



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

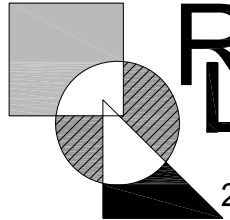


REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©
Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047
www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL LOGISTICS P/L
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

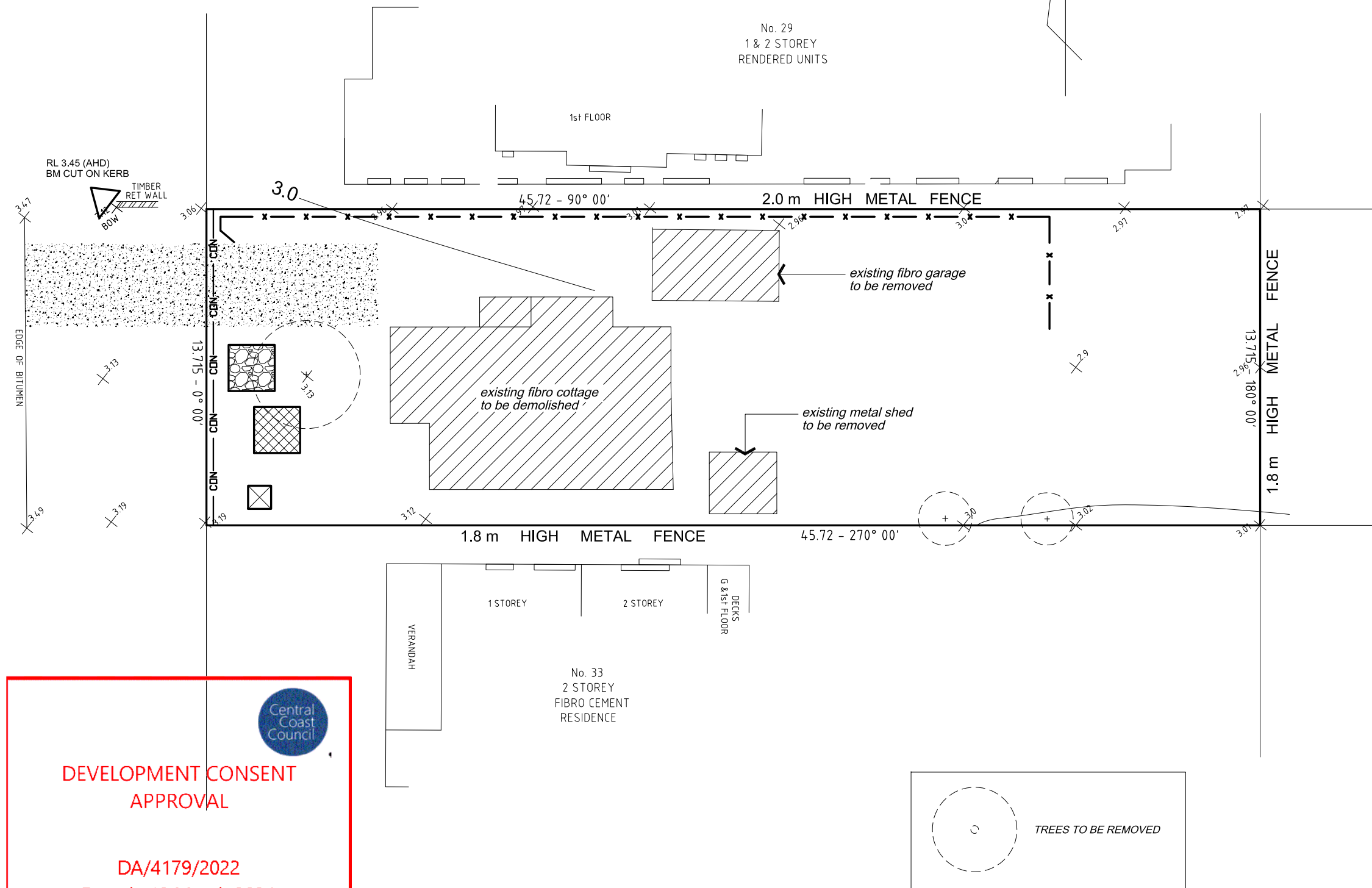
3D COLOURED STREETSCAPE

CLIENT: *Mr & Mrs Dean*
SITE ADDRESS: *No.31 (Lot 242 in DP 7736) Webb Road,*
SUBURB: *Booker Bay* SCALE: *NTS*
COUNCIL: *Central Coast* JOB No.: *RL 5795*
REVISION: *A* DATE: *14.09.2023* SHEET: *1 of 1*

A3

WEBB

ROAD



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

REVISION	DATE	DRAWN BY	COMMENTS

LEGEND TO SYMBOLS ON PLAN	
	TEMPORARY DRIVEWAY ACCESS TO SITE DURING DEMOLITION PHASE
	MATERIALS STOCKPILE AREA DURING DEMOLITION PHASE
	TEMPORARY ON SITE SANITATION FACILITIES
	WASTE STOCKPILE AREA DURING DEMOLITION PHASE
	SEDIMENT FENCING AS PER EPA REQUIREMENTS
	1.80m HIGH TEMPORARY CONSTRUCTION FENCING

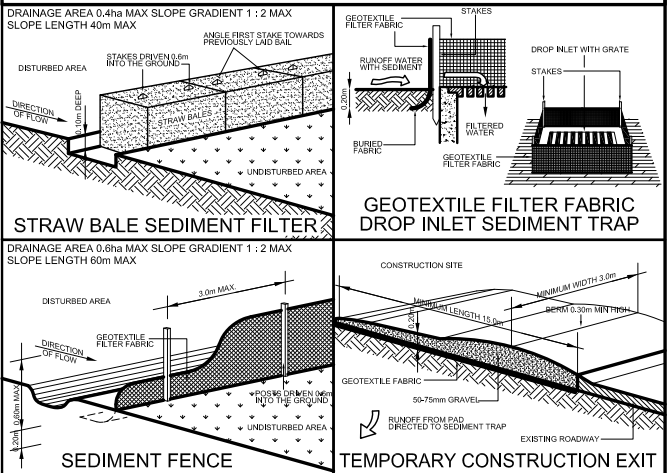
RESIDENTIAL LOGISTICS P/L
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

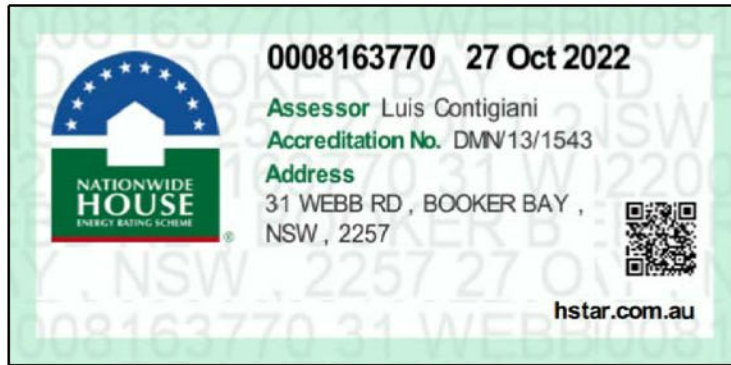
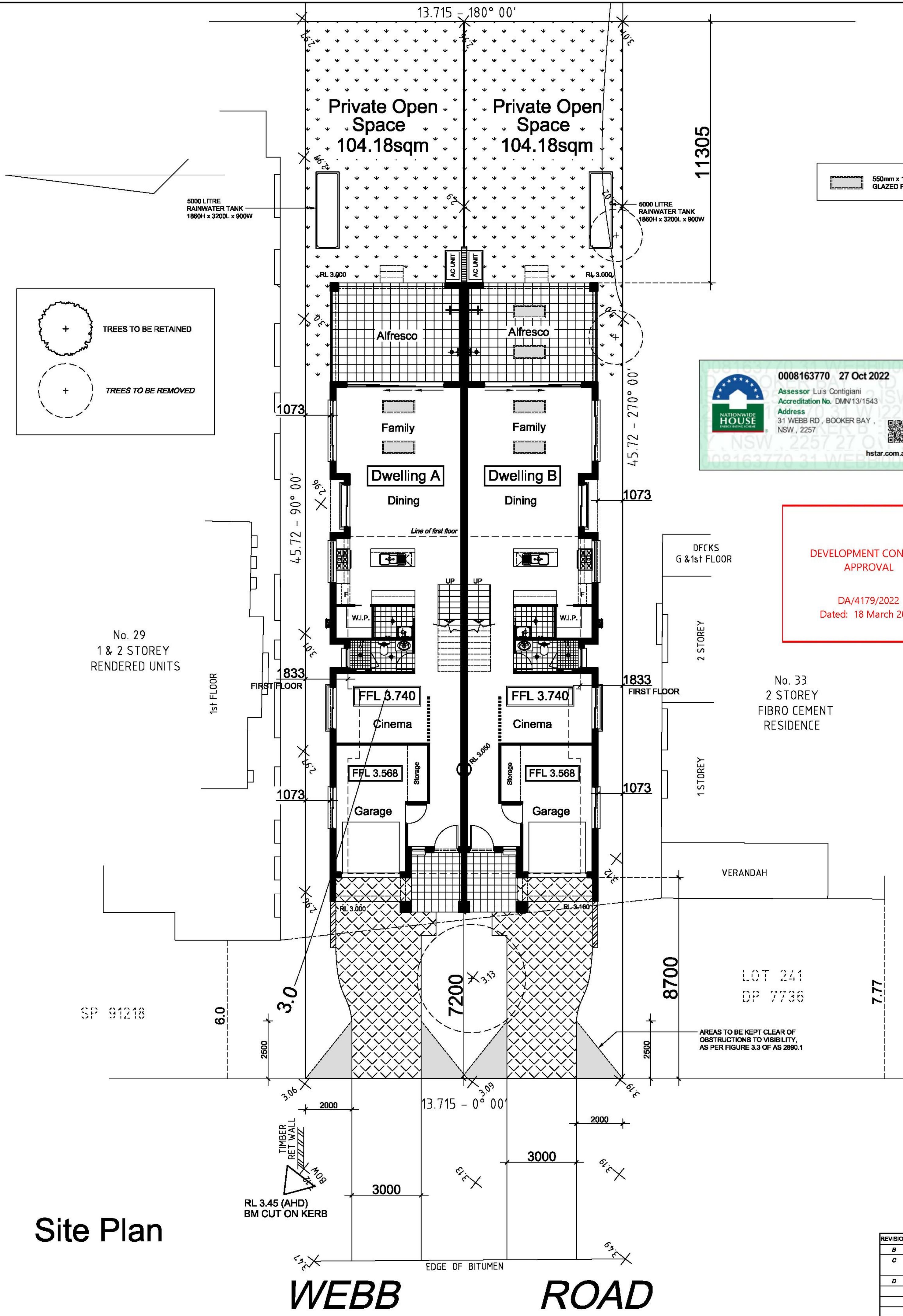
DEMOLITION WORK PLAN

CLIENT: *Mr & Mrs Dean*
SITE ADDRESS: *No.31 (Lot 242 in DP 7736) Webb Road,*
SUBURB: *Booker Bay* SCALE: *1 : 200*
COUNCIL: *Central Coast* JOB No.: *RL 5795*
REVISION: *A* DATE: *10.11.2022* SHEET: *1 of 1*

ACCOMPANY NOTES TO PLAN

- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THIER OPERATIONS.
- MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
- SOME STOCKPIILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY, NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY, NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELAVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERCTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DANGERS.
- SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXISTS, THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORK IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
- NOISE LEVELS SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING & DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
- GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STREET DRAINAGE SYSTEM OR WATERCOURSE.
- ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
- WHERE THERE IS THE POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.





WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1		2388	1088	TIMBER ENTRY FRAME
2	FW2106	2057	610	FIXED
3	SW0618	600	1810	SLIDING
4	SW1218	1200	1810	SLIDING
5	AW0609	600	850	AWNING / OBSCURE GLASS
6	FW0518	500	1810	FIXED
7	SW2118	2057	1810	SLIDING
8	SW0627	600	2650	SLIDING
9	DA02442-3	2400	4210	SLIDING STACKER DOOR
10	SD2118-2	2100	1810	ALUM SLIDING DOOR
11	AW1509	1457	850	AWNING
12	AW1509	1457	850	AWNING
13	SW1218	1200	1810	SLIDING
14	SW1218	1200	1810	SLIDING / OBSCURE GLASS
15	SW1218	1200	1810	SLIDING
16		2388	1088	TIMBER ENTRY FRAME
17	FW0606	600	610	FIXED
18	FW0606	600	610	FIXED
19	FW0606	600	610	FIXED
20	SW0618	600	1810	SLIDING
21	SW1218	1200	1810	SLIDING
22	AW0609	600	850	AWNING / OBSCURE GLASS
23	FW0518	500	1810	FIXED
24	SW2118	2057	1810	SLIDING
25	SW0627	600	2650	SLIDING
26	DA02442-3	2400	4210	SLIDING STACKER DOOR
27	SD2118-2	2100	1810	ALUM SLIDING DOOR
28	AW0609	600	850	AWNING
29	AW0609	600	850	AWNING
30	AW0609	600	850	AWNING
31	AW0609	600	850	AWNING
32	SW1218	1200	1810	SLIDING
33	SW1218	1200	1810	SLIDING / OBSCURE GLASS
34	SW1218	1200	1810	SLIDING

TORRENS TITLE

Zoned R1 - General Residential

Performance Criteria

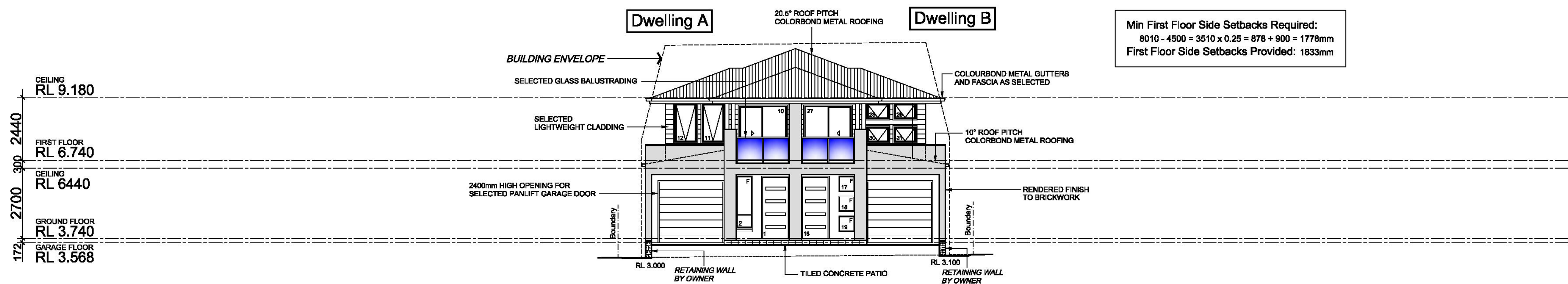
- Site Area**
Total area of site = 626.000 sq.m (by Title)
- Gross Floor Areas**
Calculated excluding external walls, first floor stair voids and garages :-
Proposed Dwelling A = 156.480 sqm
Proposed Dwelling B = 156.480 sqm
Total Gross Floor Area = 312.960 sqm
- Floor Space Ratio**
Maximum allowable = 0.50 : 1
or 313.000 sq.m of site
FSR provided or 312.960 sq.m of site = 0.499 : 1
- Carparking Requirement**
1 space required for dwellings up to 3 bedrooms
2 spaces required for dwellings with 4 or more bedrooms
Dwelling A Required 1 Provided 1
Dwelling B Required 1 Provided 1
- Private Open Space**
Minimum 75.00sqm required (minimum dimension of 6.0m)
Dwelling A Provided 104.180 m²
Dwelling B Provided 104.180 m²
- Soft Landscaped Area**
Required 25% of site or 156.500 m²
Provided 28.9% of site or 180.380 m²

REVISION	DATE	DRAWN BY	COMMENTS
B	08.10.22	DM	Client Amendments
C	02.03.23	DM	Rainwater tank sizes increased as per Water Cycle Management Plans
D	14.08.23	DM	Council Amendments

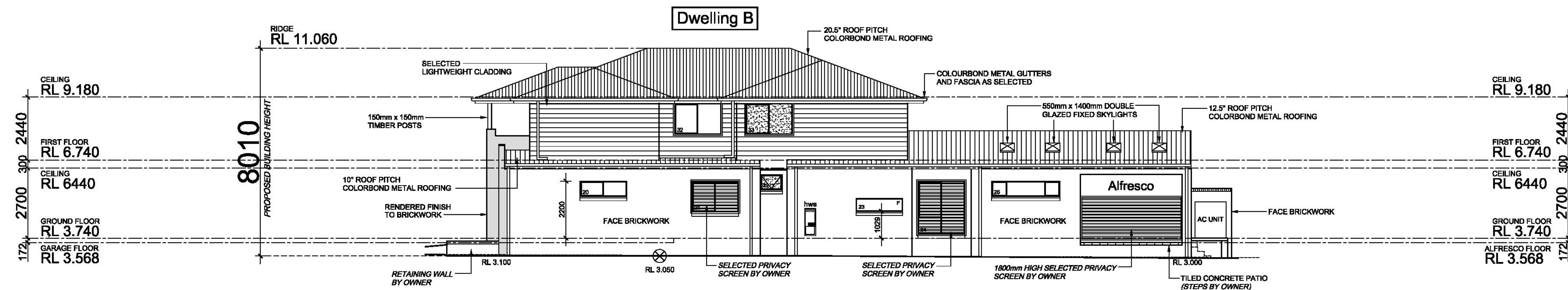
Copyright ©
Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



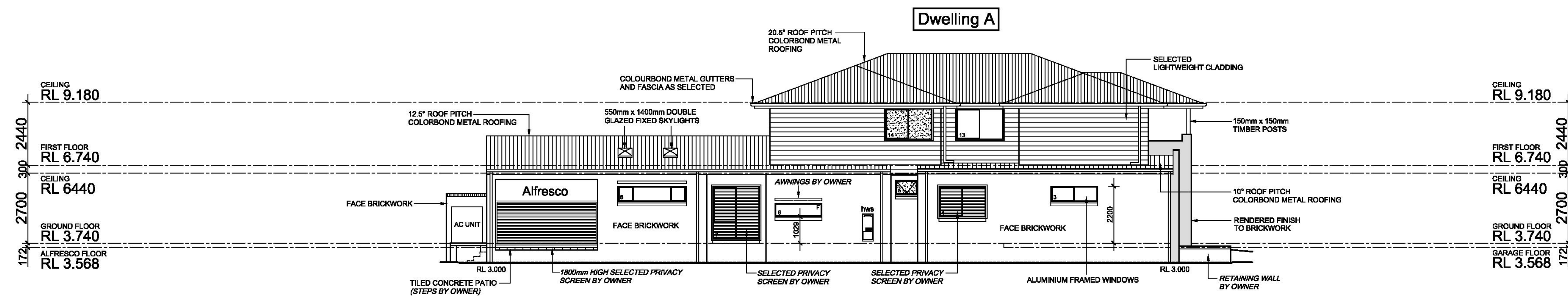
Site Plan, Floor Plans & Calculations PROPOSED ATTACHED DUAL OCCUPANCY			
CLIENT: Mr & Mrs Dean			
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,			
SUBURB: Booker Bay		SCALE: 1 : 100	
COUNCIL: Central Coast		JOB No.: RL 5795	
REVISION: D		DATE: 14.08.2023	
		SHEET: 1 of 2	



