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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	30.20
GARAGE	34.19
LIVING	122.58
PATIO	8.30
STAIRS	5.04
	200.31 m²
MAIN DWELLING, FIRST FLOOR	
BALCONY	7.03
LIVING	119.49
STAIR VOID	6.80
	133.32 m²
	333.63 m²

LOCATION MAP



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BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,500mm	5,500mm
ARTICULATION ZONE	MIN. 4,000mm	4,319mm
SIDE	MIN. 900mm	915mm
REAR - GROUND FLOOR	MIN. 6,000mm	13,720mm
REAR - FIRST FLOOR	MIN. 6,000mm	22,661mm
BULK & SCALE		
SITE AREA	459.8m²	
SITE COVERAGE	MAX. 50%	50.04%
FLOOR SPACE RATIO	MAX. 0.5:1	0.522:1
BUILDING HEIGHT	MAX. 8,500mm	7,595mm
LANDSCAPE		
DEEP SOIL AREA	MIN. 91.96m²	148.39m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	141mm
FILL DEPTH	MAX. 600mm	198mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 1 SPACE	2 SPACES

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2450mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	22.5°, 20°, 3°
ELECTRICITY SUPPLY	3-PHASE
GAS SUPPLY	MAINS / RETICULATED
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
EAVE VENTS	2
WIND DRIVEN ROOF VENTILATORS	1
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R7.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS THROUGHOUT ALL INTERNAL WALLS
FLOOR	R4.1 INSULATION BETWEEN FIRST FLOOR JOISTS

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

BASIX AREAS

CONDITIONED AREA	202.36 m²
UNCONDITIONED AREA	19.32 m²

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	241.90 m²
MIN. WATER TANK CAPACITY	3050 L
MIN. ROOF AREA DIRECTED TO TANK(S)	183.81 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	145 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	5 - REFER TO FLOOR PLAN FOR LOCATIONS

VENTILATION (EXHAUST FANS)

NO MECHANICAL VENTILATION TO BATHROOMS
KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

N/A

ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 10.12KW PEAK
---------------------	-------------------

OTHER

INDUCTION COOKTOP, ELECTRIC OVEN
FIXED OUTDOOR CLOTHESLINE BY OWNER
NO FIXED INDOOR CLOTHESLINE



Certificate No. # 0ASHQTOC88

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133



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SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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SPECIFICATION:

TWO STOREY

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REVISION

1 DRAFT SALES PLAN - SOW

2 WORKING DRAWINGS

3 COLOURS APPLIED

DRAWN

P/LIR 01/10/2024

TNT 02/12/2024

LLE 06/01/2025

CLIENT:

MS SALLY JANE & MR MICHAEL ALAN HYDE

ADDRESS:

21 WINDSOR AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

3 / E / 876

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

TULLOCH 31 TWO

FACADE DESIGN:

CLASSIC B

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 24

HOUSE CODE:

H-TULCLAD16420A

FACADE CODE:

F-TULCLAB11

SCALES:

1:100

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DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.

607288

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	33° 53' 57" S
LONGITUDE	150° 06' 01" E



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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	<table><tr><th colspan="2">REVISION</th><th colspan="2">DRAWN</th></tr><tr><td>1</td><td>DRAFT SALES PLAN - SOW</td><td>P/LIR</td><td>01/10/2024</td></tr><tr><td>2</td><td>WORKING DRAWINGS</td><td>TNT</td><td>02/12/2024</td></tr><tr><td>3</td><td>COLOURS APPLIED</td><td>LLE</td><td>06/01/2025</td></tr></table>	REVISION		DRAWN		1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	2	WORKING DRAWINGS	TNT	02/12/2024	3	COLOURS APPLIED	LLE	06/01/2025	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO	HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
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				SCALES: 1:200																		

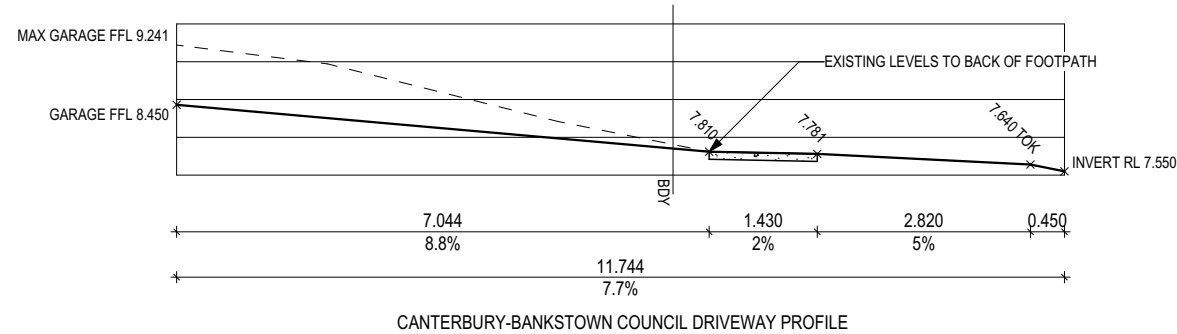
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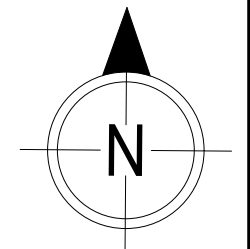
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APPROX. CUT/FILL		
CUT	8.90m³	20.03t
FILL	7.42m³	16.70t
DIFFERENCE	1.48m³	3.33t
EVEN CUT & FILL		

OVERHEAD POWER LINES ARE PRESENT

[illegible]

WINDSOR AVENUE



DP 876

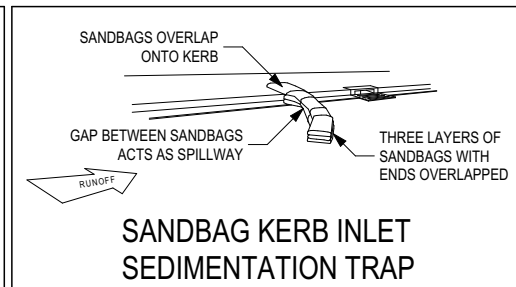
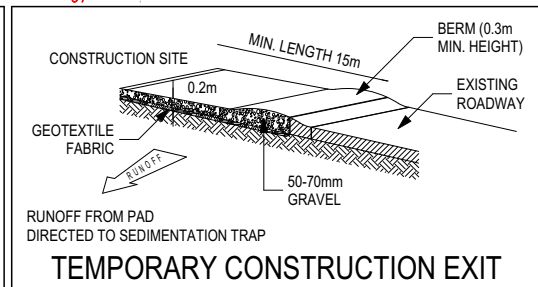
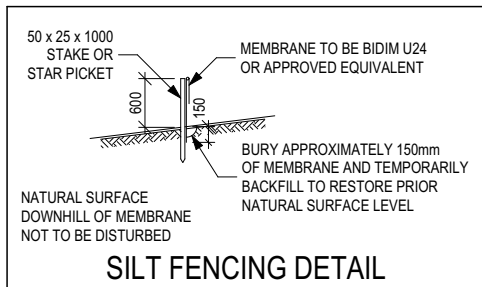
**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIS)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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EXISTING TREE TO BE
REMOVED BY OWNER

EXISTING TREE TO BE
REMAINED



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				LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:
				3 / E / 876	CANTERBURY BANKSTOWN COUNCIL	SITE PLAN	3 / 24
							SCALES:
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							607288

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 183.81m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

REFER TO STORMWATER DESIGN BY
ALW DESIGN FOR STORMWATER
REQUIREMENTS
REFERENCE: SW24500, ISSUE S1,
DATED: 19/12/2024

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

STANDARD DOWNPIPE

CDP

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WM

WASHING MACHINE

WC

TOILET

YARD TAP

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		2	WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: WATER MANAGEMENT PLAN (GF)	SHEET No.: 4 / 24	
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TOILET

YARD TAP

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					3 / E / 876		CANTERBURY BANKSTOWN COUNCIL		WATER MANAGEMENT PLAN (FF)		5 / 24		

FINAL WINDOW AND EXTERIOR DOOR
LOCATIONS MAY BE ADJUSTED ON SITE
TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A
MINIMUM SLIP RESISTANCE TO MEET NCC
2022 REQUIREMENTS

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



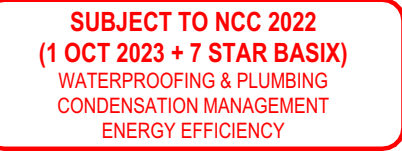
c

50 x 350 mm BRICK PIER WITH
FACE BRICK FINISH AND
STRUCTURAL POST TO CORE

PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR
CONDITIONING SYSTEM. NUMBER AND POSITIONING OF
OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR
GRILLE WILL BE DETERMINED ON SITE BY THE AIR
CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS
LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

Last Published: Wednesday, 15 January 2025 2:10 PM



ALL DIMENSIONS ARE FRAME DIMENSIONS

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

ALL FIRST FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

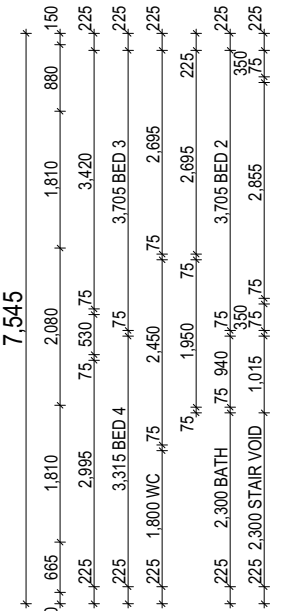
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC 2022

