

DA
CANTERBURY BANKSTOWN

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE ANALYSIS
4	SITE PLAN
5	WATER MANAGEMENT PLAN
6	GROUND FLOOR PLAN
7	ROOF PLAN
8	WINDOW & DOOR SCHEDULES
9	ELEVATIONS / SECTION
10	ELEVATIONS
11	KITCHEN & BUTLER'S PANTRY DETAILS
12	BATHROOM DETAILS
13	ENSUITE DETAILS
14	LAUNDRY DETAILS
15	FLOOR COVERINGS
15	SLAB PLAN
16	DRAINAGE PLAN

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	N/A
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
----------------------------	-----

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 ON/TIMER 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)
---------------------	---------------------------

ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 8.55KW PEAK
---------------------	------------------

OTHER

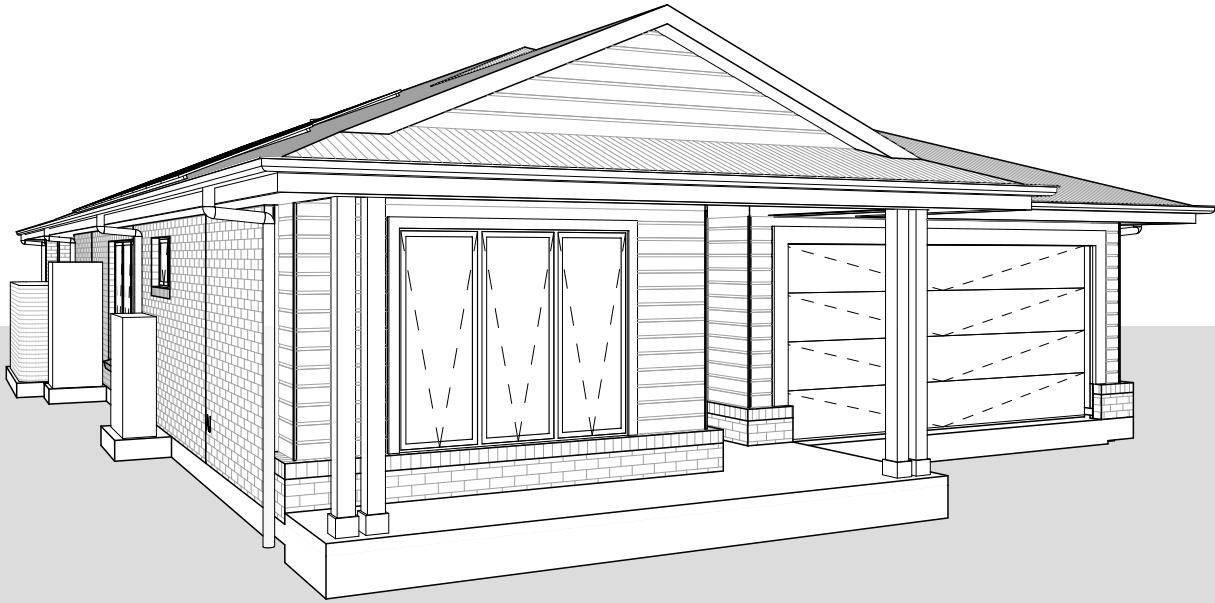
INDUCTION COOKTOP, ELECTRIC OVEN
FIXED OUTDOOR CLOTHESLINE BY OWNER
NO FIXED INDOOR CLOTHESLINE

LOT 152
#8 MENIN PLACE, MILPERRA

LOCATION MAP



© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



mcdonald jones
FIND YOURSELF AT HOME

SPECIFICATION:

EVERYDAY

COPYRIGHT:

© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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

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.

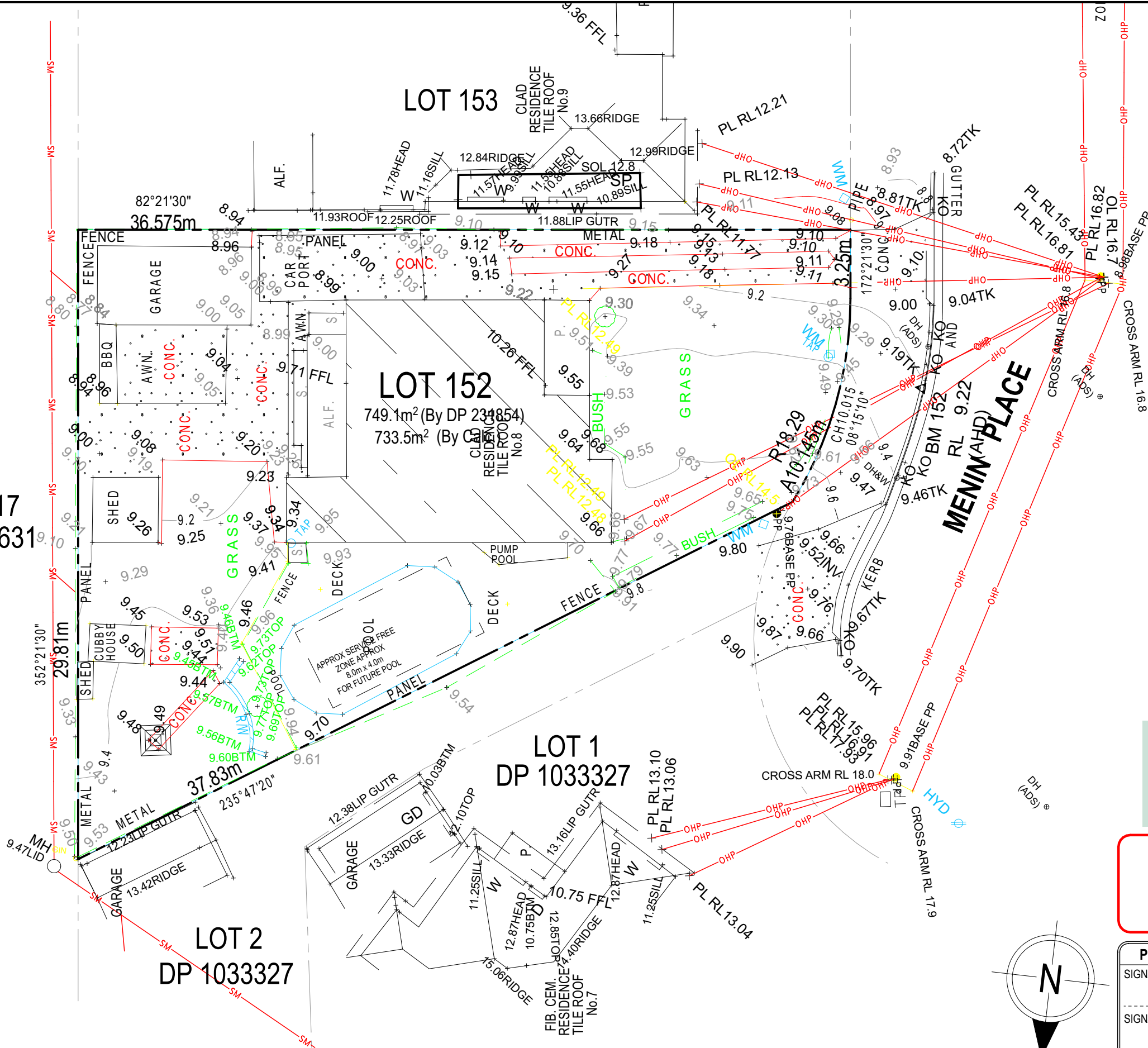
607745

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

LOT 117
DP 229631



Certificate No. # SGDSKQFGG8

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookioli
DMN/14/1682
Lot 152 (H8) Menin Place
MILPERRA
2214, NSW, 2214

