

DA
CANTERBURY BANKSTOWN

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
ALFRESCO GRANDE		24.27
GARAGE		33.37
LIVING		170.25
PATIO		8.23
		236.13 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.
 - EXTERNAL 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	CLASSIFICATION 5
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	H1
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	25.00km
ZONING	R2 - LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 5,500mm	5,500mm
GARAGE TO BOUNDARY	MIN. 6,000mm	8,659mm
GARAGE TO BUILDING LINE	MIN. 1,000mm	1,000mm
SIDE	MIN. 900mm	1,722mm
BULK & SCALE		
SITE AREA	733.5m²	
SITE COVERAGE	N/A	32.19%
FLOOR SPACE RATIO	MAX. 0.5:1	0.233:1
BUILDING HEIGHT	MAX. 9,000mm	5,657mm
LANDSCAPE		
LANDSCAPED AREA - FRONT	MIN. 53.87m²	57.37m²
EARTHWORKS		
CUT DEPTH	MAX. 600mm	417mm
FILL DEPTH	MAX. 600mm	440mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRINCIPAL PRIVATE OPEN SPACE	MIN. 80m²	80m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	22.5°
ELECTRICITY SUPPLY	REFER TO SCOPE OF WORKS
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	LIGHT
WIND DRIVEN ROOF VENTILATORS	1
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	H1

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 & WET AREAS)
FLOOR	NO ADDITIONAL INSULATION

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	142.04 m²
UNCONDITIONED AREA	9.38 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	266.89 m²
MIN. WATER TANK CAPACITY	4990 L
MIN. ROOF AREA DIRECTED TO TANK(S)	191.43 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	300 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	330L 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	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	2 x BATHROOM(S)/TOILET(S)
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ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 8.55KW PEAK
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OTHER

ELECTRIC COOKTOP, ELECTRIC OVEN

FIXED OUTDOOR CLOTHESLINE BY OWNER

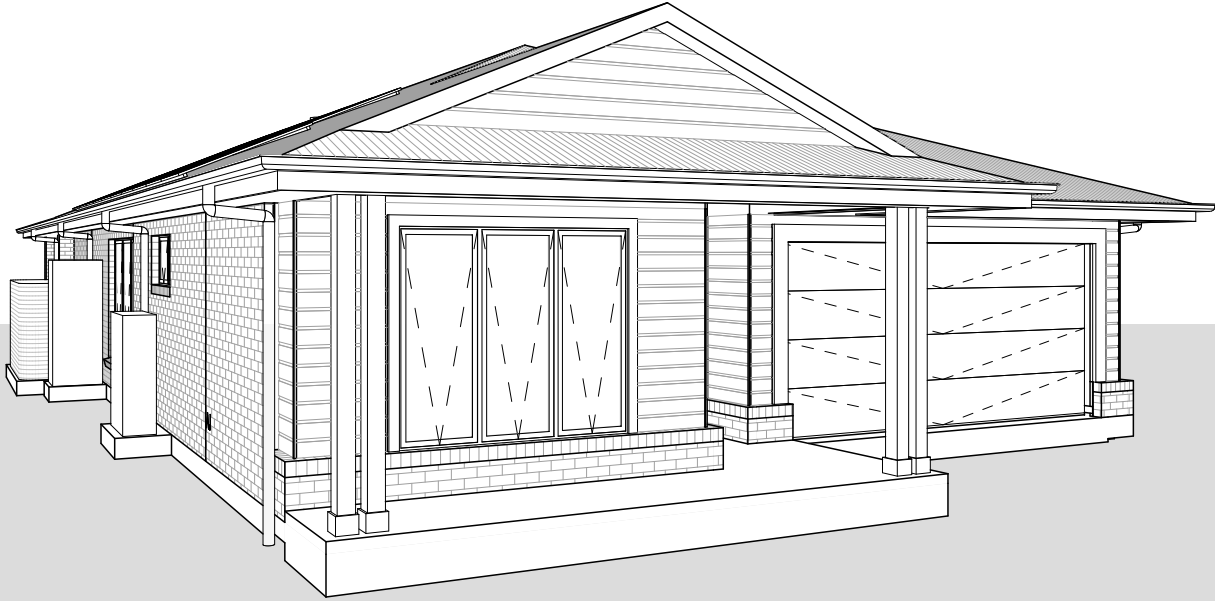
NO FIXED INDOOR CLOTHESLINE

LOT 152
#8 MENIN PLACE, MILPERRA

LOCATION MAP



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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mcdonald jones
FIND YOURSELF AT HOME

SPECIFICATION:

EVERYDAY

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REVISION

1	DRAFT SALES PLAN - SOW
2	AMENDMENTS BY APPOINTMENT
3	WORKING DRAWING PLAN
4	LIVEABLE HOUSING UPDATE
5	COLOURS APPLIED

BYL 12/01/2026

BYL 21/01/2026

MTI 09/02/2026

JIH 12/03/2026

HLE 23/04/2026

DRAWN

CLIENT:

MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA

ADDRESS:

8 MENIN PLACE, MILPERRA NSW 2214

LOT / SECTION / DP:

152 / - / 231854

COUNCIL:

CANTERBURY BANKSTOWN

HOUSE DESIGN:

ALMERIA THREE

FACADE DESIGN:

SEASPRAY

SHEET TITLE:

COVER SHEET

SHEET No.:

1 / 17

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

F-MESAMR30SSRYA

SCALES:

1:100

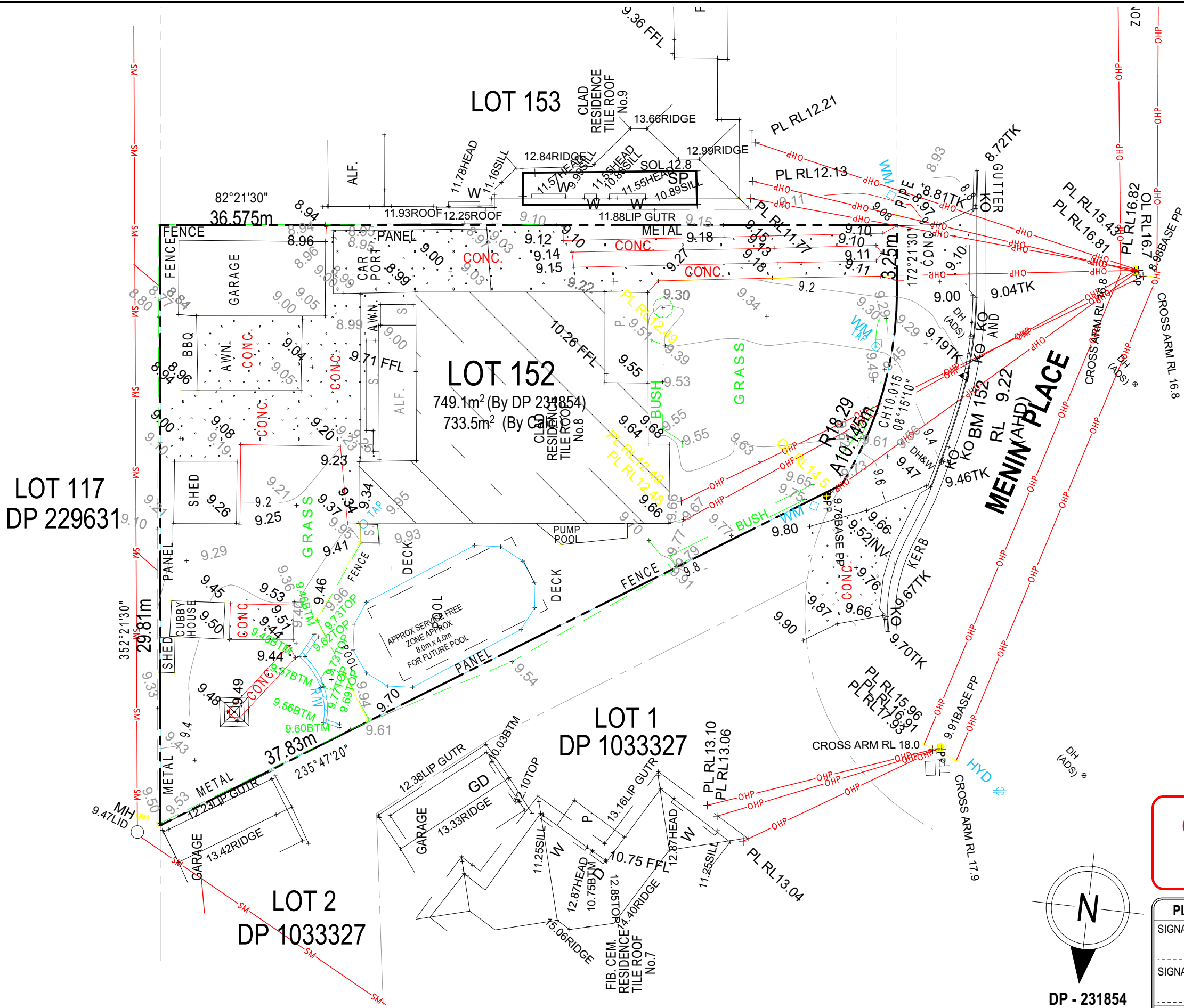
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607745

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 56' 35" S
LONGITUDE	150° 59' 02" E



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PLAN ACCEPTANCE BY OWNER

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COPYRIGHT: © 2026	1 DRAFT SALES PLAN - SOW	BYL 12/01/2026	MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA	ALMERIA THREE	H-MESAMR30SA	
	2 AMENDMENTS BY APPOINTMENT	BYL 21/01/2026	ADDRESS: 8 MENIN PLACE, MILPERRA NSW 2214	FACADE DESIGN: SEASPRAY	FACADE CODE: F-MESAMR30SSRYA	
	3 WORKING DRAWING PLAN	MTI 09/02/2026	LOT / SECTION / DP: 152 / - / 231854	SHEET TITLE: EXISTING CONDITIONS	SCALES: 1:200	
	4 LIVEABLE HOUSING UPDATE	JIH 12/03/2026	COUNCIL: CANTERBURY BANKSTOWN			
	5 COLOURS APPLIED	HLE 23/04/2026				

SITE ANALYSIS
ORIENTATION - LIVING AREAS TO THE DWELLING ARE CENTERED WITH A ##### ORIENTATION. GOOD SHADING AND THE ARRANGEMENT OF GLAZING WILL MAXIMISE THE POTENTIAL FOR COOLING SOUTHERLY BREEZES TO VENTILATE THE LIVING AREAS IN THE SUMMER MONTHS, ADDING TO THE INTERNAL COMFORT. THE EXTERNAL SHADING TO GLAZED AREAS ENABLES THE DWELLING TO COMFORTABLY ACHIEVE ABSA/BASIX THERMAL COMFORT TARGETS.

