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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		36.34
GARAGE		44.05
LIVING (GROUND FLOOR)		138.21
PATIO		10.75
STAIRS		7.96
		237.31 m²
MAIN DWELLING, FIRST FLOOR		
LIVING (FIRST FLOOR)		155.32
STAIRS VOID		7.57
		162.89 m²
		400.20 m²

LOCATION MAP



LOT 112

#83 HILL ROAD

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N1 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	27.300m AHD
NOISE ATTENUATION	TBC
SALINE SOIL	NO
SITE CLASSIFICATION	P-M
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	22.83km
ZONING	R2 - LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT - GROUND FLOOR	MIN. 5,500mm	5,605mm
FRONT - FIRST FLOOR	MIN. 6,500mm	6,500mm
GARAGE TO BOUNDARY	MIN. 6,500mm	7,985mm
SIDE	MIN. 900mm	950mm
BULK & SCALE		
SITE AREA	882.8m²	
SITE COVERAGE	N/A	26.88%
FLOOR SPACE RATIO	MAX. 0.5:1	0:1
BUILDING HEIGHT	MAX. 9,000mm	8,383mm
LANDSCAPE		
LANDSCAPED AREA - FRONT	MIN. 45.26m²	53.92m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	81mm
FILL DEPTH	MAX. 1,000mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRINCIPAL PRIVATE OPEN SPACE	MIN. 80m²	80m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	3°, 20°, 22.5°
ELECTRICITY SUPPLY	3-PHASE
GAS SUPPLY	MAINS / RETICULATED
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE) R4.1 BATTS TO ALFRESCO & PATIO
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 YOUR 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	251.34 m²
UNCONDITIONED AREA	17.63 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	278.15 m²
MIN. WATER TANK CAPACITY	3098 L
MIN. ROOF AREA DIRECTED TO TANK(S)	184.00 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	500 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	6 - REFER TO FLOOR PLAN FOR LOCATIONS

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER
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

NATURAL LIGHTING TO	KITCHEN 3 x BATHROOM(S)/TOILET(S)
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ALTERNATIVE ENERGY

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

OTHER

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: BETWEEN GARAGE AND ENTRY
ACCESSIBLE SANITARY COMPARTMENT LOCATION: ENS (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: ENS (GROUND FLOOR)

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSBILE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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FIND YOURSELF AT HOME

SPECIFICATION:

TWO STOREY

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REVISION

5	COLOURS APPLIED
6	AMENDED PER PCV02
7	UPDATED PER PCV017
8	AMENDED AS PER PCV009
9	ADD CEILING FAN

DRAWN

LLE	12/11/2024
SIO	10/12/2024
SIO	2025.01.21
LCS	5/02/2025
SIO	10/02/2025

CLIENT:

MR. ANDREW & MRS. SARA PAGE

ADDRESS:

83 HILL ROAD, BIRRONG NSW 2143

LOT / SECTION / DP:

112 / - / 26982

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

PANORAMA 39

FACADE DESIGN:

CALVERSTON

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 25

HOUSE CODE:

H-MDSPNR10DB

FACADE CODE:

F-PNRCVST01

SCALES:

1:100

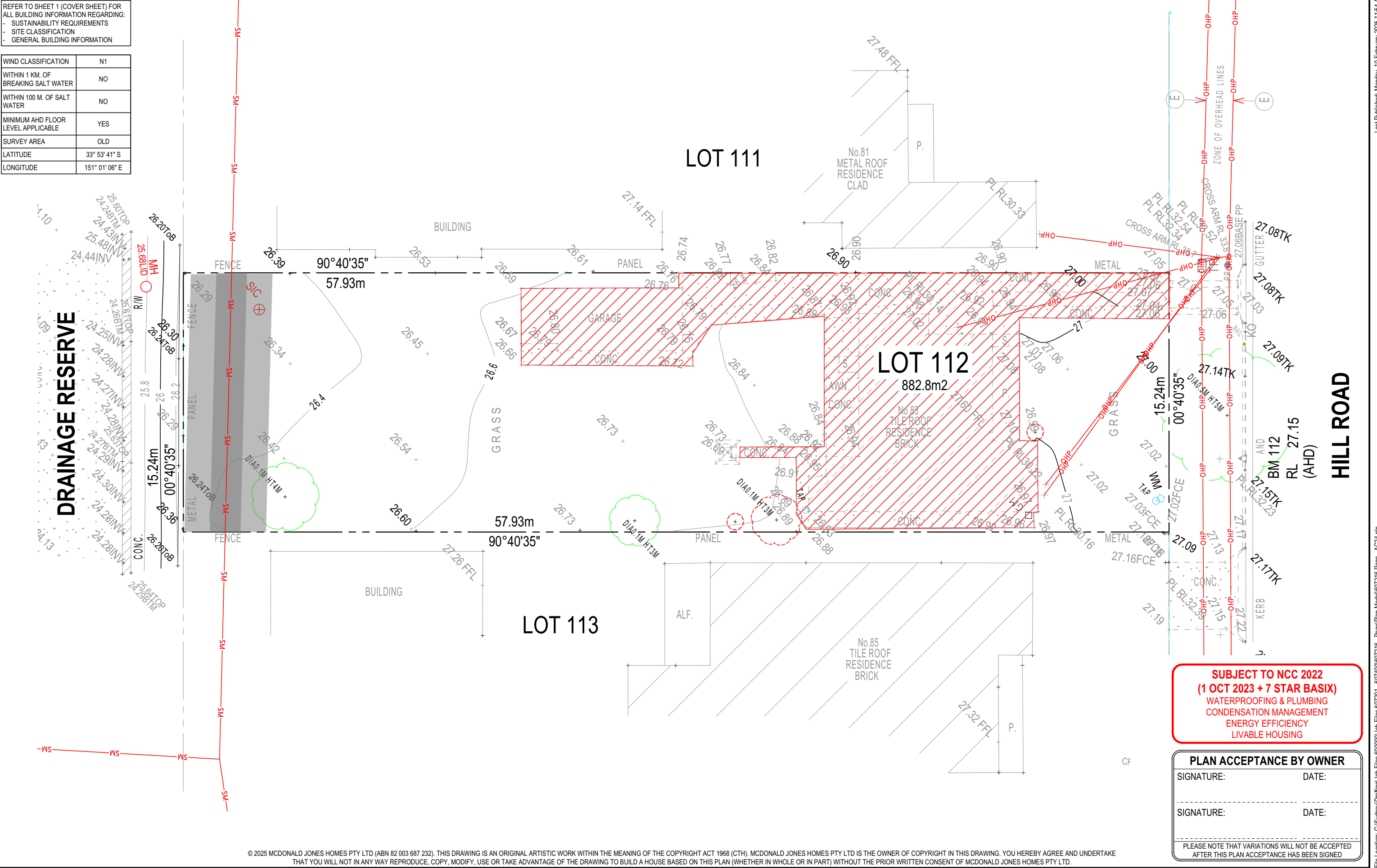
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COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.

607216

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	33° 53' 41" S
LONGITUDE	151° 01' 06" E



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	5	COLOURS APPLIED		LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB			
	6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01			
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:		
	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		EXISTING CONDITIONS		2 / 25	1:200

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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 CONNECTED TO APPURTENANT DRAINAGE EASEMENT RESERVE WITHIN 10M OF THE TANK. COLLECTION AREA = 184.00m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED CONNECTED TO APPURTENANT DRAINAGE EASEMENT RESERVE WITHIN 10M OF THE TANK.

REFER TO STORMWATER DESIGN BY ALW DESIGN FOR STORMWATER REQUIREMENTS
REFERENCE: SW25004 ISSUE B
DATED: 31/01/2025

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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		9	ADD CEILING FAN	SIO	10/02/2025	112 / - / 26982	CANTERBURY BANKSTOWN COUNCIL	WATER MANAGEMENT PLAN (GF)	6 / 25	1:100	

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RECYCLED COLD WATER LINE

WM

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

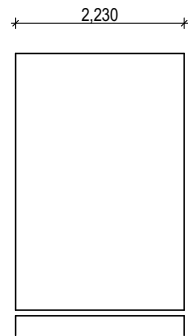
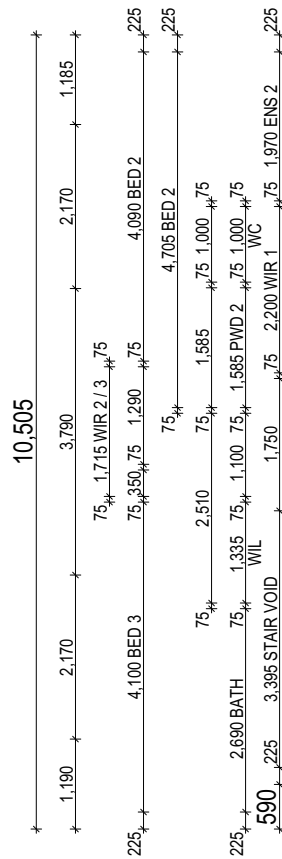
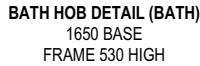
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UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:

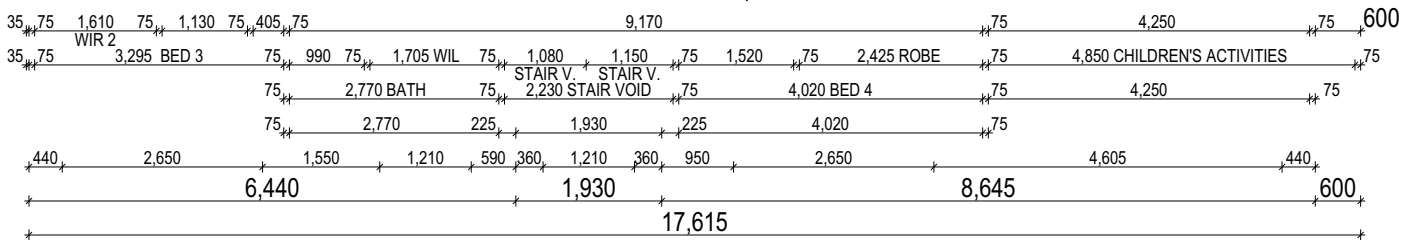
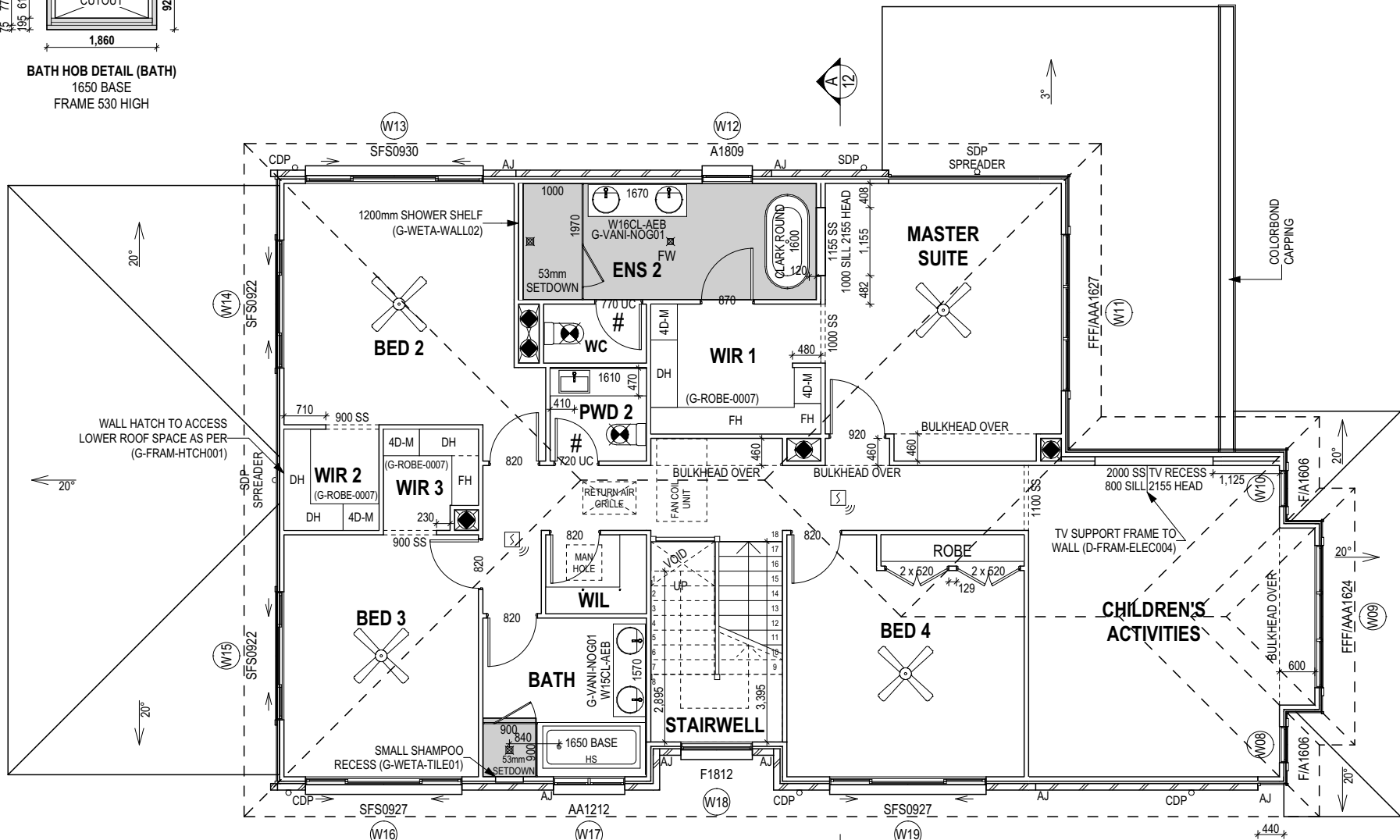
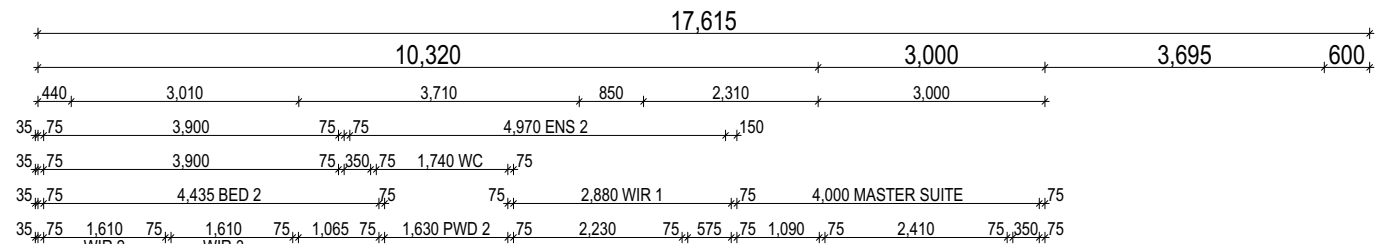


PROVIDE TIMBER SUPPORTS TO GROUND FLOOR
POWDER SIDE WALL FOR SUPPLY AND INSTALL OF GRAB
RAIL BY OWNER AFTER HANDOVER.



SCALE: 1:100

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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.

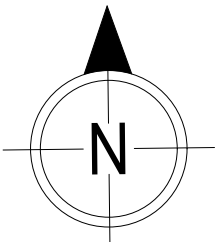
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
	WATER POINT
WP	FRIDGE WATER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

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

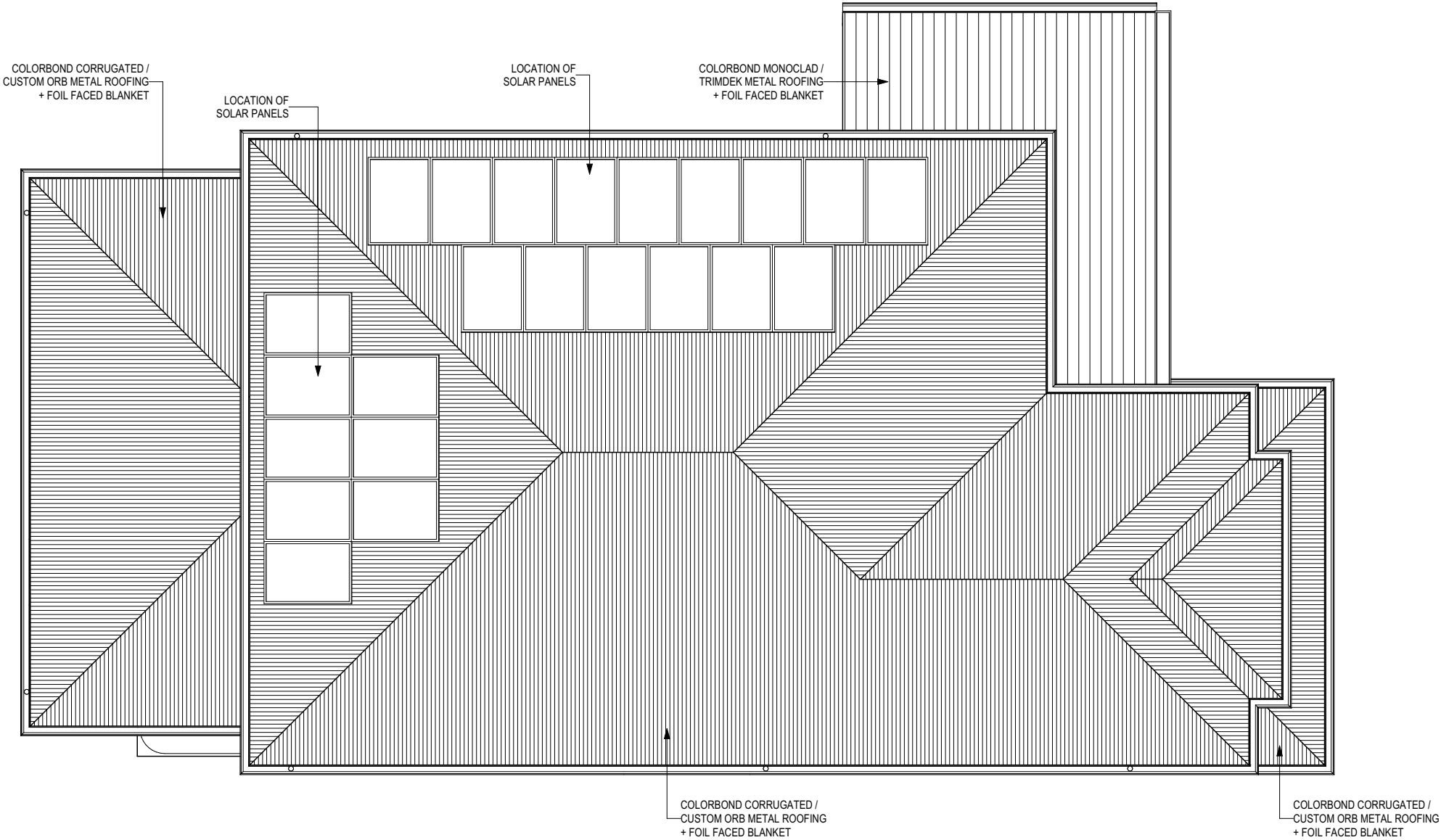
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TWO STOREY	5	COLOURS APPLIED		LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB		
COPYRIGHT:	6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01		
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	607216
	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		COUNCIL:		9 / 25	1:100	
						CANTERBURY BANKSTOWN COUNCIL		FIRST FLOOR PLAN				



DP 26982
M.M.



ROOF PLAN
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: MR. ANDREW & MRS. SARA PAGE		HOUSE DESIGN: PANORAMA 39		HOUSE CODE: H-MDSPNR10DB		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.	
	5	COLOURS APPLIED		LLE	12/11/2024								
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	7	UPDATED PER PCV017		SIO	2025.01.21								
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP: 112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SHEET TITLE: ROOF PLAN			SHEET No.: 10 / 25
	9	ADD CEILING FAN		SIO	10/02/2025								

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	FFF/AAA1724	AWNING	GUEST BED	1,770	2,410	8,360	4.27	ALUMINIUM	N/A	NONE	E	3.27	CLEAR, DOUBLE GLAZED, LOW-E	BP 1180, MP 803-803/803-803
GROUND FLOOR	W02	F1340x1570	SPECIAL	KITCHEN	1,340	1,570	5,820	2.10	ALUMINIUM	N/A	ANGLED	N	1.90	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	W03	F150-0724	FIXED	KITCHEN	727	2,410	6,274	1.75	ALUMINIUM	N/A	ANGLED	N	1.53	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
GROUND FLOOR	W04	A1806	AWNING	FAMILY / LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.81	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W05	A1806	AWNING	FAMILY / LIVING	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	S	0.81	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W06	A1809	AWNING	STUDY NOOK	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	S	1.21	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W07	SF0616	SLIDING	ENS	600	1,570	4,340	0.94	ALUMINIUM	N/A	ANGLED	S	0.77	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W08	F/A1606	AWNING	CHILDREN'S ACTIVITIES	1,545	610	4,310	0.94	ALUMINIUM	N/A	NONE	E	0.67	CLEAR, DOUBLE GLAZED, LOW-E	BP 1030
FIRST FLOOR	W09	FFF/AAA1624	AWNING	CHILDREN'S ACTIVITIES	1,545	2,410	7,910	3.72	ALUMINIUM	N/A	NONE	E	2.80	CLEAR, DOUBLE GLAZED, LOW-E	BP 1030, MP 803-803/803-803
FIRST FLOOR	W10	F/A1606	AWNING	CHILDREN'S ACTIVITIES	1,545	610	4,310	0.94	ALUMINIUM	N/A	NONE	E	0.67	CLEAR, DOUBLE GLAZED, LOW-E	BP 1030
FIRST FLOOR	W11	FFF/AAA1627	AWNING	MASTER SUITE	1,545	2,650	8,390	4.09	ALUMINIUM	N/A	NONE	E	3.13	CLEAR, DOUBLE GLAZED, LOW-E	BP 1030, MP 883-883/883-883
FIRST FLOOR	W12	A1809	AWNING	ENS 2	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	N	1.21	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W13	SFS0930	SLIDING	BED 2	860	3,010	7,740	2.59	ALUMINIUM	N/A	ANGLED	N	2.25	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W14	SFS0922	SLIDING	BED 2	860	2,170	6,060	1.87	ALUMINIUM	N/A	NONE	W	1.59	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W15	SFS0922	SLIDING	BED 3	860	2,170	6,060	1.87	ALUMINIUM	N/A	NONE	W	1.59	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W16	SFS0927	SLIDING	BED 3	860	2,650	7,020	2.28	ALUMINIUM	N/A	ANGLED	S	1.97	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W17	AA1212	AWNING	BATH	1,200	1,210	4,820	1.45	ALUMINIUM	N/A	ANGLED	S	1.03	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 605
FIRST FLOOR	W18	F1812	FIXED	STAIRWELL	1,800	1,210	6,020	2.18	ALUMINIUM	N/A	ANGLED	S	1.97	CLEAR, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W19	SFS0927	SLIDING	BED 4	860	2,650	7,020	2.28	ALUMINIUM	N/A	ANGLED	S	1.97	CLEAR, DOUBLE GLAZED	
								38.53					31.15		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,406	1,267	7,346	3.05	TIMBER	N/A	SNAP HEADER	E	---	DOOR(S): OBSCURE - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 1200mm
GROUND FLOOR	D02	820	SWINGING	LDRY	2,406	887	6,586	2.13	TIMBER	N/A	SNAP HEADER	N	---	DOOR(S): CLEAR - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 820mm
GROUND FLOOR	D03	FSSSSF2462	STACKER	DINING	2,400	6,246	17,292	14.99	ALUMINIUM	N/A	SNAP HEADER	W	13.48	CLEAR, DOUBLE GLAZED, TOUGHENED	
								20.17					13.48		
								58.70					44.63		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
GROUND FLOOR	2	1290 SS	SQUARE SET OPENING	2,455	1,290	N/A	
GROUND FLOOR	1	2 x 420	SWINGING	2,340	840	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	1	2340x920 CSD	CAVITY SLIDING	2,340	920	N/A	
GROUND FLOOR	1	2340x920 UC CSD	CAVITY SLIDING	2,340	920	N/A	20mm UNDERCUT
GROUND FLOOR	1	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,340	820	N/A	
GROUND FLOOR	2	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,455	900	N/A	
GROUND FLOOR	1	920 UC CSD	CAVITY SLIDING	2,340	920	N/A	20mm UNDERCUT
FIRST FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
FIRST FLOOR	1	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
FIRST FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
FIRST FLOOR	1	720 UC	SWINGING	2,040	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
FIRST FLOOR	1	770 UC	SWINGING	2,040	770	N/A	20mm UNDERCUT, LIFT-OFF HINGES
FIRST FLOOR	5	820	SWINGING	2,040	820	N/A	
FIRST FLOOR	1	870	SWINGING	2,040	870	N/A	
FIRST FLOOR	2	900 SS	SQUARE SET OPENING	2,155	900	N/A	
FIRST FLOOR	1	920	SWINGING	2,040	920	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
1	SS WINDOW OPENING	1,155	1,155	1.33
1	TV RECESS	1,355	2,000	2.71

