



NCC 2022 - WET AREAS

GROUND FLOOR

1. NO FLOOR RECESS - 50mm ANGLE (STANDARD)

A. ROOM - PDR AND LAUNDRY

2. FLOOR RECESS - 50mm (MIN. 20mm ANGLE)

A. ROOM -

3. LAUNDRY / NO FLOOR WASTE (STANDARD) - 12mm ANGLE / DIRECT STICK FLOOR TILES

FIRST FLOOR

1. NO FLOOR JOIST STEP DOWN - 50mm ANGLE (STANDARD)

A. ROOM - ENS 1, ENS 2 AND ENS 3

2. FLOOR JOIST STEP DOWN - 45mm (MIN 20mm ANGLE)

A. ROOM -

NOTE:

1. FLOOR WASTE NOT INCLUDED TO LAUNDRY UNLESS UPGRADED BY OWNER.

2. FIRST FLOOR - COMPRESSED FIBRE CEMENT SUBSTRATE TO ALL WET AREAS

3. ANY ADDITIONAL WET AREA RECESS OR STEP DOWN IN THE FLOOR SUBSTRATE OVER AND ABOVE WHAT IS REQUIRED TO COMPLY WITH NCC 2022 REQUIRMENTS WILL BE AN UPGRADE REQUEST BY OWNER.

4. WET AREA FALLS - WHERE A FLOOR WASTE IS INSTALLED, MINIMUM CONTINUOUS FALL MUST BE 1:80 AND MAXIMUM CONTINUOUS FALL MUST BE 1:50 (NCC 2022 PART 10.2.12)



CNR, SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH-1300 4HOMES(1300 446 637) WWW.MASTERION.COM.AU
LICENCE No. 35558C / ABN: 52 002 873 047

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CLIENT'S SIGNATURE 2

I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERION HOMES.

DATE

For:

MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS

Address :

32 PERMANENT AVENUE, EARLWOOD NSW 2206

Lot No :

53

Council:

CANTERBURY BANKSTOWN

DP :

12239

North Point



DWG:

COVER SHEET

Design:

CUSTOM HIGHVIEW PREMIER

Facade:

CUSTOM PROVINCIAL

Edition:

ULTIMATE INCLUSIONS

DESIGN PLANS

SUBJECT TO ENGINEERS AND MANUFACTURERS DESIGN CRITERIA-MAY CHANGE TO SUIT COMPLIANCE.

NBN COMPLIANT

HOME TO BE SMART WIRED TO SUIT NBN BUILDING REQUIREMENTS.

EASEMENTS

REFER TO SITE PLAN OR SURVEY-NO ENCROACHMENTS WITHOUT APPROVAL FROM RELEVANT AUTHORITIES

ACID SULPHATE AFFECTED

HYDRAULIC DESIGN

REFER TO HYDRAULICS ENGINEERS DRAWINGS FOR DRAINAGE DESIGN

FLOOR SHEET FIXINGS

FIRST FLOOR SHEETING TO BE SCREWED AND GLUE FIXED TO FLOOR JOISTS

CONCRETE 32mPa

REFER TO TENDER AND ENGINEERS DRAWINGS FOR ADDITIONAL CONCRETE SPECIFICATION REQUIREMENTS

FLOOD LEVEL -

N/A

BAL RATING -

N/A

WIND CLASS -

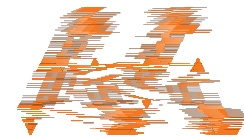
N2

SLAB CLASS -

H1

4	1. COUNCIL SUBMISSION FORM 10 DATED 24.6.26
3	1. COUNCIL SUBMISSION 2. COUNCIL LETTER 3. CHANGES AS PER FORM10 DATED 13.05.2026
2	1. COUNCIL SUBMISSION 2. BASIX UPDATES
1	1. CONTRACT PLAN 2. TENDER REV 2 3. TV - 01
SK	1. DESIGN SKETCH 2.
SK	1. DESIGN SKETCH 2.
REV.	DESCRIPTION

REVISION DESCRIPTION



MASTERION

REALISE-YOUR DREAM

DRAWING SCHEDULE

No.	DRAWING TITLE	REV
00.00	COVER SHEET	4
01.00	SITE PLAN	4
02.00	GROUND FLOOR PLAN	4
02.01	FIRST FLOOR PLAN	4
02.02	SCHEDULES GROUND FLOOR	4
02.03	SCHEDULES FIRST FLOOR	4
02.07	GRD FLR ELECTRICAL PLAN	4
02.08	FIRST FLR ELECTRICAL PLAN	4
03.00	ELEVATIONS	4
03.01	ELEVATIONS	4
04.00	SECTIONS	4
04.01	SECTIONS	4
05.00	PERSPECTIVE VIEWS	4
06.00	CONST. MGMT CTRL / SEDIMENT PLAN	4
06.01	SITE ANALYSIS PLAN	4
06.03	CONCEPT LANDSCAPE PLAN	4
06.04	9am JUNE 21-SHADOW	4
06.05	12noon JUNE 21-SHADOW	4
06.06	3pm JUNE 21-SHADOW	4
07.00	TYPICAL WET AREA FIXTURES SETOUT	4
07.01	DETAILS-WET AREA SHEET 1	4
07.03	NOTIFICATION PLAN	4
AP00	AREAS-SITE PLAN COVERAGE	4

4	COUNCIL SUBMISSION	16.7.26	EP
3	COUNCIL SUBMISSION	14.05.2026	SY
2	COUNCIL SUBMISSION	15.01.2026	PG
1	CONTRACT PLAN	23.10.2025	SY
Rev.	ISSUE STATUS	Date	Issued by

REVISION SCHEDULE

COUNCIL SUBMISSION

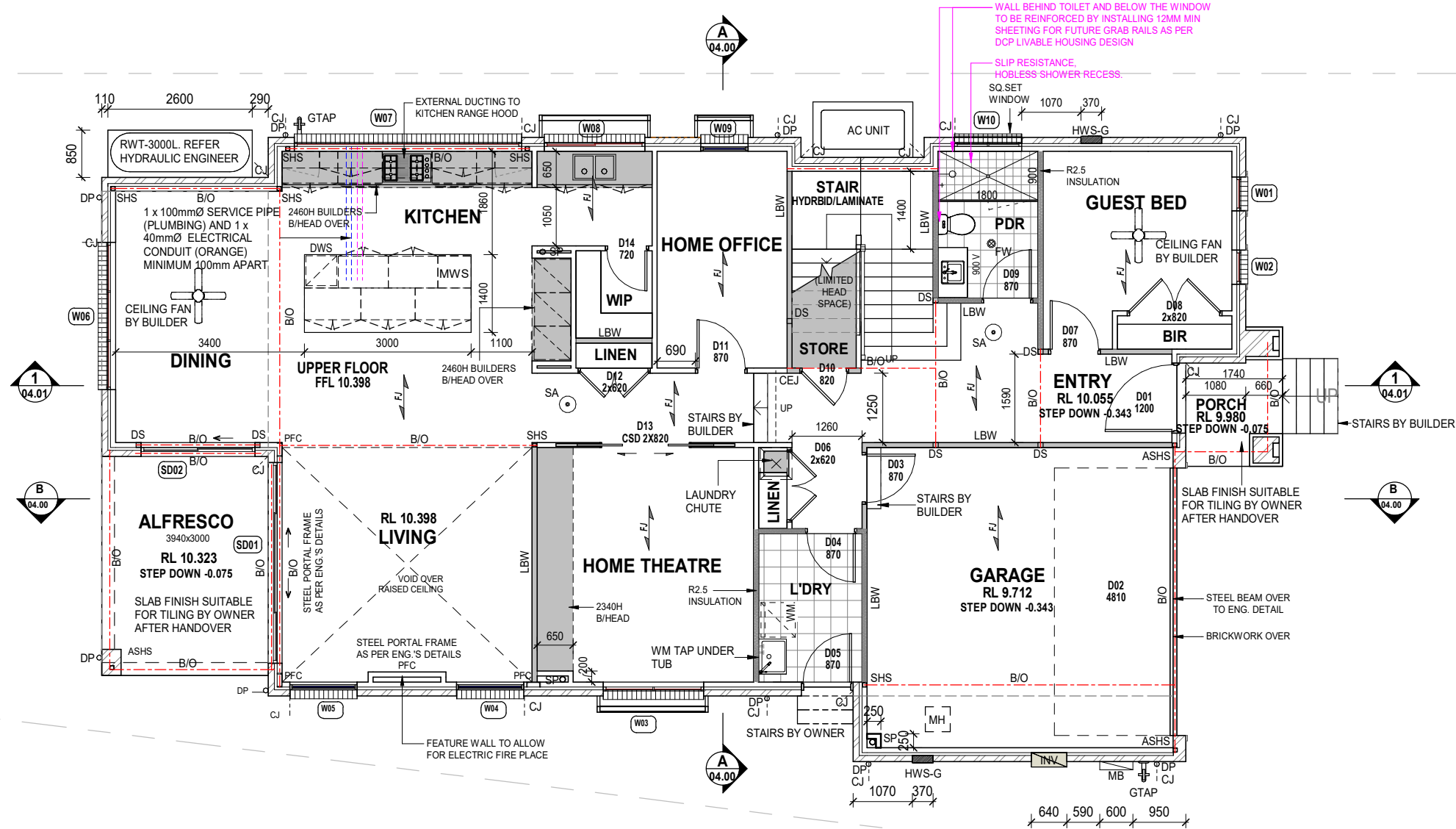
2020087

Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
28.08.25	AC	16.7.26	1 : 1	00.00	4

Location: T:\Operation\Drafting-Revit-Jobs\2020087 - BARDAXIS\2020087 - BARDAXIS - HIGHVIEW PREMIER - PROVINCIAL - LHS - ISSUE 2.rvt Plot Date: 16/07/2026 2:04:51 PM

KEYNOTE LEGEND	
ASHS	ADJUSTABLE SHS
B/O	BEAM OVER TO ENGINEERS DETAIL
CEJ	CEILING EXPANSION JOINT
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
DS	DOUBLE STUD
FW	FLOOR WASTE
GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	PV INVERTER
LBW	LOAD BEARING WALL
MB	METER BOX
MH	MANHOLE
SA	SMOKE ALARM
SHS	SQUARE HOLLOW SECTION
SP	STACK POINT- COORDINATE FINAL LOCATION ON SITE

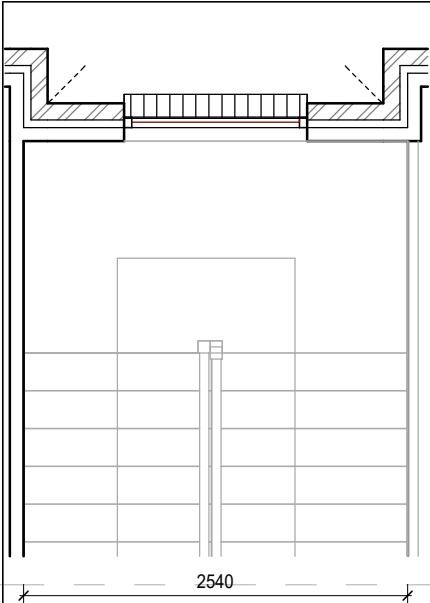
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250	3000		4500		2160	90	2340	90	2540	90	1800	90	3400
250		7500		700 90	1370	90	2340	90	1155 90	1295 90	1800	90	250 660
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250												250	1740
19020													



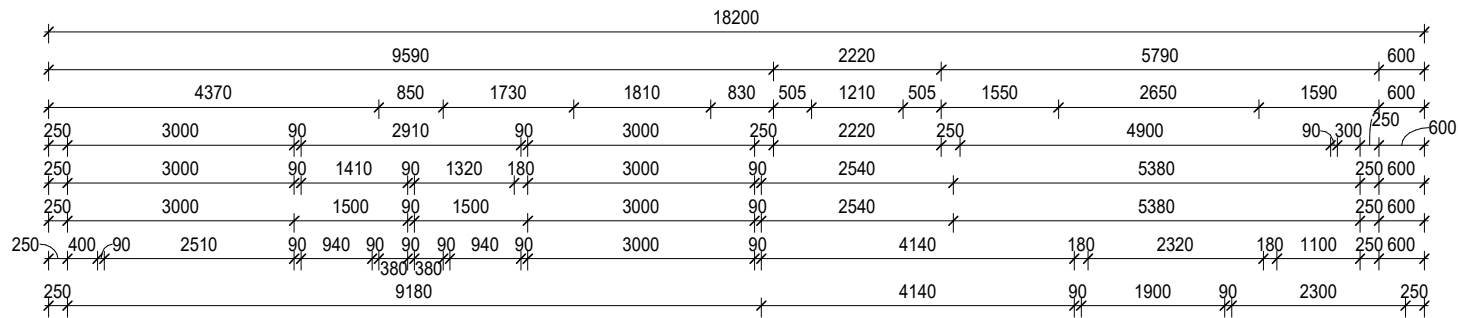
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3000	250	1547	90	1220 90	1553	90	560 90	3250	90	1860 90	230	1740
3000					10530				250	5510	230	1740
710	2050	240	390	1210	1790	1210	1430	1810	1760	930	5990	1740
350	2650						10530				5990	1150 590
3000							10530				5990	1740
21260												

