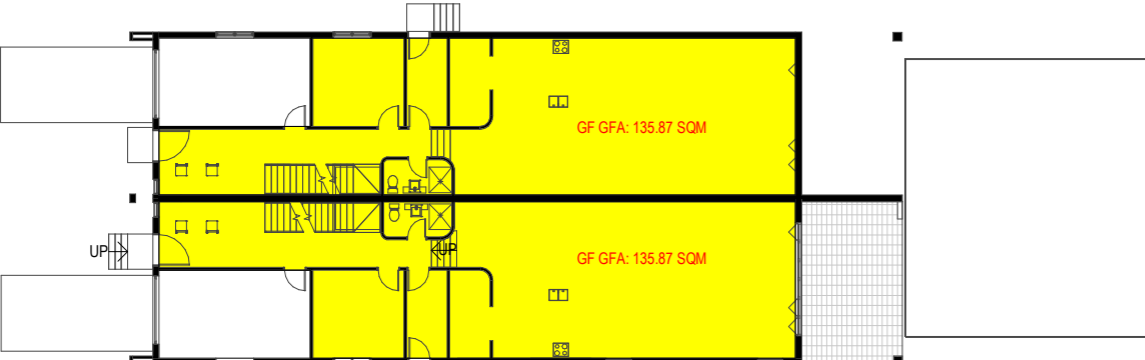


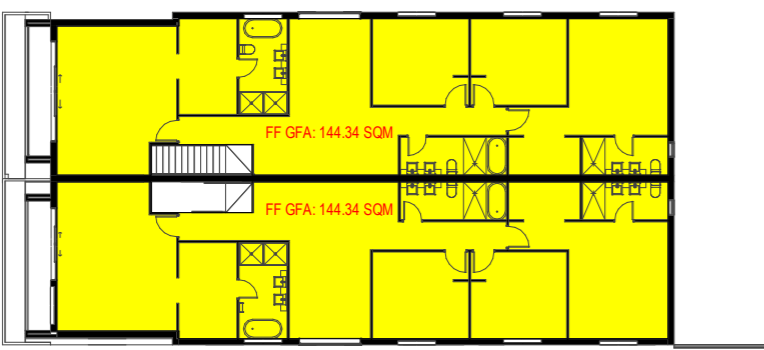
Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
000	COVER PLATE	12/01/23	
001	DEMOLISHED PLAN	12/01/23	
002	SITE PLAN	11/17/23	
003	GROUND FLOOR	10/20/23	
004	GROUND FLOOR BACK	10/20/23	
005	FIRST FLOOR	10/26/23	
006	ROOF PLAN	10/26/23	
007	ELEVATION	11/17/23	
008	ELEVATION 2	11/17/23	
009	ELEVATION 3	12/11/23	
010	SECTION	12/01/23	
011	SHADOW DIAGRAM	12/01/23	
012	SUBDIVISION PLAN	12/01/23	
013	LANDSCAPE PLAN	12/09/23	
014	WINDOW/DOOR SCHEDULE	12/09/23	
015	MATERIAL FINISH	11/17/23	

COMPLIANCE TABLE

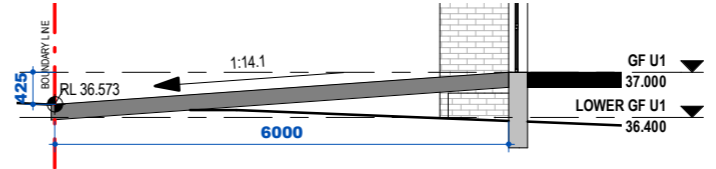
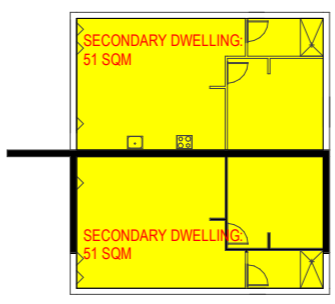
Dual Occupancies	Requirement	Proposed
Subdivision	450 m2	600 m2
FSR	0.5:1	331.21:1220 = 0.27:1
Height Limit	9m maximum	<9m
Front Setback	5.5m GF 6.5m FF	6m GF 7m FF
Side setback	0.9m	0.9m
PPOS	80 m2	80 m2
Secondary Building		
Height Limit	3m	<3m
Side Setback	0.9m	0.9m
Rear setback	0.9m	1.9m



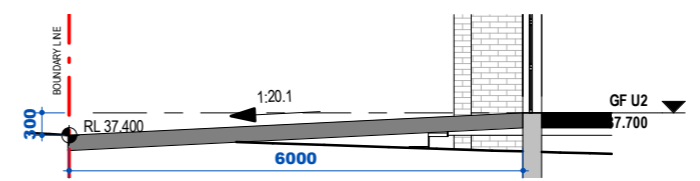
GF GFA
Scale1 : 300



F.F GFA
Scale1 : 300



DRIVEWAY PROFILE U1
Scale 1 : 100



DRIVEWAY PROFILE U2
Scale 1 : 100

© COPYRIGHT
THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

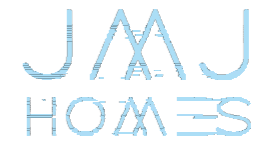
- NOTES:**
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
Designed by: S.L
Drawn by: S.L
Checked by: R.B
Issued Date: 12/01/23

