

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 TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

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

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 46' 36" S
LONGITUDE	151° 16' 49" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	13.88m ³
FILL VOLUME	11.70m ³
DIFFERENCE	2.18m ³
EVEN CUT & FILL	

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

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS

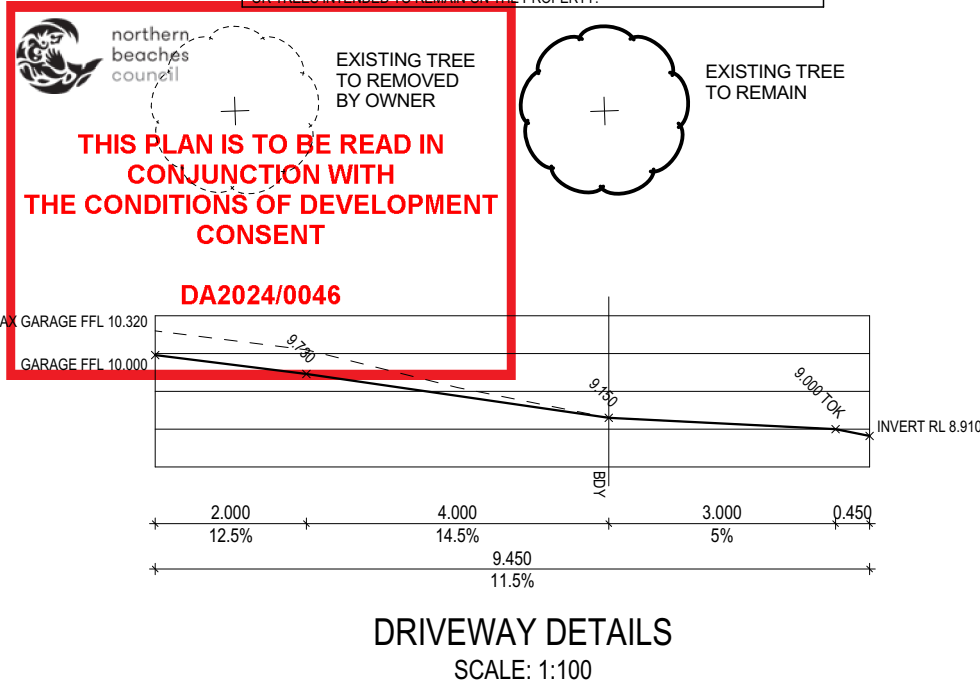
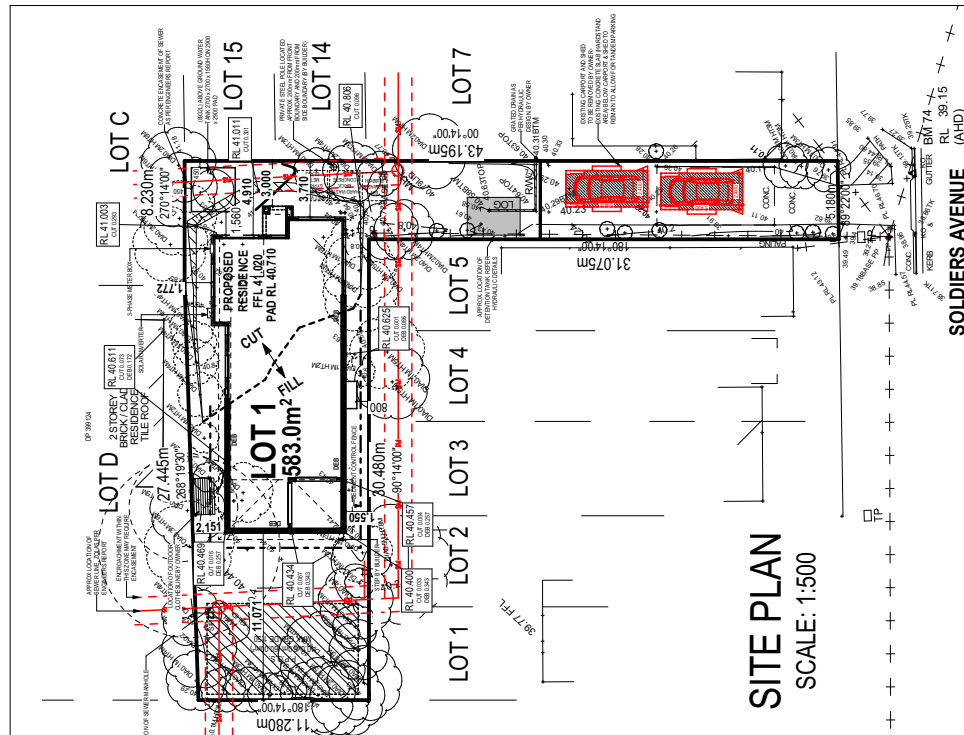
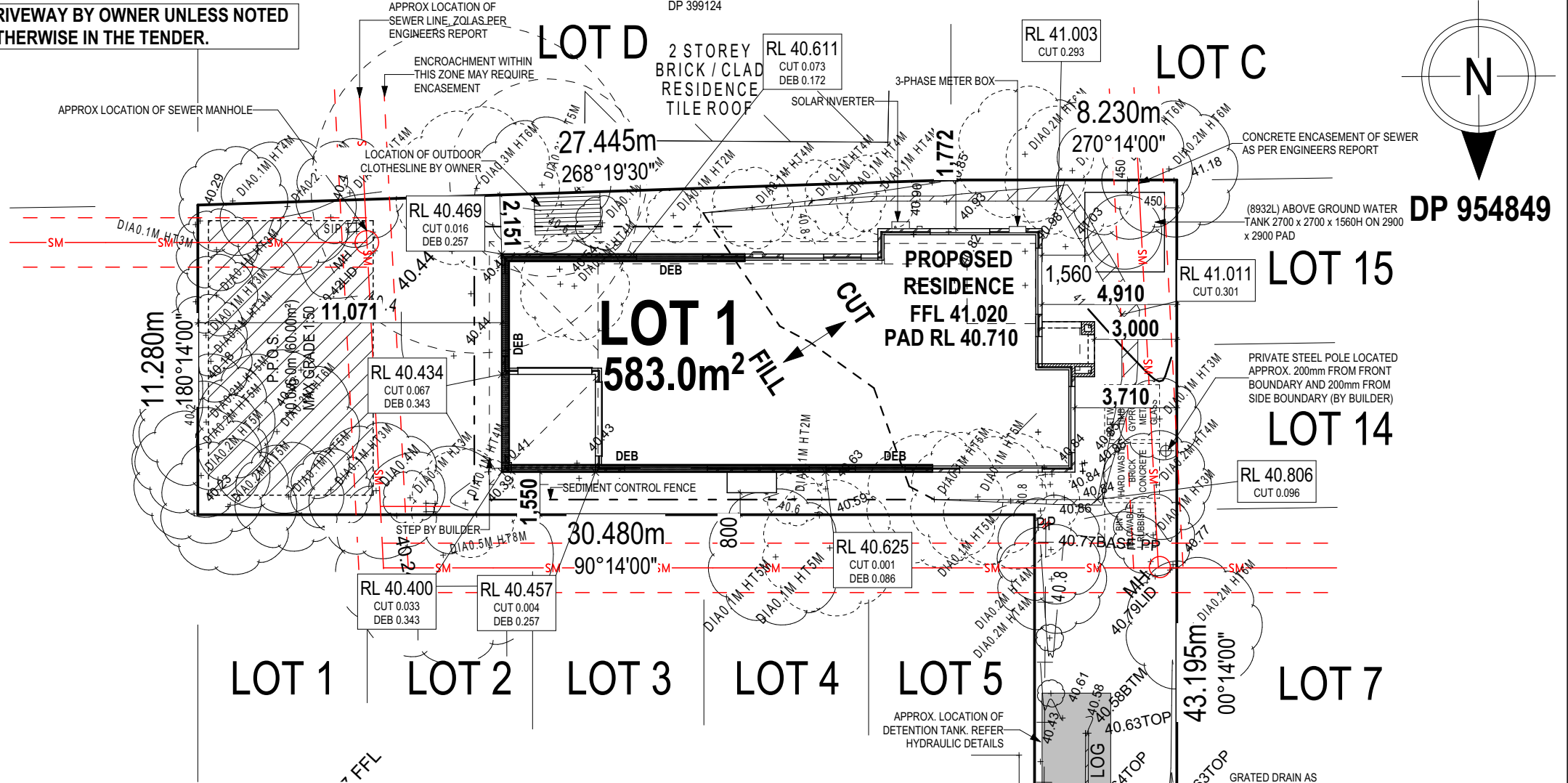
OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO THE BUILDING SITE. SUITABLE FOR ARTICULATED VEHICLES, FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE BUILDER. THE BUILDER TAKES NO RESPONSIBILITY FOR DAMAGE THAT MAY OCCUR TO THE ACCESS ROAD AND SURROUNDS DURING CONSTRUCTION AND HAS MADE NO ALLOWANCE FOR ANY REPAIRS THAT MAY BE REQUIRED. THE BUILDER WILL MINIMISE THE USE OF HEAVY LOAD DELIVERIES IN AN EFFORT TO MAINTAIN THE ACCESS ROAD AND BE MINDFUL TO NOT BLOCK THE ACCESS TO THE NEIGHBOURING BATTLE-AXE LOT WHERE POSSIBLE. HOWEVER, DURING KEY CONSTRUCTION POINTS THE NEIGHBOURS ACCESS MAY BE DISRUPTED.