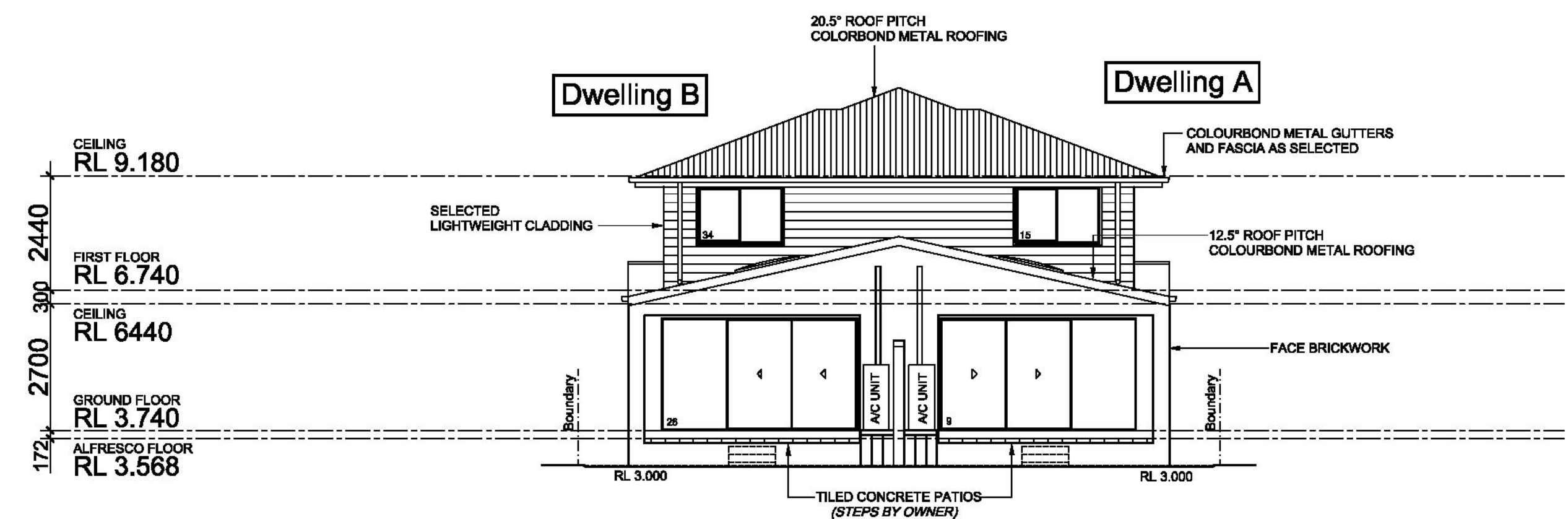
Webb Road (Western) Elevation



Right (Southern) Elevation



Left (Northern) Elevation



Rear (Eastern) Elevation

Min First Floor Side Setbacks Required:
8010 - 4500 = 3510 x 0.25 = 878 + 900 = 1778mm
First Floor Side Setbacks Provided: 1833mm

NOTE: BASIX CERTIFICATE MUST TAKE PRECEDENCE OVER THIS TEMPLATE
BASIX'S REQUIREMENT

ADDRESS: No.31 WEBB ROAD, BOOKER BAY
STORMWATER
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE - Minimum 3000 litres per dwelling
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT - At least 50sqm per dwelling
RAINWATER TANK MUST SERVICE - All toilets, cold water washing machine taps & at least one outdoor tap per dwelling
WATER
SHOWERHEAD RATING - 3 Star (> 7.5 but <= 9 L/min)
TOILET FLUSHING SYSTEM RATING - 4 Star
KITCHEN TAP RATING - 4 Star
BATHROOM TAP RATING - 4 Star
THERMAL COMFORT / SIMULATION METHOD
PLEASE SEE ABSA NATHANS SPECIFICATION TABLE, CERTIFICATION NUMBER - 0008163770
ENERGY
ACTIVE COOLING FOR LIVING ROOMS - 3 PHASE - EER 2.5 - 3.0 / ZONED DAY/NIGHT/LV/VED
ACTIVE COOLING FOR BED ROOMS - 3 PHASE - EER 2.5 - 3.0 / ZONED DAY/NIGHT/LV/VED
ACTIVE HEATING FOR LIVING ROOMS - 3 PHASE - EER 2.5 - 3.0 / ZONED DAY/NIGHT/LV/VED
ACTIVE HEATING FOR BED ROOMS - 3 PHASE - EER 2.5 - 3.0 / ZONED DAY/NIGHT/LV/VED
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED - 8 STAR GAS INSTANTANEOUS (both dwellings)
DOES THE KITCHEN HAVE NATURAL LIGHTING? YES (both dwellings)
DO BATHROOMS HAVE NATURAL LIGHTING? YES (3 off to both dwellings)
VENTILATION DETAILS? At least 1 Bathroom per dwelling: Ducted exhaust fan; Operation control: manual switch on/off Laundries: Ducted exhaust fan; Operation control: interlocked to light Kitchens: Ducted rangehood; Operation control: manual switch on / off
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? GAS COOKTOP / ELECTRIC OVEN (both dwellings)
IS THERE A OUTDOOR CLOTHES DRYING AREA? YES (both dwellings)

TO COMPLY WITH BASIX CERTIFICATE NUMBER : 1349811M_03
REFER TO BASIX CERTIFICATE FOR ARTIFICIAL LIGHTING REQUIREMENTS



0008163770 27 Oct 2022

Assessor Luis Contigiani
Accreditation No. DMN/13/1543
Address
31 WEBB RD, BOOKER BAY,
NSW, 2257



hstar.com.au

NOTE:
BORAL-SHAFT LINER PARTY
WALL SYSTEM - CODE 36TP1313A

DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

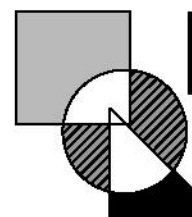
REVISION	DATE	DRAWN BY	COMMENTS
B	08.10.22	DM	Client Amendments
C	02.03.23	DM	Rainwater tank sizes increased as per Water Cycle Management Plans
D	14.08.23	DM	Council Amendments

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home as the subject site.



MASTERTON HOMES PTY LTD
CNR SAFFORD RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35559C
ABN: 52 002 873 047
www.masterton.com.au
HEAD OFFICE 02 8601 4080
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 8633

Elevations, Section & BASIX Commitments PROPOSED ATTACHED DUAL OCCUPANCY			
CLIENT: Mr & Mrs Dean			
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,			
SUBURB: Booker Bay		SCALE: 1 : 100	
COUNCIL: Central Coast		JOB No.: RL 5795	
REVISION: D		DATE: 14.08.2023	
		SHEET: 2 of 2	



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024



REVISION	DATE	DRAWN BY	COMMENTS

Copyright

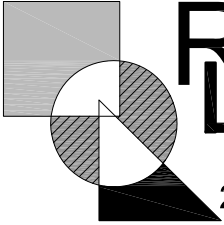


Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D PHOTOMONTAGE

CLIENT: Mr & Mrs Dean
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay SCALE: NTS
COUNCIL: Central Coast JOB No.: RL 5795
REVISION: A DATE: 22.08.2023 SHEET: 1 of 1

residential logistics

Client/s Mrs. Elizabeth and Mr. Andrew Dean

Date 19/10/22

Address Lot 242, No. 31 Webb Road, Booker Bay

External Finish *Face Brick*

Range *Everyday Life (Austral)*

Colour *Engage*

Roof Manufacturer *Colorbond*

Range *Colorbond*

Colour *Gully*

Window Frames *Powder Coated Aluminium*

Colour *White*

Fascia *Colorbond*

Colour *White Spirit*

Gutter *Colorbond*

Colour *Gully*

Downpipes *Colorbond*

Colour *Gully*



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024



(02) 9602 7700



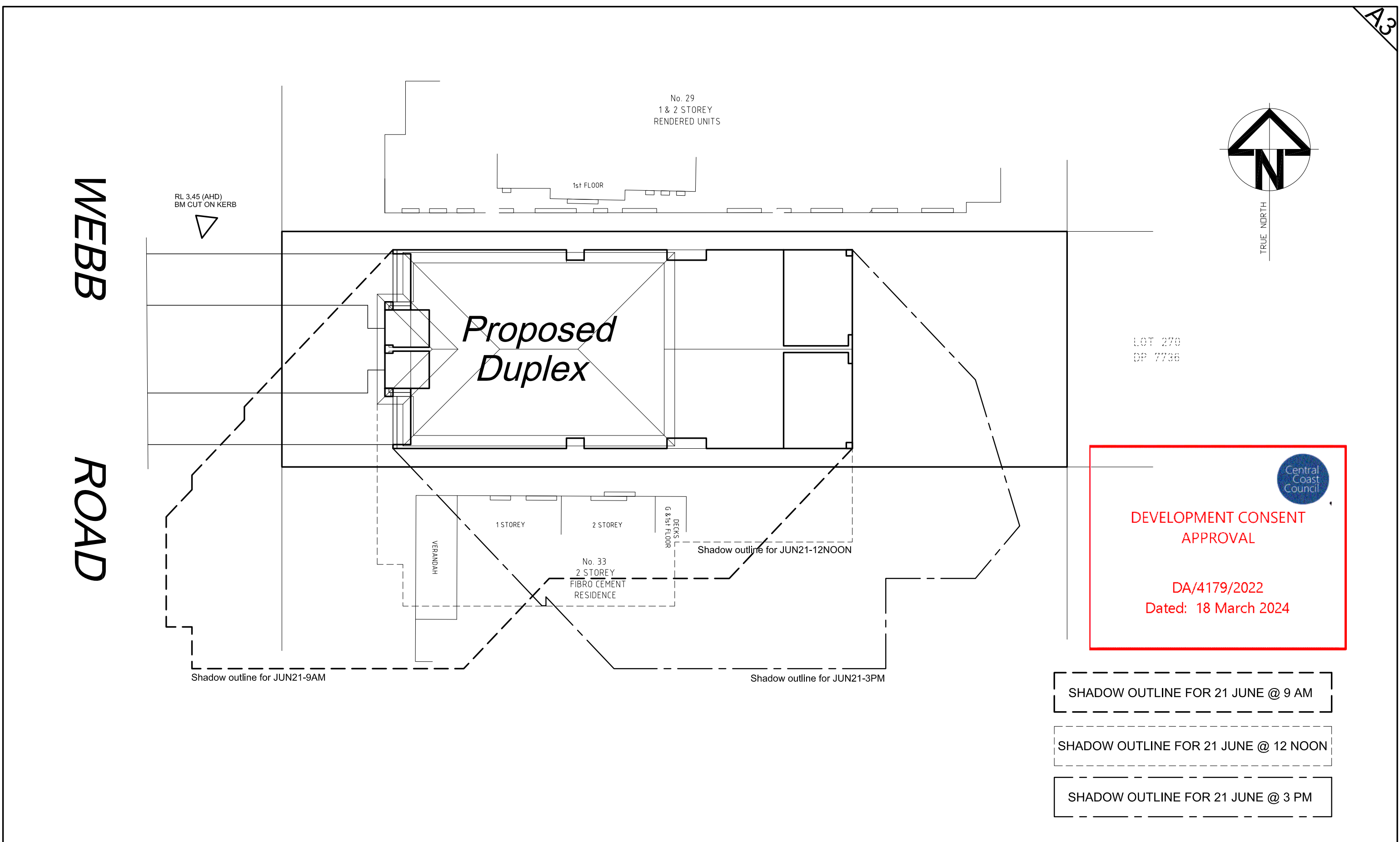
(02) 9602 7700



Suite 1, Level 1, 208-210 Northumberland Street, Liverpool NSW 2170



PO Box 129, Liverpool NSW 1871



REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.

