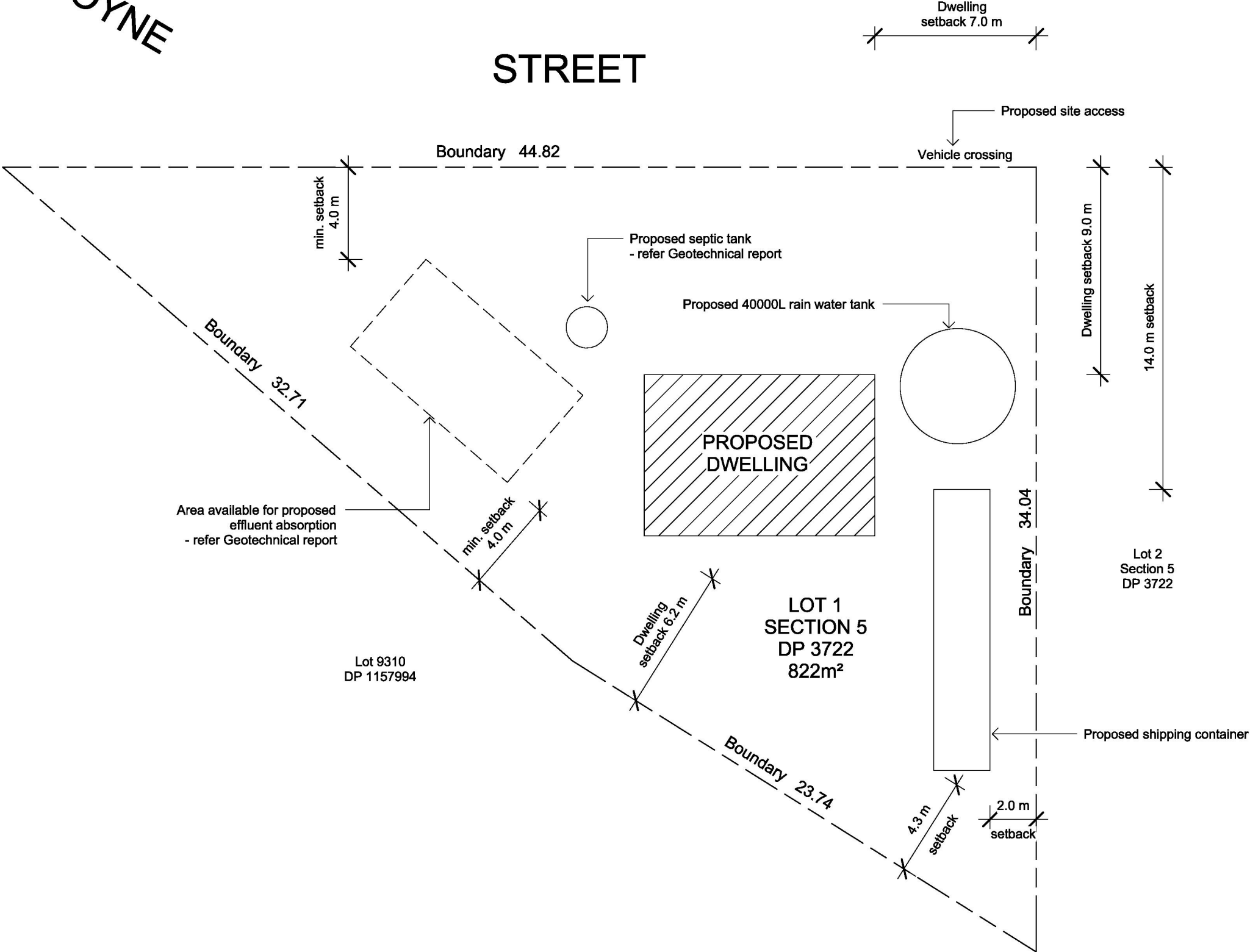


DEBOYNE

STREET



DRAWING AMENDMENTS			PROJECT TITLE	 VISION PROPERTY DEVELOPMENT HUB PO Box 852 53 Redfern Street, Cowra, NSW, 2794 p: 1300 240 827 e: office@visiontpc.com.au web: visionpdhub.au	ISSUED FOR		DRAWING COMMENCED		
REVISION	DESCRIPTION	DATE	CLIENT		DEVELOPMENT APPLICATION		DRAWING SCALE		
A	General revision for Development Application	25-06-26	Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT VISION PROPERTY DEVELOPMENT HUB Drawings subject to copyright and may not be reproduced in any form without the written permission of Vision Property Development Hub 		SITE PLAN		1 : 200	AT SHEET SIZE	JOB NUMBER
B	Site access & sewerage mangement system added	16-07-26					15 DEBOYNE STREET, KOORAWATHA		A3 SHEET
						DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE		
						A001		B	

BASIX SUMMARY - refer BASIX report

WATER COMMITMENTS

Fixtures
Showerheads: star (>7.5 but <= 9 L/min)
Toilet flushing system: 3 star
Kitchen taps: 3 star
Bathroom taps: 3 star

Alternative water
Rainwater tanks with a capacity of 40000 Litres to be installed on site
These water tanks must meet and be installed in accordance with the
These water tanks must meet and be installed in accordance with the

Roof area to be collected:
-% of roof diverted to tank: 100%

Rainwater to connect to:
- All fittings

THERMAL COMFORT COMMITMENTS

Single storey with no mezzanine or attic habitable rooms
Conditioned floor area <300m

Construction & Insulation
Floor: Concrete slab on ground - waffle pod slab
Insulation - nil additional

External Walls:
- Timber framed: H2 treated softwood
- Cladding: metal, dark solar absorptance (0.71-0.85)
- Insulation: 3.0R (or 3.5R including construction) not specified + reflective foil in the cavity.

Internal Walls
- Timber framed: H2 treated softwood
