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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

ALFRESCO GRANDE	32.67
GARAGE	38.55
LIVING (GROUND FLOOR)	106.16
PATIO	10.70
STAIRS	7.01
	195.09 m²

MAIN DWELLING, FIRST FLOOR

BALCONY	40.89
LIVING (FIRST FLOOR)	120.44
STAIR VOID	6.46
	167.79 m²
	362.88 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - INTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N3 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	SEAVIEW ESTATE
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	P-M
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	0.56km
ZONING	R1 - GENERAL RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,000mm	4,400mm
SIDE - GROUND FLOOR	MIN. 900mm	5,260mm
SIDE - FIRST FLOOR	MIN. 1,600mm	7,790mm
REAR - GROUND FLOOR	MIN. 900mm	10,100mm
REAR - FIRST FLOOR	MIN. 1,600mm	13,640mm
BULK & SCALE		
SITE AREA	805.1m²	
SITE COVERAGE	MAX. 65%	24.23%
GROSS FLOOR AREA	MAX. 483.06m²	0m²
BUILDING HEIGHT	MAX. 8,500mm	8,438mm
LANDSCAPE		
LANDSCAPED AREA	MIN. 282m²	573.71m²
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	855mm
FILL DEPTH	MAX. 1,000mm	742mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 80m²	253.99m²
PRINCIPAL PRIVATE OPEN SPACE	MIN. 24m²	48m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2595mm
FIRST FLOOR PITCHING HEIGHT(S)	2745mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	5°, 22.5°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WIND DRIVEN ROOF VENTILATORS	2
WALL MATERIAL	CLADDING HEBEL VENEER
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R7.0 BATTS (INCL. GARAGE)
EXT. WALLS	R2.2 BATTS (INCL. GARAGE) WALL WRAP TO ENTIRE HOUSE (REFLECTIVE)
INT. WALLS	R2.2 BATTS THROUGHOUT ALL INTERNAL WALLS
FLOOR	R4.1 INSULATION BETWEEN FIRST FLOOR JOISTS
COMFORT PACK R1.47 INSULATION AND BRUSH SEALS TO GARAGE	

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

BASIX AREAS	
CONDITIONED AREA	191.00 m²
UNCONDITIONED AREA	16.66 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	223.74 m²
MIN. WATER TANK CAPACITY	4990 L
MIN. ROOF AREA DIRECTED TO TANK(S)	223.73 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	400 m²
RECYCLED WATER	
RETICULATED RECYCLED WATER	N/A
ENERGY COMMITMENTS	
HOT WATER SYSTEM	325L ELECTRIC HEAT PUMP (0 STCs)
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	5 - 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)	
80% OF LIGHT FIXTURES TO BE FLUORESCENT OR LEDS	
NATURAL LIGHTING	
NATURAL LIGHTING TO	2 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	MIN. 10.56KW PEAK
OTHER	
INDUCTION COOKTOP, ELECTRIC OVEN	
FIXED OUTDOOR CLOTHESLINE BY OWNER	
NO FIXED INDOOR CLOTHESLINE	
BASIX CERTIFICATE	
1796686S (22 MAY 2025)	

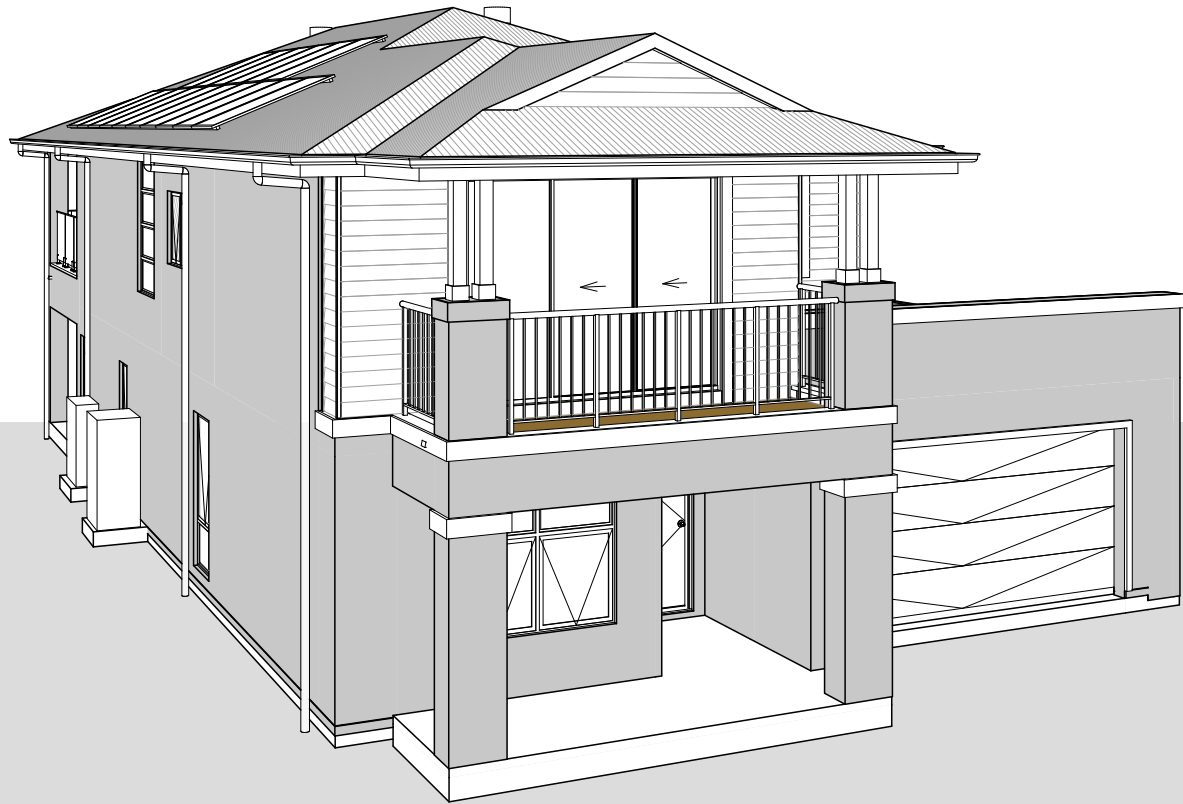
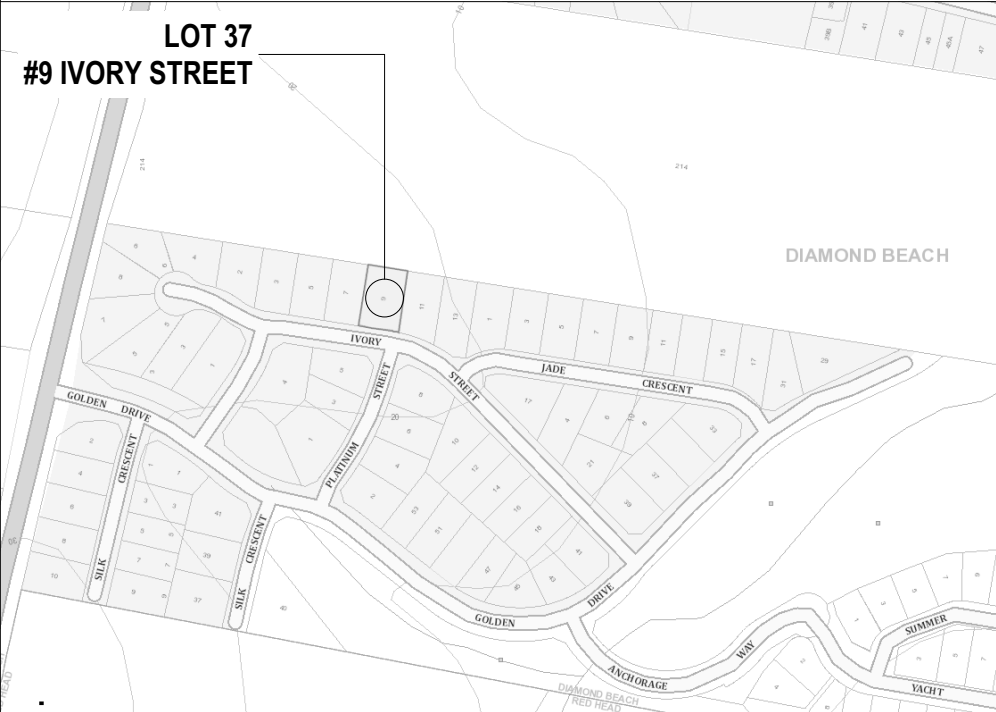
EXPOSURE GRADE REQUIREMENTS

DUE TO PROXIMITY TO SALT WATER, TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA THE FOLLOWING SHALL BE PROVIDED:

- 32MPA CONCRETE TO THE CONCRETE SLAB IN LIEU OF STANDARD.
- PROVIDE R4 RATING TO STRUCTURAL STEEL.
- (STANDARD) COLORBOND STEEL ROOF WITH A 20 YEAR MANUFACTURERS WARRANTY.
- (STANDARD) COLORBOND STEEL FASCIA AND GUTTER WITH A 12 YEAR MANUFACTURERS WARRANTY.
- UPGRADE YOUR ROOF VENTILATION SYSTEM TO MINIMISE THE INGRESS OF SALT LADEN AIR INTO THE ROOF SPACE AS REQUIRED

88B CHECKED AND ACKNOWLEDGED
APPLICABLE CLAUSE (S): 1, 2, 7, 8, 11
& 12

LOCATION MAP



**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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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.

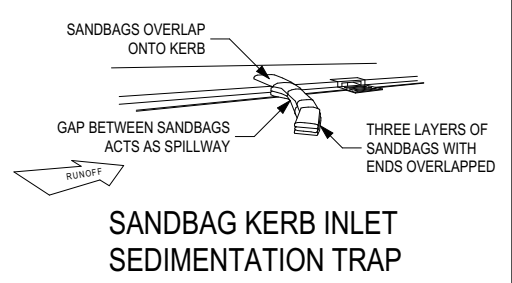
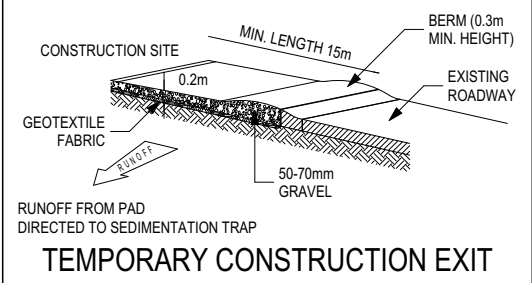
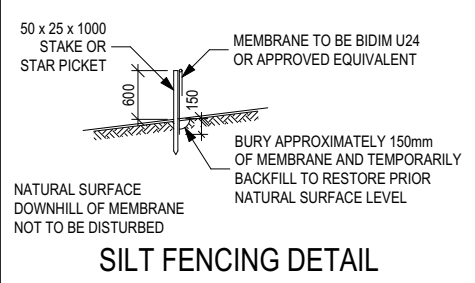
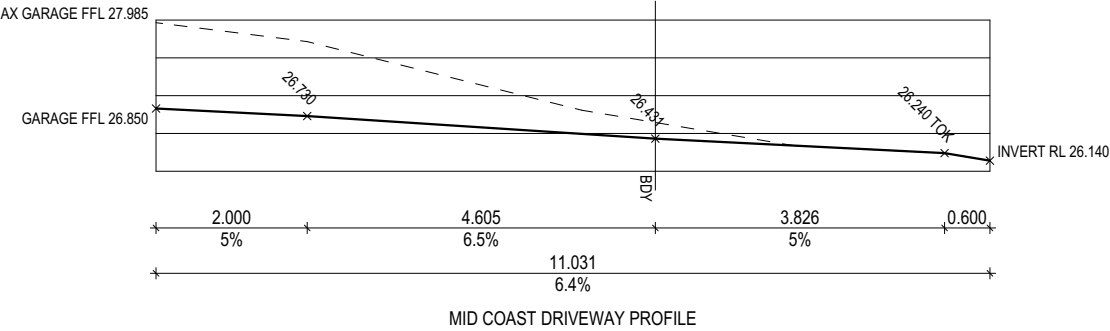
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL			
CUT	52.65m³	118.46t	
FILL	52.84m³	118.89t	
DIFFERENCE	0.19m³	0.43t	
EVEN CUT & FILL			

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

CLIENT TO REMOVE RUBBISH AND DEBRIS, TREES AND STUMPS (INCLUDING ROOTS), MULCH AND UNDERGROWTH, AND SLASH AND SCRAPE LONG GRASS FROM THE BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

TABLE OF TREE DATA			
NO.	TRUNK	SPREAD	HEIGHT
1	1mØ	20mØ	14m



SPECIFICATION:	TWO STOREY
COPYRIGHT:	© 2025

REVISION	DRAWN
4 WORKING DRAWING PLAN	LLE 02/05/2025
5 100% ROOF TO TANK	JMC 05/05/2025
6 COLOURS APPLIED	ENG 09/05/2025
7 PCV004-STRUCT.	JMC 19/05/2025
8 BASIX TO PLANS-NON STRUCT.	JMC 23/05/2025

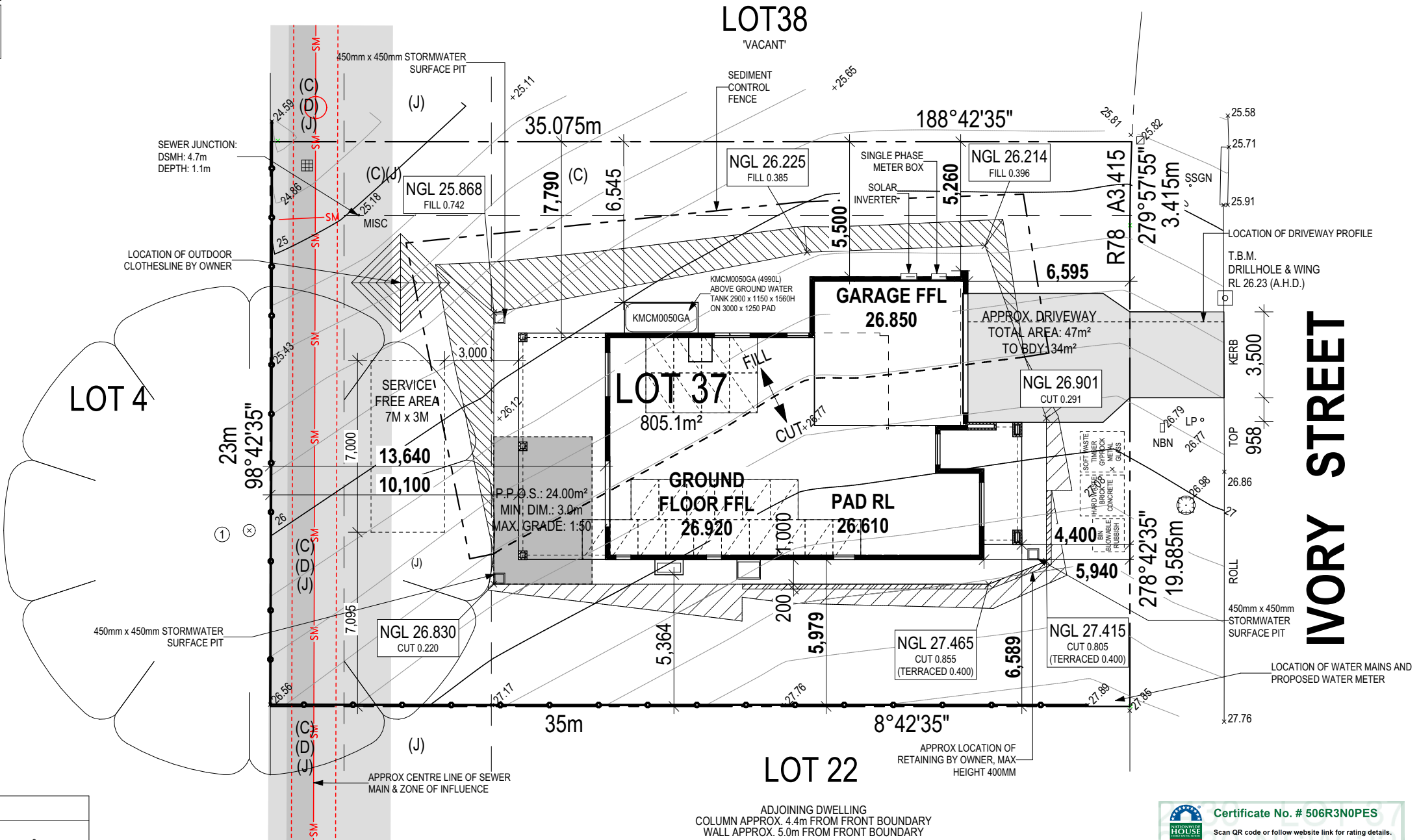
CLIENT:	DAWNE & ROBERT JOHN LANDORE
ADDRESS:	9 IVORY STREET, DIAMOND BEACH NSW 2430
LOT / SECTION / DP:	37 / - / 1291388
COUNCIL:	MIDCOAST COUNCIL

HOUSE DESIGN:	MASSENA 30 TWO
FACADE DESIGN:	HAMPTON C
SHEET TITLE:	SITE PLAN
SHEET No.:	2 / 21

HOUSE CODE:	H-MASCLAD16420A
FACADE CODE:	F-MASHMPC01
SCALES:	1:200, 1:100

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.

