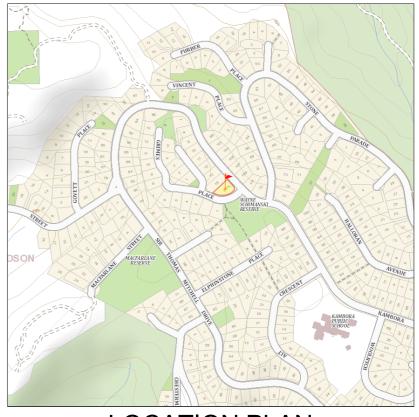
PROPOSED NEW DOUBLE STOREY DUAL OCCUPANCY DWELLING

LOT 34, NO.20 GRIMES PLACE, DAVIDSON, NSW 2085

MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY

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J	WORKING DRAWINGS	20/03/2025
К	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025



LOCATION PLAN

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COVER SHEET

GENERAL NOTES:

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR

TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

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ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL		N	
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	N/A	TN	SHEET: 01 OF	32	3081

General Notes

ctural drawings, and the documentation of tants. Notify any discrepancies between the ctural and/or other consultant's documental or to proceeding with the works

ifications and Schedules

fer to and coordinate with applicable Specifications d Schedules. Notify any discrepancies between ments prior to proceeding with the works. National Construction Code (NCC) Series, the relevant manufacturer's instructions or Engineer's Instructions.

etail Drawings

vings at larger scales take precedence over rings at smaller scales, Notify any discrepan or to proceeding with the works

cution of the Works

he approved Development Application and in

rtificate consistent with the works. he current edition of the Building Code of Australia

s amended): and urrent editions of the relevant Australian and other

nits of Measurement

erials Handling and Storage

erial, fixtures and fittings are to be handled, stor installed in accordance with the manufacturer's

aining walls, framing, bracing, tie-down and other ctural elements are to be constructed in accordance th the Structural Engineer's details and specifications.

draulics

mwater drainage, waste water drainage, fresh ted in accordance with Local Authority and

ese plans are drawn for construction numose nd the owner must consider real-life viewing angles then interpreting the 2D elevations, roof angles, rapets and window visibility may differ based on the ving angle of your home

REV. DESCRIPTION

General Building Specifications 3. Owner's Obligations

This Specification forms part of the Contract documents

only. The extent of the works shall be governed by the approved plans and other requirements under the Contract Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in acconfance with the

1.2 Preliminary Use

This Specification forms part of the Contract and should be 3.3 Sanitation read in conjunction with the other contract documents

1.3 Prevailing Documents

Specification, this Specification shall take precedence. The **4. Plar**Builder must at all times maintain a legible copy of the plans
and this Specification bearing the approval of the relevant

4.1 Perm Local Authority.

d Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall builder shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to Otherwise to the extent of any conflict between documents,

1.4 Size and Dimensions Unless otherwise stated, all dimensions given in this

specification are in millimetres and are nominal only

licable published standards relevant to the execution 1.5 Prime Cost and Provisional Sum Items sional Sums Items are items that the

Owner is to select after the contract has been entered into.

The prices listed are the Builder's reasonable estimate of the The Builder shall accurately set out the building works in "cost price" of those items including CST. The prices listed the decidence with the site plan and within the boundaries of the site of the contract the decidence of the contract the site. do not include unquantifiable components inclu 'Builder's margin", cost of cartage and freight.

In this Specification the following definitions shall apply: • "NCC" Series includes NCC Series Volume 2 2022, "Building Code of Australia Class 1 and Class 10 Buildings and the ABCB Housing Provisions Standard 2022 (unless otherwise noted), NCC Series Volume 3 2022 Plumbing Code of Australia is also included.

"Engineer's Instruction" includes any soil classification

the local council, or other governing authority or private ABCB Housing Provisions Standard 2022 Part 3 certifier with statutory responsibility for the compliance of the Volume 2 H1D3, or any Engineer's Instructions.

NCC"shall mean the building Regulations and Codes NCC'snall mean the building Regulations and Louses (including the NCC, as amended) statutorily enforceable at the time application is made for a construction certificate or Housing Provisions Standard 2022 per NCC Volume 2 mits, consents or approvals relating to the Contra • The "HIA Guide" means the HIA Guide to Materials & Workmanship for Residential Building Work.

the Standard referenced within Schedule 2 of the NCC version listed above, as modified by NCC Schedule 5 in NSW, or as referenced within the relevant legislation. Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Building Contract between the Owner and the Builder

2. Statutory Requirements

2.1 The Building Works

he building works outlined in the Schedule of Works annexed to this Specification, shall be cons

ordance with:

Regulations and in particular the Performance any conditions imposed by the relevant development consent or complying development certificate; and commitments outlined in the BASIX Certificate.

Where a performance solution is used in the building inste of an acceptable construction practice referenced within this specification, the solution is to be specified and documented

• Edge rebates in accordance with Part 4.2.9. accordance with Part A2G2 (4) of the NCC.

The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.

re there is no existing building, the Builder is to make There uners a no existing outloing, the Bulloer is to make arrangements for any electrical power to be used in the construction of the bulliding works. The cost of providing and installing any poles, wiring, service risers or underground within the provisions of t wiring etc, as may be required by the electricity supply authority, shall be borne by the Owner.

2.5 Sanitary Accommodation

toilet facilities exist on the site, the Builder shall provide temporary toilet accommodation for the use of site personnel. Where the Local Authority requires the tempor shall he horne by the Owner On compl

3.1 Engineer's Instructions

If the Contract indicates, the Owner, at their expense, shall provide the Builder with engineer's reports and specifications (including wind and soil classifications) for the foundation or footing requirements. In these circumstances, if the Builder instructs any party to provide such reports, the Builder does so only as agent for the Owner

3.2 Water Supply

all details for management of water providing clarity for the • Stiffened raft slabs on Class A, S and M sites in Owner and Builder regarding items such as rainwater tanks, accordance with Part 4.2.14 septic systems and the like.

Unless otherwise specified the Owner shall supply sewerage connection and pay the standard sewer connection fee to

4. Plans. Permits and Application

4.1 Permits and Fees Subject to a contrary requirement under the Contract, the

authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 Setting Out

5 General Structural Provisions

The building shall be constructed in accordance with ABCB wall plat ions Standard 2022 Section 2, relevant ons of NCC Volume 2 H1D3 to H1D12 or any rovisions of NCC volume 2 H103 to H1012, or any ombination of these provisions. Specific requirements for uilding elements in accordance with NCC Volume 2 H103 b H1012 are outlined further below.

6. Excavations

or buildings and an area at least 1000mm wide around that 8. Retaining Walls n part of the site or to the boundaries of the site, whichever is respect of the works.

* Where the term "Local Authority" is mentioned it shall meanworks plan. Bulk earthworks shall be in accordance with

Where the Builder is requi

where referred to in this Specification, "Regulations" and ""

" - Lidden Regulations and Codes ""

" - Lidden Regulations and Codes ""

Excavations for all footings shall be in accordance with the Excavations for all Section 4.0 3 of the ABCB

7. Foundations and Footings

Underfloor fill shall be in acc Provisions Standards 2022 Part 4.2.4, per NCC Volume 2

7.2 Termite Risk Management Termite treatment shall be carried out in accordance with

ABCB Housing Provisions Standard 2022 Part 3.4. per NCC (b) waste pipes with traps shall be provided to the above Volume 2 H1D3.

7.3 Foundation and Slab Design Elements relevant the following elements shall be in dance with the Engineer's Instructions. Per NCC ene 2 H1D4 these may reflect AS3600, AS2870, or the

 Site foundations for footings and slabs in accordance with Part 4.2.5

Fall 42.0 Find the 200 Find the 426

ad • Stepped footing in accordance with Part 4.2.7

7.4 Vapour Barrier The vapour barrier installed under slab-on-ground

ction shall be installed in acc construction shall be installed in accordance with Apoco-housing Provisions Standard 2022 NSW 4.28 (state variation), Damp-proofing membrane (including AS2870 as referenced).

Surface water drainage shall be provid ARCR Housing Provisions Standard 27

position and avoid any undue displacement of reinforcement 10. Timber Framing during the concrete placement

7.6 Concrete
Except where otherwise approved by an engineer, structural concrete shall be in accordance with ABCB Housing

All timber framing snail comply with recommendation of the H1D6(4), or alternative structural framing shall be to structural engineer's details and certification. These may 7.6 Concrete

virieus snail be in accordance with ABCB Housing rovisions Standard 2022 4.2.10. te-mixed concrete shall be manufactured to comply with \$3600 with delivery dockets kept on site or available for spection by the engineer, or the Local Authority. Concrete shall be placed and compacted in accordance with • Residential construction in non-cyclonic areas per good building practice (ABCB Housing Provisions Standard AS1684.2 or AS1684.4

7.7 Curing

DAT

All concrete slabs shall be cured in accordance with good Timber Engineered products may be used provided their practice (ABCB Housing Provisions Standard 2022 Part 4.2.10(c)).

7.8 Footings and Slabs on Ground Concrete slabs and footings shall not be placed unt

approval to do so is given by the engineer or the Local Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal. on the stee plan shall be regulated as normal.

Footings and slabs on ground shall be in accordance with the Engineer's Instructions or the relevant provisions of ABCB Housing Provisions Standard 2022 per NCC Volume

risting building on the site, the Owner, at Where there is no existing unusuring unusuring unusure, use verying, as verying a representation of the first expense, shall supply adequate water to the set for construction purposes. The contract documents must include solumn footings in accordance with Part 4.2.13 construction purposes. The contract documents must include "Stumm footings in accordance with Part 4.2.13 construction purposes." Steffenant raft datable on Class A. S. and M. sites in

Part 4.2.15

• Footings for Class A sites in accordance with Part 4.2.16 . Footings for single leaf masonry, mixed, and earth wall

construction in accordance with Part 4.2.17

• Footings for fireplaces on Class A and S sites in accordance with Part 4.2.18 Shrinkage control in accordance with Part 4.2.19

 Concentrated loads in accordance with Part 4.2.20 Minimum edge beam dimensions in accordance with Part

7.9 Suspended Slahs

ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the Engineer's Instructions.

ssed areas of slabs in accordance with Part 4.2.22

7.10 Foundation Walls

Where specified, masonry foundation walls are to be built on • AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 Autoclaved aerated concrete blocks shall be in accordance specified footings to the thickness indicated on the plans and of the ARCR Housing Provisions Standard 2022; or to the height of the underside of the floor bearer or bottom

7.11 Sub-Floor Ventilation

All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the

7.12 Sub-Floor Access Where required, access to suspended sub floor areas shall accepted building practices.

Where the Builder is required by the Schedule of Works ABCB Housing Provisions Standard 2022 Part 3.2 per NCC annexed to this Specification, the Builder shall construct e Volume 2 H1D3, or any Engineer's Instructions. retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in ccordance with AS4678 as referenced in NCC Volume 2

Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall - b-"

9. Effluent Disposal/Drainage

In both sewered and unsewered areas

(a) any bath, wash basin, kitchen waste, wash tubs, pe pan and the floor grate to a shower recess shall be located in 11. Steel Framing the position shown on the plan (refer to Schedule of Work

fittings and connected to the drainage system. The whole of the work is to be performed in accordance with H1D6(3). This may reflect AS4100. AS/NZS4600 or the NCC Volume 3 and AS/NZS3500 series and requir the sewerage authority concerned.

The Builder will provide and install a septic system when

using Provisions Standard 2022 Part 3.3 and AS/ of NCC Volume 3. 9.3.1 Stormwater Drainage the ABCB Housing Provisions Standard 2022 Part 3.3.5.

NCC Volume 3 and AS/N7S3500 3 The Builder will allow for the supplying and laying of water drains as shown on the site plan

Surface water drainage shall be provided in accordar ABCB Housing Provisions Standard 2022 Part 3.3.3.

reflect any of the following

 Timber structure design to AS1720.1 Nailnlated timber roof trusses per AS1720 5

sidential construction in cyclonic areas per AS1684.3 Installation of particleboard flooring per AS1860.2

The work shall be carried out in a proper and tradesp

like manner and shall be in accordance with recognised and

10.1.1 Floor Framing

All floor framing is to be framed at the level shown on the

10.1.2 Wall Framing

device or board shall be installed per ABCB Housing Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab. sions Standard 2022 Part 7.3.5 or AS2050. The interface between masonry veneer and wall framing will conform with AS3700 or AS4773.1 and AS4773.2, or conform with ABCB Housing Provisions Standard 202

10.1.3 Heads Over Opening (Lintels)

All solid timber lintels shall conform to the AS1684.2 or ated beams conforming to AS1328 or lamir Strip footings on Class A, S and M sites in accordance with veneer lumber beams to manufacturer's specification and

data sheets may also be used. 10.1.4 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and be erected, fixed and braced in accordance with the manufacturer's Volume 2 H1D5 and H1D4.

10.1.5 Bracing
Bracing units shall be determined and installed in accordance with the Engineer's Instructions or AS 1684 as appropriate for the design with velocity for the site. Bracing shall be evenly distributed throughout the building. 10.1.6 Flooring

Strip and sheet timber floors shall be installed in accordance size may vary due to the manufacturing process. with the AS1684. Per NCC Volume 2 H4D2 and H4D3, the selection,

installation and waterproofing of wet area floors shall The ABCB Housing Provisions Standard 2022 Part 10.2; or

 The manufacture installation guides when listed in the ork is being carried out. ladding shall be in accordance with ABCB Housing Provisions Standard 2022 Part 7.5 or AS5146.1 per NCC re specified in the Contract floors shall be sanded to

es to suspendeu ground floors and be quate ventilation in accordance with the rovisions Standard 2022 Part 6.2 per NCC Roofs shall be pitched to the slope shown on plan

The work shall be carried out in a proper and tradesperso Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements bridged by any applied coatings, render or the like.

10.1.8 Timber Posts nless otherwise specified and where required by the NCC

9.2.3 and 9.2.9.

posts supporting carports, verandas and porches shall be timber suitable for external use. Cavities for masonry veneer shall be in accordance with the ABCB Housing Provisions Standard 2022 Part 5.7.2, or ABI metal brackets, facing plates and other associated fixings AS3700, or AS4773.1 and AS4773.2 used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance.

13.6 Mortas and Inc. 1

10.3 Hot Water Storage Units

Where a hot water storage unit or solar panels are supported 13.7 Masonry Accessories by the roof structure the structure shall be specifically designed to support all imposed loads.

Steel framing shall be installed in accordance with the manufacturer's recommendations and NCC Volume 2

11.1 Generally

11 2 Structural Steel Sections Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and NCC Volume 2 Part H1D6(5). This may reflect AS4100, AS NZS4600 or the ABCB Housing Provisions Standard 2022 Part 6.3 where allowed under H1D6(6).

ance with the ABCB 12. Roofing Claddings All roof cladding is to comply with the relevant structural

be installed as per the manufacturer's specifications. 12.1 Tiled Roofing ater drainage shall be carried out in accordance with The Builder shall cover the roof of the dwelling with approved durability class shall be as defined in AS2699.3. titles as selected. The roof shall be fixed and waterproofed in 13.9 Masonry Piers accordance with AS2050 or the ABCB Housing Provisions Engaged piers in masonry Standard 2022 Part 7.3 per NCC Volume 2 H1D7(3). relevant provisions of ABC vooling adjacent to valleys should be fixed so as to eliminate 2022 Parts 5.2.6 (masonry later penetration.) Where roof files are made of actual valley should be fixed to as to eliminate 2022 Parts 5.2.6 (masonry later penetration.) tiles as selected. The roof shall be fixed and wat

th products slight variation in colour is acceptable.

