



SECONDARY DWELLING - 55 HENRY LAWSON DRIVE, BOMBIRA

FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.

ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

© COPYRIGHT HI-TECH HOMES
ALL RIGHTS RESERVED
COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

ABN 32 603 439 827
Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW
Postal Address
PO Box 56, Bringelly NSW 2556
Phone (02) 4774 8388
Email: sales@hitechhomes.com.au
www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

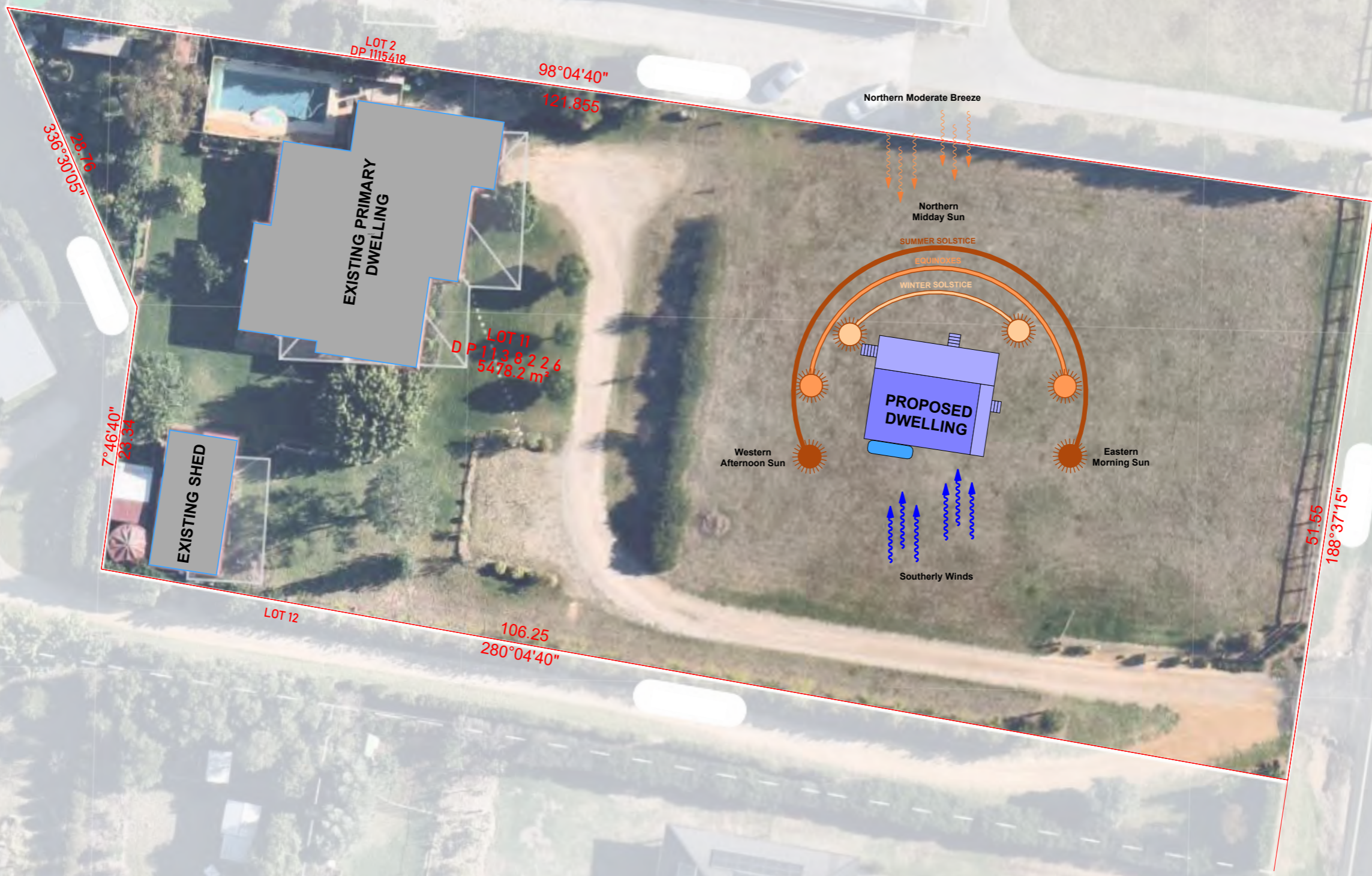
Signed _____
Date _____

LEGEND	
WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 - TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 - FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 - LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 - DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 - IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 - ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 - IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Title Page

CLIENT: ROWLANDS JOB NUMBER: 202742
 LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA
 LGA: MID-WESTERN REGIONAL COUNCIL
 LOT/DP: 11/DP1138226 SCALE: 1:103.88 @ A3
 DRAWN: AF ISSUE: DA SHEET NO: DA.1
 REF NUMBER: DESIGN: JACARANDA
 DATE: Wednesday, 17 July 2024



© COPYRIGHT HI-TECH HOMES
ALL RIGHTS RESERVED
COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

ABN 32 603 439 827

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Site Analysis Plan

CLIENT: ROWLANDS JOB NUMBER: 202742

LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

LGA: MID-WESTERN REGIONAL COUNCIL

























LOT/DP: 11/DP1138226 SCALE: 1:400 @ A3

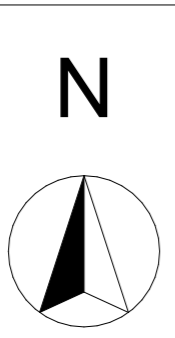
DRAWN: AF ISSUE: DA SHEET NO: DA.2

REF NUMBER: DESIGN: JACARANDA

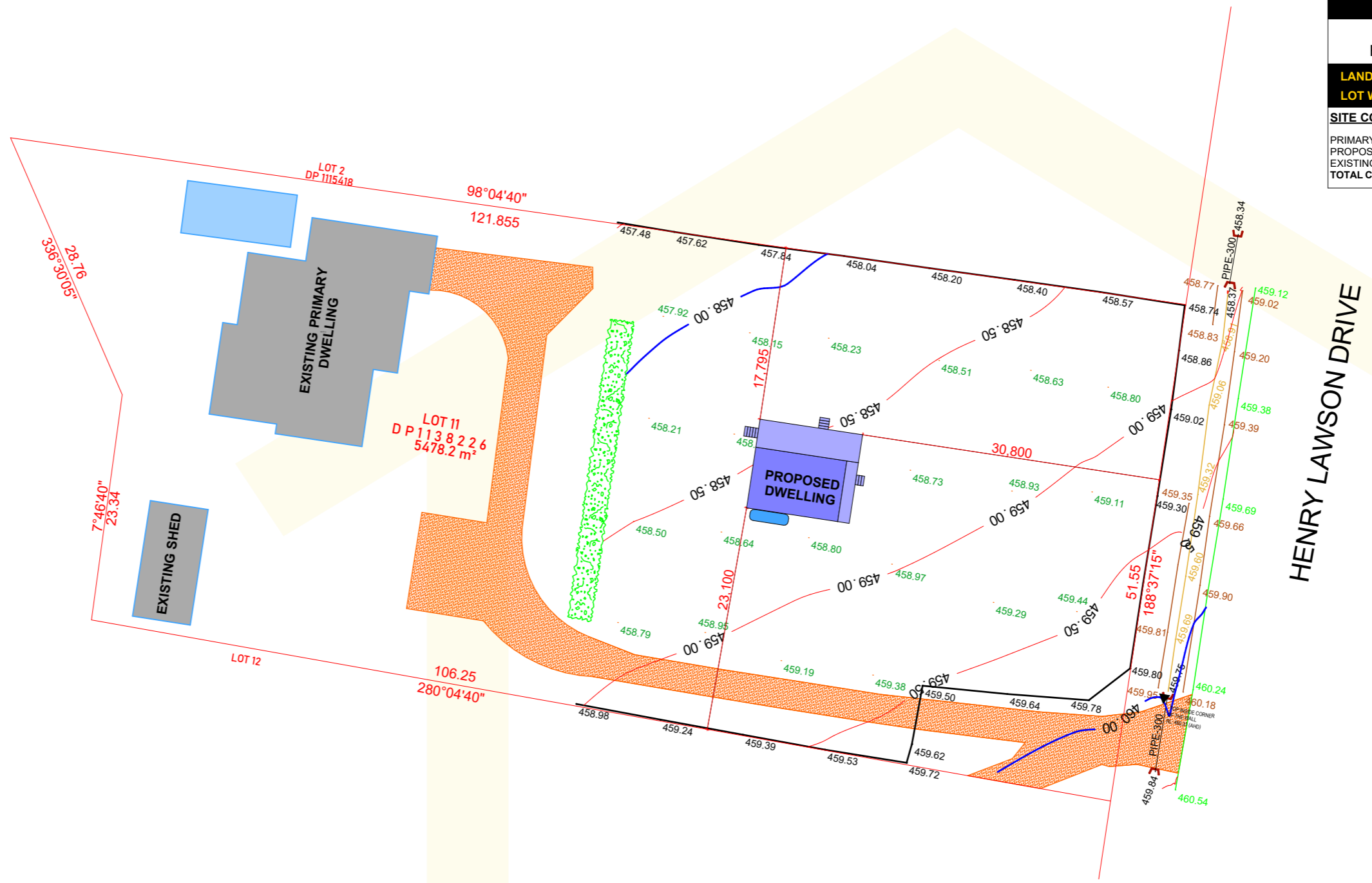
DATE: Wednesday, 17 July 2024

SURVEY LEGEND

-  Power Pole
-  Light Pole
-  Gutter
-  Water Meter
-  Sluice Valve
-  Water Valve
-  Fire Hydrant
-  Hardstand Driveway
-  Building
-  Bitumen
-  Storm Drain Inlet
-  Timber deck
-  Retaining Wall
-  Fence
-  Back of kerb
-  Building Line
-  Telstra Pit
-  Clothes Line
-  Tree
-  Bottom of the Bank
-  Top of the Bank
-  Invert of kerb
-  Lip of kerb
-  Sewer Manhole