- Lining: Plasterboard
- Insulation: nil

Roof:
- Pitched
- Cladding: Metal, light solar absorptance (0.38-0.47)
- Insulation: Foil/Sarking
- Unventilated roof space

Ceiling:
- flat
- Timber framed: H2 Timber
- Insulation: 4.5 (up) fibreglass batts or roll

Glazing:
refer window schedule and BASIX report

Ceiling Fans:
Ceiling fan to be install in the bedroom
Installed in accordance with NCC Part 13.5.2

ENERGY COMMITMENTS

Hot Water:
Gas Instantaneous - 4 star

Cooling:
Living Area & Bedroom - 1 phase air conditioning, non-ducted
Energy rating: 3 Star (old label)

Heating:
Living Area & Bedroom - 1 phase air conditioning, non-ducted
Energy rating: 3 Star (old label)

Ventilation:
Bathroom: no mechanical ventilation (natural)
Kitchen: no mechanical ventilation (natural)
Laundry: no mechanical ventilation (natural)

Artificial Lighting:
80% of light fixtures to be fitted with fluorescent, compact fluorescent, or light emitting diode (LED)

Natural Lighting:
Window to must be installed in:
- Bathroom

Other:
Must install a fixed outdoor clothes line

EXTERNAL DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	Glazing Type	Opening type	Orientation	Frame Material	Frame Colour	Comments
D01	1000	2100	n/a	Side hung	N	Aluminium		Entrance door
D02	1000	2100	Double glazed	Side hung	S	Aluminium		

EXTERNAL WINDOW SCHEDULE

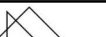
ID	Width	Height	Glazing Type	Opening type	Orientation	Frame Material	Frame Colour	Comment
W01	1200	300	Double glazed	Sliding	N	Aluminium		
W02	1200	300	Double glazed	Sliding	N	Aluminium		
W03	400	900	Double glazed	Fixed	E	Aluminium		
W04	1200	900	Double glazed	Sliding	S	Aluminium		
W05	1200	900	Double glazed	Sliding	S	Aluminium		
W06	1200	900	Double glazed	Sliding	W	Aluminium		
W07	1200	900	Double glazed	Sliding	W	Aluminium		
W08	1200	900	Double glazed	Sliding	N	Aluminium		