<https://www.fr5.com.au/QRCodeLanding?PublicId=SGDSKQFGG8>

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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:

EXISTING CONDITIONS

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

F-MESAMR30SSRYA

SCALES:

1:200

SHEET No.:

2 / 17

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

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.

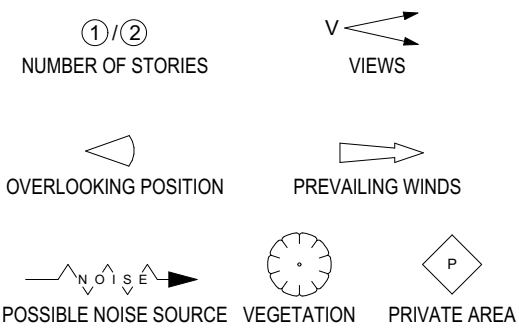
SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE.
SEWER - YES
STORMWATER - TO REAR INTERALLOTMENT DRAINAGE.

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



© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

LOT 117
DP 229631

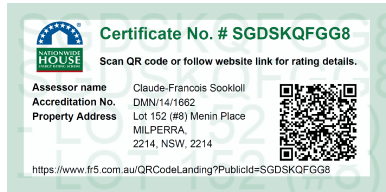
LOT 2
DP 1033327

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

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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:

SITE ANALYSIS

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

F-MESAMR30SSRYA

SCALES:

1:200

SHEET No.:

3 / 17

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

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.

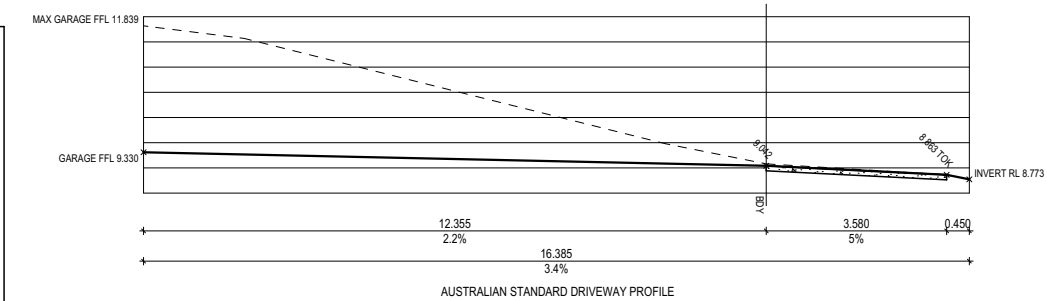
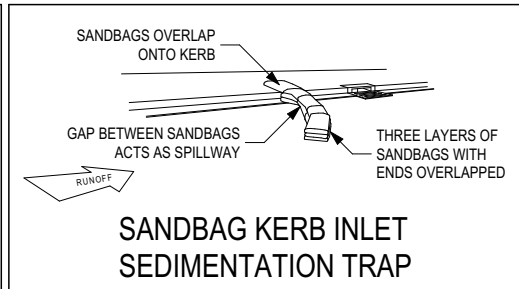
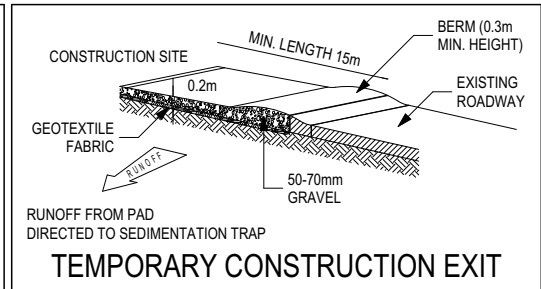
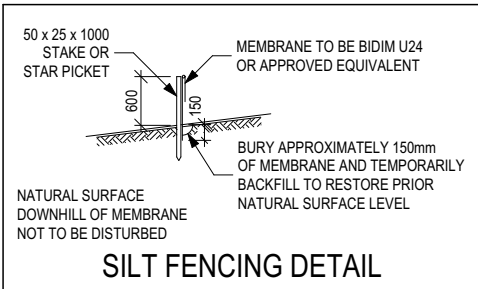
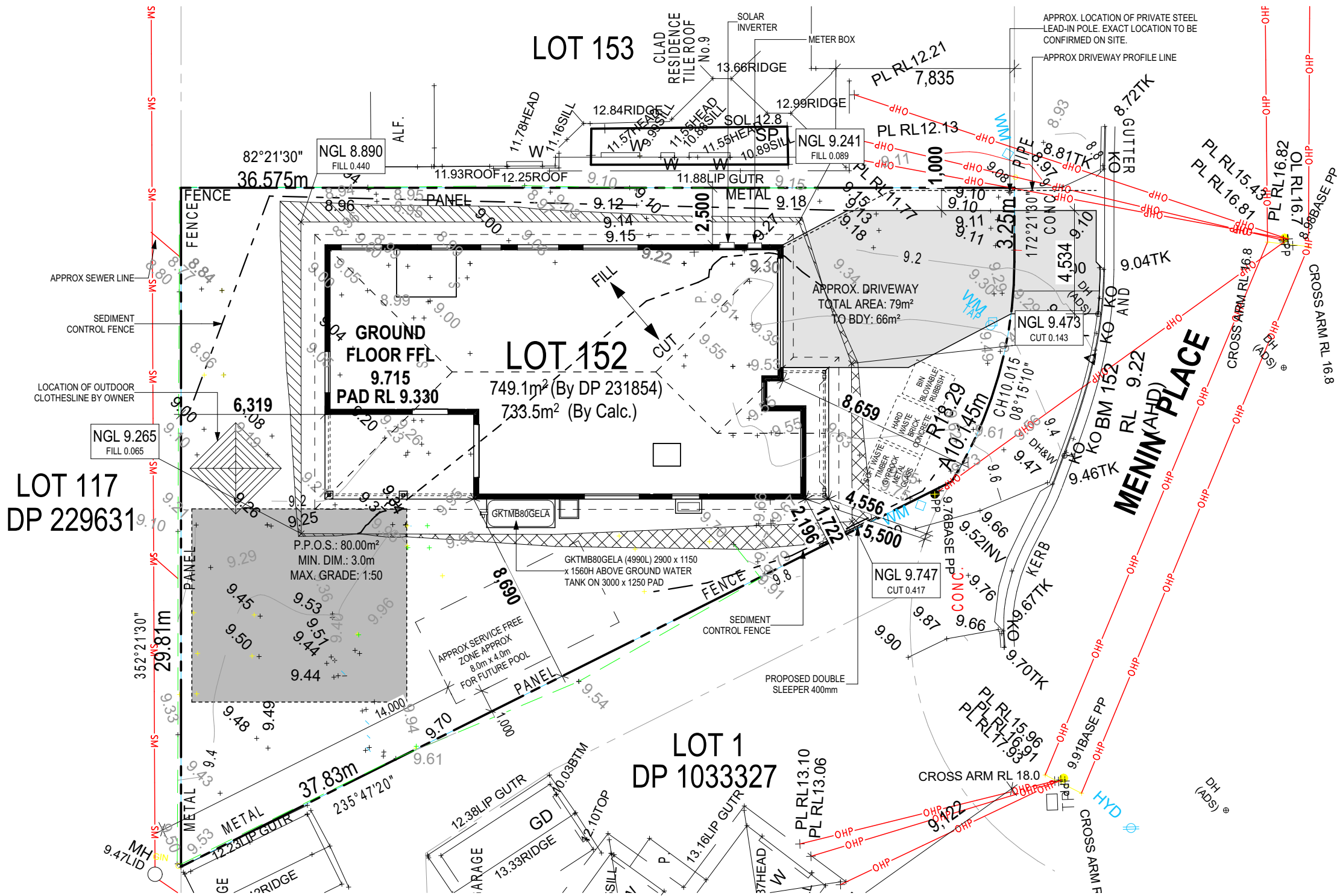
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