55 HENRY LAWSON DRIVE, BOMBIRA	
Area Calculation	
Zone Name	Area
01 Internal Area	59.54
02 Deck	38.45
97.99 m ²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 5,478.2m	
LOT WIDTH: 121.855m	
SITE COVERAGE	
PRIMARY DWELLING: 356.25m ²	
PROPOSED DWELLING: 97.99m ²	
EXISTING STRUCTURES: 72m ²	
TOTAL COVERED: 526.24m ² 9.61%	




© COPYRIGHT HI-TECH HOMES
ALL RIGHTS RESERVED
COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

ABN 32 603 439 827

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

- LEGEND**
- | | |
|---------------------------|-------------------------------|
| WC - WATER CLOSET | F - FRIDGE |
| HWS - HOT WATER SYSTEM | TUB - LAUNDRY TUB |
| MB - METER BOX | WM - WASHING MACHINE |
| DP - DOWNPIPE | CB - COLORBOND |
| SHR - SHOWER | LGA - LOCAL GOVERNMENT PLAN |
| VTY - VANITY | WT - WINDOW TOP |
| PTY - PANTRY | WB - WINDOW BOTTOM |
| MW - MICROWAVE | RL - RIDGE LINE |
| SD - SMOKE DETECTOR | AHD - AUSTRALIAN HEIGHT DATUM |
| LDRY - LAUNDRY | PP - POWER POLE |
| BED - BEDROOM | VEG - VEGETATION |
| PDR - POWDER ROOM | EB - EDGE OF BITUMEN |
| O/H - OVERHEAD CUPBOARDS | BM - BENCH MARK |
| GSD - GLASS SLIDING DOOR | GUT - GUTTER |
| RD - ROBE DOOR | EXT - EXIT |
| CSD - CAVITY SLIDING DOOR | BC - BROOM CLOSET |
| | OBS - OBSCURE WINDOW |

- GENERAL BUILDING NOTES**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 - TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 - FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 - LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 - DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 - IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 - ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 - IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Site Plan

CLIENT: ROWLANDS JOB NUMBER: 202742

LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

LGA: MID-WESTERN REGIONAL COUNCIL



LOT/DP: 11/DP1138226 SCALE: 1:1.30, 1:500 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.3

REF NUMBER: DESIGN: JACARANDA

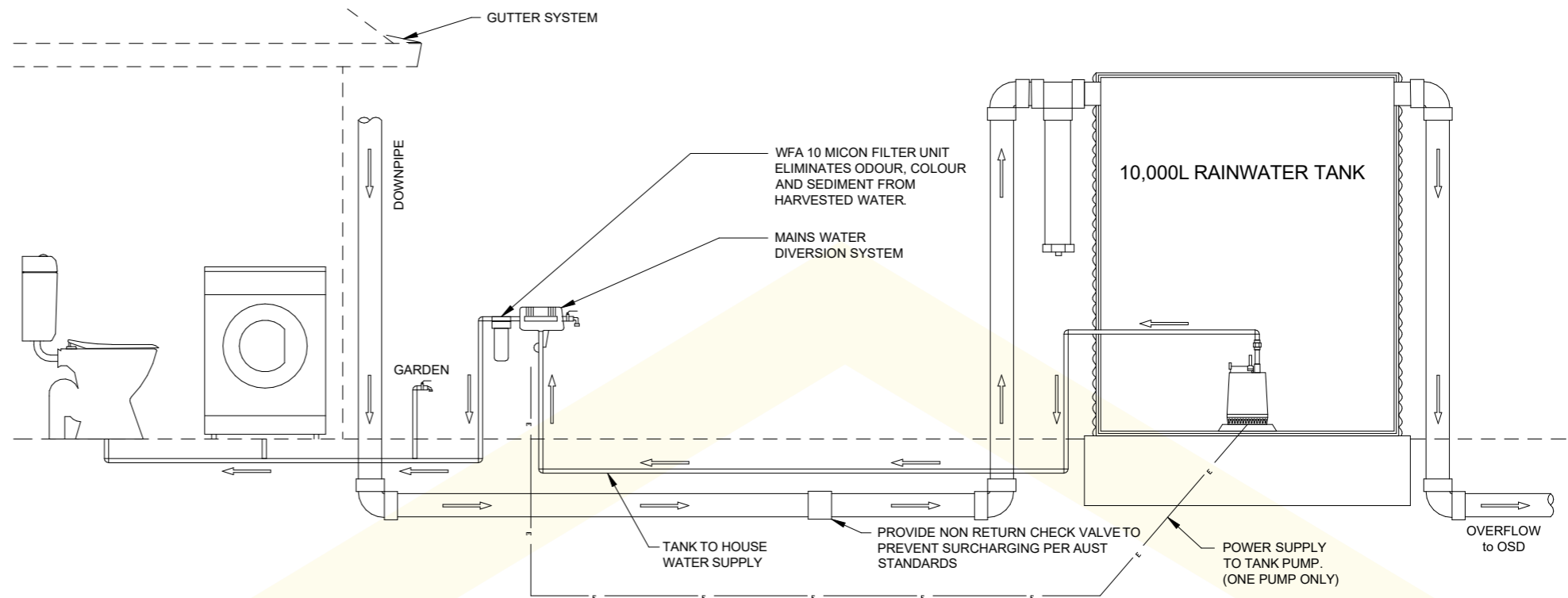
DATE: Wednesday, 17 July 2024

LEGENDS

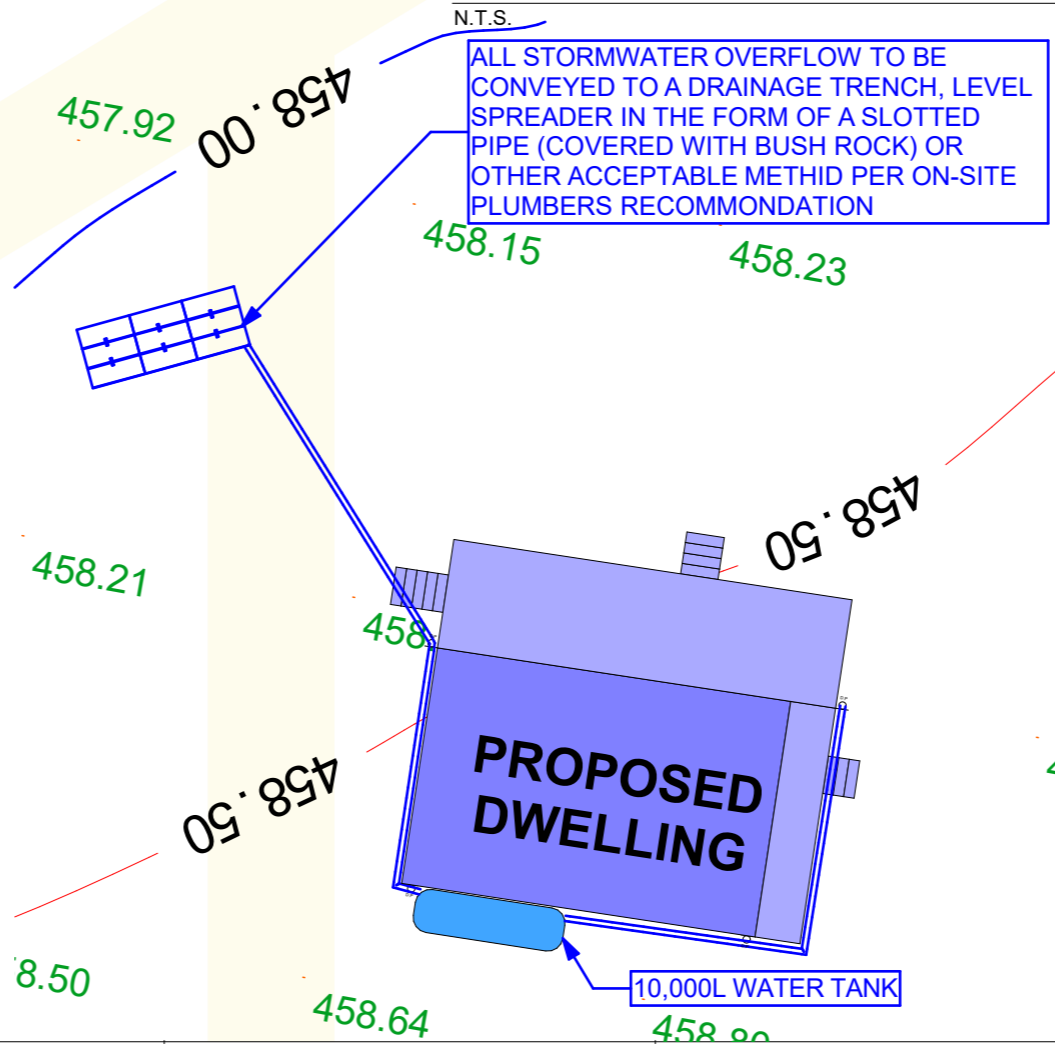
DESCRIPTION	
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)

GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.



DIAGRAMMATIC DETAIL OF RAINWATER TANK



N

RAINWATER SUPPLY SIGN

BEFORE YOU DIG
www.byda.com.au

458 GROUND FLOOR DRAINAGE PLAN

GENERAL NOTES
 ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN, UNO.
 ALL STORMWATER DOWNPIPES Ø100 UNO.
 TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
 MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

ABN 32 603 439 827
 Sales Office and Display Centre
 1355 The Northern Road, Bringelly NSW
 Postal Address
 PO Box 56, Bringelly NSW 2556
 Phone (02) 4774 8388
 Email: sales@hitechhomes.com.au
 www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____
 Date _____

LEGEND

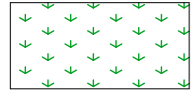
WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
PTY - PANTRY	WT - WINDOW TOP
MW - MICROWAVE	WB - WINDOW BOTTOM
SD - SMOKE DETECTOR	RL - RIDGE LINE
LDRY - LAUNDRY	AHD - AUSTRALIAN HEIGHT DATUM
BED - BEDROOM	PP - POWER POLE
PDR - POWDER ROOM	VEG - VEGETATION
O/H - OVERHEAD CUPBOARDS	EB - EDGE OF BITUMEN
BAL - BUSHFIRE ATTACK LEVEL	AHD - AUSTRALIAN HEIGHT DATUM
GSD - GLASS SLIDING DOOR	GUT - GUTTER
RD - ROBE DOOR	EXT - EXIT
CSD - CAVITY SLIDING DOOR	BC - BROOM CLOSET
	OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 - TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 - FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 - LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 - DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND/OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 - IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 - ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 - IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Stormwater Plan

CLIENT: ROWLANDS JOB NUMBER: 202742
 LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA
 LGA: MID-WESTERN REGIONAL COUNCIL
 LOT/DP: 11/DP1138226 SCALE: 1:200 @ A3
 DRAWN: AF ISSUE: DA SHEET NO: DA.4
 REF NUMBER: DESIGN: JACARANDA
 DATE: Wednesday, 17 July 2024

LANDSCAPE LEGEND



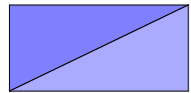
TURF AREA



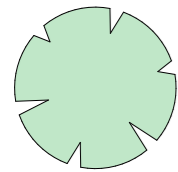
EXISTING DRIVEWAY



EXISTING STRUCTURES



PROPOSED STRUCTURES



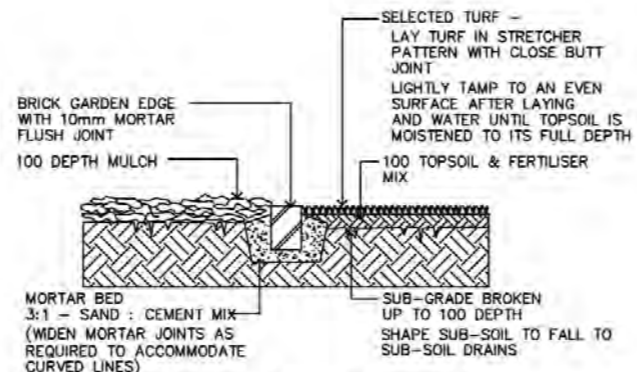
EXISTING TREES/GARDENS

NOTE:

- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing. If in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all council DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.
- MAINTENANCE**- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

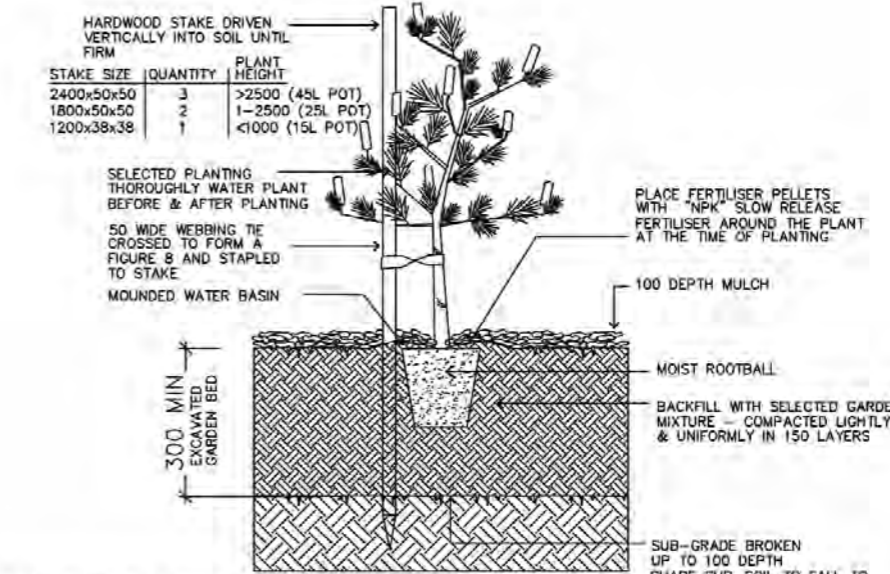
PLANT SCHEDULE

PLANT	SYMBOL	NAME	SIZE	POT	QTY
		HEBE BUXIFOLIA 'INSPIRATION (OR SIMILAR)	1.5 X 1.5	150MM	4
		PHORMIUM TENAX 'PURPUREUM (OR SIMILAR)	1 X 1	150MM	6
		DIANELLA (OR SIMILAR)	0.4 X 0.4	150MM	12
		CHAMAECYPARIS LAWSONIANA (OR SIMILAR)	2 X 1.5	25L	19
		BACKHOUSIA MYRTIFOLIA GREY MYRTLE (OR SIMILAR)	3 X 3	25L	8



