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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
GARAGE	19.39
LIVING	83.03
PATIO	1.89
	104.31 m²
MAIN DWELLING, FIRST FLOOR	
LIVING	86.22
	86.22 m²
	190.53 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 PROTECTION 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	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (NOT EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	AREA C
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	P-M
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	160m
WITHIN 50km BREAKING SURF	0.93km
ZONING	R2 - LOW DENSITY RESIDENTIAL

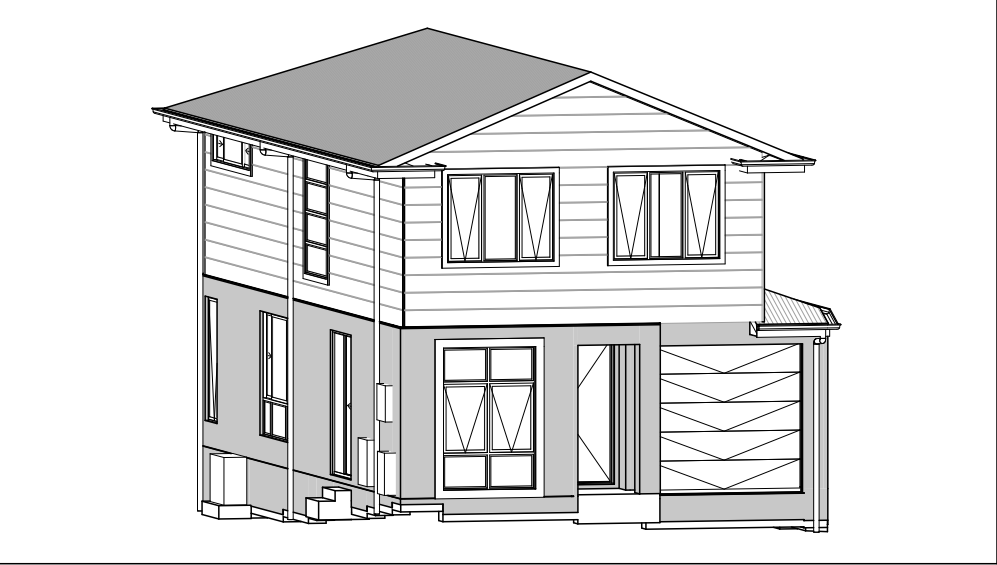
BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 6,500mm	6,500mm
SIDE	MIN. 900mm	920mm
REAR	MIN. 6,000mm	6,456mm
BULK & SCALE		
SITE AREA	307.1m²	
SITE COVERAGE	N/A	33.97%
BUILDING HEIGHT	MAX. 8,500mm	7,949mm
LANDSCAPE		
LANDSCAPED AREA	MIN. 138.4m²	135.09m²
EARTHWORKS		
FILL DEPTH	MAX. 1,000mm	1,192mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	1 SPACE
PRINCIPAL PRIVATE OPEN SPACE	MIN. 60m²	60m²

MARINE ENVIRONMENT REQUIREMENTS

- TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA PROVIDE 32MPA CONCRETE TO THE CONCRETE SLAB IN LIEU OF STANDARD DUE TO PROXIMITY TO SALTWATER.
- PROVIDE R4 RATING TO STRUCTURAL STEEL DUE TO PROXIMITY TO SALTWATER.
- PROVIDE A (STANDARD) COLORBOND STEEL ROOF WITH A 25 YEAR MANUFACTURERS WARRANTY.
- PROVIDE (STANDARD) COLORBOND STEEL FASCIA AND GUTTER WITH A 12 YEAR MANUFACTURERS WARRANTY.
- PROVIDE MESH TO DUCTED EXHAUST FAN VENTS AND DUCTED RANGEHOOD VENTS WHERE APPLICABLE DUE TO PROXIMITY TO SALTWATER.

3D PERSPECTIVE



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.

LOCATION MAP



APPROX. LOCATION OF:
LOT 1 #36 DALLEY STREET
QUEENSCLIFF NSW 2096

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	133.67 m²
UNCONDITIONED AREA	13.84 m²

WATER RATINGS

SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	3 STAR
KITCHEN TAPS	3 STAR
BATHROOM TAPS	3 STAR

WATER HARVESTING AND USAGE

TOTAL ROOF AREA	127.77 m²
MIN. WATER TANK CAPACITY	5000 L
MIN. ROOF AREA DIRECTED TO TANK(S)	127.77 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	0 m²

RECYCLED WATER

RETICULATED RECYCLED WATER	N/A
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ENERGY COMMITMENTS

HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.0 - 3.5
COOLING SYSTEM	1-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT

KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF

NO MECHANICAL VENTILATION TO LAUNDRY

PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)

N/A

NATURAL LIGHTING

NATURAL LIGHTING TO	KITCHEN 2 x BATHROOM(S)/TOILET(S)
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ALTERNATIVE ENERGY

PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
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OTHER

GAS COOKTOP, ELECTRIC OVEN

FIXED OUTDOOR CLOTHESLINE BY OWNER

NO FIXED INDOOR CLOTHESLINE

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.0 BATTS (INCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS (TO ALL INTERNAL WALLS)
FLOOR	R3.0 BATTS TO FRIST FLOOR JOIST SPACE

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FIRST FLOOR PITCHING HEIGHT(S)	2450mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	20.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	LIGHT
WIND DRIVEN ROOF VENTILATORS	2
WALL MATERIAL	CLADDING HEBEL VENEER
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

ROOF SPACE VENTILATION

REFER TO ROOF PLAN FOR VENTILATION LOCATIONS

GROUND FLOOR ROOF	
LONGEST HORIZONTAL ROOF LENGTH	14.300m
ROOF PITCH	20.00°
HIGH LEVEL VENTILATION	REQUIRED 71,500mm² (5,000 x 14.300m) PROVIDED 77,135mm²
LOW LEVEL VENTILATION	REQUIRED 100,100mm² (7,000 x 14.300m) PROVIDED 131,000mm²

FIRST FLOOR ROOF

LONGEST HORIZONTAL ROOF LENGTH	15.300m
ROOF PITCH	22.50°
HIGH LEVEL VENTILATION	REQUIRED 76,500mm² (5,000 x 15.300m) PROVIDED 140,770mm²
LOW LEVEL VENTILATION	REQUIRED 107,100mm² (7,000 x 15.300m) PROVIDED 126,500mm²

88B NOT AVAILABLE

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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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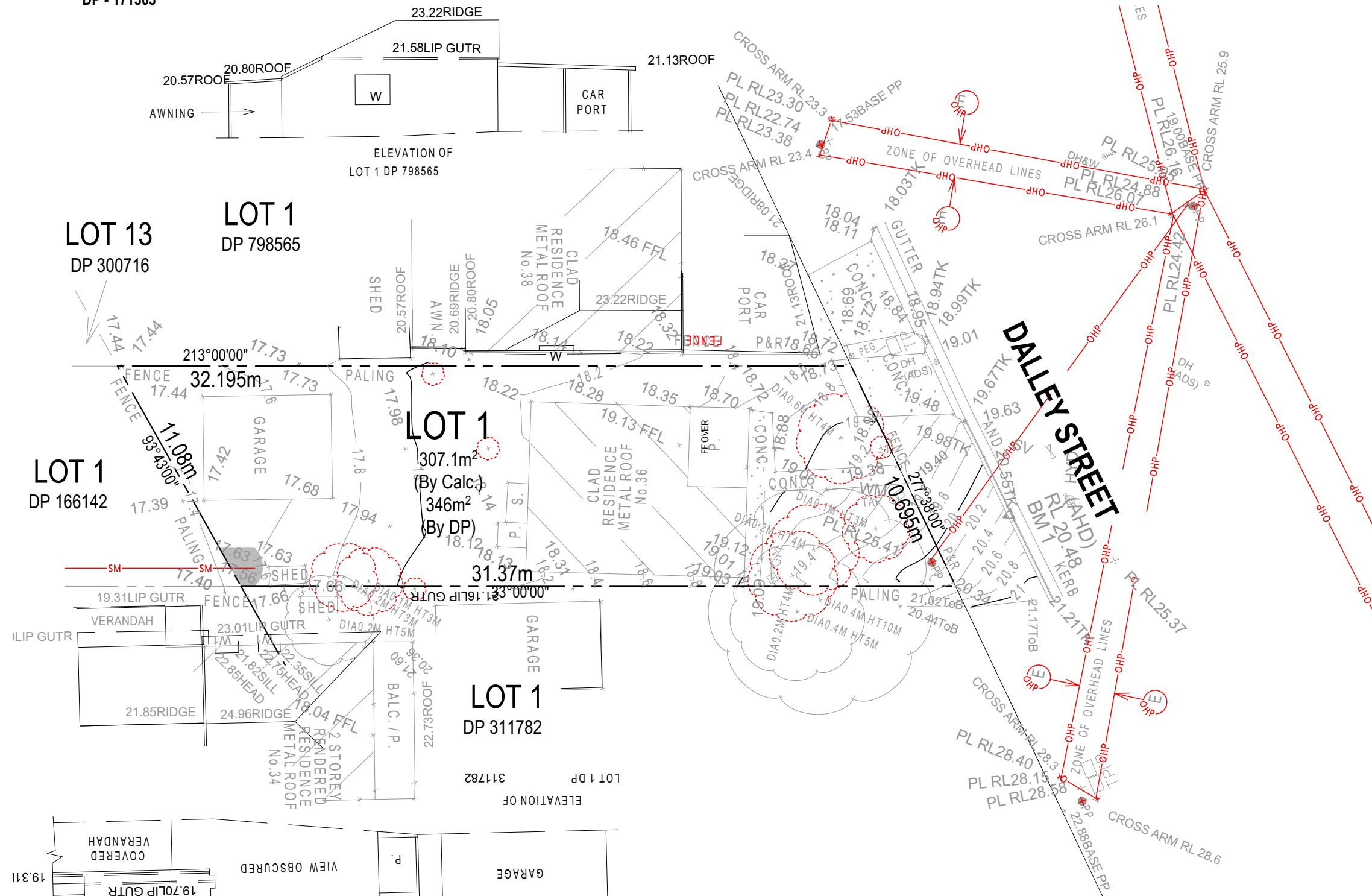
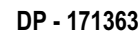
SPECIFICATION: NOW	REVISION		DRAWN		CLIENT: MR DANIEL JONATHON DALLA	HOUSE DESIGN: PALENCIA TWO		HOUSE CODE: H-MNWPLC20DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	10	PRELIM CONSTRUCTION PLANS CHECK	GBO	18/09/2024					
	COPYRIGHT: © 2025	11	SLAB & DRAINAGE CHECK	LFL	ADDRESS: 36 DALLEY STREET, QUEENSCLIFF NSW 2096	FACADE DESIGN: HARROW	FACADE CODE: F-MNWPLC20HROWA	SHEETS: 1:100	607068
		12	AMENDED DRIVEWAY DA DEFERRAL	LFL					
		13	HYDRAULICS AMENDMENTS	LCS					
		14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	1 / - / 171363	COUNCIL: NORTHERN BEACHES COUNCIL	SHEET No.: 1 / 22		

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.

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

CUT	0.72m³	1.62t
FILL	46.61m³	104.87t
DIFFERENCE	45.89m³	103.25t
103 TONNES OF IMPORT FILL		

OVERHEAD POWER LINES ARE PRESENT



DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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© 2025	12	AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096	HARROW	F-MNWPLC20HROWA	
	13	HYDRAULICS AMENDMENTS	LCS 18/12/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
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Last Published: Friday, 10 January 2025 1:30 PM

File Location: G:\Sydney\Drafting\Job Files 607001 - 60720\1607068 - Data\Plan Model\607068 Dalla - AC24 deferral sketch LFL.pln

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

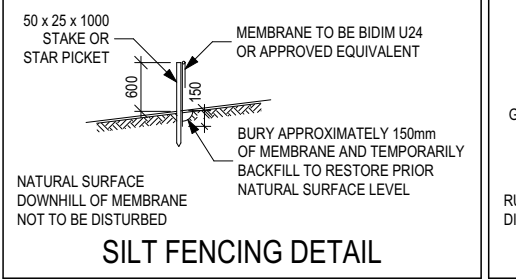
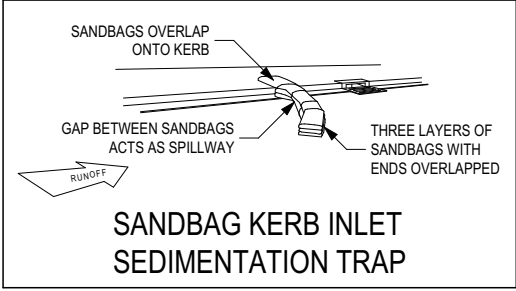
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

APPROX. CUT/FILL		
CUT	0.72m ³	1.62t
FILL	46.61m ³	104.87t
DIFFERENCE	45.89m ³	103.25t
103 TONNES OF IMPORT FILL		

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST

NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.





mcdonald jones
FIND YOURSELF AT HOME

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COPYRIGHT:	11 SLAB & DRAINAGE CHECK	LFL 23/10/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	12 AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096	HARROW	F-MNWPLC20HROWA	
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			NORTHERN BEACHES COUNCIL		1:200	607068

