

DA
CANTERBURY BANKSTOWN

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TOTAL FLOOR AREAS

GRANNY FLAT, GROUND FLOOR	
LIVING	59.95
OUTDOOR LIVING	9.32
	69.28 m²
MAIN DWELLING, GROUND FLOOR	
GARAGE	33.03
LIVING (GROUND FLOOR)	93.46
OUTDOOR LIVING	9.47
PORCH	6.13
STAIRS	5.91
	148.01 m²
MAIN DWELLING, FIRST FLOOR	
LIVING (FIRST FLOOR)	99.63
STAIR VOID	6.16
	105.80 m²
	323.09 m²

LOCATION MAP



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BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,500mm	5,500mm
ARTICULATION ZONE	MIN. 4,000mm	5,275mm
GARAGE TO BOUNDARY	MIN. 5,500mm	6,535mm
GARAGE TO BUILDING LINE	MIN. 1,000mm	1,000mm
SIDE A - GROUND FLOOR	MIN. 0mm	200mm
SIDE A - FIRST FLOOR	MIN. 1,500mm	1,390mm
SIDE B - GROUND FLOOR	MIN. 900mm	1,165mm
SIDE B - FIRST FLOOR	MIN. 1,500mm	1,828mm
REAR	MIN. 6,000mm	20,219mm
BULK & SCALE		
SITE AREA	459.8m²	
SITE COVERAGE	MAX. 50%	47.26%
FLOOR SPACE RATIO	MAX. 0.55:1	0.529:1
BUILDING HEIGHT	MAX. 8,500mm	7,695mm
LANDSCAPE		
DEEP SOIL AREA	MIN. 91.06m²	143.98m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	88mm
FILL DEPTH	MAX. 1,000mm	202mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 3 SPACES	3 SPACES

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	20.0° / 22.5° / 5.0° / 3.0°
ELECTRICITY SUPPLY	REFER TO SCOPE OF WORKS
GAS SUPPLY	MAINS / RETICULATED
ROOF MATERIAL	CONCRETE TILES
ROOF COLOUR	N/A
EAVE VENTS	6
WIND DRIVEN ROOF VENTILATORS	2
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R7.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE)
WALL WRAP	REFLECTIVE VAPOUR PERMEABLE WRAP TO EXT WALL FRAMES
INT. WALLS	R2.2 BATTS THROUGHOUT ALL INTERNAL WALLS
FLOOR	R4.1 SUBFLOOR INSULATION

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

BASIX AREAS

CONDITIONED AREA	212.52 m²
UNCONDITIONED AREA	23.12 m²

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	268.68 m²
MIN. WATER TANK CAPACITY	3041 L
MIN. ROOF AREA DIRECTED TO TANK(S)	174.64 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	180 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	4 - REFER TO FLOOR PLAN FOR LOCATIONS

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER
KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
LAUNDRY:
NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

BEDROOMS/STUDY	4 x NON-DEDICATED
LIVING/DINING AREAS	4 x NON-DEDICATED
KITCHEN	NON-DEDICATED
ALL BATHROOMS/TOILETS	NON-DEDICATED
LAUNDRY	NON-DEDICATED
ALL HALLWAYS	NON-DEDICATED

NATURAL LIGHTING

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

PHOTOVOLTAIC SYSTEM	MIN. 6.65KW PEAK
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OTHER

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

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: BETWEEN PORCH AND STUDY NOOK
ACCESSIBLE SANITARY COMPARTMENT LOCATION: BATH (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: BATH (GROUND FLOOR)

GENERAL NOTES:

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

GRANNY FLAT

ENERGY COMMITMENTS

HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING / DINING / KITCHEN, COP 3.0 - 3.5
COOLING SYSTEM	SPLIT SYSTEM AIR CONDITIONING TO LIVING / DINING / KITCHEN, EER 3.0 - 3.5

ENERGY COMMITMENTS

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

KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF

LAUNDRY:
DUCTED TO OUTSIDE AIR, INTERLOCK TO LIGHT/10 MIN. RUN-ON TIMER

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

BEDROOMS/STUDY	2 x NON-DEDICATED
LIVING/DINING AREAS	1 x NON-DEDICATED
KITCHEN	NON-DEDICATED
ALL BATHROOMS/TOILETS	NON-DEDICATED
LAUNDRY	NON-DEDICATED
ALL HALLWAYS	NON-DEDICATED

NATURAL LIGHTING

NATURAL LIGHTING TO	1 BATHROOM(S)/TOILET(S) KITCHEN
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ALTERNATIVE ENERGY

N/A	
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OTHER

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

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS
EXT. WALLS	R2.2 BATTS WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS TO WET AREAS

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2595mm
ROOF PITCH (U.N.O.)	22.5°

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

MOJO
HOMES

SPECIFICATION:

M-SERIES

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REVISION

11	RELOCATE A/C UNIT + HWS + PER PCV006
12	AMENDED PER PCV007 & 008
13	PLAN CORRECTIONS
14	GLAZING UPDATES / CORRECTIONS
15	CHECKED UPDATED CONTOURS

DRAWN

SIO	02/07/2026
SIO	16/07/2026
SIO	22/07/2026
SIO	29/07/2026
JIH	19/08/2026

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:100

DO NOT SCALE DRAWINGS. USE
FIGURED DIMENSIONS ONLY. CHECK
AND VERIFY DIMENSIONS AND
LEVELS PRIOR TO THE
COMMENCEMENT OF ANY WORK. ALL
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE.

652424

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	OLD
LATITUDE	0° 00' 00" S
LONGITUDE	150° 00' 00" E

LOT 13
SEC. J

LOT 15
SEC. J

LOT 17
SEC. J

OVERHEAD POWER LINES ARE PRESENT

LOT 14
SEC. J

LOT 16
459.8m²

LOT 18
SEC. J

BALMORAL AVENUE

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

PLEASE NOTE:
RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

MOJO
HOMES

SPECIFICATION:

M-SERIES

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REVISION

11 RELOCATE A/C UNIT + HWS + PER PCV006

SIO 02/07/2026

12 AMENDED PER PCV007 & 008

SIO 16/07/2026

13

PLAN CORRECTIONS

SIO 22/07/2026

14

GLAZING UPDATES / CORRECTIONS

SIO 29/07/2026

15

CHECKED UPDATED CONTOURS

JIH 19/08/2026

DRAWN

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

EXISTING CONDITIONS

SHEET No.:

2 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:200

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652424

SITE ANALYSIS
ORIENTATION - LIVING AREAS TO THE DWELLING ARE CENTERED WITH A NORTH WEST ORIENTATION. GOOD SHADING AND THE ARRANGEMENT OF GLAZING WILL MAXIMISE THE POTENTIAL FOR COOLING SOUTHERLY BREEZES TO VENTILATE THE LIVING AREAS IN THE SUMMER MONTHS, ADDING TO THE INTERNAL COMFORT. THE EXTERNAL SHADING TO GLAZED AREAS ENABLES THE DWELLING TO COMFORTABLY ACHIEVE ABSA/BASIX THERMAL COMFORT TARGETS.

TOPOGRAPHY - GENTLY SLOPED BLOCK AS INDICATED BY CONTOURS ON SITE PLAN. SINGLE STOREY DESIGN USED TO TAKE ADVANTAGE OF TOPOGRAPHY WITH MAX CUT OF 98mm AND MAX FILL 202mm.

STREETSCAPE - SETBACKS COMPLY WITH COUNCIL'S REQUIREMENTS, WITH MAIN DWELLING SET BACK 5.275m AND GARAGE SET BACK 6.535m.

CONTEXT - NO SPECIAL REQUIREMENTS.

VEGETATION - SITE IS CLEAR OF TREES AND VEGETATION.

PRIVACY - THE LIVING AREAS OF THE DWELLING ARE SET BACK FROM 1.249m TO OVER 20.219m FROM THE BOUNDARY TO PROVIDE BOTH VISUAL AND ACOUSTIC PRIVACY. IT IS PROPOSED THAT THERE WILL BE AMPLE PRIVACY AND SOLAR AMENITY TO PROPOSED RESIDENCES.

NOISE AND LIGHT - THE PROPOSED POSITION OF THE DWELLING COMPLIES WITH COUNCIL SETBACKS TO THE STREET FRONTAGE. THE SITE IS SITUATED IN A RESIDENTIAL LOCATION WITH THE POSITIONING OF TWO OF THE THREE BEDROOMS AWAY FROM THE MAIN NOISE SOURCE, THUS REDUCING POTENTIAL IMPACT OF STREET NOISE.

PREVAILING WINDS - THE LIVING AREAS OF THE DWELLING WILL BENEFIT FROM SOUTHERLY BREEZES DURING SUMMER.

DRAINAGE - THE SITE DRAINS NATURALLY TO THE FRONT AND REAR OF THE BLOCK. ROOF WATER COLLECTION WILL BE PARTIALLY DIVERTED TO RECYCLING TANKS FOR USE WITHIN THE DWELLING WITH THE TANK OVERFLOW AND THE REMAINING ROOF AREA DISCHARGING TO STREET KERB.

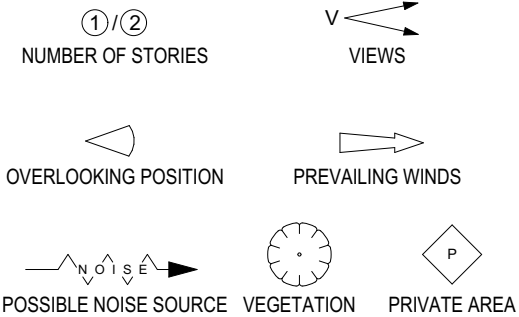
SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE.
SEWER - YES
STORMWATER - TO STREET KERB.

VEHICLE ACCESS - THE GARAGE HAS BEEN PLACED TO REQUIRE MINIMAL ALTERATION TO THE SITE, WITH THE FINISHED FLOOR LEVEL BEING APPROXIMATELY 760mm ABOVE THE KERB LEVEL. TWO UNDERCOVER SPACES WILL BE INCORPORATED WITH ADDITIONAL SPACE ON THE APRON FOR TEMPORARY PARKING - THE DRIVEWAY IS APPROXIMATELY 6.535m LONG WITHIN THE BOUNDARY.

SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE INFORMATION.

SECURITY - THE SURROUNDING BLOCKS ARE CURRENTLY UNOCCUPIED HOWEVER THERE WILL BE RESIDENCES CONSTRUCTED IN THE VICINITY OF THE PROPOSED SITE IN THE NEAR FUTURE AND THEREFORE CASUAL SURVEILLANCE WILL BE REQUIRED.

SITE ANALYSIS LEGEND



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HOMES

SPECIFICATION:
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REVISION		DRAWN	
11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026
12	AMENDED PER PCV007 & 008	SIO	16/07/2026
13	PLAN CORRECTIONS	SIO	22/07/2026
14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026
15	CHECKED UPDATED CONTOURS	JIH	19/08/2026

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16 / J / 876

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CANTERBURY BANKSTOWN

HOUSE DESIGN:
TIVOLI 27
FACADE DESIGN:
MODERN A
SHEET TITLE:
SITE ANALYSIS

SHEET No.:
3 / 29

HOUSE CODE:
H-JMSTVL20DA
FACADE CODE:
F-JMSTVL20AMODA
SCALES:
1:225

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652424

LOT 13
SEC. J

LOT 15
SEC. J

LOT 17
SEC. J

LOT 14
SEC. J

LOT 16
459.8m²

LOT 18
SEC. J

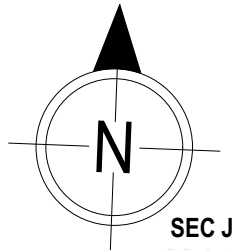
BALMORAL AVENUE

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

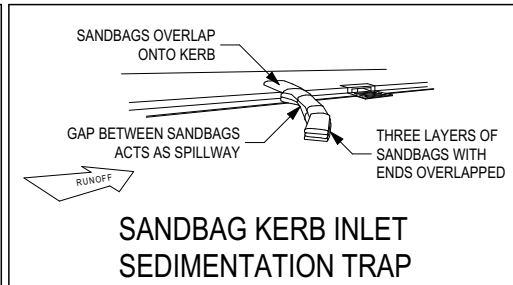
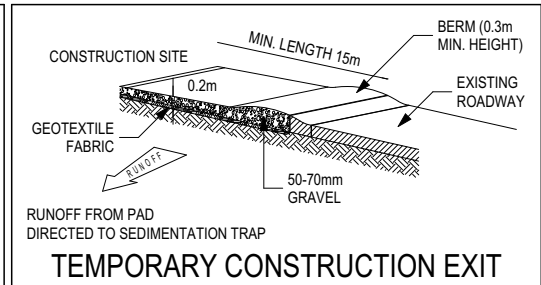
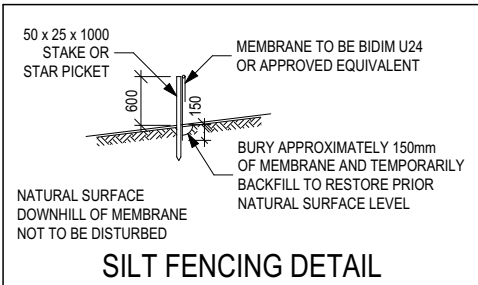
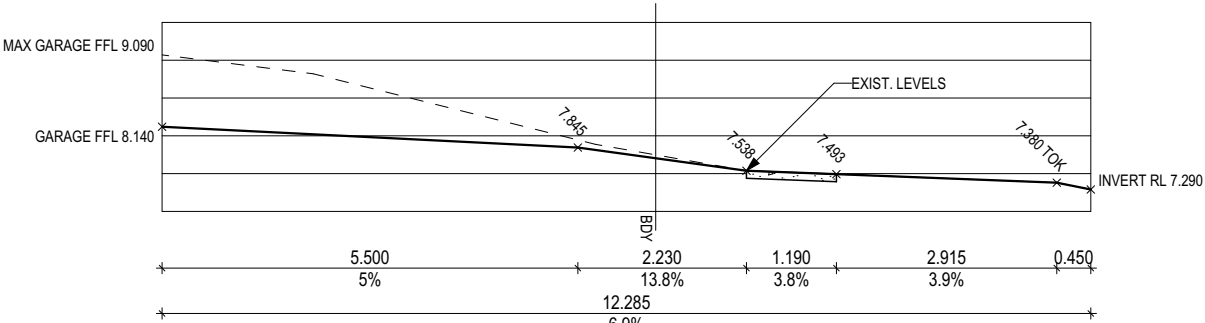
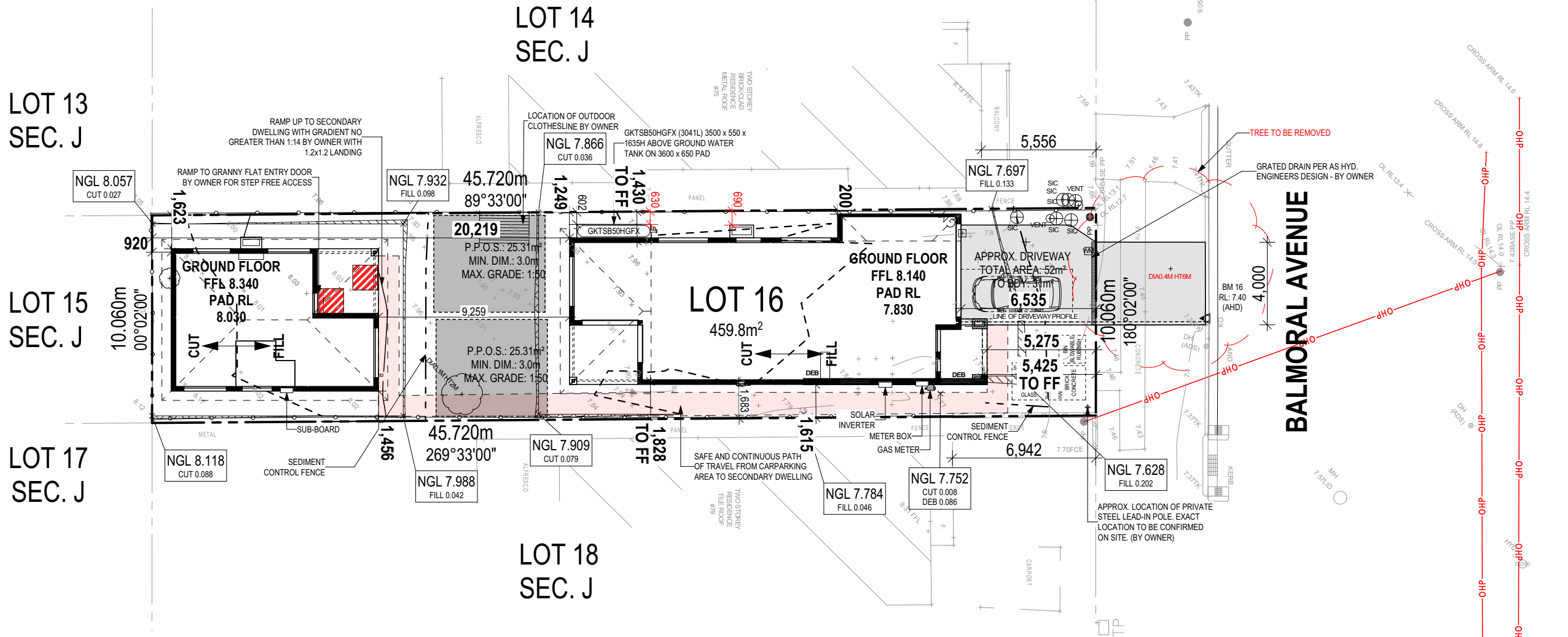
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	7.06m³	15.89t
FILL	6.51m³	14.65t
DIFFERENCE	0.55m³	1.24t
EVEN CUT & FILL		

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS

OVERHEAD POWER LINES ARE PRESENT



OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

PLEASE NOTE:
RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.

