NO. 28 HALIFAX STREET, NIRIMBA FIELDS (LOT 5220)

A000 - COVER SHEET

A001 - GENERAL NOTES & BASIX

A100 - LOCATION PLAN & SITE PLAN

A200 - GROUND FLOOR PLAN

A201 - FIRST FLOOR PLAN

A202 - ROOF PLAN

A203 - CONCRETE SETOUT PLAN

A300 - PROPOSED ELEVATIONS

A301 - PROPOSED ELEVATIONS

A400 - PROPOSED SECTIONS

A700 - AREA CALCULATION

A800 - MATERIAL SCHEDULE

A900 - SEDIMENT EROSION PLAN

A1000 - LANDSCAPE PLAN

Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

REFER ALSO OTHER CONSULTANTS DRAWINGS:

1. SURVEY
2. STRUCTURAL DRAWINGS
3. STORMWATER/HYDRAULIC DRAWINGS
4. BASIX CERTIFICATE
5. LANDSCAPE DRAWINGS
6. ARCHITECTURAL SPECIFICATIONS

COMPLYING DEVELOPMENT CERTIFICATE - RESIDENTIAL DWELLING

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT

ARCHITECT
STUDIOHAUS

E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	COVER SHEET		
PROJECT NUMBER	260	DWG NUMBER	A000
SCALE		REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1940195S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/08/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 01 April 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of this date of issue.

Project summary	
Project name	28 Halifax Street Nirimba Fields 2763
Street address	28 HALIFAX Street NIRIMBA FIELDS 2763
Local Government Area	Blacktown City Council
Plan type and plan number	Deposited Plan DP127262
Lot no.	5220
Section no.	
Project type	dwelling house (detached)
No. of bedrooms	5

Project score		
Water	✔ 52	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 70	Target 70
Materials	✔ -21	Target n/a

Water score comprises
- Rouse Hill reticulated alternative water: 5.3
- Other water efficiency commitments: 46.7

Certificate Prepared by
Name / Company Name: MITRA PINNIYAN
ABN (if applicable): 28614303729

Description of project

Project address	
Project name	28 Halifax Street Nirimba Fields 2763
Street address	28 HALIFAX Street NIRIMBA FIELDS 2763
Local Government Area	Blacktown City Council
Plan type and plan number	Deposited Plan DP127262
Lot no.	5220
Section no.	
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m²)	300
Roof area (m²)	208
Conditioned floor area (m²)	196.0
Unconditioned floor area (m²)	27.3
Total area of garden and lawn (m²)	48
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	n/a
NatHERS certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a

Project score		
Water	✔ 52	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 70	Target 70
Materials	✔ -21	Target n/a

Water score comprises
- Rouse Hill reticulated alternative water: 5.3
- Other water efficiency commitments: 46.7

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 208 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
Reticulated alternative water supply system			
The applicant must make provision to connect the development to the Rouse Hill reticulated alternative water supply system. This connection must meet the requirements of all applicable regulatory authorities.		✔	✔
The applicant must make provision to connect the reticulated alternative water supply system to:			
• at least one outdoor tap in the development (Note: NSWHealth does not recommend that recycled water be used to irrigate edible plants which are consumed raw.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceilings/roof			
The applicant must construct the floor(s), walls, and ceilings/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab	115	nil	nil	
floor - above habitable rooms or mezzanine, treated softwood, frame timber - H2 treated softwood	82.5	nil	none	nil
floor - suspended floor above garage, treated softwood, frame timber - H2 treated softwood	25.5	nil	fibreglass batts or roll	nil

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
garage floor - concrete slab on ground, waffle pod slab	30.1	none	nil	
external wall: brick veneer, frame timber - H2 treated softwood	98	2.5M (or 3.00 including construction)fibreglass batts or roll	nil	wall colour: Light (solar absorptance < 0.48)
external wall: framed (solid or reconstituted timber weatherboard), Frame timber - H2 treated softwood	63.5	3.00 (or 3.50 including construction)fibreglass batts or roll	nil	wall colour: Light (solar absorptance < 0.48)
external garage wall: brick veneer, frame timber - H2 treated softwood	28	fibreglass batts or roll	nil	
internal wall shared with garage: plasterboard, frame timber - H2 treated softwood	31	nil,fibreglass batts or roll	nil	
internal wall: plasterboard, frame timber - H2 treated softwood	132	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood	208	ceiling: 4.5 (up), roof: foil sarking ceiling: fibreglass batts or roll, roof: foil sarking	nil	roof colour: medium (solar absorptance 0.48-0.59); ceiling: area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
GW01	2700.00	750.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 1400 mm, 300 mm above head of window or glazed door	not overshadowed
SD02	2700.00	3000.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 1800 mm, 0 mm above head of window or glazed door	not overshadowed
SD03	2700.00	2500.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 1800 mm, 0 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
East facing					
GW22	900.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
GW23	900.00	900.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
GW04	600.00	1500.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW01	900.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW02	600.00	900.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW03	600.00	1200.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW04	600.00	900.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW05	900.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
FW06	900.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	not overshadowed
South facing					
GW10	900.00	600.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.74 - 0.90)	none	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
SD01	2700.00	3000.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 2900 mm, 600 mm above head of window or glazed door	not overshadowed
SD11	2700.00	3000.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 2900 mm, 600 mm above head of window or glazed door	not overshadowed
FW07	1800.00	2000.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
FW08	1800.00	3000.00	aluminium, single glazed (U-value: =<4.0, SHGC: 0.74 - 0.90)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
West facing					
GW07	2100.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	1-2 m high, <1.5 m away
GW08	2100.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	1-2 m high, <1.5 m away
GW09	600.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	none	1-2 m high, <1.5 m away
FW09	2100.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
FW10	2100.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
FW11	2100.00	1500.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
FW12	900.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
FW13	600.00	1000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed
FW14	600.00	2000.00	aluminium, single glazed (U-value: =<5.0, SHGC: 0.49 - 0.60)	eave 300 mm, 600 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

Building Specifications – NCC 2022 – ABCB Housing Provisions

Address:
Description:

Site preparation
Termite risk Management - Termite management system to be provided in accordance with HP Part 3.5 and AS 3660.1 and/or AS 3660.3.
Drainage - Drainage to site to comply with HP Part 3.3 OR AS/NZS 3500.3 in accordance with NCC 2022 H2D2.

Masonry
Vertical articulation joints - Masonry articulation joints to be provided as specified in HP 5.6.8 or AS 4773.2 or AS 3700.

Framing
Frame - Timber Frames & Trusses – Designed and constructed to AS/NZS 1170.1 – 2002, AS/NZS 1170.2 – 2021, AS 1684.2 – 2021, AS 1720.1 – 2010, AS 1720.5 – 2015 and AS 4440 -2004 -Installation of nailplated timber roof trusses.
Frame – Steel Frames – Designed and constructed to NASH Part 1 & 2, AS 4100 & AS/NZS 4600.
Subfloor ventilation - Sub-floor ventilation and clearance compliance with NCC Housing Provisions Part 6.2.

Roof and wall cladding
Gutters & downpipes - Downpipes & Gutters to comply with NCC Housing Provisions Part 7.4 OR AS/NZS 3500.3.
Timber and composite wall cladding - Cladding material to be in accordance with HP Part 7.5 OR for AAC-AS 5146.1 OR for metal wall cladding AS 1562.1.
Roof and wall cladding – All Roof and wall cladding to be designed and installed in accordance with NCC 2022 H1D7.

Glazing
Glazing – All glazing to be in accordance with H1D8 & H2D7 of the NCC Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055. (Basix requirements to be addressed also)

Health and amenity
Wet area waterproofing - Wet area in accordance with H4D1, H4D2 & H4D3 of the NCC Volume Two and Part 10.2 of the Housing Provisions OR Clauses 10.2.1 to 10.2.6 & 10.2.12 and AS 3740.
Floor Waste - Wet Area – All provided floor waste to have floor falls to them between 1:50 – 1:80 as per NCC Housing Provisions Clause 10.2.12.
External waterproofing - External waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building compliant with NCC Volume 2 H2D8 & AS 4654.1 & 2.

Condensation management
External wall construction – Where pliable building membrane in installed in an external wall it is comply with HP 10.8.1 and AS 4200.1 & 2.
Exhaust systems - The bathroom &/or sanity compartment/s with an exhaust system and NOT provided with complaint natural ventilation must be interlocked to rooms light switch and have off timer set for 10 minutes after the light is switched off.
Exhaust systems -The room/s with an exhaust system and not provided with compliant natural ventilation must be provided with make-up air from adjacent room of 14,000mm2 which is approx. a 20mm undercut of a 700mm door or 18mm from an 820mm door.
Exhaust systems - The exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a) 25 L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry.
Ventilation of roof spaces – In climate zones 6, 7 & 8 a roof space must be ventilated in accordance with HP Part 10.8.3.