271092



Certificate No. # 506R3N0PES

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sooklill
Accreditation No.: DMN/14/1662
Property Address: Lot 37 (#9) Ivory Street, DIAMOND BEACH, 2430, NSW, 2430

<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

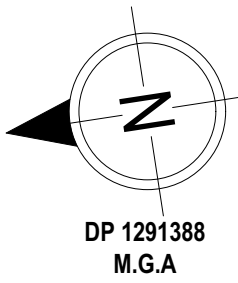
**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE CONNECTED TO APPURTENANT DRAINAGE EASEMENT. COLLECTION AREA = 223.73m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED CONNECTED TO APPURTENANT DRAINAGE EASEMENT.

LEGEND

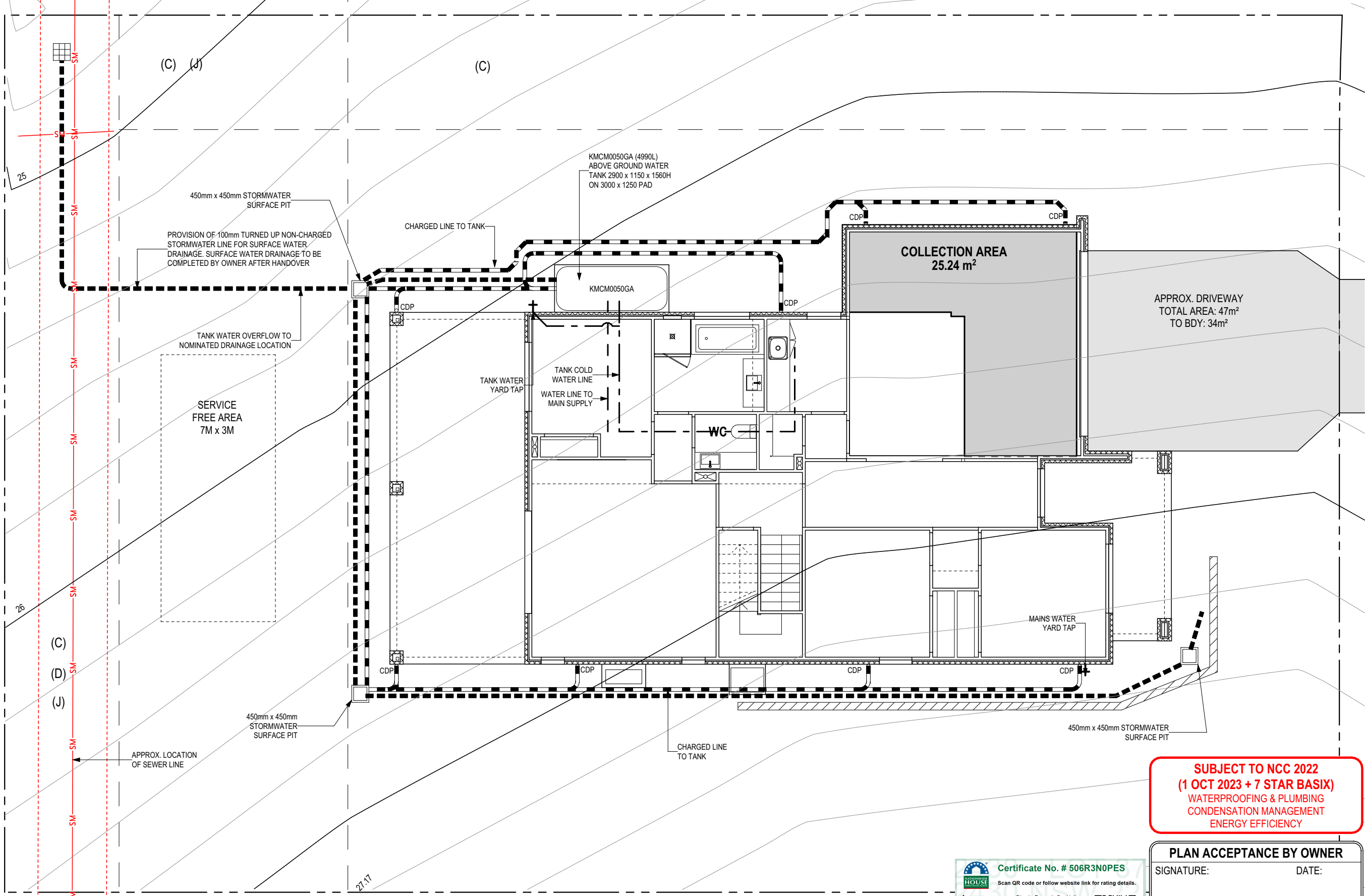
WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
---	RECYCLED COLD WATER LINE
---	TANK COLD WATER LINE
---	WATER LINE TO MAIN SUPPLY
---	NON-CHARGED STORMWATER LINE
---	CHARGED STORMWATER LINE
WM	WASHING MACHINE
WC	TOILET
+	YARD TAP



(C) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP1291388)
(D) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (DP1291388)
(J) EASEMENT FOR ASSET PROTECTION VARIABLE WIDTH (DP1291388)

WATER MANAGEMENT (GROUND FLOOR)
SCALE: 1:100

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SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: DAWNE & ROBERT JOHN LANDORE ADDRESS: 9 IVORY STREET , DIAMOND BEACH NSW 2430 LOT / SECTION / DP: 37 / - / 1291388 COUNCIL: MIDCOAST COUNCIL	HOUSE DESIGN: MASSENA 30 TWO FACADE DESIGN: HAMPTON C SHEET TITLE: WATER MANAGEMENT PLAN (GF)	HOUSE CODE: H-MASCLAD16420A FACADE CODE: F-MASHMPC01 SHEET No.: 3 / 21	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. 271092
	4	WORKING DRAWING PLAN	LLE	02/05/2025				
	5	100% ROOF TO TANK	JMC	05/05/2025				
	6	COLOURS APPLIED	ENG	09/05/2025				
	7	PCV004-STRUCT.	JMC	19/05/2025				
	8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025				

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LEGEND

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- SDP

CDP

WM

WC

+
- STANDARD DOWNPIPE

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

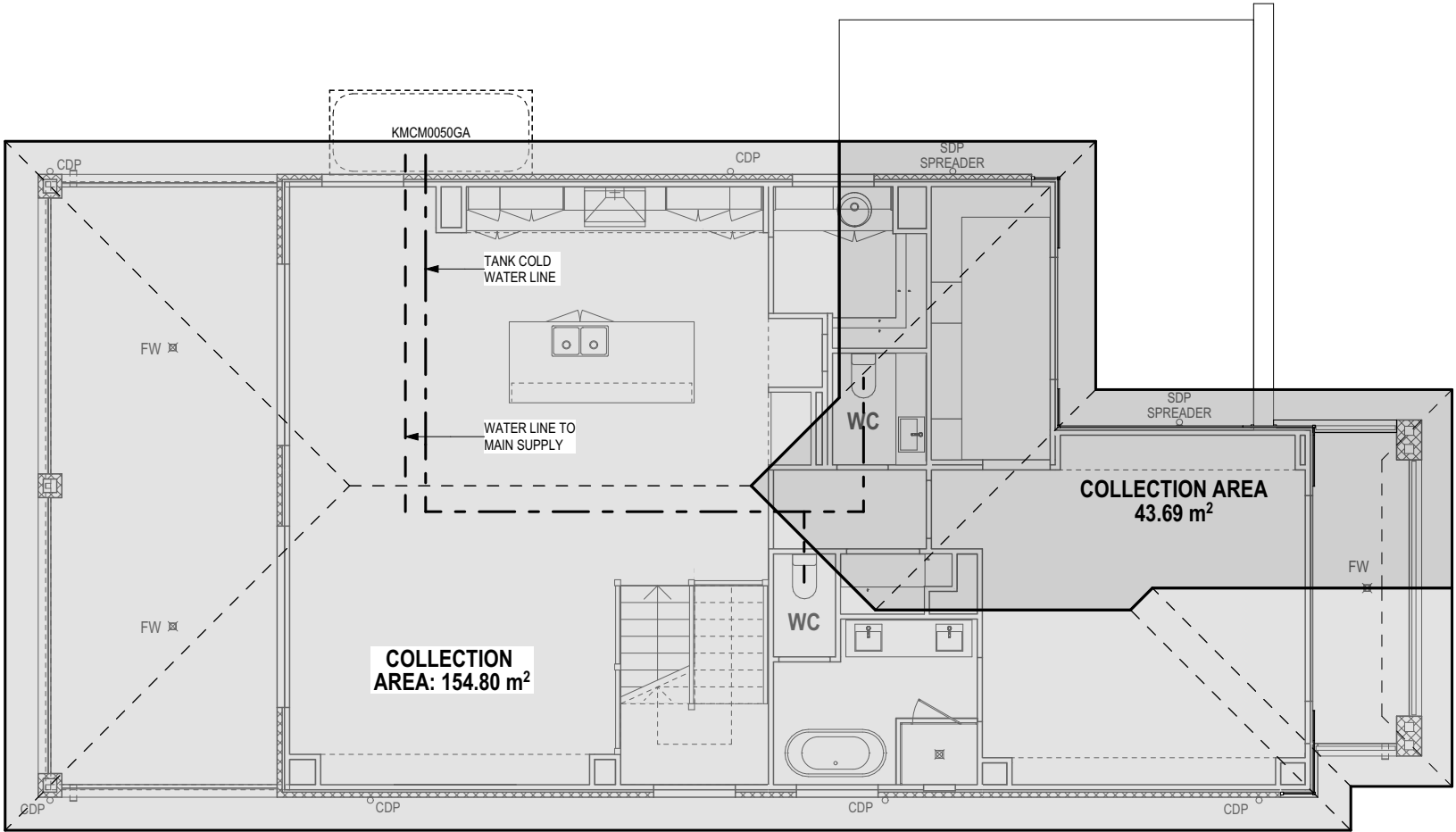
NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WASHING MACHINE

TOILET

YARD TAP



WATER MANAGEMENT (FIRST FLOOR)
SCALE: 1:100

Certificate No. # 506R3N0PES

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Assessor name

Claude-Francois Sookloll

Accreditation No.

DMN/14/1662

Property Address

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CONDENSATION MANAGEMENT
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PLAN ACCEPTANCE BY OWNER

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SPECIFICATION: TWO STOREY	REVISION		DRAWN		CLIENT: DAWNE & ROBERT JOHN LANDORE	HOUSE DESIGN: MASSENA 30 TWO		HOUSE CODE: H-MASCLAD16420A		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. 271092
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COPYRIGHT: © 2025	8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025	ADDRESS: 9 IVORY STREET , DIAMOND BEACH NSW 2430	FACADE DESIGN: HAMPTON C	SHEET TITLE: WATER MANAGEMENT PLAN (FF)	SHEET No.: 4 / 21	FACADE CODE: F-MASHMPC01	SCALES: 1:100
					LOT / SECTION / DP: 37 / - / 1291388	COUNCIL: MIDCOAST COUNCIL				

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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 (EXCLUDES CAVITY SLIDING DOORS)

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.