MASTERTON HOMES

www.masterton.com.au

HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES

RESIDENTIAL LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

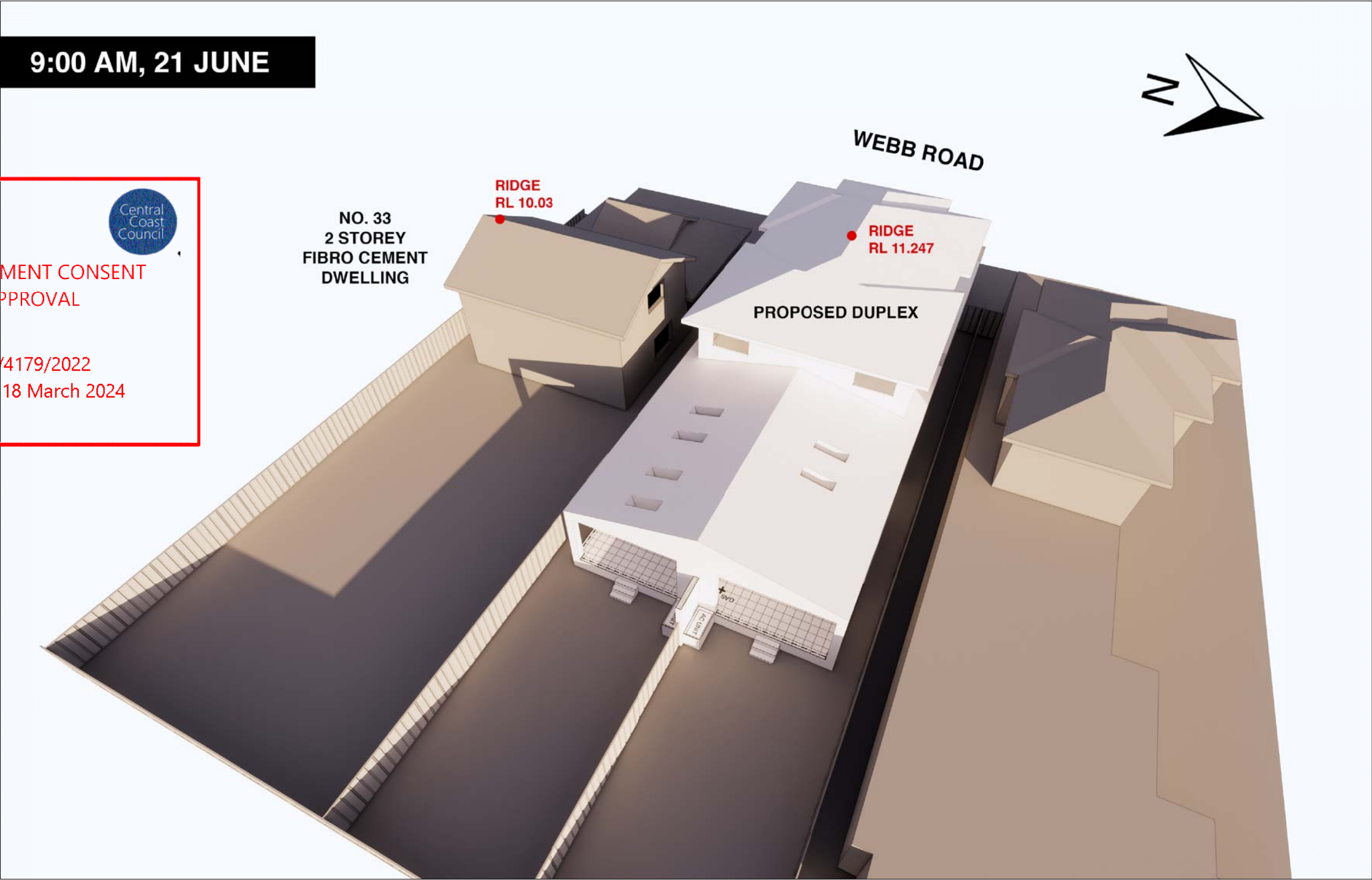
SHADOW DIAGRAMS
(Winter Shadows)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay
COUNCIL: Central Coast

REVISION: A DATE: 10.11.2022

SCALE: 1 : 200
JOB No.: RL 5795
SHEET: 1 of 1



Proposed Shadows

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES

MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS
(Winter Solstice - 9:00am)

CLIENT: *Mr & Mrs Dean*

SITE ADDRESS: *No.31 (Lot 242 in DP 7736) Webb Road,*
SUBURB: *Booker Bay* SCALE: *nts*

COUNCIL: *Central Coast* JOB No.: *RL 5795*

REVISION: *A* DATE: *22.08.2023* SHEET: *1 of 7*

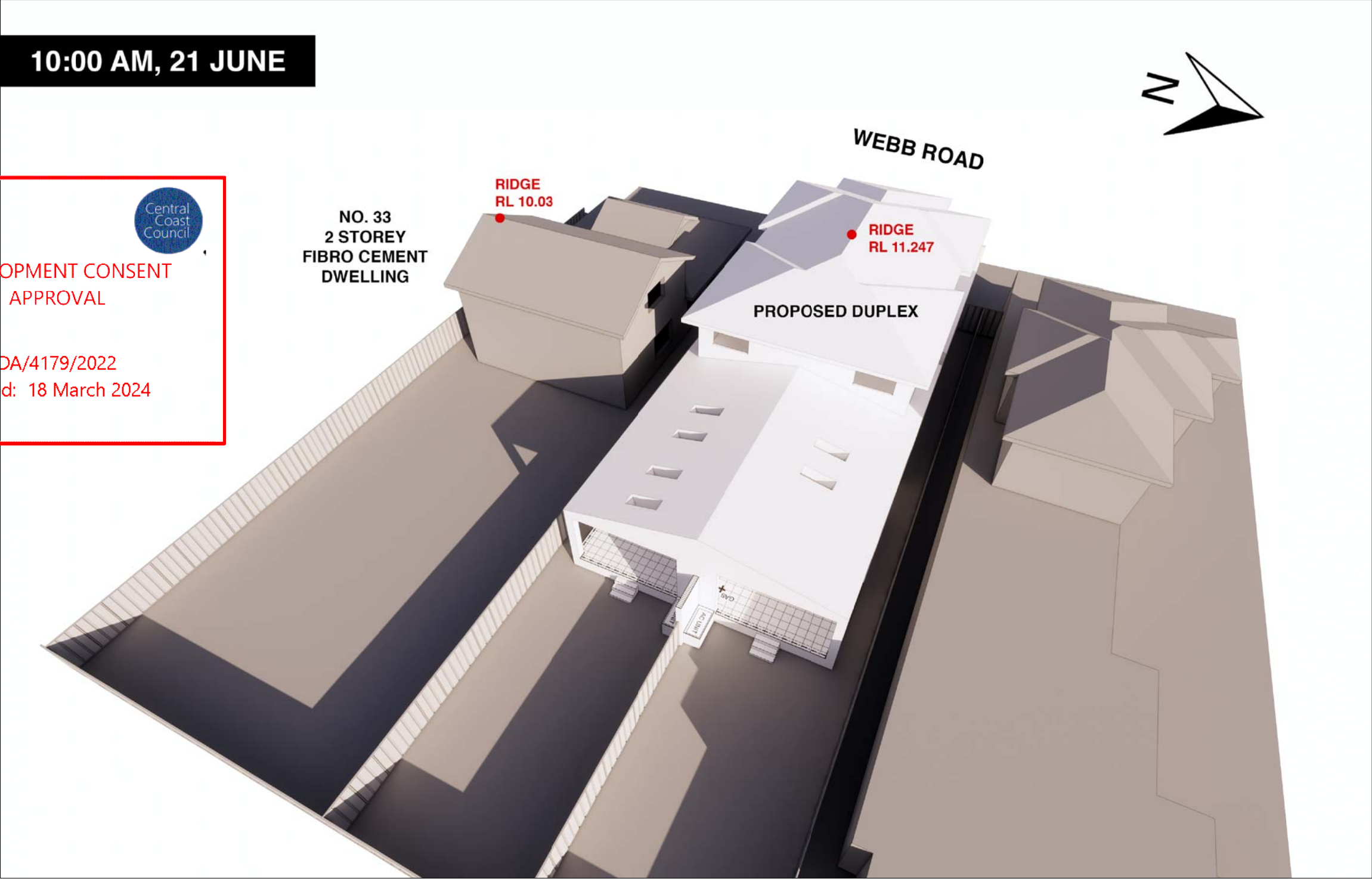
10:00 AM, 21 JUNE



Central
Coast
Council

DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024



Proposed Shadows

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES

MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS
(Winter Solstice - 10:00am)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay

COUNCIL: Central Coast

REVISION: A DATE: 22.08.2023

SCALE: nts

JOB No.: RL 5795

SHEET: 2 of 7

11:00 AM, 21 JUNE



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

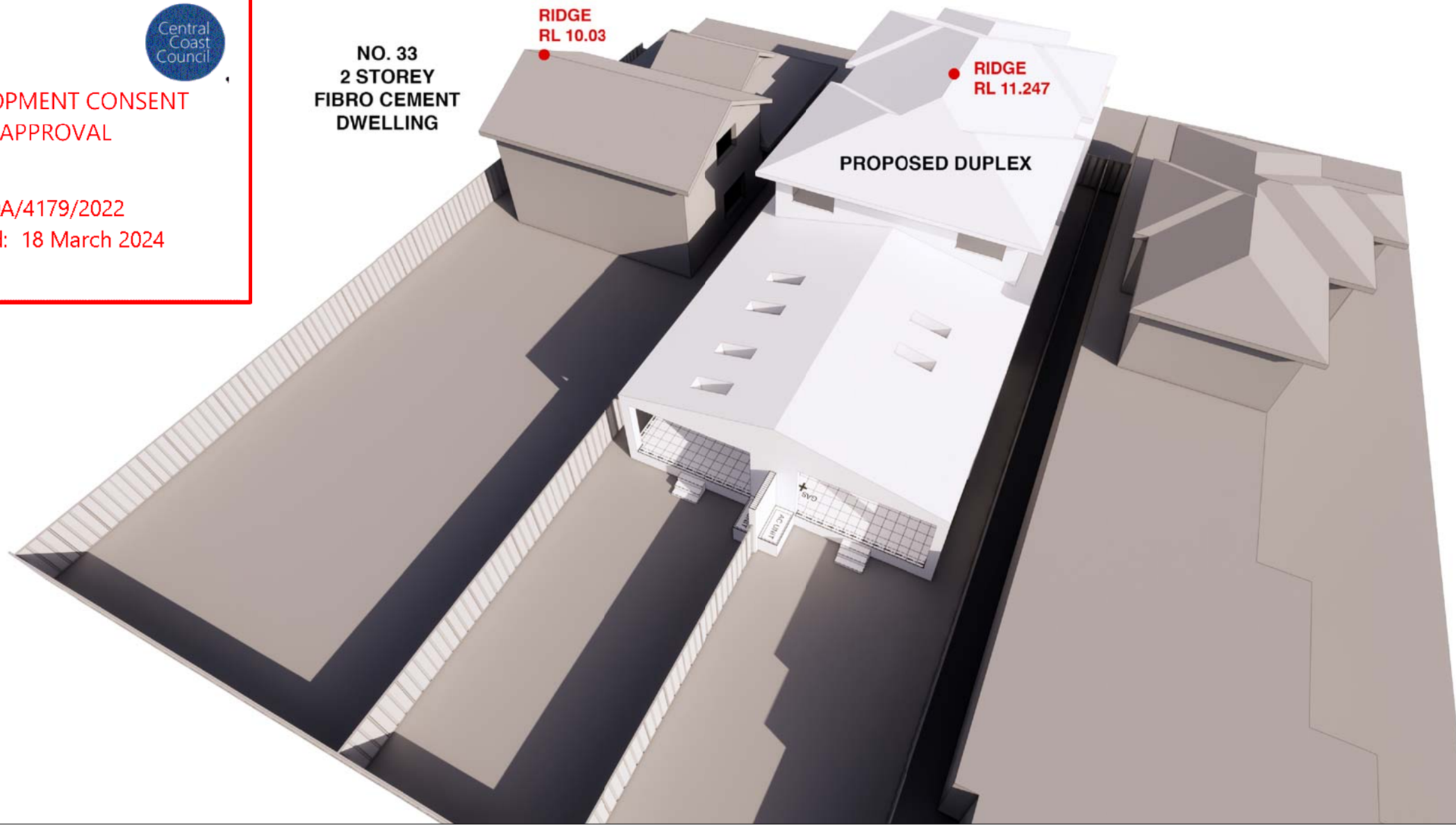
NO. 33
2 STOREY
FIBRO CEMENT
DWELLING

RIDGE
RL 10.03

WEBB ROAD

RIDGE
RL 11.247

PROPOSED DUPLEX



Propsed Shadows

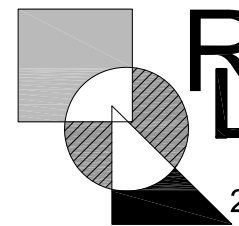
REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©
Copyright in and to these plans remains
at all times with Masterton Homes P/L
and these plans shall not be used or be
permitted to be used for any other purpose
other than the erection of the home on
the subject site.



MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



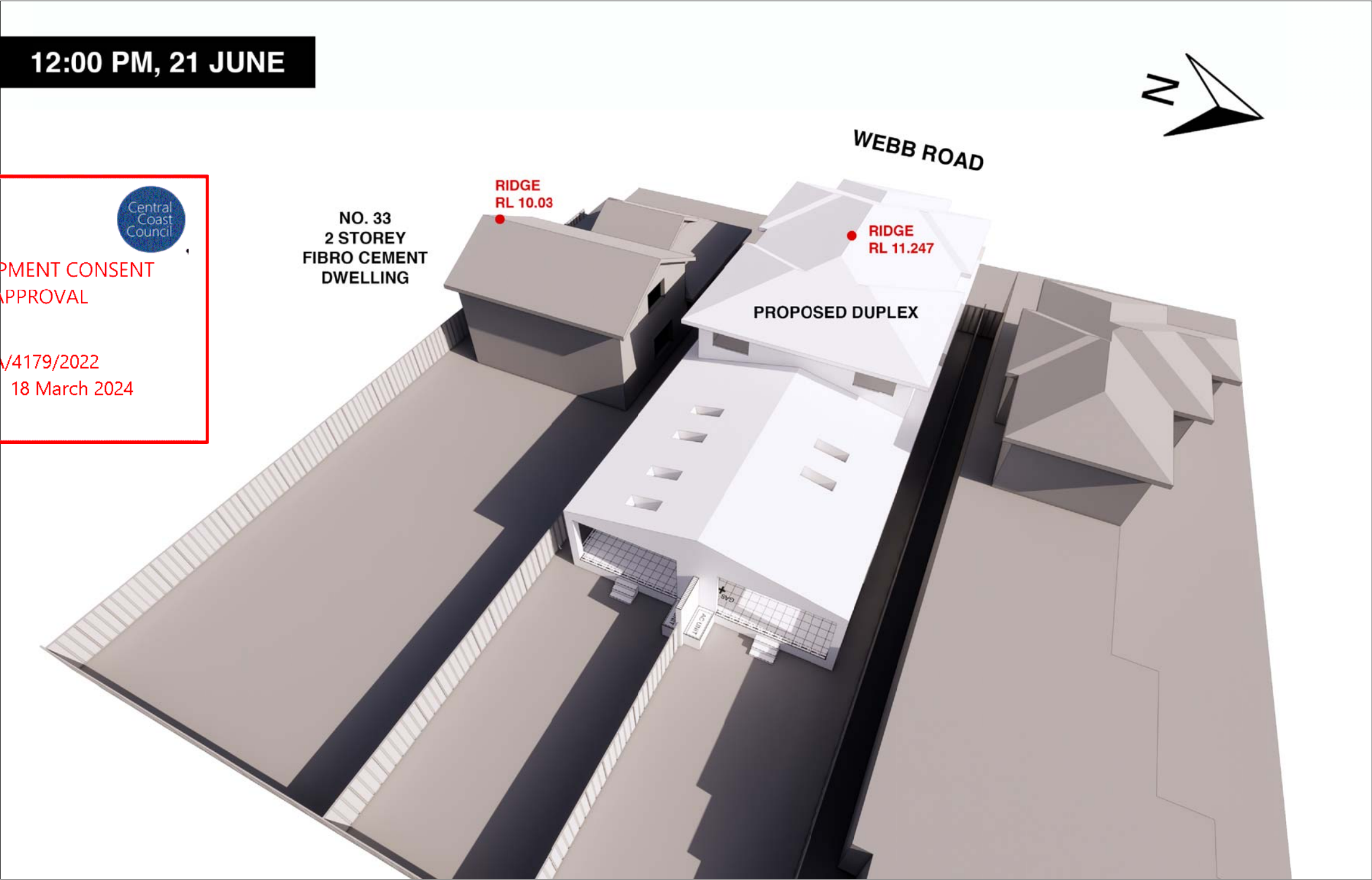
RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS (Winter Solstice - 11:00am)

CLIENT: Mr & Mrs Dean
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay SCALE: nts
COUNCIL: Central Coast JOB No.: RL 5795
REVISION: A DATE: 22.08.2023 SHEET: 3 of 7



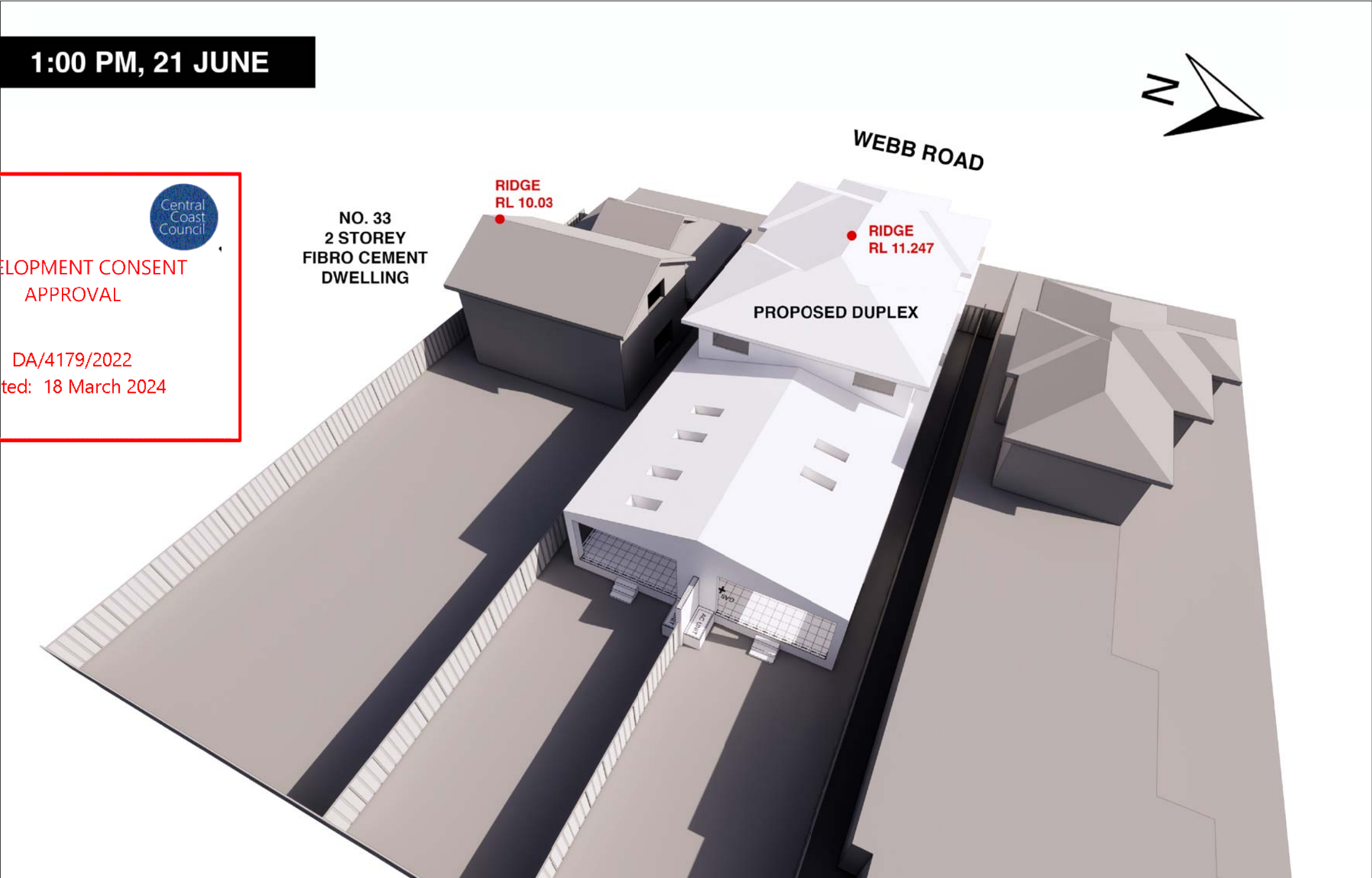
1:00 PM, 21 JUNE





DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024



Proposed Shadows

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS
(Winter Solstice - 1:00pm)

