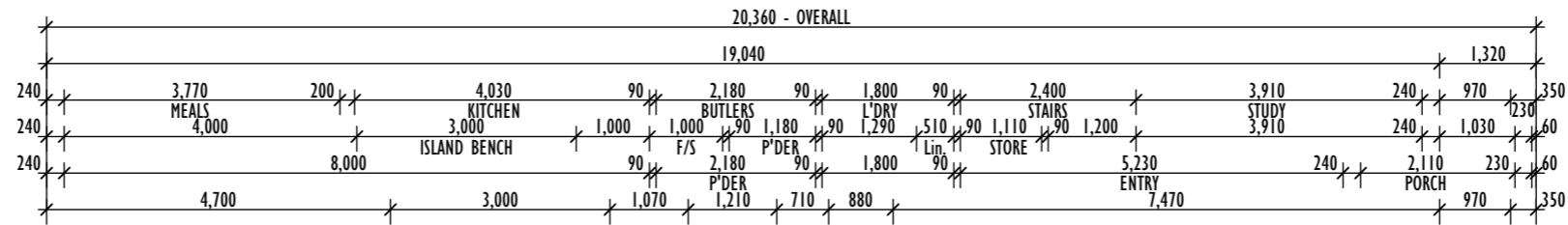
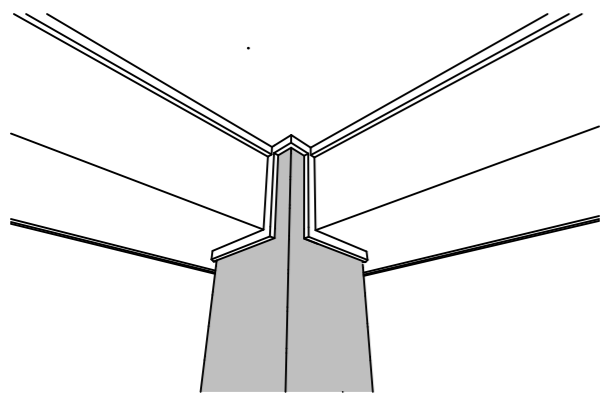
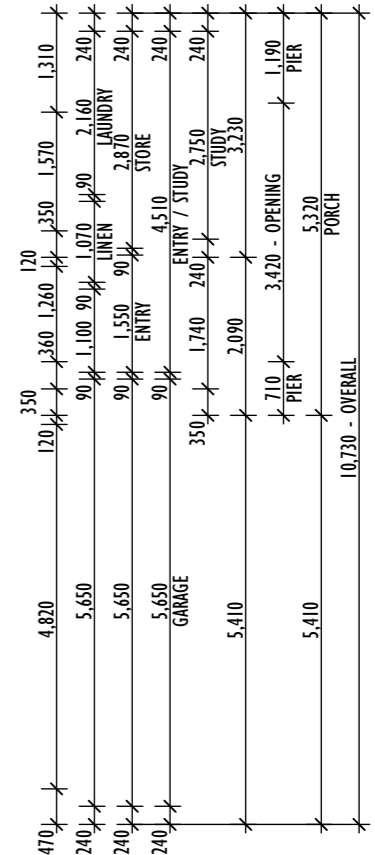
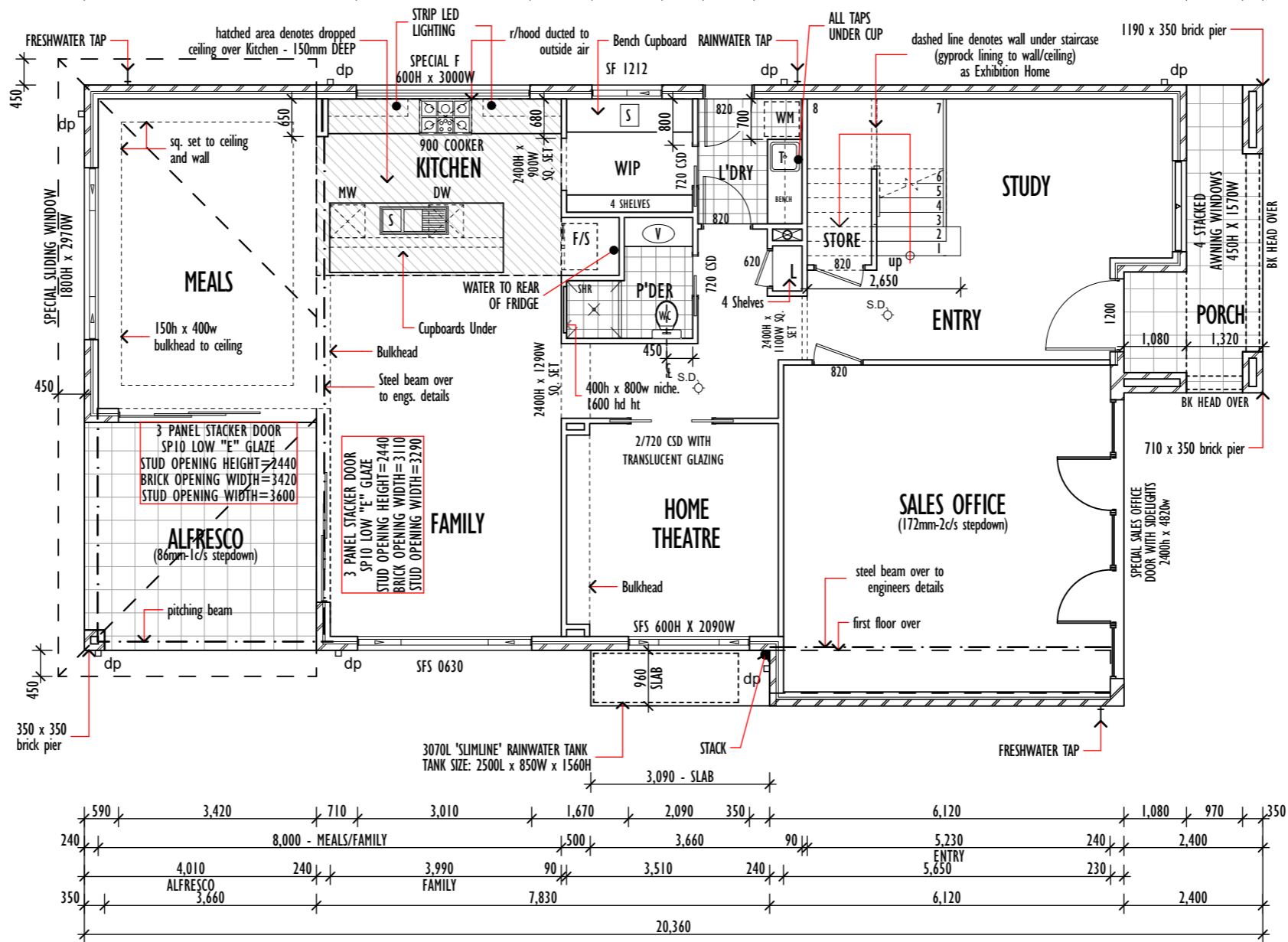
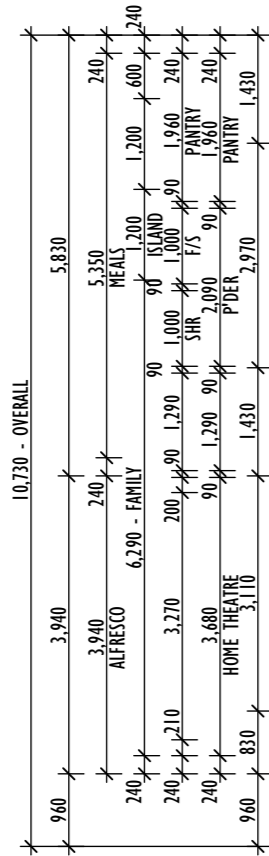
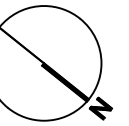


NOTE: ALL GROUND FLOOR INTERNAL DOORS (EXCEPT EXT. L'DRY DOOR) TO BE 2340mm HIGH. ALL SQ. SET OPENINGS TO BE 2400mm HIGH



SOLID CONCRETE SLAB



ALFRESCO DETAIL

**GROUND FLOOR
1:100**

PROVINCIAL HOMES 'PYLON' SIGNAGE
3.5M HIGH x 1.2M WIDE MAX
- REFER TO ENG DETAILS.