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

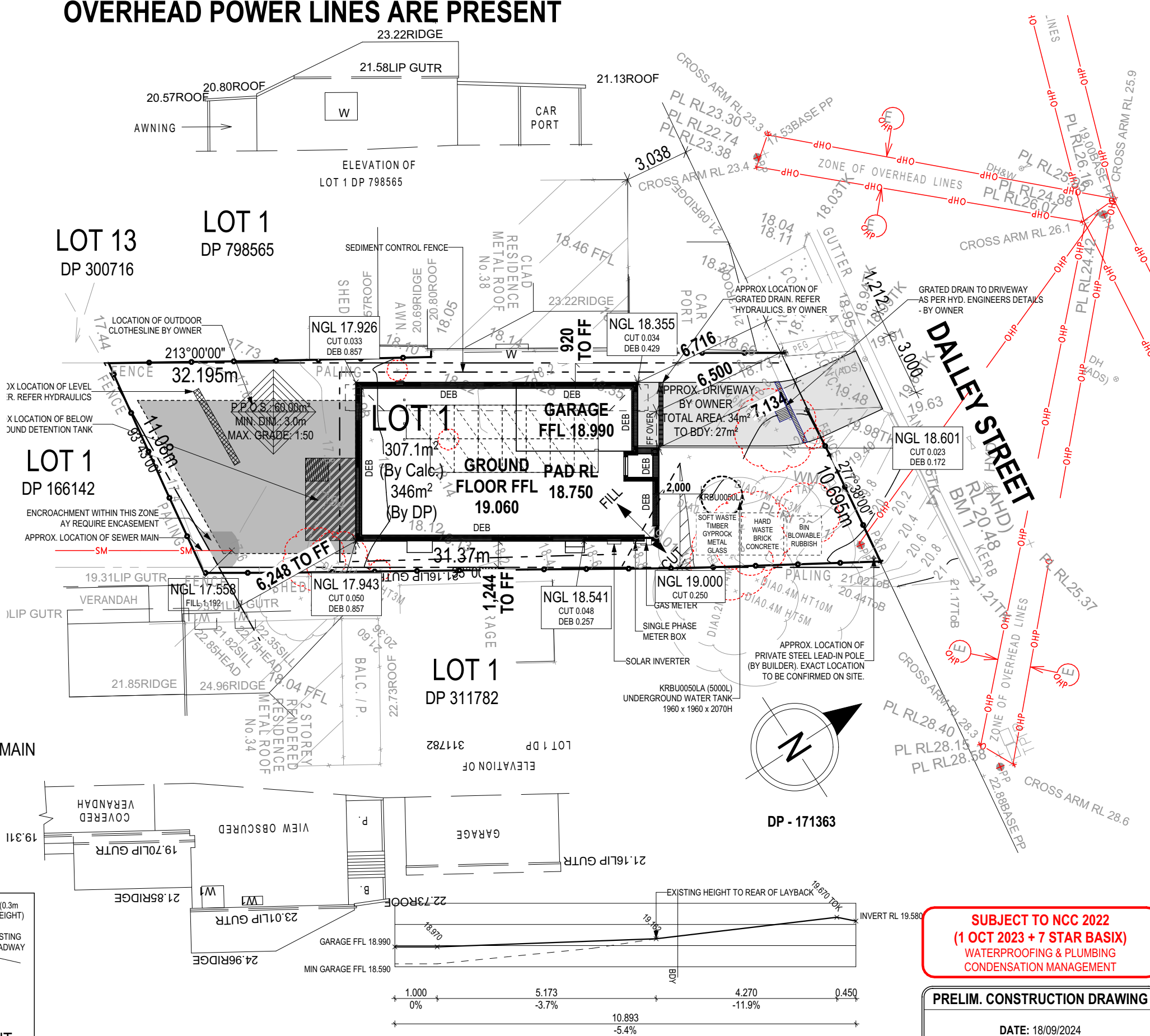
OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.:

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, GARDEN BEDS, DRIVEWAYS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED. ANY DEPRESSIONS TO NATURAL GROUND LEVEL ARE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS TO BE REMOVED.
- GAS METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- ELECTRICAL METER AND ASSOCIATED SERVICES TO BE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER AND ASSOCIATED PIPE WORK TO BE REMOVED BACK TO SITE BOUNDARY.
- TELEPHONE & DATA CABLES TO BE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.
- ASBESTOS: A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE.
- YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

PLEASE NOTE:

RELEVANT DOCUMENTED REPORT EVIDENCE & PICTURES FROM PARTIES CARRYING OUT THESE SERVICES WILL BE REQUIRED TO ENSURE THE ABOVE ASPECTS HAVE BEEN COMPLETED EFFECTIVELY TO MEET BOTH OUR LEGAL & CONTRACT REQUIREMENTS.

AFTER DEMOLITION OF EXISTING HOUSE IS COMPLETE AN ADDITIONAL SOIL TEST MAY BE REQUIRED TO CONFIRM THE SOIL CONDITIONS AS DIRECTED BY ENGINEER. IF REQUIRED ADDITIONAL COSTS WILL BE PROVIDED BY WAY OF POST CONTRACT VARIATION.



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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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SITE ANALYSIS
ORIENTATION - LIVING AREAS TO THE DWELLING ARE CENTERED WITH A SOUTH-EAST 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. DOUBLE STOREY DESIGN USED TO TAKE ADVANTAGE OF TOPOGRAPHY WITH MAX CUT OF 250mm AND MAX 907 FILL mm CONTAINED IN A 857mm DEB.

STREETSCAPE - SETBACKS COMPLY WITH COUNCIL'S REQUIREMENTS, WITH MAIN DWELLING SET BACK 6.5m AND GARAGE SET BACK 6.716m.

CONTEXT - NO SPECIAL REQUIREMENTS.

VEGETATION - SITE WILL BE CLEARED OF EXISTING DWELLING, TREES AND VEGETATION.

PRIVACY - THE LIVING AREAS OF THE DWELLING ARE SET BACK FROM 1.2m TO OVER 6.456m 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 POSTIONING 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 - FROM STEEL LEAD IN POLE THEN UNDERGROUND TO HOUSE.

SEWER - YES

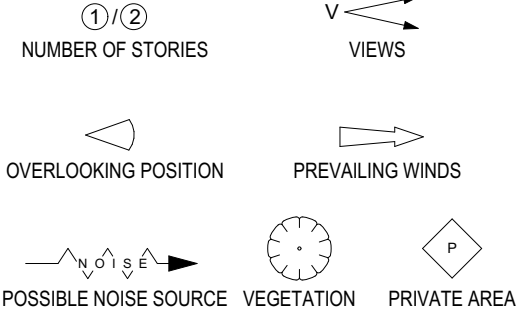
STORMWATER - PER HYDRAULICS REQUIREMENTS.

VEHICLE ACCESS - THE GARAGE HAS BEEN PLACED TO REQUIRE MINIMAL ALTERATION TO THE SITE, WITH THE FINISHED FLOOR LEVEL BEING APPROXIMATELY 490mm BELOW THE KERB LEVEL. ONE UNDERCOVER SPACES WILL BE INCORPORATED WITH ADDITIONAL SPACE ON THE APRON FOR TEMPORARY PARKING - THE DRIVEWAY IS APPROXIMATELY 6.5m LONG WITHIN THE BOUNDARY.

SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE INFORMATION.

SECURITY - THE SURROUNDING BLOCKS ARE CURRENTLY OCCUPIED AND THEREFORE CASUAL SURVEILLANCE WILL BE REQUIRED.

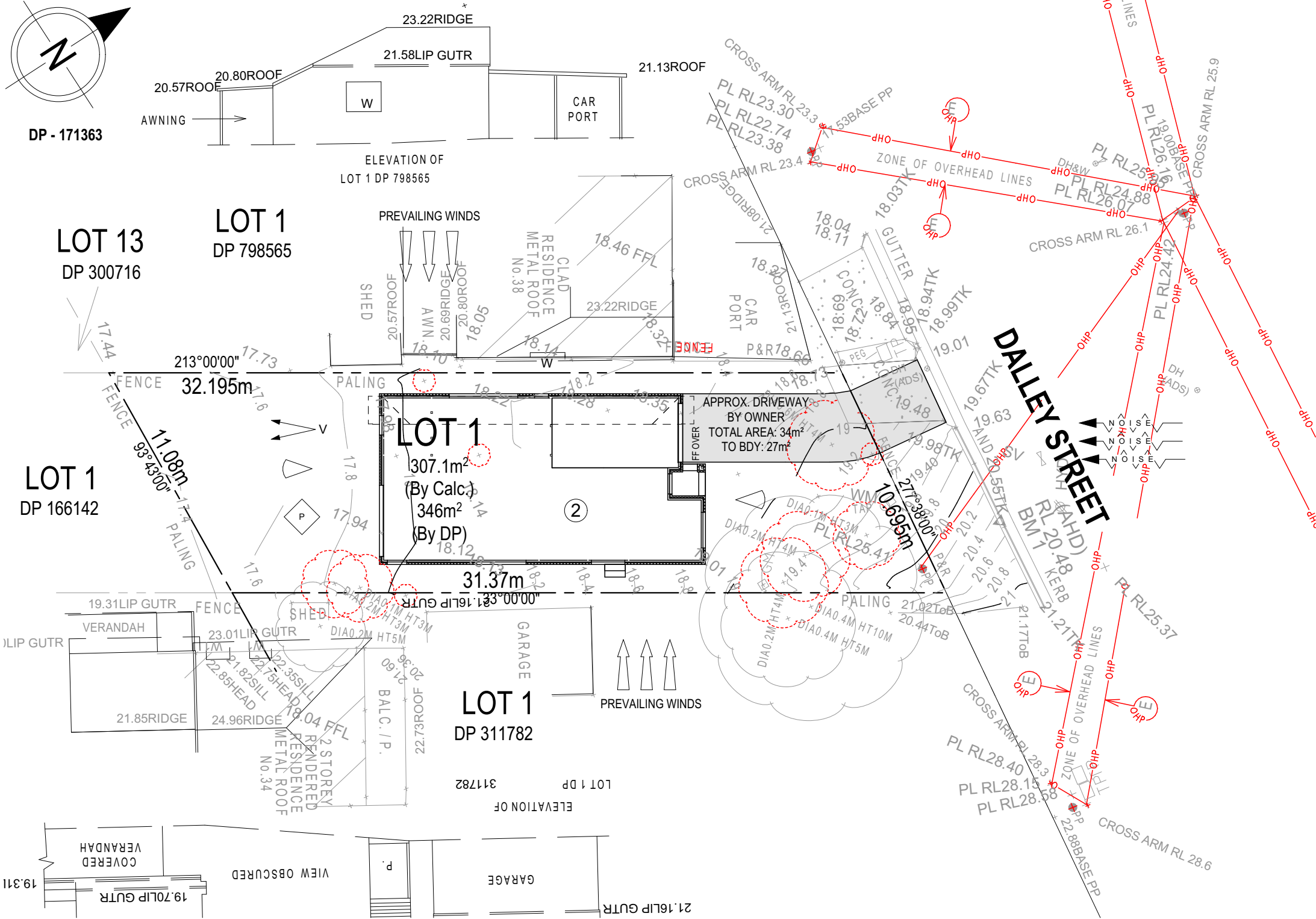
SITE ANALYSIS LEGEND



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SPECIFICATION: NOW COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR DANIEL JONATHON DALLA ADDRESS: 36 DALLEY STREET, QUEENSCLIFF NSW 2096	HOUSE DESIGN: PALENCIA TWO FACADE DESIGN: HARROW	HOUSE CODE: H-MNWPLC20DA FACADE CODE: F-MNWPLC20HROWA	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.
	10	PRELIM CONSTRUCTION PLANS CHECK	GB0	18/09/2024				
	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024				
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	LOT / SECTION / DP: 1 / - / 171363	SHEET TITLE: SITE ANALYSIS	SHEET No.: 4 / 22	SCALES: 1:200
	13	HYDRAULICS AMENDMENTS	LCS	18/12/2024				
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025	COUNCIL: NORTHERN BEACHES COUNCIL			



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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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 AREASTO BE DIVERTED TO WATER TANK. BALANCE AS PER HYDRAULIC ENGINEERS DETAILS. COLLECTION AREA = 127.77m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

REFER TO STORMWATER DESIGN BY
ALW DESIGN FOR STORMWATER
REQUIREMENTS
REFERENCE: SW24311 ISSUE C
DATED: 20/12/2024

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

CDP

STANDARD DOWNPIPE

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WM

WC

WASHING MACHINE

TOILET

YARD TAP

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY. ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST


E NOTE: BUILDER TO CONFIRM WITH RELEVANT ENERGY/TELECOMMUNICATIONS PROVIDER THAT THE ZONE OF OVERHEAD LINES WILL NOT AFFECT HOUSE DESIGN & CONSTRUCTION. IF POSITION OF OVERHEAD LINES IS CRITICAL, EXTRA SURVEY MAY BE REQUIRED.