Safe movement and access
Stairway and ramp construction – Stairways and ramps to be constructed to HP Part 11.2.
Barrier and handrails - Barrier and handrails to be constructed to HP Part 11.3.
Barrier and handrails - Handrail to stairs having a change in elevation exceeding 1m required to be provided at a height not less than 865mm to NCC Housing Provisions Clause 11.3.5.
Barrier and handrails - Bedroom windows where the FFL is 2m or more above the surface beneath are to have window restrictors OR screens (crim-safe style mesh) installed as per NCC Housing Provisions Clause 11.3.7.
Barrier and handrails - Windows other than bedroom with FFL 4m or more above adjacent surface to have sill or barrier minimum 865mm above FFL as per NCC Housing Provisions Clause 11.3.8.

HP= ABCB Housing Provisions Disclaimer: Please refer the appropriate NCC, Housing Provisions, Australian Standards for full details.

GENERAL NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA(BCA)

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES AND MODIFICATIONS ISSUED BY THE ARCHITECT.

THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS.
IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.

DO NOT SCALE DRAWINGS.
WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. IN CASE OF CONFLICT, NOTIFY ARCHITECT OR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION

BUILDING SPECIFICATIONS

National Construction Code – Volume 2 – Building Code of Australia 2022 & Housing Provisions Standard 2022

SITE PREPARATION
- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

EARTHWORKS
- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4678:2002 - EARTH-RETAININGSTRUCTURES

DRAINAGE
- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK
- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4100-2020– STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 – GENERAL PRINCIPLES
- ASNZS 1170.1-2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2021 – PART 2 WIND ACTIONS
- AS 3700-2018– SAA MASONRY CODE
- AS 1684.3-2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS
- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY
- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING
- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES -DESIGN METHODS
- AS 4100:2020 - STEEL STRUCTURES
- AS 3660.1-2014 – TERMITE MANAGEMENT SYSTEM

ROOF & WALL CLADDING
- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FORRAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALLCLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING
- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1288:2021 - GLASS IN BUILDINGS -SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNALGLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY
- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHTOR IONIZATION

HEALTH & AMENITY
- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS -AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATIONIN BUILDINGS
- AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OFBUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT
- AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000:2018 – ELECTRICAL INSTALLATION

WATERPROOFING
- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3740:2021– WATERPROOFING TO WET AREA
- AS 4654-2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS
- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1428.1:2009 - DESIGN FOR ACCESS &MOBILITY – GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK
- AS 1657:2018 - FIXED FLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE
- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1170.1-2002 – BALUSTRADEINSTALLATION

PROTECTION OF OPENABLE WINDOW
PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

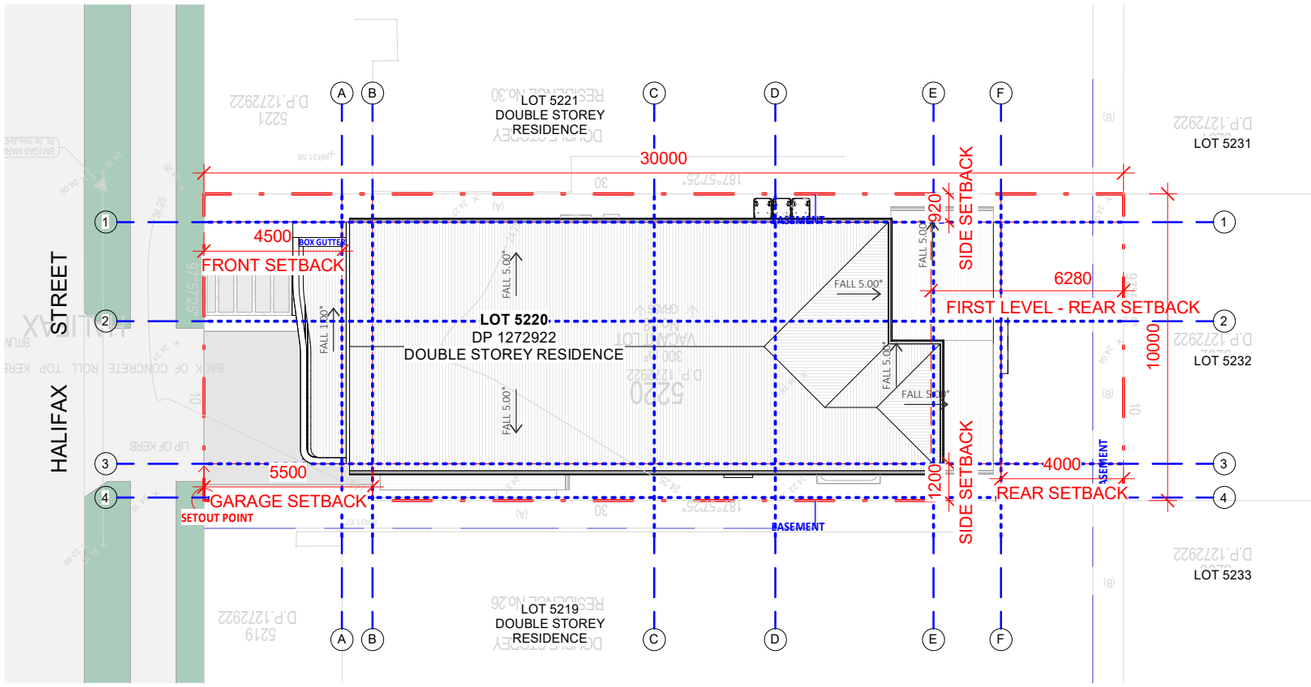
DEMOLITION
- AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL
- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 – SWIMMING POOLSAFETY- SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2-2007 - SWIMMING POOL SAFETY- LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3-2010 – SWIMMING POOL SAFETY- WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY
- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMEND

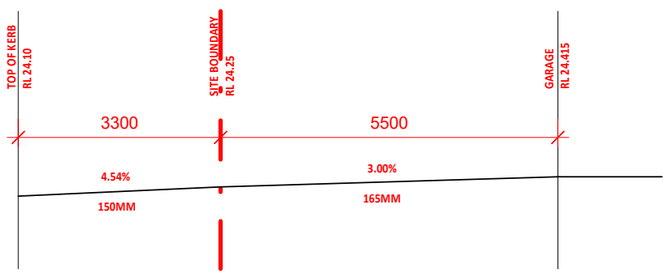


SITE PLAN

1 : 200

LOCATION PLAN

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304



DRIVEWAY PROFILE

1 : 100

COMPLIANCE TABLE – No. 28 Halifax street, Nirimba Fields (Lot 5220) (Lot Area 300 sqm.)

BUILDING CONTROLS	GREENFIELD HOUSING CODE	PROPOSED	COMPLIANCE CONTROLS
Gross Floor Area	225 m²	GF – 110.0 m² FF – 110.00 m² **Total – 220.00m²**	**YES**
Building Height	8.5m	6.838m	**YES**
Primary Road Setback	3m	4.5m	**YES**
Garage Setback	5.5m	5.5m	**YES**
Rear Building Setback	3m	4.0m	**YES** **YES**
Side Boundary Setback	Side A - 0m Side B - 0.9m	GF 0.1m, FF 1.2m 0.92m	**YES**
Total Landscaped Area	10% - 30 m²	49.64 m²	**YES**

INTERNAL AREA SCHEDULE

LEVEL	AREA
GROUND LEVEL PLAN	110 m²
FIRST LEVEL PLAN	110 m²
Grand total: 2	220 m²

AREA SCHEDULE

NAME	AREA
GROUND LEVEL	120 m²
ALFRESCO	17 m²
PORCH	5 m²
FIRST LEVEL	146 m²
BALCONY	9 m²
GARAGE	34 m²
Grand total: 6	331 m²