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



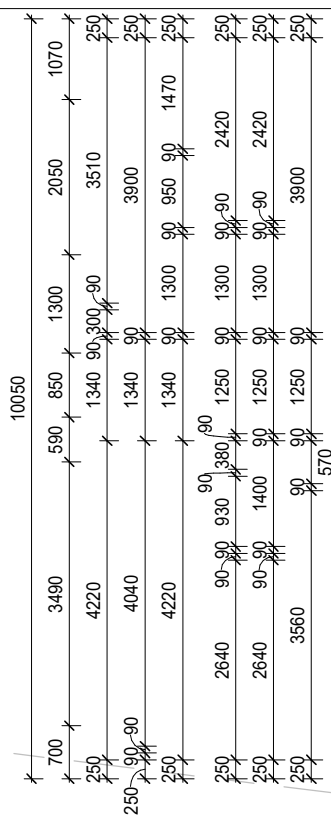


2 STAIR VOID
02.01 1 : 50



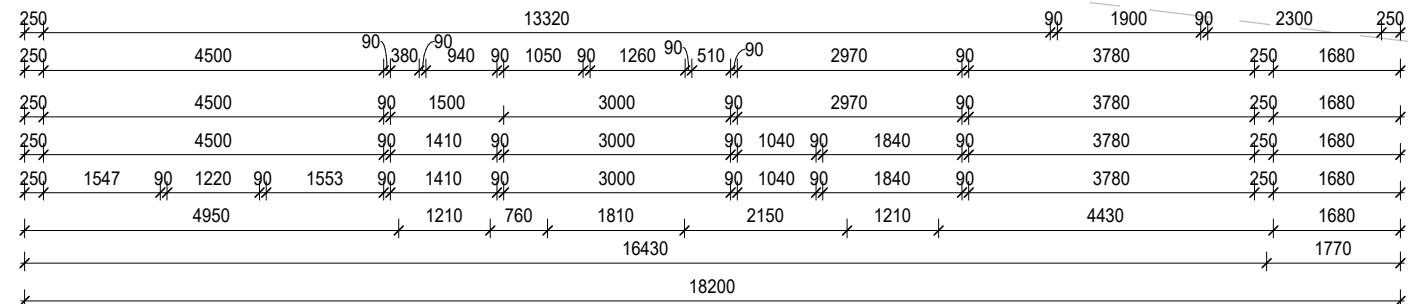
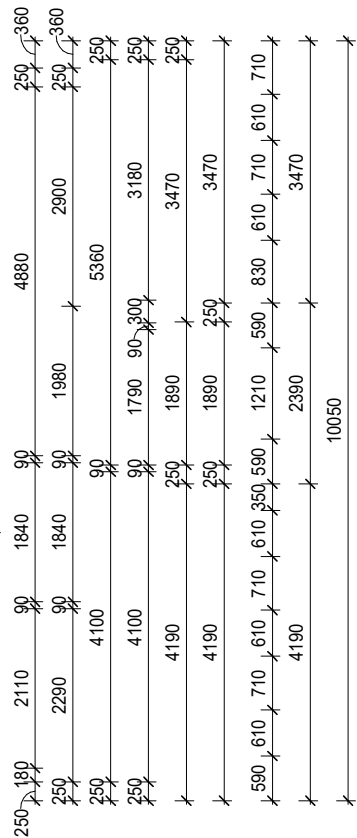
KEYNOTE LEGEND	
AC-D	AIR CONDITIONING DROPPER
B/O	BEAM OVER TO ENGINEERS DETAIL
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
FW	FLOOR WASTE
MH	MANHOLE
SA	SMOKE ALARM
VS	EAVE SOFFIT VENT

15024



1 04.01
B 04.00

1 04.01
B 04.00



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



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DATE

For: **MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS**
Address: **32 PERMANENT AVENUE, EARLWOOD NSW 2206**
Lot No: **53** DP: **12239**
Council: **CANTERBURY BANKSTOWN**



DWG: **FIRST FLOOR PLAN**
Design: **CUSTOM HIGHVIEW PREMIER**
Facade: **CUSTOM PROVINCIAL**
Edition: **ULTIMATE INCLUSIONS**

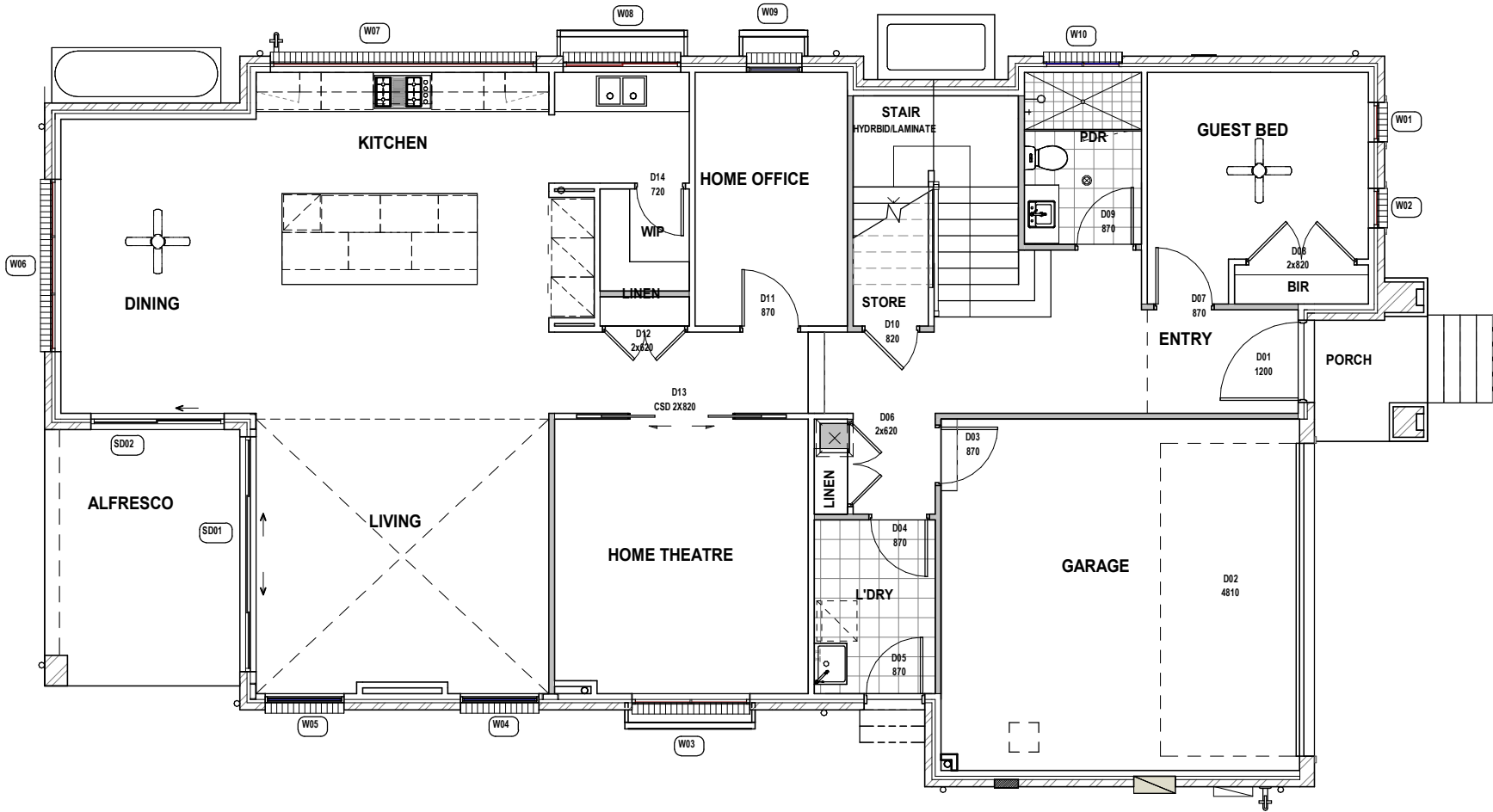
Garage Location: **LHS**

Stage: **COUNCIL SUBMISSION**
Drawn Date: **28.08.25**
Drawn By: **AC**
Rev. Date: **16.7.26**
Scale @ A3: **As indicated**

JOB No. **2020087**
Sheet No. **02.01**
Revision: **4**

DOOR SCHEDULE				
DOOR No.	COMMENTS	HEIGHT	WIDTH	Level
01		2340	1200	LOWER FLOOR
02		2700	4810	GARAGE FLOOR
03		2340	870	LOWER FLOOR
04		2340	870	LOWER FLOOR
05		2340	870	LOWER FLOOR
06		2340	2x620	LOWER FLOOR
07		2340	870	LOWER FLOOR
08		2340	2x820	LOWER FLOOR
09		2340	870	LOWER FLOOR
10		2340	820	LOWER FLOOR
11		2340	870	GROUND FLOOR
12		2340	2x620	GROUND FLOOR
13		2340	CSD 2X820	GROUND FLOOR
14		2340	720	GROUND FLOOR
15		2340	720 (CSD)	FIRST FLOOR
16		2340	720	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	720	FIRST FLOOR
19		2340	2x520	FIRST FLOOR
20		2340	820	FIRST FLOOR
21		2340	720 (CSD)	FIRST FLOOR
22		2340	820	FIRST FLOOR
23		2340	720 (CSD)	FIRST FLOOR
24		2340	820	FIRST FLOOR
25		2340	720 (CSD)	FIRST FLOOR
26		2040	720	FIRST FLOOR

WINDOW & SLIDING DOOR SCHEDULE						
TYPE	WINDOW No.	HEIGHT	WIDTH	WINDOW STYLE	GLAZING	Level
W	01	2057	610	AWNING	SINGLE CLEAR	LOWER FLOOR
W	02	2057	610	AWNING	SINGLE CLEAR	LOWER FLOOR
W	03	1800	1810	AWNING	SINGLE CLEAR	GROUND FLOOR
W	04	4286	1210	FIXED	SINGLE CLEAR	GROUND FLOOR
W	05	4286	1210	FIXED	SINGLE CLEAR	GROUND FLOOR
W	06	2057	2650	AWNING	SINGLE CLEAR	GROUND FLOOR
W	07	500	4090	FIXED	SINGLE CLEAR	GROUND FLOOR
W	08	1200	1810	SLIDING	SINGLE CLEAR	GROUND FLOOR
W	09	2057	850	AWNING	SINGLE CLEAR	GROUND FLOOR
W	10	600	1210	AWNING	TOUGH, OBS	LOWER FLOOR
W	11	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	12	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	13	1200	1210	AWNING	SINGLE CLEAR	FIRST FLOOR
W	14	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	15	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	16	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	17	1029	1210	SLIDING	TOUGH, OBS	FIRST FLOOR
W	18	1029	1810	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	19	1029	1210	SLIDING	TOUGH, OBS	FIRST FLOOR
W	22	857	3490	FIXED	SINGLE CLEAR	FIRST FLOOR
W	23	1457	850	AWNING	SINGLE CLEAR	FIRST FLOOR
W	24	1457	2050	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	25	1029	850	AWNING	TOUGH, OBS	FIRST FLOOR
W	26	1029	1810	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	27	2700	1210	FIXED	SINGLE CLEAR	FIRST FLOOR
W	28	600	2650	SLIDING	SINGLE CLEAR	FIRST FLOOR
SD	01	2400	3610	SLIDING DOOR	SINGLE CLEAR	GROUND FLOOR
SD	02	2400	2050	SLIDING DOOR	SINGLE CLEAR	GROUND FLOOR



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



MASTERTON

CNR. SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU
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North Point



DWG:

SHEDULES GROUND FLOOR

Design: CUSTOM HIGHVIEW PREMIER

Facade: CUSTOM PROVINCIAL

Edition: ULTIMATE INCLUSIONS

Garage Location:

LHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

28.08.25

Drawn By:

AC

Rev. Date:

16.7.26

Scale @ A3:

1 : 100

JOB No.

2020087

Sheet No.

