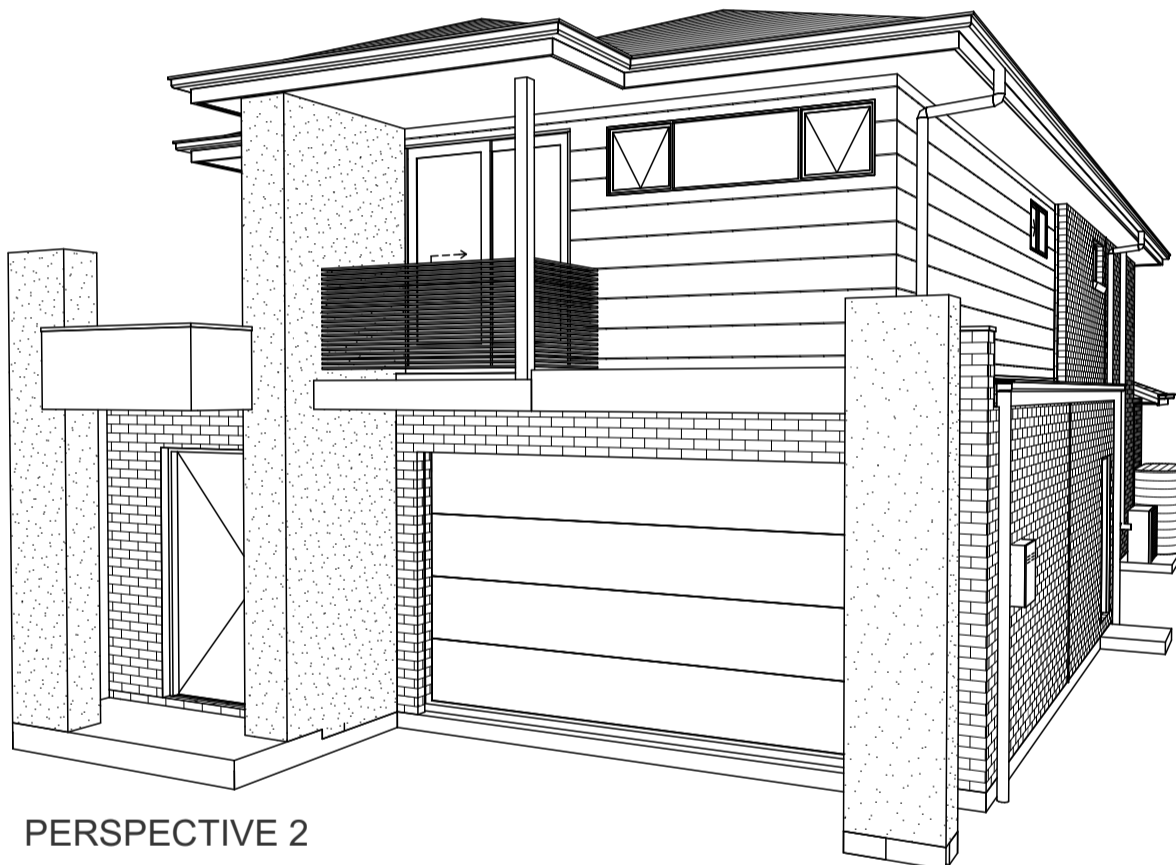


PERSPECTIVE 1



PERSPECTIVE 2

PLEASE NOTE:

DRAWINGS HAVE BEEN PREPARED IN CONJUNCTION WITH:

- HIA CONTRACT(SIGNED)
- PCC.1 (SIGNED), PCC.2 (SIGNED) & PCC.3 (SIGNED)
- DBYD, 10.7 CERT, 88B
- CONTOUR, GEO TECH REPORT

CUSTOMER APPROVAL

I / WE CONFIRM THESE PLANS ACCURATELY REFLECT OUR HOME DESIGN AND ANY PREVIOUSLY REQUESTED VARIATIONS.

CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

DATE: _____

REV	DATE	AMENDMENTS	BY
03	22.03.2022	PERMIT PLANS 2 - AMENDED PLANS AS PER AC TECH SHEET	T.I
02	19.01.2022	PERMIT PLANS	L.S
01	28.09.2021	PRESENTATION PLANS	R.N

1	TITLE
2	SITE PLAN
3	GROUND FLOOR PLAN
4	FIRST FLOOR PLAN
5	ROOF PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTION & BASIX CERTIFICATE
9	INTERNAL DETAILS
10	WINDOW SCHEDULE
11	DOOR SCHEDULE
12	KITCHEN & SCULLERY DETAILS
13	L'DRY & PWDR & W.C DETAILS
14	BATH & ENSUITE DETAILS
15	SLAB PLAN
16	ELECTRICAL PLANS GROUND
17	ELECTRICAL PLANS FIRST
2.1	SITE ANALYSIS
2.2	SEDIMENT & EROSION PLAN
2.3	NEIGHBOUR NOTIFICATION PLAN
2.4	LANDSCAPE PLAN
2.5	SHADOW DIAGRAMS

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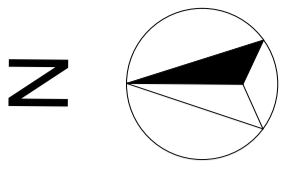
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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

HOUSE NAME:
TURQUOISE 31
FACADE:
SIERRA
SPECIFICATION:
H3: LUXURY
SCALE:
NTS @ A3

DEPOSITED PLAN NUMBER:
876
LOCAL GOVERNMENT AREA:
CANTERBURY BANKSTOWN

CLIENT:
MR CHRISTOPHER & MRS ALISON WISE
SITE ADDRESS:
**LOT 2, SECTION H,
NO. 44 BALMORAL AVENUE
CROYDON PARK NSW 2133**

JOB No:
302334
DRAWN:
T.I
CHECKED:
A.S
DATE:
22/03/22
SHEET:
1
REV.
03
PERMIT PLANS



LOT A

DP 413129

**** DA ****

CANTERBURY COUNCIL DCP 2012

PROPOSED SITE COVERAGE

SITE AREA	459.84 m ²
BUILDINGS & HARD SURFACES	166.28 m ²
PROPOSED SITE COVERAGE:	36.1% m ²
MAXIMUM ALLOWED BY COUNCIL:	50% - 229.9 m ²

LANDSCAPE AREA

SITE AREA	459.84 m ²
LANDSCAPE AREAS	199.23 m ²
REMAINING SOFT AREA	50.45 m ²
TOTAL HARDCORE AREAS	210.15 m ²
MIN. REQUIRED BY COUNCIL	20% - 92 m ²

PRIVATE OPEN SPACE

PRINCIPAL PRIVATE OPEN SPACE	24.00 m ²
PRIVATE OPEN SPACE	198.50 m ²

DRIVEWAY AREA

DRIVEWAY & PATH AREA:	40.41 m ²
DRIVEWAY CROSSOVER AREA:	20.43 m ²

**CUT - NIL
FILL - 43mm**



PROPOSED EXCAVATION



PRINCIPAL PRIVATE OPEN SPACE

ACID SULFATE SOILS

CLASS 4 - SUBJECT TO ENGINEER'S DETAILS

STORMWATER TO HYDRAULIC DESIGN

**DRIVEWAY - BY OWNER
LANDSCAPING - BY OWNER**

www.dialbeforeyoudig.com.au



WIND CLASSIFICATION: "N2"

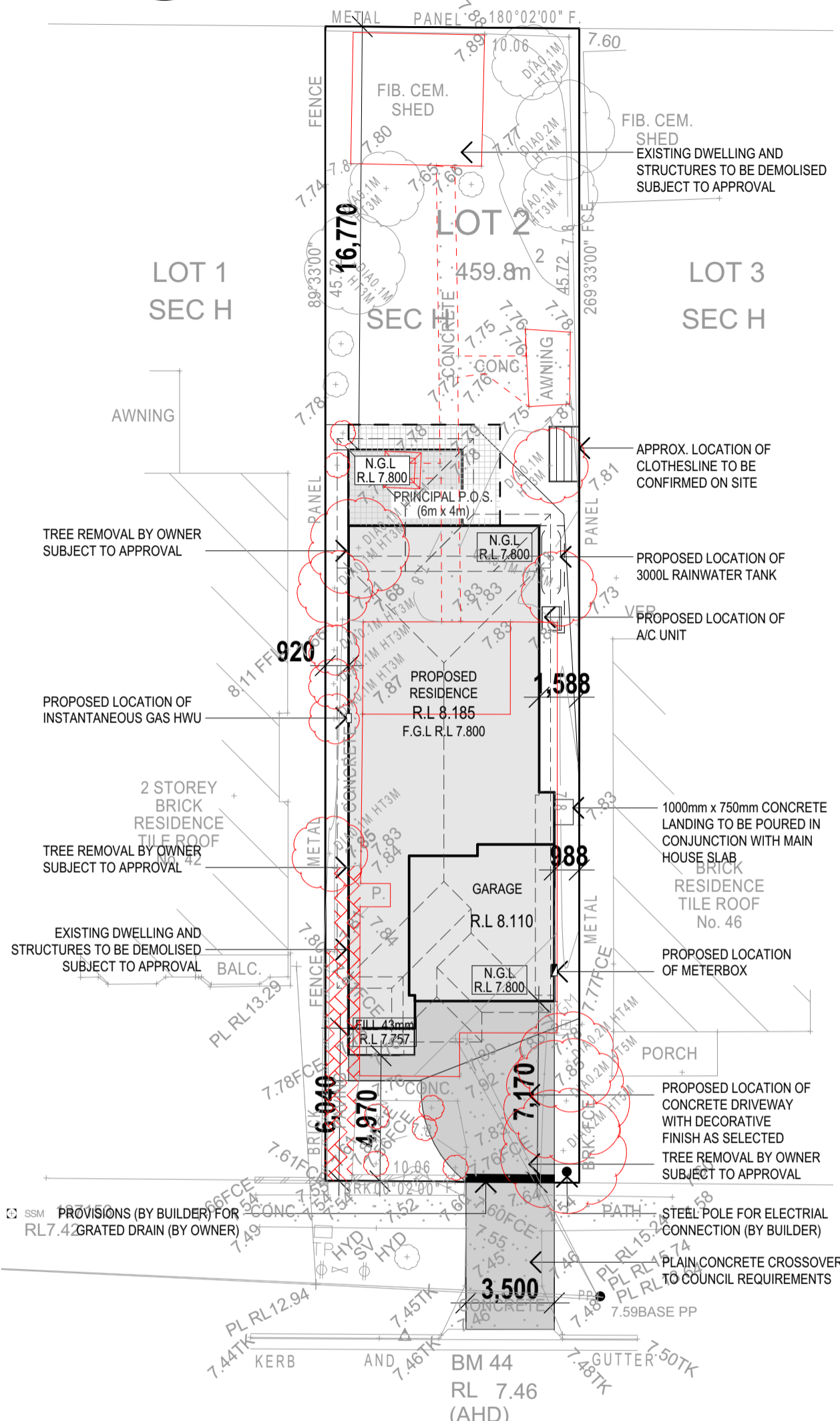
SLAB CLASSIFICATION: "H2"

SITE INDUCTION

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

SITE SPECIFIC HAZARDS

- * OVERHEAD POWERLINES
- * NO STREET PARKING
- * LIMITED SPACE FOR MATERIAL STOCK PILE
- * TRAFFIC CONTROL REQUIRED
- * EXISTING TREES / OVERHEAD OBSTRUCTION



BALMORAL AVENUE

EXCAVATION NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY GRADIENTS & FLOOD RELATED DEVELOPMENTS

NOTE: - CAPPED OFF SURFACE WATER DRAINS TO BE PROVIDED AND LOCATED ON SITE AS DETERMINED BY BUILDER.
 - SURFACE WATER PITS ARE TO BE COMPLETED BY OWNER ONCE LANDSCAPING HAS BEEN COMPLETED.
 - THE PROPOSED PROVISION AND LOCATION OF ANY RETAINING WALLS INDICATED ARE A GUIDE ONLY AND ARE TO BE COMPLETED BY THE OWNER AT A LATER STAGE.

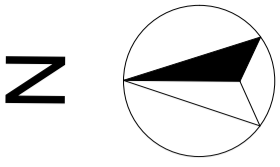
**A SITE PLAN
1:200**

CUSTOMER APPROVAL

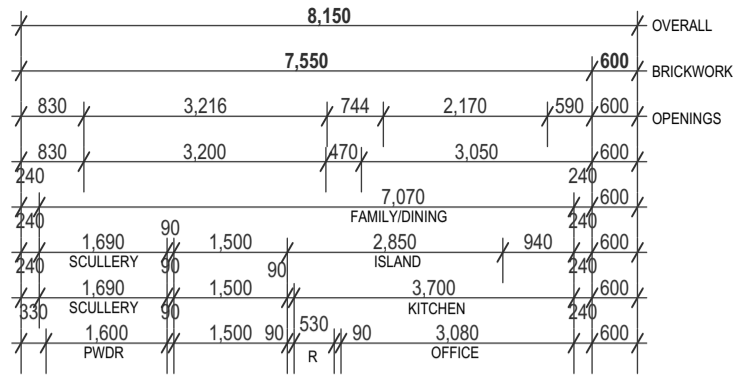
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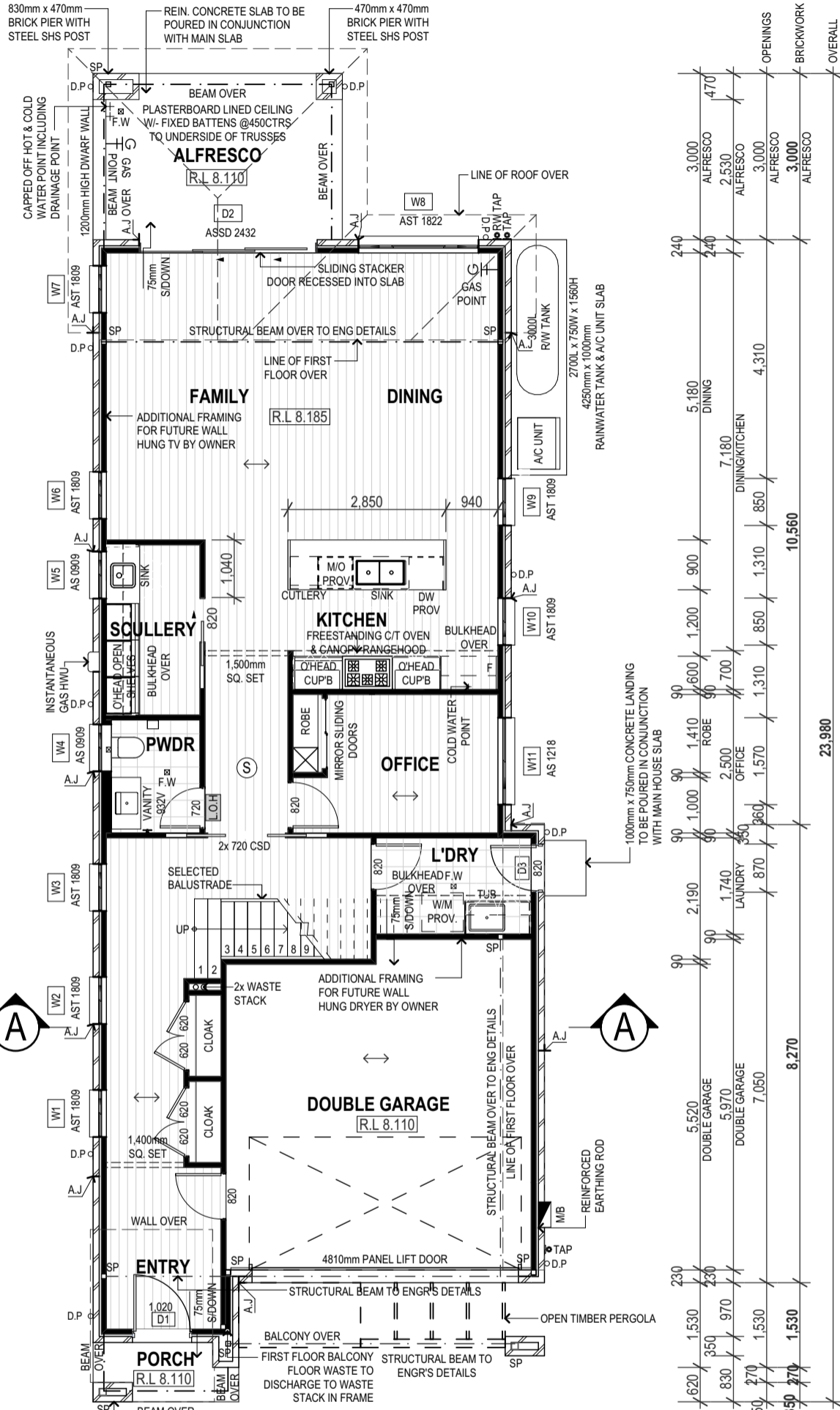
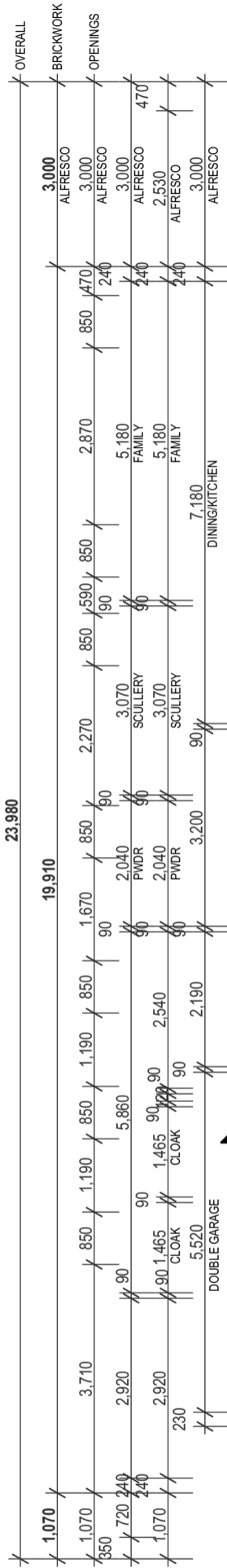
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	<p>PERMIT PLANS</p>					
	<p>302334</p>					



NOTE:
ALL DIMENSIONS ARE NOMINAL AND MEASURED TO THE STRUCTURAL ELEMENTS.
CEILING HEIGHT DIMENSIONS ARE TAKEN FROM THE STRUCTURAL FLOOR (CONCRETE OR TIMBER) AND THE CEILING/ROOF FRAMING (NO ALLOWANCE HAS BEEN MADE FOR FLOOR FINISHES OR CEILING LININGS).