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

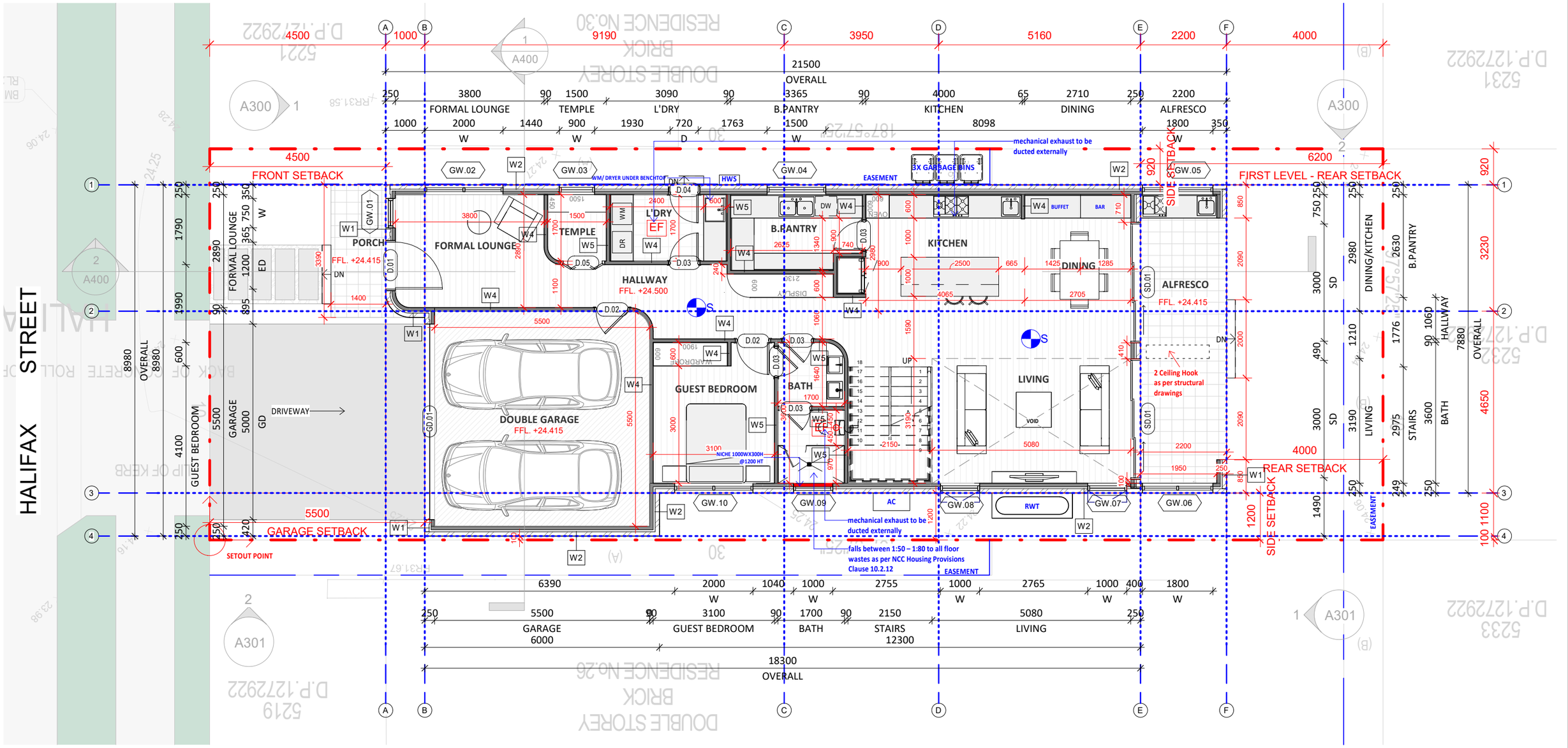
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	SITE PLAN & LOCATION PLAN		
PROJECT NUMBER	260	DWG NUMBER	A100
SCALE	AS INDICATED	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

1 GROUND LEVEL PLAN

1 : 100

WALL KEY

W1 – EXTERNAL BRICK VENEER WALL.
BRICK SURFACES EXTERNALLY ARE TO BE RENDERED AND PAINTED (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE.

W2 – EXTERNAL BRICK VENEER WALL.
BRICK SURFACES EXTERNALLY ARE TO BE FACEBRICK (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE.

W3 - EXTERNAL TIMBER STUD WALL.
PAINTED FIBRE CEMENT CLADDING FIXED TO BATTENS TO EXTERNAL FACE OF TIMBER STUD (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE

W4 – INTERNAL TIMBER STUD WALL.
INTERNAL SINGLE SKIN TIMBER FRAMED WALL TO HAVE PAINTED PLASTERBOARD FINISH BOTH SIDES. INSULATE CAVITY ACCORDING TO BASIXCERTIFICATE.

W5 – INTERNAL TIMBER STUD WALL. (WET AREAS)
INTERNAL SINGLE SKIN TIMBER FRAMED WALL TO HAVE PAINTED MOISTURE RESISTANT PLASTERBOARD ON WET AREA SIDES PAINTED PLASTERBOARD FINISH TO HABITABLE AREAS. INSULATE CAVITY ACCORDING TO BASIX CERTIFICATE.

W6 - EXTERNAL SINGLE BRICK WALL. (COLUMNS)
EXTERNAL SINGLE BRICK WALL RENDERED AND PAINTED (COLOUR AS PER ELEVATIONS)

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

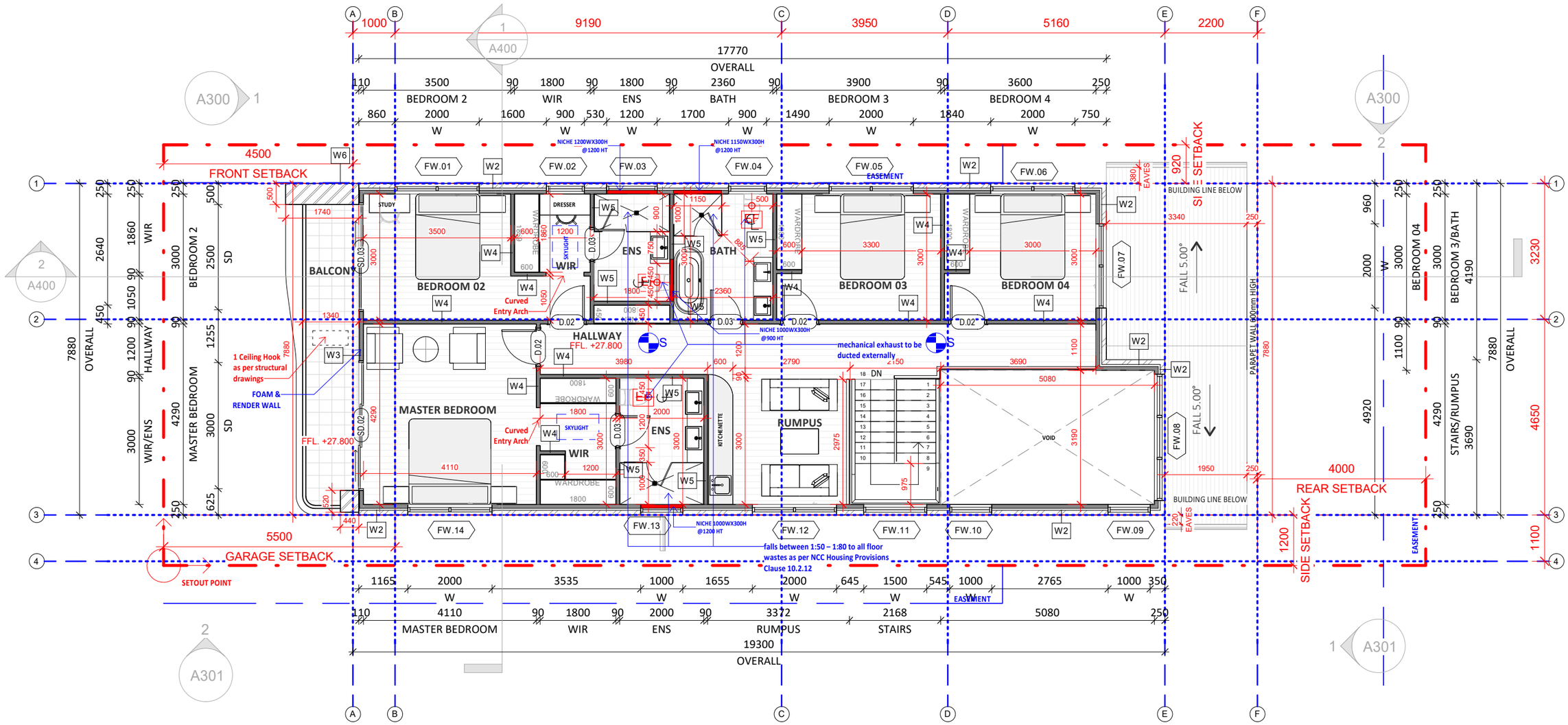
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	GROUND FLOOR PLAN		
PROJECT NUMBER	260	DWG NUMBER	A200
SCALE	1:100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

WALL KEY

W1 – EXTERNAL BRICK VENEER WALL.
BRICK SURFACES EXTERNALLY ARE TO BE RENDERED AND PAINTED (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE.

W2 – EXTERNAL BRICK VENEER WALL.
BRICK SURFACES EXTERNALLY ARE TO BE FACEBRICK (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE.

W3 - EXTERNAL TIMBER STUD WALL.
PAINTED FIBRE CEMENT CLADDING FIXED TO BATTENS TO EXTERNAL FACE OF TIMBER STUD (COLOUR AS PER ELEVATIONS). INTERNAL WALLS ARE TO BE FINISHED IN PAINTED PLASTERBOARD SHEETING (MOISTURE RESISTANT PLASTERBOARD FOR ALL WET AREAS). APPLY SARKING FOIL AND INSULATION TO CAVITY ACCORDING TO BASIX CERTIFICATE

W4 – INTERNAL TIMBER STUD WALL.
INTERNAL SINGLE SKIN TIMBER FRAMED WALL TO HAVE PAINTED PLASTERBOARD FINISH BOTH SIDES. INSULATE CAVITY ACCORDING TO BASIXCERTIFICATE.

W5 – INTERNAL TIMBER STUD WALL. (WET AREAS)
INTERNAL SINGLE SKIN TIMBER FRAMED WALL TO HAVE PAINTED MOISTURE RESISTANT PLASTERBOARD ON WET AREA SIDES PAINTED PLASTERBOARD FINISH TO HABITABLE AREAS. INSULATE CAVITY ACCORDING TO BASIX CERTIFICATE.

