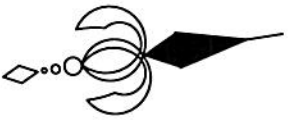
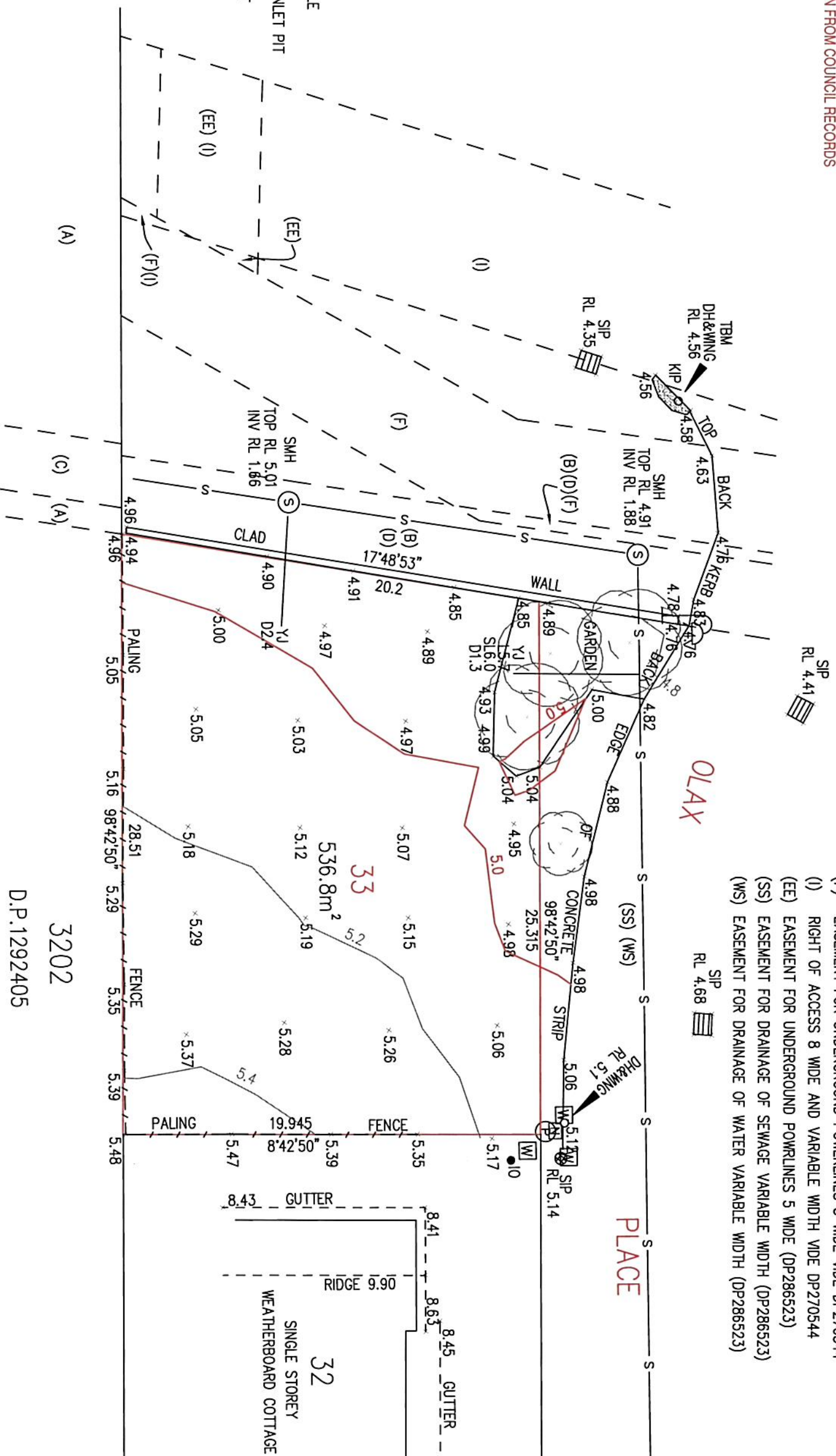


CAUTION
APPROXIMATE LOCATION OF
SEWER LINE & SEWER JUNCTION AS
SHOWN FROM COUNCIL RECORDS



LEGEND:

- ⊕ = POWER
- Ⓝ = NBN
- Ⓦ = WATER
- Ⓢ = SEWER MANHOLE
- Ⓢ = STORMWATER INLET PIT
- Ⓢ = KERB INLET PIT
- Ⓢ = SHRUB
- Ⓢ = LAMP

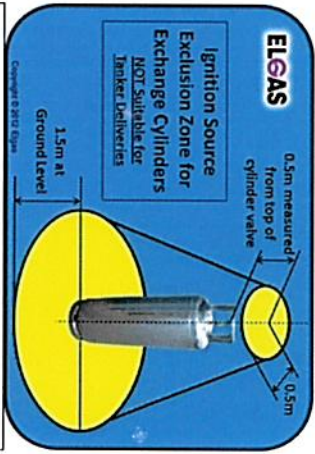


- (A) RIGHT OF ACCESS AND EASEMENT FOR SERVICES VARIABLE WIDTH VIDE DP270544
- (B) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH VIDE DP270544
- (C) EASEMENT FOR WATER SUPPLY 3 WIDE & VARIABLE WIDTH VIDE DP270544
- (D) EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH VIDE DP270544
- (E) EASEMENT FOR UNDERGROUND POWERLINES 5 WIDE VIDE DP270544
- (F) RIGHT OF ACCESS 8 WIDE AND VARIABLE WIDTH VIDE DP270544
- (EE) EASEMENT FOR UNDERGROUND POWERLINES 5 WIDE (DP286523)
- (SS) EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (DP286523)
- (WS) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP286523)

