

PROPOSED SITING OF YOUR NEW HUDSON HOME

CLIENT NAME:

MR PAIG

SITE ADDRESS:

LOT 827 DOGWOOD STREET,

SUBURB:

GILLIESTON HEIGHTS

ESTATE:

WALLIS CREEK

LOCAL GOVERNING AUTHORITY

MAITLAND

DATE:

28 June 2018

DRAWN BY:

A.S

B.L. No. 259372C

A.B.N. 49 163 189 071

Hudson Homes Pty Ltd

Level 4/18 Smith Street

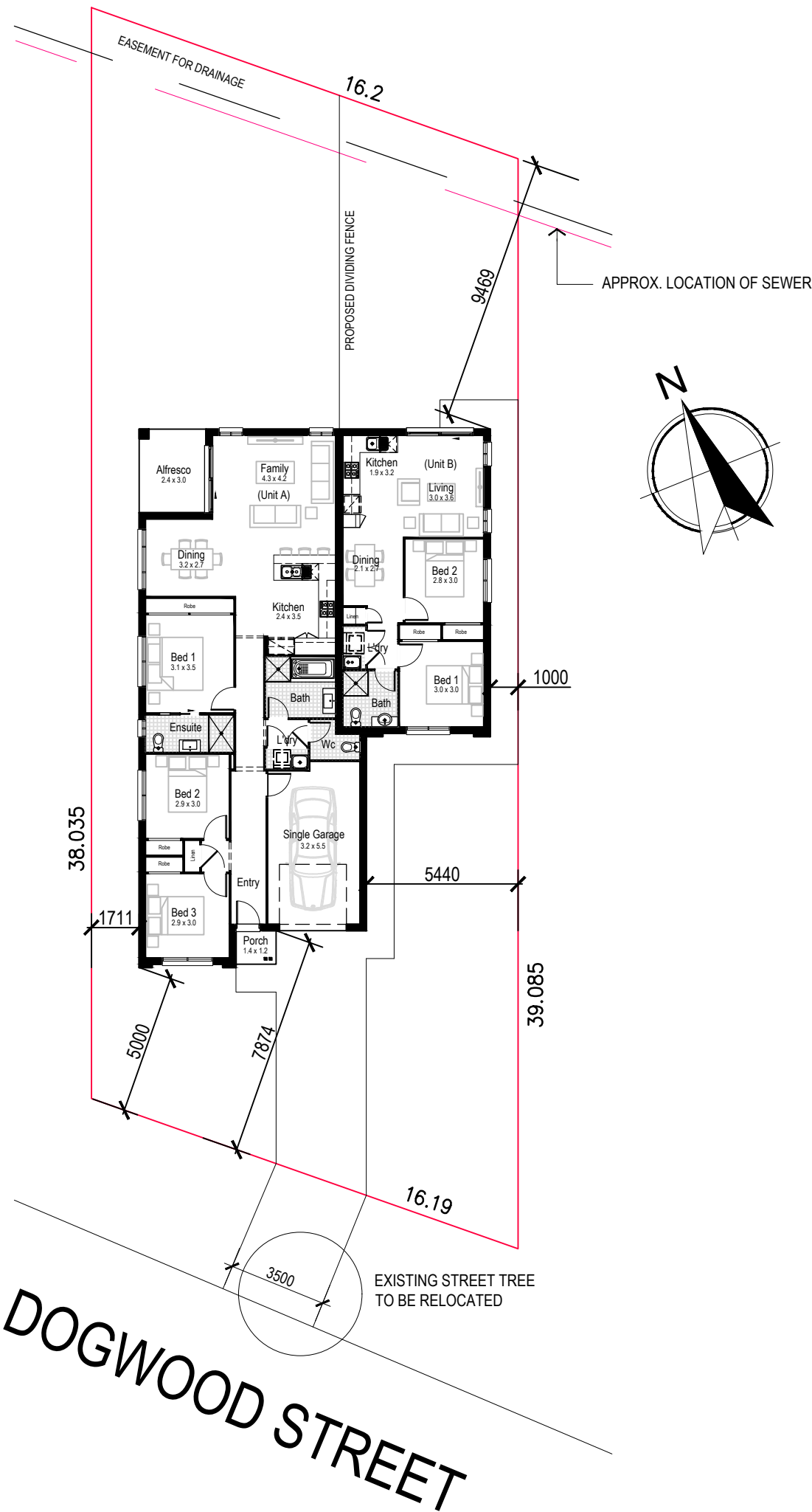
Parramatta, N.S.W. 2150

T: 1300 246 200

F: 1300 246 300



HOUSE TYPE: LAVENDER 22	
FACADE TYPE: CLASSIC	
AREAS	
GROUND FLOOR:	114.16 m ²
GRANNYFLAT:	59.09 m ²
GARAGE:	20.90 m ²
PORCH:	1.73 m ²
BALCONY:	m ²
ALFRESCO:	7.20 m ²
	m ²
TOTAL:	203.08 m ²
PLOTTED AS PER 'MAITLAND DCP'	
LOT: 827 DP. unreg. LOT SIZE: 580.3m ²	
BUILDING CONSTRAINTS	
FRONT SETBACK (min): PRIMARY	5.0
SECONDARY	NA
SIDE SETBACK (min): SINGLE STOREY	1.0m
FIRST FLOOR	NA
REAR SETBACK (min): SINGLE STOREY	1.0m
FIRST FLOOR	NA
BUILDING HEIGHT (max):	8.0m
PRIVATE OPEN SPACE: MINIMUM DIMENSION	6X6
MINIMUM AREA	45.0 m ²
P.O.S PROVIDED	201.9 m ²
PROPOSED SITE COVERAGE	
SITE AREA:	580.3 m ²
BUILDINGS AND HARD SURFACE:	260.18 m ²
PROPOSED SITE COVERAGE:	44.8 %
MAXIMUM REQUIRED:	60% - 348.18 m ²
PROPOSED FLOOR AREA	
SITE AREA:	580.3 m ²
INTERNAL FLOOR AREA:	194.15 m ²
MAXIMUM REQUIRED:	n/a m ²
LANDSCAPE AREA	
SITE AREA:	580.3 m ²
TOTAL HARDCORE AREAS:	260.18 m ²
REMAINING SOFT AREA:	320.12 m ²
LANDSCAPE AREA:	55.2 %
MINIMUM REQUIRED:	40% - 232.12 m ²



SIGNATURE 1:..... SIGNATURE 2:..... DATE:.....

SCALE 1:200@A3