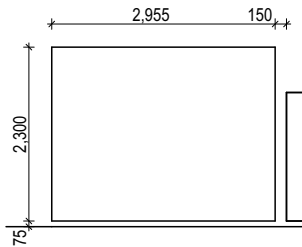
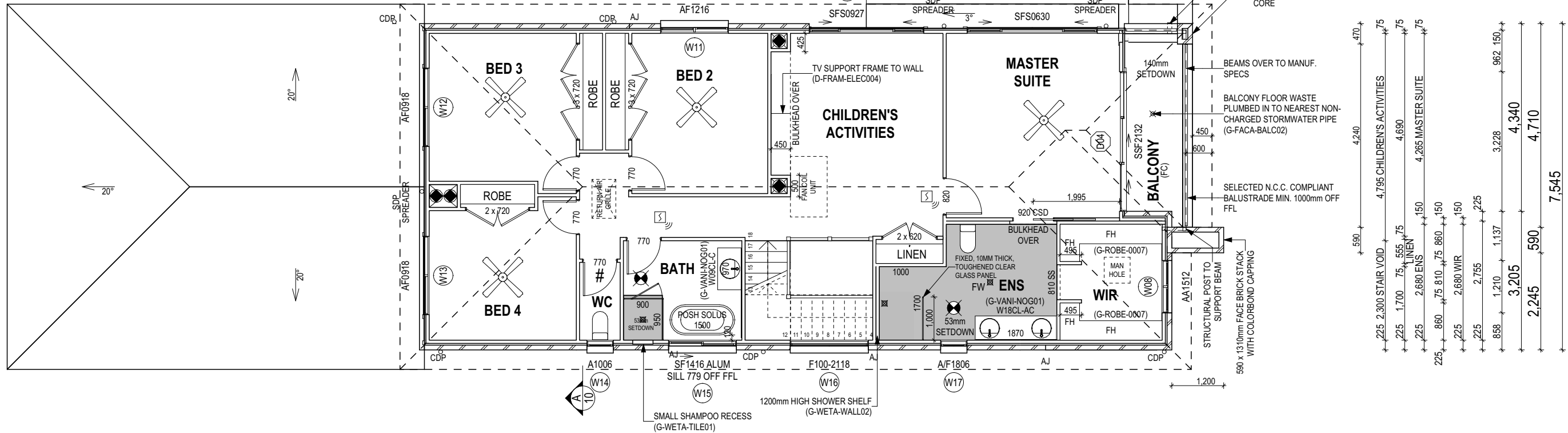
PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC001 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET



STAIR VOID DETAIL
SCALE: 1:100

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Certificate No. # 0ASHQTOC88

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Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 3 (#21) Windsor Avenue, CROYDON PARK, 2133, NSW, 2133

<https://www.frs.com.au/QRCodeLanding?PubId=0ASHQTOC88>

PROVIDE AND INSTALL 3 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

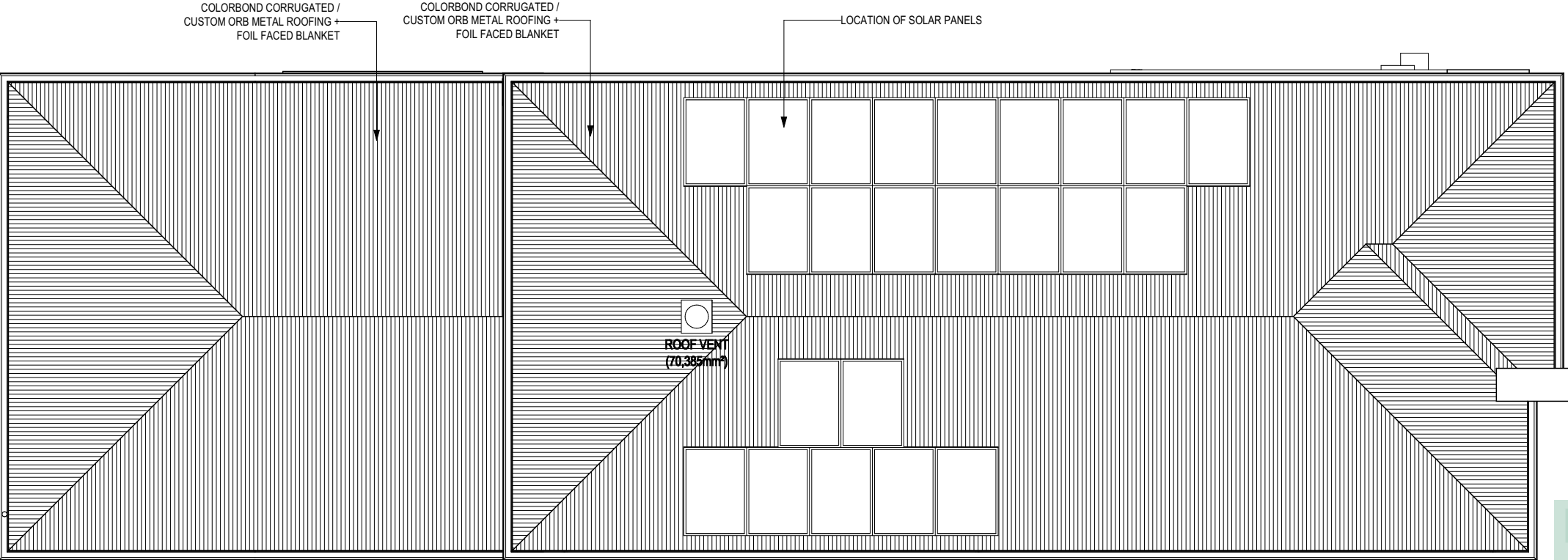
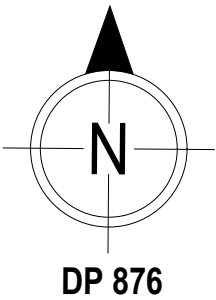
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TWO STOREY	1	DRAFT SALES PLAN - SOW		P/LIR	01/10/2024	MS SALLY JANE & MR MICHAEL ALAN HYDE		TULLOCH 31 TWO		H-TULCLAD16420A		
COPYRIGHT:	2	WORKING DRAWINGS		TNT	02/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	COLOURS APPLIED		LLE	06/01/2025	21 WINDSOR AVENUE, CROYDON PARK NSW 2133		CLASSIC B		F-TULCLAB11		
						LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						3 / E / 876	CANTERBURY BANKSTOWN COUNCIL	FIRST FLOOR PLAN	7 / 24	1:100	607288	



ROOF PLAN
SCALE: 1:100

**Certificate No. # 0ASHQTOC88**
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133



<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>

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(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE		HOUSE DESIGN: TULLOCH 31 TWO		HOUSE CODE: H-TULCLAD16420A		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	COPYRIGHT: © 2025		1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133		FACADE DESIGN: CLASSIC B		FACADE CODE: F-TULCLAB11		
			2	WORKING DRAWINGS	TNT	02/12/2024	LOT / SECTION / DP: 3 / E / 876		SHEET TITLE: ROOF PLAN		SHEET No.: 1 / 1		
			3	COLOURS APPLIED	LLE	06/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL				SCALES: 1:100		
			4	AMENDED AS PER PCV002/005	LCS	15/01/2025							

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EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE													MANUFACTURER: BRADNAMS (NSW)		
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	SFS0927	SLIDING	GUEST BED	860	2,650	7,020	2.28	ALUMINIUM	N/A	ANGLED	N	1.97	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	
GROUND FLOOR	W02	SF0412	SLIDING	PWD	400	1,210	3,220	0.48	ALUMINIUM	N/A	ANGLED	N	0.36	SATINLITE, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	W03	A/F2109	AWNING	DINING	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	N	1.37	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	BP 600
GROUND FLOOR	W04	A/F2109	AWNING	DINING	2,060	850	5,820	1.75	ALUMINIUM	N/A	ANGLED	N	1.37	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	BP 600
GROUND FLOOR	W05	SFS0927	SLIDING	FAMILY / LIVING	860	2,650	7,020	2.28	ALUMINIUM	N/A	ANGLED	S	1.97	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	
GROUND FLOOR	W06	F150-0727	FIXED	KITCHEN	727	2,650	6,754	1.93	ALUMINIUM	N/A	ANGLED	S	1.69	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	W07	F100-2118	FIXED	ENTRY	2,060	1,810	7,740	3.73	ALUMINIUM	N/A	ANGLED	S	3.20	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	BP 687/1373
FIRST FLOOR	W08	AA1512	AWNING	WIR	1,460	1,210	5,340	1.77	ALUMINIUM	N/A	SNAP HEADER	E	1.28	CLEAR, DOUBLE GLAZED, LOW-E	MP 605
FIRST FLOOR	W09	SFS0630	SLIDING	MASTER SUITE	600	3,010	7,220	1.81	ALUMINIUM	N/A	NONE	N	1.51	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	
FIRST FLOOR	W10	SFS0927	SLIDING	CHILDREN'S ACTIVITIES	860	2,650	7,020	2.28	ALUMINIUM	N/A	NONE	N	1.97	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	
FIRST FLOOR	W11	AF1216	AWNING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	N	1.51	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	MP 785
FIRST FLOOR	W12	AF0918	AWNING	BED 3	860	1,810	5,340	1.56	ALUMINIUM	N/A	NONE	W	1.23	CLEAR, DOUBLE GLAZED, DOUBLE LOW-E	MP 905
FIRST FLOOR	W13	AF0918	AWNING	BED 4	860	1,810	5,340	1.56	ALUMINIUM	N/A	NONE	W	1.23	CLEAR, DOUBLE GLAZED, LOW-E	MP 905
FIRST FLOOR	W14	A1006	AWNING	WC	1,030	610	3,280	0.63	ALUMINIUM	N/A	ANGLED	S	0.44	SATINLITE, DOUBLE GLAZED, TOUGHENED, DOUBLE LOW-E	
FIRST FLOOR	W15	SF1416	SLIDING	BATH	1,370	1,570	5,880	2.15	ALUMINIUM	N/A	ANGLED	S	1.89	SATINLITE, DOUBLE GLAZED, TOUGHENED, LOW-E	
FIRST FLOOR	W16	F100-2118	FIXED	STAIRWELL	2,060	1,810	7,740	3.73	ALUMINIUM	N/A	ANGLED	S	3.20	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	BP 687/1373
FIRST FLOOR	W17	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.80	SATINLITE, DOUBLE GLAZED, TOUGHENED, DOUBLE LOW-E	BP 600
								32.67					26.99		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,406	1,867	8,546	4.49	TIMBER	N/A	SNAP HEADER	E	---	DOOR(S): CLEAR - SIDELIGHT(S): CLEAR	LEAF SIZE: 2340 x 1200mm
GROUND FLOOR	D02	FSSSSF2453	STACKER	FAMILY / LIVING	2,400	5,346	15,492	12.83	ALUMINIUM	N/A	SNAP HEADER	W	11.41	CLEAR, DOUBLE GLAZED, TOUGHENED, DOUBLE LOW-E	
GROUND FLOOR	D03	820	SWINGING	LDRY	2,406	887	6,586	2.13	TIMBER	N/A	SNAP HEADER	S	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 820mm
FIRST FLOOR	D04	SSF2132	STACKER	MASTER SUITE	2,100	3,228	10,656	6.78	ALUMINIUM	N/A	NONE	E	6.03	CLEAR, DOUBLE GLAZED, TOUGHENED, DOUBLE LOW-E	
								26.23					17.44		
								58.90					44.43		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1070 SS	SQUARE SET OPENING	2,455	1,070	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	1	2040x720	SWINGING	2,040	720	N/A	
GROUND FLOOR	1	620	SWINGING	2,340	620	N/A	
GROUND FLOOR	1	820 SS	SQUARE SET OPENING	2,455	820	N/A	
GROUND FLOOR	3	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
FIRST FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	
FIRST FLOOR	1	2 x 720	SWINGING	2,040	1,440	N/A	
FIRST FLOOR	2	3 x 720	SWINGING	2,040	2,194	N/A	
FIRST FLOOR	4	770	SWINGING	2,040	770	N/A	
FIRST FLOOR	1	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
FIRST FLOOR	1	810 SS	SQUARE SET OPENING	2,155	810	N/A	
FIRST FLOOR	1	820	SWINGING	2,040	820	N/A	
FIRST FLOOR	1	920 CSD	CAVITY SLIDING	2,040	920	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)