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

NOTE: - WC COMPARTMENTS TO COMPLY WITH CLAUSE 3.8.3 OF THE BCA

| AREAS TABLE | |
|--------------|--------------------------------------|
| GROUND FLOOR | 134.46m ² |
| PORCH | 9.28m ² |
| GARAGE | 34.22m ² |
| ALFRESCO | 15.80m ² |
| FIRST FLOOR | 142.04m ² |
| BALCONY | 6.65m ² |
| TOTAL | 342.45m²/36.86sqsq |
| WIDTH | 10.68M |
| DEPTH | 20.36M |

| AMENDMENTS | | |
|------------|----------|----------------------------|
| Issue. | date. | amendments. |
| H | 11.03.22 | Sales Office Details Added |
| G | 23.11.21 | Client Changes |
| F | 03.09.21 | Construction Plans |
| E | 21.06.21 | Council Requirements |
| D | 17.06.21 | Council Requirements |
| C | 07.06.21 | Council Requirements |

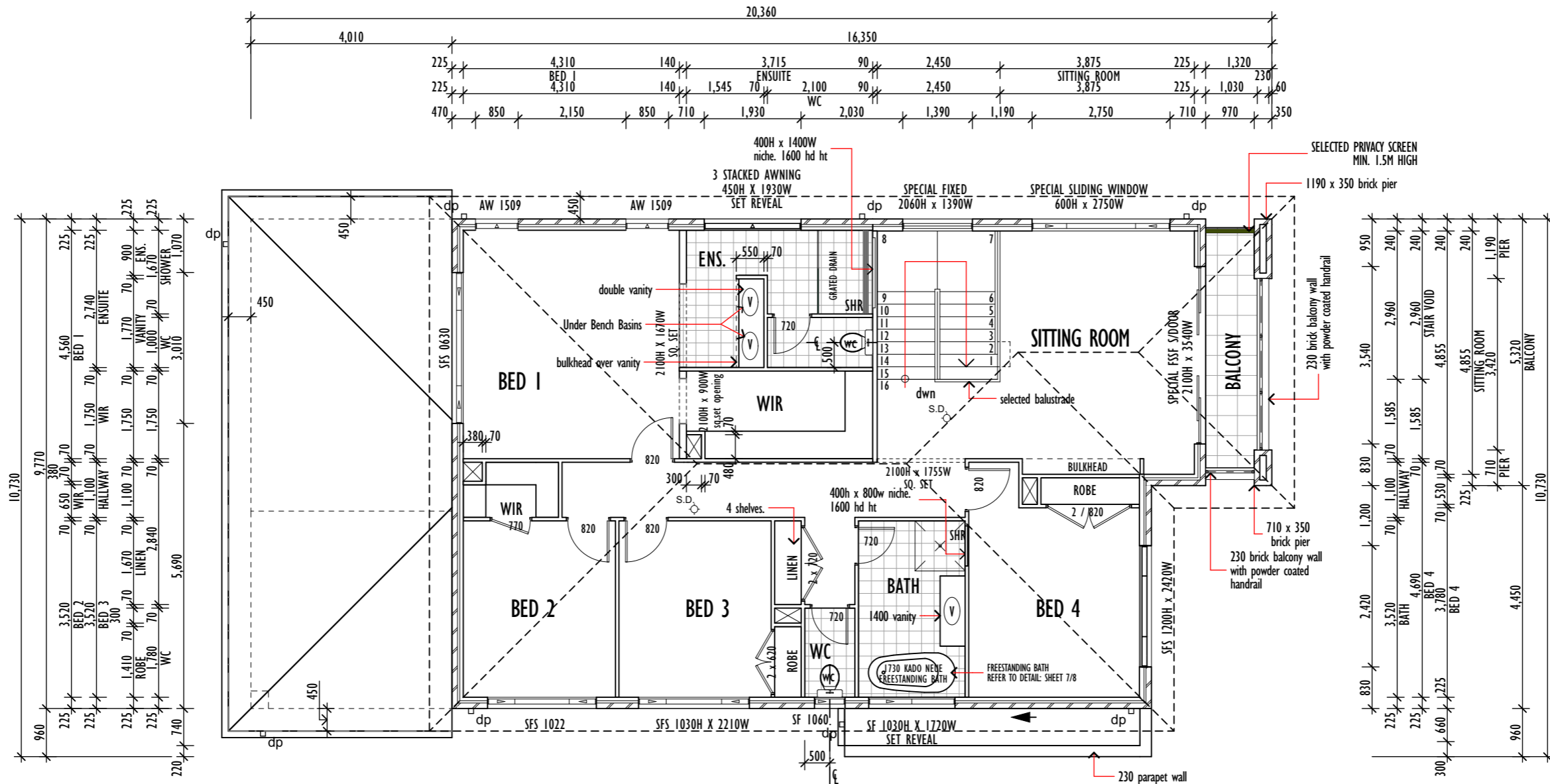
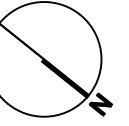
| UBD REF. | #UBD | SCALE. | 1:100, 1:50 |
|----------|---------------------------|--------|-------------|
| N.C.S. | #N.C.S | DATE. | 24.02.21 |
| COUNCIL. | CAMDEN | DRAWN. | BW |
| DESIGN. | SHELLBOURNE 37 BOULEVARDE | | |
| DESIGN. | SHELLBOURNE 37 BOULEVARDE | | |

HEAD OFFICE
Unit 35/10 Gladstone Rd
Castle Hill NSW 2154
(ph) 02 9894 5200 (f) 02 9894 5728
lic no: 5685C ABN 31003934058
COPYRIGHT RESERVED

PROJECT:
**PROPOSED DWELLING AT LOT 9024
No. 18 CATO CIRCUIT LEPPINGTON**
For PROVINCIAL HOMES

TITLE: GROUND FLOOR PLAN

| ISSUE. | H |
|---------|----------|
| JOB No. | 21017 DH |
| SHEET. | 1/8 |



FIRST FLOOR

1:100

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

NOTE: PROVIDE MELAMINE SET OF 4 DRAWERS/4 SHELVES WITH RAIL TO BEDS 2, 3 & 4 + BED 1 WIR

NOTE:
- WC COMPARTMENTS TO COMPLY WITH CLAUSE 3.8.3 OF THE BCA

| AREAS TABLE | |
|--------------|--------------------------------------|
| GROUND FLOOR | 134.46m ² |
| PORCH | 9.28m ² |
| GARAGE | 34.22m ² |
| ALFRESCO | 15.80m ² |
| FIRST FLOOR | 142.04m ² |
| BALCONY | 6.65m ² |
| TOTAL | 342.45m²/36.86sqsq |
| WIDTH | 10.68M |
| DEPTH | 20.36M |