The Builder shall provide and install a metal roof together The Builder shall provide and install a metal roof together with accessories as determined in the contract documents in AS4773.2 or AS3700 as modified by NCC Volume 2 H1D5. accordance with AS1562.1 or the ABCB Housing Provisions 13.10 Cleaning Standard 2022 Part 7.2 per NCC 2022 H1D7(2), and the manufacturer's recommendations.

All exposed face brickwork shall be cleaned with an annufacturer's recommendations. manufacturer's recommendations.

Except where design prohibits, sheets shall be in single

damage brickwork or joints and other fittings. ngths from fascia to ridge. Fixing of sheets shall be in ccordance with the manufacturer's instructions as required

12.3 Gutters and Downpipes

rovisions Standard 2022 Part 7.4, per NCC Volume 2 H2D6 12.4 Corrosion Protection Materials used for flashings, fasteners, gutters and

downpipes and shall be compatible

12.5 Sarking erings must comply with and be Sarking under tile roof cov fixed in accordance with ABCB Housing Provisions Standa fixed in accordance with ABCB Housing Provisions Standard Timber and composite external wall cladding shall be fixed in All internal wet areas are to be waterproofed in accordance 2022 Part 7.3.4 or AS2050. Where required an anti-ponding accordance with the manufacturer's recommendations and with NCC Volume 2 H4D2 and H4D3. Waterproofing shall

Flashings shall comply with, and be installed in accordance with the ABCB Housing Provisions Standard 2022 Part 7.2.7 Parapet cappings shall comply with ABCB Housing Provisions Standard 2022 Part 7.3.3 or AS2050 for tiled roofs.

1. Macongress for advanced for advanced for a formular decarages for advanced for advan

13. Masonry

13.1 Generally All masonry construction and shall comply with AS3700, or AS4773.1 and AS4773.2, or ABCB Housing Provisions
Standard 2022 Parts 5.2 to 5.7 as relevant, per NCC 2022

Metal wall cladding shall be per NCC Volume 2 H1D7(5)

13.2 Bricks

nry units shall comply with AS3700, or AS4733.1 and AS4773.2, or ABCB Housing Provisions Standard 2022 Part Plaste ces shall only be applied to the total me

Concrete blocks are to be machine p well cured and shall comply with NCC Volume 2 H1D5 and The ceiling access hole shall be of similar material to the H2D4. Concrete blockwork shall be constructed in accordance with NCC Volume 2 H1D5 and H2D4. with the manufacturer's product specification at the time the 15.1 General work is being carried out. Autoclaved aerated concrete wall

13.4 Damp Proof Courses

13.4 Damp Froot ocuses

All damp proof course materials and installations shall suitable to receive doors as specified in the control ocupy with ABCB Housing Provisions Standard 2022 Part accordance with the manufacturer's instructions. The damp proof membrane shall be visible in the external face of the masonry in which it is placed and shall not be

of ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 13.5 Cavity Ventilation (Weepholes) Where required open vertical joints (weepholes) must be created in the course immediately above any Damn Proof Course or flashing at centres in accordance with ABCB ns Standard 2022 Part 5.7.5, or AS3700. o AS4773.1 and AS4773.2

13.6 Mortar and Joining Mortar mixes and joint tolerances shall comply with ABCB 15.5 Architraves and Skirting as populated Architraves and Skirting Architraves Archit

Masonry accessories shall comply with ABCB Housing Provisions Standard 2022 Part 5.6. Vertical articulated inints shall be constructed in accordance with ABCB Housing Provisions Standard 2022 Part 5.6.8. or AS3700 or AS4773 1 and AS4773 2

13.8 Lintels

shall comply with ABCB Housing Provisions Stanard 2022 Fittings, hot water systems and any rainwater harvestin Part 5.6.7, or AS3700 or AS4773.1 and AS4773.2, per NCC systems shall be appropriate to satisfy any commitment Volume 2 H1D5(1). Alternatively, lintels shall comply with ABCB Housing Provisions Standard 2022 Part 6.3.5 or AS4100 per NCC Volume 2 H1D6(3). Lintels are to be provided to each wall leaf and are to be are to be provided to each wall lear and are to to on protected to a degree appropriate for the site ment and location of the lintel within the structure ance with ABCB Housing Provisions Standard 2

uction shall comply with the 16.3 Gas Engaged piers in masonry construction shall comply with th relevant provisions of ABCB Housing Provisions Standard te2022 Parts 5.2.6 (masonry veneer) or 5.4.2 (unreinforced single leaf masonry), or AS3700, or AS4773.1 and AS4773.2.

Isolated masonry piers shall comply with ABCB Housing Provisions Standard 2022 Part 5.5, or AS4773.1 and

14. Cladding and Linings

any applicable special details or ABCB Housing Provisions Standard 2022 Part 7.5, per NCC Volume 2 H1D7(4). Where required, the specified materials shall be used to Appropriate sealants shall be used where necessary and in line soffits at eaves, open verandas and norches in s at eaves, open veranous a ne with ABCB Housing Provi visions Standard 2022

ABCB Housing Provisions Standard 2022 Part 7.5.7 · Autoclaved aerated concrete wall cladding shall be designed and constructed in accordance with AS5146. Metal wall cladding shall be in accordance with AS1562.1

14.2 Internal Wall and Ceilings Linings Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum

angles to walls are to be set from floor to ceiling. Where specified, suitable comice moulds shall be fixe the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles. Wet area linings are to be fixed in accordance with the

15. Joinery

work (metal and timber) shall be manufactured

conditions and to receive doors. Internal jamb linings shall b uitable to receive doors as specified in the contract documents. Manufactured door frames shall be installed in

15.3 Doors and Doorsets All internal and external timber door and door sets shall be

15.4 Windows and Sliding Door

All glazing shall comply with ABCB Housing Provisions
Standard Part 8.2, AS2047 or AS1288, per NCC Volume 2
H108, and any commitments outlined in the relevant BASIX masonry veneer shall be in accordance with the All glazing shall

Units shall be installed to manufacturer's recomm Bench tops shall be of a water resistant material.

Certificate.

outlined in the relevant BASIX Certificate 16.2 Electrical Design and construction of barriers and handrails shall All electrical work is to be carried out by a licensed electrical comply with ABCB Housing Provisions Standard 2022 Part contractor to AS/NZS3000 Electrical installations (known as 11.3, per NCC Volume 2 H5D3. the Australian/New Zealand Wiring Rules) plus any other 19.3 Protection of openable

accordance with AS5601.1, the relevant regulations and the nents of the relevant supply authority. 17. Fire Safety

9, per NCC Volume 2 Part H3. 17.2 Fire separation of external walls v with ABCB

Construction of separating walls and floors shall comply with

and Parts 9.5.2 to 9.5.4.

18.1 Waterproofing

18. Health and Amenity

annexed to this Specification, the Builder shall cons comply with:

• ABCB Housing Provisions Standard 2022 Part 10.2; or AS3740 and Clauses 10.2.1 to 10.2.6 and Clause 10.2.12

of the ABCB Housing Provisions Standard 2022; or • the manufacture installation guides when listed in the Schedule of Works.

External filed decks and balconies, and roofing systems outside the scope of NCC Volume 2 H1D7(2) and (3), where required are to be waterproofed in accordance with A24654.1 and A34654.2 and relevant manufacturer's specifications, per NCC Volume 2 2022 H2D8.

18.2 Room heights

Room heights shall comply with ABCB Housing Provisions Standard 2022 Part 10.3, per NCC Volume 2 H4D4. 18.3 Facilities

The building facilities shall be installed as indicated on the plan, or in accordance with ABCB Housing Provisions Standard 2022 Part 10.4, per NCC Volume 2 H4D5.

18.4 Lighting tificial lighting shall be installed as indic ne plans, or in accordance with ABCB Housing Pro tandard 2022 Part 10.5, per NCC Volume 2 H4D6

18.5 Ventilation

Ventilation shall be installed as indicated on the plans, and shall comply with ABCB Housing Provisions Standard 202: Part 10.6 or AS1668.2, per NCC Volume 2 H4D7. 18.6 Sound insulation Where required sound insulation shall comply with ABCB Housing Provisions Standard 2022 Part 10.7, per NCC

Volume 2 H4D8. 18.7 Condensation Management 18.7.1 Generally

For construction approval applications submitted before 1 October 2023, condensation management shall be proving accordance with NCC Volume 2 2019 Amendment 1

Where required a pliable building membrane shall comply with, and be installed in accordance with the following: NCC Volume 2 2019 Amendment 1 Part 3.8.7.2 (applications made prior to 1 October 2023); or ABCB Housing Provisions Standard 2022 Part 10.8.1

nade from 1 October 2023 18.7.3 Flow rate and discharge of exhaust

 NCC Volume 2 2019 Amendment 1 Part 3.8.7.3 (applications made prior to 1 October 2023); or
 ABCB Housing Provisions Standard 2022 Part 10.8.2 (applications made from 1 October 2023). When required a ventilated roof space shall be provided

(applications made prior to 1 October 2023); or ABCB Housing Provisions Standard 2022 Part 10.8.3 (applications made from 1 October 2023).

armed out by a licensed plumber.

If tilings, as listed in the Schedule of Works, shall be supplied 19.1 Stairways and ramps being and installed to manufacturer's specifications.

Being and construction of stairways and ramps shall comply with ABCB Provisions Standard 2022 Part 11.2, per systems shall be appropriate to satisfy any commitment of the provisions of the pro

19.2 Barriers and handrails

accordance with ABCB Housing Provisions Standard 2022 Part 11.3.7 In rooms other than bedrooms, openable windows shall be

ilding works will comply with the BASIX com outlined within the relevant BASIX Certificate and any conditions of development consent. For projects where

transitional provisions. Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with

Otherwise, these measures will be provided and installed in any other no accordance with ABCB Housing Provisions Standard 2022

swimming pool as shown on the approved plans. When constructed a swimming pool shall be provided with safety barriers in accordance with AS1926.1 and AS1926.2, or Clause 9 of the Swimming Pools Regulation 2018 for spa pools, per NCC Volume 2 2022 NSW H7D2(1). The

21.1 Swimming pools
Where the Builder is required by the Schedule of Works

21. Ancillary Features

Where a swimming pool is not included in the Schedule of Works, the construction of any swimming pool and associated safety barriers and recirculation systems shall to

Where a balcony or deck is attached to an external wall it shall comply with ABCB Housing Provisions Standard 202 Part 12.3, per NCC Volume 2 H1D11 or the engineered 21.3 Fireplaces, heating appliances, chimney

Where the Builder is required by the Schedule of Works nexed to this Specification, the construction or ins

appliance shall be the responsibility of the Owne

21.4 Alpine areas In alpine areas construction shall comply with ABCB Hou Provisions Standard 2022 Part 12.2, per NCC Volume 2 H7D3.

21.5 Bushfire prone areas In bushfire prone areas construction shall comply with AS3959, or NASH Standard - Steel Framed Construction Rushfire Areas: except as amended by Planning for Bushf

documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required

ions Standard 2022

accordance with ABCB Housing Provisions Satindard 2022 Part 10.2 or AS3740, per NCC Volume 2 H4D2 and H4D3. Adequate falls shall be provided to floor wastes in accordance with ABCB Housing Provisions Standard 2022

Tolerances

24.1 General

23. Painting All paint used shall be of a quality suitable for the purpos intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract

24.1 General.
These general specifications incorporate the nun output.
agreeing to these specifications, the Owner agrees that he she has been provided with a copy and has had the specifications incorporate the HIA Guide R

HWS HOT WATER SYSTEM RWT RAINWATER TANK A/C AIR CONDITIONING UNIT W W WASHING MACHINE PROVISION MICROWAVE PROVISION D/W DISHWASHER PROVISION RFF REFRIGERATOR SHOWER

AJ

ΠP

DP+SPR

RWH

S.A.

GM

MB

M/H

C.S.D.

DRAWING LEGEND

ARTICULATION JOIN

DOWNPIPE

DOWNPIPE WITH SPREADER

RAINWATER HEAD

FLOOR WASTE

SMOKE ALARM

GAS METER

METER BOX

MANHOLE

CAVITY SLIDING DOOF

LAUNDRY

WINDOW NUMBER

DOOR NUMBER

GARDEN TAP

AIR CONDITIONING VOID

DROPPER

EAVE VENT

cordance with ABCR Housing Pro

document. All surfaces to be painted shall be properly

ROOF VENT

FACADE INCLUSIONS:

CLASSIC

COUNCIL: NOTHERN BEACHES COUNCIL DRAWN DATE: 13/10/2025

REVISION: ADDRESS: DEPOSITED PLAN LOT 34, NO.20 GRIMES PLACE. DP 251101 N JOB NUMBER: SCALE: N/A 3081 TN SHEET: 02 OF 32

20/03/202 AMENDED PLANS - TOWN PLANNER REVIEW AMENDED PLANS - TV-5, TV-6 & TV-12 21/05/202 M AMENDED PLANS - COUNCIL REI 14/08/202 AMENDED PLANS - BUILDING ENVELOPE 13/10/202

GENERAL NOTES AND **SPECIFICATIONS**

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specific manufacturer's instructions s and doors shall be installed in accordance with manufacturer's

Housing Provisions Standard 2022 Parts 5.6.3 and 5.6.4, or All Industries and Section of Works shall be installed in accordance with accepted building practice. 15.6 Cupboards/ Kitchens/ Bathroom

0, or AS4773.1 and AS4/73.2.

16.1 Plumbing

16.2 Plumbing

16.3 Plumbing

16.5 and ASINZS2699.1, or AS3700 or Volume 3 and the relevant supply authority. All work shall be a supply authority. Volume 3 and the relevant supply authority. All work shall be 19. Safe Movement and Access carried out by a licensed plumber. Fittings, hot water systems and any rainwater harvesting

17.1 Generally Where required for fire performance the selection of materials, design and installation shall comply with the

Smoke and heat alarms shall be installed in accordance with ABCB Housing Provisions Standard 2022 NSW Part 9.5.1, tion lighting shall be installed in nce with ABCB Housing Provisions Standard 2022

provided in accordance with ABCB Housing Provisions Standard 2022 Part 10.8, per NCC 2022 Volume 2 H4D9. installed in accordance with accepted building practice and 18.7.2 Pliable Building membranes

> systems
> Exhaust systems shall comply with, and be installed in NCC Volume 2 2019 Amendment 1 Part 3.8.7.3

accordance with NCC Volume 2 2019 Amendment 1 Part 3.8.7.4

19.3 Protection of openable v In bedrooms, openable windows shall be protected

protected in accordance with ABCB Housing Provisions Standard 2022 Part 11 3 8 20. Energy Efficiency

application for development consent is made on or after 1 October 2023 this will be in accordance with the provisions of ABCB Housing Provisions Standard 2022 Part requirements of the State Environmental Planning Policy 9, per NCC Volume 2 Part H3. (Sustainable Buildings) 2022 and any relevant savings and 20.2 Thermal insulation

ABCB Housing Provisions Standard 2022 NSW Part 9.4. Certificate for NSVI.

Construction of any garage top dwelling in NSW shall comply 20.3 Other NCC requirements

point of reference for information on workursensings, in deciding there the application for construction approval is made prior and tolerances, and amongst other things, in deciding there the application for construction approval is made prior and tolerances, and amongst other things, in deciding the provided whether an alleged defect exists and/or whether the by BASIX will be installed in accordance with NCC Volume 2 materials used and/or workmanship is in accordance with the NSV Part 3.12.1, NSW Part 3.12.1, and plans and specifications.

