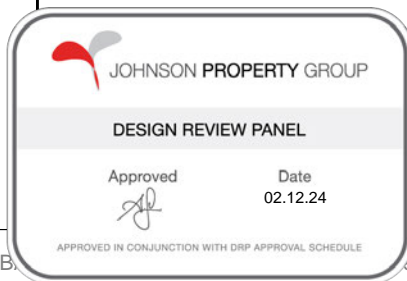
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 100	Target 70
Materials	✓ -100	Target n/a



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development 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 development.		✓	✓
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 50 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: <ul style="list-style-type: none"> all toilets in the development the cold water tap that supplies each clothes washer in the development 		✓ ✓ ✓	✓ ✓ ✓
development (Note: NSW Health does not recommend that rainwater be used for human potable water supply.)		✓	✓



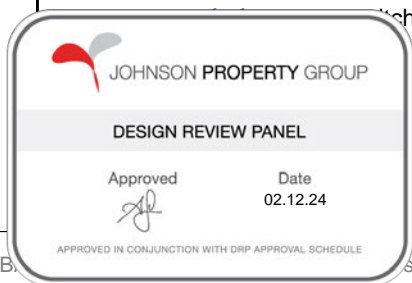
development (Note: NSW Health does not recommend that rainwater be used for human potable water supply.)

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the 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 with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓



Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

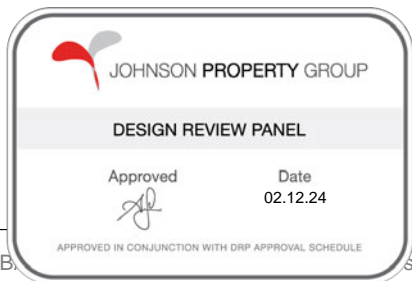
Construction	Area - m ²	Insulation
floor - concrete slab on ground, waffle pod slab.	160.5	none
floor - suspended floor above open subfloor, particle board; frame: light steel frame.	49.1	fibreglass batts or roll
floor - above habitable rooms or mezzanine, particle board; frame: light steel frame..	146.1	fibreglass batts or roll
floor - suspended floor above garage, particle board; frame: light steel frame.	29.4	fibreglass batts or roll
garage floor - concrete slab on ground, waffle pod slab.	58.7	none
external wall: AAC veneer; frame: light steel frame.	132.3	fibreglass batts or roll
external wall: framed (fibre cement sheet or boards); frame: light steel frame.	24.6	fibreglass batts or roll
external wall: external insulated façade system (EIFS); frame: light steel frame.	162.1	fibreglass batts or roll
external garage wall: AAC veneer; frame: light steel frame.	65	none
internal wall: plasterboard; frame: light steel frame.	25.5	fibreglass batts or roll
internal wall: plasterboard; frame: light steel frame.	308.8	none
pitched roof, framed - metal	264.2	ceiling: fibreglass batts or roll; roof: foil backed blanket.



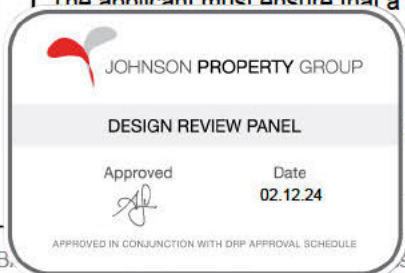
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	97.57
timber	2.42
uPVC	0
steel	0
composite	0

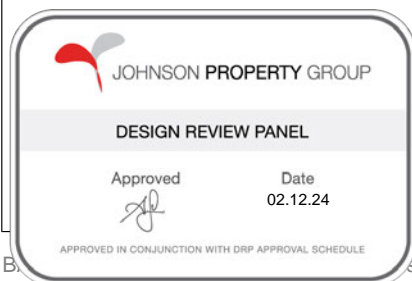
Glazing	Maximum area - m2
single	2.42
double	97.57
triple	0



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: electric heat pump with a performance of 26 to 30 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; 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: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
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: manual switch on/off 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		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-		✓	✓
...w and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓



Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
<p>The photovoltaic system must consist of:</p> <ul style="list-style-type: none"> • one set of photovoltaic collectors with the capacity to generate at least 5.68 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing west • another set of photovoltaic collectors with the capacity to generate at least 7.32 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north 	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



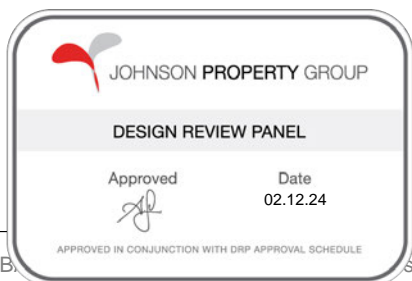
Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



ROOF



COLORBOND DUNE

GUTTER / FASCIA



COLORBOND DUNE

PORTICO LINING



DULUX CB MONUMENT

ALU FRAMES



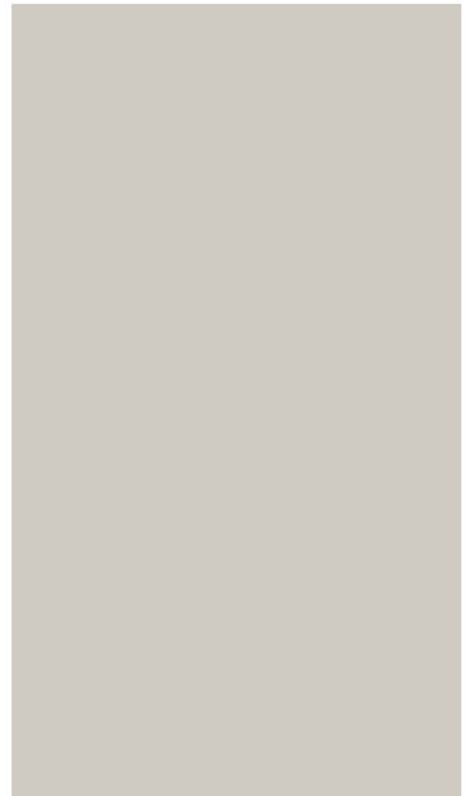
MONUMENT

RENDER GROUND FLOOR



DULUX CB WALLABY

RENDER FIRST FLOOR



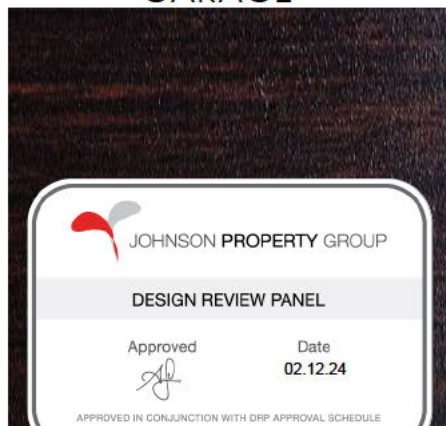
DULUX GREY PEBBLE

FEATURE TILE



QUARZITI WATERFALL
STRUCTURED 600MM X 300MM

GARAGE



DECOWOOD WENGE

FRONT DOOR / TIMBER
CLADDING



CABOTS CHESTNUT

RENDER FEATURE



DULUX CB MONUMENT

 **Dulux CB Monument**
Material - EPS Cladding with Render Finish

 **Dulux CB Wallaby**
Material - Hebel with Render Finish

 **Dulux Grey Pebble**
Material - EPS Cladding with Render Finish

Signs **Redacted**

960.73



Tile QUARZITI WATERFALL STRUCTURED (600mm x 300mm)

A ELEVATION
1:100



Tile QUARZITI WATERFALL STRUCTURED (600mm x 300mm)

 **JOHNSON PROPERTY GROUP**

DESIGN REVIEW PANEL

Approved  Date **02.12.24**

APPROVED IN CONJUNCTION WITH DRP APPROVAL SCHEDULE