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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	



SPECIFICATION:	REVISION			DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006		SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU			TIVOLI 27			H-JMSTVL20DA		
COPYRIGHT:	12	AMENDED PER PCV007 & 008		SIO	16/07/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
© 2026	13	PLAN CORRECTIONS		SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133			MODERN A			F-JMSTVL20AMODA		
	14	GLAZING UPDATES / CORRECTIONS		SIO	29/07/2026	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:		
	15	CHECKED UPDATED CONTOURS		JIH	19/08/2026	16 / J / 876		CANTERBURY BANKSTOWN		SITE PLAN		4 / 29		652424

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK.
BALANCE TO STREET KERB.
COLLECTION AREA = 174.64m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

REFER TO STORMWATER DESIGN
BY ALW DESIGN FOR STORMWATER
REQUIREMENTS
REFERENCE: SW26225_ISSUE A
DATED: 25/06/2026

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

Ω

STANDARD DOWNPIPE

CDP

Ω

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

WM

WC

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

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SPECIFICATION: M-SERIES COPYRIGHT: © 2026		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 652424	
	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO 02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA			
	12	AMENDED PER PCV007 & 008	SIO 16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	13	PLAN CORRECTIONS	SIO 22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA			
	14	GLAZING UPDATES / CORRECTIONS	SIO 29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:			
	15	CHECKED UPDATED CONTOURS	JIH 19/08/2026	16 / J / 876		CANTERBURY BANKSTOWN		WATER MANAGEMENT PLAN (GF)		5 / 29	1:150, 1:50

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

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- GENERAL BUILDING INFORMATION

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RECYCLED COLD WATER LINE

WM

WC

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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MOJO HOMES	SPECIFICATION:		REVISION	DRAWN	CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.						
	M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU			TIVOLI 27			H-JMSTVL20DA							
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		14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:							
		15	CHECKED UPDATED CONTOURS	JIH	19/08/2026	16 / J / 876		CANTERBURY BANKSTOWN		WATER MANAGEMENT PLAN (FF)		6 / 29		SCALES:		1:100, 1:50		652424	

652424

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

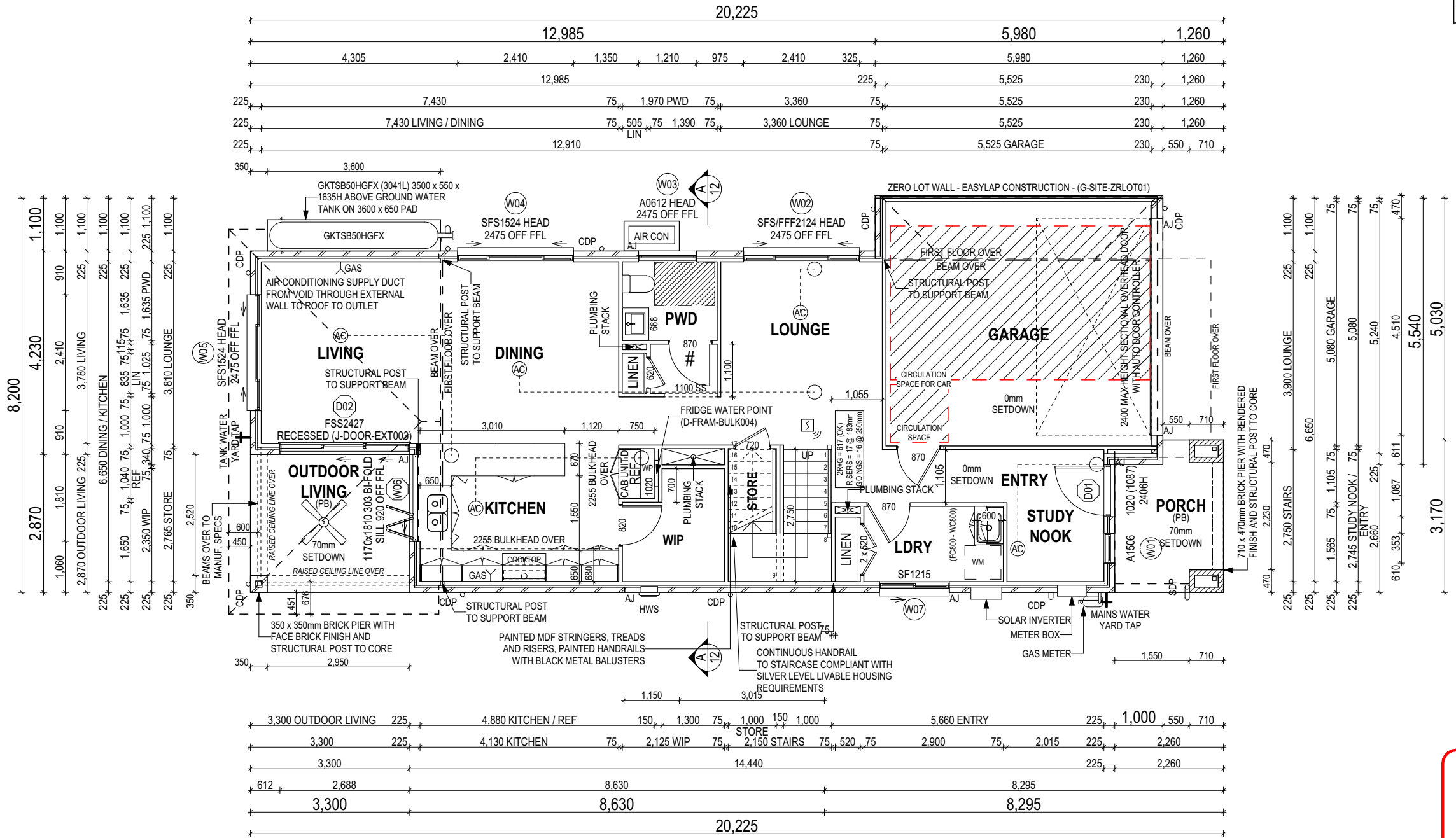
HS / WS	HOB SPOUT / WALL SPOUT
	COMMON BRICK
	FACE BRICK
	AAC
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
	EXHAUST VENT
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP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

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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MOJO
HOMES

SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
M-SERIES	11 RELOCATE A/C UNIT + HWS + PER PCV006	SIO 02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU	TIVOLI 27	H-JMSTVL20DA	
COPYRIGHT:	12 AMENDED PER PCV007 & 008	SIO 16/07/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	13 PLAN CORRECTIONS	SIO 22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133	MODERN A	F-JMSTVL20AMODA	
	14 GLAZING UPDATES / CORRECTIONS	SIO 29/07/2026	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	15 CHECKED UPDATED CONTOURS	JIH 19/08/2026	16 / J / 876	GROUND FLOOR PLAN	7 / 29	
			COUNCIL:		SCALES:	
			CANTERBURY BANKSTOWN		1:100	
						652424

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

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL FIRST FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED TO 125mm WHERE REQUIRED BY NCC 2022

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

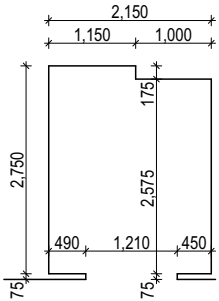
- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

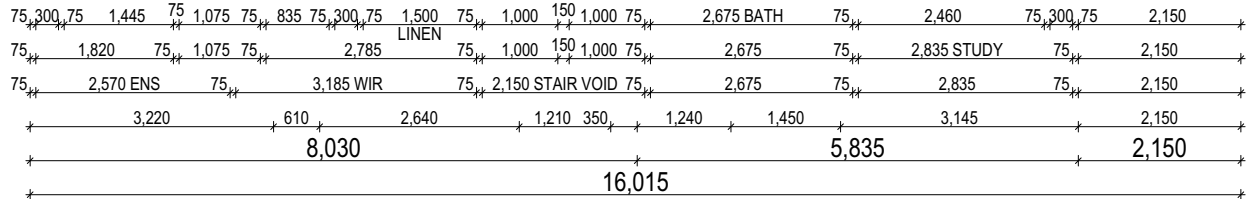
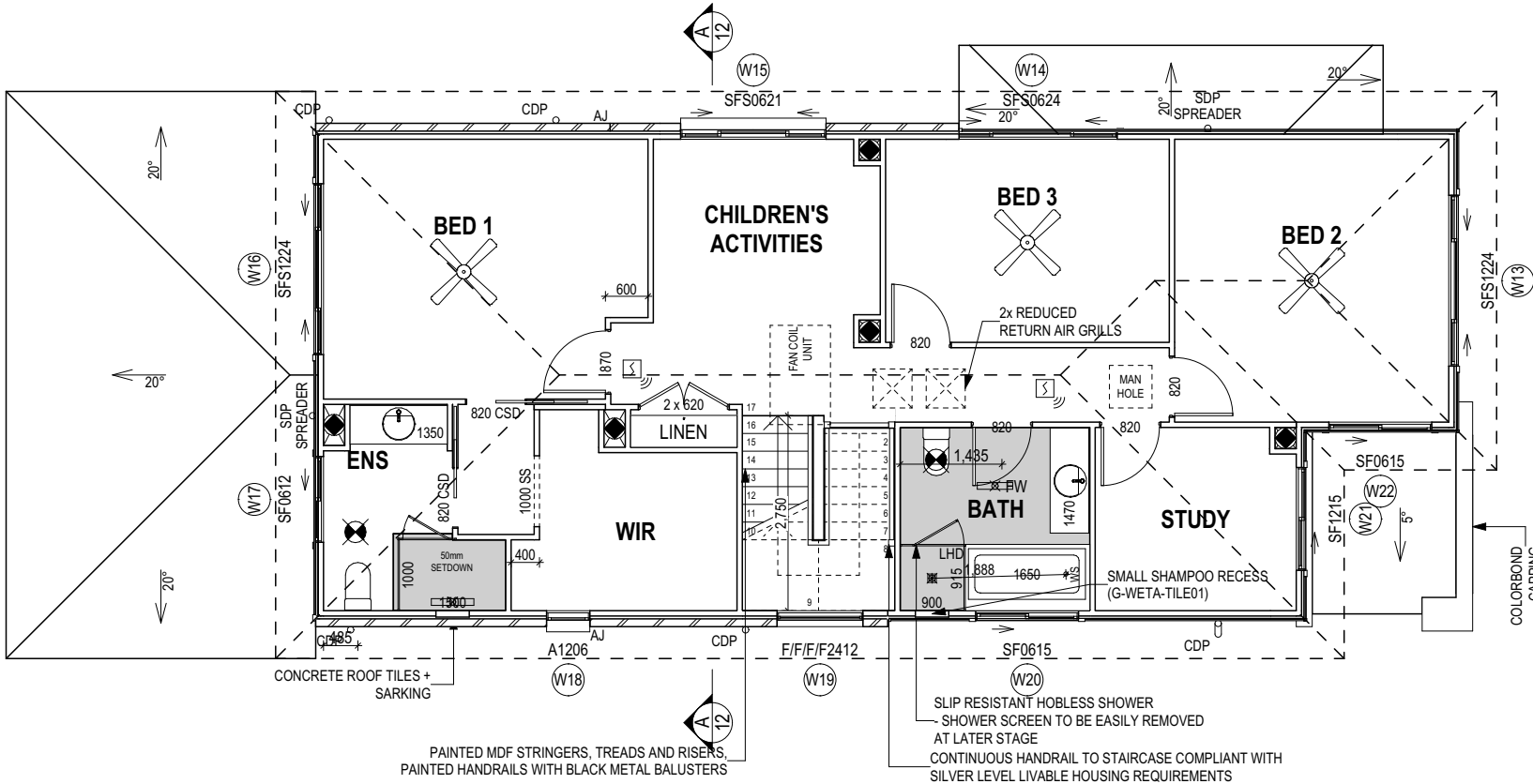
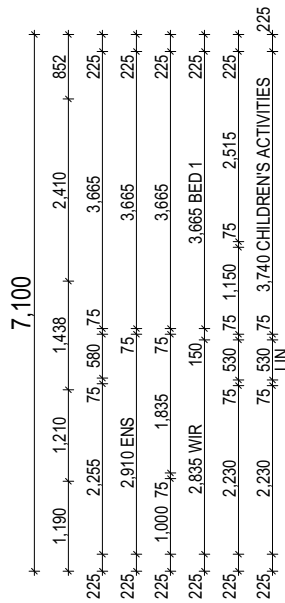


LEGEND

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



STAIR VOID DETAIL
SCALE: 1:100



ALL DIMENSIONS ARE FRAME DIMENSIONS

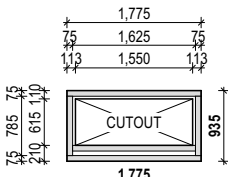
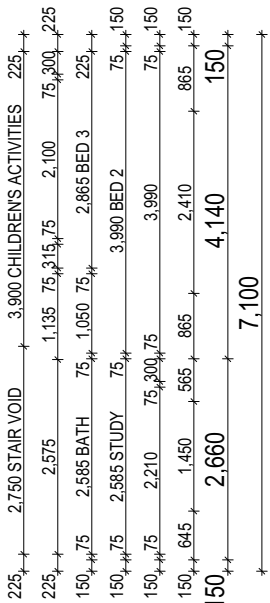
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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

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BATH HOB DETAIL
1650
FRAME 530 HIGH
BATH TO BE INSTALLED MAX. 95mm
FROM WALL FRAME AT LOCATION
OF SPOUT

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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MOJO
HOMES

SPECIFICATION:

M-SERIES

COPYRIGHT:

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REVISION

11 RELOCATE A/C UNIT + HWS + PER PCV006

12 AMENDED PER PCV007 & 008

13 PLAN CORRECTIONS

14 GLAZING UPDATES / CORRECTIONS

15 CHECKED UPDATED CONTOURS

DRAWN

SIO 02/07/2026

SIO 16/07/2026

SIO 22/07/2026

SIO 29/07/2026

JIH 19/08/2026

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

FIRST FLOOR PLAN

SHEET No.:

8 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:100

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652424

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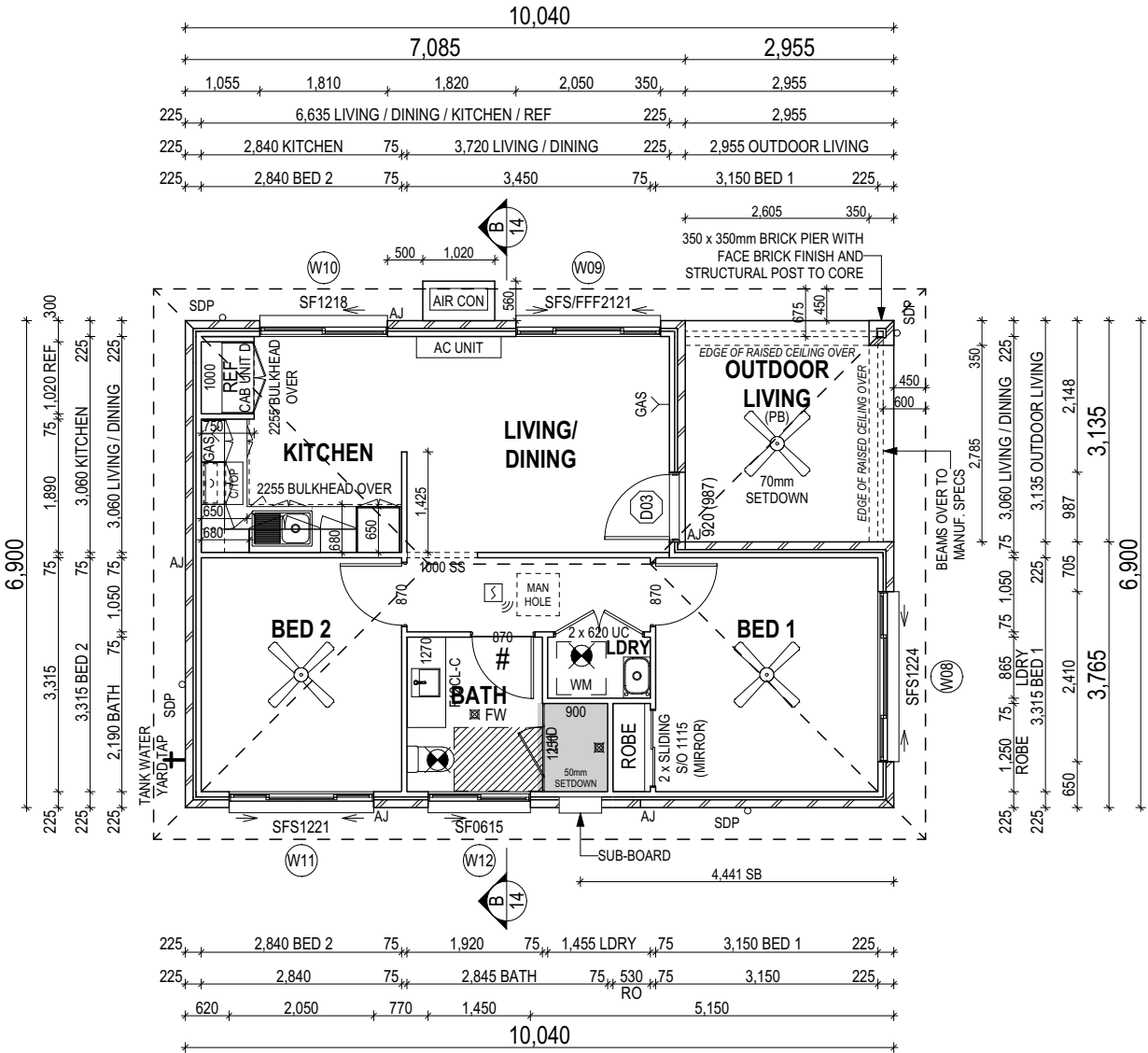
A

D

B

C

LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	COMMON BRICK
	FACE BRICK
	AAC
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
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	EXHAUST FAN
	EXHAUST VENT
L.B.W	LOAD BEARING WALL
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# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET



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		13	PLAN CORRECTIONS	SIO				
		14	GLAZING UPDATES / CORRECTIONS	SIO				
		15	CHECKED UPDATED CONTOURS	JIH	19/08/2026			
MR. KAH MENG TAN & MS. ZHUO YU						TIVOLI 27	H-JMSTVL20DA	652424
77 BALMORAL AVENUE, CROYDON PARK NSW 2133						FACADE DESIGN: MODERN A	FACADE CODE: F-JMSTVL20AMODA	
LOT / SECTION / DP: 16 / J / 876						COUNCIL: CANTERBURY BANKSTOWN	SHEET No.: 9 / 29	
						SHEET TITLE: GROUND FLOOR PLAN (GRANNY FLAT)	SCALES: 1:100	

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

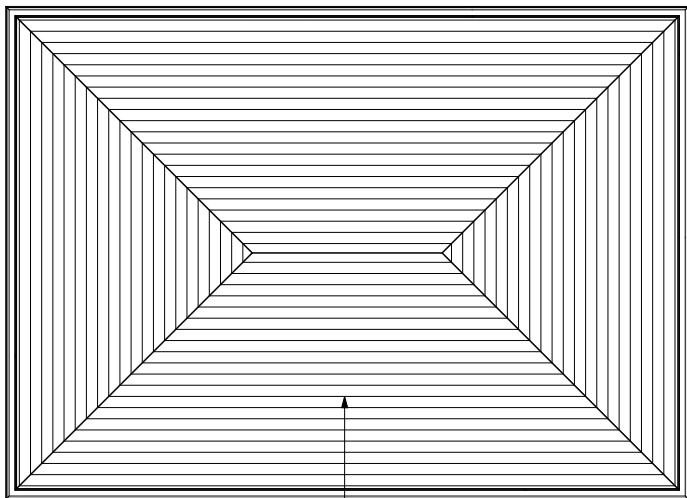
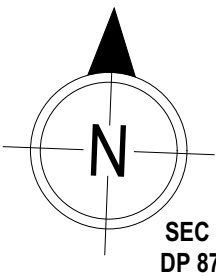
SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

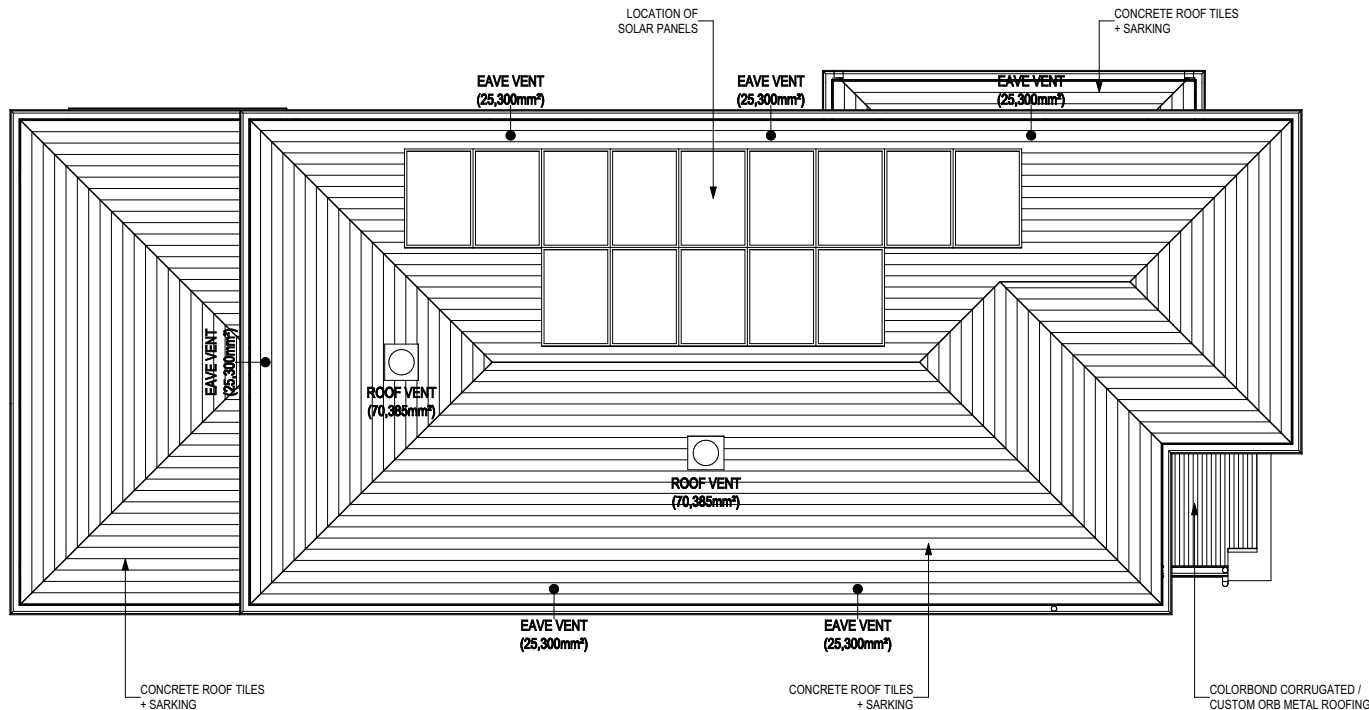
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CONCRETE ROOF TILES +
SARKING



ROOF PLAN
SCALE: 1:125

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

PLAN ACCEPTANCE BY OWNER

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DRAWN

SIO	02/07/2026
SIO	16/07/2026
SIO	22/07/2026
SIO	29/07/2026
JIH	19/08/2026

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ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

ROOF PLAN

SHEET No.:

10 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:125

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652424

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE

MANUFACTURER: BRADNAMS (NSW), DOWELL

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1506	AWNING	STUDY NOOK	1,457	610	4,134	0.89	ALUMINIUM	N/A	SNAP HEADER	E	0.64	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W02	SFS/FFF2124	SLIDING	LOUNGE	2,057	2,410	8,934	4.96	ALUMINIUM	N/A	ANGLED	N	4.28	CLEAR, DOUBLE GLAZED, LOW-E	BP 600, MP 603-1205/0
GROUND FLOOR	W03	A0612	AWNING	PWD	600	1,210	3,620	0.73	ALUMINIUM	N/A	SNAP HEADER	N	0.51	TRANSLUCENT, DOUBLE GLAZED	
GROUND FLOOR	W04	SFS1524	SLIDING	DINING	1,457	2,410	7,734	3.51	ALUMINIUM	N/A	ANGLED	N	3.12	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W05	SFS1524	SLIDING	LIVING	1,457	2,410	7,734	3.51	ALUMINIUM	N/A	ANGLED	W	3.12	CLEAR, DOUBLE GLAZED, LOW-E	
GROUND FLOOR	W07	SF1215	SLIDING	LDRY	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	S	1.50	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W08	SFS1224	SLIDING	BED 1	1,200	2,410	7,220	2.89	ALUMINIUM	N/A	ANGLED	E	2.54	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W09	SFS/FFF2121	SLIDING	LIVING / DINING	2,057	2,050	8,214	4.22	ALUMINIUM	N/A	ANGLED	N	3.59	CLEAR, DOUBLE GLAZED	BP 600, MP 513-1025/0
GROUND FLOOR	W10	SF1218	SLIDING	KITCHEN	1,200	1,810	6,020	2.17	ALUMINIUM	N/A	ANGLED	N	1.91	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	SFS1221	SLIDING	BED 2	1,200	2,050	6,500	2.46	ALUMINIUM	N/A	ANGLED	S	2.14	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W12	SF0615	SLIDING	BATH	600	1,450	4,100	0.87	ALUMINIUM	N/A	ANGLED	S	0.70	TRANSLUCENT, DOUBLE GLAZED	
FIRST FLOOR	W13	SFS1224	SLIDING	BED 2	1,200	2,410	7,220	2.89	ALUMINIUM	N/A	NONE	E	2.54	CLEAR, DOUBLE GLAZED, LOW-E	
FIRST FLOOR	W14	SFS0624	SLIDING	BED 3	600	2,410	6,020	1.45	ALUMINIUM	N/A	NONE	N	1.19	CLEAR, DOUBLE GLAZED, LOW-E	
FIRST FLOOR	W15	SFS0621	SLIDING	CHILDREN'S ACTIVITIES	600	2,050	5,300	1.23	ALUMINIUM	N/A	ANGLED	N	1.00	CLEAR, DOUBLE GLAZED, LOW-E	
FIRST FLOOR	W16	SFS1224	SLIDING	BED 1	1,200	2,410	7,220	2.89	ALUMINIUM	N/A	NONE	W	2.54	CLEAR, DOUBLE GLAZED, LOW-E	
FIRST FLOOR	W17	SF0612	SLIDING	ENS	600	1,210	3,620	0.73	ALUMINIUM	N/A	NONE	W	0.58	TRANSLUCENT, DOUBLE GLAZED	
FIRST FLOOR	W18	A1206	AWNING	WIR	1,200	610	3,620	0.73	ALUMINIUM	N/A	ANGLED	S	0.52	TRANSLUCENT, DOUBLE GLAZED	
FIRST FLOOR	W19	F/F/F/F2412	FIXED	STAIRWELL	2,360	1,210	7,140	2.86	ALUMINIUM	N/A	SNAP HEADER	S	2.36	TRANSLUCENT, DOUBLE GLAZED, LOW-E	BP 590/1180/1770
FIRST FLOOR	W20	SF0615	SLIDING	BATH	600	1,450	4,100	0.87	ALUMINIUM	N/A	NONE	S	0.70	TRANSLUCENT, DOUBLE GLAZED	
FIRST FLOOR	W21	SF1215	SLIDING	STUDY	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	E	1.50	CLEAR, DOUBLE GLAZED, LOW-E	
FIRST FLOOR	W22	SF0615	SLIDING	BED 2	600	1,450	4,100	0.87	ALUMINIUM	N/A	NONE	S	0.70	CLEAR, DOUBLE GLAZED, LOW-E	
							123,150 mm	44.20					37.71		
DOOR															
GROUND FLOOR	D01	1020	SWINGING	STUDY NOOK	2,406	1,087	6,986	2.62	TIMBER	N/A	SNAP HEADER	E	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 1020mm
GROUND FLOOR	D02	FSS2427	STACKER	LIVING	2,400	2,688	10,176	6.45	ALUMINIUM	N/A	SNAP HEADER	S	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	920	SWINGING	LIVING / DINING	2,106	987	6,186	2.08	TIMBER	N/A	SNAP HEADER	E	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 920mm
GROUND FLOOR	W06	1170x1810 303 BI-FOLD	BI-FOLD	KITCHEN	1,170	1,810	5,960	2.12	ALUMINIUM	N/A	SNAP HEADER	W	1.14	CLEAR, TOUGHENED	
							29,308 mm	13.26					6.84		
							152,458 mm	57.46					44.55		

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
GROUND FLOOR	1	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	2 x 620 UC	SWINGING	2,040	1,240	N/A	20mm UNDERCUT
GROUND FLOOR	1	2 x SLIDING	SLIDING	2,040	1,100	N/A	MIRROR
GROUND FLOOR	1	620	SWINGING	2,340	620	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	
GROUND FLOOR	1	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	2	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	1	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES
FIRST FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
FIRST FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
FIRST FLOOR	4	820	SWINGING	2,340	820	N/A	
FIRST FLOOR	2	820 CSD	CAVITY SLIDING	2,340	820	N/A	SOLID CORE
FIRST FLOOR	1	870	SWINGING	2,340	870	N/A	SOLID CORE