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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	NOW	10	PRELIM CONSTRUCTION PLANS CHECK		GBO	18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO		H-MNWPLC20DA			
	COPYRIGHT:	11	SLAB & DRAINAGE CHECK		LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025	12	AMENDED DRIVEWAY DA DEFERRAL		LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA			
		13	HYDRAULICS AMENDMENTS		LCS	18/12/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:		
		14	AMENDED AS PER PCV114 - HYDRAULICS		LFL	10/01/2025	1 / - / 171363		NORTHERN BEACHES COUNCIL		WATER MANAGEMENT PLAN (GF) 5 / 22		1:100, 1:50	607068

Template Version: 24.103

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.

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED AS PER HYDRAULIC ENGINEERS DETAILS.

+ YARD TAP

DRAFTING OFFICE: SYDNEY

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COPYRIGHT:	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2025	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWWPLC20HROWA		
	13	HYDRAULICS AMENDMENTS	LCS	18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		SHEET No.:	SCALES:	607068
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025	1 / - / 171363	NORTHERN BEACHES COUNCIL	WATER MANAGEMENT PLAN (FF)		6 / 22	1:100, 1:50	

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 (EXCLUDES CAVITY SLIDING DOORS)

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

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A
D B
C

LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNSPIPE
CDP	CHARGED DOWNSPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

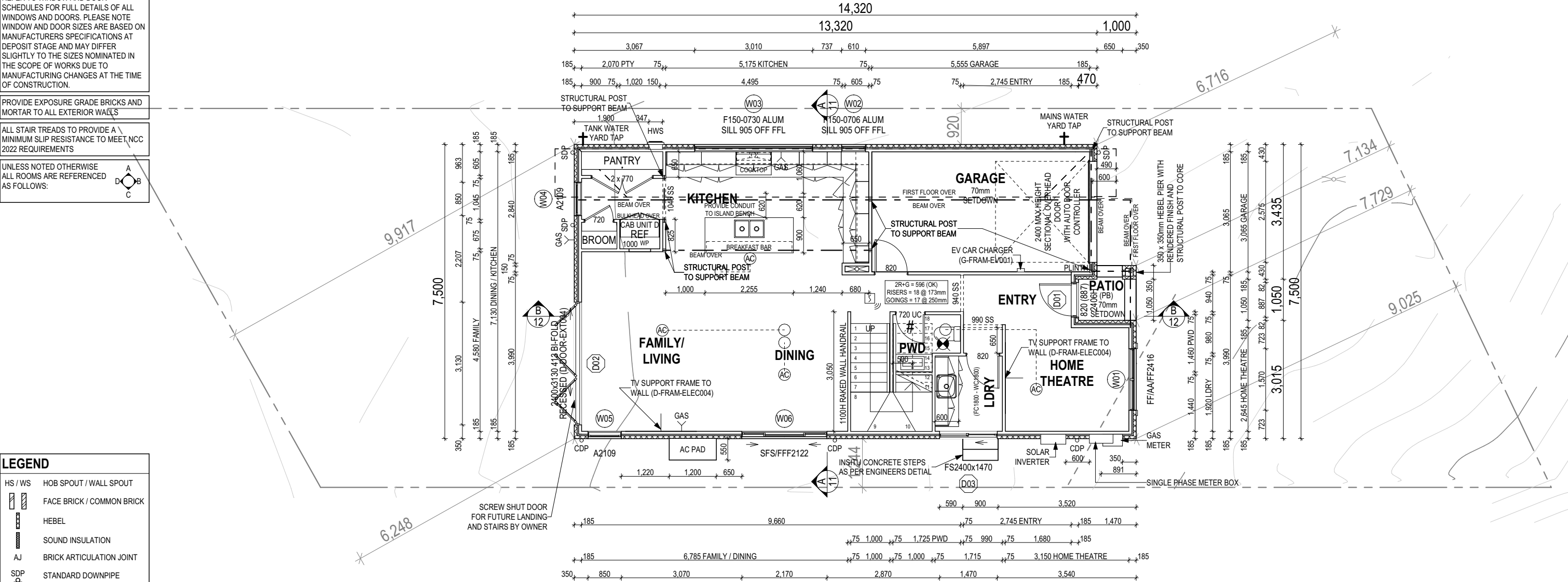
HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

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

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

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

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



ALL DIMENSIONS ARE FRAME DIMENSIONS

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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
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COPYRIGHT:	11 SLAB & DRAINAGE CHECK	LFL 23/10/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025	12 AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	36 DALLEY STREET, QUEENSLIFF NSW 2096	HARROW	F-MNWPLC20HROWA	
	13 HYDRAULICS AMENDMENTS	LCS 18/12/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	607068
	14 AMENDED AS PER PCV114 - HYDRAULICS	LFL 10/01/2025	1 / - / 171363	GROUND FLOOR PLAN	7 / 22	
			COUNCIL:		SCALES:	
			NORTHERN BEACHES COUNCIL		1:100	

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

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL 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.

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

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

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

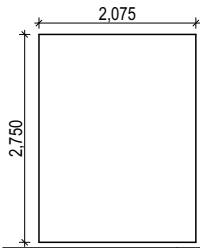
A

D

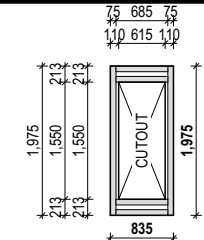
B

C

STAIR VOID DETAIL
SCALE: 1:100



HEBEL ARTICULATION JOINT LOCATION
TO MANUFACTURERS SPECIFICATIONS



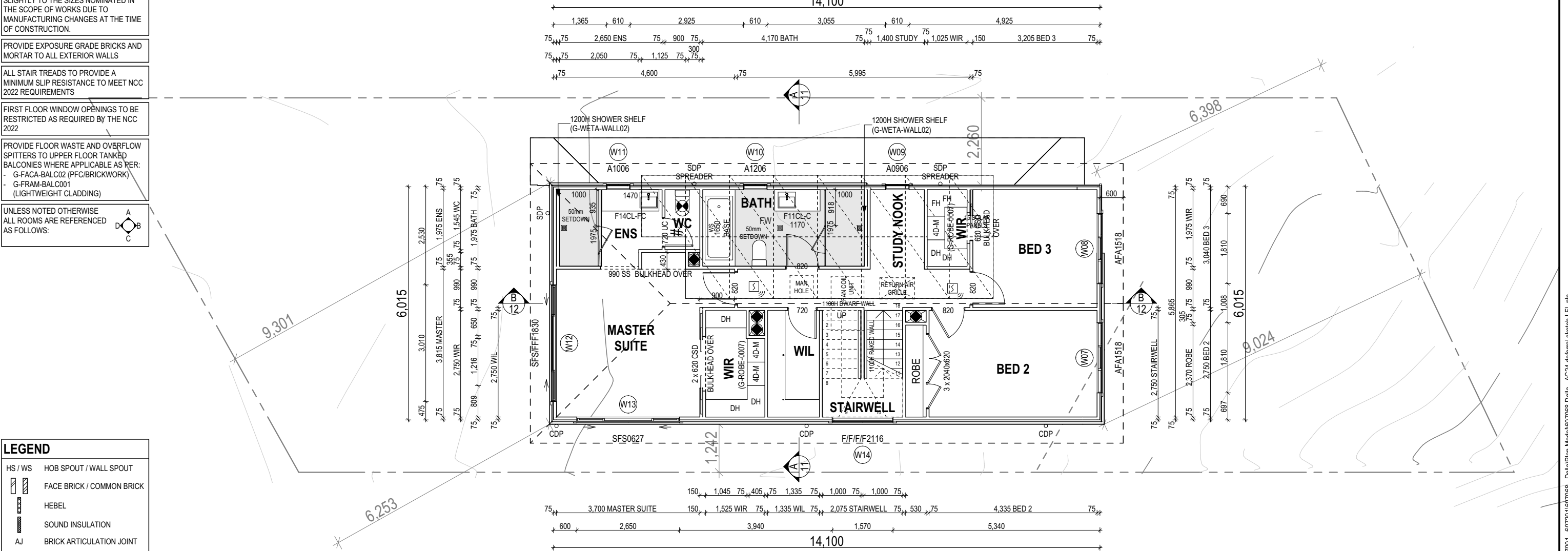
BATH HOB DETAIL
1650 BASE
FRAME 530 HIGH
BATH TO BE INSTALLED MAX. 95mm
FROM WALL FRAME AT LOCATION OF
SPOUT

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.

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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.



LEGEND

HS / WS

HOB SPOUT / WALL SPOUT

FACE BRICK / COMMON BRICK

HEBEL

SOUND INSULATION

BRICK ARTICULATION JOINT

STANDARD DOWNPIPE

CHARGED DOWNPIPE

EXHAUST FAN

LOAD BEARING WALL

THIS DOOR OPENS FIRST

INTERCONNECTED SMOKE ALARM

LIFT OFF HINGE / UNDERCUT


WATER POINT

FRIDGE WATER POINT

GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

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EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

	STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW																
	GROUND FLOOR	W01	FF/AA/FF2416	AWNING	HOME THEATRE	2,360	1,570	7,860	3.71	ALUMINIUM	N/A	NONE	NE	2.86	CLEAR	BP 590/1770, MP 785/785/785
	GROUND FLOOR	W02	F150-0706	FIXED	KITCHEN	727	610	2,674	0.44	ALUMINIUM	N/A	NONE	NW	0.35	CLEAR	
	GROUND FLOOR	W03	F150-0730	FIXED	KITCHEN	727	3,010	7,474	2.19	ALUMINIUM	N/A	NONE	NW	1.92	CLEAR, TOUGHENED	
	GROUND FLOOR	W04	A2109	AWNING	HALL	2,060	850	5,820	1.75	ALUMINIUM	N/A	NONE	SW	1.40	CLEAR	
	GROUND FLOOR	W05	A2109	AWNING	FAMILY / LIVING	2,060	850	5,820	1.75	ALUMINIUM	N/A	NONE	SE	1.40	CLEAR	
	GROUND FLOOR	W06	SFS/FFF2122	SLIDING	DINING	2,060	2,170	8,460	4.47	ALUMINIUM	N/A	NONE	SE	3.83	CLEAR	BP 600, MP 543-1085/0
	FIRST FLOOR	W07	AFA1518	AWNING	BED 2	1,460	1,810	6,540	2.64	ALUMINIUM	N/A	NONE	NE	2.01	CLEAR	MP 603-603
	FIRST FLOOR	W08	AFA1518	AWNING	BED 3	1,460	1,810	6,540	2.64	ALUMINIUM	N/A	NONE	NE	2.01	CLEAR	MP 603-603
	FIRST FLOOR	W09	A0906	AWNING	STUDY NOOK	860	610	2,940	0.52	ALUMINIUM	N/A	NONE	NW	0.35	CLEAR, TOUGHENED	
	FIRST FLOOR	W10	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	N/A	NONE	NW	0.52	SATINLITE, TOUGHENED	
	FIRST FLOOR	W11	A1006	AWNING	ENS	1,030	610	3,280	0.63	ALUMINIUM	N/A	NONE	NW	0.44	SATINLITE, TOUGHENED	
	FIRST FLOOR	W12	SFS/FFF1830	SLIDING	MASTER SUITE	1,800	3,010	9,620	5.42	ALUMINIUM	N/A	NONE	SW	4.69	CLEAR, DOUBLE GLAZED	BP 600, MP 753-1505/0
	FIRST FLOOR	W13	SFS0627	SLIDING	MASTER SUITE	600	2,650	6,500	1.59	ALUMINIUM	N/A	NONE	SE	1.32	CLEAR, DOUBLE GLAZED	
	FIRST FLOOR	W14	F/F/F/F2116	FIXED	STAIRWELL	2,060	1,570	7,260	3.23	ALUMINIUM	N/A	NONE	SE	2.65	CLEAR	BP 515/1030/1545
									31.71					25.75		
DOOR																
	GROUND FLOOR	D01	820	SWINGING	ENTRY	2,406	887	6,586	2.13	TIMBER	N/A	NONE	NE	---	DOOR(S): OBSCURE - SIDELIGHT(S): N/A	LEAF SIZE: 2340 x 820mm
	GROUND FLOOR	D02	2400x3130 413 BI-FOLD	BI-FOLD	FAMILY / LIVING	2,400	3,130	11,060	7.51	ALUMINIUM	N/A	NONE	SW	5.16	CLEAR, TOUGHENED	
	GROUND FLOOR	D03	FS2400x1470	SLIDING	LDRY	2,400	1,470	7,740	3.53	ALUMINIUM	N/A	NONE	SE	3.03	CLEAR, TOUGHENED	
									13.17					8.19		
									44.88					33.94		