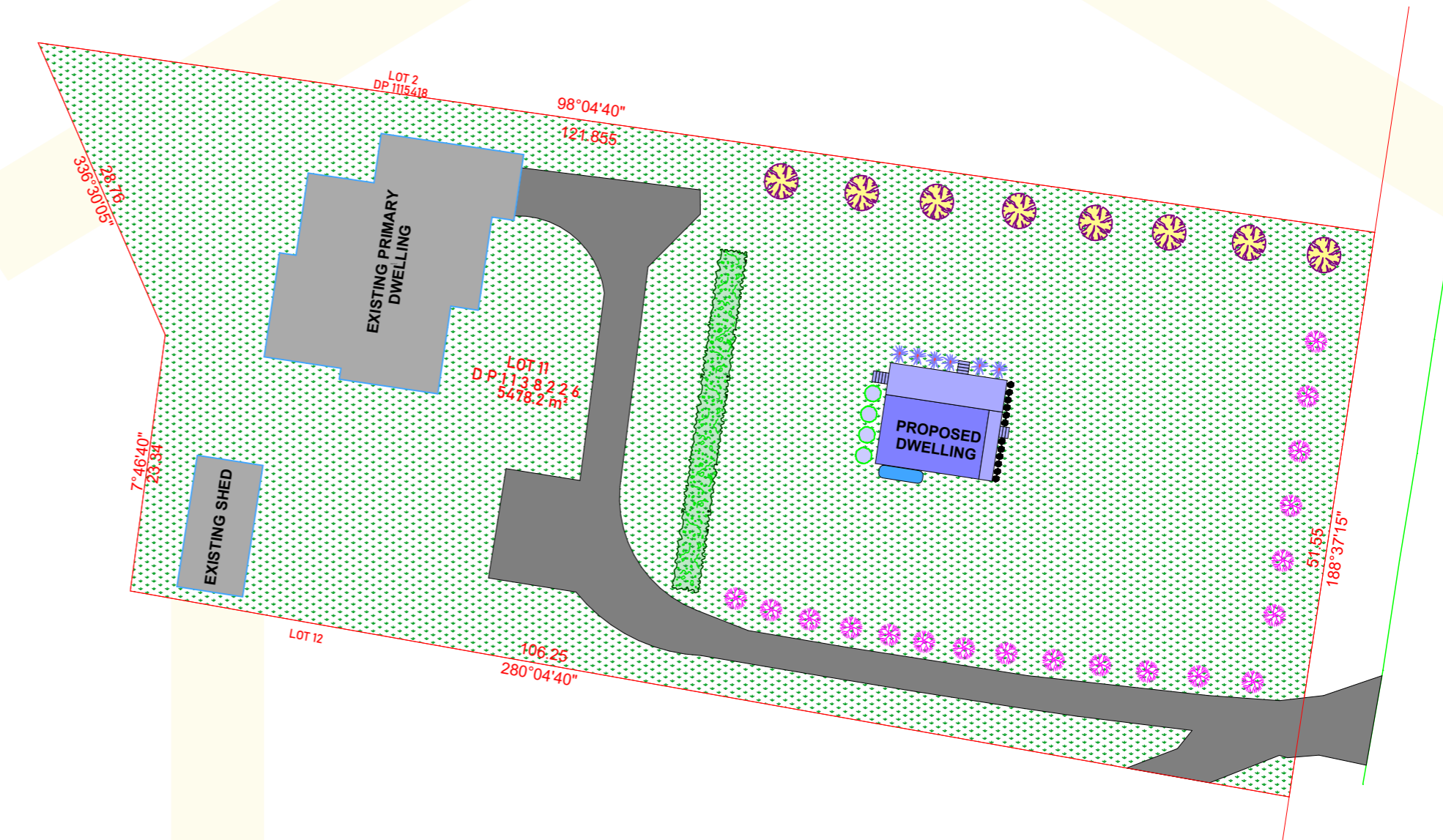
1. TURF & GARDEN EDGE DETAIL

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



2. TREE & SHRUB PLANTING IN GARDEN BED

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



55 HENRY LAWSON DRIVE, BOMBIRA

Area Calculation	
Zone Name	Area
O1 Internal Area	59.54
O2 Deck	38.45
97.99 m ²	

SITE DEVELOPMENT CALCULATION

MID-WESTERN REGIONAL COUNCIL

LAND SIZE: 5,478.2m
LOT WIDTH: 121.855m

LANDSCAPED AREA

STRUCTURES: 526.24m²
HARDSTAND DRIVEWAY: 585m²
LANDSCAPE AREA: 4366.96m² 79.72%

ABN 32 603 439 827

Hi-TECH HOMES

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

© COPYRIGHT HI-TECH HOMES ALL RIGHTS RESERVED
COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 - TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 - FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 - LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 - DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND/OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 - IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 - ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 - IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Landscape Plan

CLIENT: ROWLANDS JOB NUMBER: 202742

LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP1138226 SCALE: 1:500, 1:1.30 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.5

REF NUMBER: DESIGN: JACARANDA

DATE: Wednesday, 17 July 2024

SOIL AND WATER MANAGEMENT CONTROLS

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

In general, water shall not be released or pumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

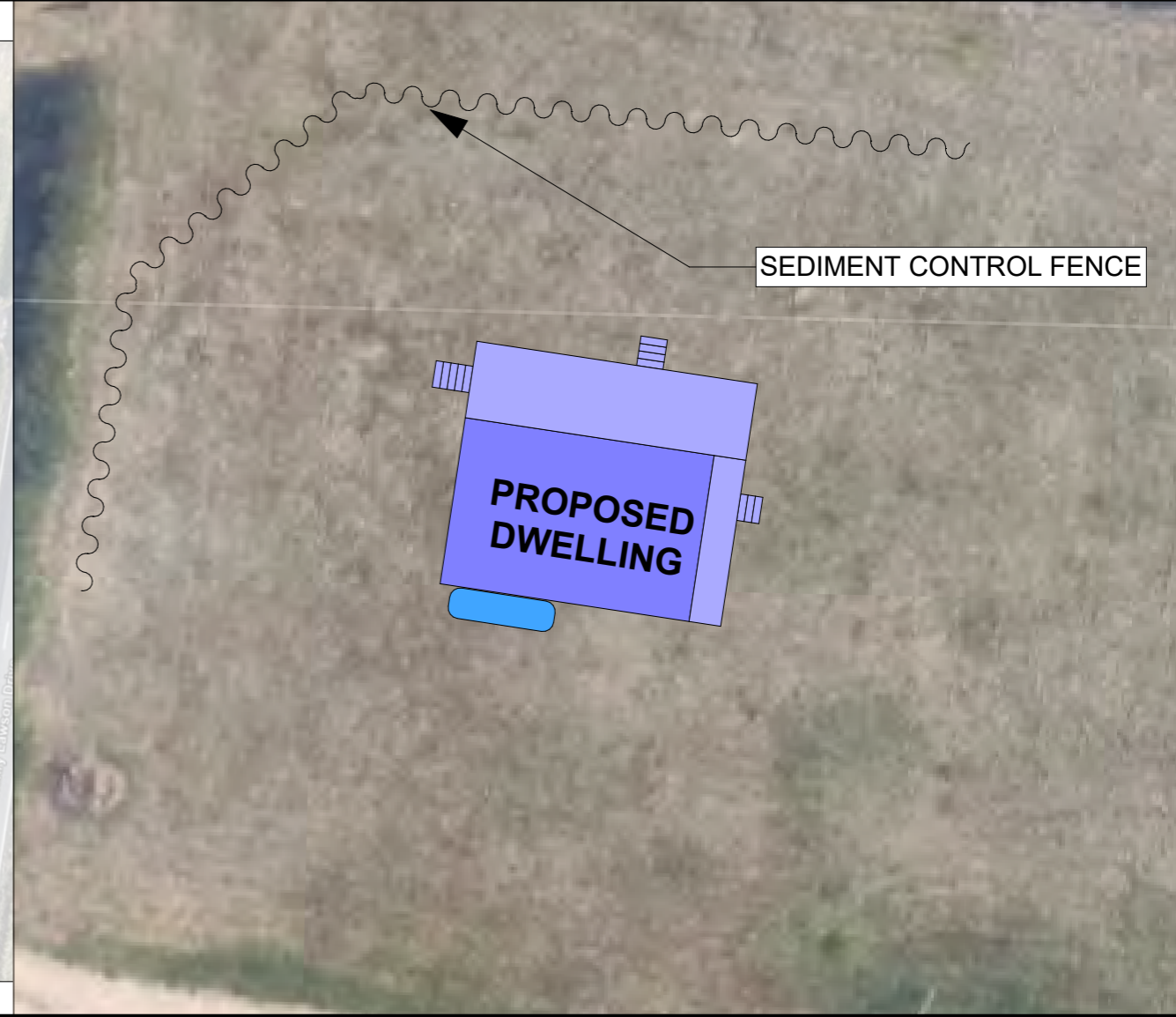
Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.

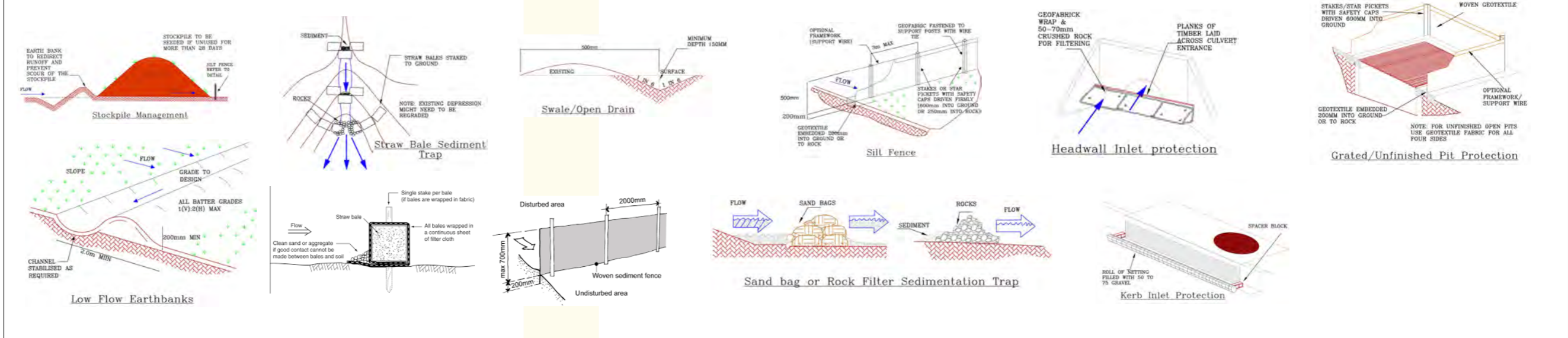
FULL SITE PLAN



SEDIEMT CONTROL FENCE LAYOUT



TECHNIQUES



ABN 32 603 439 827

Hi-TECH HOMES

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW

Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

© COPYRIGHT HI-TECH HOMES
ALL RIGHTS RESERVED
COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
PTY - VANITY	WT - WINDOW TOP
PTV - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	BC - BROOM CLOSET
RD - ROBE DOOR	OBS - OBSCURE WINDOW
CSD - CAVITY SLIDING DOOR	

