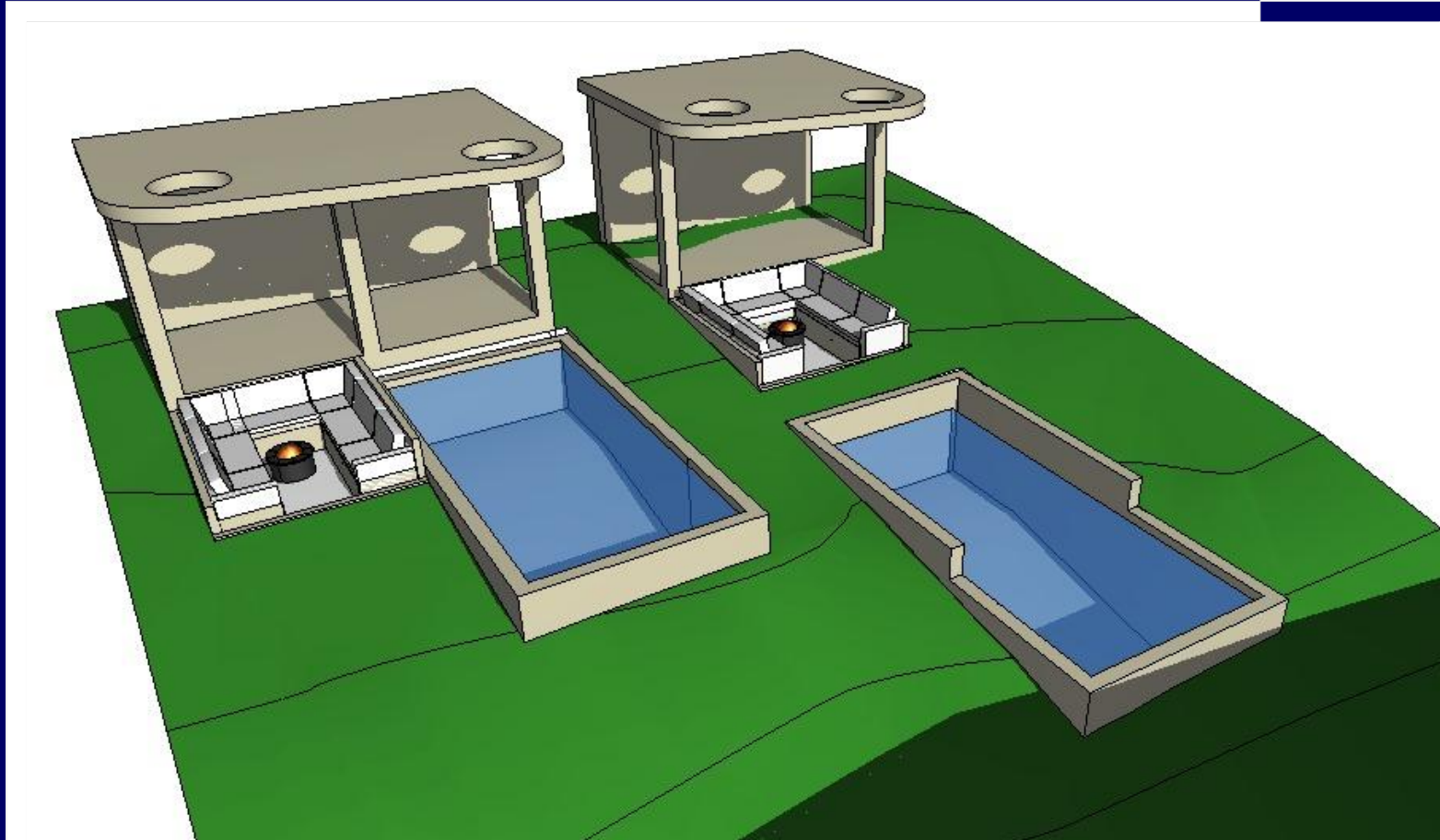


## DRAWING SCHEDULE

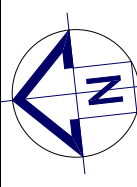
- 01 FRONT PERSPECTIVE/CONTENTS
- 02 SITE PLAN
- 03 SEDIMENT CONTROL PLAN
- 04 CUT/FILL PLAN
- 05 CABANA PLANS AND SECTIONS
- 06 SWIMMING POOL DETAILS
- 07 LANDSCAPE PLAN



# 60 VALLEY RD

## PADSTOW HEIGHTS

PROPOSED SWIMMING POOLS  
& CABANAS



# LEGEND

- S SINK
- + REDUCED LEVEL
- S/O STOVE/OVEN COOKTOP
- (SA) SMOKE ALARM
- W WASHING MACHINE
- D DRYER
- F FRIDGE
- DW DISHWASHER
- (DP) DOWNPIPE
- T.O.R TOP OF ROOF
- T.O.P TOP OF PARAPET
- B.I.R BUILD IN ROBE
- W.I.R WALK IN ROBE
- WATER FLOW DIRECTION
- X° ROOF PITCH
- (FW) FLOOR WASTE
- L/C LINEN CUPBOARD
- P.O.S PRIVATE OPEN SPACE
- LP LIGHT POLE

## GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS SHALL PREVAIL.

- FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.

- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE

- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
REVISION A - CONCEPT	K.N	14/03/24
REVISION B - FINALISED PLANS	K.N	17/03/24
REVISION C - CONCEPT	K.N	18/03/24
REVISION D - FINALISED PLANS	K.N	21/03/24
REVISION D - ADDITIONAL INFO	B.R	06/05/24

**CAMPBELL HILL**  
GROUP PTY LTD.  
Contact: 0433 375 388  
Email: campbellhillgroup@hotmail.com

**bdad**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

## Client

MICK

## Project Name

DUAL OCCUPANCY

## At

60 VALLEY RD, PADSTOW  
HEIGHTS

## Drawing Title:

- Site Plan  
Site Plan

BDAA ACCREDITATION NO:	Scale: As Noted	A3
6455	Designed By: M.N	

Project No:	Drawing No.:
J0360	02

Date: 6/05/2024

- MECHANICAL VENTILATION INSTALLED
- DUCTED FAN INSTALLED
- LIFT OFF HINGES TO BE INSTALLED ON BATH DOORS
- PARTIAL OPENABLE WINDOWS FOR NATURAL VENTILATION REQUIREMENTS
- DRIVEWAYS SHALL COMPLY WITH COUNCIL'S ACCESS DRIVEWAY SPECIFICATIONS AS 2890.1-2004
- GROUND SURFACE LEVEL OF THE REQUIRED POS WILL NOT BE STEEPER THAN A 1:50 GRADIENT

## TOTAL GFA CALCULATION

MAX FSR ALLOWED: 369.38m²  
TOTAL FSR PROPOSED: 360.68m²

## DWELLING AREAS

### SITE DETAILS

LOT NUMBER: 14  
DP NUMBER: 30835  
SITE AREA (DP): 733.50m²  
SITE AREA (CALC): 738.76m²

### DWELLING 60

TOTAL SUBDIVIDED AREA: 369.34m²  
CABANA FLOOR AREA: 12.05m²  
CABANA ROOF AREA: 17.25m²  
SUNKEN LOUNGE AREA: 8.54m²  
SWIMMING POOL AREA: 16.80m²

### DWELLING 60A

TOTAL SUBDIVIDED AREA: 369.42m²  
CABANA FLOOR AREA: 15.57m²  
CABANA ROOF AREA: 23.19m²  
SUNKEN LOUNGE AREA: 7.99m²  
SWIMMING POOL AREA: 16.80m²

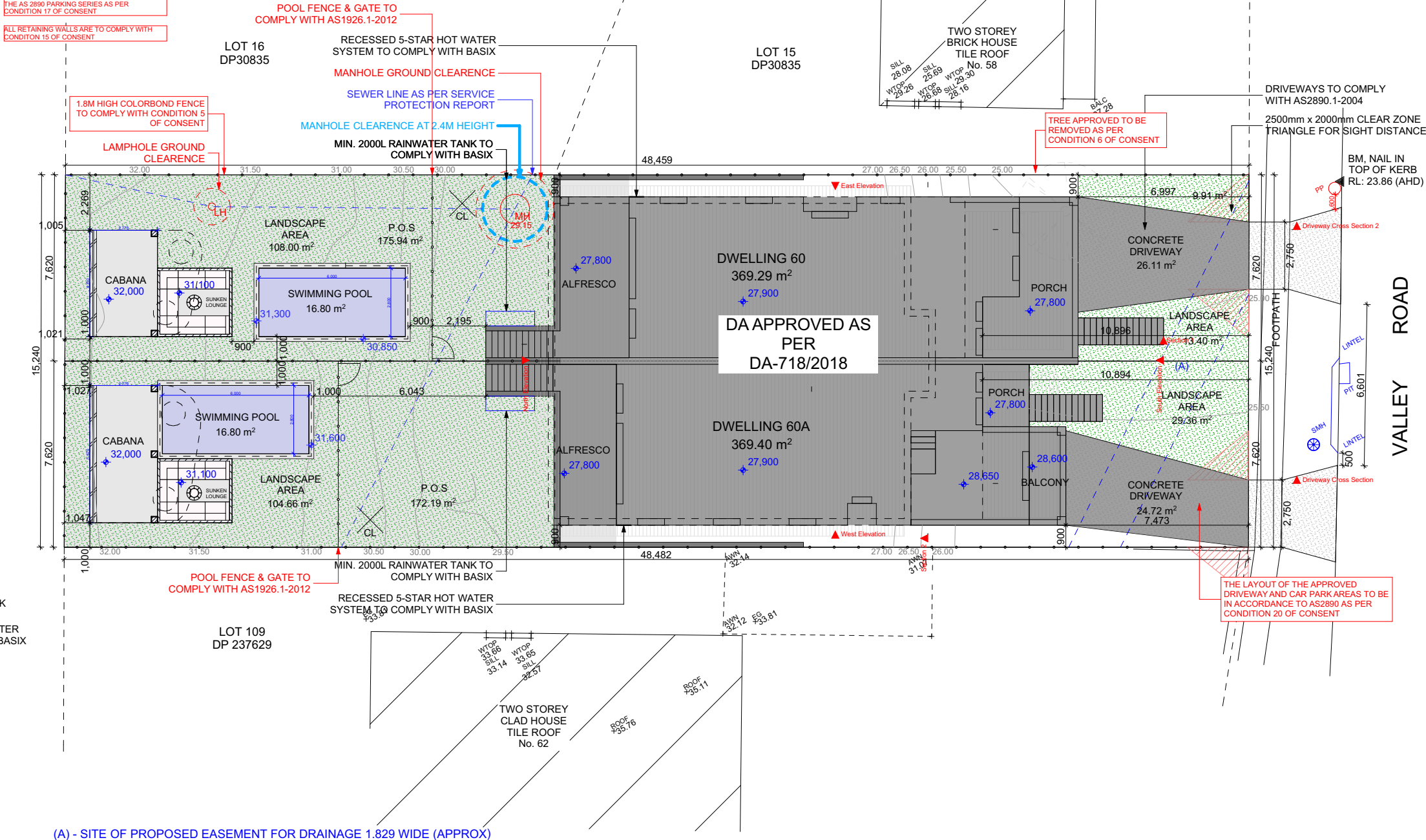
### LANDSCAPE RATIO:

REQUIRED (min.): 45% Between dual occupancy and the primary frontage.  
Proposed for DWELLING 60 & 60A: 52.67m² 46.19%

## LEGEND:

- MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX
- RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX
- CONCRETE AREA
- LANDSCAPE AREA
- PRIVATE OPEN SPACE
- WASTE BINS

- SUM OF THE IMPERVIOUS AREAS TO COMPLY WITH CONDITION 18 OF CONSENT
- FINISHED SURFACE LEVELS OF ALL INTERNAL WORKS AND AT THE STREET BOUNDARY, INCLUDING DRIVEWAYS, LANDSCAPING AND DRAINAGE STRUCTURES, MUST BE AS SHOWN ON RELEVANT CONSTRUCTION CERTIFICATE PLANS AS PER CONDITION 12 OF CONSENT
- THE LAYOUT OF THE APPROVED CAR PARKING AREAS ASSOCIATED WITH THE SUBJECT DEVELOPMENT (INCLUDING DRIVEWAYS, GRADES, TURN PATHS, SIGHT DISTANCE REQUIREMENTS IN RELATION TO LANDSCAPING AND/OR FENCING, AND PARKING BAY DIMENSIONS) SHOULD BE IN ACCORDANCE WITH THE AS 2890 PARKING SERIES AS PER CONDITION 17 OF CONSENT
- ALL RETAINING WALLS ARE TO COMPLY WITH CONDITION 15 OF CONSENT



(A) - SITE OF PROPOSED EASEMENT FOR DRAINAGE 1.829 WIDE (APPROX)

Site Plan

1:200



- MECHANICAL VENTILATION INSTALLED  
DUCTED FAN INSTALLED  
LIFT OFF HINGES TO BE INSTALLED ON BATH DOORS  
PARTIAL OPENABLE WINDOWS FOR NATURAL VENTILATION REQUIREMENTS  
DRIVEWAYS SHALL COMPLY WITH COUNCIL'S ACCESS DRIVEWAY SPECIFICATIONS AS 2890.1-2004  
GROUND SURFACE LEVEL OF THE REQUIRED POS WILL NOT BE STEEPER THAN A 1:50 GRADIENT

SUM OF THE IMPERVIOUS AREAS TO COMPLY WITH CONDITION 18 OF CONSENT

FINISHED SURFACE LEVELS OF ALL INTERNAL WORKS AND AT THE STREET BOUNDARY, INCLUDING DRIVEWAYS, LANDSCAPING AND DRAINAGE STRUCTURES, MUST BE AS SHOWN ON RELEVANT CONSTRUCTION CERTIFICATE PLANS AS PER CONDITION 12 OF CONSENT

THE LAYOUT OF THE APPROVED CAR PARKING AREAS ASSOCIATED WITH THE SUBJECT DEVELOPMENT (INCLUDING DRIVEWAYS, GRADES, TURN PATHS, SIGHT DISTANCE REQUIREMENTS IN RELATION TO LANDSCAPING AND/OR FENCING, AND PARKING BAY DIMENSIONS) SHOULD BE IN ACCORDANCE WITH THE AS 2890 PARKING SERIES AS PER CONDITION 17 OF CONSENT

ALL RETAINING WALLS ARE TO COMPLY WITH CONDITION 15 OF CONSENT

POOL FENCE & GATE TO COMPLY WITH AS1926.1-2012

RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX

MANHOLE GROUND CLEARANCE

SEWER LINE AS PER SERVICE PROTECTION REPORT

MANHOLE CLEARANCE AT 2.4M HEIGHT

MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX

1.8M HIGH COLORBOND FENCE TO COMPLY WITH CONDITION 5 OF CONSENT

LAMPHOLE GROUND CLEARANCE

TREE APPROVED TO BE REMOVED AS PER CONDITION 6 OF CONSENT

THE LAYOUT OF THE APPROVED DRIVEWAY AND CAR PARK AREAS TO BE IN ACCORDANCE TO AS2890 AS PER CONDITION 20 OF CONSENT

LEGEND:

- MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX  
RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX  
CONCRETE AREA  
LANDSCAPE AREA  
PRIVATE OPEN SPACE  
WASTE BINS

STANDARD LINE TYPES AND SYMBOLS:

- PROPOSED KERB & GUTTER  
EXISTING KERB & GUTTER  
PROPOSED BELOW GROUND PIPELINE  
PROPOSED SUSPENDED PIPELINE  
EXISTING PIPELINE  
SUBSOIL DRAINAGE LINE  
PROPOSED KERB INLET PIT  
EXISTING KERB INLET PIT  
PROPOSED JUNCTION OR INLET PIT  
EXISTING JUNCTION OR INLET PIT  
DESIGN CENTRELINE  
EXISTING EDGE OF BITUMEN  
TELECOMMUNICATION CONDUIT  
GAS MAIN  
WATER MAIN  
SEWER MAIN  
UNDERGROUND ELECTRICITY CABLES  
PERMANENT MARK & S.S.M.  
BENCH MARK, SURVEY STATION

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50:75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCLOSED UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

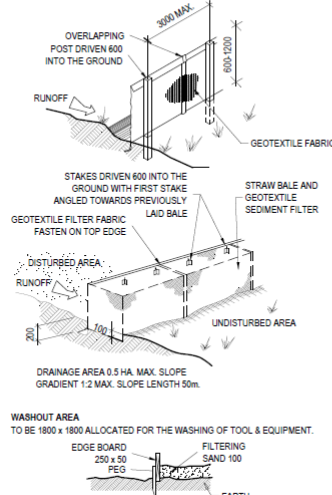
SOIL CONSERVATION NOTE:  
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE', 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT' TRAP AFTER EACH STORM.

SEDIMENT TRAP  
1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

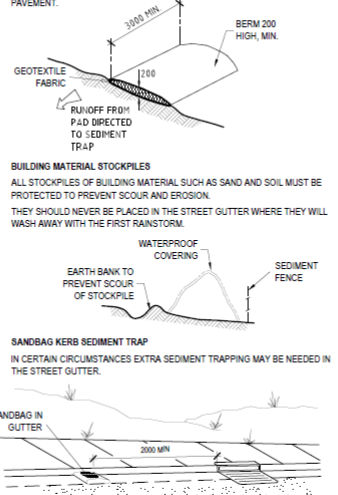
SEDIMENT FENCE

PROVIDE 'SEDIMENT' FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.



VEHICLE ACCESS TO SITE

VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 'STORMWATER DRAINAGE' & AS/NZS 3500.3.2-1998 'STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS'.

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

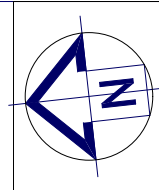
ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

SAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.



LEGEND

- S SINK  
S/O REDUCED LEVEL  
(SA) STOVE/OVEN COOKTOP  
W SMOKE ALARM  
D DRYER  
F FRIDGE  
DW DISHWASHER  
(DP) DOWNPIPE  
T.O.R TOP OF ROOF  
T.O.P TOP OF PARAPET  
B.I.R BUILD IN ROBE  
W.I.R WALK IN ROBE  
WATER FLOW DIRECTION  
X° ROOF PITCH  
(FW) FLOOR WASTE  
L/C LINEN CUPBOARD  
P.O.S PRIVATE OPEN SPACE  
LP LIGHT POLE

GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS SHALL PREVAIL.

- FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.

- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE

- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
REVISION A - CONCEPT	K.N	14/03/24
REVISION B - FINALISED PLANS	K.N	17/03/24
REVISION C - CONCEPT	K.N	18/03/24
REVISION D - FINALISED PLANS	K.N	21/03/24
REVISION D - ADDITIONAL INFO	B.R	06/05/24

**CAMPBELL HILL GROUP PTY LTD.**  
Contact: 0433 375 386  
Email: campbellhillgroup@hotmail.com

**bdad**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Client  
MICK

Project Name  
DUAL OCCUPANCY

At  
60 VALLEY RD, PADSTOW HEIGHTS

Drawing Title:  
- Sediment Control Plan  
Site Plan

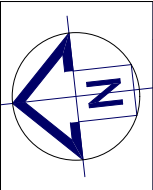
BDAA ACCREDITATION NO:  
6455  
Scale: As Noted  
Designed By: M.N  
A3

Project No:  
J0360  
Drawing No.:  
03

Date: 6/05/2024

## Sediment Control Plan

1:200



LEGEND

- S SINK  
+ REDUCED LEVEL  
S/O STOVE/OVEN COOKTOP  
(SA) SMOKE ALARM  
W WASHING MACHINE  
D DRYER  
F FRIDGE  
DW DISHWASHER  
(DP) DOWNPIPE  
T.O.R TOP OF ROOF  
T.O.P TOP OF PARAPET  
B.I.R BUILD IN ROBE  
W.I.R WALK IN ROBE  
→ WATER FLOW DIRECTION  
X° ROOF PITCH  
(FW) FLOOR WASTE  
L/C LINEN CUPBOARD  
P.O.S PRIVATE OPEN SPACE  
LP LIGHT POLE

GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES. FIGURED DIMENSIONS SHALL PREVAIL.

- FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.

- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE

- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
REVISION A - CONCEPT	K.N	14/03/24
REVISION B - FINALISED PLANS	K.N	17/03/24
REVISION C - CONCEPT	K.N	18/03/24
REVISION D - FINALISED PLANS	K.N	21/03/24
REVISION D - ADDITIONAL INFO	B.R	06/05/24



Contact: 0433 375 386  
Email: campbellhillgroup@hotmail.com



BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Client

MICK

Project Name

DUAL OCCUPANCY

At

60 VALLEY RD, PADSTOW  
HEIGHTS

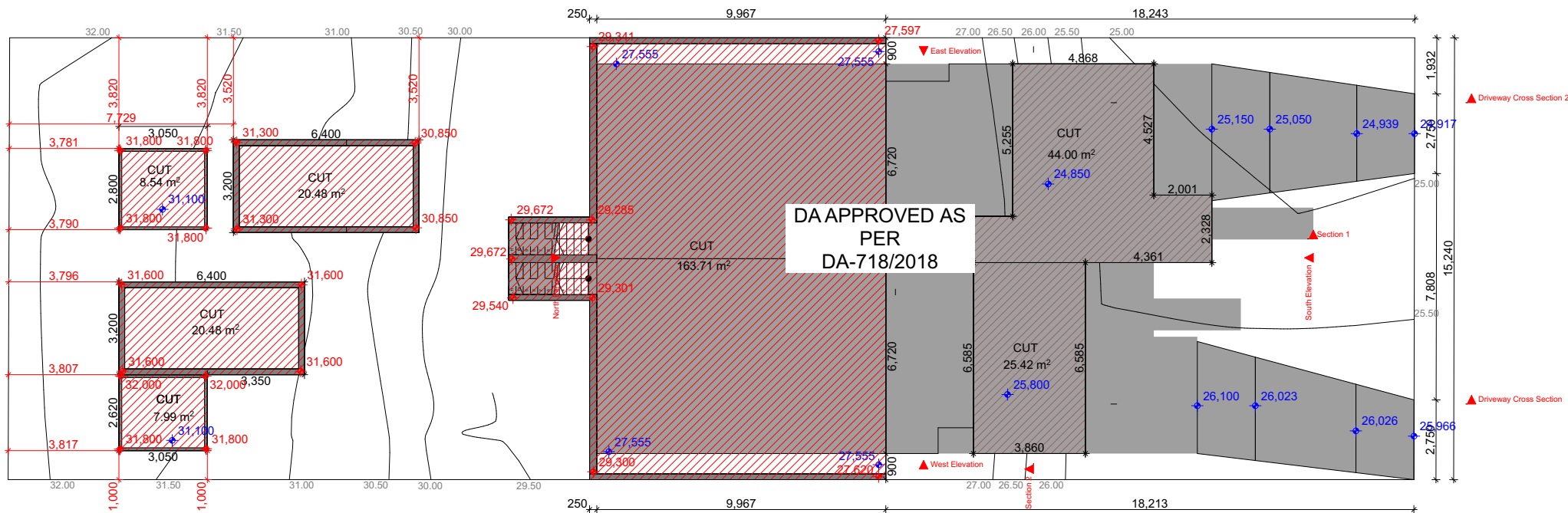
Drawing Title:

- Cut/Fill Plan

BDAA ACCREDITATION NO:	Scale: As Noted	A3
6455	Designed By: M.N	

Project No:	Drawing No.:
J0360	04

Date: 6/05/2024

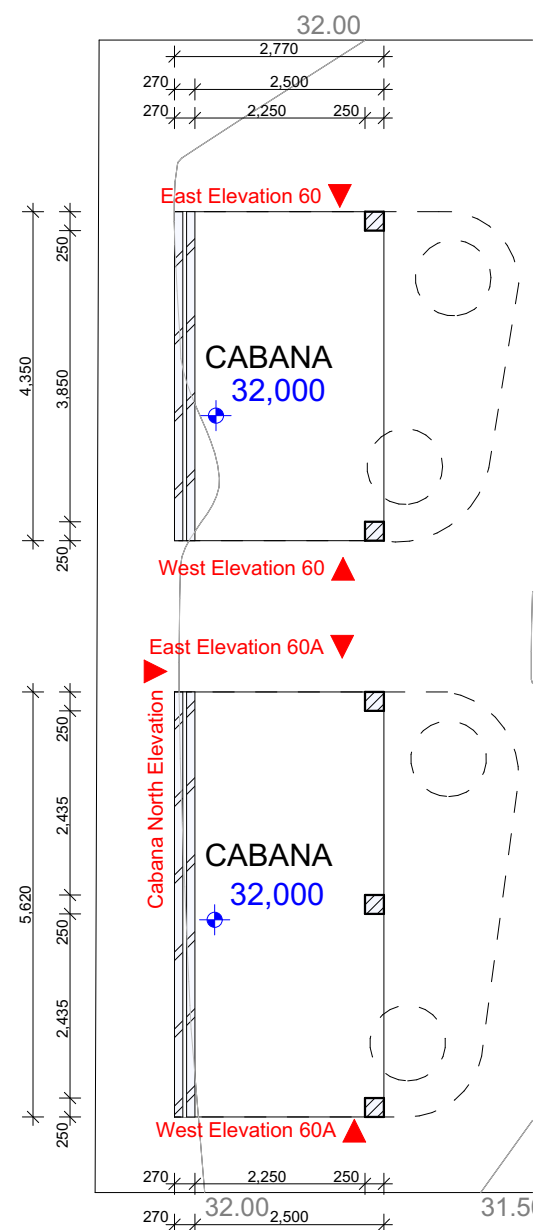


LEGEND:

- CUT  
FILL  
RETAINING WALLS  
PROPOSED NEW CUT LEVEL  
PROPOSED TOP OF RETAINING WALLS

Cut/Fill Plan

1:200



**Cabana North Elevation**

East Elevation 60 ▼

CONCRETE ROOF  
16.88 m<sup>2</sup>

West Elevation 60 ▲

**Cabana South Elevation**

East Elevation 60A ▼

CONCRETE ROOF  
22.26 m<sup>2</sup>

West Elevation 60A ▲

T.O.R R.L. 34.700  
Ceiling R.L. 34.500  
200  
2.700  
2.500  
Ground Slab R.L. 32.000  
32.081  
32.079  
32.078  
32.076  
N.C.P.

