



- PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH HOUSING PROVISIONS 2022 PART 3.4
- DAMP PROOF MEMBRANE TO BE INSTALLED UNDER THE PROPOSED SLAB ON GROUND IN ACCORDANCE WITH HOUSING PROVISIONS 2022 PART 4.2.8
- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 VOLUME 2 H3D6.
- EXHAUST SYSTEMS TO THE KITCHEN, BATHROOMS & LAUNDRY ARE TO BE INSTALLED IN ACCORDANCE WITH HOUSING PROVISIONS 2022 PART 10.8.2. WHEN AN EXHAUST SYSTEM IS DISCHARGED INTO A ROOF SPACE IS TO BE DESIGNED IN ACCORDANCE WITH HOUSING PROVISIONS 2022 PART 10.8.3.
- ALL INTERNAL WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH HOUSING 2022 PROVISIONS PART 10.2.1 - 10.2.32

DRAWINGS HAVE BEEN PREPARED IN CONJUNCTION WITH:

- SIGNED CONTRACT TENDER (DATED 26.02.25)
- SEC. 10.7 CERT, DP, DBYD & GEOTECH REPORT
- FLOOD CERTIFICATE (DATED 29.10.24)
- PVC2 (SIGNED)
-

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

DATE: _____

04	27.06.25	ELEVATIONS & SURVEY UPDATED - COUNCIL REQUIREMENTS	A.S
03	16.06.25	PP3 - UPDATED AS PER HYDRUALIC ENGINEER SPECS	P.S
02	14.05.25	PP2 - UPDATED AS PER PCV2 & BASIX	P.S
01	30.04.25	PERMIT PLANS	P.S
REV	DATE	AMENDMENTS	BY

1	TITLE
2	SITE PLAN
3	GROUND FLOOR PLAN
4	ROOF PLAN
5	ELEVATIONS
6	SECTION, BASIX & NATHERS
7	WINDOW & DOOR SCHEDULE
8	INTERNAL DETAILS
9	KITCHEN & WIP DETAILS
10	LAUNDRY & ENSUITE DETAILS
11	BATHROOM DETAILS
12	SLAB PLAN
13	ELECTRICAL PLAN

2.1	SITE ANALYSIS
2.2	SEDIMENT & EROSION PLAN
2.3	NEIGHBOUR NOTIFICATION PLAN
2.4	LANDSCAPE PLAN

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Hudson Homes Pty Ltd
Level 1/85 George Street
Parramatta N.S.W. 2150
T: 1300 246 200
F: 1300 246 300

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DIMENSIONS TO BE READ IN
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GARAGE HAND:
R/H

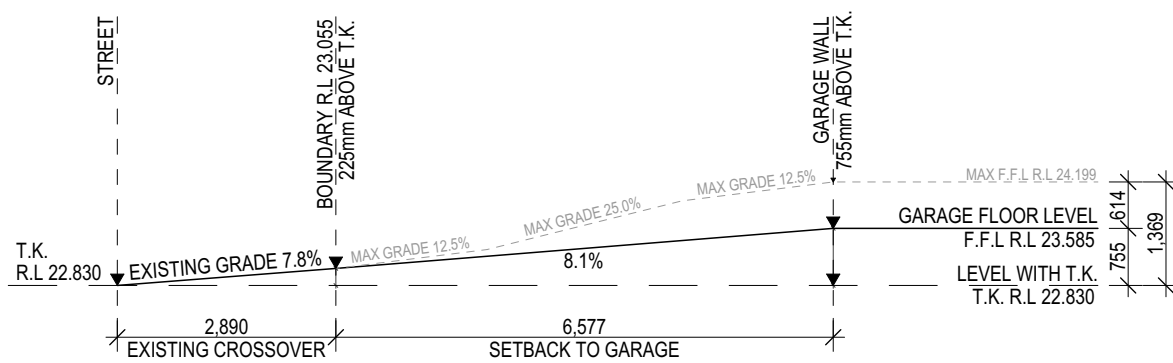
**CANTERBURY
BANKSTOWN
COUNCIL**

**LOT 70, No. 38 WILBUR STREET
GREENACRE NSW 2190**

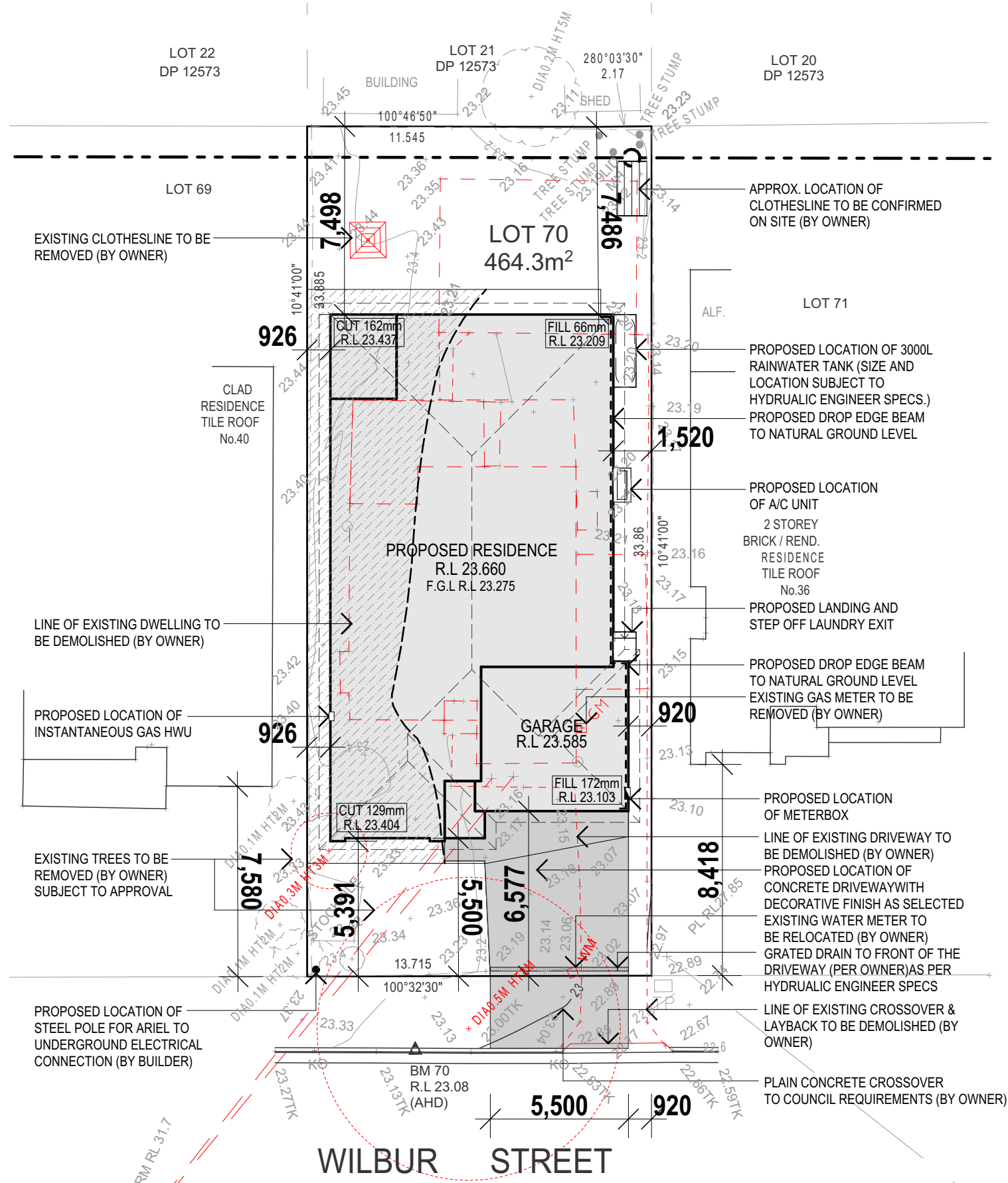
PERMIT PLANS

04

04



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



SITE PLAN
1:200

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DATE: _____

STORMWATER TO HYDRUALIC ENGINEER SPECIFICATIONS

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

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

MIN FLOOR LEVEL N/A AS PER STORMWATER
SYSTEM REPORT DATED 29.10.24

CANTERBURY BANKSTOWN COUNCIL DCP 2023
CHAPTER 5.1

SITE AREA	464.37 m ²
BUILDINGS & HARD SURFACES	221.36 m ²
PROPOSED SITE COVERAGE:	47.7 %
MAXIMUM ALLOWED BY COUNCIL:	N/A

GROUND FLOOR	174.14 m ²
TOTAL FLOOR AREA (Excludes 1 x Garage, External Walls, Porch, Alfresco & Voids)	174.14 m ²
MAX ALLOWED PER COINCIL LEP FSR 0.5:1	232.19 m ²

SITE AREA	464.37 m ²
TOTAL HARDCORE AREAS	276.51 m ²
LANDSCAPE AREAS	187.86 m ²
REMAINING SOFT AREA	40.5 %
MIN. REQUIRED BY COUNCIL	N/A
AREA FORWARD OF BUILDING LINE	75.39 m ²
FRONT YARD LANDSCAPING	56.9% - 42.92 m ²
MIN. REQUIRED BY COUNCIL	45% - 33.93 m ²

PRIVATE OPEN SPACE	102.73 m ²
MIN. REQUIRED BY COUNCIL (Min Dimension 5.0m)	80.0 m ²

DRIVEWAY & PATH AREA:	39.81 m ²
DRIVEWAY CROSSOVER AREA:	15.90 m ²

CUT - 172mm
FILL - 251mm



DRIVEWAY - BY OWNER
LANDSCAPING - BY OWNER

www.dialbeforeyoudig.com.au



DIAL 1100
BEFORE YOU DIG

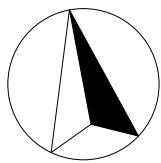
WIND CLASSIFICATION: "N1"

SLAB CLASSIFICATION: "H1"

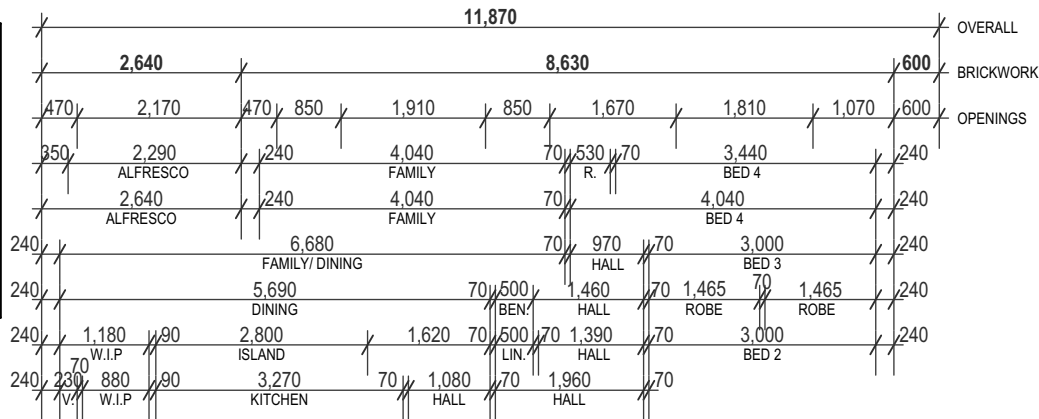
Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact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