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Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 3 (#21) Windsor Avenue

CROYDON PARK,

2133, NSW, 2133



<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:

DATE:

SIGNATURE:

DATE:

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	REVISION		DRAWN		CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE		HOUSE DESIGN: TULLOCH 31 TWO		HOUSE CODE: H-TULCLAD16420A		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133		FACADE DESIGN: CLASSIC B		FACADE CODE: F-TULCLAB11		
		2	WORKING DRAWINGS	TNT	02/12/2024	LOT / SECTION / DP: 3 / E / 876		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SHEET TITLE: WINDOW & DOOR SCHEDULES		
		3	COLOURS APPLIED	LLE	06/01/2025			SHEET No.: 9 / 24		SCALES:		

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Assessor name	Accreditation No.	Property Address
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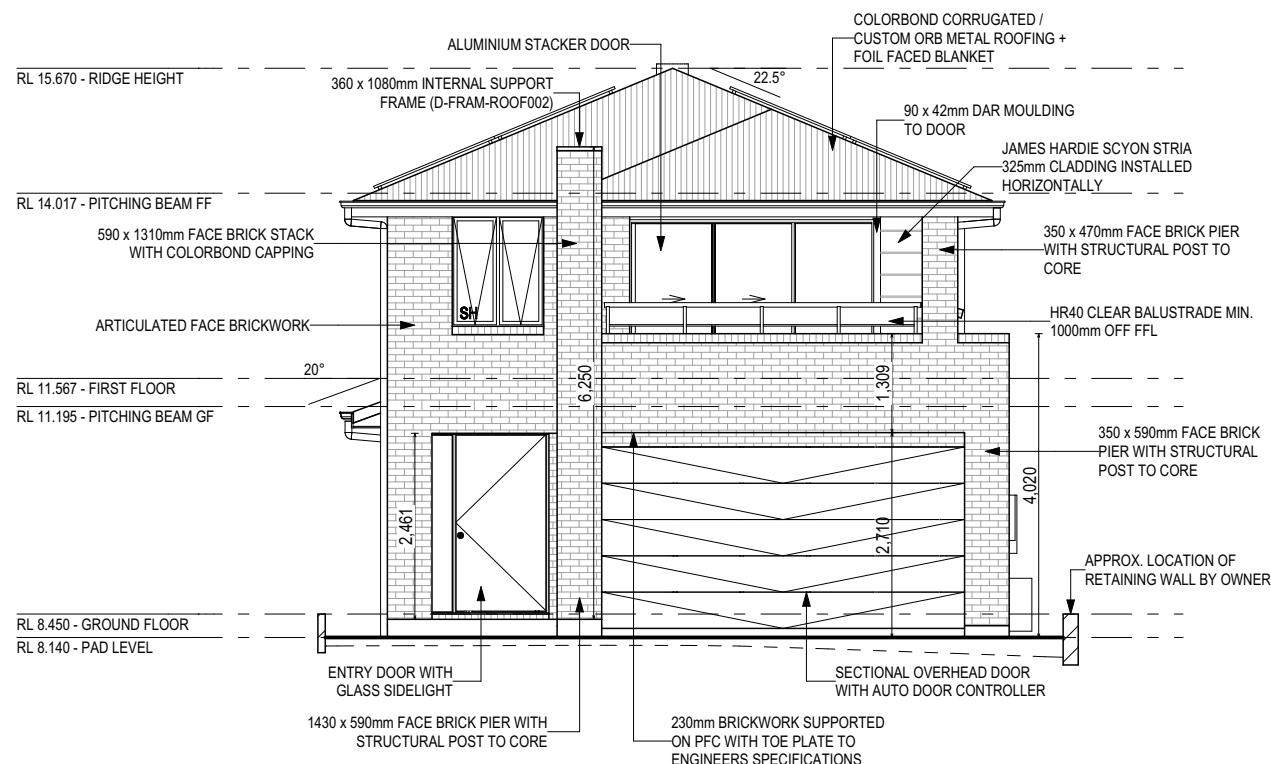
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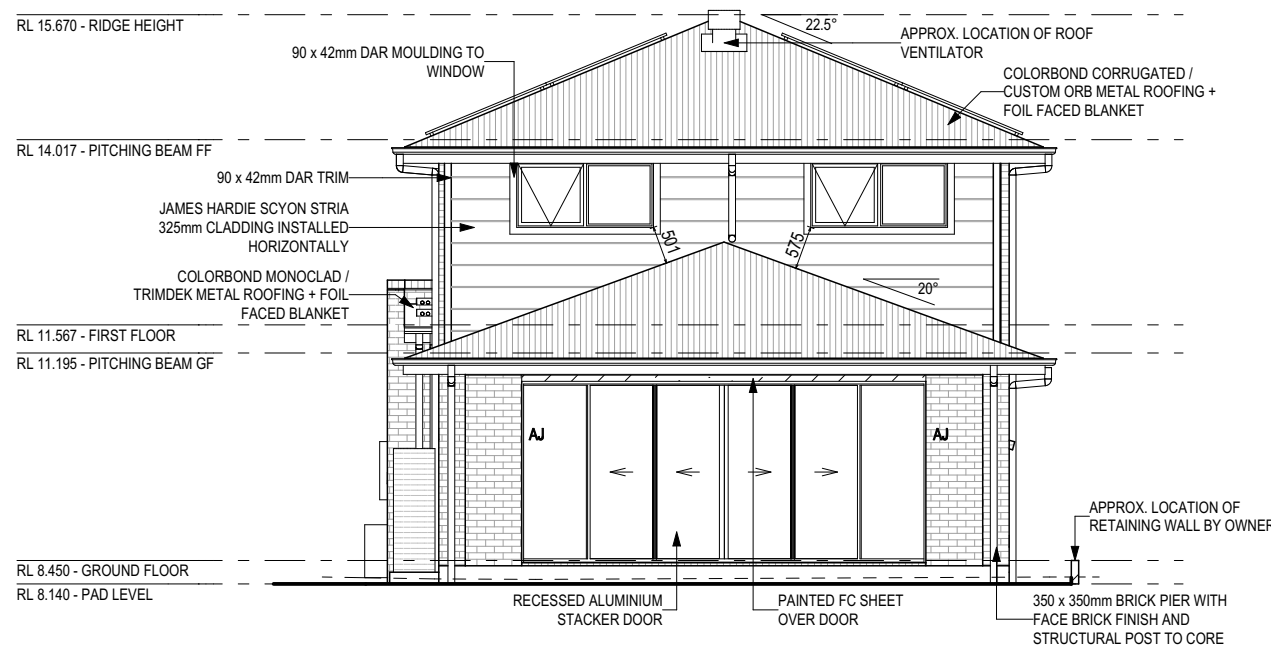
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SH = SNAP HEADER SILL

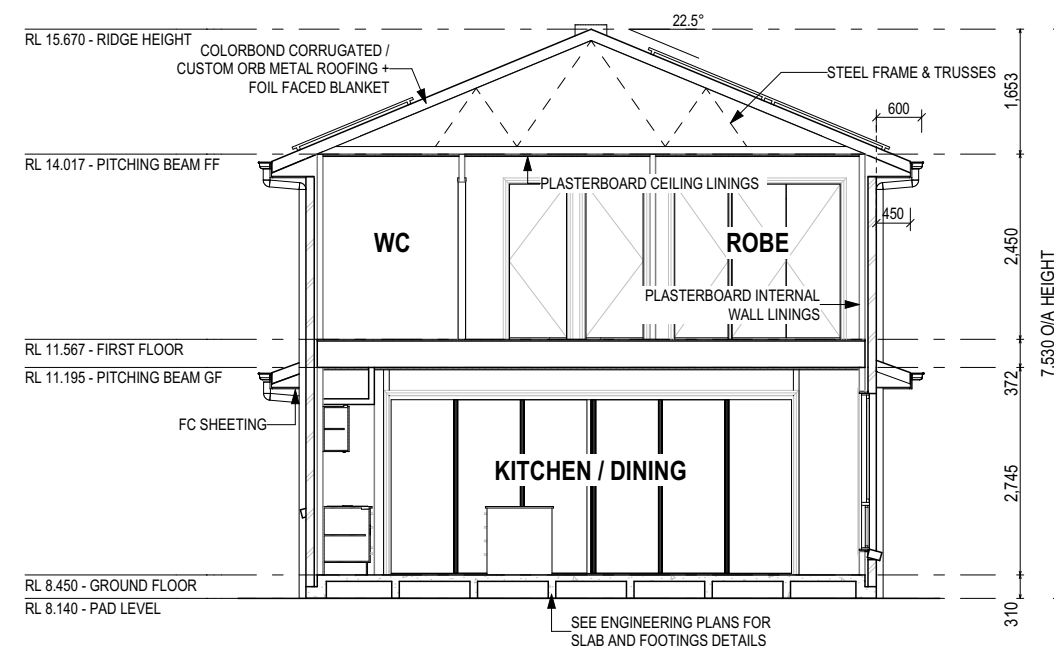
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



FRONT ELEVATION (EAST)
SCALE: 1:100



REAR ELEVATION (WEST)
SCALE: 1:100



SECTION A-A
SCALE: 1:100

**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

GLASS TYPE LEGEND

 
CLEAR OBSCURE

WINDOW TYPE LEGEND

Diagram illustrating five types of windows:

- AWNING**: A window with a single pane and a frame that extends outwards from the top.
- DOUBLE**: A window with two panes, one above the other, with arrows indicating they can move up and down.
- FIXED**: A window with a single pane and a frame that is fixed in place.
- LOUVRE**: A window with multiple horizontal slats that can be tilted.
- SLIDING**: A window with two panes that can slide horizontally, indicated by an arrow.