02.02

Revision:

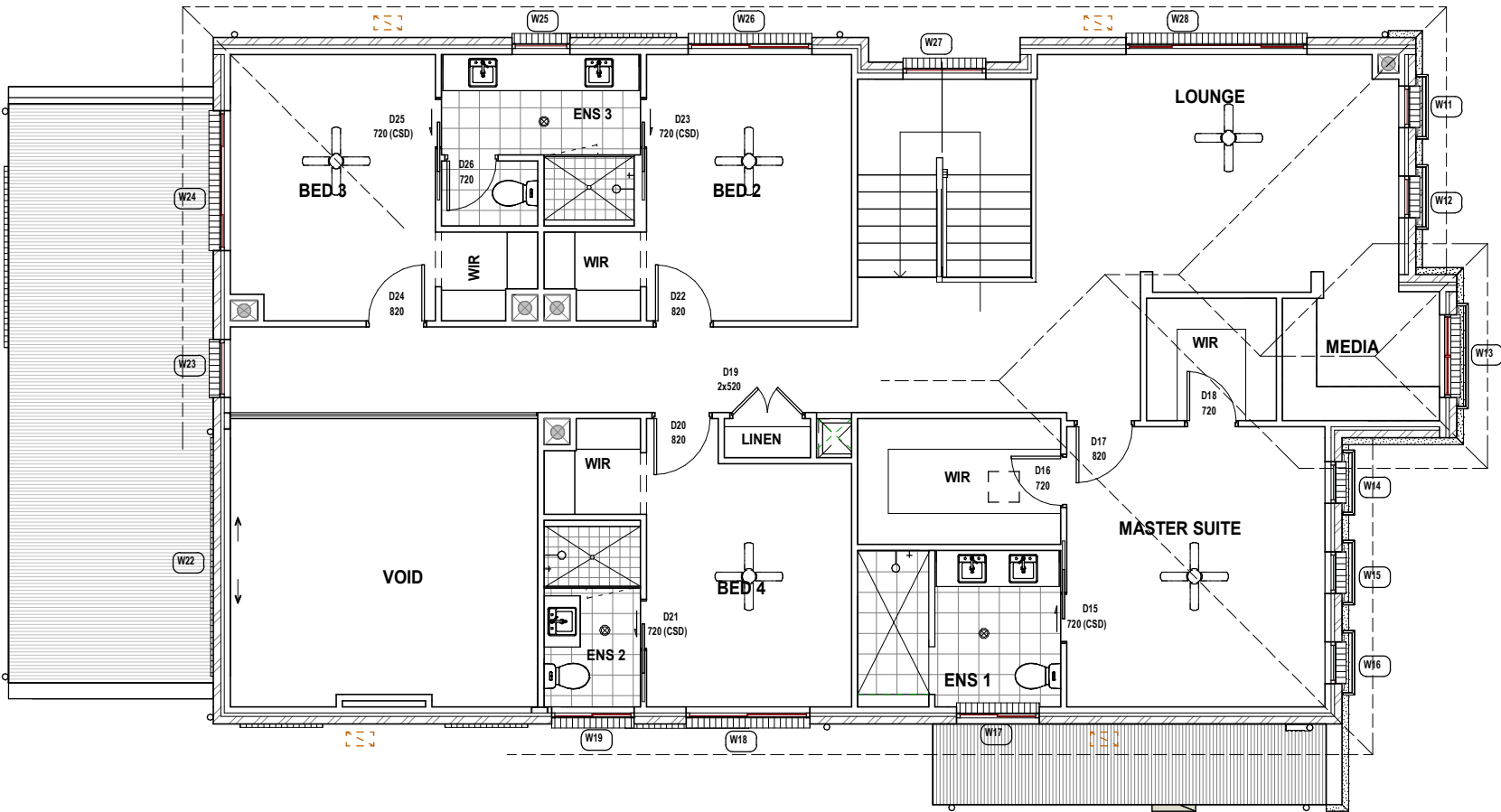
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Location: T:\Operation\Drafting-Revit-Jobs\2020087 - BARDAXIS\2020087 - BARDAXIS - HIGHVIEW PREMIER - PROVINCIAL - LHS - ISSUE 2.rvt

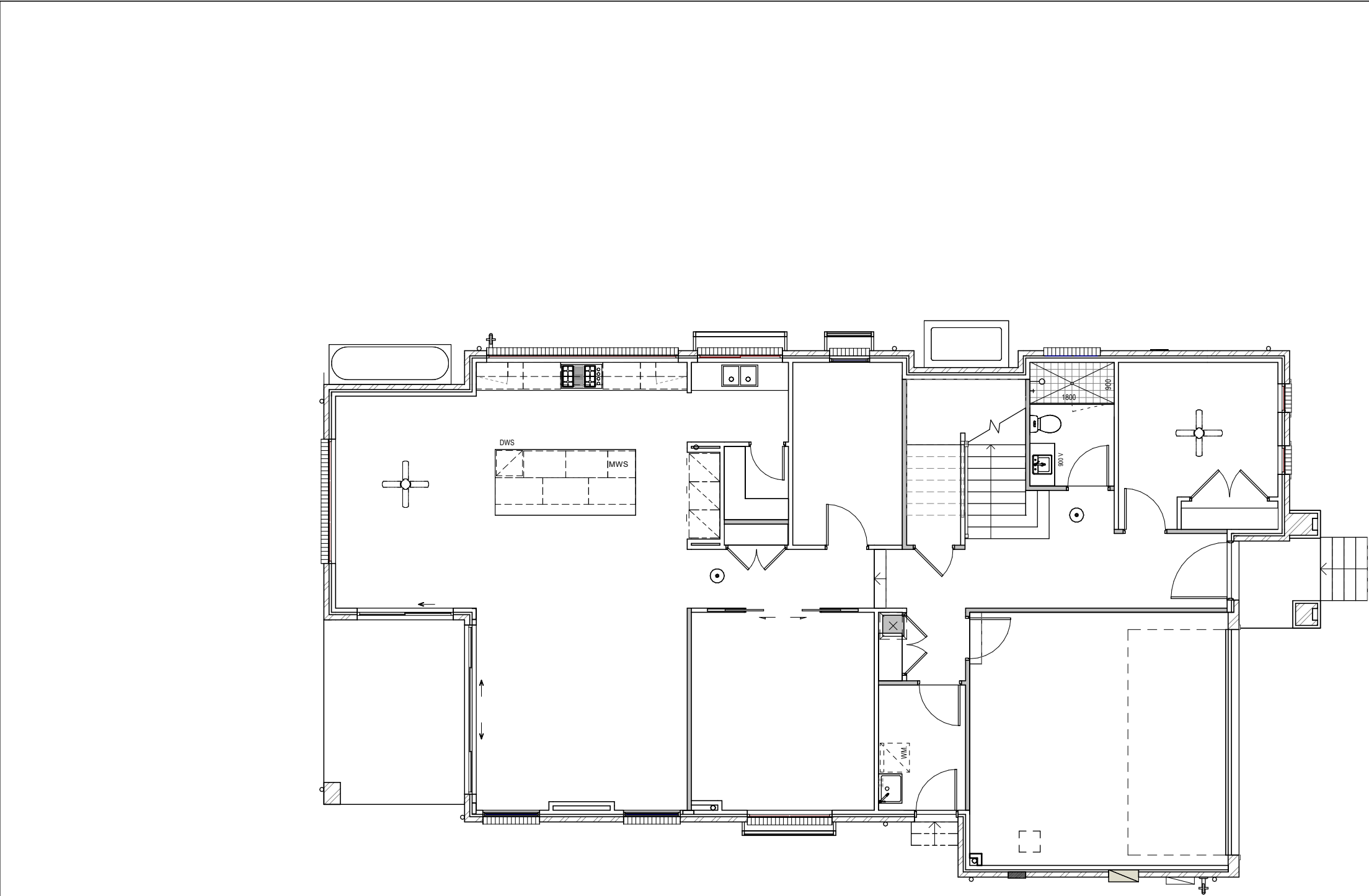
Plot Date: 16/07/2026 2:04:56 PM

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14		2340	720	GROUND FLOOR
15		2340	720 (CSD)	FIRST FLOOR
16		2340	720	FIRST FLOOR
17		2340	820	FIRST FLOOR
18		2340	720	FIRST FLOOR
19		2340	2x520	FIRST FLOOR
20		2340	820	FIRST FLOOR
21		2340	720 (CSD)	FIRST FLOOR
22		2340	820	FIRST FLOOR
23		2340	720 (CSD)	FIRST FLOOR
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25		2340	720 (CSD)	FIRST FLOOR
26		2040	720	FIRST FLOOR

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W	05	4286	1210	FIXED	SINGLE CLEAR	GROUND FLOOR
W	06	2057	2650	AWNING	SINGLE CLEAR	GROUND FLOOR
W	07	500	4090	FIXED	SINGLE CLEAR	GROUND FLOOR
W	08	1200	1810	SLIDING	SINGLE CLEAR	GROUND FLOOR
W	09	2057	850	AWNING	SINGLE CLEAR	GROUND FLOOR
W	10	600	1210	AWNING	TOUGH, OBS	LOWER FLOOR
W	11	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	12	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	13	1200	1210	AWNING	SINGLE CLEAR	FIRST FLOOR
W	14	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	15	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	16	1200	610	AWNING	SINGLE CLEAR	FIRST FLOOR
W	17	1029	1210	SLIDING	TOUGH, OBS	FIRST FLOOR
W	18	1029	1810	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	19	1029	1210	SLIDING	TOUGH, OBS	FIRST FLOOR
W	22	857	3490	FIXED	SINGLE CLEAR	FIRST FLOOR
W	23	1457	850	AWNING	SINGLE CLEAR	FIRST FLOOR
W	24	1457	2050	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	25	1029	850	AWNING	TOUGH, OBS	FIRST FLOOR
W	26	1029	1810	SLIDING	SINGLE CLEAR	FIRST FLOOR
W	27	2700	1210	FIXED	SINGLE CLEAR	FIRST FLOOR
W	28	600	2650	SLIDING	SINGLE CLEAR	FIRST FLOOR
SD	01	2400	3610	SLIDING DOOR	SINGLE CLEAR	GROUND FLOOR
SD	02	2400	2050	SLIDING DOOR	SINGLE CLEAR	GROUND FLOOR



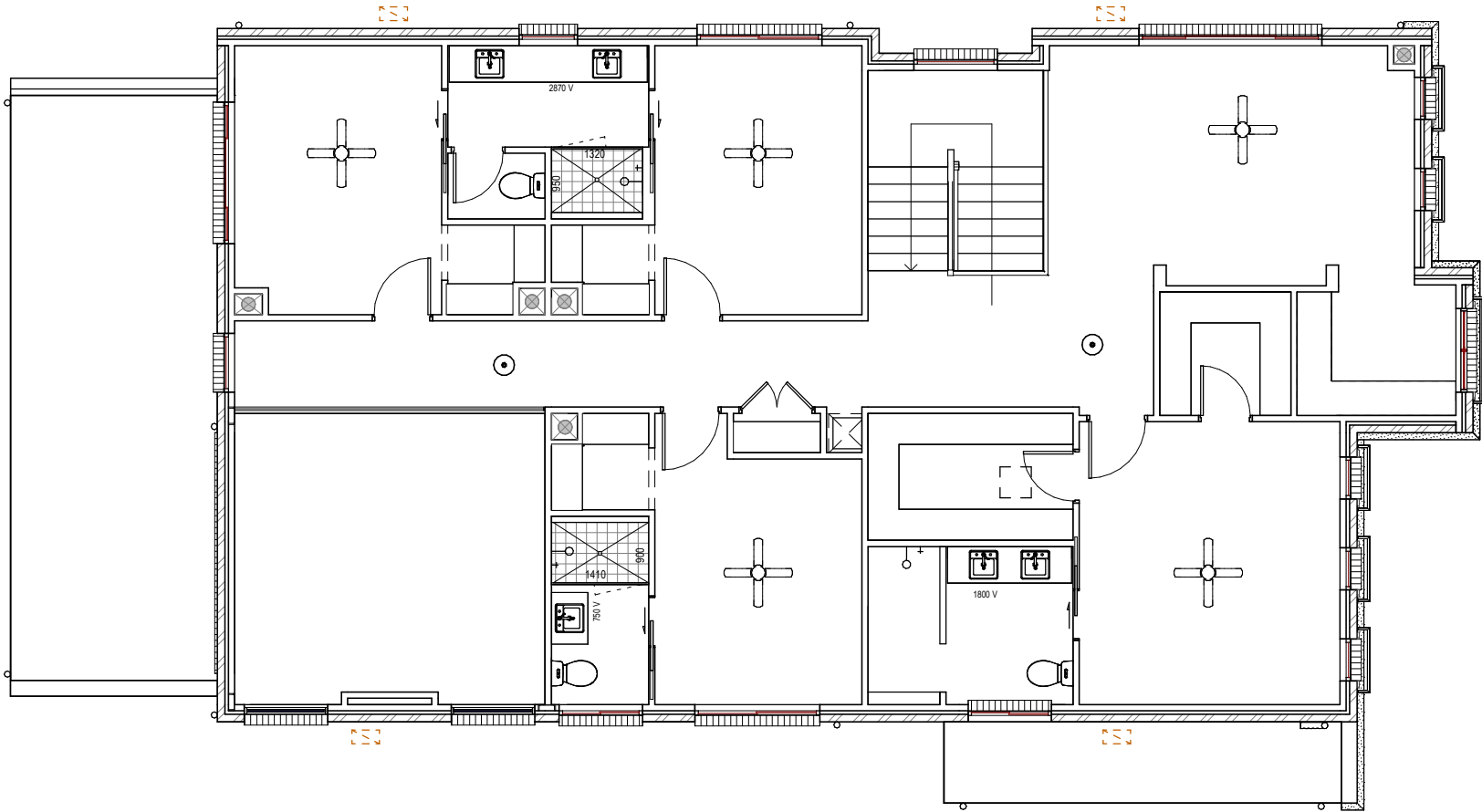
 CNR. SAPPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES(1300 446 637) WWW.MASTERTON.COM.AU LICENCE No. 35568C / ABN. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copy, amendment or adaption will be prosecuted.	GENERAL NOTE Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office	CLIENT'S SIGNATURE 1		For:	MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS		North Point 	DWG:		SHEDULES FIRST FLOOR		Stage:				JOB No.								
			CLIENT'S SIGNATURE 2		Address :	32 PERMANENT AVENUE, EARLWOOD NSW 2206			Design:		CUSTOM HIGHVIEW PREMIER		COUNCIL SUBMISSION				2020087								
			Lot No :	53	DP :	12239			Facade:	CUSTOM PROVINCIAL		Garage Location:	LHS	Drawn Date:	28.08.25	Drawn By:	AC	Rev. Date:	16.7.26	Scale @ A3:	1 : 100	Sheet No.	02.03	Revision:	4
			I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.		DATE				Edition:	ULTIMATE INCLUSIONS															