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- FACE BRICK / COMMON BRICK
- HEBEL
- SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- SDP STANDARD DOWNPIPE
- CDP CHARGED DOWNPIPE
- 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 GAS BAYONET

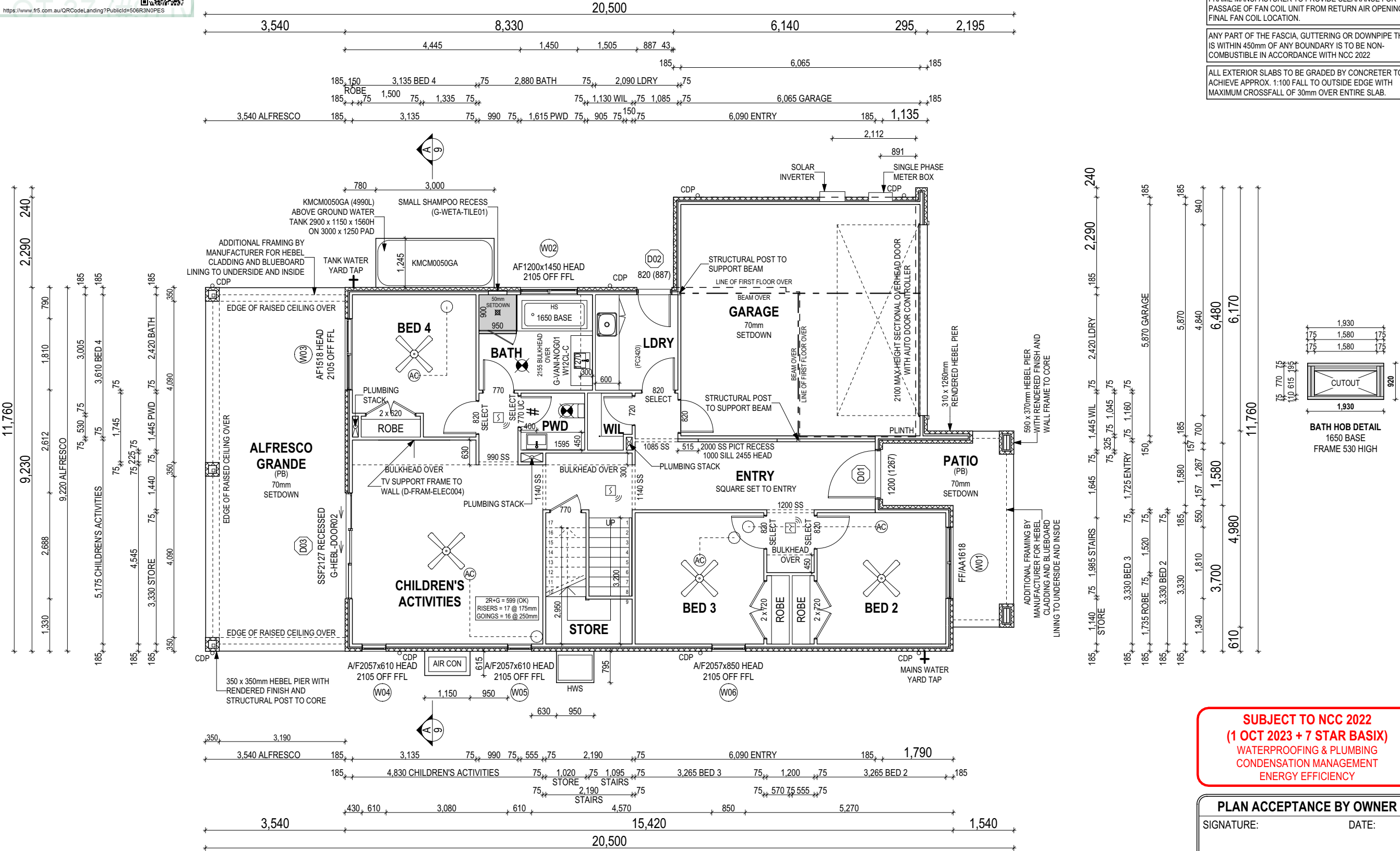
Certificate No. # 506R3N0PES

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address: Lot 37 (#9) Ivory Street, DIAMOND BEACH, 2430, NSW, 2430

<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS



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 CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

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

SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASIX)

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY


PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

ALL DIMENSIONS ARE FRAME DIMENSIONS

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY	REVISION	DRAWN	CLIENT: DAWNE & ROBERT JOHN LANDORE	HOUSE DESIGN: MASSENA 30 TWO	HOUSE CODE: H-MASCLAD16420A	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. 271092
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		5 100% ROOF TO TANK	JMC 05/05/2025	LOT / SECTION / DP: 37 / - / 1291388	SHEET TITLE: GROUND FLOOR PLAN	SHEET No.: 5 / 21	
		6 COLOURS APPLIED	ENG 09/05/2025	COUNCIL: MIDCOAST COUNCIL		SCALES: 1:100	

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

ALL FIRST FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE (EXCLUDES CAVITY SLIDING DOORS)

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.

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC 2022

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

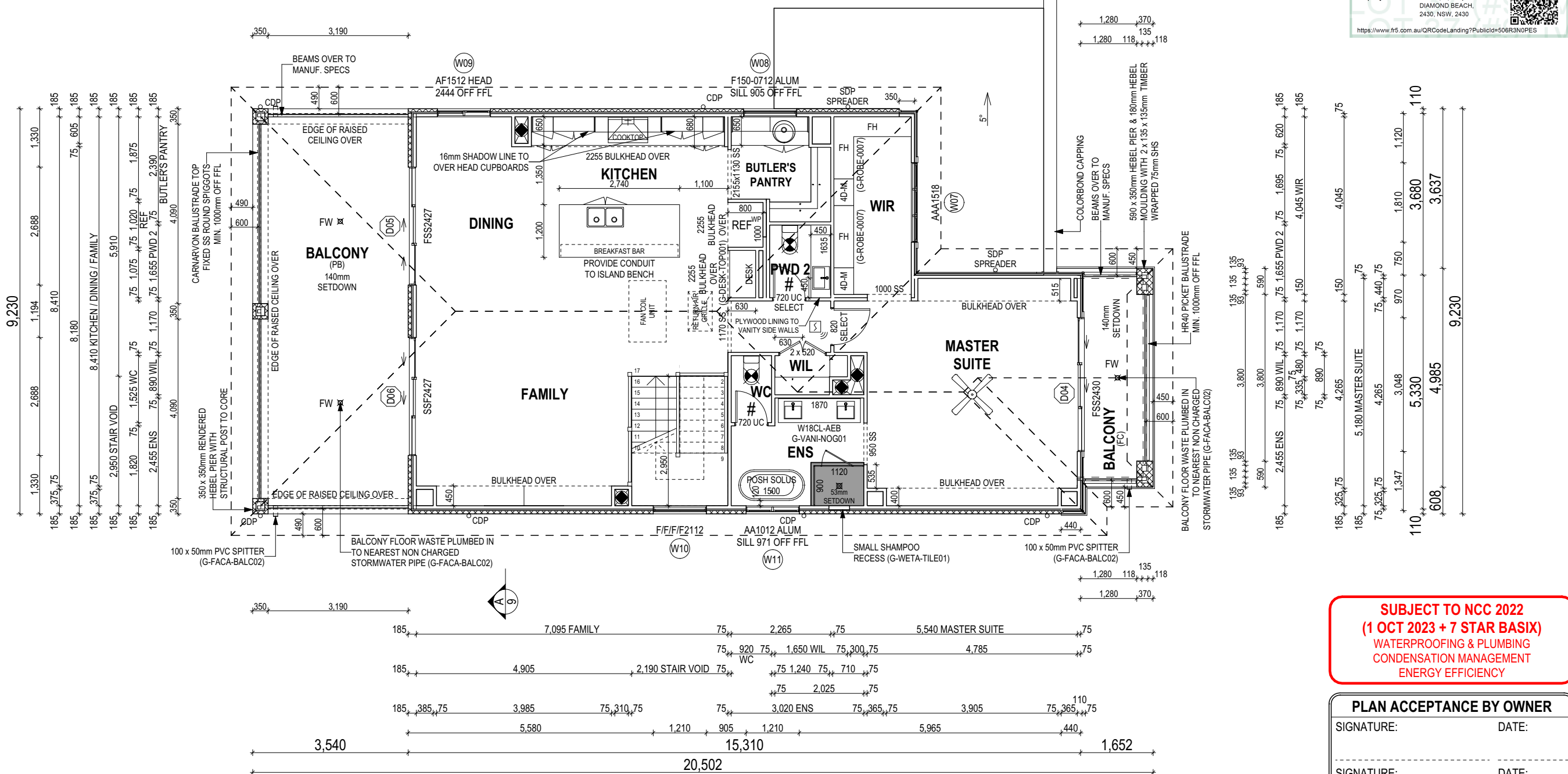
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	FACE BRICK / COMMON BRICK
	HEBEL
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AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
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L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

STAIR VOID DETAIL



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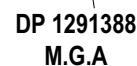


**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

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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© 2025	6 COLOURS APPLIED	ENG 09/05/2025	9 IVORY STREET, DIAMOND BEACH NSW 2430	HAMPTON C	F-MASHMPC01	
	7 PCV004-STRUCT.	JMC 19/05/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	8 BASIX TO PLANS-NON STRUCT.	JMC 23/05/2025	37 / - / 1291388	FIRST FLOOR PLAN	6 / 21	271092
			COUNCIL:		SCALES:	
			MIDCOAST COUNCIL		1:100	



ROOF PLAN
SCALE: 1:100



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							271092

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Last Published: Friday, 23 May 2025 9:54 AM


EXTERIOR WINDOW & DOOR SCHEDULE <small>1,2 ASSUME LOOKING FROM OUTSIDE</small>														MANUFACTURER: DOWELL	
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	FF/AA1618	AWNING	BED 2	1,543	1,810	6,706	2.79	ALUMINIUM	N/A	NONE	S	2.14	CLEAR, DOUBLE GLAZED, LOW-E	BP 1028, MP 905/905, GLAZING BARS
GROUND FLOOR	W02	AF1200x1450	SPECIAL	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	NONE	E	1.38	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W03	AF1518	AWNING	BED 4	1,457	1,810	6,534	2.64	ALUMINIUM	N/A	NONE	N	2.19	CLEAR, DOUBLE GLAZED, LOW-E	MP 905
GROUND FLOOR	W04	A/F2057x610	SPECIAL	CHILDREN'S ACTIVITIES	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	W	0.93	CLEAR, DOUBLE GLAZED, LOW-E	BP 600
GROUND FLOOR	W05	A/F2057x610	SPECIAL	CHILDREN'S ACTIVITIES	2,057	610	5,334	1.25	ALUMINIUM	N/A	NONE	W	0.93	CLEAR, DOUBLE GLAZED, LOW-E	BP 600
GROUND FLOOR	W06	A/F2057x850	SPECIAL	BED 3	2,057	850	5,814	1.75	ALUMINIUM	N/A	NONE	W	1.37	CLEAR, DOUBLE GLAZED, LOW-E	BP 600
FIRST FLOOR	W07	AAA1518	AWNING	WIR	1,457	1,810	6,534	2.64	ALUMINIUM	N/A	NONE	S	1.90	CLEAR, DOUBLE GLAZED, LOW-E	MP 603-603, GLAZING BARS
FIRST FLOOR	W08	F150-0712	FIXED	BUTLER'S PANTRY	727	1,210	3,874	0.88	ALUMINIUM	N/A	NONE	E	0.75	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
FIRST FLOOR	W09	AF1512	AWNING	DINING	1,457	1,210	5,334	1.76	ALUMINIUM	N/A	NONE	E	1.37	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	MP 605
FIRST FLOOR	W10	F/F/F2112	FIXED	STAIRWELL	2,057	1,210	6,534	2.49	ALUMINIUM	N/A	NONE	W	2.01	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	BP 514/1029/1543
FIRST FLOOR	W11	AA1012	AWNING	ENS	1,029	1,210	4,478	1.25	ALUMINIUM	N/A	NONE	W	0.86	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 605
								20.44					15.83		
DOOR															
GROUND FLOOR	D01	1200	SWINGING	ENTRY	2,106	1,267	6,746	2.67	TIMBER	N/A	NONE	S	---	DOOR(S): CLEAR, DOUBLE GLAZED - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 1200mmLOW-E
GROUND FLOOR	D02	820	SWINGING	LDRY	2,106	887	5,986	1.87	TIMBER	N/A	NONE	E	---	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 820mm
GROUND FLOOR	D03	SSF2127	STACKER	CHILDREN'S ACTIVITIES	2,100	2,688	9,576	5.64	ALUMINIUM	N/A	NONE	N	4.96	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	
FIRST FLOOR	D04	FSS2430	STACKER	MASTER SUITE	2,400	3,048	10,896	7.32	ALUMINIUM	N/A	NONE	S	6.53	CLEAR, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	D05	FSS2427	STACKER	FAMILY	2,400	2,688	10,176	6.45	ALUMINIUM	N/A	NONE	N	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	THERMALLY BROKEN DOUBLE GLAZING, LOW-E LIGHT BRIDGE
FIRST FLOOR	D06	SSF2427	STACKER	FAMILY	2,400	2,688	10,176	6.45	ALUMINIUM	N/A	NONE	N	5.70	CLEAR, DOUBLE GLAZED, TOUGHENED, LOW-E	THERMALLY BROKEN DOUBLE GLAZING, LOW-E LIGHT BRIDGE
								30.40					22.89		
								50.84					38.72		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1085 SS	SQUARE SET OPENING	2,455	1,085	N/A	
GROUND FLOOR	2	1140 SS	SQUARE SET OPENING	2,455	1,140	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,455	1,200	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,340	1,240	N/A	
GROUND FLOOR	2	2 x 720	SWINGING	2,340	1,440	N/A	
GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	
GROUND FLOOR	2	770	SWINGING	2,340	770	N/A	
GROUND FLOOR	1	770 UC	SWINGING	2,340	770	N/A	SELECT, 20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	1	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	4	820	SWINGING	2,340	820	N/A	SELECT
GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,455	990	N/A	
FIRST FLOOR	1	1000 SS	SQUARE SET OPENING	2,455	1,000	N/A	
FIRST FLOOR	1	1170 SS	SQUARE SET OPENING	2,455	1,170	N/A	
FIRST FLOOR	1	2 x 520	SWINGING	2,340	1,040	N/A	
FIRST FLOOR	1	2155x1130 SS	SQUARE SET OPENING	2,155	1,130	N/A	
FIRST FLOOR	1	720 UC	SWINGING	2,340	720	N/A	SELECT, 20mm UNDERCUT, LIFT-OFF HINGES
FIRST FLOOR	1	720 UC	SWINGING	2,340	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
FIRST FLOOR	1	820	SWINGING	2,340	820	N/A	SELECT
FIRST FLOOR	1	950 SS	SQUARE SET OPENING	2,455	950	N/A	

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

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- SITE CLASSIFICATION
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Certificate No. # 506R3N0PES

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address


Claude-Francois Sookloll

DMN/14/1662

Lot 37 (#9) Ivory Street

DIAMOND BEACH,

2430, NSW, 2430



<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER


SIGNATURE: DATE:

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PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)
1	PICT RECESS	1,455	2,000	2.91

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		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.	
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HEBEL ARTICULATION JOINT LOCATION
TO MANUFACTURERS SPECIFICATIONS

