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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO		15.70
GARAGE		21.07
LIVING		164.85
PORCH		2.05
		203.67 m²

LOCATION MAP



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BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,500mm	5,500mm
GARAGE TO BOUNDARY	MIN. 6,500mm	6,546mm
GARAGE TO BUILDING LINE	MIN. 1,000mm	1,000mm
SIDE	MIN. 900mm	1,200mm
BULK & SCALE		
SITE AREA	772.8m²	
FLOOR SPACE RATIO	MAX. 0.5:1	0:1
BUILDING HEIGHT	MAX. 9,000mm	6,535mm
LANDSCAPE		
LANDSCAPED AREA	MIN. 347.76m²	351.86m²
LANDSCAPED AREA - FRONT	MIN. 41.5m²	57.09m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	76mm
FILL DEPTH	MAX. 600mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 1 SPACE	2 SPACES
PRINCIPAL PRIVATE OPEN SPACE	MIN. 80m²	80m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	26.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WALL MATERIAL	BRICK VENEER
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS TO GARAGE, BATHROOM AND LAUDRY
FLOOR	NO ADDITIONAL INSULATION

R2.0 BATTS TO BED 2, BED 3, BED 4 AND MASTER SUITE INTERNAL WALLS.

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

PRELIMINARY SUSTAINABILITY COMPLIANCE FOR YOUR HOME REQUIRES FURTHER ASSESSMENT TO DETERMINE COMPLIANCE CRITERIA. THIS ASSESSMENT WILL BE FINALISED UPON APPROVAL OF YOUR EXTERNAL COLOUR SELECTIONS TO DETERMINE IF VARIATIONS ARE REQUIRED TO THE PROPOSED DWELLING E.G. ADDITIONAL INSULATION, CHANGES IN WINDOW GLAZING / SIZE / ORIENTATION ETC. YOU WILL BE ADVISED OF ANY REQUIREMENTS OR ALTERNATIVES ONCE THE ASSESSMENT HAS BEEN COMPLETED.

BASIX AREAS

CONDITIONED AREA	139.05 m²
UNCONDITIONED AREA	11.43 m²

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	225.24 m²
MIN. WATER TANK CAPACITY	5034 L
MIN. ROOF AREA DIRECTED TO TANK(S)	183.94 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS
GARDEN/LAWN AREA	350 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	280L ELECTRIC HEAT PUMP (0 STCs)
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.0 - 3.5
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	4 - REFER TO FLOOR PLAN FOR LOCATIONS

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER

KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

NATURAL LIGHTING TO	KITCHEN 2 x BATHROOM(S)/TOILET(S)
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ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
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OTHER

ELECTRIC COOKTOP, ELECTRIC OVEN
FIXED OUTDOOR CLOTHESLINE BY OWNER
NO FIXED INDOOR CLOTHESLINE

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



mcdonald jones

FIND YOURSELF AT HOME

SPECIFICATION:

NOW

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REVISION

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LIR 10/12/2024

NBI 18/12/2024

TNT 07/01/2025

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DRAWN

CLIENT:

MR JACKIE TA & MS NGOC LAN DAI

ADDRESS:

13 MUNRO ST, SEFTON NSW 2162

LOT / SECTION / DP:

8 / - / 26792

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

LINDEN TWO

FACADE DESIGN:

CLASSIC

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 16

HOUSE CODE:

H-MNWLIN10SA

FACADE CODE:

F-MNWLIN10CLASA

SCALES:

1:100

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TO THE DRAFTING OFFICE.

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL

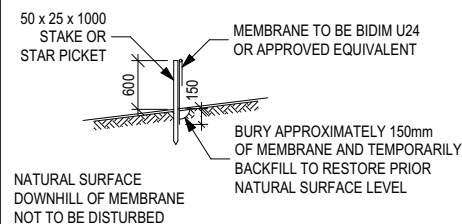
CUT	0.00m³	0.00t
FILL	100.96m³	227.16t
DIFFERENCE	100.96m³	227.16t

227 TONNES OF IMPORT FILL

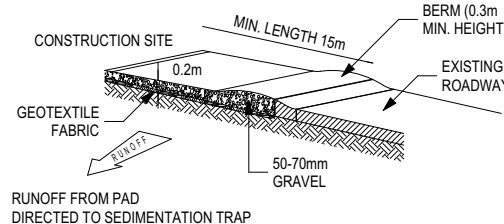
OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE.
- YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

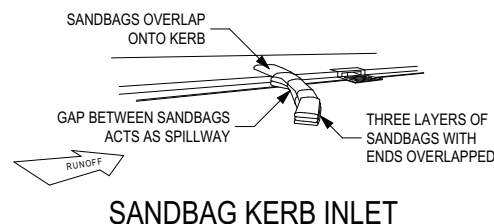
PLEASE NOTE:
RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.



SILT FENCING DETAIL



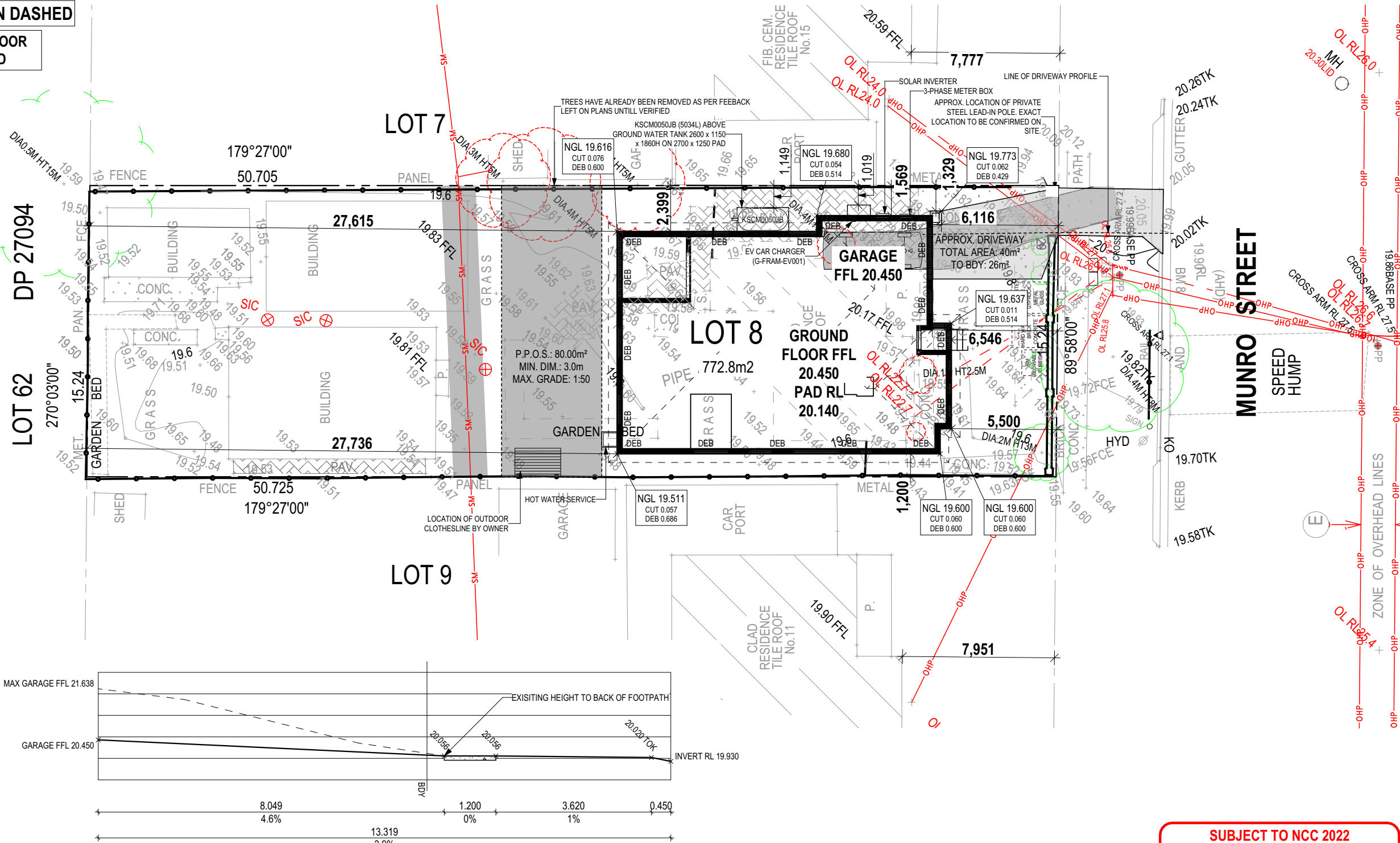
TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

