



PRIMARY DWELLING - 246 BANG BANG RD, KOORAWATHA 2807

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ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.
MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

BUSHFIRE ZONE
BAL-19



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ABN 32 603 439 827

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

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Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND	
WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	

- GENERAL BUILDING NOTES
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.

2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.

3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.

4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.

5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.

6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.

7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.

8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.

9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Title Page

CLIENT: _____

JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593

SCALE: @ A3

DRAWN: EM

ISSUE: DA

SHEET NO: DA.1

REF NUMBER: 15790526

DESIGN: WARATAH 90

DATE: Monday, July 13, 2026

SPECIFICATIONS SCHEDULE

All Works to Current NCC & Australian Standards

ITEM	Description	Reference
Site Preparation	Site Preparation works as per NCC & Engineers requirements	NCC:2022 3.1
Earthworks	Site Earthworks as per NCC & Engineers requirements	NCC:2022 3.2.1 Engineer
Surface Drainage	Shape finished surface to direct surface water away from foundations @ min. 50mm over the first 1 meter	NCC:2022 3.3.3
Sub-Surface Drainage	Where required, sub-surface drainage must be installed per NCC Australian Standard requirements	NCC:2022 3.3.4 AS3500.3 AS2870
Stormwater	Stormwater from roof to be directed to rainwater tank. Direct tank overflow to a legal point of discharge in table drain, ensuring no impact to adjoining properties, shaped to disipate water velocity and prevent erosion. Provide minimum cover to buried lines per site conditions.	NCC:2022 3.3.5 AS3500.3
Floor Structure	C200-19 Floor Bearer & C200-15 Floor Joist, C-section Grade 450	NCC:2022 3.3.5 AS4100 Engineer
Floor	19mm Particleboard flooring	NCC:2022 AS1860.2 AS1684 - 5.8
Walls	All Framing as per Manufacturers & Engineers Specifications	Manufacturer's Detail Engineer AS1684.2 - 2010
Supports	Verandah posts to be 90 mm x 90 mm D.A.R. as required hardwood checked at top for plate and secured to floor with a galvanized metal bracket.	Manufacturer's Detail Engineer AS1684.2 - 2010
Roof Framing	All Framing as per Manufacturers & Engineers Specifications	Manufacturer's Detail Engineer AS1684.2 - 2010
Roof Cladding	Roof penetrations to be flashed & waterproofed.	NCC:2022 7.2.1-8
Wall Cladding	All lightweight cladding is to be installed in accordance with the NCC and manufacturer's specifications	NCC:2022 7.5
Glazing	All windows & glazed assemblies must be installed in accordance with the following: Structural building loads must not be transferred to the window assembly. Packing, if provided between each window assembly & the frame, must be— located along each side and bottom & fixed to ensure the sides and bottom of the window assembly remain straight & clear of any flashing material.	NCC:2022 8.2 NCC:2022 8.3 - Tables 3a to 3c NCC:2022 8.4 Human Impact AS1288-2021 AS/NZS 2208-2023
Electrical	All electrical wiring will comply with AS/NZS3000:2018 - Electrical Installations.	AS/NZS3000:2018
Smoke Alarms	Smoke alarms must be powered from the consumer mains source where a consumer mains source is supplied to the building and be interconnected within the dwelling where there is more than one alarm.	NCC:2022 9.5 AS3786
Plumbing	All plumbing & drainage works to comply with AS/NZS3500	AS/NZS3500
Waterproofing	All wet areas to be constructed & waterproofed in accordance with NCC/AS requirements. Where waterproofing is installed to the substrate, the substrate must have fall. All Internal waterproofing to the wet areas will be sealed with fibreglass matting and "Dampfix" acrylic based waterproofing membrane to comply with NCC 2022, 10.2 (Housing Provisions) and in Accordance with A.S. 3740-2021.	NCC:2022 10.2 AS3740 2021
Condensation	Full Wall Wrap to be located on the exterior side of the wall frame - Having a vapour permeance of not less than 0.143 µg/N.s Overlapped & taped per Manufacturer's specification & relevant Australian Standards	NCC:2022 10.8.1 AS/NZS 4200.1 AS 4200.2
Ventilation	All bathrooms & W/Cs ventilated by mechanical fan must be provided with - min flow rate = 25 L/s Kitchen & Laundry ventilated by mechanical fan- min flow rate = 40 L/s Where no natural ventilation is provided (i.e. window opening) an exhaust fan must be installed; and interlocked with the room's light switch, and include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. Discharged directly (or ducted) to external wall/eave cavity and be fitted with a sealing device when servicing a conditioned space. Make-up air must be provided from another ventilated room via a vent or min. 15mm gap under bathroom door	NCC:2022 10.6 NCC:2022 10.8.2 NCC:2022 13.4.5
Building Sealing	External doors must be fitted with a bottom edge draft protection & foam/rubber compressible strip to remaining sides Openable Windows must be fitted with a foam/rubber compressible strip or fibrous seal to all edges	NCC:2022 13.4.4
Sewer Drainage	All sewerage to be directed to nominated on site sewer management system - Either Town/Council sewer or Onsite Septic System (As per OSSM if required)	AS3500.5 Geotech Engineer AS1547-1994

NOTE

Manufactured Home to be built in compliance with all relevant clauses within Part 3, Division 4 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

NOTE - DECK & STAIRS

All Decks & Stairs are associated manufactured structures and will be manufactured & installed with the home.
Decks & stairs to be built in compliance with the relevant NCC regulations & Australian standards and also be built in compliance with all relevant clauses within Part 3, Division 4 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. > Deck = Colf formed Steel sections to AS4600-2018. Merbau hardwood decking. > Stairs = Merbau Hardwood, built solid.
Stairway Construction In accordance with NCC:2022 | 11.2 |

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Building Specification

CLIENT: _____ JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

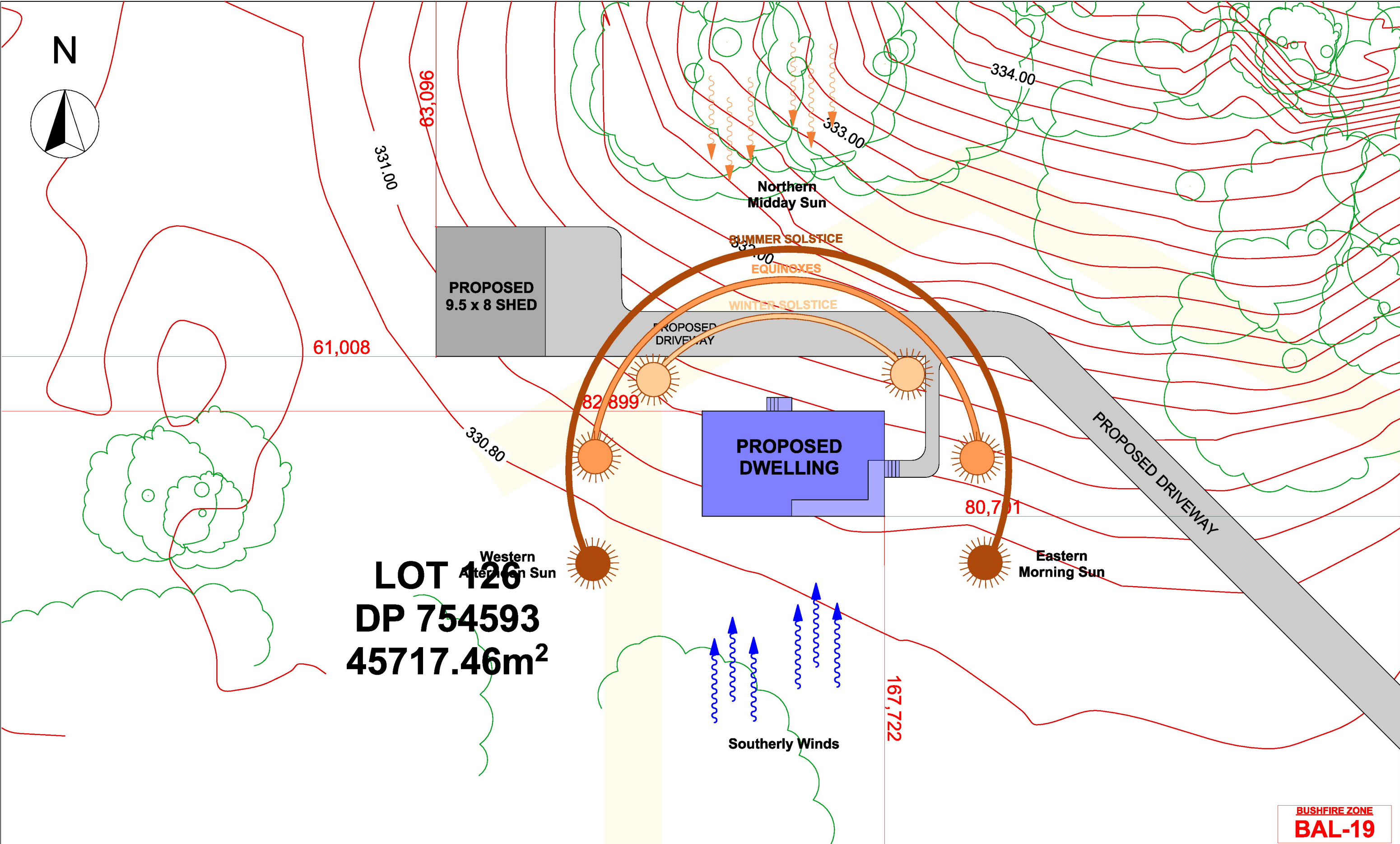
LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: @ A3