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

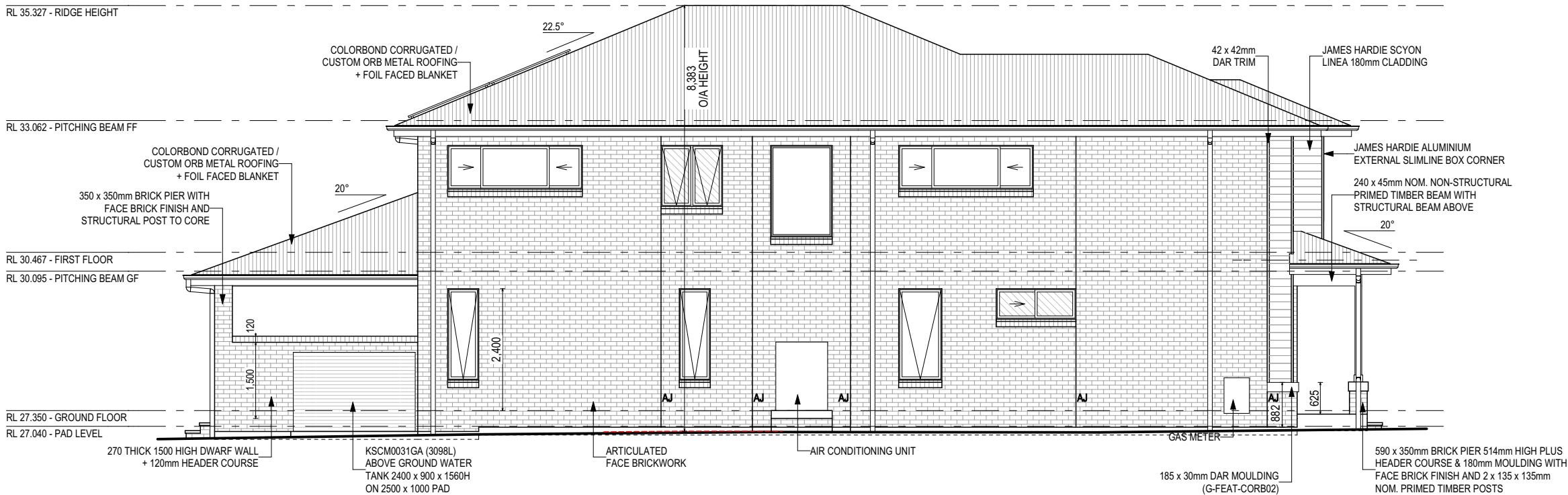
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

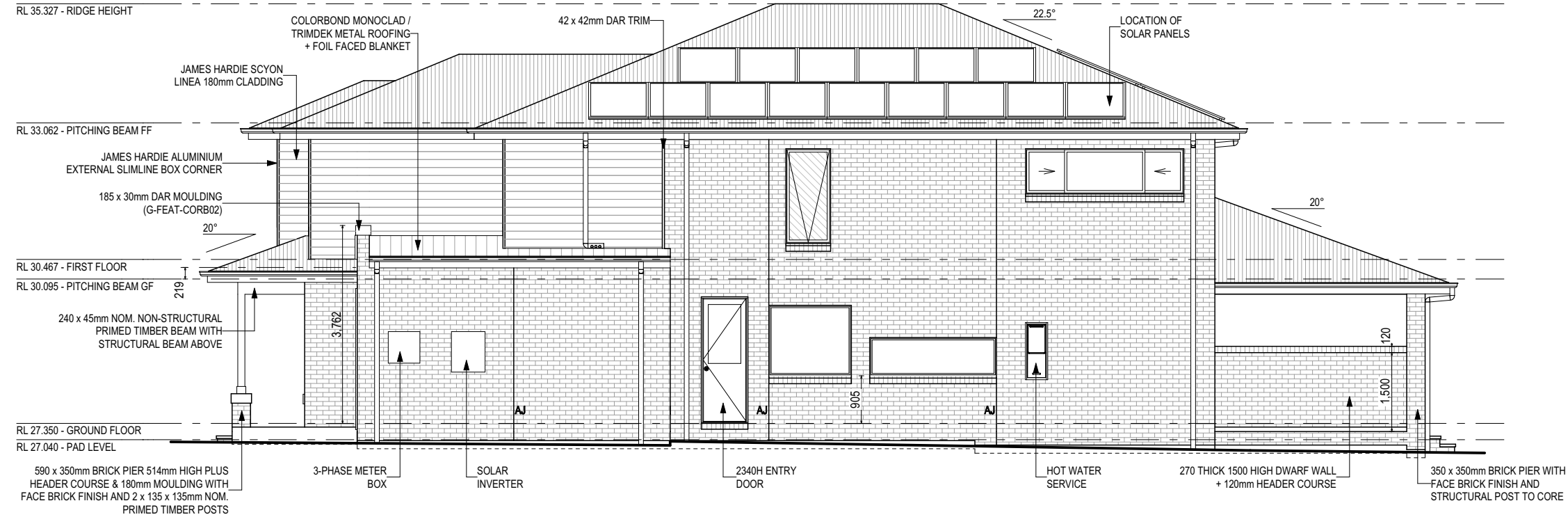
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN	CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
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		8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:		SCALES:
		9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		CANTERBURY BANKSTOWN COUNCIL		WINDOW & DOOR SCHEDULES		11 / 25		607216

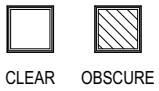


LEFT ELEVATION (SOUTH)
SCALE: 1:100

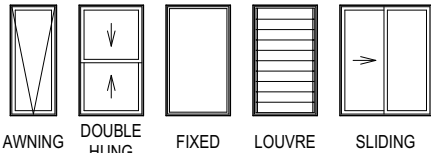


RIGHT ELEVATION (NORTH)
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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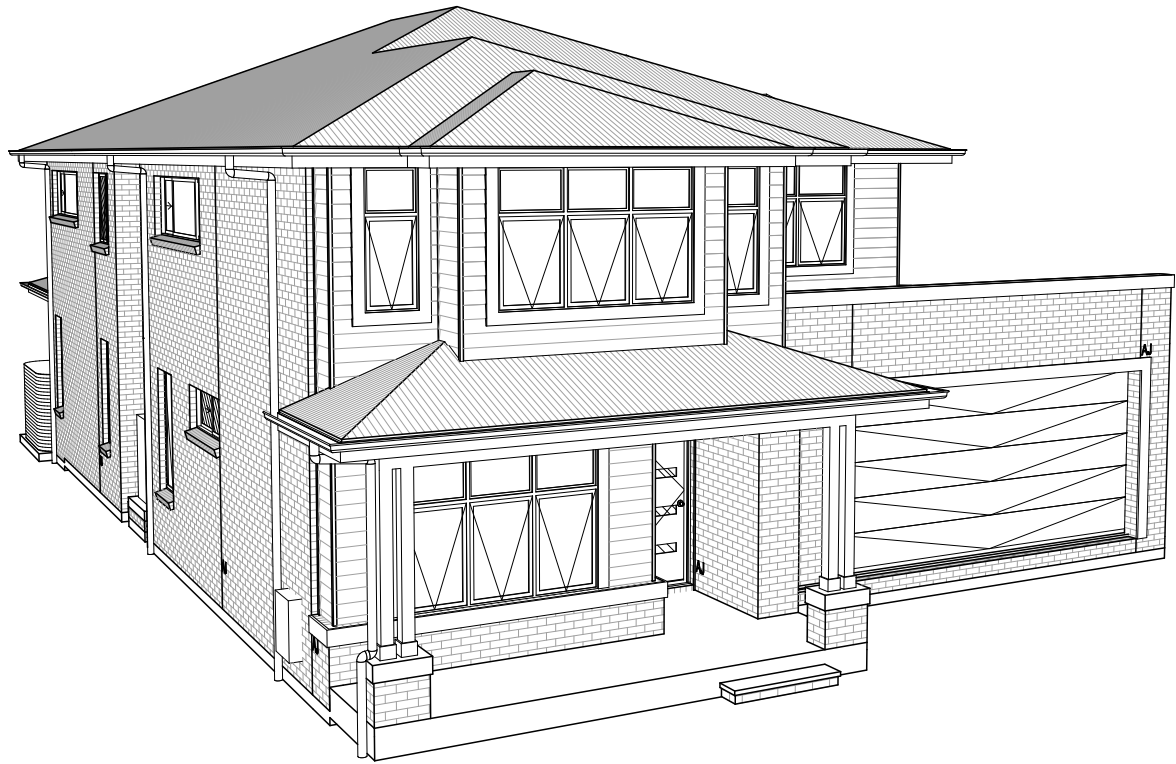
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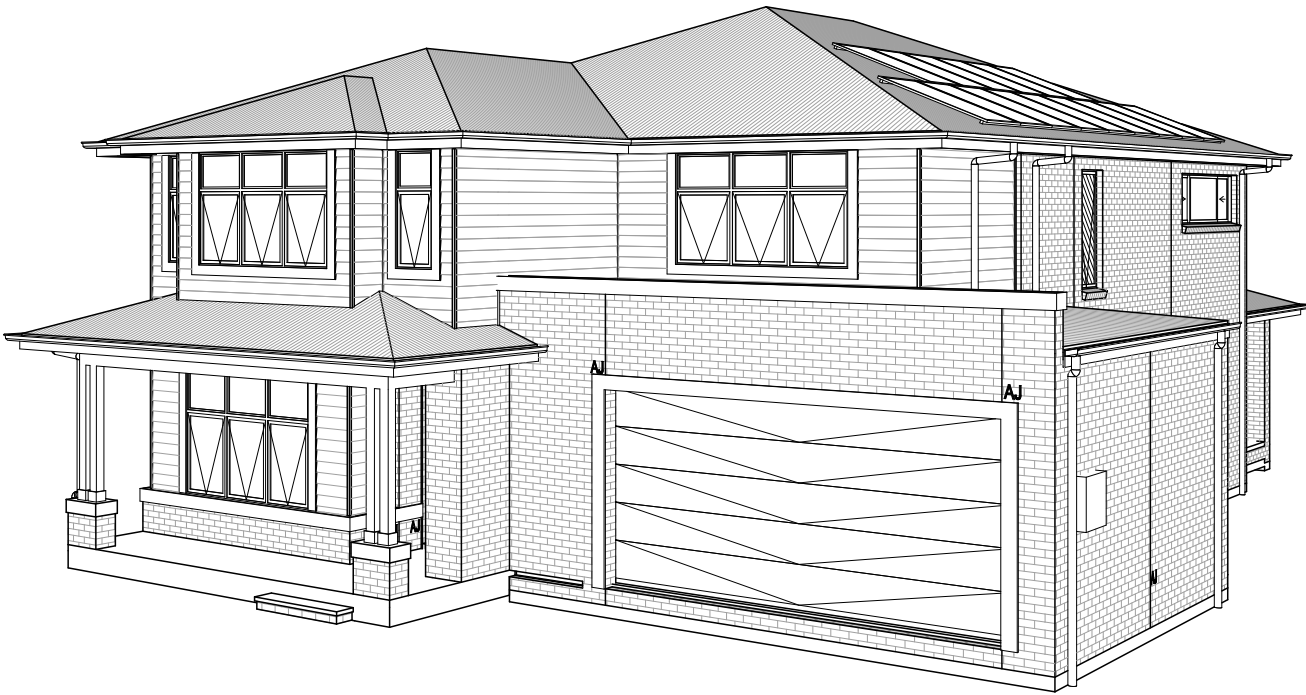
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SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR. ANDREW & MRS. SARA PAGE ADDRESS: 83 HILL ROAD, BIRRONG NSW 2143 LOT / SECTION / DP: 112 / - / 26982 COUNCIL: CANTERBURY BANKSTOWN COUNCIL	HOUSE DESIGN: PANORAMA 39 FACADE DESIGN: CALVERSTON SHEET TITLE: ELEVATIONS	HOUSE CODE: H-MDSPNR10DB FACADE CODE: F-PNRCVST01 SHEET No.: 13 / 25	HOUSE CODE: H-MDSPNR10DB FACADE CODE: F-PNRCVST01 SHEET No.: 13 / 25	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. 607216
	5	COLOURS APPLIED	LLE	12/11/2024					
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	7	UPDATED PER PCV017	SIO	2025.01.21					
	8	AMENDED AS PER PCV009	LCS	5/02/2025					
	9	ADD CEILING FAN	SIO	10/02/2025					