W6 - EXTERNAL SINGLE BRICK WALL. (COLUMNS)
EXTERNAL SINGLE BRICK WALL RENDERED AND PAINTED (COLOUR AS PER ELEVATIONS)

1 FIRST LEVEL PLAN

1 : 100

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

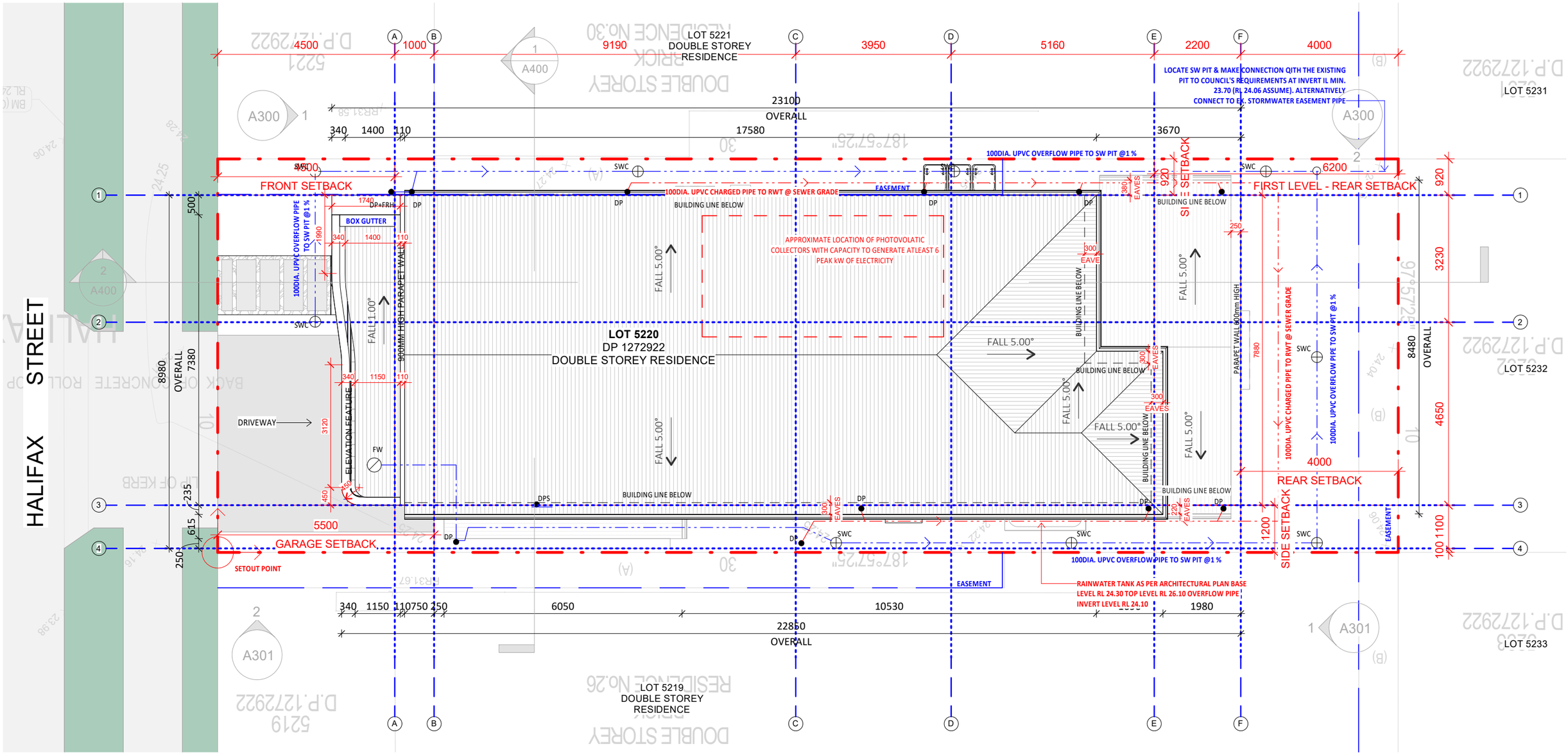
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	FIRST FLOOR PLAN		
PROJECT NUMBER	260	DWG NUMBER	A201
SCALE	1 : 100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

1 ROOF PLAN

1 : 100

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

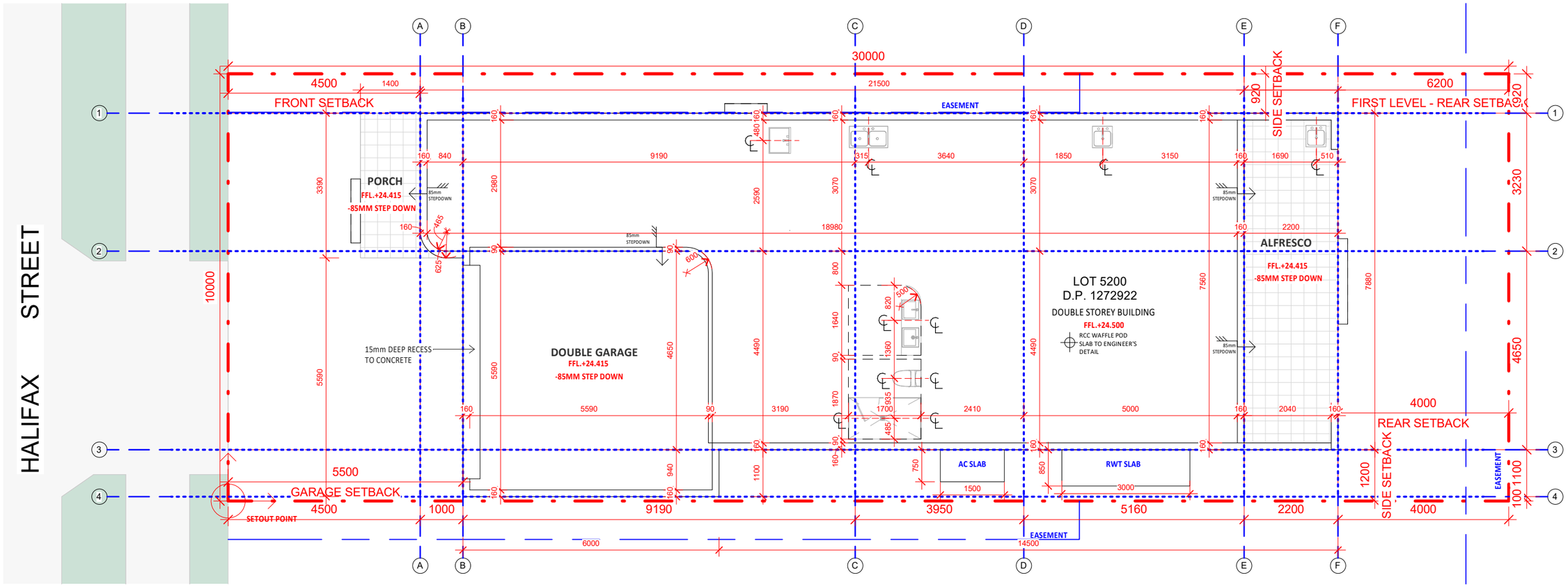
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	ROOF PLAN		
PROJECT NUMBER	260	DWG NUMBER	A202
SCALE	1 : 100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

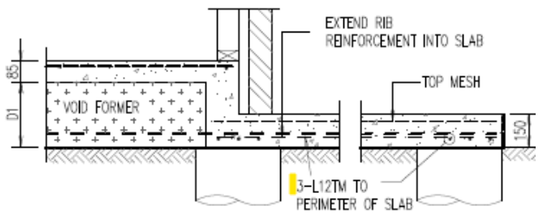
A3



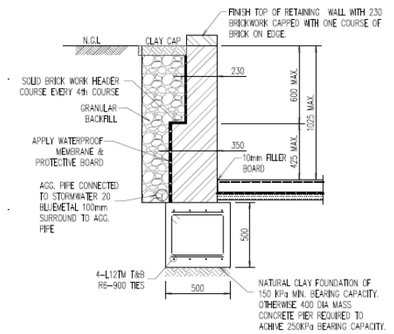
This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

1 CONCRETE SETOUT PLAN

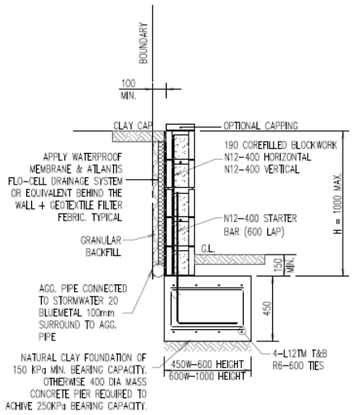
1 : 100



TYPICAL ATTACHED TANK/AC SLAB DETAIL



TYPICAL BRICK RETAINING WALL RW1
(TO BE USED AS REQUIRED)



TYPICAL BLOCK RETAINING WALL RW1
(UP TO 1.0M HEIGHT)