DRAWN: EM ISSUE: DA SHEET NO: DA.3

REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026



BUSHFIRE ZONE
BAL-19



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Site Analysis Plan

CLIENT: _____ JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: 1:250, 1:200 @ A3

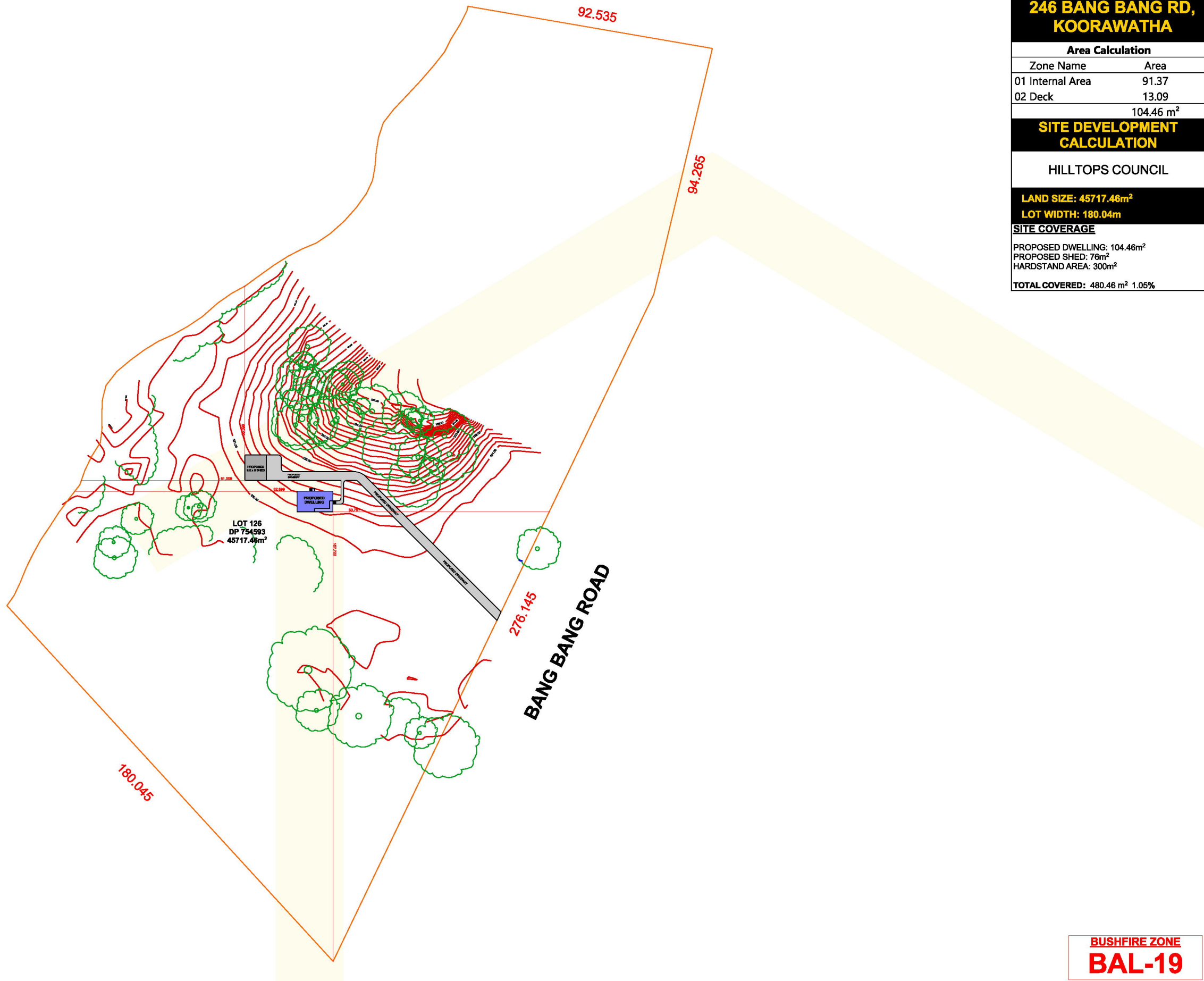
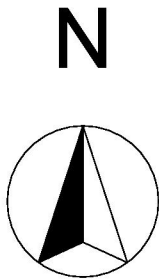
DRAWN: EM ISSUE: DA SHEET NO: DA.2

REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026

SURVEY LEGEND

-  Power Pole
-  Light Pole
-  Gutter
-  Water Meter
-  Sluice Valve
-  Water Valve
-  Fire Hydrant
-  Concrete
-  Building
-  Bitumen
-  Storm Drain Inlet
-  Timber deck
-  Retaining Wall
-  Fence
-  Back of kerb
-  Building Line
-  Telstra Pit
-  Clothes Line
-  Tree
-  Bottom of the Bank
-  Top of the Bank
-  Invert of kerb
-  Lip of kerb
-  Sewer Manhole



**246 BANG BANG RD,
KOORAWATHA**

Area Calculation	
Zone Name	Area
01 Internal Area	91.37
02 Deck	13.09
	104.46 m ²

SITE DEVELOPMENT CALCULATION

HILLTOPS COUNCIL

LAND SIZE: 45717.46m²

LOT WIDTH: 180.04m

SITE COVERAGE

PROPOSED DWELLING: 104.46m²

PROPOSED SHED: 76m²

HARDSTAND AREA: 300m²

TOTAL COVERED: 480.46 m² 1.05%

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Site Plan

CLIENT: JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORAWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: 1:1500, 1:1.30 @ A3

DRAWN: EM ISSUE: DA SHEET NO: DA.4

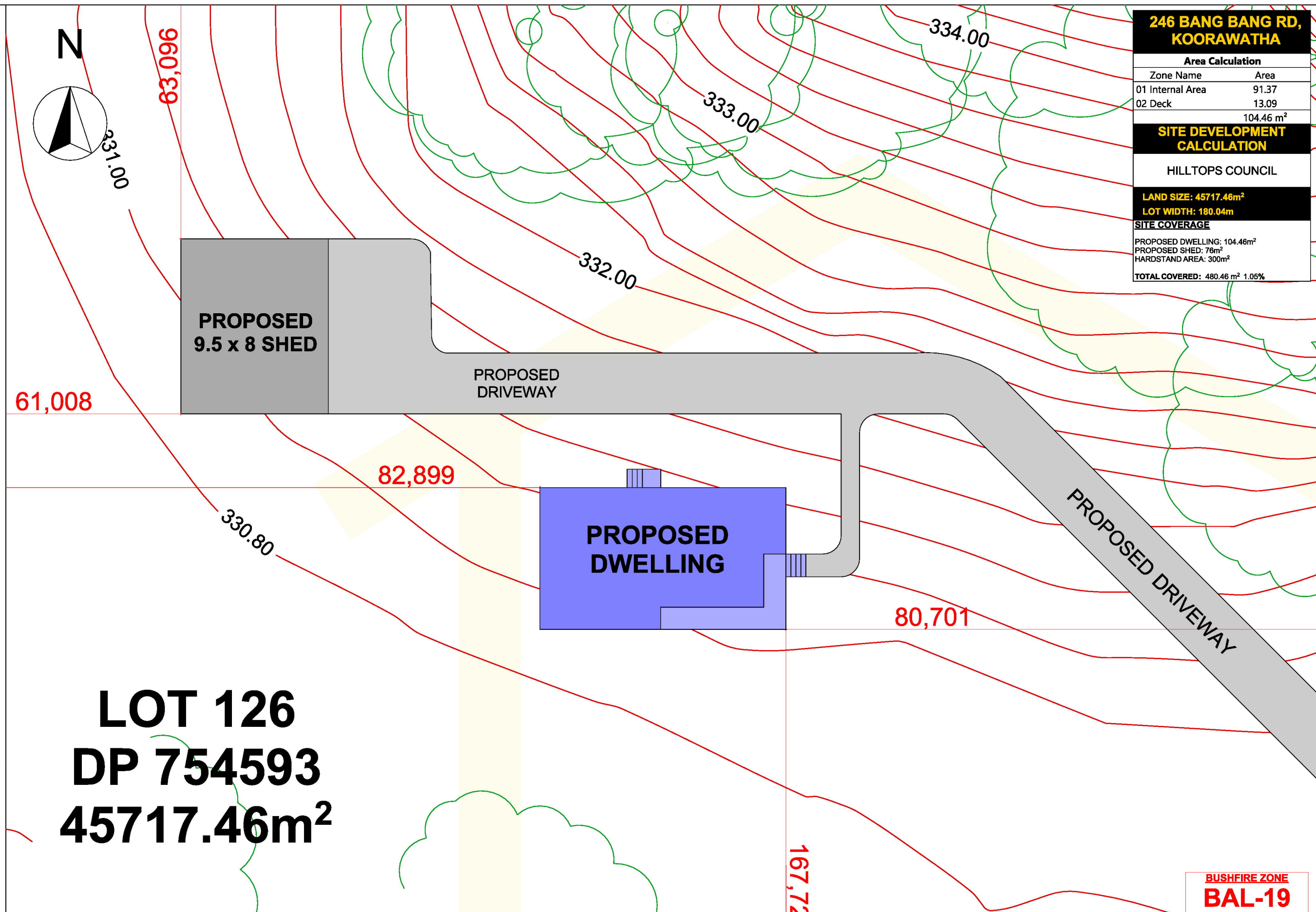
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Date _____

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	Gutter
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	Water Valve
	Fire Hydrant
	Concrete
	Building
	Bitumen
	Storm Drain Inlet
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DRAWN: EM ISSUE: DA SHEET NO: DA.5
REF NUMBER: 15790526 DESIGN: WARATAH 90
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LEGENDS

DESCRIPTION	
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)
	SURFACE INLET PIT (450 SQ. UNO)

GROUND FLOOR DRAINAGE PLAN

GENERAL NOTES
ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN, UNO.
ALL STORMWATER DOWNPIPES Ø100 UNO.