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

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

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

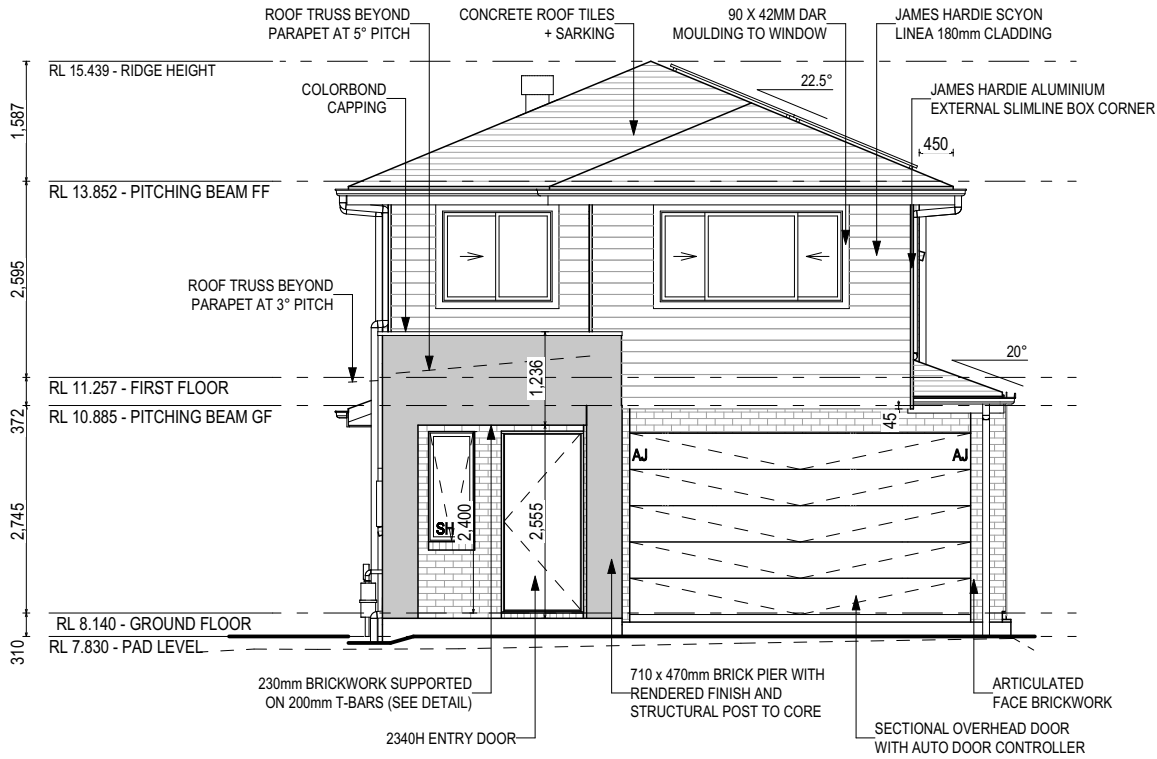
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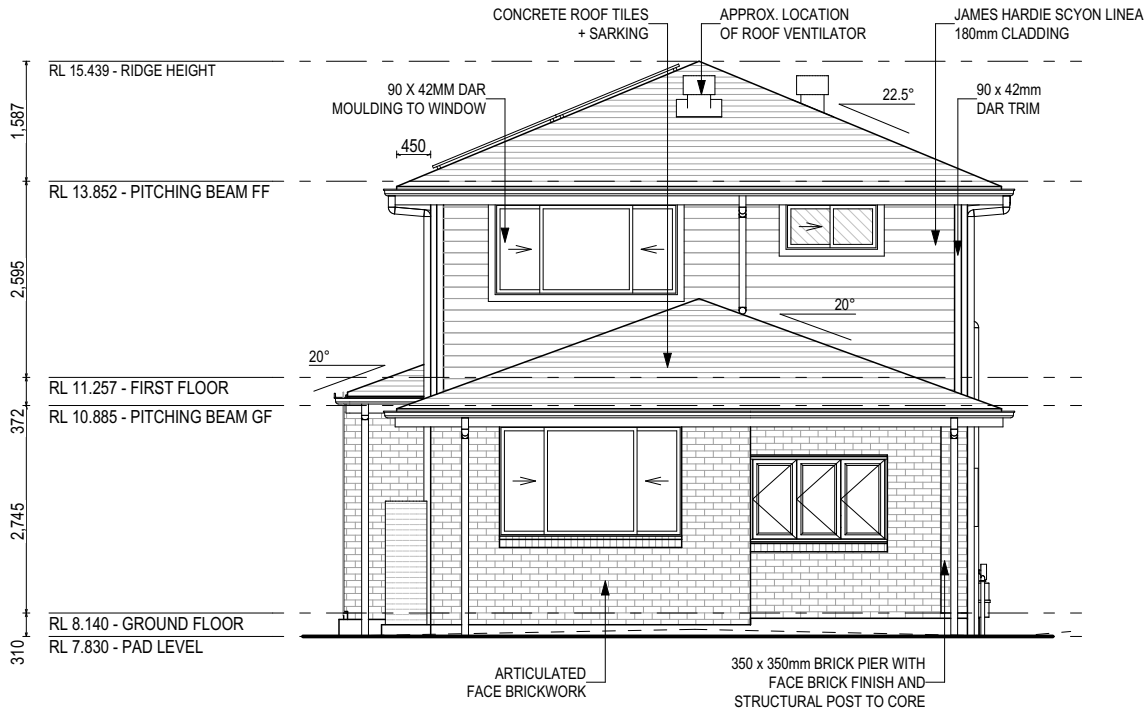
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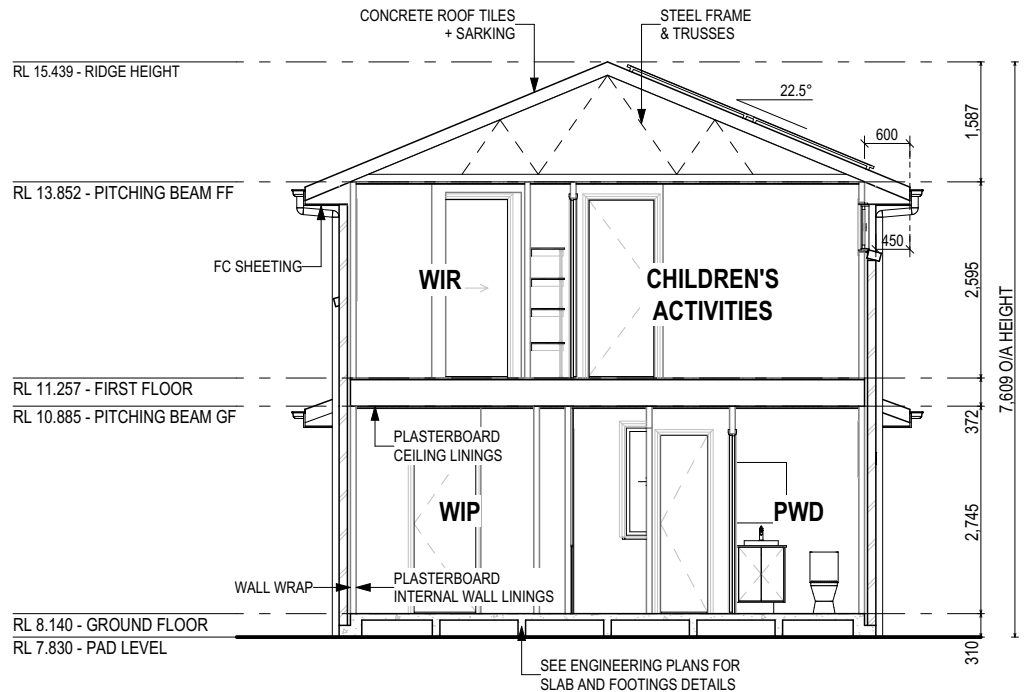
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	12	AMENDED PER PCV007 & 008	SIO 16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	13	PLAN CORRECTIONS	SIO 22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA			
	14	GLAZING UPDATES / CORRECTIONS	SIO 29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:		
	15	CHECKED UPDATED CONTOURS	JIH 19/08/2026	16 / J / 876		CANTERBURY BANKSTOWN		WINDOW & DOOR SCHEDULES		11 / 29	



FRONT ELEVATION (EAST)
SCALE: 1:100



REAR ELEVATION (WEST)
SCALE: 1:100



SECTION A-A
SCALE: 1:100

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

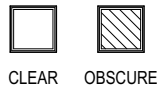
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SH = SNAP HEADER SILL

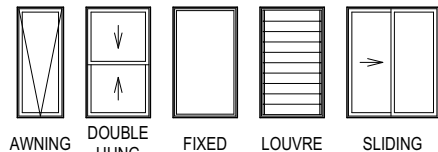
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED TO 125mm WHERE REQUIRED BY NCC 2022

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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SIO	16/07/2026
SIO	22/07/2026
SIO	29/07/2026
JIH	19/08/2026

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COUNCIL:

CANTERBURY BANKSTOWN

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TIVOLI 27

FACADE DESIGN:

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SHEET No.:

12 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

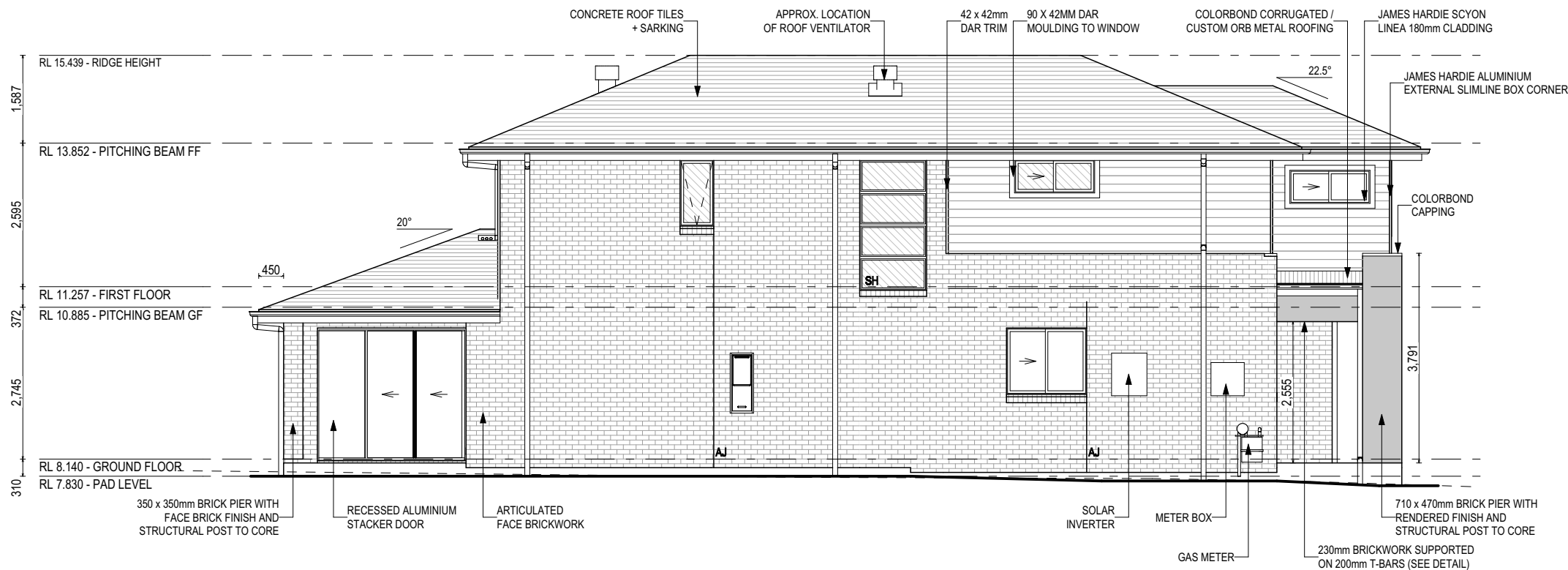
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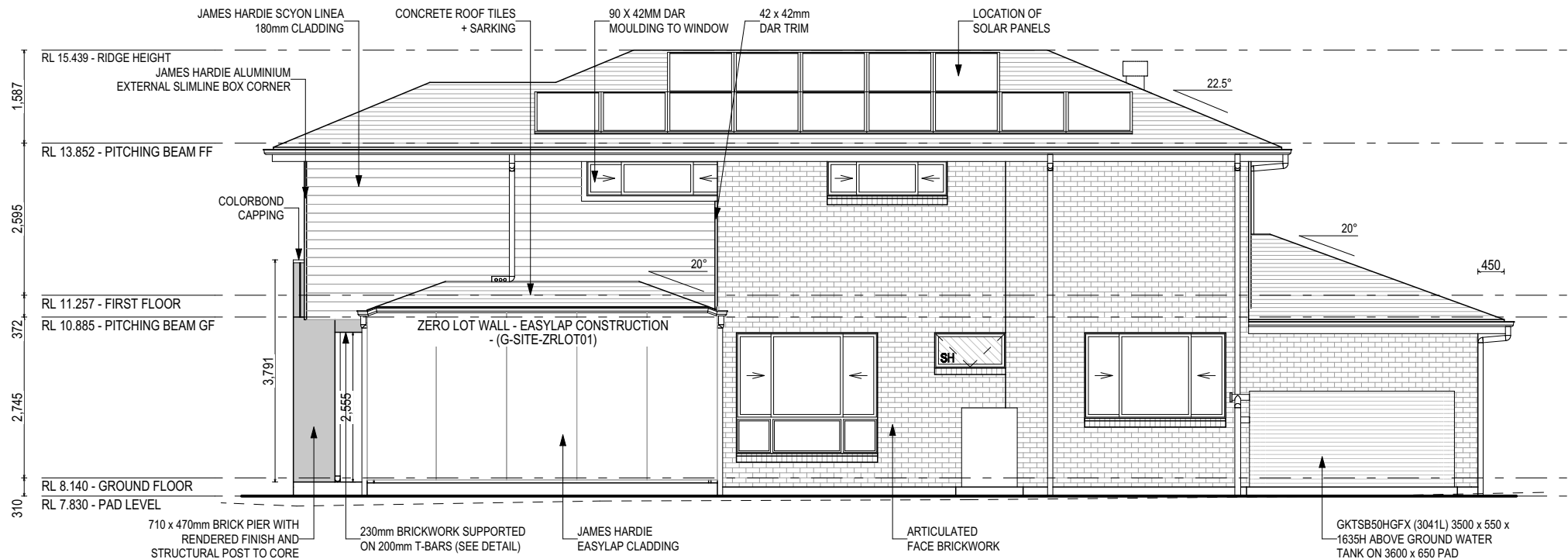
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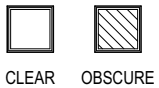