INTERIOR WINDOW & DOOR SCHEDULE

	STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR								
	GROUND FLOOR	1	1045 SS	SQUARE SET OPENING	2,455	1,045	N/A	
	GROUND FLOOR	1	2 x 770	SWINGING	2,340	1,540	N/A	
	GROUND FLOOR	1	720	SWINGING	2,340	720	N/A	
	GROUND FLOOR	1	720 UC	SWINGING	2,340	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
	GROUND FLOOR	2	820	SWINGING	2,340	820	N/A	
	GROUND FLOOR	1	940 SS	SQUARE SET OPENING	2,455	940	N/A	
	GROUND FLOOR	1	990 SS	SQUARE SET OPENING	2,455	990	N/A	
	FIRST FLOOR	1	2 x 620 CSD	CAVITY SLIDING	2,040	1,240	N/A	
	FIRST FLOOR	1	3 x 2040x620	SWINGING	2,040	1,894	N/A	
	FIRST FLOOR	1	620 CSD	CAVITY SLIDING	2,040	620	N/A	
	FIRST FLOOR	1	720	SWINGING	2,040	720	N/A	
	FIRST FLOOR	1	720 UC	SWINGING	2,040	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
	FIRST FLOOR	4	820	SWINGING	2,040	820	N/A	
	FIRST FLOOR	1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

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

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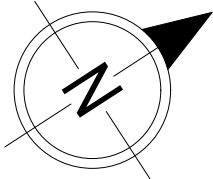
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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT

PRELIM. CONSTRUCTION DRAWING

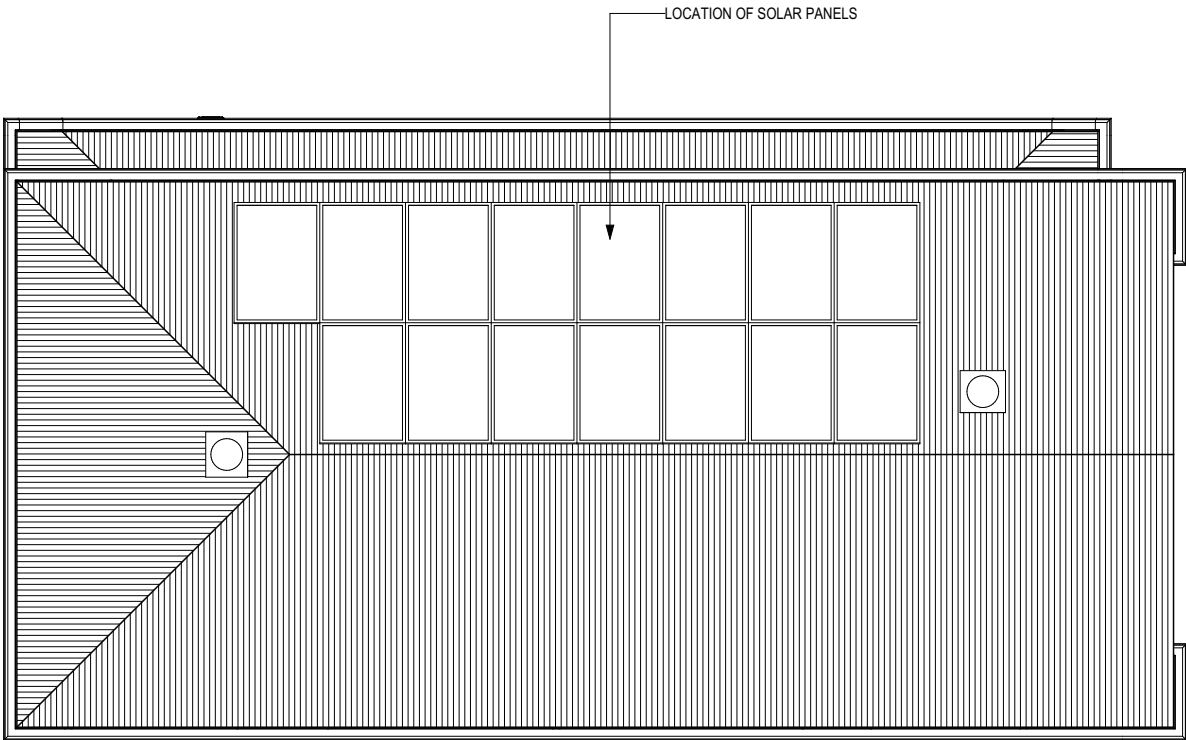
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NOW	10	PRELIM CONSTRUCTION PLANS CHECK		GBO	18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO		H-MNWPLC20DA		
COPYRIGHT:	11	SLAB & DRAINAGE CHECK		LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	12	AMENDED DRIVEWAY DA DEFERRAL		LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA		
© 2025	13	HYDRAULICS AMENDMENTS		LCS	18/12/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	14	AMENDED AS PER PCV114 - HYDRAULICS		LFL	10/01/2025	1 / - / 171363		NORTHERN BEACHES COUNCIL		9 / 22		607068



DP - 171363



ROOF PLAN
SCALE: 1:100

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

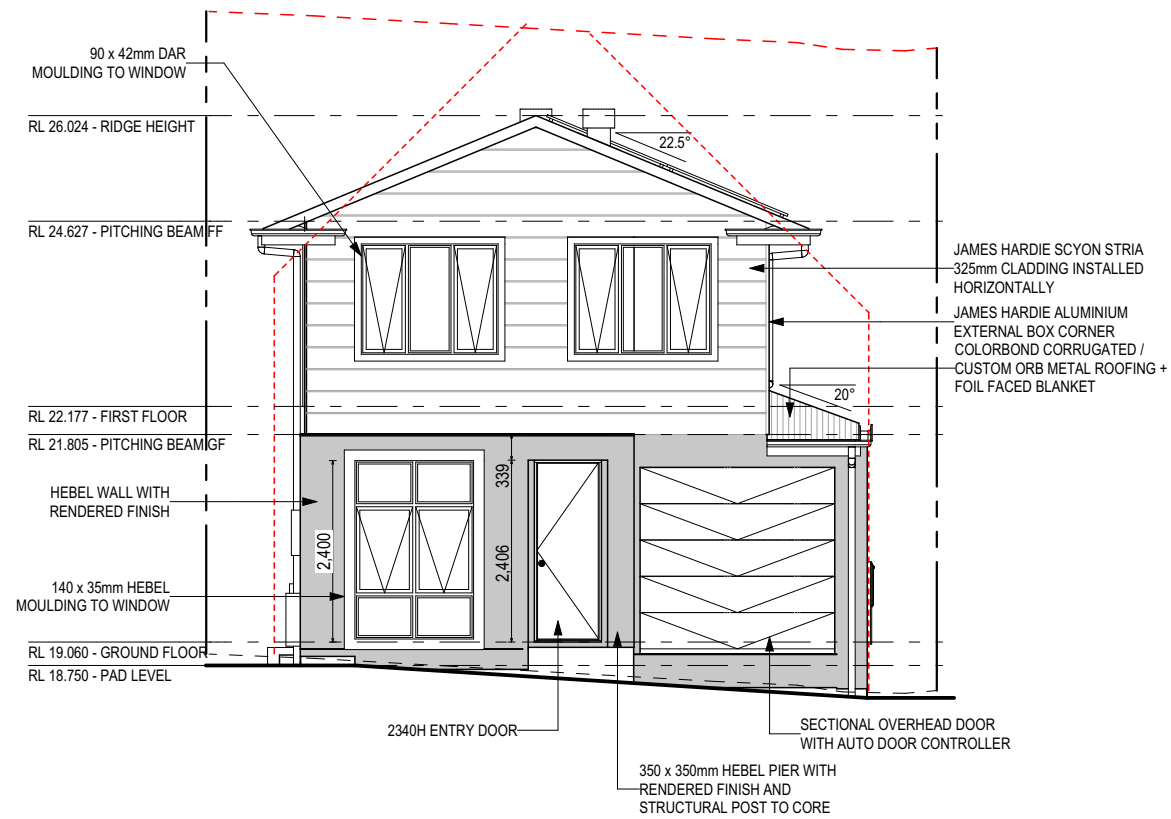
PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

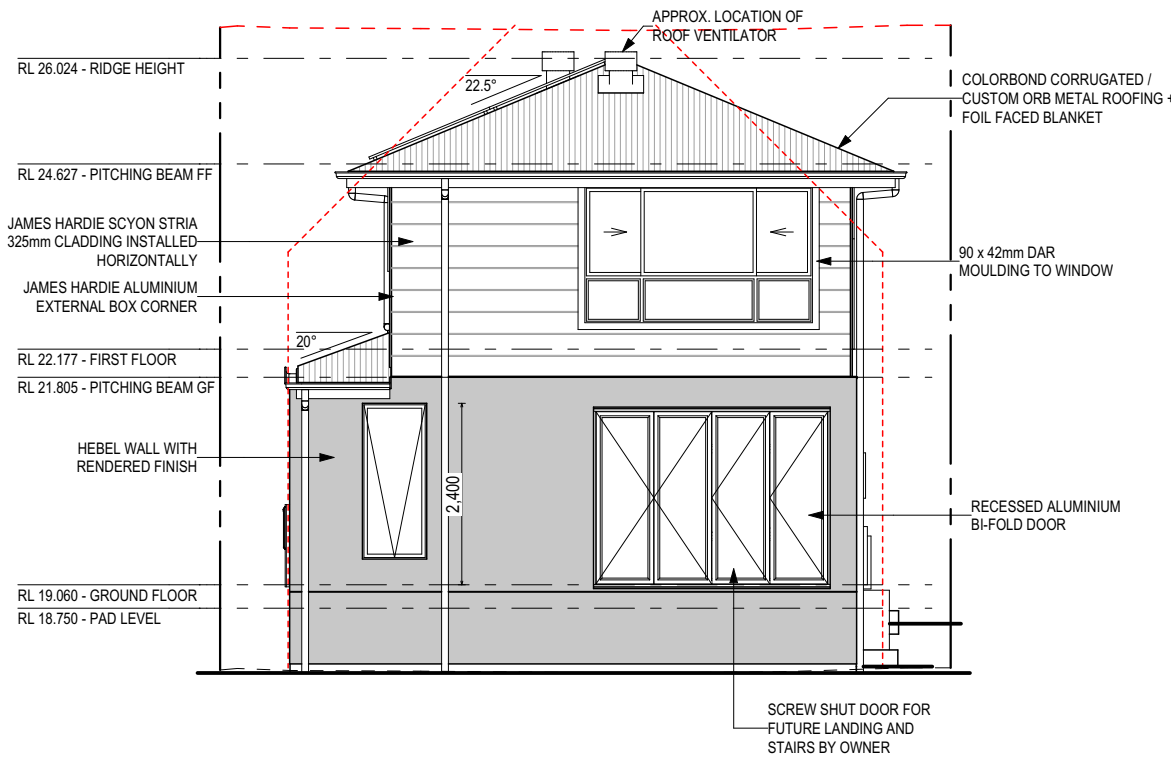
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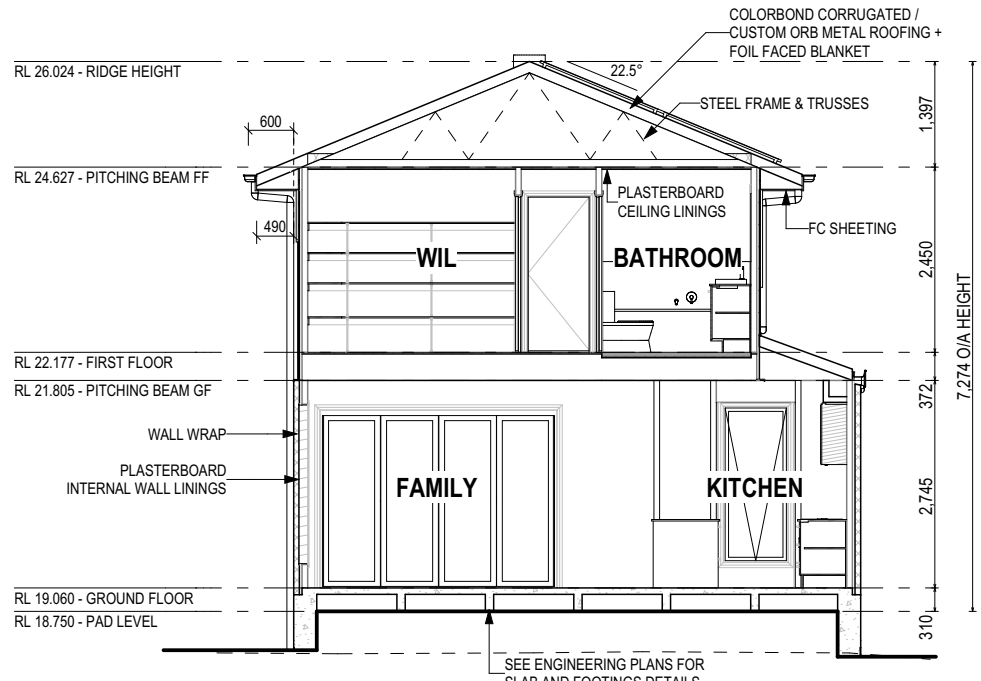
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	10	PRELIM CONSTRUCTION PLANS CHECK	GBO	18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO		H-MNWPLC20DA
	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA
	13	HYDRAULICS AMENDMENTS	LCS	18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025	1 / - / 171363	NORTHERN BEACHES COUNCIL	ROOF PLAN	10 / 22	1:100