LEGEND:	
Ⓚ	AIR CONDITIONING DUCTS
Ⓢ	SMOKE ALARM
Ⓜ	EXHAUST FAN
LOH	LIFT OFF HINGES
↔	FLOOR JOIST DIRECTION
Ⓜ	GARDEN TAP LOCATION
Ⓜ	DOWN PIPE LOCATION
SP □	STEEL POST
TSP □	TELESCOPIC STEEL POST

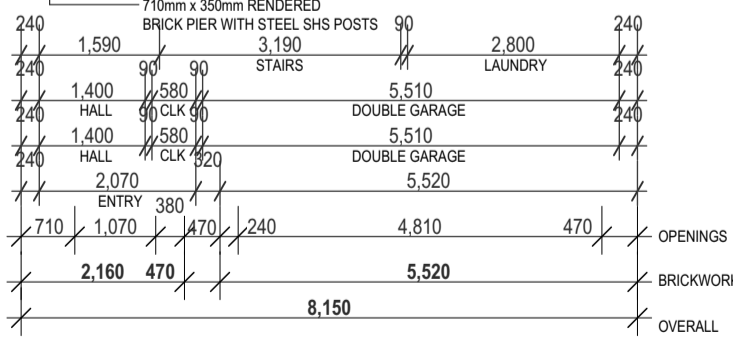


FLOOR COVERINGS	
LAMINATE FLOOR	88.37
MAIN FLOOR TILES	89.94
WET AREA FLOOR TILES	28.00

SQUARE SET FINISH TO GROUND
FLOOR CEILINGS TO ENTRY HALL,
LAUNDRY ALCOVE, PWDR HALL,
KITCHEN, DINING & FAMILY
NON-STANDARD LAYOUT
HUME LINEAR 2340mm DOORS INC.
SQ. SET THROUGHOUT & ROBES

NOTE: ALL DOWNPIPES TO BE SET 350MM FROM OUTSIDE OF EDGE TO CENTRELINE OF D.P. UNLESS OTHERWISE INDICATED.

AREAS:	
1. GROUND FLOOR LIVING AREA	115.59
2. FIRST FLOOR LIVING AREA	123.86
3. GARAGE	34.38
4. ALFRESCO	13.50
5. PORCH	2.82
6. BALCONY	2.90
TOTAL AREA	293.05 m²



A GROUND FLOOR
1:100

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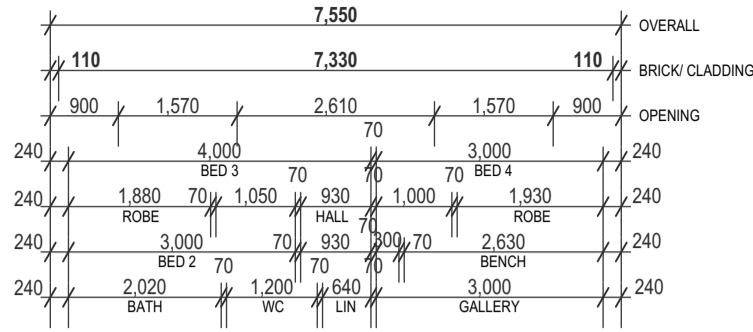
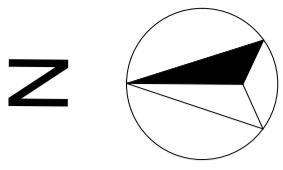
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HOUSE NAME:
TURQUOISE 31
FAÇADE:
SIERRA
SPECIFICATION:
H3: LUXURY
SCALE:
1:100 @ A3

DEPOSITED PLAN NUMBER:
876
LOCAL GOVERNMENT AREA:
CANTERBURY BANKSTOWN

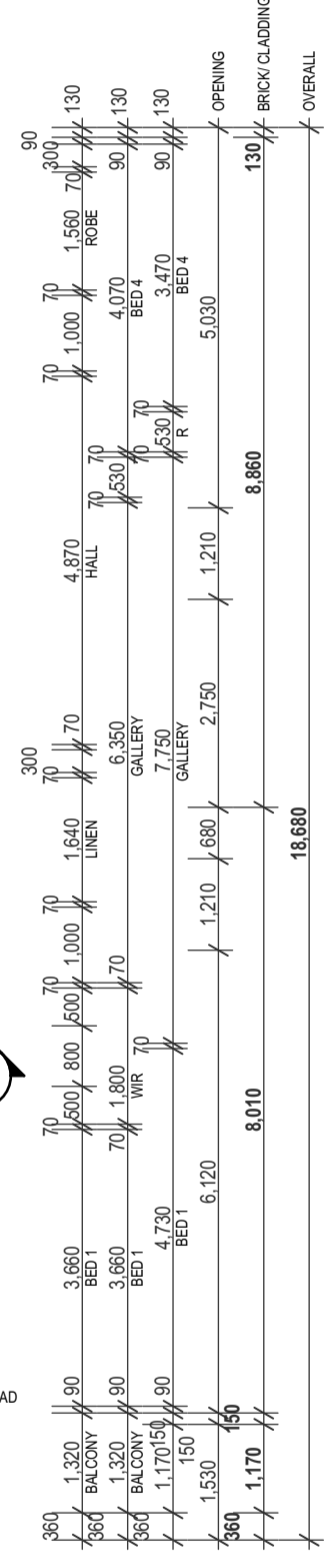
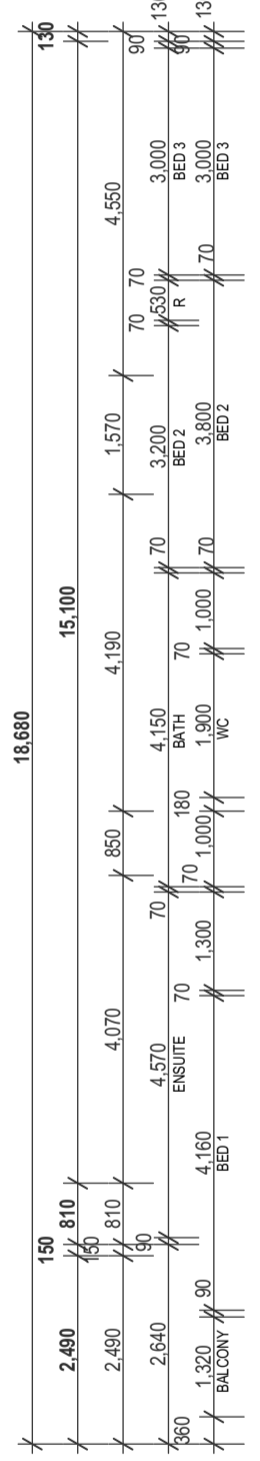
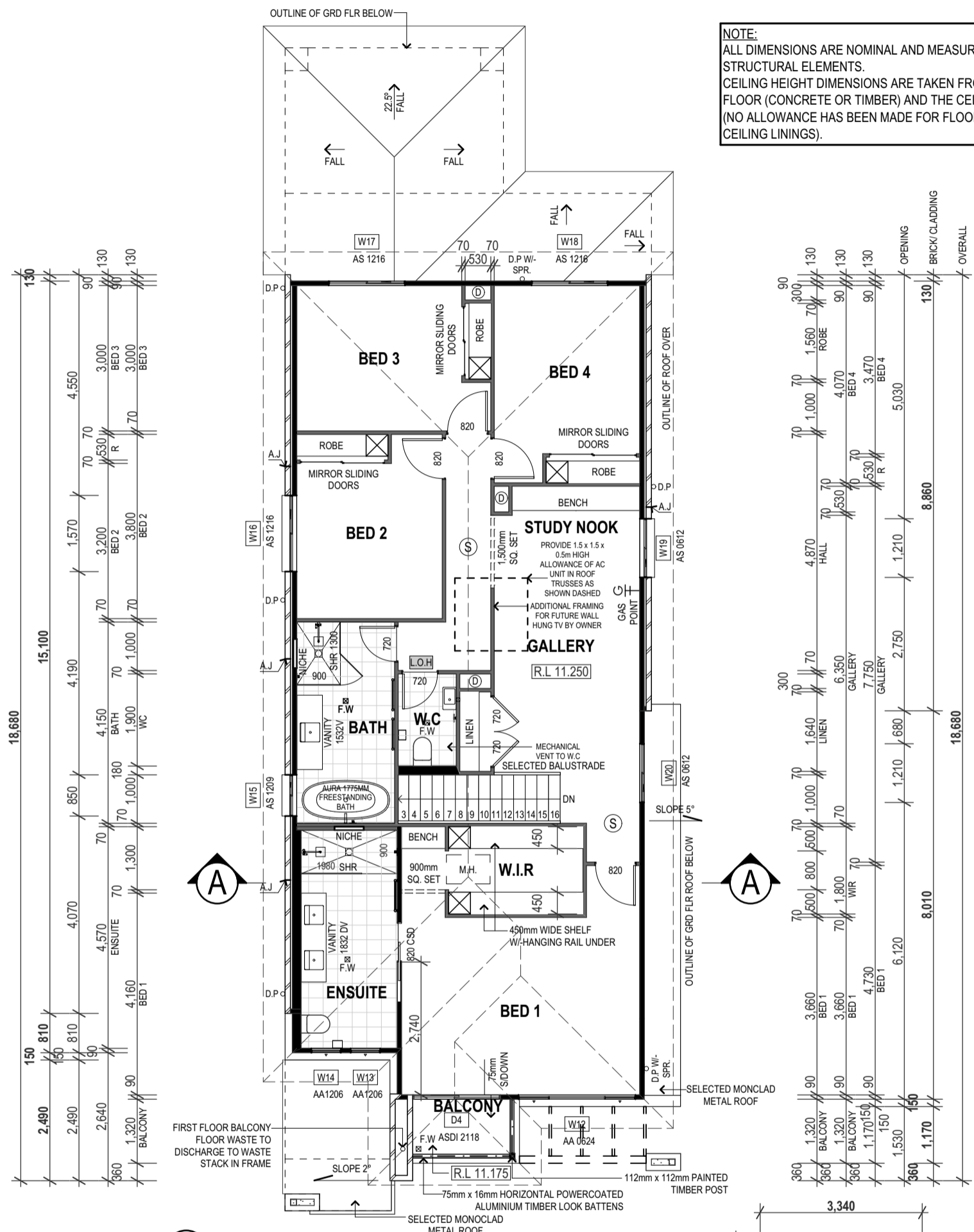
CLIENT:
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SITE ADDRESS:
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CROYDON PARK NSW 2133**

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302334
DRAWN:
T.I
CHECKED:
A.S
DATE:
22/03/22
SHEET:
3
REV.
03
PERMIT PLANS



LEGEND:	
Ⓧ	AIR CONDITIONING DUCTS
Ⓢ	SMOKE ALARM
⊙	EXHAUST FAN
LOH	LIFT OFF HINGES
↔	FLOOR JOIST DIRECTION
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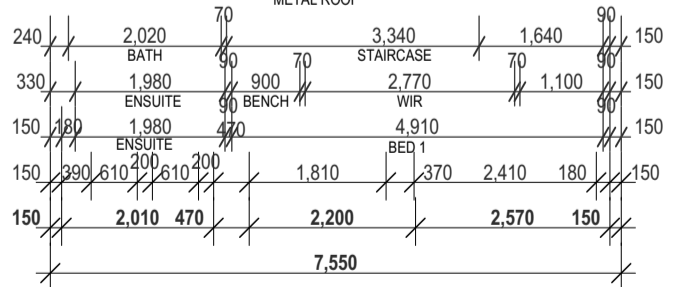


A FIRST FLOOR
 1:100



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 CUSTOMER SIGNATURE: _____
 DATE: _____



STAIR VOID CUT-OUT
 3.34 m²
 SCALE: 1:100

HUME LINEAR 2340mm DOORS INC.
 SQ. SET THROUGHOUT & ROBES

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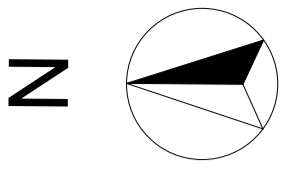
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H3: LUXURY
 SCALE:
1:100 @ A3
 GARAGE HAND:
R/H

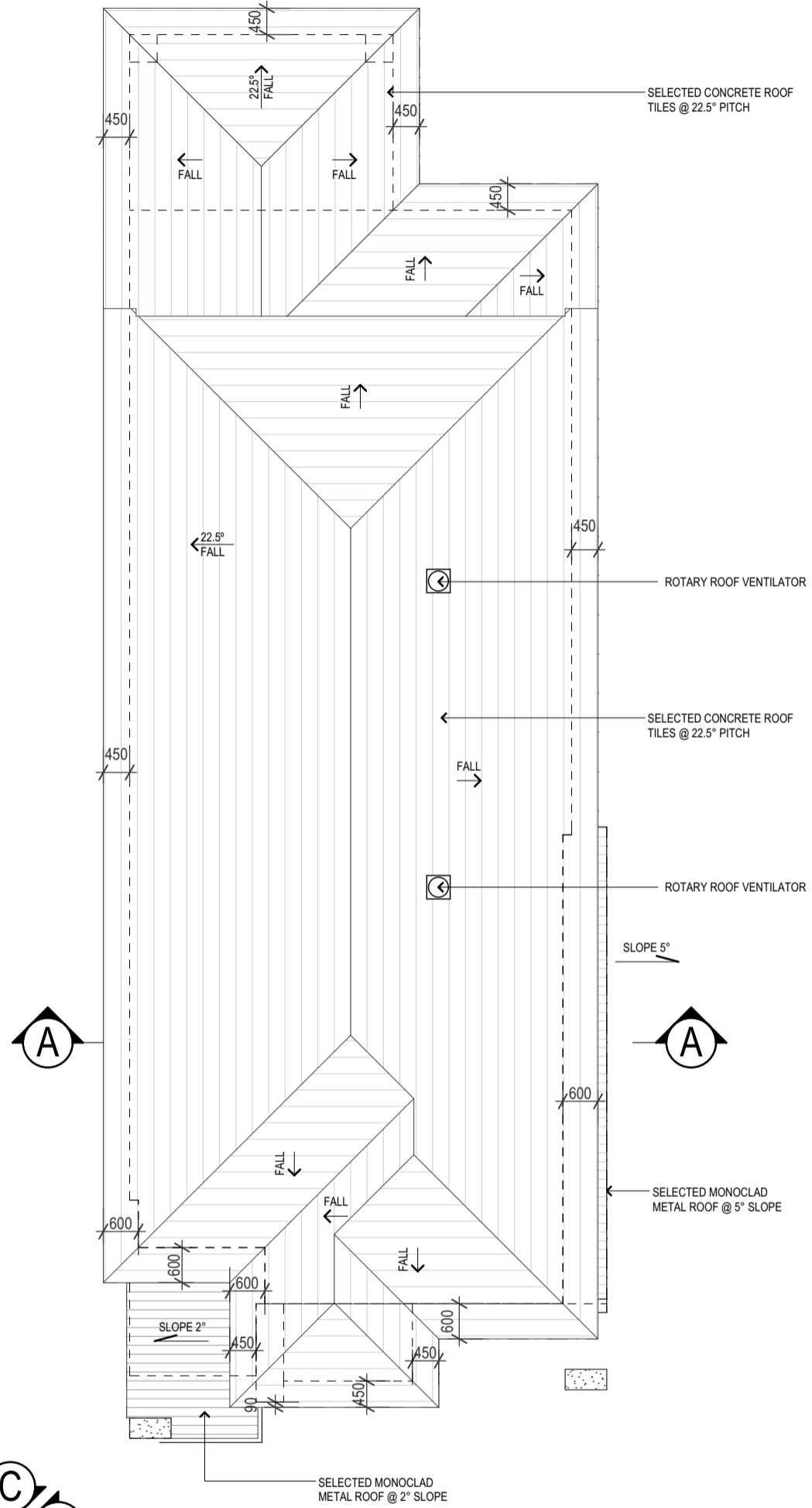
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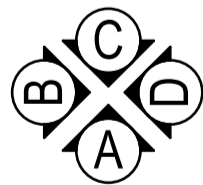
JOB No:
302334
 DRAWN:
T.I
 CHECKED:
A.S
 DATE:
22/03/22
 SHEET:
4
 REV.
03
PERMIT PLANS