TOPOGRAPHY - GENTLY SLOPED BLOCK AS INDICATED BY CONTOURS ON SITE PLAN. SINGLE STOREY DESIGN USED TO TAKE ADVANTAGE OF TOPOGRAPHY WITH MAX CUT OF ###mm AND MAX FILL ###mm.

STREETSCAPE - SETBACKS COMPLY WITH COUNCIL'S REQUIREMENTS, WITH MAIN DWELLING SET BACK #####m AND GARAGE SET BACK #.###m.

CONTEXT - NO SPECIAL REQUIREMENTS.

VEGETATION - SITE IS CLEAR OF TREES AND VEGETATION.

PRIVACY - THE LIVING AREAS OF THE DWELLING ARE SET BACK FROM ###m TO OVER ###m FROM THE BOUNDARY TO PROVIDE BOTH VISUAL AND ACOUSTIC PRIVACY. IT IS PROPOSED THAT THERE WILL BE AMPLE PRIVACY AND SOLAR AMENITY TO PROPOSED RESIDENCES.

NOISE AND LIGHT - THE PROPOSED POSITION OF THE DWELLING COMPLIES WITH COUNCIL SETBACKS TO THE STREET FRONTAGE. THE SITE IS SITUATED IN A RESIDENTIAL LOCATION WITH THE POSITIONING OF TWO OF THE THREE BEDROOMS AWAY FROM THE MAIN NOISE SOURCE, THUS REDUCING POTENTIAL IMPACT OF STREET NOISE.

PREVAILING WINDS - THE LIVING AREAS OF THE DWELLING WILL BENEFIT FROM SOUTHERLY BREEZES DURING SUMMER.

DRAINAGE - THE SITE DRAINS NATURALLY TO THE FRONT AND REAR OF THE BLOCK. ROOF WATER COLLECTION WILL BE PARTIALLY DIVERTED TO RECYCLING TANKS FOR USE WITHIN THE DWELLING WITH THE TANK OVERFLOW AND THE REMAINING ROOF AREA DISCHARGING TO THE REAR INTERALLOTMENT DRAINAGE.

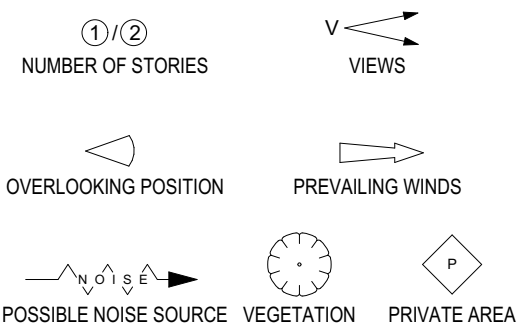
SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE.
SEWER - YES
STORMWATER - TO REAR INTERALLOTMENT DRAINAGE.

VEHICLE ACCESS - THE GARAGE HAS BEEN PLACED TO REQUIRE MINIMAL ALTERATION TO THE SITE, WITH THE FINISHED FLOOR LEVEL BEING APPROXIMATELY ###mm ABOVE THE KERB LEVEL. TWO UNDERCOVER SPACES WILL BE INCORPORATED WITH ADDITIONAL SPACE ON THE APRON FOR TEMPORARY PARKING - THE DRIVEWAY IS APPROXIMATELY 6m LONG WITHIN THE BOUNDARY.

SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE INFORMATION.

SECURITY - THE SURROUNDING BLOCKS ARE CURRENTLY UNOCCUPIED HOWEVER THERE WILL BE RESIDENCES CONSTRUCTED IN THE VICINITY OF THE PROPOSED SITE IN THE NEAR FUTURE AND THEREFORE CASUAL SURVEILLANCE WILL BE REQUIRED.

SITE ANALYSIS LEGEND



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LOT 117
DP 229631

LOT 2
DP 1033327

LOT 1
DP 1033327

LOT 153

LOT 152

749.1m² (By DP 231854)
733.5m² (By Calc.)

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

PLAN ACCEPTANCE BY OWNER

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4 LIVEABLE HOUSING UPDATE	JIH 12/03/2026
5 COLOURS APPLIED	HLE 23/04/2026

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ADDRESS:
8 MENIN PLACE, MILPERRA NSW 2214
LOT / SECTION / DP:
152 / - / 231854
COUNCIL:
CANTERBURY BANKSTOWN

HOUSE DESIGN:
ALMERIA THREE
FACADE DESIGN:
SEASPRAY
SHEET TITLE:
SITE ANALYSIS

HOUSE CODE:
H-MESAMR30SA
FACADE CODE:
F-MESAMR30SSRYA
SHEET No.:
3 / 17

SCALES:
1:200

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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.