MASTERTON HOMES ELECTRICAL STANDARDS			
SCHEDULE	DPP	SPP	LIGHT POINT
BATHROOM	1		1
BEDROOM - MASTER / BED 1	2		1
BEDROOMS - ALL OTHER (INCLUDES GUEST)	1		1
DINING	1		1
ENSUITE	1		1
FAMILY ROOM	2		2
GARAGE	1		2
GREAT ROOM	2		2
HOME THEATRE	1		1
KITCHEN	2		1
LAUNDRY	1		1
LIVING / LOUNGE ROOM	1		1
POWDER / WC	1		1
STUDY / STUDY NOOK / MEDIA	1		1
WIP / BUTLERS PANTRY			1
ENTRY			1
HALLWAYS (1 PER 3m APPROX.)			1
OUTDOOR - ALFRESCO / BALCONY/ LAUNDRY / PATIO			1
OUTDOOR - GRANNY FLAT			1
STAIRCASE			1
UNDER STAIRCASE STORAGE (DOOR ACCESS)			1
WALK IN ROBES			1
HOME HUB (IF APPLICABLE)	1		
ALARM (IF APPLICABLE)		1	
DISHWASHER		1	
FRIDGE		1	
GARAGE DOOR OPENER		1	
GAS COOKTOP (STAND ALONE)		1	
MICROWAVE (IF APPLICABLE)		1	
RANGEHOOD		1	
MISCELLANEOUS ITEMS - 1 X DATA POINT / 2 X PHONE POINT / 2 X TV POINT			
GENERAL NOTES			
1. ROOM NAMES MAY VARY DEPENDING ON HOUSE DESIGN AND CUSTOMISATION OF STANDARD DESIGN			
2. ALL OTHER ROOMS NOT LISTED IN ABOVE SCHEDULE WILL INCLUDE 1 X DPP / 1 LIGHT POINT			
3. ALFRESCO GREATER THAN 4M - 2 LIGHT POINTS TO BE ALLOWED			
4. TWO WAY SWITCH TO STAIRCASE ONLY (DOUBLE STOREY)			
5. DUCTED EXHUAUST FANS PROVIDED TO WET AREAS WITH SHOWER OR AS PER BCA REQUIREMENTS			
6. FINAL ALLOCATION OF POWER POINTS / SWITCHES TO BE CONFIRMED AT ELECTRICAL CONSULTATION			
7. DATA POINT APPLICABLE ONLY WHEN ULITMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED			

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

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			CLIENT'S SIGNATURE 2		Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206			Design: CUSTOM HIGHVIEW PREMIER							
			Lot No : 53	DP : 12239	Facade: CUSTOM PROVINCIAL			Garage Location: LHS	Drawn Date: 28.08.25	Drawn By: AC	Rev. Date: 16.7.26	Scale @ A3: 1 : 100	Sheet No. 02.07	Revision: 4	
			Council: CANTERBURY BANKSTOWN		Edition: ULTIMATE INCLUSIONS										



MASTERTON HOMES ELECTRICAL STANDARDS			
SCHEDULE	DPP	SPP	LIGHT POINT
BATHROOM	1		1
BEDROOM - MASTER / BED 1	2		1
BEDROOMS - ALL OTHER (INCLUDES GUEST)	1		1
DINING	1		1
ENSUITE	1		1
FAMILY ROOM	2		2
GARAGE	1		2
GREAT ROOM	2		2
HOME THEATRE	1		1
KITCHEN	2		1
LAUNDRY	1		1
LIVING / LOUNGE ROOM	1		1
POWDER / WC	1		1
STUDY / STUDY NOOK / MEDIA	1		1
WIP / BUTLERS PANTRY			1
ENTRY			1
HALLWAYS (1 PER 3m APPROX.)			1
OUTDOOR - ALFRESCO / BALCONY/ LAUNDRY / PATIO			1
OUTDOOR - GRANNY FLAT			1
STAIRCASE			1
UNDER STAIRCASE STORAGE (DOOR ACCESS)			1
WALK IN ROBES			1
HOME HUB (IF APPLICABLE)	1		
ALARM (IF APPLICABLE)		1	
DISHWASHER		1	
FRIDGE		1	
GARAGE DOOR OPENER		1	
GAS COOKTOP (STAND ALONE)		1	
MICROWAVE (IF APPLICABLE)		1	
RANGEHOOD		1	
MISCELLANEOUS ITEMS - 1 X DATA POINT / 2 X PHONE POINT / 2 X TV POINT			
GENERAL NOTES			
1. ROOM NAMES MAY VARY DEPENDING ON HOUSE DESIGN AND CUSTOMISATION OF STANDARD DESIGN			
2. ALL OTHER ROOMS NOT LISTED IN ABOVE SCHEDULE WILL INCLUDE 1 X DPP / 1 LIGHT POINT			
3. ALFRESCO GREATER THAN 4M - 2 LIGHT POINTS TO BE ALLOWED			
4. TWO WAY SWITCH TO STAIRCASE ONLY (DOUBLE STOREY)			
5. DUCTED EXHUAUST FANS PROVIDED TO WET AREAS WITH SHOWER OR AS PER BCA REQUIREMENTS			
6. FINAL ALLOCATION OF POWER POINTS / SWITCHES TO BE CONFIRMED AT ELECTRICAL CONSULTATION			
7. DATA POINT APPLICABLE ONLY WHEN ULITMATE INCLUSIONS OR EVOLVE LUXURY PACKAGE SELECTED			

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

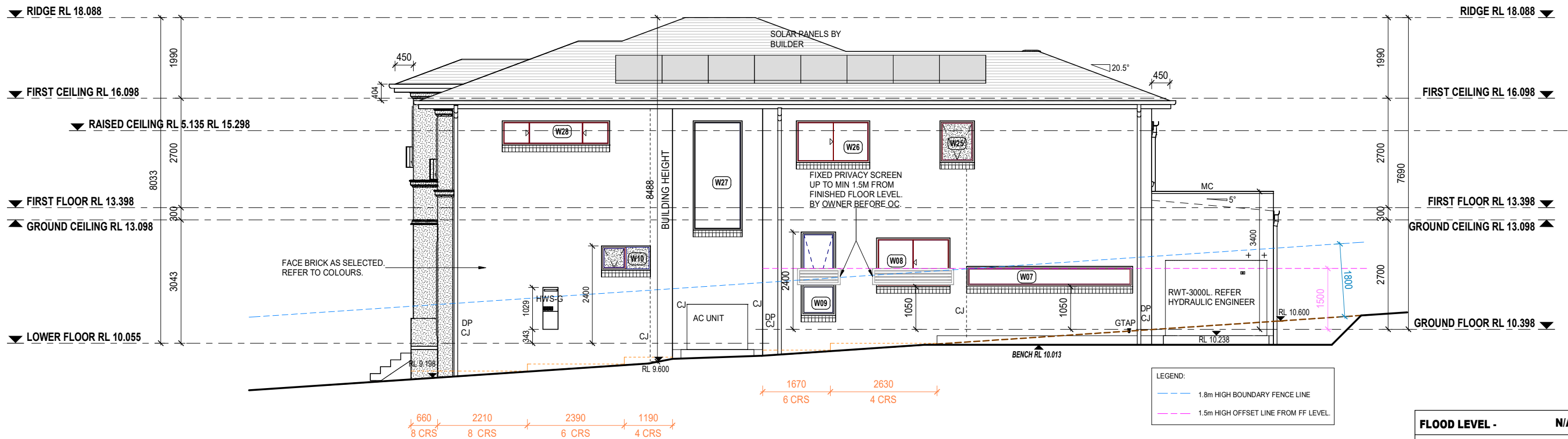


FINISHES LEGEND	
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
FEATURE BRICK WORK	
FEATURE TILING	
FEATURE STACK STONE	
FINISH BY OWNER	
TIMBER CLADDING CAMBIA - ALL STANDARD SITES MERBAU - BUSHFIRE AFFECTED SITES	
REFER TO RENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS	

KEYNOTE LEGEND	
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
MC	METAL CAPPING



1 FRONT (NORTH) ELEVATION
03.00 1 : 100



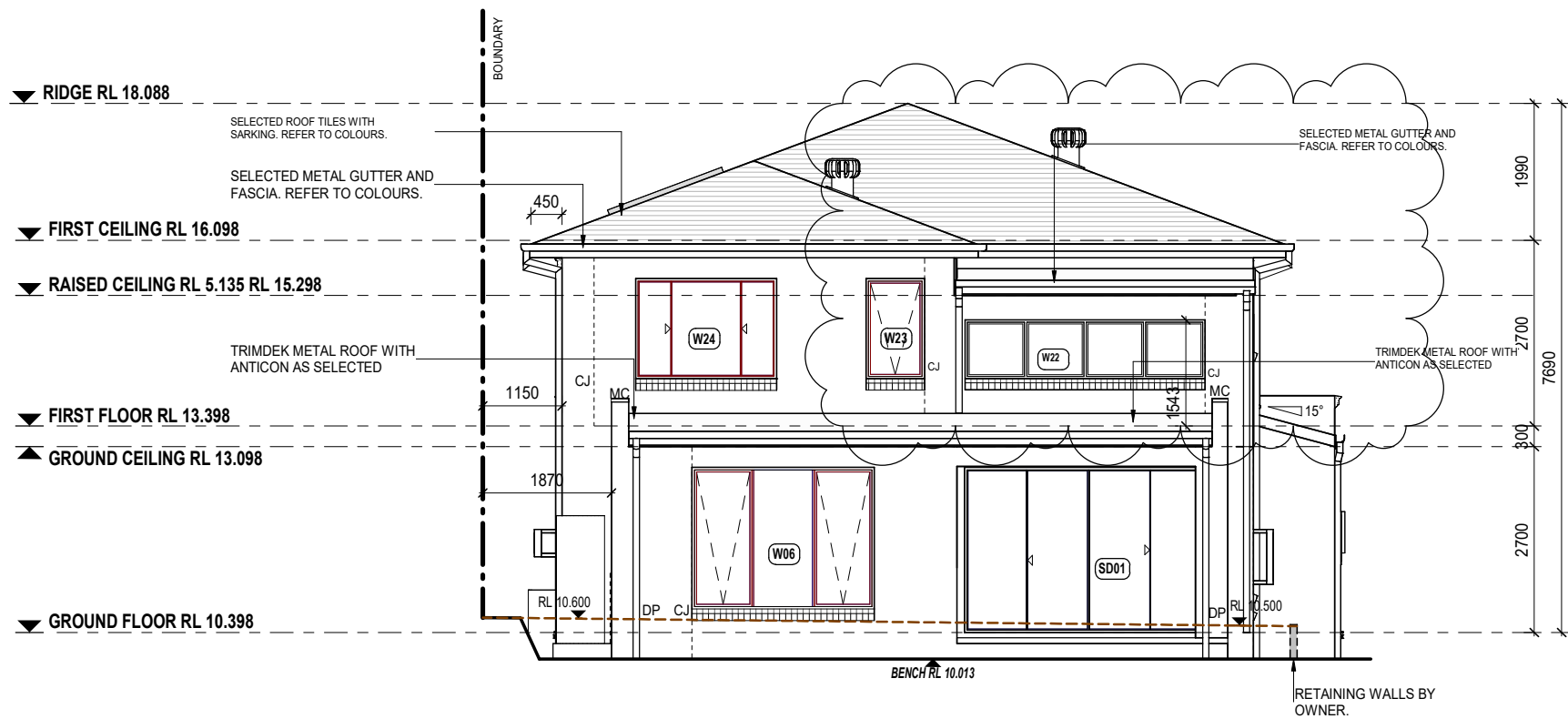
2 RIGHT (WEST) ELEVATION
03.00 1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

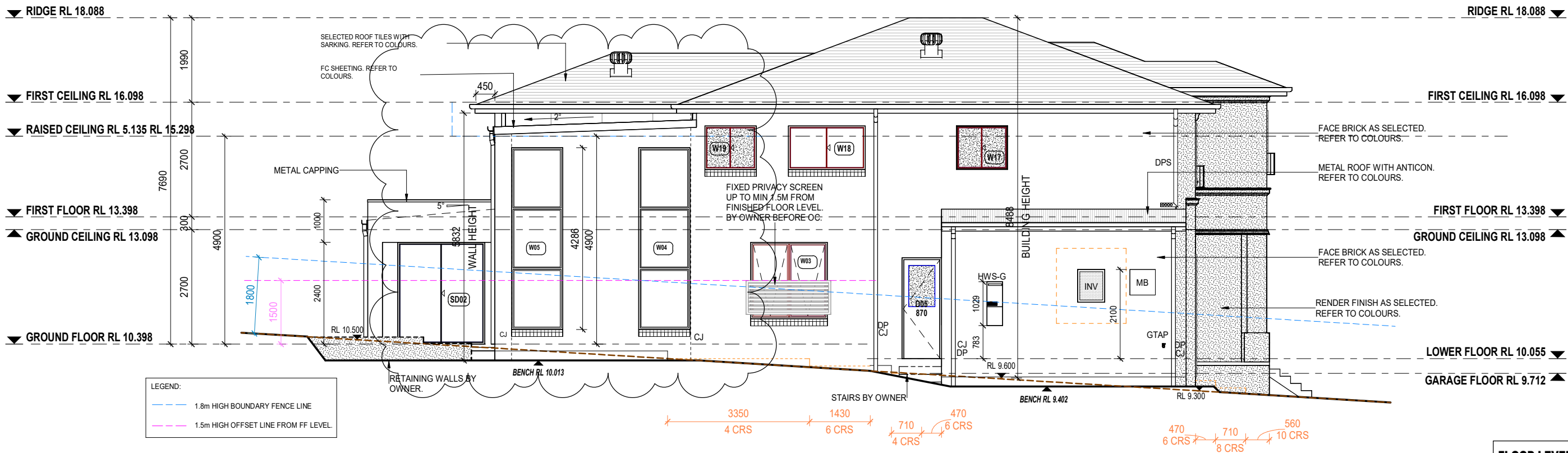
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FINISHES LEGEND	
MOROKA FINISH RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
ACRYLIC RENDER RAKED JOINT 1 CRS BELOW FFL @ FLASHING LEVEL	
FEATURE BRICK WORK	
FEATURE TILING	
FEATURE STACK STONE	
FINISH BY OWNER	
TIMBER CLADDING CAMBIA - ALL STANDARD SITES MERBAU - BUSHFIRE AFFECTED SITES REFER TO TENDER AND SIGNED COLOURS PLANS FOR EXTERNAL APPLICATION DETAILS	