CLIENT:		CONSULTING SURVEYORS/URBAN PLANNERS/PROJECT MANAGERS	
RATIO: 1:200		Newnham Karl Weir	
DATE: 09/10/2025		and Partners Pty Ltd	
DATUM: AHD (GPS)		5 Murdock Street Coffs Harbour 2450	
SURV REF: 17378		Phone: 02 6652 6630	
		Fax: 02 6652 3064	
		ASN 21 100 904 783	
		ACN 100 904 783	
SERVICES		SITE SURVEY PLAN	
Contour Interval: 0.20		LOT 33 ON D.P.286523	
Sewage: Yes		Street: Olax Place	
Stormwater: Front		Suburb: Diamond Beach	
Water: Yes		Local Auth: Greater Taree	
Electricity: Underground		Parish: Beryon	
Telephone: Underground		County: Gloucester	
Road: Blummen		Area: 536.8m²	
Kerb: Conc. Edge Strip			
Footpath: Nil			
MINIMUM FLOOR LEVEL		YOUR REF: 25051	
The Minimum floor level is to be confirmed by the builder on release of the D.A. from council.		SURVEYED: J.I.	
The Surveyor is to be advised in writing prior to building. A slab should not be poured or a		DRAWN BY: E.B.	
timber floor erected prior to approval of a survey certificate by council.		CHECKED: K.P.	
A full boundary survey is required to certify the accuracy of the boundary marks found.		CHECKED: A.V.S.	
The title is to be inspected to ensure all easements, covenants, rights & restrictions are shown.			
This plan represents visual topographical detail only. The nature & position of any underground			
services are not investigated at the time of survey. Drainage & sewage information is to be			
confirmed by the designer on receipt of the B.A. D.A. from council. The position of services			
may have been obtained through verbal advice from council.			

ms. 18

For the design of a
MAIDFORD 165 BRICK VENEER
RESIDENCE AND CLAD ATTACHED
GARAGE WITH GLENOAK V1 FACADE
For
Matthew & Mellanie Sutton &
Dianne Morris
At
33 / - / 286523
2 OLAX PLACE
DIAMOND BEACH,
NSW, 2340



NOTE: HEBEL SILLS ARE TO BE SNAP SILLS
IN ALL CASES U.N.O

NOTE: BRICK SILLS ARE TO BE PROVIDED
TO WINDOWS AS PER BELOW, U.N.O:

- ALL WINDOWS FACING OUTDOOR LIVING
AREAS (ALFRESCO) SNAP HEADER
- SPLASHBACK WINDOWS SNAP HEADER
- ALL OTHER CASES RAKED SILL

Wind Classification: Soil Classification:
N3 H1
Mine Substratum: Acid Sulfate Soil:
NO CLASS 5
Acoustic Requirements: Mains Power:
NO YES
Mains Water Available: Mains Gas Available:
YES YES
Mains Sewer Available: Stormwater Drainage:
YES KERB
<1m to Breaking Surf: <10m to Salt Water:
NO NO
Rock: Flood Mit. RL:
NO NO
Bushfire Requirements:
BAL 12.5



No.	DETAIL	DATE
1 TD	CONTRACT PLANS	25/10/2025
2 TD	DRAWING MARKUPS	25/10/2025
3 TD	DRAWING MARKUPS	04/11/2025
4 HP	CT AMENDMENT	14/11/2025

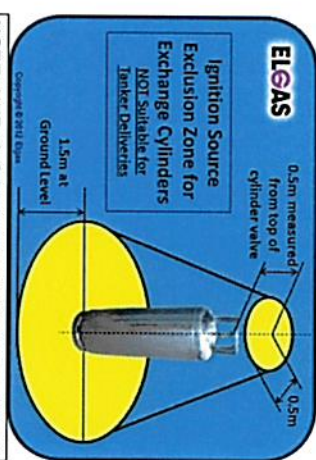
ms

WD06 of 14
ELEVATIONS

25051

14/11/2025
CONTRACT
PLANS

For the design of a
MAIDFORD 165 BRICK VENEER
RESIDENCE AND CLAD ATTACHED
GARAGE WITH GLENOAK V1 FACADE
For
Matthew & Mellanie Sutton &
Dianne Morris
33 / - / 286523
2 OLAX PLACE
DIAMOND BEACH,
NSW, 2340



NOTE: HEBEL SILLS ARE TO BE SNAP SILLS
IN ALL CASES U.N.O

NOTE: BRICK SILLS ARE TO BE PROVIDED
TO WINDOWS AS PER BELOW, U.N.O:

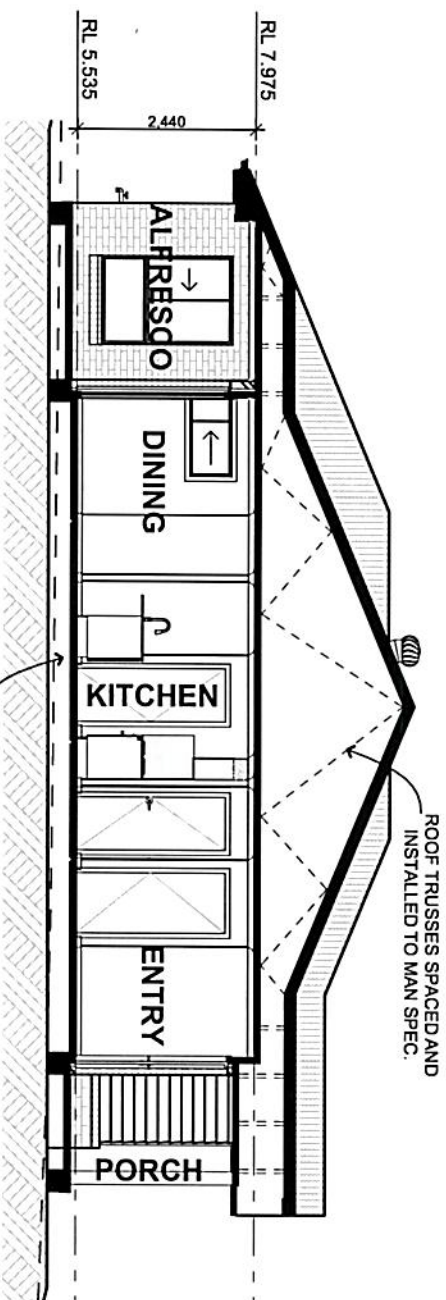
- ALL WINDOWS FACING OUTDOOR LIVING
AREAS (ALFRESCO) SNAP HEADER
- SPLASHBACK WINDOWS SNAP HEADER
- ALL OTHER CASES RAKED SILL

Wind Classification:	N3	Soil Classification:	H1
Mine Subclass:	NO	Acid Sulphate Soil:	CLASS 5
Acoustic Requirements:	NO	Mains Power:	YES
Mains Water Available:	YES	Mains Gas Available:	YES
Mains Sewer Available:	YES	Stormwater Drainage:	KERB
<10m to Breaking Surf:	NO	<100m to Sea Water:	NO
Rock:	NO	Food Min RL:	NO
Bushfire Requirements:	BAL 12.5		



No.	DETAIL	DATE
1 TO	CONTRACT PLANS	29/10/2025
2 TO	DRAFTING MARKUPS	29/10/2025
3 TO	SALES ESTIMATING MARKUPS	04/11/2025
4 TO	CT ARCHITECT	14/11/2025

Handwritten initials: MS, MP, and a signature.



SECTION A-A
SCALE 1:100 @A3

ID	D02	D05	LOH	W01	W02	W03	W04	W05
External View								
Window/Door Type	ALUMINIUM SLIDING DOOR	STACKING DOOR	SWINGING DOOR	ALUMINIUM AWNING WINDOW	ALUMINIUM AWNING WINDOW	ALUMINIUM AWNING WINDOW	ALUMINIUM AWNING WINDOW	ALUMINIUM SLIDING WINDOW
Head Height	2,100	2,100	2,040	1,800	1,800	1,800	1,800	860
Sill Height	1,450	3,129	1,200	850	850	850	850	1,450
Orientation	0	0	0	330	330	330	330	0
Frame Type	R	L	R	L	L	R	R	L
Glazing system	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Timber Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated
Area	3.05	6.57	2.45	1.53	1.53	1.53	1.53	1.25
Comments								
ID	W06	W07	W08	W09				
External View								
Window/Door Type	ALUMINIUM SLIDING WINDOW	ALUMINIUM SLIDING WINDOW	ALUMINIUM SLIDING WINDOW	ALUMINIUM SLIDING WINDOW				
Head Height	600	1,800	860	600				
Sill Height	3,010	1,210	2,650	1,810				
Orientation	0	0	0	0				
Frame Type	R	L	L	L				
Glazing system	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated	Aluminium Standard Single Glazed Uncoated				
Area	1.81	2.18	2.28	1.09				
Comments								

WINDOW AND DOOR SCHEDULE

Matthew & Mellanie Sutton & Dianne Morris

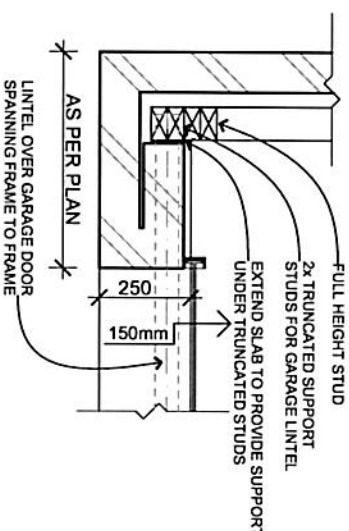
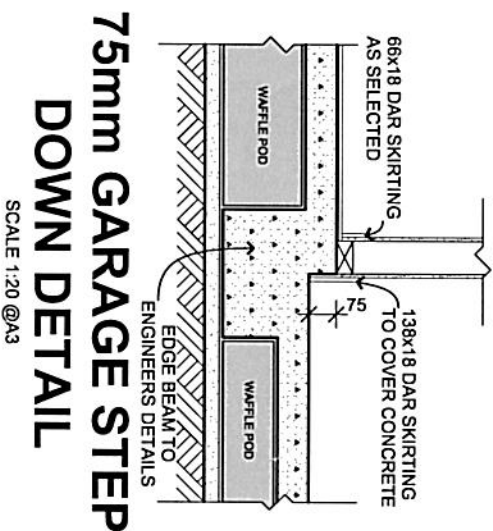
CONTRACT PLANS

