

LOT 123 (#6) WINGATE AVENUE,
HAZELMERE

PROPOSED NEW LOT 3 CHRISTINA STREET,
HAZELMERE

SITE AREA: 427m²

DESIGN CRITERIA & CONTROLS

ZONING R5/20.

OPEN SPACE IN ACCORDANCE WITH R-CODES
TABLE B.

MIN. OPEN SPACE: 50% (213.5m²)
MAX. SITE COVER: 50% (213.5m²)
PROPOSED SITE COVER: 210.95m² = 49%

MIN. OUTDOOR LIVING AREA
(MIN WIDTH 4m): 30m²

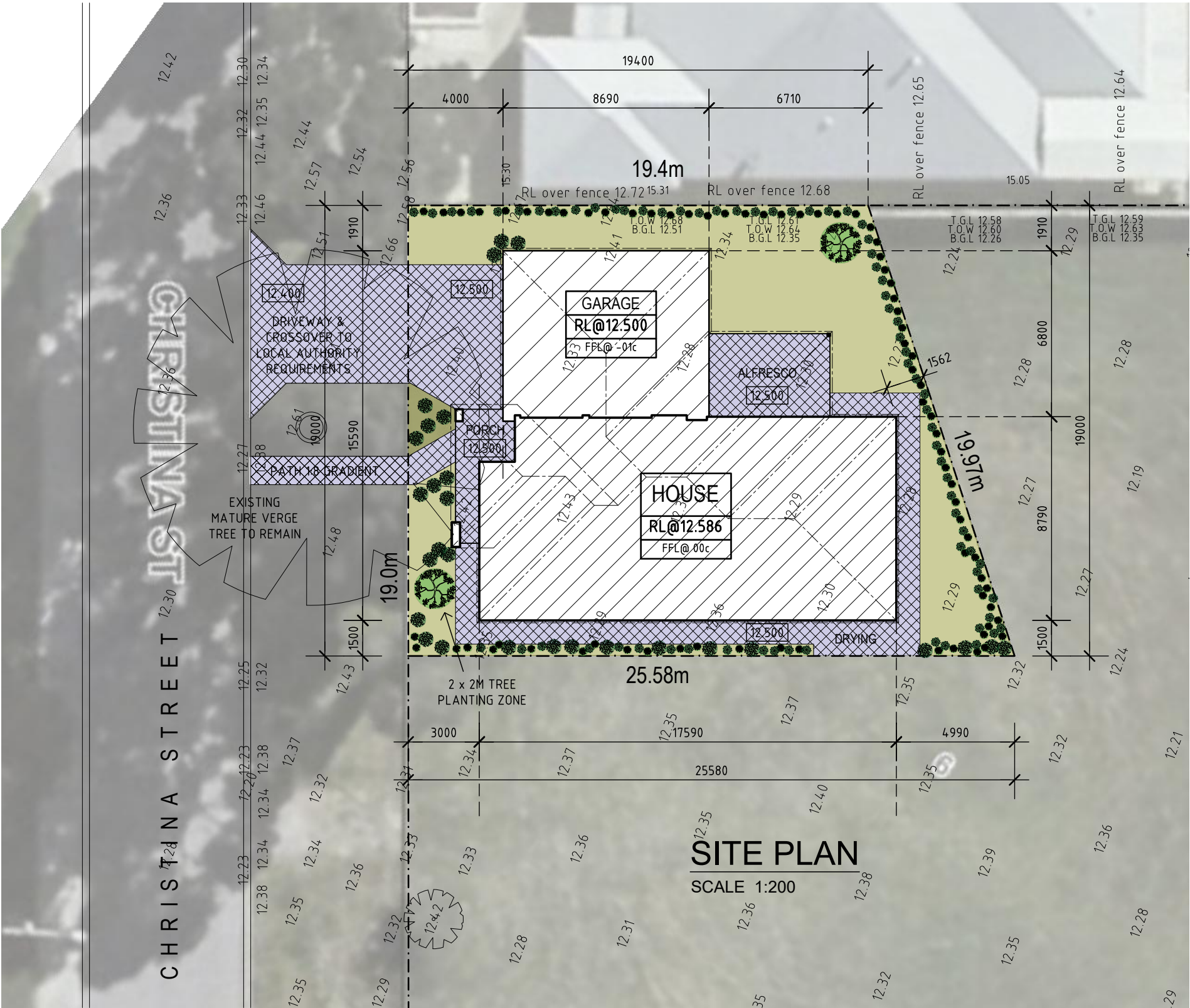
PRIMARY STREET SETBACK SUBJECT TO R-CODE
VARIATION APPROVAL