FRONT ELEVATION (NORTH-EAST)
SCALE: 1:100



REAR ELEVATION (SOUTH-WEST)
SCALE: 1:100



SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND


AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW	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. 607068
	COPYRIGHT: © 2025	10	PRELIM CONSTRUCTION PLANS CHECK	GBO 18/09/2024	MR DANIEL JONATHON DALLA	PALENCIA TWO		H-MNWPLC20DA	
		11	SLAB & DRAINAGE CHECK	LFL 23/10/2024	ADDRESS:	FACADE DESIGN:		FACADE CODE:	
		12	AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	36 DALLEY STREET, QUEENSLIFF NSW 2096	HARROW		F-MNWPLC20HROWA	
		13	HYDRAULICS AMENDMENTS	LCS 18/12/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	SCALES:	
		14	AMENDED AS PER PCV114 - HYDRAULICS	LFL 10/01/2025	1 / - / 171363	ELEVATIONS / SECTION		11 / 22	1:100
					COUNCIL:	NORTHERN BEACHES COUNCIL			

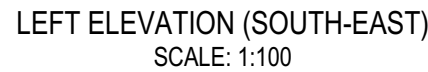
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Last Published: Friday, 10 January 2025 1:30 PM
Template Version: 24.033

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






- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SH = SNAP HEADER SILL

Last Published: Friday, 10 January 2025 1:30 PM



WINDOW TYPE LEGEND

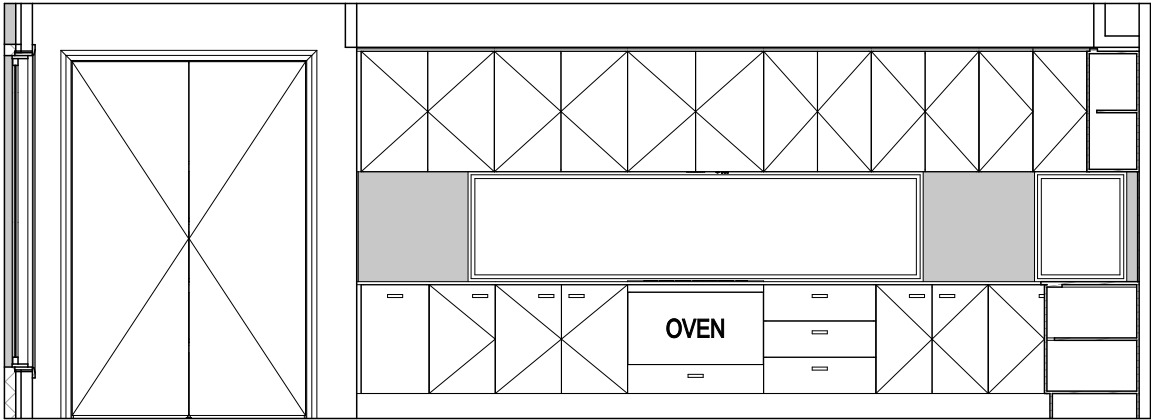
				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PRELIM. CONSTRUCTION DRAWING
DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

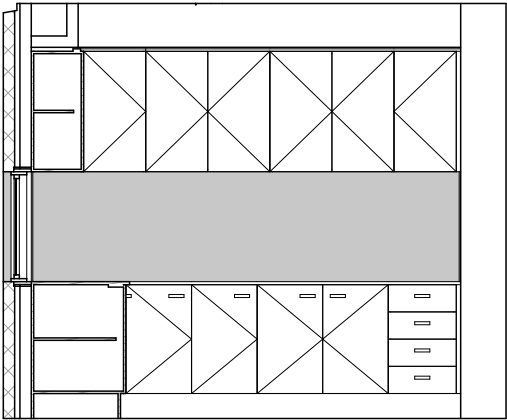
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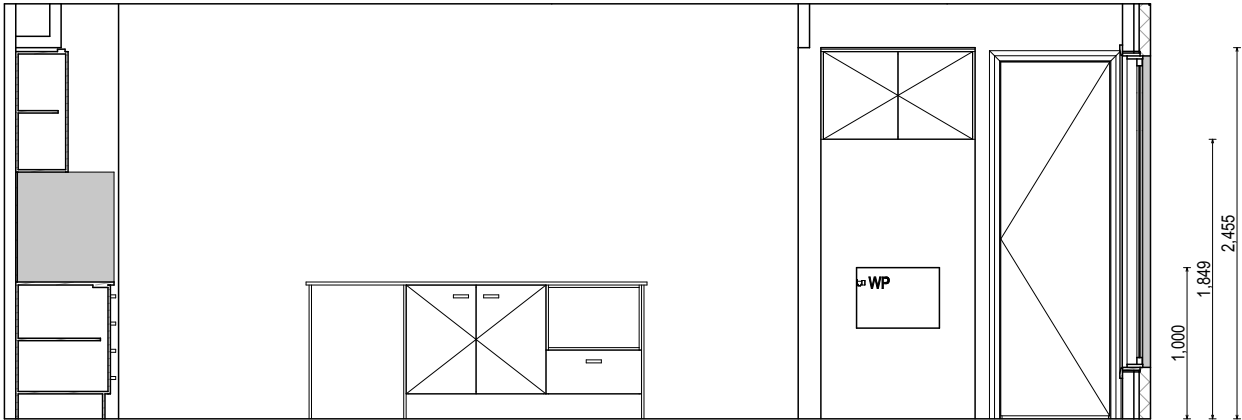
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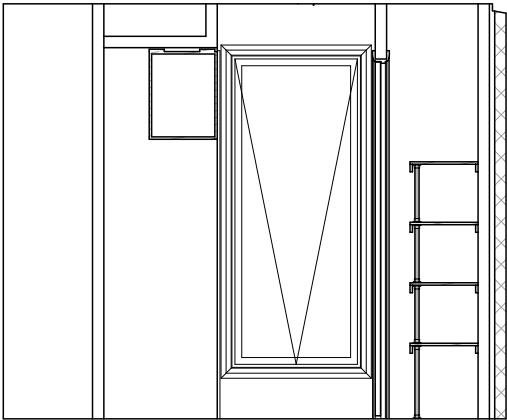
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SCALE: 1:50



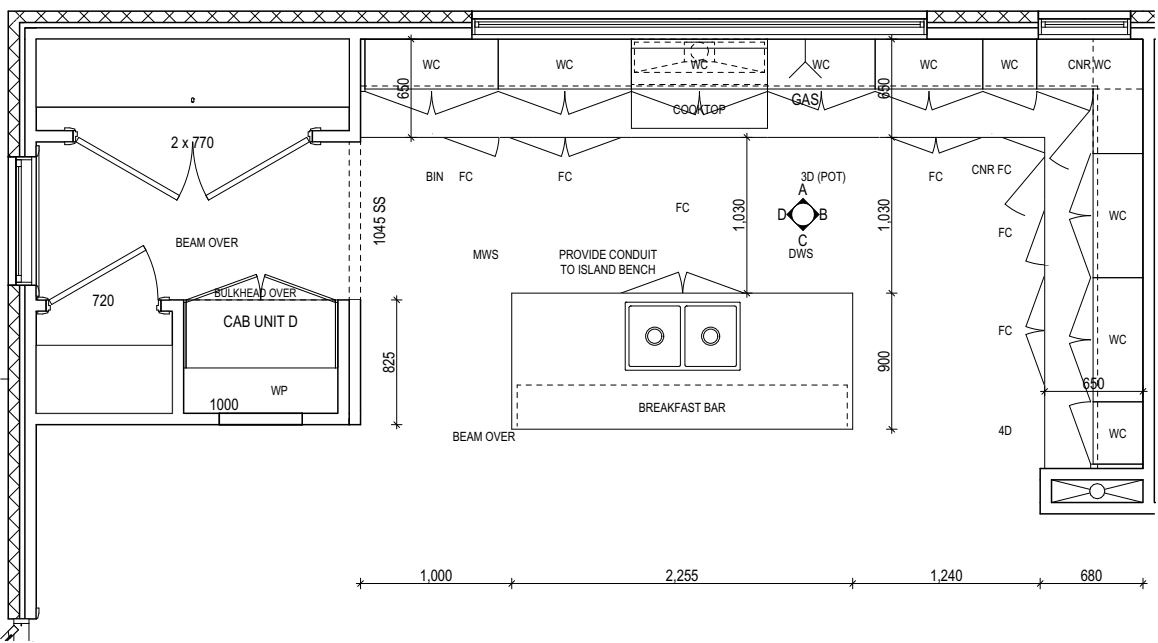
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SCALE: 1:50



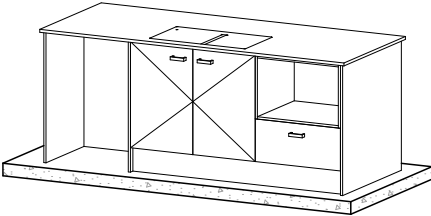
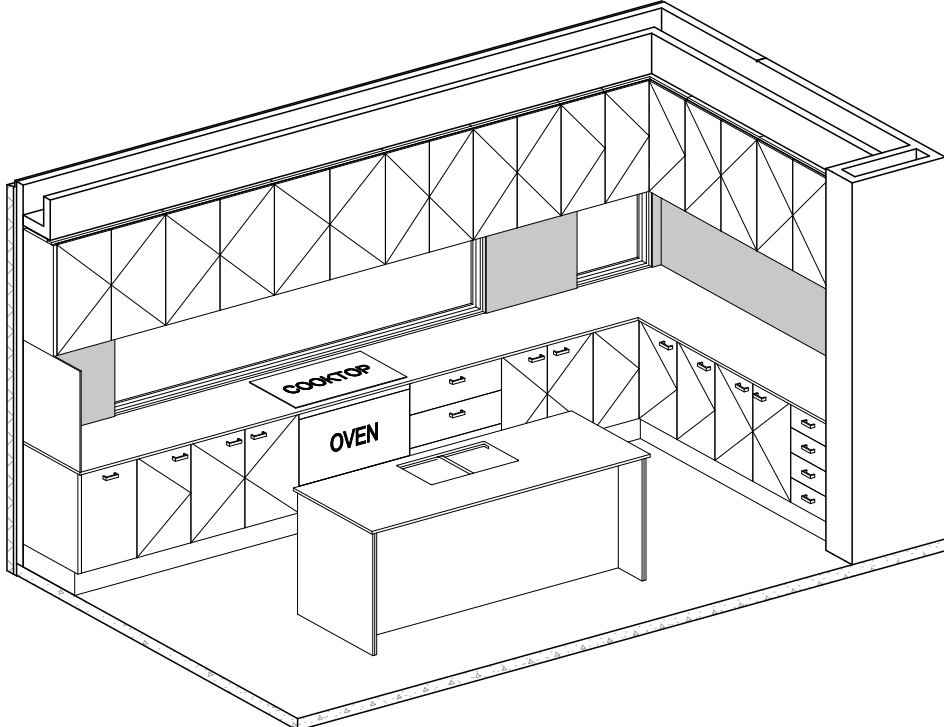
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



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	10	PRELIM CONSTRUCTION PLANS CHECK	GBO	18/09/2024					
	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024					
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024					
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	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025					

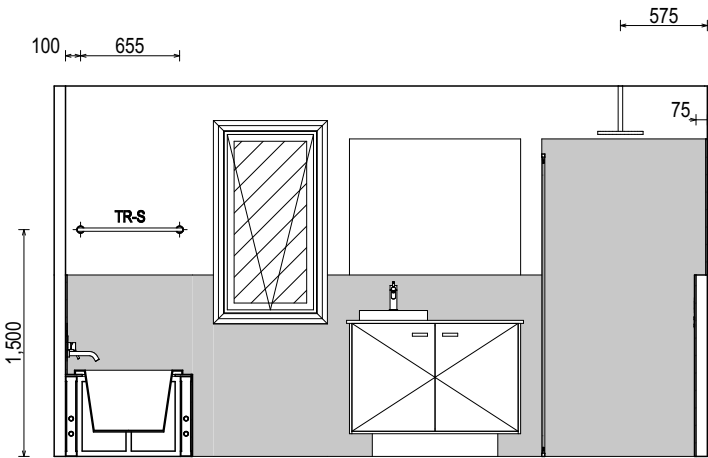
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

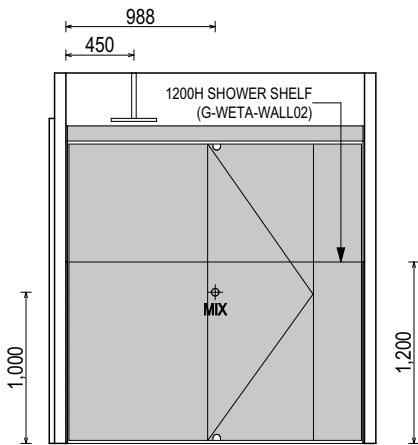
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LEGEND