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
-----	-----
SIGNATURE:	DATE:
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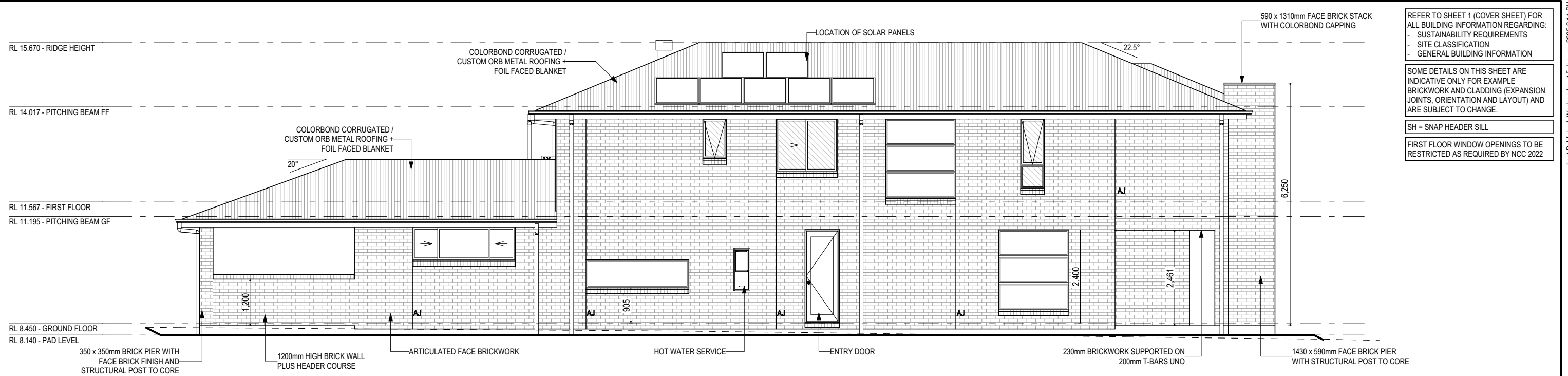
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TWO STOREY	1	DRAFT SALES PLAN - SOW	P/LIR 01/10/2024	MS SALLY JANE & MR MICHAEL ALAN HYDE	TULLOCH 31 TWO	H-TULCLAD16420A			
COPYRIGHT:	2	WORKING DRAWINGS	TNT 02/12/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:			
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				LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:
				3 / E / 876	CANTERBURY BANKSTOWN COUNCIL	ELEVATIONS / SECTION	10 / 24	1:100	607288



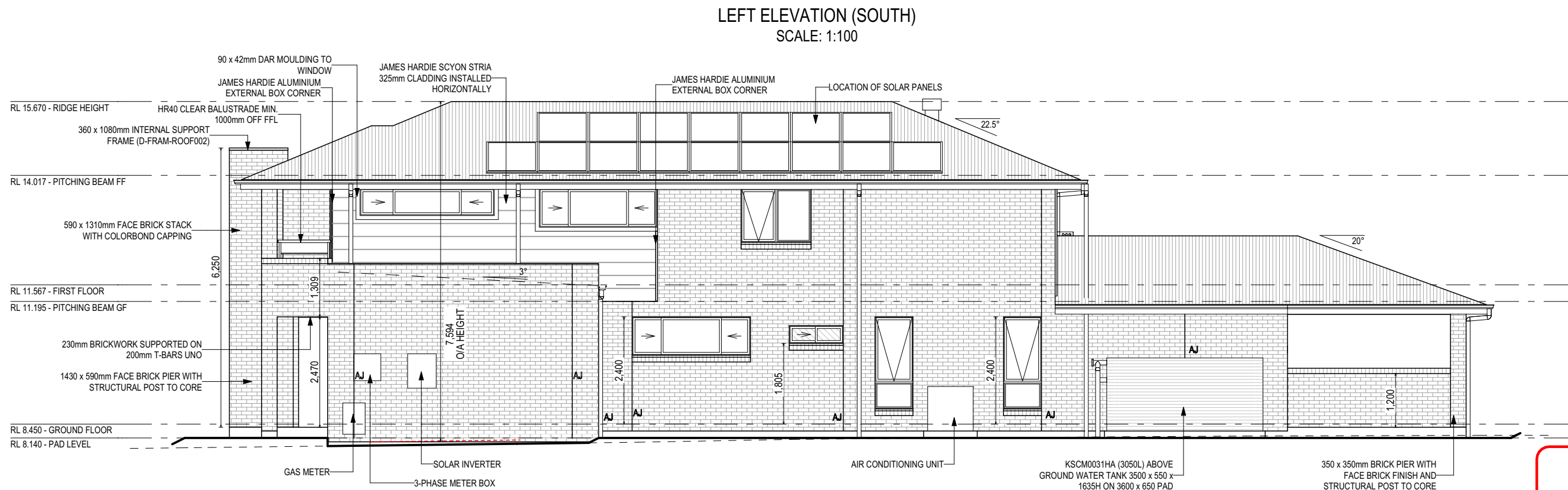
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SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



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ENERGY EFFICIENCY

Certificate No. # 0ASHQTOC88

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No: DMN/14/1662
Property Address: Lot 3 (#21) Windsor Avenue, CROYDON PARK, 2133, NSW, 2133

<https://www.fr5.com.au/QRCodeLanding?PubliId=0ASHQTOC88>

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GLASS TYPE LEGEND

CLEAR OBTURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

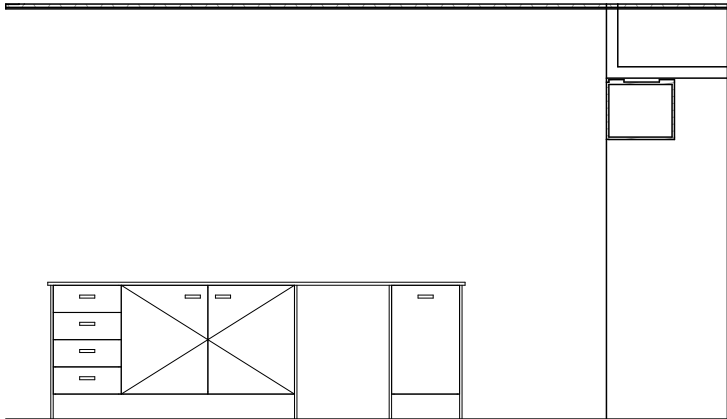
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO	HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	COPYRIGHT: © 2025	1 DRAFT SALES PLAN - SOW	P/LIR 01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133	FACADE DESIGN: CLASSIC B	FACADE CODE: F-TULCLAB11	
		2 WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: ELEVATIONS	SCALES: 1:100	
		3 COLOURS APPLIED	LLE 06/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 11 / 24		

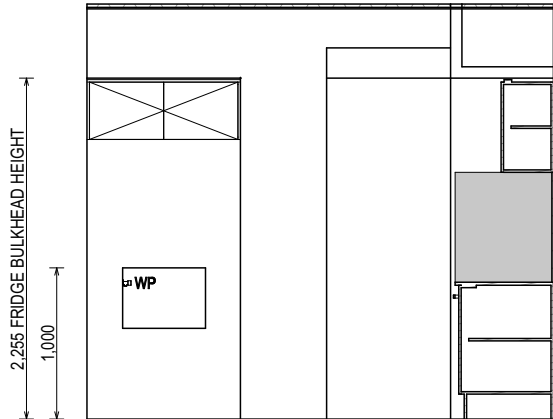
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

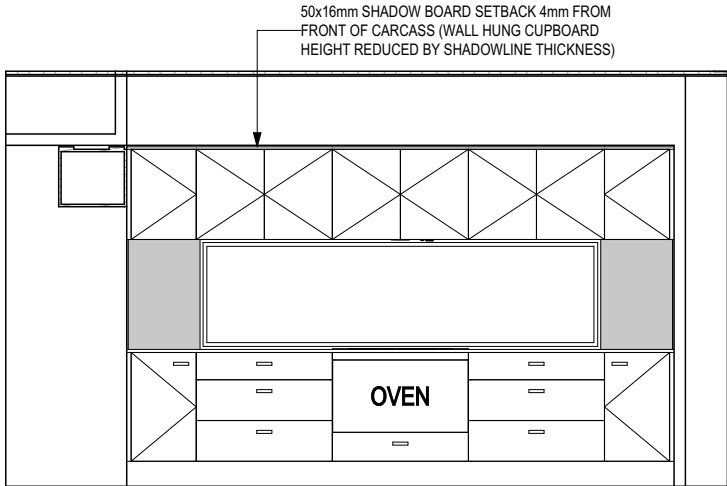
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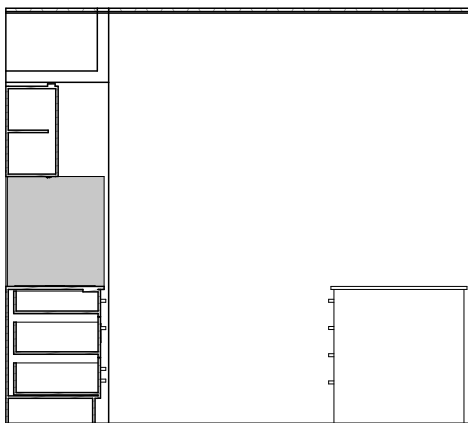
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SCALE: 1:50