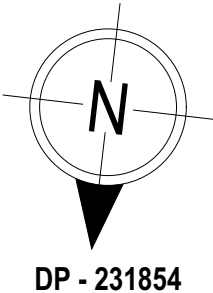
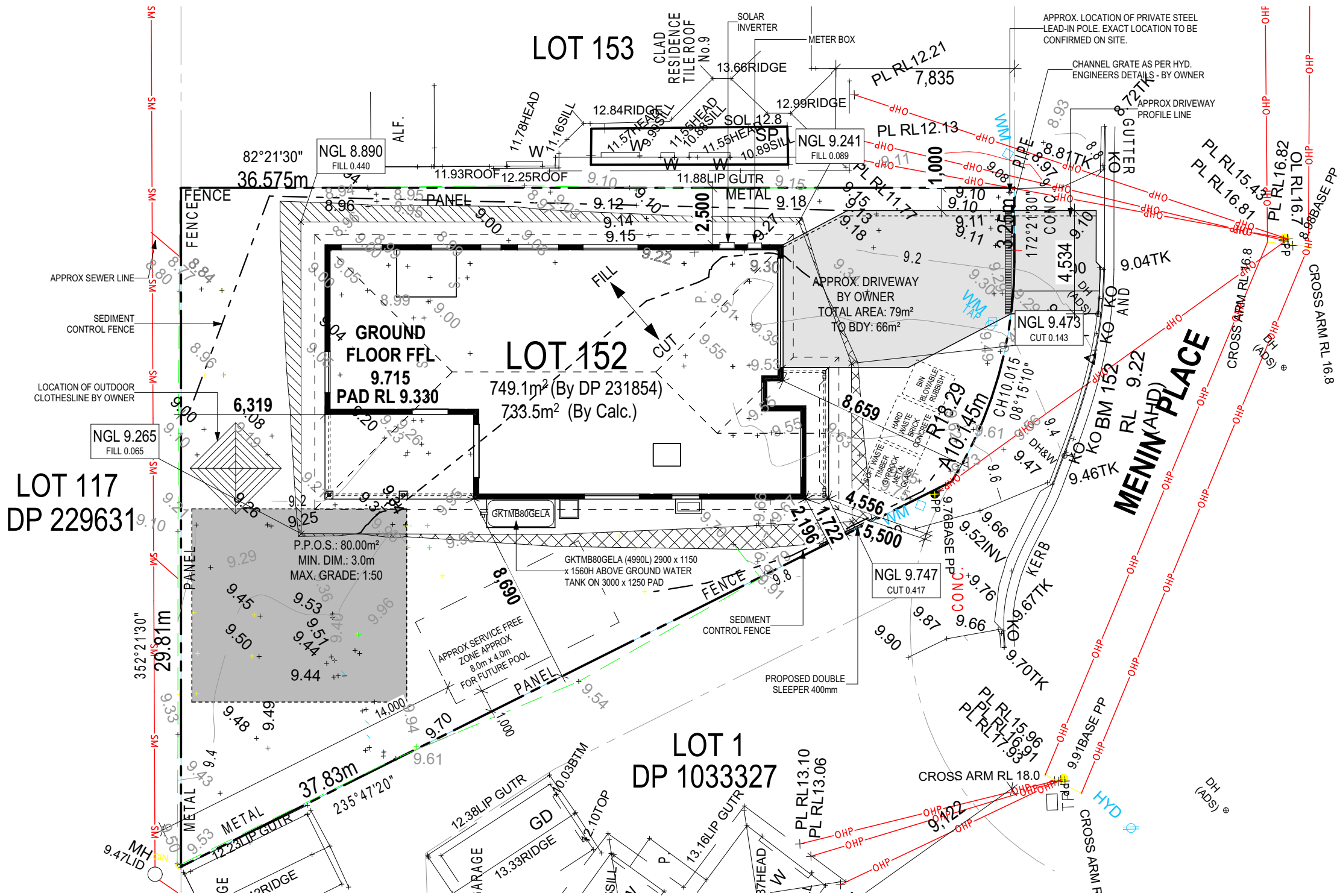
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

APPROX. CUT/FILL			
CUT	30.51m³	68.65t	
FILL	30.36m³	68.31t	
DIFFERENCE	0.15m³	0.34t	
EVEN CUT & FILL			

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

OVERHEAD POWER LINES ARE PRESENT



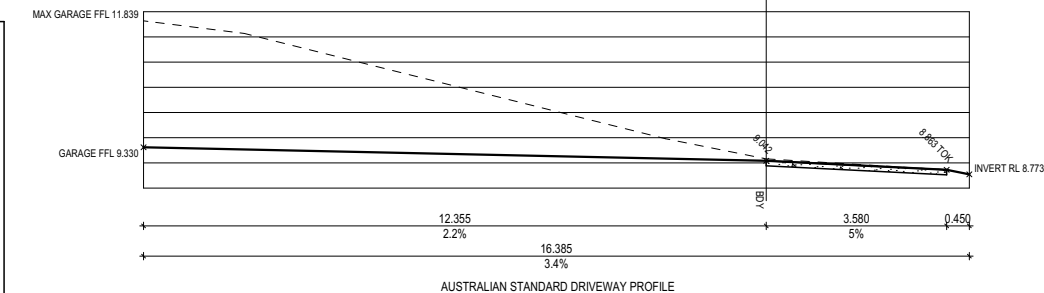
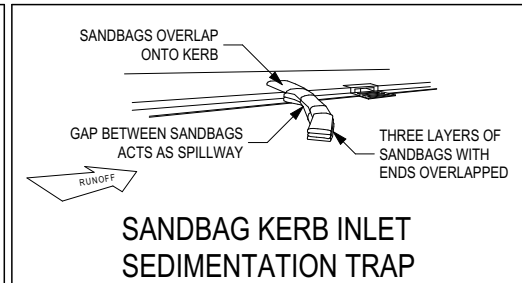
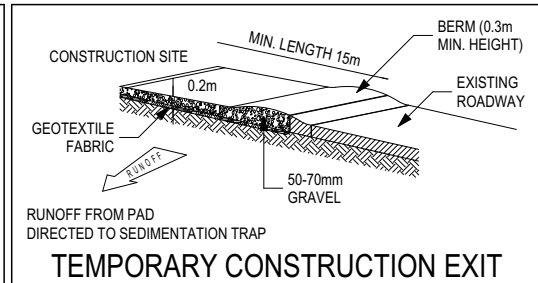
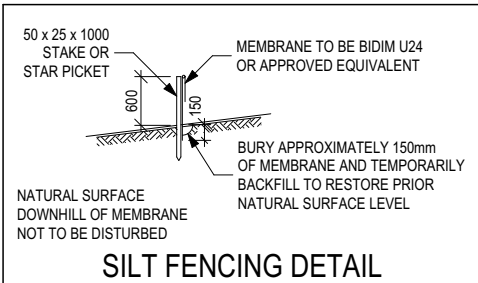
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WATERPROOFING & PLUMBING
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ENERGY EFFICIENCY
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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DRAWN	
BYL	12/01/2026
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SITE PLAN

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F-MESAMR30SSRYA
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NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE TO STREET KERB. COLLECTION AREA = 191.43m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO STREET KERB.