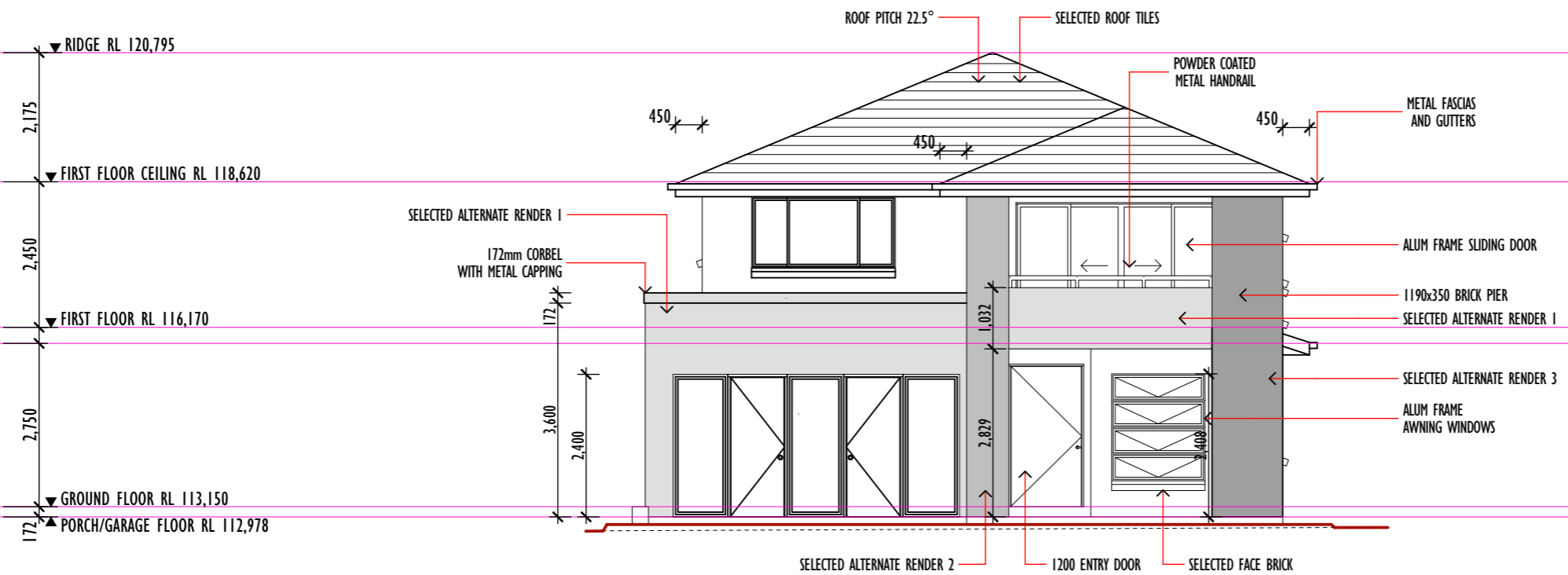
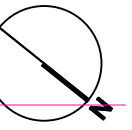
| AMENDMENTS | | |
|------------|----------|----------------------------|
| Issue. | date. | amendments. |
| H | 11.03.22 | Sales Office Details Added |
| G | 23.11.21 | Client Changes |
| F | 03.09.21 | Construction Plans |
| E | 21.06.21 | Council Requirements |
| D | 17.06.21 | Council Requirements |
| C | 07.06.21 | Council Requirements |

| UBD REF. | #UBD | SCALE. | 1:100 |
|----------|---------------------------|--------|----------|
| N.C.S. | #N.C.S | DATE. | 24.02.21 |
| COUNCIL. | CAMDEN | DRAWN. | BW |
| DESIGN. | SHELLBOURNE 37 BOULEVARDE | | |
| FACADE. | | | |

HEAD OFFICE
Unit 35/10 Gladstone Rd
Castle Hill NSW 2154
(ph) 02 9894 5200 (f) 02 9894 5728
lic no: 5685C ABN 31003934058
COPYRIGHT RESERVED

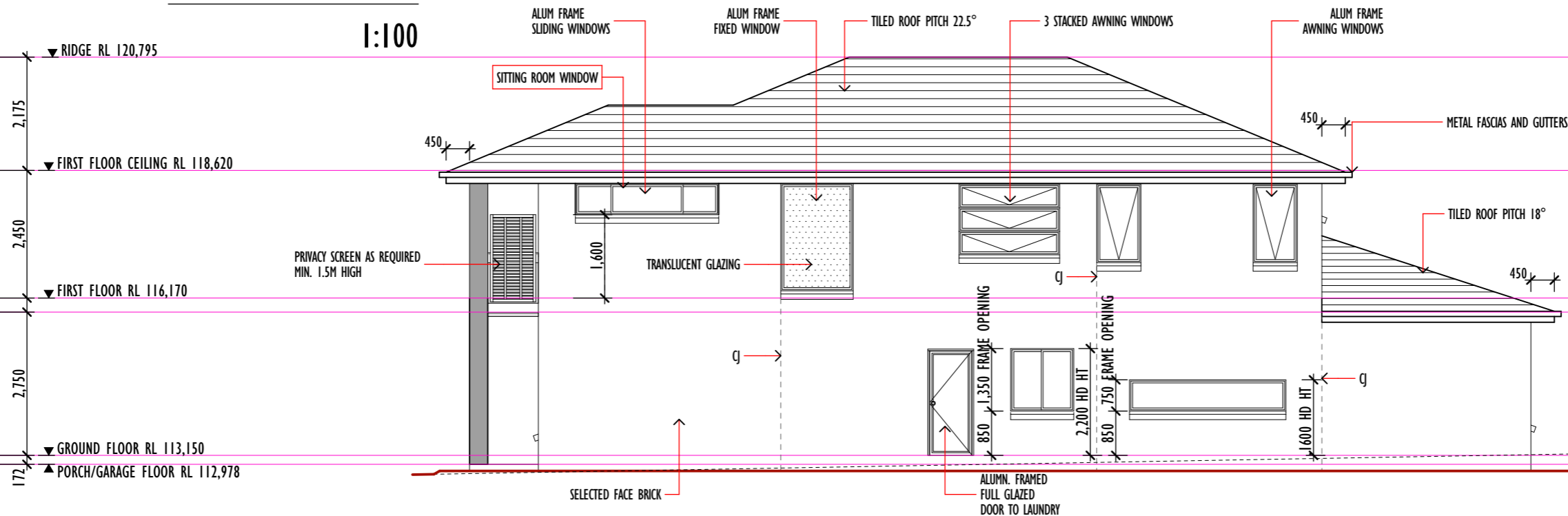
PROJECT:
**PROPOSED DWELLING AT LOT 9024
No. 18 CATO CIRCUIT LEPPINGTON**
For PROVINCIAL HOMES
TITLE: FIRST FLOOR PLAN