GENERAL BUILDING NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
- TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
- FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
- LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
- DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND/OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
- IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
- ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
- IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Sediment Control Plan

CLIENT: ROWLANDS JOB NUMBER: 202742

LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

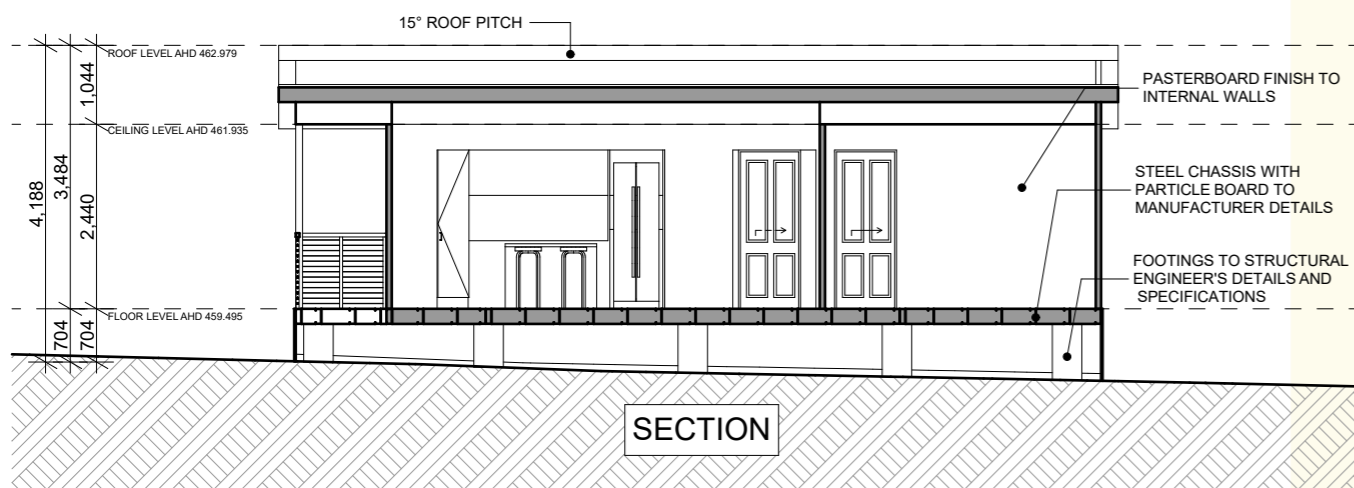
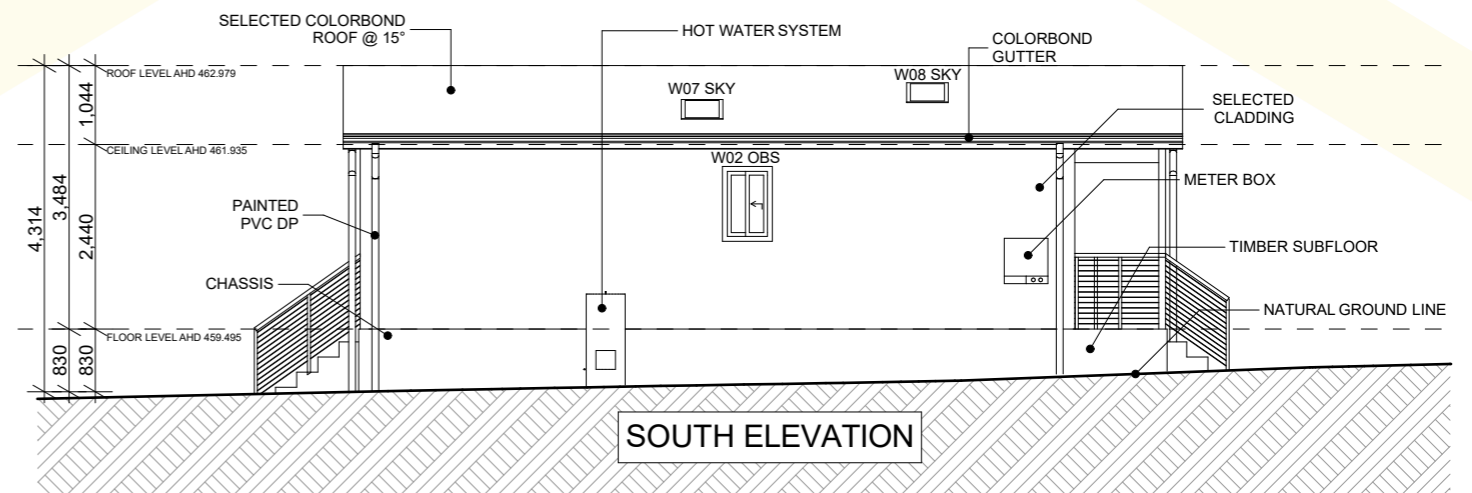
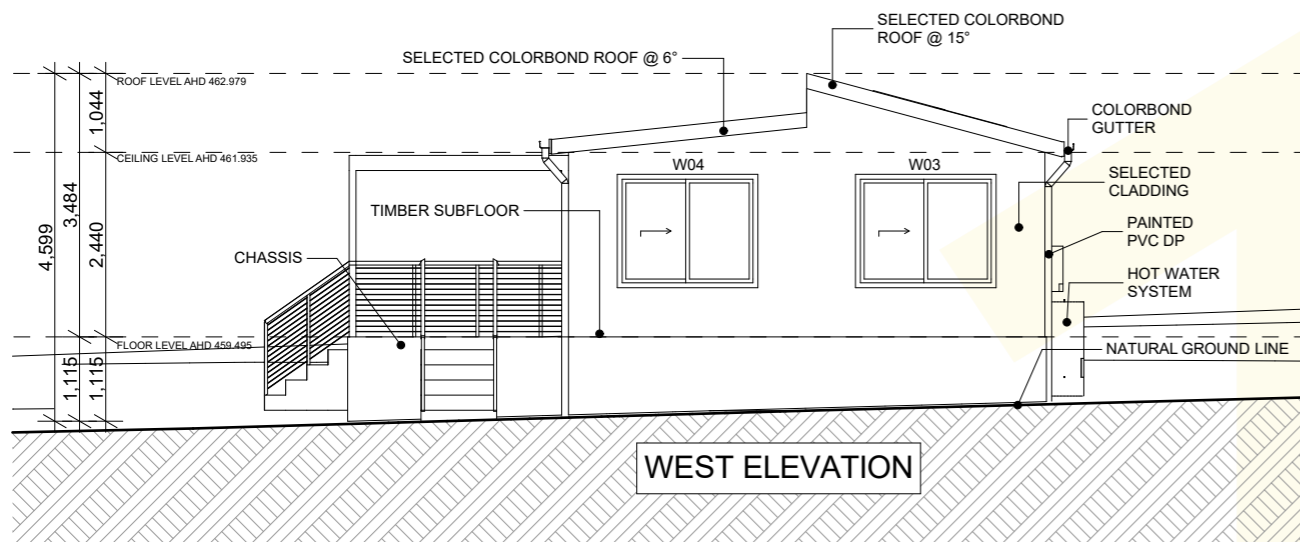
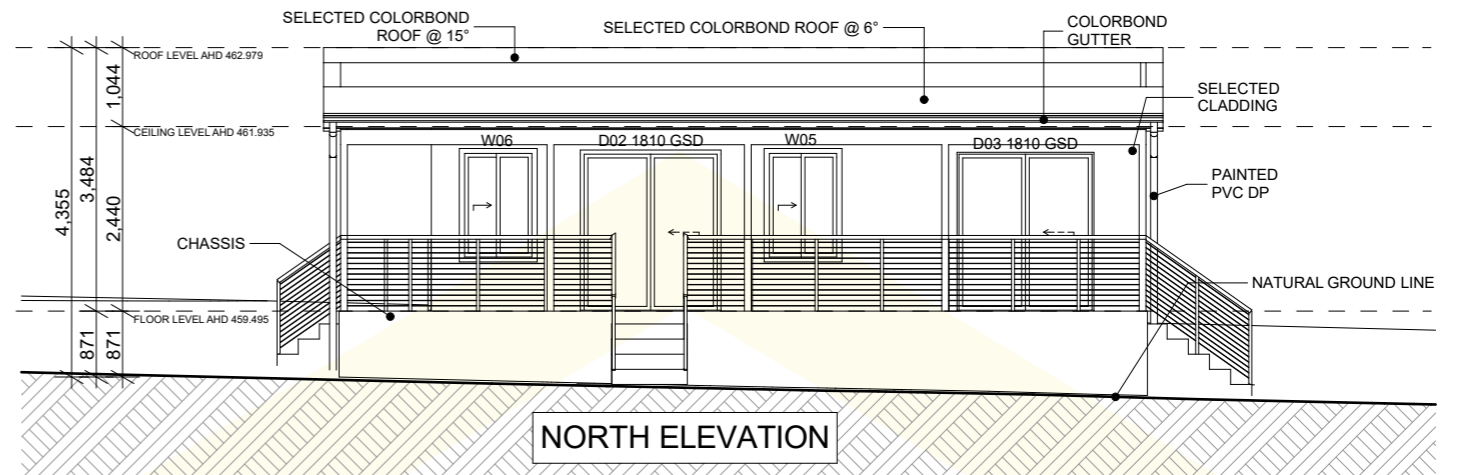
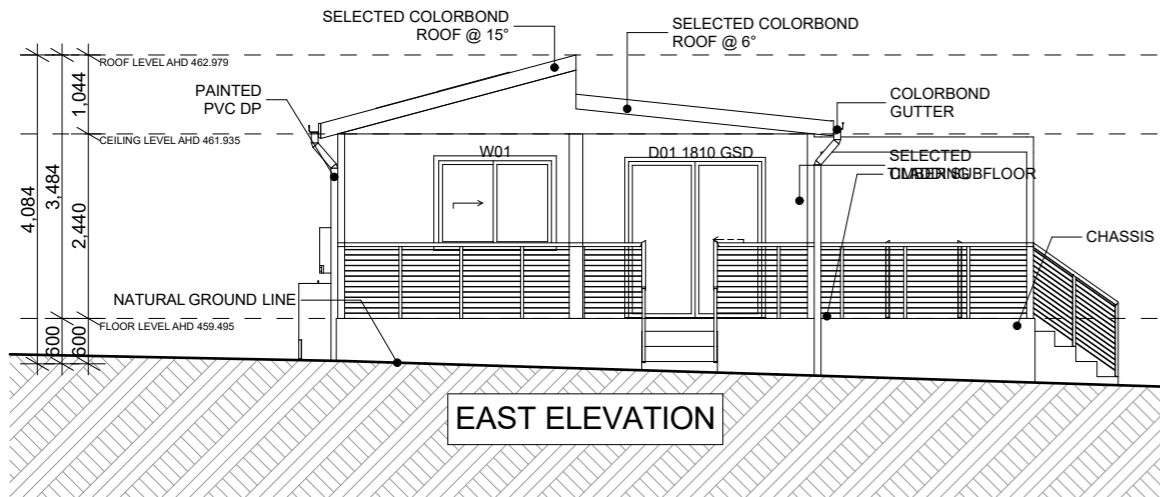
LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP1138226 SCALE: 1:750, 1:250 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.6