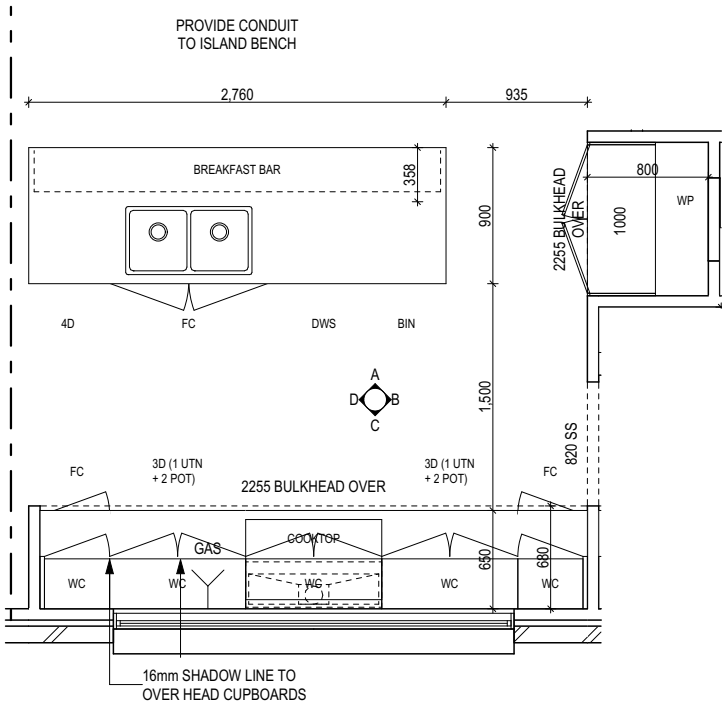
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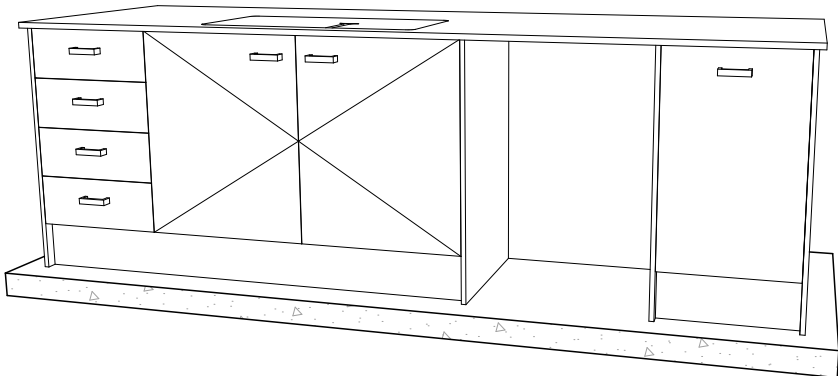
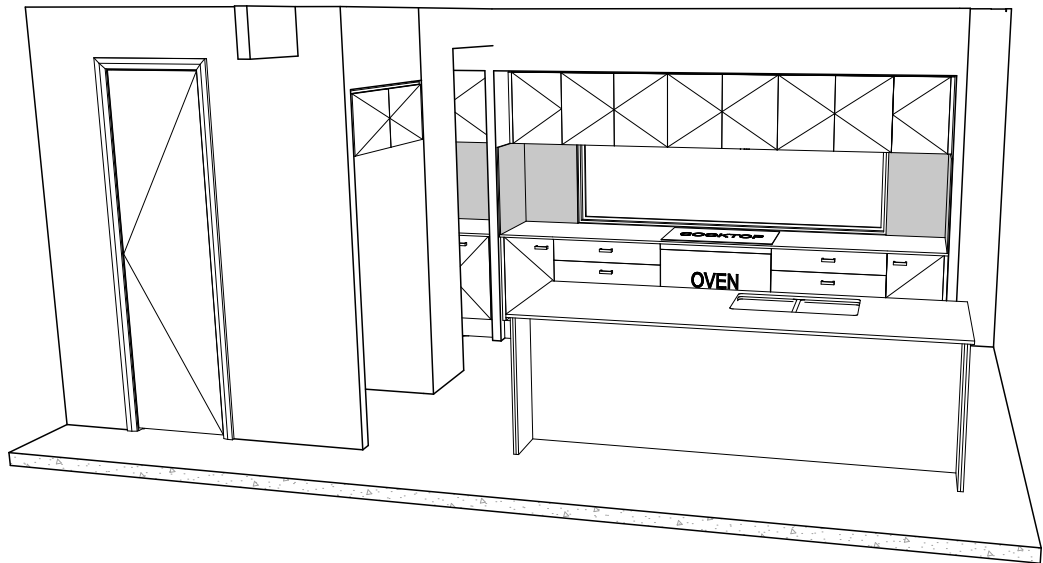
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



Certificate No. # 0ASHQTOC88

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Accreditation No.: DMN/14/1662
Property Address: Lot 3 (#21) Windsor Avenue, CROYDON PARK, 2133, NSW, 2133

<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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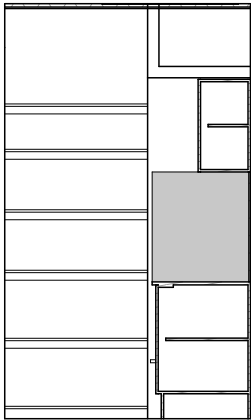


SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO	HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
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	2 WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: KITCHEN DETAILS	SCALES: 1:50	
	3 COLOURS APPLIED	LLE 06/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 13 / 24		

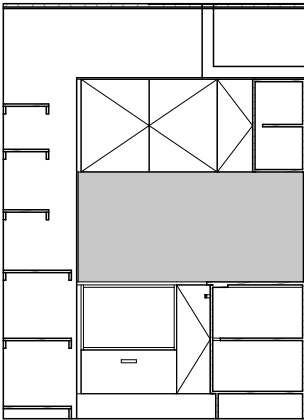
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

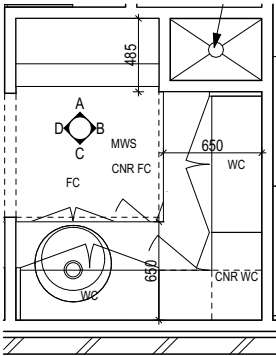
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



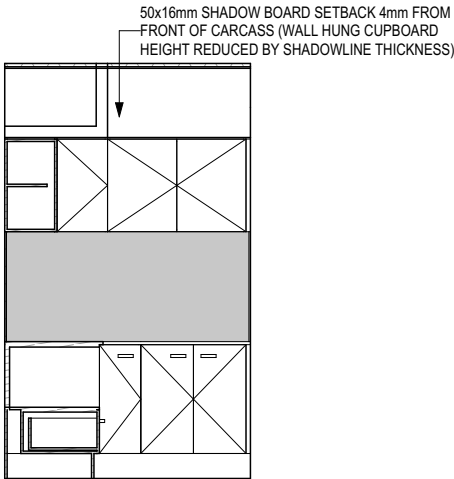
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SCALE: 1:50



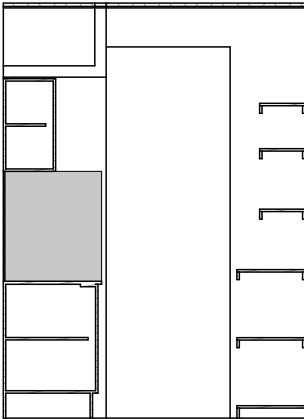
ELEVATION B
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Certificate No. # 0ASHQTOC88

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Accreditation No.: DMN/14/1662
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(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	REVISION		DRAWN		CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE		HOUSE DESIGN: TULLOCH 31 TWO		HOUSE CODE: H-TULCLAD16420A		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288		
	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133		FACADE DESIGN: CLASSIC B		FACADE CODE: F-TULCLAB11				
		2	WORKING DRAWINGS	TNT	02/12/2024	LOT / SECTION / DP: 3 / E / 876		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SHEET TITLE: BUTLER'S PANTRY DETAILS			SHEET No.: 14 / 24	SCALES: 1:50
		3	COLOURS APPLIED	LLE	06/01/2025									

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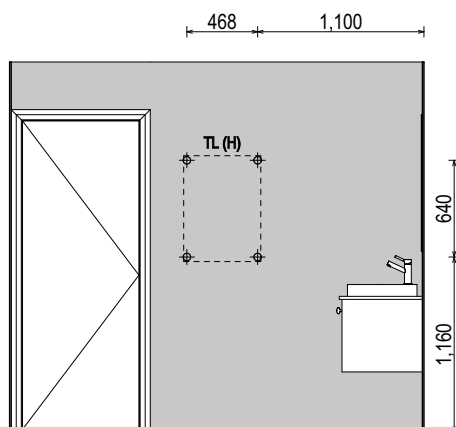
REFER TO SHEET 1 (COVER SHEET) FOR
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- GENERAL BUILDING INFORMATION

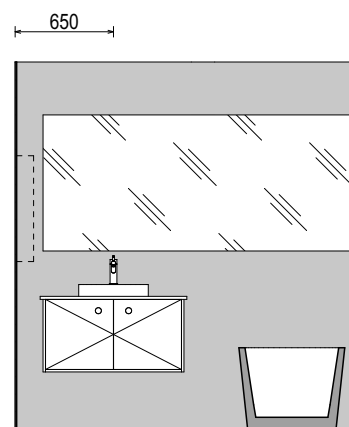
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REPRESENTATION ONLY

LEGEND

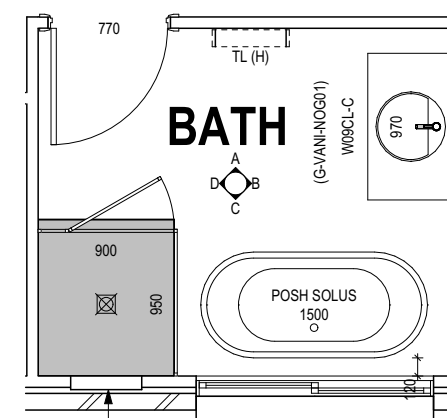
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
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RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