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OVERHEAD POWER LINES ARE PRESENT



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FACADE DESIGN:
CLASSIC
SHEET TITLE:
SITE PLAN

SHEET No.:
2 / 16

HOUSE CODE:
H-MNWLIN10SA
FACADE CODE:
F-MNWLIN10CLASA
SCALES:
1:225

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

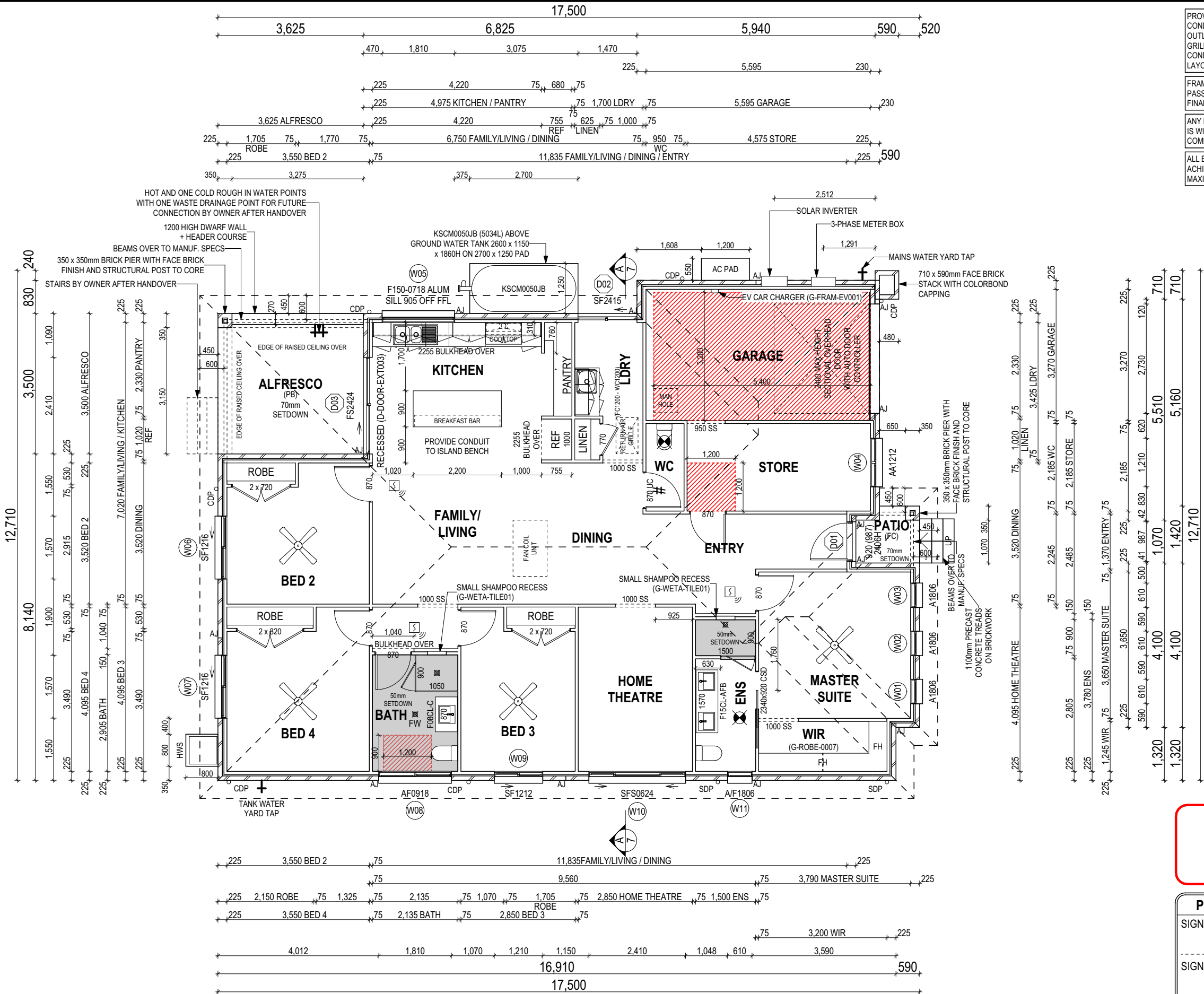
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

PROVIDE R2.0 BATTS TO BED 2, BED 3, BED 4 AND MASTER SUITE INTERNAL WALLS.

PROVIDE ADDITIONAL SUPPORT TO THE ENSUITE SHOWERS & ENSUITE TOILET WALLS FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

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LINDEN TWO	
FACADE DESIGN:	
CLASSIC	
SHEET TITLE:	
GROUND FLOOR PLAN	

HOUSE CODE:	
H-MNWLIN10SA	
FACADE CODE:	
F-MNWLIN10CLASA	
SHEET No.:	
4 / 16	
SCALES:	
1:100	

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EXTERIOR WINDOW & DOOR SCHEDULE <small>1,2 ASSUME LOOKING FROM OUTSIDE</small>														MANUFACTURER: BRADNAMS (NSW)	
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	A1806	AWNING	MASTER SUITE	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	A1806	AWNING	MASTER SUITE	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1806	AWNING	MASTER SUITE	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	N	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	AA1212	AWNING	STORE	1,200	1,210	4,820	1.45	ALUMINIUM	N/A	ANGLED	N	1.03	CLEAR, DOUBLE GLAZED	MP 605
GROUND FLOOR	W05	F150-0718	FIXED	KITCHEN	727	1,810	5,074	1.32	ALUMINIUM	N/A	ANGLED	W	1.14	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	SF1216	SLIDING	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	S	1.64	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W07	SF1216	SLIDING	BED 4	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	ANGLED	S	1.64	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W08	AF0918	AWNING	BATH	860	1,810	5,340	1.56	ALUMINIUM	N/A	ANGLED	E	1.23	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 905
GROUND FLOOR	W09	SF1212	SLIDING	BED 3	1,200	1,210	4,820	1.45	ALUMINIUM	N/A	ANGLED	E	1.23	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W10	SFS0624	SLIDING	HOME THEATRE	600	2,410	6,020	1.45	ALUMINIUM	N/A	ANGLED	E	1.19	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W11	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	E	0.80	SATINLITE, DOUBLE GLAZED, TOUGHENED	BP 600
								15.39					12.33		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,406	987	6,786	2.37	TIMBER	N/A	SNAP HEADER	N	---	DOOR(S): NO GLAZING - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 920mm
GROUND FLOOR	D02	SF2415	SLIDING	LDRY	2,400	1,470	7,740	3.53	ALUMINIUM	N/A	SNAP HEADER	W	3.03	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D03	FS2424	SLIDING	FAMILY / LIVING	2,400	2,410	9,620	5.78	ALUMINIUM	N/A	SNAP HEADER	S	5.19	CLEAR, DOUBLE GLAZED, TOUGHENED	
								11.68					8.22		
								27.07					20.55		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	4	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
GROUND FLOOR	2	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,340	1,640	N/A	
GROUND FLOOR	1	2340x920 CSD	CAVITY SLIDING	2,340	920	N/A	
GROUND FLOOR	1	770	SWINGING	2,340	770	N/A	
GROUND FLOOR	6	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	870 UC	SWINGING	2,340	870	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	1	950 SS	SQUARE SET OPENING	2,455	950	N/A	

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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)


SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
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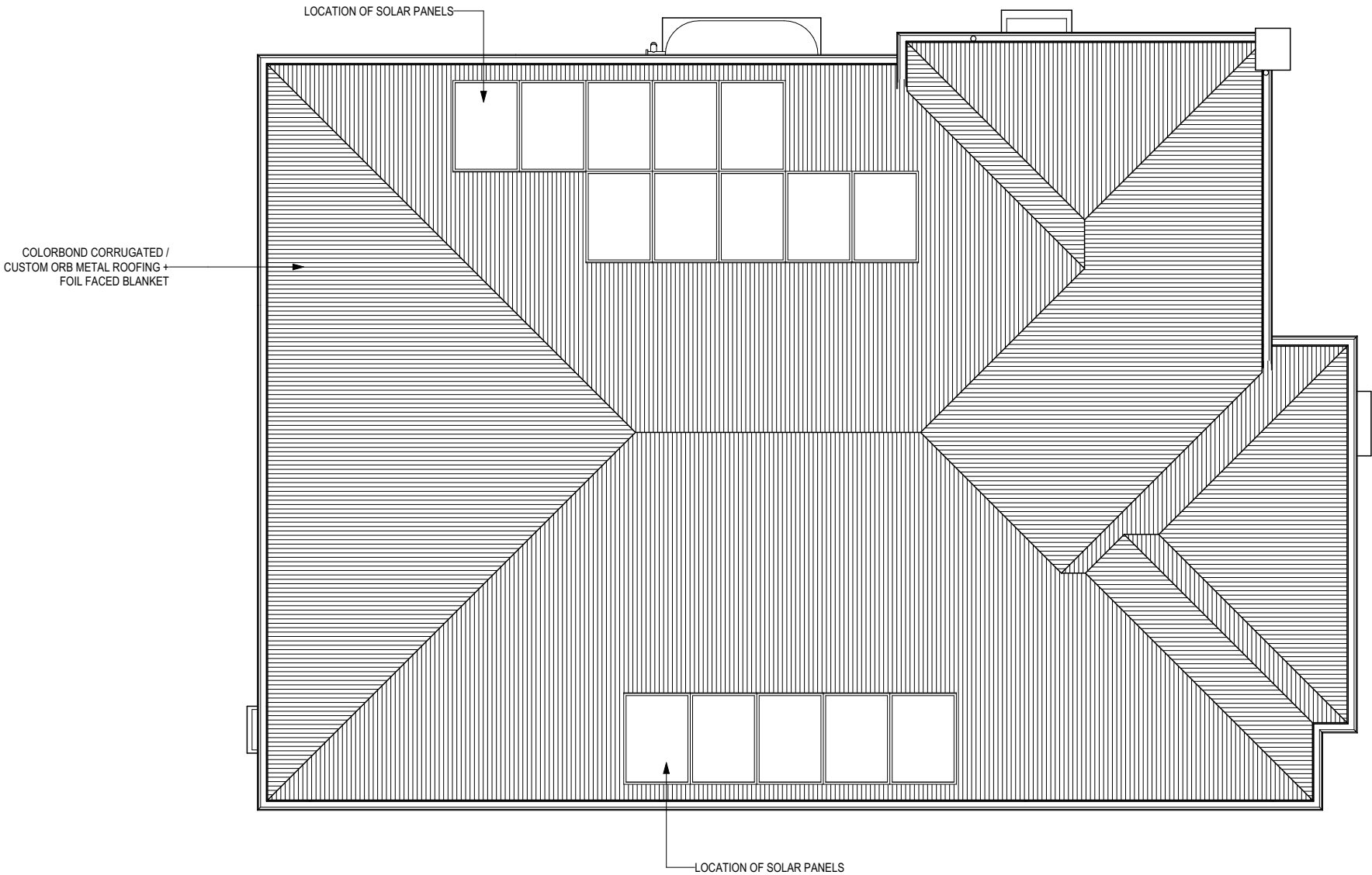
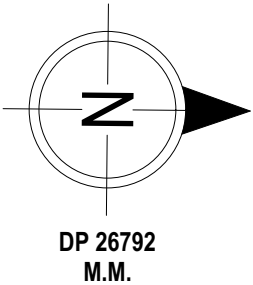
PLAN ACCEPTANCE BY OWNER

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SIGNATURE: DATE:

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<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607406
		1	DRAFT SALES PLAN - SOW		LIR	10/12/2024	MR JACKIE TA & MS NGOC LAN DAI		LINDEN TWO		H-MNWLIN10SA		
	COPYRIGHT: © 2025	2	APPOINTMENT AMENDMENTS		NBI	18/12/2024	ADDRESS: 13 MUNRO ST, SEFTON NSW 2162		FACADE DESIGN: CLASSIC		FACADE CODE: F-MNWLIN10CLASA		
		3	WORKING DRAWINGS		TNT	07/01/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:		
		4	COLOURS APPLIED		ENG	04/02/2025	COUNCIL:		WINDOW & DOOR SCHEDULES		5 / 16		
		5	AMENDED AS PER PCV007		LCS	11/02/2025	8 / - / 26792		CANTERBURY BANKSTOWN COUNCIL				




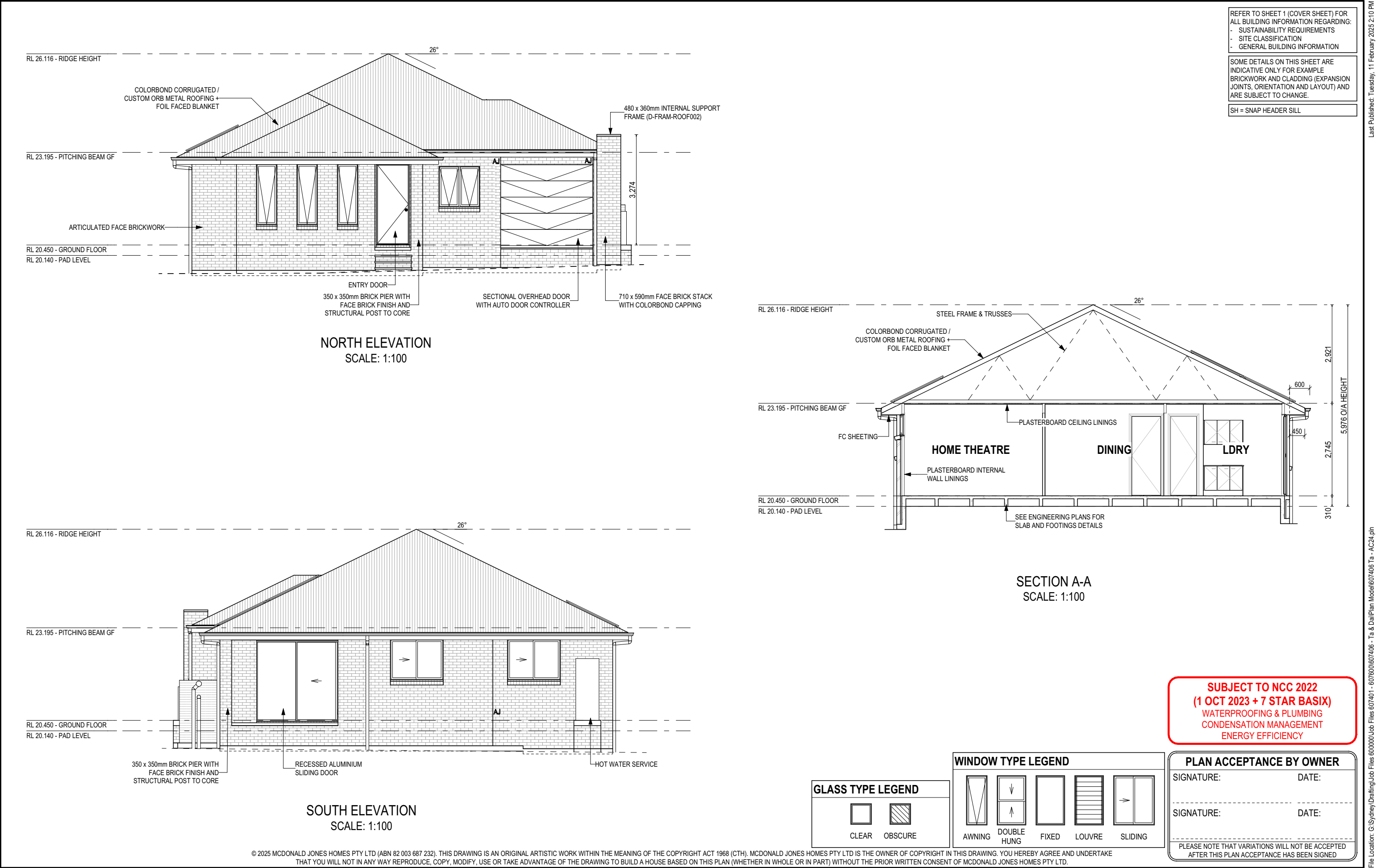
ROOF PLAN
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR JACKIE TA & MS NGOC LAN DAI	HOUSE DESIGN: LINDEN TWO		HOUSE CODE: H-MNWLIN10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607406
	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - SOW	LIR 10/12/2024	ADDRESS: 13 MUNRO ST, SEFTON NSW 2162	FACADE DESIGN: CLASSIC		FACADE CODE: F-MNWLIN10CLASA	
		2	APPOINTMENT AMENDMENTS	NBI 18/12/2024	LOT / SECTION / DP: 8 / - / 26792	SHEET TITLE: ROOF PLAN		SCALES: 1:100	
		3	WORKING DRAWINGS	TNT 07/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 1 / 1			
		4	COLOURS APPLIED	ENG 04/02/2025					
		5	AMENDED AS PER PCV007	LCS 11/02/2025					