T.O.R R.L. 34.700

Ceiling R.L. 34.499

2.877

2.500

Ground Slab R.L. 32.000

31.823

NGL

T.O.R.R.L. 34,700

Ceiling R.L. 34,499

200

2,979

2,500

31,720

Ground Slab R.L. 32,000

NGL

T.O.R.R.L. 34.700

Ceiling R.L. 34.499

200

2,500

2,999

Ground Slab R.L. 32.000

31,700

31,700

Diagram illustrating the cross-section of a wall and floor assembly. The diagram shows a wall structure with a ceiling and a ground slab. The levels are defined as follows:

- T.O.R R.L. 34.700 (Top of Room level)
- Ceiling R.L. 34.499
- Ground Slab R.L. 32.000

The vertical dimensions are indicated:

- 200 (Height from Ceiling R.L. to T.O.R R.L.)
- 2,500 (Height from Ground Slab R.L. to Ceiling R.L.)
- 2,955 (Height from Ground Slab R.L. to T.O.R R.L.)

The diagram also shows a sloped ground line (NGL) and a blue circle indicating a specific point on the ground line with a value of 31.744.

## LEGEND

S	SINK
⬆	REDUCED LEVEL
S/O	STOVE/OVEN COOKTOP
(SA)	SMOKE ALARM
W	WASHING MACHINE
D	DRYER
F	FRIDGE
DW	DISHWASHER
(DP)	DOWNPIPE
T.O.R	TOP OF ROOF
T.O.P	TOP OF PARAPET
B.I.R	BUILD IN ROBE
W.I.R	WALK IN ROBE
➡	WATER FLOW DIRECTION
X°	ROOF PITCH
(FW)	FLOOR WASTE
L/C	LINEN CUPBOARD
P.O.S	PRIVATE OPEN SPACE
LP	LIGHT POLE

## GENERAL NOTES

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK.

ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

—DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING  
PURPOSES. FIGURED DIMENSIONS SHALL PREVAIL.

FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND  
DETAIL.

TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684  
OF TIMBER FRAMING CODE.

PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

WET AREAS TO BE IN ACCORDANCE WITH AS3740  
WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL  
BUILDINGS.

-SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE  
TO BE VERIFIED ON SITE

ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
----------	------	------

[illegible]

Client

MICK

Project Name

## DUAL OCCUPANCY

At  
60 VALLEY RD, PADSTOW  
HEIGHTS

Drawing Title:  
- Cabana Plans and Sections

Site Plan, First Floor (1), Cabana North Elevation, Cabana South Elevation,  
East Elevation 60, East Elevation 60A, West Elevation 60A, West Elevation 60B

BDAA ACCREDITATION NO:	Scale: As Noted	Δ 3
------------------------	-----------------	-----

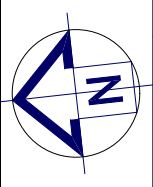
6455	Designed By: M.N
------	------------------

Project No:	Drawing No.:
-------------	--------------

J0360	05
-------	----

Date: 6/05/2024





LEGEND

- S SINK  
+ REDUCED LEVEL  
S/O STOVE/OVEN COOKTOP  
(SA) SMOKE ALARM  
W WASHING MACHINE  
D DRYER  
F FRIDGE  
DW DISHWASHER  
(DP) DOWNPIPE  
T.O.R TOP OF ROOF  
T.O.P TOP OF PARAPET  
B.I.R BUILD IN ROBE  
W.I.R WALK IN ROBE  
→ WATER FLOW DIRECTION  
X° ROOF PITCH  
(FW) FLOOR WASTE  
L/C LINEN CUPBOARD  
P.O.S PRIVATE OPEN SPACE  
LP LIGHT POLE

GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES. FIGURED DIMENSIONS SHALL PREVAIL.

- FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.

- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE

- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
REVISION A - CONCEPT	K.N	14/03/24
REVISION B - FINALISED PLANS	K.N	17/03/24
REVISION C - CONCEPT	K.N	18/03/24
REVISION D - FINALISED PLANS	K.N	21/03/24
REVISION D - ADDITIONAL INFO	B.R	06/05/24

  
**CAMPBELL HILL**  
GROUP PTY LTD.  
Contact: 0433 375 386  
Email: campbellhillgroup@hotmail.com

  
**BDAA**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

Client

MICK

Project Name

DUAL OCCUPANCY

At

60 VALLEY RD, PADSTOW  
HEIGHTS

Drawing Title:

- Swimming Pool Details

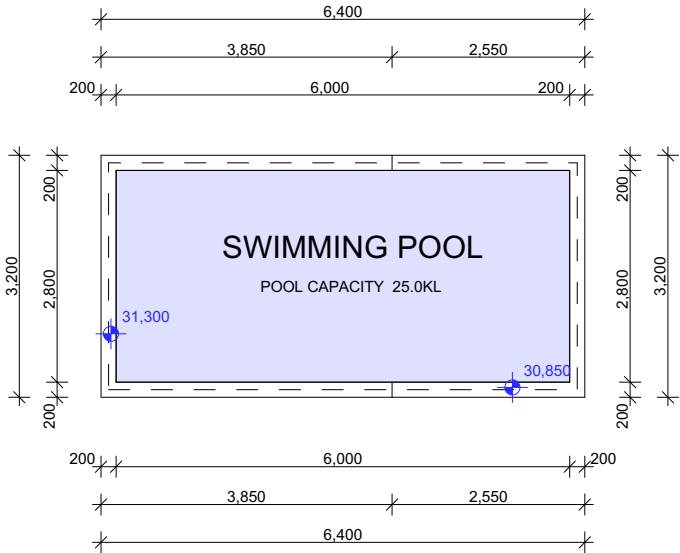
Site Plan

BDAA ACCREDITATION NO:	Scale: As Noted	A3
6455	Designed By: M.N	

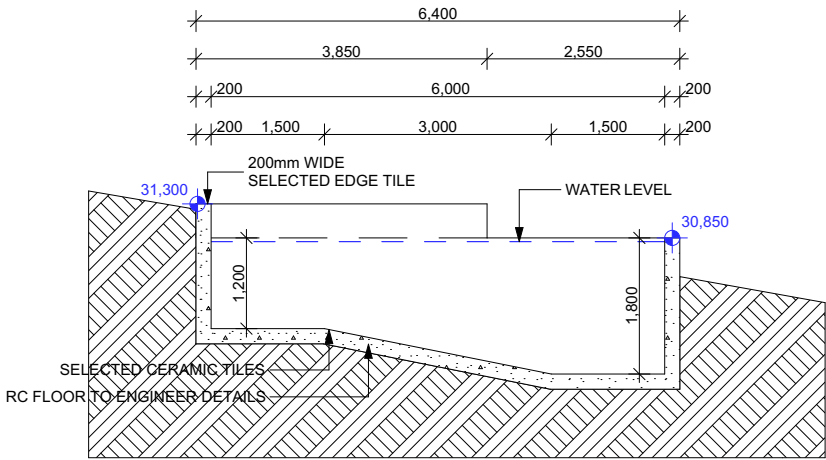
Project No:	Drawing No.:
J0360	06

Date: 6/05/2024

DWELLING 60



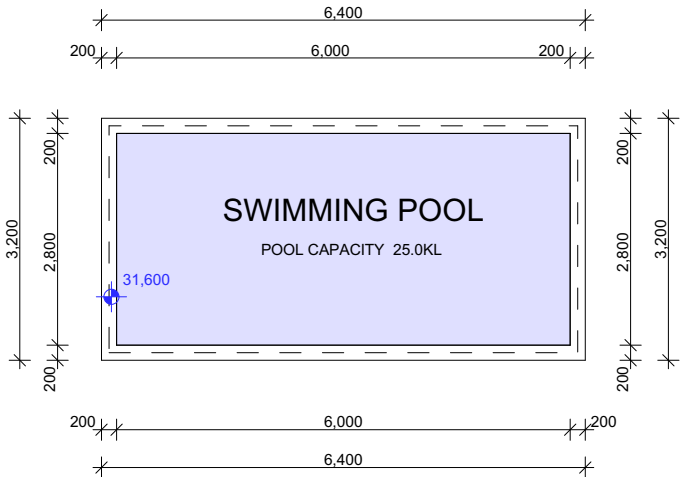
SWIMMING POOL PLAN



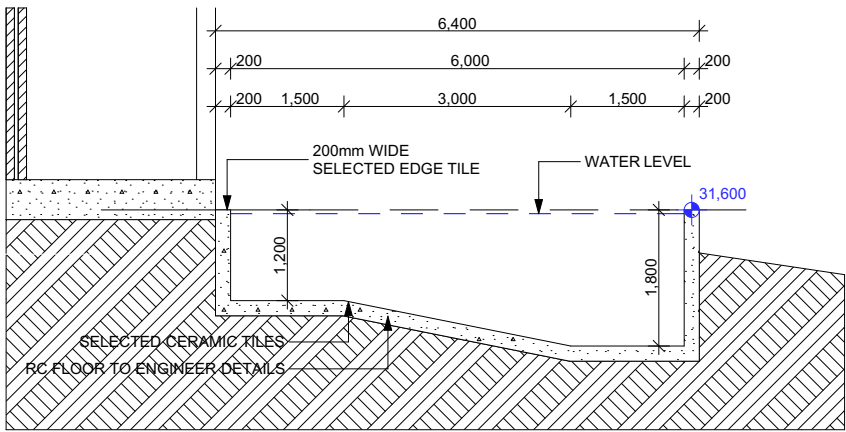
SWIMMING POOL SECTION

SWIMMING POOL TO BE IN ACCORDANCE WITH AS1926 OF  
BCA AND ALL OTHER RELEVANT REGULATIONS

DWELLING 60A



SWIMMING POOL PLAN



SWIMMING POOL SECTION

SWIMMING POOL TO BE IN ACCORDANCE WITH AS1926 OF  
BCA AND ALL OTHER RELEVANT REGULATIONS

- MECHANICAL VENTILATION INSTALLED
- DUCTED FAN INSTALLED
- LIFT OFF HINGES TO BE INSTALLED ON BATH DOORS
- PARTIAL OPENABLE WINDOWS FOR NATURAL VENTILATION REQUIREMENTS
- DRIVEWAYS SHALL COMPLY WITH COUNCIL'S ACCESS DRIVEWAY SPECIFICATIONS AS 2890.1-2004
- GROUND SURFACE LEVEL OF THE REQUIRED POS WILL NOT BE STEEPER THAN A 1:50 GRADIENT