REF NUMBER: DESIGN: JACARANDA

DATE: Wednesday, 17 July 2024



Door List				
Door ID	Width	Height	Quantity	
D01 1810 GSD	1,810	2,100	1	
D02 1810 GSD	1,810	2,100	1	
D03 1810 GSD	1,810	2,100	1	
D04 1990 RD	1,990	2,100	1	
D05 820 CSD	820	2,100	1	
D06 820	820	2,040	1	
D07 820 CSD	820	2,100	1	
D08 1050 DD	1,050	2,100	1	
D09 1890 RD	1,890	2,100	1	
			9	

Window List				
Window ID	Width	Height	Head Height	Quantity
W01	1,570	1,200	2,100	1
W02 OBS	610	940	2,100	1
W03	1,810	1,450	2,100	1
W04	1,810	1,450	2,100	1
W05	970	1,450	2,100	1
W06	970	1,450	2,100	1
W07 SKY	980	50	---	1
W08 SKY	980	50	---	1
				8



 ABN 32 603 439 827

 Sales Office and Display Centre

 1355 The Northern Road, Bringelly NSW

 Postal Address

 PO Box 56, Bringelly NSW 2556

 Phone (02) 4774 8388

 Email: sales@hitechhomes.com.au

 www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

 Signed _____

 Date _____

- LEGEND**
- WC - WATER CLOSET
 - HWS - HOT WATER SYSTEM
 - MB - METER BOX
 - DP - DOWNPIPE
 - SHR - SHOWER
 - PTY - VANITY
 - PTY - PANTRY
 - MW - MICROWAVE
 - SD - SMOKE DETECTOR
 - LDRY - LAUNDRY
 - BED - BEDROOM
 - PDR - POWDER ROOM
 - O/H - OVERHEAD CUPBOARDS
 - BAL - BUSHFIRE ATTACK LEVEL
 - GSD - GLASS SLIDING DOOR
 - RD - ROBE DOOR
 - CSD - CAVITY SLIDING DOOR
 - F - FRIDGE
 - TUB - LAUNDRY TUB
 - WM - WASHING MACHINE
 - CB - COLORBOND
 - LGA - LOCAL GOVERNMENT PLAN
 - WT - WINDOW TOP
 - WB - WINDOW BOTTOM
 - RL - RIDGE LINE
 - AHD - AUSTRALIAN HEIGHT DATUM
 - PP - POWER POLE
 - VEG - VEGETATION
 - EB - EDGE OF BITUMEN
 - BM - BENCH MARK
 - GUT - GUTTER
 - EXT - EXIT
 - BC - BROOM CLOSET
 - OBS - OBSCURE WINDOW

- GENERAL BUILDING NOTES**
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
 2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
 3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
 4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
 5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
 6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
 7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
 8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
 9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Elevations/Section

 CLIENT: ROWLANDS JOB NUMBER: 202742

 LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

 LGA: MID-WESTERN REGIONAL COUNCIL

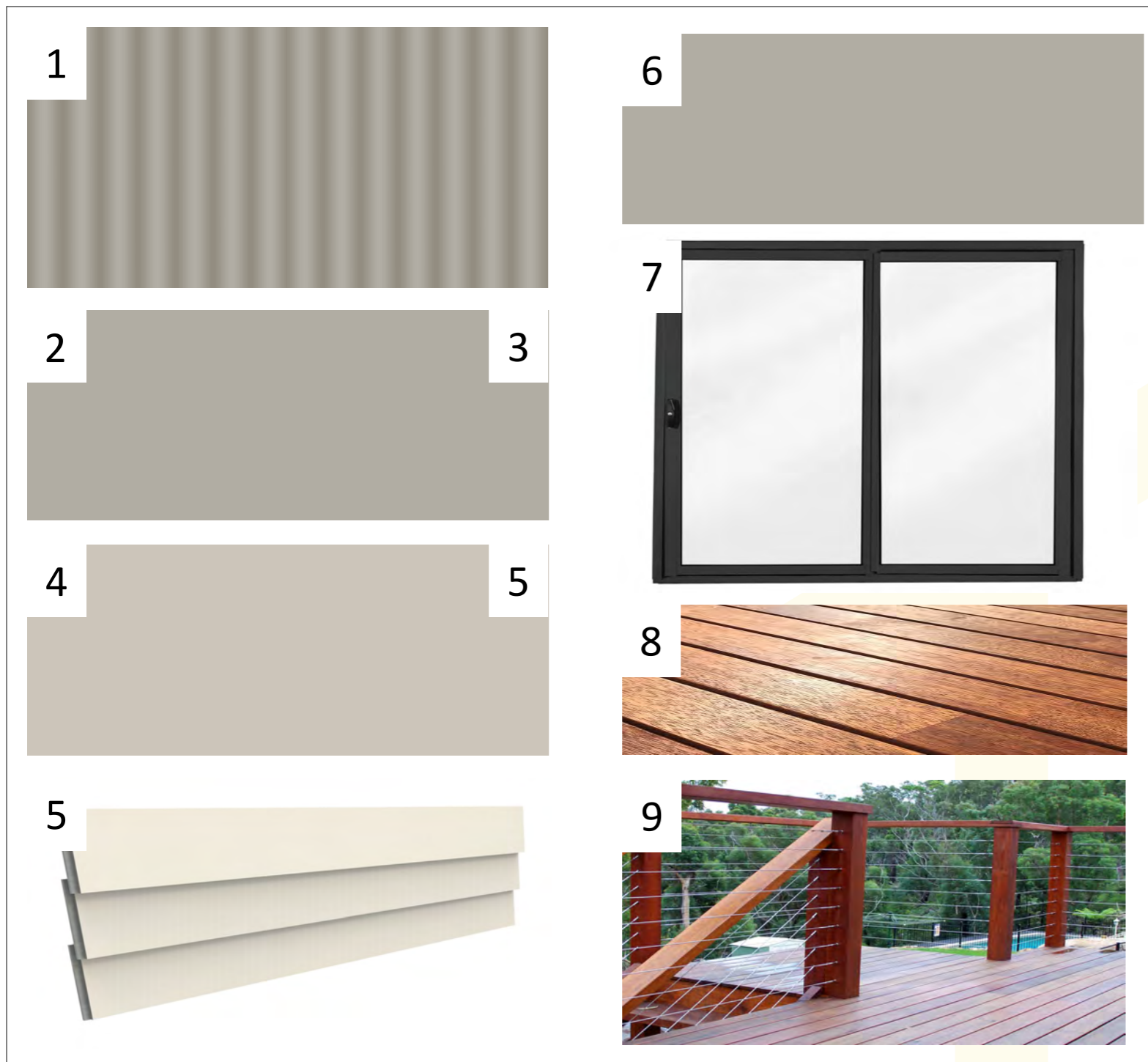
 LOT/DP: 11/DP1138226 SCALE: 1:1, 1:100 @ A3