Part 13.2 Part 13.4 and Part 13.7 as varied by the NSW Variations per NCC Volume 2 2022 NSW Part H6D2 or the HOUSE DESIGN

CUSTOM

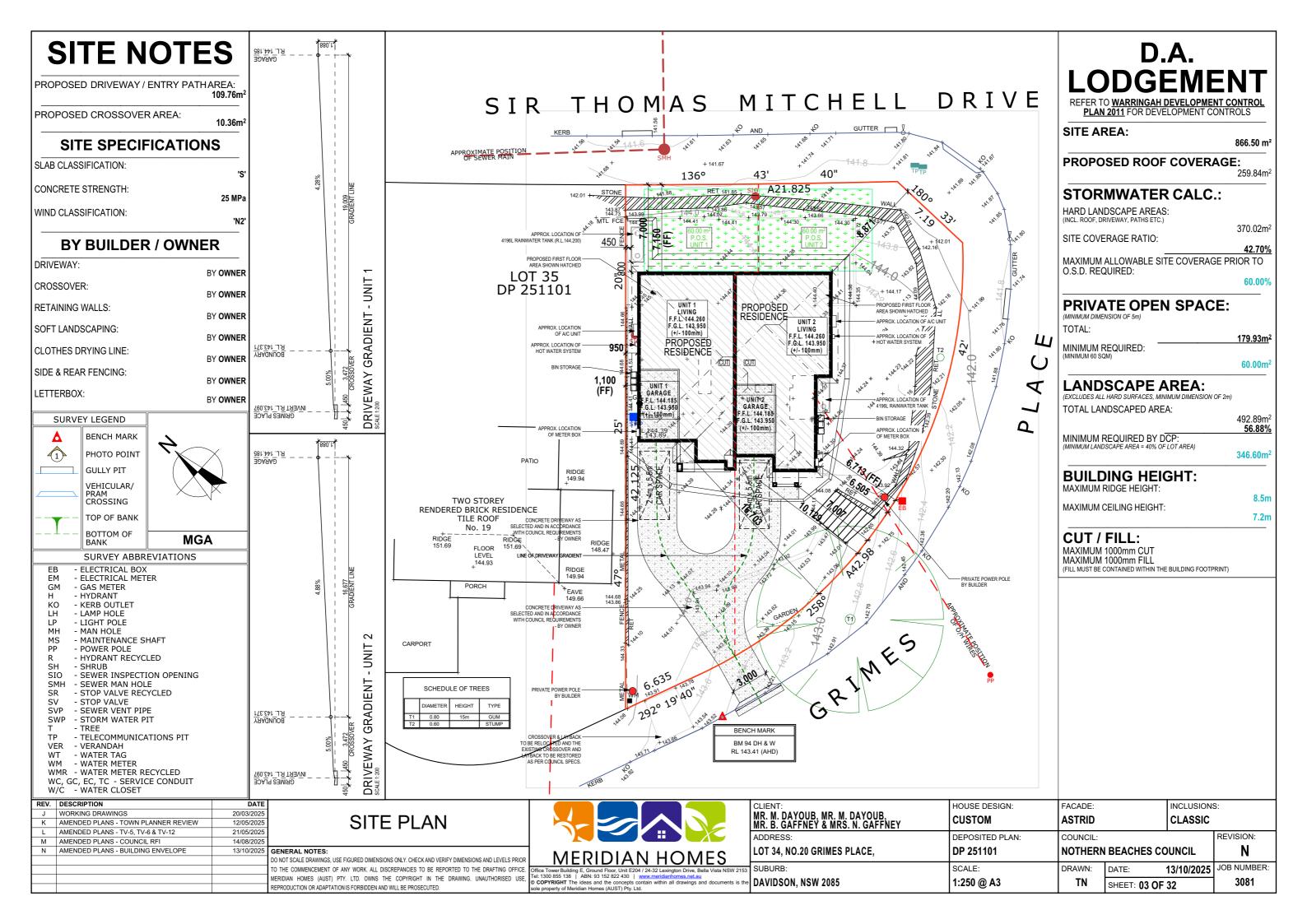
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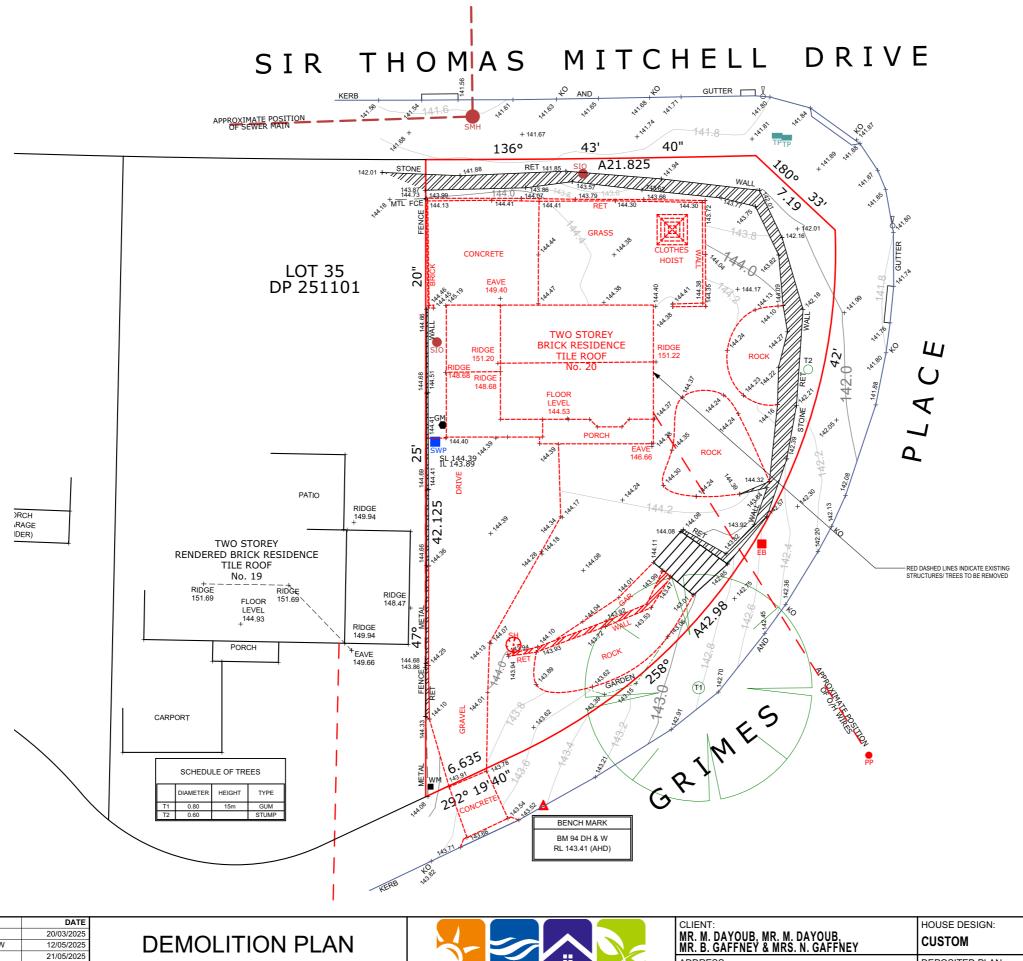
LIFT OFF HINGES L.O.H. rotection and as modified by development consent ollowing consultation with the NSW Rural Fire Service, o pushfire safety authority for the purposes of integrated development, per NCC Volume 2 2022 NSW H7D4. FC FIBRE CEMENT struction approval applications submitted on or after 21.6 Flood hazard areas OHC OVERHEAD CUPBOARD/S In flood hazard areas, construction shall comply with ABCB Standard for Construction of Buildings in Flood Hazard MGA MAP GRID OF AUSTRALIA Areas, per NCC Volume 2 H1D10. 22. Tiling AUSTRALIAN HEIGHT DATUM 22.1 Materials REDUCED LEVEL RΙ Tiles shall be as listed in the Schedule of Works or as selected by the Owner F.R.L FINISHED RIDGE LEVEL Cement mortar and other adhesives shall comply with AS3958.1 or tile manufacturer's specification FCI FINISHED CEILING LEVEL 22 2 Installation on of tiles shall be in accordance with AS3958.1 of FFI FINISHED FLOOR LEVEL oractices. Where practicable, spacing between tiles shoul FINISHED GROUND LEVEL and regular.
Expansion joints shall be installed in accordance with N.G.L. NATURAL GROUND LEVEL AS3958.1 or the tile manufacturer's specifications POWDER ROOM PD'R All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions shall be WALK IN ROBE W.I.R. filled with flexible mould resistant sealant All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable. WII WALKINTINEN WALK IN PANTR PTRY PANTRY RATH **BATHROOM** Wall surfaces shall be tiled with selected tiles and ENS ENSUITE accessories where indicated by the contract documents. LIN LINEN Floors shall be tiled to areas where indicated by the contra W.C WATER CLOSET (TOILET)

L'DRY

(D01)

 \bowtie





REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

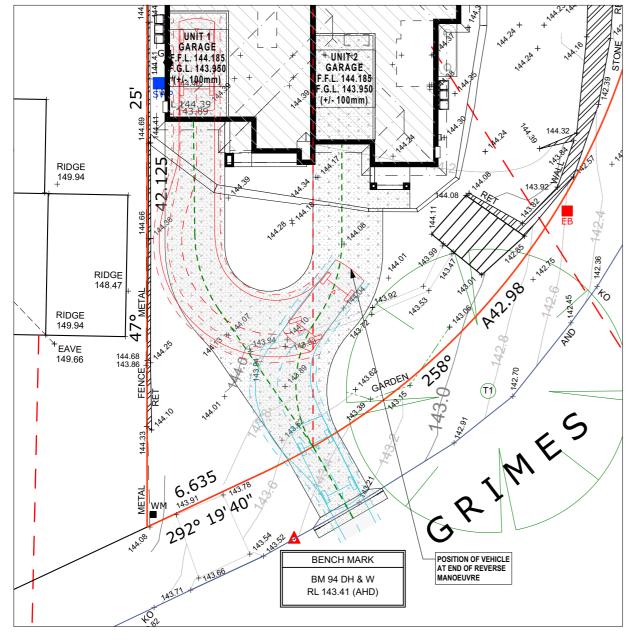
GENERAL NOTES:

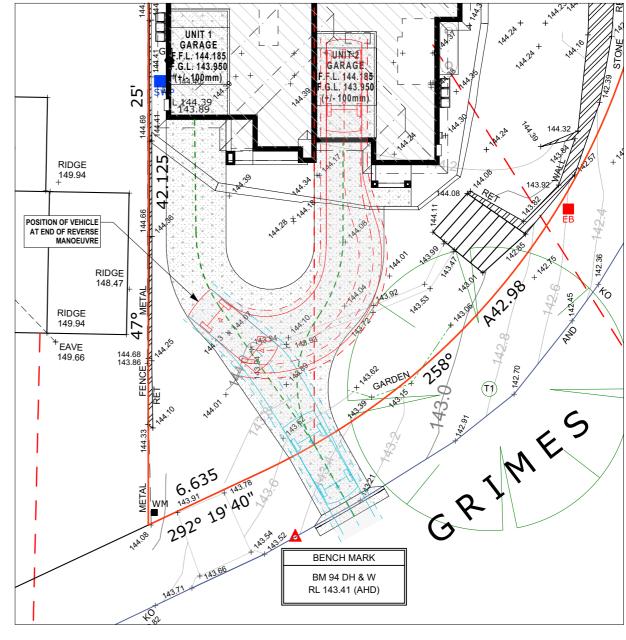
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٦	SUBURB: DAVIDSON, NSW 2085	SCALE: 1:250 @ A3	DRAWN: TN	DATE: SHEET: 04 OF	13/10/2023	JOB NUMBER: 3081





SWEPT PATHANALYSIS UNIT 1 1:200

2 SWEPT PATHANALYSIS UNIT 2 1:200

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N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

SWEPT PATHANALYSIS

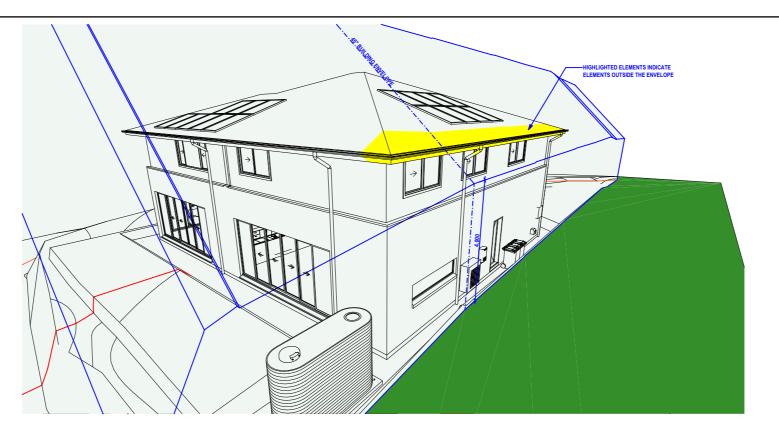
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3	SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
е	DAVIDSON, NSW 2085	1:200 @ A3	TN	SHEET: 05 OF	32	3081



BUILDING ENVELOPE COMPLIANCE (N.T.S.)

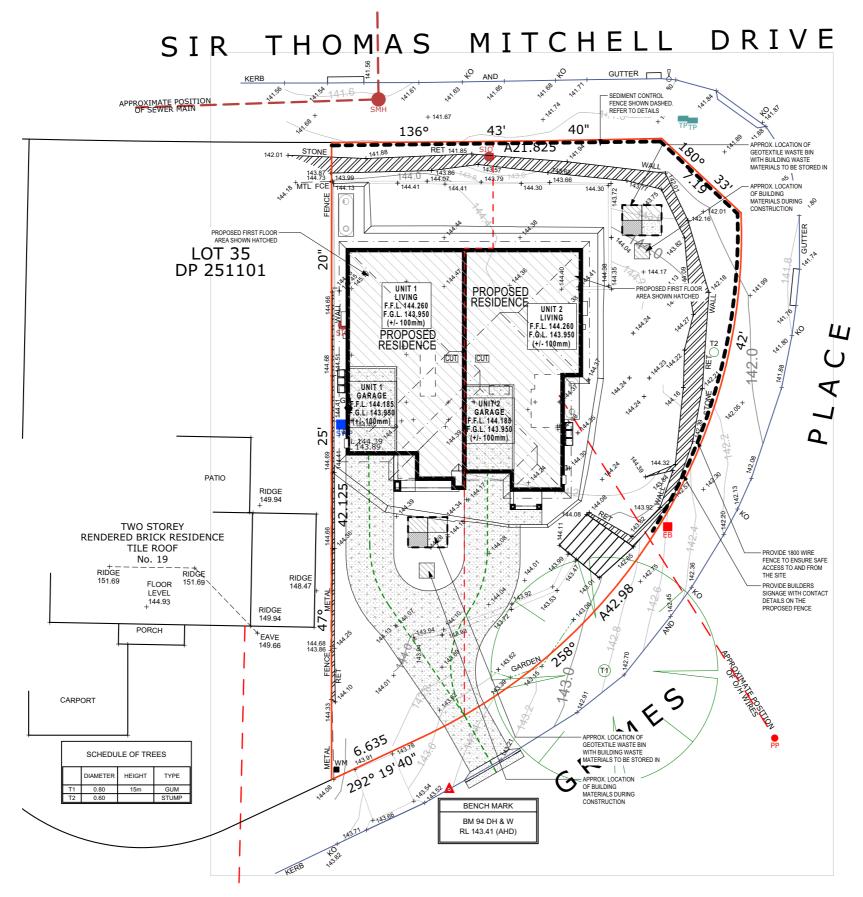


BUILDING ENVELOPE COMPLIANCE (N.T.S.)