CLIENT: Mr & Mrs Dean

SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay

COUNCIL: Central Coast

REVISION: A DATE: 22.08.2023

SCALE: nts

JOB No.: RL 5795

SHEET: 5 of 7

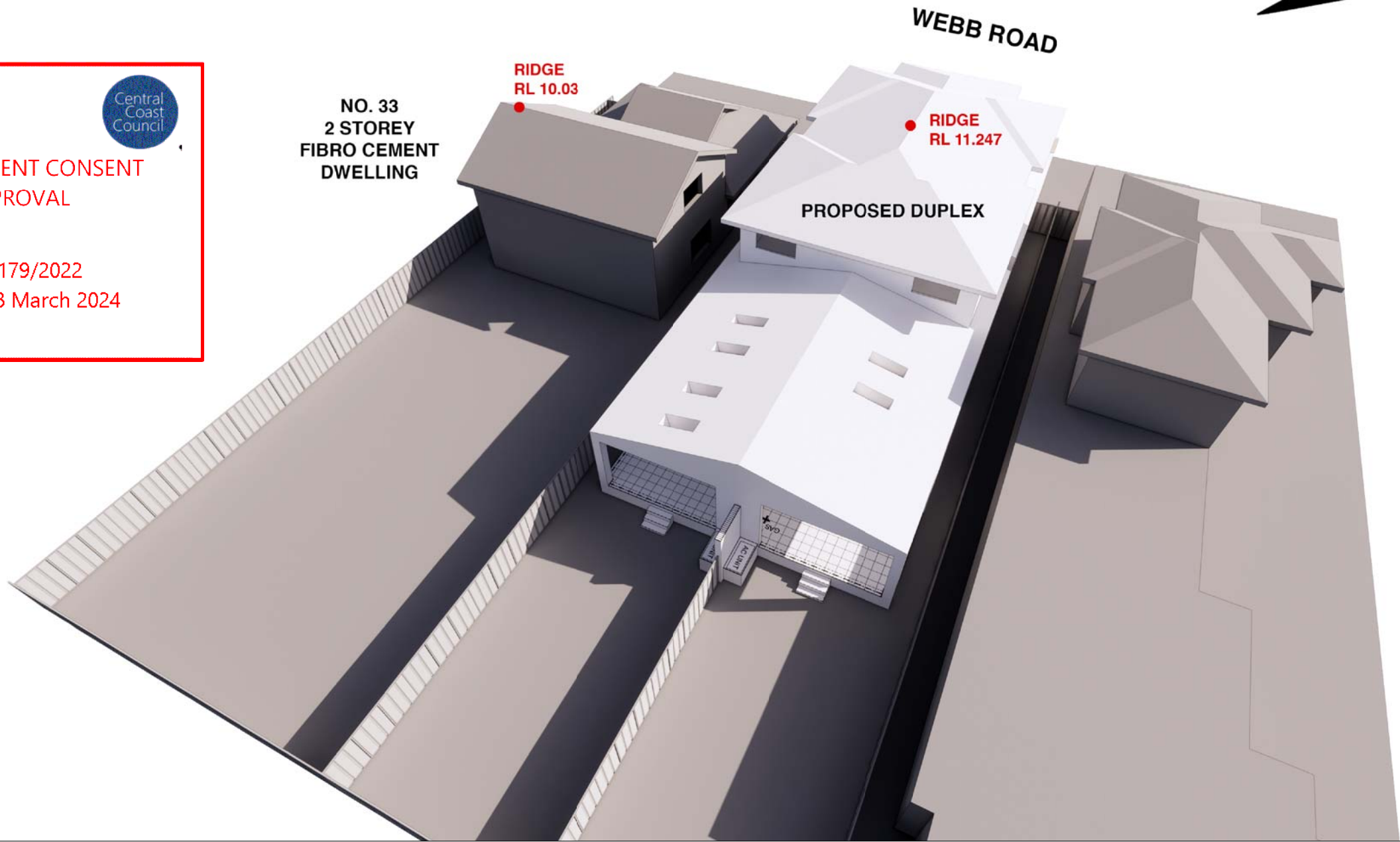
2:00 PM, 21 JUNE





DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024



Propsed Shadows

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES

MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS

(Winter Solstice - 2:00pm)

CLIENT: *Mr & Mrs Dean*

SITE ADDRESS: *No.31 (Lot 242 in DP 7736) Webb Road,*

SUBURB: *Booker Bay* SCALE: *nts*

COUNCIL: *Central Coast* JOB No.: *RL 5795*

REVISION: *A* DATE: *22.08.2023* SHEET: *6 of 7*

3:00 PM, 21 JUNE



DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

NO. 33
2 STOREY
FIBRO CEMENT
DWELLING

RIDGE
RL 10.03

WEBB ROAD

RIDGE
RL 11.247

PROPOSED DUPLEX

Propsed Shadows

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©
Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL
LOGISTICS P/L

Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

3D SHADOW DIAGRAMS

(Winter Solstice - 3:00pm)

CLIENT: *Mr & Mrs Dean*

SITE ADDRESS: *No.31 (Lot 242 in DP 7736) Webb Road,*

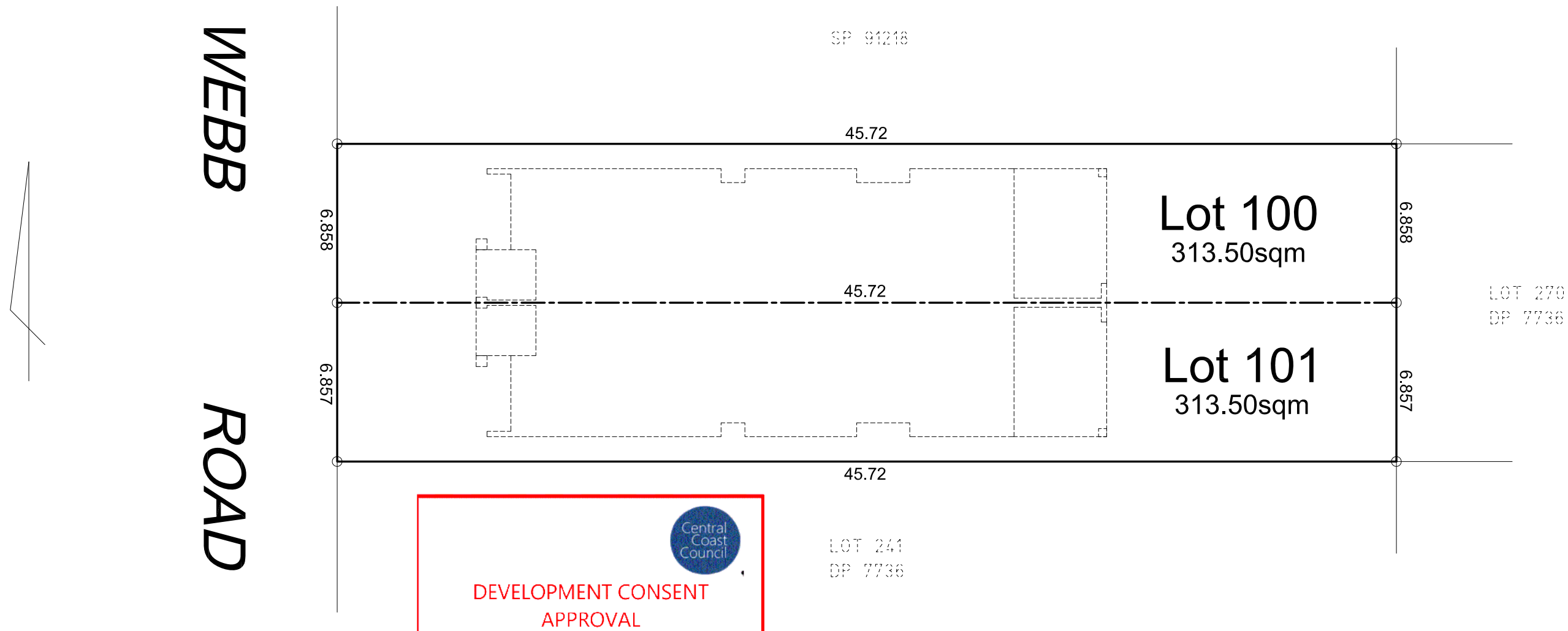
SUBURB: *Booker Bay* SCALE: *nts*

COUNCIL: *Central Coast* JOB No.: *RL 5795*

REVISION: *A* DATE: *22.08.2023* SHEET: *7 of 7*

Plan of Proposed Subdivision of Lot 242 in DP 7736

No.31 Webb Road, Booker Bay



Central Coast Council

DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022
Dated: 18 March 2024

PRELIMINARY PLAN

THIS PLAN CANNOT BE USED
FOR LODGEMENT WITH THE LPI

NOTE :
ALL DIMENSIONS & LAND AREAS DEPICTED IN THIS SUBDIVISION PLAN
TO BE CHECKED & VERIFIED BY REGISTERED SURVEYOR WITH
LODGEMENT OF LINEN PLAN TO LAND TITLES OFFICE.

REVISION	DATE	DRAWN BY	COMMENTS

Copyright ©

Copyright in and to these plans remains at all times with Masterton Homes P/L and these plans shall not be used or be permitted to be used for any other purpose other than the erection of the home on the subject site.