MAIDFORD 165 BRICK VENEER RESIDENCE AND CLAD ATTACHED GARAGE WITH GLENOAK V1 FACADE

33 / - / 286523
2 OLAX PLACE
DIAMOND BEACH,
NSW, 2340

Wind Classification:	N3	Main Power:	YES	Main Water Available:	<1km to Breaking Surf:	Bushfire Requirements:	BAL 12.5
Soil Classification:	H1	Stormwater Drainage:	KERB	Main Gas Available:	<100m to Salt Water:	Flood Requirements:	NO
Min Subsidence:	NO	Acid Sulphate Soil:	CLASS 5	Main Sewer Available:	Acoustic Requirements:	Rock (Approx. Depth):	NO

No.	DETAIL	DATE
1	CONTRACT PLANS	25/10/2025
2	CONTRACT PLANS	25/10/2025
3	CONTRACT PLANS	25/10/2025
4	CONTRACT PLANS	25/10/2025
5	CONTRACT PLANS	25/10/2025
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100	CONTRACT PLANS	25/10/2025



WD07 of 14
SECTION A-A
25051
14/11/2025



14/11/2025
25051
SECTION A-A
WD07 of 14

CONSTRUCTION

25051

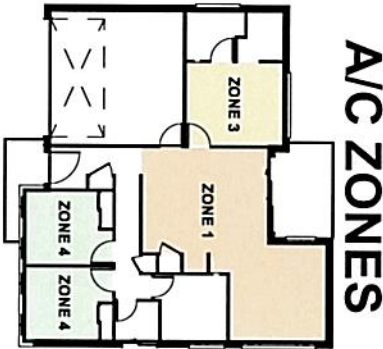
For the design of a
**MAIDFORD 165 BRICK VENEER
 RESIDENCE AND CLAD ATTACHED
 GARAGE WITH GLENOAK V1 FACADE**
 For
Matthew & Mellanie Sutton &

33 / - / 286523

Wind Classification:	N3	Soil Classification:	H1
Mine Subelement:	NO	Acid Sulphate Soil:	CLASS 5
Acoustic Requirements:	NO	Mains Power:	YES
Mains Water Available:	YES	Mains Gas Available:	LPG
Mains Sewer Available:	YES	Stormwater Drainage:	KERB
<1m to Breaking Surf:	NO	<100m to Salt Water:	NO
Rock:	NO	Food Main R/L:	NO
Bushfire Requirements:	NO		
BAL 12.5			

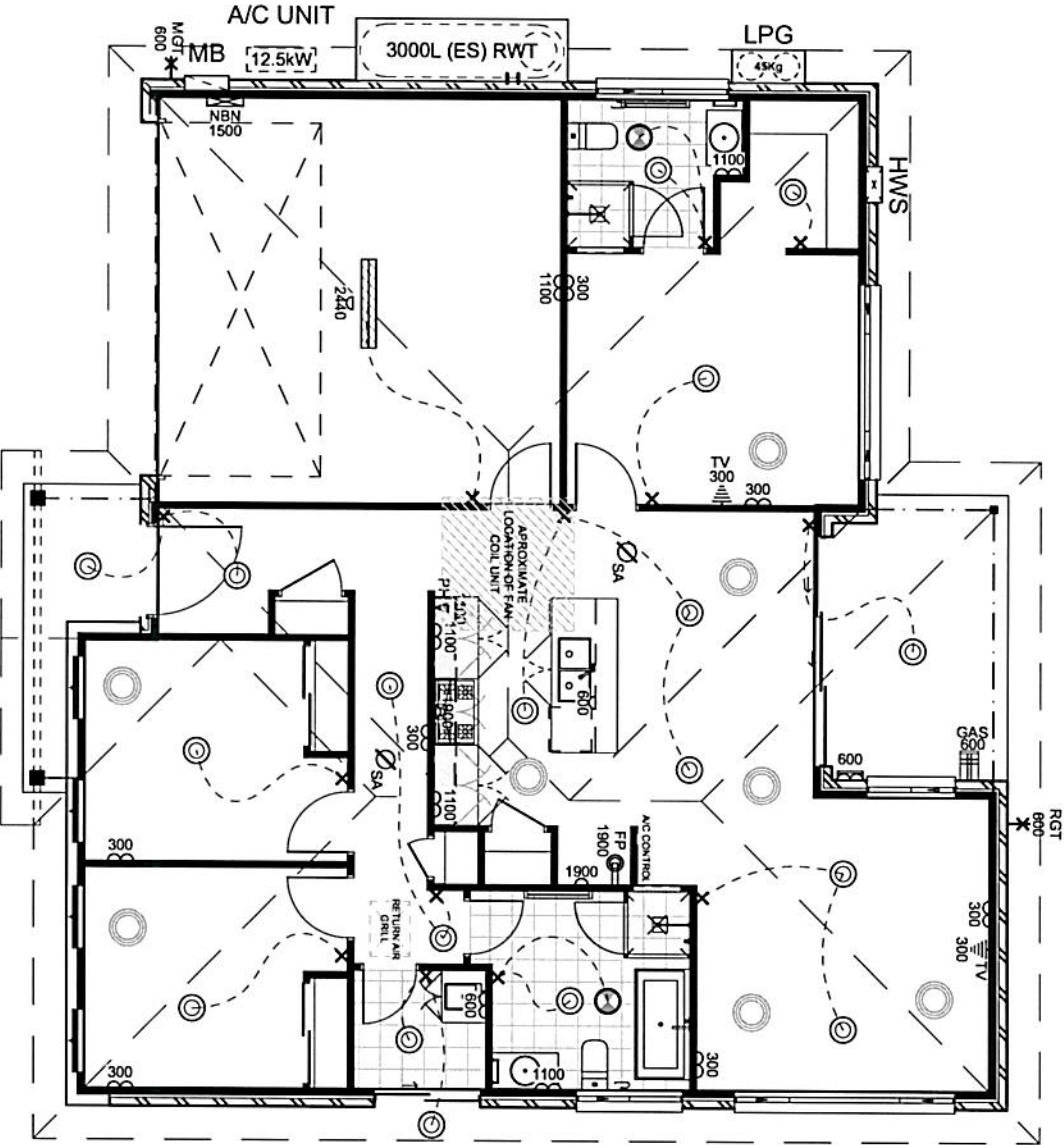
NOTE: ALL FIXTURE LOCATIONS ARE GOVERNED BY FRAMING. FIXTURES SHOWN ON PLAN ARE INDICATIVE ONLY. THE FINAL LOCATION WILL BE DETERMINED ON SITE BY THE ELECTRICIAN AS APPROPRIATE UNLESS DIMENSIONED.