REV.	DESCRIPTION	DATE	
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025	BUILDING ENVELOPE
			COMPLIANCE
			COMPLIANCE
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SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:	
DAVIDSON, NSW 2085	@ A3	TN	SHEET: 06 OF	32	3081	



EROSION CONTROL

TEMPORARY SEDIMENT AND EROSION CONTROL AND MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY WORKS ON THE SITE. THESE MEASURES MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION WORKS UP TO COMPLETION. ALL SEDIMENT TRAPS MUST BE CLEARED ON A REGULAR BASIS AND AFTER MAJOR STORM AND/OR AS DIRECTED BY THE PRINCIPAL CERTIFYING AUTHORITY AND COUNCIL

PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY.

CURRENT "DIAL BEFORE YOU DIG" SERIVCES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.



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SEDIMENT & WASTE MANAGEMENT PLAN

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		1 01 00	Sediment Tr	ap	
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SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:250 @ A3	TN	SHEET: 07 OF	32	3081

Temporary Construction Exit

Sediment Fence

Straw Bale Drop Inlet Sediment Trap.

Geotextile Filter Fabric Drop

Inlet Sediment Trap

Portable Gravel Kerb Inlet

with sediment.

Runoff wate

Buried fabric

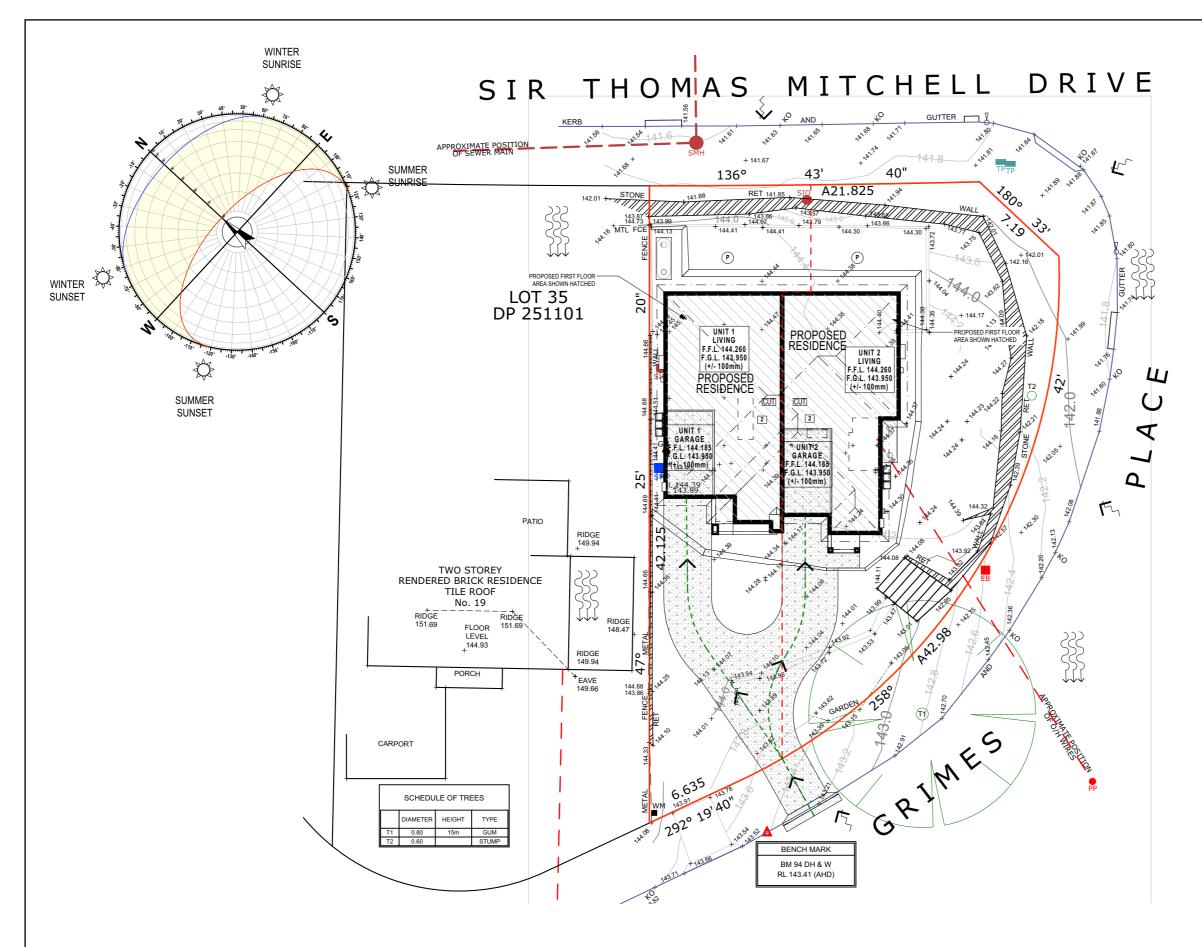
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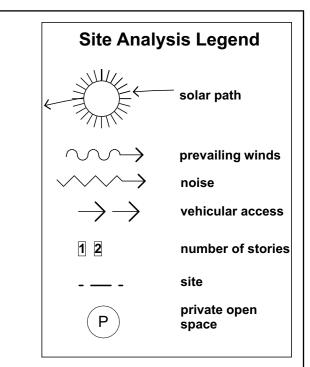
Roll of wire mesh and geotextile filter fabric filled with 50-75mm Detail of overlap.

Undisturbed area

lap at corners

Drainage area 0.6ha. max. Slope gradient 1:2 max. Slope length 60m max.





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М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

SITE ANALYSIS PLAN

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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:250 @ A3	DRAWN:	DATE: SHEET: 08 OF	13/10/2025 32	JOB NUMBER: 3081



MGA

J WORKING DRAWINGS

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L AMENDED PLANS - TV-5, TV-6 & TV-12

AMENDED PLANS - BUILDING ENVELOPE

M AMENDED PLANS - COUNCIL RFI

20/03/2025

21/05/2025

14/08/2025

GENERAL NOTES:

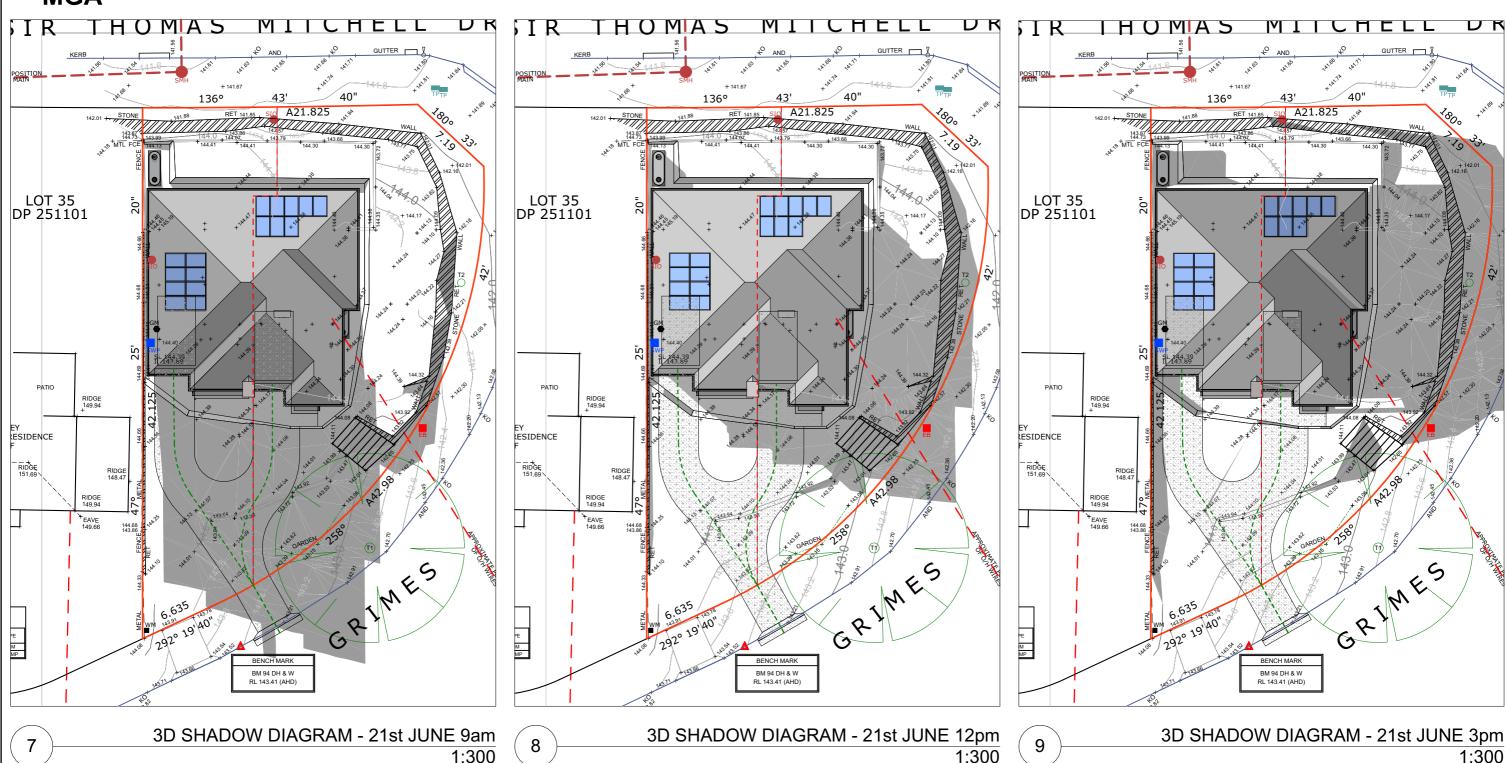
SHADOW DIAGRAMS

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LOT 34, NO.20 GRIMES PLACE,

DAVIDSON, NSW 2085

ADDRESS:

SUBURB:

HOUSE DESIGN

DEPOSITED PLAN:

CUSTOM

DP 251101

1:300 @ A3

SCALE:

FACADE:

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NOTHERN BEACHES COUNCIL

SHEET: 09 OF 32

DATE:

INCLUSIONS:

REVISION:

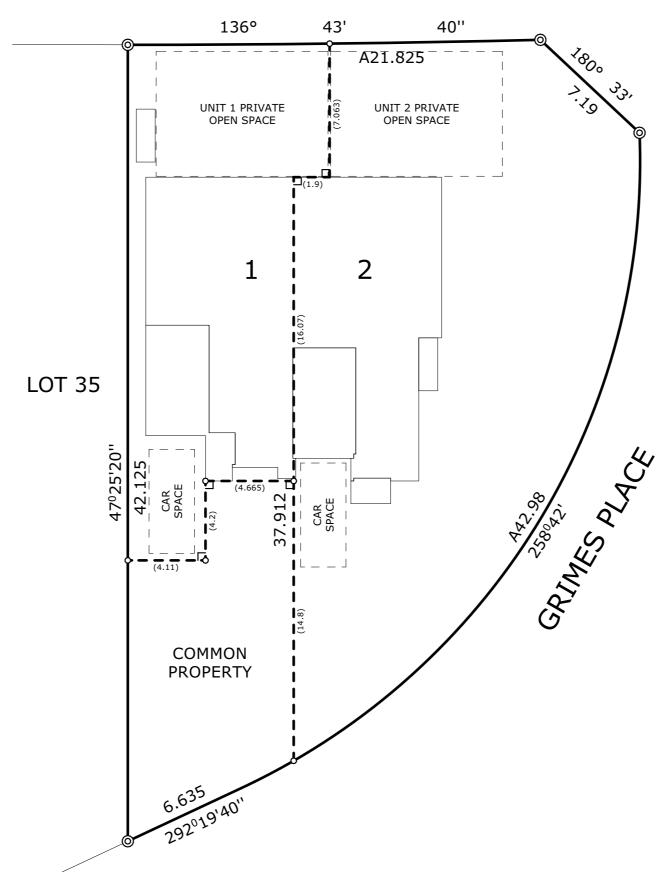
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CLASSIC

SIR THOMAS MITCHELL DRIVE



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PROPOSED STRATA SUBDIVISION PLAN

GENERAL NOTES:

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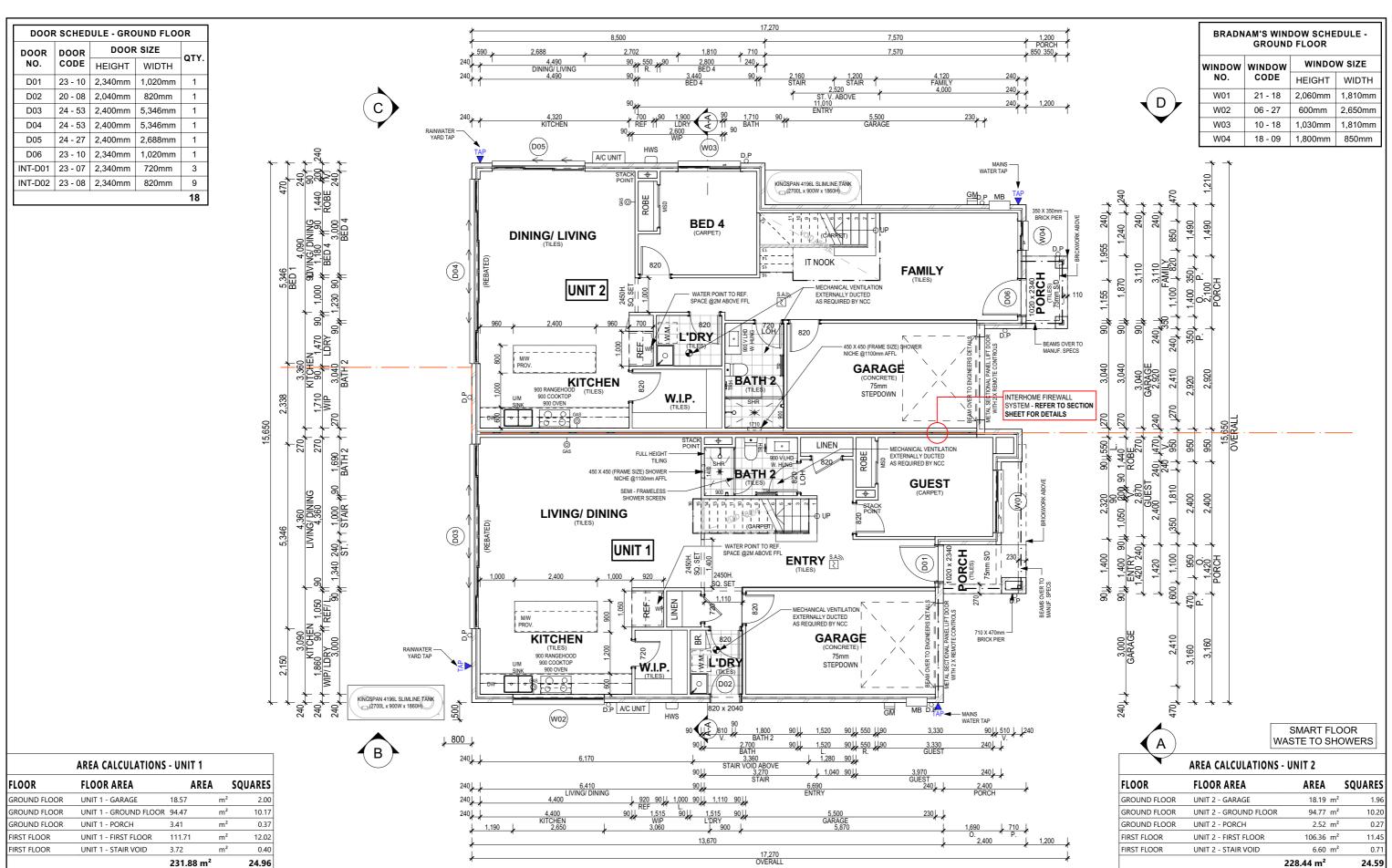
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DAVIDSON, NSW 2085	1:200 @ A3	TN	SHEET: 10 OF	32	3081