LEFT ELEVATION (SOUTH)
SCALE: 1:100

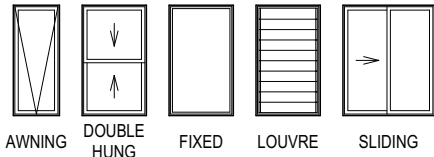


RIGHT ELEVATION (NORTH)
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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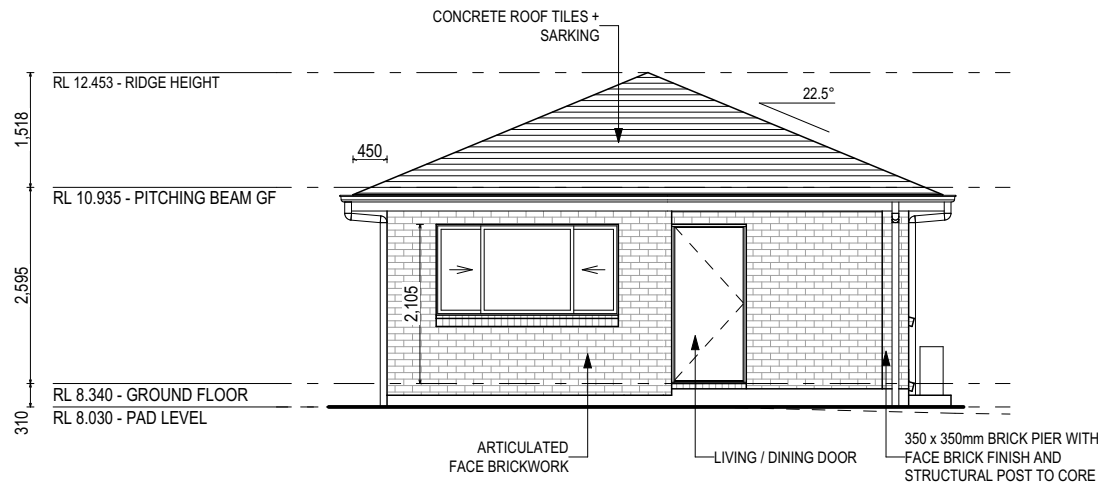
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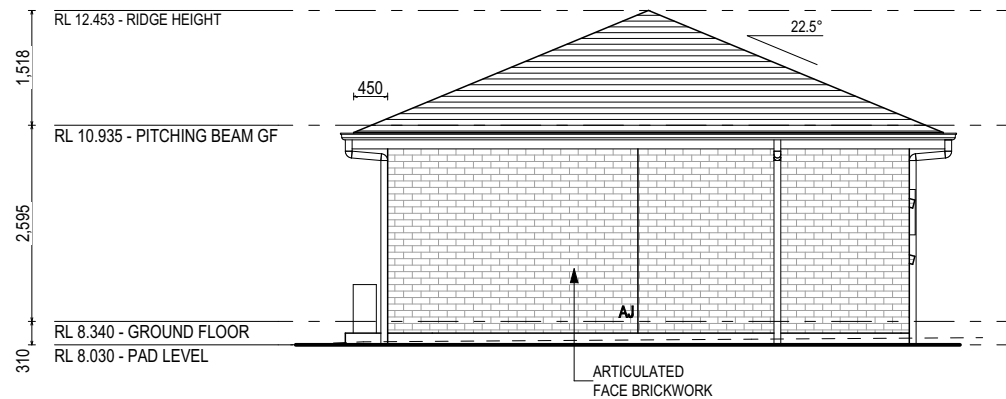
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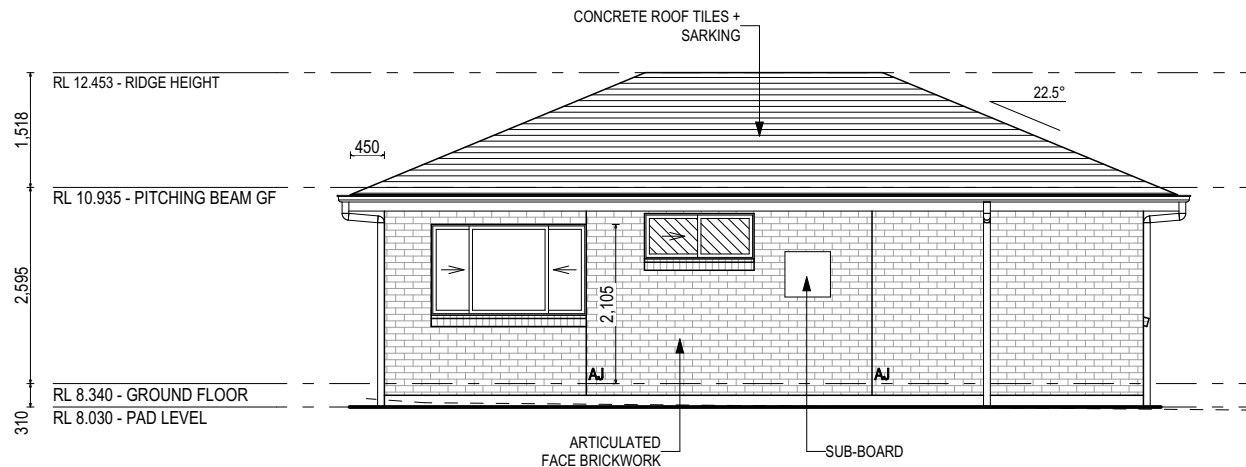
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FRONT ELEVATION (EAST) (GRANNY FLAT)
SCALE: 1:100



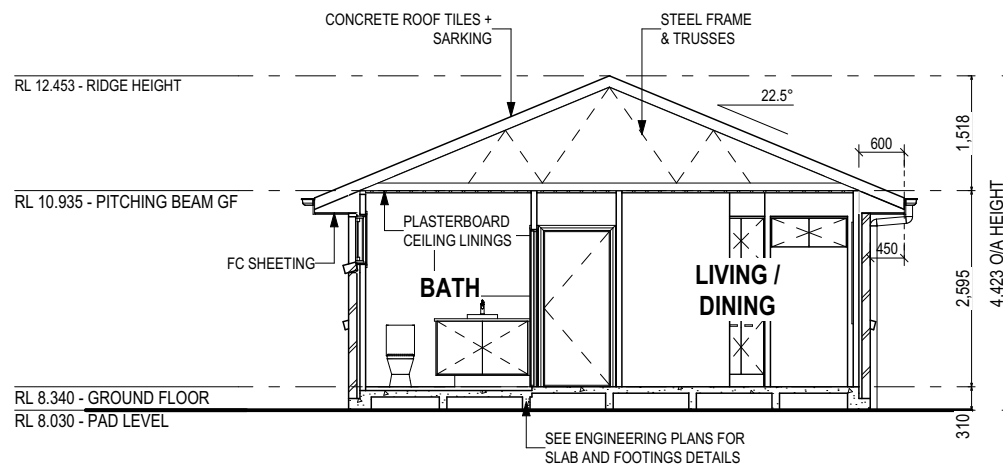
REAR ELEVATION (WEST) (GRANNY FLAT)
SCALE: 1:100



LEFT ELEVATION (SOUTH) (GRANNY FLAT)
SCALE: 1:100



RIGHT ELEVATION (NORTH) (GRANNY FLAT)
SCALE: 1:100



SECTION B-B
SCALE: 1:100

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

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED TO 125mm WHERE REQUIRED BY NCC 2022

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

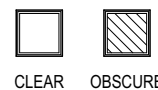
PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

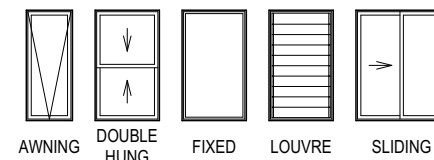
SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



MOJO
HOMES

SPECIFICATION:
M-SERIES

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REVISION

11	RELOCATE A/C UNIT + HWS + PER PCV006
12	AMENDED PER PCV007 & 008
13	PLAN CORRECTIONS
14	GLAZING UPDATES / CORRECTIONS
15	CHECKED UPDATED CONTOURS

DRAWN

SIO	02/07/2026
SIO	16/07/2026
SIO	22/07/2026
SIO	29/07/2026
JIH	19/08/2026

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

ELEVATIONS / SECTION (GRANNY FLAT)

SHEET No.:

14 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

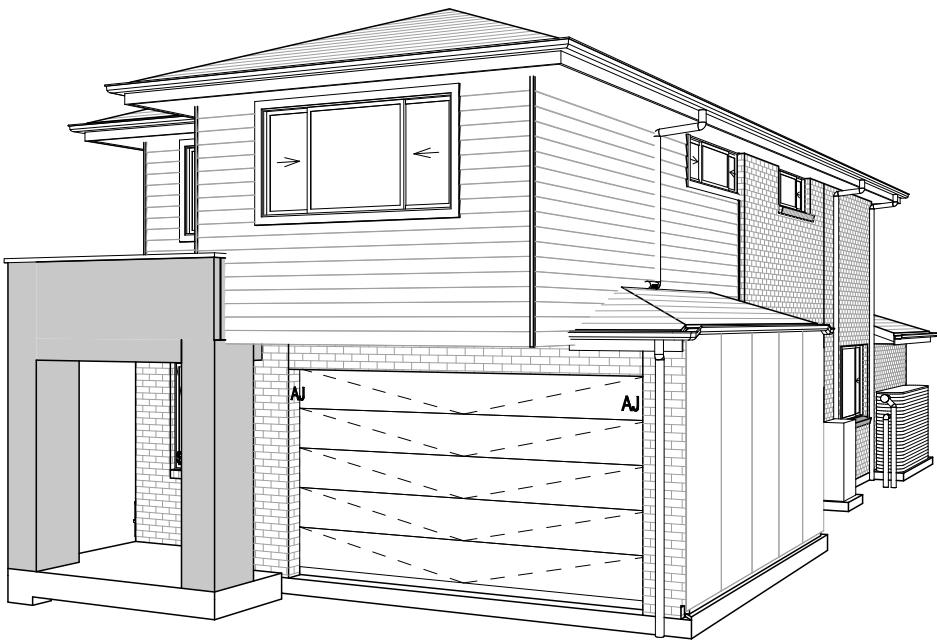
1:100

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652424



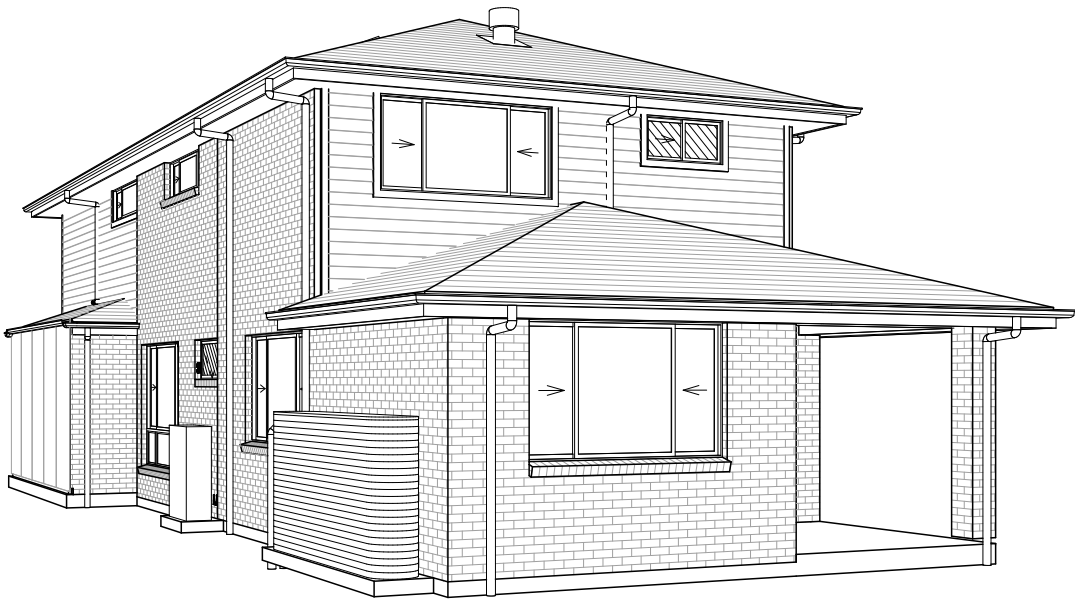
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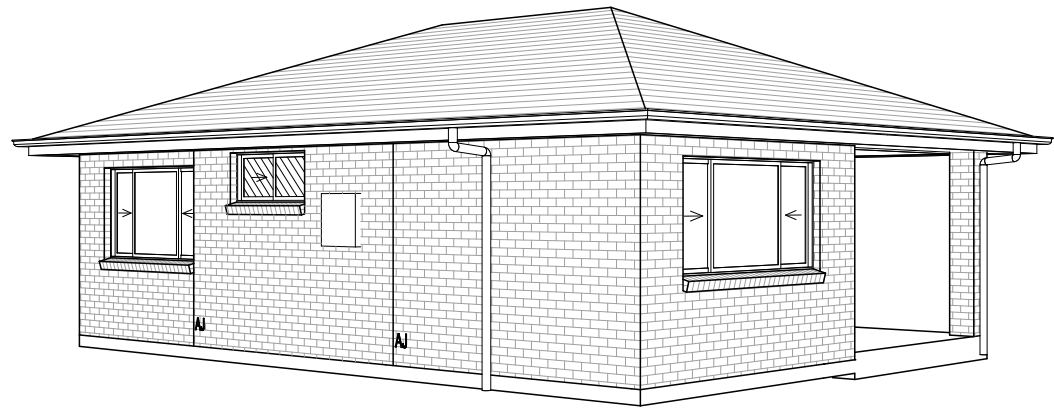
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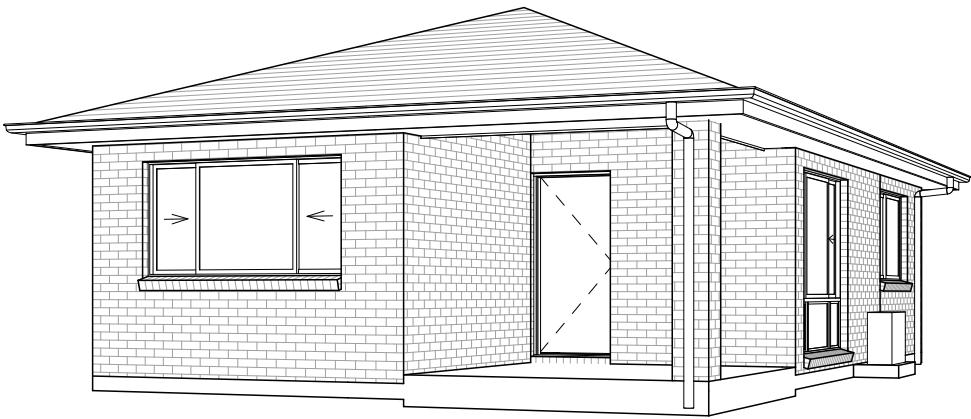
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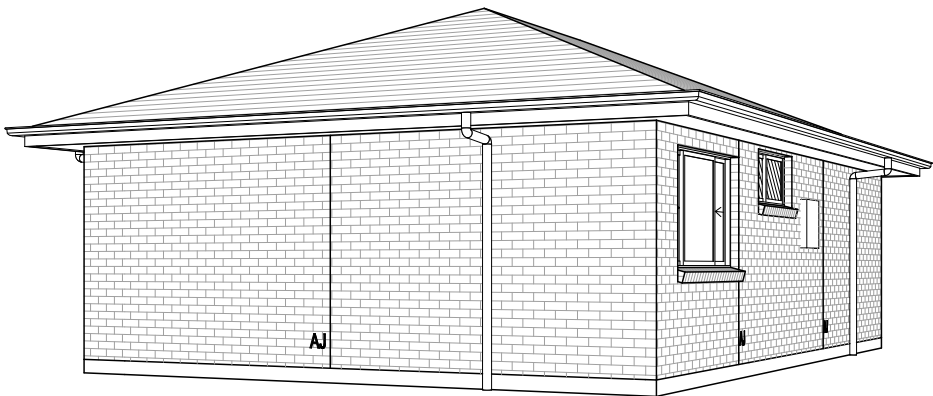
MOJO HOMES	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA	
	COPYRIGHT:	12	AMENDED PER PCV007 & 008	SIO	16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2026	13	PLAN CORRECTIONS	SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA	
		14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		15	CHECKED UPDATED CONTOURS	JIH	19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	HOUSE EXTERIOR 3D VIEWS	15 / 29		
										652424	Template Version: 24.041



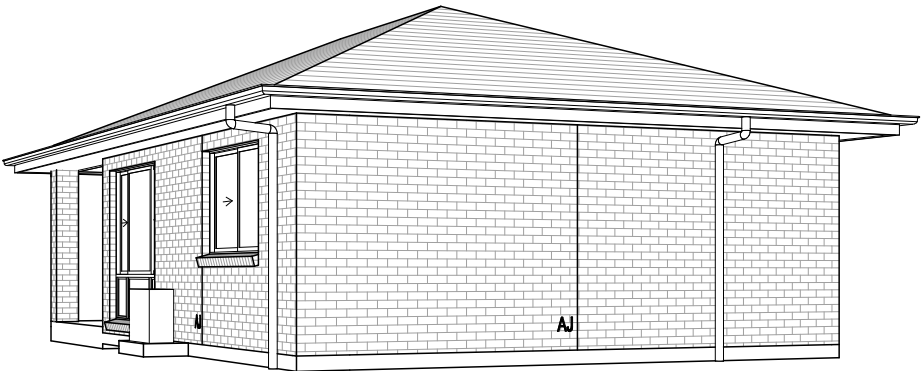
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FRONT RIGHT