MASTERTON HOMES

MASTERTON HOMES PTY/LTD
CNR SAFFO RD & HUME HWY
WARWICK FARM NSW 2170
Lic. No.: 35558C
ABN. 52 002 873 047

www.masterton.com.au
HEAD OFFICE 02 9601 4066
SALES CENTRE 1300 4HOMES



RESIDENTIAL LOGISTICS P/L

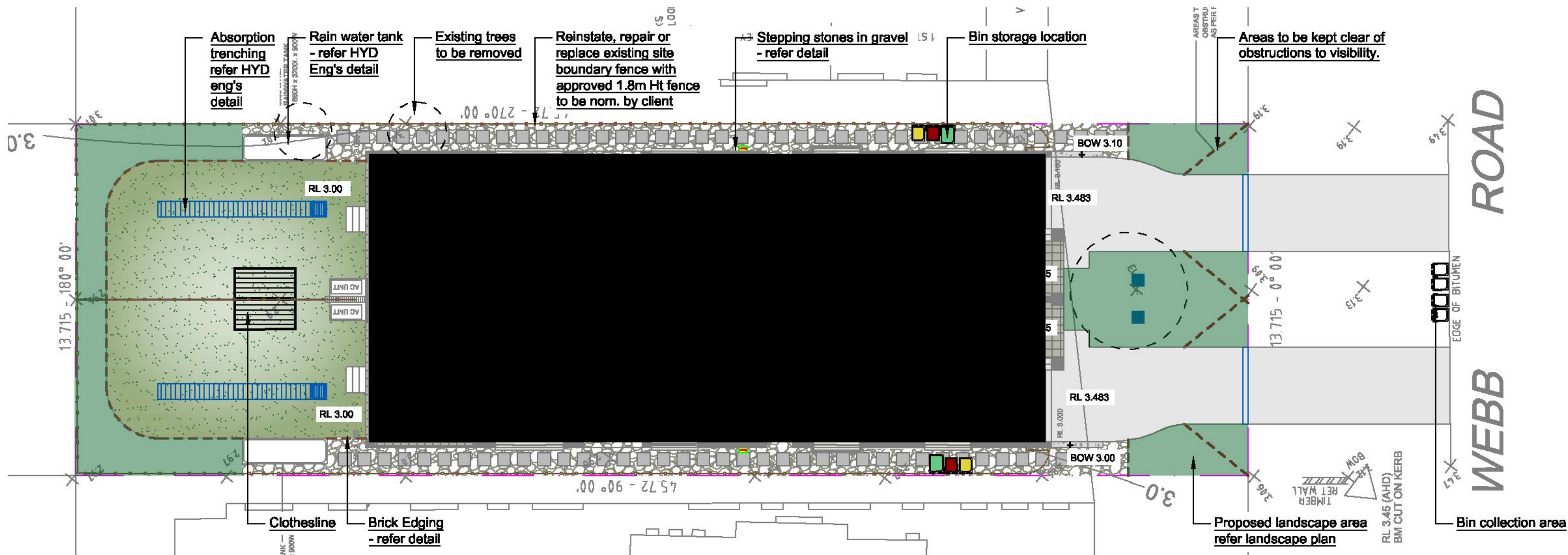
Suite 1, Level 1
208 -210 Northumberland St,
Liverpool NSW 2170

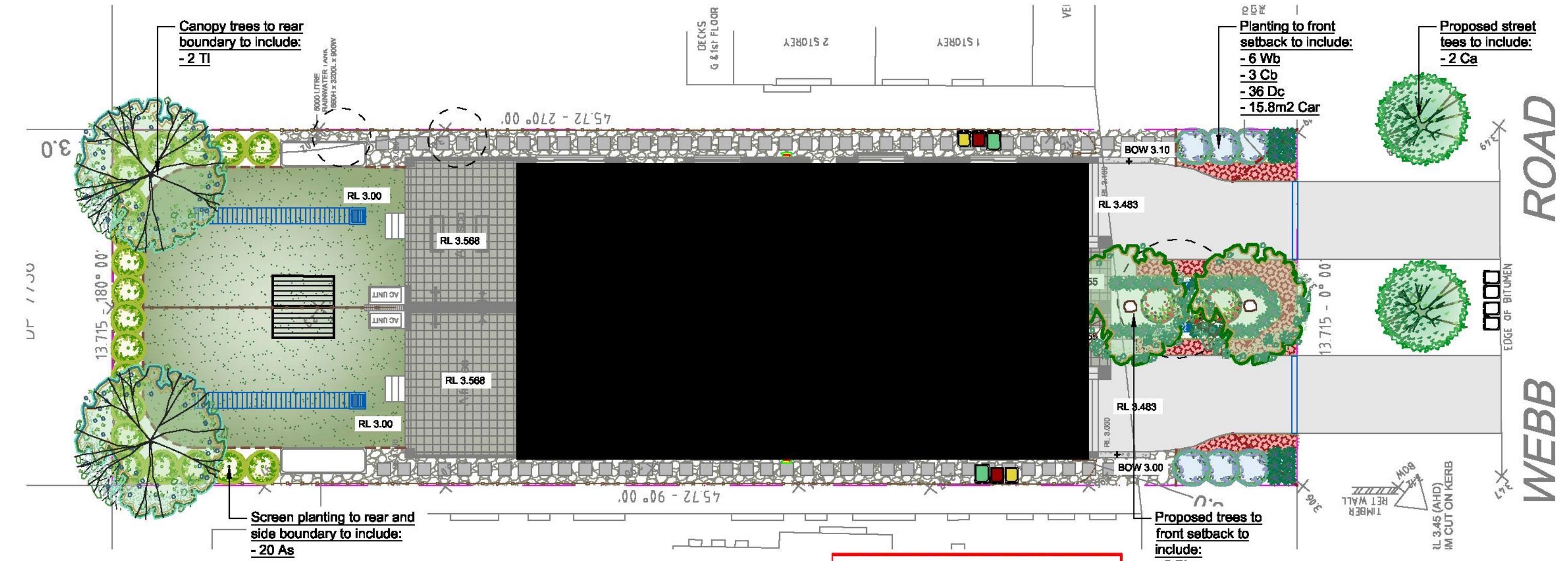
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

SUBDIVISION PLAN

CLIENT: Mr & Mrs Dean
SITE ADDRESS: No.31 (Lot 242 in DP 7736) Webb Road,
SUBURB: Booker Bay
COUNCIL: Central Coast
REVISION: A DATE: 10.11.2022

SCALE: 1 : 200
JOB No.: RL 5795
SHEET: 1 of 1





LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

STREET TREES

Ca
Botanical Name: *Cupaniopsis anacardioides*
Common Name: Tuckeroo (Native)
Pot size: 75L
Mature H x S: 8-10m x 3-5m
Qty Required: 2

TREES

TI
Botanical Name: *Tristaniopsis laurina* 'Luscious'
Common Name: Watergum (Native)
Pot size: 75L
Mature H x S: 5-8m x 3-5m
Qty Required: 2

BI
Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75L
Mature H x S: 6-8m x 4-5m
Qty Required: 2

SHRUBS

As
Botanical Name: *Acmena smithii* 'Minor'
Common Name: Minor Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2-3m x 2m
Qty Required: 20

Wb
Botanical Name: *Westringia 'Blue Gem'*
Common Name: B. Gem Coastal Rosemary (Native)
Pot size: 200mm
Mature H x S: 1.5m x 1.3m
Qty Required: 6

Cb
Botanical Name: *Cellistemon 'Better John'*
Common Name: Better John Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1m x 0.9m
Qty Required: 3

GROUNDCOVERS

Dc
Botanical Name: *Dianella caerulea* 'Cassia Blue'
Common Name: Cassia Blue Flax Lily (Native)
Pot size: 150mm
Mature H x S: 0.5m x 0.4m
Qty Required: 36

Car
Botanical Name: *Carpobrotus 'Aussie Rambler'*
Common Name: Aussie Rambler Pigface (Native)
Pot size: 140mm
Mature H x S: 0.25m x spreading
Qty Required: 7/m2 (15.8m2 total)

SAMPLE IMAGES

(Images are diagrammatic only, and final planting species may vary, as determined by Council Approval)



Banksia integrifolia



Tristaniopsis laurina 'Luscious'

DEVELOPMENT CONSENT APPROVAL

DA/4179/2022
Dated: 18 March 2024

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to CENTRAL COAST Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters 'Plant

Select 'web site one-drip rated native plants (acceptable for BASIX planting).

The Design & location of new letter boxes shall be in accordance with Australia Post's 'Requirements for Delivery of Mail to Residential Premises' published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstalls all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

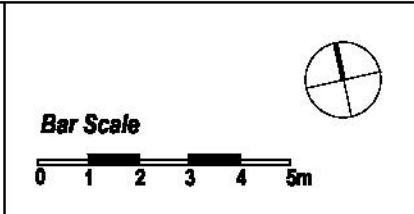
DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.

General Notes:
Figured dimensions take precedence to scale drawings. Verify all dimensions on site. PAVED plans may vary slightly in scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
Copyrighted Software: Landscape Pty Ltd Trading as CONCEPT
(ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unauthorised use or reproduction of this drawing in any form or by any means is prohibited, without the prior written permission of the copyright owner.
If the status of this drawing is not agreed off for construction it may be subject to change, alteration or amendment at the discretion of the architect. The client is not liable for any loss, damage, harm or injury whether accidental, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Concept Landscape Pty Ltd (Concept) and shall not be used for any other purpose without the prior written permission of Concept. Concept shall not be liable for any loss, damage, harm or injury whether accidental, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.

AILA Associate

www.dialbeforeyoudig.com.au

Australian Institute of Landscape Architects



REV	DATE	NOTATION/AMENDMENT
A	09.11.2022	Preliminary plan prepared for review
B	11.11.2022	Final submission for DA
C	18.08.2023	Co-ordinated with revised architectural plan and council's requirement

COUNCIL	CENTRAL COAST
CLIENT	MRS ELIZABETH & MR ANDREW DEAN
ARCHITECT	RESIDENTIAL LOGISTICS
STATUS / ISSUE	DA - ISSUE C

www.concept.net.au
enquiries@concept.net.au
Phone: 0822 8312
Suite 101, 888 Miller St
CAMMERAY NSW 2022

LANDSCAPE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
31 WEBB RD
BOOKER BAY

DWG NO:	LPDA 23-2017962/ 2
SCALE:	1:150@A3
DATE:	AUG2023
DRAWN:	C.D
CHECKED:	R.F

SELECTED BRICK EDGING NOM. BY CLIENT ON MORTAR BASE TO SUIT

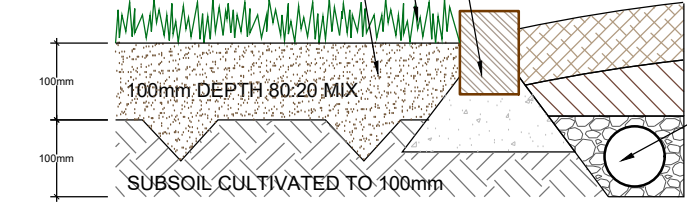
SOFTLEAF BUFFALO OR SIMILAR

LAY TURF ON MINIMUM 100mm 80 : 20 TOP DRESS SOIL MIX SAND : ORGANIC MATTER

NOTE: TURF AREAS TO FINISH FLUSH WITH SURROUNDS. ROLL AND WATER IMMEDIATELY AFTER LAYING.