 231.88 m²
 24.96

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 DESCRIPTION
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 M
 AMENDED PLANS - COUNCIL RFI
 14/08/2025

 N
 AMENDED PLANS - BUILDING ENVELOPE
 13/10/2025

GROUND FLOOR PLAN

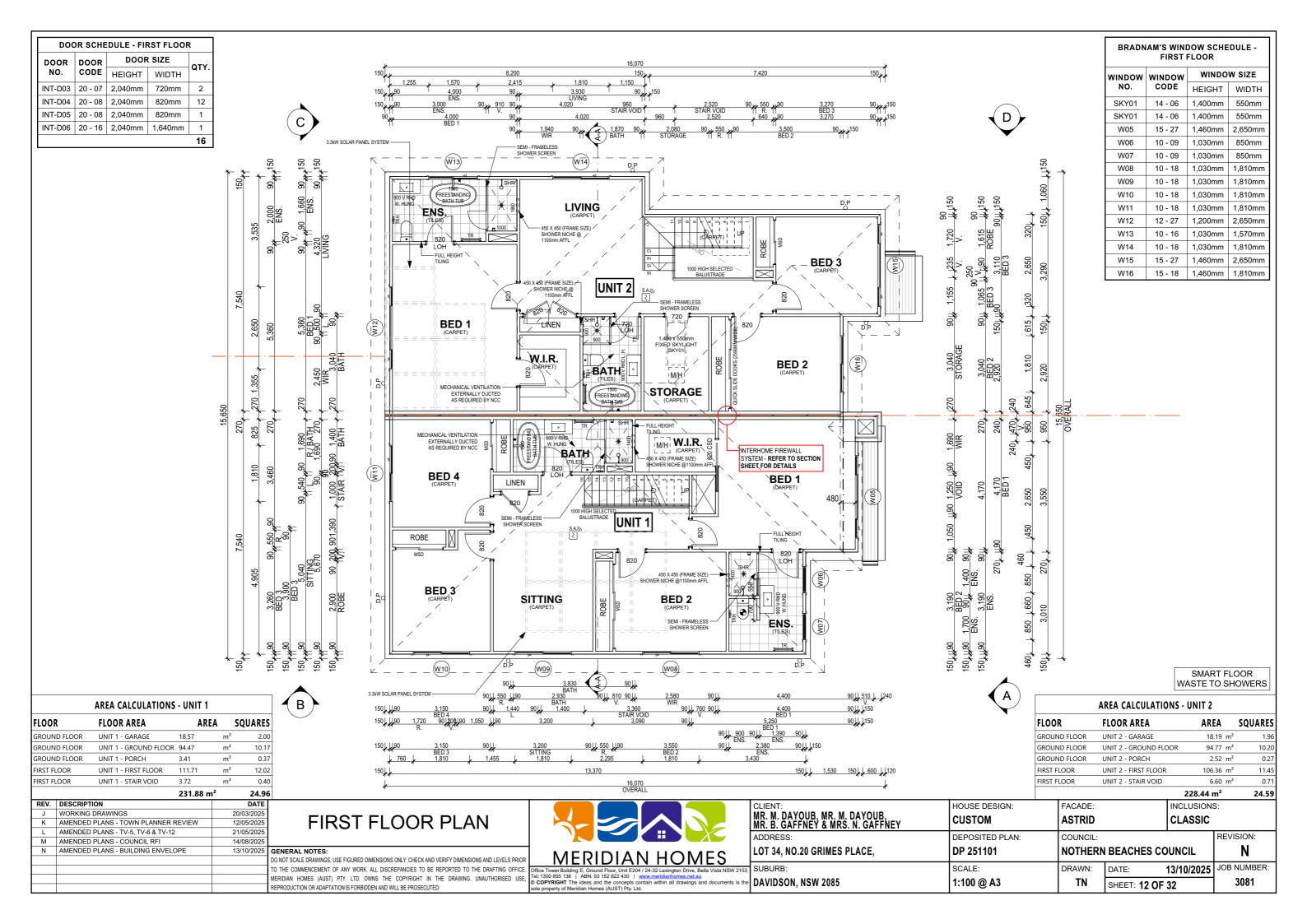
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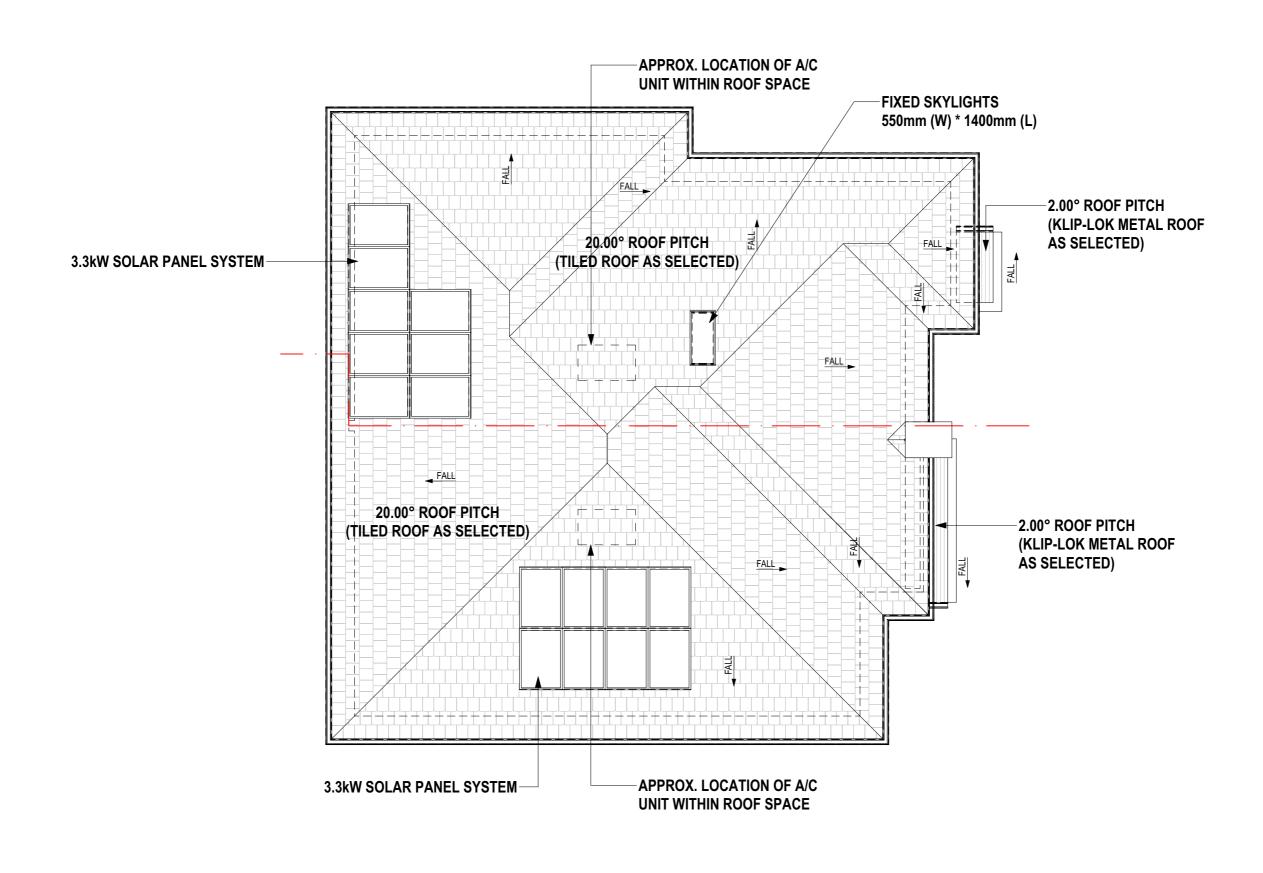
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ROOF PLAN

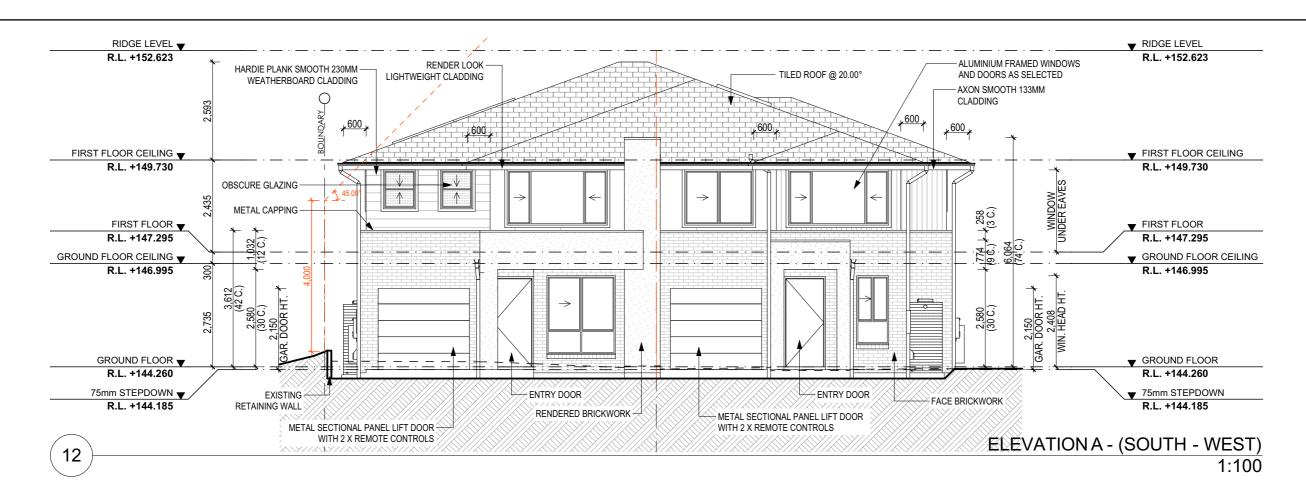
5 GENERAL NOTES:

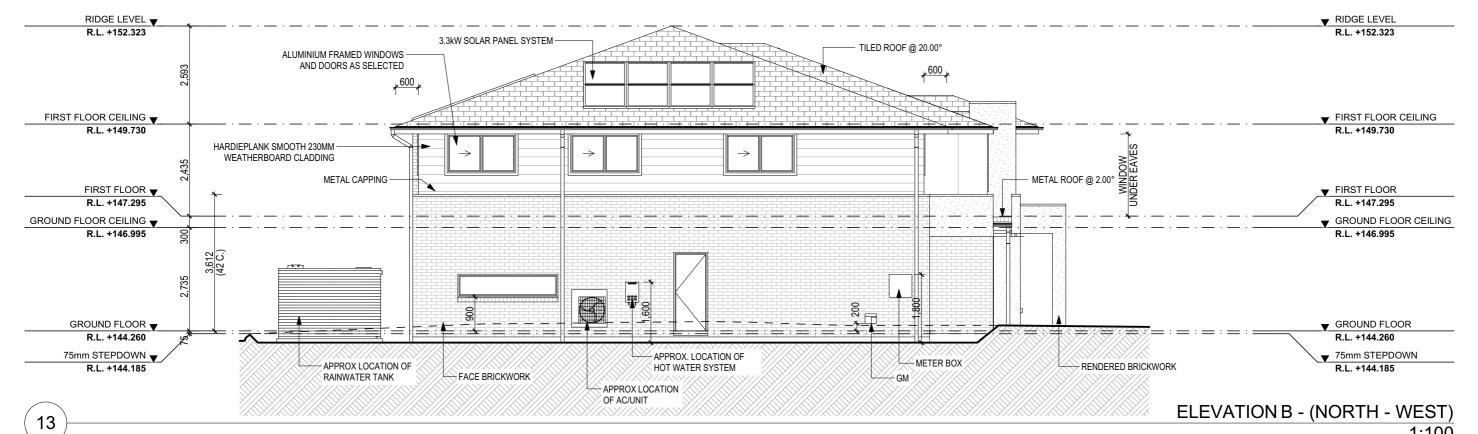
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	ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:	
	LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN	BEACHES CO	UNCIL	N	
3	SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:	
е	DAVIDSON, NSW 2085	1:100 @ A3	TN	SHEET: 13 OF	32	3081	





REV.	DESCRIPTION	DAT
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

ELEVATIONS A & B

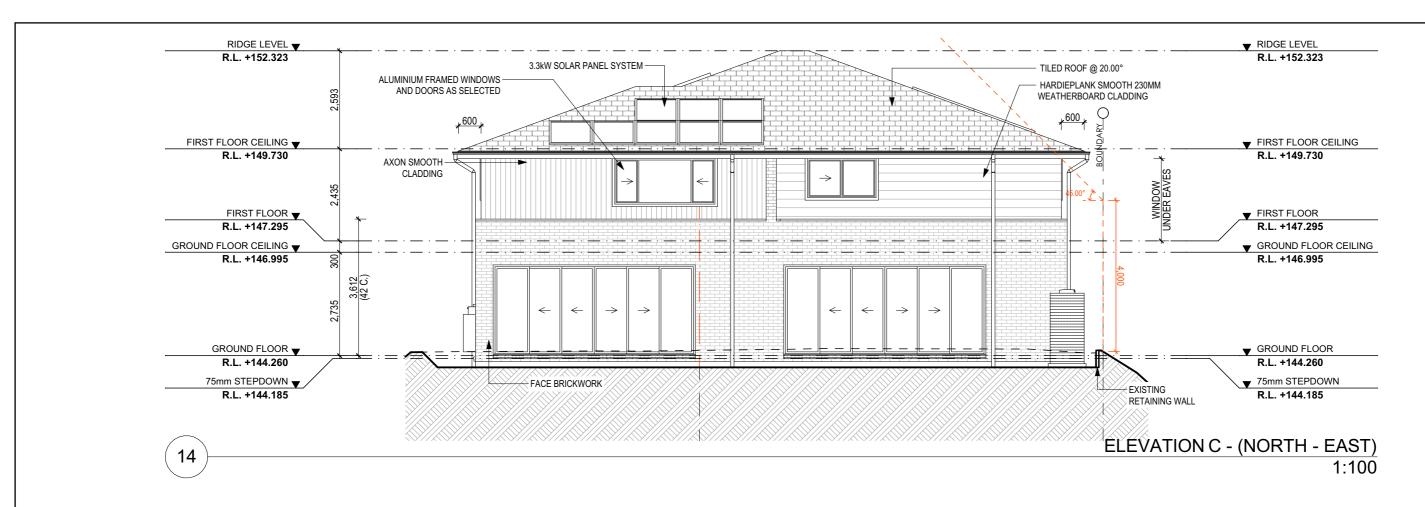
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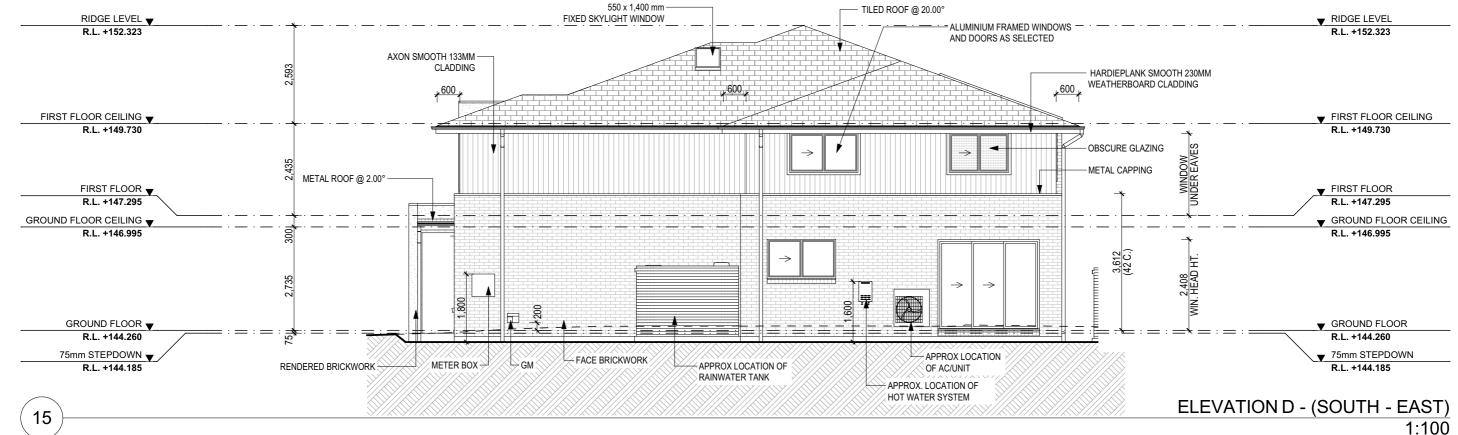
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SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
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ELEVATIONS C & D