KEYNOTE LEGEND	
CJ	CONSTRUCTION JOINT
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
GTAP	GARDEN TAP
HWS-G	HOT WATER SYSTEM-GAS INSTANTANOUS
INV	PV INVERTER
MB	METER BOX
MC	METAL CAPPING



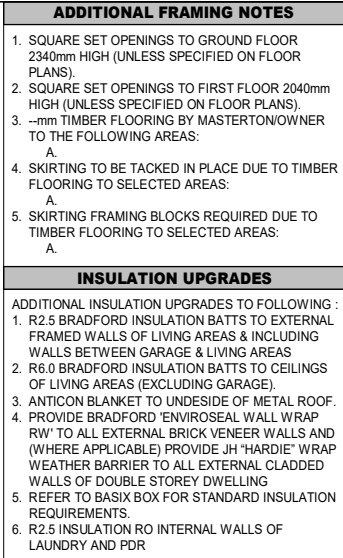
3 REAR (SOUTH) ELEVATION
03.01 1 : 100



4 LEFT (EAST) ELEVATION
03.01 1 : 100

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

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	CLIENT'S SIGNATURE 2		Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206		Design: CUSTOM HIGHVIEW PREMIER										
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FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

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	CLIENT'S SIGNATURE 2		Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206		Design: CUSTOM HIGHVIEW PREMIER		Facade: CUSTOM PROVINCIAL		Garage Location:		Drawn Date: 28.08.25	Drawn By: AC	Rev. Date: 16.7.26	Scale @ A3: 1 : 100	Sheet No. 04.00	Revision: 4	
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2 FRONT LEFT VIEW
05.00



1 FRONT RIGHT VIEW
05.00



4 REAR RIGHT VIEW
05.00



3 REAR LEFT VIEW
05.00

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

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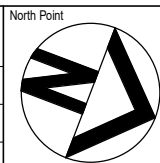
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For:
MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS
Address: 32 PERMANENT AVENUE, EARLWOOD NSW 2206
Lot No: 53 DP: 12239
Council: CANTERBURY BANKSTOWN



DWG: **PERSPECTIVE VIEWS**
Design: CUSTOM HIGHVIEW PREMIER
Facade: CUSTOM PROVINCIAL
Edition: ULTIMATE INCLUSIONS

Garage Location:
LHS

Stage:

COUNCIL SUBMISSION

Drawn Date:
28.08.25

Drawn By:
AC

Rev. Date:
16.7.26

Scale @ A3:

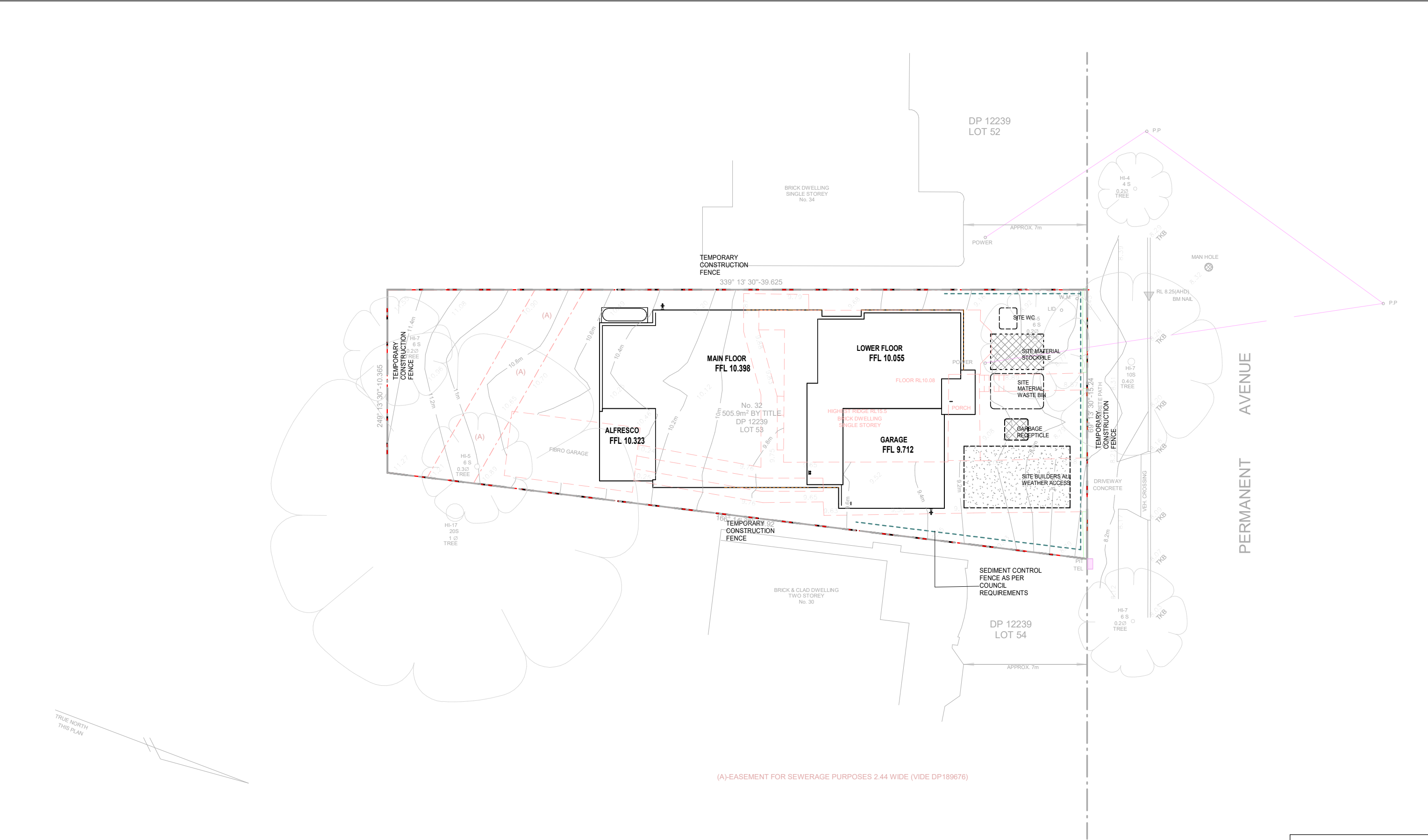
JOB No.

2020087

Sheet No.

05.00

Revision:
4



FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



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DATE

For:
MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS

Address :
32 PERMANENT AVENUE, EARLWOOD NSW 2206

Lot No :
53

DP :
12239

Council:
CANTERBURY BANKSTOWN



DWG:
CONST. MGMT CTRL / SEDIMENT PLAN

Design:
CUSTOM HIGHVIEW PREMIER

Facade:
CUSTOM PROVINCIAL

Edition:
ULTIMATE INCLUSIONS

Garage Location:
LHS

Stage:
COUNCIL SUBMISSION

Job No.
2020087

Drawn Date:
28.08.25

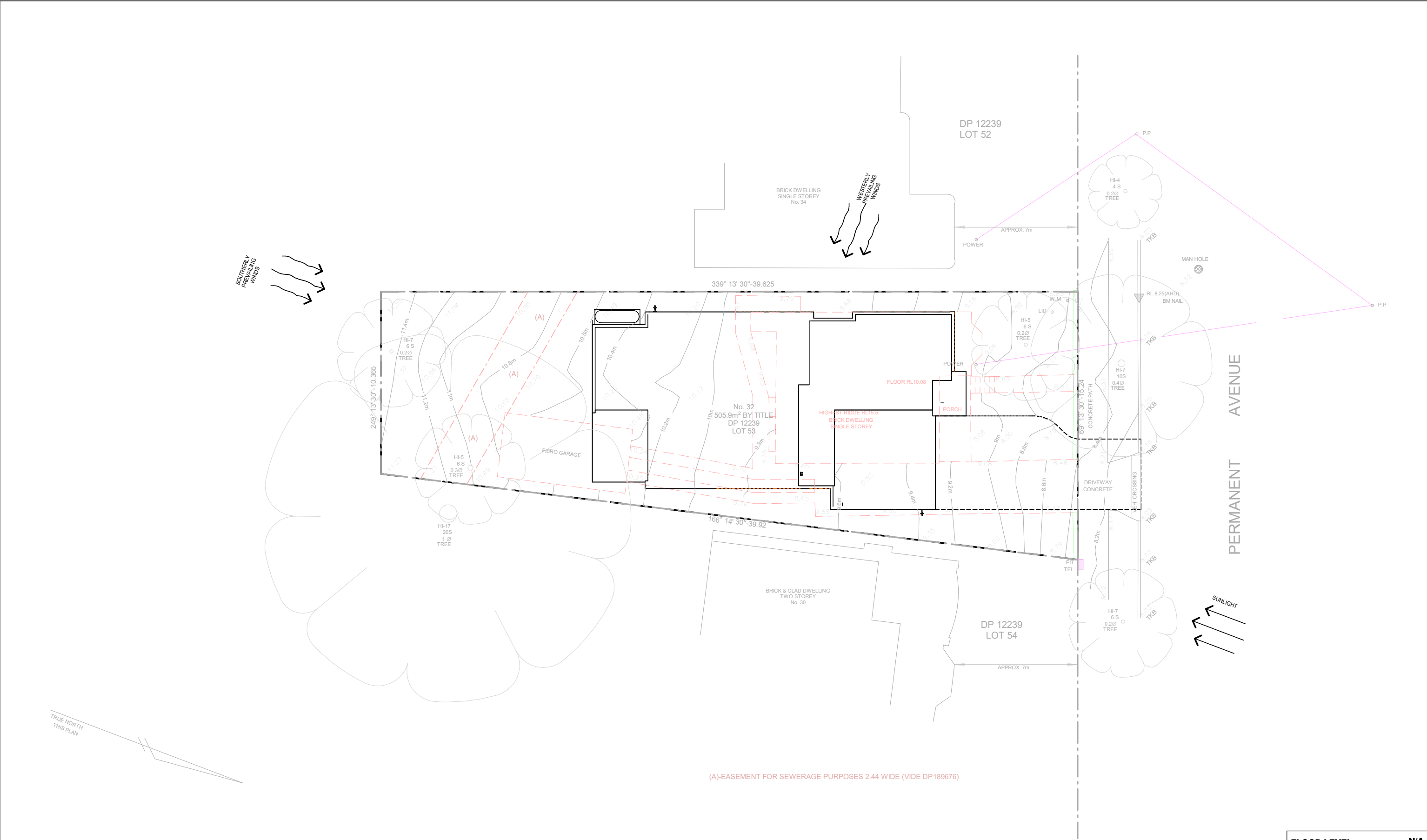
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AC