| | |
|---------|-----------------|
| ISSUE. | H |
| JOB No. | 21017 DH |
| SHEET. | 2/8 |



NORTH-WEST ELEVATION

1:100



SOUTH-WEST ELEVATION

1:100

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

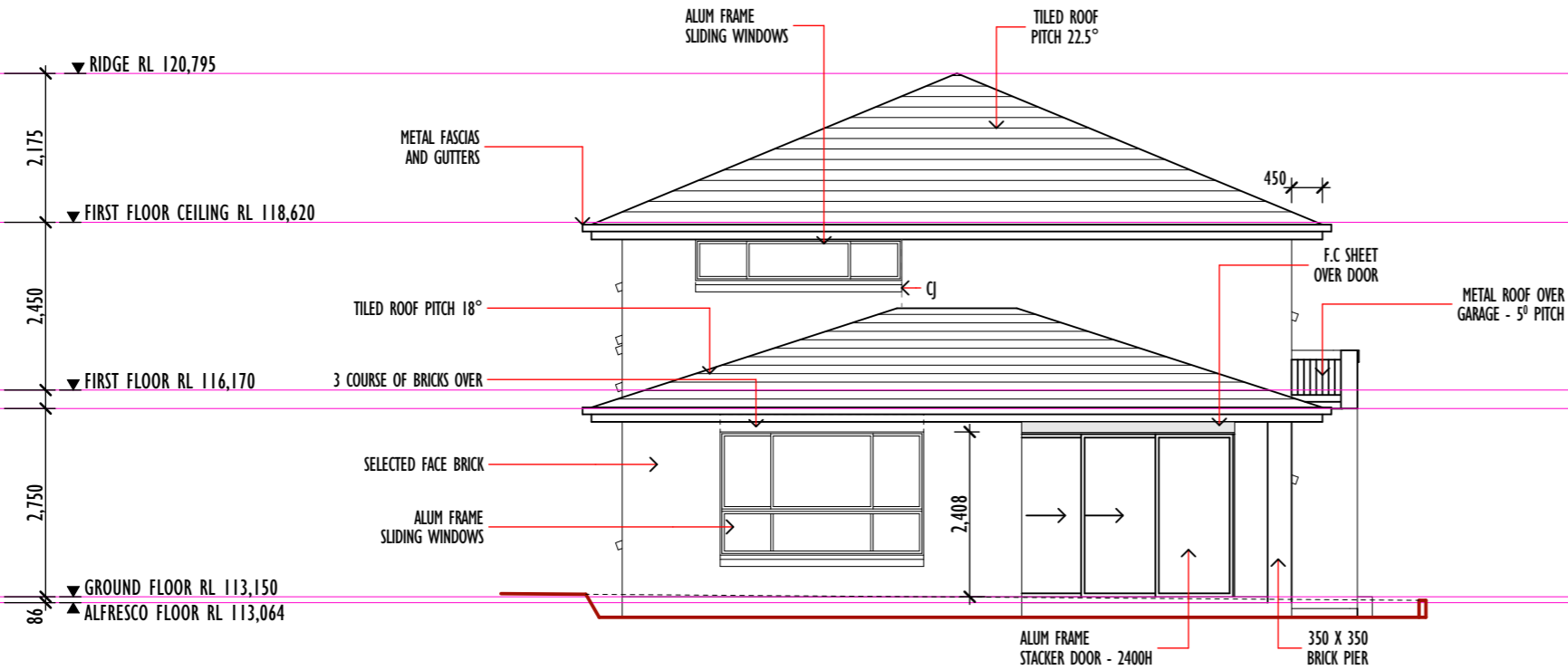
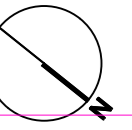
| Issue. | date. | amendments. |
|--------|----------|----------------------------|
| H | 11.03.22 | Sales Office Details Added |
| G | 23.11.21 | Client Changes |
| F | 03.09.21 | Construction Plans |
| E | 21.06.21 | Council Requirements |
| D | 17.06.21 | Council Requirements |
| C | 07.06.21 | Council Requirements |

| UBD REF. | #UBD | SCALE. | 1:100 |
|----------|---------------------------|--------|----------|
| N.C.S. | #N.C.S | DATE. | 24.02.21 |
| COUNCIL. | CAMDEN | DRAWN. | BW |
| DESIGN. | SHELLBOURNE 37 BOULEVARDE | | |

HEAD OFFICE
 Unit 35/10 Gladstone Rd
 Castle Hill NSW 2154
 (ph) 02 9894 5200 (f) 02 9894 5728
 lic no: 5685C ABN 31003934058
 COPYRIGHT RESERVED

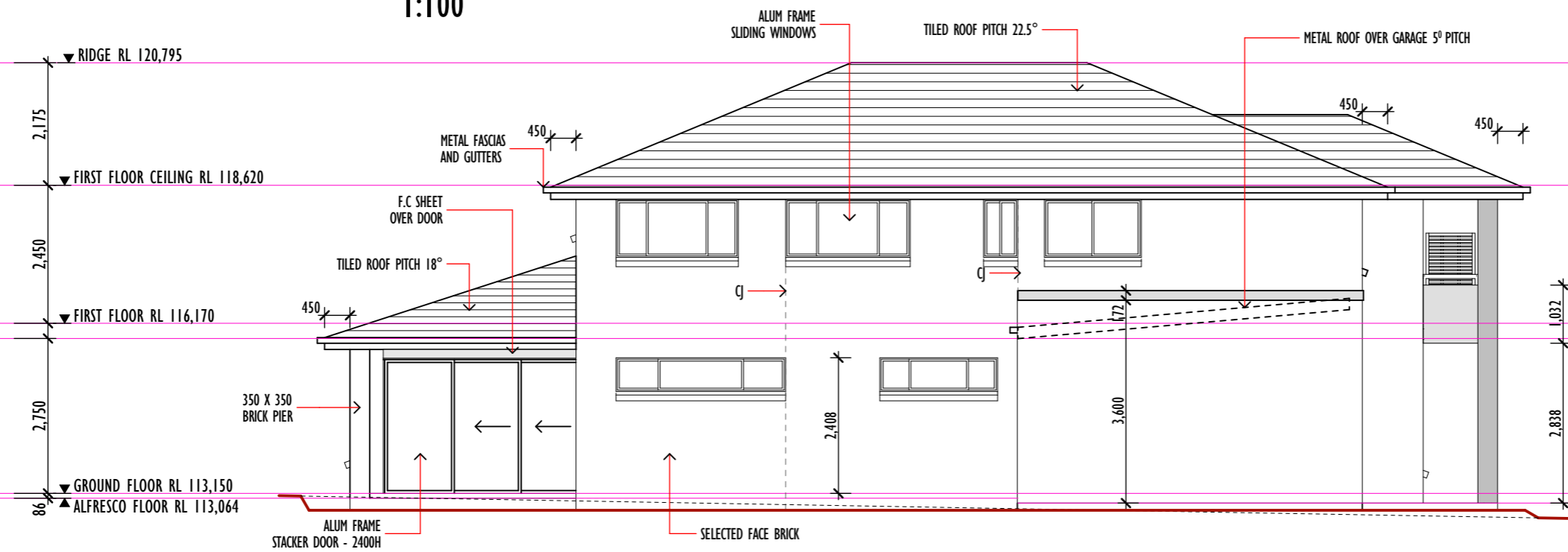
| PROJECT. | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES |
|----------|---|
| TITLE . | ELEVATIONS |

| ISSUE. | H |
|---------|----------|
| JOB No. | 21017 DH |
| SHEET. | 3/8 |



SOUTH-EAST ELEVATION

1:100



NORTH-EAST ELEVATION

1:100

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

| AMENDMENTS | | |
|------------|----------|----------------------------|
| Issue. | date. | amendments. |
| H | 11.03.22 | Sales Office Details Added |
| G | 23.11.21 | Client Changes |
| F | 03.09.21 | Construction Plans |
| E | 21.06.21 | Council Requirements |
| D | 17.06.21 | Council Requirements |
| C | 07.06.21 | Council Requirements |