ROOF AREA	
ROOF MATERIAL	AREA
TILED	189.94 m ²
MONOCLAD	12.66 m ²
TOTAL	202.60 m²



A ROOF PLAN
- 1:100



CUSTOMER APPROVAL

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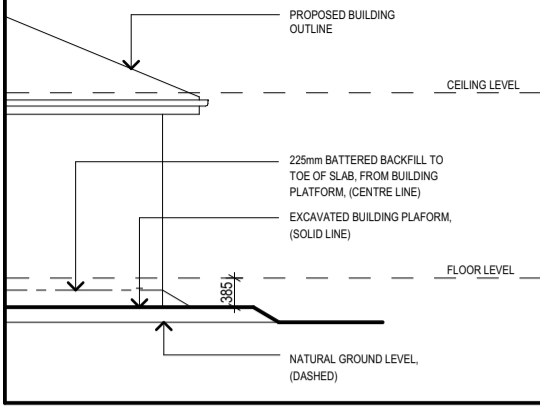
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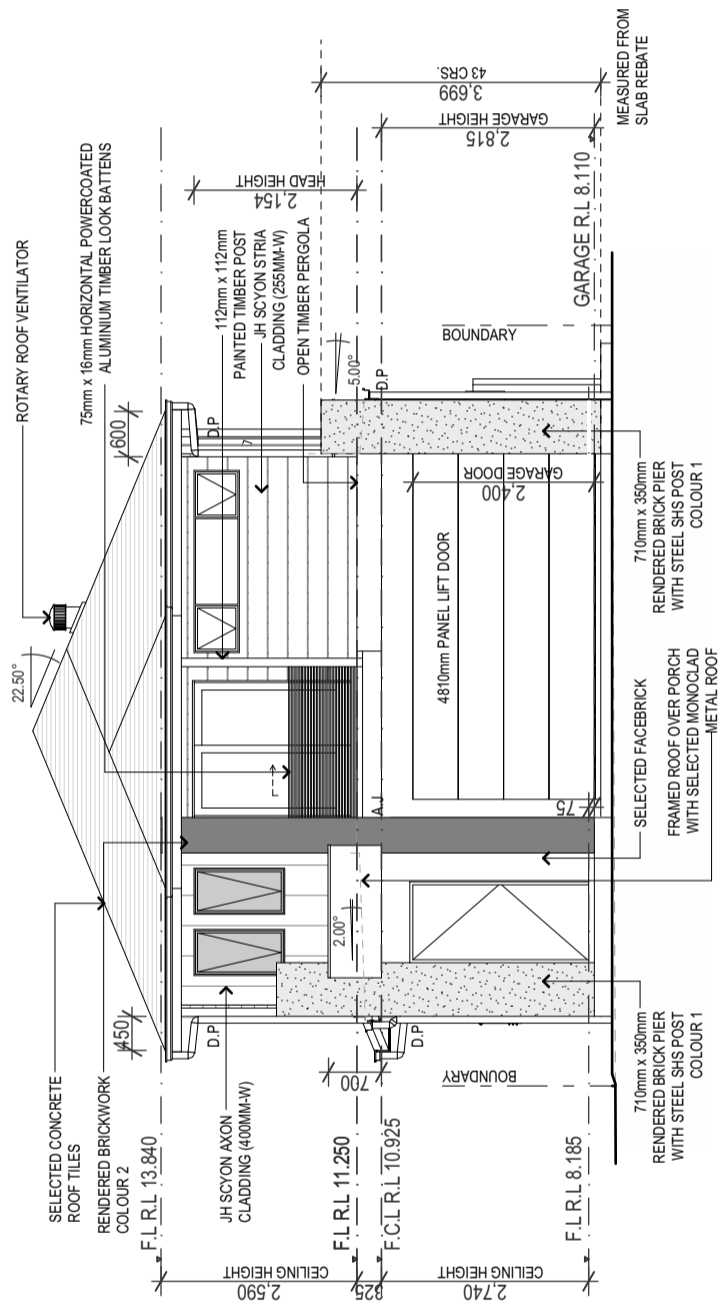
	B.L. No. 259372C A.B.N. 49 163 189 071 Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300	<small>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</small> © COPYRIGHT <small>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</small>	HOUSE NAME: TURQUOISE 31 FACADE: SIERRA SPECIFICATION: H3: LUXURY SCALE: 1:100 @ A3	DEPOSITED PLAN NUMBER: 876 LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN GARAGE HAND: R/H	CLIENT: MR CHRISTOPHER & MRS ALISON WISE SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133	JOB No: 302334 DRAWN: T.I CHECKED: A.S	DATE: 22/03/22 SHEET: 5	REV. 03
	PERMIT PLANS							

"H2" SLAB PLATFORM DETAIL

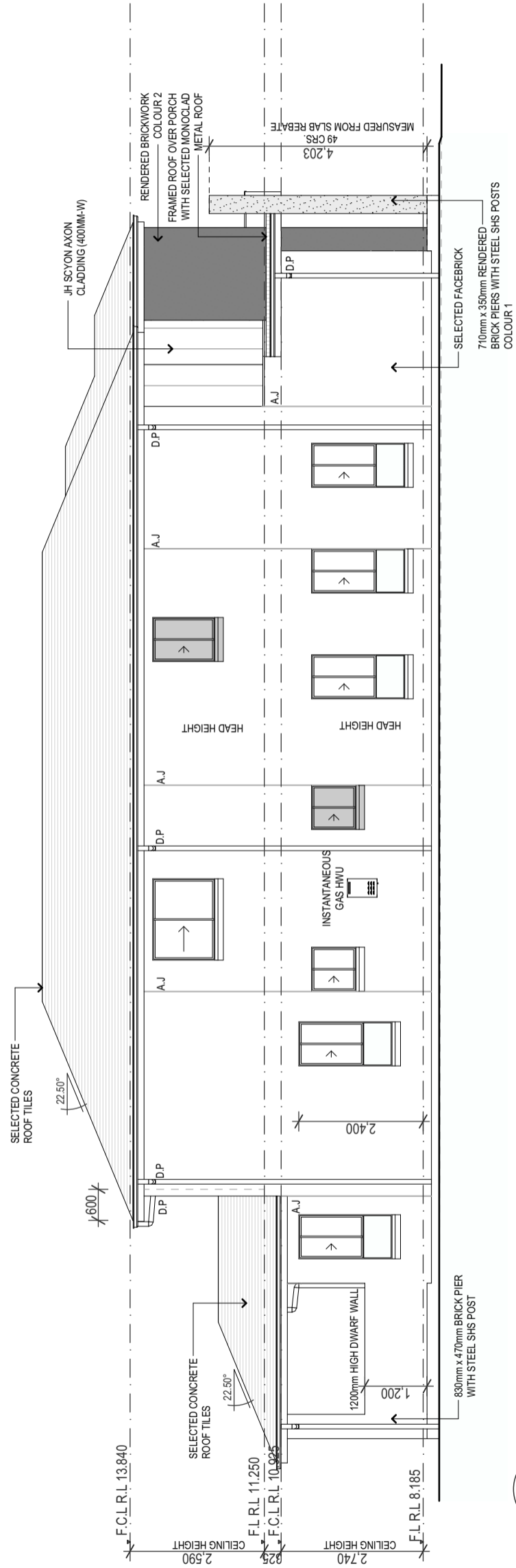


NOTE:
* ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.

NOTE:
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A ELEVATION 1:100




B ELEVATION 1:100

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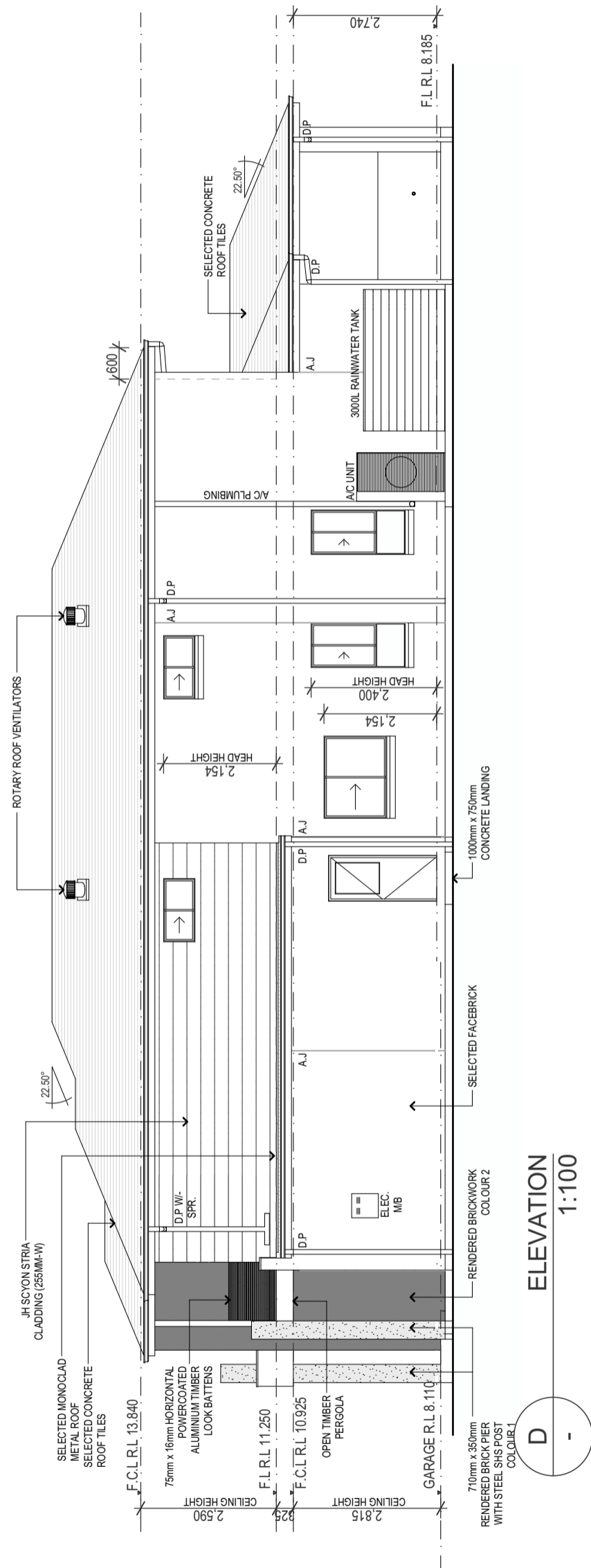
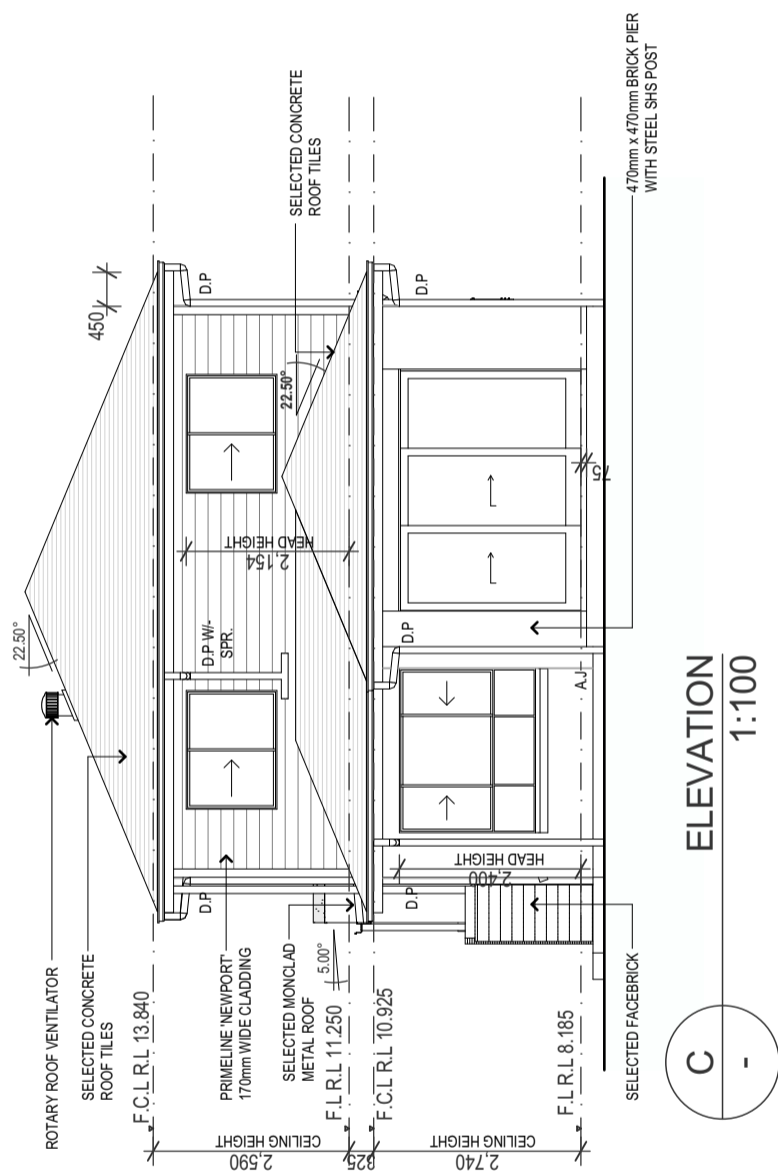
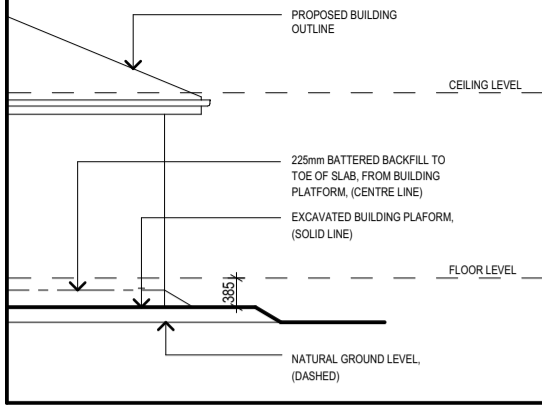
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"H2" SLAB PLATFORM DETAIL