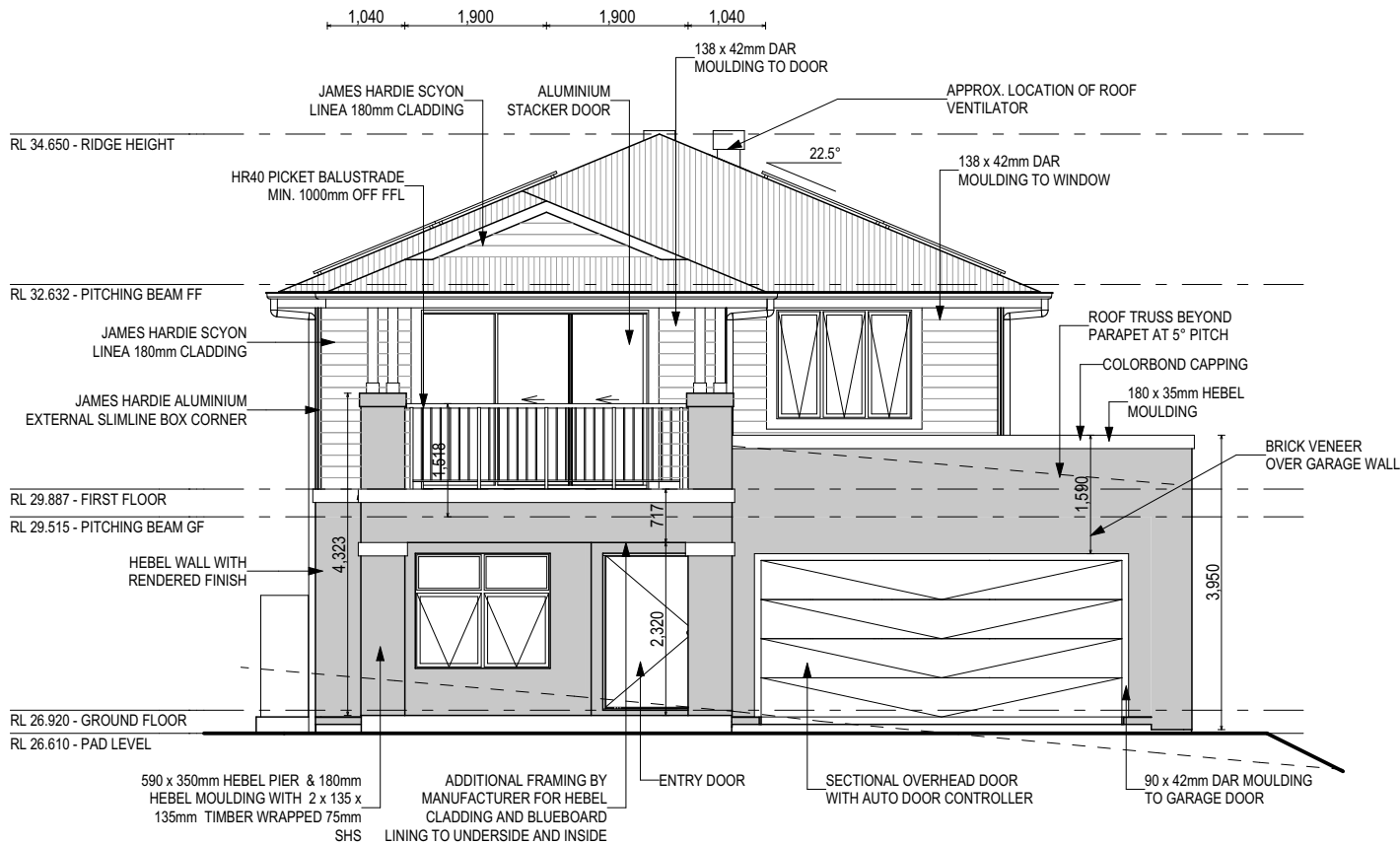
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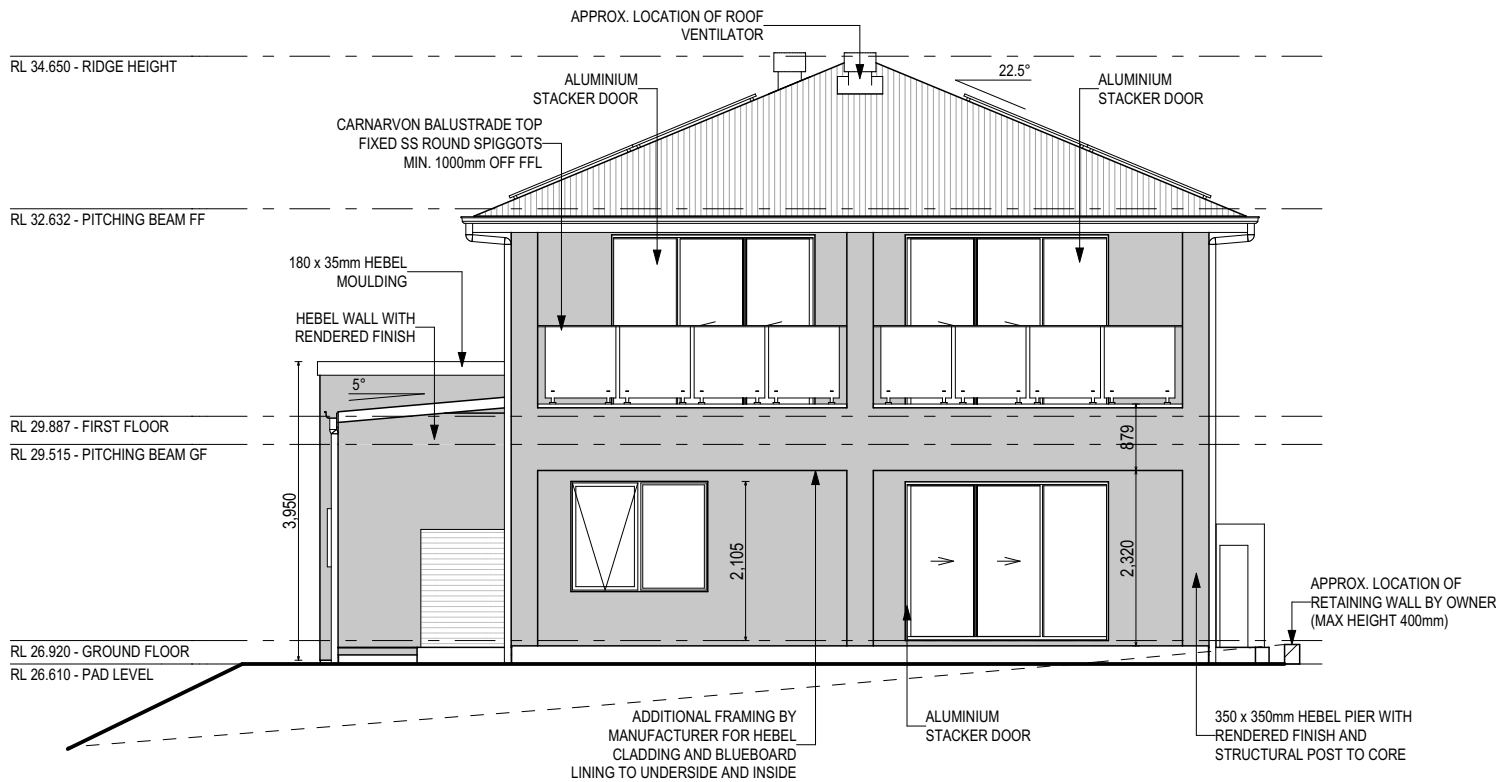
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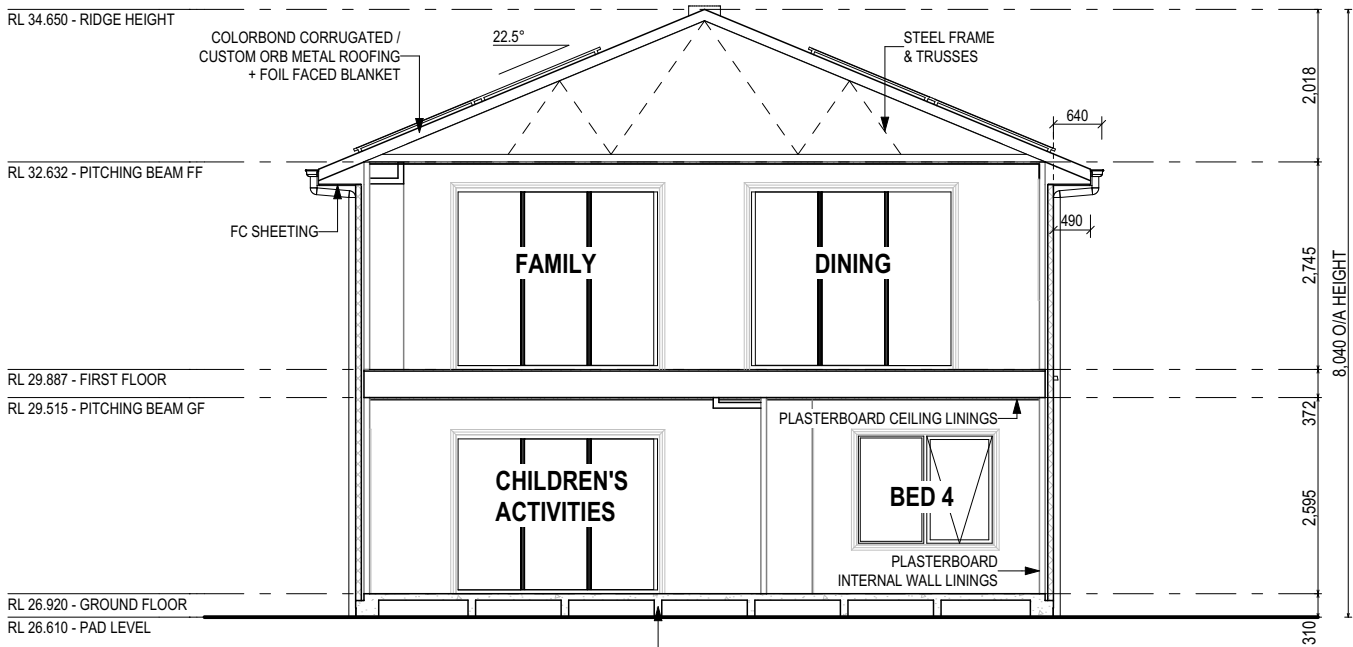
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



FRONT ELEVATION (SOUTH)
SCALE: 1:100



REAR ELEVATION (NORTH)
SCALE: 1:100



SECTION A-A
SCALE: 1:100

Certificate No. # 506R3N0PES

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 37 (#9) Ivory Street, DIAMOND BEACH, 2430, NSW, 2430

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

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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	7	PCV004-STRUCT.		JMC	19/05/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	8	BASIX TO PLANS-NON STRUCT.		JMC	23/05/2025	37 / - / 1291388		MIDCOAST COUNCIL		9 / 21	1:100	

HEBEL ARTICULATION JOINT LOCATION
TO MANUFACTURERS SPECIFICATIONS

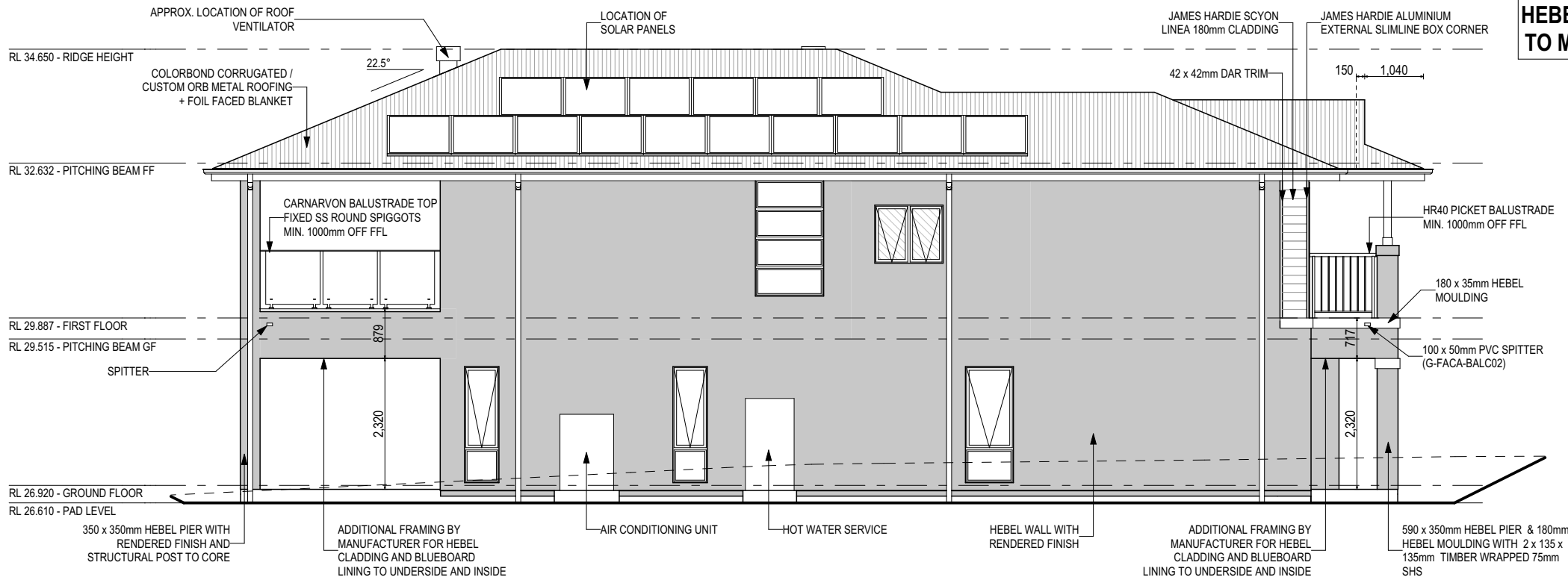
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

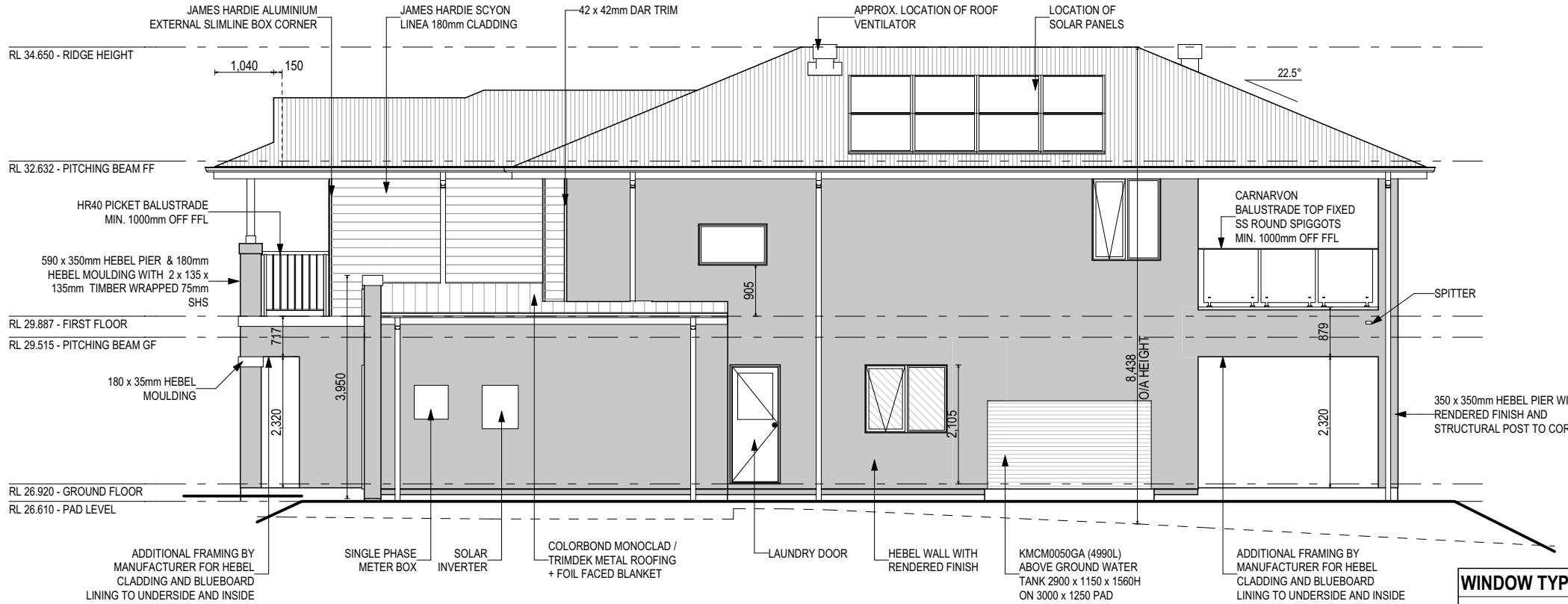
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