- * OVERHEAD POWERLINES
- * LIMITED SPACE FOR MATERIAL STOCK PILE
- * EXISTING TREES / OVERHEAD OBSTRUCTION

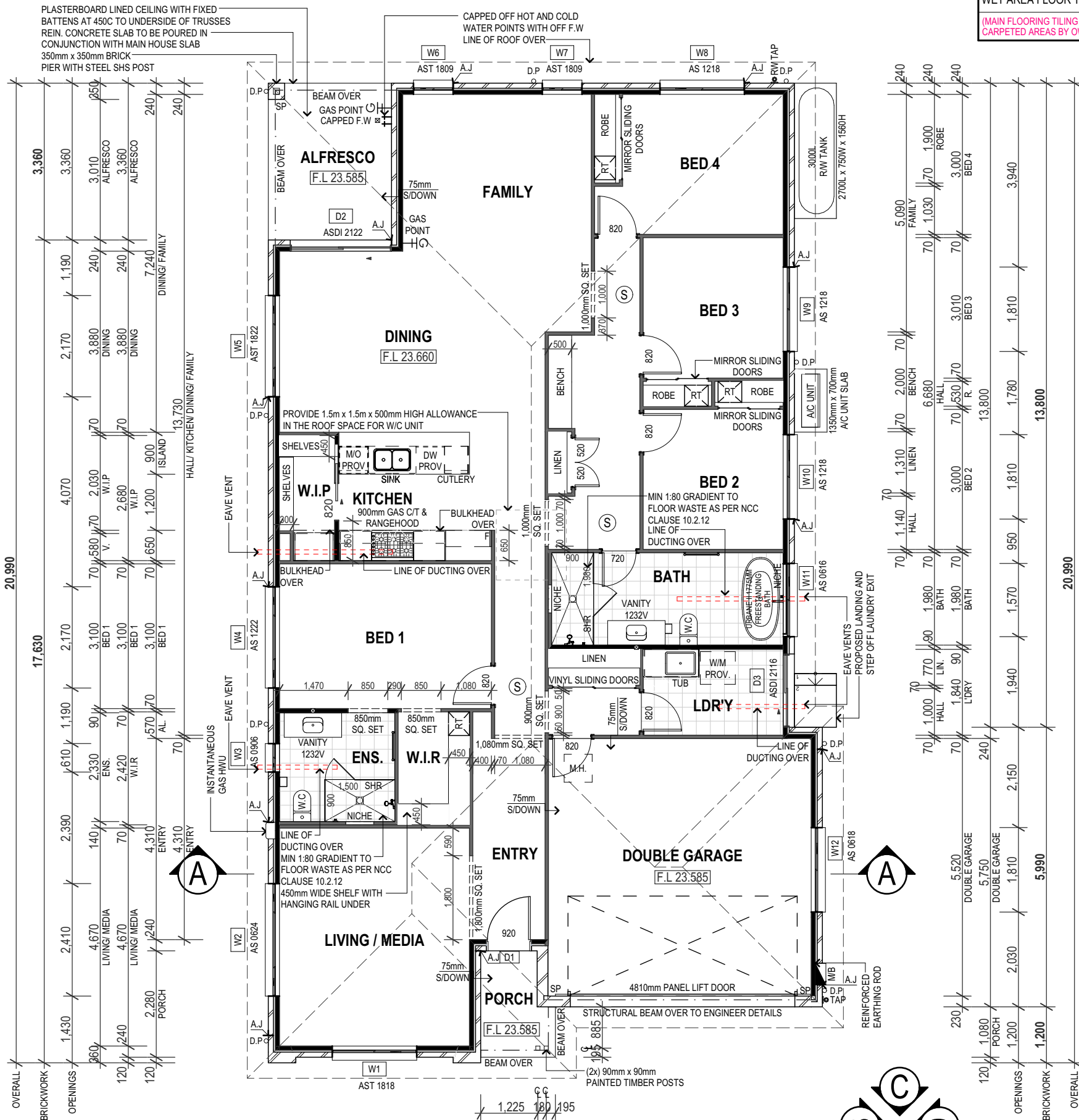
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NOTE:
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CEILING HEIGHT DIMENSIONS ARE TAKEN FROM THE STRUCTURAL FLOOR (CONCRETE OR TIMBER) AND THE CEILING/ROOF FRAMING (NO ALLOWANCE HAS BEEN MADE FOR FLOOR FINISHES OR CEILING LININGS).



LEGEND:	
Ⓢ	AIR CONDITIONING DUCTS
Ⓢ	SMOKE ALARM
Ⓢ	EXHAUST FAN
LOH	LIFT OFF HINGES
↔	FLOOR JOIST DIRECTION
Ⓢ	GARDEN TAP LOCATION
Ⓢ	DOWN PIPE LOCATION
SP	STEEL POST
TSP	TELESCOPIC STEEL POST
FLOOR COVERINGS	
WET AREA FLOOR TILES	21.16
(MAIN FLOORING TILING AND CARPETED AREAS BY OWNER)	



A
-
GROUND FLOOR
1:100

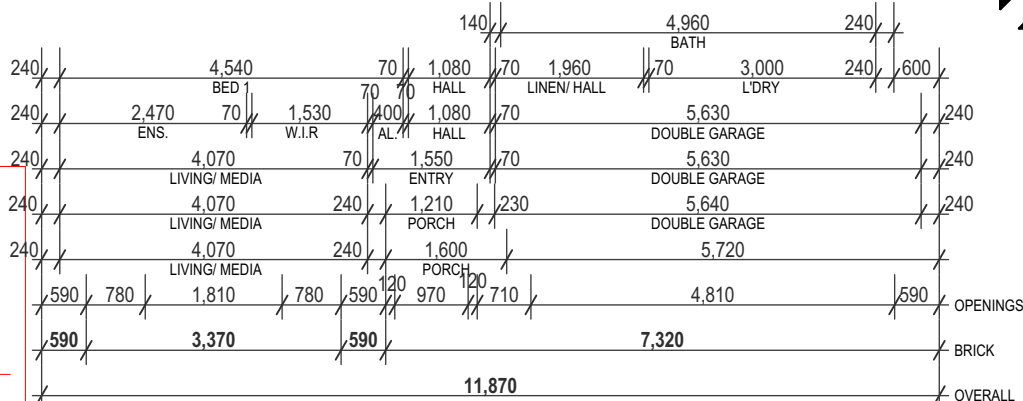
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CUSTOMER SIGNATURE: _____

DATE: _____



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

AREAS:	
1. GROUND FLOOR LIVING AREA	187.18
2. GARAGE	34.18
3. ALFRESCO	8.87
4. PORCH	3.18
TOTAL	233.41 m²

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A.B.N. 49 163 189 071

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

HOUSE NAME:

IVORY 25

FACADE:

CLASSIC

SPECIFICATION:

H2: DESIGNER

SCALE:

1:100 @ A3

GARAGE HAND:

R/H

DEPOSITED PLAN NUMBER:

15801

LOCAL GOVERNMENT AREA:

CANTERBURY
BANKSTOWN
COUNCIL

CLIENT:

MR NASEEM AHMED
& MRS NASREEN AHMED

SITE ADDRESS:

LOT 70, No. 38 WILBUR STREET
GREENACRE NSW 2190

JOB No:

302796

DRAWN:

P.S

CHECKED:

A.S

DATE:

27/06/2025

SHEET:

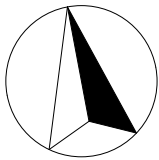
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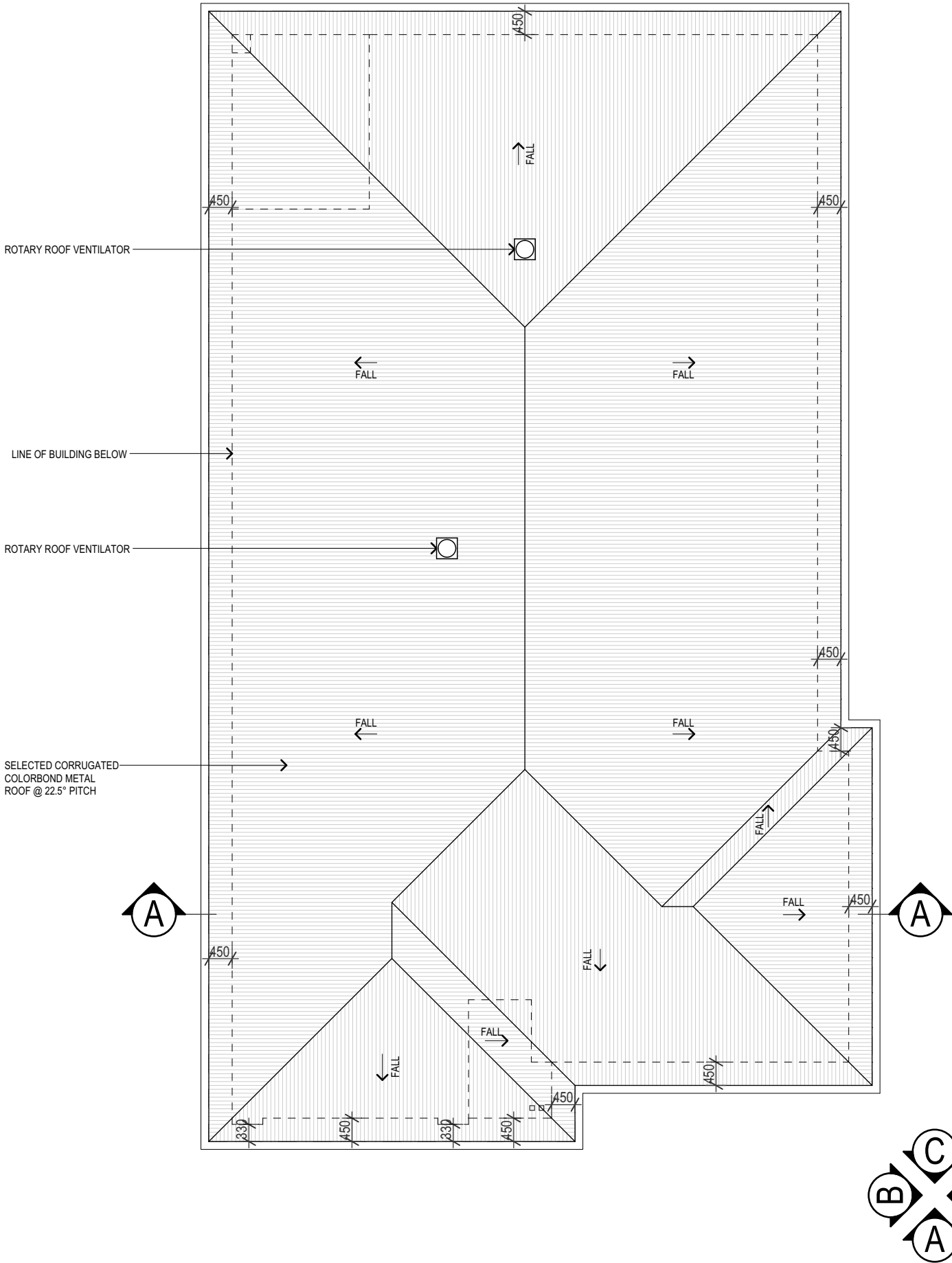
04

PERMIT PLANS

N



ROOF AREA	
ROOF MATERIAL	AREA
CORRUGATED COLORBOND	263.56 m ²



A ROOF PLAN
- 1:100

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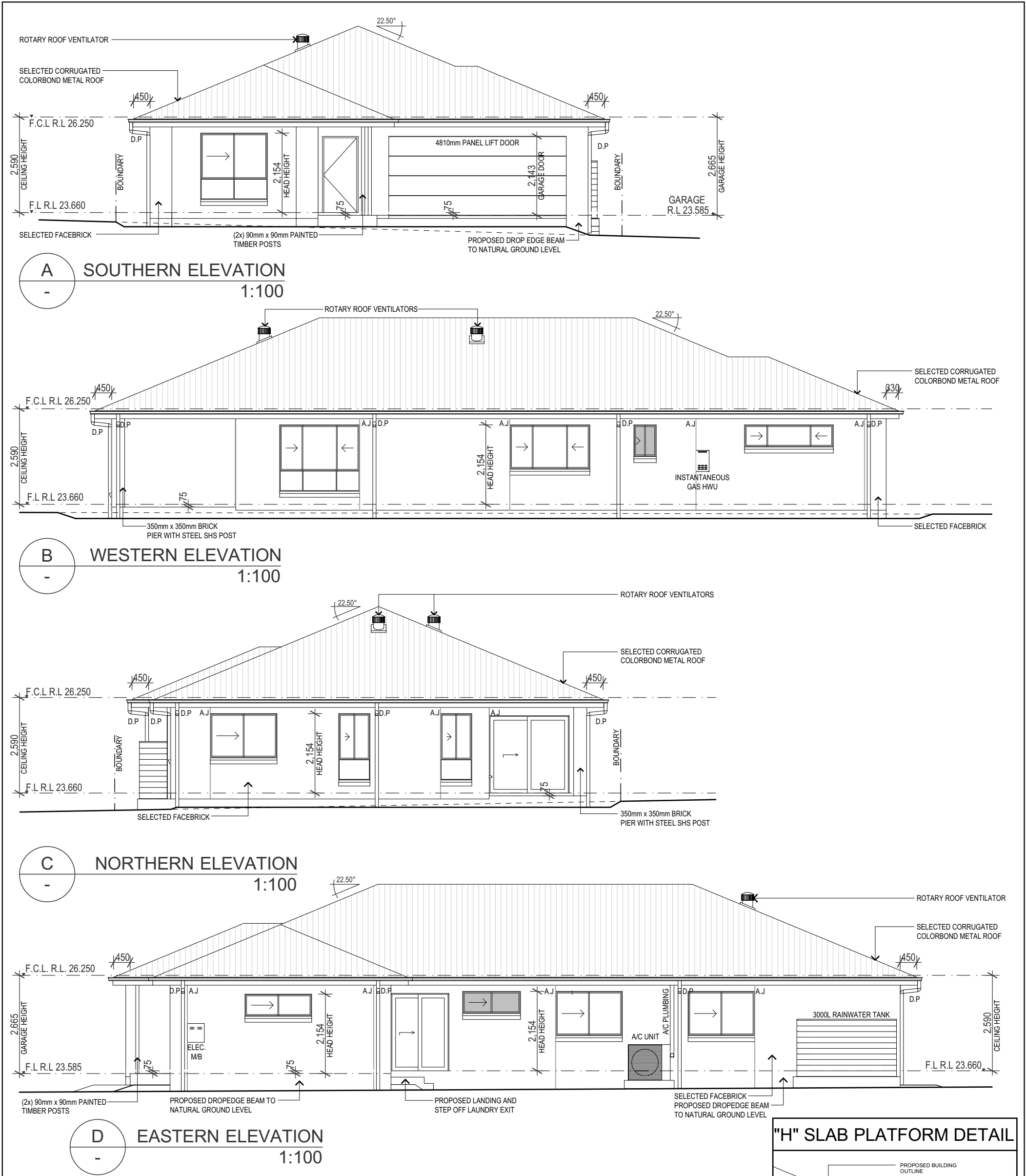
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HOUSE NAME: IVORY 25	
FACADE: CLASSIC	
SPECIFICATION: H2: DESIGNER	
SCALE: 1:100 @ A3	GARAGE HAND: R/H