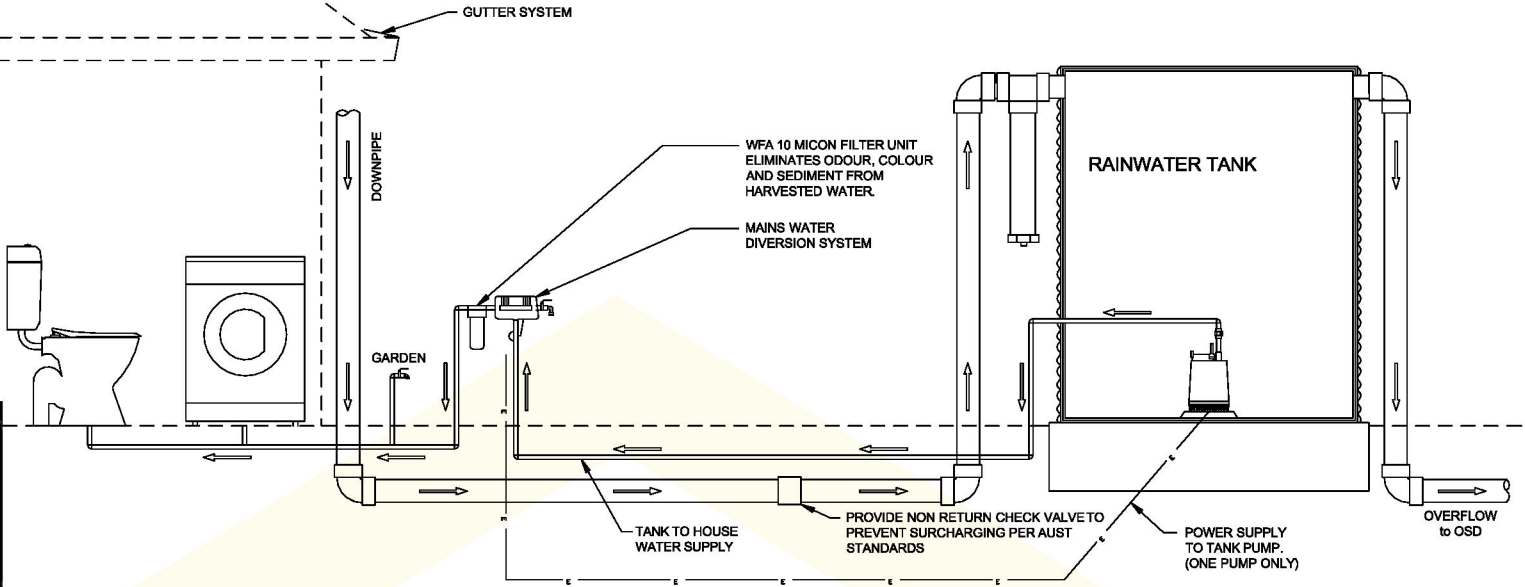
TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

GENERAL NOTES

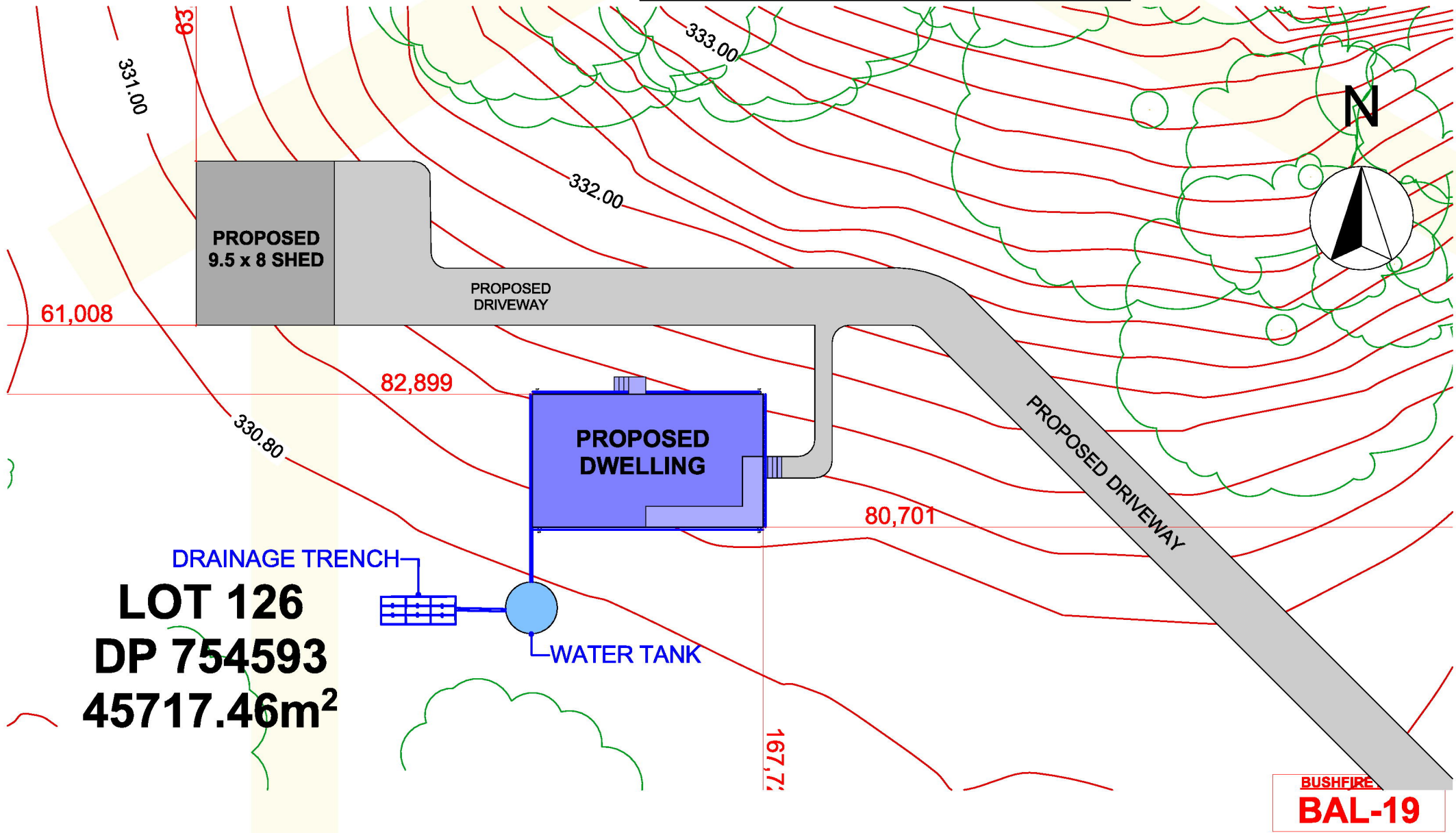
- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.



RAINWATER SUPPLY SIGN



DIAGRAMMATIC DETAIL OF RAINWATER TANK



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Stormwater Plan

CLIENT: _____ JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: 1:300 @ A3

DRAWN: EM ISSUE: DA SHEET NO: DA.6

REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026

LANDSCAPE LEGEND



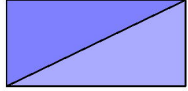
TURF AREA



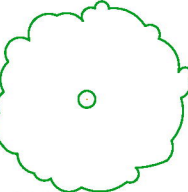
EXISTING DRIVEWAY



EXISTING STRUCTURES



PROPOSED STRUCTURES



EXISTING TREES/GARDENS

NOTE:

- 1 Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.

2 Do not scale drawing. If in doubt - ASK

3 This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans

4 All Existing trees to remain shall be protected as per arborist report & council requirements

5 All pruning shall be in accordance with the AS 4373

6 Thoroughly eradicate weeds from all garden areas.

7 No variation to the works to be carried out without prior approval from owner.

8 All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.

9 Substitution of plant species or varieties will not be permitted.

10 Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- 11 All storm water outlets & surface run off shall be to Hydraulic Engineers detail.

12 Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.