CLEAR

OBSCURE

GLASS TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SIGNATURE: _____


DATE: _____

SIGNATURE: _____

DATE: _____

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SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

<div><div><div>mcdonald jones</div><div>FIND YOURSELF AT HOME</div></div></div>	SPECIFICATION: NOW		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
		1	DRAFT SALES PLAN - SOW		LIR	10/12/2024	MR JACKIE TA & MS NGOC LAN DAI		LINDEN TWO		H-MNWLIN10SA				
	COPYRIGHT: © 2025	2	APPOINTMENT AMENDMENTS		NBI	18/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
		3	WORKING DRAWINGS		TNT	07/01/2025	13 MUNRO ST, SEFTON NSW 2162		CLASSIC		F-MNWLIN10CLASA				
		4	COLOURS APPLIED		ENG	04/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:				
		5	AMENDED AS PER PCV007		LCS	11/02/2025	8 / - / 26792		CANTERBURY BANKSTOWN COUNCIL		ELEVATIONS / SECTION		7 / 16	SCALES: 1:100	607406

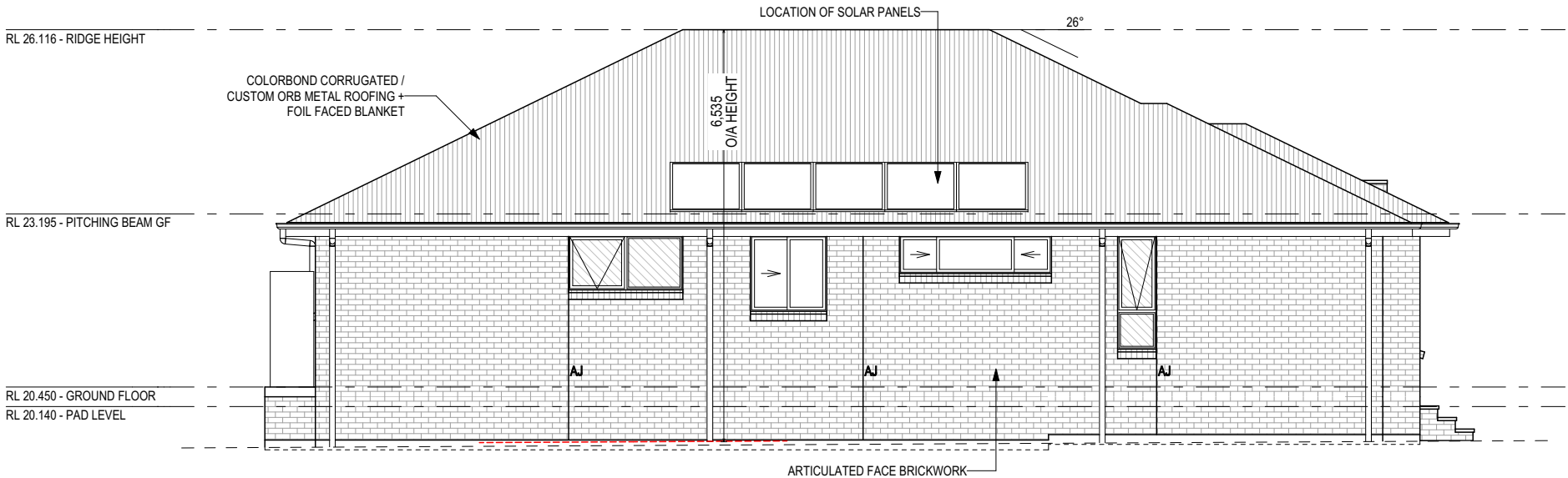
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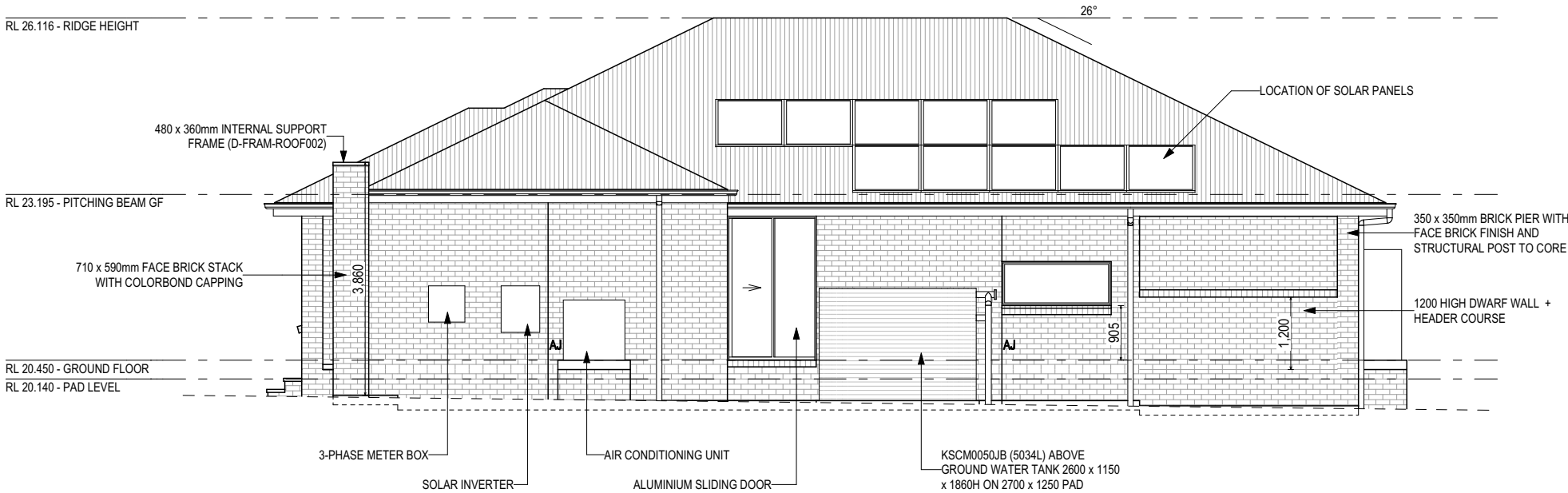
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL



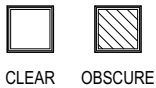
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SCALE: 1:100