PROVIDE OVERHEAD ELECTRICAL SERVICE FROM THE EXISTING STREET POLE ON THE NEAR SIDE OF THE ROAD TO A NEW STEEL POLE LOCATED AT THE FRONT LEFT-HAND SIDE BOUNDARY, THEN UNDERGROUND TO THE HOUSE METER BOX IN LIEU OF INCLUDED STANDARD UNDERGROUND CONNECTION

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, FRONT FENCE, GARDEN BEDS, 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 WILL REQUIRE TO BE ADEQUATELY FILLED, IF IMPORT FILL IS REQUIRED THIS WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION
- ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- UTILITIES / SERVICES: I.E.
- GAS METER AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
- ELECTRICAL METER AND ALL ASSOCIATED SERVICES (INCLUDING PRIVATE POWER POLE(S)) ARE REMOVED TO AGREED SAFE DISTANCE
- WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
- TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE 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.
- DRIVEWAY:
- ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
- IF THE BUILDER IS PROVIDING A NEW DRIVEWAY, IT HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSEVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT
- PLEASE NOTE:-
- THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION
- ARBORIST REPORT MAY BE REQUIRED BY OWNER FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY.

DRIVEWAY BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER.



PRELIMINARY CONSTRUCTION DRAWING

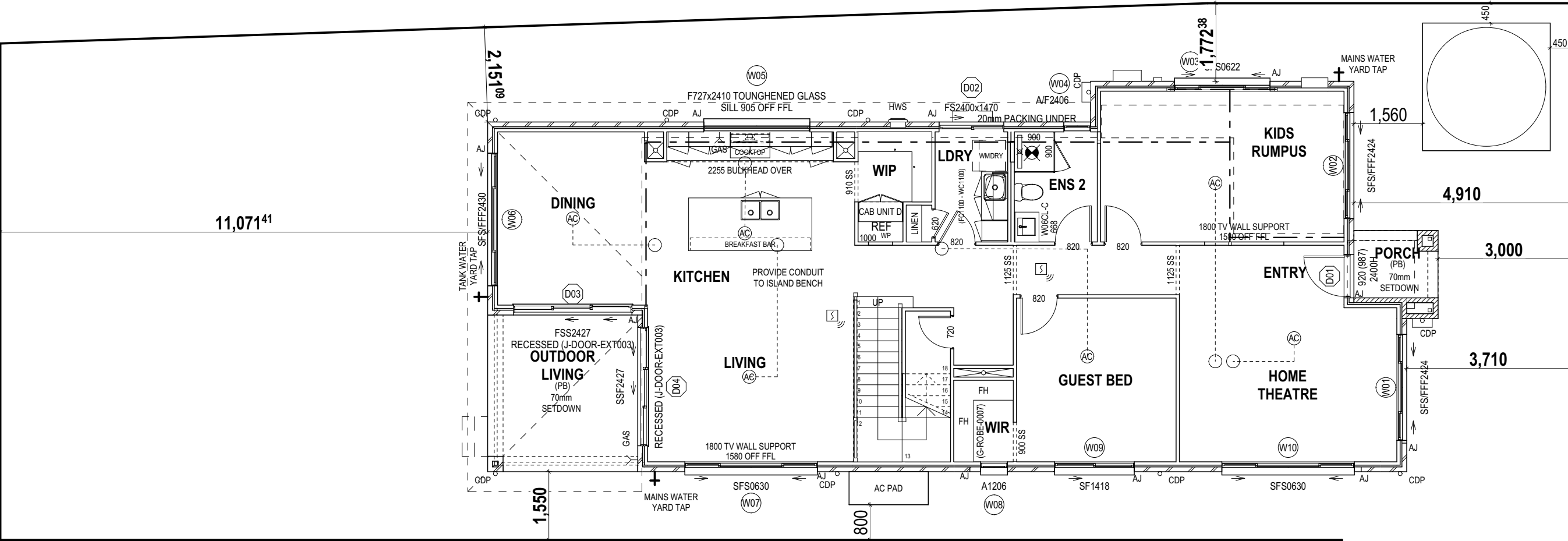
DATE:
22/01/2024

DRAFTING OFFICE:
HUNTER

MOJO
homes

SPECIFICATION: MOJO MORE	9	PRELIMINARY CONSTRUCTION CHECK	JAB	2024.01.22	CLIENT: MS. MARGARET JUNE KAYE & MR. ROHAN ANTHONY SMITH		HOUSE DESIGN: LIDO 31		HOUSE CODE: H-NMMLD017400A		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. 652201
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	11	DA DEFERRAL	LFL	2024.01.29	LOT / SECTION / DP: 1 / - / 954849		COUNCIL: NORTHERN BEACHES COUNCIL		SHEET TITLE: SITE PLAN		
	12	SHADOWS UPDATED	JVA	2024.03.05					SHEET No.: 4 / 27		
	13	AMENDED AS PER COUNCIL RFI	SIO	2024.04.04					SCALES: 1:200, 1:500, 1:100		

template Version: 24.1025



GROUND FLOOR SITE PLAN
SCALE: 1:100

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**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

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

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

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

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

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

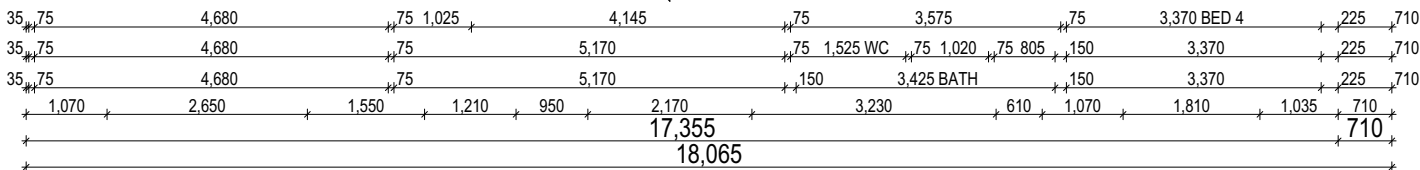
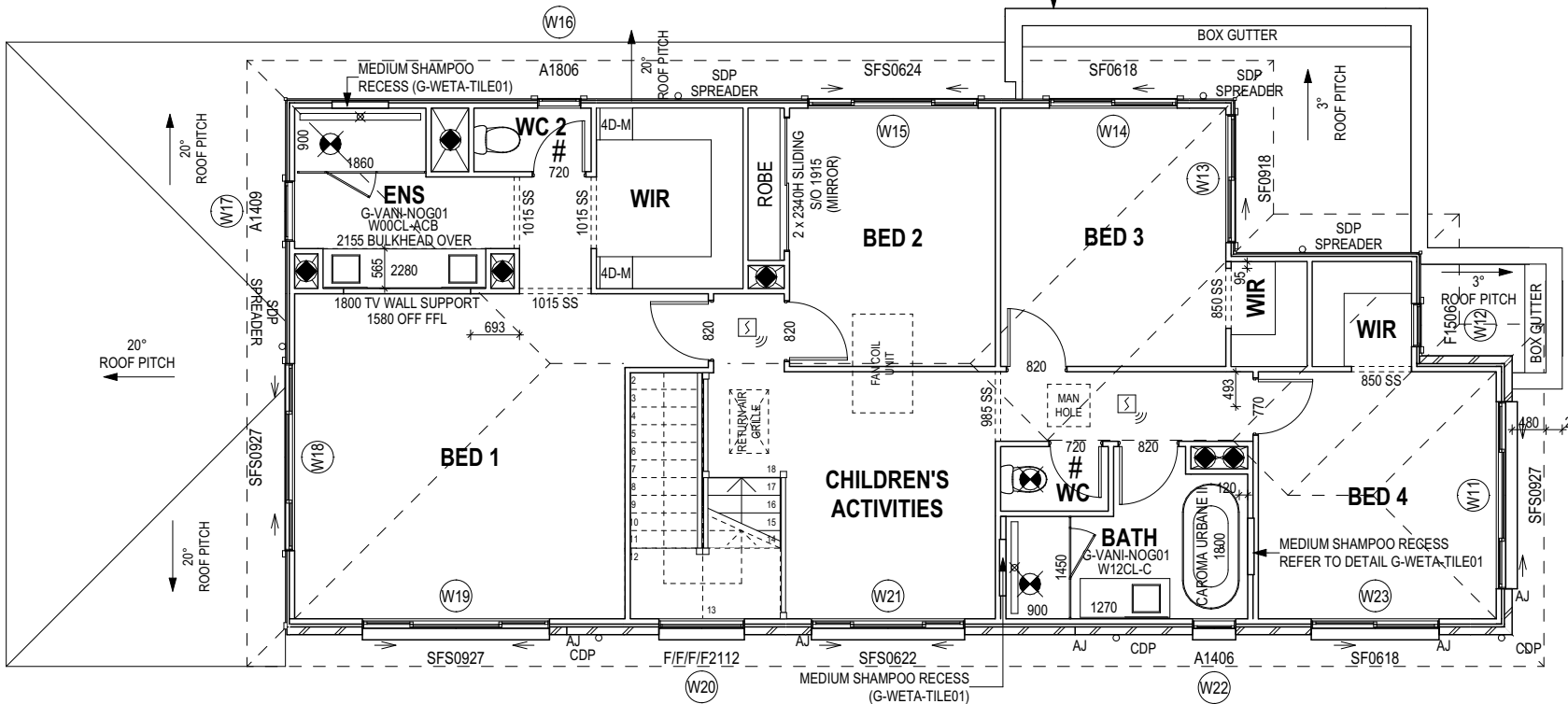
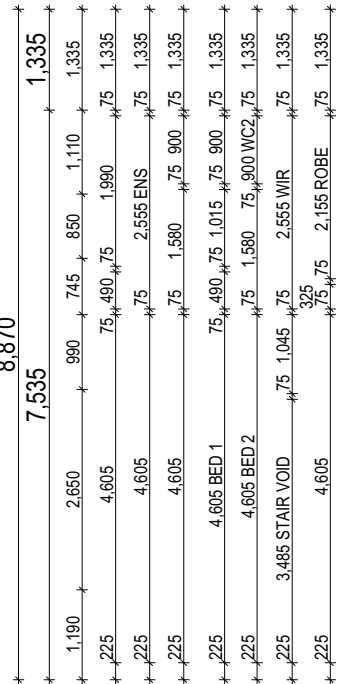
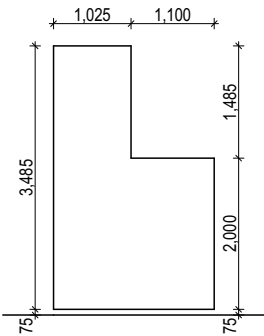
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