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

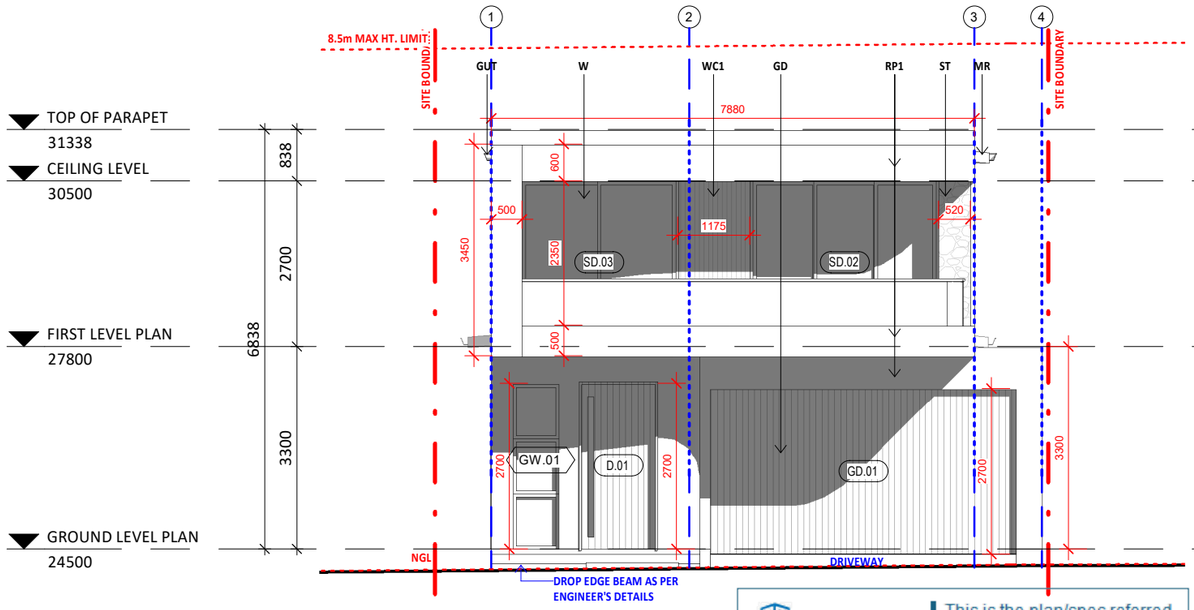
THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT
ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	CONCRETE SETOUT PLAN		
PROJECT NUMBER	260	DWG NUMBER	A203
SCALE	1 : 100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



NORTH ELEVATION

1

1 : 100

ELEVATION LEGEND

RP/RP1	RENDERED & PAINTED
WC1/WC2	LIGHTWEIGHT CLADDING
CRT	CONCRETE ROOF TILES
TD	TIMBER DOOR
SD	SLIDING DOOR
DP	DOWN PIPE
FAS	FASCIA
GUT	GUTTER
HWS	HOT WATER SYSTEM
RWT	RAIN WATER TANK
AC	AIR CONDITIONING UNIT
GM	GAS METER
EM	ELECTRICITY METER
TC	TILE CLADDING
MR	METAL ROOF
BR	BRICK
GD	GARAGE DOOR

MATERIAL LEGEND

RP1	LEXICON QTR
WC1	TIMBER
WC2	LEXICON QTR
W	MONUMENT
MR	SLATE GREY
GD	TIMBER LOOK
BR	CHOCOLATTO
ST	ALPHINE SMOKE

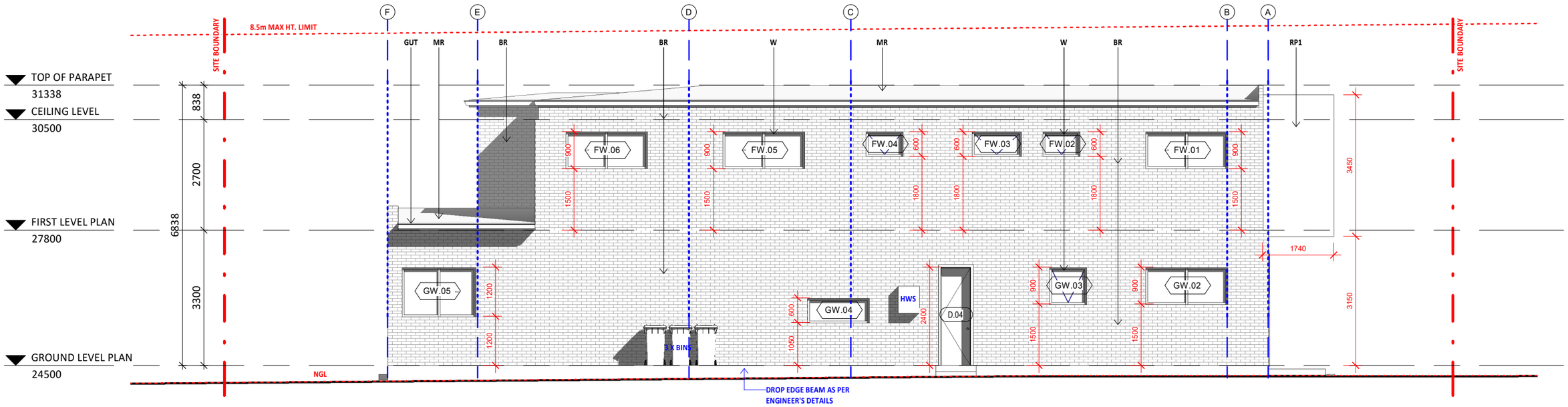
Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

WINDOW OPENING SCHEDULE

LEVEL	MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS
GROUND LEVEL PLAN						
GROUND LEVEL PLAN	GW.01	750	2700	0	2700	FIXED WINDOW
GROUND LEVEL PLAN	GW.02	2000	900	1500	2400	SLIDING WINDOW
GROUND LEVEL PLAN	GW.03	900	900	1500	2400	AWNING WINDOW
GROUND LEVEL PLAN	GW.04	1500	600	1050	1650	FIXED WINDOW
GROUND LEVEL PLAN	GW.05	1800	1200	1200	2400	SLIDING WINDOW
GROUND LEVEL PLAN	GW.06	1800	1200	1200	2400	SLIDING WINDOW
GROUND LEVEL PLAN	GW.07	1000	2100	300	2400	FIXED/AWNING WINDOW
GROUND LEVEL PLAN	GW.08	1000	2100	300	2400	FIXED/AWNING WINDOW
GROUND LEVEL PLAN	GW.09	1000	600	1800	2400	AWNING WINDOW
GROUND LEVEL PLAN	GW.10	2000	600	1800	2400	SLIDING WINDOW
FIRST LEVEL PLAN						
FIRST LEVEL PLAN	FW.01	2000	900	1500	2400	SLIDING WINDOW
FIRST LEVEL PLAN	FW.02	900	600	1800	2400	AWNING WINDOW
FIRST LEVEL PLAN	FW.03	1200	600	1800	2400	AWNING WINDOW
FIRST LEVEL PLAN	FW.04	900	600	1800	2400	AWNING WINDOW
FIRST LEVEL PLAN	FW.05	2000	900	1500	2400	SLIDING WINDOW
FIRST LEVEL PLAN	FW.06	2000	900	1500	2400	SLIDING WINDOW
FIRST LEVEL PLAN	FW.07	2000	1800	600	2400	SLIDING WINDOW
FIRST LEVEL PLAN	FW.08	3000	1800	600	2400	FIXED WINDOW
FIRST LEVEL PLAN	FW.09	1000	2100	300	2400	FIXED WINDOW
FIRST LEVEL PLAN	FW.10	1000	2100	300	2400	FIXED WINDOW
FIRST LEVEL PLAN	FW.11	1500	2100	300	2400	FIXED WINDOW
FIRST LEVEL PLAN	FW.12	2000	900	1500	2400	SLIDING WINDOW
FIRST LEVEL PLAN	FW.13	1000	600	1800	2400	AWNING WINDOW
FIRST LEVEL PLAN	FW.14	2000	600	1800	2400	SLIDING WINDOW