Rev. Date:
16.7.26

Scale @ A3:
1 : 200

Sheet No.
06.00

Revision:
4

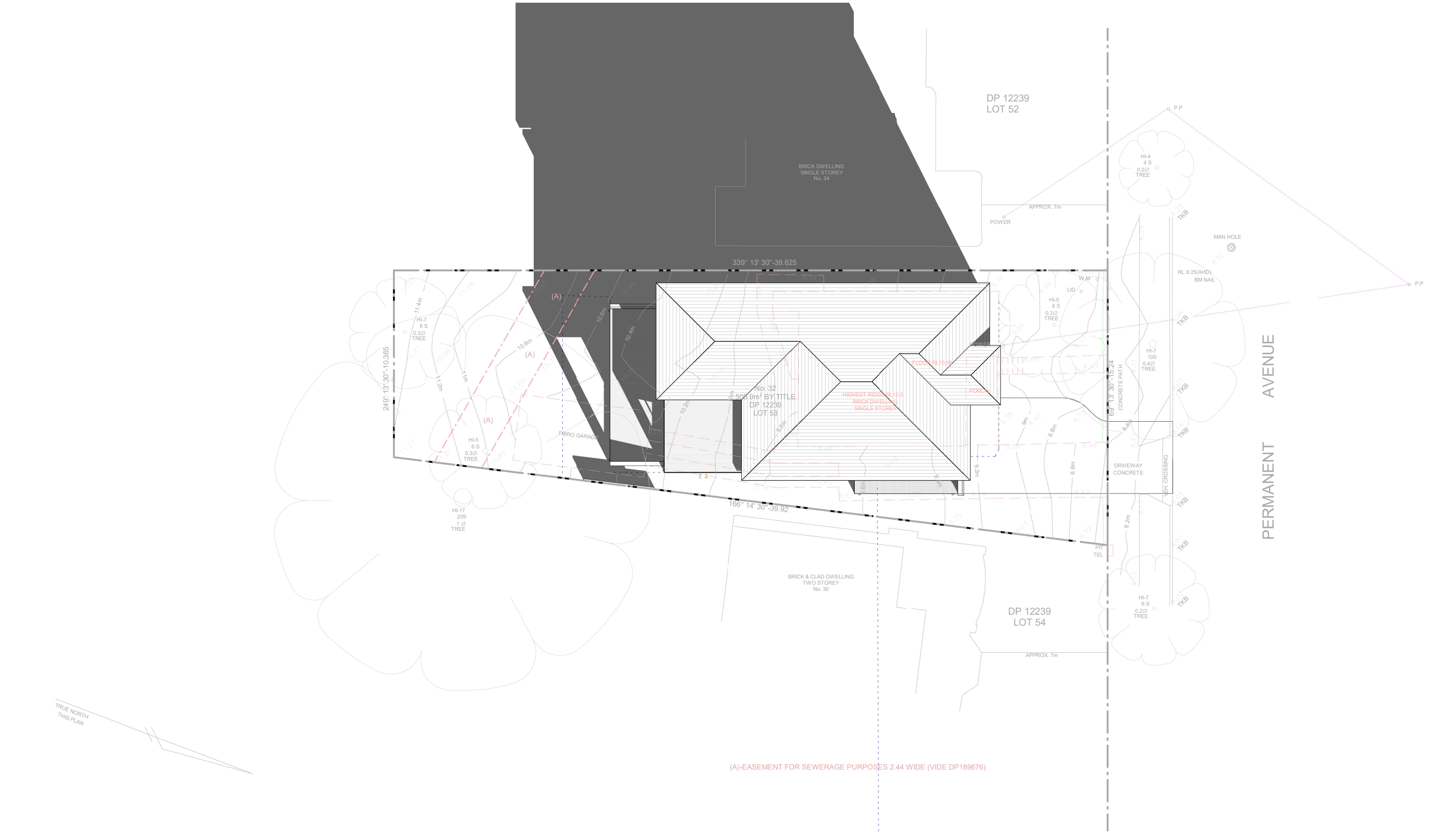


FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1

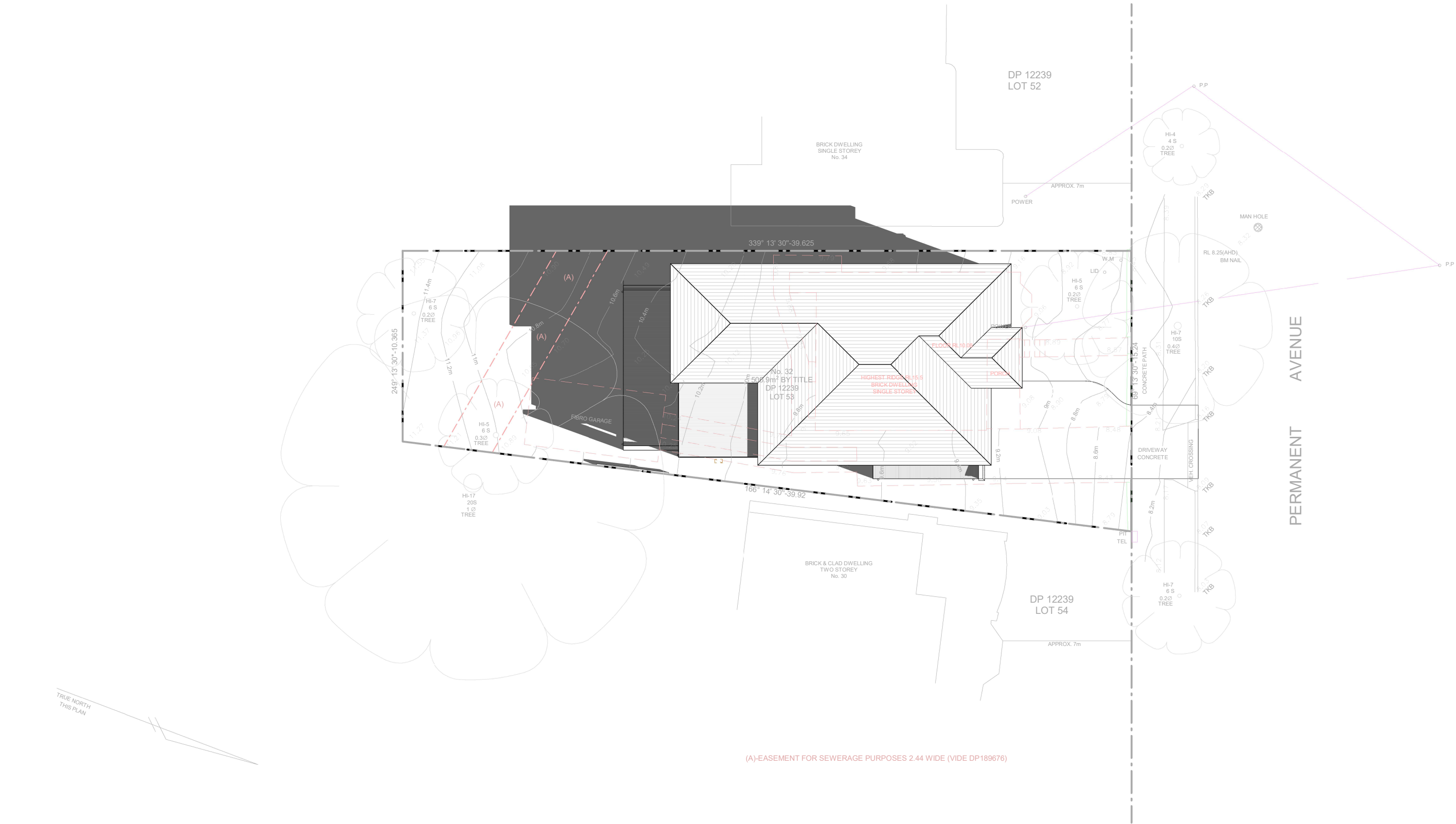
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			CLIENT'S SIGNATURE 2		MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS		SITE ANALYSIS PLAN				COUNCIL SUBMISSION		2020087						
			Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206		Design: CUSTOM HIGHVIEW PREMIER														
			Lot No : 53		DP : 12239		Facade: CUSTOM PROVINCIAL		Garage Location:		Drawn Date: 28.08.25		Drawn By: AC		Rev. Date: 16.7.26		Scale @ A3: 1 : 200		Sheet No. 06.01
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			CLIENT'S SIGNATURE 2		Address :	32 PERMANENT AVENUE, EARLWOOD NSW 2206			Design:		CUSTOM HIGHVIEW PREMIER		COUNCIL SUBMISSION		2020087									
			Lot No : 53		DP :	12239			Facade:		CUSTOM PROVINCIAL		Drawn Date:	28.08.25	Drawn By:	AC	Rev. Date:	16.7.26	Scale @ A3:	1 : 200	Sheet No.	06.03	Revision:	4
			Council:		CANTERBURY BANKSTOWN		Edition:		ULTIMATE INCLUSIONS		Garage Location:	LHS												



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				Council: CANTERBURY BANKSTOWN		Edition: ULTIMATE INCLUSIONS										



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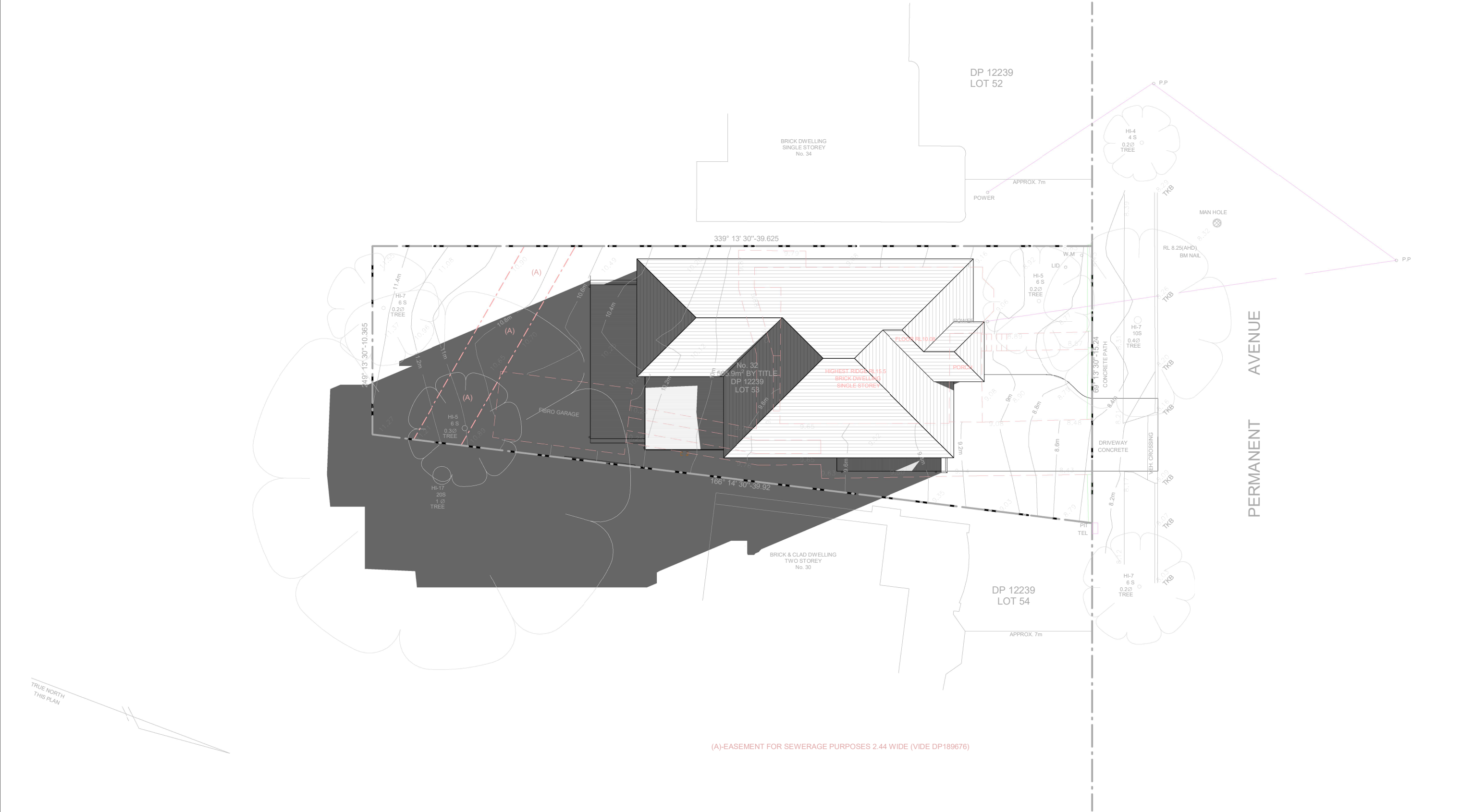
For: **MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS**
Address: **32 PERMANENT AVENUE, EARLWOOD NSW 2206**
Lot No: **53** DP: **12239**
Council: **CANTERBURY BANKSTOWN**



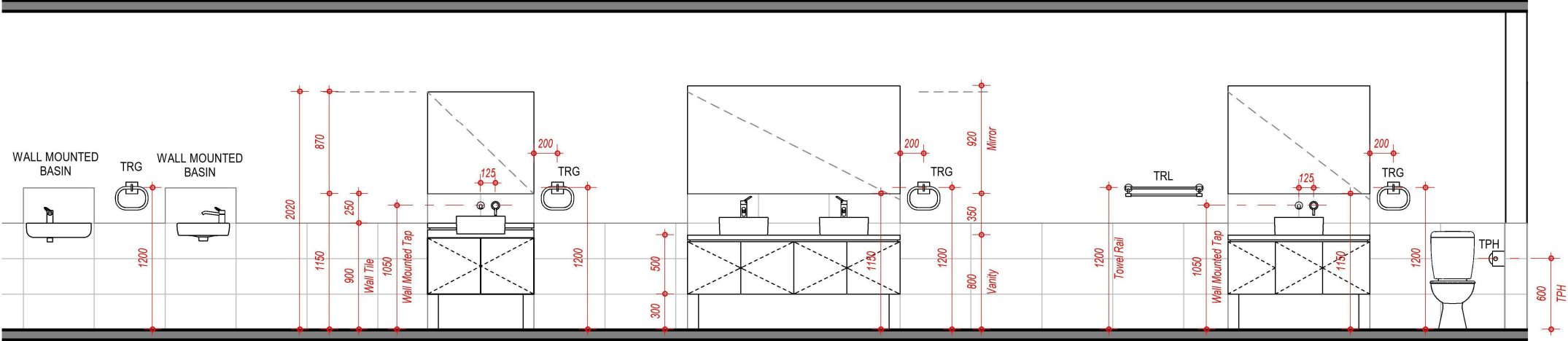
DWG: **12noon JUNE 21-SHADOW**
Design: **CUSTOM HIGHVIEW PREMIER**
Facade: **CUSTOM PROVINCIAL**
Edition: **ULTIMATE INCLUSIONS**
Garage Location: **LHS**

Stage: **COUNCIL SUBMISSION**
Drawn Date: **28.08.25**
Drawn By: **AC**
Rev. Date: **16.7.26**
Scale @ A3: **1 : 200**

JOB No. **2020087**
Sheet No. **06.05**
Revision: **4**



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			CLIENT'S SIGNATURE 2		Address :	32 PERMANENT AVENUE, EARLWOOD NSW 2206				Design:		CUSTOM HIGHVIEW PREMIER																				
			Lot No :		Lot No :	53				Facade:		CUSTOM PROVINCIAL																				
			Council:		Council:	CANTERBURY BANKSTOWN				Edition:		ULTIMATE INCLUSIONS																				
			DATE		DP :	12239		LHS	Garage Location:		LHS		Drawn Date:	28.08.25		Drawn By:	AC		Rev. Date:	16.7.26		Scale @ A3:	1 : 200		Sheet No.	06.06		Revision:	4			