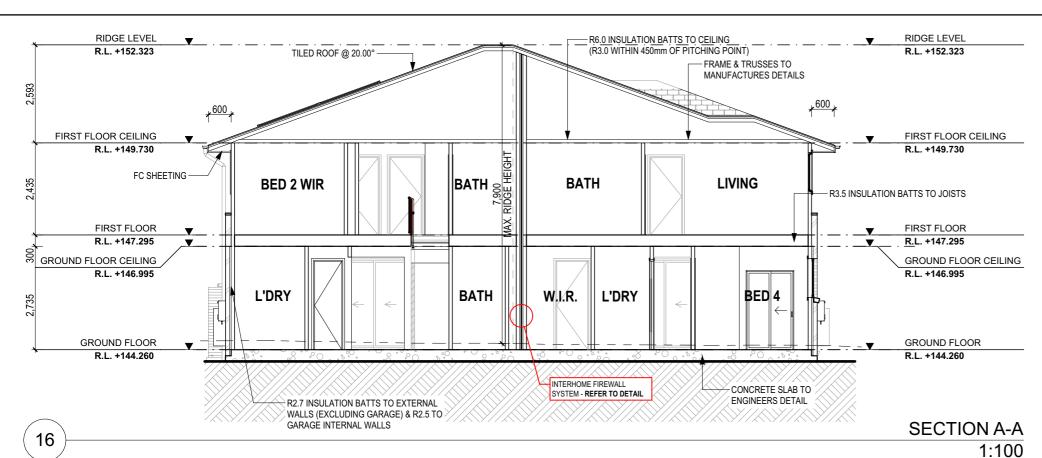
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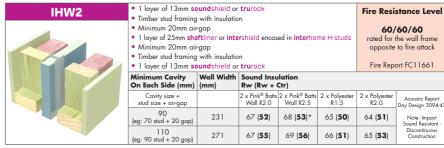
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SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:100 @ A3	TN	SHEET: 15 OF	32	3081





14/4 ===					
WATER					
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps	
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	
Alternative	Individual rainwater tank to co	ollect run off from at least 80sqr	m of roof area - Tank size min 2	,000 litres	
Water Source	The applicant must connect th	e rainwater tank to:			
	Outdoor tap connection	Toilet connection	Laundry connection	Pool top up	
	Yes	Yes	Yes	N/A	
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars				
	Bathroom ventilation system: Individual fan, ducted to façade or roof; interlocked to light with timer off				
	Kitchen ventilation system: Inc	dividual fan, ducted to façade o	r roof; manual switch on/off		
	Laundry ventilation system: In	dividual fan, ducted to façade o	or roof; manual switch on/off		
	Cooling system: 3 Phase air-co	nditioning EER 3.0-3.5 in at leas	t 1 Living/bed area (zoned)		
	Heating system: 3 Phase air-co	onditioning EER 3.5-4.0 in at leas	st 1 Living/bed area (zoned)		
	Natural lighting: As per BASIX				
	Artificial lighting: As per BASIX				
	Must install a gas cooktop and electric oven.				
	development				

Nathers - Thermal Comfort Summary					
Address: 20 Grimes Place, Davidson NSW					
Building Elements	Material	Detail			
External walls	Brick Veneer - as per colour schedule	R2.7 bulk insulation (excluding Garage)			
	Lightweight Cladding - as per clour schedule	R2.7 bulk insulation			
Internal walls	Plasterboard on studs	R2.5 bulk insulation to Garage internal walls (Unit 2)			
Ceiling (Open over)	Pasterboard	R6.0 bulk insulation (reduce to R3.0 within 450mm of roof/wall pitching points)			
Ceiling Fans	≥ 1200mm diameter	To Family, throughout First Floor Bedrooms and Family (Unit 1)			
	≥ 1400mm diameter	To Dining/Living (Both Dwellings)			
Floors	Concrete - Ground Floor	Waffle Pod Slab (310mm) M Class Slab			
	Timber Bearers/Joists - First Floor	R3.5 bulk insulation (Unit 2)			
Roof	Roof Tiles - as per colour schedule	Sarking under tiled roof			
Windows/Glazed Doors	Sliding windows - W01, W09, W08, W11, W05 and W10	≤ U Value 6.38, SHGC 0.70 - 0.78			
	Aluminium Frame, Single glazed				
	Stacker sliding doors - D03	≤ U Value 4.33, SHGC 0.57 - 0.63			
	Aluminium Frame, Single glazed (6.38mm Comfortplus)				
	Fixed windows - W02	≤ U Value 5.87, SHGC 0.69 - 0.77			
	Aluminium Frame, Single glazed				
	<u>Double hung windows</u> - W06 and W07	≤ U Value 6.23, SHGC 0.69 - 0.77			
	Aluminium Frame, Single glazed				
	Stacker sliding doors - D04 and D05	≤ U Value 3.16, SHGC 0.37 - 0.41			
	Aluminium Frame, Double glazed (638CPNtl/8Ar/4mm)				
	Sliding windows - W03, W04, W13, W14, W15, W16 and W12	≤ U Value 3.15, SHGC 0.50 - 0.56			
Aluminium Frame, Double glazed (4ET/12Ar/4mm)					
<u>Lighting:</u> This dwelling has been r	ated with non-ventilated LED downlights as per Electrical Plan.	·			
Note: Insulation specified must be	installed in accordance with Part 3.12.1.1 of the BCA.				
Note: In some climate zones, insu	lation should be installed with due consideration of condensation and associat	ed interaction with adjoining building materials.			
Note: Self-closing damper to all exhaust fans					
Note: Additional insulation may be required to meet acoustic requirements					

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SECTION & BASIX / NatHERS REQUIREMENTS

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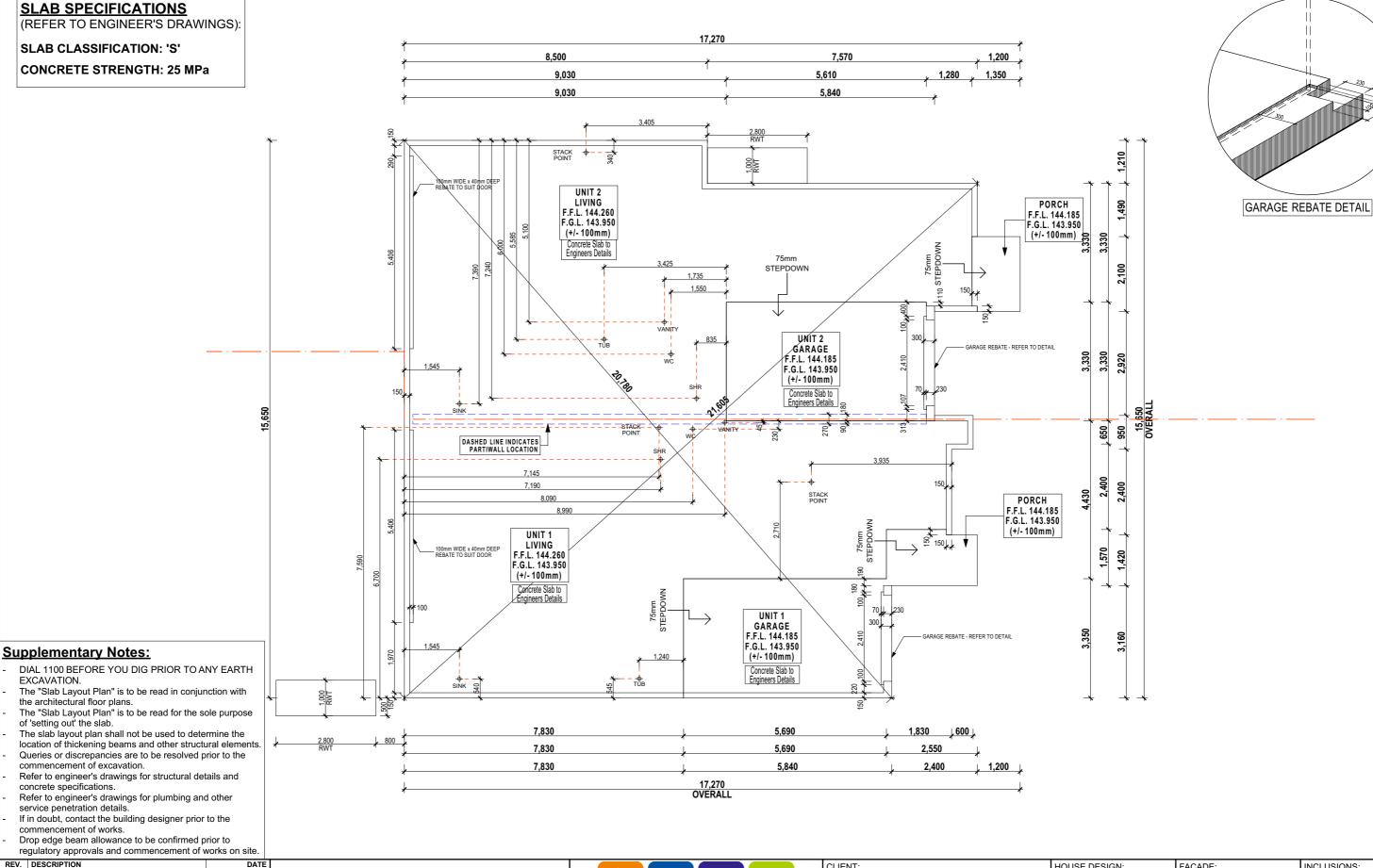
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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:100 @ A3	DRAWN: TN	DATE:	13/10/2023	JOB NUMBER: 3081



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SLAB LAYOUT PLAN

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PROVIDE 3 PHASE ELECTRIC CONNECTION

PROVIDE THE FOLLOWING ADDITIONAL ITEMS

UNIT 1

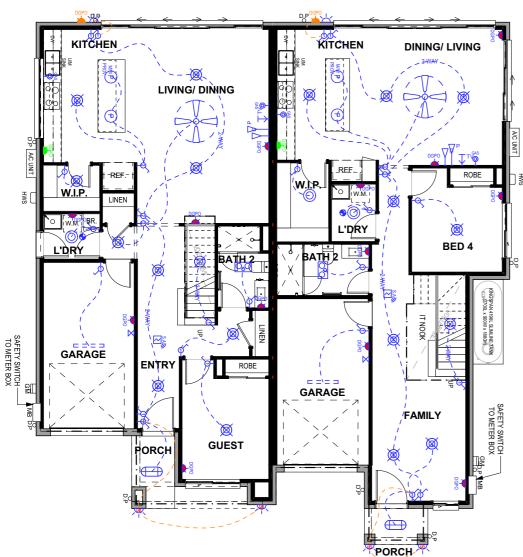
* SINGLE GPOS: COOKTOP, RANGEHOOD, DISHWASHER, REFRIGERATOR, MICROWAVE, GARAGE DOOR *WEATHER PROOF GPOS: HOT WATER UNIT, RAINWATER TANK UNIT 2

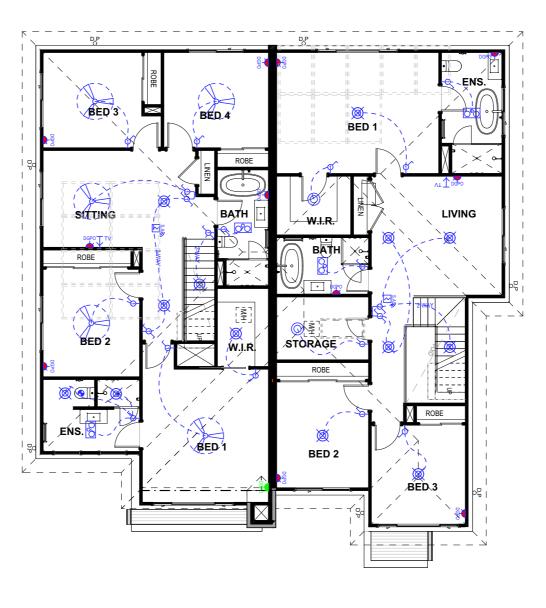
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GENERAL ELECTRICAL NOTES

- A/C DUCT POSITION NOMINATED TO FIRST FLOOR IS SUBJECT TO CONFIRMATION FROM A/C INSTALLER AT ALL TIMES.
- A/C VENT POSITION NOMINATED TO GROUND FLOOR IS SUBJECT TO CONFIRMATION FROM A/C INSTALLER AT ALL TIMES.
- ALL ELECTRICAL POINTS (POWER POINTS, LIGHT SWITCHES ETC) POSITIONING IS APPROXIMATE ONLY AND IS SUBJECT TO CONFIRMATION BY AN ELECTRICIAN AND BUILDER.