DEPOSITED PLAN NUMBER: 15801
LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN COUNCIL

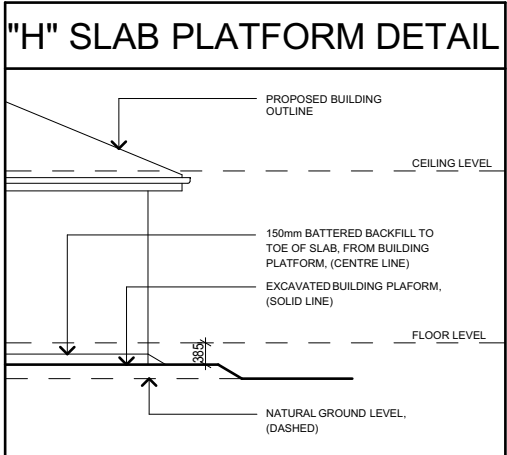
CLIENT: MR NASEEM AHMED & MRS NASREEN AHMED
SITE ADDRESS: LOT 70, No. 38 WILBUR STREET GREENACRE NSW 2190

JOB No:			302796	
DRAWN: P.S		DATE: 27/06/2025		REV.
CHECKED: A.S		SHEET: 4		04
PERMIT PLANS				



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

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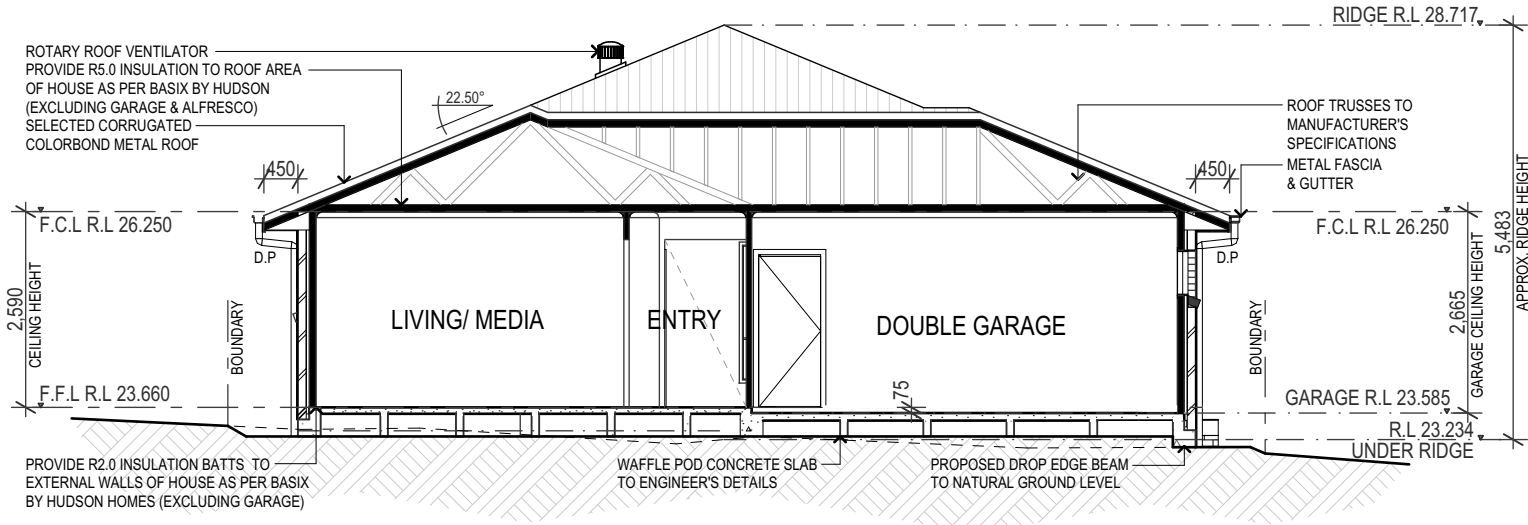
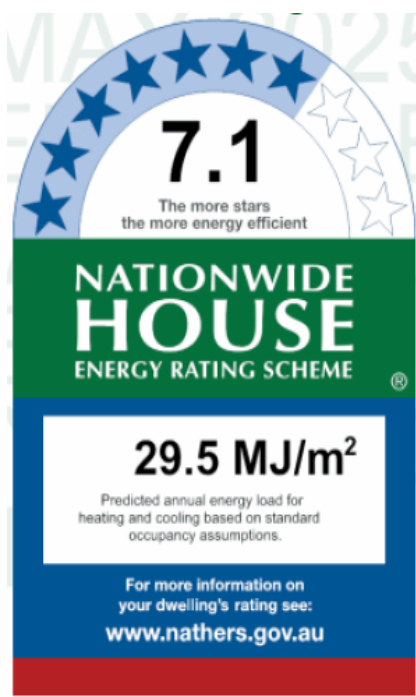
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CUSTOMER SIGNATURE: _____
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A
-
SECTION A-A
1:100

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1793556S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 13 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 180 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the developmentthe cold water tap that supplies each clothes washer in the developmentat least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

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

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	178.9	none
garage floor - concrete slab on ground, waffle pod slab.	32.5	none
external wall: brick veneer, frame: timber - untreated softwood.	all external walls	fibreglass batts or roll
external garage wall: brick veneer, frame: timber - untreated softwood.	18.6	none
internal wall: plasterboard, frame: timber - untreated softwood.	33.9	fibreglass batts or roll
internal wall: plasterboard, frame: timber - untreated softwood.	118.4	none
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles, timber - untreated softwood.	263.56	ceiling: fibreglass batts or roll; roof: foil/sarking.

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

Frames	Maximum area - m2
aluminium	27.9
timber	2.5
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	30.4
double	0
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof, Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

CUSTOMER APPROVAL


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


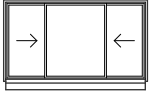
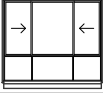


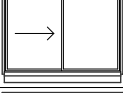




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CUSTOMER SIGNATURE: _____




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 <div>HUDSON HOMES <i>made for living</i></div>	<div>B.L. No. 259372C A.B.N. 49 163 189 071</div> <div>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</div>	<div>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</div> <div>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>	<div>HOUSE NAME: IVORY 25</div> <div>FACADE: CLASSIC</div> <div>SPECIFICATION: H2: DESIGNER</div> <div>SCALE: 1:100 @ A3</div> <div>GARAGE HAND: R/H</div>	<div>DEPOSITED PLAN NUMBER: 15801</div> <div>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN COUNCIL</div>	<div>CLIENT: MR NASEEM AHMED & MRS NASREEN AHMED</div> <div>SITE ADDRESS: LOT 70, No. 38 WILBUR STREET GREENACRE NSW 2190</div>	<div>JOB No: 302796</div> <div><div>DRAWN: P.S</div><div>CHECKED: A.S</div></div> <div><div>DATE: 27/06/2025</div><div>SHEET: 6</div></div> <div>PERMIT PLANS</div>	<div>REV. 04</div>
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WINDOW SCHEDULE WITH BASIX REQUIREMENTS (REFER TO ELEVATIONS & FLOOR PLAN)								
NO.	CODE	HEIGHT	WIDTH	VIEW FROM OUTSIDE	TYPE	GLAZING	LINTEL / STEEL BEAM	GLASS m²
W1	AST 1818	1,800	1,810		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	3.26
W2	AS 0624	600	2,410		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	1.45
W3	AS 0906	860	610		ALUM. FRAMED SLIDING WINDOW	SINGLE LUMINAMIST GLAZING	LINTEL	0.52
W4	AS 1222	1,200	2,170		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	2.60
W5	AST 1822	1,800	2,170		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	3.91
W6	AST 1809	1,800	850		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	1.53
W7	AST 1809	1,800	850		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	1.53
W8	AS 1218	1,200	1,810		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	2.17
W9	AS 1218	1,200	1,810		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	2.17
W10	AS 1218	1,200	1,810		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	2.17
W11	AS 0616	600	1,570		ALUM. FRAMED SLIDING WINDOW	SINGLE LUMINAMIST GLAZING	LINTEL	0.94
W12	AS 0618	600	1,810		ALUM. FRAMED SLIDING WINDOW	SINGLE CLEAR GLAZING	LINTEL	1.09

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DOOR SCHEDULE WITH BASIX REQUIREMENTS (REFER TO ELEVATIONS & FLOOR PLAN)								
NO.	CODE	HEIGHT	WIDTH	VIEW FROM OUTSIDE	TYPE	GLAZING	LINTEL / STEEL BEAM	GLASS m²
D1	XLR160	2,040	920		SOLID CORE DOOR	SINGLE TRANSLUCENT GLAZING	LINTEL	N/A
D2	ASDI 2122	2,100	2,170		ALUM. FRAMED SLIDING DOOR	SINGLE CLEAR GLAZING	LINTEL	4.56
D3	ASDI 2116	2,100	1,570		ALUM. FRAMED SLIDING DOOR	SINGLE CLEAR GLAZING	LINTEL	3.30

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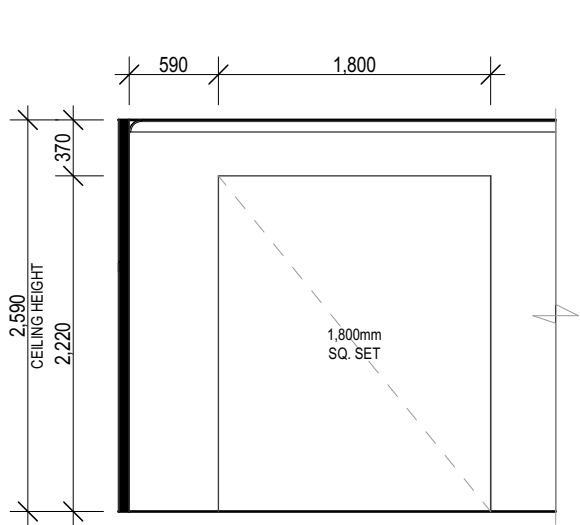
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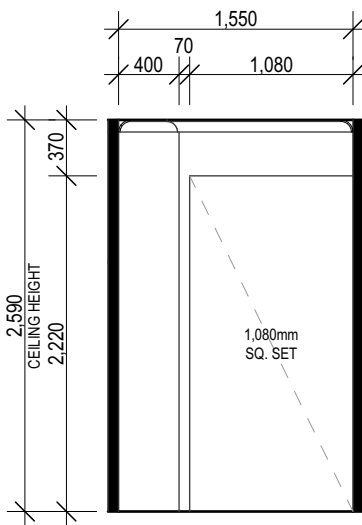
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CUSTOMER SIGNATURE: _____

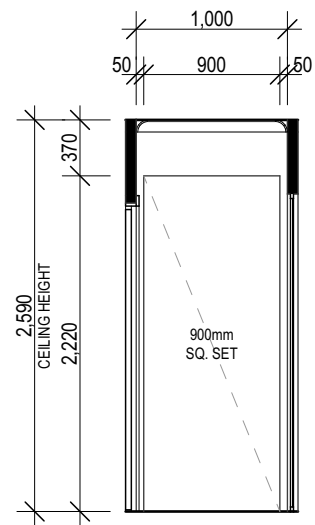
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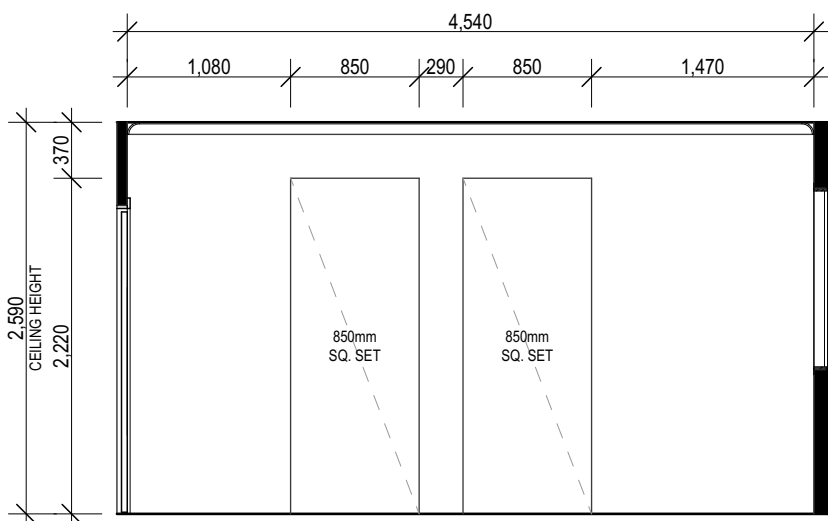
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1:50