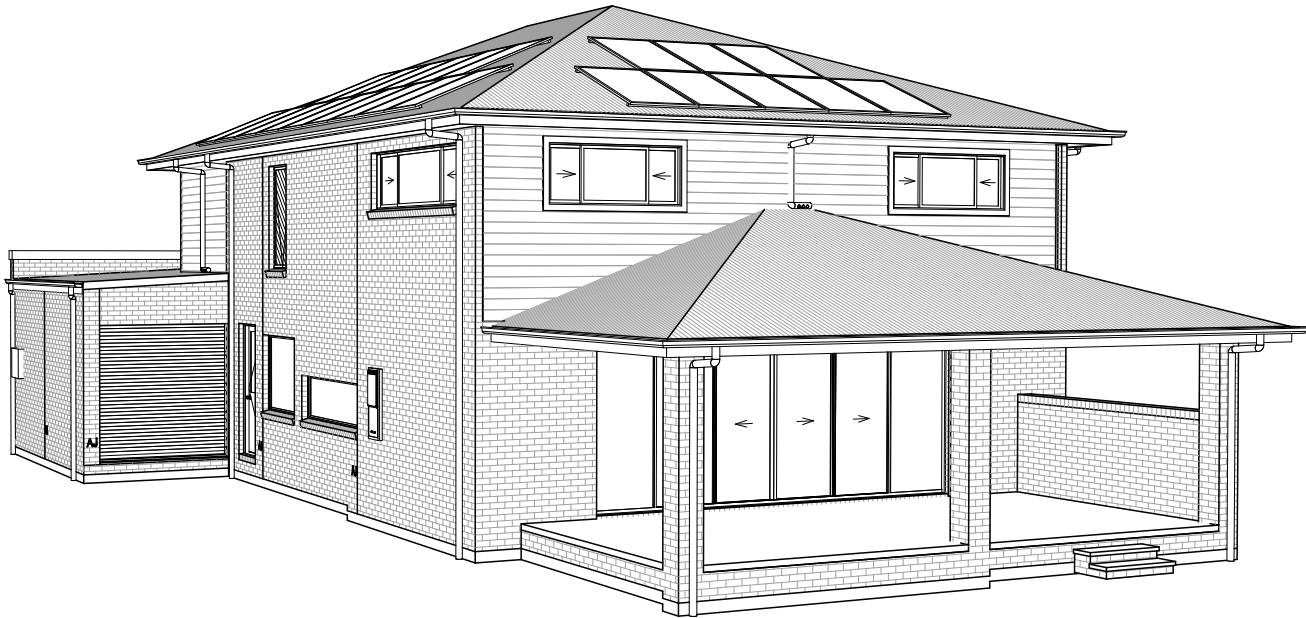
FRONT LEFT



FRONT RIGHT



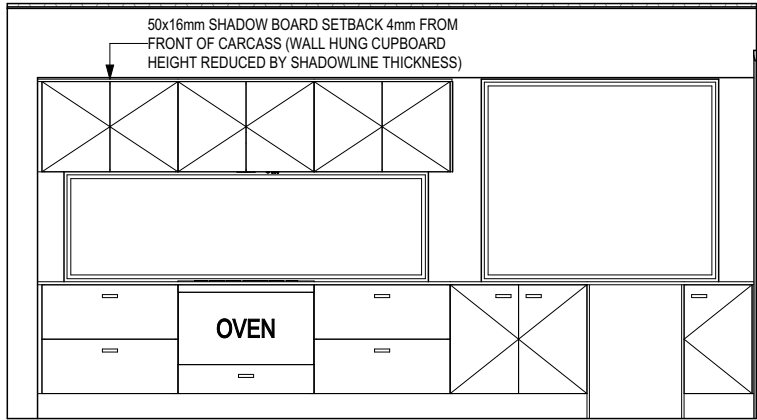
REAR LEFT



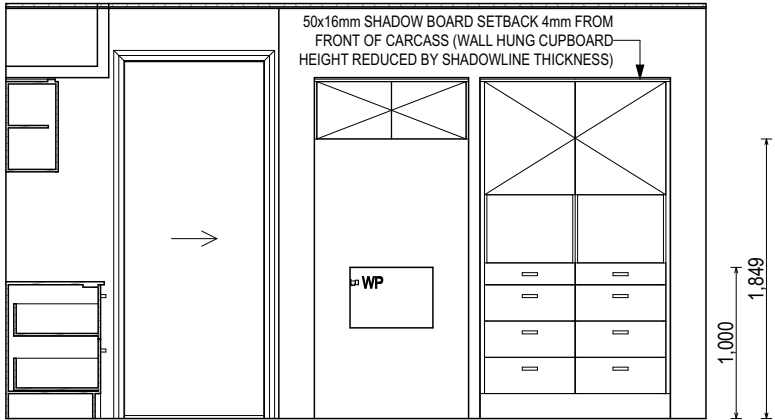
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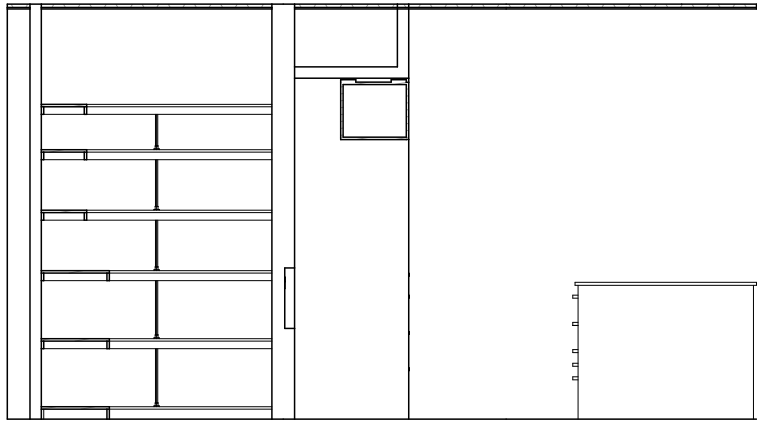
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	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		HOUSE EXTERIOR 3D VIEWS 14 / 25		SCALES:	607216



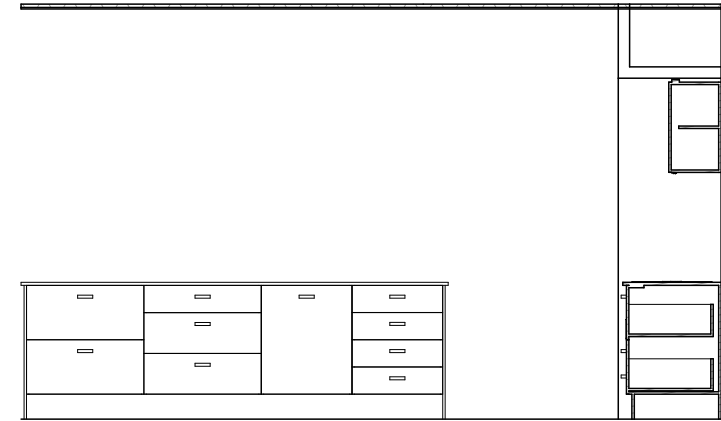
ELEVATION A
SCALE: 1:50



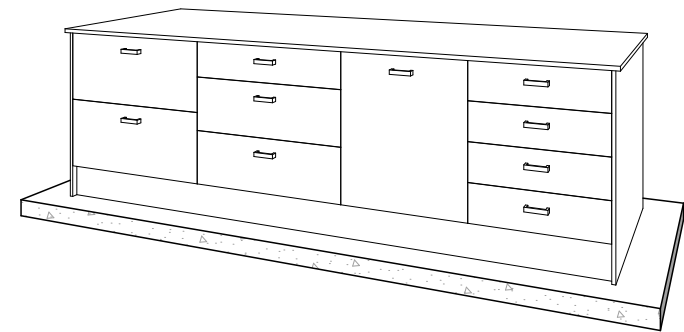
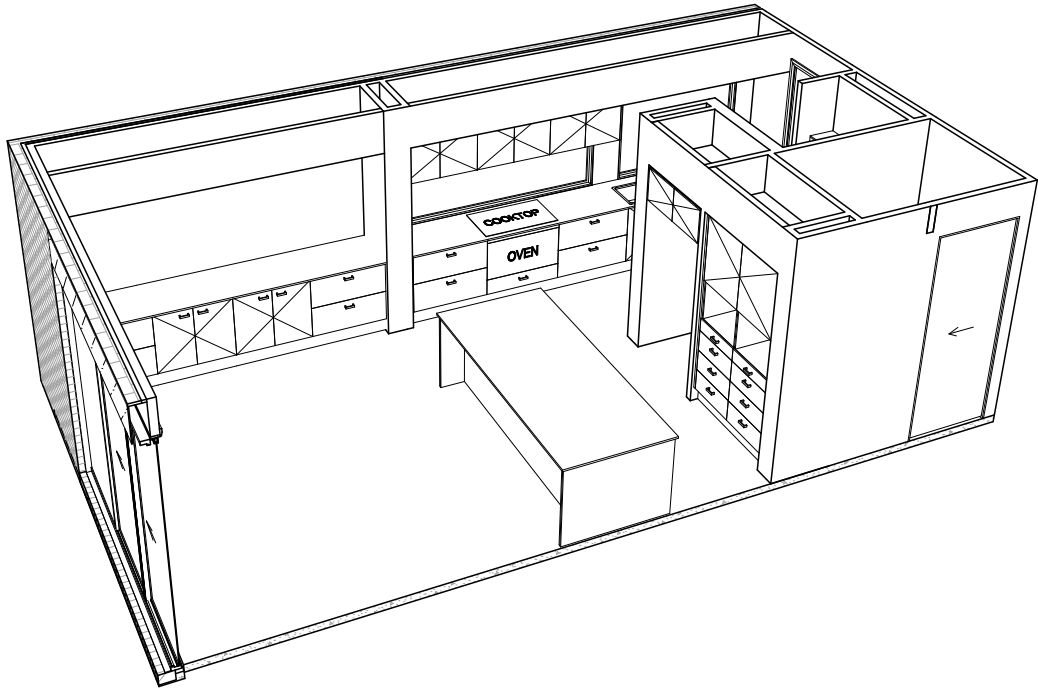
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