APPROX. CUT/FILL			
CUT	30.51m ³	68.65t	
FILL	30.36m ³	68.31t	
DIFFERENCE	0.15m ³	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



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

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
SIGNATURE:	DATE:
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	



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:		607745
						152 / - / 231854		CANTERBURY BANKSTOWN		SHEET No.: 4 / 17		
										SHEETS: 1:200, 1:150		

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.

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.

LEGEND

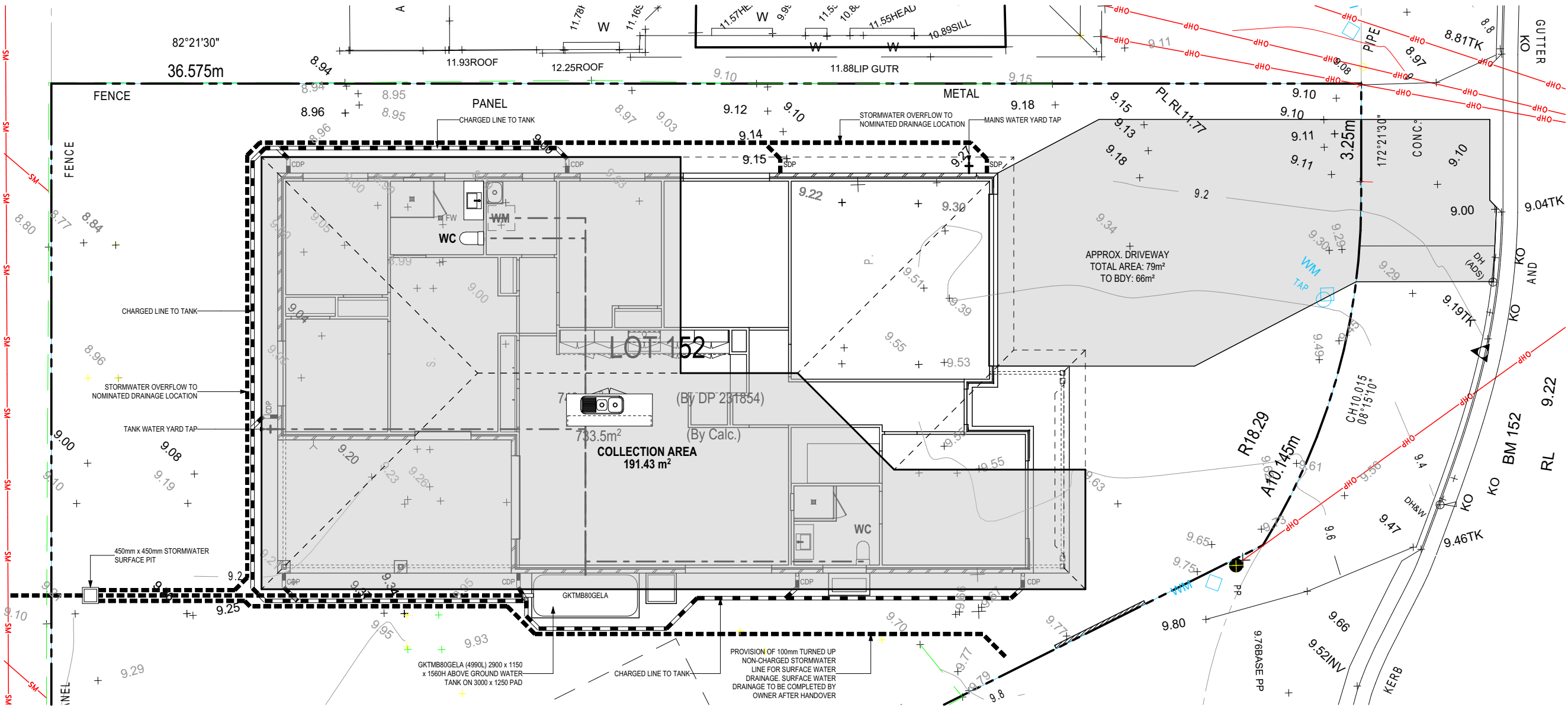
WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

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



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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



© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION

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

DRAWN

- | | |
|-----|------------|
| BYL | 12/01/2026 |
| BYL | 21/01/2026 |
| MTI | 09/02/2026 |
| JIH | 12/03/2026 |

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:

WATER MANAGEMENT PLAN

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

F-MESAMR30SSRYA

SCALES:

1:125

SHEET No.:

5 / 17

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

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

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

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

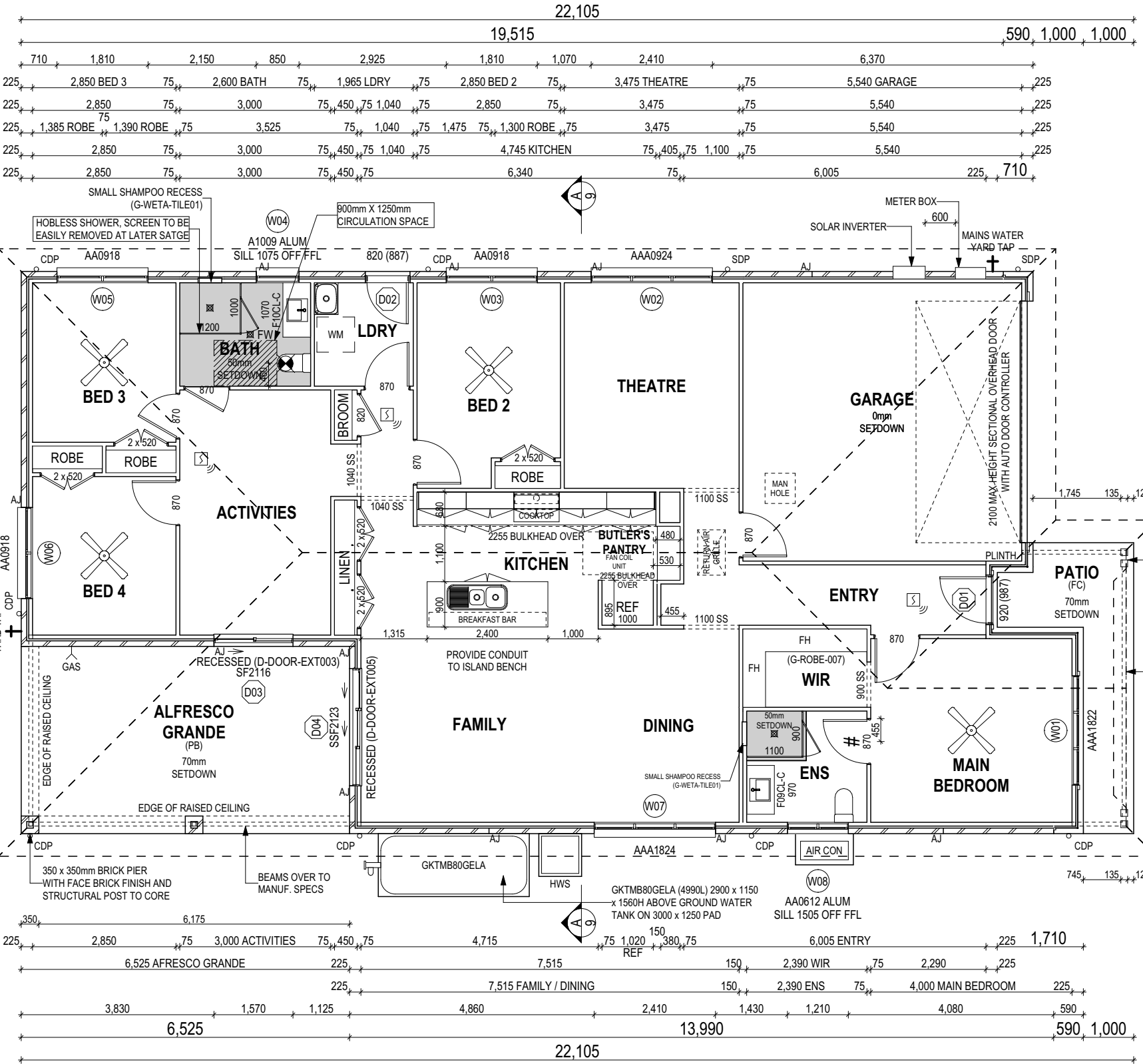
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	COMMON BRICK
	FACE BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
	EXHAUST VENT
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



ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

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

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

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

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

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



mcdonald jones
FIND YOURSELF AT HOME

SPECIFICATION:

EVERYDAY

COPYRIGHT:

© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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:

GROUND FLOOR PLAN

SHEET No.:

6 / 17

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

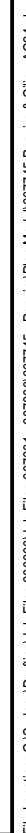
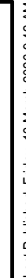
F-MESAMR30SSRYA

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





Certificate No. # SGDSKQFGG8

Scan QR code or follow website link for rating details.

Assessor name

Creditation No.

Property Address

Claude-Francois Spooklin
DMN/1/4/1662
Lot 152 (#8) Merin Place
MILPERRA,
2214, NSW, 2214

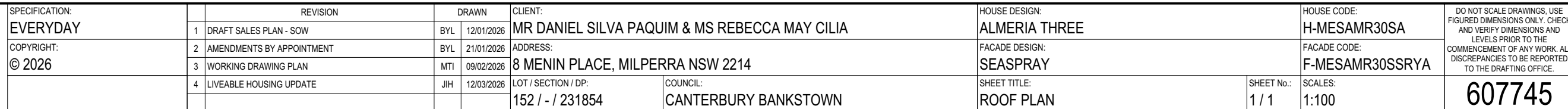


<https://www.fr5.com.au/QRCodeLanding?PublicId=SGDSKQFGG8>

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

[illegible]

EXTERIOR WINDOW & DOOR SCHEDULE 1,2 ASSUME LOOKING FROM OUTSIDE														MANUFACTURER: BRADNAMS (NSW)	
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AAA1822	AWNING	MAIN BEDROOM	1,800	2,170	7,940	3.91	ALUMINIUM	N/A	NONE	W	2.99	CLEAR, DOUBLE GLAZED	MP 723-723
GROUND FLOOR	W02	AAA0924	AWNING	THEATRE	860	2,410	6,540	2.07	ALUMINIUM	N/A	ANGLED	S	1.49	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W03	AA0918	AWNING	BED 2	860	1,810	5,340	1.56	ALUMINIUM	N/A	ANGLED	S	1.14	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W04	A1009	AWNING	BATH	1,030	850	3,760	0.88	ALUMINIUM	N/A	ANGLED	S	0.65	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	AA0918	AWNING	BED 3	860	1,810	5,340	1.56	ALUMINIUM	N/A	ANGLED	S	1.14	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W06	AA0918	AWNING	BED 4	860	1,810	5,340	1.56	ALUMINIUM	N/A	ANGLED	E	1.14	CLEAR, DOUBLE GLAZED	MP 905
GROUND FLOOR	W07	AAA1824	AWNING	DINING	1,800	2,410	8,420	4.34	ALUMINIUM	N/A	ANGLED	N	3.40	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W08	AA0612	AWNING	ENS	600	1,210	3,620	0.73	ALUMINIUM	N/A	SNAP HEADER	N	0.45	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 605
							46,300 mm	16.59					12.40		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,106	987	6,186	2.08	TIMBER	N/A	SNAP HEADER	W	---	DOOR(S): N/A - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 920mm
GROUND FLOOR	D02	820	SWINGING	LDRY	2,106	887	5,986	1.87	TIMBER	N/A	SNAP HEADER	S	---	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 820mm
GROUND FLOOR	D03	SF2116	SLIDING	ACTIVITIES	2,100	1,570	7,340	3.30	ALUMINIUM	N/A	SNAP HEADER	N	2.83	CLEAR, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	D04	SSF2123	STACKER	FAMILY	2,100	2,328	8,856	4.89	ALUMINIUM	N/A	SNAP HEADER	E	4.24	CLEAR, DOUBLE GLAZED, TOUGHENED	
							28,368 mm	12.13					7.07		
							74,668 mm	28.72					19.47		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	2	1040 SS	SQUARE SET OPENING	2,455	1,040	N/A	
GROUND FLOOR	2	1100 SS	SQUARE SET OPENING	2,455	1,100	N/A	
GROUND FLOOR	5	2 x 520	SWINGING	2,340	1,040	N/A	
GROUND FLOOR	1	820	SWINGING	2,340	820	N/A	
GROUND FLOOR	1	870	SWINGING	2,340	870	N/A	LIFT-OFF HINGES
GROUND FLOOR	7	870	SWINGING	2,340	870	N/A	
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,455	900	N/A	

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

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



Certificate No. # SGDSKQFGG8

Scan QR code or follow website link for rating details.