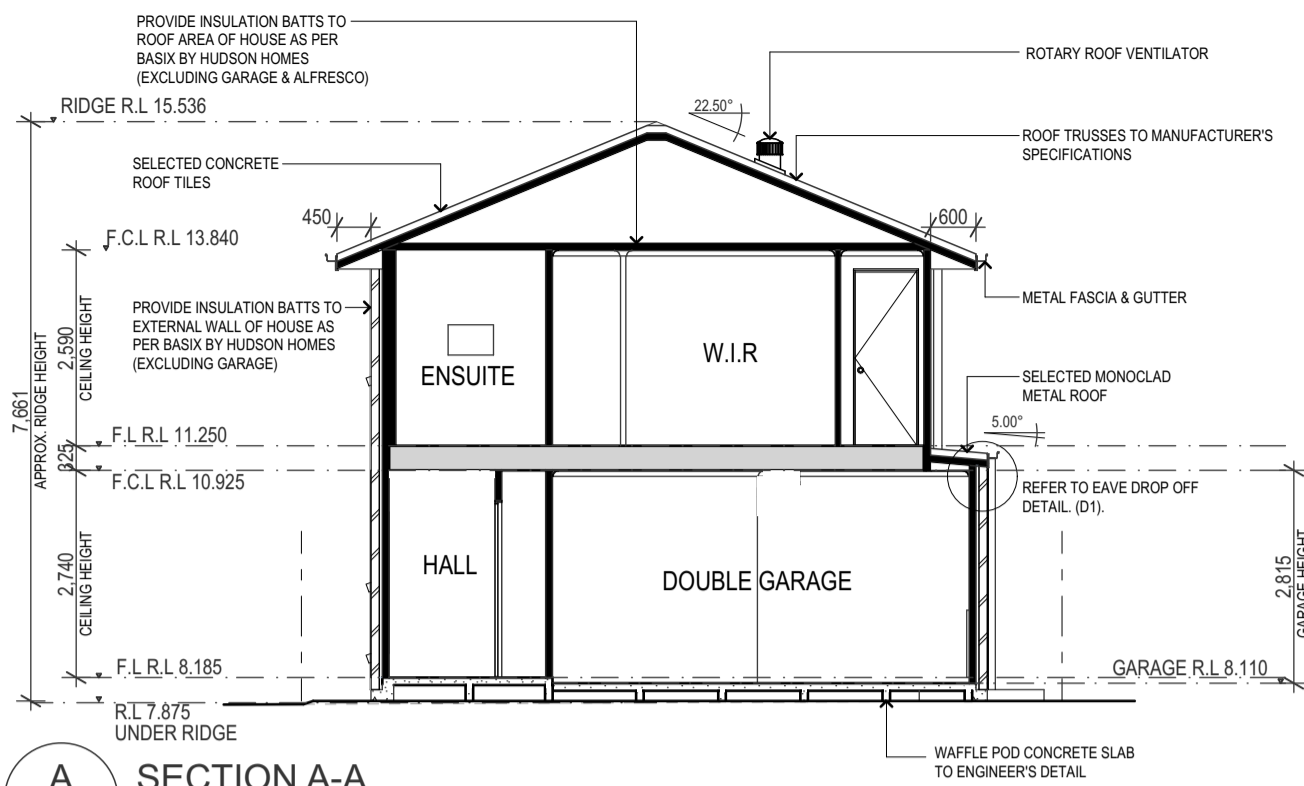
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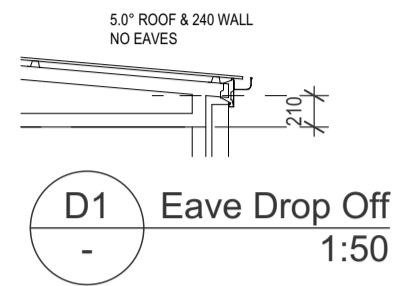
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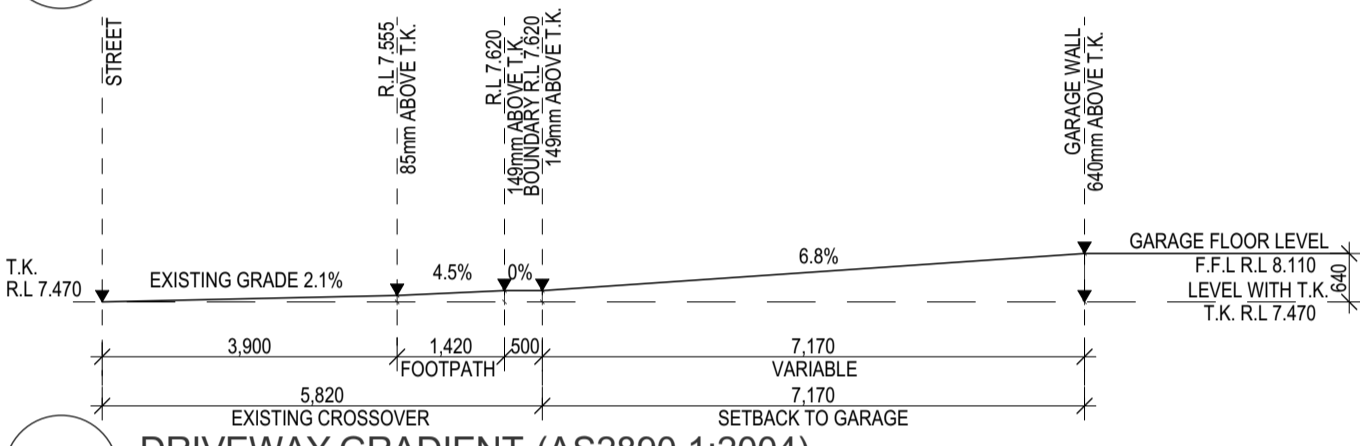
 <p>HUDSON HOMES made for living</p>	<p>B.L. No. 259372C A.B.N. 49 163 189 071</p> <p>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</p>	<p>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</p> <p>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: TURQUOISE 31</p> <p>FAÇADE: SIERRA</p> <p>SPECIFICATION: H3: LUXURY</p> <p>SCALE: 1:100 @ A3</p> <p>GARAGE HAND: R/H</p>	<p>DEPOSITED PLAN NUMBER: 876</p> <p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>CLIENT: MR CHRISTOPHER & MRS ALISON WISE</p> <p>SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133</p>	<p>JOB No: 302334</p> <p>DRAWN: T.I</p> <p>CHECKED: A.S</p> <p>PERMIT PLANS</p>	<p>DATE: 22/03/22</p> <p>SHEET: 7</p>	<p>REV. 03</p>
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NOTE:
* ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.



A SECTION A-A
1:100



B DRIVEWAY GRADIENT (AS2890.1:2004)
SCALE 1:100

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

Single Dwelling

Certificate number: 12808475_03

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 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 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 135 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
- all toilets in the development		✓	✓
- the cold water tap that supplies each clothes washer in the development		✓	✓
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Comfort Commitments			
Simulation Method			
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.			
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. These 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 construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

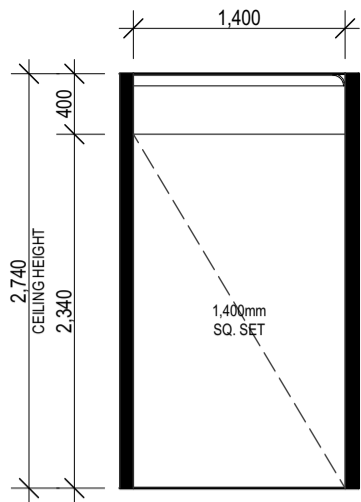
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: 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 the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
- at least 6 of the bedrooms / study; dedicated		✓	✓
Energy Commitments			
- at least 2 of the living / dining rooms; dedicated		✓	✓
- the kitchen; dedicated		✓	✓
- all bathrooms/toilets; dedicated		✓	✓
- the laundry; dedicated		✓	✓
- all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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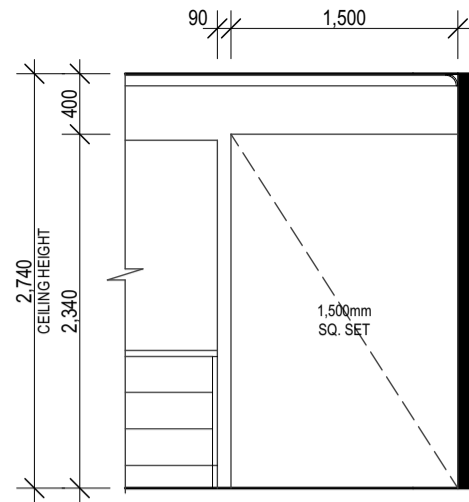
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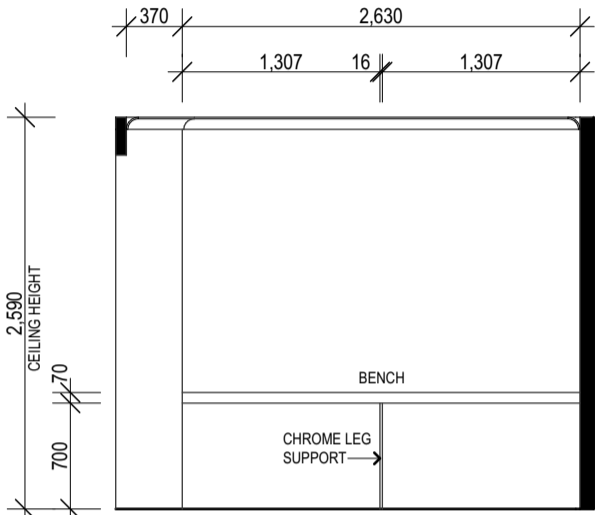
<p>HUDSON HOMES made for living</p>	<p>B.L. No. 259372C A.B.N. 49 163 189 071</p> <p>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</p>	<p>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</p> <p>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: TURQUOISE 31</p> <p>FAÇADE: SIERRA</p> <p>SPECIFICATION: H3: LUXURY</p> <p>SCALE: 1:100, 1:50 @ A3</p> <p>GARAGE HAND: R/H</p>	<p>DEPOSITED PLAN NUMBER: 876</p> <p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>CLIENT: MR CHRISTOPHER & MRS ALISON WISE</p> <p>SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133</p>	<p>JOB No: 302334</p> <p>DRAWN: T.I</p> <p>CHECKED: A.S</p> <p>DATE: 22/03/22</p> <p>SHEET: 8</p> <p>REV. 03</p>
	PERMIT PLANS					



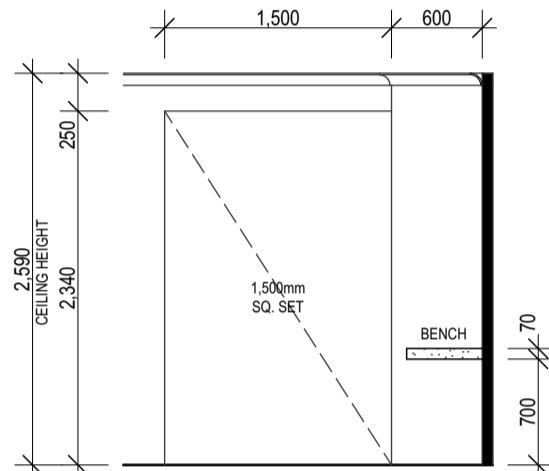
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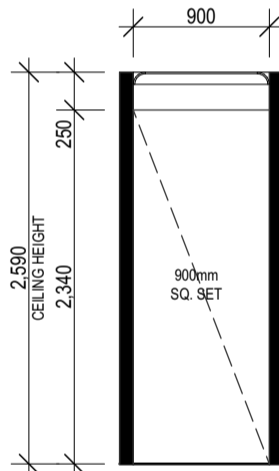
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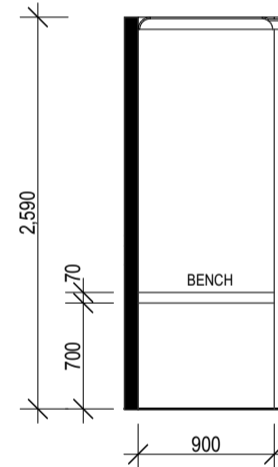
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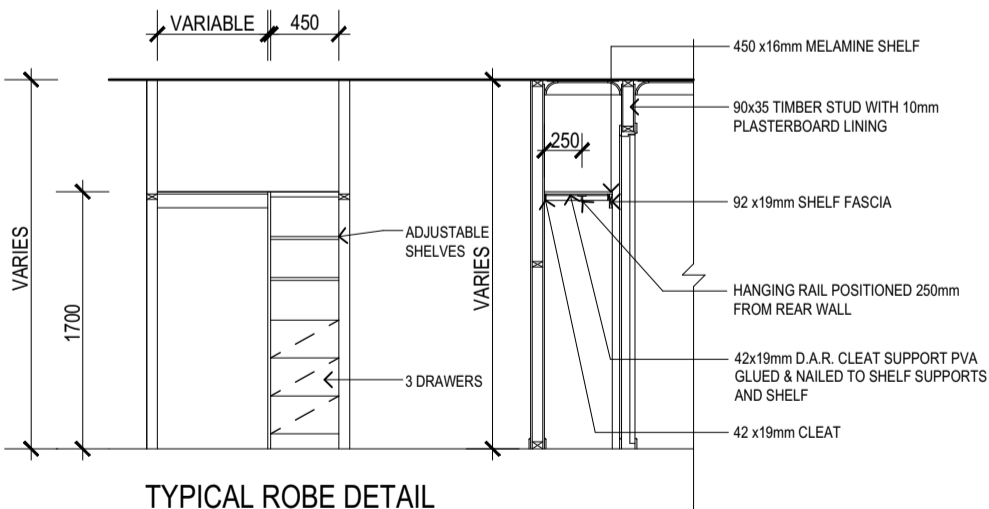
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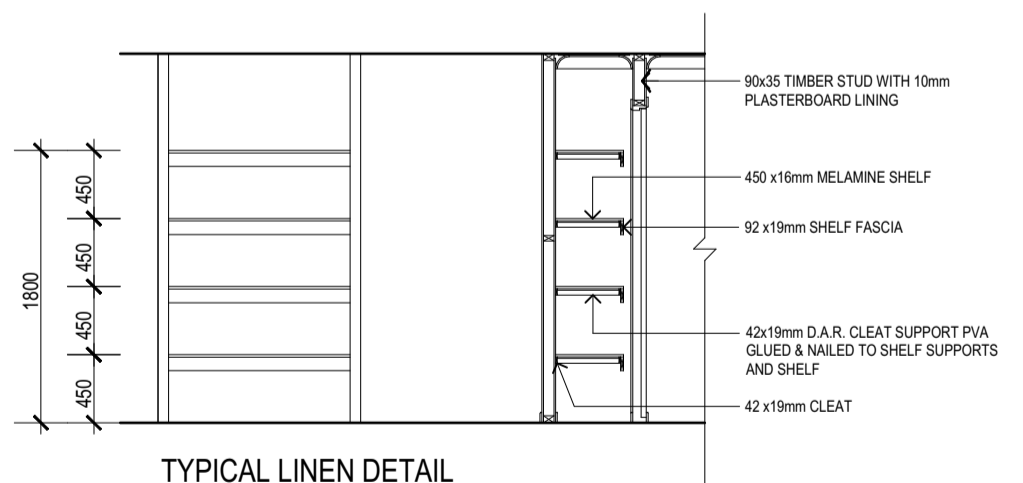
W.I.R SQ. SET DETAIL 05
1:50



W.I.R BENCH DETAILS 06
1:50



TYPICAL ROBE DETAIL



TYPICAL LINEN DETAIL

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WINDOW SCHEDULE WITH BASIX REQUIREMENTS (REFER TO ELEVATIONS & FLOOR PLAN)

NO.	CODE	WINDOW SIZE		VIEW FROM OUTSIDE	TYPE	GLAZING	LINTEL / STEEL BEAM	GLASS m ²
		HEIGHT	WIDTH					
W1	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W2	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W3	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W4	AS 0909	860	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	0.73
W5	AS 0909	860	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	0.73
W6	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W7	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W8	AST 1822	1,800	2,170		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	3.91
W9	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W10	AST 1809	1,800	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.53
W11	AS 1218	1,200	1,570		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.88
W12	AA 0624	600	2,410		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	1.45
W13	AA1206	1,200	610		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	0.73
W14	AA1206	1,200	610		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	0.73
W15	AS 1209	1,200	850		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.02
W16	AS 1216	1,200	1,570		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.88
W17	AS 1216	1,200	1,570		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	1.88
W18	AS 1216	1,200	1,570		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	1.88
W19	AS 0612	600	1,210		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	0.73
W20	AS 0612	600	1,210		ASCEND RANGE SLIDING WINDOW	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	0.73

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
DATE: _____

NOTE: FIRST FLOOR WINDOWS TO BE FITTED WITH RESTRICTORS IN ACCORDANCE WITH 3.9.2.5 OF THE N.C.C. - VOLUME 2 AS REQUIRED

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DOOR SCHEDULE WITH BASIX REQUIREMENTS (REFER TO ELEVATIONS & FLOOR PLAN)

NO.	CODE	HEIGHT	WIDTH	VIEW FROM OUTSIDE	TYPE	GLAZING	LINTEL / STEEL BEAM	GLASS m ²
D1	XN1	2,340	1,020		SOLID CORE DOOR	TRANSLUCENT	LINTEL	N/A
D2	ASSD 2432	2,410	3,216		ALUM. FRAMED SLIDING STACKER DOOR	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	7.75
D3	XF3	2,040	820		SOLID CORE DOOR	5MM / 8MM / 5MM DOUBLE GLAZING	LINTEL	1.67
D4	ASDI 2118	2,100	1,810		ALUM. FRAMED SLIDING DOOR	5MM / 8MM / 5MM DOUBLE GLAZING	N/A	3.80