Grand total: 24



EAST ELEVATION

2

1 : 100

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

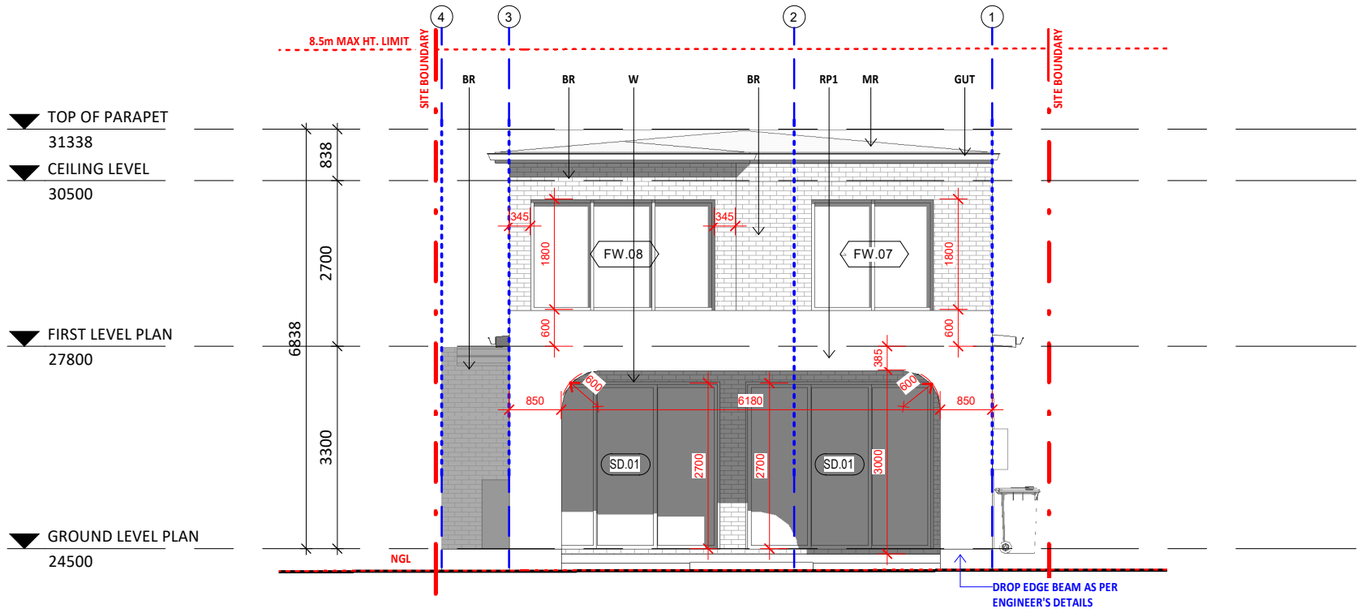
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	PROPOSED ELEVATIONS		
PROJECT NUMBER	260	DWG NUMBER	A300
SCALE	AS INDICATED	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



1 SOUTH ELEVATION

1 : 100

ELEVATION LEGEND

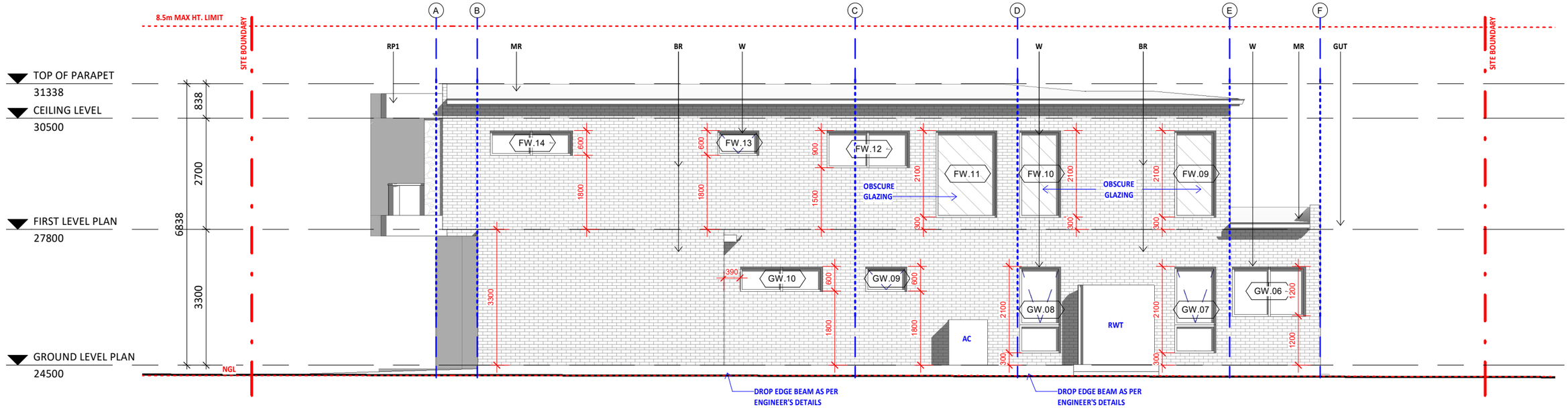
RP/RP1	RENDERED & PAINTED
WC1/WC2	LIGHTWEIGHT CLADDING
CRT	CONCRETE ROOF TILES
TD	TIMBER DOOR
SD	SLIDING DOOR
DP	DOWN PIPE
FAS	FASCIA
GUT	GUTTER
HWS	HOT WATER SYSTEM
RWT	RAIN WATER TANK
AC	AIR CONDITIONING UNIT
GM	GAS METER
EM	ELECTRICITY METER
TC	TILE CLADDING
MR	METAL ROOF
BR	BRICK
GD	GARAGE DOOR

Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

MATERIAL LEGEND

RP1	LEXICON QTR
WC1	TIMBER
WC2	LEXICON QTR
W	MONUMENT
MR	SLATE GREY
GD	TIMBER LOOK
BR	CHOCOLATTO
ST	ALPHINE SMOKE



2 WEST ELEVATION

1 : 100

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES

-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PREGEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT

ARCHITECT

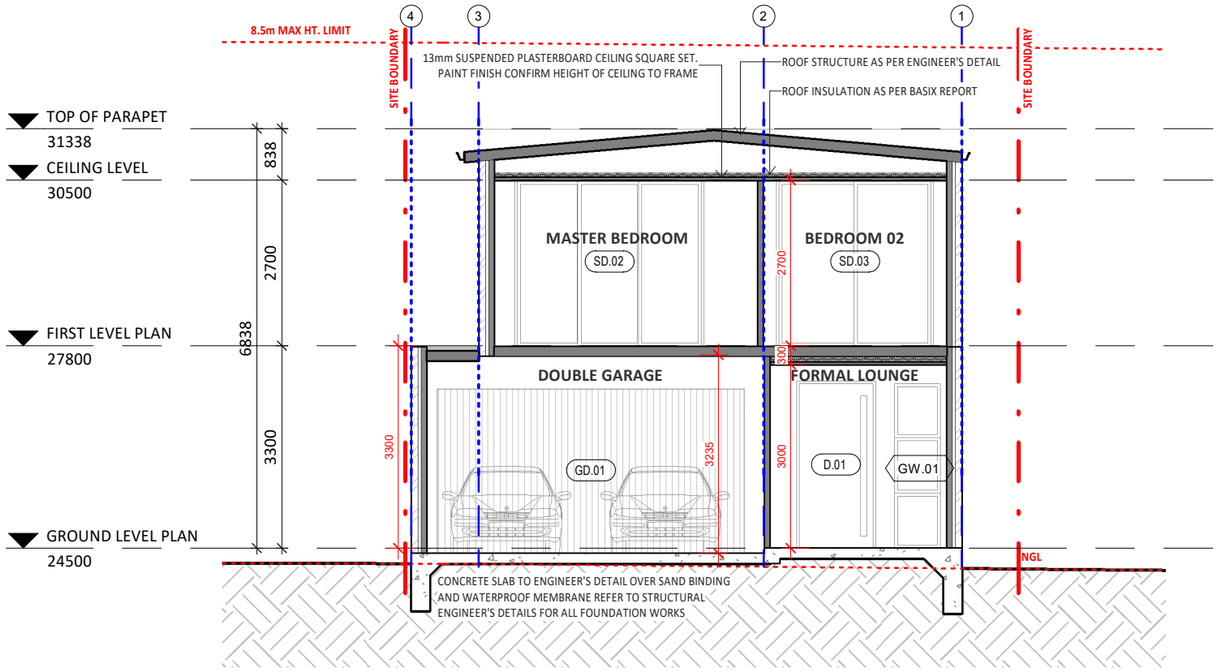
STUDIOHAUS

E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	PROPOSED ELEVATIONS		
PROJECT NUMBER	260	DWG NUMBER	A301
SCALE	AS INDICATED	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