13 Refer to survey plan for position of all existing services.

14 Refer to Architectural elevations & Sections for existing and proposed ground lines.

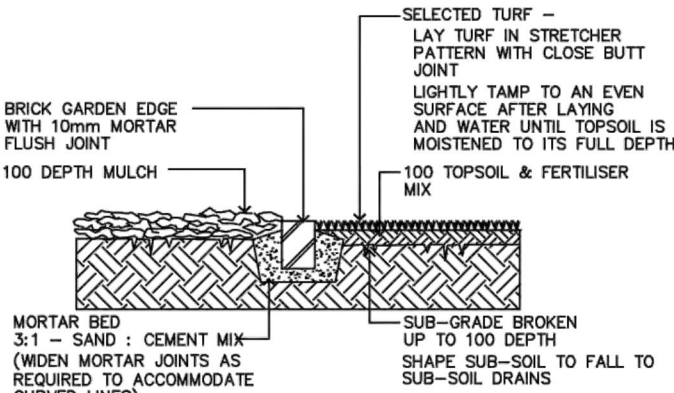
15 All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification G273-Landscaping.

16 Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

17 MAINTENANCE- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

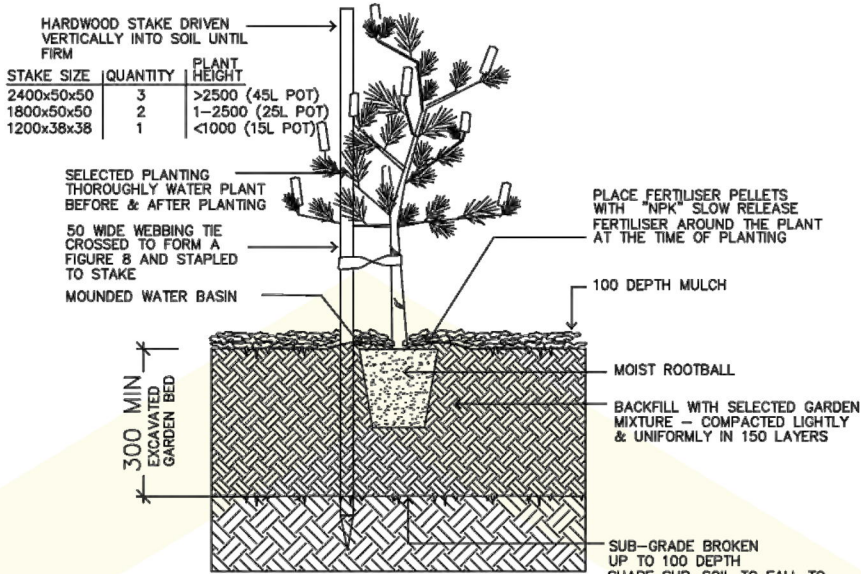
PLANT SCHEDULE

PLANT	SYMBOL	NAME	SIZE	POT	QTY
		HEBE BUXIFOLIA 'INSPIRATION' (OR SIMILAR)	1.5 X 1.5	150MM	2
		PHORMIUM TENAX 'PURPUREUM' (OR SIMILAR)	1 X 1	150MM	7
		DIANELLA (OR SIMILAR)	0.4 X 0.4	150MM	9
		CHAMAECYPARIS LAWSONIANA (OR SIMILAR)	2 X 1.5	25L	3
		BACKHOUSIA MYRTIFOLIA GREY MYRTLE (OR SIMILAR)	3 X 3	25L	2



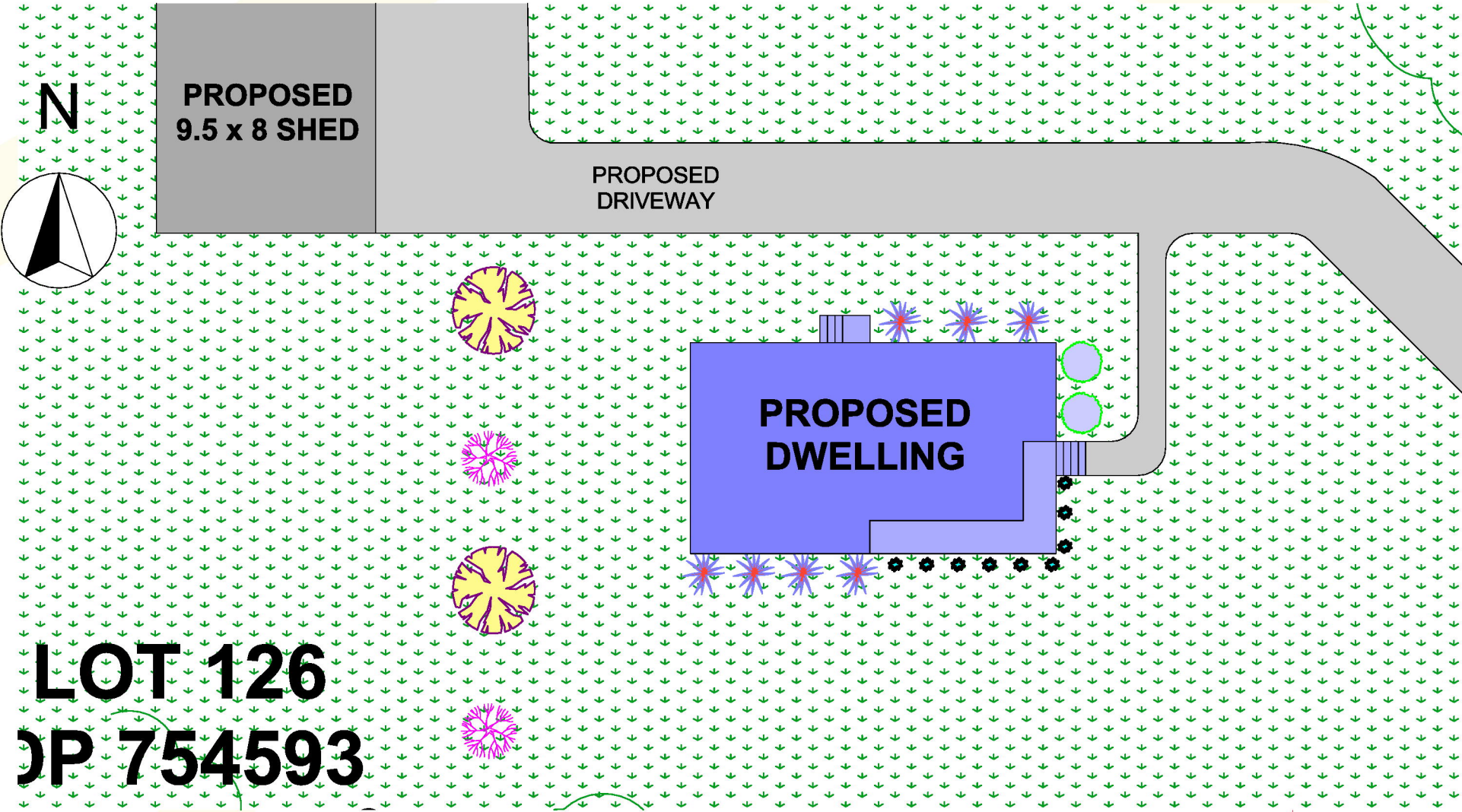
1. TURF & GARDEN EDGE DETAIL

NOTE :
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER



246 BANG BANG RD, KOORAWATHA

Area Calculation

Zone Name	Area
01 Internal Area	91.37
02 Deck	13.09

104.46 m²

SITE DEVELOPMENT CALCULATION

HILLTOPS COUNCIL

LAND SIZE:45717.46m²

LOT WIDTH:180.05m

LANDSCAPED AREA

PROPOSED DWELLING: 104.46m²

PROPOSED SHED: 76m²

HARDSTAND AREA: 300m²

TOTAL LANDSCAPED: 45237.0m² 98.95%

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Signed _____

Date _____

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Landscape Plan

CLIENT:

LOCATION: 246 BANG BANG ROAD KOORAWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593

DRAWN: EM

REF NUMBER: 15790526

DATE: Monday, July 13, 2026

JOB NUMBER: 202977

SCALE: 1:1.30, 1:210 @ A3

SHEET NO: DA.7

DESIGN: WARATAH 90

SOIL AND WATER MANAGEMENT CONTROLS

FULL SITE PLAN

SEDIMENT CONTROL FENCE LAYOUT

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

‘Sediment’ fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

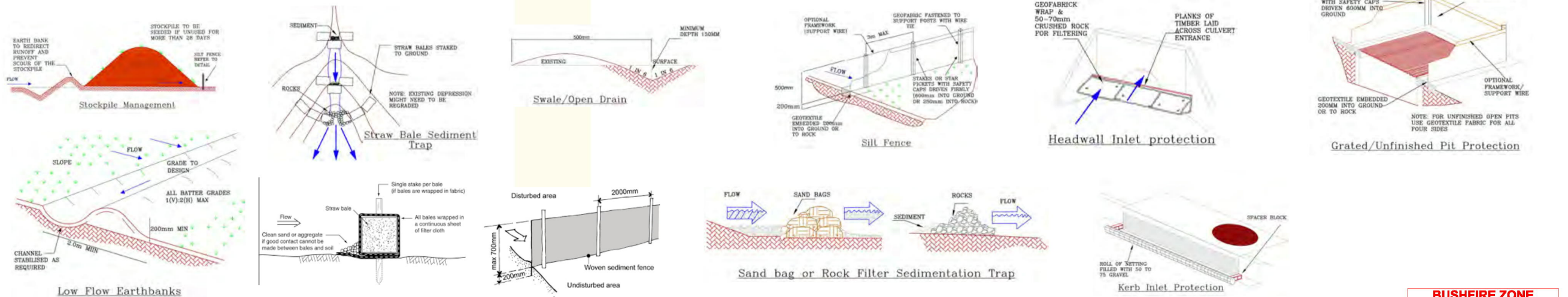
Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

In general, water shall not be released or pumped from sediment basins unless water quality complies with the ‘Australian and New Zealand Guidelines for Fresh and Marine Water Quality’ and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional ‘sediment’ fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.