Assessor name

Claude-Francois Sookioli

Accreditation No.

DMN/14/1682

Property Address

Lot 152 (48) Menin Place
MILPERRA
2214, NSW, 2214



<https://www.fr5.com.au/QRCodeLanding?PublicId=SGDSKQFGG8>

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

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



mcdonald jones

FIND YOURSELF AT HOME

SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION		DRAWN	
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

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:
WINDOW & DOOR SCHEDULES

SHEET No.:
8 / 17

HOUSE CODE:
H-MESAMR30SA

FACADE CODE:
F-MESAMR30SSRYA

SCALES:

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.

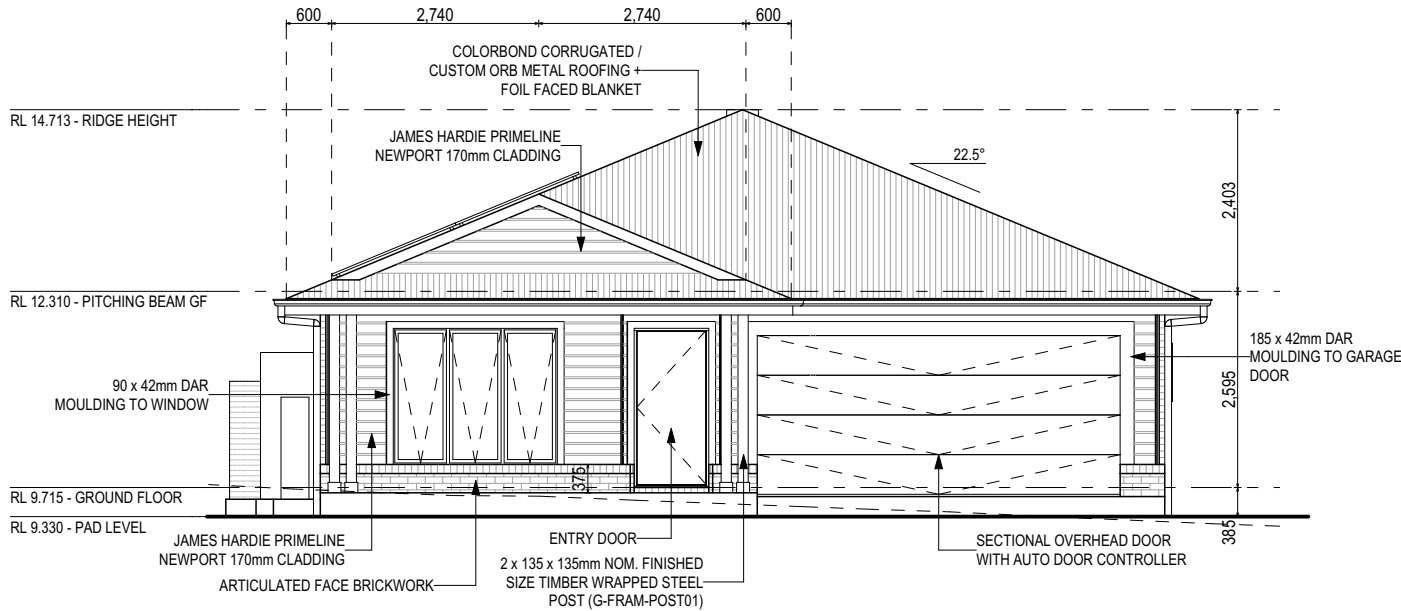
607745

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

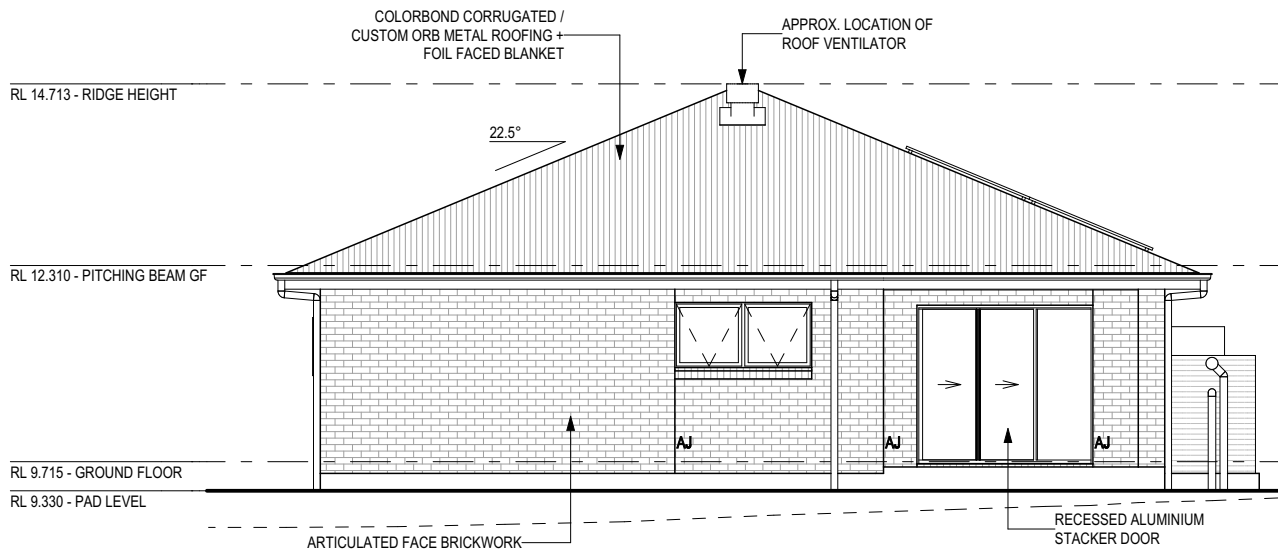
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