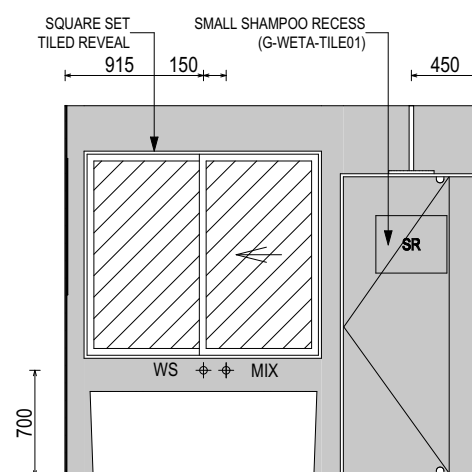
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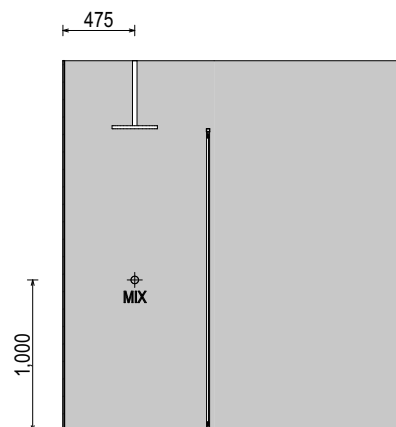
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. A DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	TWO STOREY		1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	MS SALLY JANE & MR MICHAEL ALAN HYDE				TULLOCH 31 TWO				H-TULCLAD16420A		
	COPYRIGHT:		2	WORKING DRAWINGS	TNT	02/12/2024	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
	© 2025		3	COLOURS APPLIED	LLE	06/01/2025	21 WINDSOR AVENUE, CROYDON PARK NSW 2133				CLASSIC B				F-TULCLAB11		
							LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:				
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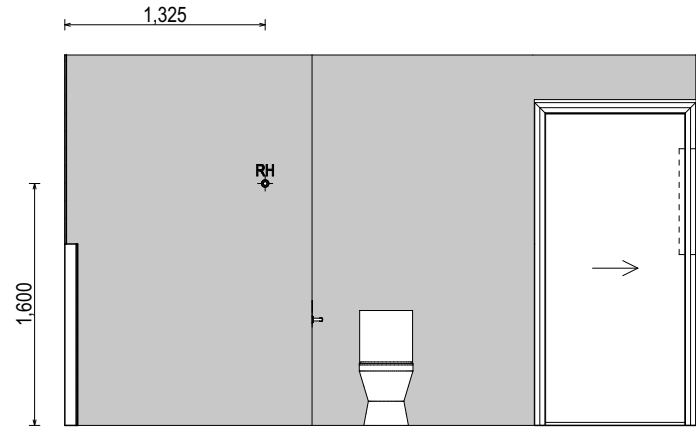
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- GENERAL BUILDING INFORMATION

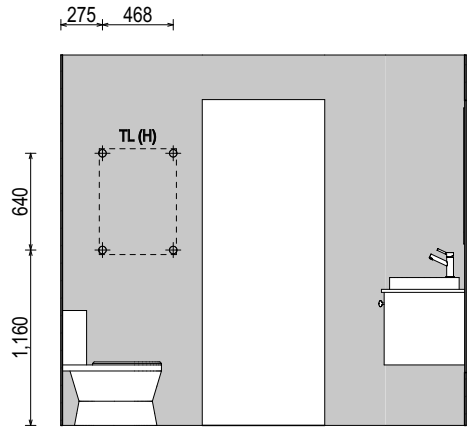
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

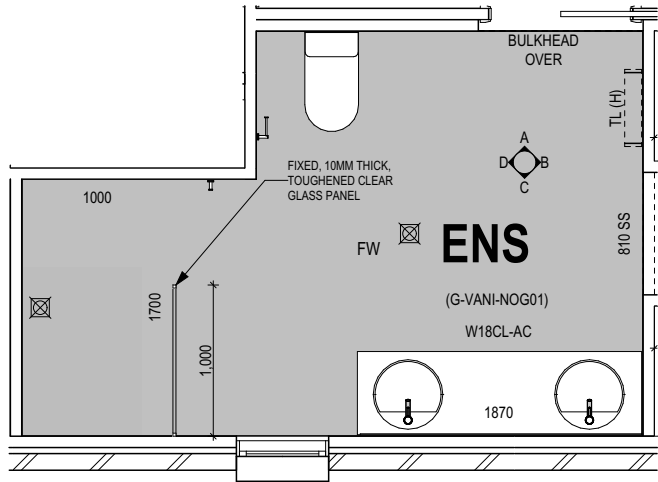
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
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| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



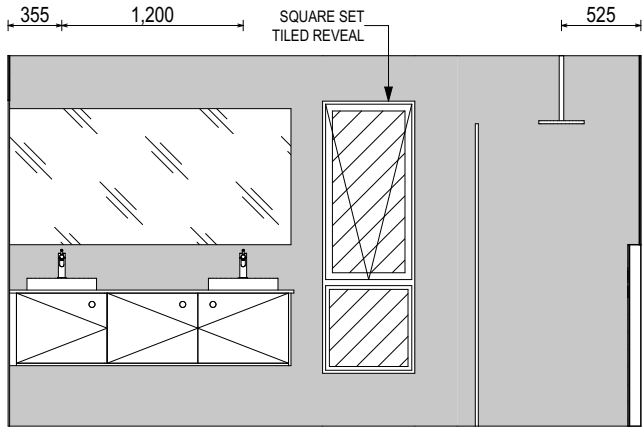
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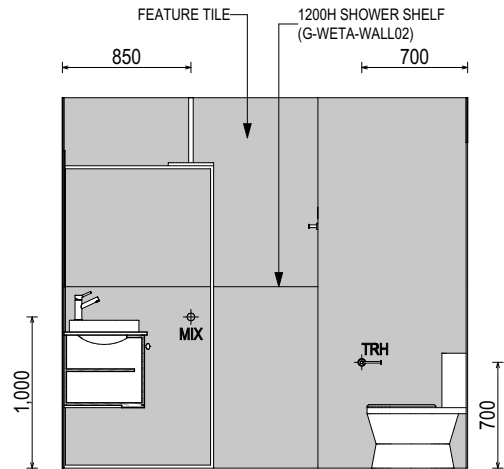
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Certificate No. # 0ASHQTOC88

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 3 (#21) Windsor Avenue, CROYDON PARK, 2133, NSW, 2133

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(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO	HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
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	2 WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: ENSUITE DETAILS	SHEET No.: 16 / 24	
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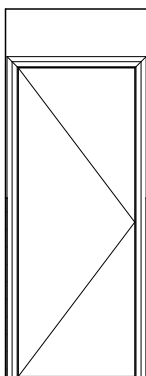
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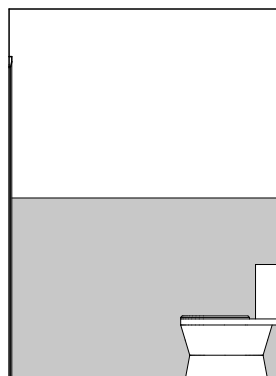
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LEGEND

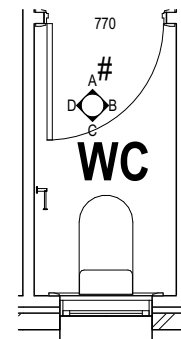
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
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SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



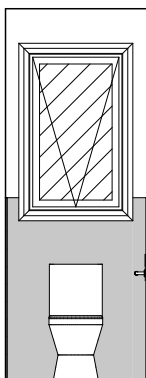
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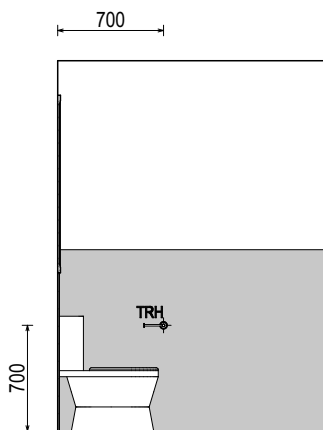
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WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



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	COPYRIGHT:		2	WORKING DRAWINGS	TNT	02/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025		3	COLOURS APPLIED	LLE	06/01/2025	21 WINDSOR AVENUE, CROYDON PARK NSW 2133		CLASSIC B		F-TULCLAB11		
							LOT / SECTION / DP: 3 / E / 876		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SHEET No.: 17 / 24		

607288

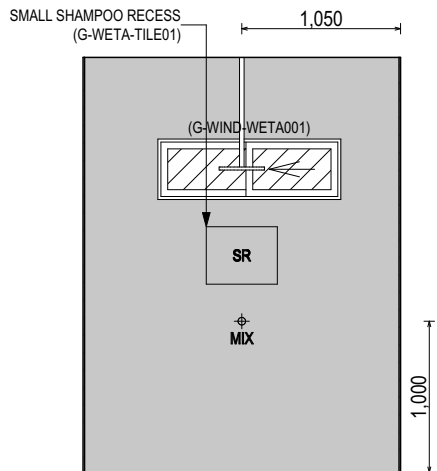
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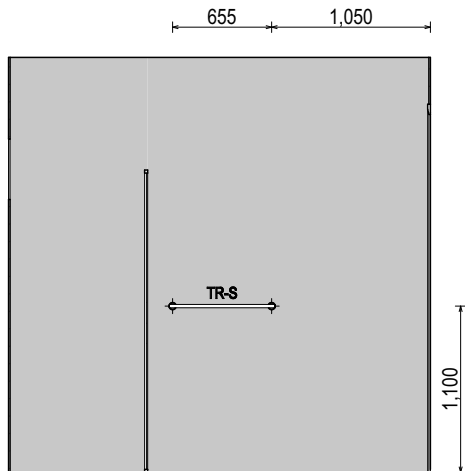
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LEGEND