TECHNIQUES





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Sediment Control Plan

CLIENT: _____ JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: 1:2500, 1:500 @ A3

DRAWN: EM ISSUE: DA SHEET NO: DA.8

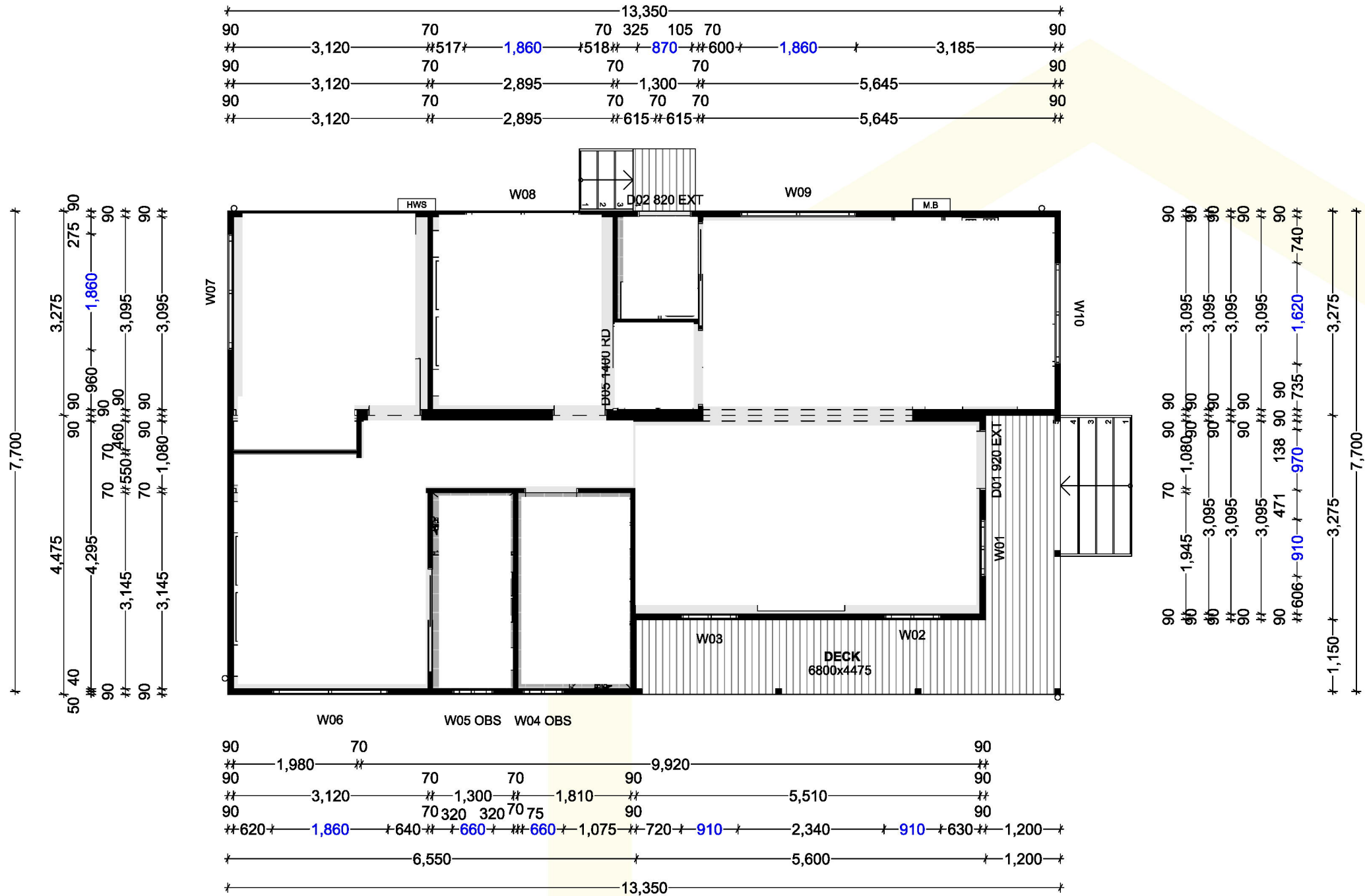
REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026