WHERE LOCATIONS AS NOMINATED ARE NOT POSSIBLE DUE TO LEGISLATIVE REQUIREMENTS THE ELECTRICIAN IS TO INFORM THE BUILDER (SO AS TO INFORM THE CLIENT) AND PROVIDE THE ITEM IN AN ALTERNATIVE LOCATION.



ELECTRICAL SERVICES PLAN

SCALE 1:100 @A3



ELECTRICAL LEGEND

Symbol	QTY.	Name	Comments
	1	900 F/S COOKER (COMBO)	FREESTANDING ELECTRIC OVEN & GAS COOKTOP
	8	A/C Vent	ROUND CEILING MOUNTED A/C OUTLET
	1	DGPO - External	WATERPROOF EXTERNAL DOUBLE POWERPOINT
	13	DGPO - Internal	CLIPSAL ICONIC - VIVID WHITE
	13	Electrical Switch	CLIPSAL ICONIC - VIVID WHITE
	2	Exhaust Fan - Ducted	DUCTED TO EAVE VENT
	2	External Tap	
	1	Gas Bayonet - External	EXTERNAL GAS FITTING AFIXED TO WALL
	18	Light Fitting - Ceiling	DOWNLIGHTS
	1	Light Fitting - Fluorescent	
	1	NBN Termination Box	IF APPLICABLE
	1	Phone/Data Point	RJ45 SOCKET WITH CAT5 CABLE. TAIL TO BE TERMINATED AT NBN EQUIPMENT
	4	SGPO - Internal	SINGLE POWERPOINT FOR SERVICES

Symbol	QTY.	Name	Comments
	2	Smoke Alarm	INSTALLED AS PER A.S 3876
	2	TV Point	5m CABLE COILED IN CEILING
	1	Water Point	

WD12 of 14

WET AREA ELEVATIONS

25051

On:

14/11/2025

CONTRACT

PLANS

For the design of a
MAIDFORD 165 BRICK VENEER
RESIDENCE AND CLAD ATTACHED
GARAGE WITH GLENOAK V1 FACADE
For
Matthew & Mellanie Sutton &
Dianne Morris
AL
33 / - / 286523
2 OLAX PLACE
DIAMOND BEACH,
NSW, 2340

NOTE: DRAWINGS AND IMAGES
CONTAINED HEREIN ARE
DIAGMATICAL ONLY AND DO NOT
REPRESENT THE END PRODUCT.
REFER TO SELECTION SHEET FOR
DETAILS