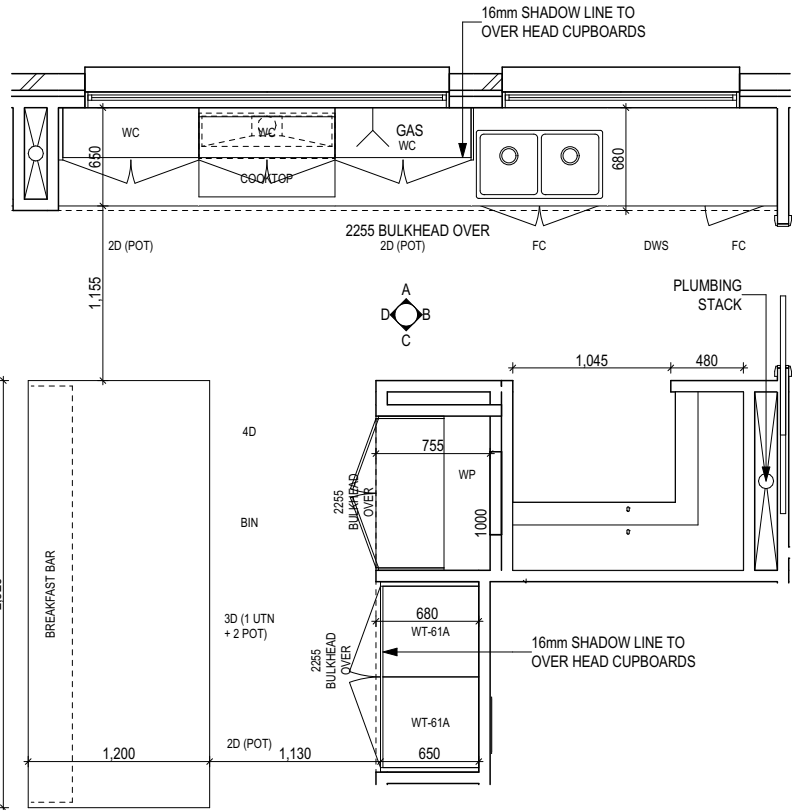
ELEVATION D
SCALE: 1:50



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. JOINER MAY ADJUST CABINETRY AS REQUIRED.

GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



KITCHEN PLAN
SCALE: 1:50

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

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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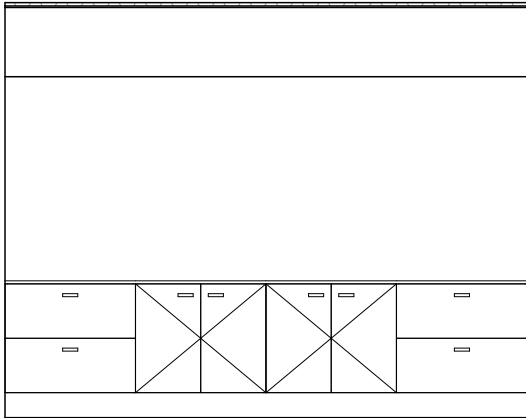
SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	5	COLOURS APPLIED		LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB		
COPYRIGHT: © 2025	6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01		
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		CANTERBURY BANKSTOWN COUNCIL		15 / 25	1:50	
												607216

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

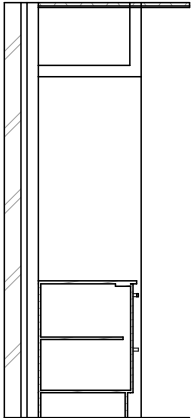
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

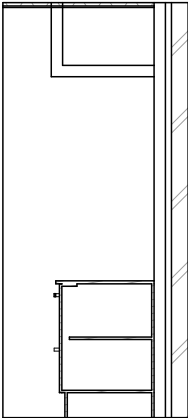
GAS CONNECTION FOR COOKTOP TO BE LOCATED 700mm TO RIGHT HAND SIDE OF CENTRE OF COOKTOP



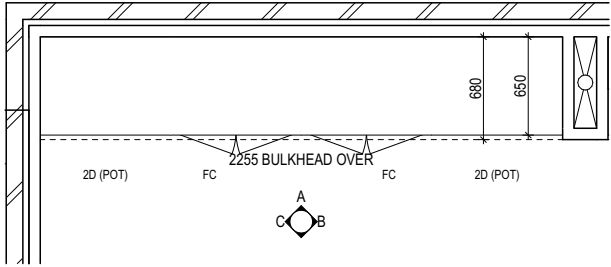
ELEVATION A
SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



DINING PLAN
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	COPYRIGHT: © 2025	5	COLOURS APPLIED		LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB	
		6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
		7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01	
		8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
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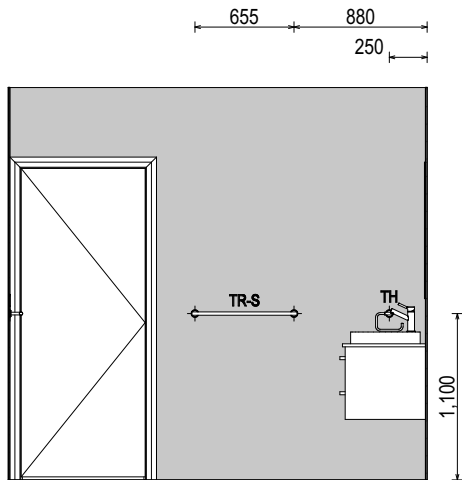
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

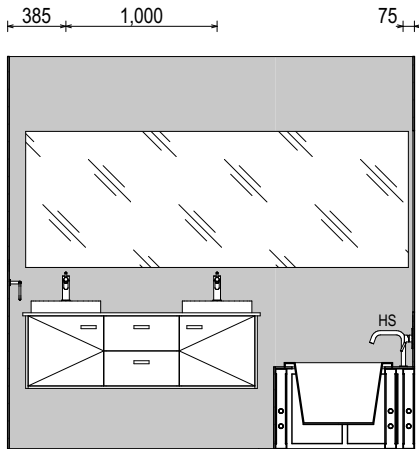
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

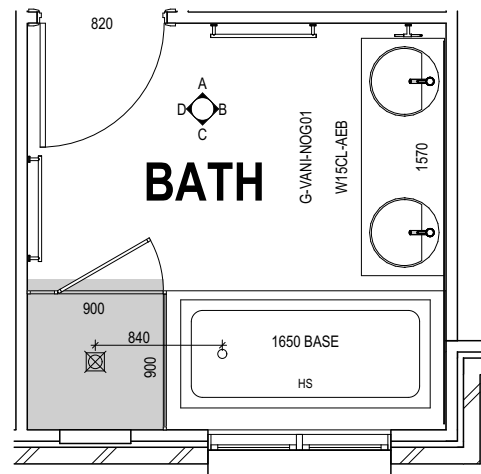
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE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



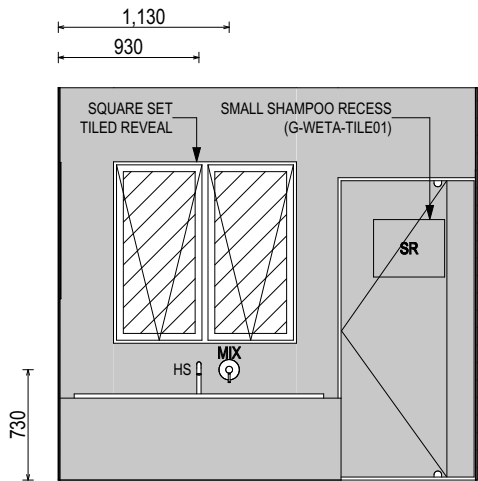
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SCALE: 1:50



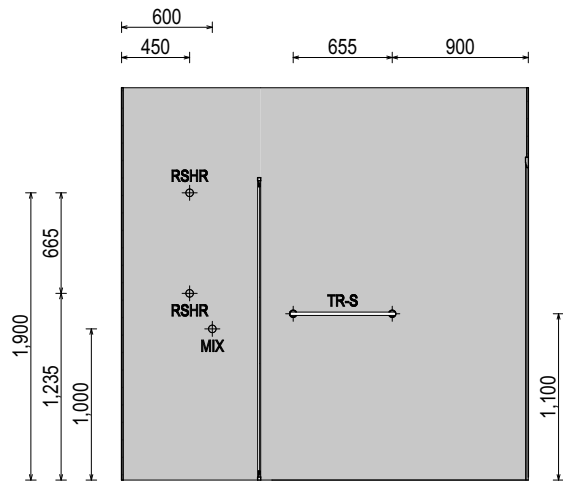
ELEVATION B
SCALE: 1:50



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
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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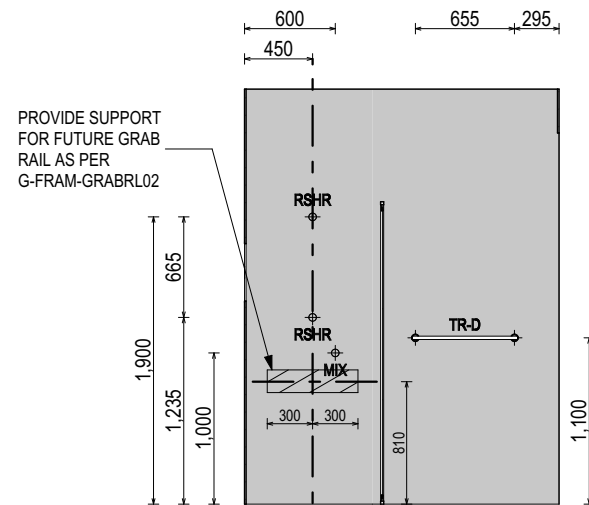
SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR. ANDREW & MRS. SARA PAGE ADDRESS: 83 HILL ROAD, BIRRONG NSW 2143	HOUSE DESIGN: PANORAMA 39 FACADE DESIGN: CALVERSTON	HOUSE CODE: H-MDSPNR10DB FACADE CODE: F-PNRCVST01	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607216
	5	COLOURS APPLIED	LLE	12/11/2024				
	6	AMENDED PER PCV02	SIO	10/12/2024				
	7	UPDATED PER PCV017	SIO	2025.01.21	LOT / SECTION / DP: 112 / - / 26982	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 17 / 25
	8	AMENDED AS PER PCV009	LCS	5/02/2025				
	9	ADD CEILING FAN	SIO	10/02/2025				SCALES: 1:50

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

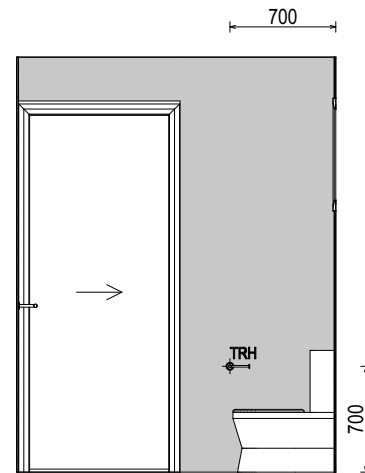
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