BUSHFIRE ZONE

BAL-19

Area Calculation	
Zone Name	Area
01 Internal Area	91.37
02 Deck	13.09
104.46 m²	



BUSHFIRE ZONE
BAL-19



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Floor Plan

CLIENT: _____ JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

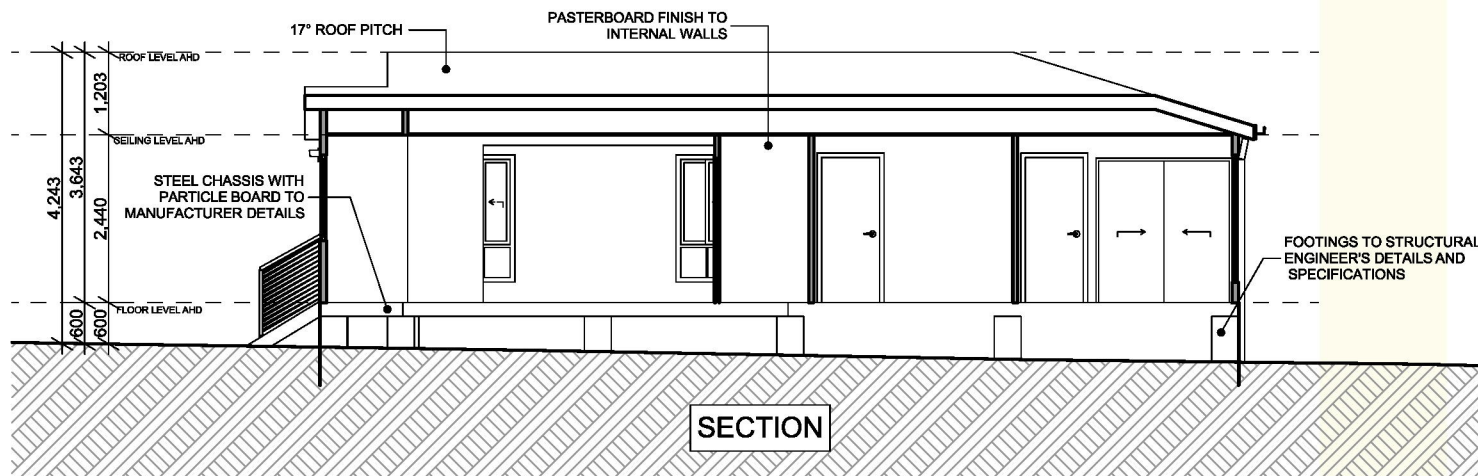
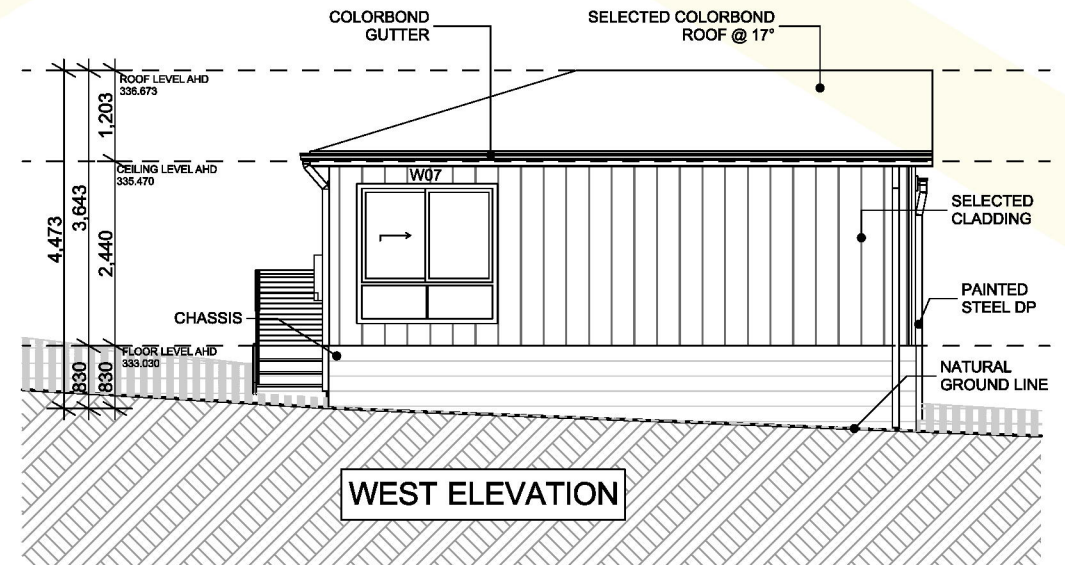
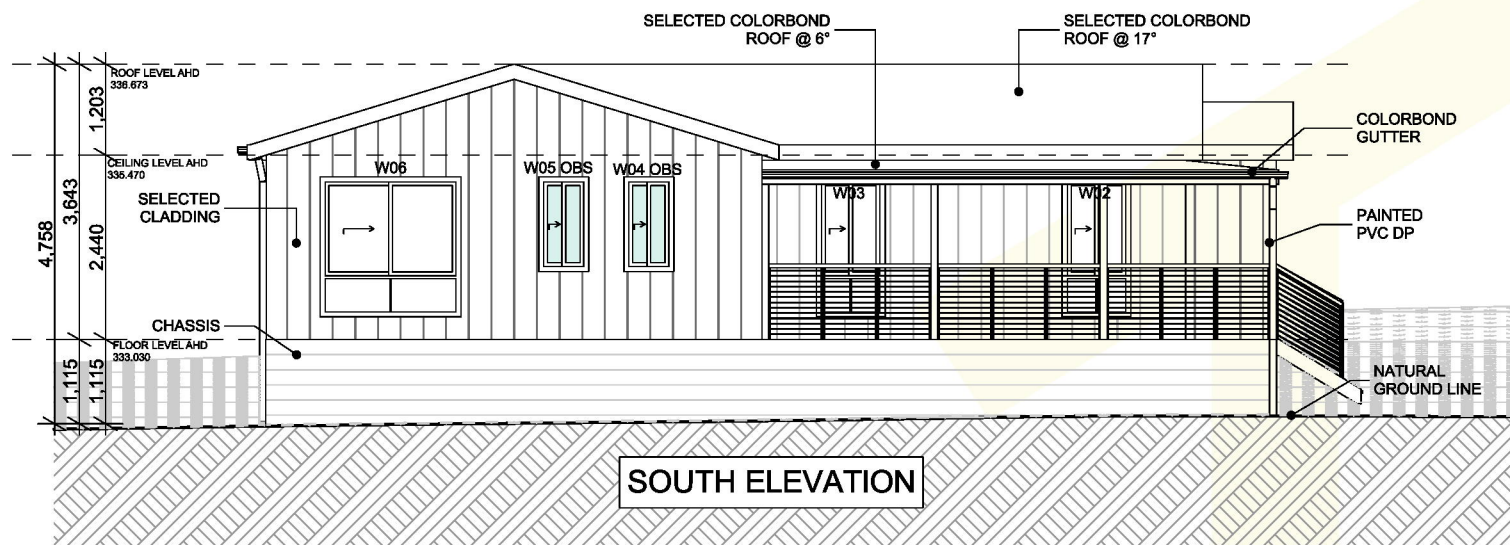
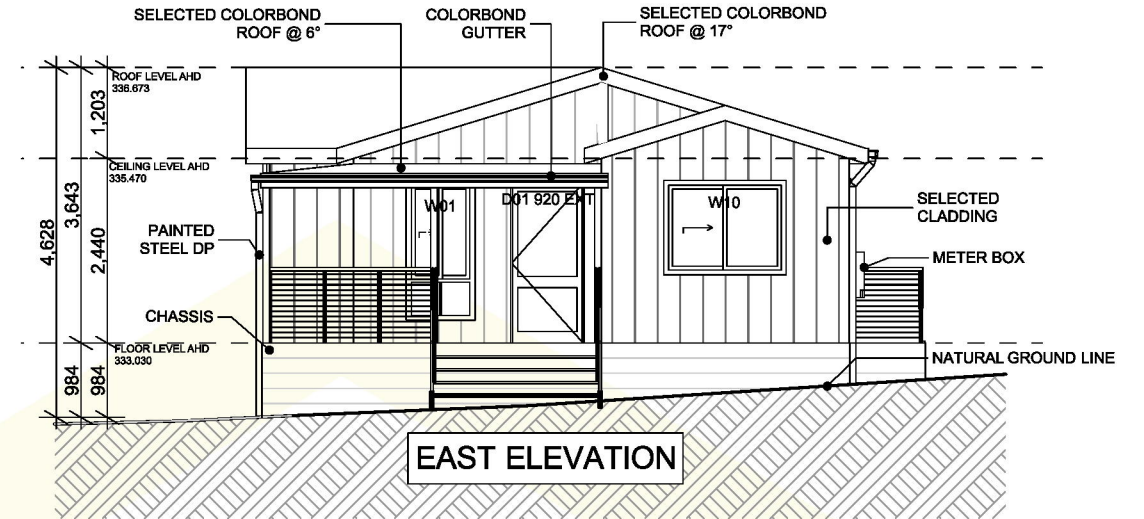
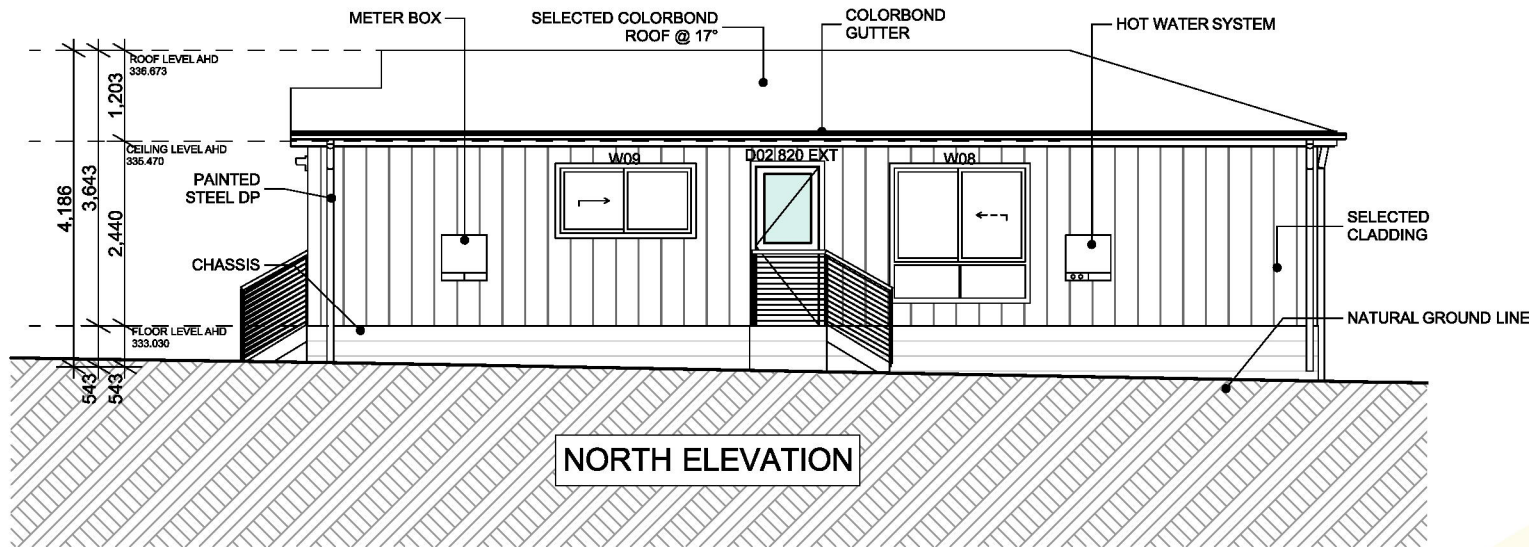
LGA: HILLTOPS COUNCIL

LOT/DP: 126/DP754593 SCALE: 1:1, 1:80 @ A3

DRAWN: EM ISSUE: DA SHEET NO: DA.10

REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026



Door List				Window List				
Door ID	Width	Height	Quantity	Window ID	Width	Height	Head Height	Quantity
D01 920 EXT	920	2,100	1	W01	850	1,800	2,100	1
D02 820 EXT	820	2,100	1	W02	850	1,800	2,100	1
D03 820 CSD	820	2,100	1	W03	850	1,800	2,100	1
D04 1240 DD	1,240	2,100	1	W04 OBS	610	1,200	2,100	1
D05 1400 RD	1,400	2,100	1	W05 OBS	610	1,200	2,100	1
D06 820	820	2,100	1	W06	1,810	1,800	2,100	1
D07 820	820	2,100	1	W07	1,810	1,800	2,100	1
D08 820	820	2,100	1	W08	1,810	1,800	2,100	1
D09 2000 RD	1,980	2,100	1	W09	1,810	940	2,100	1
D10 2000 RD	1,980	2,100	1	W10	1,570	1,200	2,100	1
D11 820 CSD	820	2,100	1					
D12 820	820	2,100	1					
			12	10				