 DRAWN: AF ISSUE: DA SHEET NO: DA.8

 REF NUMBER: DESIGN: JACARANDA

 DATE: Wednesday, 17 July 2024

EXTERNAL COLOUR PLAN



LEGEND

- 1) ROOF: COLOBOND CORRUGATED 762 - CB DUNE
- 2) GUTTER: CB DUNE
- 3) FASCIA: CB DUNE
- 4) DOWNPIPES: TB SIBERIAN HUSKY
- 5) CLADDING: BGC NULINE PLUS SMOOTH SQUARE PROFILE - HORIZONTAL LAY - TB SIBERIAN HUSKY
- 6) WINDOWS & FLYSCREENS: CB DUNE - NYLON MESH
- 7) ENTRY DOOR: GLASS SLIDING DOOR - CB DUNE
- 8) DECKING: HARDWOOD MERBAU
- 9) HANDRAILS: TIMBER & WIRE - MERBAU

JOB NO: 202742

SITE ADDRESS: 55 HENRY LAWSON DRIVE, BOMBIRA

CLIENT: ROWLANDS

The colours shown represent actual product colours as accurately as possible. However, we recommend checking your chosen colours against an actual sample of the products before purchasing, as varying screens and devices may affect colour tones and finishes.



ABN 32 603 439 827

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW
Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET	F - FRIDGE
HWS - HOT WATER SYSTEM	TUB - LAUNDRY TUB
MB - METER BOX	WM - WASHING MACHINE
DP - DOWNPIPE	CB - COLORBOND
SHR - SHOWER	LGA - LOCAL GOVERNMENT PLAN
VTY - VANITY	WT - WINDOW TOP
PTY - PANTRY	WB - WINDOW BOTTOM
MW - MICROWAVE	RL - RIDGE LINE
SD - SMOKE DETECTOR	AHD - AUSTRALIAN HEIGHT DATUM
LDRY - LAUNDRY	PP - POWER POLE
BED - BEDROOM	VEG - VEGETATION
PDR - POWDER ROOM	EB - EDGE OF BITUMEN
O/H - OVERHEAD CUPBOARDS	BM - BENCH MARK
BAL - BUSHFIRE ATTACK LEVEL	GUT - GUTTER
GSD - GLASS SLIDING DOOR	EXT - EXIT
RD - ROBE DOOR	BC - BROOM CLOSET
CSD - CAVITY SLIDING DOOR	OBS - OBSCURE WINDOW

GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

External Colours

CLIENT: ROWLANDS JOB NUMBER: 202742

LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 11/DP1138226 SCALE: 1:239.76 @ A3