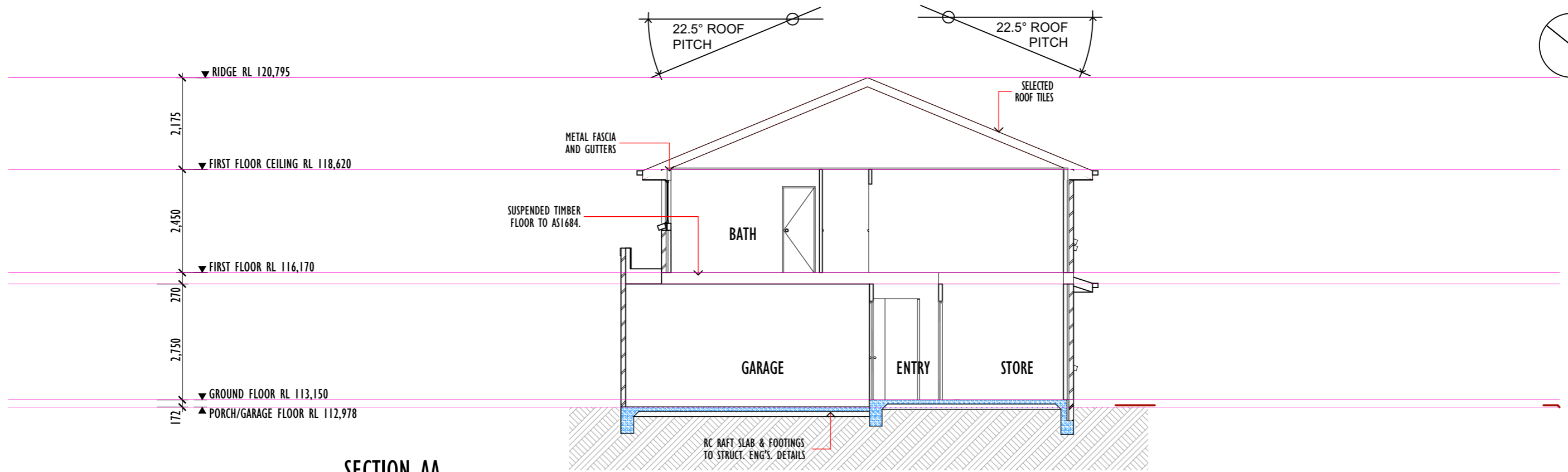
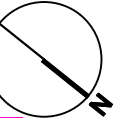
| | | | |
|----------|-----------------------|---------|-------------------|
| UBD REF. | #UBD | SCALE. | 1:100 |
| N.C.S. | #N.C.S | DATE. | 24.02.21 |
| COUNCIL. | CAMDEN | DRAWN. | BW |
| DESIGN. | SHELLBOURNE 37 | FACADE. | BOULEVARDE |

HEAD OFFICE
 Unit 35/10 Gladstone Rd
 Castle Hill NSW 2154
 (ph) 02 9894 5200 (f) 02 9894 5728
 lic no: 5685C ABN 31003934058
 COPYRIGHT RESERVED

Proven Professional Provincial Homes

| | |
|----------|---|
| PROJECT. | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON |
| TITLE . | ELEVATIONS |

| | |
|---------|-----------------|
| ISSUE. | H |
| JOB No. | 21017 DH |
| SHEET. | 4/8 |



SECTION AA

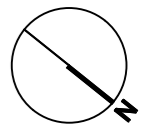
1:100

- AS 3939—2018 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5 (BAL — 12.5)
- Job address: lot 9024 cato circuit leppington
- 5.4.1 Walls
That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be of:
(b) fibre-cement external cladding, a minimum of 6 mm in thickness;
- 5.4.2 Joints
Sarking-type material applied over the outer face of the frame prior to fixing any external cladding.
- 5.4.3 Vents and weepholes
Provide spark guards to weepholes
Provide spark guards to vents
- 5.5.3 Windows
Provide Grade A Safety Glass as required
Install screens with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium to the openable portions of windows. (See clause 5.5.1A)
- 5.5.4 Doors
Provide Merbau entry door jambs and storm moulds in lieu of standard
Provide solid external doors
Provide Raven RP60 and RP78si weather strips and draught excluders to external doors
Compliance of door glazing to be confirmed by Supplier
- 5.5.5 Doors—Sliding doors
Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
- 5.5.6 Doors—Vehicle access doors (garage doors)
Provide brush weather sills to panel lift and roller door
- 5.6.2 Tiled roofs
Provide sarking beneath tiled roofing
- 5.6.3 Sheet roofs
Provide sarking beneath metal roofing
- 5.6.5 Roof penetrations
Plumbing vent pipes that penetrate the roof covering must be sealed with a non-combustible material and be fitted with an ember guard
- 5.6.7 Gutters and downpipes
This Standard does not provide material requirements for—
(a) gutters, with the exception of box gutters
- 5.8 WATER AND GAS SUPPLY PIPES
Above-ground, exposed water and gas supply pipes shall be metal.

**SOLID
CONCRETE
SLAB**

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

| AMENDMENTS | | | UBD REF. | #UBD | SCALE. | 1:100, 1:200 | HEAD OFFICE Unit 35/10 Gladstone Rd Castle Hill NSW 2154 (ph) 02 9894 5200 (f) 02 9894 5728 lic no: 5685C ABN 31003934058 COPYRIGHT RESERVED |  Proven Professional Provincial Homes | PROJECT. | ISSUE. |
|------------|----------|----------------------------|----------|--------|---------|--------------|---|--|---|----------|
| Issue. | date. | amendments. | N.C.S. | #N.C.S | DATE. | 24.02.21 | | | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES | H |
| H | 11.03.22 | Sales Office Details Added | COUNCIL. | CAMDEN | DRAWN. | BW | SHELLBOURNE 37 BOULEVARDE | TITLE . SECTION A-A | JOB No. | 21017 DH |
| G | 23.11.21 | Client Changes | DESIGN. | | FACADE. | | | | SHEET. | 5/8 |
| F | 03.09.21 | Construction Plans | | | | | | | | |
| E | 21.06.21 | Council Requirements | | | | | | | | |
| D | 17.06.21 | Council Requirements | | | | | | | | |
| C | 07.06.21 | Council Requirements | | | | | | | | |



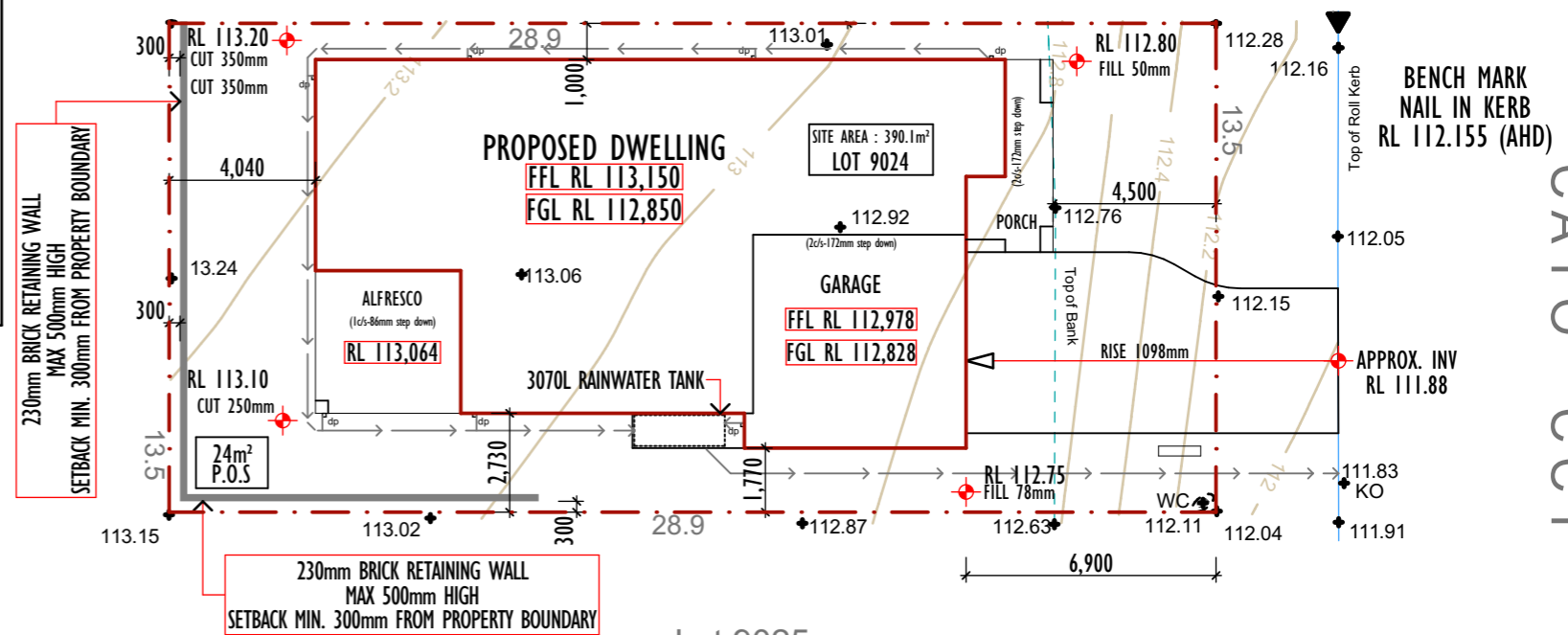
CAMDEN GROWTH CENTRE DCP (LOTS WITH FRONTAGE WIDTH >9M & <15M)