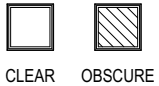


LEFT ELEVATION (WEST)
SCALE: 1:100

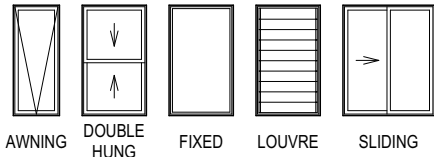


RIGHT ELEVATION (EAST)
SCALE: 1:100

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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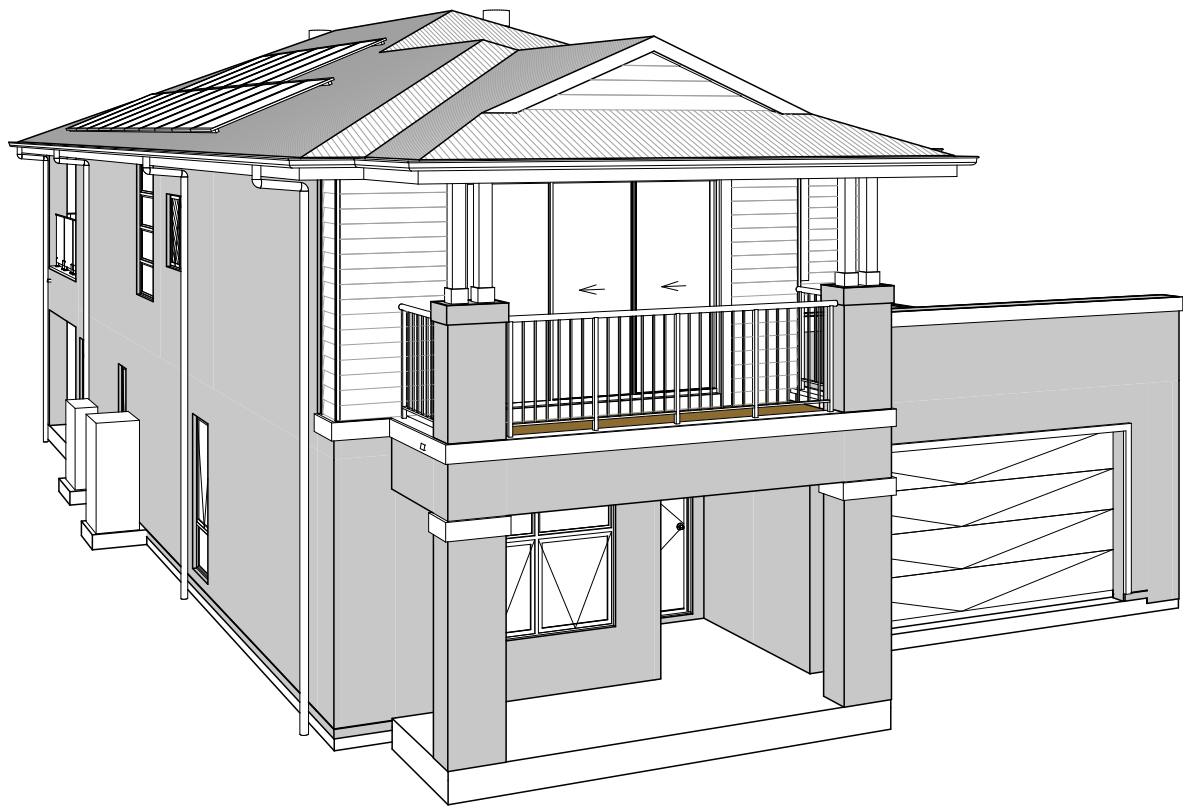


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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

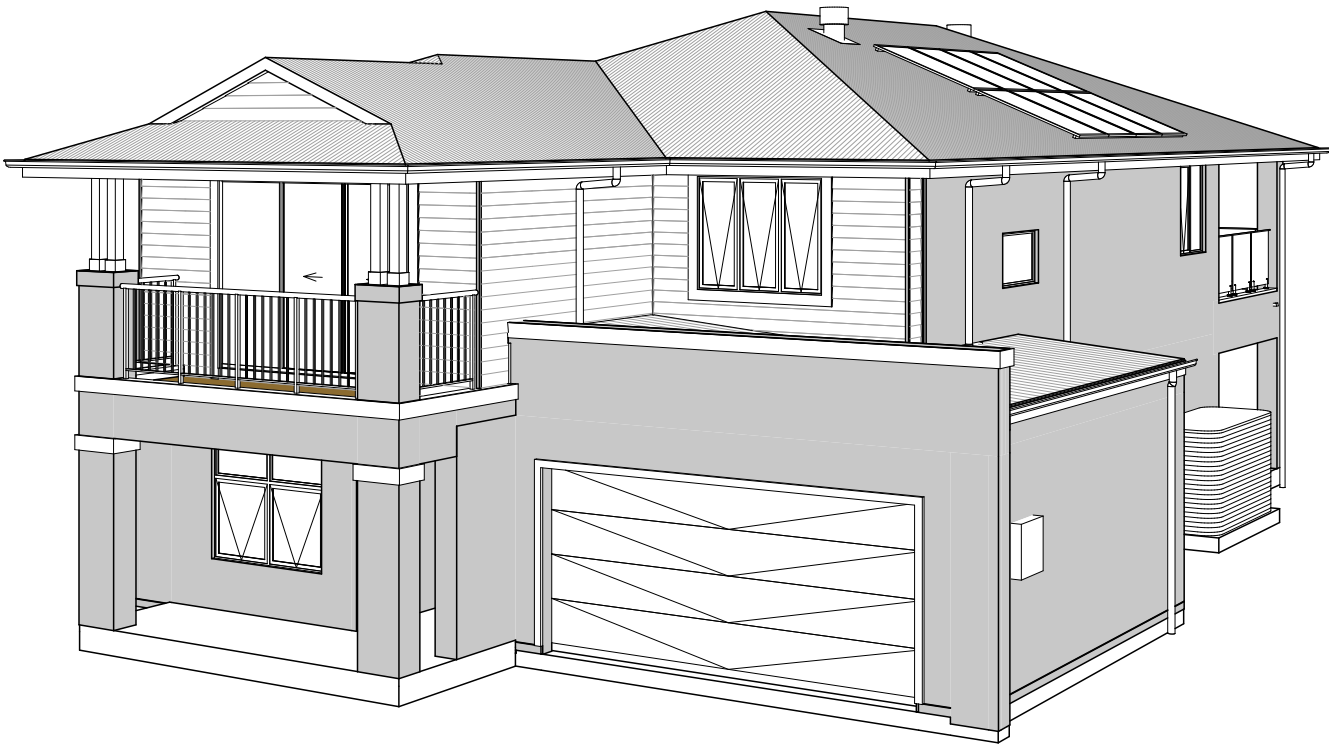
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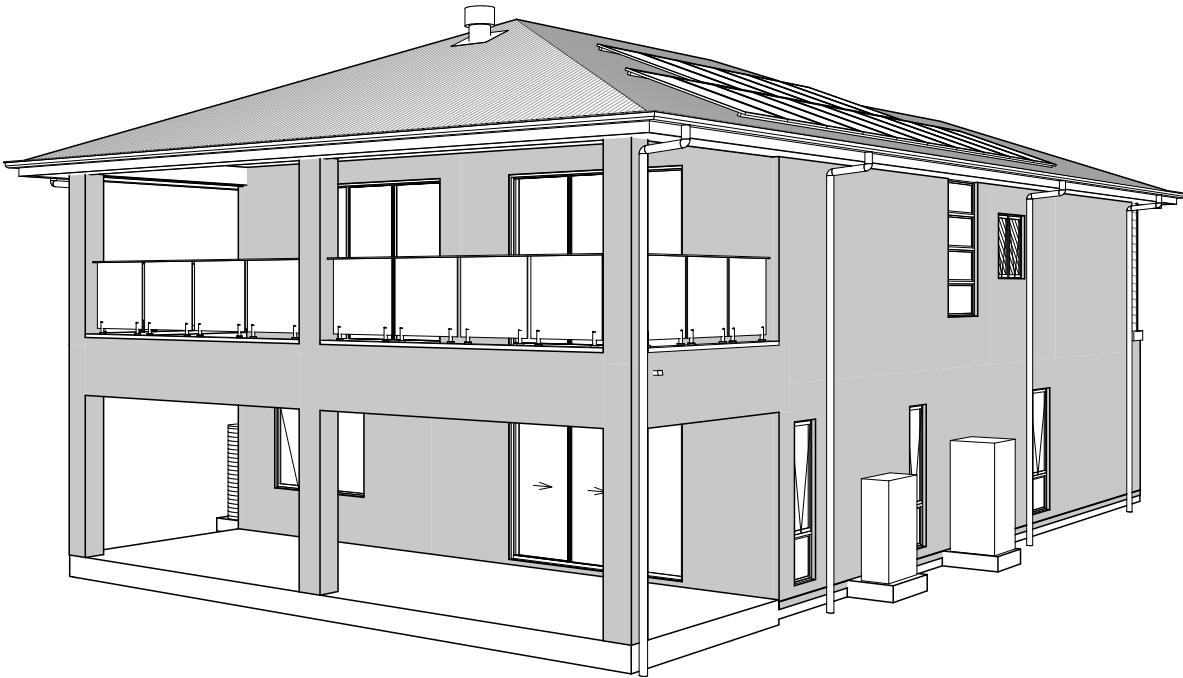
SPECIFICATION: TWO STOREY COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: DAWNE & ROBERT JOHN LANDORE ADDRESS: 9 IVORY STREET , DIAMOND BEACH NSW 2430 LOT / SECTION / DP: 37 / - / 1291388 COUNCIL: MIDCOAST COUNCIL	HOUSE DESIGN: MASSENA 30 TWO FACADE DESIGN: HAMPTON C SHEET TITLE: ELEVATIONS	HOUSE CODE: H-MASCLAD16420A FACADE CODE: F-MASHMPC01 SHEET No.: 10 / 21 SCALES: 1:100	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. 271092
	4	WORKING DRAWING PLAN	LLE	02/05/2025				
	5	100% ROOF TO TANK	JMC	05/05/2025				
	6	COLOURS APPLIED	ENG	09/05/2025				
	7	PCV004-STRUCT.	JMC	19/05/2025				
	8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025				