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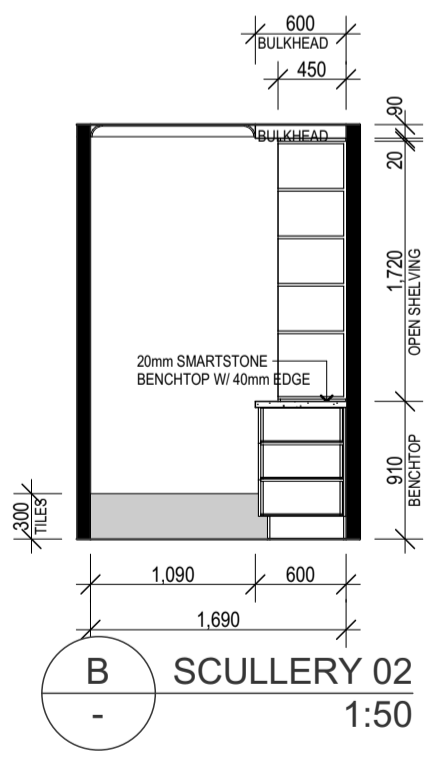
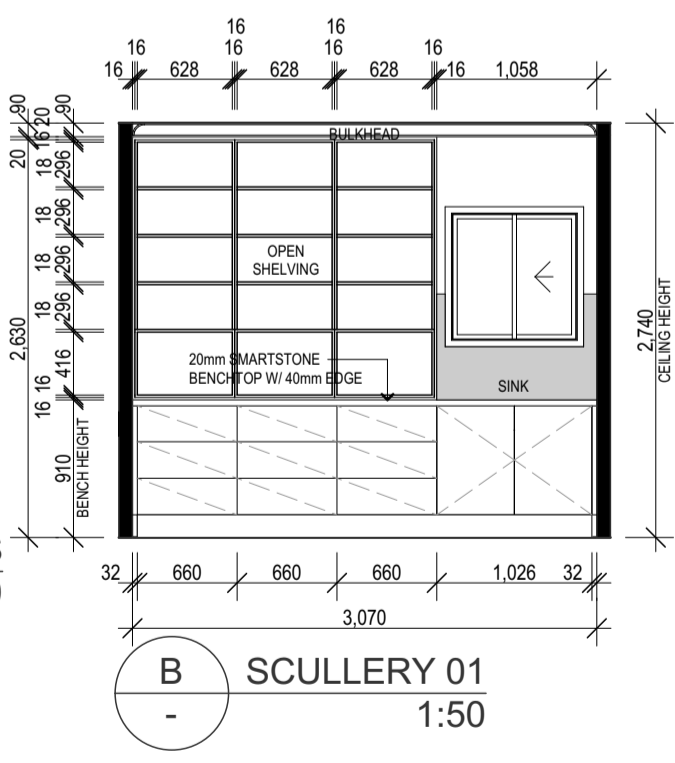
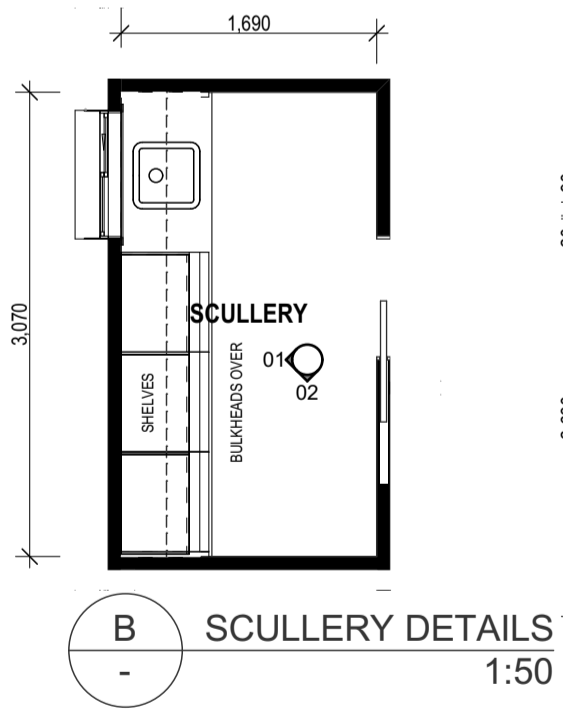
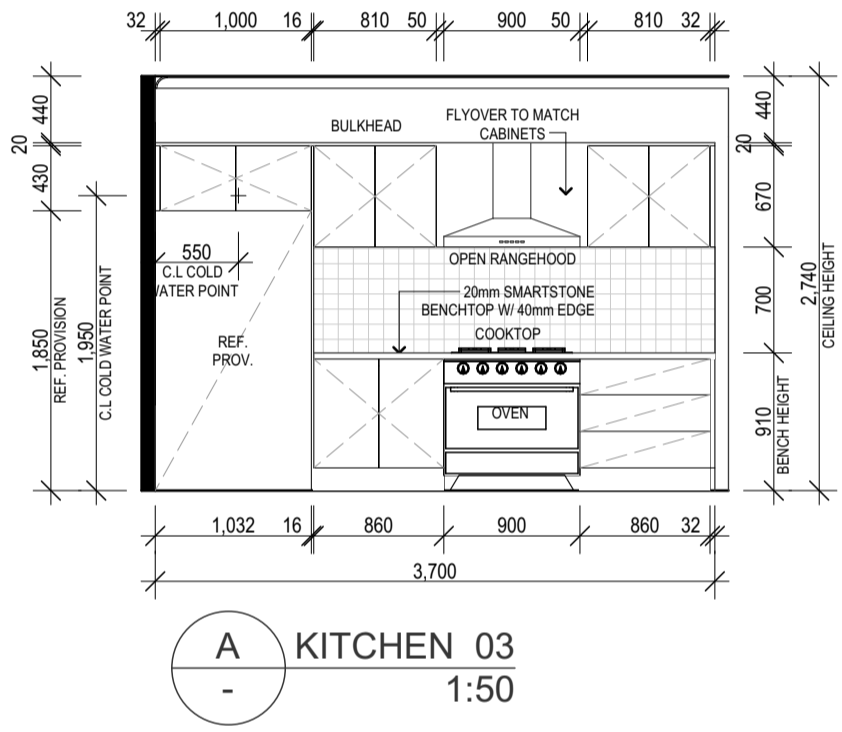
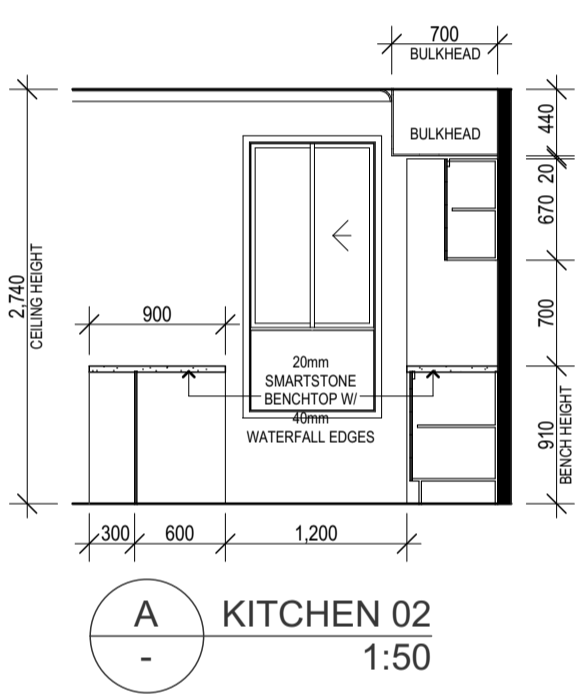
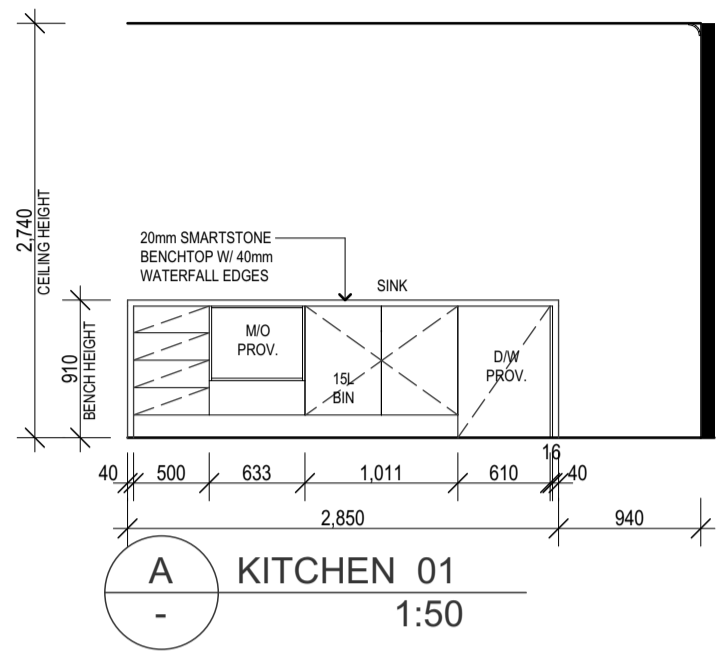
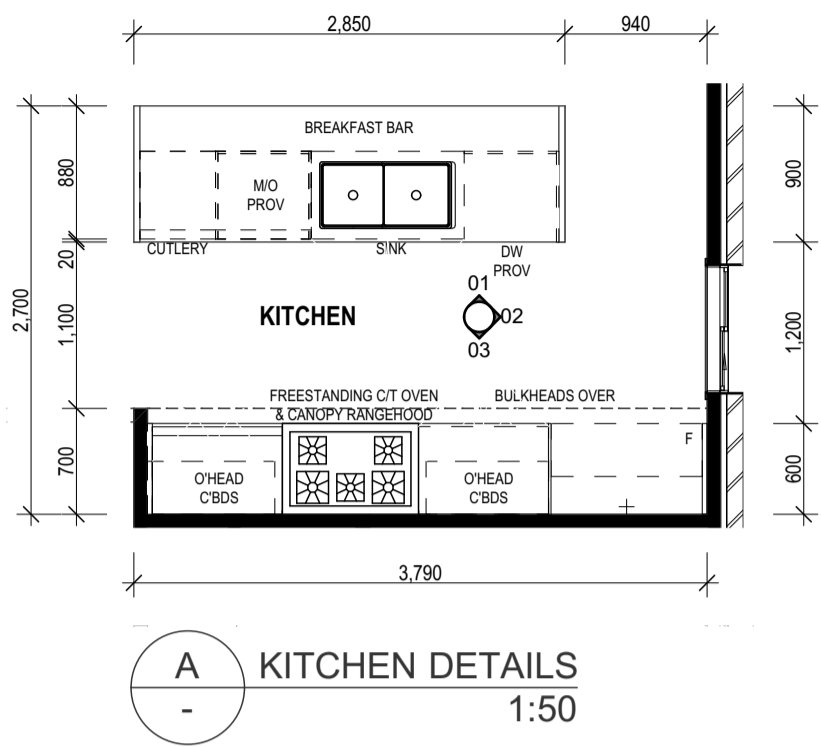
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NOTE: FIRST FLOOR WINDOWS TO BE FITTED WITH RESTRICTORS IN ACCORDANCE WITH 3.9.2.5 OF THE N.C.C. - VOLUME 2 AS REQUIRED

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			<p>FACADE: SIERRA</p>	<p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133</p>	<p>DRAWN: T.I</p>	<p>DATE: 22/03/22</p>	<p>REV. 03</p>
			<p>SPECIFICATION: H3: LUXURY</p>	<p>SCALE: NTS @ A3</p>	<p>GARAGE HAND: R/H</p>	<p>CHECKED: A.S</p>	<p>SHEET: 11</p>	
						PERMIT PLANS		

NOTES:
 1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME.
 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.
 3. WHERE 200mm TILES ARE SELECTED SKIRTING WILL BE 200mm.



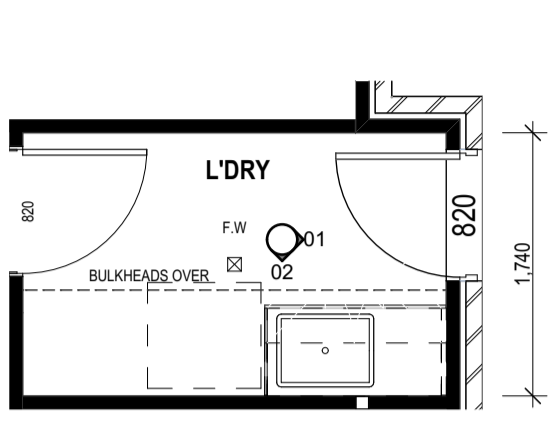
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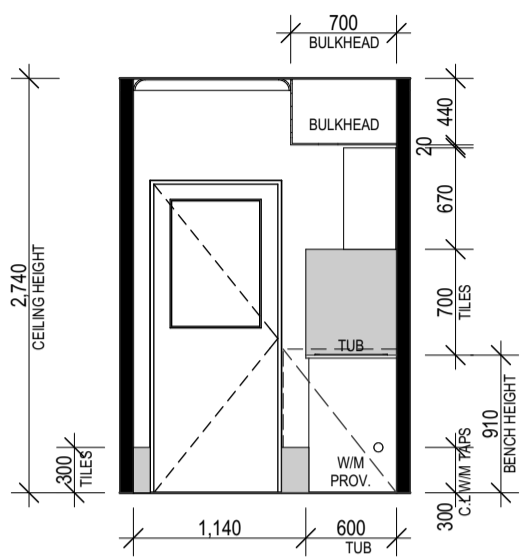
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<p>HUDSON HOMES made for living</p>	<p>B.L. No. 259372C A.B.N. 49 163 189 071</p> <p>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</p>	<p>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</p> <p>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: TURQUOISE 31</p> <p>DEPOSITED PLAN NUMBER: 876</p> <p>CLIENT: MR CHRISTOPHER & MRS ALISON WISE</p>	<p>DEPOSITED PLAN NUMBER: 876</p> <p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>CLIENT: MR CHRISTOPHER & MRS ALISON WISE</p> <p>SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133</p>	<p>JOB No: 302334</p>
	<p>FAÇADE: SIERRA</p> <p>SPECIFICATION: H3: LUXURY</p> <p>SCALE: 1:50 @ A3</p> <p>GARAGE HAND: R/H</p>	<p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>DATE: 22/03/22</p>	<p>REV. 03</p>		
	<p>DATE: 22/03/22</p>	<p>SHEET: 12</p>	<p>PERMIT PLANS</p>			
	<p>PERMIT PLANS</p>					

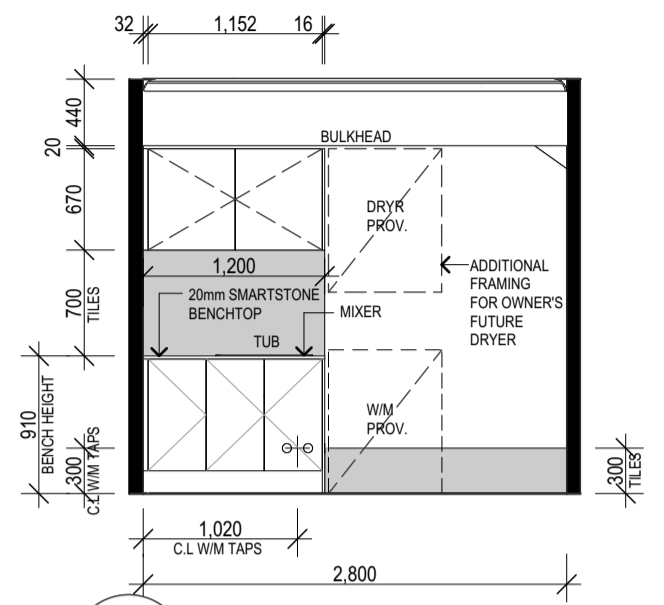
NOTES:
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 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.
 3. WHERE 200mm TILES ARE SELECTED SKIRTING WILL BE 200mm.



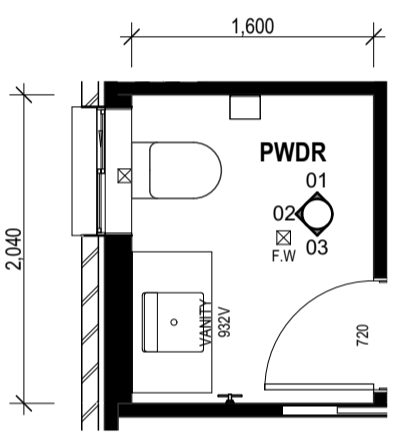
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1:50



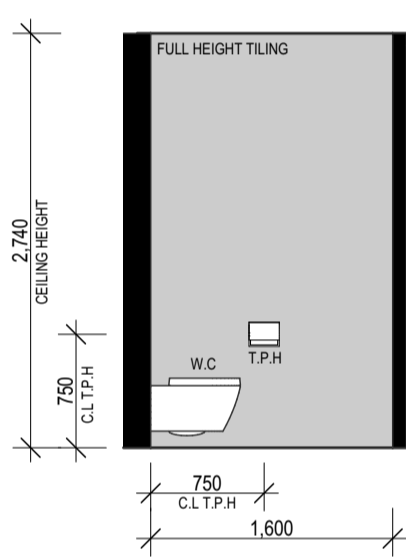
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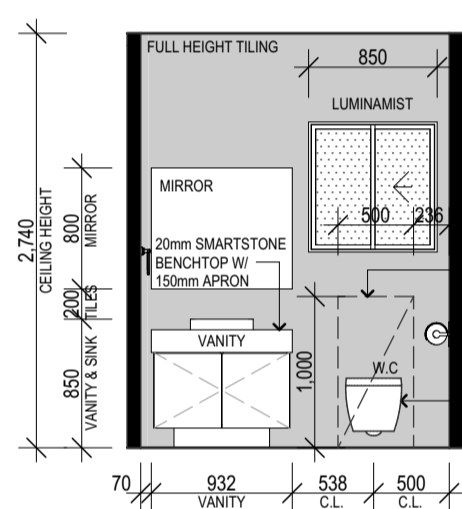
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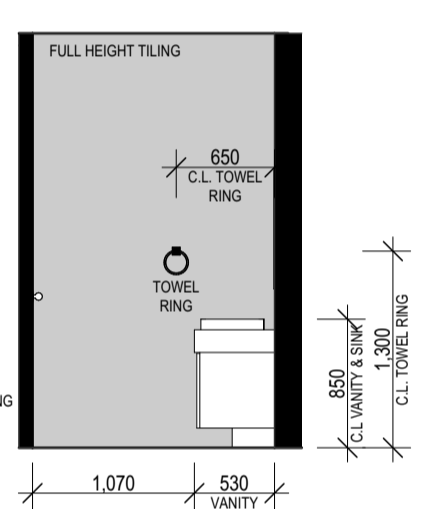
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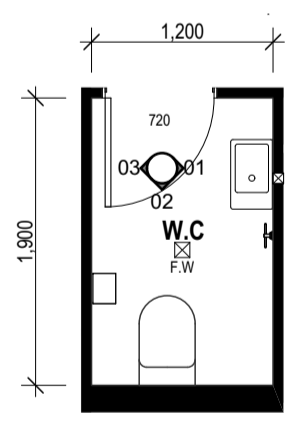
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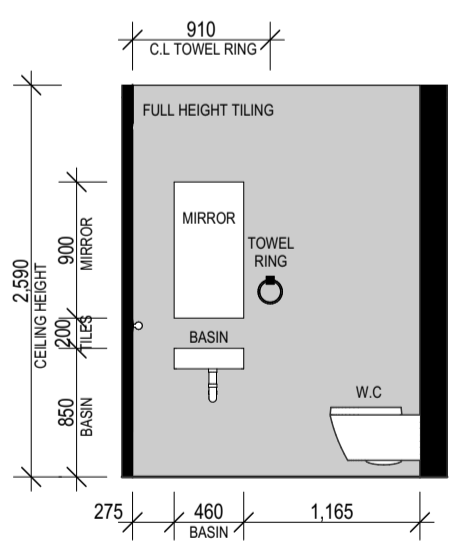
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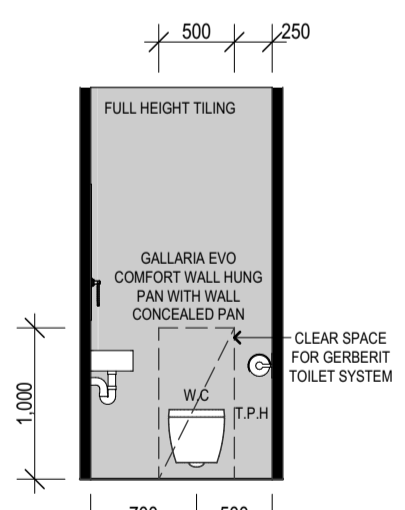
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1:50