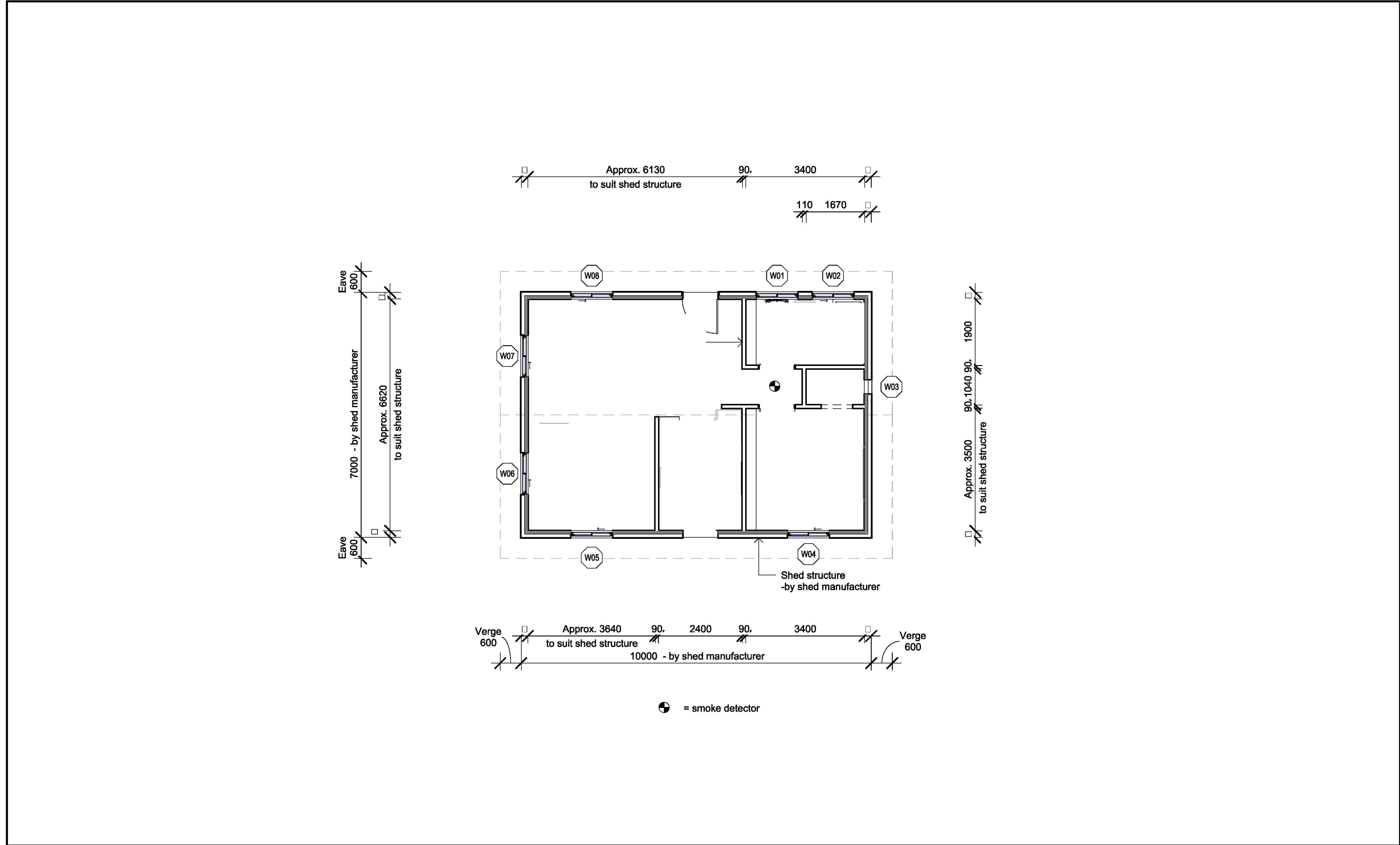
NOTE:

Windows and doors to be powder coated in colour chosen by owner
Windows and doors to be fitted with suitable insect screens

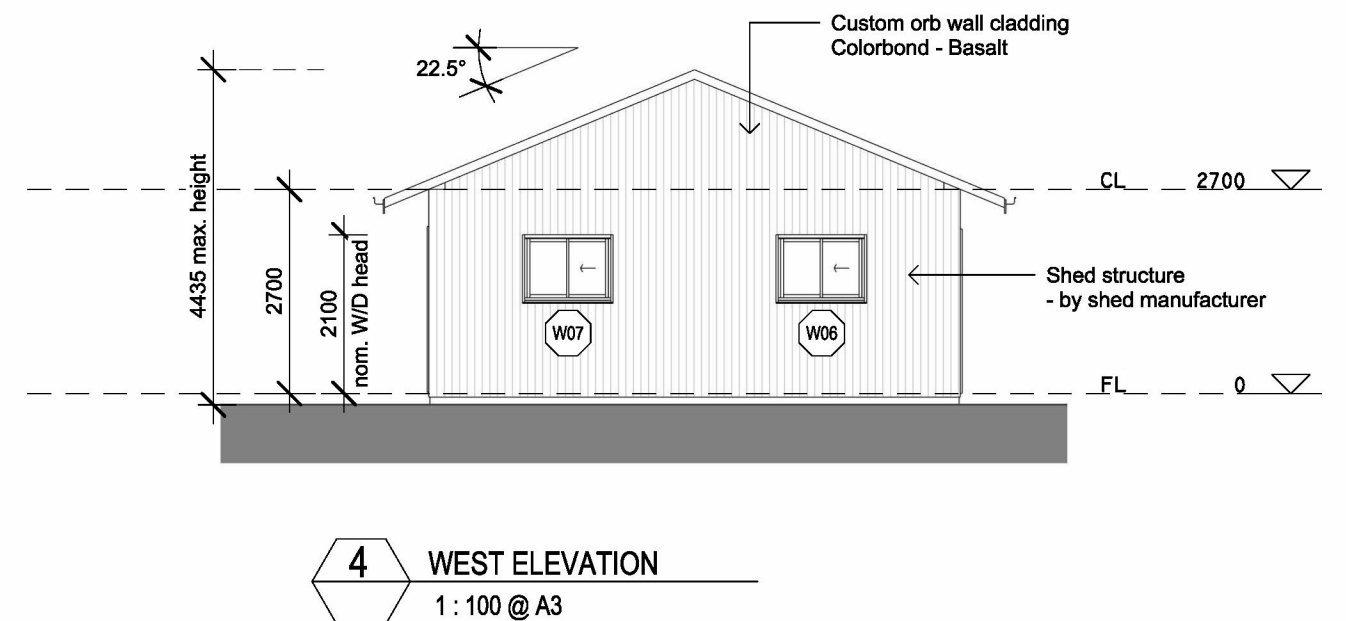
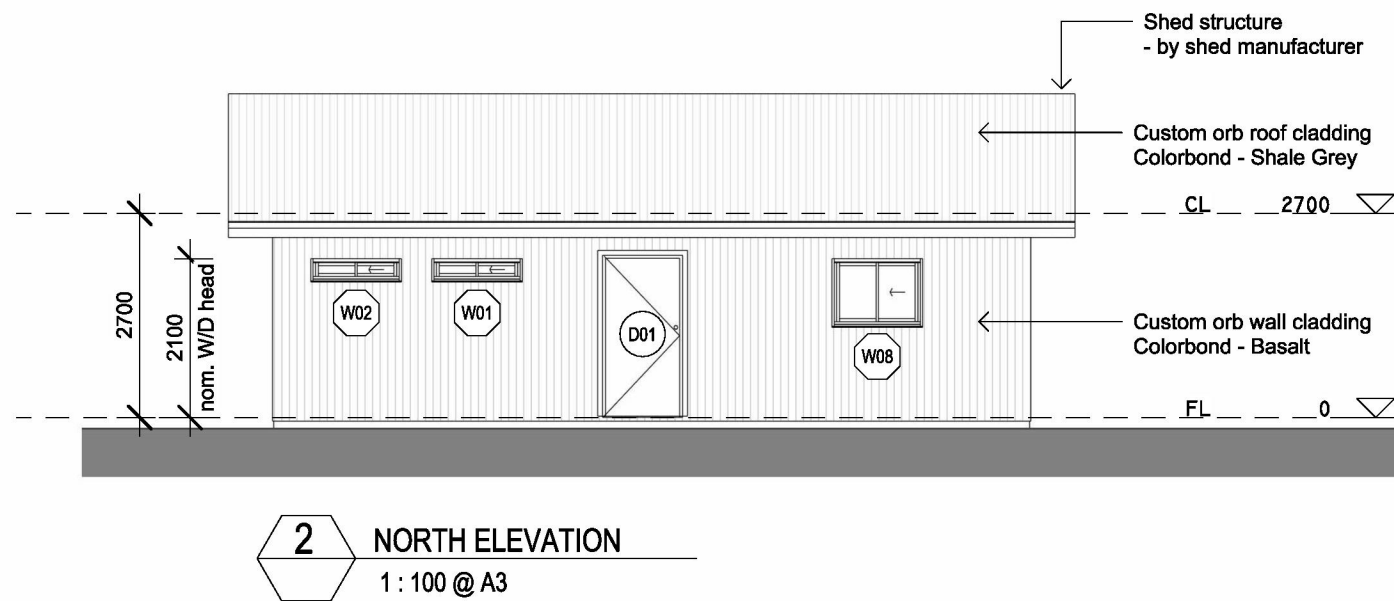
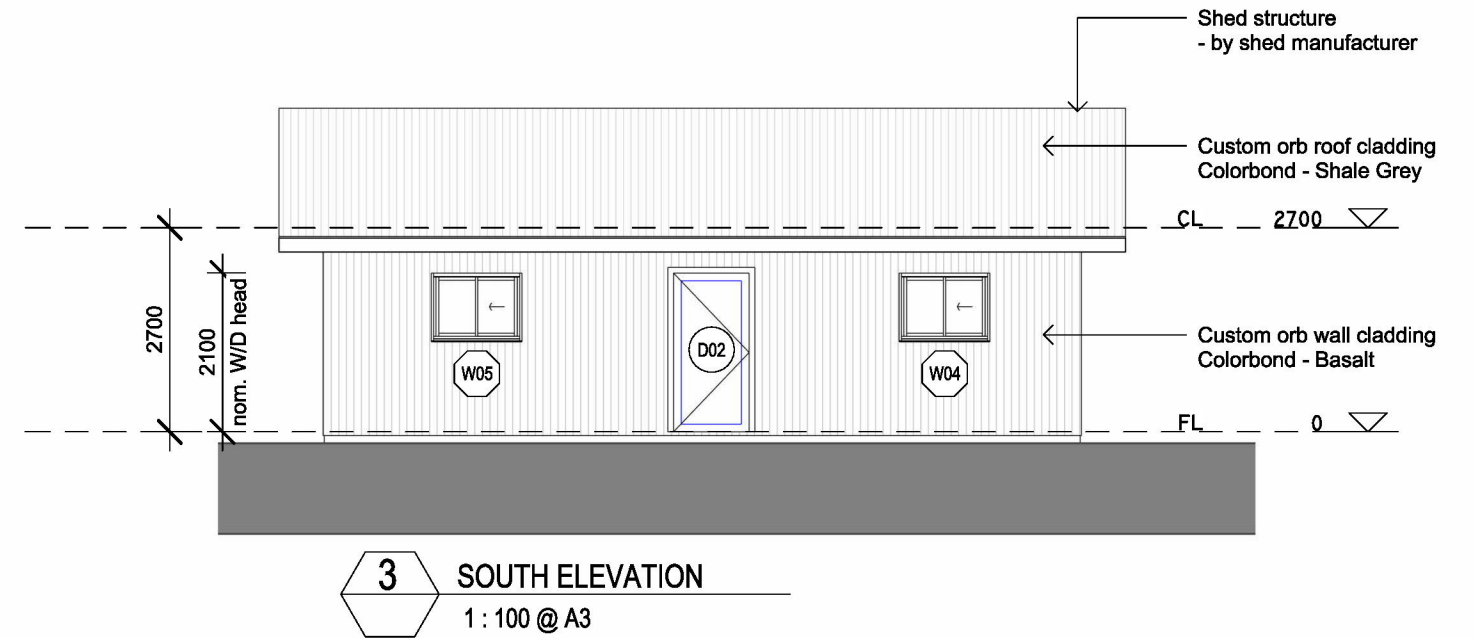