REFER GARDEN PREP DETAIL

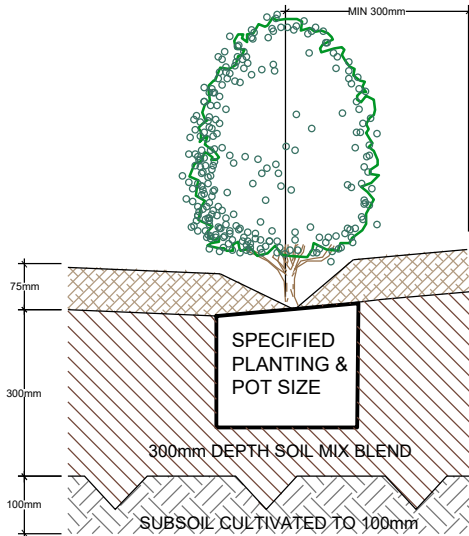
100MM AG LINE IN BLUE METAL TRENCH TO CONNECT TO SITE DRAINAGE



TYPICAL TURF AND BRICK EDGE DETAIL

SCALE: 1:10

TYPICAL SETBACK FROM LAWN/GARDEN EDGE

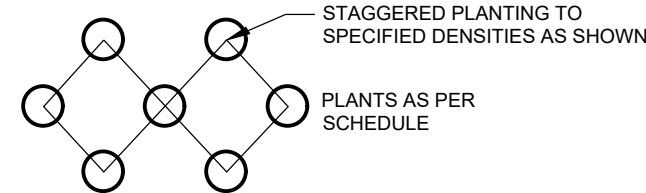


NOTE
THIS DETAIL IS ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED.
NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE

75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

SOIL MIX:

50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.



MASS PLANTING SETOUT

N.T.S

NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.

NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR.
PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS2303:2019. 'TREE STOCK FOR LANDSCAPE USE'.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

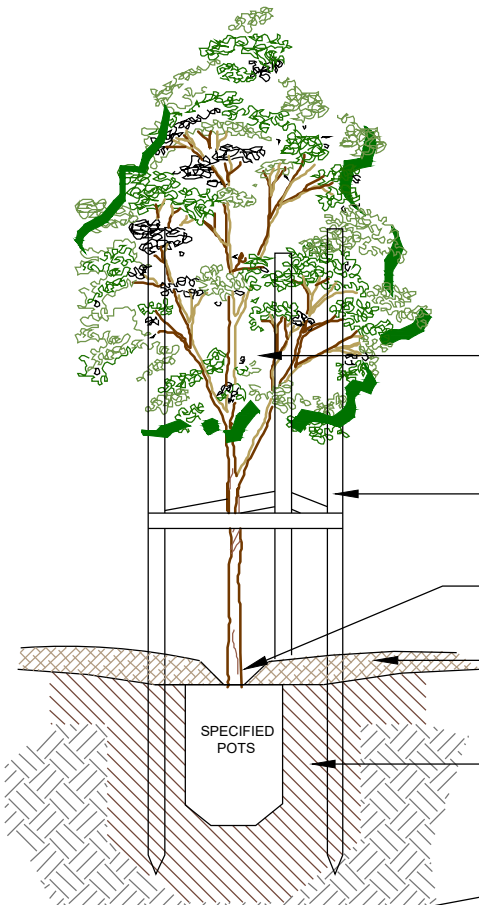
PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

75mm 'FOREST FINE' MULCH OR EQUAL

BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE



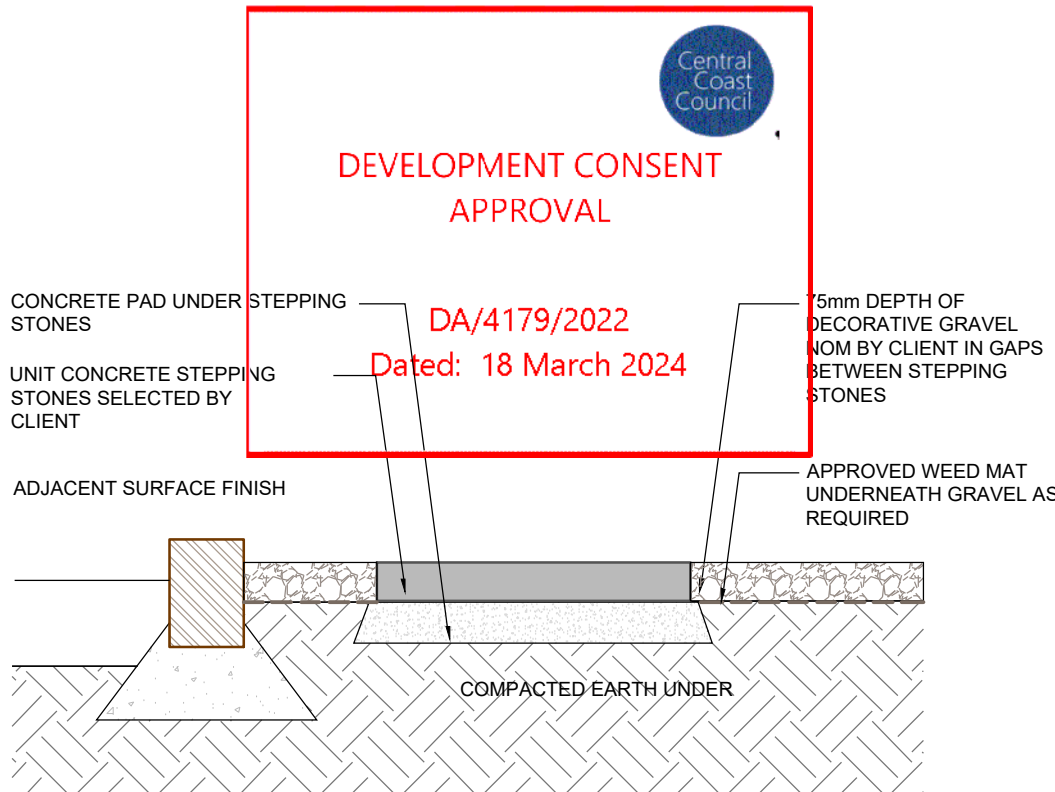
TREE PLANTING DETAIL

SCALE: NTS

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



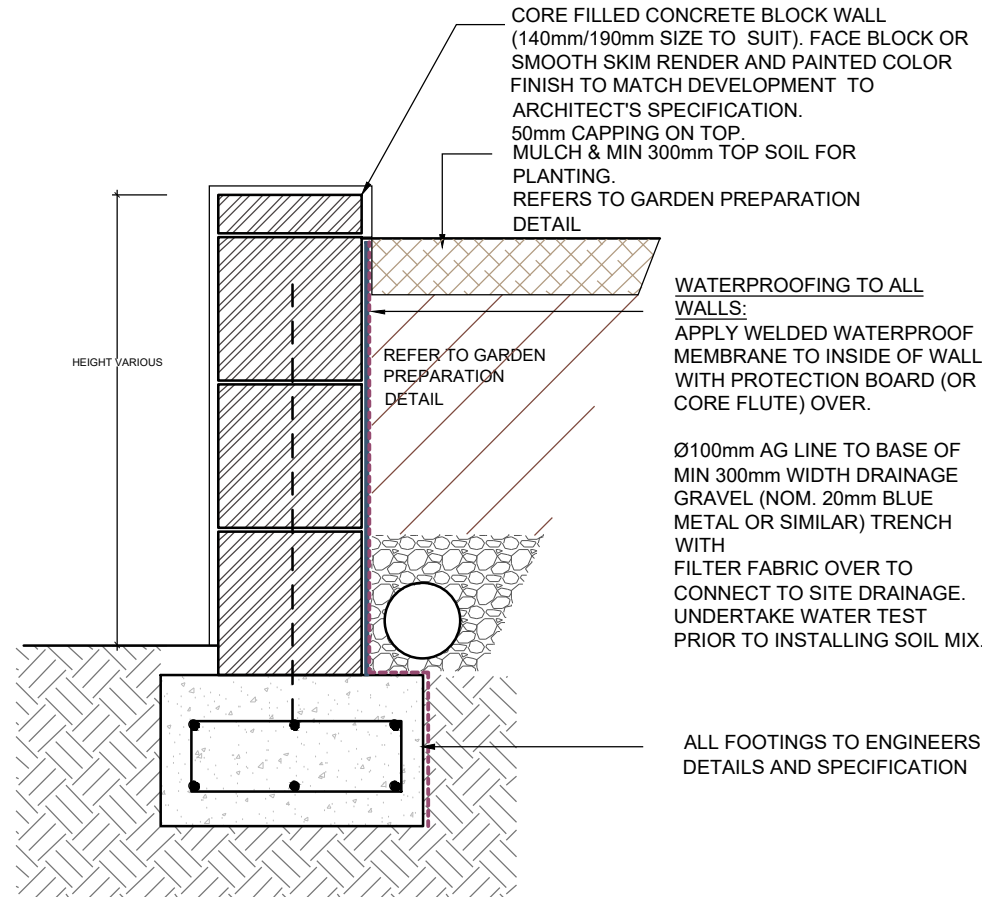
DEVELOPMENT CONSENT
APPROVAL

DA/4179/2022

Dated: 18 March 2024

STEPPING STONES IN GRAVEL

SCALE 1:10



WATERPROOFING TO ALL WALLS:
APPLY WELDED WATERPROOF MEMBRANE TO INSIDE OF WALL WITH PROTECTION BOARD (OR CORE FLUTE) OVER.

Ø100mm AG LINE TO BASE OF MIN 300mm WIDTH DRAINAGE GRAVEL (NOM. 20mm BLUE METAL OR SIMILAR) TRENCH WITH FILTER FABRIC OVER TO CONNECT TO SITE DRAINAGE. UNDERTAKE WATER TEST PRIOR TO INSTALLING SOIL MIX.

ALL FOOTINGS TO ENGINEERS DETAILS AND SPECIFICATION

TYPICAL MASONRY BLOCK RETAINING WALL

SCALE NTS

General Notes:
Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.
Copyright Sulphurex Enterprises Pty Ltd Trading as CONZEPT
(ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.
If the status of this drawing is not signed off for construction it may be subject to change, alteration or amendment at the discretion of our office. If so, Concept is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of your use of this drawing for construction purposes.
These plans and associated IP remain the property of Sulphurex Enterprises (T/A Concept) until such time as all agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such payments are not made following the notification period.



REV	DATE	NOTATION/AMENDMENT
A	09.11.2022	Preliminary plan prepared for review
B	11.11.2022	Final submission for DA
C	16.08.2023	Co-ordinated with revised architectural plan and council's requirement

COUNCIL	CENTRAL COAST
CLIENT	MRS ELIZABETH & MR ANDREW DEAN
ARCHITECT	RESIDENTIAL LOGISTICS
STATUS / ISSUE	DA - ISSUE C



TITLE:	DETAILS
DWG.No:	LPDA 23-2017952/ 3
SCALE:	As shown
DATE:	11/11/2022
DRAWN:	C.D
CHECKED:	R.F