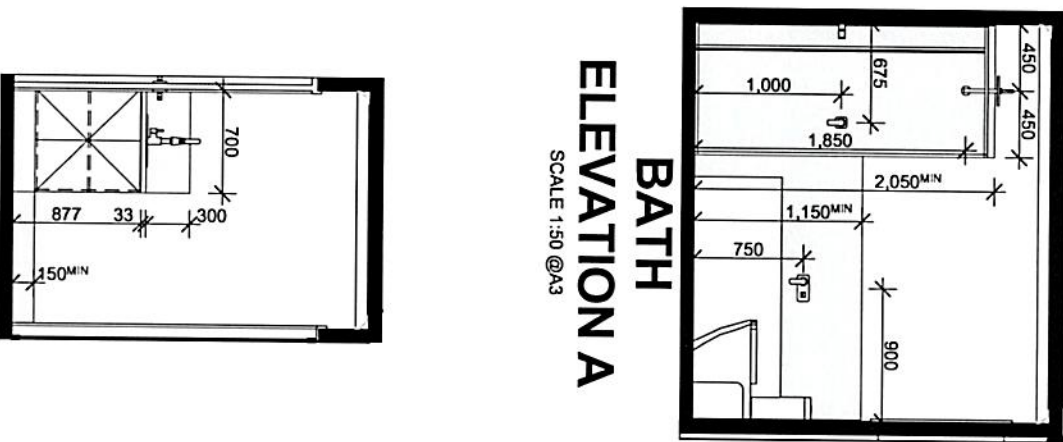
- STANDARD WALL TILE

- FEATURE WALL TILE 1

- FEATURE WALL TILE 2

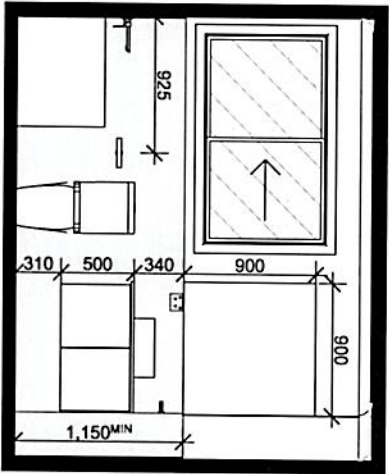
- BULKHEADS

Wind Classification: N3 Soil Classification: H1
Mine Substances: NO Acid Sulphate Soil: CLASS 5
Acoustic Requirements: NO Mains Power: YES
Mains Water Available: Mains Gas Available: YES
Mains Sewer Available: Stormwater Drainage: YES
YES KERB
<1km to Breaking Surf: <100m to Salt Water: NO
Road: NO Food Mtn RL: NO
Bushfire Requirements: BAL 12.5



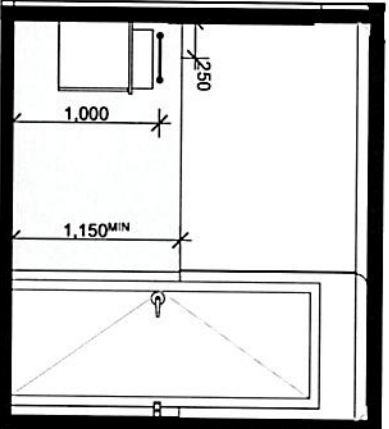
BATH
ELEVATION A

SCALE 1:50 @A3



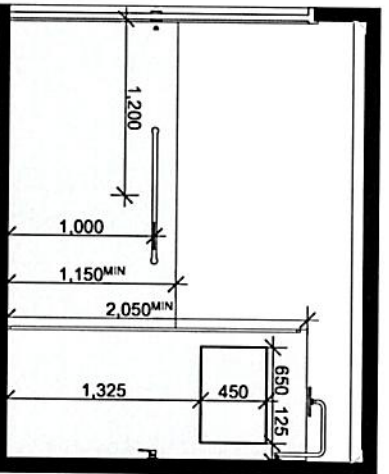
BATH
ELEVATION B

SCALE 1:50 @A3



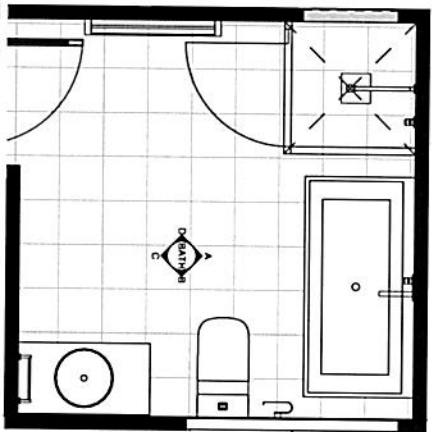
BATH
ELEVATION C

SCALE 1:50 @A3



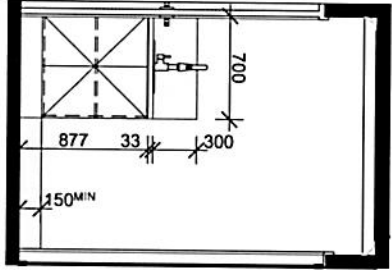
BATH
ELEVATION D

SCALE 1:50 @A3



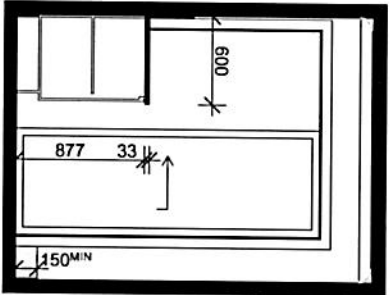
BATH & WC PLAN

SCALE 1:50 @A3



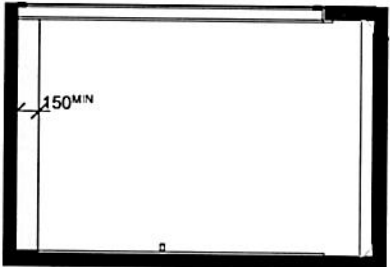
LAUNDRY
ELEVATION A

SCALE 1:50 @A3



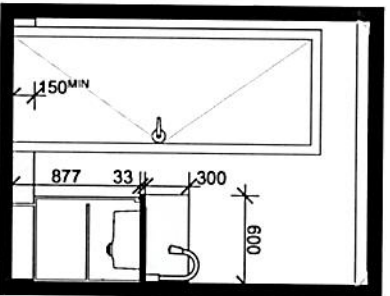
LAUNDRY
ELEVATION B

SCALE 1:50 @A3



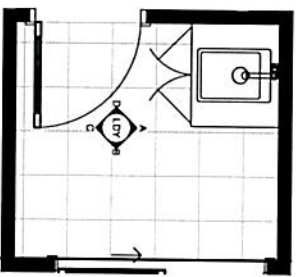
LAUNDRY
ELEVATION C

SCALE 1:50 @A3



LAUNDRY
ELEVATION D

SCALE 1:50 @A3



L'DRY PLAN

SCALE 1:50 @A3

No. DETAIL
1 TO CONTRACT PLANS
2 TO DRAFTING MARKUPS
3 TO SALES ESTIMATING MARKUPS
4 HP CT AMENDMENT

DATE
12/10/2025
14/11/2025
14/11/2025

ms. 18/11/25

WET AREA ELEVATIONS

On:

CONTRACT

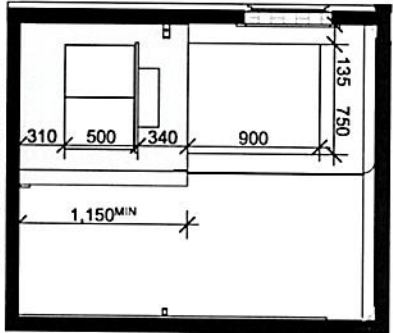
For the design of a:

For:

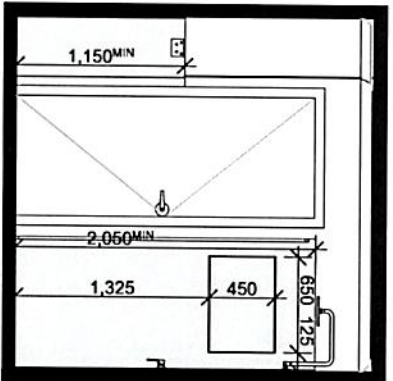
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NOTE: DRAWINGS AND IMAGES

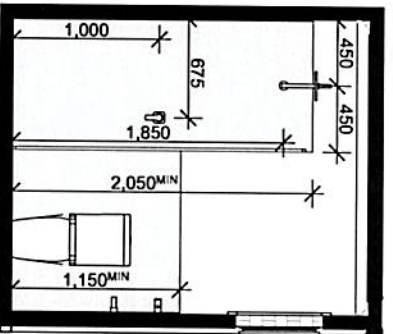
NOTE: DRAWINGS AND IMAGES



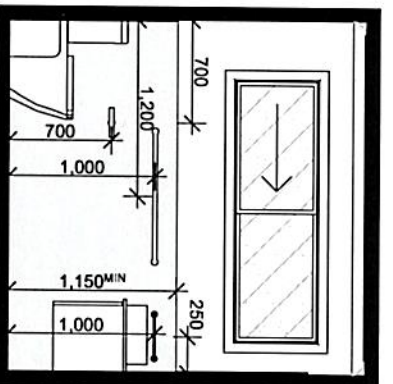
SCALE 1:50 @A3



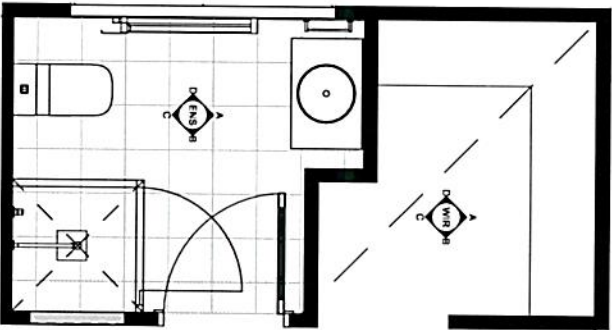
SCALE 1:50 @A3



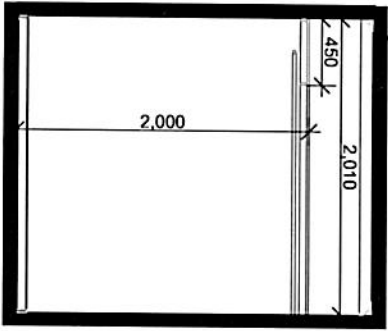
SCALE 1:50 @A3



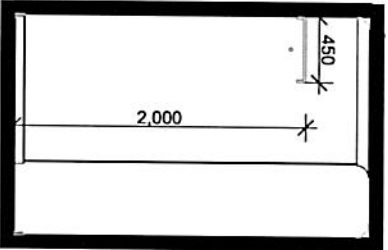
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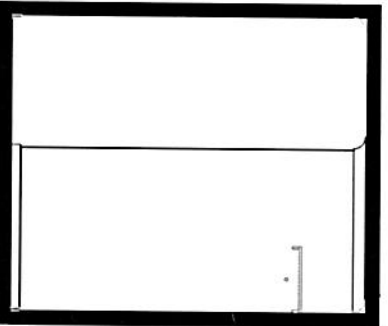
SCALE 1:50 @A3