SUM OF THE IMPERVIOUS AREAS TO COMPLY WITH CONDITION 18 OF CONSENT

FINISHED SURFACE LEVELS OF ALL INTERNAL WORKS AND AT THE STREET BOUNDARY, INCLUDING DRIVEWAYS, LANDSCAPING AND DRAINAGE STRUCTURES, MUST BE AS SHOWN ON RELEVANT CONSTRUCTION CERTIFICATE PLANS AS PER CONDITION 12 OF CONSENT

THE LAYOUT OF THE APPROVED CAR PARKING AREAS ASSOCIATED WITH THE SUBJECT DEVELOPMENT (INCLUDING, DRIVEWAYS, GRADES, TURN PATHS, SIGHT DISTANCE REQUIREMENTS IN RELATION TO LANDSCAPING AND/OR FENCING, AND PARKING BAY DIMENSIONS) SHOULD BE IN ACCORDANCE WITH THE AS 2890 PARKING SERIES AS PER CONDITION 17 OF CONSENT

ALL RETAINING WALLS ARE TO COMPLY WITH CONDITION 15 OF CONSENT

POOL FENCE & GATE TO COMPLY WITH AS1926.1-2012

RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX

MANHOLE GROUND CLEARANCE

SEWER LINE AS PER SERVICE PROTECTION REPORT

MANHOLE CLEARANCE AT 2.4M HEIGHT

MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX

1.8M HIGH COLORBOND FENCE TO COMPLY WITH CONDITION 5 OF CONSENT

LAMPHOLE GROUND CLEARANCE

DRIVEWAYS TO COMPLY WITH AS2890.1-2004

2500mm x 2000mm CLEAR ZONE TRIANGLE FOR SIGHT DISTANCE

1 X TREE WITH MATURE HEIGHT OF 15m+ TO COMPLY WITH THE GUIDE

BM, NAIL IN TOP OF KERB RL: 23.86 (AHD)

THE LAYOUT OF THE APPROVED DRIVEWAY AND CAR PARK AREAS TO BE IN ACCORDANCE TO AS2890 AS PER CONDITION 20 OF CONSENT

#### MAINTENANCE/PLANT ESTABLISHMENT

- Landscape contractors to provide 12 months for maintenance/plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing weeding, rubbish removal, fertilising, pest and disease control, returfing, stalling and tying, replanting, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

#### NOTE

- All finished levels are to be verified by contractor on site
- All landscape works be in strict accordance with council's landscape code and guidelines
- This plan is to be used in conjunction with all other submitted architectural, hydraulics and engineering drawings where applicable

ECO DESIGN LANDSCAPE SOLUTIONS											
MONTHLY MAINTENANCE SCHEDULE											
PLANT CARE											
Monitoring											
Pruning as required											
Dead head/top pruning											
Slow release fertiliser											
Rapid soluble fertiliser as required											
Cut back perennials and grasses											
Watering as required											
GARDEN BED											
Edging											
Remove weeds and herbicide spraying as required											
Top up mulch as required											
Dead foliage removal											
Pest Management											
Monitoring and herbicide spraying as required											
TURFED AREA											
Fertiliser											
Make good turf as required											
WINTER CLEAN UP											
Remove dead foliage and pruning as required											

#### LEGEND:

- MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX
- RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX
- CONCRETE AREA
- LANDSCAPE AREA
- PRIVATE OPEN SPACE
- WASTE BINS

(A) - SITE OF PROPOSED EASEMENT FOR DRAINAGE 1.829 WIDE (APPROX)

PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	HEIGHT/POT SIZE	QTY	
CG	Casuarina Glauca	Swamp She Oak	8m+/45L	0	
AL	Allocasuarina Littoralis	Black She Oak	6m+/35L	0	
CG	Corymbia Gummifera	Red Bloodwood	3-15m/75L	2	
BM	Backhousia Myrtifolia	Grey Murtle	2.5-4m/4.5L	0	
BS	Bursaria Spinosa	Blackthorn	2-3m/4.5L	11	
PR	Pittosporum Revolutum	Hairy Pittosporum	1-2m/3.5L	0	
EP	Epacris Purpurascens	Little Tern	1-1.5m/2.5L	0	
PV	Pultenaea Villosa	Hairy Bush Pea	1-1.5m/1.5L	0	



TEL: (02) 8710 1125

EMAIL: ECOPLANS@OUTLOOK.COM

## ECO DESIGN LANDSCAPE SOLUTIONS

### LANDSCAPE PLAN

ADDRESS: 60 VALLEY ROAD  
SUBURB: PADSTOW HEIGHTS

CLIENT: CAMPBELL HILL GROUP

AMENDED: MN DATE: 01/12/2023

JOB REF: 60VALL SCALE: 1:200 A3

DRAWN: MN SHEET: 1/1