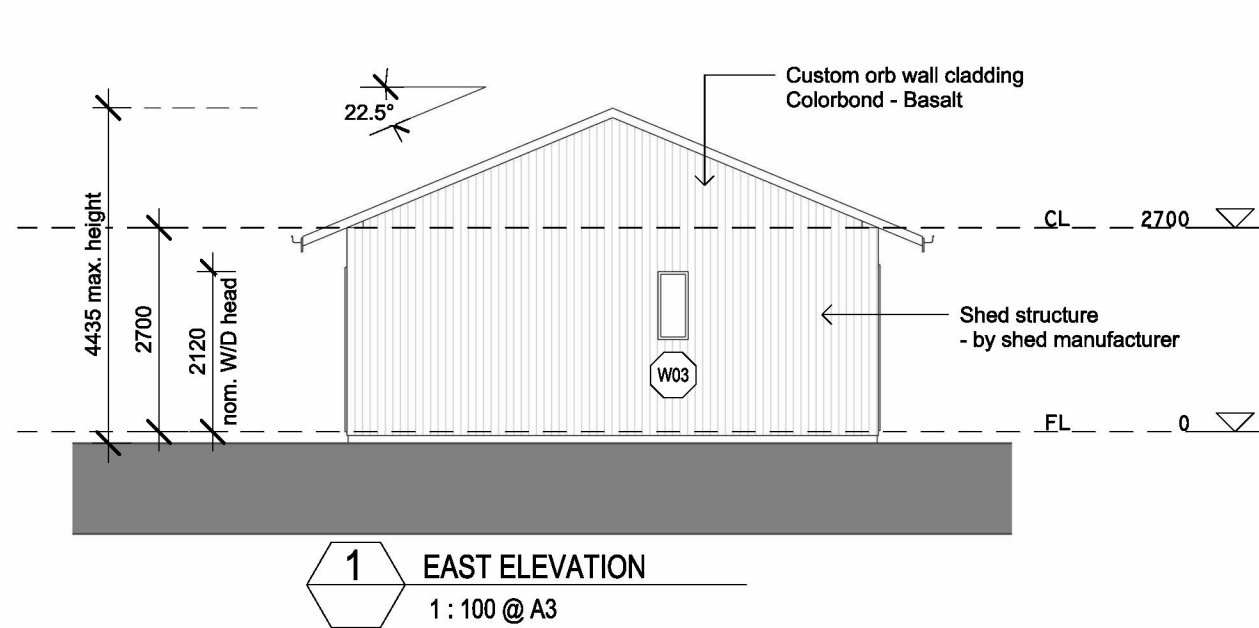
ALL WINDOWS ARE INDICATIVE ONLY AND ARE TO BE THE NEAREST
MANUFACTURERS SIZE WITH CLIENT'S APPROVAL