REFER TO STORMWATER DESIGN BY
ALW DESIGN FOR STORMWATER
REQUIREMENTS
REFERENCE: SW26051_ISSUE A
DATED: 10/03/2026

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

Ω

STANDARD DOWNPIPE

CDP

Ω

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WM

WC

WASHING MACHINE

TOILET

YARD TAP

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

PLAN ACCEPTANCE BY OWNER

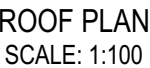
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	EVERYDAY	1	DRAFT SALES PLAN - SOW		BYL	12/01/2026	MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA				ALMERIA THREE				H-MESAMR30SA		
	COPYRIGHT:	2	AMENDMENTS BY APPOINTMENT		BYL	21/01/2026	ADDRESS:				FACADE DESIGN:				FACADE CODE:		
	© 2026	3	WORKING DRAWING PLAN		MTI	09/02/2026	8 MENIN PLACE, MILPERRA NSW 2214				SEASPRAY				F-MESAMR30SSRYA		
		4	LIVEABLE HOUSING UPDATE		JIH	12/03/2026	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:		SCALES:		
		5	COLOURS APPLIED		HLE	23/04/2026	152 / - / 231854		CANTERBURY BANKSTOWN		WATER MANAGEMENT PLAN		5 / 17		1:125, 1:50		607745

template Version: 24.041



SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
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CONDENSATION MANAGEMENT
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PLAN ACCEPTANCE BY OWNER

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EVERYDAY	2	AMENDMENTS BY APPOINTMENT	BYL 21/01/2026	MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA	ALMERIA THREE	H-MESAMR30SA	
COPYRIGHT:	3	WORKING DRAWING PLAN	MTI 09/02/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	4	LIVEABLE HOUSING UPDATE	JIH 12/03/2026	8 MENIN PLACE, MILPERRA NSW 2214	SEASPRAY	F-MESAMR30SSRYA	
	5	COLOURS APPLIED	HLE 23/04/2026	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	6	AMENDED PER PCV001 & 003 - HYD	SIO 30/04/2026	152 / - / 231854	COUNCIL: CANTERBURY BANKSTOWN	ROOF PLAN	SCALES: 1:100
							607745

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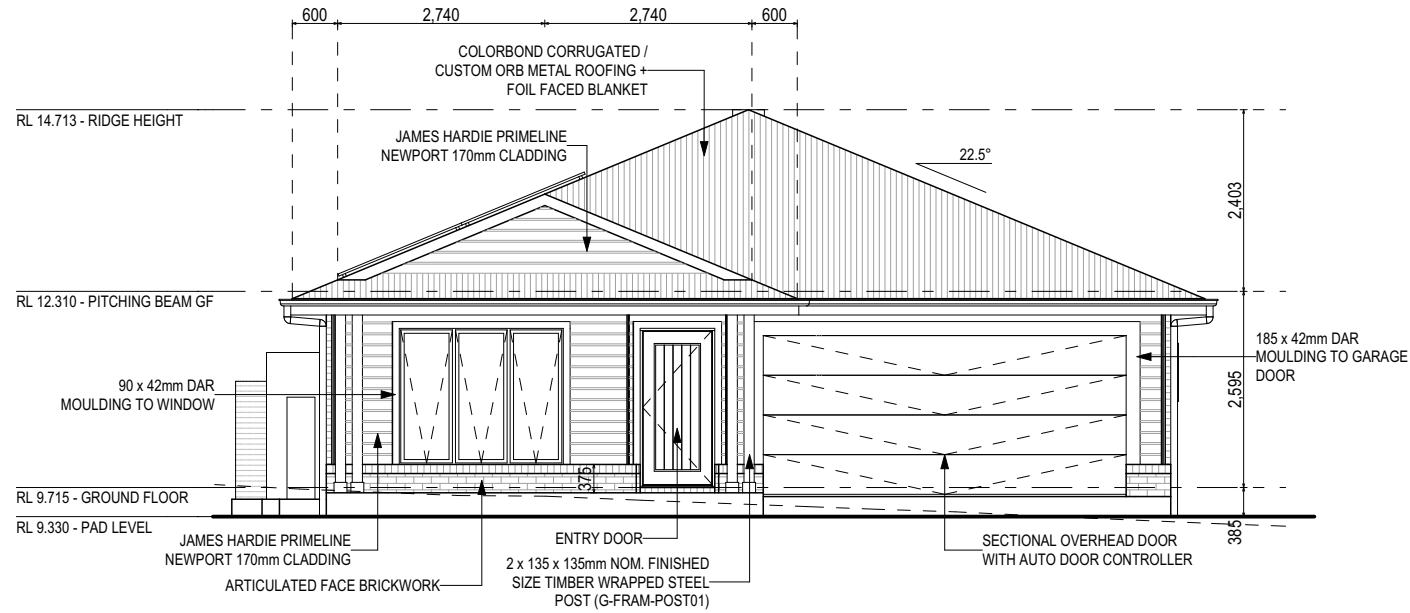
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