1 SECTION AA'

1 : 100

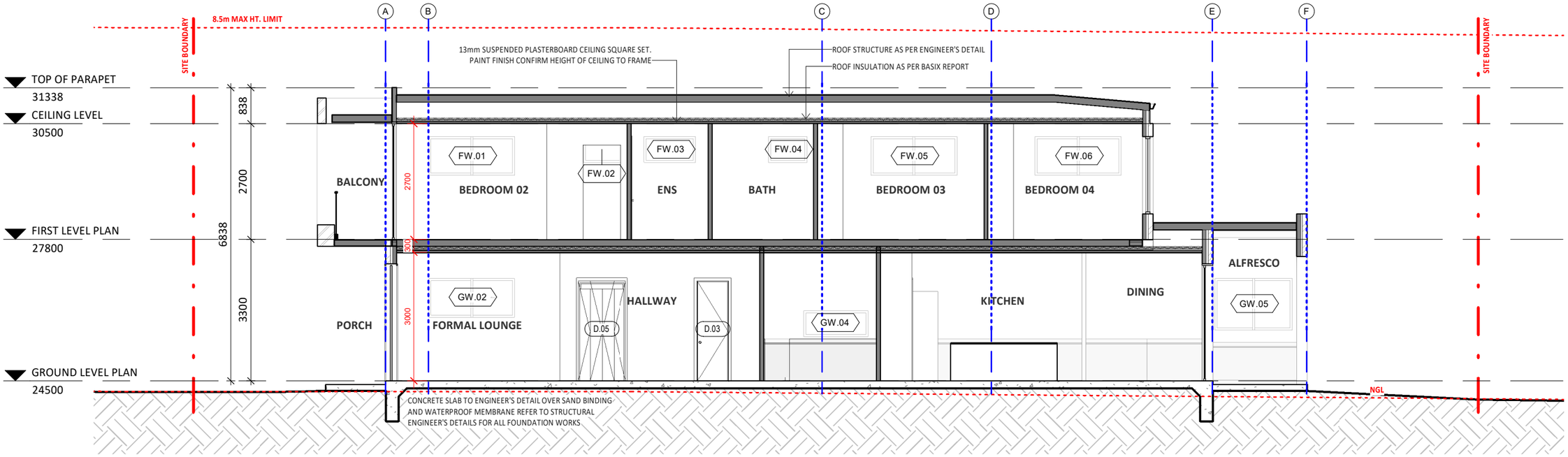
DOOR OPENING SCHEDULE

LEVEL	MARK	COUNT	WIDTH	HEIGHT	COMMENTS
GROUND LEVEL PLAN					
GROUND LEVEL PLAN	D.01	1	1200	2700	ENTRANCE DOOR
GROUND LEVEL PLAN	D.02	2	820	2340	INTERNAL DOOR
GROUND LEVEL PLAN	D.03	5	720	2340	INTERNAL DOOR
GROUND LEVEL PLAN	D.04	1	720	2400	EXTERNAL DOOR
GROUND LEVEL PLAN	D.05	1	1120	2340	INTERNAL BI-FOLD DOOR
GROUND LEVEL PLAN	GD.01	1	5000	2700	GARAGE DOOR
GROUND LEVEL PLAN	SD.01	2	3000	2700	EXTERNAL SLIDING DOOR
FIRST LEVEL PLAN					
FIRST LEVEL PLAN	D.02	4	820	2340	INTERNAL DOOR
FIRST LEVEL PLAN	D.03	3	720	2340	INTERNAL DOOR
FIRST LEVEL PLAN	SD.02	1	3000	2700	EXTERNAL SLIDING DOOR
FIRST LEVEL PLAN	SD.03	1	2500	2700	EXTERNAL SLIDING DOOR

Grand total: 22

Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304



2 SECTION BB'

1 : 100

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

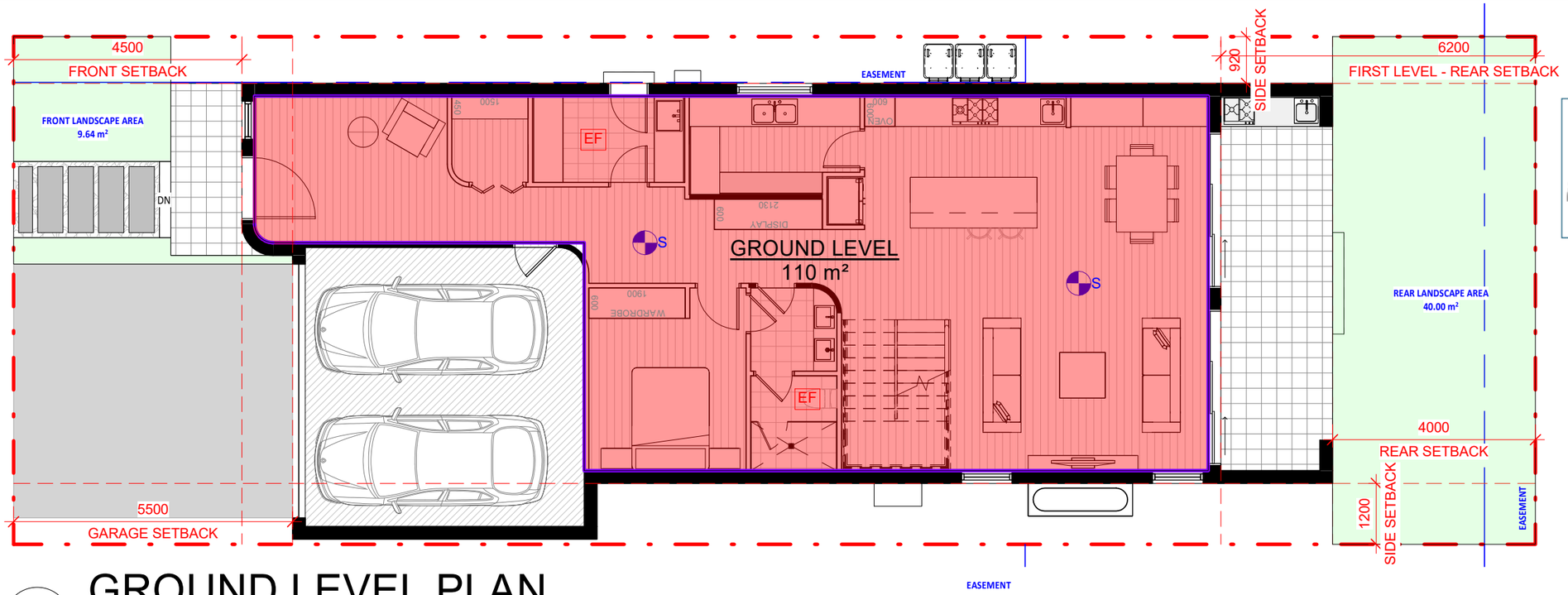
THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT
ARCHITECT
STUDIOHAUS
E:CONNECT@STUDIOHAUS.COM.AU
P:+61433571784

DRAWING TITLE	PROPOSED SECTIONS		
PROJECT NUMBER	260	DWG NUMBER	A400
SCALE	1:100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

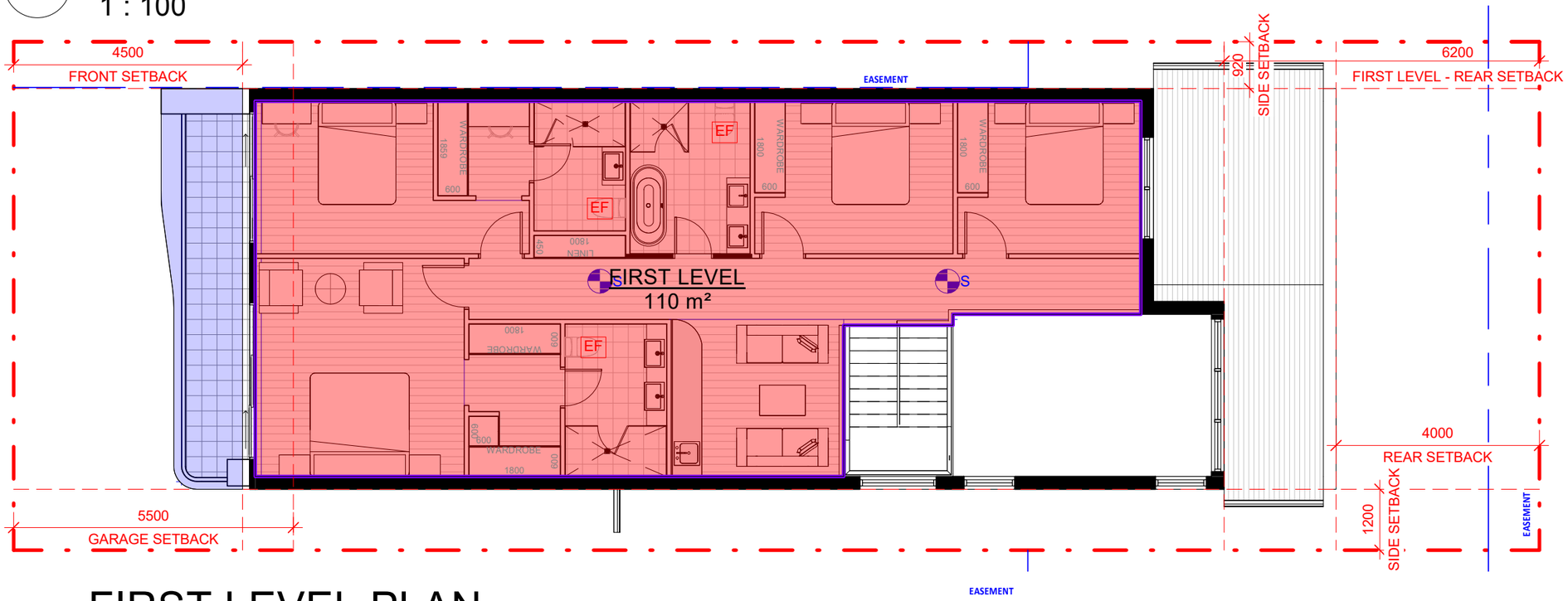
NORTH

A3



1 GROUND LEVEL PLAN

1 : 100



2 FIRST LEVEL PLAN

1 : 100

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

SITE COVERAGE & AREA CALCULATION

SITE AREA	-	300.00 m²
SITE COVERAGE	-	235.00 m² - 78.33%
LANDSCAPED AREA	-	49.64 m² - 16.5%
ARTICULATION AREA	-	11.39 m²

INTERNAL AREA SCHEDULE

LEVEL	AREA
GROUND LEVEL PLAN	110 m²
FIRST LEVEL PLAN	110 m²
Grand total: 2	220 m²