LEGEND

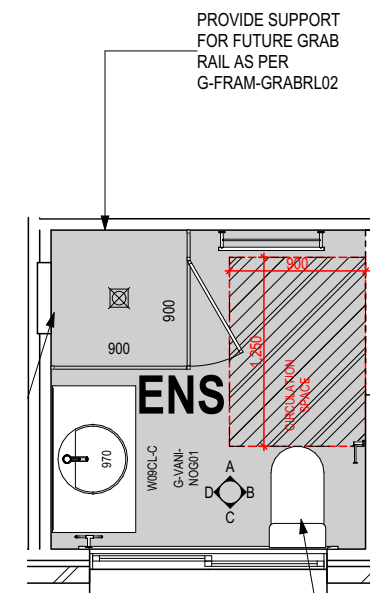
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



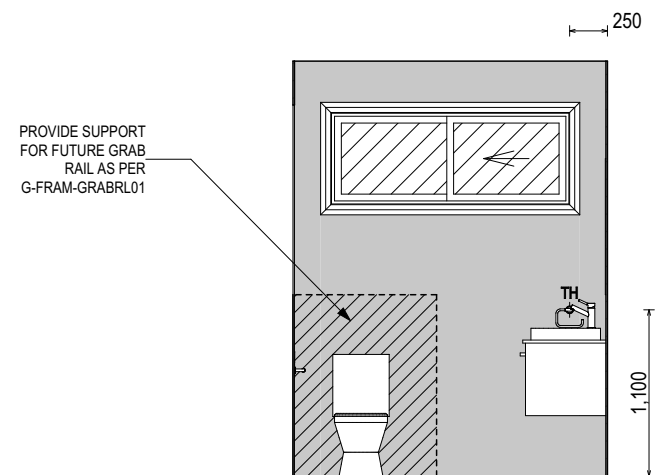
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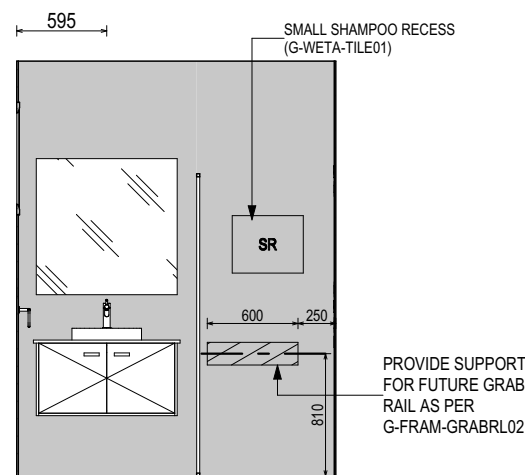
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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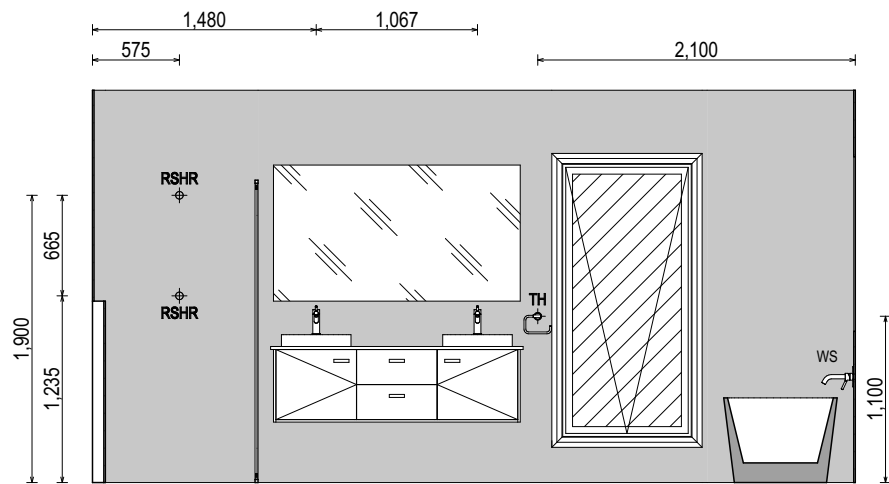


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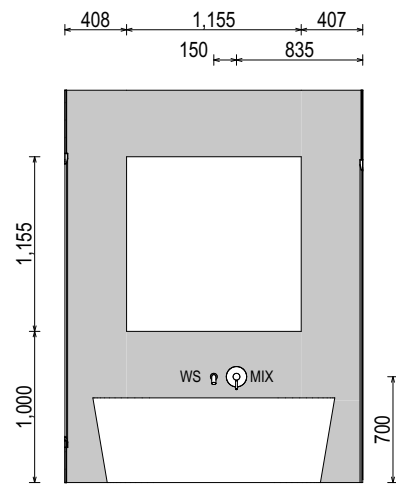
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TWO STOREY	5	COLOURS APPLIED		LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB		
COPYRIGHT:	6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01		
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	607216
	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		18 / 25	1:50	

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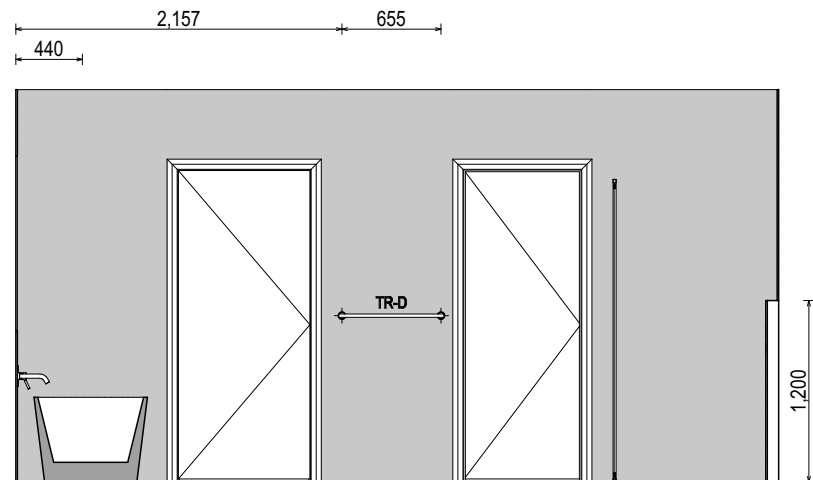
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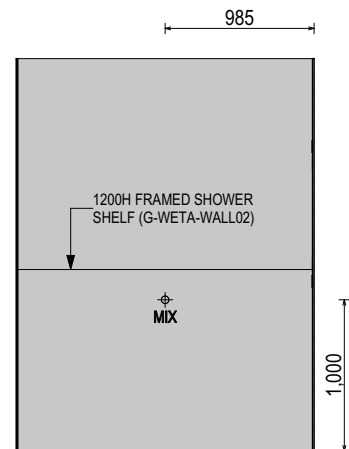
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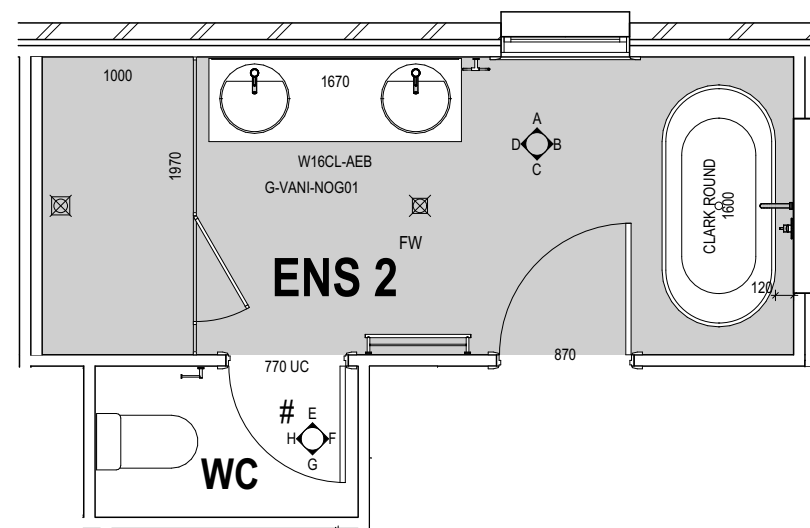
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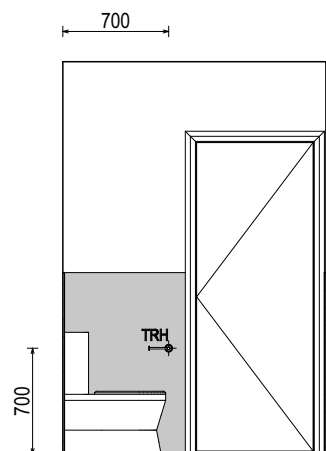
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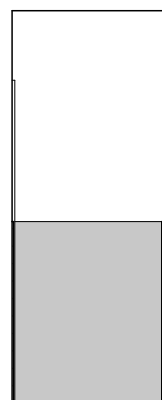
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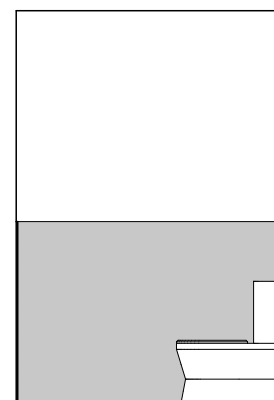
ENSUITE 2 / WC PLAN
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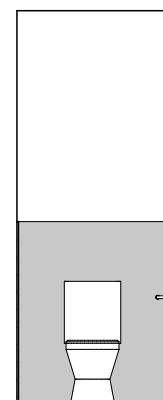
ELEVATION E
SCALE: 1:50



ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50

PROVIDE TIMBER SUPPORTS TO FRONT AND SIDE WALLS OF MASTER ENSUITE BATHTUB FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

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

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

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

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	6 AMENDED PER PCV02	SIO 10/12/2024	LOT / SECTION / DP: 112 / - / 26982	SHEET TITLE: ENSUITE 2 / WC DETAILS	SHEET No.: 19 / 25	
	7 UPDATED PER PCV017	SIO 2025.01.21	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES: 1:50	
	8 AMENDED AS PER PCV009	LCS 5/02/2025				
	9 ADD CEILING FAN	SIO 10/02/2025				

607216

PROVIDE TIMBER SUPPORTS TO GROUND FLOOR POWDER SIDE WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

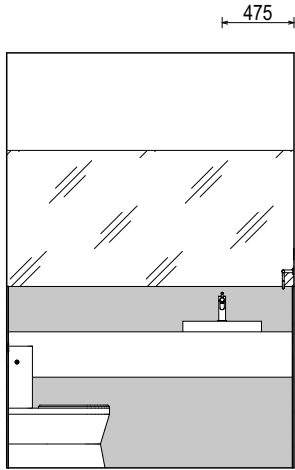
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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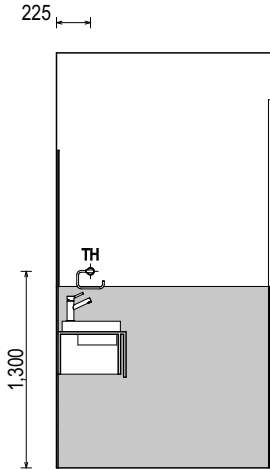
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LEGEND

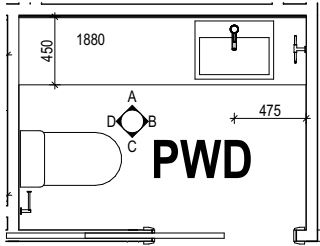
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