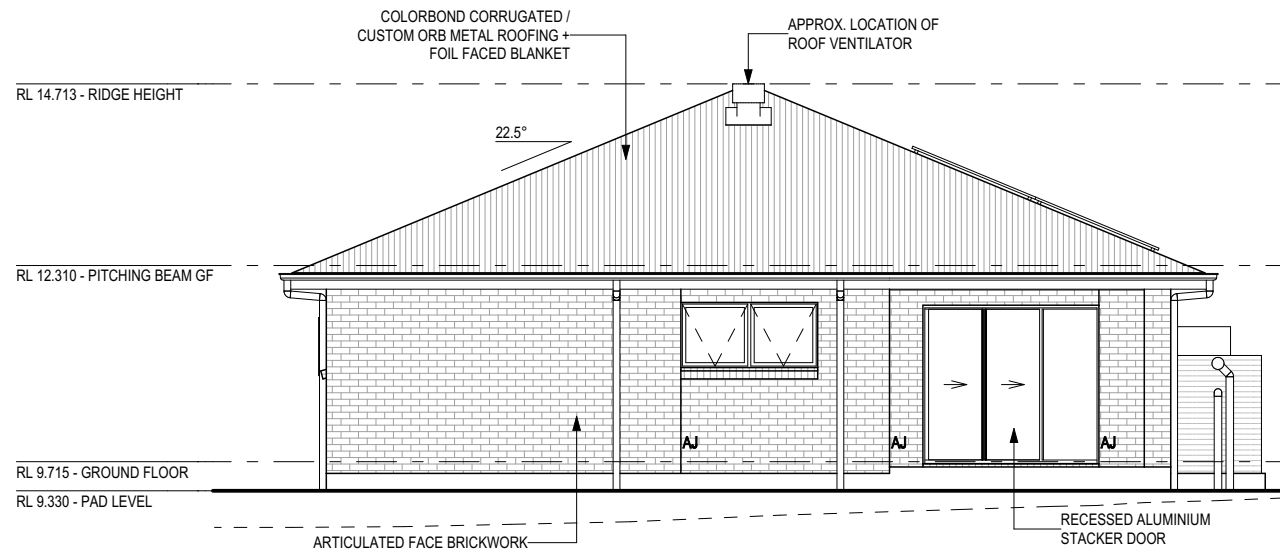
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