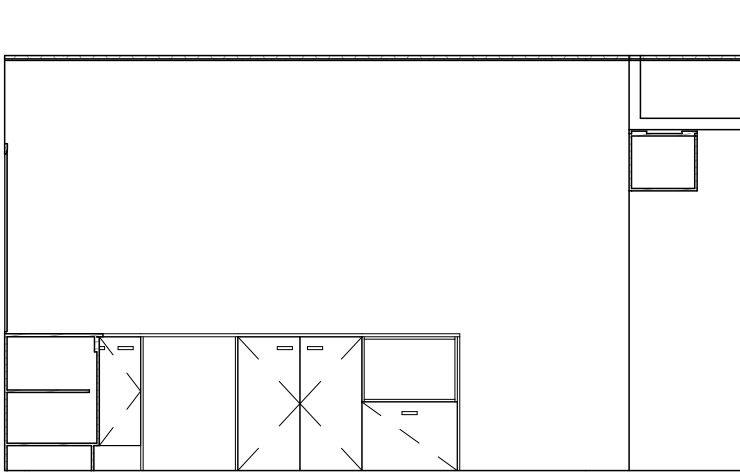
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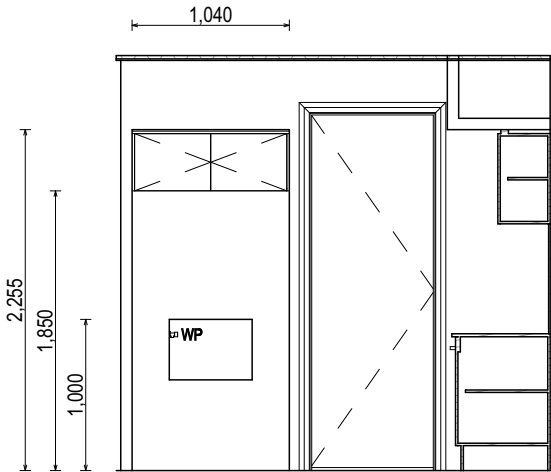
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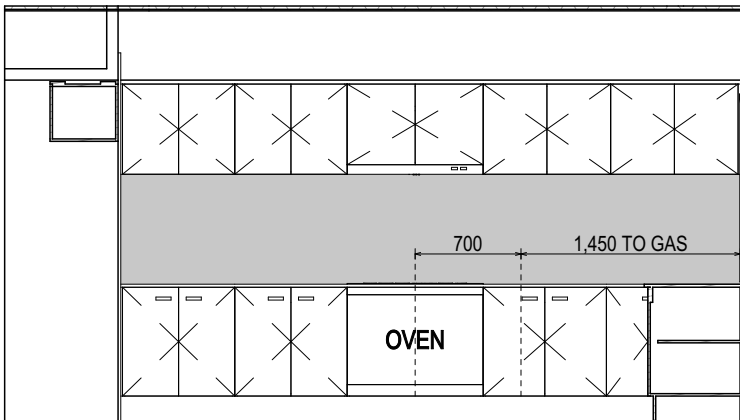
MOJO HOMES	SPECIFICATION:	REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA	
	COPYRIGHT:	12	AMENDED PER PCV007 & 008	SIO	16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2026	13	PLAN CORRECTIONS	SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA	
		14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		15	CHECKED UPDATED CONTOURS	JIH	19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	HOUSE EXTERIOR 3D VIEWS (GRANNY FLAT)	16 / 29		652424



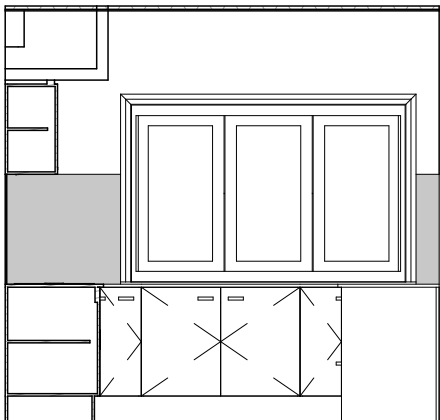
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SCALE: 1:50



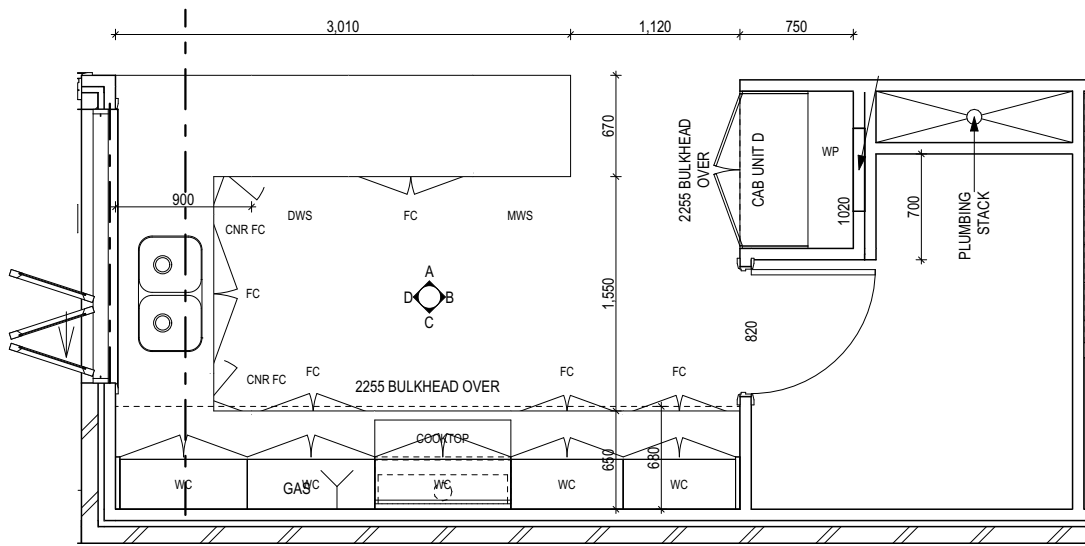
ELEVATION B
SCALE: 1:50



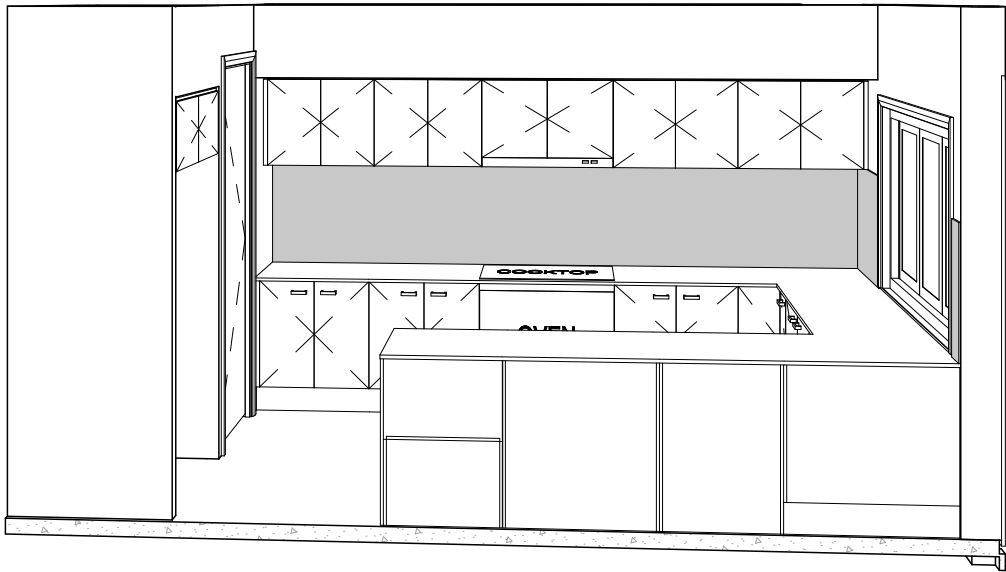
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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MOJO
HOMES

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REVISION

11	RELOCATE A/C UNIT + HWS + PER PCV006
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DRAWN

SIO	02/07/2026
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CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

KITCHEN DETAILS

SHEET No.:

17 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

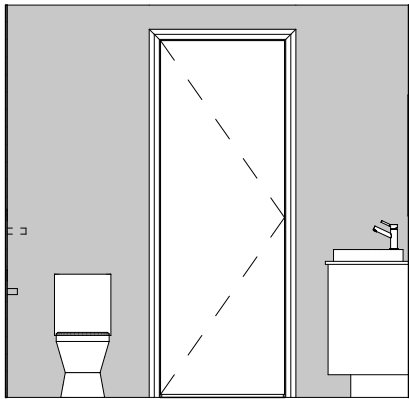
F-JMSTVL20AMODA

SCALES:

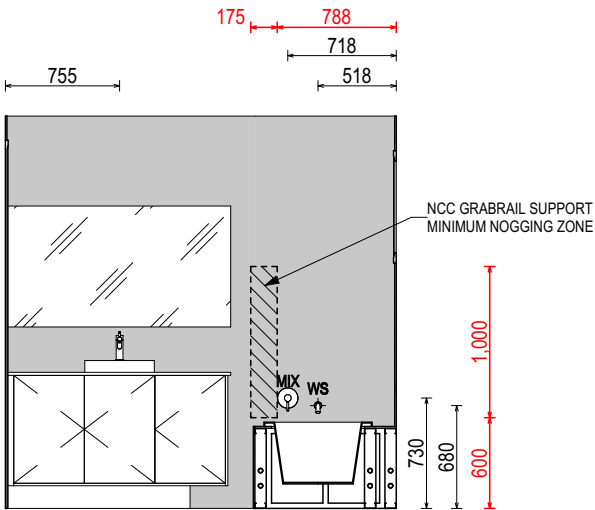
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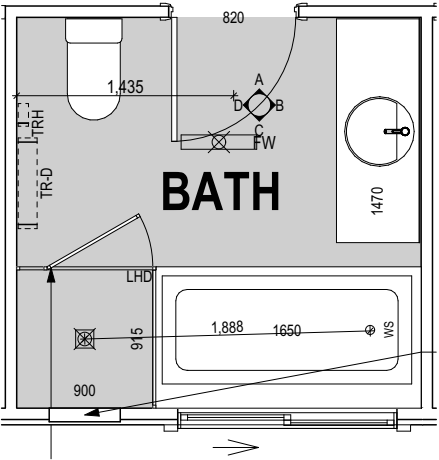
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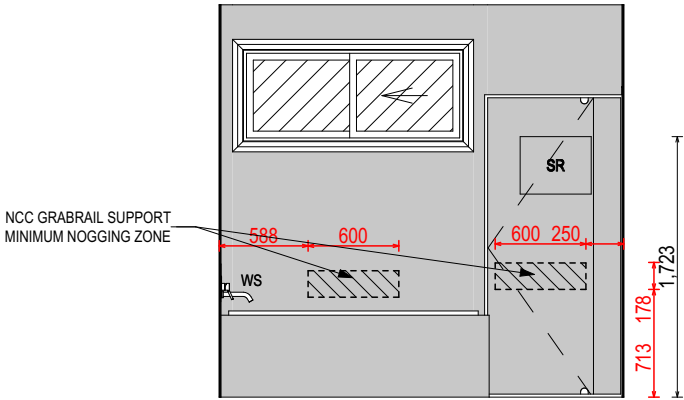
ELEVATION A
SCALE: 1:50



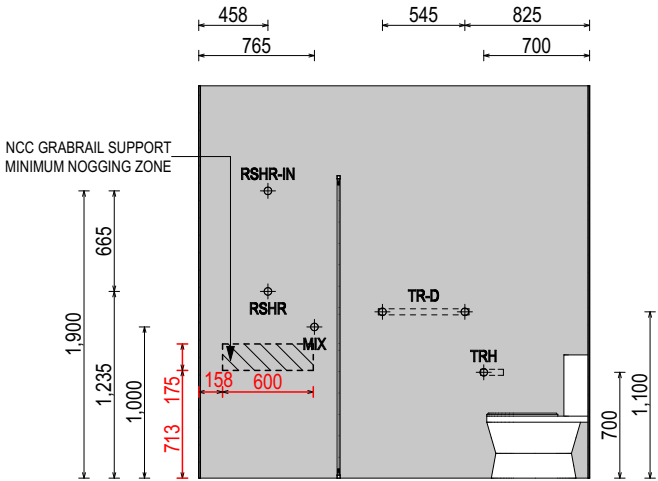
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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HOMES

SPECIFICATION:

M-SERIES

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REVISION

11 RELOCATE A/C UNIT + HWS + PER PCV006

12 AMENDED PER PCV007 & 008

13 PLAN CORRECTIONS

14 GLAZING UPDATES / CORRECTIONS

15 CHECKED UPDATED CONTOURS

DRAWN

SIO 02/07/2026

SIO 16/07/2026

SIO 22/07/2026

SIO 29/07/2026

JIH 19/08/2026

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

BATHROOM DETAILS

SHEET No.:

18 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

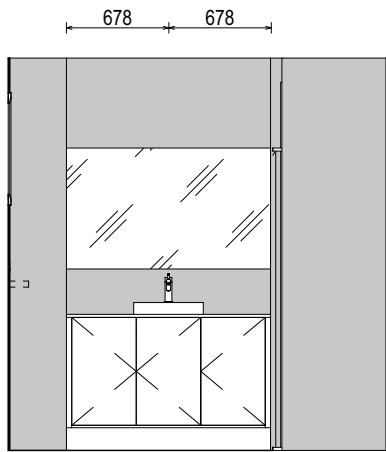
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SCALES:

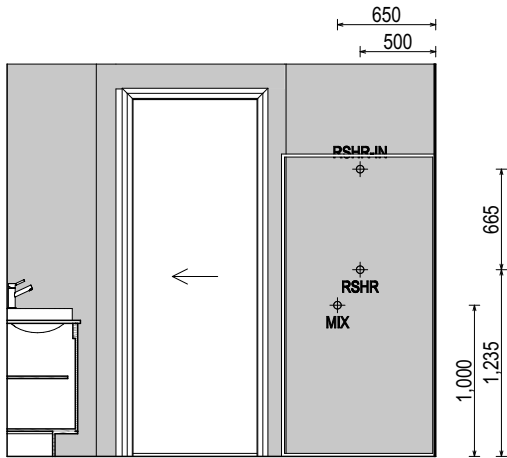
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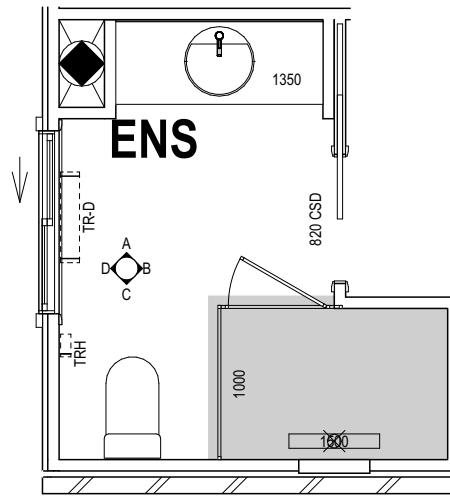
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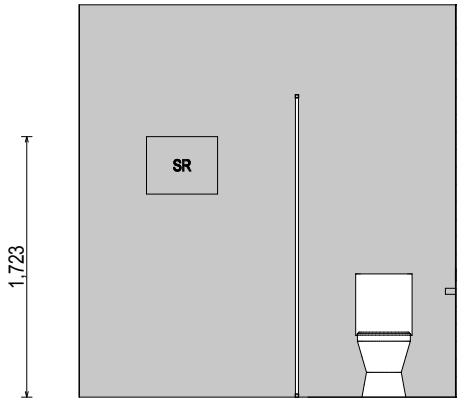
ELEVATION A
SCALE: 1:50



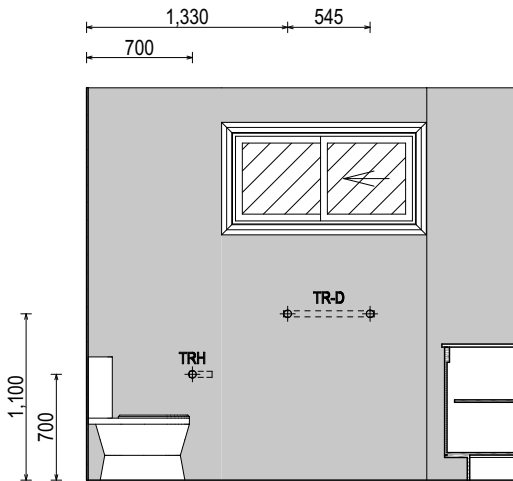
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