SIDE BOUNDARY SETBACKS IN ACCORDANCE WITH
R-CODES TABLES 2A AND 2B

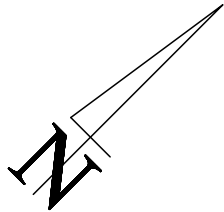
BUILDING AREAS

INTERNAL LIVING AREA: 135.00m²
(EXCLUDING INTERNAL WALLS)
GARAGE: 59.43²
ALFRESCO: 17.85m²
ENTRY PORCH: 8.92m²
TOTAL AREA: 237.72m²

DWELLING HAS BEEN DESIGNED TO MEET
UNIVERSAL DESIGN REQUIREMENTS SILVER LEVEL



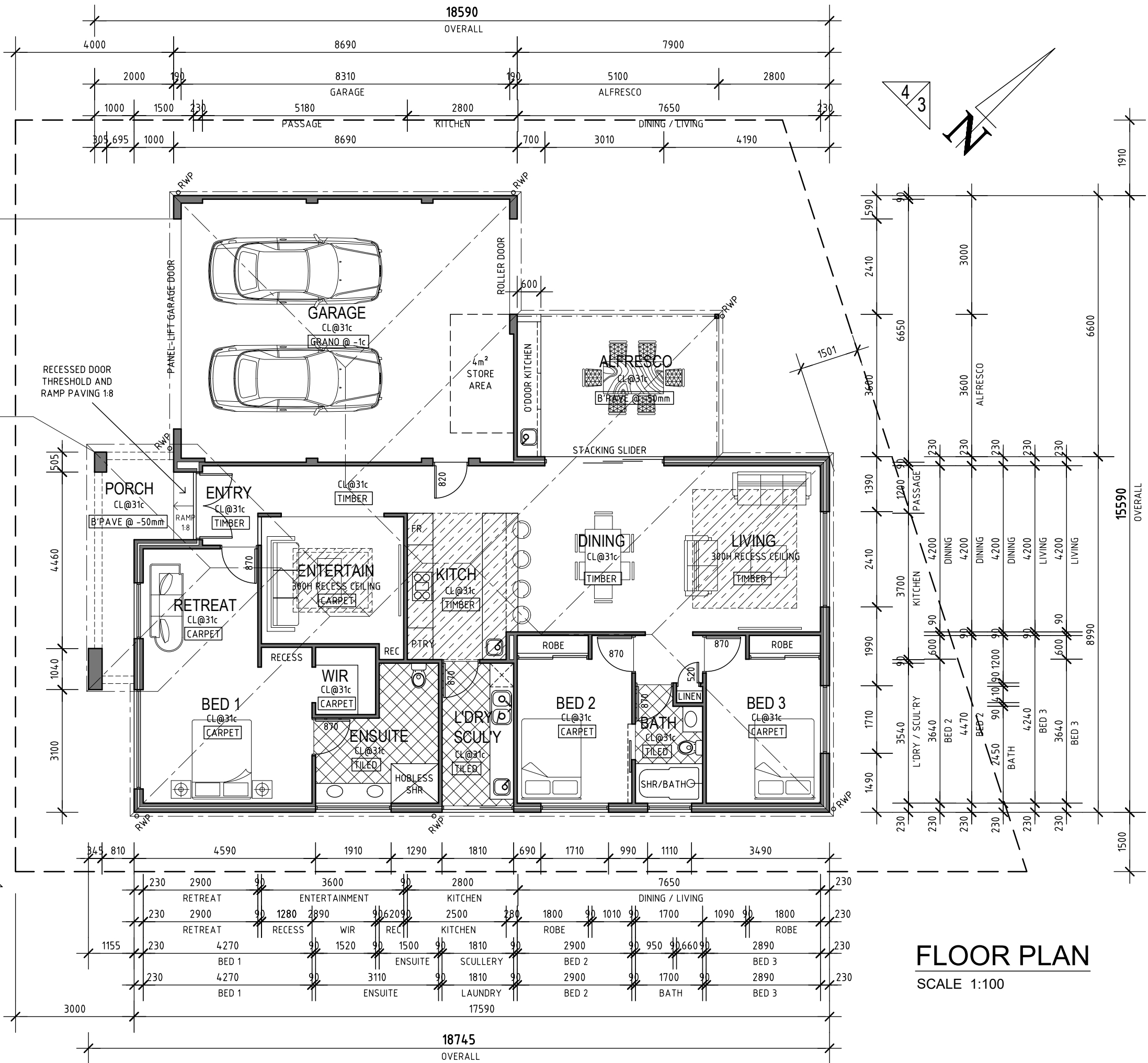
- GENERAL NOTES**
- DO NOT SCALE FROM DRAWINGS - DIMENSION MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL DIMENSION SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTERBOARD OR HARD WALL PLASTER
 - DOWNPipes ARE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOF WATER VOLUMES AND ROOF MEMBERS
 - FLOOR WASTE / CEILING VENTS / MANHOLES COVERS ARE SHOWN DIAGRAMMATICALLY ONLY AND MAY BE RELOCATED ON SITE AS REQUIRED.
 - ROOF / FLOOR BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY-REFER TO S.E. DWGS.
- COMPLIANCE NOTES**
- STORMWATER AND SITE DRAINAGE TO LOCAL COUNCIL / AUTHORITY REQUIREMENTS
 - DRIVEWAYS AND CROSSOVERS TO LOCAL COUNCIL / AUTHORITY REQUIREMENTS
 - GUTTERS & DOWNPIPES PROVIDED IN ACCORDANCE WITH NCC 3.5.3 INCLUDING OVERFLOW PROVISIONS
 - TERMITE RISK MANAGEMENT TO COMPLY WITH NCC 3.1.4 & AS 3660.1 - 2014
 - WET AREAS TO BE CONSTRUCTED AS PER NCC 3.8.1
 - SANITARY COMPARTMENTS TO BE CONSTRUCTED AS PER NCC 3.8.3.3