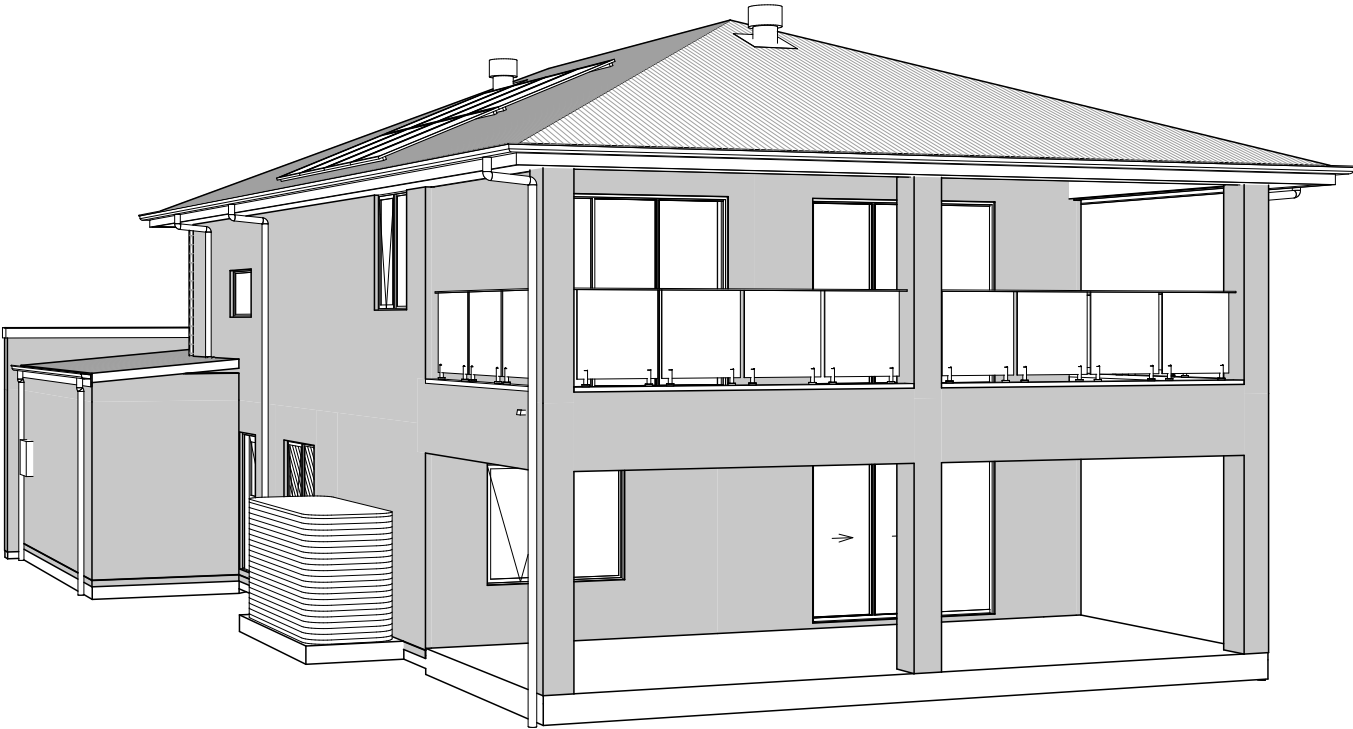
FRONT LEFT



FRONT RIGHT



REAR LEFT



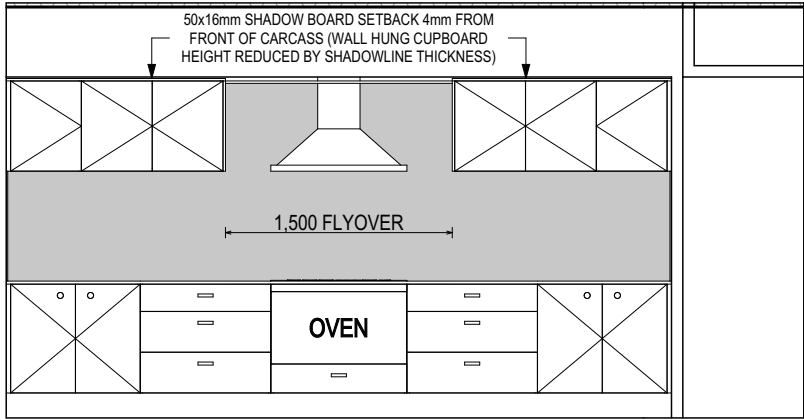
REAR RIGHT



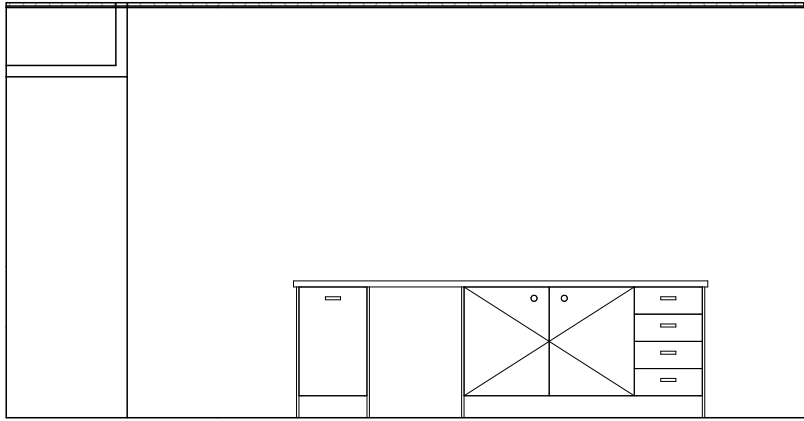
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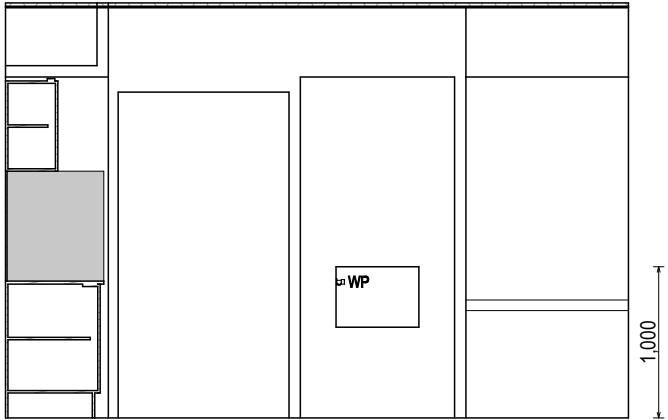
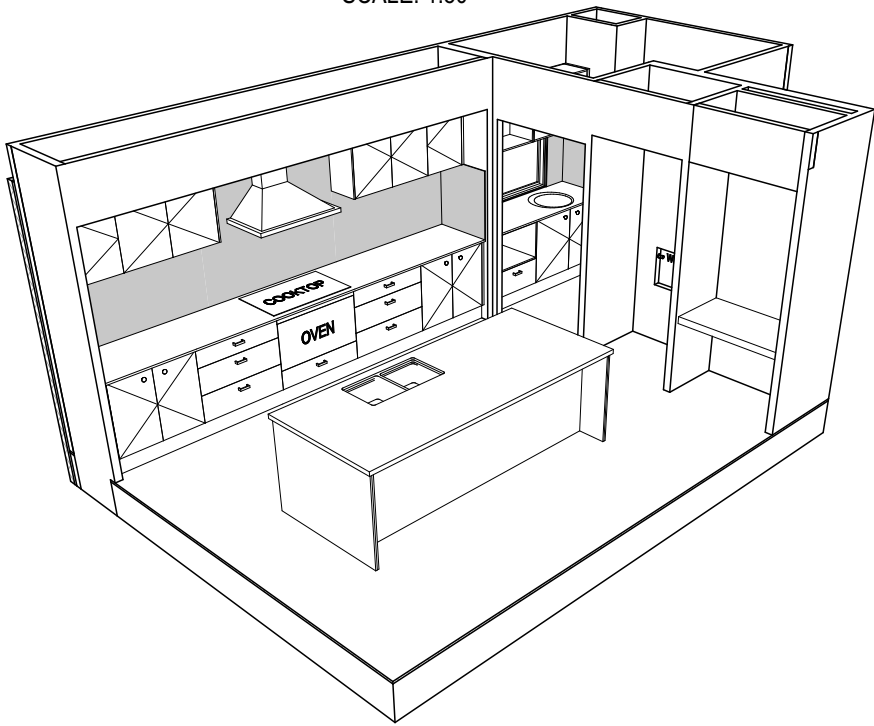
SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 271092
	4	WORKING DRAWING PLAN		LLE	02/05/2025	DAWNE & ROBERT JOHN LANDORE		MASSENA 30 TWO		H-MASCLAD16420A		
COPYRIGHT: © 2025	5	100% ROOF TO TANK		JMC	05/05/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	6	COLOURS APPLIED		ENG	09/05/2025	9 IVORY STREET , DIAMOND BEACH NSW 2430		HAMPTON C		F-MASHMPC01		
	7	PCV004-STRUCT.		JMC	19/05/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
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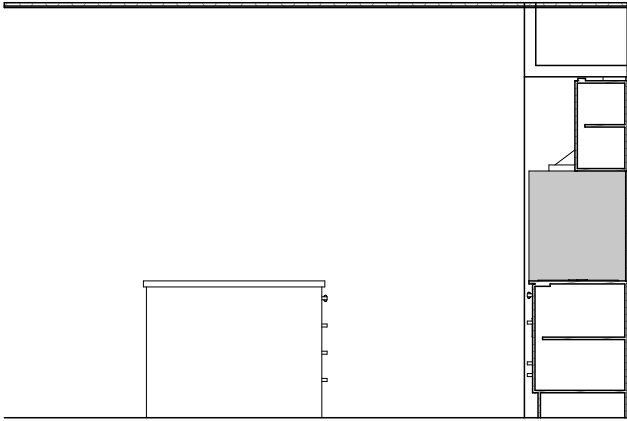
ELEVATION A
SCALE: 1:50



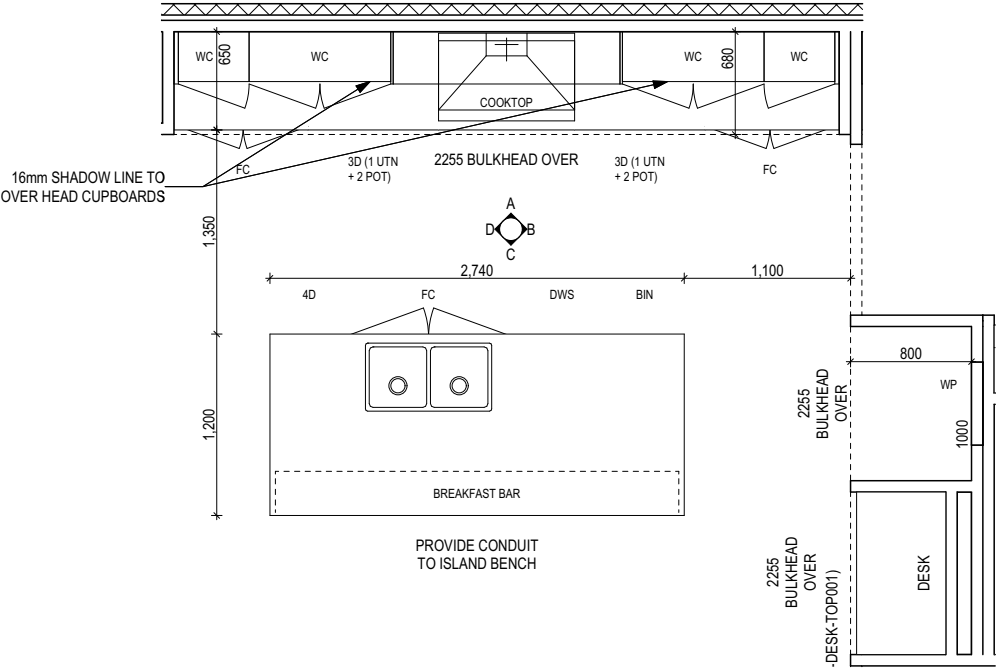
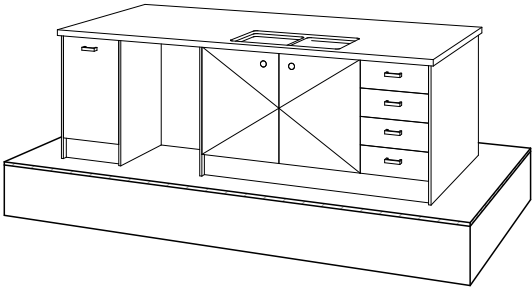
ELEVATION C
SCALE: 1:50



ELEVATION B
SCALE: 1:50



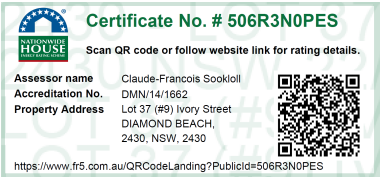
ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

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

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**SUBJECT TO NCC 2022
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

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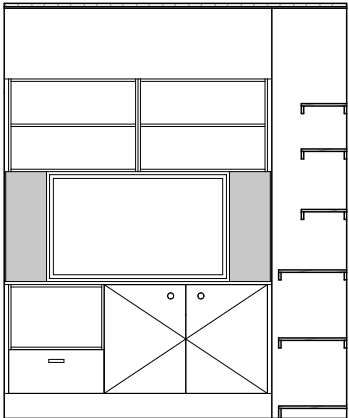


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	5 100% ROOF TO TANK	JMC 05/05/2025	LOT / SECTION / DP: 37 / - / 1291388	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 12 / 21	
	6 COLOURS APPLIED	ENG 09/05/2025	COUNCIL: MIDCOAST COUNCIL		SCALES: 1:50, 1:100	
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	8 BASIX TO PLANS-NON STRUCT.	JMC 23/05/2025				

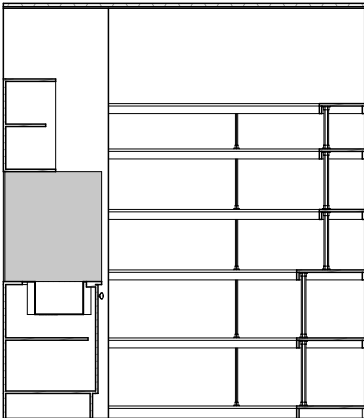
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- GENERAL BUILDING INFORMATION

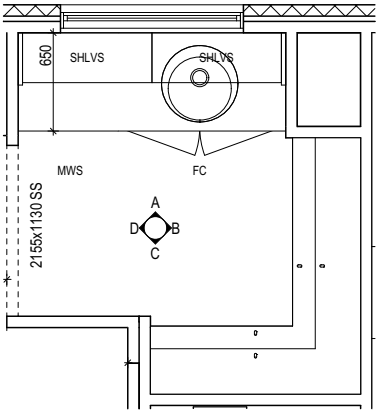
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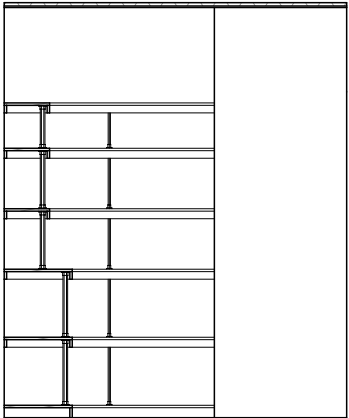
ELEVATION A
SCALE: 1:50



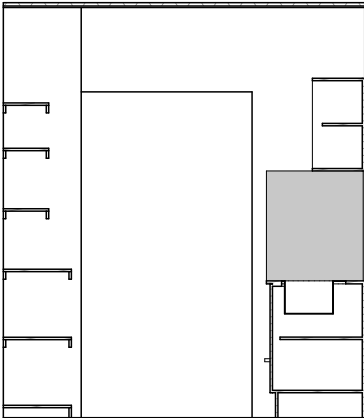
ELEVATION B
SCALE: 1:50



BUTLER'S PANTRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Certificate No. # 506R3N0PES
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 37 (#9) Ivory Street
DIAMOND BEACH,
2430, NSW, 2430

<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

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

PLAN ACCEPTANCE BY OWNER


SIGNATURE:DATE:

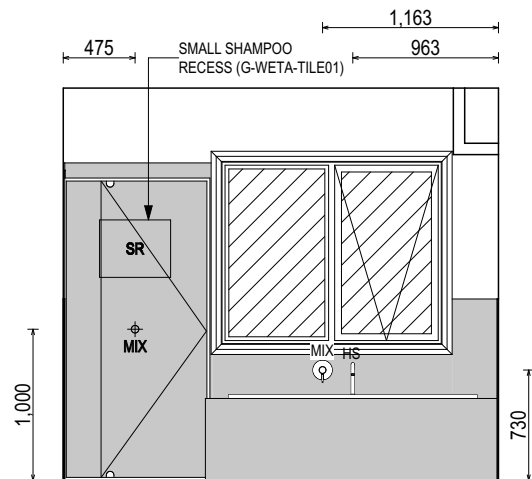
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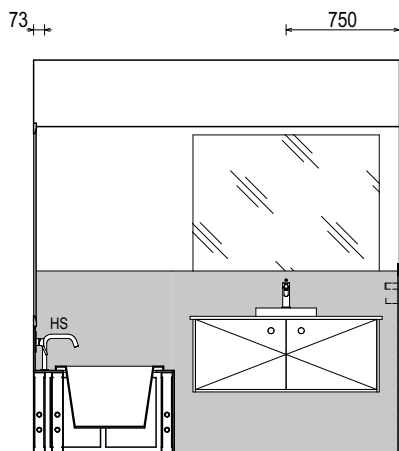
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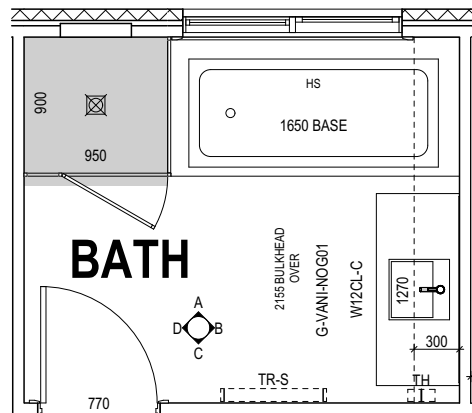
<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION:		REVISION	DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	TWO STOREY	4	WORKING DRAWING PLAN	LLE	02/05/2025	DAWNE & ROBERT JOHN LANDORE		MASSENA 30 TWO		H-MASCLAD16420A		
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	© 2025	6	COLOURS APPLIED	ENG	09/05/2025	9 IVORY STREET , DIAMOND BEACH NSW 2430		HAMPTON C		F-MASHMPC01		
		7	PCV004-STRUCT.	JMC	19/05/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025	37 / - / 1291388	MIDCOAST COUNCIL	BUTLER'S PANTRY DETAILS	13 / 21	1:50, 1:100	271092	