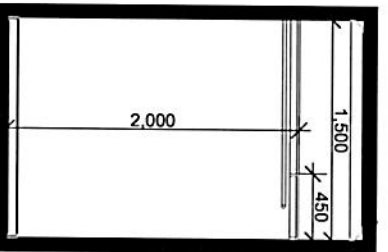
WIR



WIR



WIR



WIR

- BULKHEADS

- FEATURE WALL TILE 1

-FEATURE WALL TILE 2

- BULKHEADS

Mine Subsidence: **Acid Sulphate Soil:**

Mine Subsidence: **Acid Sulphate Soil:**

	NO	YES
1. The company has a policy on sexual harassment.	☐	☒
2. The company has a policy on discrimination.	☐	☒
3. The company has a policy on equal opportunity.	☐	☒
4. The company has a policy on affirmative action.	☐	☒
5. The company has a policy on diversity.	☐	☒
6. The company has a policy on multiculturalism.	☐	☒
7. The company has a policy on social responsibility.	☐	☒
8. The company has a policy on environmental protection.	☐	☒
9. The company has a policy on community development.	☐	☒
10. The company has a policy on employee welfare.	☐	☒
11. The company has a policy on safety.	☐	☒
12. The company has a policy on health.	☐	☒
13. The company has a policy on ergonomics.	☐	☒
14. The company has a policy on occupational health and safety.	☐	☒
15. The company has a policy on risk management.	☐	☒
16. The company has a policy on crisis management.	☐	☒
17. The company has a policy on business continuity.	☐	☒
18. The company has a policy on disaster recovery.	☐	☒
19. The company has a policy on information security.	☐	☒
20. The company has a policy on data protection.	☐	☒
21. The company has a policy on privacy.	☐	☒
22. The company has a policy on intellectual property.	☐	☒
23. The company has a policy on patents.	☐	☒
24. The company has a policy on trademarks.	☐	☒
25. The company has a policy on copyrights.	☐	☒
26. The company has a policy on trade secrets.	☐	☒
27. The company has a policy on confidentiality.	☐	☒
28. The company has a policy on non-disclosure.	☐	☒
29. The company has a policy on anti-trust.	☐	☒
30. The company has a policy on competition law.	☐	☒
31. The company has a policy on consumer protection.	☐	☒
32. The company has a policy on product liability.	☐	☒
33. The company has a policy on warranty.	☐	☒
34. The company has a policy on recall.	☐	☒
35. The company has a policy on quality control.	☐	☒
36. The company has a policy on quality assurance.	☐	☒
37. The company has a policy on standardization.	☐	☒
38. The company has a policy on certification.	☐	☒
39. The company has a policy on accreditation.	☐	☒
40. The company has a policy on compliance.	☐	☒
41. The company has a policy on legal counsel.	☐	☒
42. The company has a policy on litigation.	☐	☒
43. The company has a policy on arbitration.	☐	☒
44. The company has a policy on mediation.	☐	☒
45. The company has a policy on dispute resolution.	☐	☒
46. The company has a policy on contract law.	☐	☒
47. The company has a policy on tort law.	☐	☒
48. The company has a policy on criminal law.	☐	☒
49. The company has a policy on civil law.	☐	☒
50. The company has a policy on public law.	☐	☒
51. The company has a policy on administrative law.	☐	☒
52. The company has a policy on constitutional law.	☐	☒
53. The company has a policy on international law.	☐	☒
54. The company has a policy on maritime law.	☐	☒
55. The company has a policy on aviation law.	☐	☒
56. The company has a policy on space law.	☐	☒
57. The company has a policy on energy law.	☐	☒
58. The company has a policy on telecommunications law.	☐	☒
59. The company has a policy on media law.	☐	☒
60. The company has a policy on entertainment law.	☐	☒
61. The company has a policy on sports law.	☐	☒
62. The company has a policy on labor law.	☐	☒
63. The company has a policy on employment law.	☐	☒
64. The company has a policy on workers' compensation.	☐	☒
65. The company has a policy on unemployment insurance.	☐	☒
66. The company has a policy on Social Security.	☐	☒
67. The company has a policy on Medicare.	☐	☒
68. The company has a policy on Medicaid.	☐	☒
69. The company has a policy on Veterans Affairs.	☐	☒
70. The company has a policy on Indian Affairs.	☐	☒
71. The company has a policy on Native American Affairs.	☐	☒
72. The company has a policy on Alaska Natives.	☐	☒
73. The company has a policy on Hawaiian Natives.	☐	☒
74. The company has a policy on Puerto Rican Natives.	☐	☒
75. The company has a policy on Mexican Natives.	☐	☒
76. The company has a policy on Cuban Natives.	☐	☒
77. The company has a policy on Dominican Natives.	☐	☒
78. The company has a policy on Haitian Natives.	☐	☒
79. The company has a policy on Jamaican Natives.	☐	☒
80. The company has a policy on Trinidadian Natives.	☐	☒
81. The company has a policy on Barbadian Natives.	☐	☒
82. The company has a policy on Guyanese Natives.	☐	☒
83. The company has a policy on Surinamese Natives.	☐	☒
84. The company has a policy on Venezuelan Natives.	☐	☒
85. The company has a policy on Colombian Natives.	☐	☒
86. The company has a policy on Ecuadorian Natives.	☐	☒
87. The company has a policy on Peruvian Natives.	☐	☒
88. The company has a policy on Bolivian Natives.	☐	☒

	NO	YES
1. The company has a policy on sexual harassment.	☐	☒
2. The company has a policy on discrimination.	☐	☒
3. The company has a policy on equal opportunity.	☐	☒
4. The company has a policy on affirmative action.	☐	☒
5. The company has a policy on diversity.	☐	☒
6. The company has a policy on employee development.	☐	☒
7. The company has a policy on employee safety.	☐	☒
8. The company has a policy on environmental protection.	☐	☒
9. The company has a policy on community relations.	☐	☒
10. The company has a policy on corporate social responsibility.	☐	☒

YES KERB

YES KERB

NO
FLOOD RISK: NO

NO
FLOOD KILLING AL:

100

100

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With less restrictive requirements, and as close as practicable

DOI: 10.1002/for

On:

For the design of a
**MAIDFORD 165 BRICK VENEER
RESIDENCE AND CLAD ATTACHED
GARAGE WITH GLENOAK V1 FACADE**
For:
**Matthew & Mellanie Sutton &
Dianne Morris**
33 / - / 286523



NO.	DETAIL	DATE
1TD	CONTRACT PLANS	25/10/01
2TD	DRAFTING MARKUPS	28/10/01
3TD	SALES ESTIMATING MARKUPS	04/11/01
4HP	CT AMENDMENT	14/11/02

[illegible]