NOTE: THIS IS A PRELIMINARY SITING AND SUBJECT TO LEVELS, REGISTERED SURVEY, DEVELOPER REGULATIONS AND STATUTORY AUTHORITY REQUIREMENTS

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Preliminary Quotation Q1



Quotation Date: 2/07/2018

Home Consultant: Hovig Evanian

Centre: Parramatta

Client: Mr Paig

Estate: Wallis Creek

Council: Maitland Council

Site Address: Lot 827 Dogwood Street, Gillieston Heights

House Design: Lavender 22 **Included**

Façade Style: Classic Façade **Included**

Colour Scheme: Hazelnut **Included**

Inclusions Packages: • **Inclusions Upgrade:** **Included**

Home is provided with IP Specification Level - refer to Inclusions List

• **Landscape package – Including:** **Included**

*Coloured concrete driveway and path

*Turf to front and back yards with top soil to 50mm deep

*Front garden bed with Australian native shrubs and edging

*Fencing with side gate to covenant requirements

*Simple fold clothesline

*Colorbond® letterbox including house number/s

Other Inclusions Requested:

Conditions & Exclusions: Hudson Homes have endeavoured to provide a fixed price tender package, however, due to the tender being prepared without site investigations, registration documentation or statutory authority documentation the tender is subject to change after formal surveys are carried out, or Council, Estate or Statutory restrictions become known. **Note**

No allowance has been made for any site costs over and above standard **Note**

Total Home Package- As stated Above: \$358,675.00