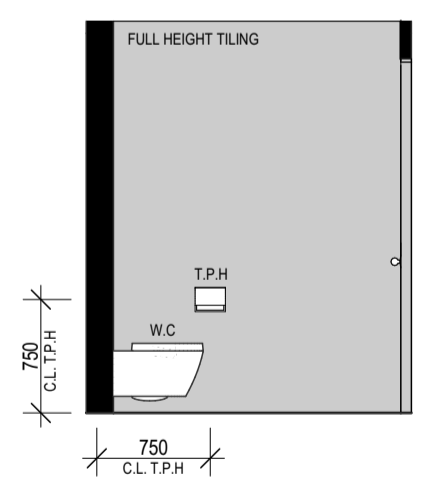
E W.C DETAILS
1:50



E W.C 01
1:50



E W.C 02
1:50



E W.C 03
1:50

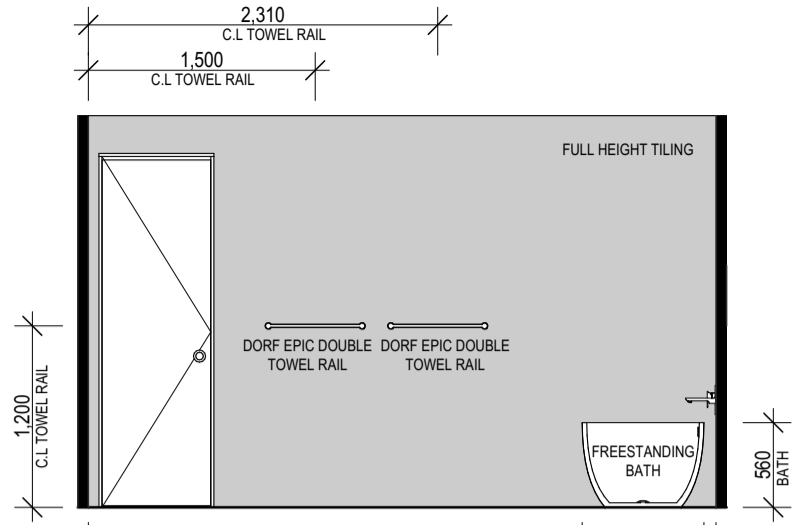
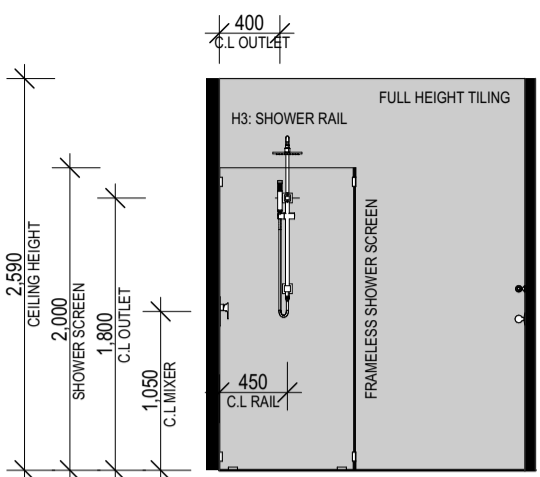
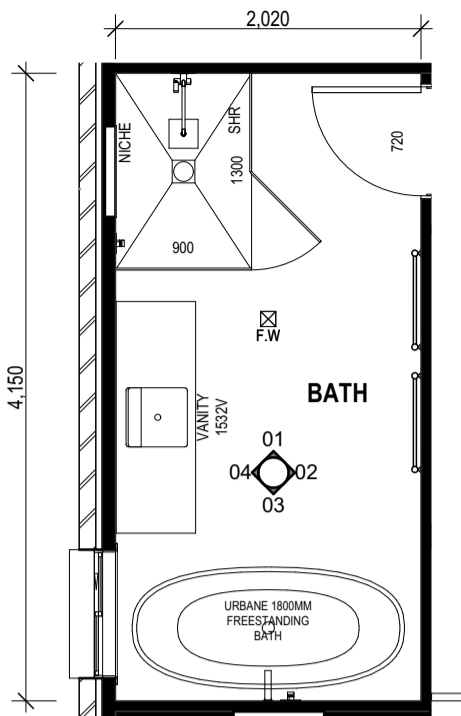
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 CUSTOMER SIGNATURE: _____
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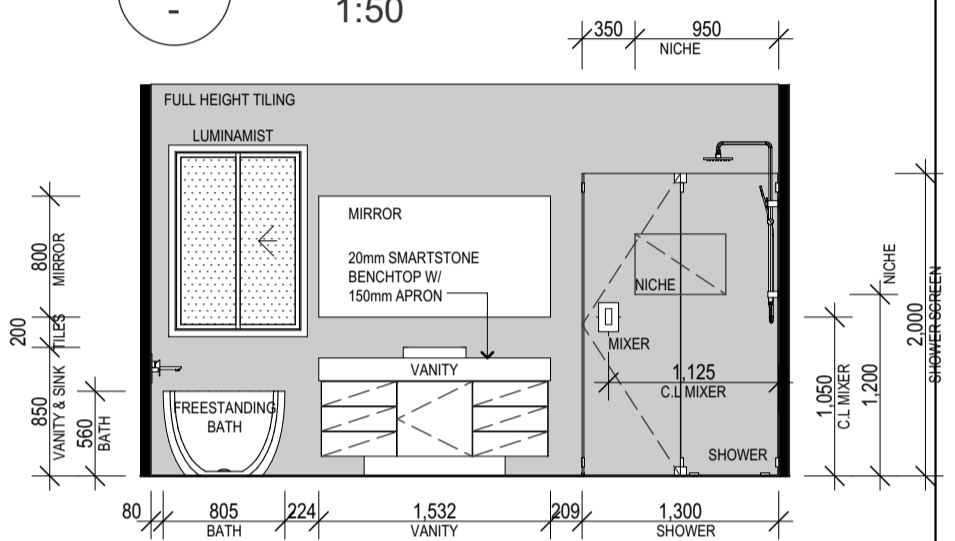
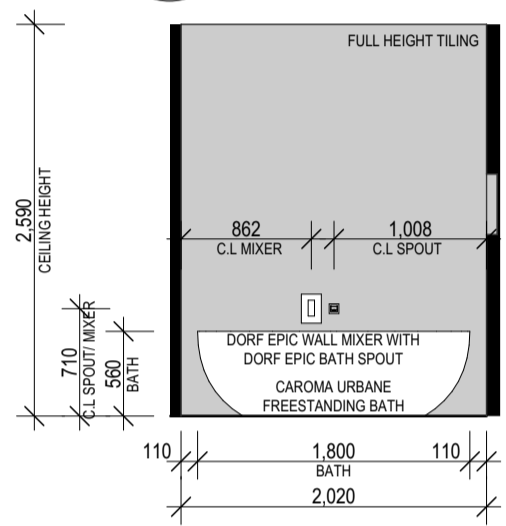


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1:50

F BATH 02
1:50

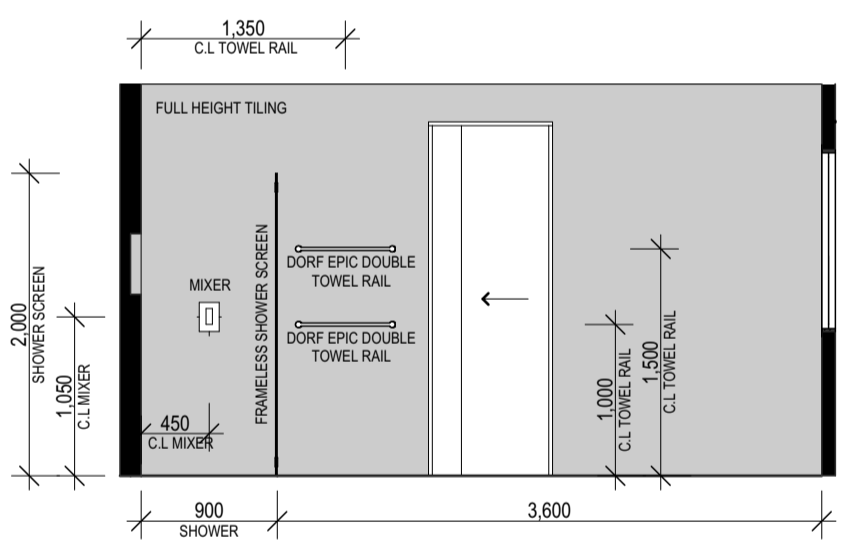
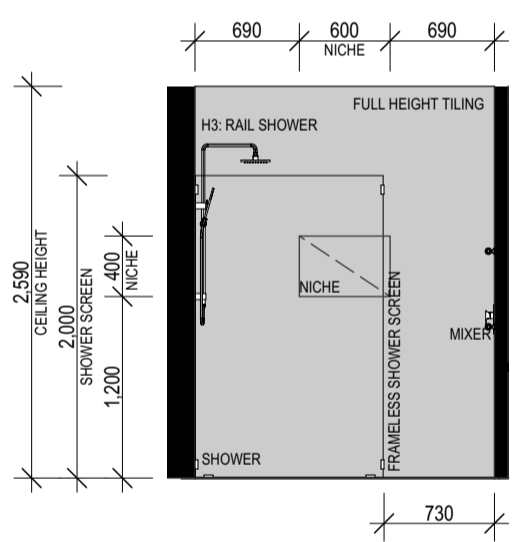
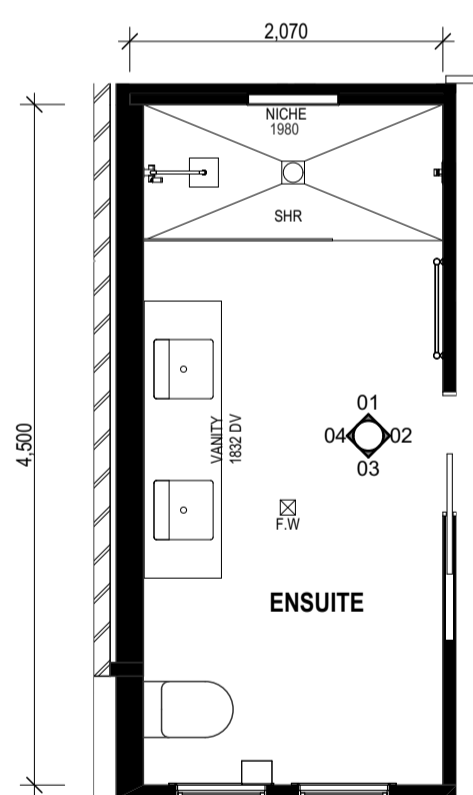
F BATH DETAILS
1:50

- NOTES:
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 2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.
 3. WHERE 200mm TILES ARE SELECTED SKIRTING WILL BE 200mm.



F BATH 03
1:50

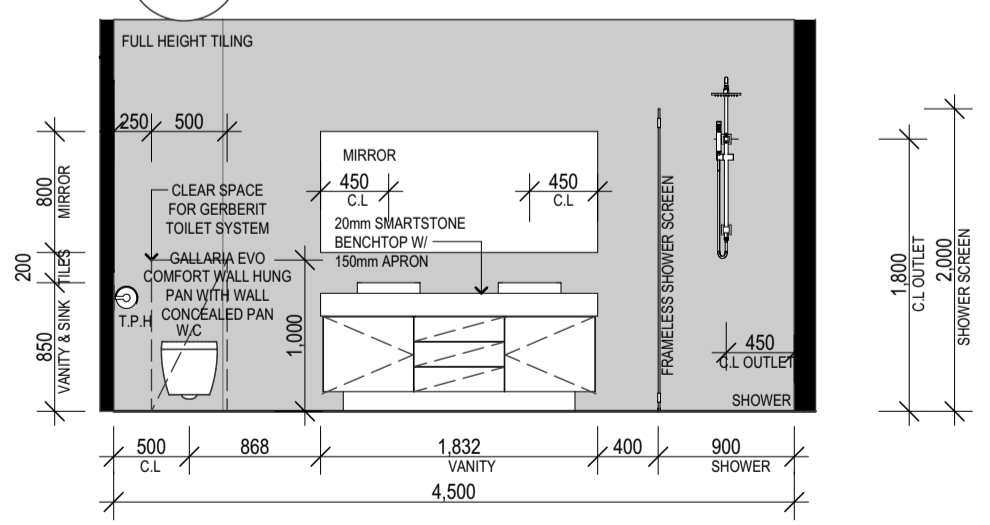
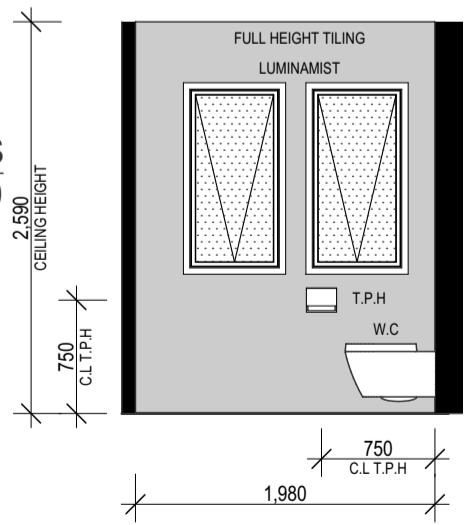
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1:50



G ENSUITE 01
1:50

G ENSUITE 02
1:50

G ENSUITE DETAILS
1:50



G ENSUITE 03
1:50

G ENSUITE 04
1:50

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 CUSTOMER SIGNATURE: _____
 DATE: _____

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 Hudson Homes Pty Ltd
 Level 1/85 George Street
 Parramatta N.S.W. 2150
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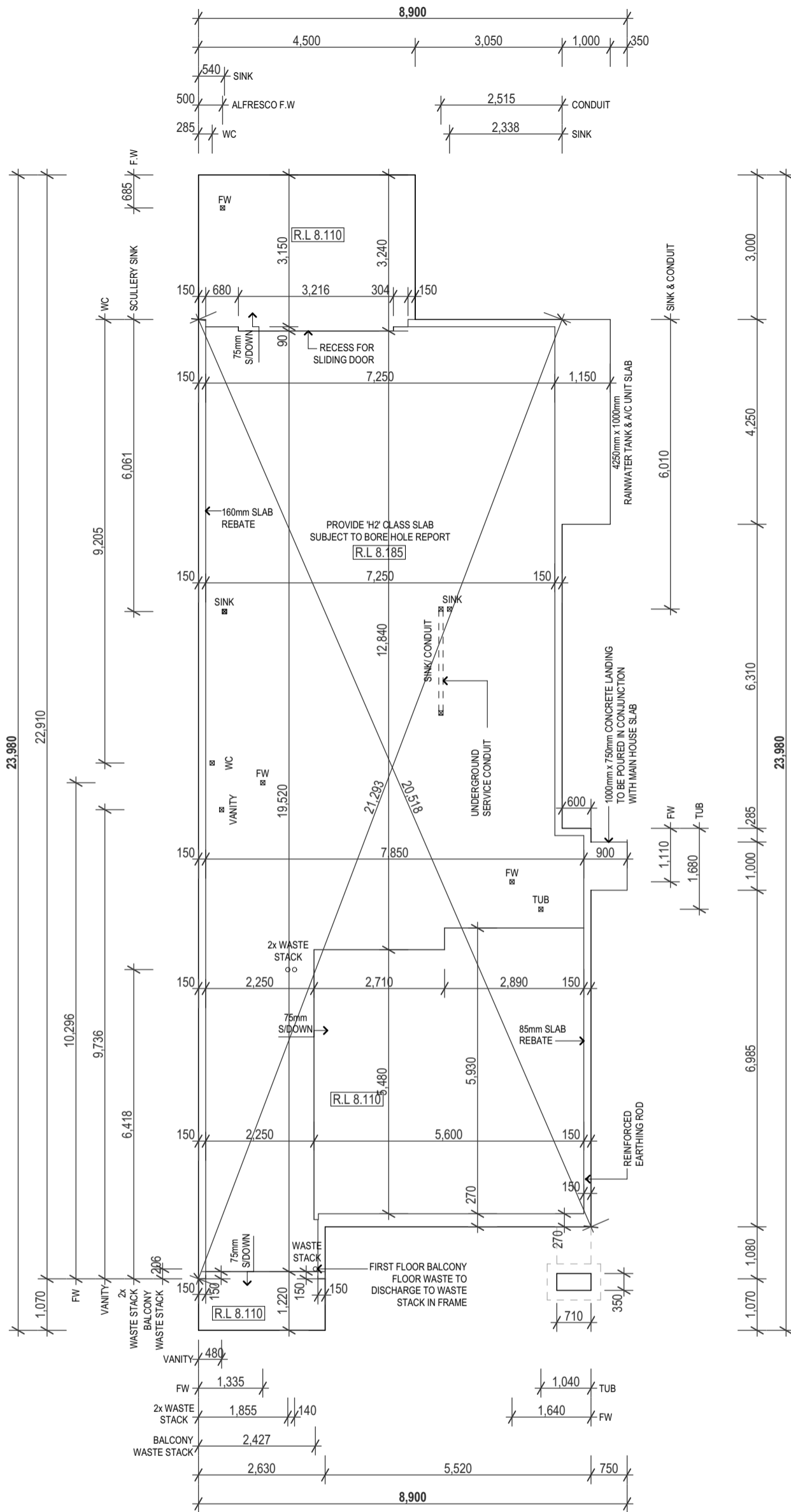
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 DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