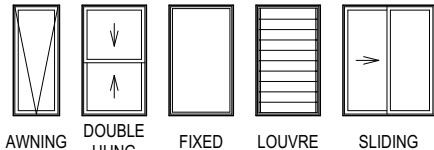
WEST ELEVATION
SCALE: 1:100

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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SPECIFICATION:

NOW

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REVISION

1 DRAFT SALES PLAN - SOW

2 APPOINTMENT AMENDMENTS

3 WORKING DRAWINGS

4 COLOURS APPLIED

5 AMENDED AS PER PCV007

DRAWN

LIR 10/12/2024

NBI 18/12/2024

TNT 07/01/2025

ENG 04/02/2025

LCS 11/02/2025

CLIENT:

MR JACKIE TA & MS NGOC LAN DAI

ADDRESS:

13 MUNRO ST, SEFTON NSW 2162

LOT / SECTION / DP:

8 / - / 26792

COUNCIL:

CANTERBURY BANKSTOWN COUNCIL

HOUSE DESIGN:

LINDEN TWO

FACADE DESIGN:

CLASSIC

SHEET TITLE:

ELEVATIONS

SHEET No.:

8 / 16

HOUSE CODE:

H-MNWLIN10SA

FACADE CODE:

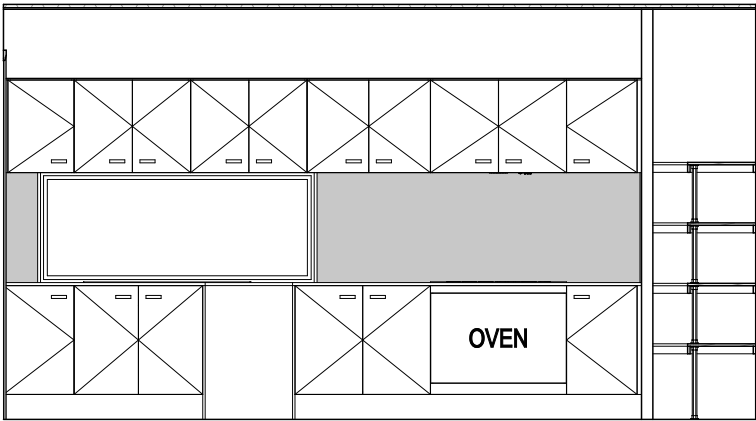
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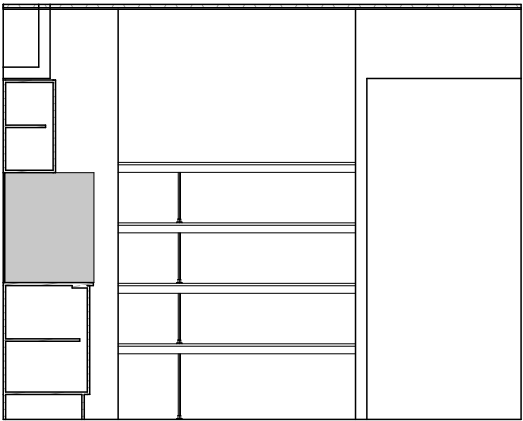
1:100

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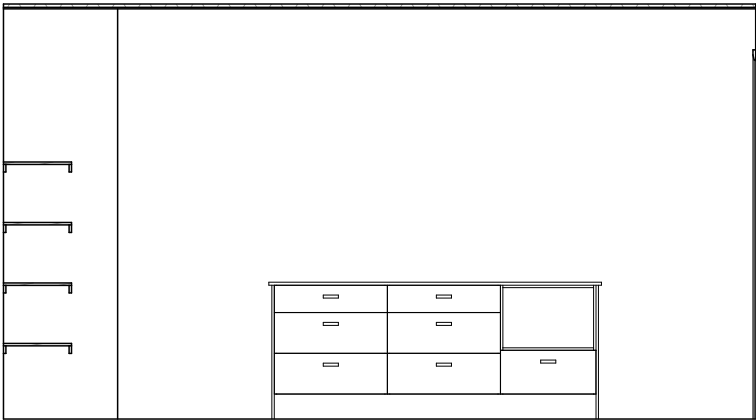
607406



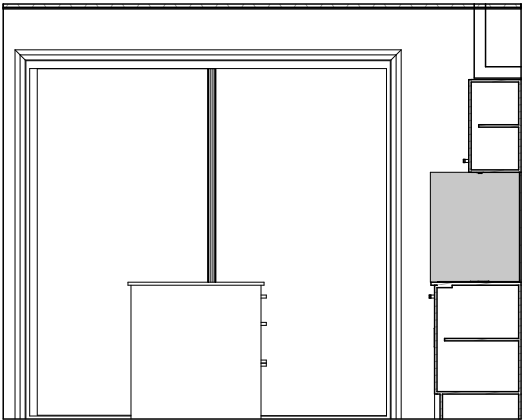
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SCALE: 1:50



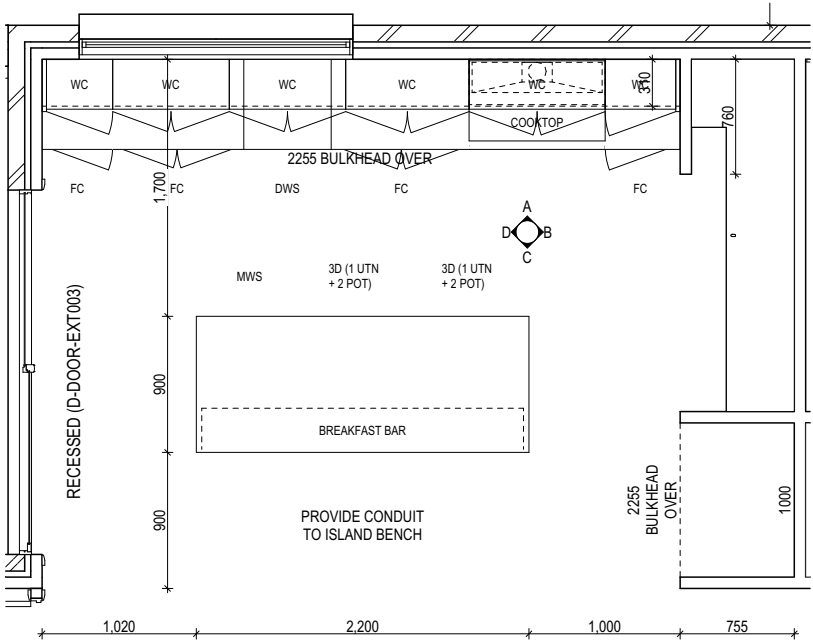
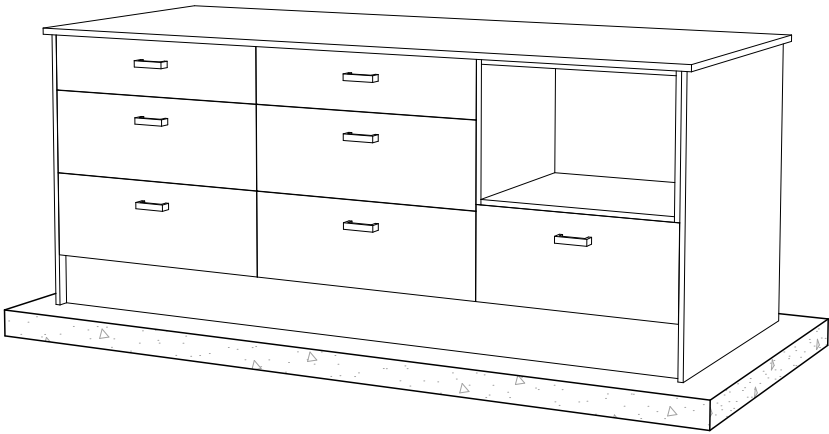
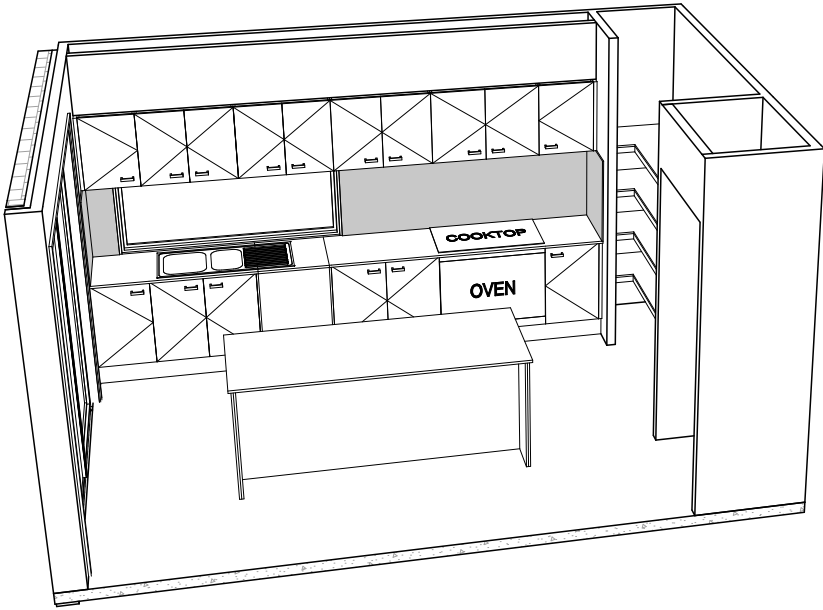
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:
SIGNATURE:	DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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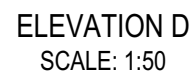
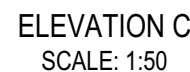
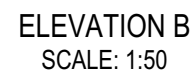
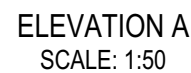
SPECIFICATION: NOW COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR JACKIE TA & MS NGOC LAN DAI ADDRESS: 13 MUNRO ST, SEFTON NSW 2162 LOT / SECTION / DP: 8 / - / 26792	HOUSE DESIGN: LINDEN TWO FACADE DESIGN: CLASSIC SHEET TITLE: KITCHEN DETAILS	HOUSE CODE: H-MNWLIN10SA FACADE CODE: F-MNWLIN10CLASA SHEET No.: 9 / 16	SCALES: 1:50	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607406
	1	DRAFT SALES PLAN - SOW	LIR	10/12/2024					
	2	APPOINTMENT AMENDMENTS	NBI	18/12/2024					
	3	WORKING DRAWINGS	TNT	07/01/2025					
	4	COLOURS APPLIED	ENG	04/02/2025					
	5	AMENDED AS PER PCV007	LCS	11/02/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL				