| CONTROLS | REQ'D | PROPOSED | COMPLIES |
|--|---------------------------|----------------------|----------|
| PRELIMINARY BUILDING ENVELOPE | | 390.1M ² | |
| HEIGHT | | | |
| Maximum height in storeys | 2 | 2 | YES |
| Maximum height in metres from natural ground to ridge | 8.5m | 7.65m | YES |
| SITE COVER | | | |
| Site cover (max) (ground floor) | 60%/234m ² | 168.68m ² | YES |
| Site cover (max) - lots < 450m ² (first floor) | 35%/136.5m ² | 134.36m ² | YES |
| SETBACKS | | | |
| Front Setback to building facade line (min) | 4.5m | 4.5m | YES |
| Side setback | 0.9m | 1m | YES |
| Rear setback - ground floor | 4m | 4.04m | YES |
| Rear setback - first floor | 6m | 8.05m | YES |
| LANDSCAPING | | | |
| Minimum 30% of site to be landscaped | 117.03m ² | 126.09m ² | YES |
| PRIVATE OPEN SPACE | | | |
| Principal private open space (PPOS)(min) | 20m ² (min 4M) | 20m ² | YES |
| GARAGE DESIGN | | | |
| Front Setback to Garage line (min) | 5.5m | 6.9m | YES |
| Min dimension of garage setback from main house front wall | 1m | 1.08m | YES |

Lot 9021
VACANT

Lot 9022
VACANT

Lot 9023
VACANT



CATO CCT

SITE PLAN

1:200

- ⓕ EASEMENT FOR SUPPORT, MAINTENANCE & REPAIRS 0.9 WIDE
- ⓐ EASEMENT TO DRAIN WATER 1.5 WIDE

Lot 9025
VACANT

Lot 9026
VACANT

NOTE

- ALL RETAINING WALLS AND DISH DRAINS IF REQUIRED BY COUNCIL TO BE COMPLETED IN CONJUNCTION WITH LANDSCAPING
- FINAL LEVELS TO BE DETERMINED ON SITE IN ACCORDANCE WITH SURVEY
- DRIVEWAYS AND PATHS BY OTHERS
- ALL DOOR OPENING HEIGHTS TO BE 2120mm UNLESS OTHERWISE SPECIFIED
- ALL STAIRWELLS AND DECKS TO BE SAFELY BARRICADED AT ALL TIMES

SEDIMENT CONTROL BARRIER DETAIL

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

SOLID CONCRETE SLAB

| AMENDMENTS | | UBD REF. | #UBD | SCALE. | 1:200, 1:100 |
|------------|----------|----------------------------|----------|--------|--------------|
| Issue. | date. | amendments. | N.C.S. | DATE. | 24.02.21 |
| H | 11.03.22 | Sales Office Details Added | COUNCIL. | DRAWN. | BW |
| G | 23.11.21 | Client Changes | | | |
| F | 03.09.21 | Construction Plans | | | |
| E | 21.06.21 | Council Requirements | | | |
| D | 17.06.21 | Council Requirements | | | |
| C | 07.06.21 | Council Requirements | | | |

SHELLBOURNE 37 BOULEVARDE

HEAD OFFICE
Unit 35/10 Gladstone Rd
Castle Hill NSW 2154
(ph) 02 9894 5200 (f) 02 9894 5728
lic no: 5685C ABN 31003934058
COPYRIGHT RESERVED

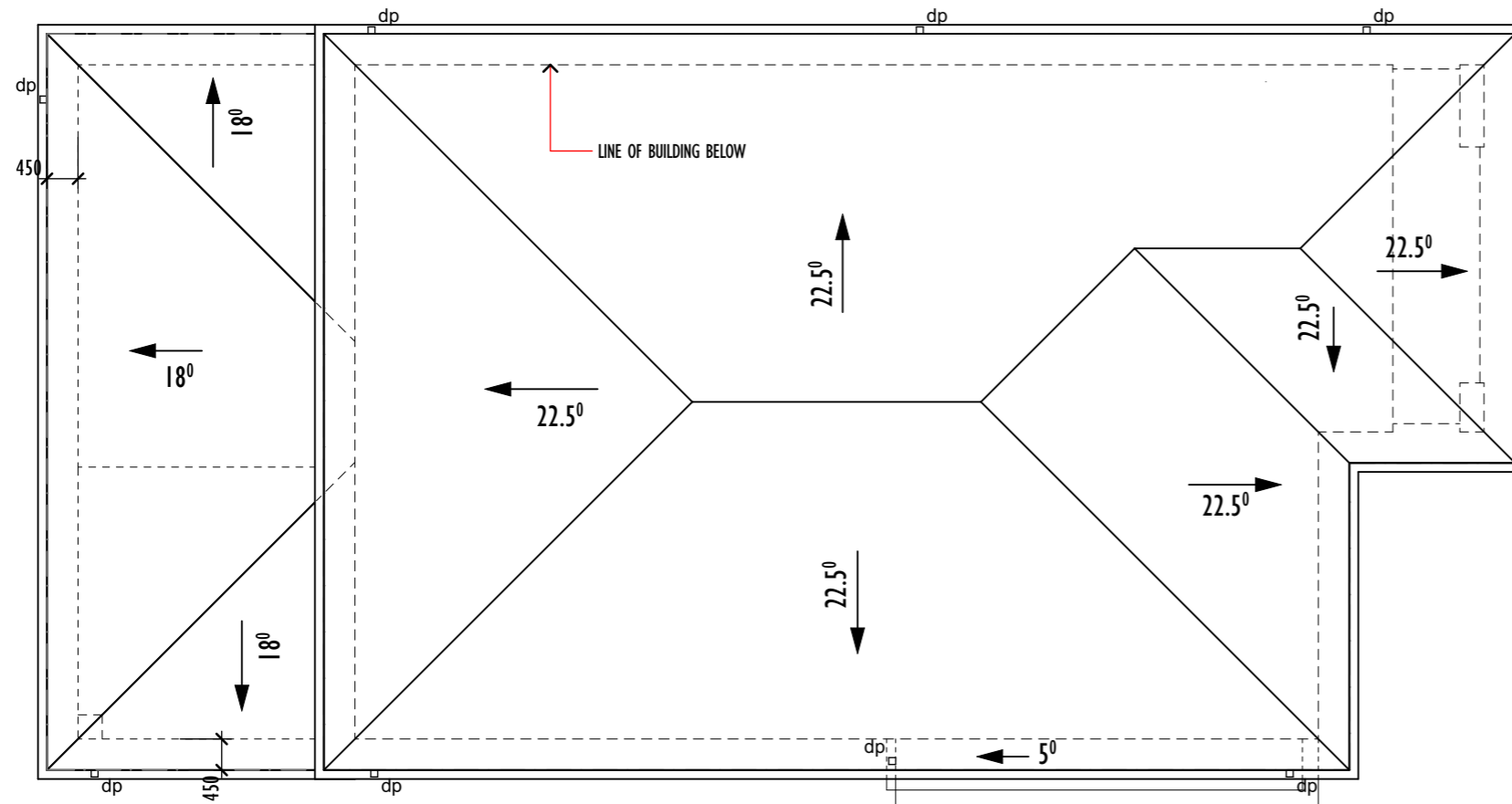
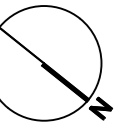
PROJECT:
PROPOSED DWELLING AT LOT 9024
No. 18 CATO CIRCUIT LEPPINGTON
For PROVINCIAL HOMES