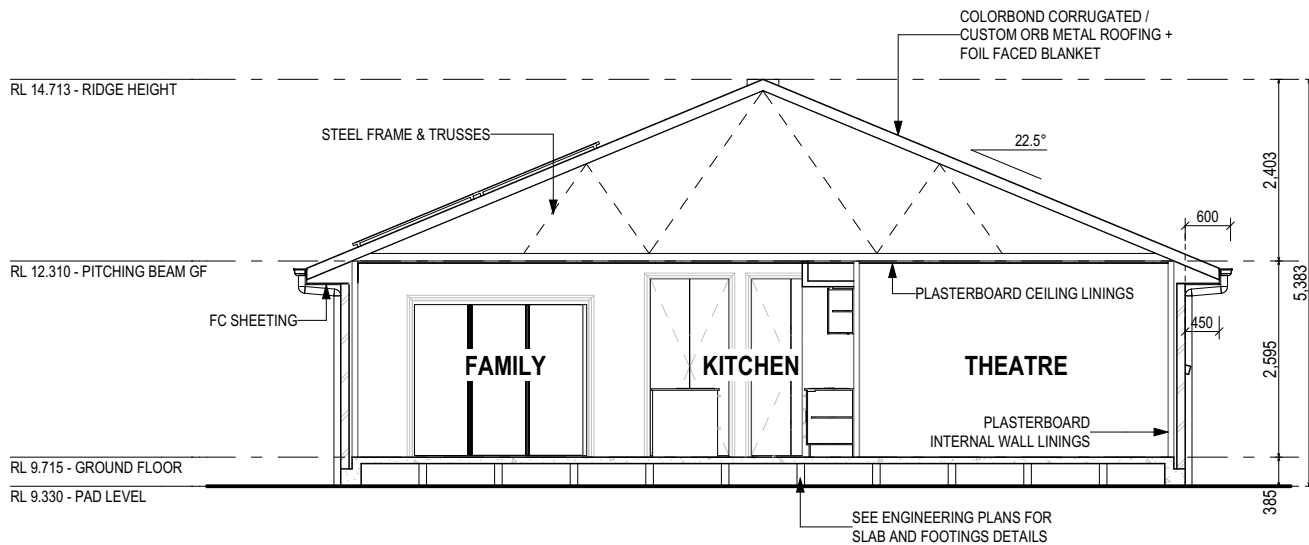
SH = SNAP HEADER SILL



FRONT ELEVATION (WEST)
SCALE: 1:100



REAR ELEVATION (EAST)
SCALE: 1:100



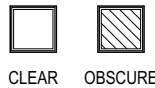
SECTION A-A
SCALE: 1:100



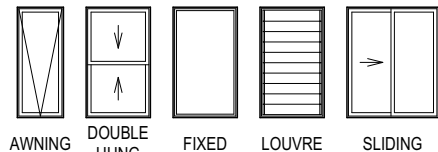
**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**

WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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

SHEET No.:

9 / 17

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

F-MESAMR30SSRYA

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.

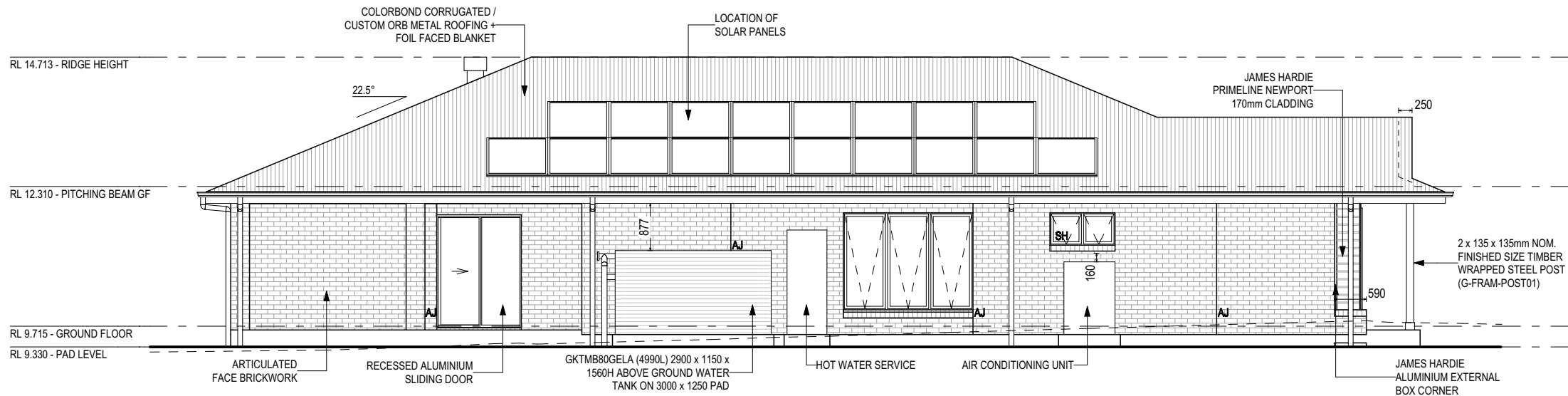
607745

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

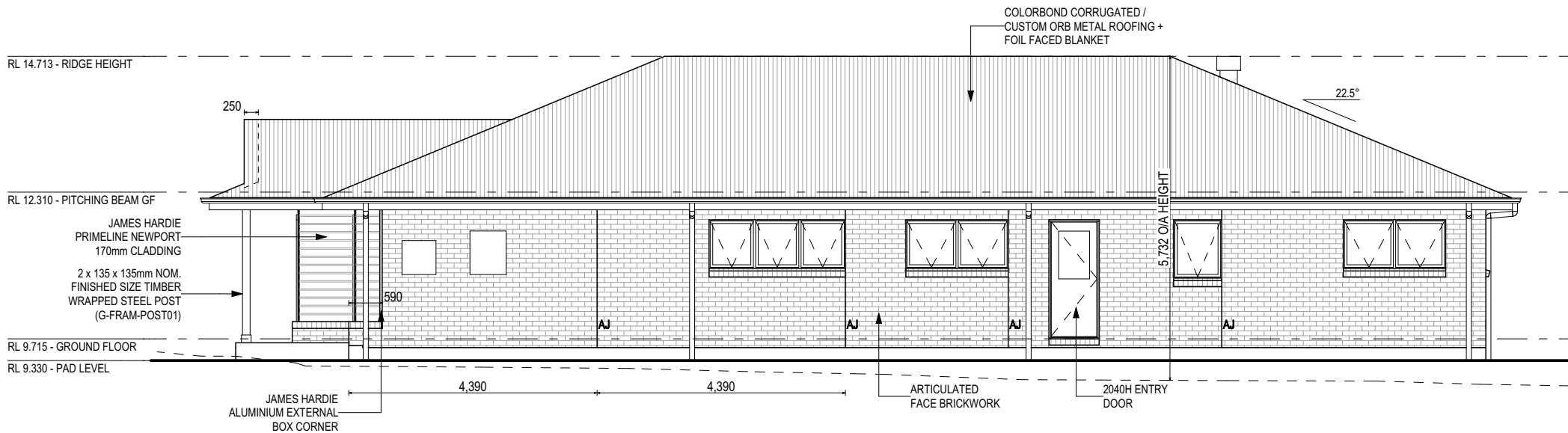
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