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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NOW	1	DRAFT SALES PLAN - SOW		LIR	10/12/2024	MR JACKIE TA & MS NGOC LAN DAI		LINDEN TWO		H-MNWLIN10SA		
COPYRIGHT:	2	APPOINTMENT AMENDMENTS		NBI	18/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	3	WORKING DRAWINGS		TNT	07/01/2025	13 MUNRO ST, SEFTON NSW 2162		CLASSIC		F-MNWLIN10CLASA		
	4	COLOURS APPLIED		ENG	04/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	607406
	5	AMENDED AS PER PCV007		LCS	11/02/2025	8 / - / 26792		CANTERBURY BANKSTOWN COUNCIL		10 / 16	1:50	

Last Published: Tuesday, 11 February 2025 2:10 PM

File Location: G:\Sydney\Drafting\Job Files 600000\Job Files 607401 - 607600\607406 - Ta & Dai\Plan Model\607406 Ta - AC24.pln

Template Version: 24.038

PROVIDE ADDITIONAL SUPPORT TO THE ENSUITE SHOWERS & ENSUITE TOILET WALLS FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

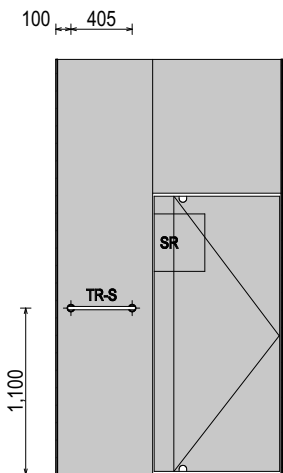
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

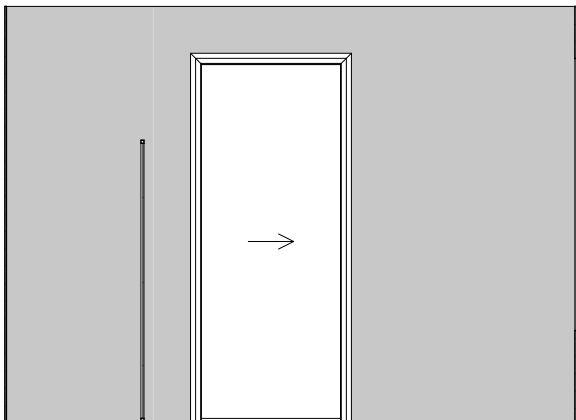
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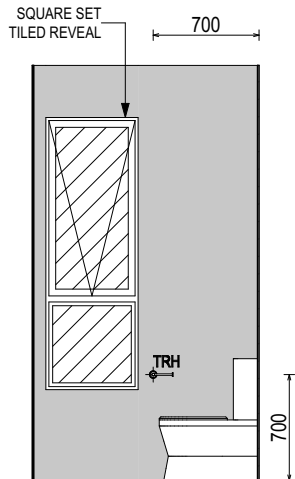
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



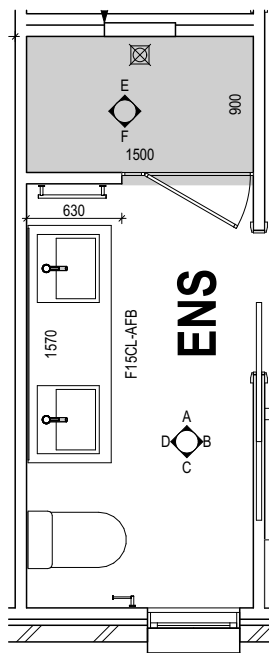
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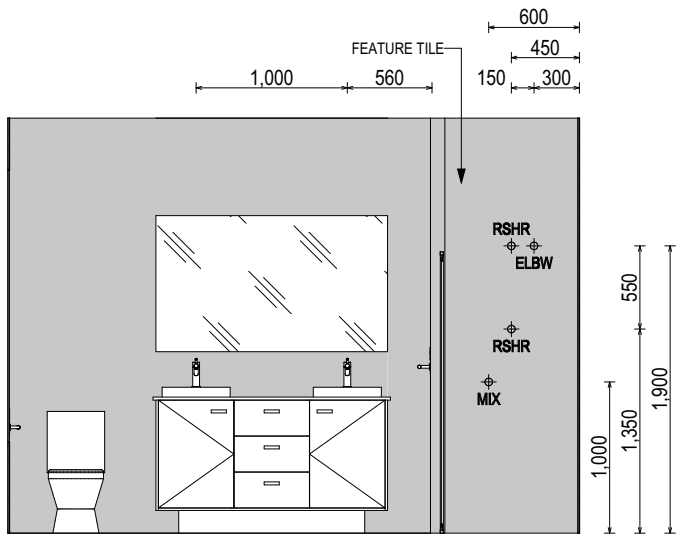
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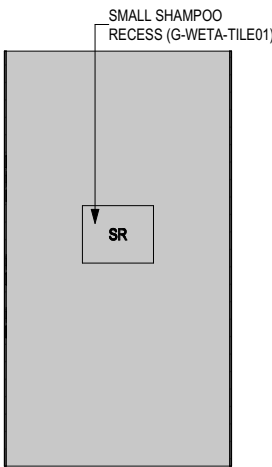
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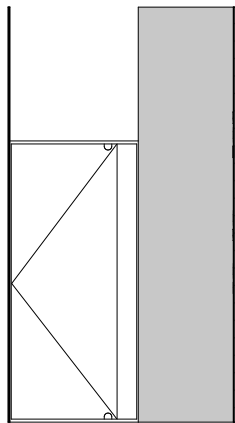
ENSUITE PLAN
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ELEVATION E
SCALE: 1:50



ELEVATION F
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	2 APPOINTMENT AMENDMENTS	NBI 18/12/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 WORKING DRAWINGS	TNT 07/01/2025	13 MUNRO ST, SEFTON NSW 2162	CLASSIC	F-MNWLIN10CLASA	
	4 COLOURS APPLIED	ENG 04/02/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	5 AMENDED AS PER PCV007	LCS 11/02/2025	8 / - / 26792	COUNCIL:	11 / 16	607406
			CANTERBURY BANKSTOWN COUNCIL	ENSUITE DETAILS	1:50	

PROVIDE ADDITIONAL SUPPORT TO THE WC TOILET WALLS FOR SUPPLY AND INSTALL OF GRAB RAIL BY OWNER AFTER HANDOVER.