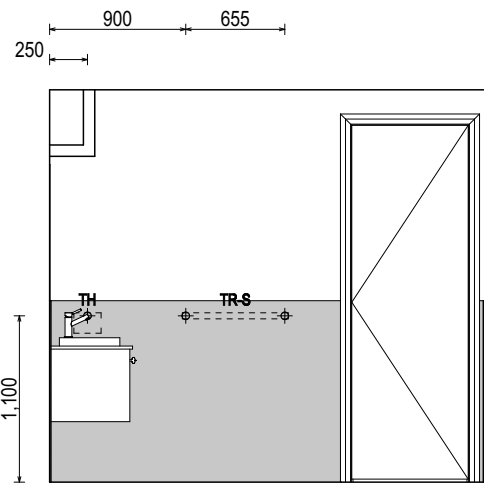
ELEVATION A
SCALE: 1:50



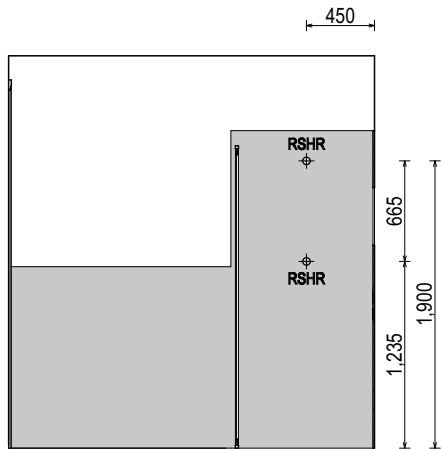
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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- 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
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

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	7 PCV004-STRUCT.	JMC 19/05/2025	COUNCIL: MIDCOAST COUNCIL	SCALES: 1:50, 1:100		271092
	8 BASIX TO PLANS-NON STRUCT.	JMC 23/05/2025				

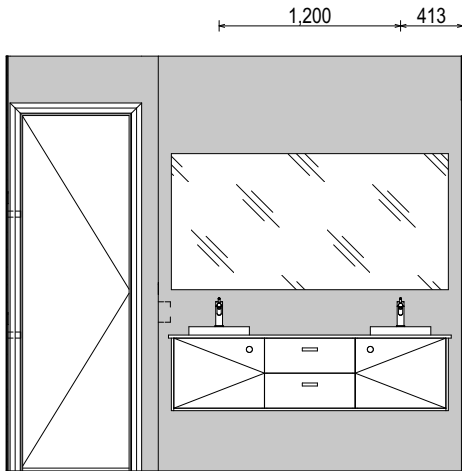
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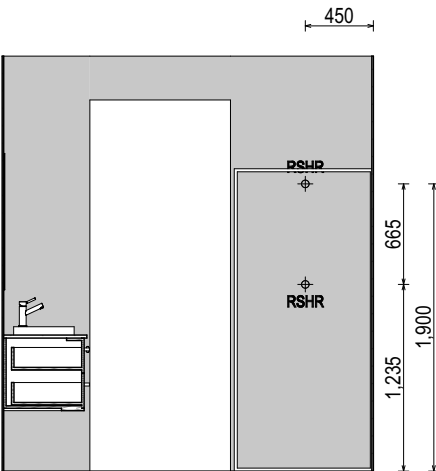
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LEGEND

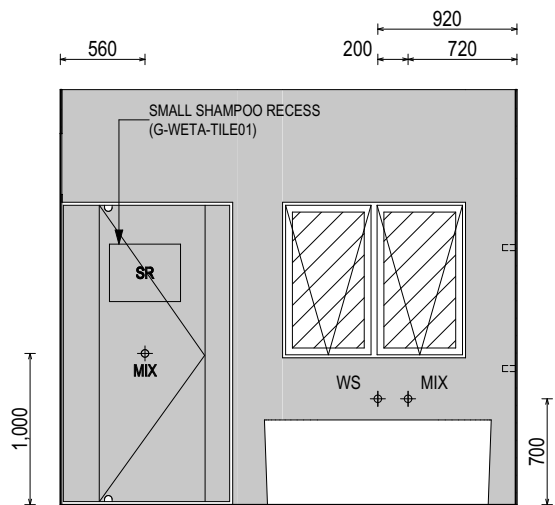
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



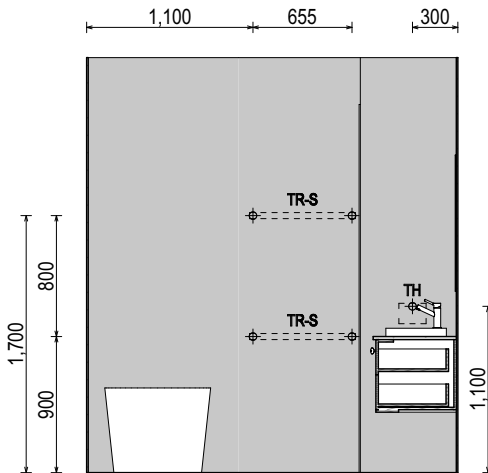
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SCALE: 1:50



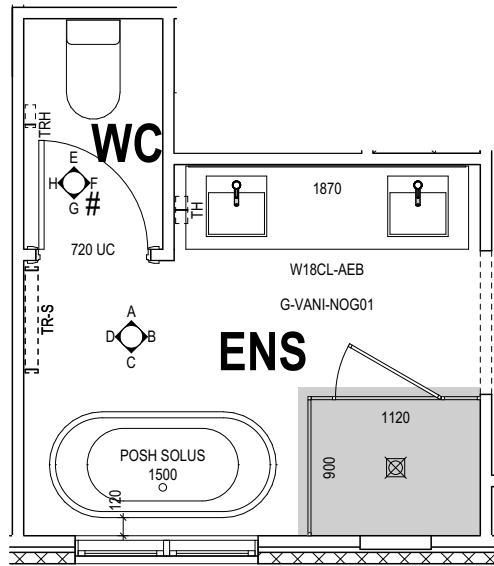
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SCALE: 1:50



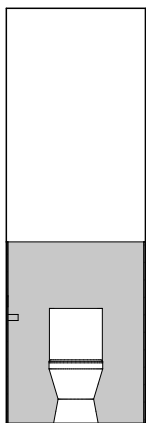
ELEVATION C
SCALE: 1:50



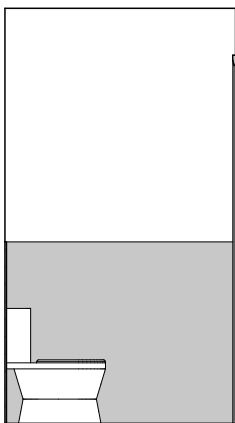
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SCALE: 1:50



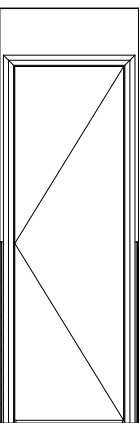
ENSUITE / WC PLAN
SCALE: 1:50



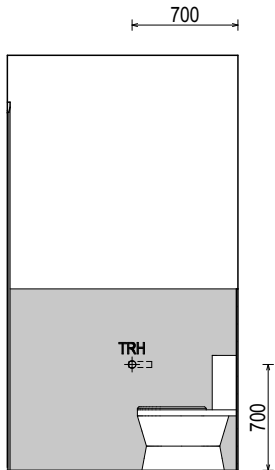
ELEVATION E
SCALE: 1:50



ELEVATION F
SCALE: 1:50



ELEVATION G
SCALE: 1:50



ELEVATION H
SCALE: 1:50



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PLAN ACCEPTANCE BY OWNER

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COPYRIGHT: © 2025	4 WORKING DRAWING PLAN	LLE 02/05/2025	ADDRESS: 9 IVORY STREET, DIAMOND BEACH NSW 2430	FACADE DESIGN: HAMPTON C	FACADE CODE: F-MASHMPC01	
	5 100% ROOF TO TANK	JMC 05/05/2025	LOT / SECTION / DP: 37 / - / 1291388	SHEET TITLE: ENSUITE / WC DETAILS	SHEET No.: 15 / 21	
	6 COLOURS APPLIED	ENG 09/05/2025	COUNCIL: MIDCOAST COUNCIL		SCALES: 1:50, 1:100	
	7 PCV004-STRUCT.	JMC 19/05/2025				
	8 BASIX TO PLANS-NON STRUCT.	JMC 23/05/2025				

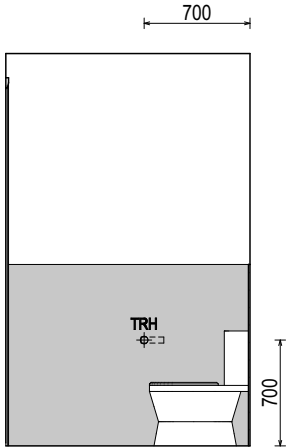
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

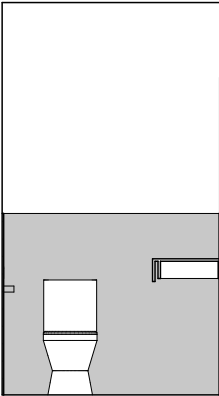
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

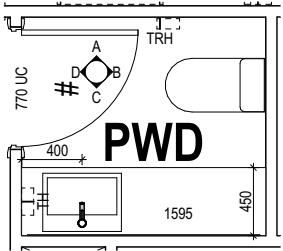
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | 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 |



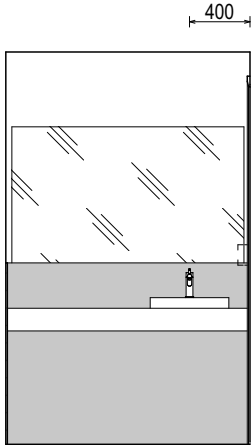
ELEVATION A
SCALE: 1:50



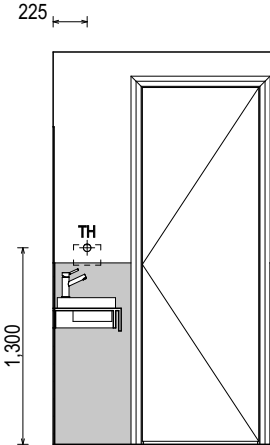
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Certificate No. # 506R3N0PES

Scan QR code or follow website link for rating details.

Assessor name	Claude-Francois Sookloll
Accreditation No.	DMN/14/1662
Property Address	Lot 37 (#9) Ivory Street DIAMOND BEACH, 2430, NSW, 2430

<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

**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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© 2025	6	COLOURS APPLIED		ENG	09/05/2025	9 IVORY STREET , DIAMOND BEACH NSW 2430		HAMPTON C		F-MASHMPC01				
	7	PCV004-STRUCT.		JMC	19/05/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:				
	8	BASIX TO PLANS-NON STRUCT.		JMC	23/05/2025	37 / - / 1291388		MIDCOAST COUNCIL		POWDER ROOM DETAILS		16 / 21	SCALES: 1:50, 1:100	271092

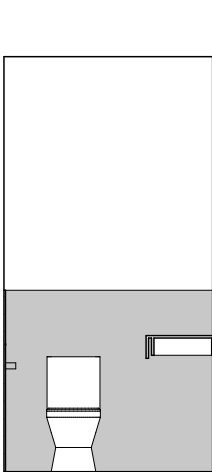
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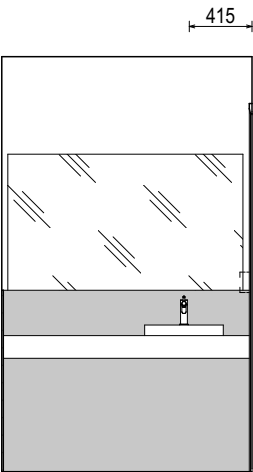
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

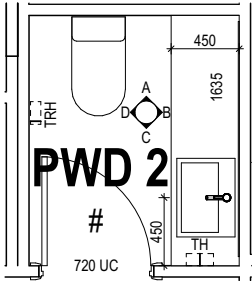
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | 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 |



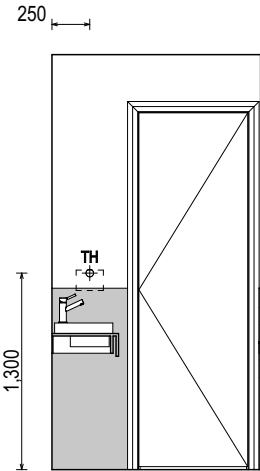
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SCALE: 1:50



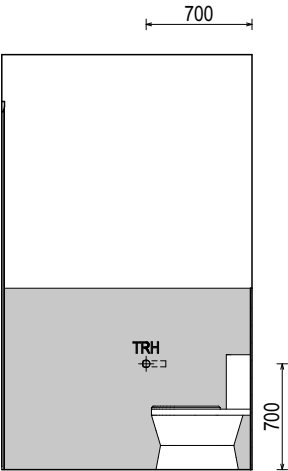
ELEVATION B
SCALE: 1:50



POWDER ROOM 2 PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



Certificate No. # 506R3N0PES

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Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 37 (#9) Ivory Street

DIAMOND BEACH,

2430, NSW, 2430



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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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TWO STOREY	4	WORKING DRAWING PLAN		LLE	02/05/2025	DAWNE & ROBERT JOHN LANDORE		MASSENA 30 TWO		H-MASCLAD16420A			
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© 2025	6	COLOURS APPLIED		ENG	09/05/2025	9 IVORY STREET , DIAMOND BEACH NSW 2430		HAMPTON C		F-MASHMPC01			
	7	PCV004-STRUCT.		JMC	19/05/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:		
	8	BASIX TO PLANS-NON STRUCT.		JMC	23/05/2025	37 / - / 1291388		MIDCOAST COUNCIL		POWDER ROOM 2 DETAILS	17 / 21		1:50, 1:100

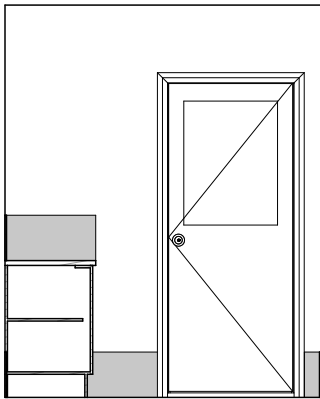
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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- GENERAL BUILDING INFORMATION

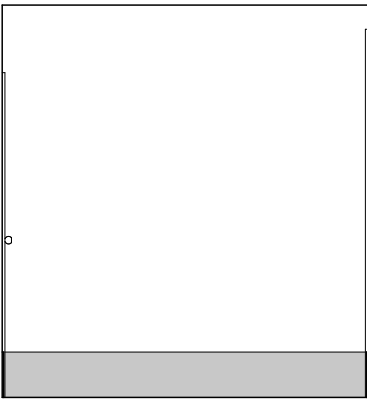
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

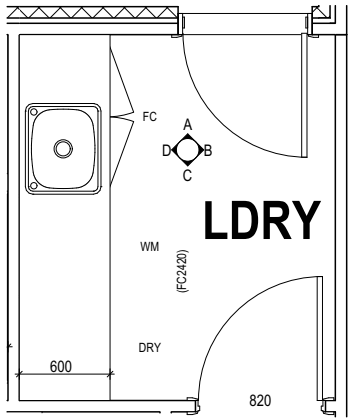
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
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| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