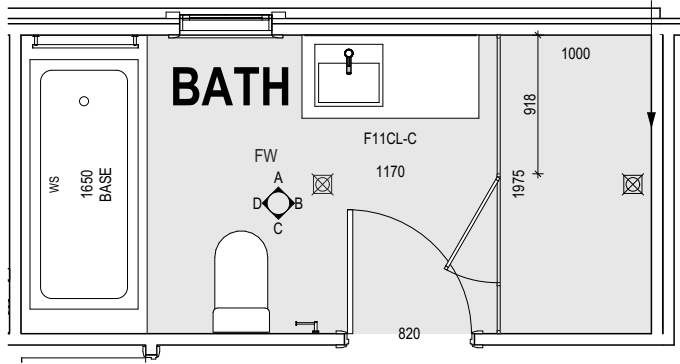
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



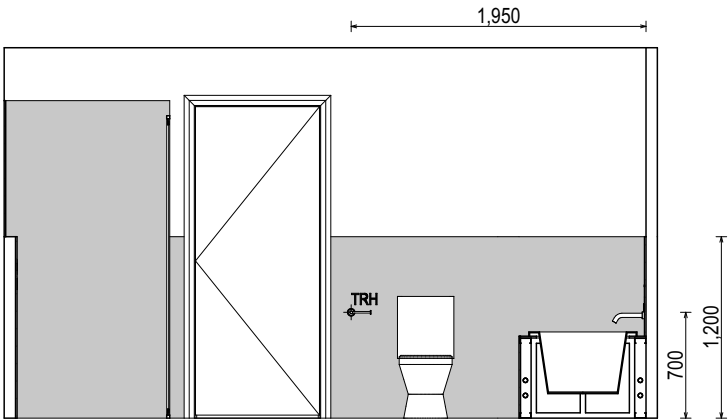
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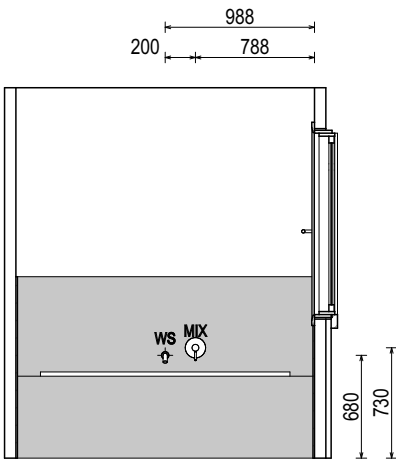
ELEVATION B
SCALE: 1:50



BATHROOM 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**

PRELIM. CONSTRUCTION DRAWING

**DATE: 18/09/2024
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	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024				
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	LOT / SECTION / DP: 1 / - / 171363 COUNCIL: NORTHERN BEACHES COUNCIL	SHEET TITLE: BATHROOM DETAILS	SHEET No.: 14 / 22	SCALES: 1:50
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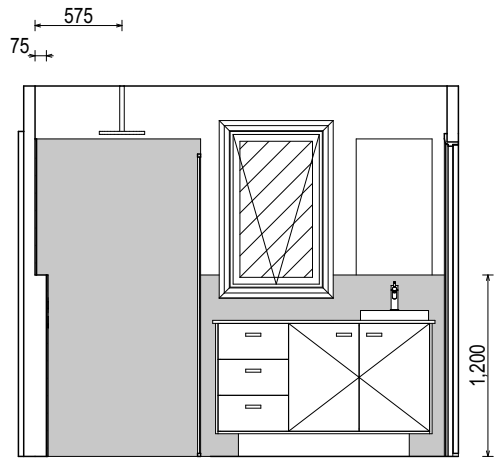
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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

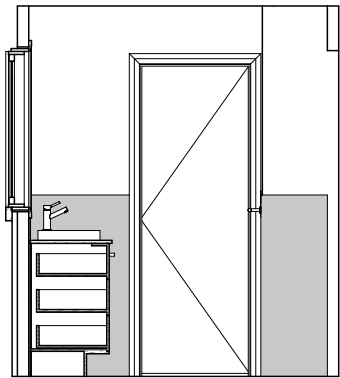
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LEGEND

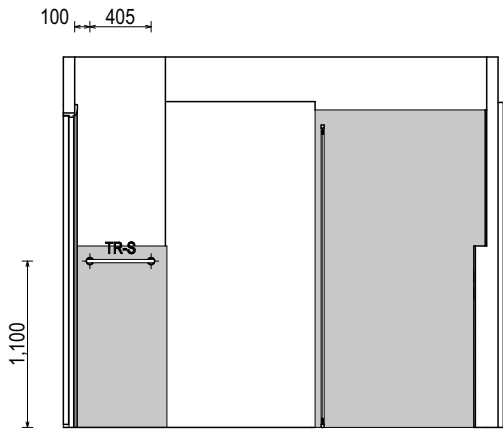
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



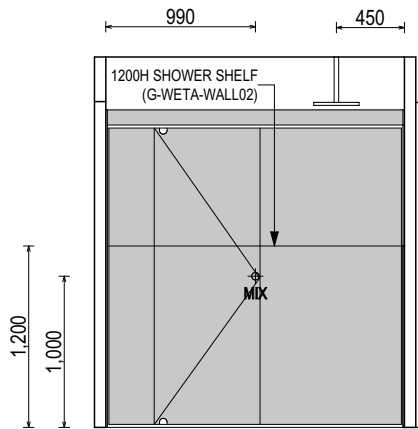
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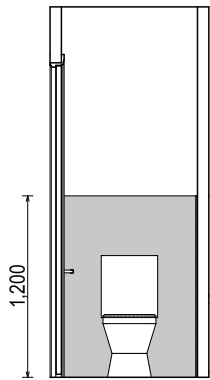
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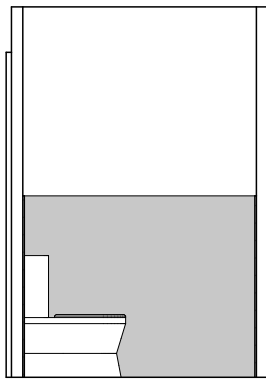
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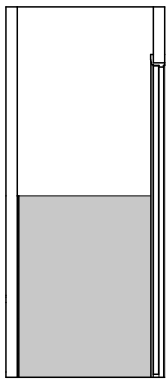
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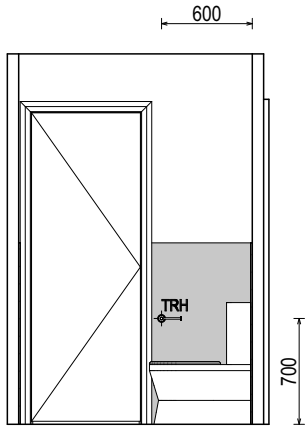
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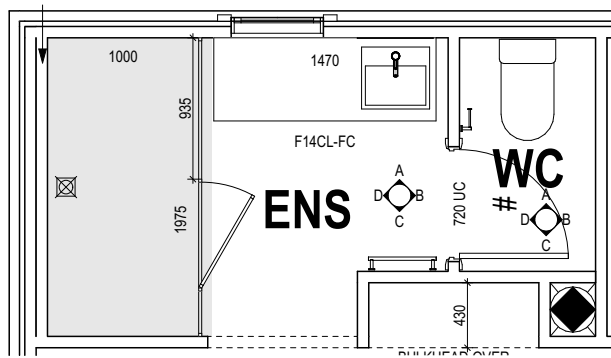
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE / WC PLAN
SCALE: 1:50

SUBJECT TO NCC 2022
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	11 SLAB & DRAINAGE CHECK	LFL 23/10/2024	LOT / SECTION / DP: 1 / - / 171363	SHEET TITLE: ENSUITE / WC DETAILS	SHEET No.: 15 / 22	
	12 AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	COUNCIL: NORTHERN BEACHES COUNCIL	SCALES: 1:50		
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	14 AMENDED AS PER PCV114 - HYDRAULICS	LFL 10/01/2025				

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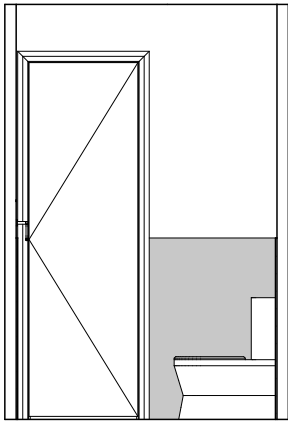
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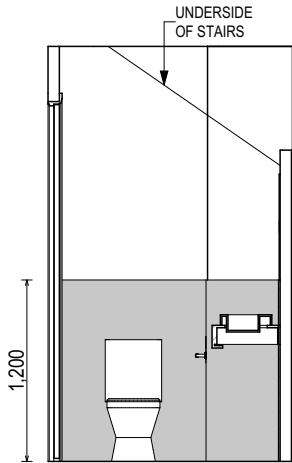
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LEGEND

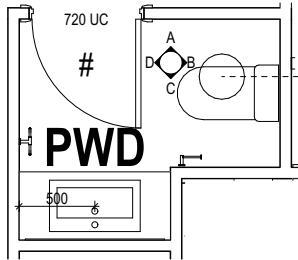
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



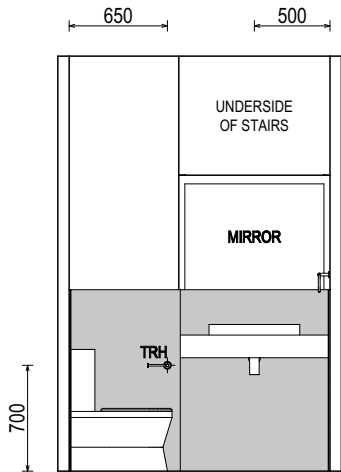
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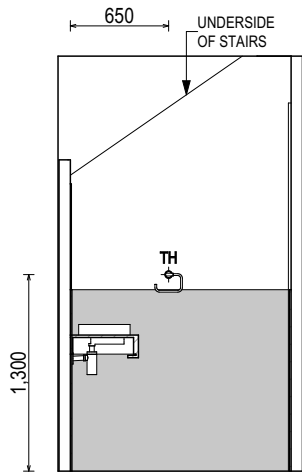
ELEVATION B
SCALE: 1:50



POWDER ROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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SPECIFICATION: NOW COPYRIGHT: © 2025	REVISION		DRAWN		CLIENT: MR DANIEL JONATHON DALLA ADDRESS: 36 DALLEY STREET, QUEENSCLIFF NSW 2096	HOUSE DESIGN: PALENCIA TWO FACADE DESIGN: HARROW	HOUSE CODE: H-MNWPLC20DA FACADE CODE: F-MNWPLC20HROWA	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.
	10	PRELIM CONSTRUCTION PLANS CHECK	GBO	18/09/2024				
	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024				
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	LOT / SECTION / DP: 1 / - / 171363 COUNCIL: NORTHERN BEACHES COUNCIL	SHEET TITLE: POWDER ROOM DETAILS SHEET No.: 16 / 22	SCALES: 1:50	607068
	13	HYDRAULICS AMENDMENTS	LCS	18/12/2024				
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025				

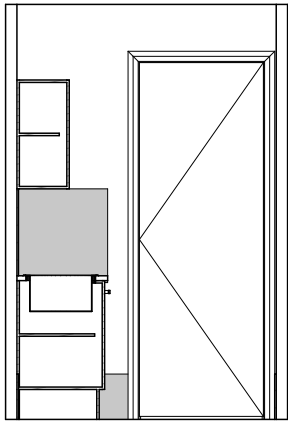
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

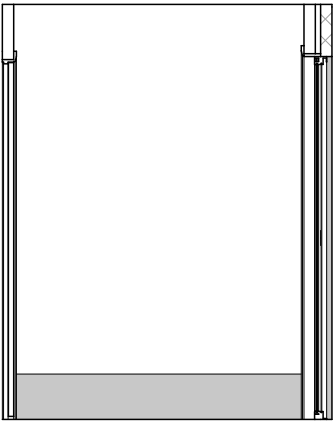
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

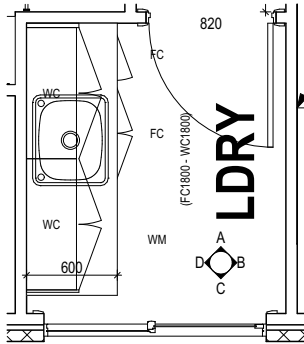
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D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



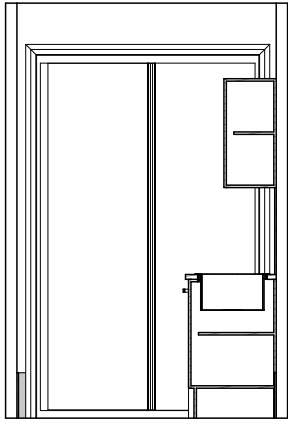
ELEVATION A
SCALE: 1:50



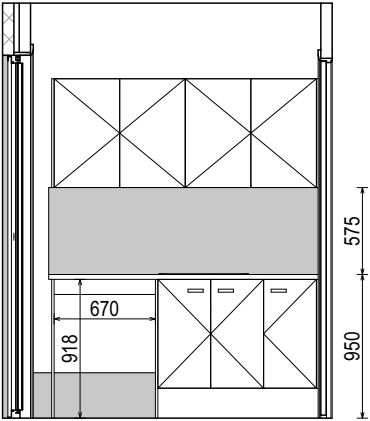
ELEVATION B
SCALE: 1:50



LAUNDRY 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**

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: NOW		REVISION	DRAWN	CLIENT: MR DANIEL JONATHON DALLA	HOUSE DESIGN: PALENCIA TWO	HOUSE CODE: H-MNWPLC20DA	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. 607068
	COPYRIGHT: © 2025	10	PRELIM CONSTRUCTION PLANS CHECK	GBO 18/09/2024	ADDRESS: 36 DALLEY STREET, QUEENSCLIFF NSW 2096	FACADE DESIGN: HARROW	FACADE CODE: F-MNWPLC20HROWA	
		11	SLAB & DRAINAGE CHECK	LFL 23/10/2024	LOT / SECTION / DP: 1 / - / 171363	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 17 / 22	
		12	AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	COUNCIL: NORTHERN BEACHES COUNCIL		SCALES: 1:50	
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		14	AMENDED AS PER PCV114 - HYDRAULICS	LFL 10/01/2025				