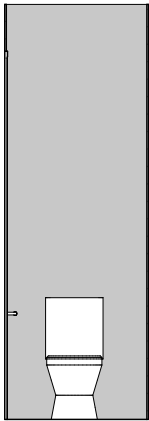
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

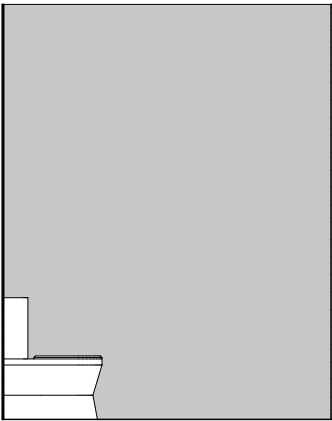
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LEGEND

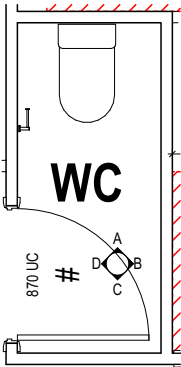
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
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| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



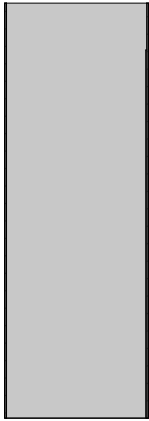
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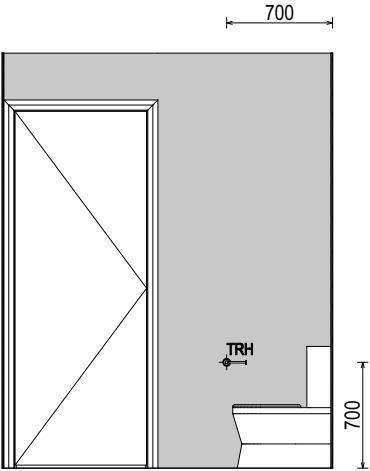
ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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	1	DRAFT SALES PLAN - SOW		LIR	10/12/2024	MR JACKIE TA & MS NGOC LAN DAI		LINDEN TWO		H-MNWLIN10SA		
COPYRIGHT: © 2025	2	APPOINTMENT AMENDMENTS		NBI	18/12/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	3	WORKING DRAWINGS		TNT	07/01/2025	13 MUNRO ST, SEFTON NSW 2162		CLASSIC		F-MNWLIN10CLASA		
	4	COLOURS APPLIED		ENG	04/02/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	5	AMENDED AS PER PCV007		LCS	11/02/2025	8 / - / 26792		CANTERBURY BANKSTOWN COUNCIL		12 / 16	1:50	607406

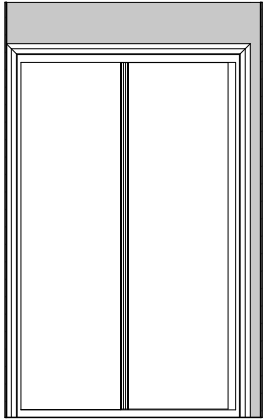
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

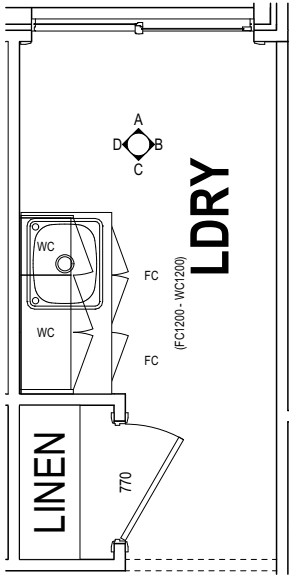
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



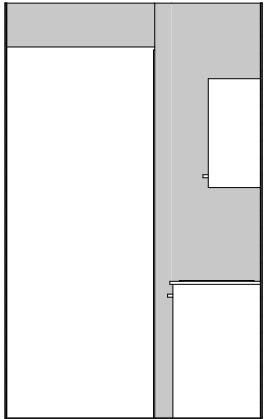
ELEVATION A
SCALE: 1:50



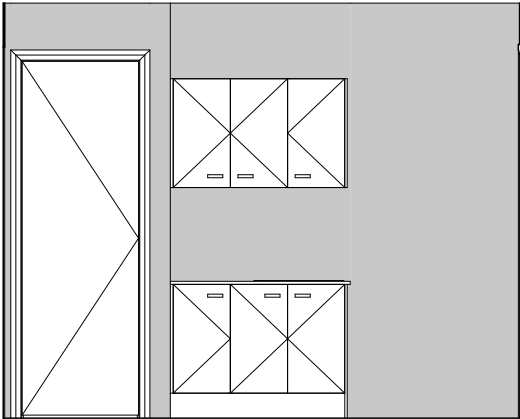
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

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COPYRIGHT: © 2025	1 DRAFT SALES PLAN - SOW	LIR 10/12/2024	MR JACKIE TA & MS NGOC LAN DAI	LINDEN TWO	H-MNWLIN10SA	
	2 APPOINTMENT AMENDMENTS	NBI 18/12/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 WORKING DRAWINGS	TNT 07/01/2025	13 MUNRO ST, SEFTON NSW 2162	CLASSIC	F-MNWLIN10CLASA	
	4 COLOURS APPLIED	ENG 04/02/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	5 AMENDED AS PER PCV007	LCS 11/02/2025	8 / - / 26792	COUNCIL:	13 / 16	1:50
			CANTERBURY BANKSTOWN COUNCIL	LAUNDRY DETAILS		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- SITE CLASSIFICATION
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FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

	NO COVERING
	RAW CONCRETE (COVERING BY OWNER)
	CARPET (BY BUILDER)
	TIMBER/LAMINATE (BY OWNER)
	TILE (STANDARD WET AREAS)
	TILE (UPGRADED AREAS)
	VINYL