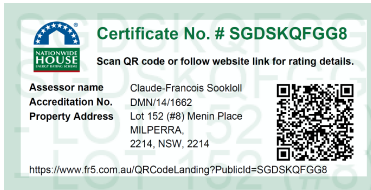
SH = SNAP HEADER SILL



LEFT ELEVATION (NORTH)
SCALE: 1:100

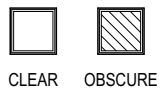


RIGHT ELEVATION (SOUTH)
SCALE: 1:100

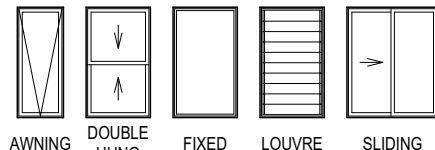


**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY
LIVABLE HOUSING**

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



SPECIFICATION:
EVERYDAY

COPYRIGHT:
© 2026

REVISION

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

DRAWN

BYL	12/01/2026
BYL	21/01/2026
MTI	09/02/2026
JIH	12/03/2026

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

SHEET No.:

10 / 17

HOUSE CODE:

H-MESAMR30SA

FACADE CODE:

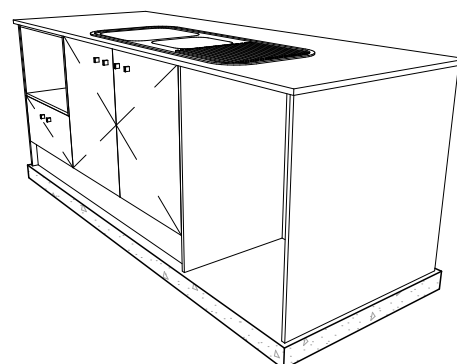
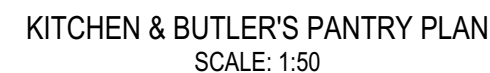
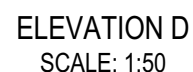
F-MESAMR30SSRYA

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



PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

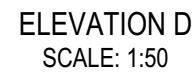
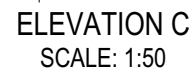
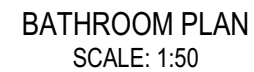
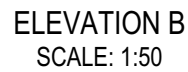
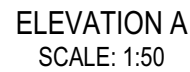
© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

 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: 152 / - / 231854		COUNCIL: CANTERBURY BANKSTOWN		SHEET TITLE: KITCHEN & BUTLER'S PANTRY DETAILS		
607745													

Last Published: Friday, 13 March 2026 9:42 AM

File Location: G:\Sydney\Drafting\Job Files 60000\Job Files 607601 - 607800\607745 - Paquim\Plan Modell\607745 Paquim & Cilia - AC24.pln

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	SHALF
SR	SHAMPOO RACK
SOAP	SOAP HOLDER



© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



Template Version: 24.041

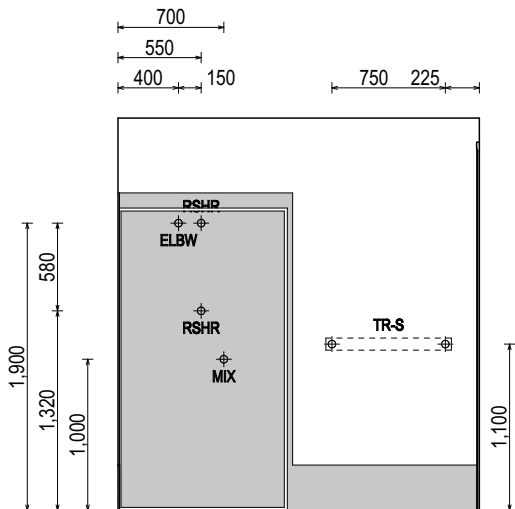
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

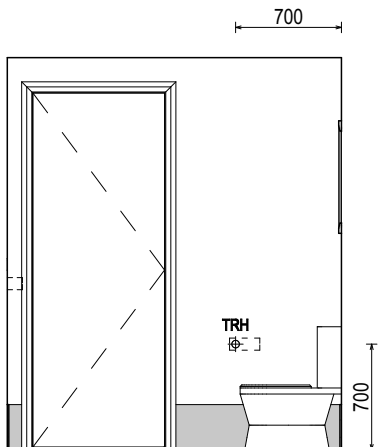
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

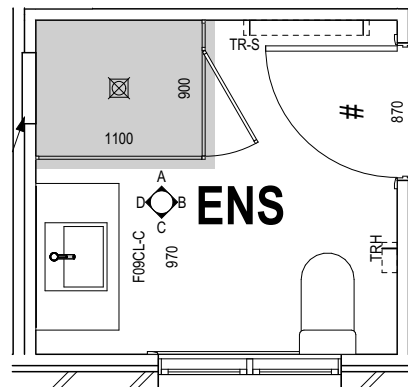
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE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



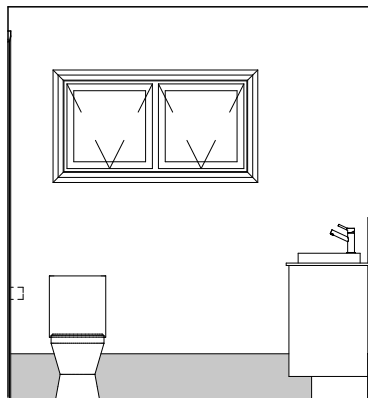
ELEVATION A
SCALE: 1:50



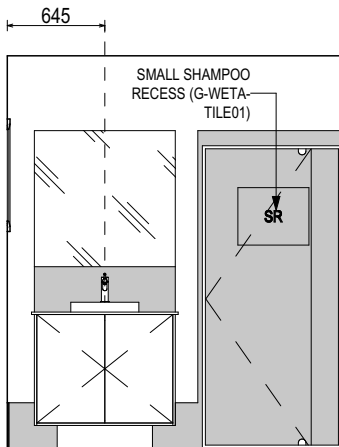
ELEVATION B
SCALE: 1:50



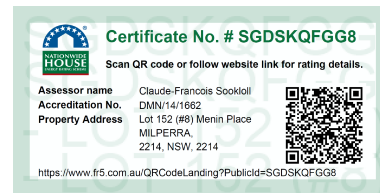
ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2026 McDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). McDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF McDONALD JONES HOMES PTY LTD.