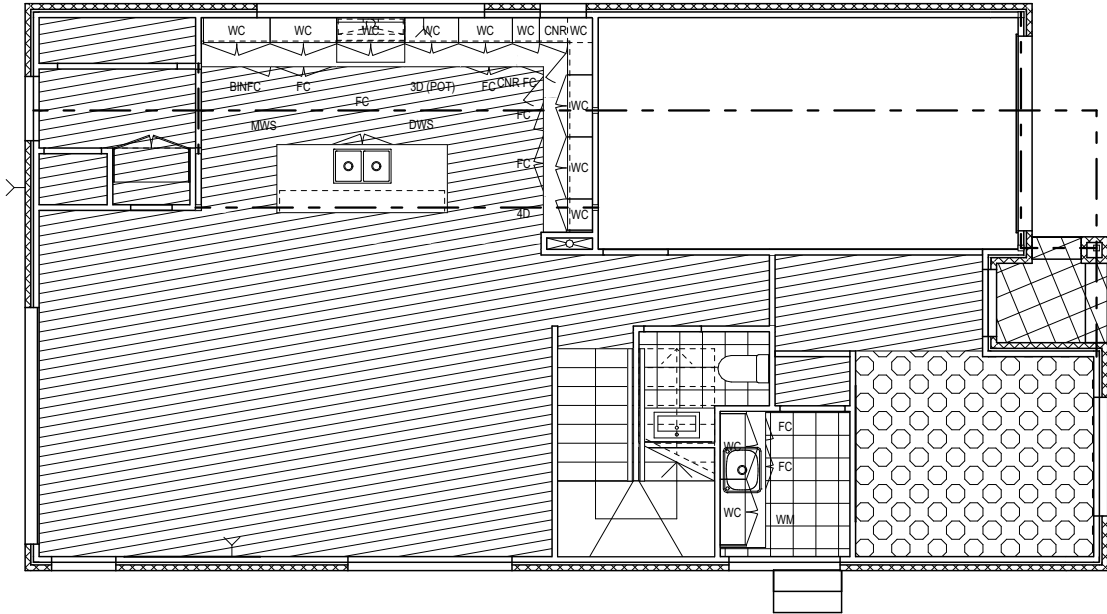
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- 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
- COVER GRADE CONCRETE
- CARPET (BY BUILDER)
- TIMBER/LAMINATE (BY BUILDER)
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- VINYL



FLOOR COVERINGS
SCALE: 1:100

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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024
DRAFTING OFFICE: SYDNEY

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	10	PRELIM CONSTRUCTION PLANS CHECK	GBO 18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO		H-MNWPLC20DA	
COPYRIGHT: © 2025	11	SLAB & DRAINAGE CHECK	LFL 23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL 15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA	
	13	HYDRAULICS AMENDMENTS	LCS 18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL 10/01/2025	1 / - / 171363	NORTHERN BEACHES COUNCIL	FLOOR COVERINGS (GF)	18 / 22	1:100	607068

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

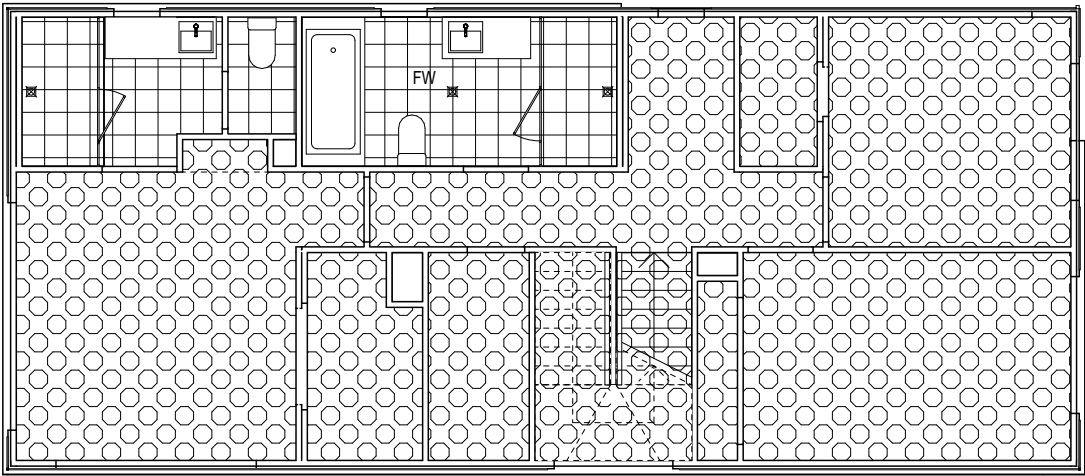
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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
- COVER GRADE CONCRETE
- CARPET (BY BUILDER)
- TIMBER/LAMINATE (BY BUILDER)
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100


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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024

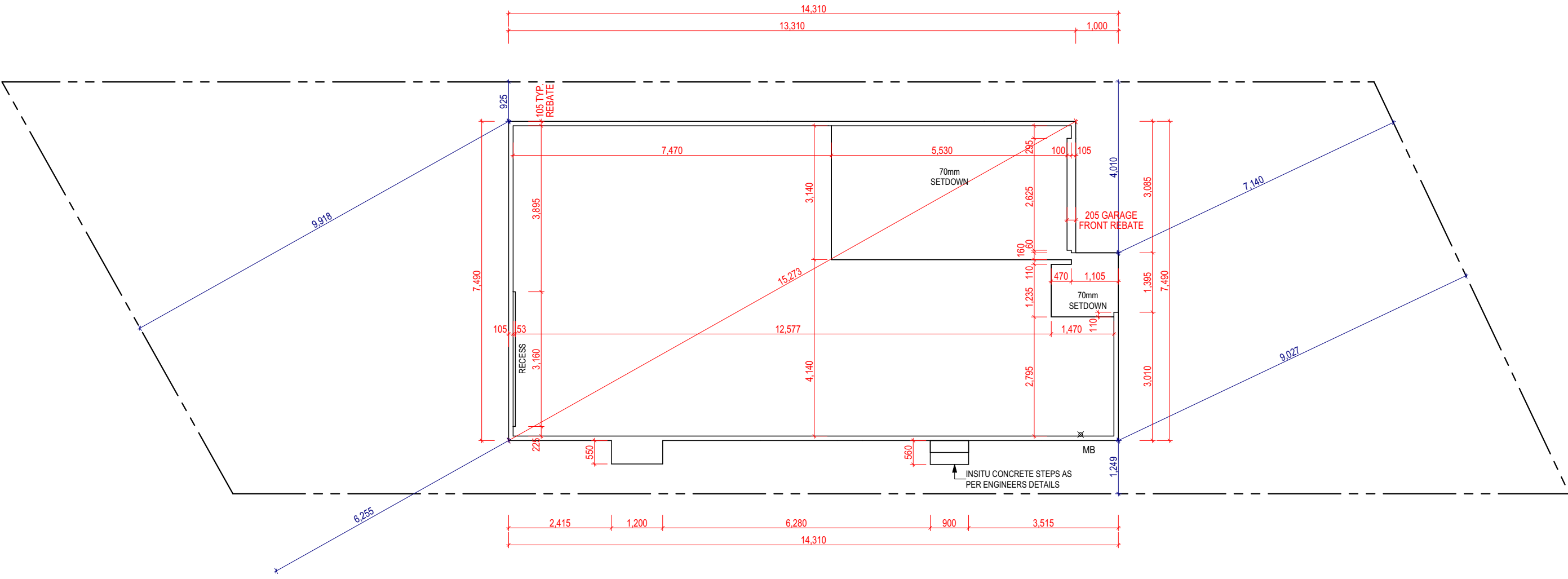
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<div> mcdonald jones FIND YOURSELF AT HOME</div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 607068	
	NOW	10	PRELIM CONSTRUCTION PLANS CHECK		GBO	18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO		H-MNWPLC20DA			
	COPYRIGHT:	11	SLAB & DRAINAGE CHECK		LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
	© 2025	12	AMENDED DRIVEWAY DA DEFERRAL		LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA			
		13	HYDRAULICS AMENDMENTS		LCS	18/12/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:		
		14	AMENDED AS PER PCV114 - HYDRAULICS		LFL	10/01/2025	1 / - / 171363		NORTHERN BEACHES COUNCIL		FLOOR COVERINGS (FF)		19 / 22	1:100

Template Version: 24.103

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



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

PRELIM. CONSTRUCTION DRAWING

DATE: 18/09/2024

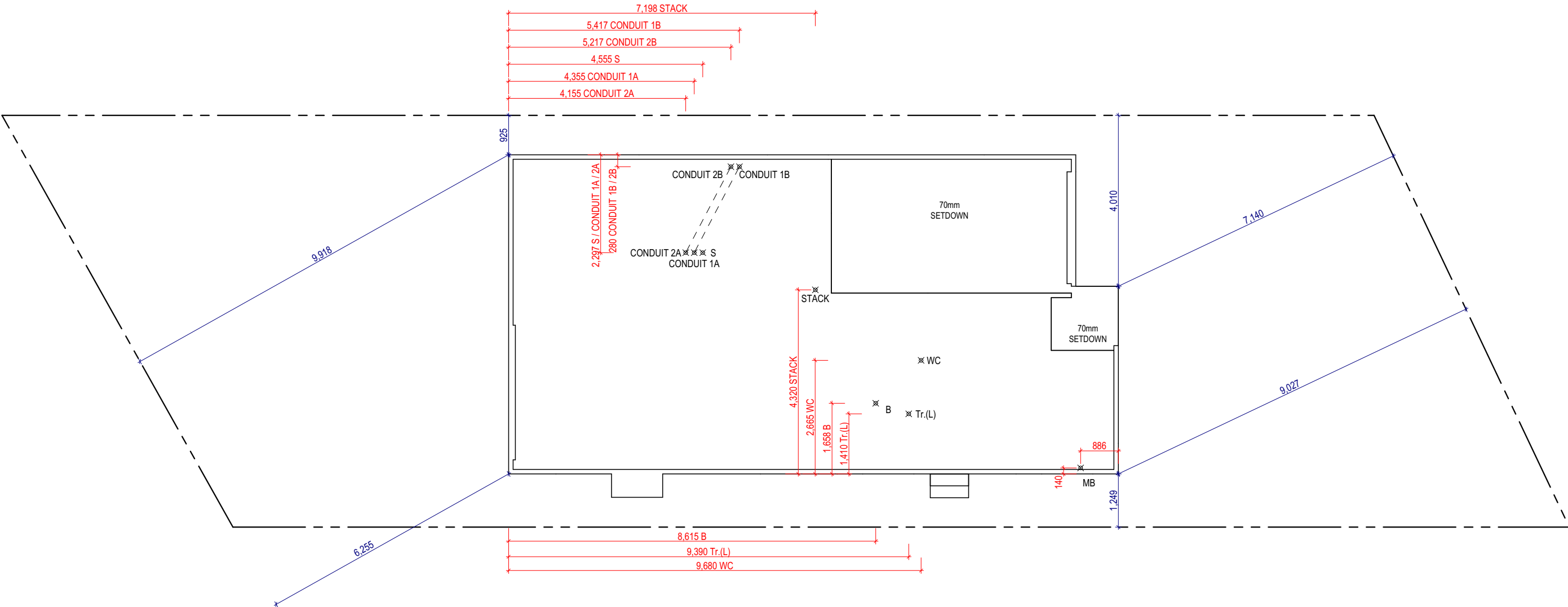
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COPYRIGHT:	11	SLAB & DRAINAGE CHECK		LFL	23/10/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2025	12	AMENDED DRIVEWAY DA DEFERRAL		LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW		F-MNWPLC20HROWA			
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	14	AMENDED AS PER PCV114 - HYDRAULICS		LFL	10/01/2025	1 / - / 171363		NORTHERN BEACHES COUNCIL		1 / 1	1:100		
													607068

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



LEGEND

- B BASIN
- Bth BATH WASTE
- FW FLOOR WASTE GULLY
- Shr SHOWER
- S SINK (KITCHEN)
- Tr.(L) TROUGH (LAUNDRY)
- WC WATER CLOSET