LIVABLE HOUSING DESIGN GUIDELINES

HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH RCODES VOL1 - A4 UNIVERSAL DESIGN GUIDELINES - GOLD LEVEL REQUIREMENTS.

- LIGHT SWITCHES BETWEEN 900 - 1100 AFL
- POWERPOINTS NOT LOWER THAN 300 AFL
- DOOR HANDLES BETWEEN 900 - 1100 AFL



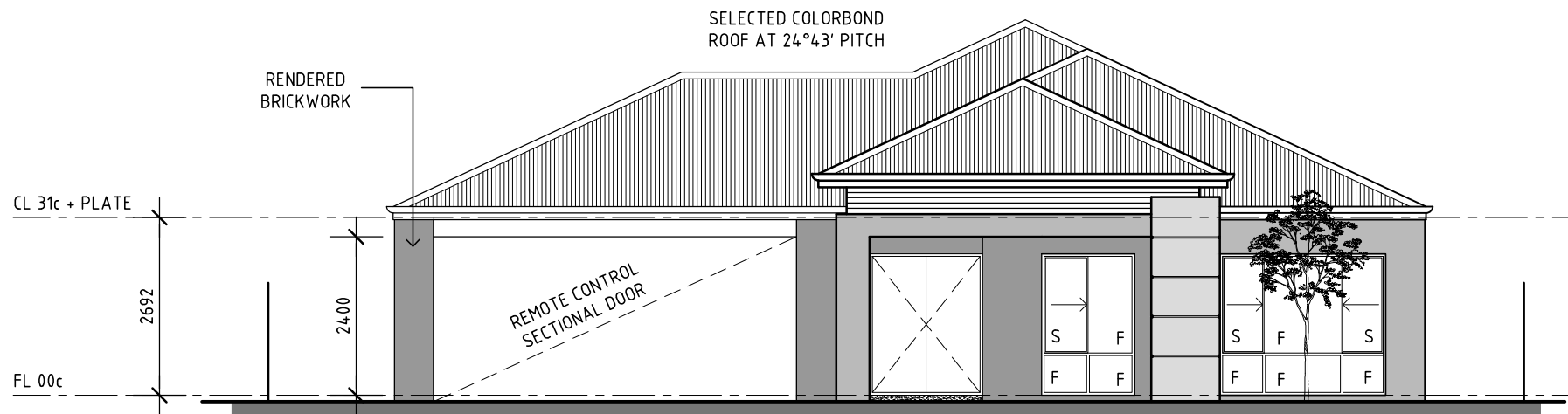
FLOOR PLAN
SCALE 1:100



REVISIONS

DESCRIPTION	DATE	DRWN
GOLD LEVEL AMENDMENTS	03/07/26	JOE

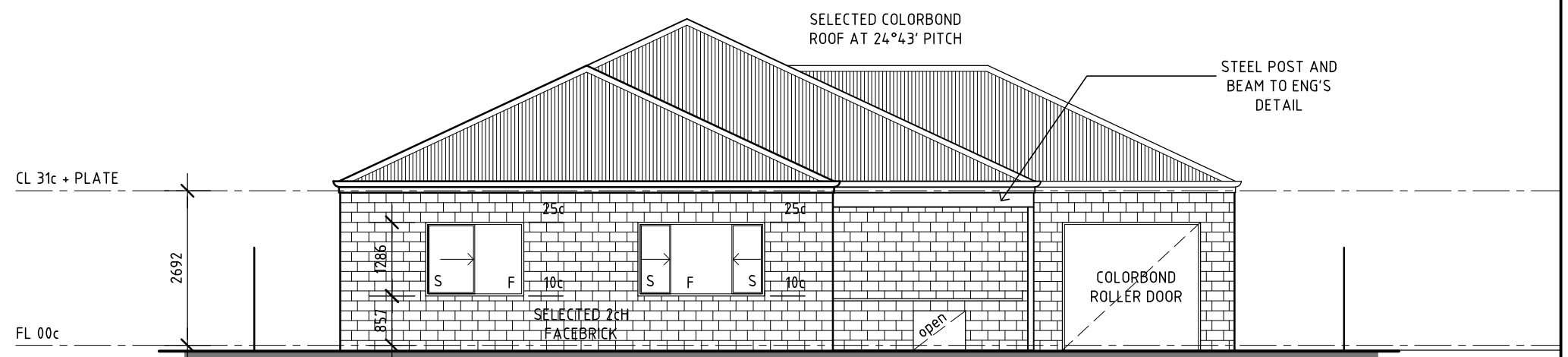
FLOOR PLAN