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

- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC001 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

PROVIDE PRE WIRE CEILING FAN ONLY (NO ALLOWANCE FOR CEILING FAN WITH LIGHT) TO THE GUEST BED (X1), BED 1 (X1), BED 2 (X1), BED 3 (X1) AND BED 4 (X1)



PROVIDE AND INSTALL 3 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 THE NCC.

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
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

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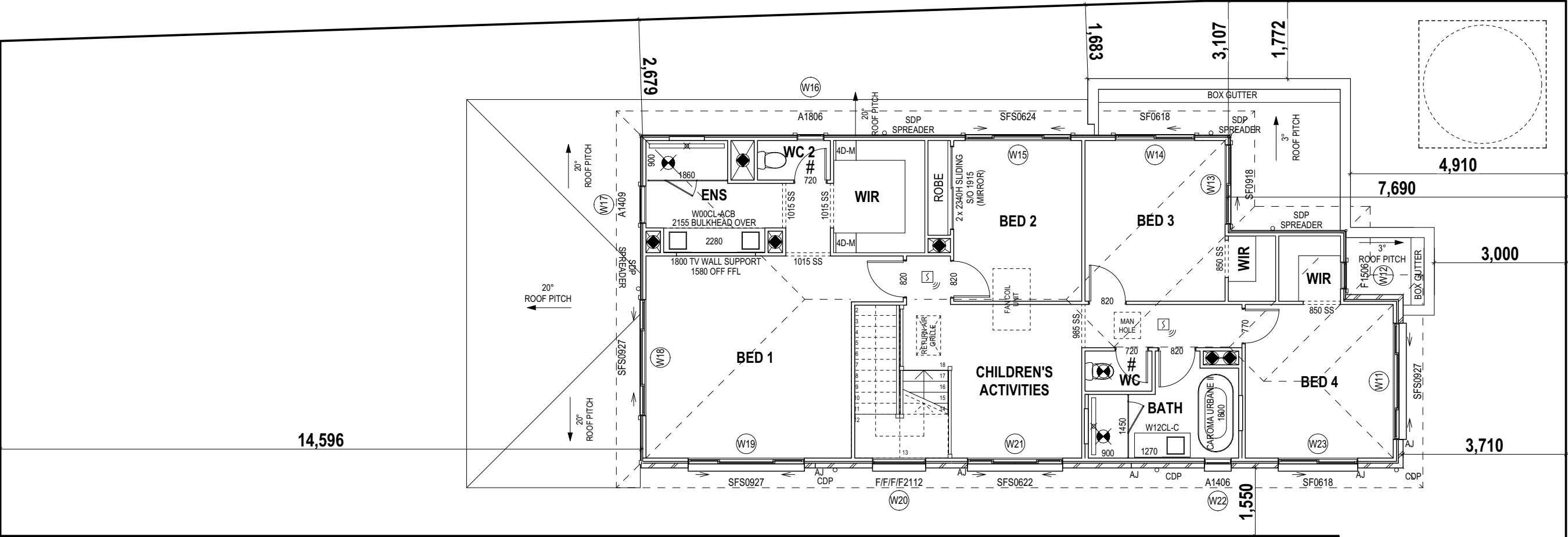
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	13	AMENDED AS PER COUNCIL RFI	SIO 2024.04.04	1 / - / 954849	NORTHERN BEACHES COUNCIL	FIRST FLOOR PLAN	9 / 27	1:100	652201

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FIRST FLOOR SITE PLAN
SCALE: 1:100

