

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

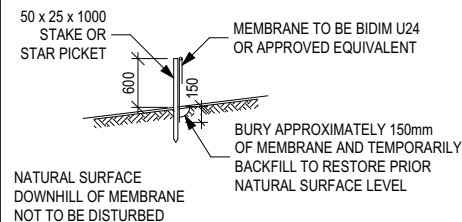
CUT	0.00m³	0.00t
FILL	100.96m³	227.16t
DIFFERENCE	100.96m³	227.16t

227 TONNES OF IMPORT FILL

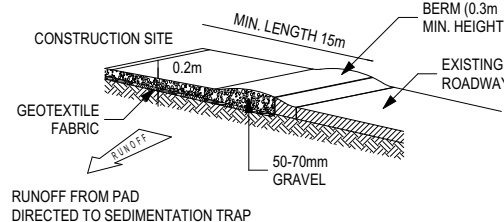
OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- 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.

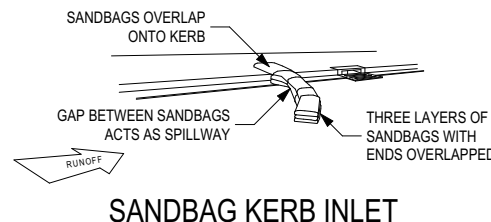
PLEASE NOTE:
RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.



SILT FENCING DETAIL



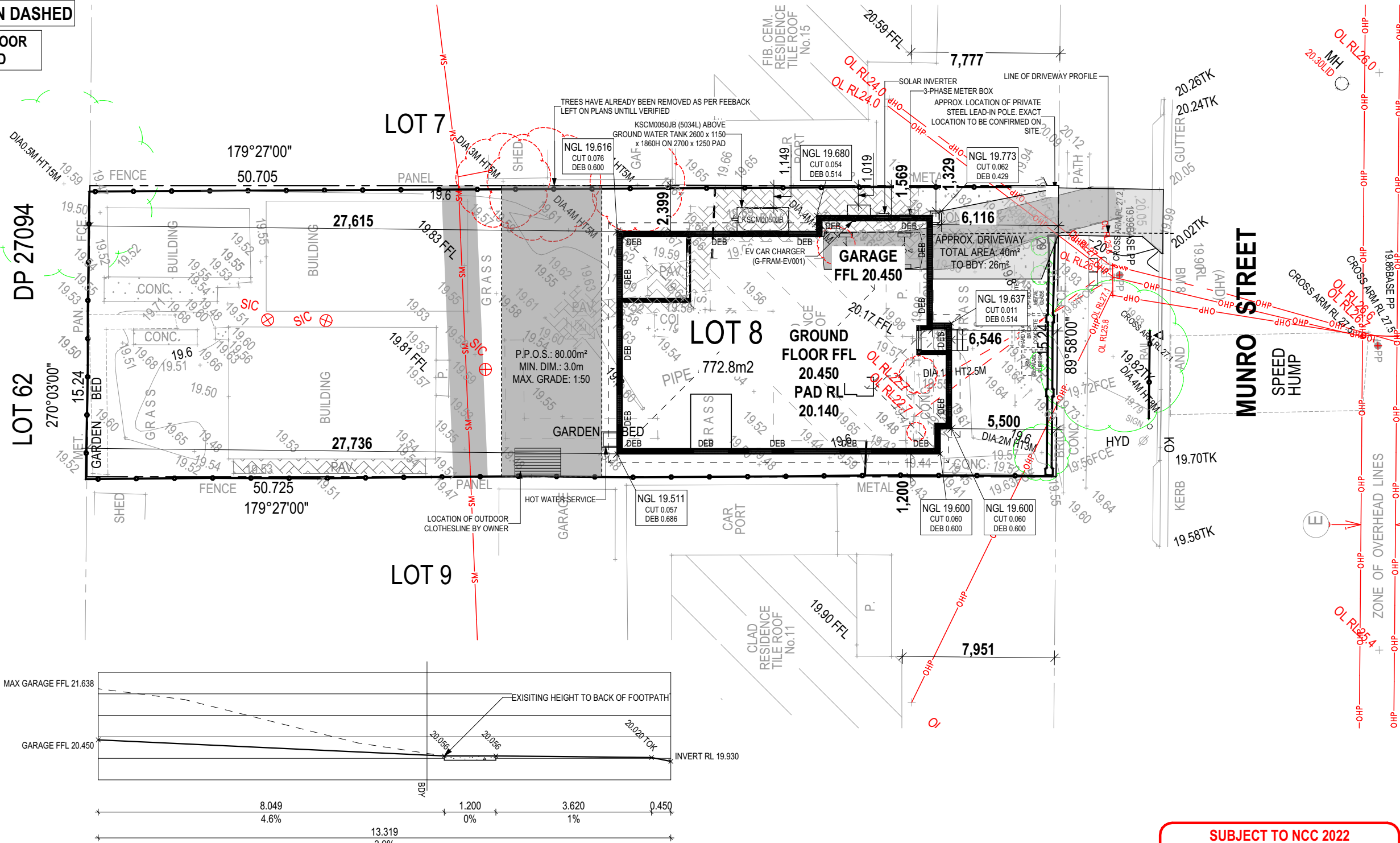
TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET
SEDIMENTATION TRAP