SPECIFICATION: EVERYDAY	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.
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.:	
			152 / - / 231854	COUNCIL:	13 / 17	607745
				CANTERBURY BANKSTOWN	1:50	

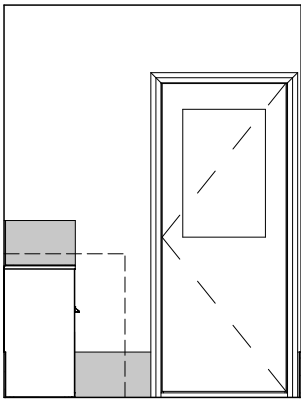
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

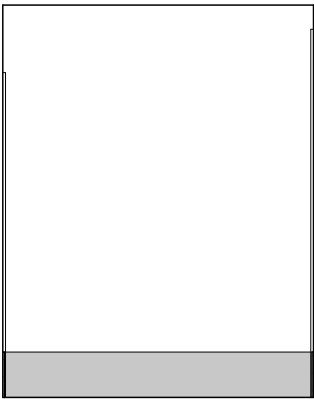
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

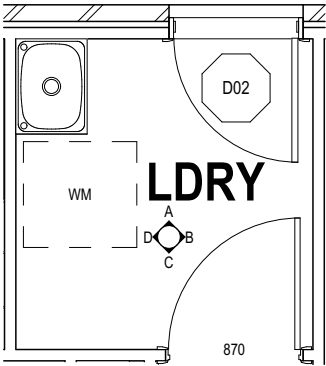
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



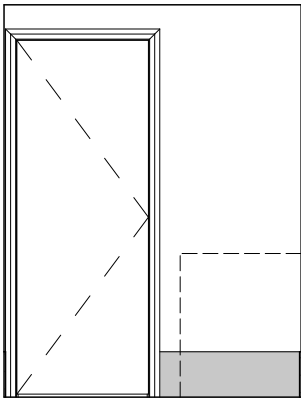
ELEVATION A
SCALE: 1:50



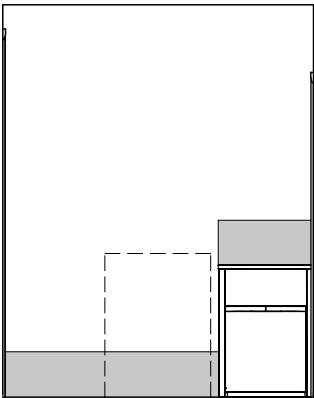
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



Certificate No. # SGDSKQFGG8

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

Claude-Francois Sookioli

DMN/14/1662

Lot 152 (48) Menin Place

MILPERRA

2214, NSW, 2214



<https://www.fr5.com.au/QRCodeLanding?PublicId=SGDSKQFGG8>

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.



SPECIFICATION: EVERYDAY		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.			
	1	DRAFT SALES PLAN - SOW		BYL	12/01/2026	MR DANIEL SILVA PAQUIM & MS REBECCA MAY CILIA		ALMERIA THREE		H-MESAMR30SA					
COPYRIGHT: © 2026	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:		COUNCIL:		SHEET TITLE:			SHEET No.:	SCALES:	607745
						152 / - / 231854		CANTERBURY BANKSTOWN		LAUNDRY DETAILS					

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

TIMBER/LAMINATE (BY OWNER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

VINYL



Certificate No. # SGDSKQFGG8

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 152 (#8) Menin Place
MILPERRA
2214, NSW, 2214

<https://www.fr5.com.au/QRCodeLanding?PubIdId=SGDSKQFGG8>

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

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

© 2026 MCDONALD JONES HOMES PTY LTD (ABN 82 003 687 232). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MCDONALD JONES HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MCDONALD JONES HOMES PTY LTD.

 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: EVERYDAY	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.
	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:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
						152 / - / 231854	CANTERBURY BANKSTOWN	FLOOR COVERINGS	15 / 17	1:100	607745	

template Version: 24.041

This architectural floor plan shows a building with a complex footprint, including setbacks and a curved boundary. Key features and dimensions include:

- Overall Dimensions:**
 - Top: 22.105 (total), 21.105 (main body)
 - Left: 11.170 (total), 7.450 (main body), 3.720 (lower section)
 - Right: 10.152 (top), 5.870 (middle), 3.950 (bottom)
 - Bottom: 22.105 (total), 14.580 (main body), 1.000 (lower section)
- Setbacks and Features:**
 - 50mm SETDOWN:** Located in the top-left and center-right areas.
 - 70mm SETDOWN:** Located in the bottom-left and center-right areas.
 - 250 GARAGE FRONT REBATE:** Located on the right side.
 - MB:** Marked on the top right corner.
- Internal Dimensions and Layout:**
 - Top-left setbacks: 3.140, 2.620, 2.140.
 - Top-right setbacks: 1.350, 1.115, 1.000.
 - Right-side setbacks: 2.150, 2.860, 1.710, 1.150.
 - Bottom setbacks: 7.095, 3.000, 1.90, 850, 4.250, 1.150, 4.570, 1.000.
 - Internal horizontal dimensions: 14.095, 19.110, 19.245, 12.570, 7.640, 5.355, 1.195, 995, 1.300, 6.20, 1.150.
 - Internal vertical dimensions: 4.800, 4.80, 1.950, 3.800, 1.170, 1.350, 1.170, 1.122, 5.868, 5.370, 2.658, 1.168.
- Boundary and Orientation:**
 - A dashed line indicates a curved boundary on the right and bottom.
 - Blue lines with arrows point from the setbacks to the boundary.



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		12/03/2026	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
					152 / - / 231854	CANTERBURY BANKSTOWN	SLAB PLAN	1 / 1	1:125	607745

This diagram is a sanitary layout plan for a building, showing the placement of plumbing fixtures, conduits, and setbacks. The plan is oriented with a dashed line representing a boundary or property line running diagonally from the bottom left to the top right.

Plumbing Fixtures and Components:

- Top Left:** A cluster of fixtures including a Shower (Shr), a Floor Drain (FW), and a Water Closet (WC), all with a 50mm SETDOWN.
- Top Center:** A Toilet (Tr(L)) and a Shower (Shr) are shown.
- Top Right:** A Meter Box (MB) is located near a 40mm CONDUIT FOR METER BOX.
- Bottom Center:** A 50mm SETDOWN for a Shower (Shr) is indicated.
- Bottom Right:** A Water Closet (WC) and a Shower (Shr) are shown.

Conduits and Setbacks:

- Conduits:** Several conduits are labeled, including CONDUIT 2-A, CONDUIT 2-B, CONDUIT 1-A, and CONDUIT 1-B. Specific conduit segments are dimensioned with red lines and labels like 4.508 CONDUIT 2-A, 6.602 CONDUIT 2-B, etc.
- Setbacks:** Multiple setbacks are dimensioned with red lines and labels, such as 9.140 S, 9.340 CONDUIT 2-B, 9.540 CONDUIT 2-A, 14.380 B, 14.965 Shr, and 16.345 WC.
- Other Dimensions:** Various other dimensions are shown in red (e.g., 6.028 Tr(L), 5.785 B, 5.600 WC, 4.550 FW, 3.750 Shr) and blue (e.g., 6.319, 10.152, 7.142, 1.168, 5.370, 3.868, 3.638, 1.722).

Boundary and Orientation:

- A dashed line runs diagonally across the plan, likely representing a property boundary or a street frontage.
- The plan includes a north arrow pointing towards the top right.

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