BUSHFIRE ZONE
BAL-19

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Elevations/Section

CLIENT: JOB NUMBER: 202977

LOCATION: 246 BANG BANG ROAD KOORWATHA

LGA: HILLTOPS COUNCIL

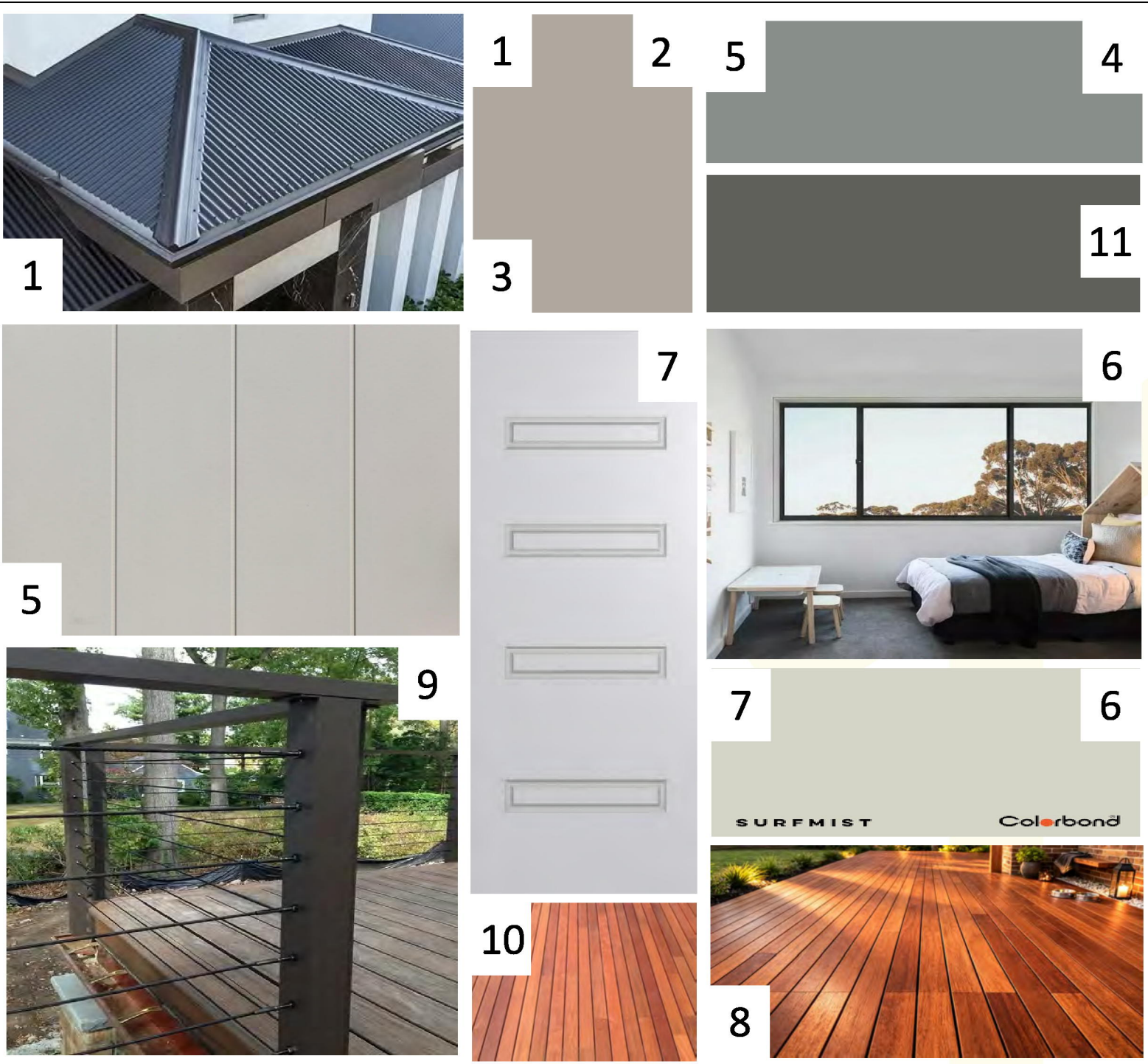
LOT/DP: 126/DP754593 SCALE: 1:1, 1:100, 1:110 @

DRAWN: EM ISSUE: DA SHEET NO: DA.11

REF NUMBER: 15790526 DESIGN: WARATAH 90

DATE: Monday, July 13, 2026

EXTERNAL COLOUR PLAN



LEGEND

- 1) ROOF: CB CORRUGATED STEELINE 762 - CB DUNE
- 2) GUTTER: CB DUNE
- 3) FASCIA: CB DUNE
- 4) DOWNPIPES: CB WINDSPRAY
- 5) CLADDING: WEATHERGROOVE 300 SMOOTH - VERTICAL - CB WINDSPRAY
- 6) WINDOWS & FLYSCREENS: ALUMINIUM FRAMED - CB SURFMIST - STEEL MESH F SCREEN
- 7) ENTRY DOOR: HUME DOORS VAUCLUSE XV10 - CB SURFMIST
- 8) DECKING: HARDWOOD - MERBAU
- 9) HANDRAILS: TIMBER AND WIRE - CB WOODLAND GREY
- 10) SUBFLOOR: HARDWOOD - MERBAU
- 11) FEATURE WALL: WEATHERGROOVE 300 SMOOTH - VERTICAL - CB WOODLAND GREY

JOB NO: 202977 SITE ADDRESS: 246 BANG BANG RD, KOORWATHA 2807 CLIENT: WELLSTED

The colours shown represent actual product colours as accurately as possible. However, we recommend checking your chosen colours against an actual sample of the products before purchasing, as varying screens and devices may affect colour tones and finishes.

BUSHFIRE ZONE
BAL-19



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9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