ELECTRICAL PLAN - GROUND FLOOR 1:125

ELECTRICAL PLAN - FIRST FLOOR

1:125

3-IN-1 (LIGHT/FAN/HEATER) 6 CEILING FAN WITH LIGHT	SYMBOL	DESCRIPTION	TOTAL
(1200mm DIAM.) CEILING FAN WITHOUT LIGHT (1400mm DIAM.) CEILING LIGHT DOUBLE GENERAL POWER OUTLET (EXTERNAL) DOUBLE GENERAL POWER OUTLET (EXTERNAL) DOUBLE GENERAL POWER OUTLET (W/-USB OUTLET) EXHAUST FAN EXTERNAL BUNKER LIGHT EXTERNAL BUNKER LIGHT FIBRE-OPTIC PROVISION GAS BAYONET LED DOWNLIGHT PHONE POINT SINGLE FLURESCENT LIGHT SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - TRIPLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE UP/DOWN LIGHT @ 1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2 VP VALUE OF ALLOW VALUE	00	3-IN-1 (LIGHT/FAN/HEATER)	6
CEILING FAN WITHOUT LIGHT (1400mm DIAM.) CEILING LIGHT DOUBLE GENERAL POWER OUTLET (EXTERNAL) DOUBLE GENERAL POWER OUTLET (EXTERNAL) DOUBLE GENERAL POWER OUTLET (W/-USB OUTLET) EXHAUST FAN EXTERNAL BUNKER LIGHT EXHAUST FAN EXTERNAL BUNKER LIGHT FIBRE-OPTIC PROVISION GAS BAYONET LED DOWNLIGHT PPENDANT LIGHT PHONE POINT SINGLE FLURESCENT LIGHT SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - SINGLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE UP/DOWN LIGHT @ 1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 4 UP/DOWN LIGHT @ 1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2			5
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(EXTERNAL) 2		DOUBLE GENERAL POWER OUTLET	24
DOUBLE GENERAL POWER OUTLET (W/-USB OUTLET) EXHAUST FAN EXTERNAL BUNKER LIGHT Z FIBRE-OPTIC PROVISION GAS BAYONET 4 LED DOWNLIGHT 30 PENDANT LIGHT 4 PHONE POINT SINGLE FLURESCENT LIGHT SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT	DGPO		2
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GAS BAYONET LED DOWNLIGHT PENDANT LIGHT PENDANT LIGHT PHONE POINT SINGLE FLURESCENT LIGHT SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - SINGLE SWITCH POINT - TRIPLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT WALL MOUNTED LIGHT		EXTERNAL BUNKER LIGHT	2
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SINGLE FLURESCENT LIGHT SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - SINGLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE TV POINT UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2	P	PENDANT LIGHT	4
SMOKE ALARM SWITCH POINT - DOUBLE SWITCH POINT - SINGLE SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE TV POINT UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT	V₽	PHONE POINT	2
SWITCH POINT - DOUBLE 6 SWITCH POINT - SINGLE 25 SWITCH POINT - TRIPLE 3 SWITCH POINT (2-WAY) - DOUBLE 2 SWITCH POINT (2-WAY) - SINGLE 10 TV POINT 4 UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2	C:=:::::::::::::::::::::::::::::::::::	SINGLE FLURESCENT LIGHT	2
SWITCH POINT - DOUBLE 6 SWITCH POINT - SINGLE 25 SWITCH POINT - TRIPLE 3 SWITCH POINT (2-WAY) - DOUBLE 2 SWITCH POINT (2-WAY) - SINGLE 10 TV POINT 4 UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2	<u>(</u> 2	SMOKE ALARM	4
SWITCH POINT - TRIPLE SWITCH POINT (2-WAY) - DOUBLE SWITCH POINT (2-WAY) - SINGLE TV POINT UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT		SWITCH POINT - DOUBLE	6
SWITCH POINT (2-WAY) - DOUBLE 2 SWITCH POINT (2-WAY) - SINGLE 10 TV POINT 4 UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2	φ̂	SWITCH POINT - SINGLE	25
SWITCH POINT (2-WAY) - SINGLE 10 TV POINT 4 UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2		SWITCH POINT - TRIPLE	3
TV POINT 4 UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT 2	P	SWITCH POINT (2-WAY) - DOUBLE	2
UP/DOWN LIGHT @1900 AFFL (U.N.O.) WALL MOUNTED LIGHT	√P^	SWITCH POINT (2-WAY) - SINGLE	10
(U.N.O.) WALL MOUNTED LIGHT 2	Ţτν	TV POINT	4
WALL MOUNTED LIGHT			4
	\succeq	WALL MOUNTED LIGHT	2

ELECTRICAL LEGEND

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N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

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ELECTRICAL PLAN

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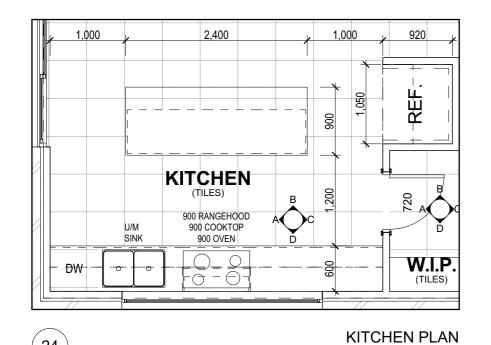
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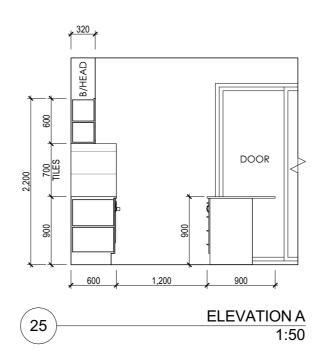


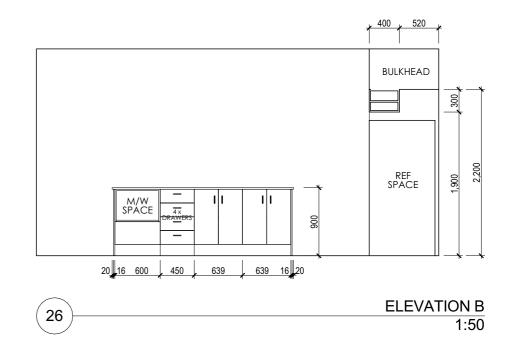
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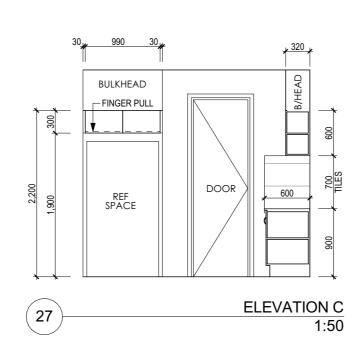
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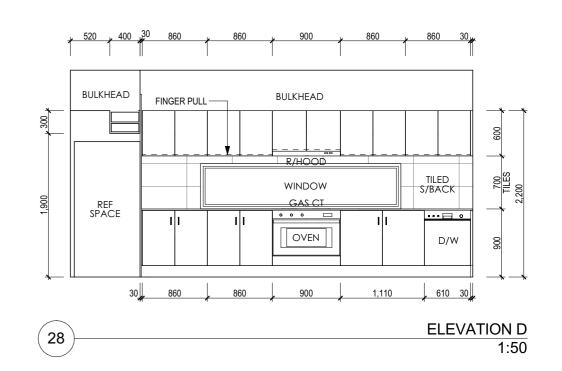
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MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	CUSTOM	ASTRID		CLASSIC	
ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
OT 34, NO.20 GRIMES PLACE, DP 251101 NOTHERN BEACHES COUNCIL		N			
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:125 @ A3	TN	SHEET: 18 OF	32	3081











REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

24

UNIT 1 - I.E. - KITCHEN

1:50

5 GENERAL NOTES:

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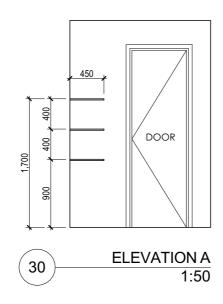
TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

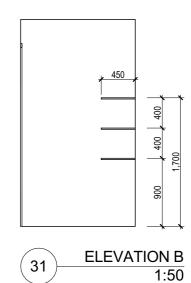
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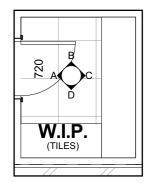
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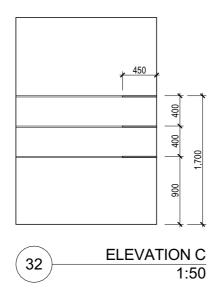
	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID		INCLUSIONS: CLASSIC	
	ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
	LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCI		UNCIL	N
153	SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
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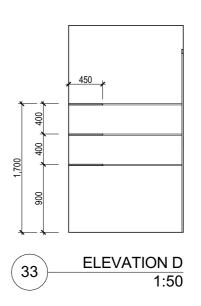






29 W.I.P. PLAN 1:50





REV.	DESCRIPTION	DAT
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

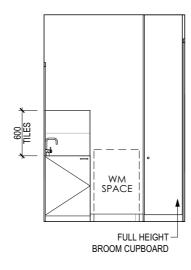
UNIT 1 - I.E. - W.I.P.

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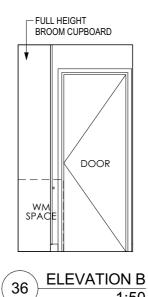
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Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153
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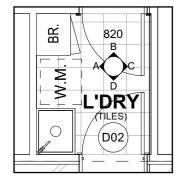
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MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	CUSTOM	ASTRID		CLASSIC	
ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
LOT 34, NO.20 GRIMES PLACE, DP 251101 NOTHERN BEACHES COUNCI		UNCIL	N		
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:50 @ A3	TN	SHEET: 20 OF	32	3081



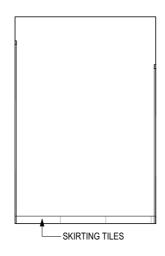




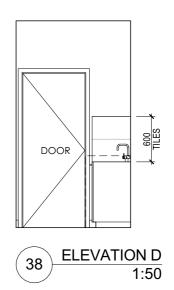
1:50



(34) LAUNDRY PLAN 1:50







REV.	DESCRIPTION	DAT
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
M	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

UNIT 1 - I.E. - LAUNDRY

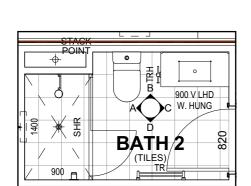
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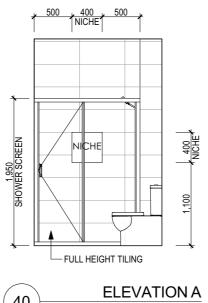


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Ε,	Tel: 1300 855 138 j ABN: 93 152 822 430 www.merddanhomes.net.au COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Ply. Ltd.	DAV

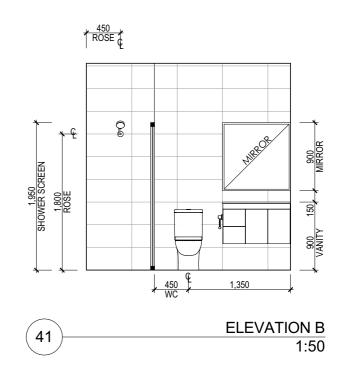
			-			
	CLIENT:	HOUSE DESIGN:	FACADE:		INCLUSIONS	S:
	MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	M. DAYOUB, MR. M. DAYOUB, B. GAFFNEY & MRS. N. GAFFNEY		CLASSIC		
	ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
	LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL		N	
53	SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
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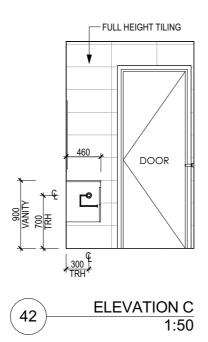


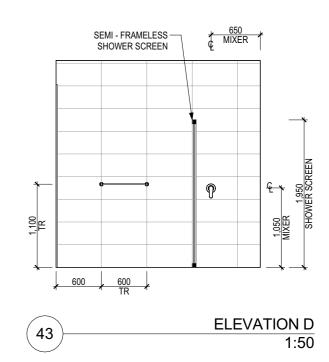
BATH 2 PLAN ³⁹ 1:50











REV.	DESCRIPTION	DAT
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

UNIT 1 - I.E. - BATH 2

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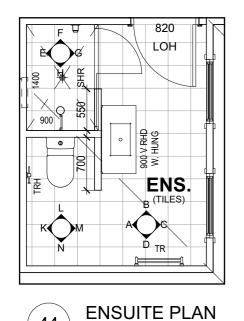
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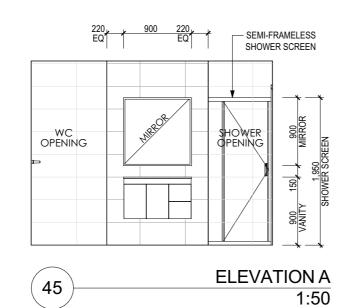
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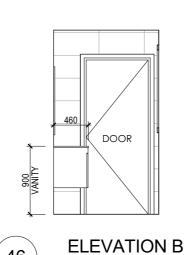
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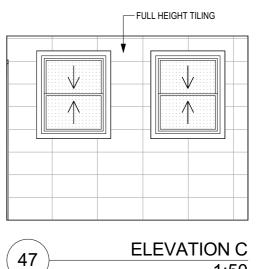
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MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	CUSTOM	ASTRID		CLASSIC	
ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL		N	
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:50 @ A3	TN	SHEET: 22 OF	32	3081



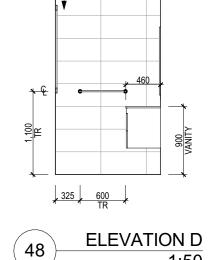




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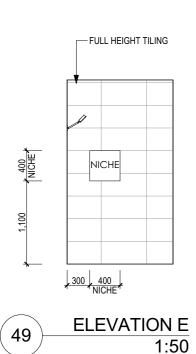


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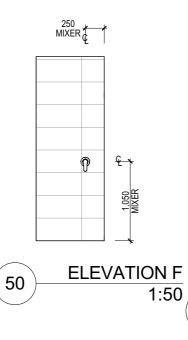


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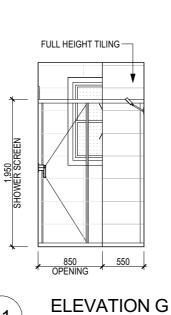
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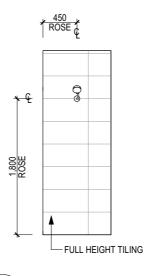
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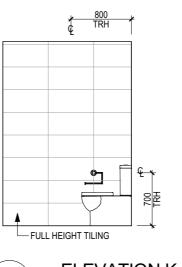


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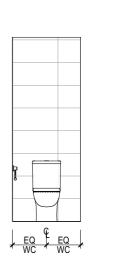


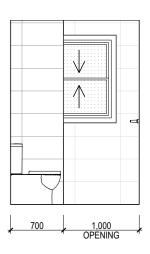
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ELEVATION H 52 1:50

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ELEVATION L 54 1:50

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REV.	DESCRIPTION	DATE	
J	WORKING DRAWINGS	20/03/2025	
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025	
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025	
M	AMENDED PLANS - COUNCIL RFI	14/08/2025	
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025	GEN
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UNIT 1 - I.E. - ENSUITE

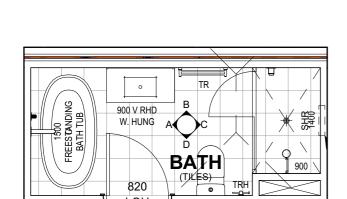
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ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL:	BEACHES CO	DUNCIL	REVISION:
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN: TN	DATE: SHEET: 23 OF	13/10/2025 32	JOB NUMBER: 3081

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20/03/2025

12/05/2025

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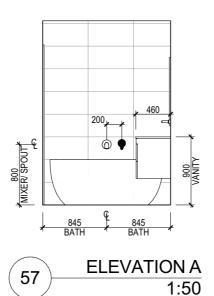
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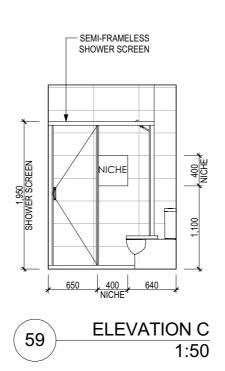
K AMENDED PLANS - TOWN PLANNER REVIEW

L AMENDED PLANS - TV-5, TV-6 & TV-12

N AMENDED PLANS - BUILDING ENVELOPE

M AMENDED PLANS - COUNCIL RFI







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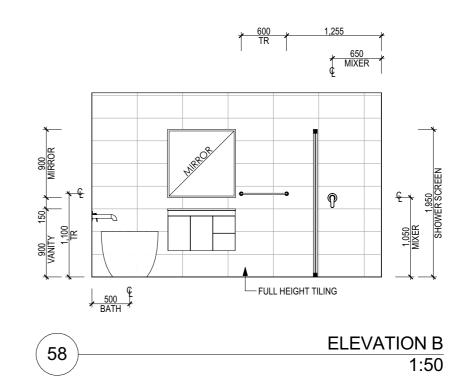
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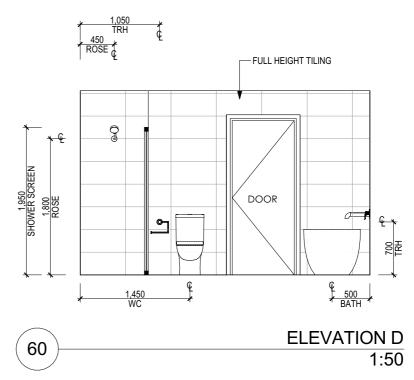
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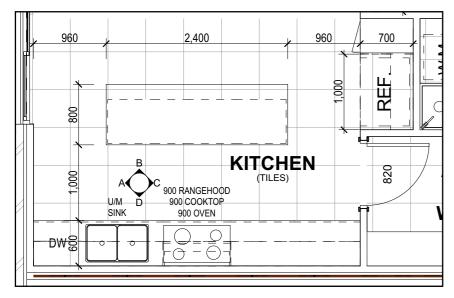
UNIT 1 - I.E. - BATH 1