TITLE: SITE PLAN

ISSUE: **H**

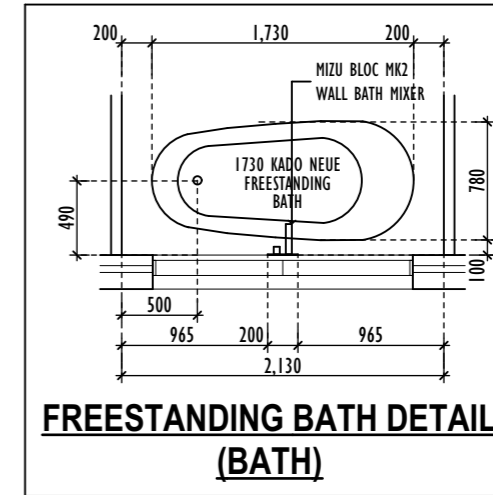
JOB No. **21017 DH**

SHEET. **6/8**



ROOF PLAN

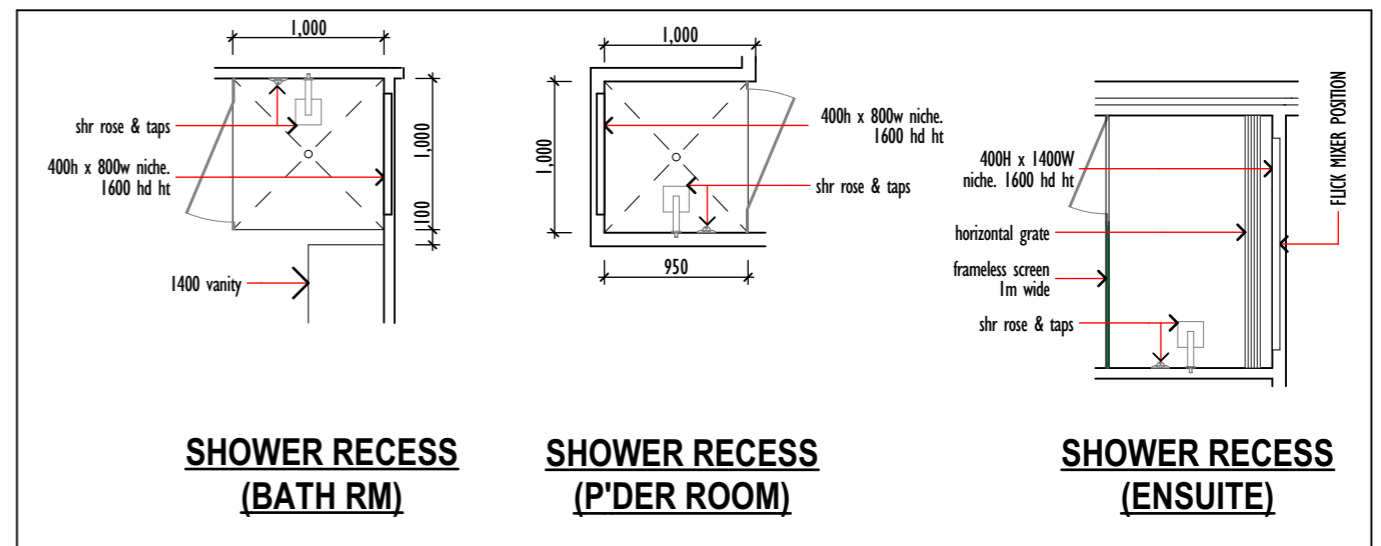
1:100



FREESTANDING BATH DETAIL (BATH)

SHOWER DETAILS

1:50



SHOWER RECESS (BATH RM)

SHOWER RECESS (P'DER ROOM)

SHOWER RECESS (ENSUITE)

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

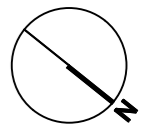
| AMENDMENTS | | | UBD REF. | #UBD | SCALE. | 1:100, 1:50 |
|------------|----------|----------------------------|-----------------------|--------|-------------------|-------------|
| Issue. | date. | amendments. | N.C.S. | #N.C.S | DATE. | 24.02.21 |
| H | 11.03.22 | Sales Office Details Added | COUNCIL. | CAMDEN | DRAWN. | BW |
| G | 23.11.21 | Client Changes | DESIGN. | | FACADE. | |
| F | 03.09.21 | Construction Plans | SHELLBOURNE 37 | | BOULEVARDE | |
| E | 21.06.21 | Council Requirements | | | | |
| D | 17.06.21 | Council Requirements | | | | |
| C | 07.06.21 | Council Requirements | | | | |

HEAD OFFICE
Unit 35/10 Gladstone Rd
Castle Hill NSW 2154
(ph) 02 9894 5200 (f) 02 9894 5728
lic no: 5685C ABN 31003934058
COPYRIGHT RESERVED