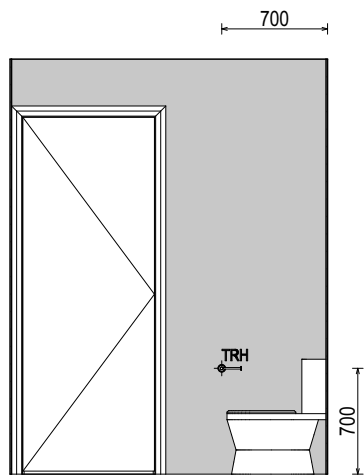
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



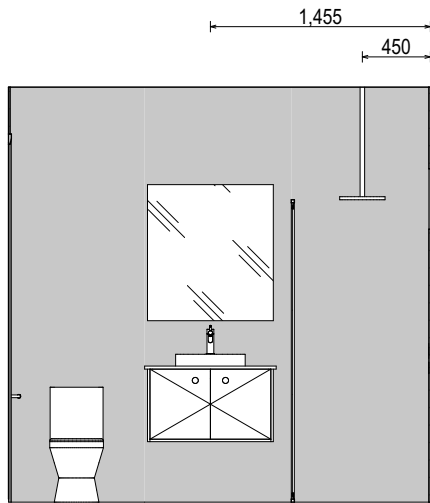
ELEVATION A
SCALE: 1:50



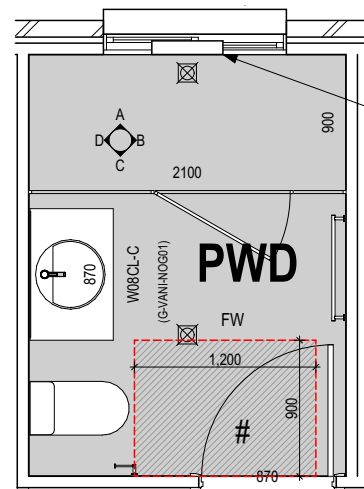
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50

Certificate No. # 0ASHQTOC88

Scan QR code or follow website link for rating details.

Assessor name	Claude-Francois Sookloll
Accreditation No.	DMN/14/1662
Property Address	Lot 3 (#21) Windsor Avenue CROYDON PARK, 2133, NSW, 2133

<https://www.fr5.com.au/QRCodeLanding?PubId=0ASHQTOC88>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

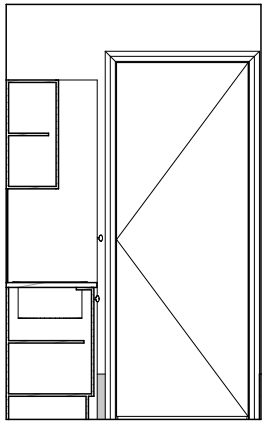
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

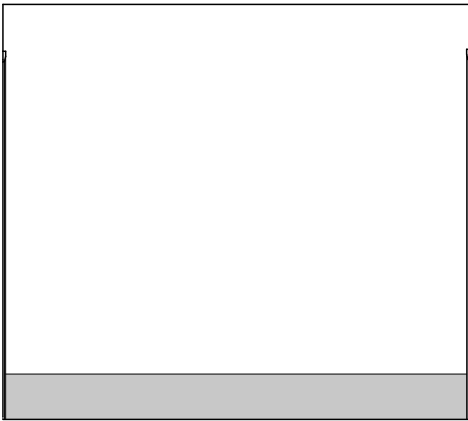
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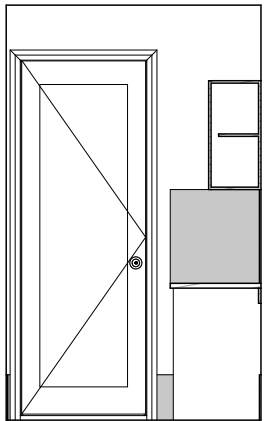
SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO	HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
COPYRIGHT: © 2025	1 DRAFT SALES PLAN - SOW	P/LIR 01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133	FACADE DESIGN: CLASSIC B	FACADE CODE: F-TULCLAB11	
	2 WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: POWDER ROOM DETAILS	SHEET No.: 18 / 24	
	3 COLOURS APPLIED	LLE 06/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SCALES: 1:50		



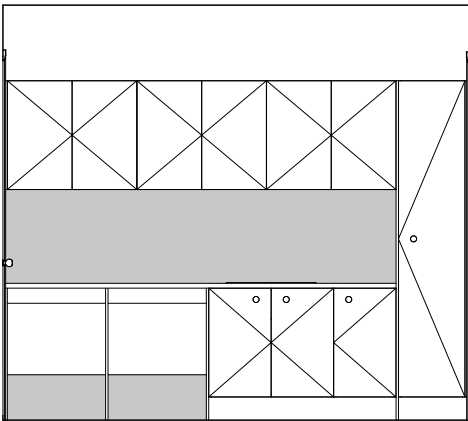
ELEVATION A
SCALE: 1:50



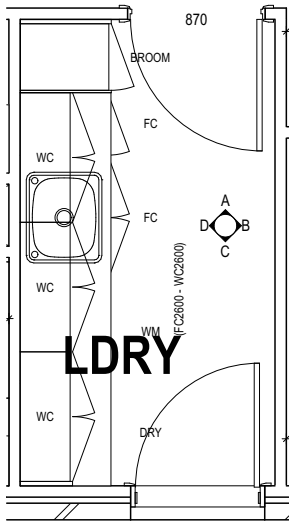
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

Certificate No. # 0ASHQTOC88
Scan QR code or follow website link for rating details.

Assessor name Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133
<https://www.frs.com.au/QRCodeLanding?PubId=0ASHQTOC88>

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006

LEGEND	
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:

SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
TWO STOREY		1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	MS SALLY JANE & MR MICHAEL ALAN HYDE		TULLOCH 31 TWO		H-TULCLAD16420A			
COPYRIGHT:		2	WORKING DRAWINGS	TNT	02/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2025		3	COLOURS APPLIED	LLE	06/01/2025	21 WINDSOR AVENUE, CROYDON PARK NSW 2133		CLASSIC B		F-TULCLAB11			
						LOT / SECTION / DP:		COUNCIL:		SHEET No.:		SCALES:	607288
						3 / E / 876		CANTERBURY BANKSTOWN COUNCIL		LAUNDRY DETAILS			

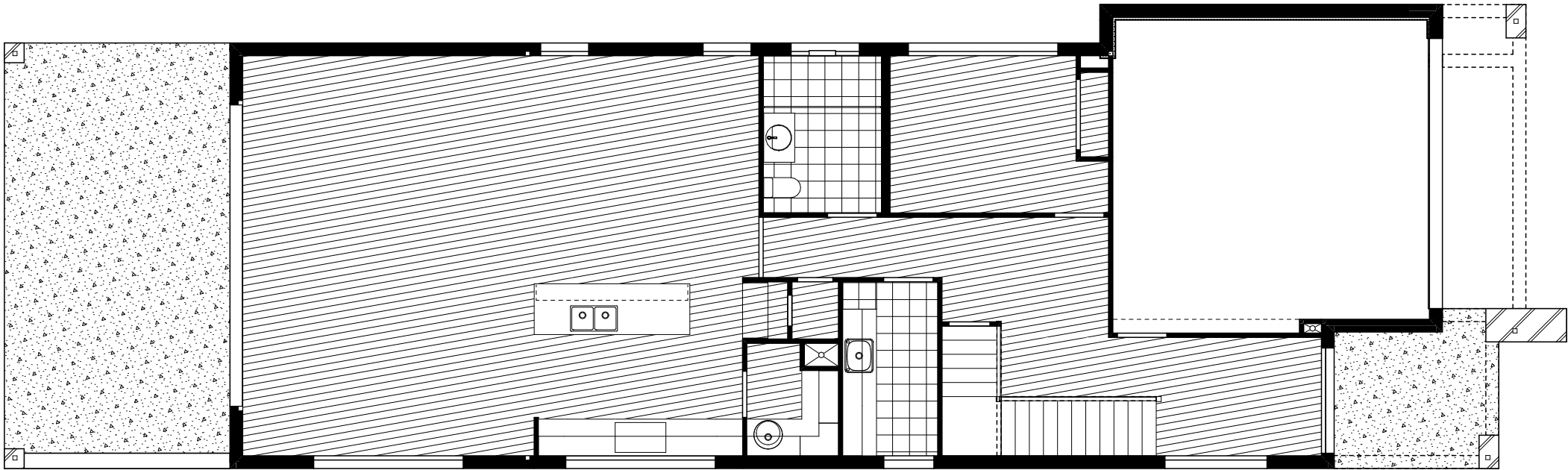
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES. TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- RAW CONCRETE
(COVERING BY OWNER)
- CARPET
- TIMBER/LAMINATE (BY BUILDER)
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100



Certificate No. # 0ASHQTOC88
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133



<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133 LOT / SECTION / DP: 3 / E / 876	HOUSE DESIGN: TULLOCH 31 TWO FACADE DESIGN: CLASSIC B SHEET TITLE: FLOOR COVERINGS (GF)	HOUSE CODE: H-TULCLAD16420A FACADE CODE: F-TULCLAB11 SHEET No.: 20 / 24	SCALES: 1:100	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024					
	2	WORKING DRAWINGS	TNT	02/12/2024					
	3	COLOURS APPLIED	LLE	06/01/2025					
					COUNCIL: CANTERBURY BANKSTOWN COUNCIL				