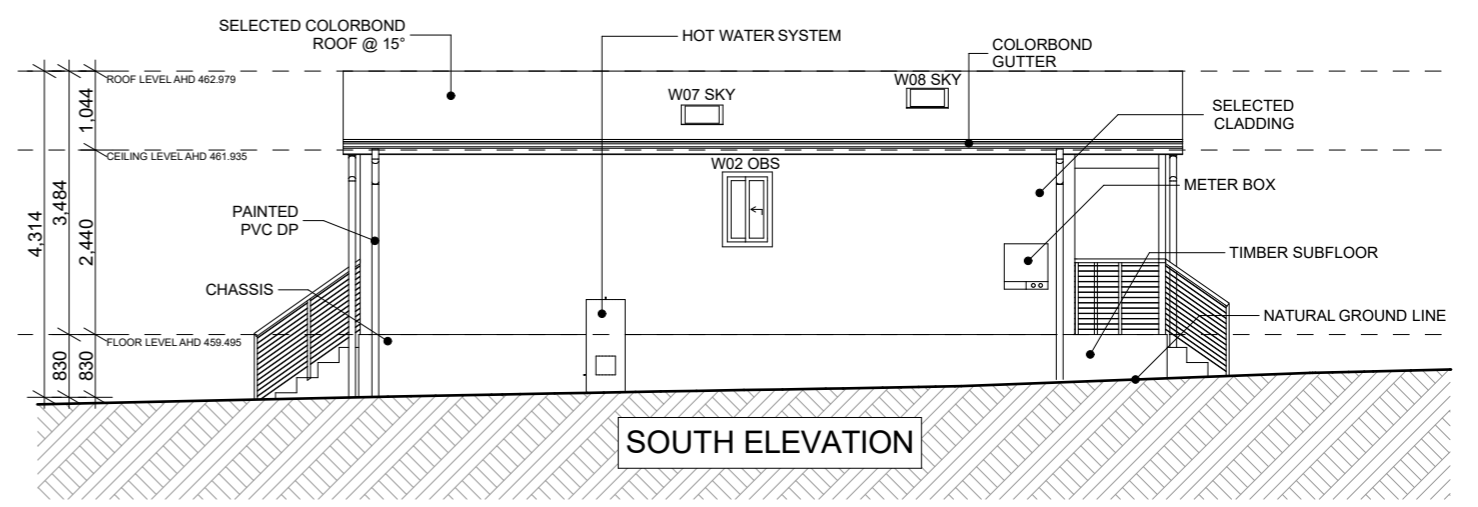
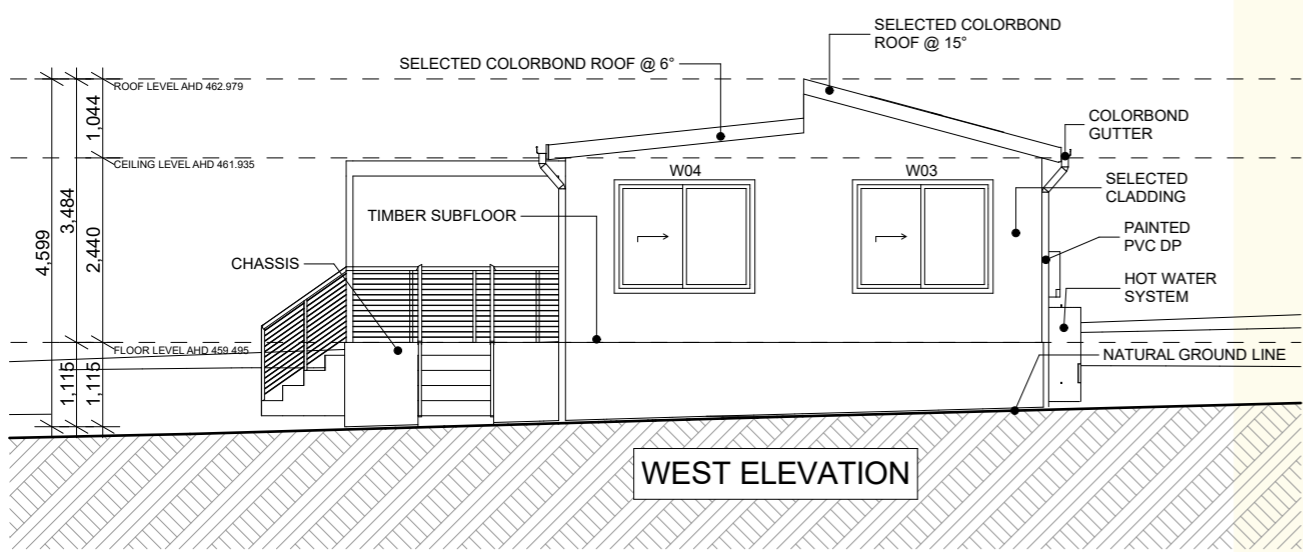
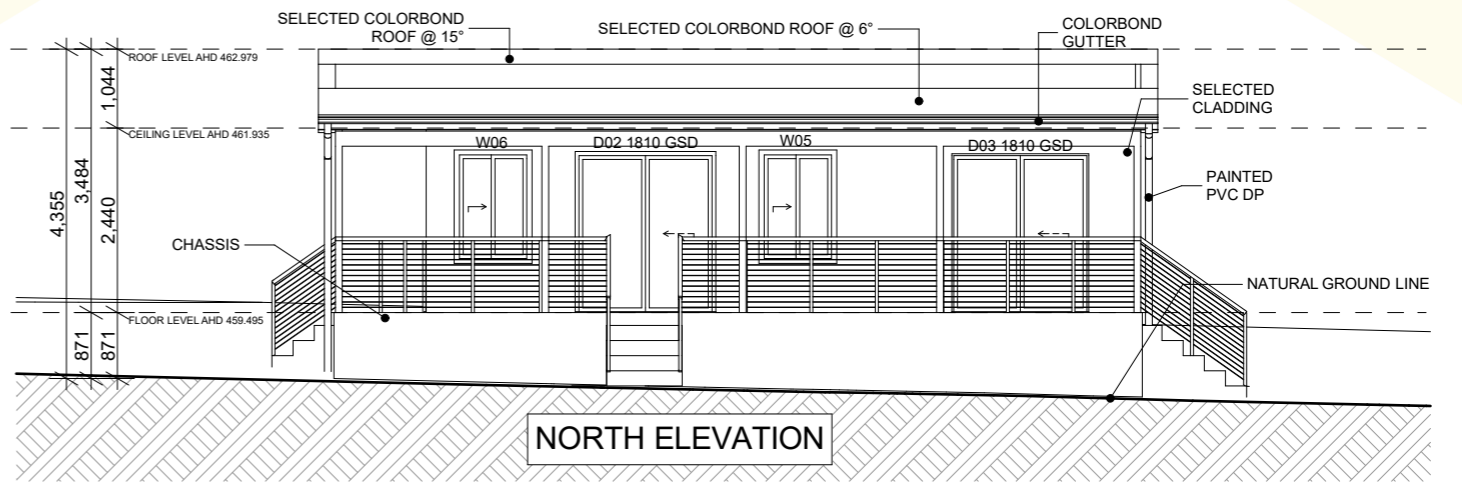
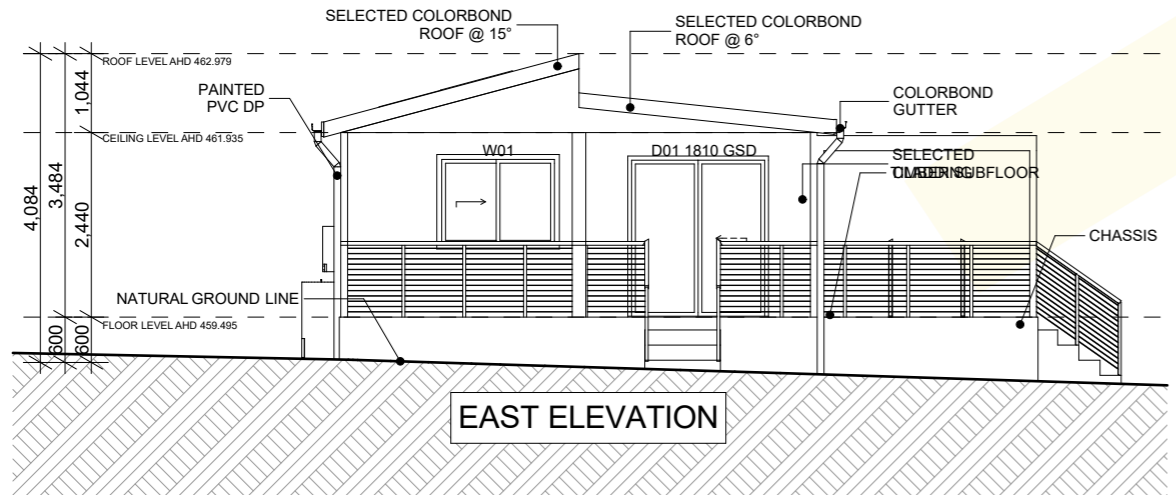
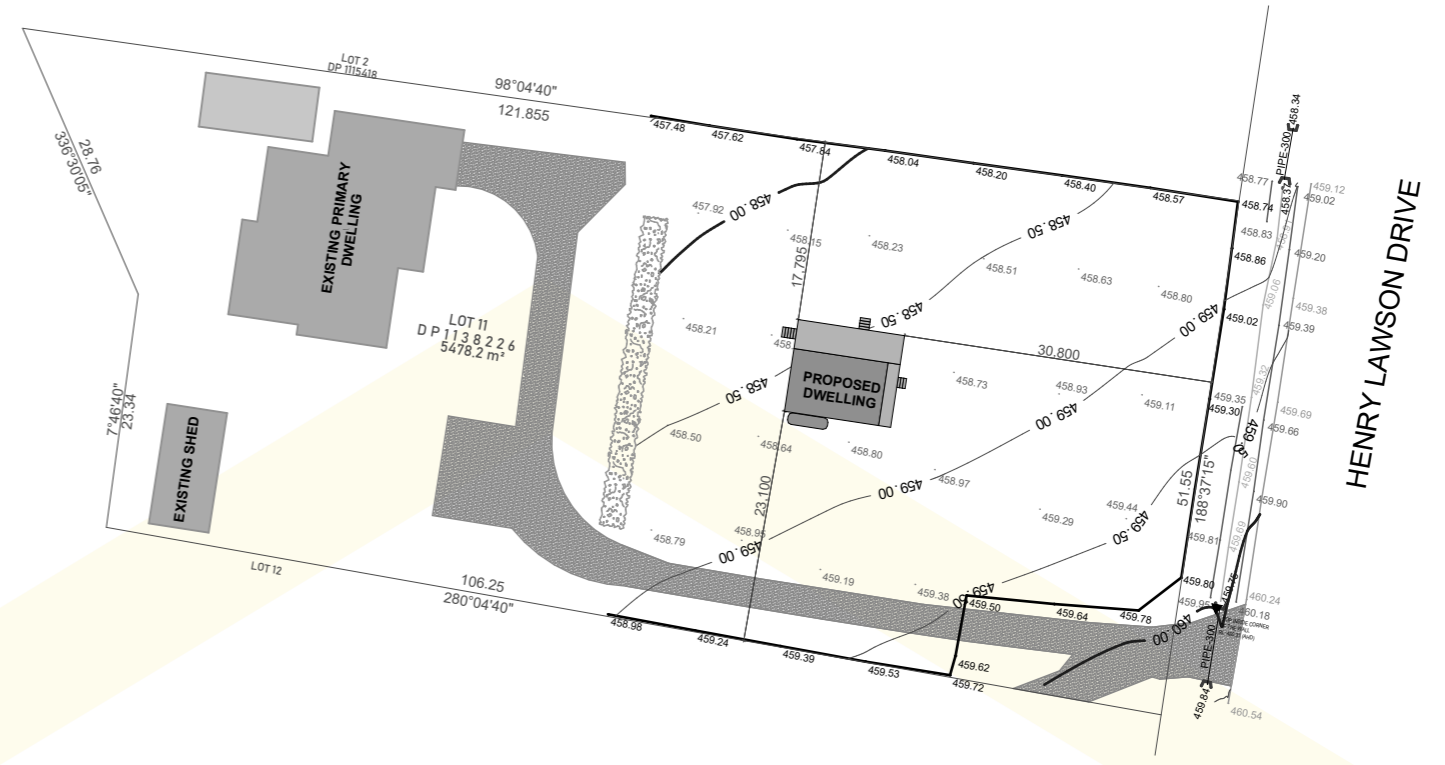
DRAWN: AF ISSUE: DA SHEET NO: DA.9

REF NUMBER: DESIGN: JACARANDA

DATE: Wednesday, 17 July 2024

NOTIFICATION PLAN

55 HENRY LAWSON DRIVE, BOMBIRA



ABN : 32 603 439 827
 1355 The Northern Road, Bringelly NSW
 Phone (02) 4774 8388
 sales@hitechhomes.com.au
 www.hitechhomes.com.au
 © COPYRIGHT HI-TECH HOMES
 ALL RIGHTS RESERVED
 COPYRIGHT OF PLANS AND DOCUMENTATION IN WHOLE OR
 IN PART SHALL REMAIN THE EXCLUSIVE PROPERTY OF HI-
 TECH HOMES AND SHALL NOT BE REPRODUCED UNLESS A
 WRITTEN PERMISSION IS PROVIDED BY HI-TECH HOMES

Notification Plan

CLIENT: ROWLANDS JOB NUMBER: 202742
 LOCATION: 55 HENRY LAWSON DRIVE, BOMBIRA
 LGA: MID-WESTERN REGIONAL COUNCIL
 LOT/DP: 11/DP1138226 SCALE: 1:100, 1:750 @ A:
 DESIGN: JACARANDA