AREA SCHEDULE

NAME	AREA
GROUND LEVEL	120 m²
ALFRESCO	17 m²
PORCH	5 m²
FIRST LEVEL	146 m²
BALCONY	9 m²
GARAGE	34 m²
Grand total: 6	331 m²

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	AREA CALCULATION		
PROJECT NUMBER	260	DWG NUMBER	A700
SCALE	1: 100	REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3

Wall Cladding - Lexicon Qtr
(WC2) (dulux or similar) (Rear)

Rendered Wall - Lexicon Qtr
(RP1) (dulux or similar)

Window - Monument
(W) (Aluminium or similar)

Metal Roof - Slate Grey
(MR) (Colorbond or similar)

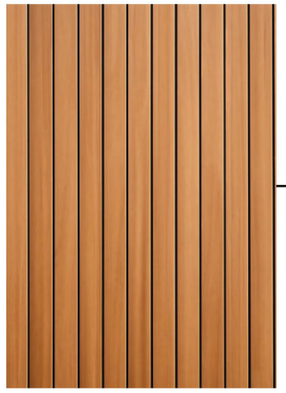
Garage Door - Timber Look
(GD) (Aluminium panel or Similar)

Stone Cladding -Alphine Smoke
(ST) (Alphine Smoke or Similar)

Broadline Consulting

This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

Wall Cladding - Timber
(WC1) (dulux or similar)



Brick Wall - Chocolatto
(BR) (Side and Rear)

Conceptual View - Front Elevation

REV.	DESCRIPTION	BY.	DATE
1	COMPLYING DEVELOPMENT CERTIFICATE	AA	03/06/2026
2	COMPLYING DEVELOPMENT CERTIFICATE	AA	25/06/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

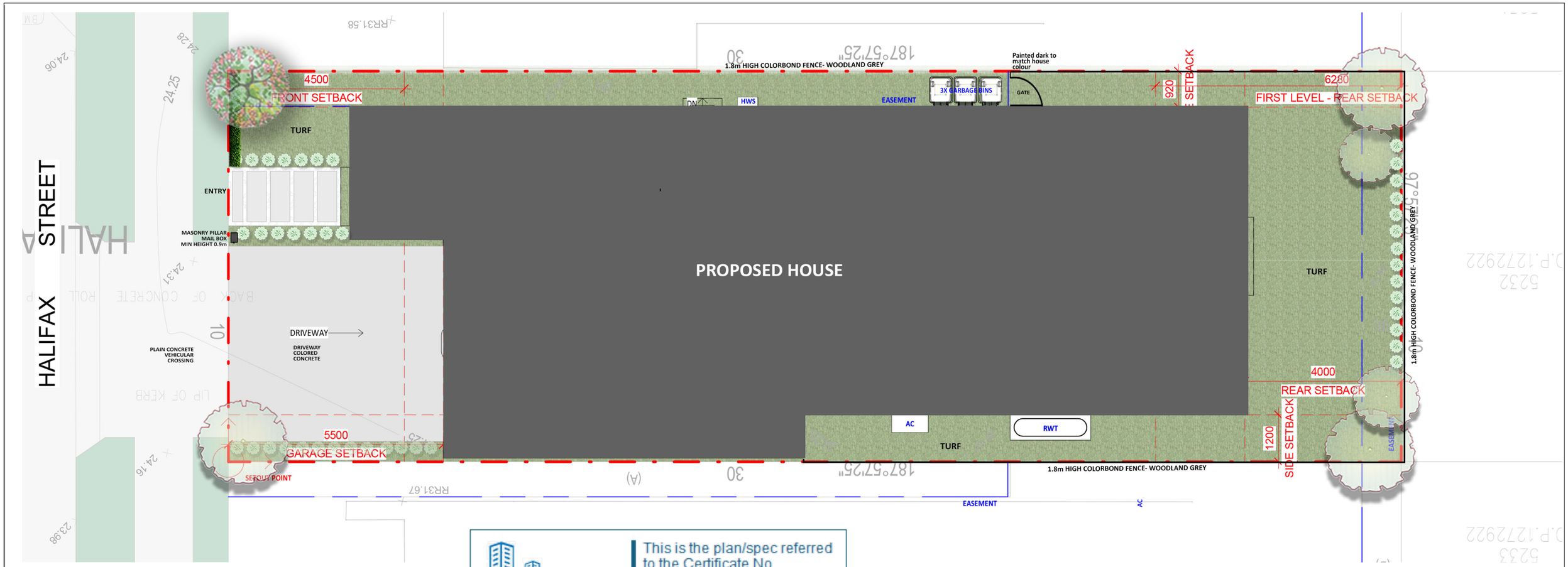
CLIENT

ARCHITECT
STUDIOHAUS
E: CONNECT@STUDIOHAUS.COM.AU
P: +61433571784

DRAWING TITLE	MATERIAL SCHEDULE		
PROJECT NUMBER	260	DWG NUMBER	A800
SCALE		REVISION	2
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3



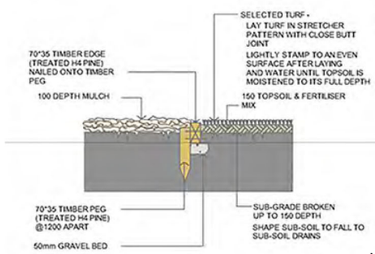
LANDSCAPE PLAN

1 : 100

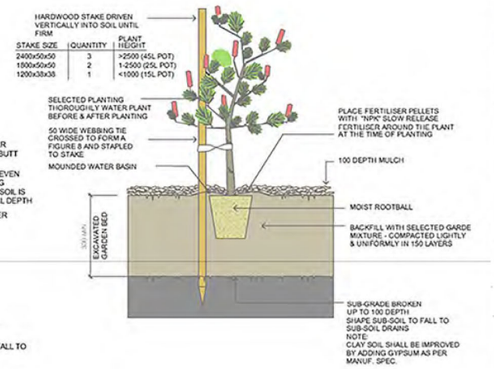
This is the plan/spec referred to the Certificate No.
CDC216/2026
Accredited Certifier: David Chacko
Accreditation Number: BDC2304

Broadline Consulting

NOTE:
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS



TURF & GARDEN EDGE DETAIL



NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS
SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

TREE & SHRUB PLANTING IN GARDEN BED

SPECIFICATIONS

Driveway	Proposed coloured concrete
Patio	Selected Material tiles for alfresco and patio.
Steppingstones	400 X 400 mm stones on Selected tiles with gravel bed.
Soils	All soil types as per Australian native landscape supply or equivalent
Lawn area	1st Quality topsoil
Garden bed	Native garden mix.
Lawn	Refer to detail 1 Sir Walter Buffalo No obvious signs of weed infestation in grass areas, pavements or mass planting beds.
Mulch	Refer to detail 1&2 Selected hard wood chip. Decorative gravel to OSD area.
Plant material	As per planting schedule No visible signs of wilting of leaves or stems, with all plant to be fully turgid always.|Performance of planting will be indicated by new growth with visible sign of new leaves, plants to possess a level of greenness characteristics with the particular species, Strong floral habitat and colour appropriate to the season and species, Absence of dead or damaged foliage, flowers or branches.
Illumination	Selected samples
Fence	Selected material
Hedge	Hedge planting to screen as shown.

PLANT LIST

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	HT. X WD.	POT SIZE	NOS.
TREES						
LI		*Lagerstroemia indica x fauriei 'Tonto'*	Crepe Myrtle	5X 4 M	75L	02
MD		*Melaleuca decora*	White Feather Honey Myrtle	8 X 5 M	75L	02
SHRUBS						
CA		*Correa alba*	White Correa	1.5 X 1.2 M	300 MM	13
DV		*Dodonaea viscosa*	Hop Bush	1.5 X 1.2 M	300 MM	16
GROUND COVER						
WC		*Wahlenbergia communis*	Native Bluebell		AS SHOWN	
HEDGE						
PR		*Photinia robusta*	Red leaved Photinia	1.5 X 1.2 M	AS SHOWN	

TURF

PLANT IMAGES

REV.	DESCRIPTION	BY.	DATE
1	DEVELOPMENT APPLICATION ISSUE	AA	01/04/2026

NOTES
-THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL.
-DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES
-WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL
-BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS
-BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

CLIENT

ARCHITECT
STUDIOHAUS
E:CONNECT@STUDIOHAUS.COM.AU
P:+61433571784

DRAWING TITLE	LANDSCAPE PLAN		
PROJECT NUMBER	260	DWG NUMBER	A1000
SCALE		REVISION	1
PROJECT	LOT 5220		
ADDRESS	28 HALIFAX ST, NIRIMBA FIELDS		

NORTH

A3