SEE BASIX CERTIFICATE FOR GLAZING COMMITMENTS

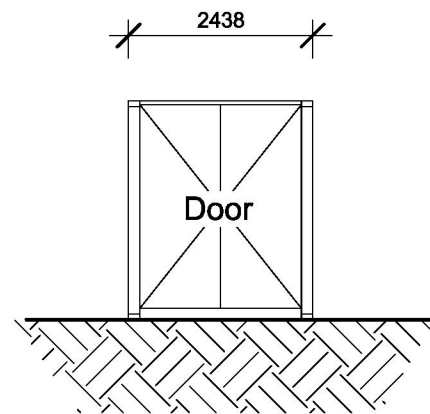
DRAWING AMENDMENTS			PROJECT TITLE	 VISION PROPERTY DEVELOPMENT HUB PO Box 852 53 Radfern Street, Cowra, NSW, 2794 p: 1300 240 827 e: office@visiontpc.com.au web: visionpdhub.au	ISSUED FOR DEVELOPMENT APPLICATION		DRAWING COMMENCED	
REVISION	DESCRIPTION	DATE	CLIENT		DRAWING TITLE	DRAWING SCALE	4 June 2026	
A	General revision for Development Application	25-06-26		Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT VISION PROPERTY DEVELOPMENT HUB Drawings subject to copyright and may not be reproduced in any form without the written permission of Vision Property Development Hub				
					NOTES & SCHEDULES		AT SHEET SIZE	JOB NUMBER
							A3 SHEET	76/26
					STREET ADDRESS	15 DEBOYNE STREET, KOORAWATHA	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
							A002	A



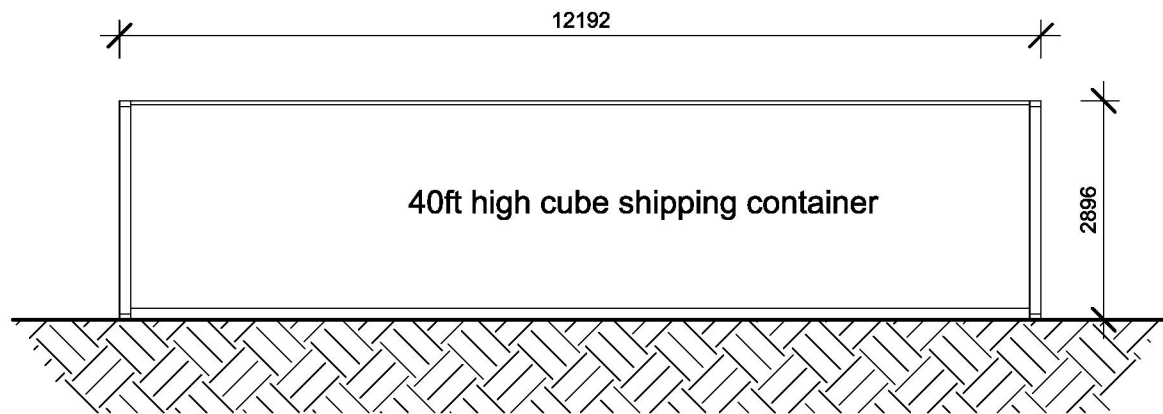
DRAWING AMENDMENTS			PROJECT TITLE	 VISION PROPERTY DEVELOPMENT HUB PO Box 852 53 Redfern Street, Cowra, NSW, 2794 p: 1300 240 827 e: office@visiontpc.com.au web: visionpdhub.au	ISSUED FOR		DRAWING COMMENCED	 JOB NUMBER 76/26 AMENDMENT ISSUE A		
REVISION A	DESCRIPTION General revision for Development Application	DATE 25-06-26	PROPOSED DWELLING		DEVELOPMENT APPLICATION		4 June 2026			
			CLIENT				DRAWING SCALE			
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT VISION PROPERTY DEVELOPMENT HUB Drawings subject to copyright and may not be reproduced in any form without the written permission of Vision Property Development Hub			DRAWING TITLE			1 : 100	
						FLOOR PLAN			AT SHEET SIZE	
						STREET ADDRESS			A3 SHEET	
						15 DEBOYNE STREET, KOORAWATHA			DRAWING IDENTIFICATION NUMBER	
									A101	