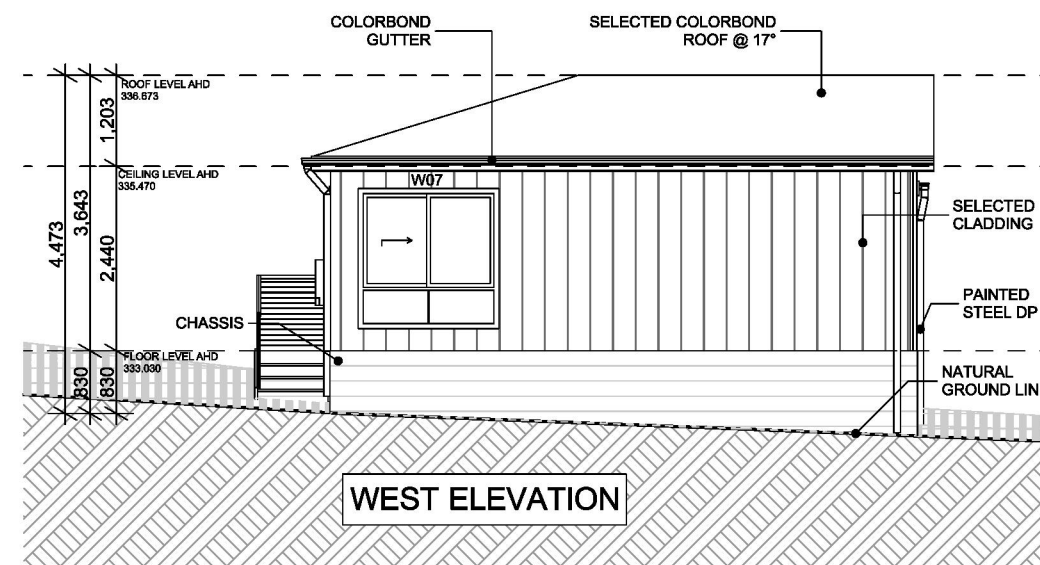
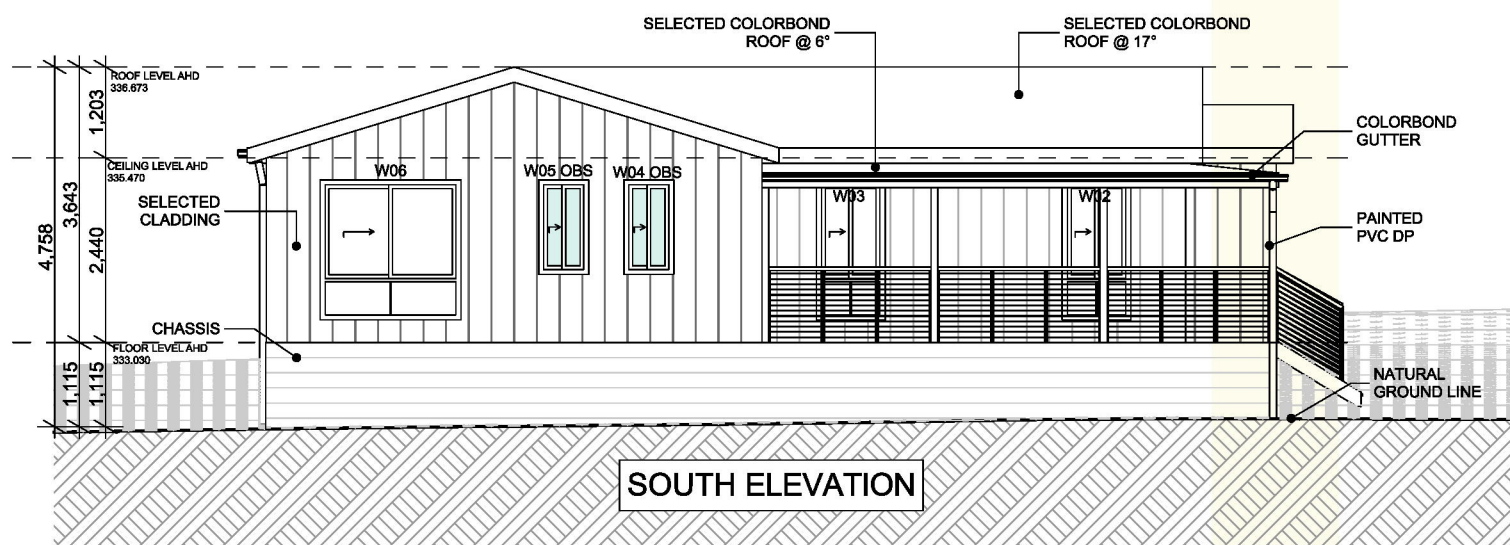
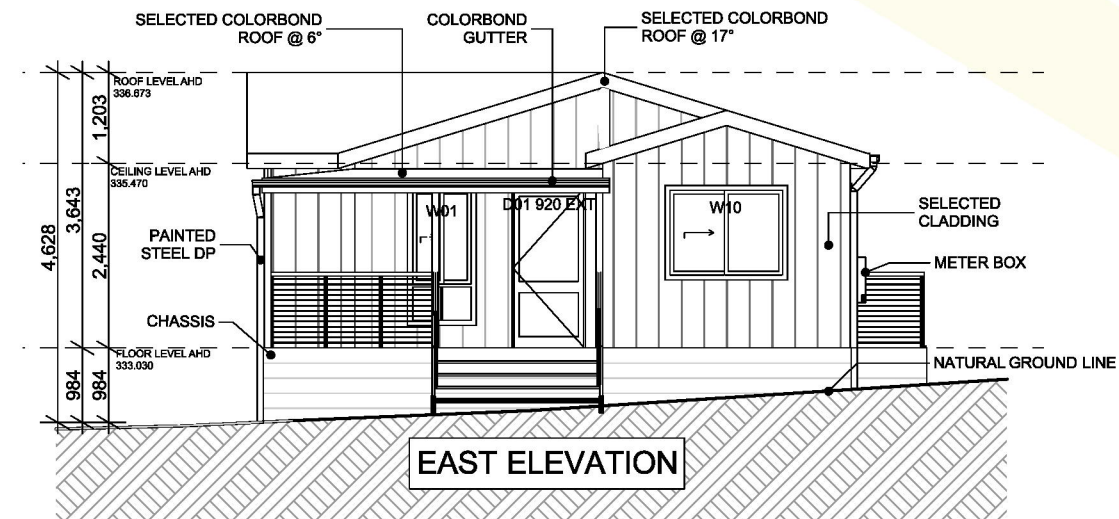
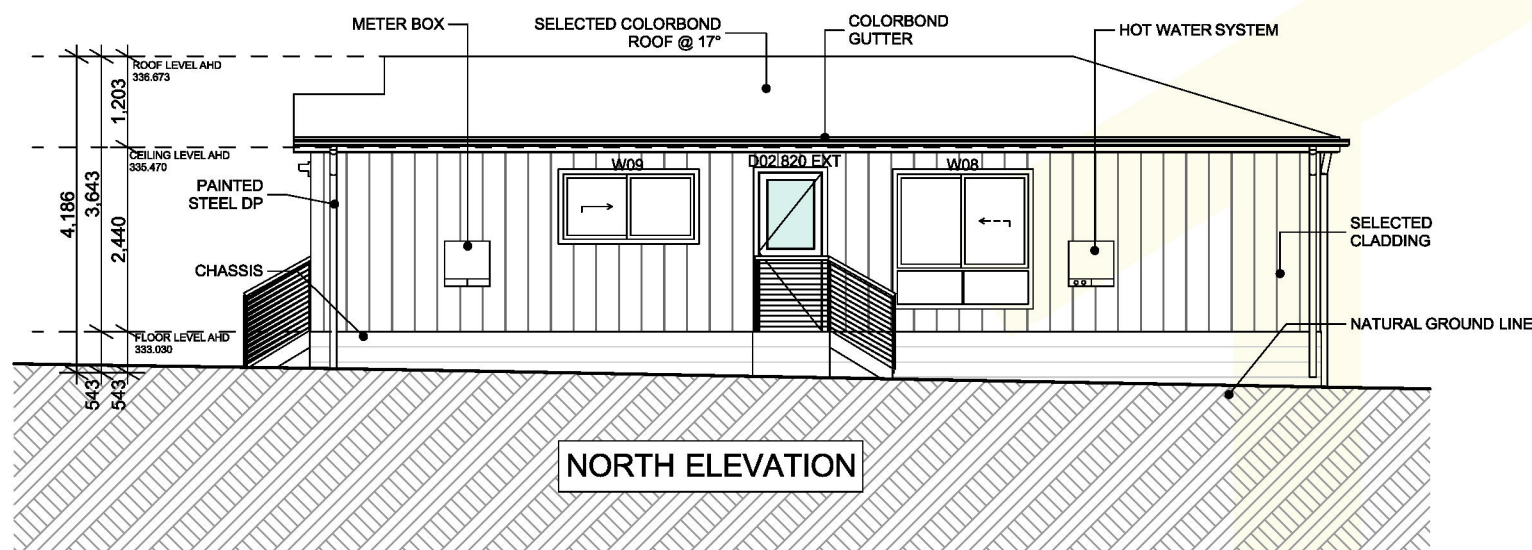
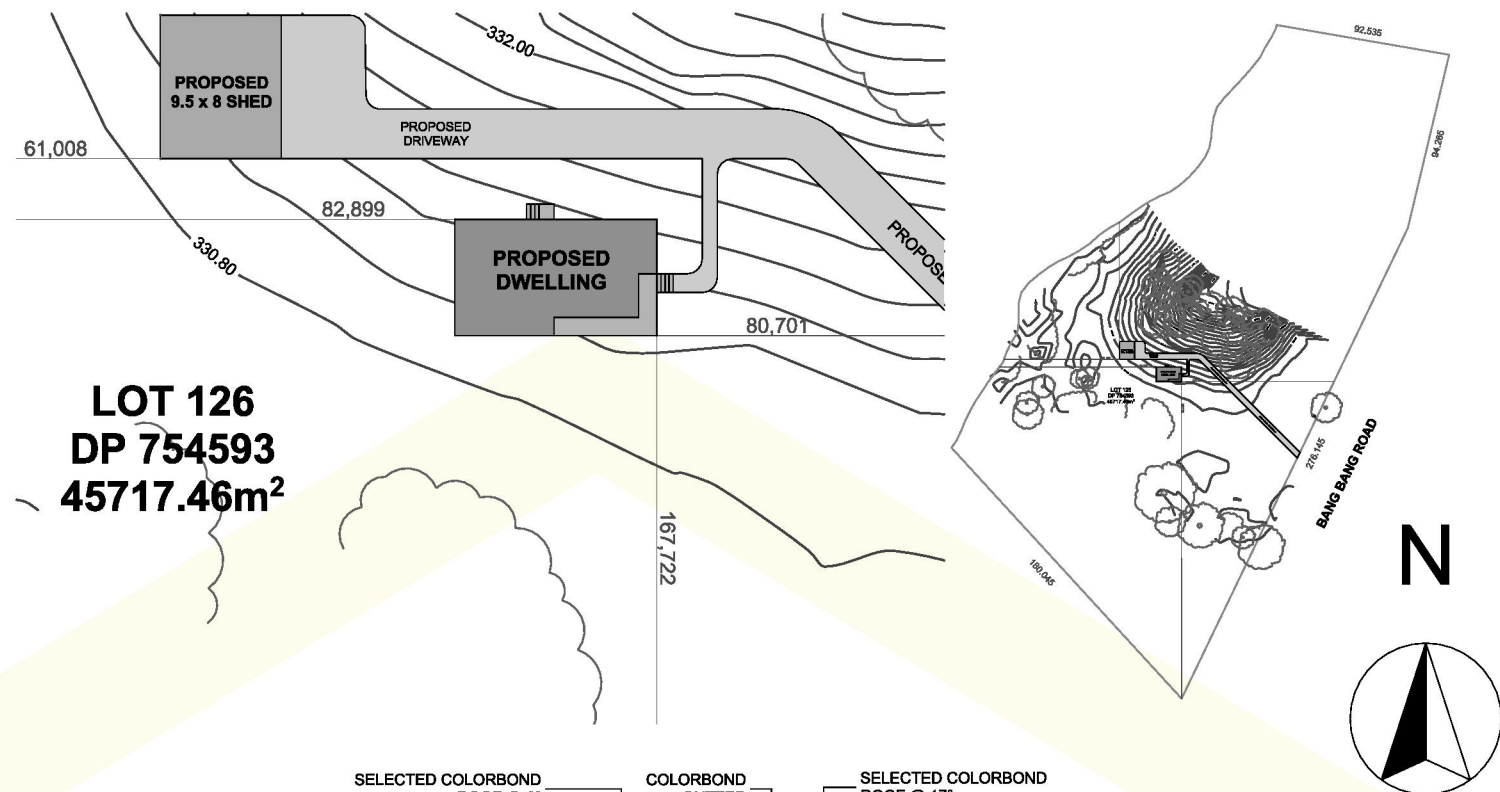
External Colours

CLIENT: JOB NUMBER: 202977
LOCATION: 246 BANG BANG ROAD KOORWATHA
LGA: HILLTOPS COUNCIL
LOT/DP: 126/DP754593 SCALE: 1:173.73 @ A3
DRAWN: EM ISSUE: DA SHEET NO: DA.12
REF NUMBER: 15790526 DESIGN: WARATAH 90
DATE: Monday, July 13, 2026

NOTIFICATION PLAN

246 BANG BANG ROAD, KOORWATHA 2807

LOT 126
DP 754593
45717.46m²



ABN : 32 603 439 827
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WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

Notification Plan

BAL-19

CLIENT: JOB NUMBER: 202977
LOCATION: 246 BANG BANG ROAD KOORWATHA
LGA: HILLTOPS COUNCIL
LOT/DP: 126/DP754593 SCALE: 1:100, 1:4000, 1:500 @ A3
DESIGN: WARATAH 90