HOUSE NAME:
TURQUOISE 31
 FACADE:
SIERRA
 SPECIFICATION:
H3: LUXURY
 SCALE:
1:50 @ A3
 GARAGE HAND:
R/H

DEPOSITED PLAN NUMBER:
876
 LOCAL GOVERNMENT AREA:
CANTERBURY BANKSTOWN

CLIENT:
MR CHRISTOPHER & MRS ALISON WISE
 SITE ADDRESS:
**LOT 2, SECTION H,
 NO. 44 BALMORAL AVENUE
 CROYDON PARK NSW 2133**

JOB No:
302334
 DRAWN: T.I
 DATE: 22/03/22
 CHECKED: A.S
 SHEET: 14
 REV. 03
PERMIT PLANS



A SLAB PLAN
- 1:100

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CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

DATE: _____

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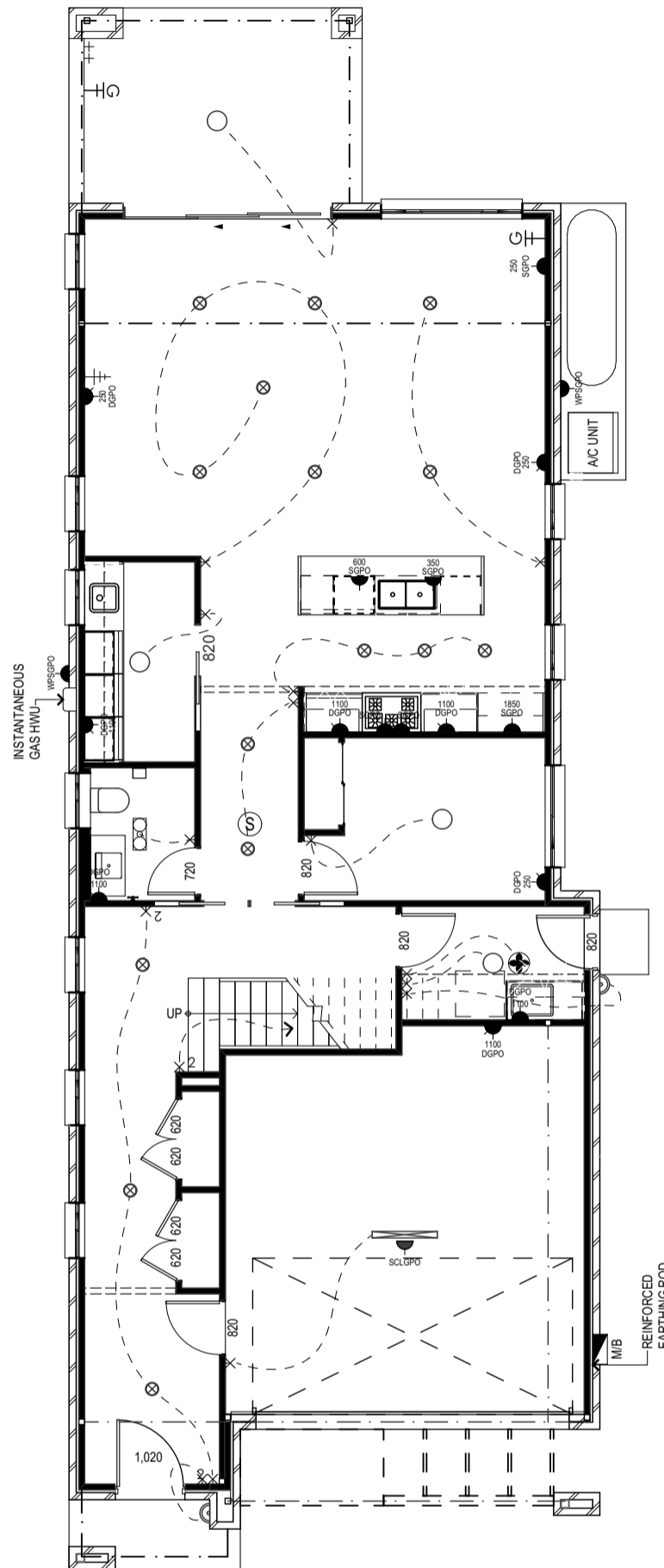
ELECTRICAL SCHEDULE

	2 IXL HEATER/FAN/LIGHT	3
	CEILING MOUNTED EXHAUST FAN	1
	DATA POINT	1
	DOUBLE POWER POINT	18
	DOWNLIGHT	15
	EXTERNAL LIGHT FITTING 2100MM ABOVE FLOOR	3
	FAN DUCTED EXTERNALLY	1
	FLOURESCENT LIGHT	1
	OYSTER LIGHT	14
	PHONE POINT	1
	SINGLE CEILING POWER POINT	1
	SINGLE POWER POINT	7
	SMOKE ALARM	3
	SWITCH POSITION	27
	SWITCH POSITION (2-WAY)	2
	T.V. POINT	3

*** NOTE: QUANTITY SHOWN ABOVE APPLIES TO ENTIRE RESIDENCE**

NOTE:

- PROVIDE A SINGLE POWER POINT TO RANGEHOOD AND COOKTOP
- UNDER BENCH OVEN AND A/C UNIT TO BE HARDWIRED
- OUTLET FOR NBN SUPPLY WHERE REQUIRED
- HARD WIRED PROVISIONS FOR WC'S.



A ELECTRICAL - GROUND FLOOR
- 1:100

CUSTOMER APPROVAL

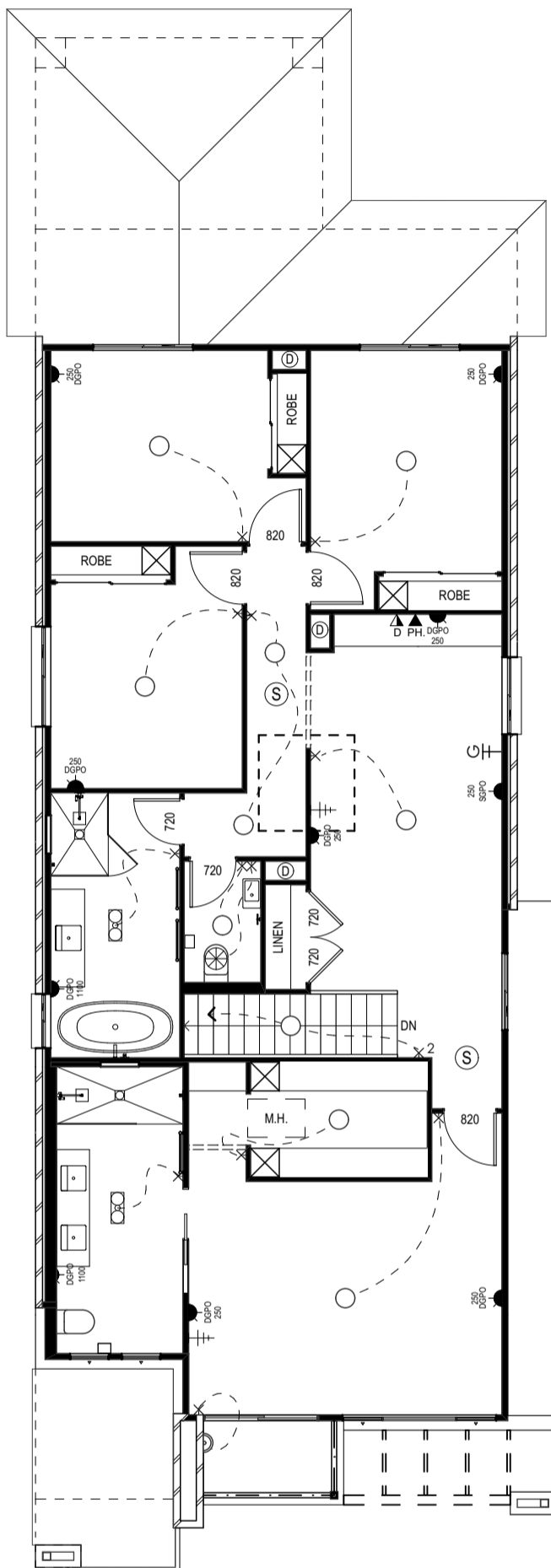
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CUSTOMER SIGNATURE: _____
 CUSTOMER SIGNATURE: _____
 DATE: _____

**STANDARD ELECTRICAL PLAN ONLY
 REFER TO YOUR
 "Your Home Consulting Electrical Plan"
 FOR FINAL LAYOUT**

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ELECTRICAL SCHEDULE

	2 IXL HEATER/FAN/LIGHT	3
	CEILING MOUNTED EXHAUST FAN	1
	DATA POINT	1
	DOUBLE POWER POINT	18
	DOWNLIGHT	15
	EXTERNAL LIGHT FITTING 2100MM ABOVE FLOOR	3
	FAN DUCTED EXTERNALLY	1
	FLOURESCENT LIGHT	1
	OYSTER LIGHT	14
	PHONE POINT	1
	SINGLE CEILING POWER POINT	1
	SINGLE POWER POINT	7
	SMOKE ALARM	3
	SWITCH POSITION	27
	SWITCH POSITION (2-WAY)	2
	T.V. POINT	3
	WATERPROOF SINGLE POWER POINT	2

*** NOTE: QUANTITY SHOWN ABOVE APPLIES TO ENTIRE RESIDENCE**

**NOTE:
- HARD WIRED PROVISIONS FOR WC'S.**

A ELECTRICAL - FIRST FLOOR
1:100

CUSTOMER APPROVAL
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CUSTOMER SIGNATURE: _____
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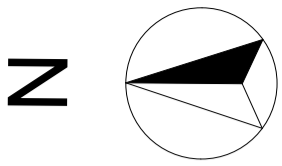
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FACADE:
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SCALE:
1:100 @ A3
GARAGE HAND:
R/H

DEPOSITED PLAN NUMBER:
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LOCAL GOVERNMENT AREA:
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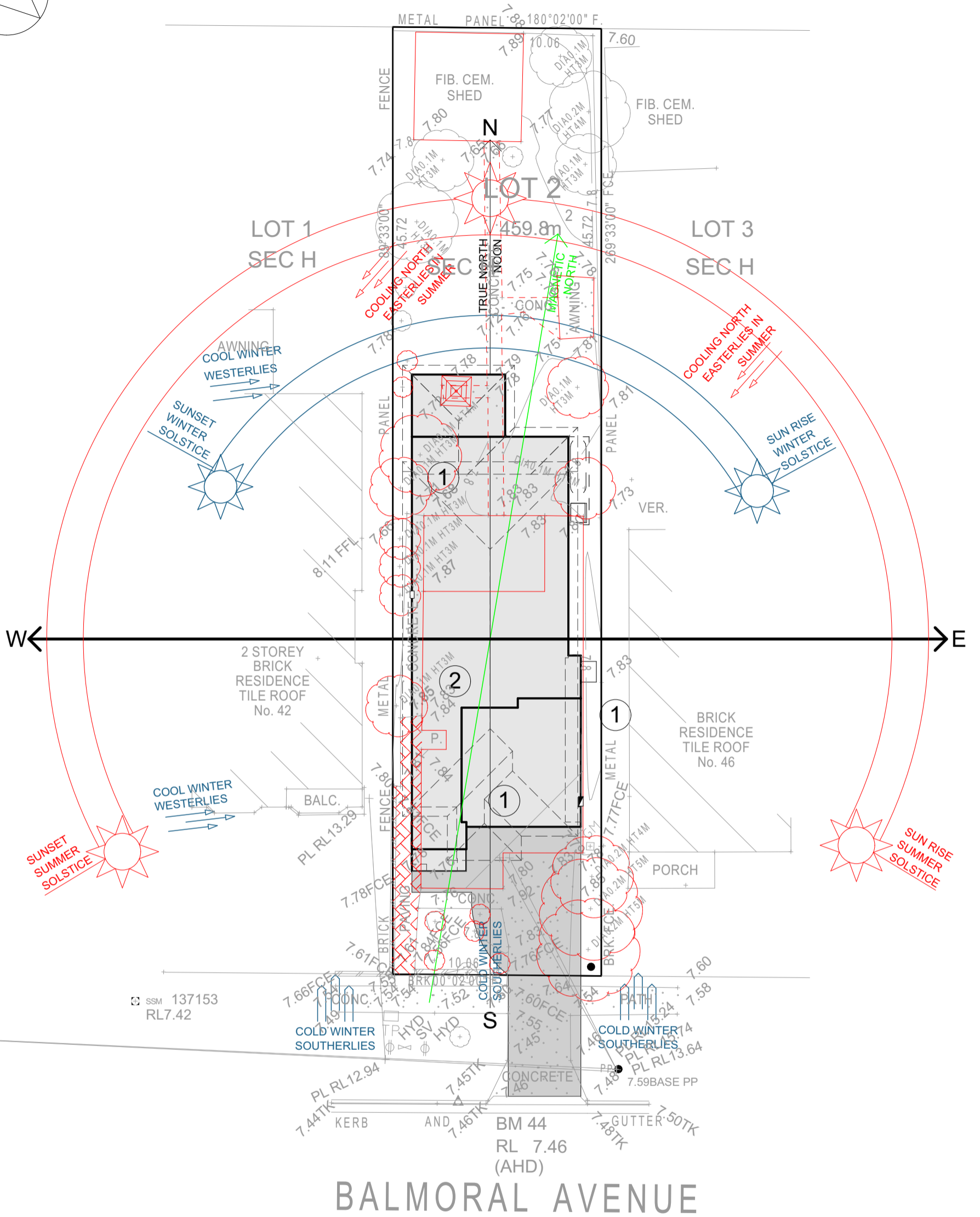
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JOB No:
302334
DRAWN:
T.I
CHECKED:
A.S
DATE:
22/03/22
SHEET:
17
REV.
03
PERMIT PLANS