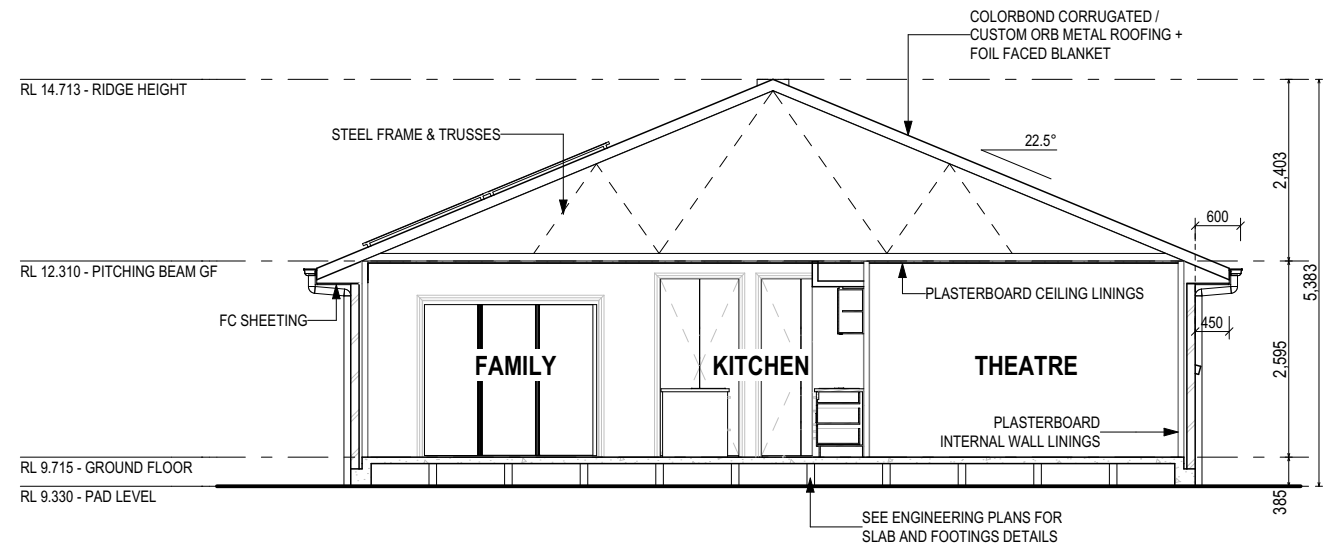
SH = SNAP HEADER SILL



FRONT ELEVATION (WEST)
SCALE: 1:100



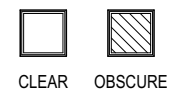
REAR ELEVATION (EAST)
SCALE: 1:100



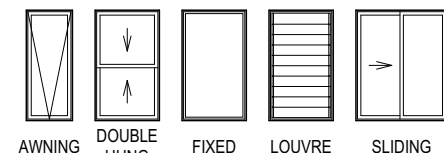
SECTION A-A
SCALE: 1:100

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

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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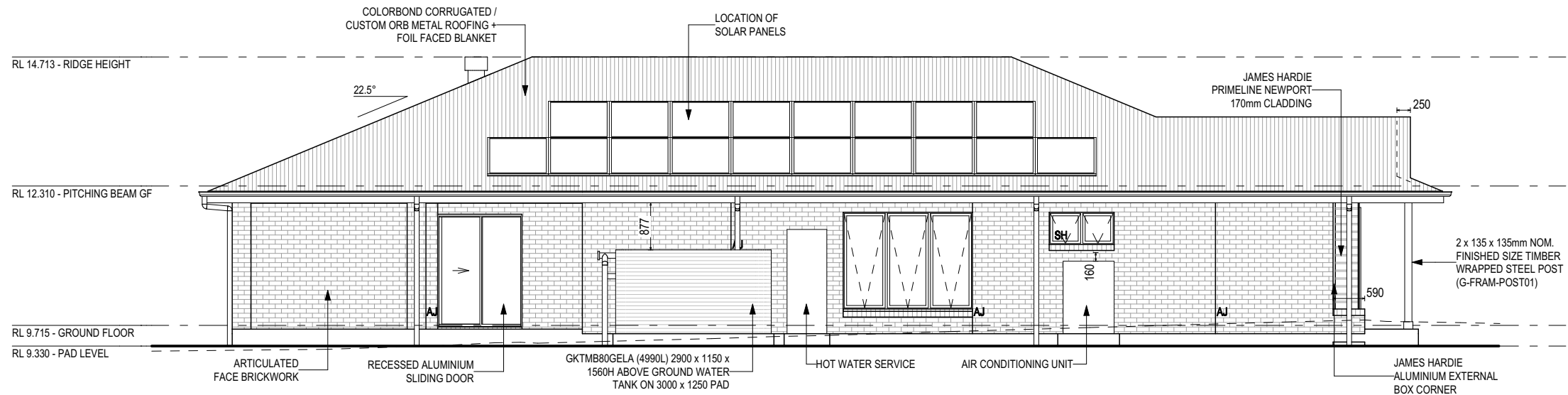
SPECIFICATION: EVERYDAY COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA ADDRESS: 8 MENIN PLACE, MILPERRA NSW 2214 LOT / SECTION / DP: 152 / - / 231854 COUNCIL: CANTERBURY BANKSTOWN	HOUSE DESIGN: ALMERIA THREE FACADE DESIGN: SEASPRAY SHEET TITLE: ELEVATIONS / SECTION	HOUSE CODE: H-MESAMR30SA FACADE CODE: F-MESAMR30SSRYA SHEET No.: 9 / 17 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. 607745
	1	DRAFT SALES PLAN - SOW	BYL	12/01/2026				
	2	AMENDMENTS BY APPOINTMENT	BYL	21/01/2026				
	3	WORKING DRAWING PLAN	MTI	09/02/2026				
	4	LIVEABLE HOUSING UPDATE	JIH	12/03/2026				
	5	COLOURS APPLIED	HLE	23/04/2026				

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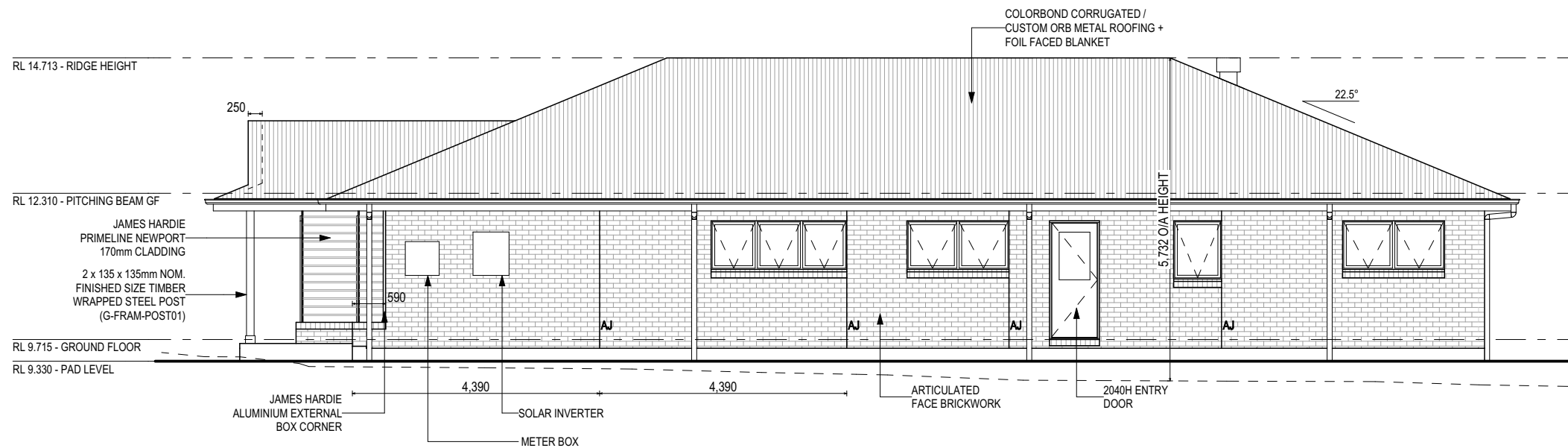
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SH = SNAP HEADER SILL



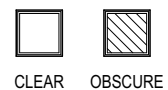
LEFT ELEVATION (NORTH)
SCALE: 1:100



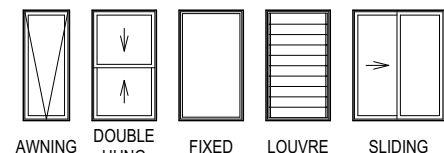
RIGHT ELEVATION (SOUTH)
SCALE: 1:100

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GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