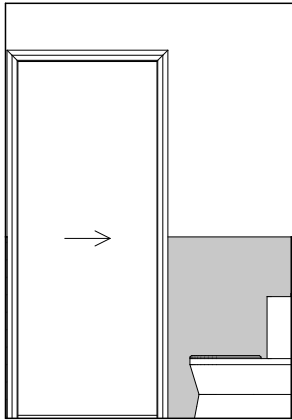
ELEVATION A
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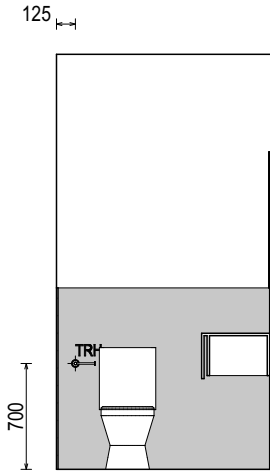
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR. ANDREW & MRS. SARA PAGE ADDRESS: 83 HILL ROAD, BIRRONG NSW 2143	HOUSE DESIGN: PANORAMA 39 FACADE DESIGN: CALVERSTON	HOUSE CODE: H-MDSPNR10DB FACADE CODE: F-PNRCVST01	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.
	5	COLOURS APPLIED	LLE	12/11/2024				
	6	AMENDED PER PCV02	SIO	10/12/2024				
	7	UPDATED PER PCV017	SIO	2025.01.21	LOT / SECTION / DP: 112 / - / 26982 COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET TITLE: POWDER ROOM DETAILS SHEET No.: 20 / 25	SCALES: 1:50	607216
	8	AMENDED AS PER PCV009	LCS	5/02/2025				
	9	ADD CEILING FAN	SIO	10/02/2025				

PROVIDE TIMBER SUPPORTS TO GROUND FLOOR POWDER SIDE WALL FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

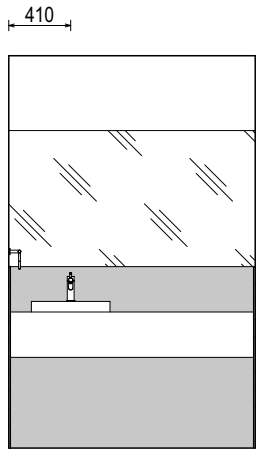
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- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

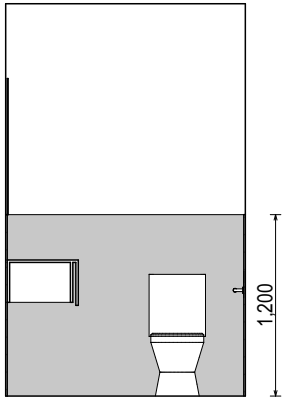
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006

LEGEND

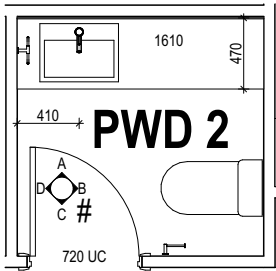
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



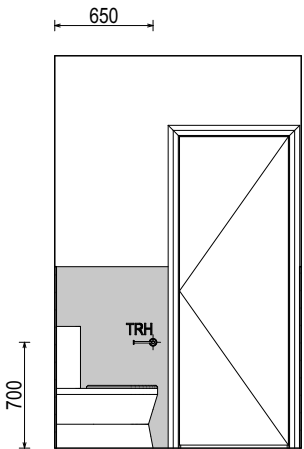
ELEVATION A
SCALE: 1:50



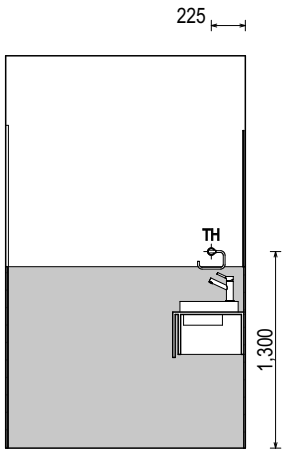
ELEVATION B
SCALE: 1:50



POWDER ROOM 2 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
LIVABLE HOUSING

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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COPYRIGHT: © 2025	6	AMENDED PER PCV02		SIO	10/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	7	UPDATED PER PCV017		SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01		
	8	AMENDED AS PER PCV009		LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		CANTERBURY BANKSTOWN COUNCIL		21 / 25	1:50	607216

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

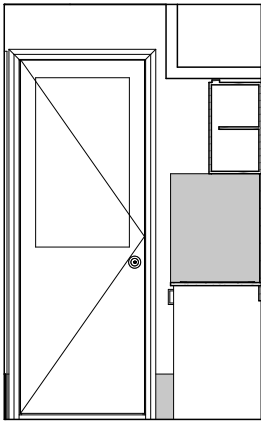
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

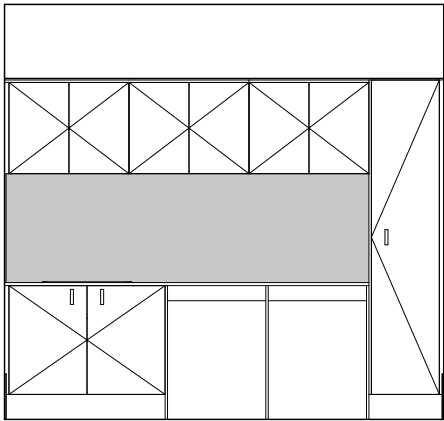
PROVIDE ADDITIONAL NOGGING TO LAUNDRY FOR FIXING OF WALL MOUNTED CLOTHES DRYER AS PER D-FRAM-ELEC006

LEGEND

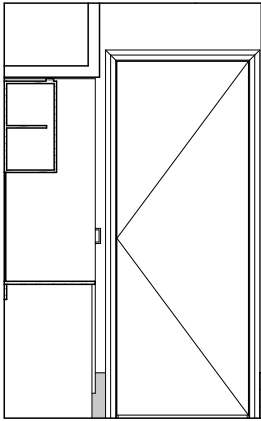
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
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| 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 |



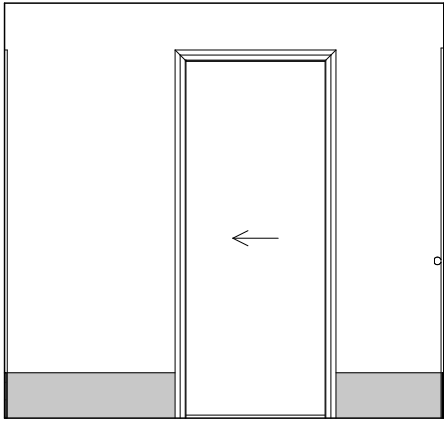
ELEVATION A
SCALE: 1:50



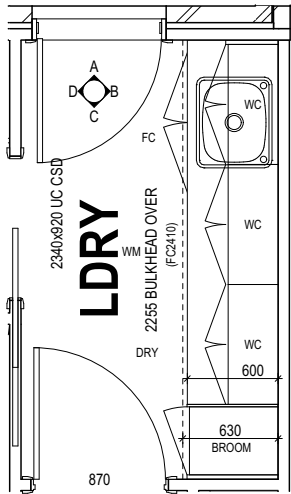
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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

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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		8	AMENDED AS PER PCV009	LCS	5/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:		
		9	ADD CEILING FAN	SIO	10/02/2025	112 / - / 26982		COUNCIL:		SCALES:		
						CANTERBURY BANKSTOWN COUNCIL		LAUNDRY DETAILS		22 / 25		1:50
												607216

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 (BY BUILDER)
	TIMBER/LAMINATE (BY BUILDER)
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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	TWO STOREY	5	COLOURS APPLIED	LLE	12/11/2024	MR. ANDREW & MRS. SARA PAGE		PANORAMA 39		H-MDSPNR10DB	
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	© 2025	7	UPDATED PER PCV017	SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01	
		8	AMENDED AS PER PCV009	LCS	5/02/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		9	ADD CEILING FAN	SIO	10/02/2025	112 / - / 26982	CANTERBURY BANKSTOWN COUNCIL	FLOOR COVERINGS (GF)	23 / 25	1:100	

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

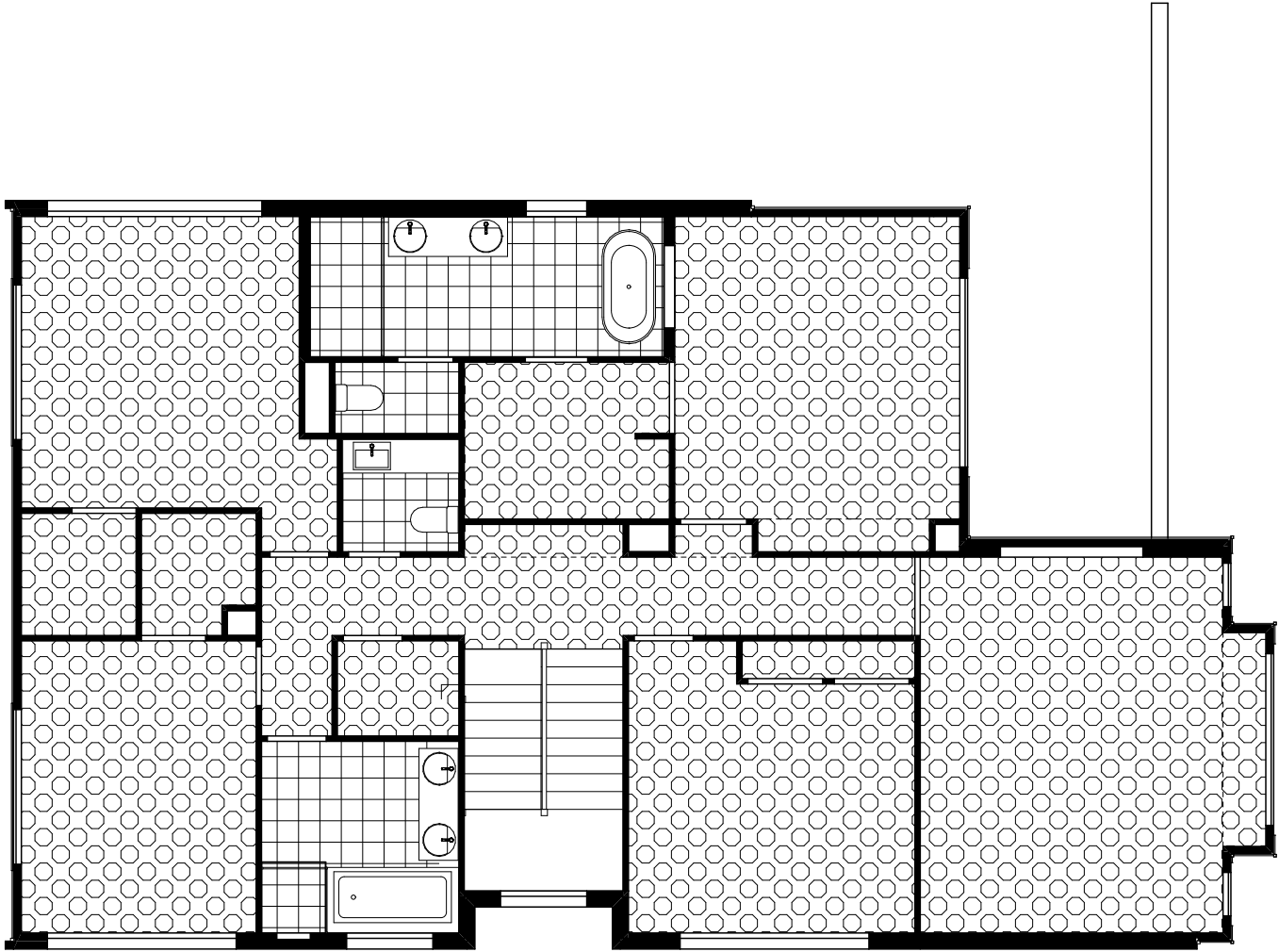
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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 (BY BUILDER)
	TIMBER/LAMINATE (BY BUILDER)
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