LOT A

DP 413129



BALMORAL AVENUE

A SITE ANALYSIS
1:200

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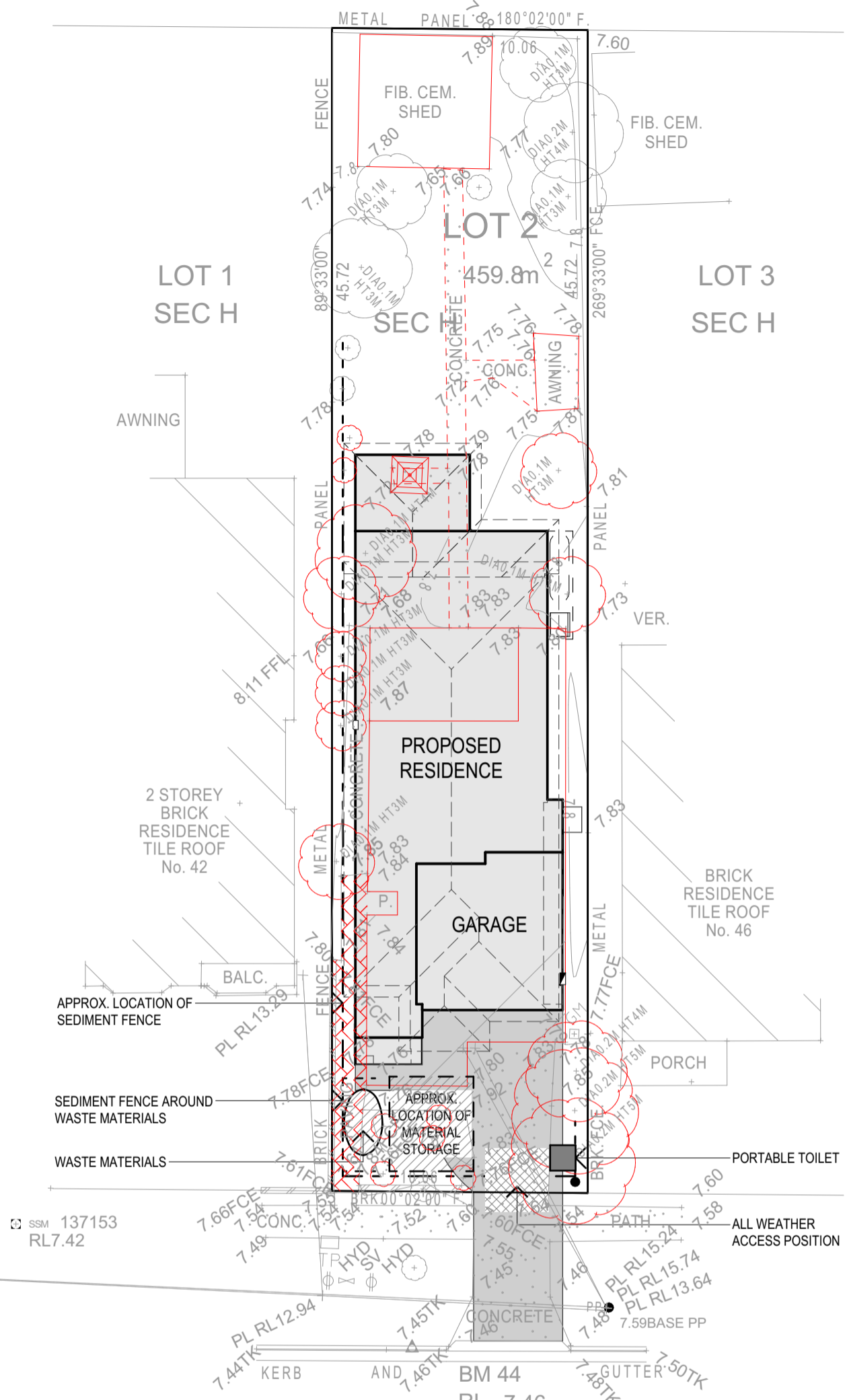
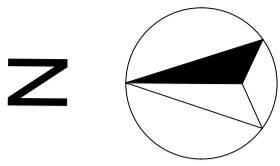
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 DATE: _____

LEGEND	
① / ②	NUMBER OF STOREYS

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A SEDIMENT & EROSION PLAN
1:200

BALMORAL AVENUE

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

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

SEDIMENT CONTROL NOTES

- 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 DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEP DAILY.
- 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.
- DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

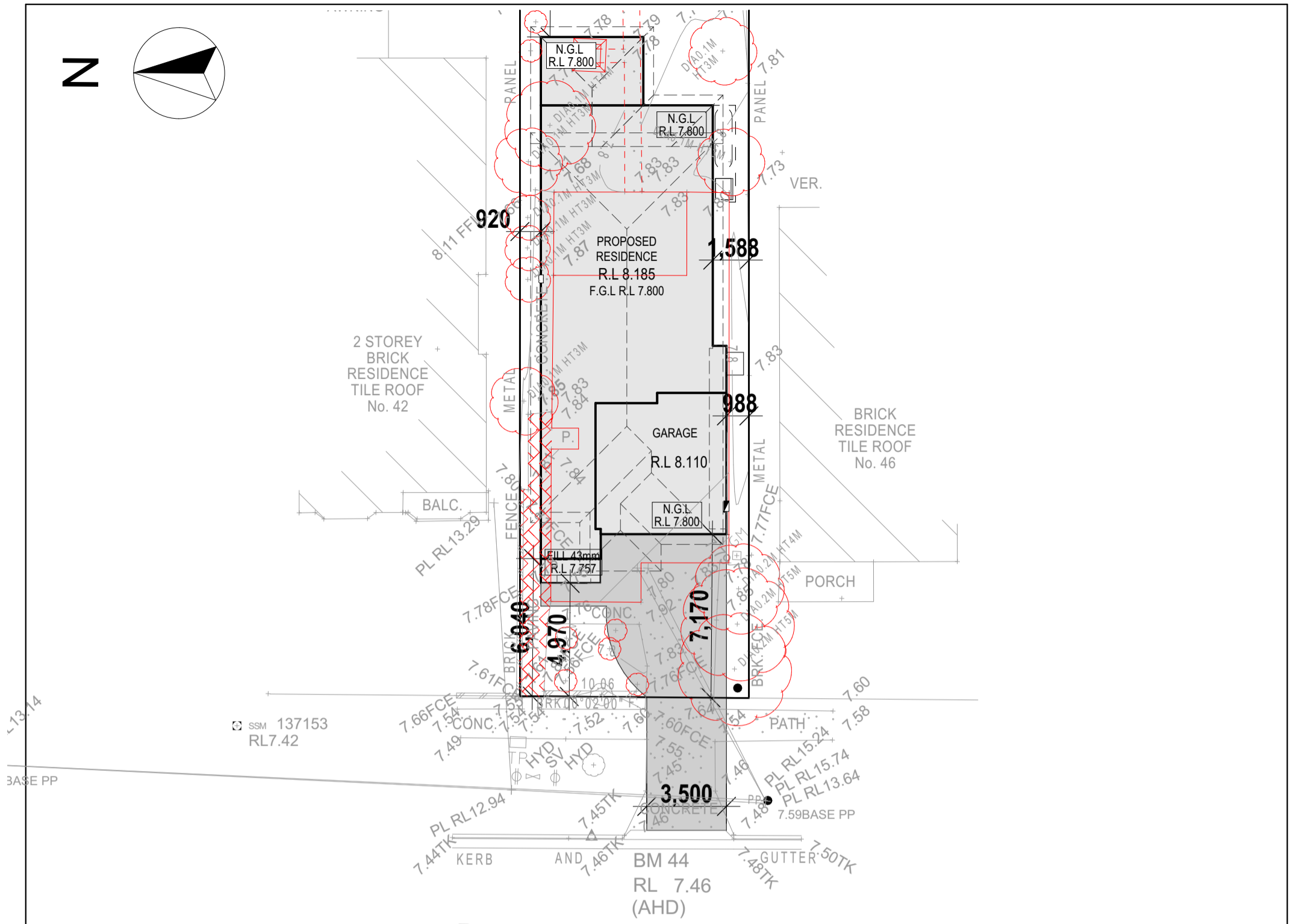
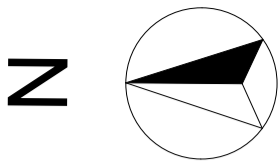
SEDIMENT FENCE
NOT TO SCALE

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 DATE: _____

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<p>HUDSON HOMES made for living</p>	<p>B.L. No. 259372C A.B.N. 49 163 189 071</p> <p>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</p>	<p>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</p> <p>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</p>	<p>HOUSE NAME: TURQUOISE 31</p> <p>FACADE: SIERRA</p> <p>SPECIFICATION: H3: LUXURY</p> <p>SCALE: 1:200 @ A3</p> <p>GARAGE HAND: R/H</p>	<p>DEPOSITED PLAN NUMBER: 876</p> <p>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN</p>	<p>CLIENT: MR CHRISTOPHER & MRS ALISON WISE</p> <p>SITE ADDRESS: LOT 2, SECTION H, NO. 44 BALMORAL AVENUE CROYDON PARK NSW 2133</p>	<p>JOB No: 302334</p> <p>DRAWN: T.I</p> <p>CHECKED: A.S</p> <p>PERMIT PLANS</p>	<p>DATE: 22/03/22</p> <p>SHEET: 2.2</p> <p>REV. 03</p>
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A ELEVATION
1:200



B ELEVATION
1:200



C ELEVATION
1:200



D ELEVATION
1:200

A NEIGHBOUR NOTIFICATION PLAN
1:200

CUSTOMER APPROVAL

I / WE CONFIRM THESE PLANS ACCURATELY REFLECT OUR HOME DESIGN AND ANY PREVIOUSLY REQUESTED VARIATIONS.

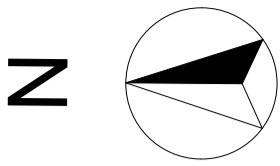
CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

DATE: _____

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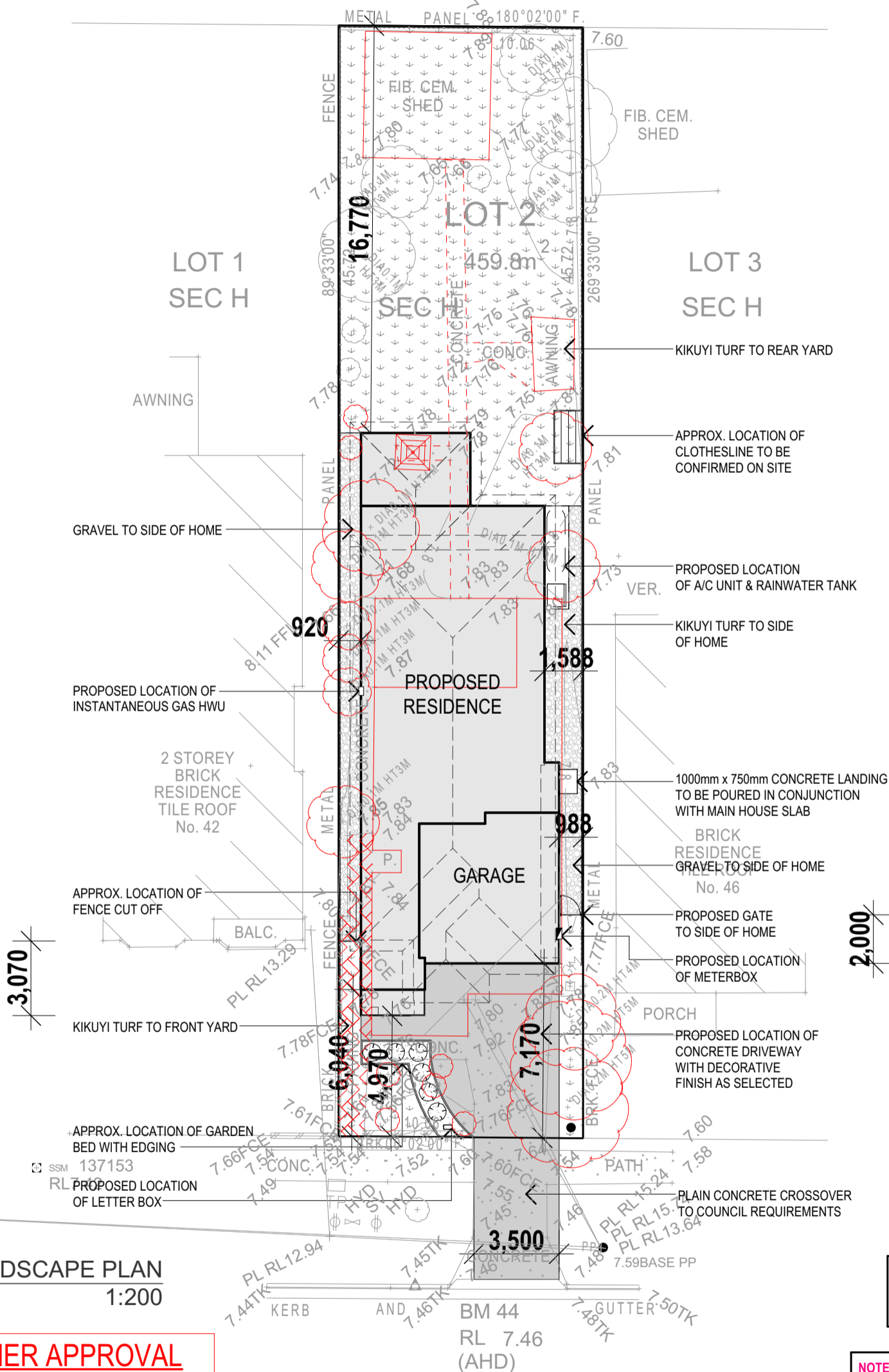
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LOT A DP 413129

LANDSCAPE DETAILS	
DRIVEWAY & PATH AREA:	40.41
DRIVEWAY CROSSOVER AREA:	20.43
GARDEN BED	6.32
GRAVEL	37.20
TURF	205.89
FENCING LINEAL mm	91,129
APPROX NUMBER OF PLANTS	6

	GRAVEL TO SIDE OF HOME
	KIKUYI TURF TO YARD



A LANDSCAPE PLAN
1:200

**DRIVEWAY - BY OWNER
LANDSCAPING - BY OWNER**

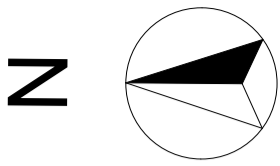
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CUSTOMER SIGNATURE: _____
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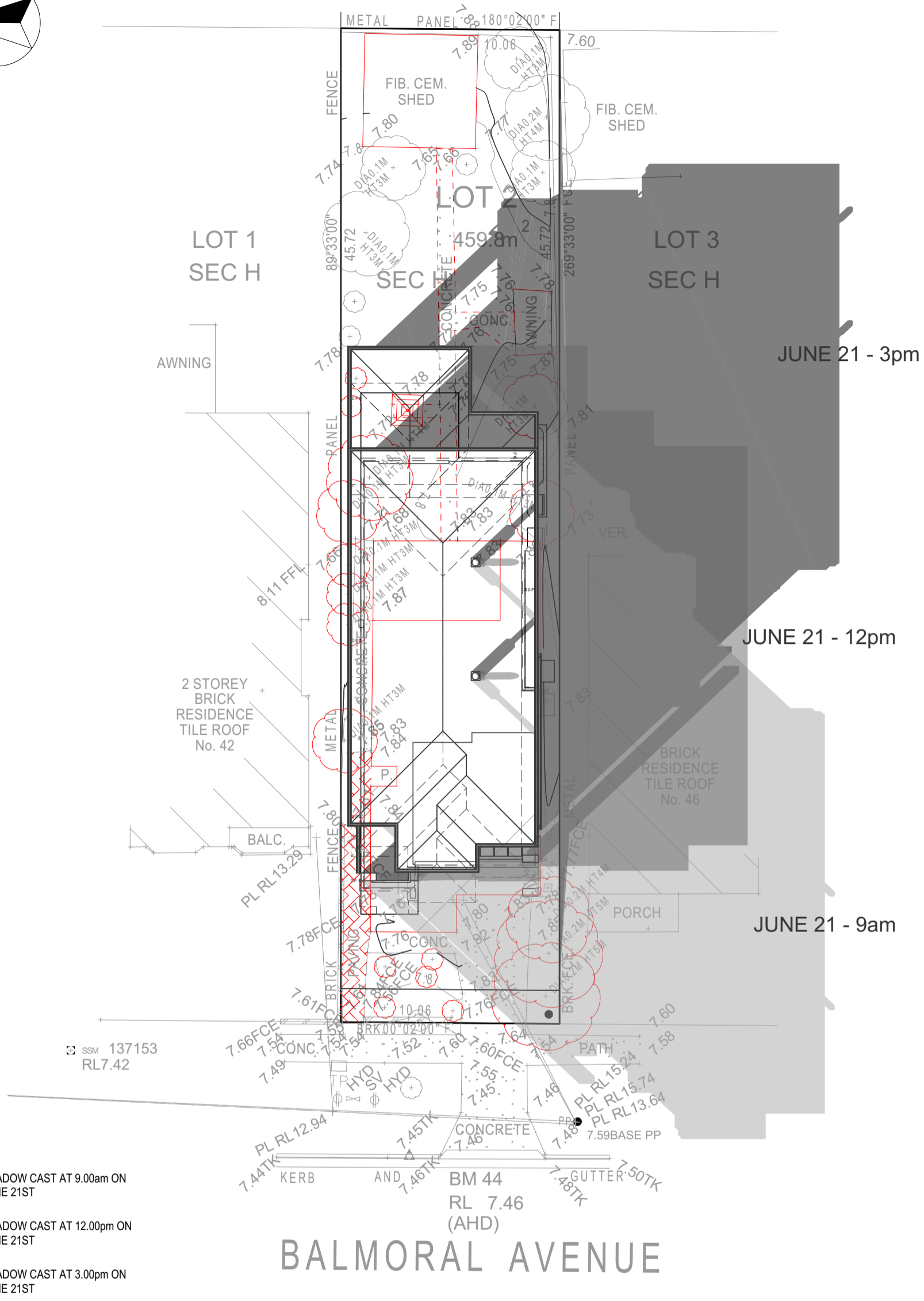
NOTE: - CAPPED OFF SURFACE WATER DRAINS TO BE PROVIDED AND LOCATED ON SITE AS DETERMINED BY BUILDER.
 - SURFACE WATER PITS ARE TO BE COMPLETED BY OWNER ONCE LANDSCAPING HAS BEEN COMPLETED.
 - THE PROPOSED PROVISION AND LOCATION OF ANY RETAINING WALLS INDICATED ARE A GUIDE ONLY AND ARE TO BE COMPLETED BY THE OWNER AT A LATER STAGE.




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LOT A DP 413129



-  SHADOW CAST AT 9.00am ON JUNE 21ST
-  SHADOW CAST AT 12.00pm ON JUNE 21ST
-  SHADOW CAST AT 3.00pm ON JUNE 21ST

A SHADOW DIAGRAMS
1:200

CUSTOMER APPROVAL


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	DRAWN: T.I	DATE: 22/03/22	REV. 03								
	CHECKED: A.S	SHEET: 2.5									