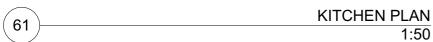


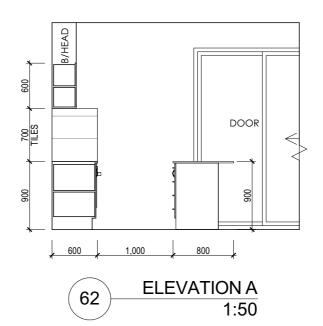


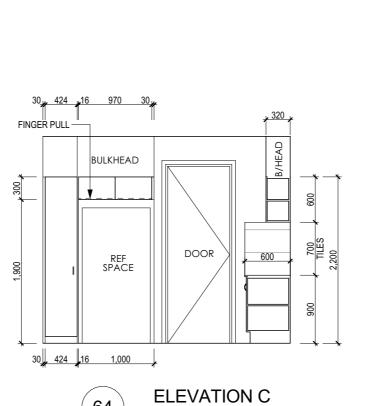


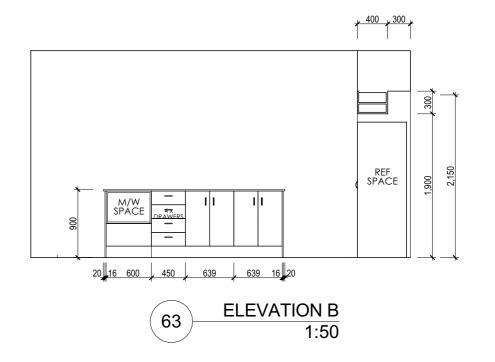
CLIENT:	HOUSE DESIGN:	FACADE:		INCLUSIONS	S:
MR. M. DAYOUB, MR. M. DAYOUB, Mr. B. Gaffney & Mrs. N. Gaffney	CUSTOM	ASTRID		CLASSIC	
ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL			N
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
DAVIDSON, NSW 2085	1:50 @ A3	TN	SHEET: 24 OF	32	3081

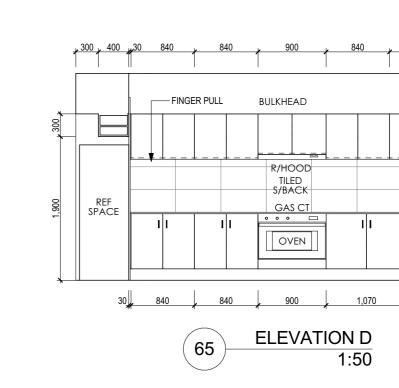












REV.	DESCRIPTION	DATI
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

UNIT 2 - I.E. - KITCHEN

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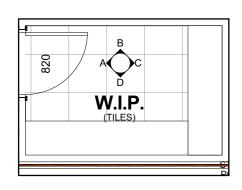
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CLIENT:	HOUSE DESIGN:	FACADE:		INCLUSIONS	3:
MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	CUSTOM	ASTRID		CLASSIC	
ADDRESS:	DEPOSITED PLAN:	COUNCIL:			REVISION:
LOT 34, NO.20 GRIMES PLACE,	DP 251101	NOTHERN BEACHES COUNCIL			N
SUBURB:	SCALE:	DRAWN:	DATE:	13/10/2025	JOB NUMBER:
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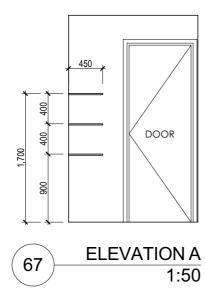
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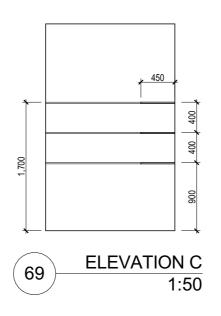
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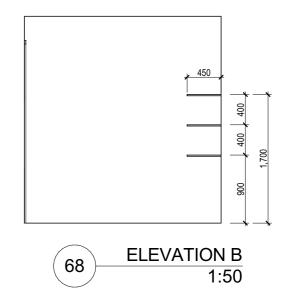
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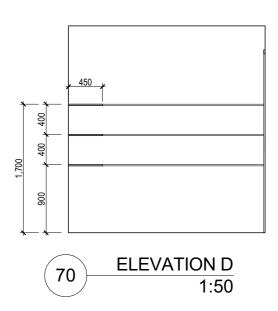












REV.	DESCRIPTION	DAT
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

UNIT 2 - I.E. - W.I.P.

25 GENERAL NOTES:

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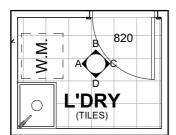
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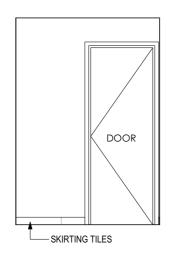


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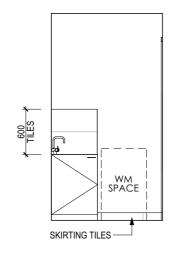
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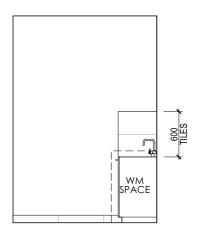
71 LAUNDRY PLAN 1:50







ELEVATION A 72 1:50



ELEVATION D 74 1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/202
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/202
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/202
М	AMENDED PLANS - COUNCIL RFI	14/08/202
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/202

UNIT 2 - I.E. - LAUNDRY

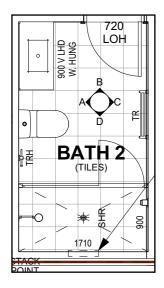
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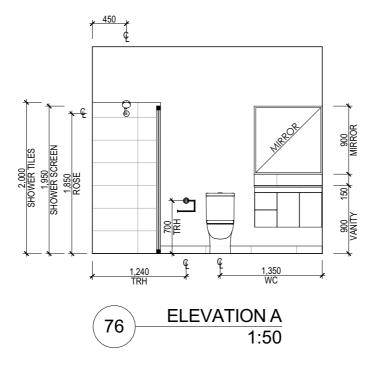


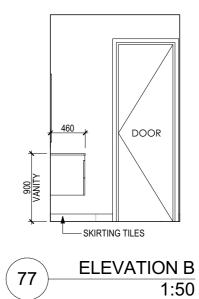
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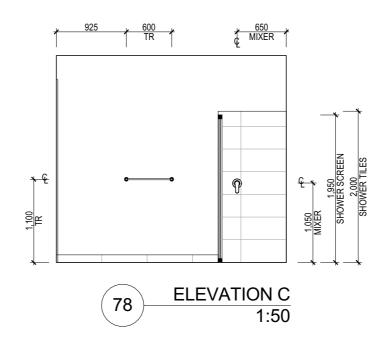


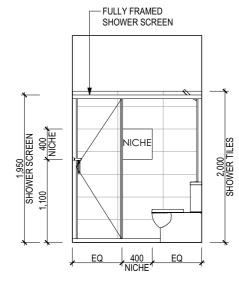
BATH 2 PLAN

1:50









79 ELEVATION D 1:50

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

UNIT 2 - I.E. - BATH 2

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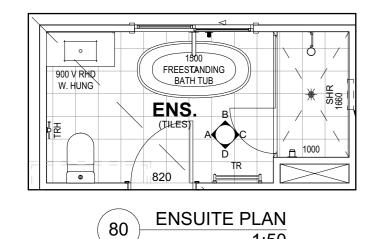
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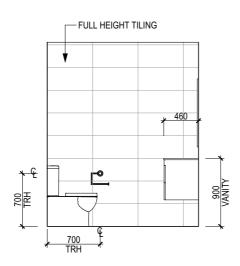
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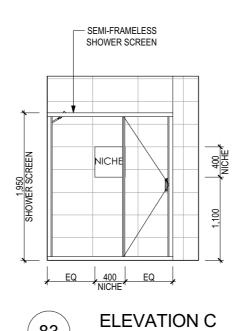
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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:50 @ A3	DRAWN:	DATE: SHEET: 28 OF	13/10/2023	JOB NUMBER: 3081



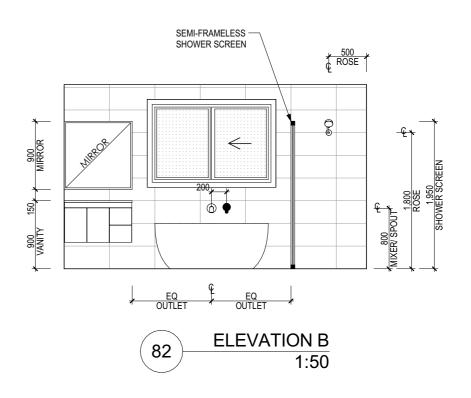
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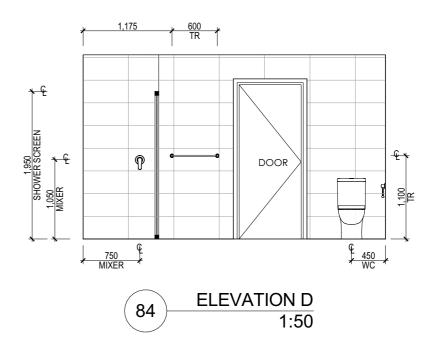






83





REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

UNIT 2 - I.E. - ENSUITE

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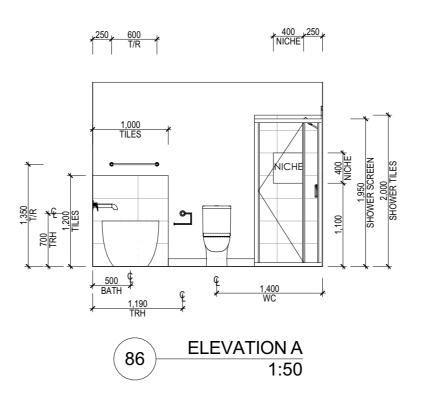
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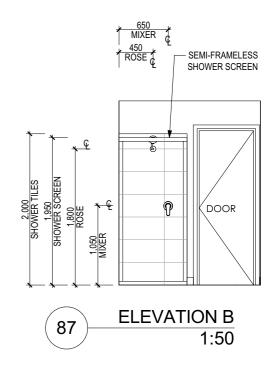


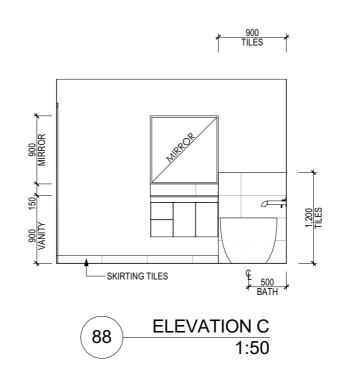
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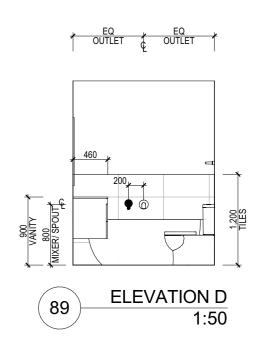
BATH 1 PLAN

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REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

UNIT 2 - I.E. - BATH 1

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DAVIDSON, NSW 2085	1:50 @ A3	TN	SHEET: 30 OF	32	3081

	BRADNAM'S WINDOW SCHEDULE						
WINDOW NO.	WINDOW	WINDO HEIGHT	W SIZE	TOTAL	OPENING TYPE	PREVIEW	
SKY01	14 - 06	1,400mm	550mm	AREA	FIXED	П	
SKY01	14 - 06	1,400mm	550mm		FIXED	П	
W01	21 - 18	2,060mm	1,810mm	3.73 m²	SLIDING	→	
W02	06 - 27	600mm	2,650mm	1.59 m²	FIXED		
W03	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING	→	
W04	18 - 09	1,800mm	850mm	1.53 m²	SLIDING	Ш	
W05	15 - 27	1,460mm	2,650mm	3.87 m²	SLIDING		
W06	10 - 09	1,030mm	850mm	0.88 m²	DOUBLE HUNG		
W07	10 - 09	1,030mm	850mm	0.88 m²	DOUBLE HUNG		
W08	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING		
W09	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING		
W10	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING		
W11	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING		
W12	12 - 27	1,200mm	2,650mm	3.18 m²	SLIDING		
W13	10 - 16	1,030mm	1,570mm	1.62 m²	SLIDING		
W14	10 - 18	1,030mm	1,810mm	1.86 m²	SLIDING		
W15	15 - 27	1,460mm	2,650mm	3.87 m²	SLIDING		
W16	15 - 18	1,460mm	1,810mm	2.64 m²	SLIDING		

		DO	OR SCHEDU	LE		
DOOD	DOOD	DOOR	RSIZE	TOTAL		
NO.	DOOR CODE	HEIGHT	WIDTH	DOOR AREA	PREVIEW	QTY.
D01	23 - 10	2,340mm	1,020mm	2.39 m²		1
D02	20 - 08	2,040mm	820mm	1.67 m²		1
D03	24 - 53	2,400mm	5,346mm	12.83 m²	← ← → →	1
D04	24 - 53	2,400mm	5,346mm	12.83 m²	← ← → →	1
D05	24 - 27	2,400mm	2,688mm	6.45 m²	→	1
D06	23 - 10	2,340mm	1,020mm	2.39 m²		1
INT-D01	23 - 07	2,340mm	720mm	1.68 m²		3
INT-D02	23 - 08	2,340mm	820mm	1.92 m²		9
INT-D03	20 - 07	2,040mm	720mm	1.47 m²		2
INT-D04	20 - 08	2,040mm	820mm	1.67 m²		12
INT-D05	20 - 08	2,040mm	820mm	1.67 m²		1
INT-D06	20 - 16	2,040mm	1,640mm	3.35 m²		1
					<u> </u>	34

REV.	DESCRIPTION	DATE
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L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
М	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

WINDOW / DOOR SCHEDULE

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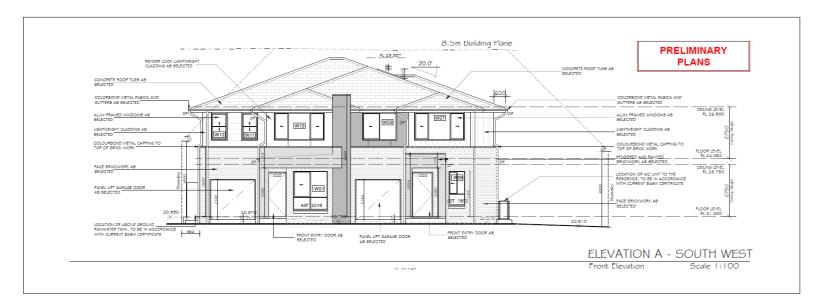
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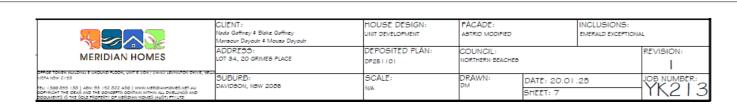
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EXTERNAL COLOUR PLAN









AUSTRAL BRICKS Metallix, Quartz Off White Mortar, Iron joint



BRISTILE ROOFING Designer, Cool smoke



WATTYL, DOVER WHITE All Cladding to First Floor Areas



COLORBOND, MONUMENT Gutter, Fascia, Parapet Capping & Water Tank



WATTYL, SURFMIST Render to Porch Projections for Both Units



GARAGE DOOR Slimline, Monument



WATTYL, MONUMENT Front Doors, Render to Dividing Pier, Downpipes & Meter Box

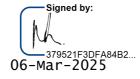


WINDOWS Wideline, Monument



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COLOUR SCHEDULE

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DAVIDSON, NSW 2085	N/A	TN	SHEET: 32 OF	32	3081