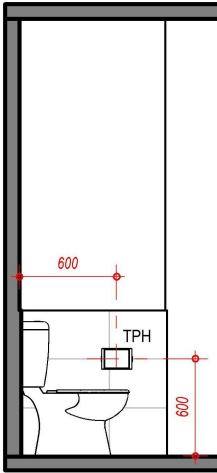
WALL MOUNTED BASIN

SEMI-RECESS BASIN
(Wall Mounted Tap)

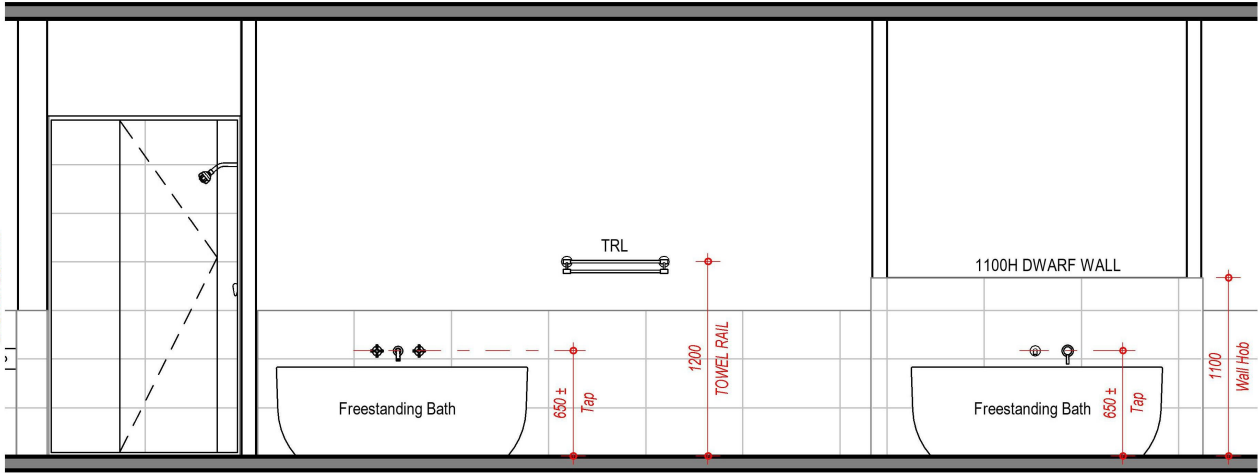
DOUBLE COUNTER TOP BASIN

SINGLE COUNTER TOP BASIN
(Wall Mounted Tap)

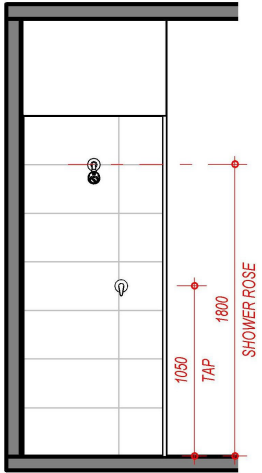
1 VANITY/BASIN SETOUT
1 : 50



2 TOILET
1 : 50



3 TYPICAL BATH SETOUT
1 : 50



4 SHOWER HEAD & TAP
1 : 50

KEYNOTE LEGEND	
TPH	TOILET PAPER HOLDER
TRG	TOWEL RING
TRL	TOWEL RAIL

ULTIMATE BATHROOM

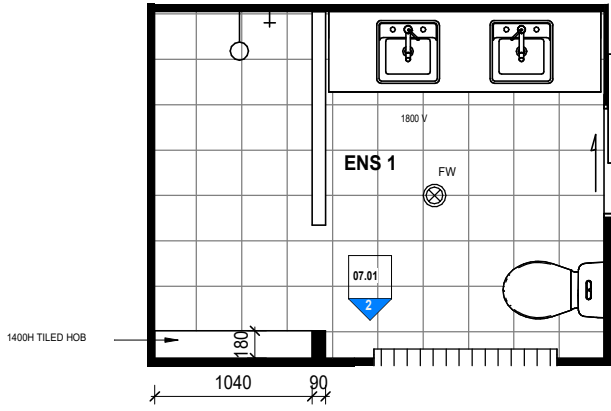
- 20mm STONE BENCHTOP
- SELECTED CAROMA BASIN
- WALL FACED FULL CHINA TOILET SUITES
- FREE STANDING BATH
- SEMI-FRAMELESS SHOWER SCREEN WITH FRAMELESS PIVOT DOOR
- WALL TILING 900mm HIGH TO BATHROOMS, POWDER ROOMS & SEPARATE WC's, AND 150mm HIGH OVER VANITY
- 2100H WALL TILING TO SHOWER
- 600 x 300 WALL TILE

WET AREA CONSTRUCTION NOTES

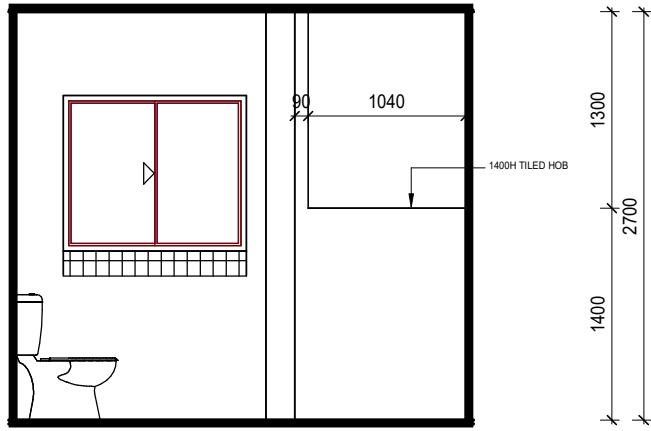
1. TILE HATCH PATTERNS SHOWN ARE GENERIC ONLY. REFER TO TILE COLOURS SELECTIONS FOR SPECIFIC TILE SIZES/PATTERNS.
2. FIXTURES, FITTINGS AND SHOWER SCREENS SHOWN ARE GENERIC ONLY. FINAL FIXTURES AND FITTINGS INSTALLED ON SITE WILL BE AS PER COLOURS SELECTIONS.
3. NO FEATURE TILES ARE SHOWN. REFER TO TILE COLOURS SELECTIONS FOR LOCATION.
4. TILE HEIGHT DIMENSIONS SHOWN AS MINIMUM (PER ULTIMATE PACKAGE). HEIGHTS MAY VARY BASED ON UPGRADE TILE PACKAGES AND/OR SELECTIONS.
5. TILE HEIGHTS ABOVE VANITIES, LAUNDRY SINKS AND SKIRTING MAYBE HIGHER THAN NOTED BASED ON TILE SIZE SELECTIONS OR OWNER UPGRADED SELECTIONS WHEN REQUESTED IN TENDER.
6. VANITIES SHOWN ARE GENERIC ONLY. REFER TO JOINERY PACKAGE FOR SPECIFIC JOINERY SELECTIONS / DESIGNS.
7. VANITY SINK AND TAP LOCATIONS SHOWN ARE FOR PLUMBING SETOUT PURPOSES ONLY.
8. NO ELECTRICAL FIXTURES OR FITTINGS SHOWN. REFER TO ELECTRICAL PLANS FOR NOMINATED LOCATIONS.

KEYNOTE LEGEND

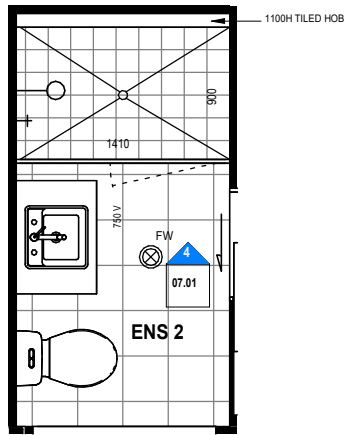
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BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



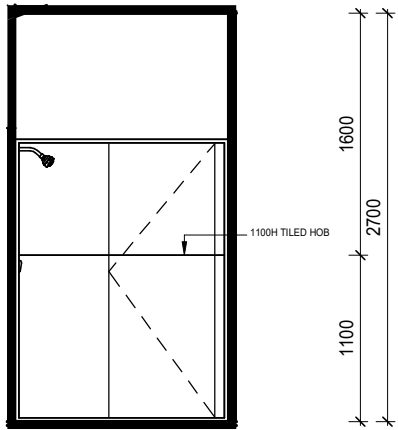
1
07.01
ENSUITE 1
1 : 50



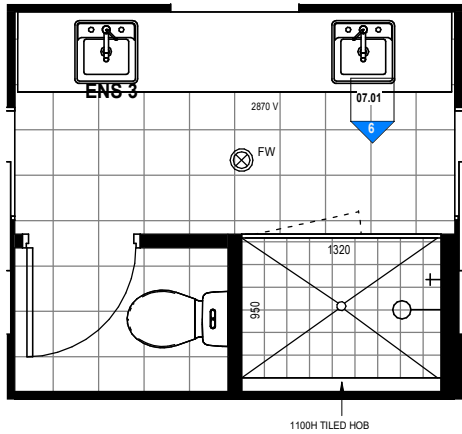
2
07.01
ENS 1 - A
1 : 50



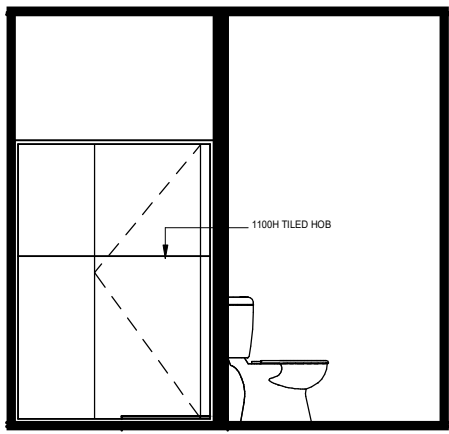
3
07.01
ENSUITE 2
1 : 50



4
07.01
ENS 2 - A
1 : 50



5
07.01
ENSUITE 3 - A
1 : 50



6
07.01
ENS 3 - A
1 : 50

WET AREA CONSTRUCTION NOTES

- TILE HATCH PATTERNS SHOWN ARE GENERIC ONLY. REFER TO TILE COLOURS SELECTIONS FOR SPECIFIC TILE SIZES/PATTERNS.
- FIXTURES, FITTINGS AND SHOWER SCREENS SHOWN ARE GENERIC ONLY. FINAL FIXTURES AND FITTINGS INSTALLED ON SITE WILL BE AS PER COLOURS SELECTIONS.
- NO FEATURE TILES ARE SHOWN. REFER TO TILE COLOURS SELECTIONS FOR LOCATION.
- TILE HEIGHT DIMENSIONS SHOWN AS MINIMUM (PER ULTIMATE PACKAGE). HEIGHTS MAY VARY BASED ON UPGRADE TILE PACKAGES AND/OR SELECTIONS.
- TILE HEIGHTS ABOVE VANITIES, LAUNDRY SINKS AND SKIRTING MAYBE HIGHER THAN NOTED BASED ON TILE SIZE SELECTIONS OR OWNER UPGRADED SELECTIONS WHEN REQUESTED IN TENDER.
- VANITIES SHOWN ARE GENERIC ONLY. REFER TO JOINERY PACKAGE FOR SPECIFIC JOINERY SELECTIONS / DESIGNS.
- VANITY SINK AND TAP LOCATIONS SHOWN ARE FOR PLUMBING SETOUT PURPOSES ONLY.
- NO ELECTRICAL FIXTURES OR FITTINGS SHOWN. REFER TO ELECTRICAL PLANS FOR NOMINATED LOCATIONS.

KEYNOTE LEGEND

FW FLOOR WASTE

FLOOD LEVEL -	N/A
BAL RATING -	N/A
WIND CLASS -	N2
SLAB CLASS -	H1



CNR, SAPHO ROAD AND HUME HIGHWAY,
WARWICK FARM, NSW 2170
PH-1300 4HOMES (1300 446 637) WWW.MASTERTON.COM.AU
LICENCE No. 35558C / ABN. 52 002 873 047

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CLIENT'S SIGNATURE 1

CLIENT'S SIGNATURE 2

I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.

DATE

For:

MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS

Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206

Lot No : 53

DP : 12239

Council: CANTERBURY BANKSTOWN

North Point



DWG:

DETAILS-WET AREA SHEET 1

Design: CUSTOM HIGHVIEW PREMIER

Facade: CUSTOM PROVINCIAL

Edition: ULTIMATE INCLUSIONS

Garage Location:

LHS

Stage:

COUNCIL SUBMISSION

Drawn Date:

28.08.25

Drawn By:

AC

Rev. Date:

16.7.26

Scale @ A3:

1 : 50

JOB No.