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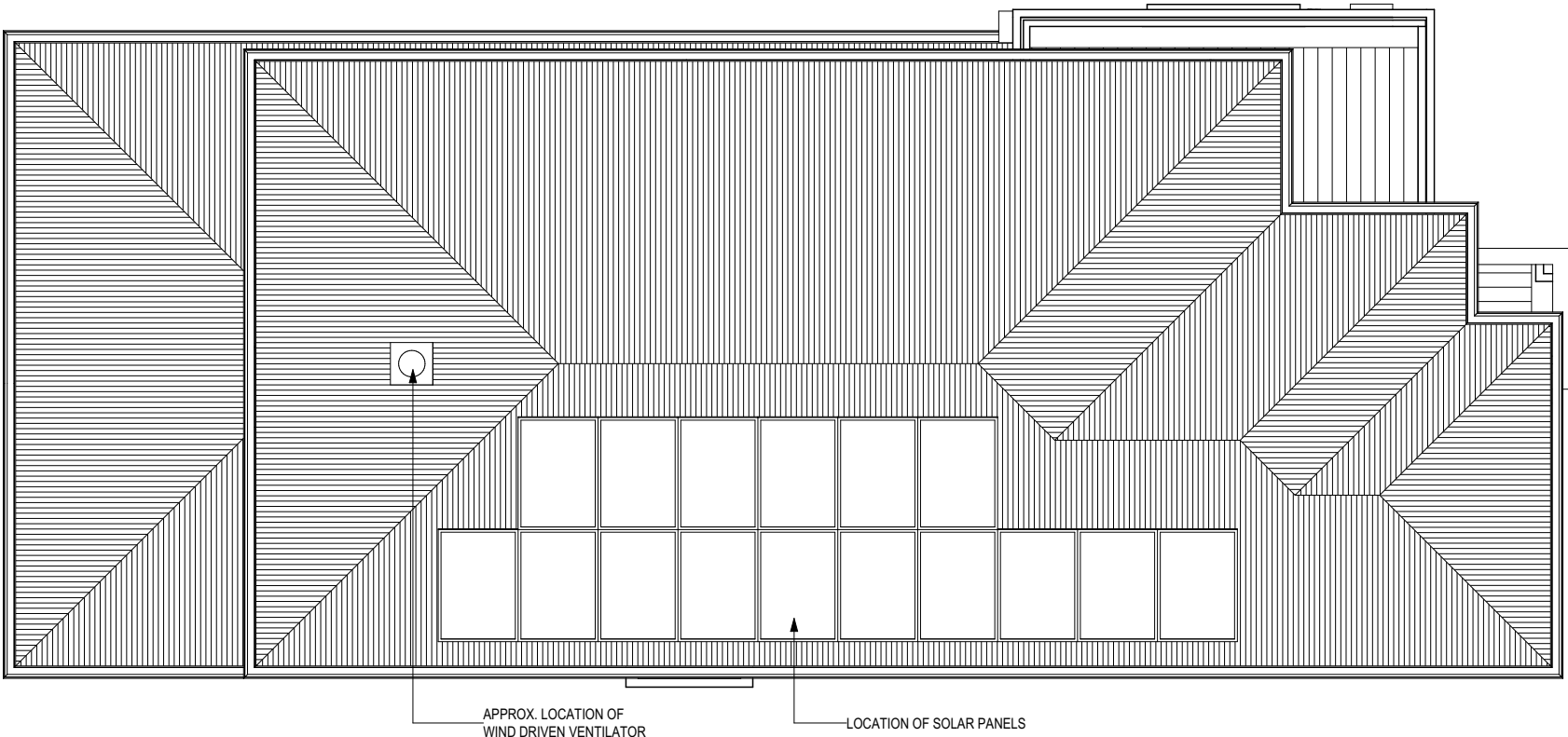
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ROOF PLAN
SCALE: 1:100

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE
ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

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SH = SNAP HEADER SILL

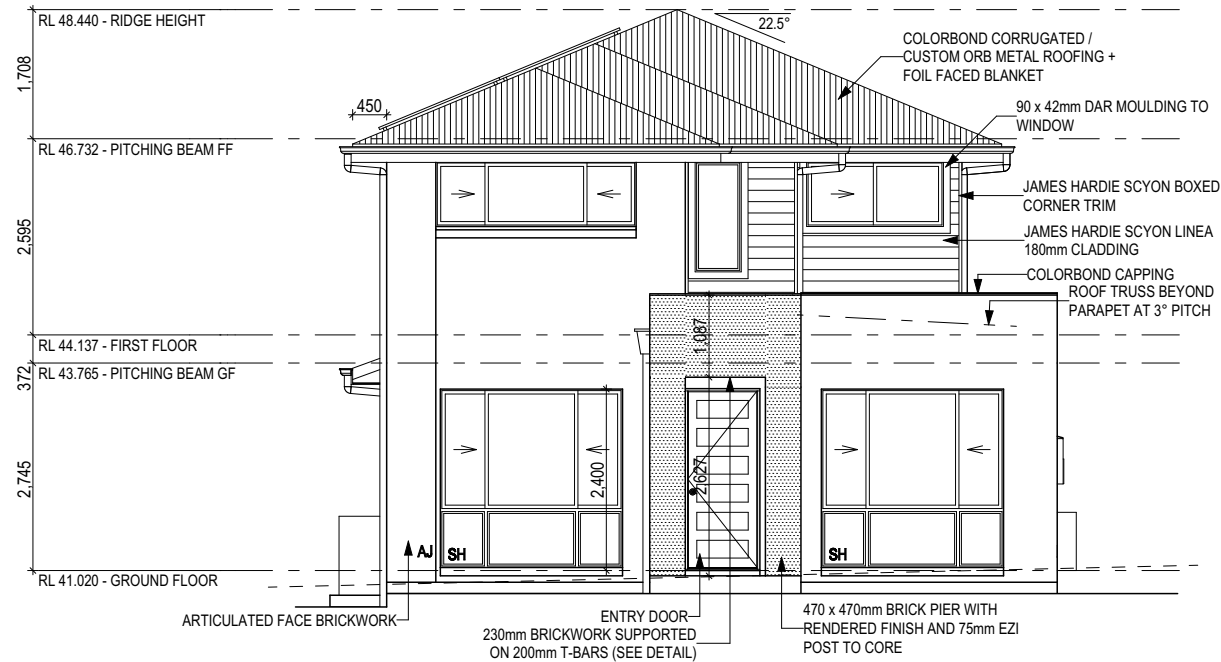
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC



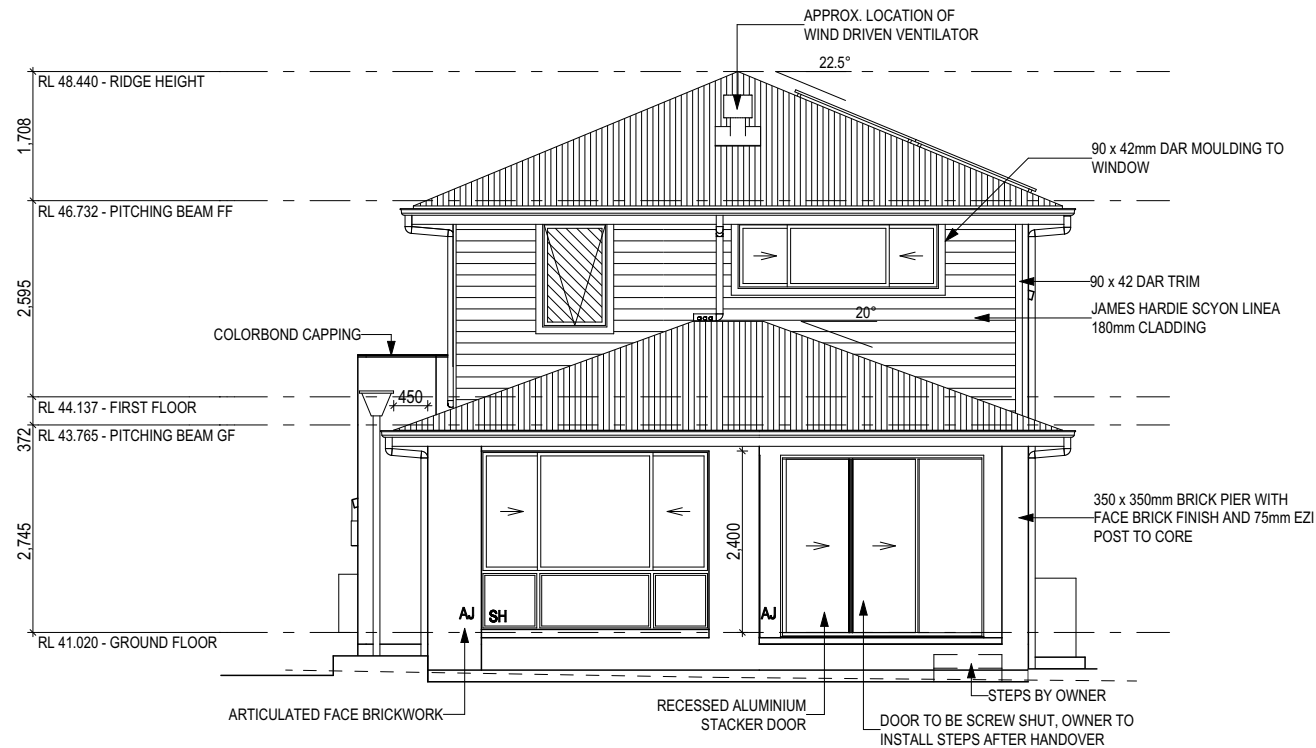
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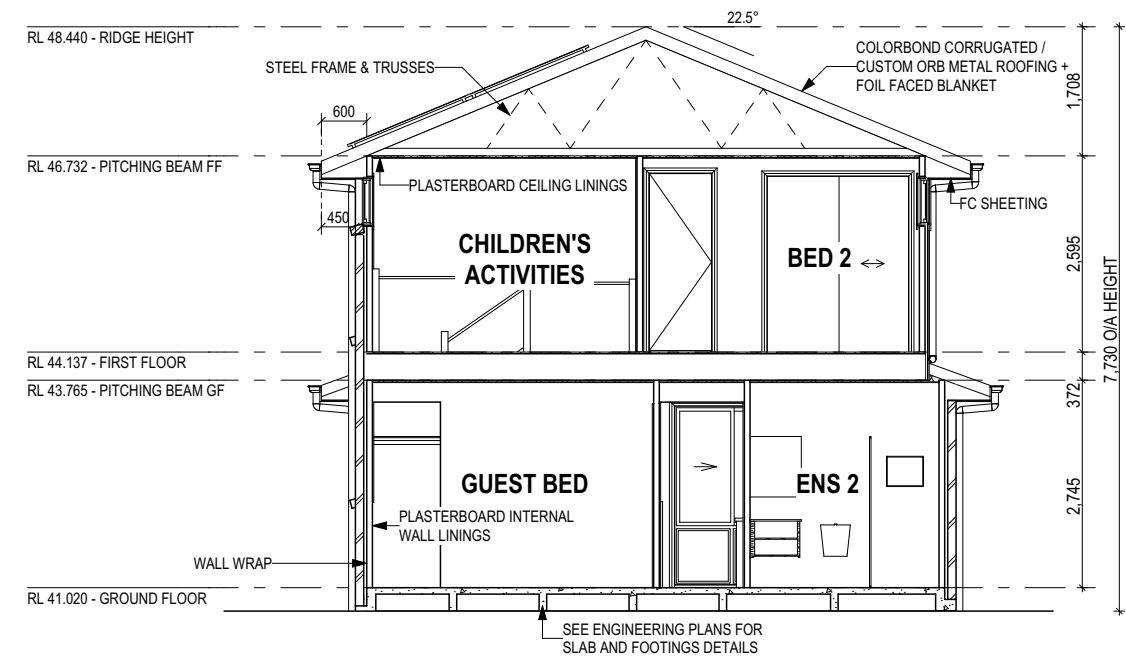
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WEST ELEVATION
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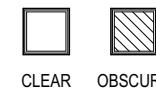


EAST ELEVATION
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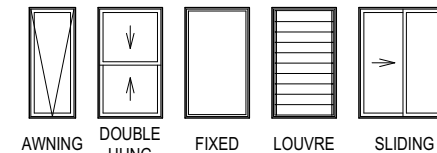
SECTION A-A
SCALE: 1:100

GLASS TYPE LEGEND



CLEAR OBSCURE

WINDOW TYPE LEGEND



AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PRELIMINARY
CONSTRUCTION
DRAWING