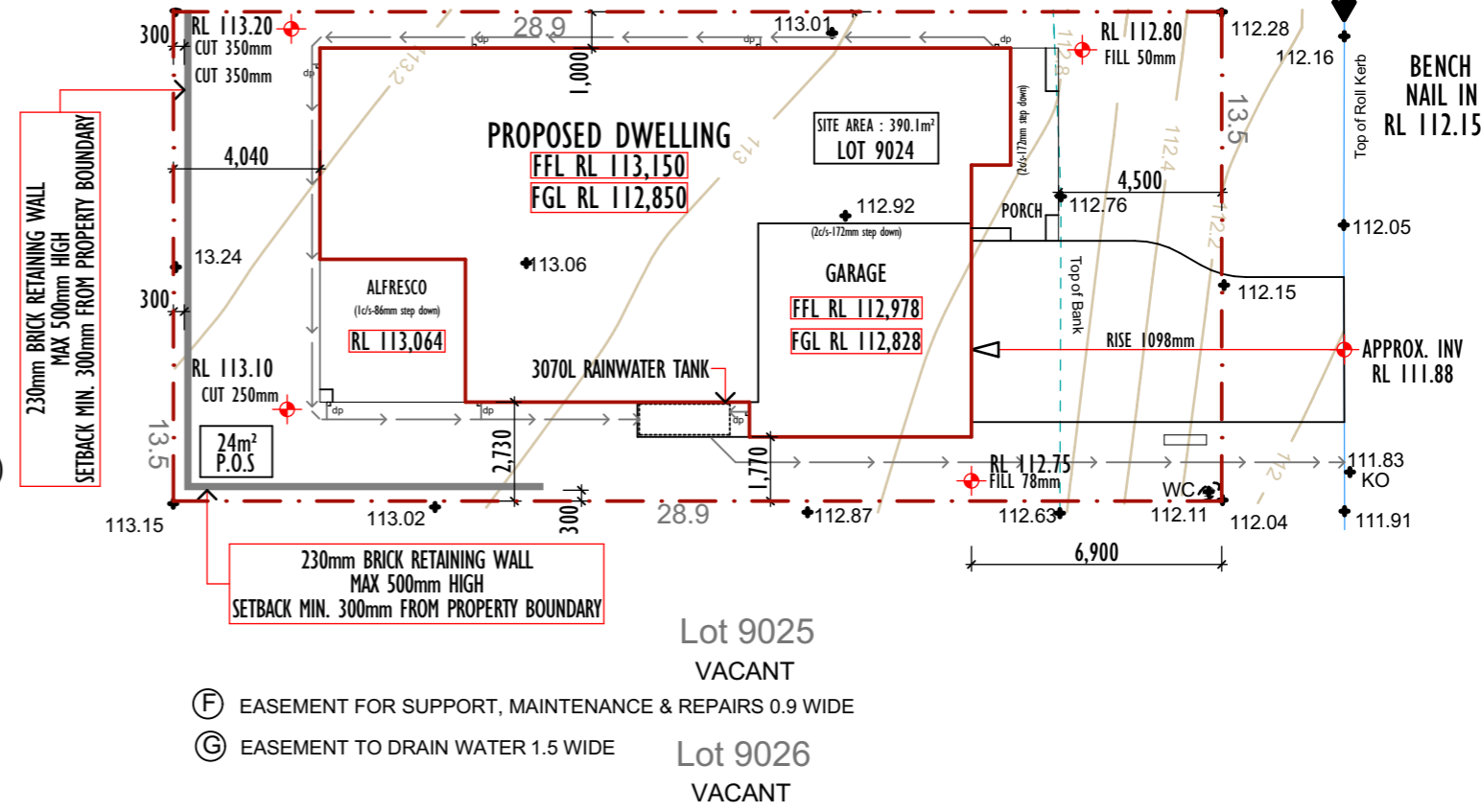
PROJECT:
PROPOSED DWELLING AT LOT 9024
No. 18 CATO CIRCUIT LEPPINGTON
For PROVINCIAL HOMES
TITLE: ROOF PLAN & SHOWER DETAILS

ISSUE: **H**
JOB No. **21017 DH**
SHEET: **7/8**



BASIX REQUIREMENTS - 21017

- PROVIDE A 3000 LITRE TALL SLIMLINE ABOVE GROUND RAINWATER-HARVESTING TANK ON A CONCRETE SLAB WITH SEPARATE PLUMBING TO ALL WC's, THE COLD WATER TAP THAT SUPPLIES THE WASHING MACHINE AND ONE GARDEN TAP.
ROOF AREA: 222m² (NOTE: AT LEAST 150m² TO BE DIVERTED TO THE RWT)
- PROVIDE 3 STAR RATED SHOWERHEADS
- PROVIDE 4 STAR RATED TOILET CISTERNS
- PROVIDE 4 STAR RATED TAPS IN KITCHEN
- PROVIDE 4 STAR RATED BASIN TAPS IN EACH BATHROOM
- PROVIDE DOOR SEALS TO FRONT ENTRY AND LAUNDRY INCLUDING DRAUGHT EXCLUDERS
- PROVIDE A 6 STAR GAS INSTANTANEOUS HOT WATER SYSTEM.
- PROVIDE A GAS COOKTOP AND ELECTRIC OVEN
- PROVIDE R2.5 RATED BATTS TO EXTERNAL WALLS LIEU OF STANDARD (EXCLUDING GARAGE)
- PROVIDE R2.0 RATED BATTS TO INTERNAL WALLS LIEU OF STANDARD (GARAGE INTERNAL WALLS, BATHROOM, LAUNDRY, WC)
- PROVIDE R2.5 RATED BATTS TO CEILING BETWEEN GROUND AND 1ST FLOOR (THROUGHOUT INCLUDING GARAGE)
- PROVIDE R5.0 RATED BATTS TO CEILING AND ROOF - FLAT CEILING/PITCHED ROOF (EXCLUDING GARAGE)
- PROVIDE SARKING TO UNDERSIDE OF ROOF TILES
- PROVIDE A 3 PHASE HEATING AND COOLING SYSTEM WITH AN ENERGY RATING OF EER 3.0 - 3.5 TO AT LEAST 1 LIVING AREA AND 1 BEDROOM.
SYSTEM TO HAVE DAY/NIGHT ZONING BETWEEN AREAS.
- PROVIDE AN EXHAUST FAN TO AT LEAST 1 BATHROOM
DUCTED TO THE FAÇADE OR ROOF; WITH A MANUAL SWITCH ON/OFF
- PROVIDE AN EXHAUST FAN (RANGEHOOD) FOR KITCHEN,
DUCTED TO THE FAÇADE OR ROOF; WITH A MANUAL SWITCH ON/OFF
- PROVIDE 'DEDICATED' FLUORESCENT OR LED LIGHTING TO AT LEAST 5 OF THE BEDROOMS/STUDY,
AT LEAST 4 OF THE LIVING/DINING ROOMS, THE KITCHEN,
ALL BATHROOMS/TOILETS, THE LAUNDRY AND ALL HALLWAYS
- PROVIDE A FIXED OUTDOOR CLOTHES LINE
- PROVIDE A FIXED INDOOR CLOTHES LINE
- PROVIDE A REFRIGERATOR SPACE THAT IS "WELL VENTILATED", AS DEFINED IN THE BASIX
- PROVIDE SP10 LOW-E GLAZING TO ALFRESCO x 2 A PER NatHERS



SITE PLAN
1:200

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

| AMENDMENTS | | | UBD REF. | #UBD | SCALE. | 1:100, 1:200 | HEAD OFFICE Unit 35/10 Gladstone Rd Castle Hill NSW 2154 (ph) 02 9894 5200 (f) 02 9894 5728 lic no: 5685C ABN 31003934058 COPYRIGHT RESERVED |  | PROJECT. | ISSUE. | | | | | | | |
|------------|----------|----------------------------|-----------------------|--------|--------|--------------|---|---|---|---|---|-------------------|---|---|------------|---------|---------|
| Issue. | date. | amendments. | N.C.S. | #N.C.S | DATE. | 24.02.21 | | | PROVEN PROFESSIONAL PROVINCIAL HOMES | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES | H | | | | | | |
| H | 11.03.22 | Sales Office Details Added | COUNCIL. | CAMDEN | DRAWN. | BW | SHELLBOURNE 37 | BOULEVARDE | | | JOB No. | | | | | | |
| G | 23.11.21 | Client Changes | SHELLBOURNE 37 | | | | | | BOULEVARDE | PROVEN PROFESSIONAL PROVINCIAL HOMES | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES | 21017 DH | | | | | |
| F | 03.09.21 | Construction Plans | | | | | DESIGN. | DESIGN. | | | | TITLE . | BASIX COMMITMENT | SHEET. | | | |
| E | 21.06.21 | Council Requirements | | | | | SHELLBOURNE 37 | | | | | BOULEVARDE | PROVEN PROFESSIONAL PROVINCIAL HOMES | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES | 8/8 | | |
| D | 17.06.21 | Council Requirements | | | | | | | | | | | | | | DESIGN. | DESIGN. |
| C | 07.06.21 | Council Requirements | SHELLBOURNE 37 | | | | BOULEVARDE | PROVEN PROFESSIONAL PROVINCIAL HOMES | PROPOSED DWELLING AT LOT 9024 No. 18 CATO CIRCUIT LEPPINGTON For PROVINCIAL HOMES | 8/8 | | | | | | | |