2020087

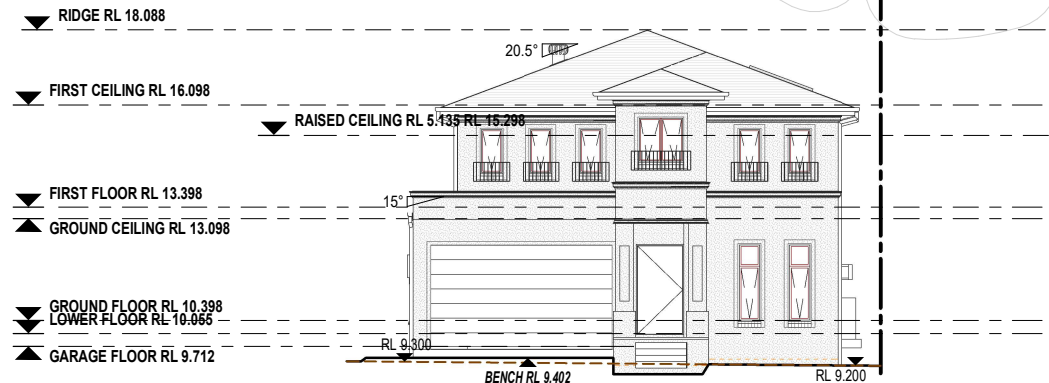
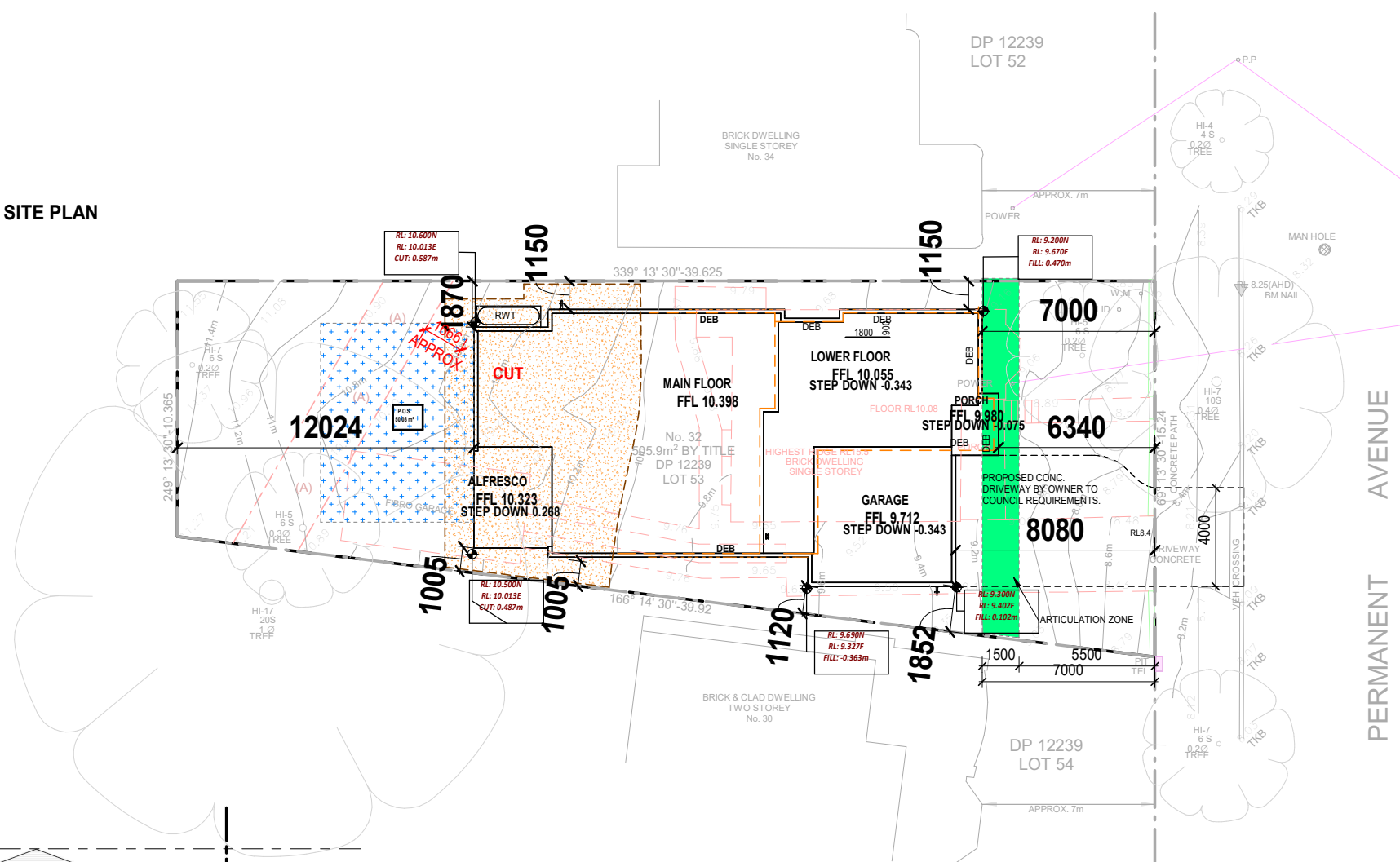
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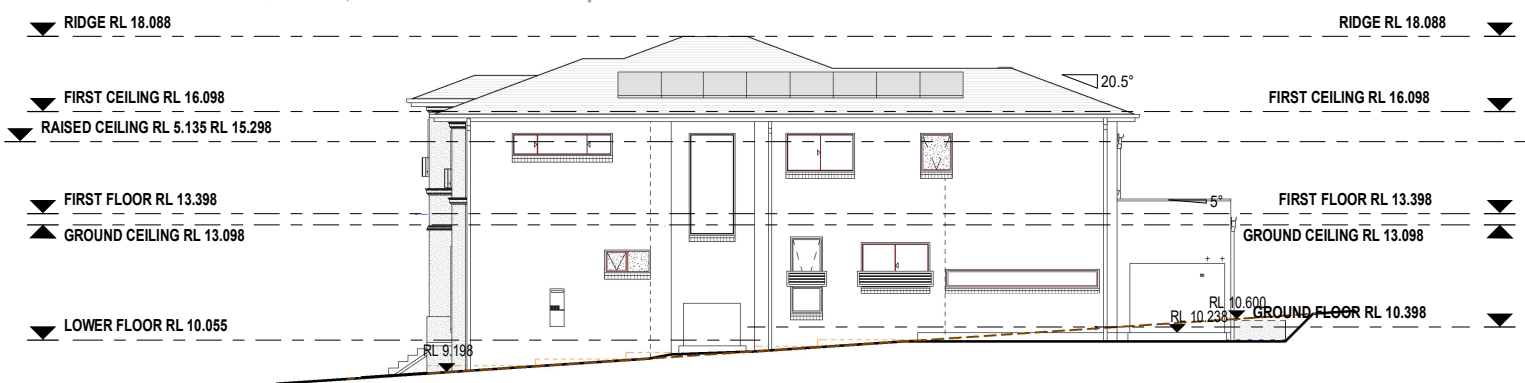
Revision:

4

1 NOTIFICATION SITE PLAN
07.03 1 : 250



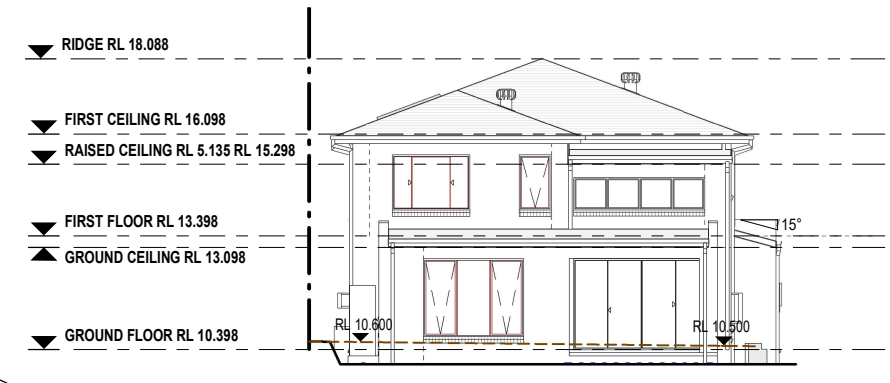
2 FRONT (NORTH) ELEVATION
07.03 1 : 200



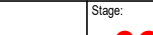
4 RIGHT (WEST) ELEVATION
07.03 1 : 200



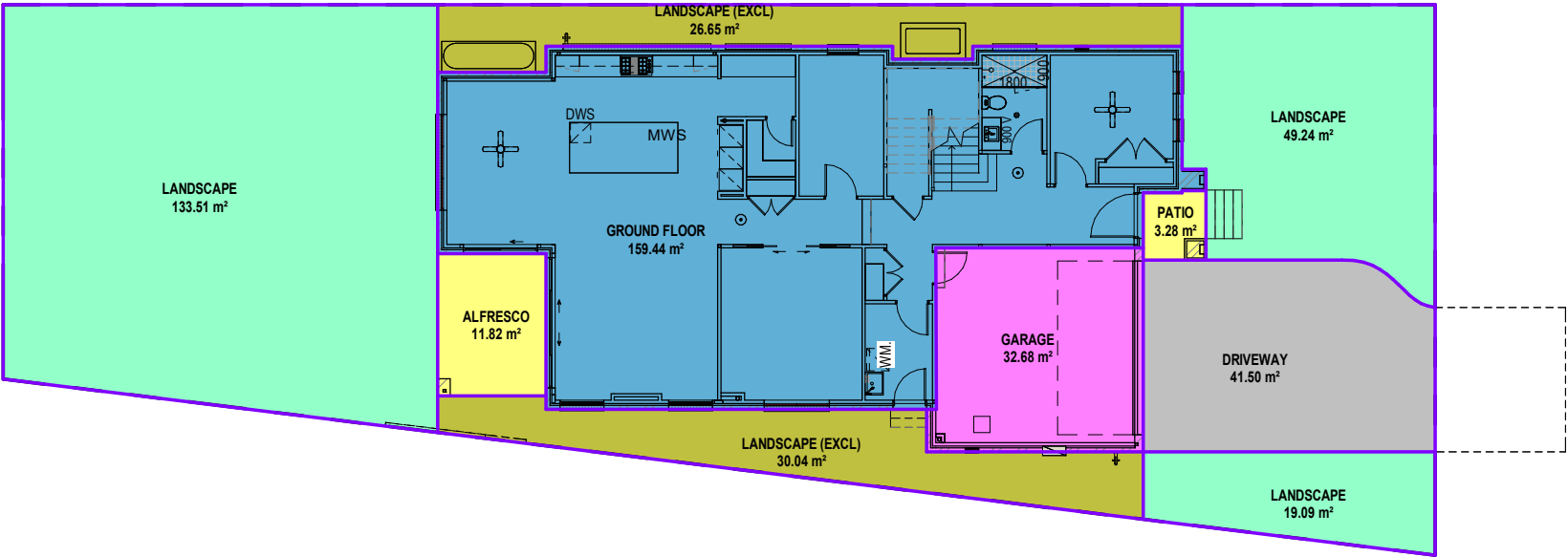
5 LEFT (EAST) ELEVATION
07.03 1 : 200



3 REAR (SOUTH) ELEVATION
07.03 1 : 200

 MASTERTON CNR. SAPHO ROAD AND HUME HIGHWAY, WARWICK FARM, NSW 2170 PH-1300 4HOMES (1300 446 637) WWW.MASTERSTON.COM.AU LICENCE No. 35558C / A.B.N. 52 002 873 047	COPYRIGHT Masterton Homes is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorized use, copy, amendment or adaptation will be prosecuted.	GENERAL NOTE Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drafting office	CLIENT'S SIGNATURE 1 CLIENT'S SIGNATURE 2 I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES. DATE		For: MRS REBECCA LEE & MR ELEFTHERIOS BARDAXIS Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206 Lot No : 53 DP : 12239 Council: CANTERBURY BANKSTOWN	North Point 	DWG: NOTIFICATION PLAN Design: CUSTOM HIGHVIEW PREMIER Facade: CUSTOM PROVINCIAL Garage Location: LHS Edition: ULTIMATE INCLUSIONS	Stage: COUNCIL SUBMISSION Drawn Date: 28.08.25 Drawn By: AC Rev. Date: 16.7.26 Scale @ A3: As indicated	JOB No. 2020087 Sheet No. 07.03 Revision: 4
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AREA-SITE		AREA-SITE COVERAGE		AREA-LANDSCAPE		AREA-DRIVEWAY + PATH	
Name	Area	Name	Area	Name	Area	Name	Area
ALFRESCO	11.82 m²	PATIO	3.28 m²	LANDSCAPE	19.09 m²	DRIVEWAY	41.50 m²
DRIVEWAY	41.50 m²	ALFRESCO	11.82 m²	LANDSCAPE	49.24 m²	Grand total: 1	41.50 m²
GARAGE	32.68 m²	GARAGE	32.68 m²	LANDSCAPE	133.51 m²		
GROUND FLOOR	159.44 m²	GROUND FLOOR	159.44 m²	Grand total: 3	201.84 m²		
LANDSCAPE	19.09 m²	Grand total: 4	207.22 m²				
LANDSCAPE	49.24 m²						
LANDSCAPE	133.51 m²						
LANDSCAPE (EXCL)	26.65 m²						
LANDSCAPE (EXCL)	30.04 m²						
PATIO	3.28 m²						
Grand total: 10	507.25 m²						



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			CLIENT'S SIGNATURE 2	Address : 32 PERMANENT AVENUE, EARLWOOD NSW 2206		Design: CUSTOM HIGHVIEW PREMIER							
			Lot No : 53	DP : 12239		Facade: CUSTOM PROVINCIAL	Garage Location:	Drawn Date:	Drawn By:	Rev. Date:	Scale @ A3:	Sheet No.	Revision:
			I ACCEPT AND UNDERSTAND THE PLANS AND DOCUMENTS THAT HAVE BEEN PROVIDED TO ME BY MASTERTON HOMES.	DATE		Ultimate Inclusions	LHS	28.08.25	AC	16.7.26	1 : 200	AP00	4