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

PRELIM. CONSTRUCTION DRAWING

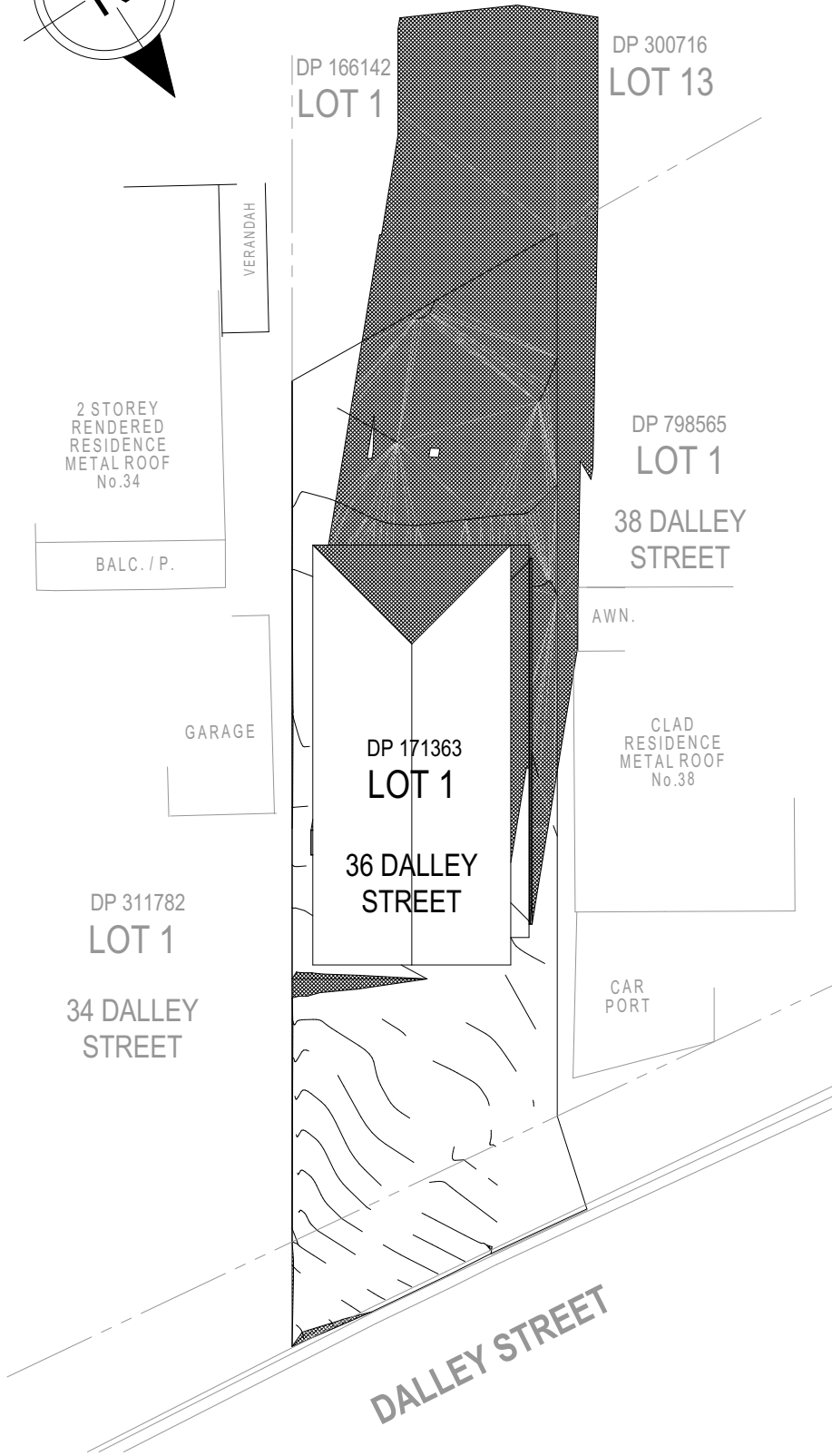
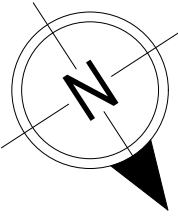
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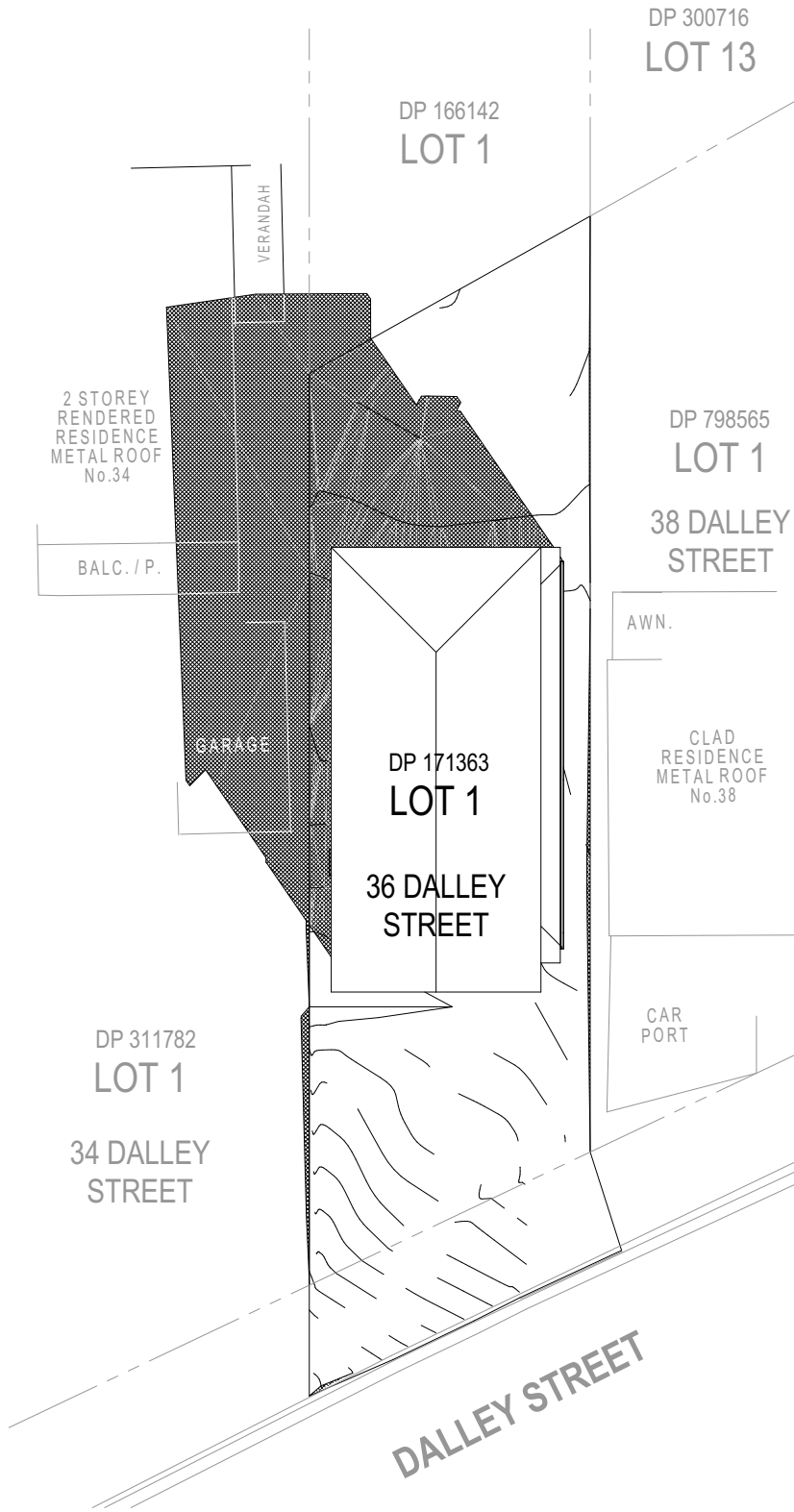


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	10	PRELIM CONSTRUCTION PLANS CHECK		GBO	18/09/2024	MR DANIEL JONATHON DALLA		PALENCIA TWO			H-MNWPLC20DA			
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	12	AMENDED DRIVEWAY DA DEFERRAL		LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW			F-MNWPLC20HROWA			
	13	HYDRAULICS AMENDMENTS		LCS	18/12/2024	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	607068
	14	AMENDED AS PER PCV114 - HYDRAULICS		LFL	10/01/2025	1 / - / 171363		NORTHERN BEACHES COUNCIL		DRAINAGE PLAN		1 / 1	1:100	

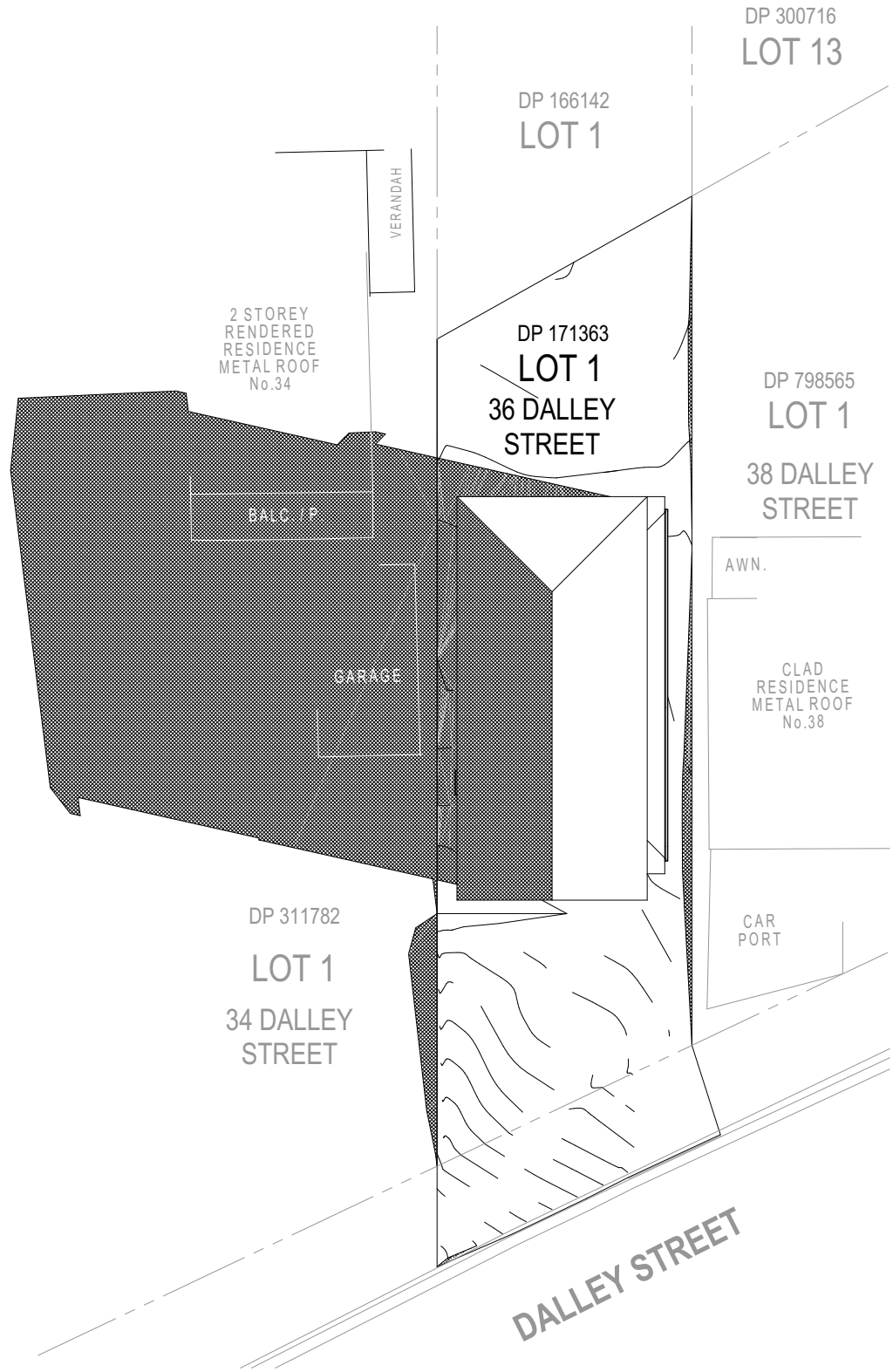
DP - 171363



JUNE 21 - 0900



JUNE 21 - 1200



JUNE 21 - 1500

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COPYRIGHT: © 2025	11	SLAB & DRAINAGE CHECK	LFL	23/10/2024	ADDRESS:		FACADE DESIGN:			FACADE CODE:
	12	AMENDED DRIVEWAY DA DEFERRAL	LFL	15/11/2024	36 DALLEY STREET, QUEENSCLIFF NSW 2096		HARROW			F-MNWPLC20HROWA
	13	HYDRAULICS AMENDMENTS	LCS	18/12/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
	14	AMENDED AS PER PCV114 - HYDRAULICS	LFL	10/01/2025	1 / - / 171363	NORTHERN BEACHES COUNCIL	SHADOW DIAGRAMS - JUNE 21	22 / 22	1:250	607068