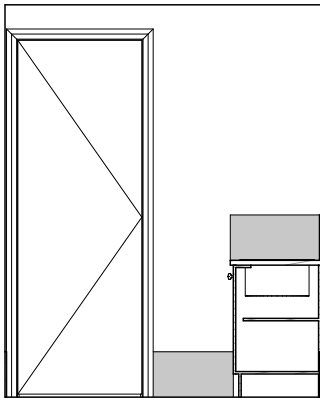
ELEVATION A
SCALE: 1:50



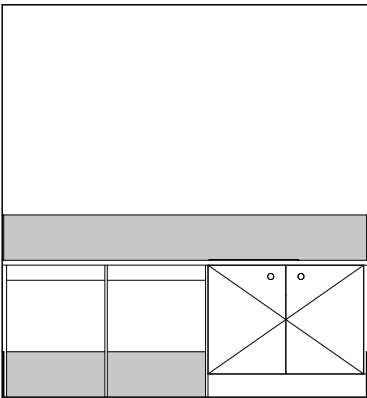
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**Certificate No. # 506R3N0PES**

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Assessor name
Accreditation No.
Property Address

Claude-Francois Sooklall
DMN/14/1662
Lot 37 (#9) Ivory Street
DIAMOND BEACH,
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**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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	4	WORKING DRAWING PLAN		LLE	02/05/2025	DAWNE & ROBERT JOHN LANDORE		MASSENA 30 TWO		H-MASCLAD16420A		
COPYRIGHT: © 2025	5	100% ROOF TO TANK		JMC	05/05/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	6	COLOURS APPLIED		ENG	09/05/2025	9 IVORY STREET , DIAMOND BEACH NSW 2430		HAMPTON C		F-MASHMPC01		
	7	PCV004-STRUCT.		JMC	19/05/2025	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	8	BASIX TO PLANS-NON STRUCT.		JMC	23/05/2025	37 / - / 1291388		MIDCOAST COUNCIL		18 / 21	1:50, 1:100	
												271092

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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)

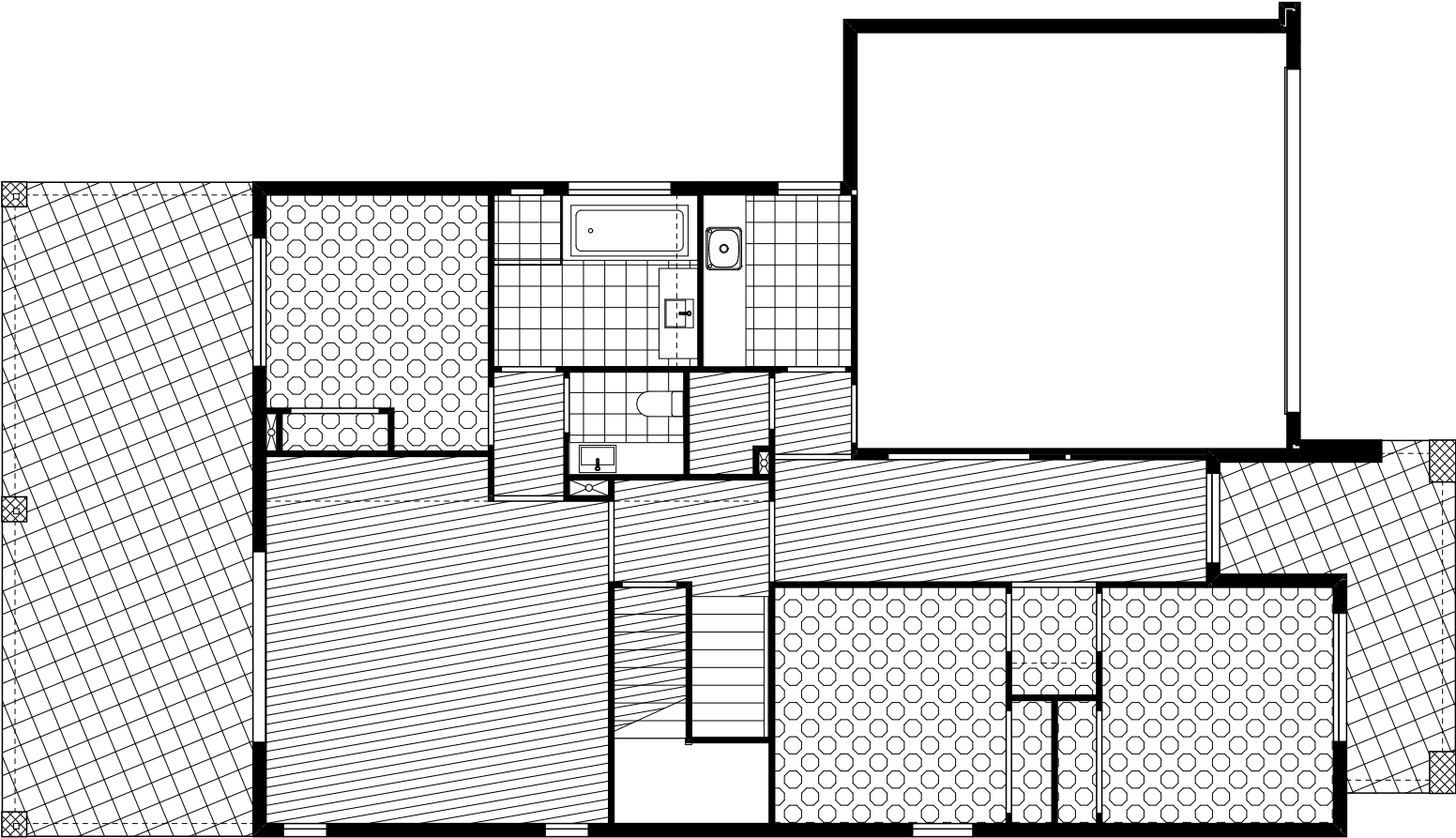
CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)
(BY BUILDER)

VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100

Certificate No. # 506R3N0PES
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 37 (#9) Ivory Street
DIAMOND BEACH,
2430, NSW, 2430

<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

**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:	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. 271092
	TWO STOREY	4	WORKING DRAWING PLAN	LLE	02/05/2025	DAWNE & ROBERT JOHN LANDORE		MASSENA 30 TWO		H-MASCLAD16420A	
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		7	PCV004-STRUCT.	JMC	19/05/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025	37 / - / 1291388	MIDCOAST COUNCIL	FLOOR COVERINGS (GF)	19 / 21	1:100	

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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)

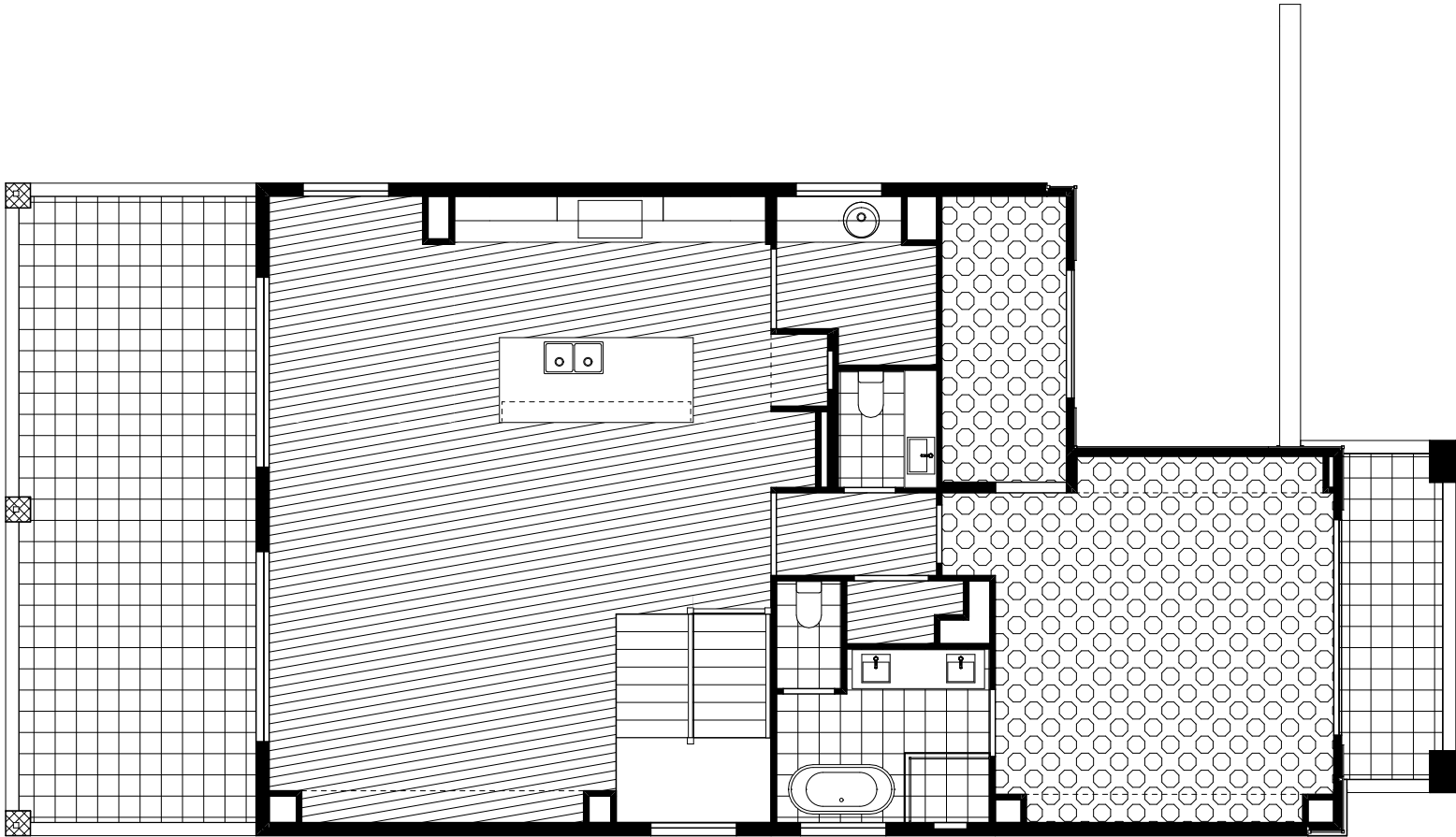
CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)
(BY BUILDER)

VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

Certificate No. # 506R3N0PES
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 37 (#9) Ivory Street
DIAMOND BEACH,
2430, NSW, 2430

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

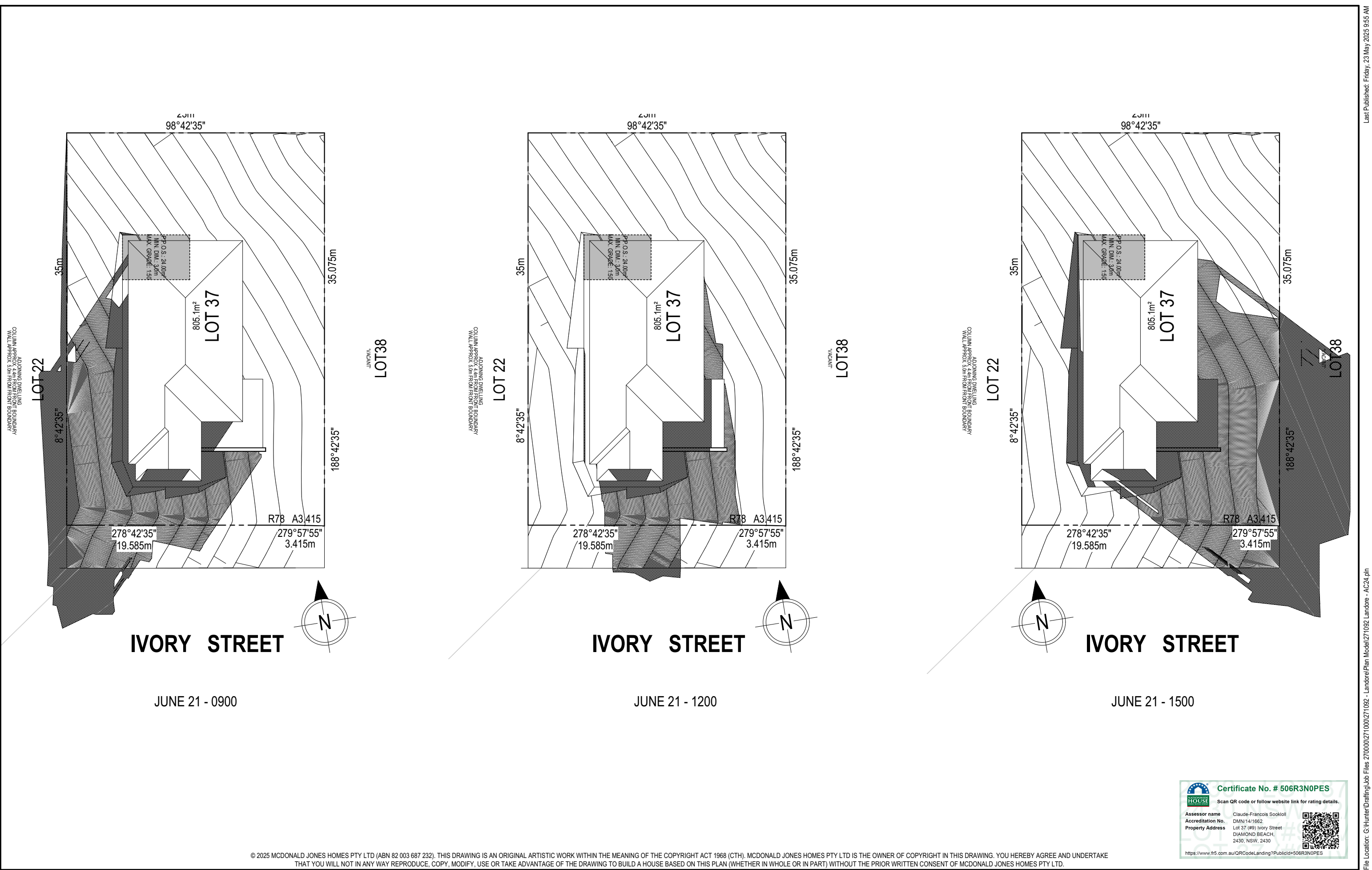
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	8	BASIX TO PLANS-NON STRUCT.		JMC	23/05/2025	37 / - / 1291388		MIDCOAST COUNCIL		20 / 21	1:100	



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<https://www.fr5.com.au/QRCodeLanding?PublicId=506R3N0PES>

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: TWO STOREY		REVISION		DRAWN		CLIENT: DAWNE & ROBERT JOHN LANDORE		HOUSE DESIGN: MASSENA 30 TWO		HOUSE CODE: H-MASCLAD16420A		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. 271092
	COPYRIGHT: © 2025		4	WORKING DRAWING PLAN	LLE	02/05/2025	ADDRESS: 9 IVORY STREET , DIAMOND BEACH NSW 2430		FACADE DESIGN: HAMPTON C		FACADE CODE: F-MASHMPC01		
			5	100% ROOF TO TANK	JMC	05/05/2025	LOT / SECTION / DP: 37 / - / 1291388		SHEET TITLE: SHADOW DIAGRAMS - JUNE 21		SHEET No.: 21 / 21	SCALES: 1:300, 1:100	
			6	COLOURS APPLIED	ENG	09/05/2025	COUNCIL: MIDCOAST COUNCIL						
			7	PCV004-STRUCT.	JMC	19/05/2025							
		8	BASIX TO PLANS-NON STRUCT.	JMC	23/05/2025								

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