- SUSTAINABILITY REQUIREMENTS
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DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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HOMES

SPECIFICATION:
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REVISION

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DRAWN

SIO	02/07/2026
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LOT / SECTION / DP:

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COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

ENSUITE DETAILS

SHEET No.:

19 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:50

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652424

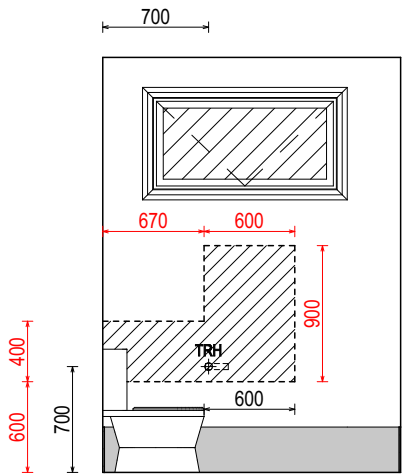
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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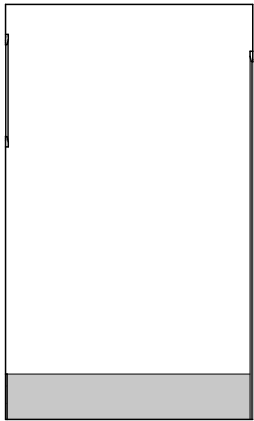
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

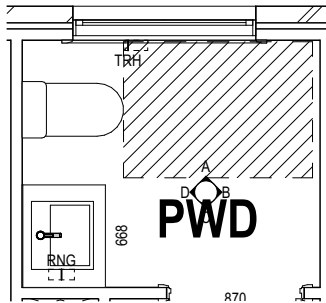
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



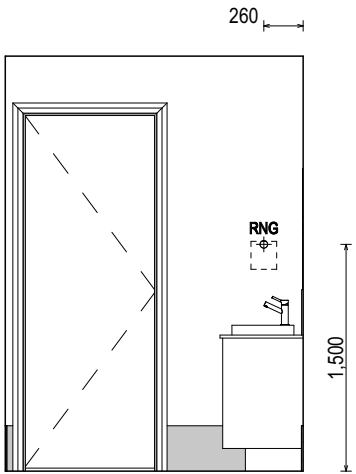
ELEVATION A
SCALE: 1:50



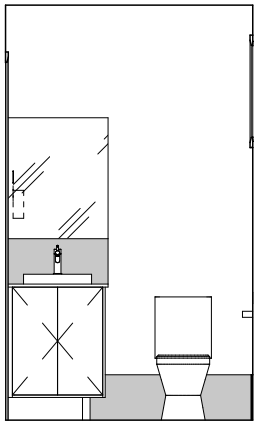
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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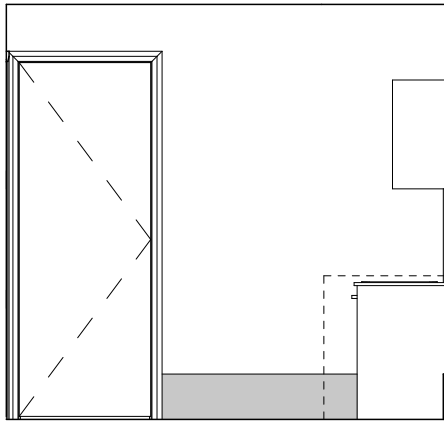
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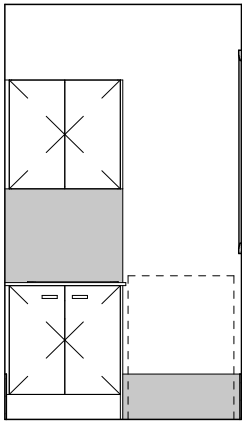
ALL DIMENSIONS ARE FRAME DIMENSIONS

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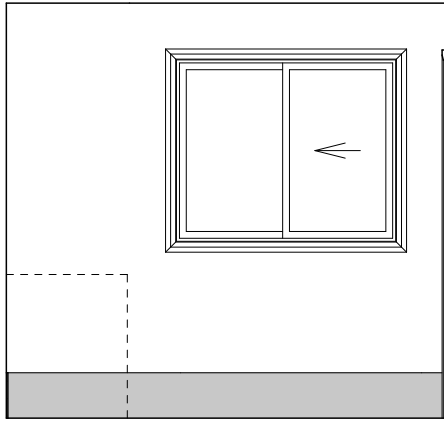
MOJO HOMES	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006		SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA		
	COPYRIGHT:	12	AMENDED PER PCV007 & 008		SIO	16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026	13	PLAN CORRECTIONS		SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA		
		14	GLAZING UPDATES / CORRECTIONS		SIO	29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		15	CHECKED UPDATED CONTOURS		JIH	19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	POWDER ROOM DETAILS	20 / 29	1:50	652424	



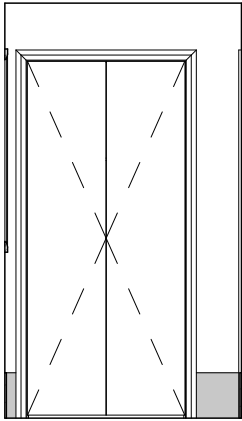
ELEVATION A
SCALE: 1:50



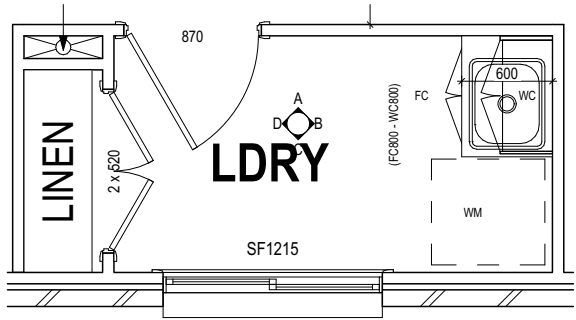
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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HOMES

SPECIFICATION:
M-SERIES
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REVISION		DRAWN	
11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026
12	AMENDED PER PCV007 & 008	SIO	16/07/2026
13	PLAN CORRECTIONS	SIO	22/07/2026
14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026
15	CHECKED UPDATED CONTOURS	JIH	19/08/2026

CLIENT:
MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:
77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:
16 / J / 876

COUNCIL:
CANTERBURY BANKSTOWN

HOUSE DESIGN:
TIVOLI 27

FACADE DESIGN:
MODERN A

SHEET TITLE:
LAUNDRY DETAILS

SHEET No.:
21 / 29

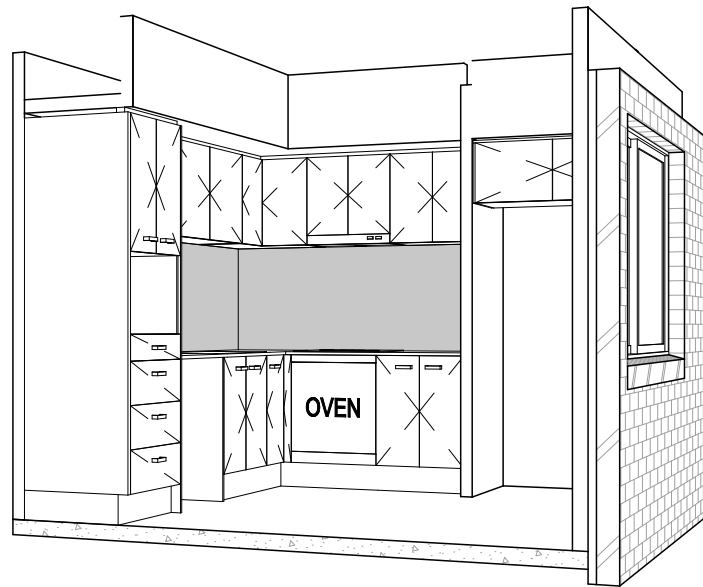
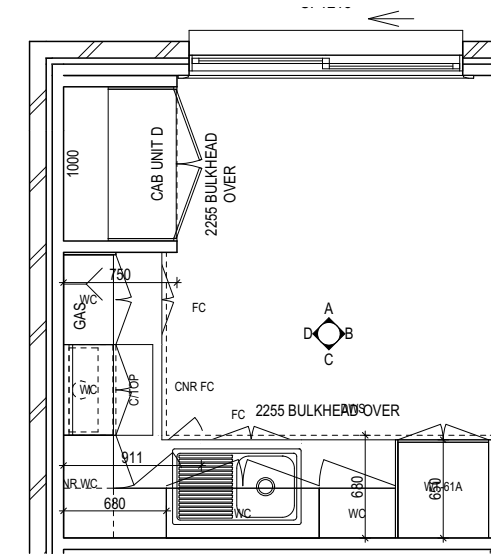
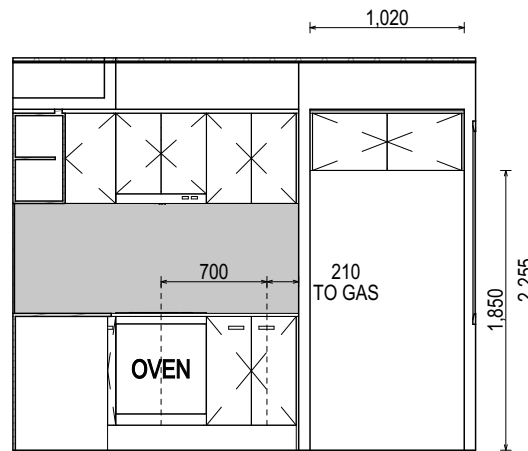
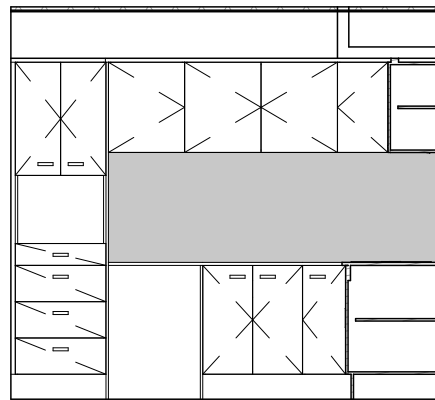
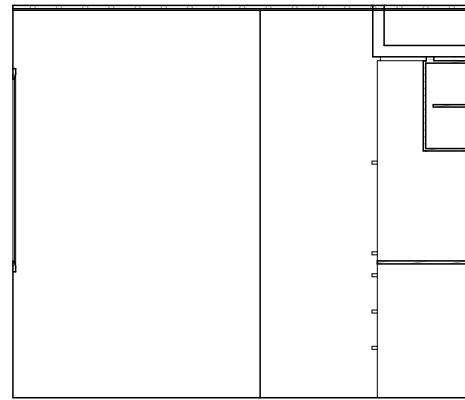
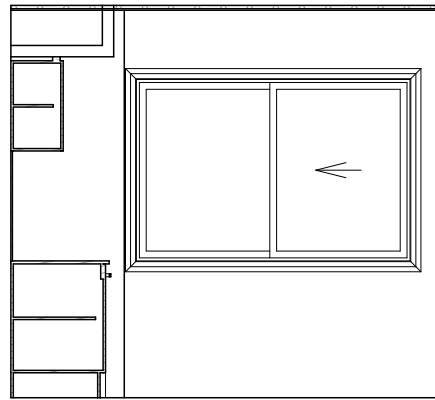
HOUSE CODE:
H-JMSTVL20DA

FACADE CODE:
F-JMSTVL20AMODA

SCALES:
1:50

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652424



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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
------------	-------

SIGNATURE: _____ DATE: _____

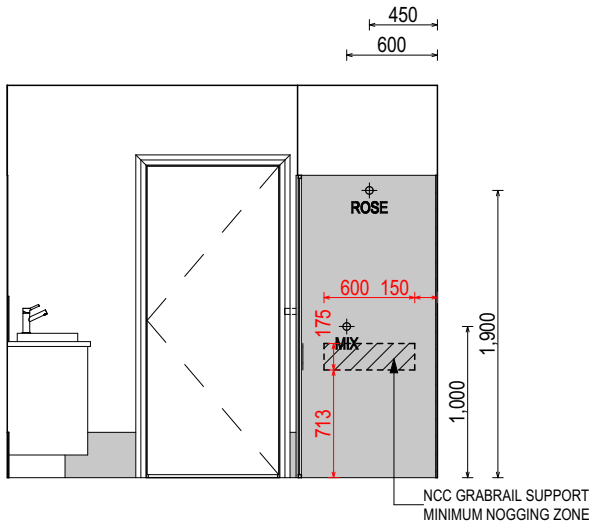
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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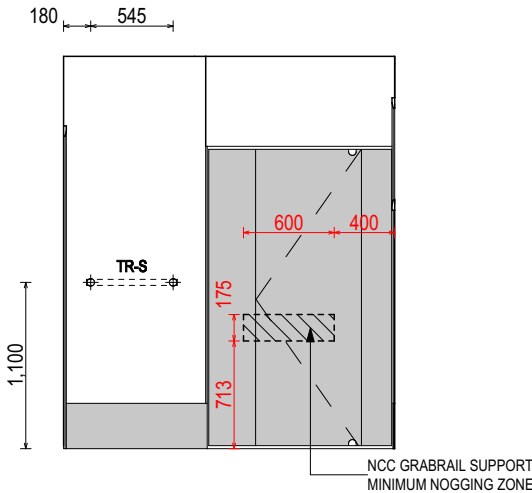
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MOJO HOMES	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	M-SERIES	11	RELOCATE A/C UNIT + HWS + PER PCV006		SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA				
	COPYRIGHT:	12	AMENDED PER PCV007 & 008		SIO	16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	© 2026	13	PLAN CORRECTIONS		SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA				
		14	GLAZING UPDATES / CORRECTIONS		SIO	29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:				
		15	CHECKED UPDATED CONTOURS		JIH	19/08/2026	16 / J / 876		CANTERBURY BANKSTOWN		KITCHEN DETAILS (GRANNY FLAT)		22 / 29	1:50	652424

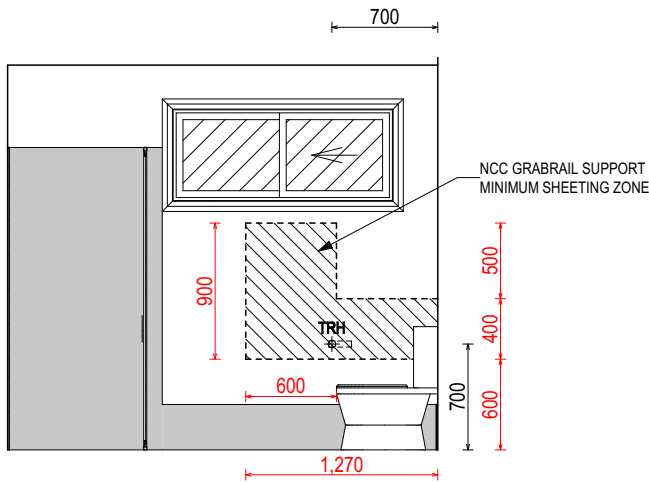
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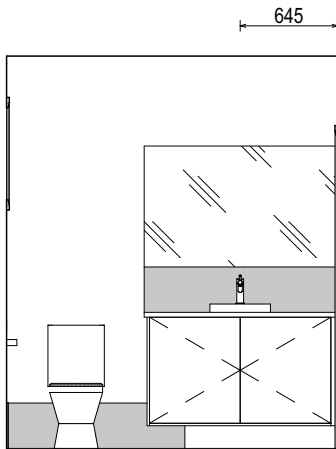
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SCALE: 1:50