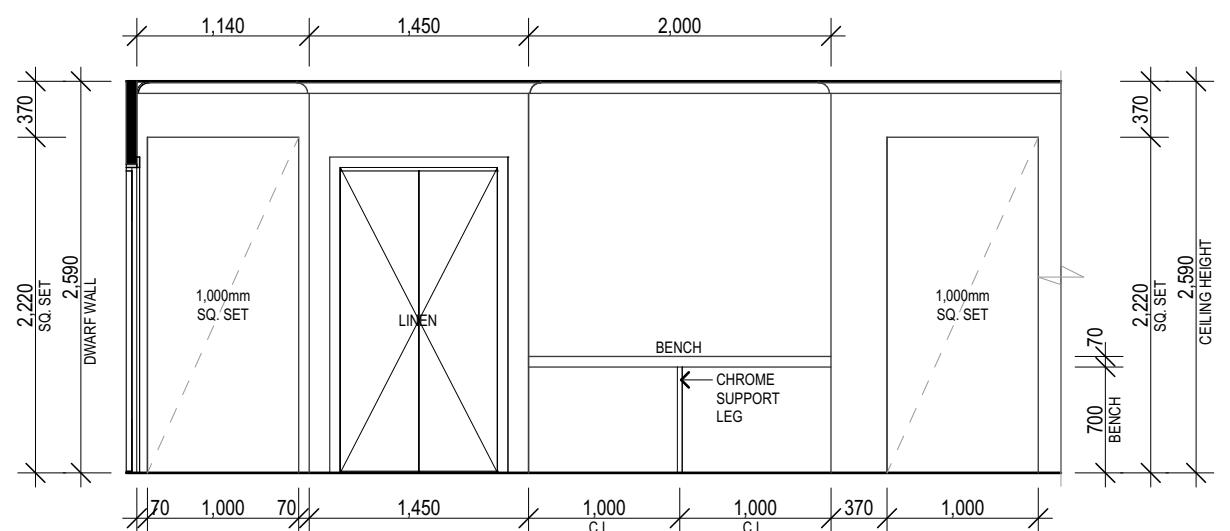
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1:50



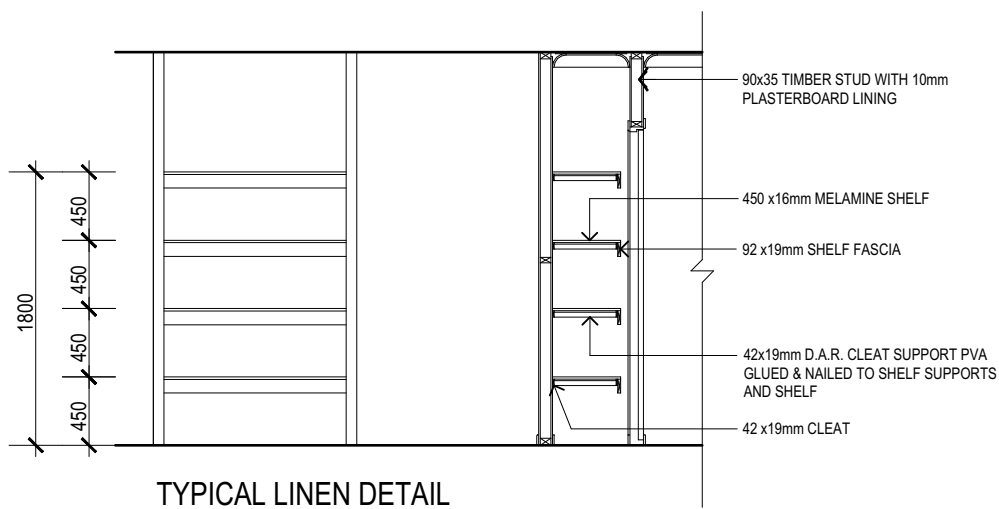
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1:50



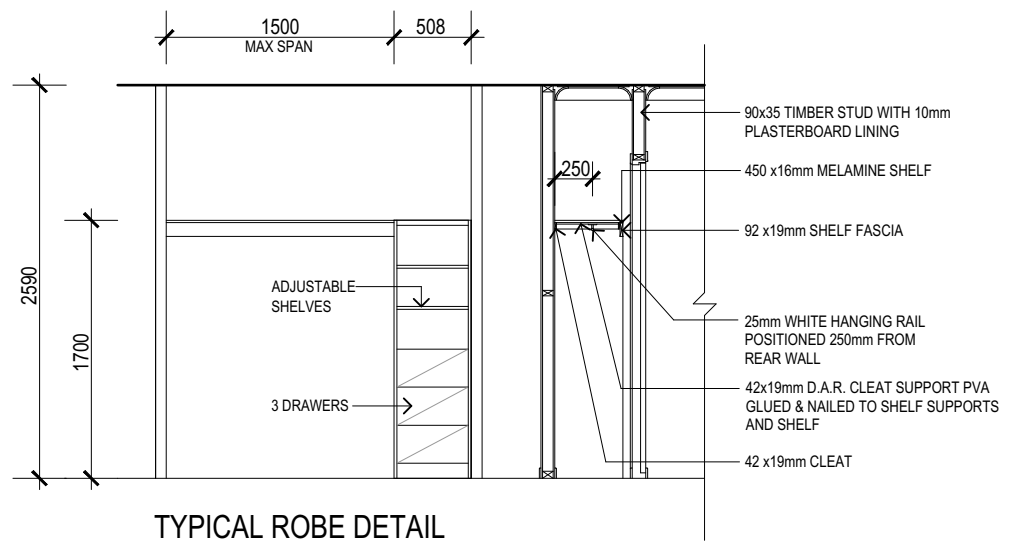
W.I.R & ENS SQ.SET DETAIL 04
1:50



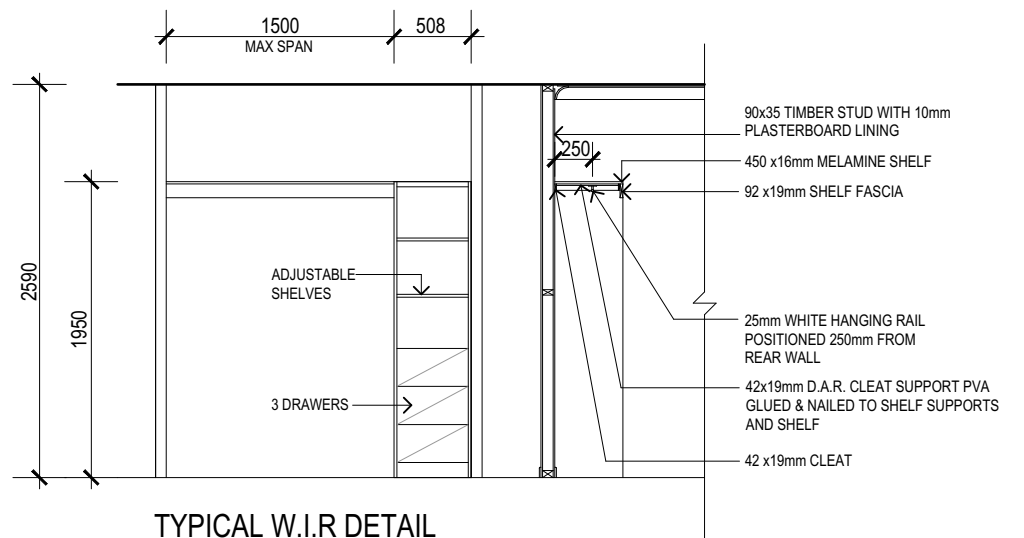
BENCH/ BED HALL SQ.SET DETAILS 05
1:50



TYPICAL LINEN DETAIL



TYPICAL ROBE DETAIL
(WITHOUT DOUBLE HANGING)



TYPICAL W.I.R DETAIL
(WITHOUT DOUBLE HANGING)

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A.B.N. 49 163 189 071

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Level 1/85 George Street
Parramatta N.S.W. 2150
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F: 1300 246 300

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HOUSE NAME:

IVORY 25

FACADE:

CLASSIC

SPECIFICATION:

H2: DESIGNER

SCALE:

1:50 @ A3

GARAGE HAND:

R/H

DEPOSITED PLAN NUMBER:

15801

LOCAL GOVERNMENT AREA:

CANTERBURY
BANKSTOWN
COUNCIL

CLIENT:

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& MRS NASREEN AHMED

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DRAWN:

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27/06/2025

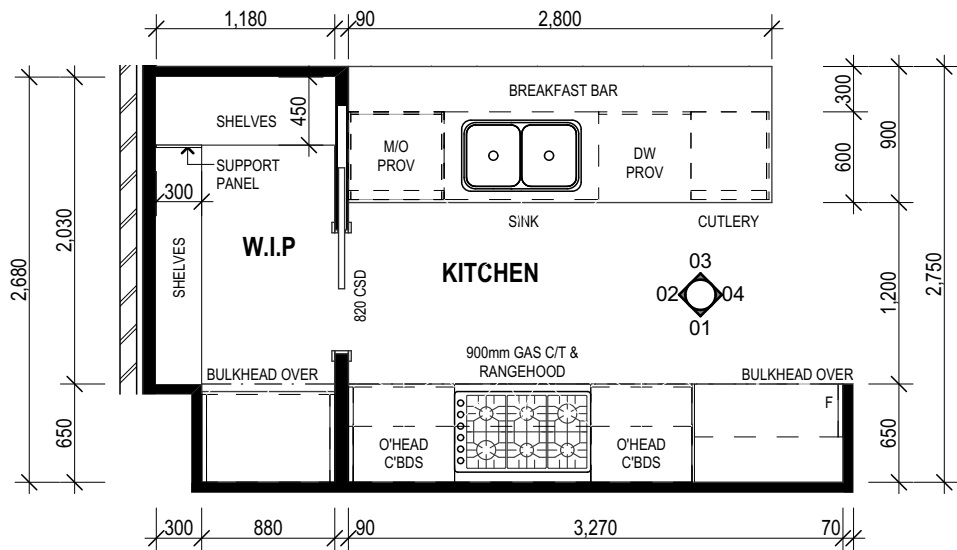
SHEET:

8

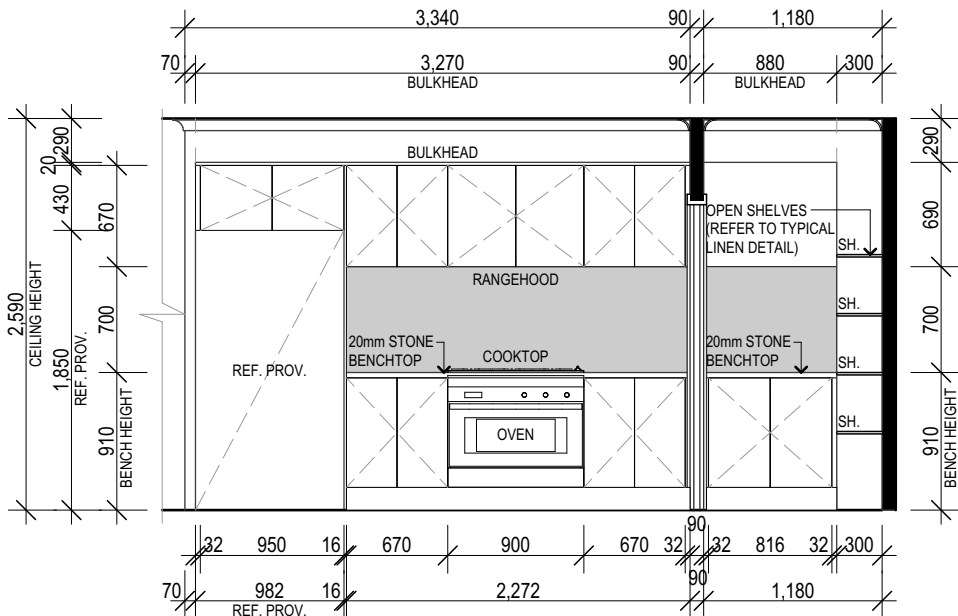
REV.