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

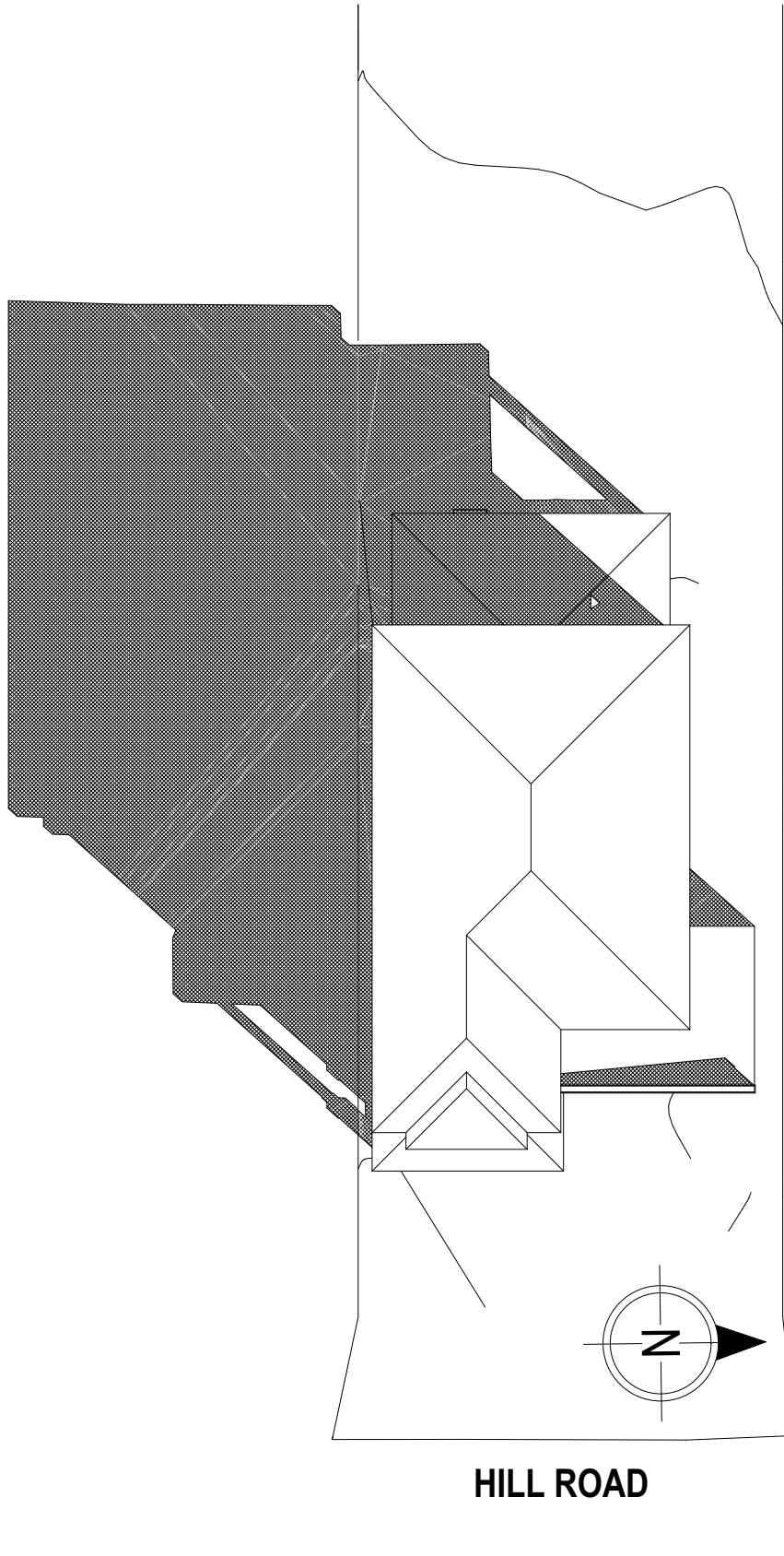
PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____

SIGNATURE: _____	DATE: _____

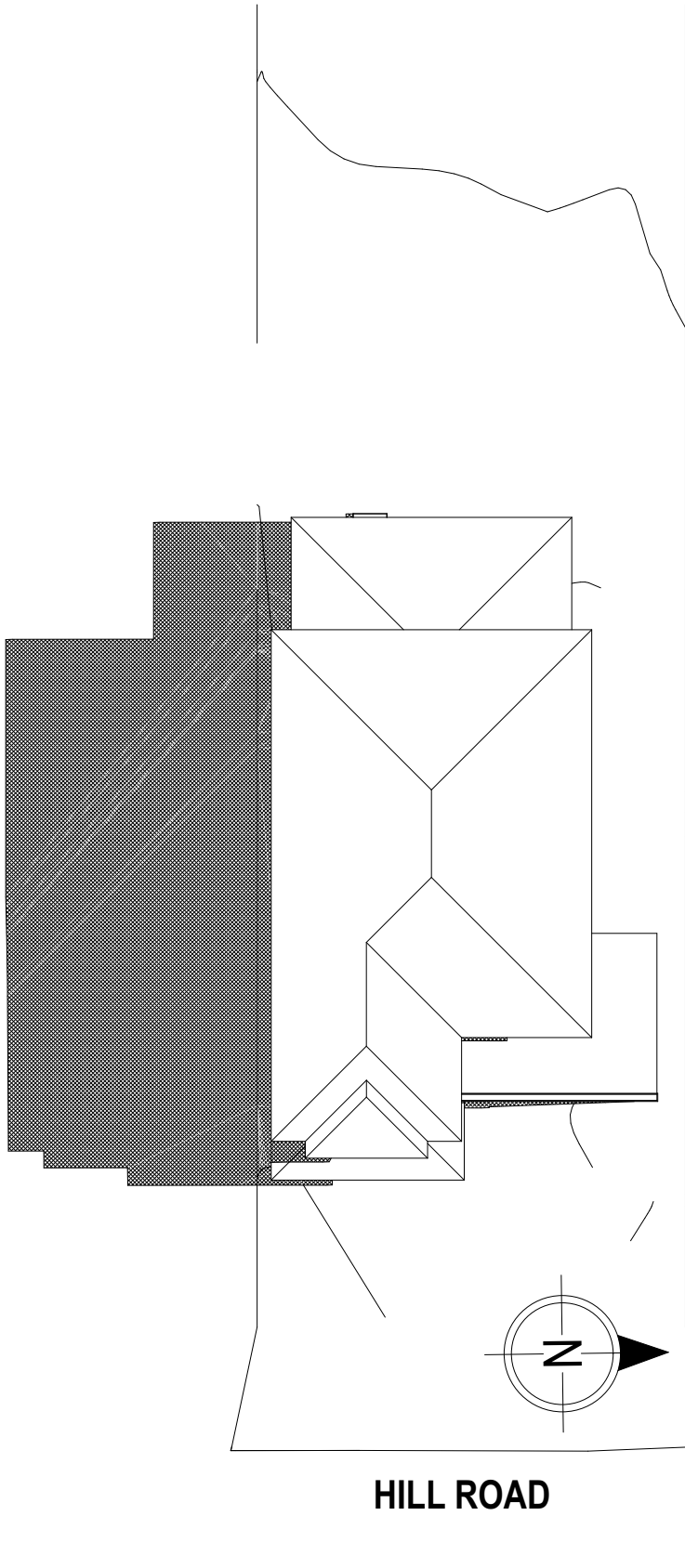
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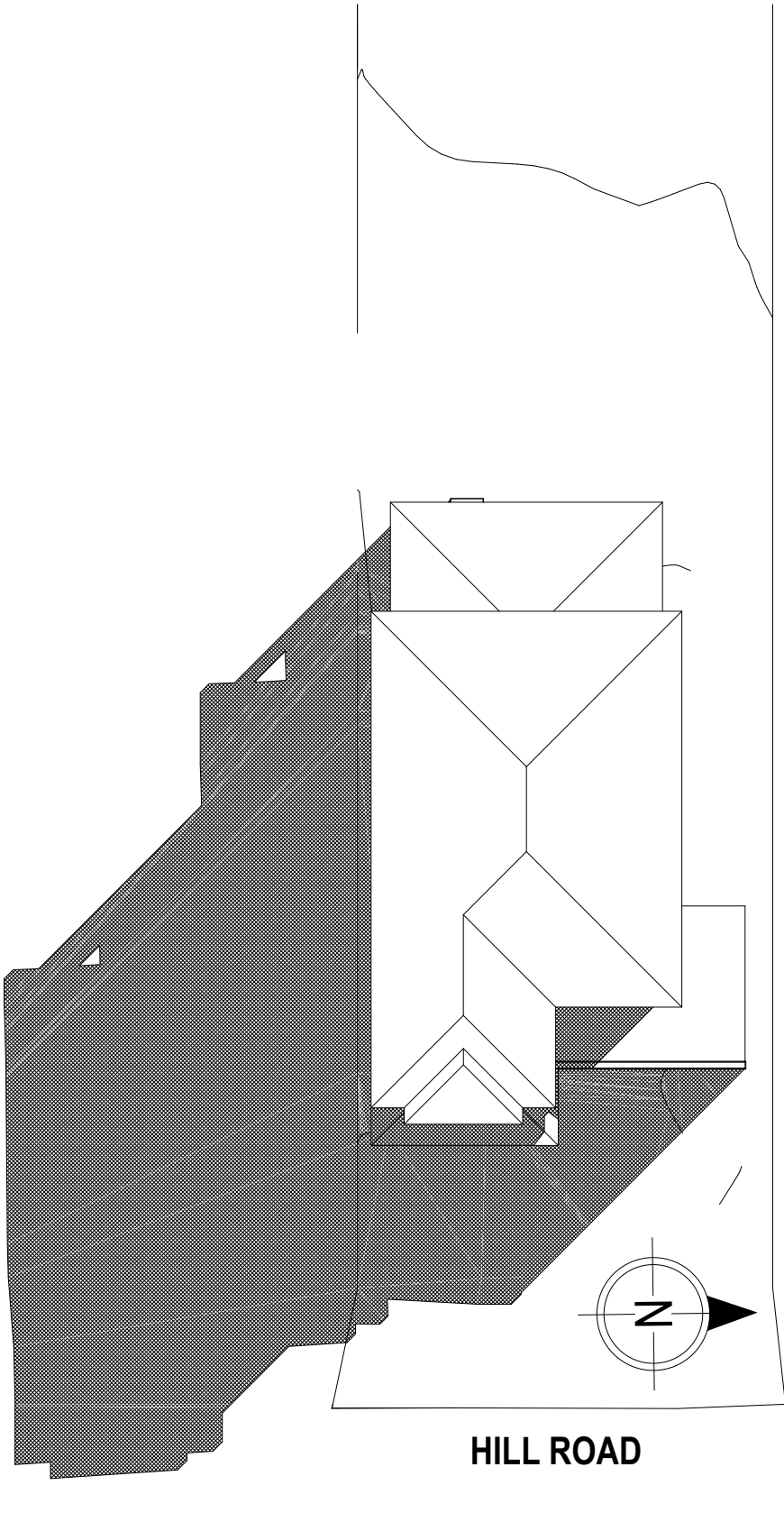
 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607216
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	© 2025	7	UPDATED PER PCV017	SIO	2025.01.21	83 HILL ROAD, BIRRONG NSW 2143		CALVERSTON		F-PNRCVST01	
		8	AMENDED AS PER PCV009	LCS	5/02/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		9	ADD CEILING FAN	SIO	10/02/2025	112 / - / 26982	CANTERBURY BANKSTOWN COUNCIL	FLOOR COVERINGS (FF)	24 / 25	1:100	



JUNE 21 - 0900



JUNE 21 - 1200



JUNE 21 - 1500

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	9	ADD CEILING FAN		SIO	10/02/2025	112 / - / 26982		COUNCIL: CANTERBURY BANKSTOWN COUNCIL		25 / 25	1:250	
												607216