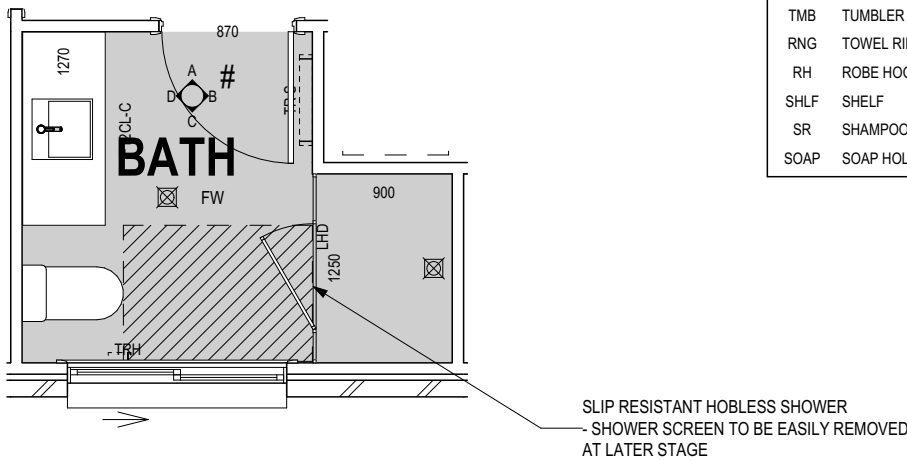
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN (GRANNY FLAT)
SCALE: 1:50

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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REVISION	DRAWN
11 RELOCATE A/C UNIT + HWS + PER PCV006	SIO 02/07/2026
12 AMENDED PER PCV007 & 008	SIO 16/07/2026
13 PLAN CORRECTIONS	SIO 22/07/2026
14 GLAZING UPDATES / CORRECTIONS	SIO 29/07/2026
15 CHECKED UPDATED CONTOURS	JIH 19/08/2026

CLIENT:
MR. KAH MENG TAN & MS. ZHUO YU
ADDRESS:
77 BALMORAL AVENUE, CROYDON PARK NSW 2133
LOT / SECTION / DP:
16 / J / 876
COUNCIL:
CANTERBURY BANKSTOWN

HOUSE DESIGN:
TIVOLI 27
FACADE DESIGN:
MODERN A
SHEET TITLE:
BATHROOM DETAILS (GRANNY FLAT)

SHEET No.:
23 / 29

HOUSE CODE:
H-JMSTVL20DA
FACADE CODE:
F-JMSTVL20AMODA
SCALES:
1:50

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652424

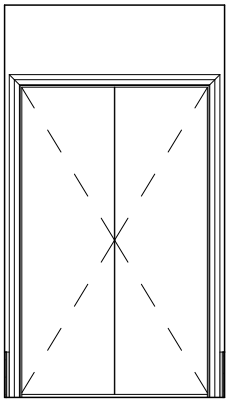
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

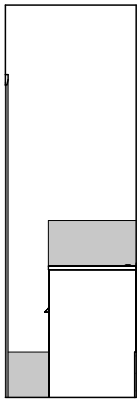
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

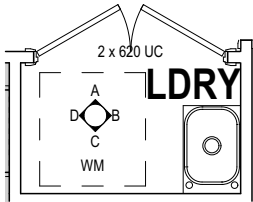
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



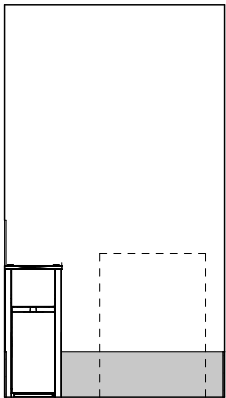
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SCALE: 1:50



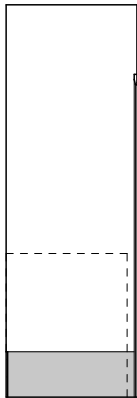
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN (GRANNY FLAT)
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:

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REVISION

11 RELOCATE A/C UNIT + HWS + PER PCV006

SIO

02/07/2026

SIO

16/07/2026

PLAN CORRECTIONS

SIO

22/07/2026

GLAZING UPDATES / CORRECTIONS

SIO

29/07/2026

CHECKED UPDATED CONTOURS

JIH

19/08/2026

DRAWN

CLIENT:

MR. KAH MENG TAN & MS. ZHUO YU

ADDRESS:

77 BALMORAL AVENUE, CROYDON PARK NSW 2133

LOT / SECTION / DP:

16 / J / 876

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

TIVOLI 27

FACADE DESIGN:

MODERN A

SHEET TITLE:

LAUNDRY DETAILS (GRANNY FLAT)

SHEET No.:

24 / 29

HOUSE CODE:

H-JMSTVL20DA

FACADE CODE:

F-JMSTVL20AMODA

SCALES:

1:50

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652424

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

RAW CONCRETE
(COVERING BY OWNER)

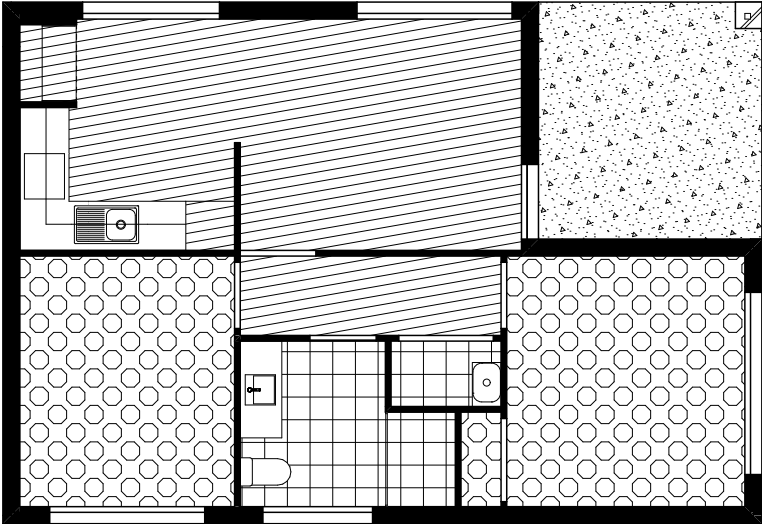
CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)
(BY BUILDER)

VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: M-SERIES		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO 02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27		H-JMSTVL20DA	
COPYRIGHT: © 2026	12	AMENDED PER PCV007 & 008	SIO 16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	13	PLAN CORRECTIONS	SIO 22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA	
	14	GLAZING UPDATES / CORRECTIONS	SIO 29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	15	CHECKED UPDATED CONTOURS	JIH 19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	FLOOR COVERINGS (GF)	25 / 29	1:100	
									652424

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

RAW CONCRETE
(COVERING BY OWNER)

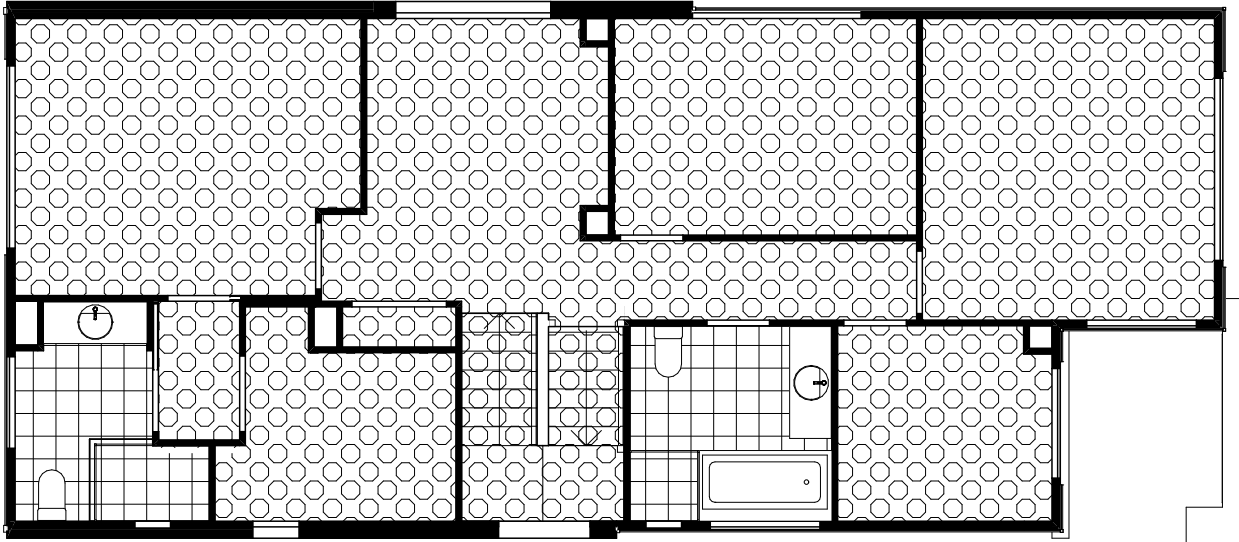
CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)
(BY BUILDER)

VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

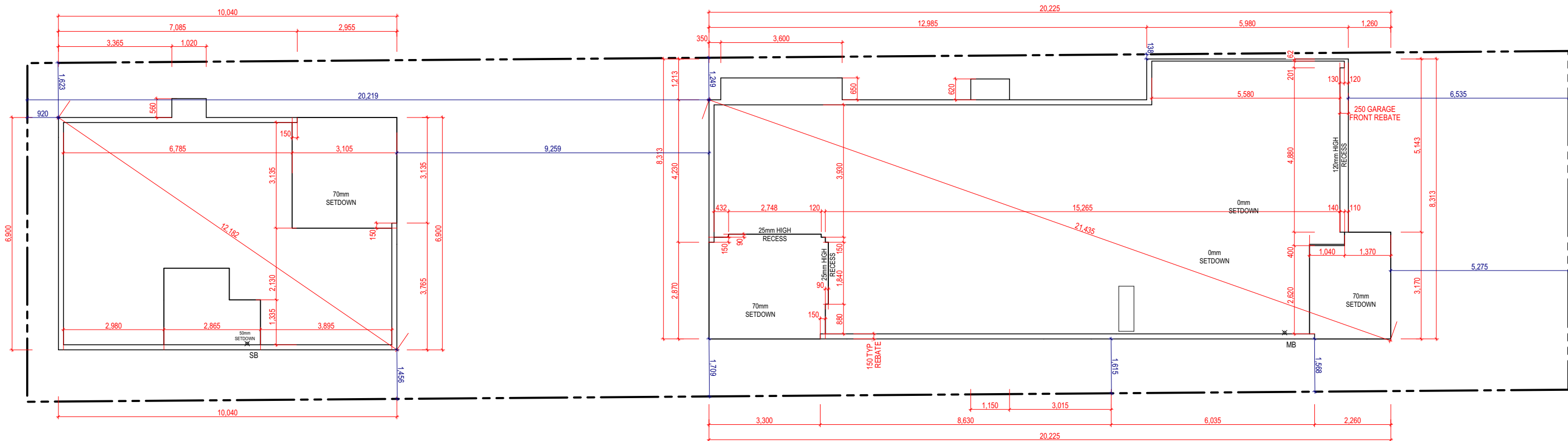
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	11	RELOCATE A/C UNIT + HWS + PER PCV006	SIO	02/07/2026	MR. KAH MENG TAN & MS. ZHUO YU		TIVOLI 27			H-JMSTVL20DA
COPYRIGHT: © 2026	12	AMENDED PER PCV007 & 008	SIO	16/07/2026	ADDRESS:		FACADE DESIGN:			FACADE CODE:
	13	PLAN CORRECTIONS	SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A			F-JMSTVL20AMODA
	14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
	15	CHECKED UPDATED CONTOURS	JIH	19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	FLOOR COVERINGS (FF)	26 / 29	1:100	
									652424	

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



SLAB PLAN
SCALE: 1:125

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

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13	PLAN CORRECTIONS	SIO	22/07/2026
14	GLAZING UPDATES / CORRECTIONS	SIO	29/07/2026
15	CHECKED UPDATED CONTOURS	JIH	19/08/2026

CLIENT:
MR. KAH MENG TAN & MS. ZHUO YU
ADDRESS:
77 BALMORAL AVENUE, CROYDON PARK NSW 2133
LOT / SECTION / DP:
16 / J / 876

COUNCIL:
CANTERBURY BANKSTOWN

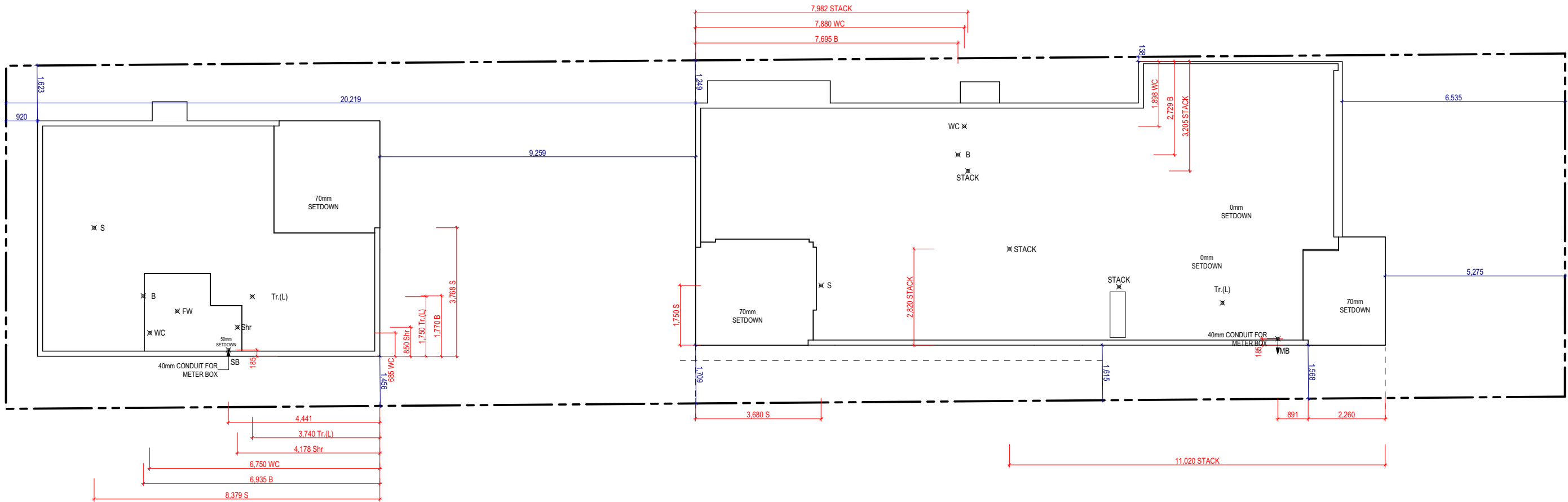
HOUSE DESIGN:
TIVOLI 27
FACADE DESIGN:
MODERN A
SHEET TITLE:
SLAB PLAN

SHEET No.:
27 / 29

HOUSE CODE:
H-JMSTVL20DA
FACADE CODE:
F-JMSTVL20AMODA
SCALES:
1:125

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ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



DRAINAGE PLAN
SCALE: 1:125

LEGEND

- B BASIN
- Bth BATH WASTE
- FW FLOOR WASTE GULLY
- Shr SHOWER
- S SINK (KITCHEN)
- Tr.(L) TROUGH (LAUNDRY)
- WC WATER CLOSET

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**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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COPYRIGHT: © 2026	12	AMENDED PER PCV007 & 008		SIO	16/07/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	13	PLAN CORRECTIONS		SIO	22/07/2026	77 BALMORAL AVENUE, CROYDON PARK NSW 2133		MODERN A		F-JMSTVL20AMODA			
	14	GLAZING UPDATES / CORRECTIONS		SIO	29/07/2026	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:			SCALES:
	15	CHECKED UPDATED CONTOURS		JIH	19/08/2026	16 / J / 876		COUNCIL: CANTERBURY BANKSTOWN		28 / 29			
													652424



JUNE 21 - 0900

JUNE 21 - 1200

JUNE 21 - 1500

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		15	CHECKED UPDATED CONTOURS	JIH	19/08/2026	16 / J / 876	CANTERBURY BANKSTOWN	SHADOW DIAGRAMS - JUNE 21	29 / 29	1:275	