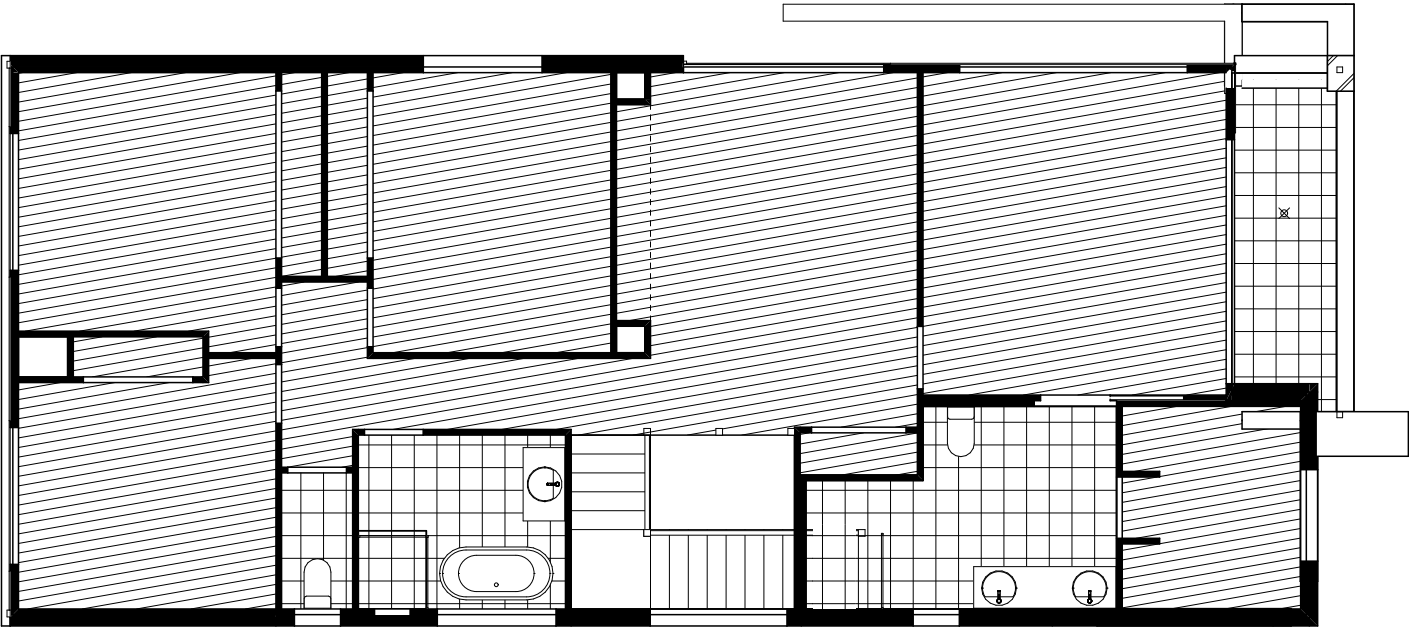
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES. TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- RAW CONCRETE
(COVERING BY OWNER)
- CARPET
- TIMBER/LAMINATE (BY BUILDER)
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

Certificate No. # 0ASHQTOC88
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133

<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
TWO STOREY	1	DRAFT SALES PLAN - SOW		P/LIR	01/10/2024	MS SALLY JANE & MR MICHAEL ALAN HYDE		TULLOCH 31 TWO		H-TULCLAD16420A			
COPYRIGHT:	2	WORKING DRAWINGS		TNT	02/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2025	3	COLOURS APPLIED		LLE	06/01/2025	21 WINDSOR AVENUE, CROYDON PARK NSW 2133		CLASSIC B		F-TULCLAB11			
							LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	607288
							3 / E / 876	CANTERBURY BANKSTOWN COUNCIL	FLOOR COVERINGS (FF)		21 / 24	1:100	

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



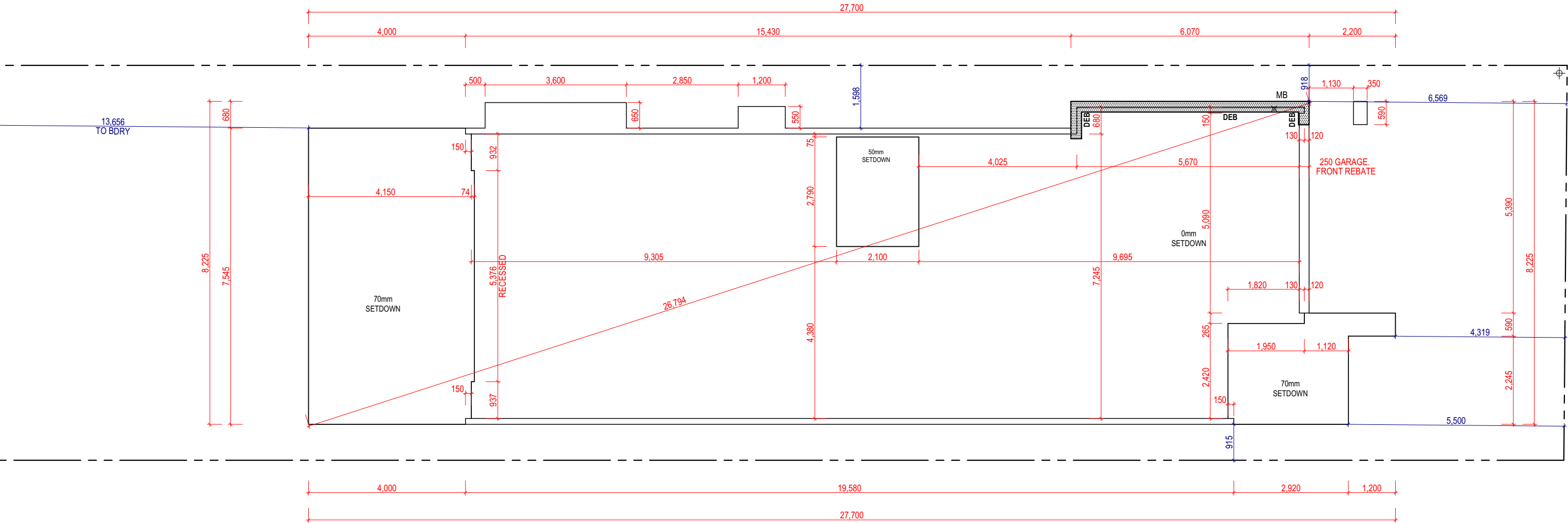
Certificate No. # 0ASHQTOC88
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133



<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>



SLAB PLAN
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION	DRAWN	CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE	HOUSE DESIGN: TULLOCH 31 TWO		HOUSE CODE: H-TULCLAD16420A	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - SOW	P/LIR 01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133	FACADE DESIGN: CLASSIC B		FACADE CODE: F-TULCLAB11	
		2	WORKING DRAWINGS	TNT 02/12/2024	LOT / SECTION / DP: 3 / E / 876	SHEET TITLE: SLAB PLAN	SHEET No.: 22 / 24	SCALES: 1:100	
		3	COLOURS APPLIED	LLE 06/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL				

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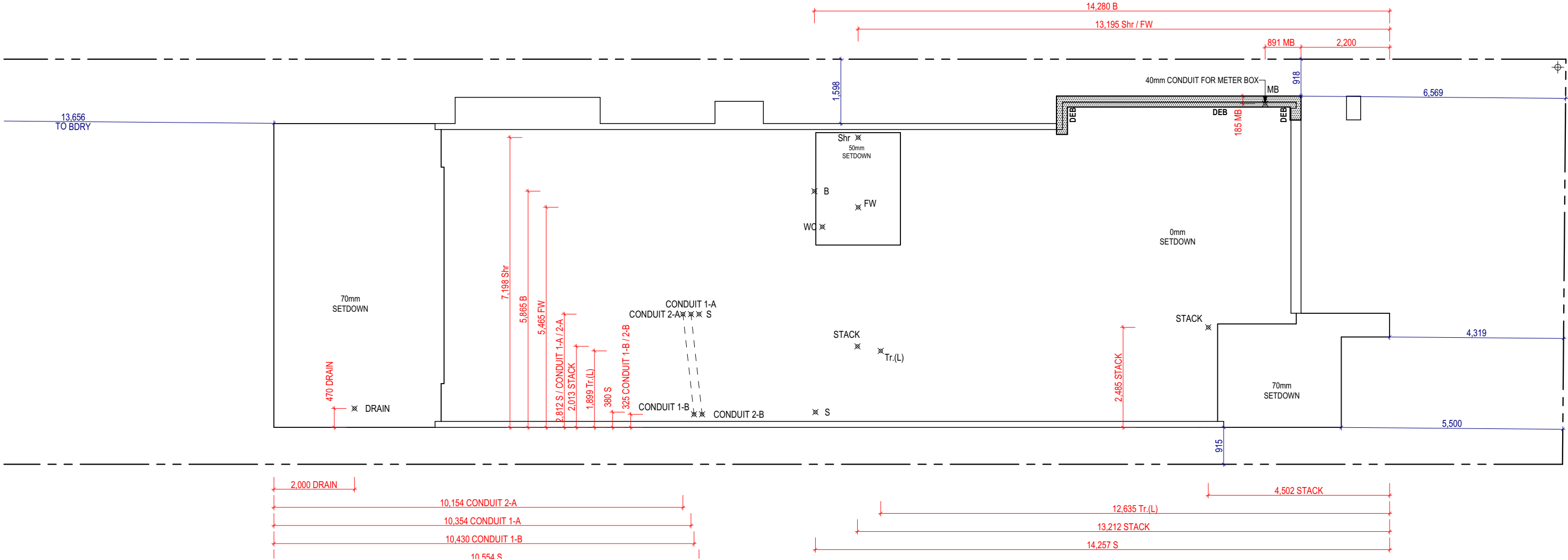
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Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 3 (#21) Windsor Avenue
CROYDON PARK,
2133, NSW, 2133



<https://www.fr5.com.au/QRCodeLanding?PublicId=0ASHQTOC88>



DRAINAGE PLAN
SCALE: 1:100

LEGEND	
B	BASIN
Bth	BATH WASTE
FW	FLOOR WASTE GULLY
Shr	SHOWER
S	SINK (KITCHEN)
Tr.(L)	TROUGH (LAUNDRY)
WC	WATER CLOSET

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: MS SALLY JANE & MR MICHAEL ALAN HYDE			HOUSE DESIGN: TULLOCH 31 TWO			HOUSE CODE: H-TULCLAD16420A		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607288
	COPYRIGHT: © 2025		1	DRAFT SALES PLAN - SOW	P/LIR	01/10/2024	ADDRESS: 21 WINDSOR AVENUE, CROYDON PARK NSW 2133			FACADE DESIGN: CLASSIC B			FACADE CODE: F-TULCLAB11		
			2	WORKING DRAWINGS	TNT	02/12/2024	LOT / SECTION / DP: 3 / E / 876			COUNCIL: CANTERBURY BANKSTOWN COUNCIL			SHEET TITLE: DRAINAGE PLAN		
			3	COLOURS APPLIED	LLE	06/01/2025							SHEET No.: 23 / 24		
													SCALES: 1:100		

Template Version: 24_1038