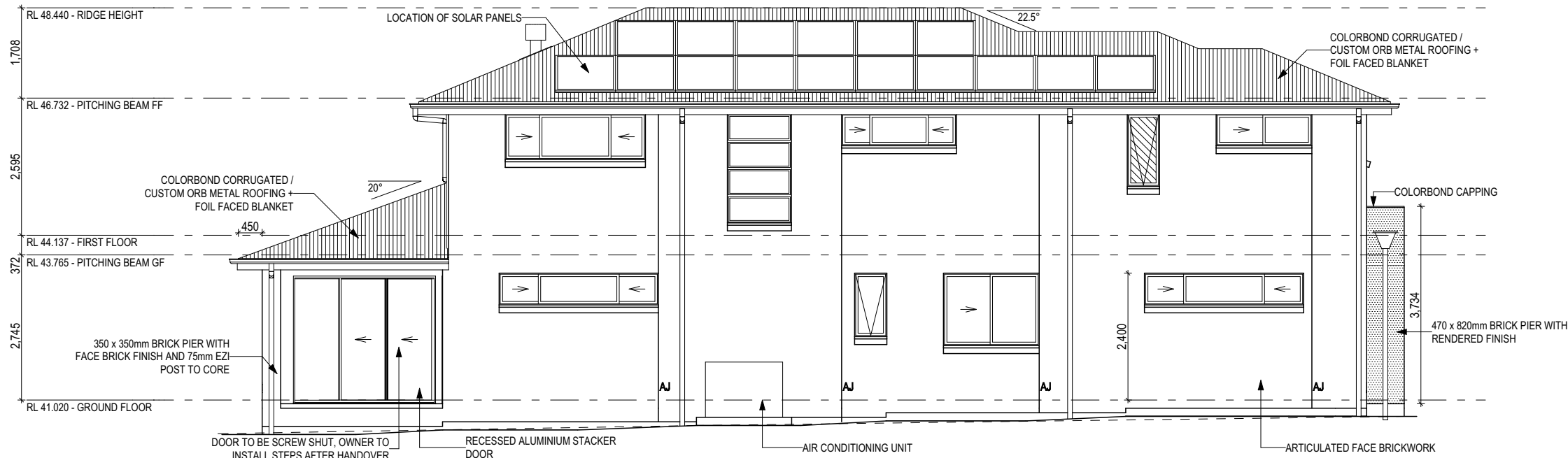
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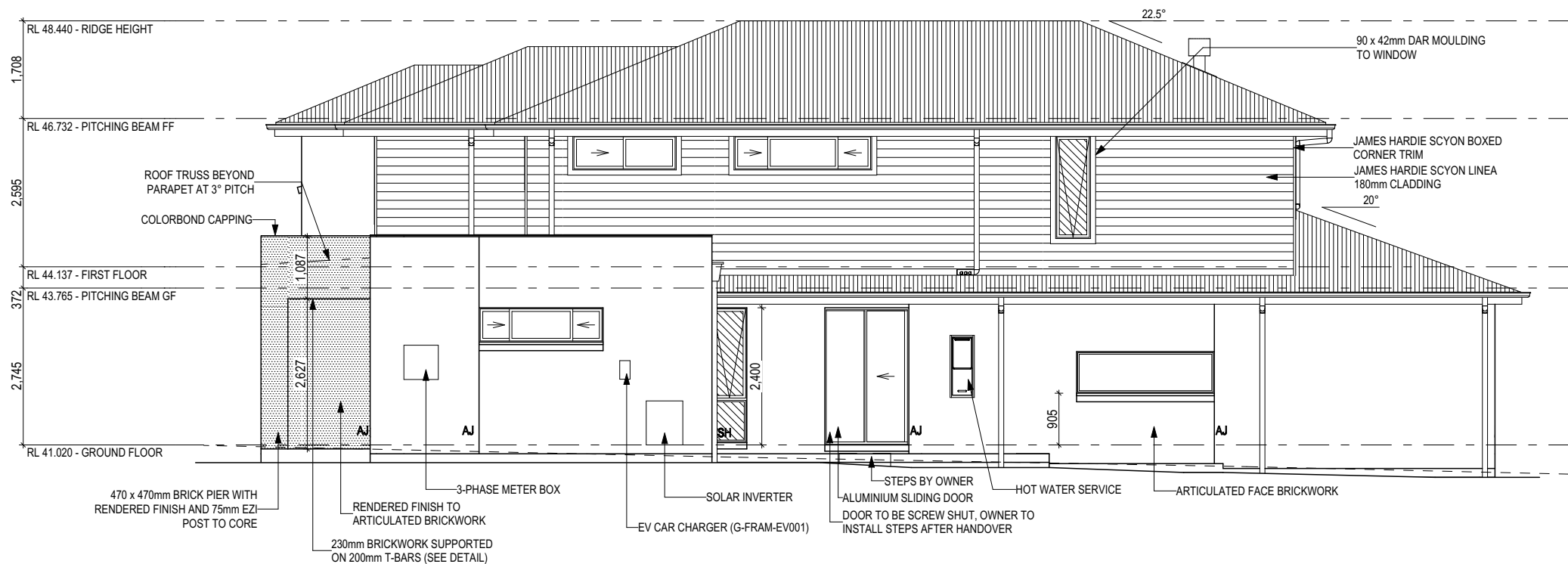
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				COUNCIL:			
				NORTHERN BEACHES COUNCIL			



NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND	
	CLEAR
	OBSCURE

WINDOW TYPE LEGEND				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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PRELIMINARY CONSTRUCTION DRAWING

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homes

SPECIFICATION: MOJO MORE		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.	
	9	PRELIMINARY CONSTRUCTION CHECK	JAB 2024.01.22	MS. MARGARET JUNE KAYE & MR. ROHAN ANTHONY SMITH		LIDO 31	H-NMMLDO17400A		
COPYRIGHT: © 2024	10	SLAB AND DRAINAGE CHECK	JVA 2024.01.23	ADDRESS:		FACADE DESIGN:	FACADE CODE:		
	11	DA DEFERRAL	LFL 2024.01.29	74 SOLDIERS AVENUE, FRESHWATER NSW 2096		MODERN	F-NMMLDOMODNFA		
	12	SHADOWS UPDATED	JVA 2024.03.05	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		
	13	AMENDED AS PER COUNCIL RFI	SIO 2024.04.04	1 / - / 954849	NORTHERN BEACHES COUNCIL	ELEVATIONS	14 / 27	SCALES: 1:100	652201

template Version: 24.025

EXTERNAL DEVELOPER PALETTE



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2024/0046

**AUSTRAL BRICKS**

Everyday Life, Engage
Off White Mortar, Iron joint



WINDOWS

Bradnams, Monument Matt



TAUBMANS, RUSTY RAIL

Render to Façade Portico

TAUBMANS, SURFMIST

Eaves, Downpipes, Mouldings & Cladding



**STAINED JOHNSTONES,
CHARCOAL**

Front Entry Door

METAL ROOFING

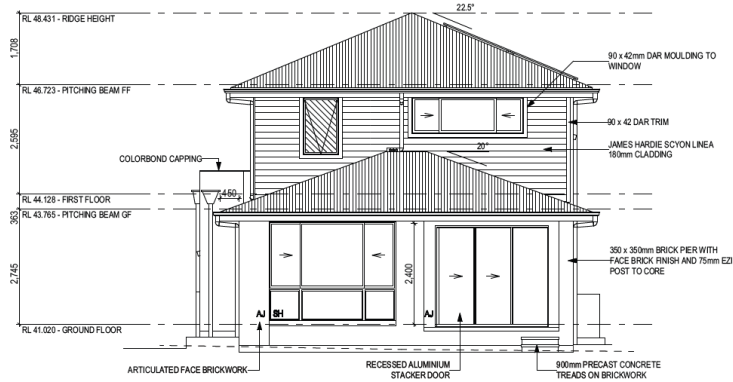
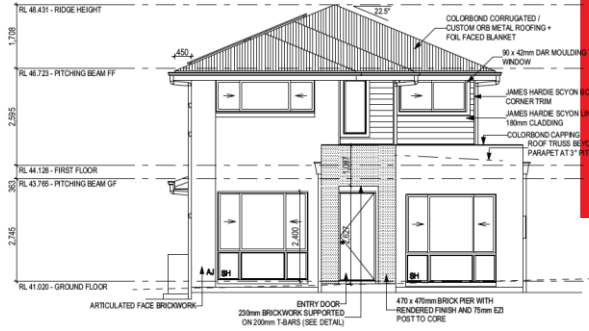
Custom Orb, Colorbond
Southerly