04

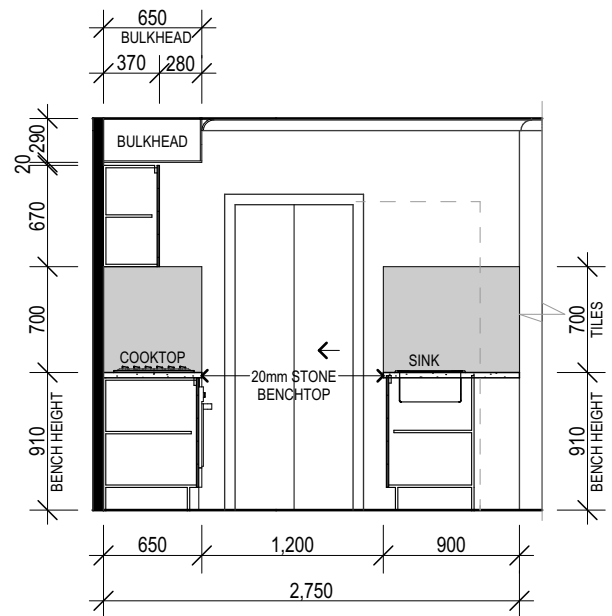
PERMIT PLANS



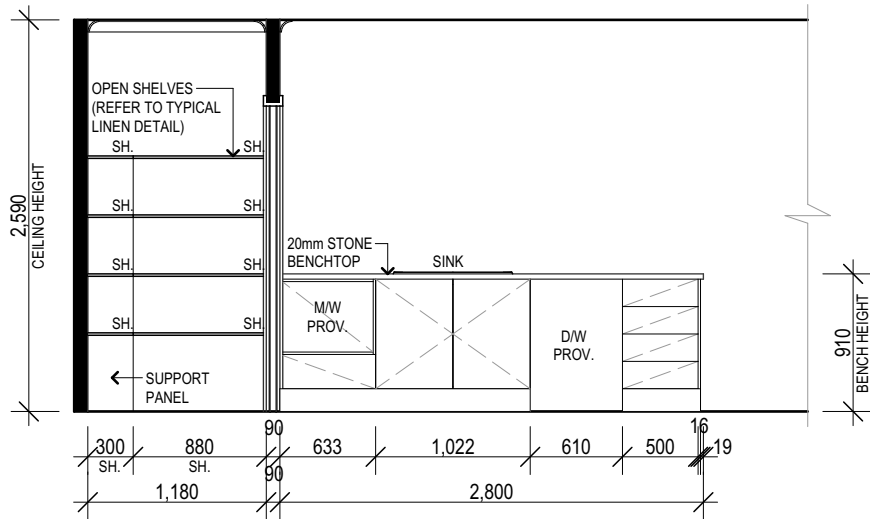
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- 1:50



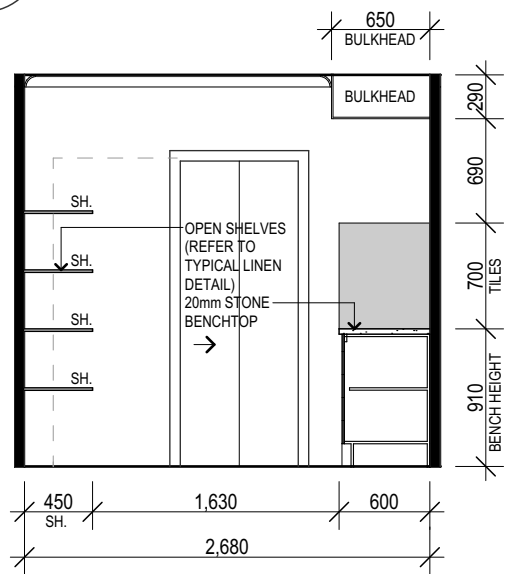
A KITCHEN 01
- 1:50



A KITCHEN 02
- 1:50



A KITCHEN 03
- 1:50



A KITCHEN 04
- 1:50

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CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

DATE: _____

NOTES:

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- WHERE 200mm TILES ARE SELECTED SKIRTING WILL BE 200mm.

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CLASSIC

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SCALE:

1:50 @ A3

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R/H

DEPOSITED PLAN NUMBER:

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BANKSTOWN
COUNCIL

CLIENT:

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& MRS NASREEN AHMED

SITE ADDRESS:

LOT 70, No. 38 WILBUR STREET
GREENACRE NSW 2190

JOB No:

302796

DRAWN:

P.S

CHECKED:

A.S

DATE:

27/06/2025

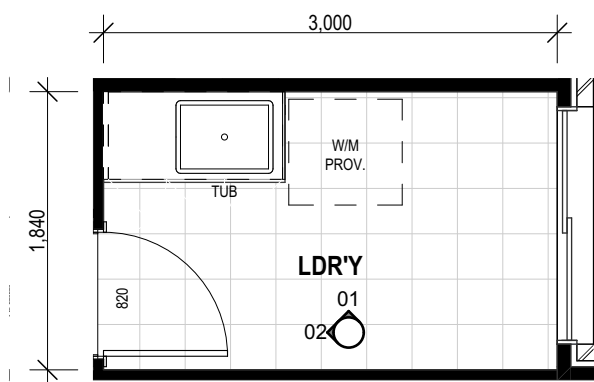
SHEET:

9

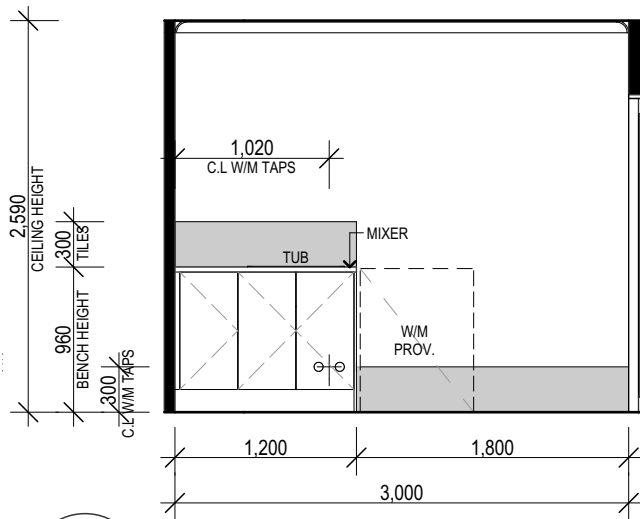
REV.

04

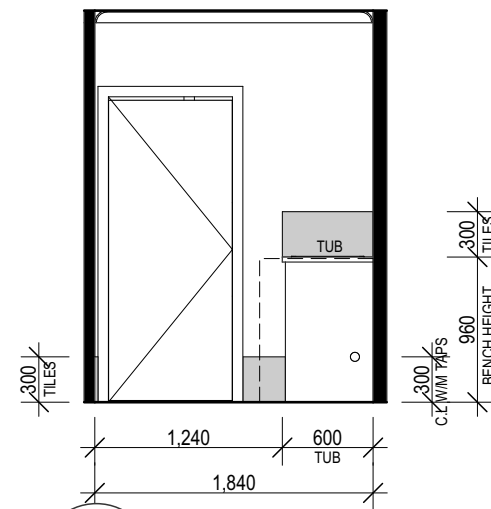
PERMIT PLANS



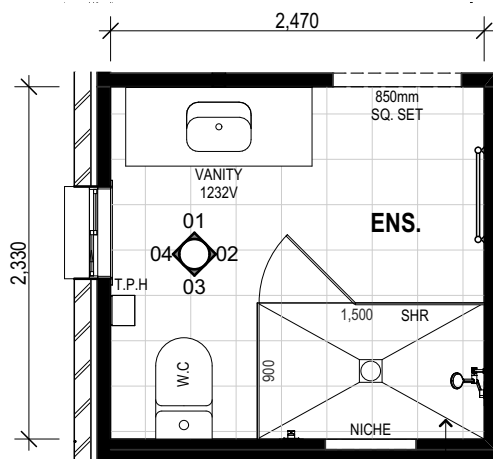
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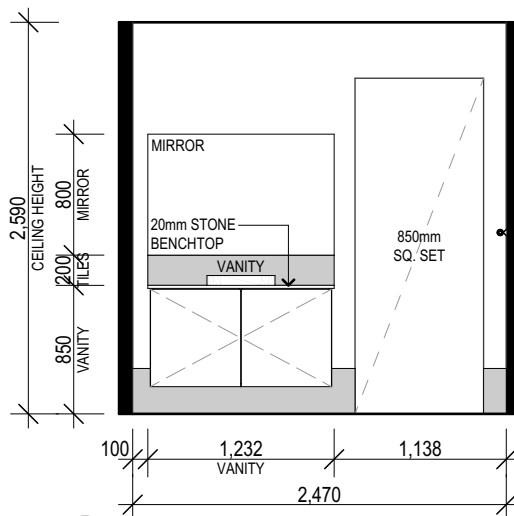
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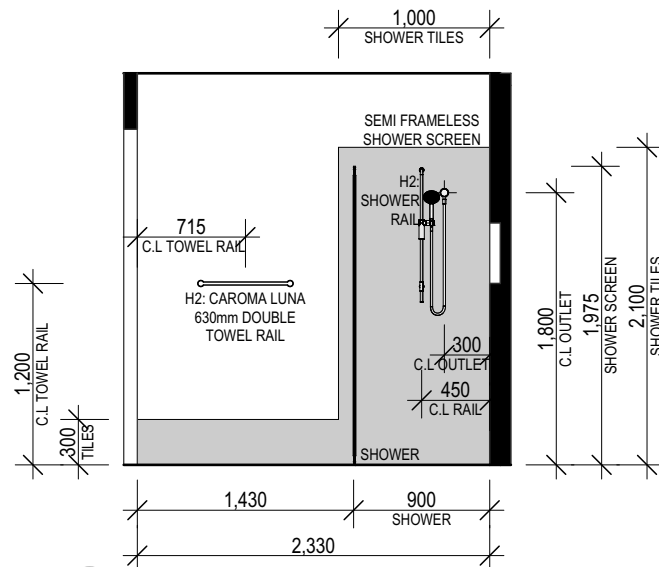
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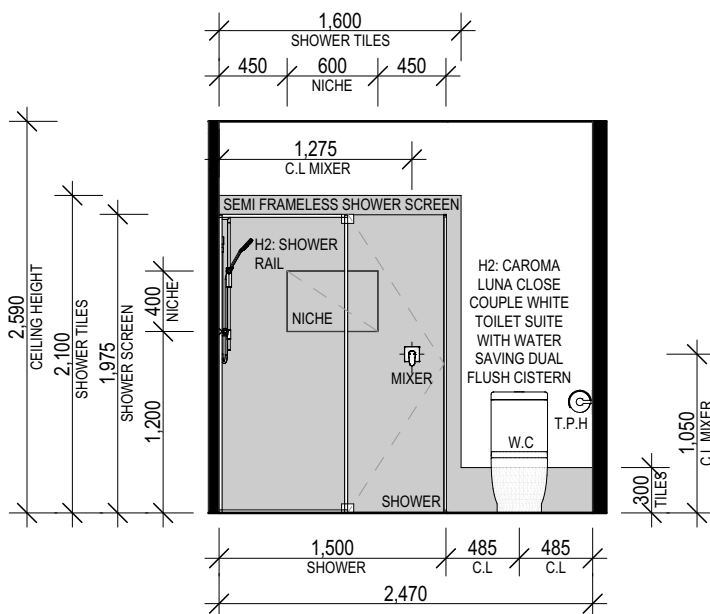
C ENSUITE DETAILS
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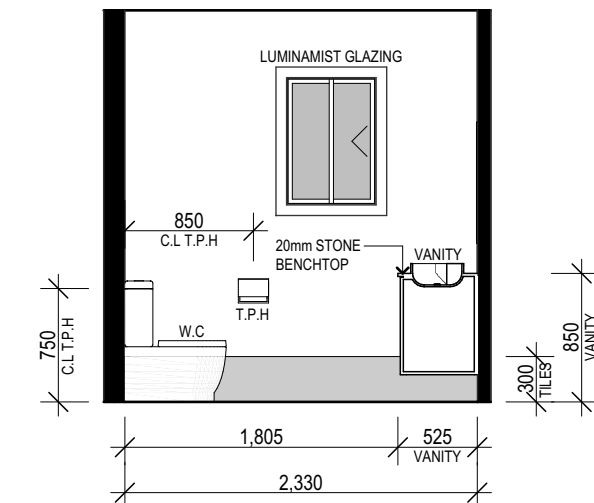
C ENSUITE 01
1:50



C ENSUITE 02
1:50



C ENSUITE 03
1:50



C ENSUITE 04
1:50

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HOUSE NAME:
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FACADE:

CLASSIC

SPECIFICATION:

H2: DESIGNER

SCALE:

1:50 @ A3

GARAGE HAND:

R/H

DEPOSITED PLAN NUMBER:
15801

LOCAL GOVERNMENT AREA:

**CANTERBURY
BANKSTOWN
COUNCIL**

CLIENT:
**MR NASEEM AHMED
& MRS NASREEN AHMED**

SITE ADDRESS:

**LOT 70, No. 38 WILBUR STREET
GREENACRE NSW 2190**

JOB No:
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DRAWN:

P.S

CHECKED:

A.S

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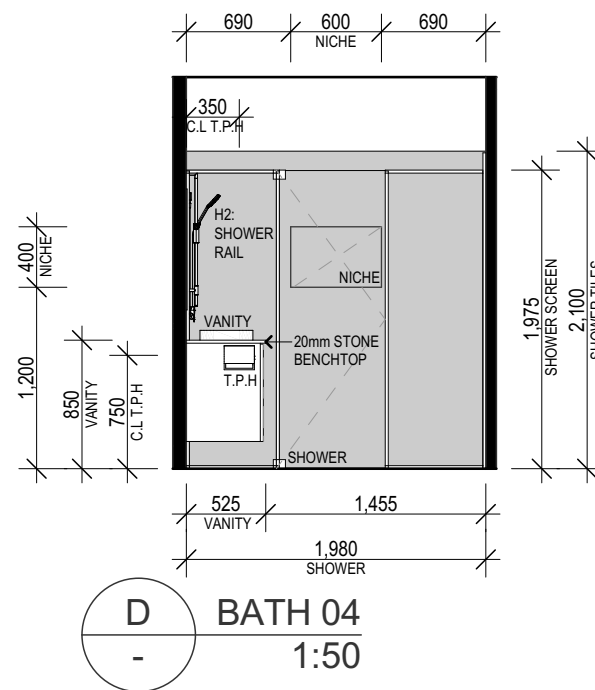
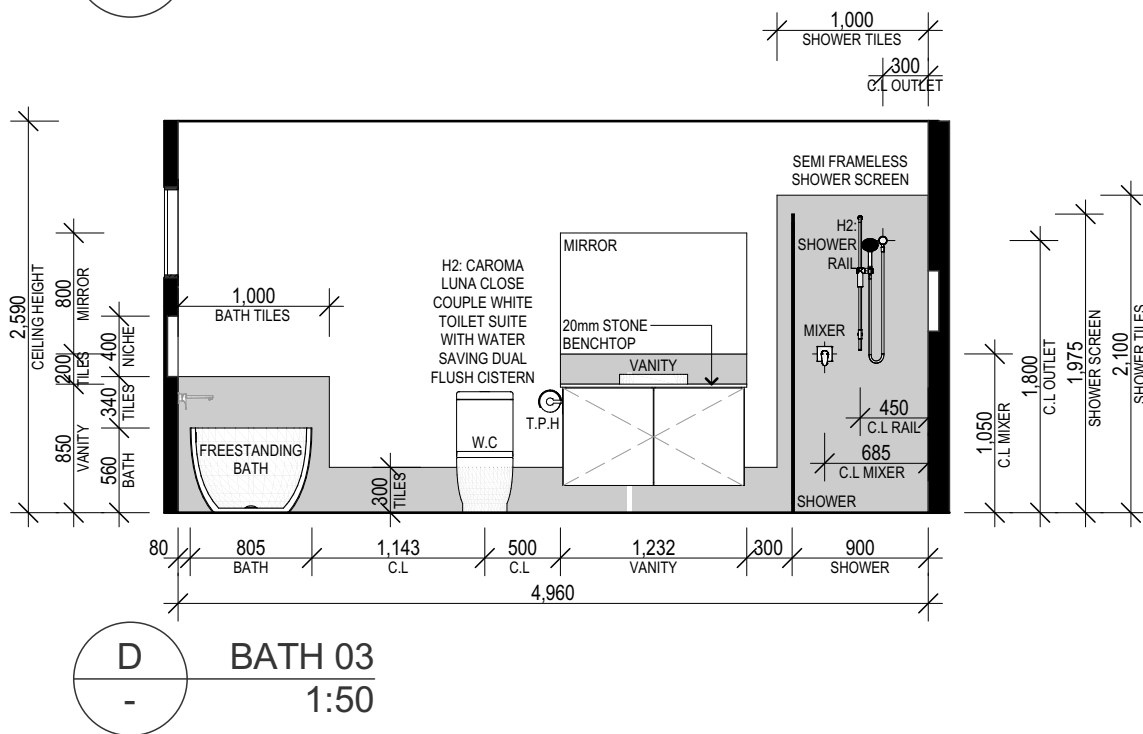
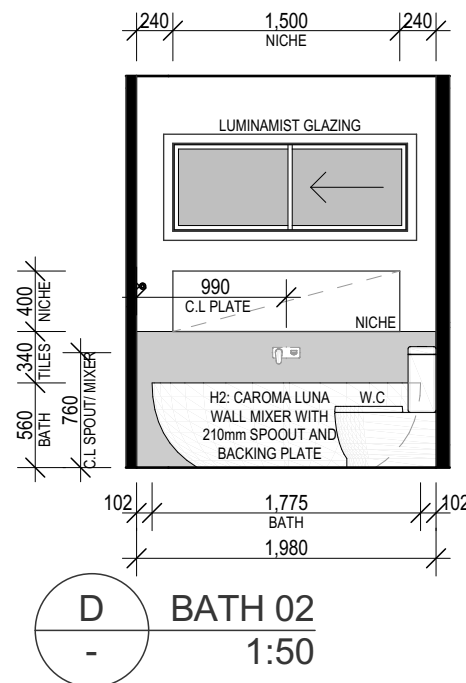
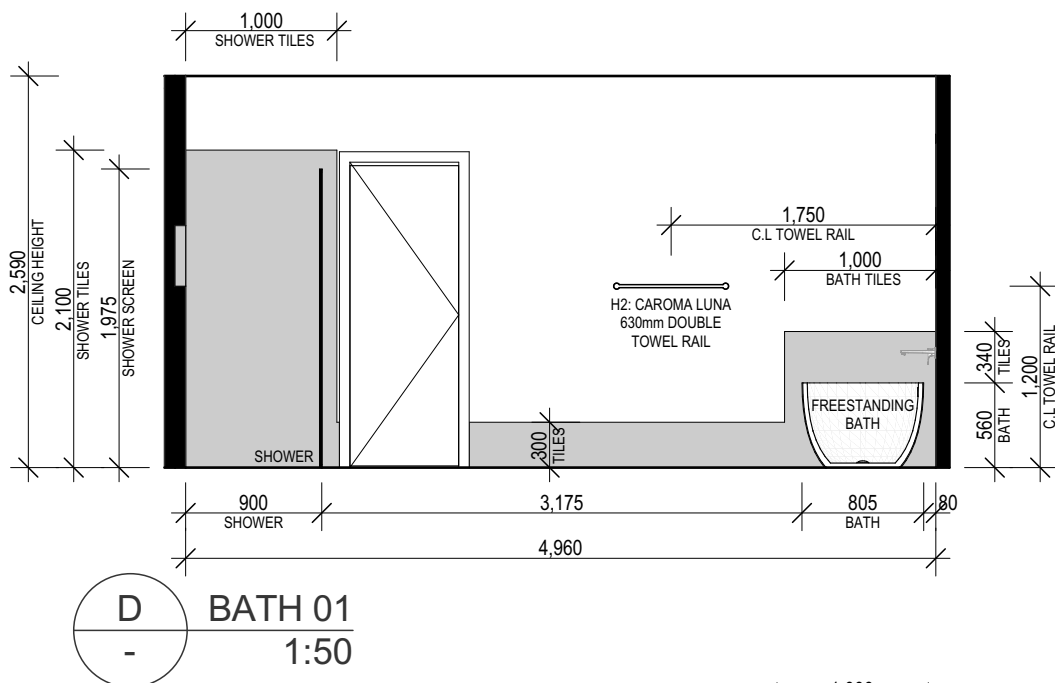
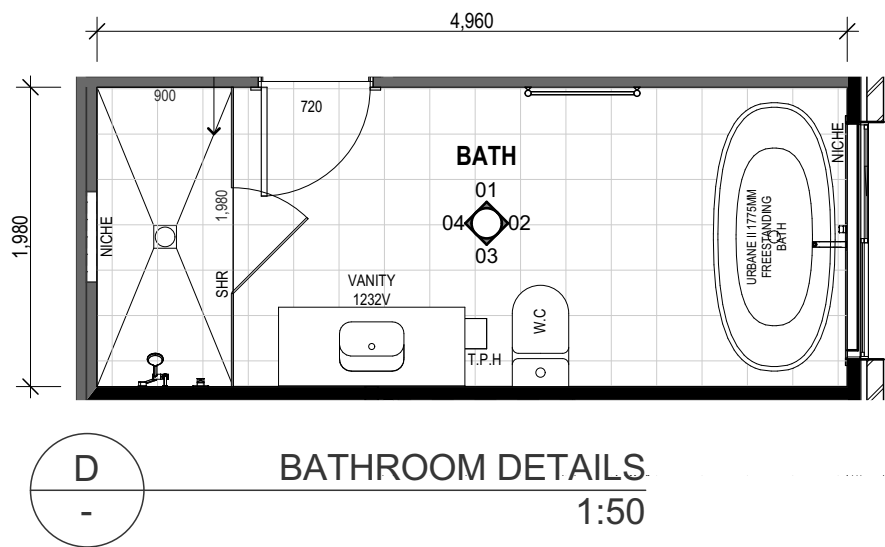
SHEET:

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CUSTOMER SIGNATURE: _____

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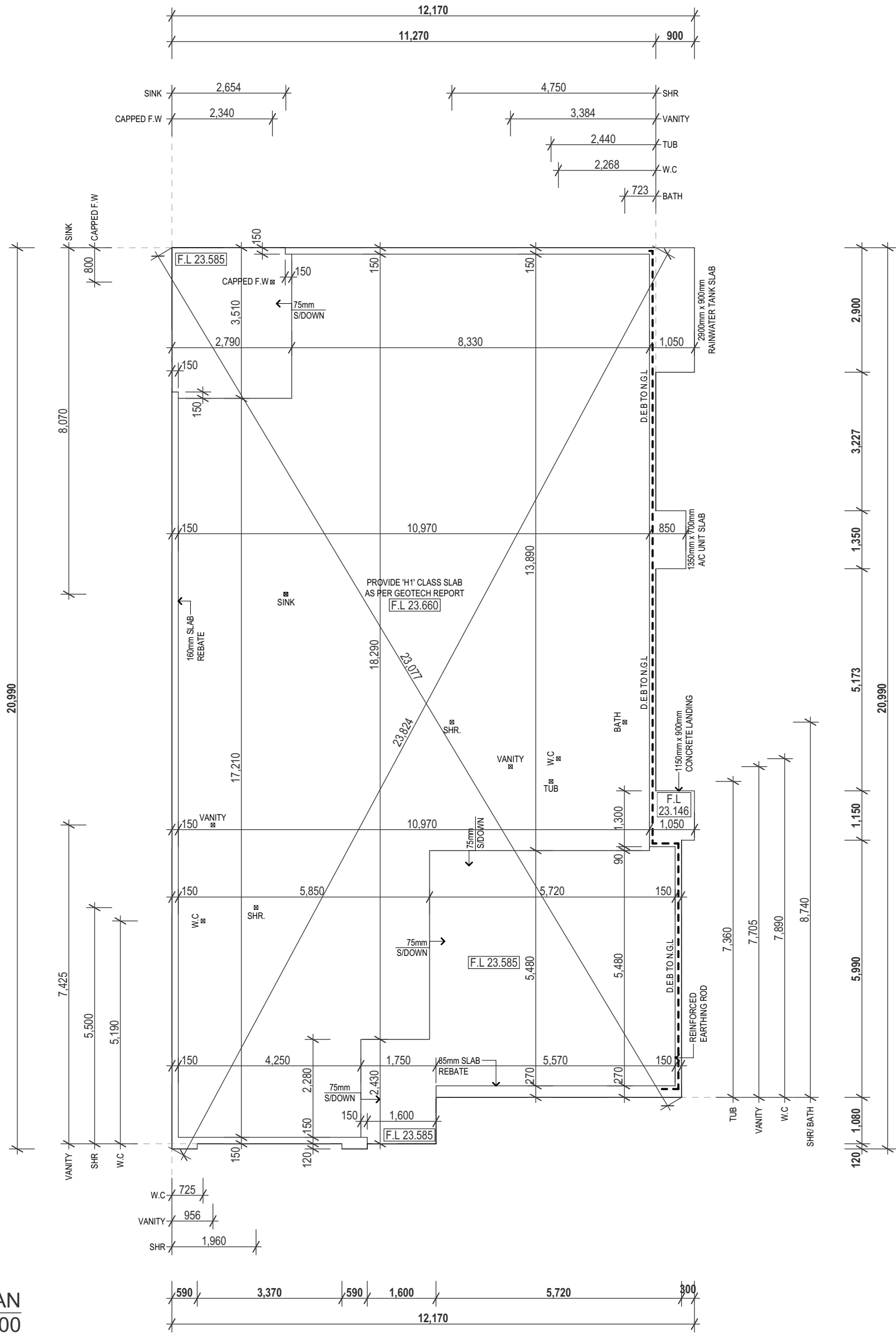
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FACADE:
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SCALE:
1:50 @ A3
GARAGE HAND:
R/H

DEPOSITED PLAN NUMBER:
15801
LOCAL GOVERNMENT AREA:
CANTERBURY BANKSTOWN COUNCIL

CLIENT:
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SITE ADDRESS:
LOT 70, No. 38 WILBUR STREET GREENACRE NSW 2190