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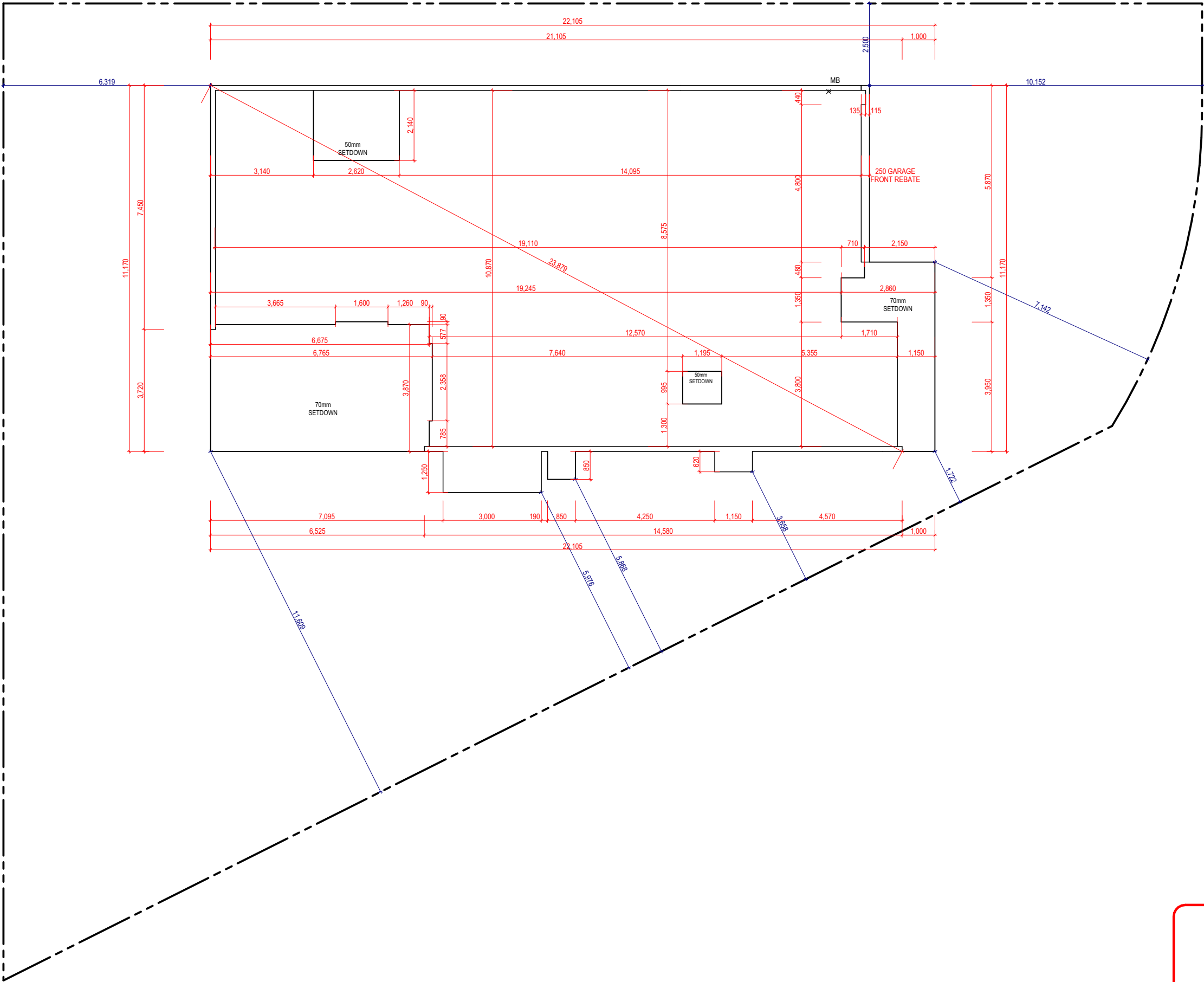
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COPYRIGHT: © 2026	1 DRAFT SALES PLAN - SOW	BYL 12/01/2026	MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA	ALMERIA THREE	H-MESAMR30SA	
	2 AMENDMENTS BY APPOINTMENT	BYL 21/01/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3 WORKING DRAWING PLAN	MTI 09/02/2026	8 MENIN PLACE, MILPERRA NSW 2214	SEASPRAY	F-MESAMR30SSRYA	
	4 LIVEABLE HOUSING UPDATE	JIH 12/03/2026	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	5 COLOURS APPLIED	HLE 23/04/2026	152 / - / 231854	COUNCIL:	10 / 17	1:100
			CANTERBURY BANKSTOWN	ELEVATIONS		

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.



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	6	AMENDED PER PCV001 & 003 - HYD		SIO	30/04/2026	152 / - / 231854		CANTERBURY BANKSTOWN		SLAB PLAN		1 / 1	1:125

607745

[illegible]

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COPYRIGHT:	3	WORKING DRAWING PLAN	MTI 09/02/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
© 2026	4	LIVEABLE HOUSING UPDATE	JIH 12/03/2026	8 MENIN PLACE, MILPERRA NSW 2214		SEASPRAY		F-MESAMR30SSRYA	
	5	COLOURS APPLIED	HLE 23/04/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	607745
	6	AMENDED PER PCV001 & 003 - HYD	SIO 30/04/2026	152 / - / 231854	CANTERBURY BANKSTOWN	DRAINAGE PLAN	1 / 1	1:125	