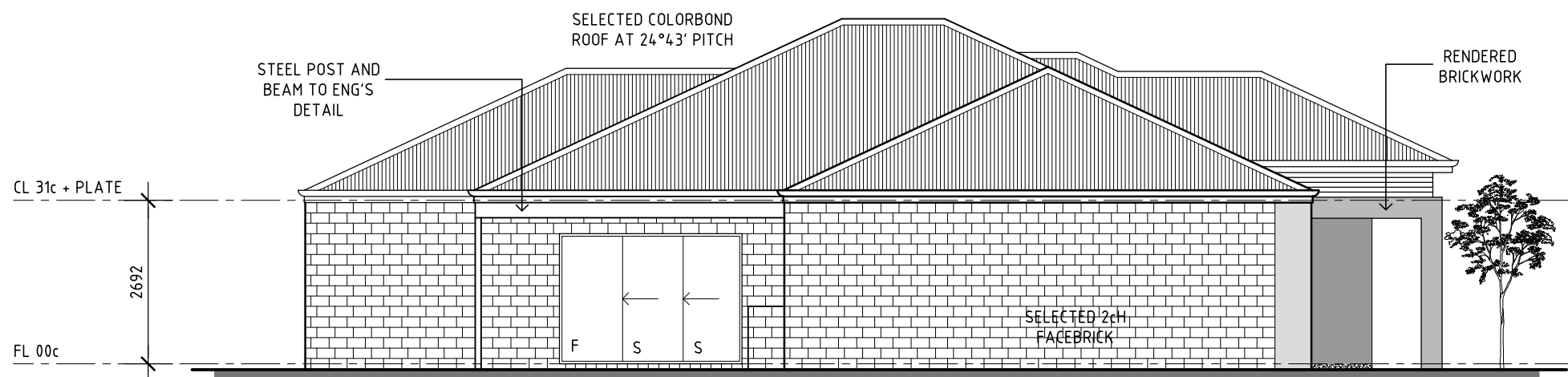
ELEVATION 1 (SOUTH WEST)
SCALE 1:100



ELEVATION 2 (SOUTH EAST)
SCALE 1:100



ELEVATION 3 (NORTH EAST)
SCALE 1:100



ELEVATION 4 (NORTH WEST)
SCALE 1:100



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REVISIONS

DESCRIPTION	DATE	DRWN

PERFECT LIVING HOMES

LOT 123, (PROPOSED NEW LOT 3) CHRISTINA STREET, HAZELMERE

ELEVATIONS

drawn: JOE

date: 02 MARCH 2026

1:100 @ A3

rev: A

GVF26/007

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SHEET