JOB No:
302796
DRAWN: P.S.
CHECKED: A.S.
DATE: 27/06/2025
SHEET: 11
REV. 04
PERMIT PLANS



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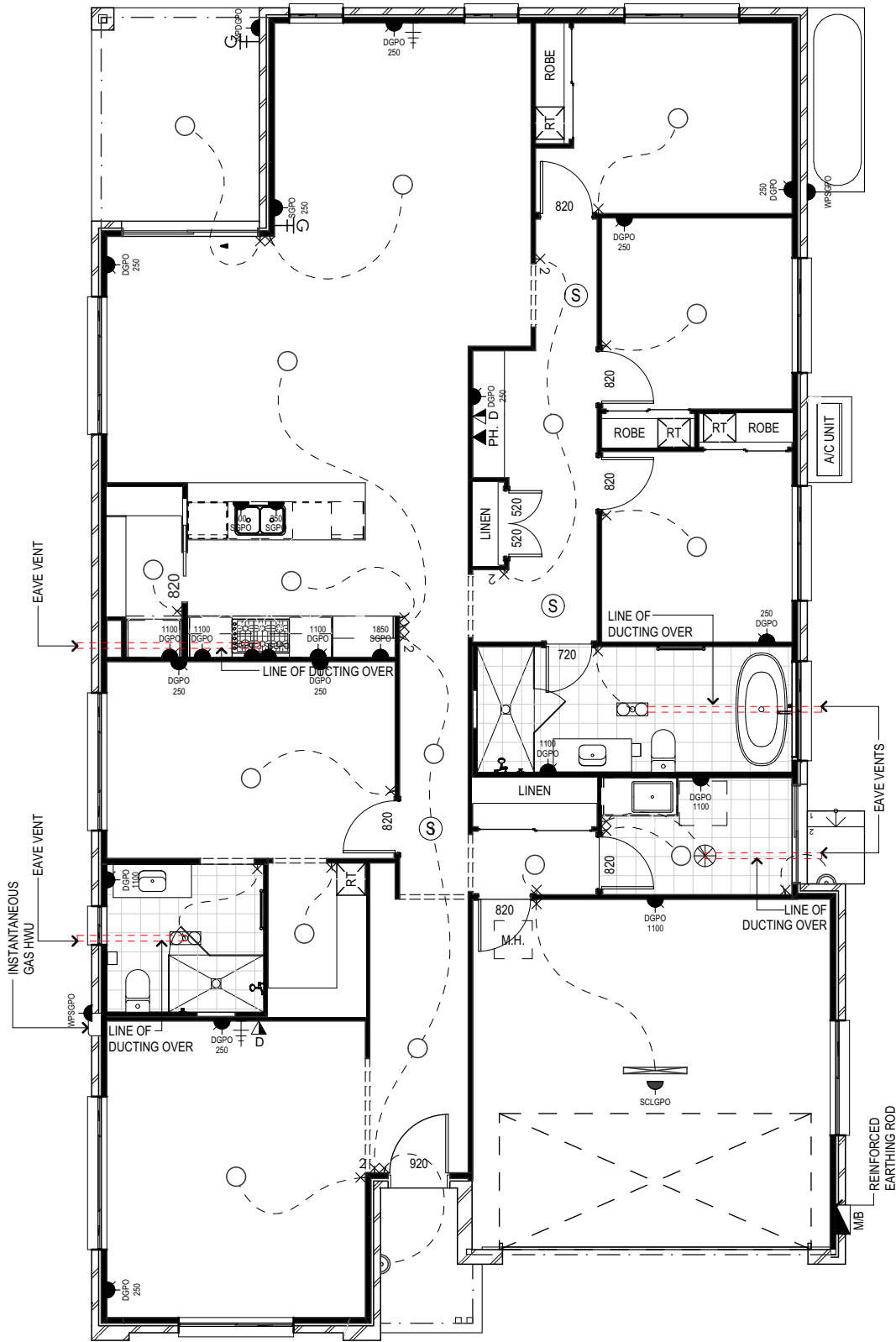
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	Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300		FACADE: CLASSIC		LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN COUNCIL		SITE ADDRESS: LOT 70, No. 38 WILBUR STREET GREENACRE NSW 2190		DRAWN: P.S	DATE: 27/06/2025	REV. 04
	SPECIFICATION: H2: DESIGNER						CHECKED: A.S	SHEET: 12			
	SCALE: 1:100 @ A3		GARAGE HAND: R/H	PERMIT PLANS							



ELECTRICAL SCHEDULE		
	(2x) HEATER/FAN/LIGHT	2
	CEILING MOUNTED EXHAUST FAN	1
	DATA POINT	2
	DOUBLE POWER POINT	17
	EXTERNAL WALL LIGHT FITTING 2100MM ABOVE FLOOR	2
	FLUORESCENT LIGHT	1
	OYSTER LIGHT	16
	PHONE POINT	1
	SINGLE CEILING POWER POINT	1
	SINGLE POWER POINT	6
	SMOKE ALARM	3
	SWITCH POSITION	19
	SWITCH POSITION (2-WAY)	4
	T.V. POINT	2
	WATERPROOF DOUBLE POWER POINT	1
	WATERPROOF SINGLE POWER POINT	2

NOTE:
- PROVIDE A SINGLE POWER POINT TO RANGEHOOD AND COOKTOP
- UNDER BENCH OVEN AND A/C UNIT TO BE HARDWIRED
- OUTLET FOR NBN SUPPLY WHERE REQUIRED

A ELECTRICAL - GROUND FLOOR
- 1:100

CUSTOMER APPROVAL


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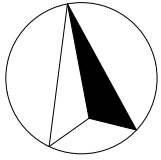
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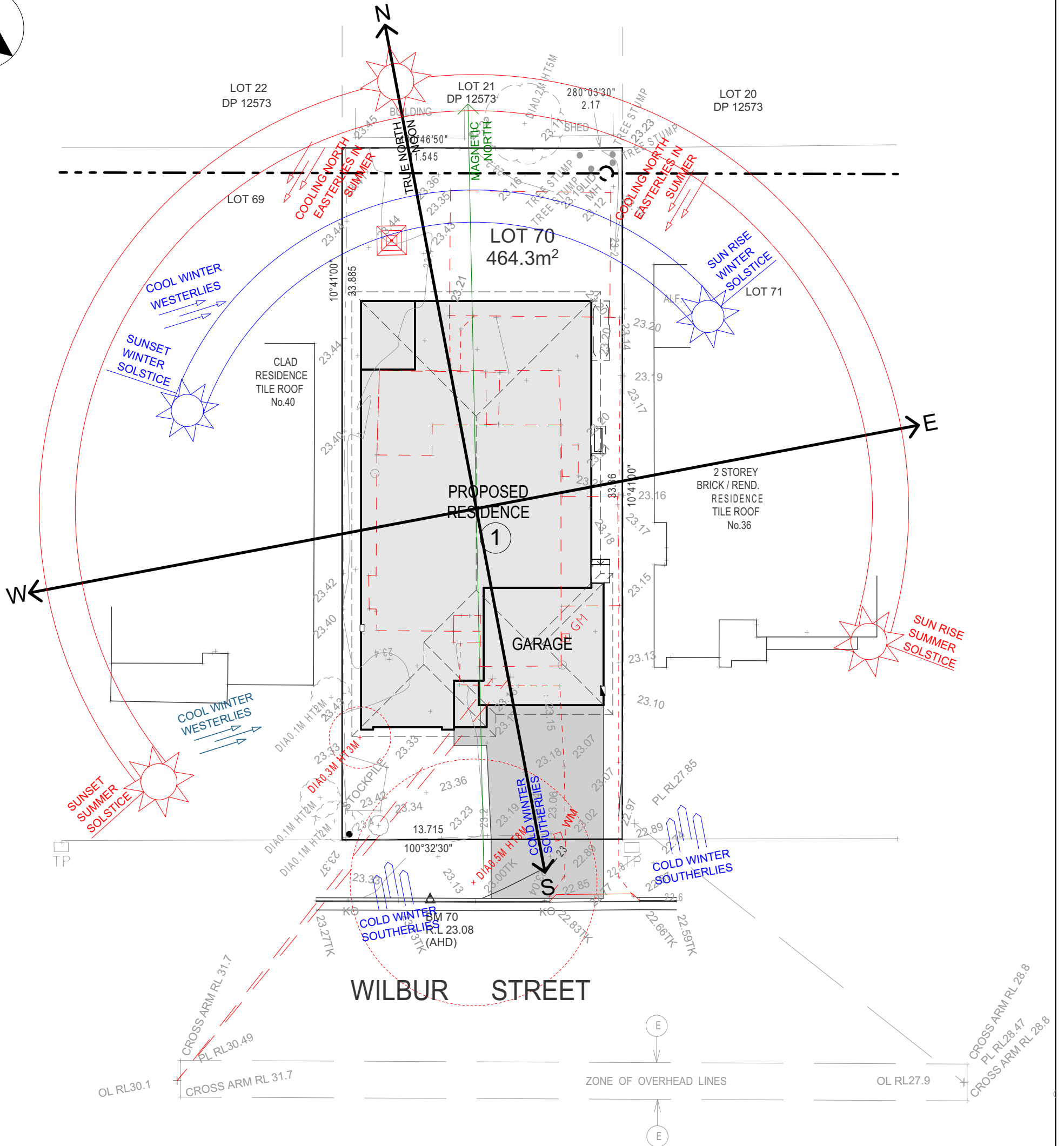
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N



LEGEND

1/2 NUMBER OF STOREYS



A

SITE ANALYSIS
1:200

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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

HOUSE NAME:

IVORY 25

FACADE:

CLASSIC

SPECIFICATION:

H2: DESIGNER

SCALE:

1:200, 1:1 @ A3

GARAGE HAND:

R/H

DEPOSITED PLAN NUMBER:

15801

LOCAL GOVERNMENT AREA:

CANTERBURY
BANKSTOWN
COUNCIL

CLIENT:

MR NASEEM AHMED
& MRS NASREEN AHMED

SITE ADDRESS:

LOT 70, No. 38 WILBUR STREET
GREENACRE NSW 2190

JOB No:

302796

DRAWN:

P.S

DATE:

27/06/2025

REV.

CHECKED:

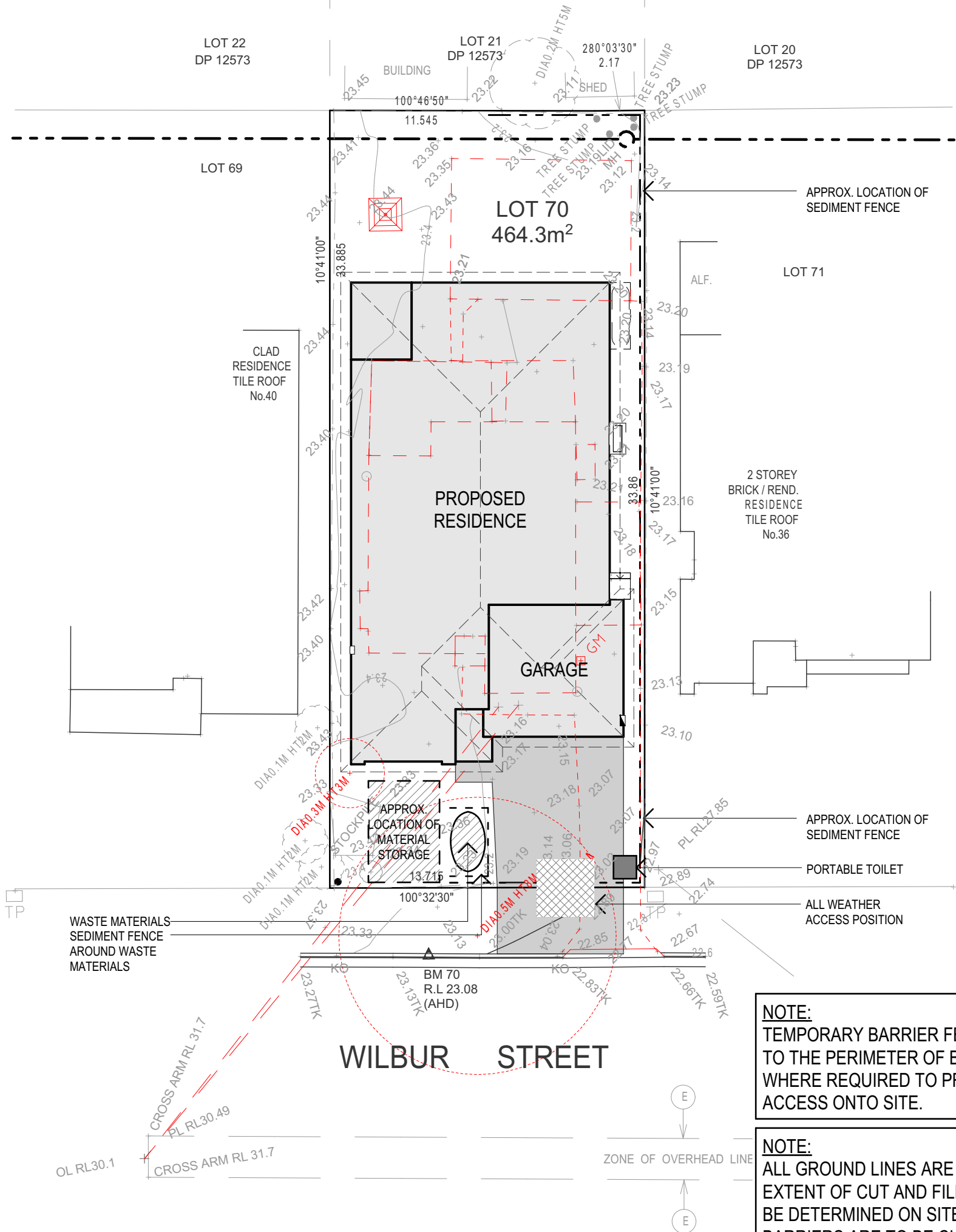
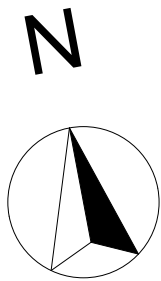
A.S

SHEET:

2.1

04

PERMIT PLANS



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

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

A **SEDIMENT & EROSION PLAN**
1:200

CUSTOMER APPROVAL

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

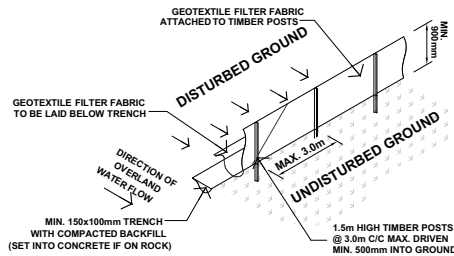
CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