FLOOR COVERINGS
SCALE: 1:100

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PLAN ACCEPTANCE BY OWNER

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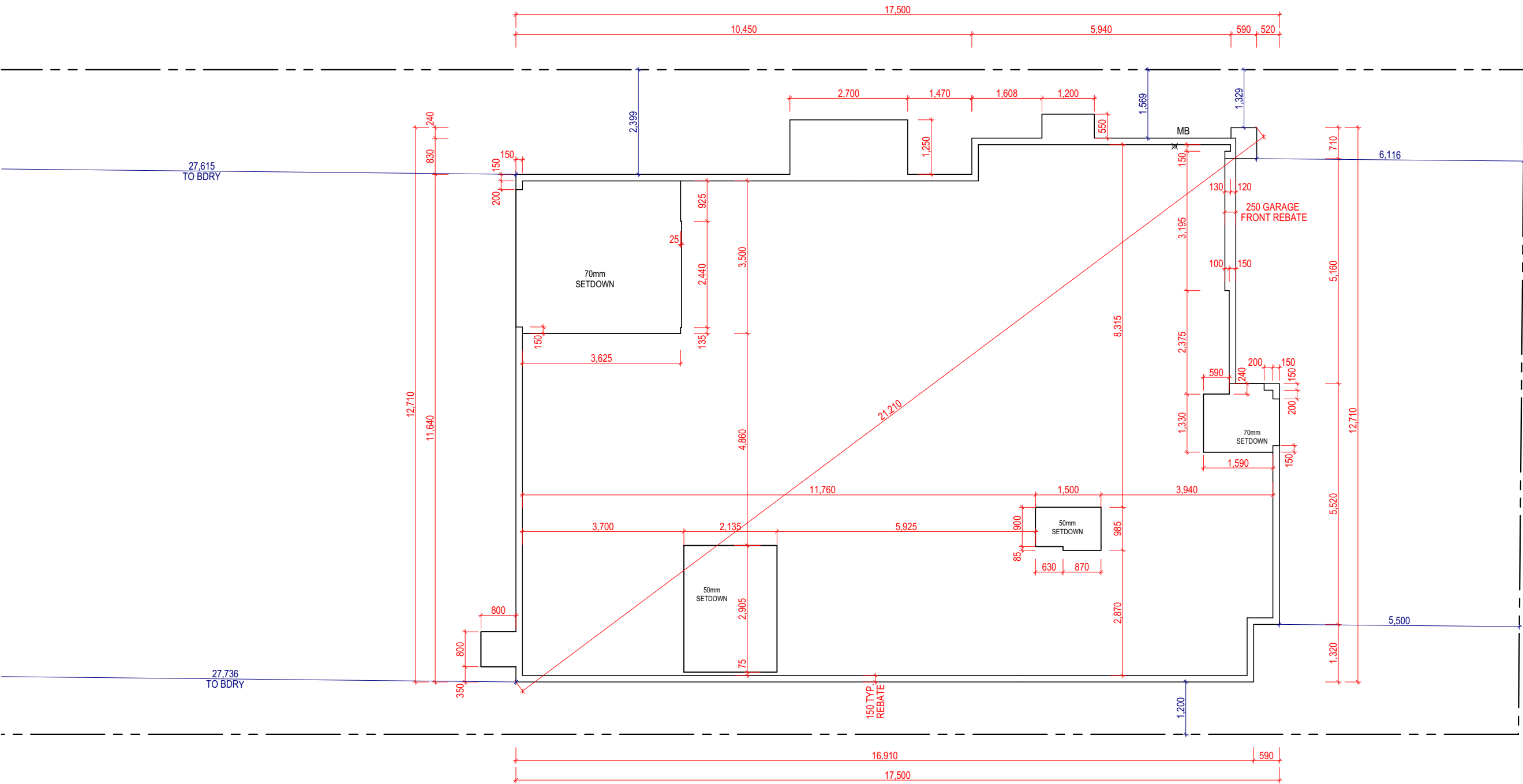
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR JACKIE TA & MS NGOC LAN DAI	HOUSE DESIGN: LINDEN TWO	HOUSE CODE: H-MNWLIN10SA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607406
	COPYRIGHT: © 2025	1	DRAFT SALES PLAN - SOW	LIR 10/12/2024	ADDRESS: 13 MUNRO ST, SEFTON NSW 2162	FACADE DESIGN: CLASSIC	FACADE CODE: F-MNWLIN10CLASA	
		2	APPOINTMENT AMENDMENTS	NBI 18/12/2024	LOT / SECTION / DP: 8 / - / 26792	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 14 / 16	
		3	WORKING DRAWINGS	TNT 07/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES: 1:100	
		4	COLOURS APPLIED	ENG 04/02/2025				
		5	AMENDED AS PER PCV007	LCS 11/02/2025				


ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



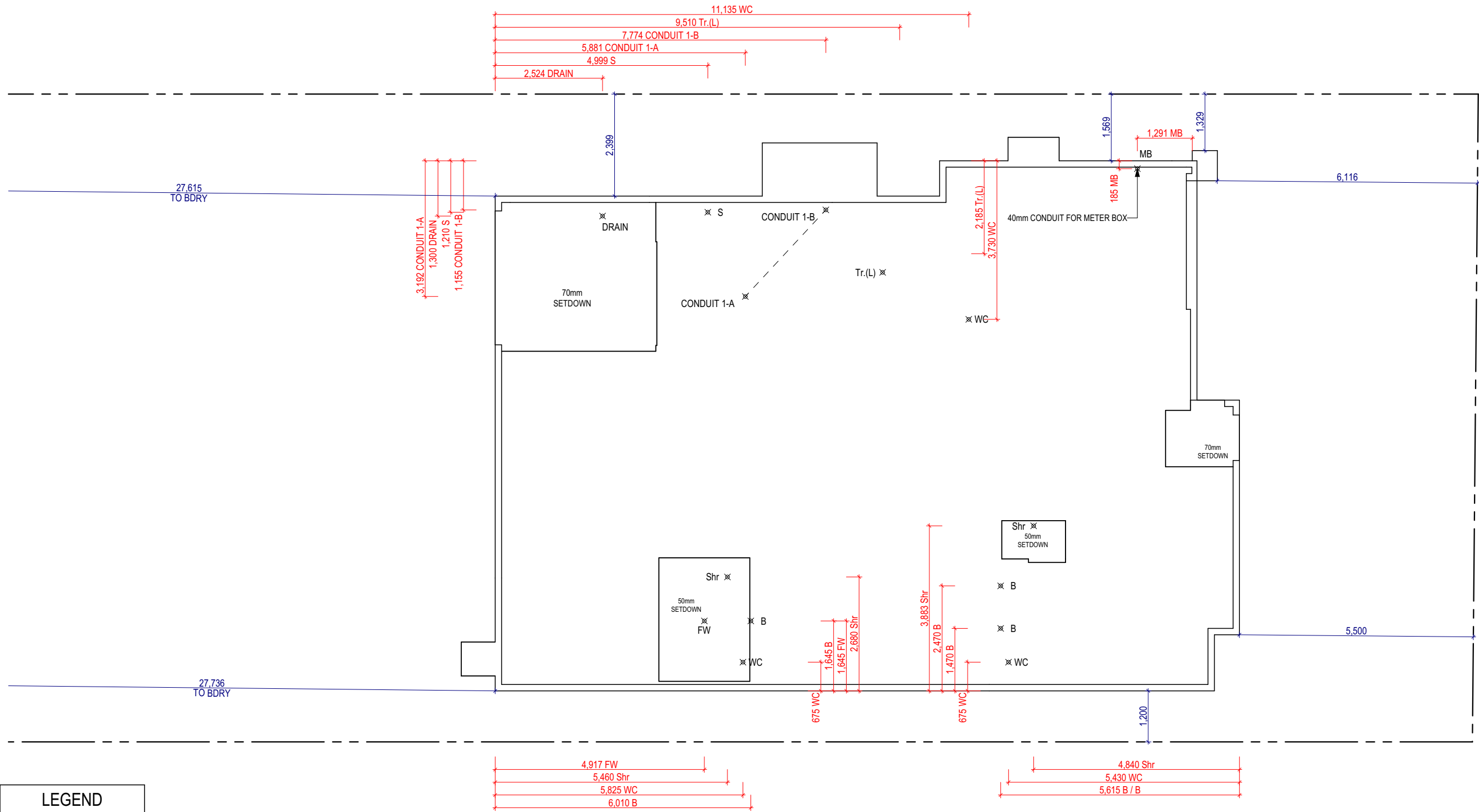
SLAB PLAN
SCALE: 1:100

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		2	APPOINTMENT AMENDMENTS	NBI 18/12/2024	LOT / SECTION / DP: 8 / - / 26792	SHEET TITLE: SLAB PLAN	SHEET No.: 1 / 1	
		3	WORKING DRAWINGS	TNT 07/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL		SCALES: 1:100	
		4	COLOURS APPLIED	ENG 04/02/2025				
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DRAINAGE PLAN
SCALE: 1:100

LEGEND	
B	BASIN
Bth	BATH WASTE
FW	FLOOR WASTE GULLY
Shr	SHOWER
S	SINK (KITCHEN)
Tr.(L)	TROUGH (LAUNDRY)
WC	WATER CLOSET

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