COLORBOND, DOVER WHITE

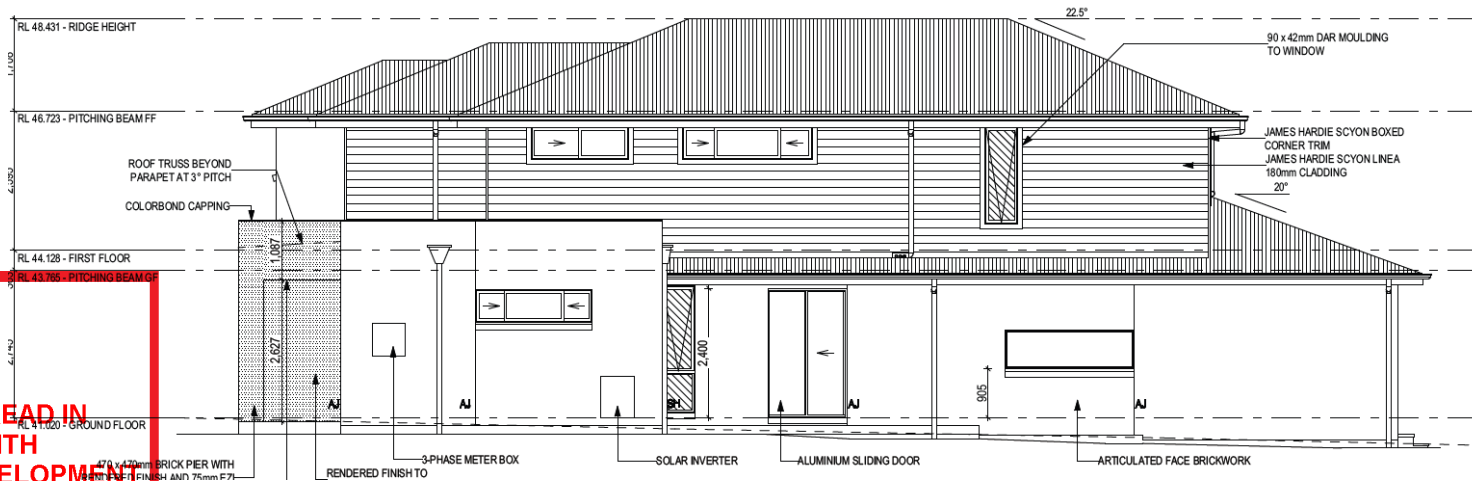
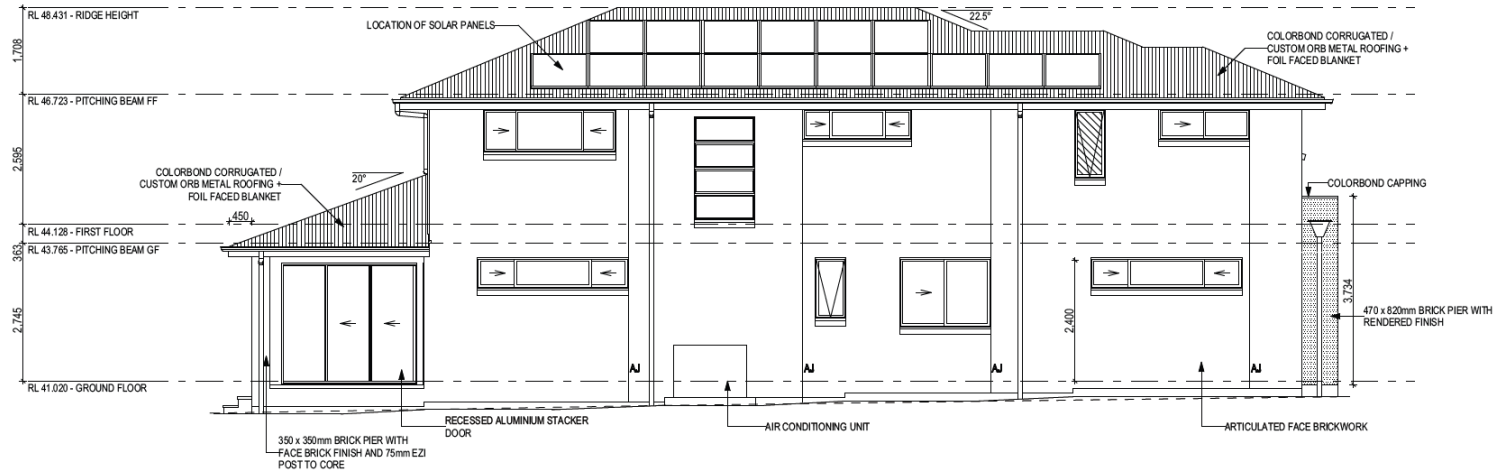
Fascia

COLORBOND, SOUTHERLY

Gutter & Parapet
Capping/Flashing



MOJO Homes	PROPOSITION MOJO MORE SUBMITTED 6/2023	REVISION	DRAWN	DATE	CLIENT	PROJECT DESIGN	HOUSE CODE	EXISTING TOWN/LOCAL/STATE/REGIONAL/OTHER (SEE APPROPRIATION FOR DETAILS) (SEE APPROPRIATION FOR DETAILS) (SEE APPROPRIATION FOR DETAILS)
		1) DRAFT SALES PLAN - NEW	JAS. JONES	2023.05.15	MRS. MARGARET JUNE KAYE & MR. ROHAN ANTHONY SMITH	LUDO 31	F-ANIMLDD01740A	
		2) AMENDMENTS TO APPROPRIATION				FARMHOUSE		
		3) REWORKING DRAINAGE	END		74 SOLDIERS AVENUE, FRESHWATER NSW 2096	MODERN	F-ANIMLDD00CONFA	
			LOT / SECTION 1 / 954849	LOCAL NORTHERN BEACHES COUNCIL		SHEET TITLE ELEVATIONS / SECTION	SHEET NO. 10 / 24	SCALE 1:100



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2024/0046