DATE: _____


SEDIMENT CONTROL NOTES

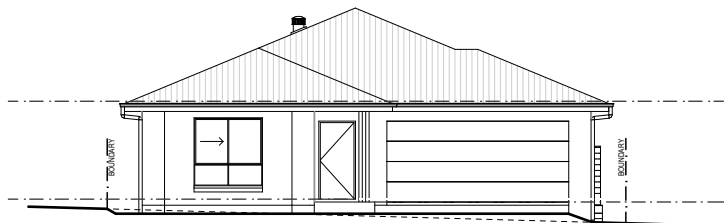
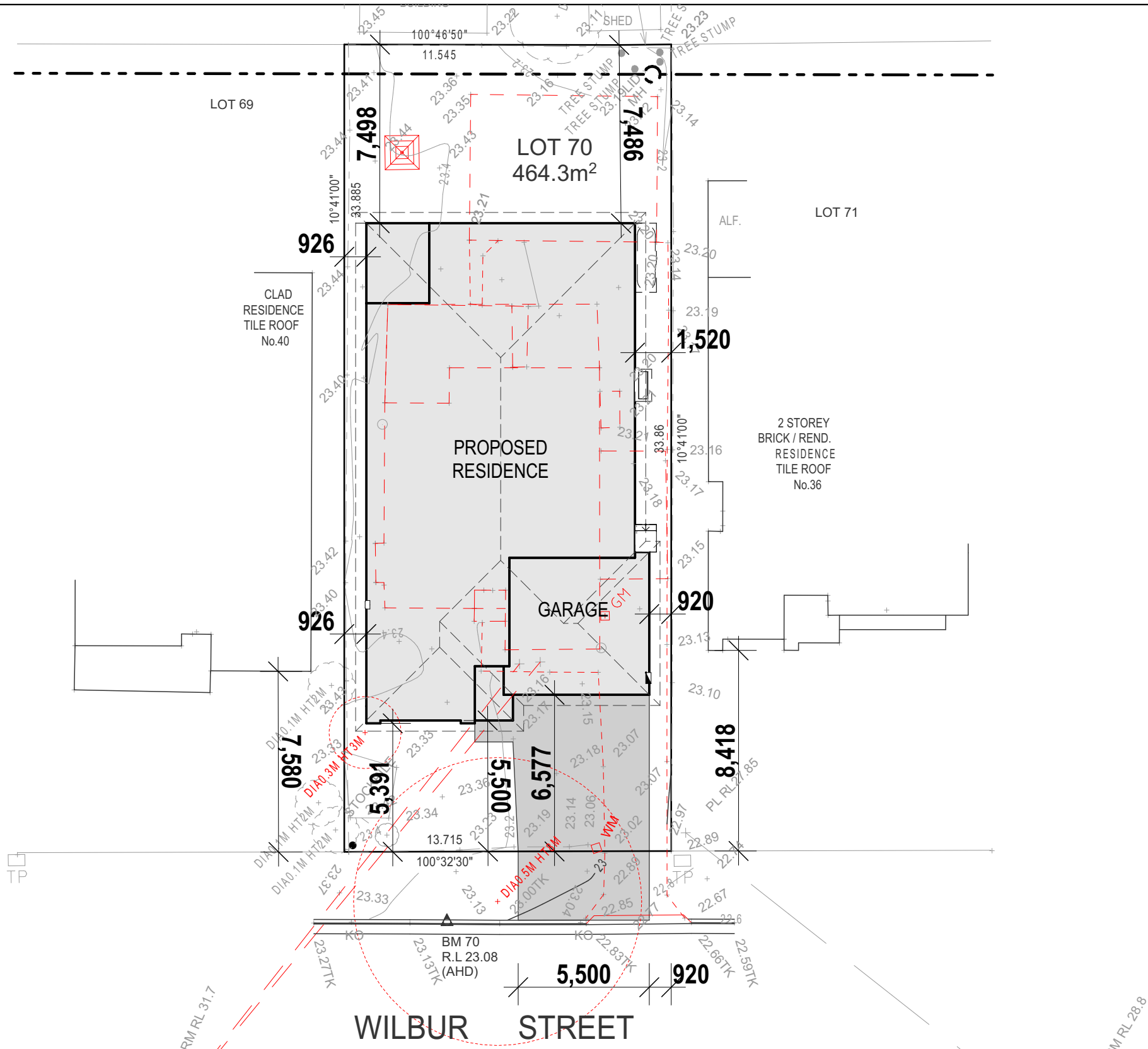
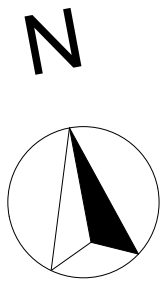
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING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



SEDIMENT FENCE
NOT TO SCALE

FILE PATH: K:\4. Job Folders\300001 - 399999\302796 - Lot 70, 38 Wilbur Street, Greenacre NSW 2190\302796 - Permit Plans 4.pln

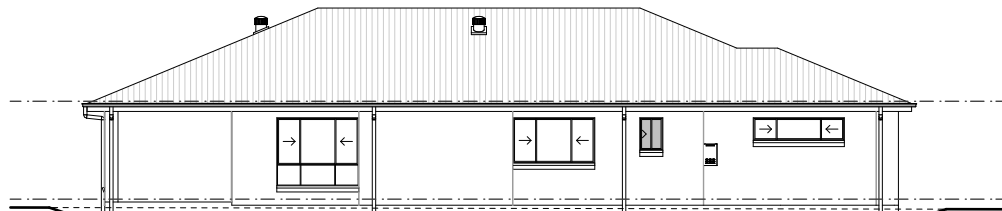
 <div>HUDSON HOMES <i>made for living</i></div>	<div>B.L. No. 259372C A.B.N. 49 163 189 071</div> <div>Hudson Homes Pty Ltd Level 1/85 George Street Parramatta N.S.W. 2150 T: 1300 246 200 F: 1300 246 300</div>	<div>ALL RIGHTS RESERVED This plan is the property of HUDSON HOMES PTY LTD. Copyright in this document is owned by HUDSON HOMES PTY LTD. Under the provisions of the Copyright ACT1968 and is intended for use only as authorised by HUDSON HOMES PTY LTD.</div> <div>© COPYRIGHT DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>	<div>HOUSE NAME: IVORY 25</div> <div>FACADE: CLASSIC</div> <div>SPECIFICATION: H2: DESIGNER</div> <div>SCALE: 1:200 @ A3</div> <div>GARAGE HAND: R/H</div>	<div>DEPOSITED PLAN NUMBER: 15801</div> <div>LOCAL GOVERNMENT AREA: CANTERBURY BANKSTOWN COUNCIL</div>	<div>CLIENT: MR NASEEM AHMED & MRS NASREEN AHMED</div> <div>SITE ADDRESS: LOT 70, No. 38 WILBUR STREET GREENACRE NSW 2190</div>	<div>JOB No: 302796</div> <div>DRAWN: P.S</div> <div>CHECKED: A.S</div> <div>DATE: 27/06/2025</div> <div>SHEET: 2.2</div> <div>PERMIT PLANS</div>	<div>REV. 04</div>
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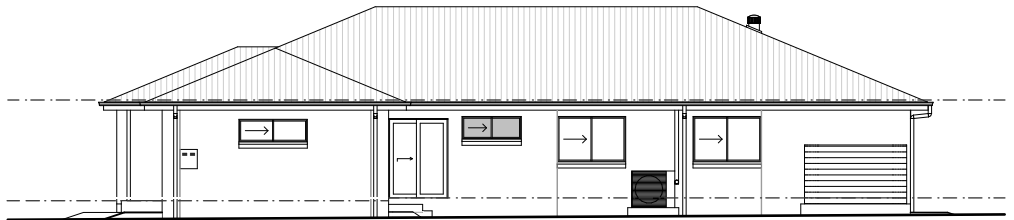
A ELEVATION
1:200



C ELEVATION
1:200



B ELEVATION
1:200



D ELEVATION
1:200

A NEIGHBOUR NOTIFICATION PLAN
1:200

CUSTOMER APPROVAL

I / WE CONFIRM THESE PLANS ACCURATELY
REFLECT OUR HOME DESIGN AND ANY
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CUSTOMER SIGNATURE: _____

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DATE: _____

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B.L. No. 259372C
A.B.N. 49 163 189 071

Hudson Homes Pty Ltd
Level 1/85 George Street
Parramatta N.S.W. 2150
T: 1300 246 200
F: 1300 246 300

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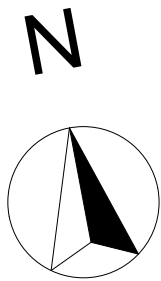
SHEET:

2.3

REV.

04

PERMIT PLANS

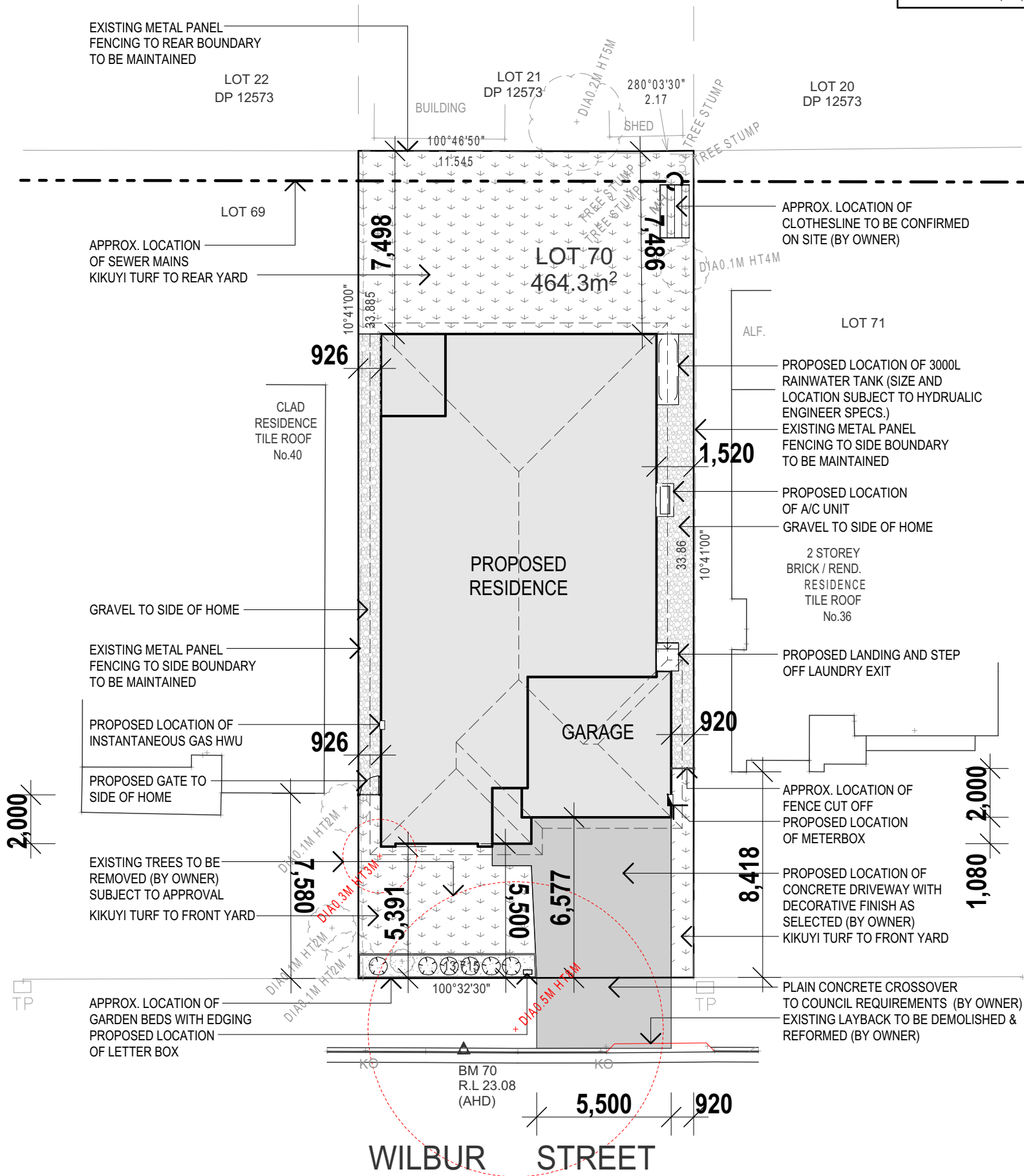


LANDSCAPE DETAILS

DRIVEWAY & PATH AREA:	39.81 m²
DRIVEWAY CROSSOVER AREA:	15.90 m²
GARDEN BED	6.45 m²
GRAVEL	37.53 m²
TURF	143.07m²

APPROX NUMBER OF PLANTS	6
-------------------------	---

FENCING LINEAL (mm)	1,851
---------------------	-------



A

LANDSCAPE PLAN
1:200

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CUSTOMER SIGNATURE: _____

DATE: _____

DRIVEWAY - BY OWNER
LANDSCAPING - BY OWNER

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

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PERMIT PLANS