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OVERHEAD POWER LINES ARE PRESENT



**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



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:

SITE PLAN

HOUSE CODE:

H-MNWLIN10SA

FACADE CODE:

F-MNWLIN10CLASA

SCALES:

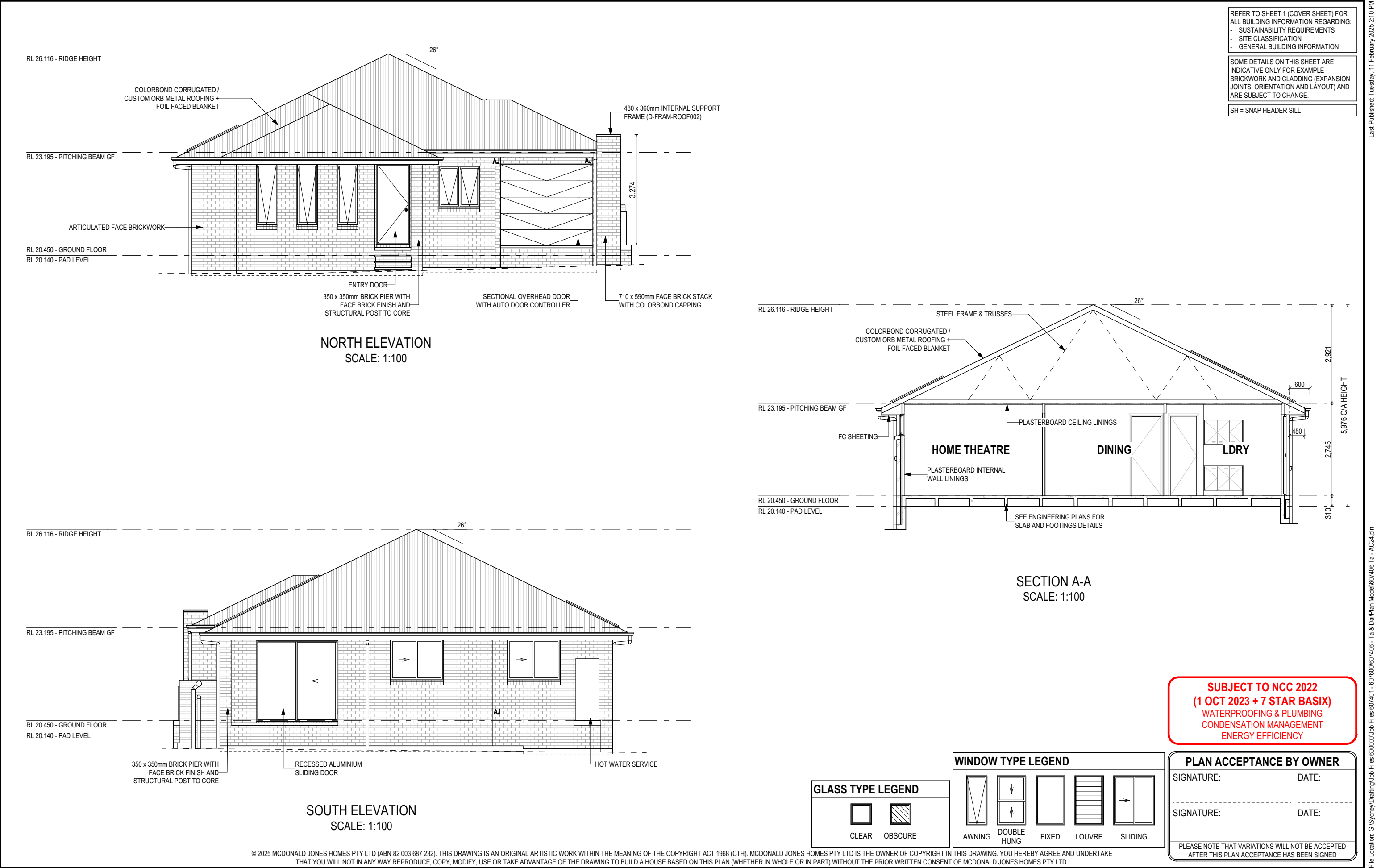
1:225

SHEET No.:

2 / 16

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607406

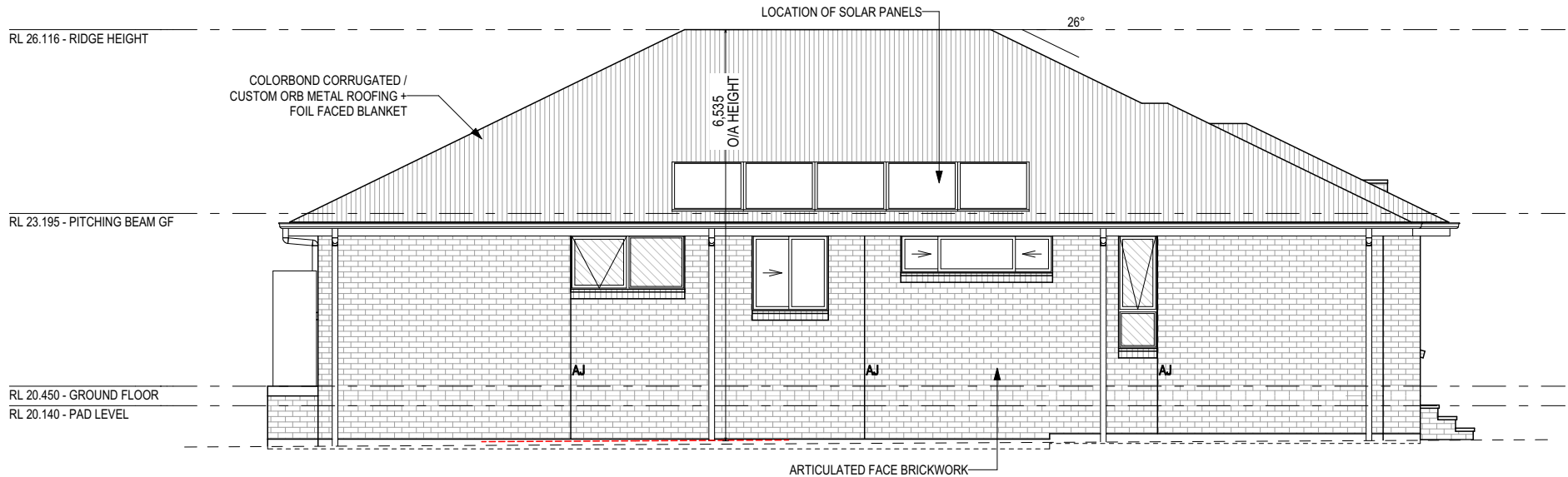


REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

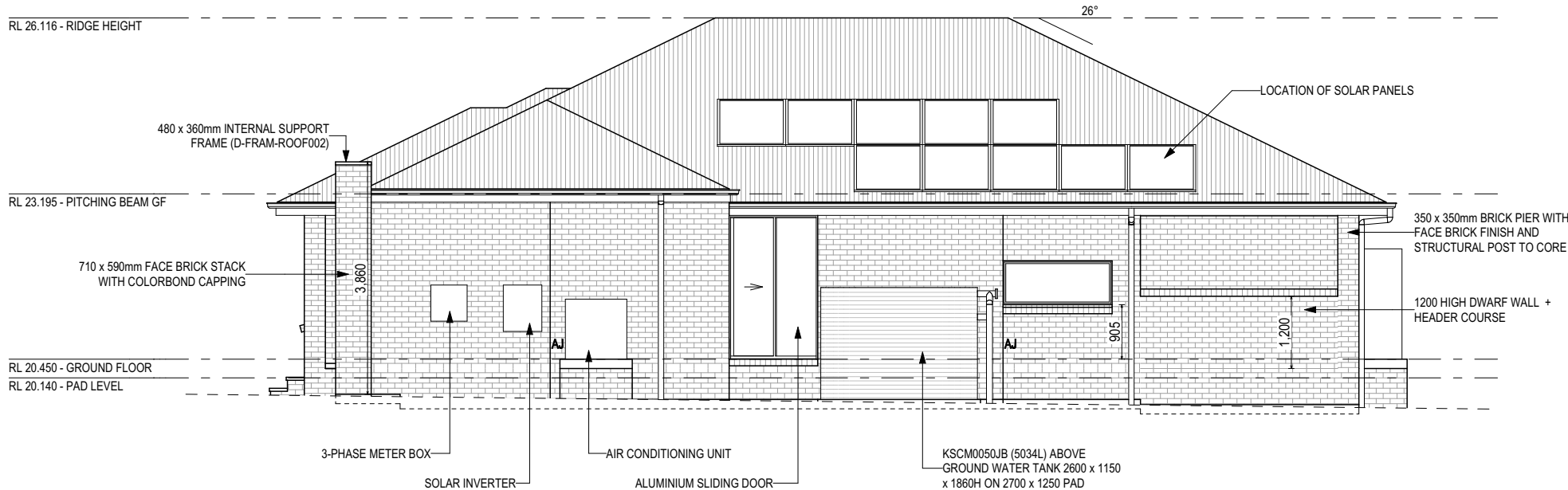
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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



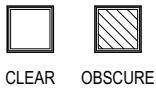
EAST ELEVATION
SCALE: 1:100



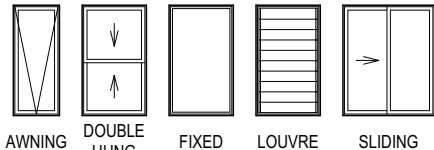
WEST ELEVATION
SCALE: 1:100

**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:

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

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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: ELEVATIONS	SCALES: 1:100	
	3 WORKING DRAWINGS	TNT 07/01/2025	COUNCIL: CANTERBURY BANKSTOWN COUNCIL	SHEET No.: 8 / 16		
	4 COLOURS APPLIED	ENG 04/02/2025				
	5 AMENDED AS PER PCV007	LCS 11/02/2025				