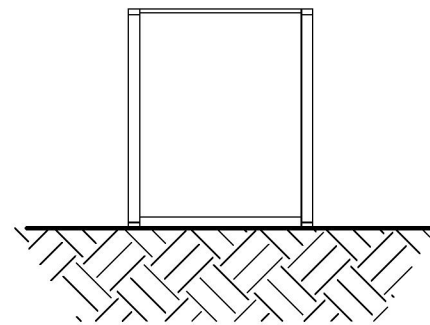
DRAWING AMENDMENTS			PROJECT TITLE	 VISION PROPERTY DEVELOPMENT HUB PO Box 852 53 Redfern Street, Cowra, NSW, 2794 p: 1300 240 827 e: office@visionpdc.com.au web: visionpdc.com.au	ISSUED FOR		DRAWING COMMENCED	
REVISION	DESCRIPTION	DATE	PROPOSED DWELLING		DEVELOPMENT APPLICATION		4 June 2026	
A	General revision for Development Application	25-06-26 <th>CLIENT</th> <th colspan="2"></th> <th>DRAWING SCALE</th> <th></th>	CLIENT				DRAWING SCALE	
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT VISION PROPERTY DEVELOPMENT HUB Drawings subject to copyright and may not be reproduced in any form without the written permission of Vision Property Development Hub ©		ELEVATIONS		1 : 100	
				DRAWING TITLE			AT SHEET SIZE	JOB NUMBER
						A3 SHEET	76/26	
				STREET ADDRESS	15 DEBOYNE STREET, KOORAWATHA		DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
						A201	A	



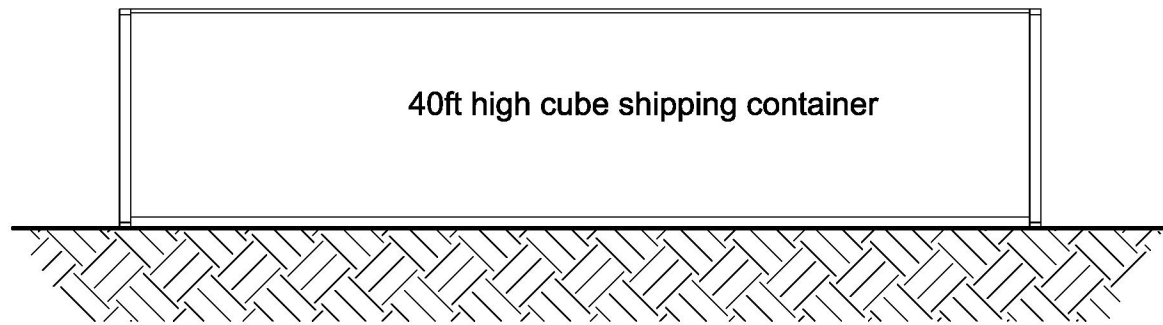
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DRAWING AMENDMENTS			PROJECT TITLE	 VISION PROPERTY DEVELOPMENT HUB PO Box 852 53 Redfern Street, Cowra, NSW, 2794 p: 1300 240 827 e: office@visiontpc.com.au web: visionpdcub.au	ISSUED FOR		DRAWING COMMENCED	
REVISION	DESCRIPTION	DATE	PROPOSED DWELLING		DEVELOPMENT APPLICATION	16 July 2026		
			CLIENT				DRAWING SCALE	JOB NUMBER
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT VISION PROPERTY DEVELOPMENT HUB Drawings subject to copyright and may not be reproduced in any form without the written permission of Vision Property Development Hub				1 : 100	
						AT SHEET SIZE	AMENDMENT ISSUE	
			SHIPPING CONTAINER ELEVATIONS			A3 SHEET		
			STREET ADDRESS			DRAWING IDENTIFICATION NUMBER		
			15 DEBOYNE STREET, KOORAWATHA			C01		