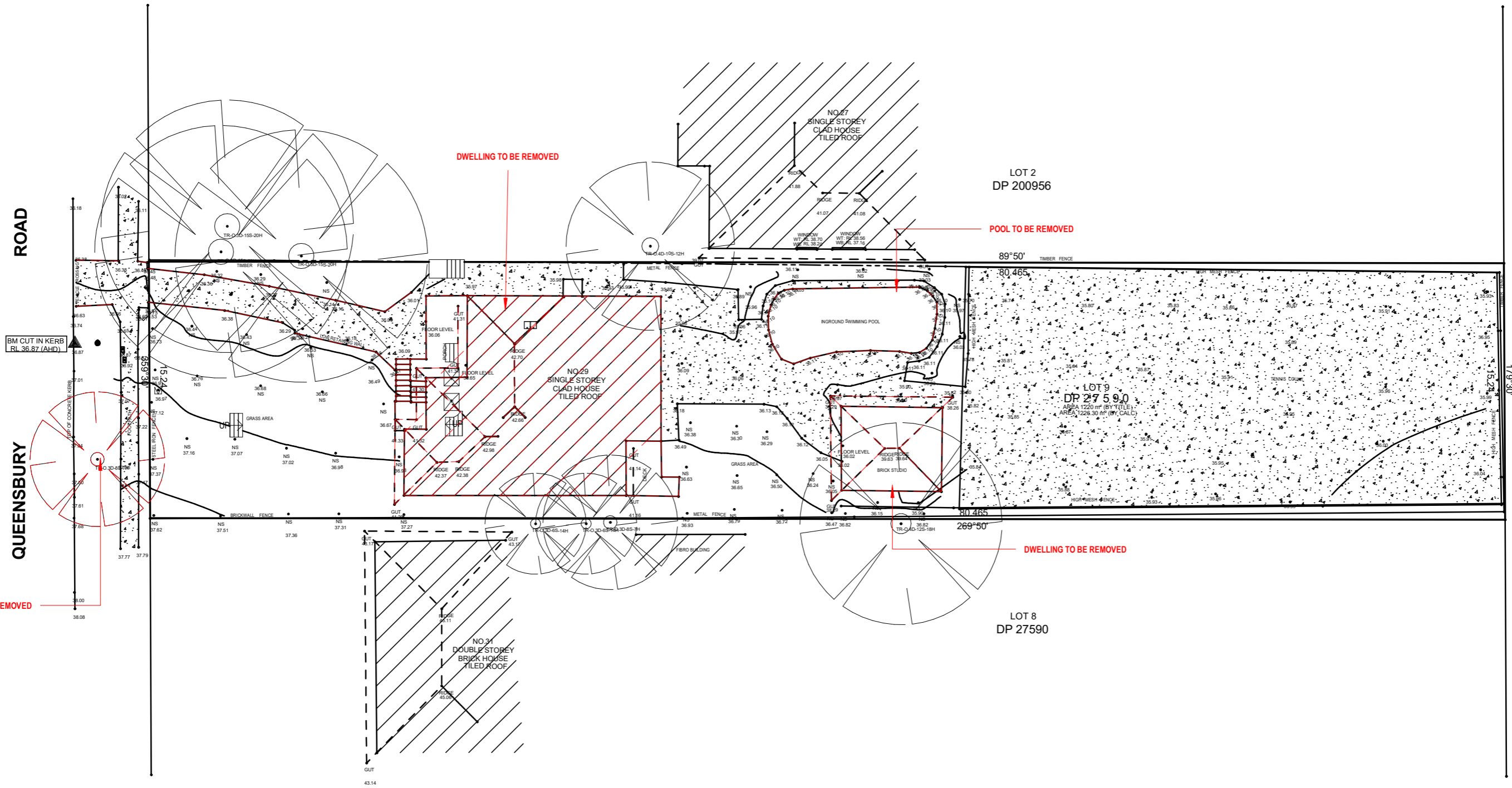


Drawing Title
000 COVER PLATE
SCALE@A3 As indicated

PROJECT TITLE:
29 Queensbury Road Padstow Height
CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
info@mjhomes.com.au
0456 888 444



LOT 1
DP 200956

LOT 11
DP 1229424

LOT 10
DP 1229424

LOT 2
DP 200956

LOT 8
DP 27590

LOT 9
DP 27590
AREA 1220 m² (BY TITLE)
AREA 1226.30 m² (BY CALC)

© COPYRIGHT
THIS DOCUMENT IS SUBJECT TO
COPYRIGHT LAWS & MAY NOT BE COPIED
IN PART OR WHOLE WITHOUT THE
WRITTEN PERMISSION OF JMJ HOMES
PTY LTD

NOTES:
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
Designed by: S.L
Drawn by: S.L
Checked by: R.B
Issued Date: 12/01/23

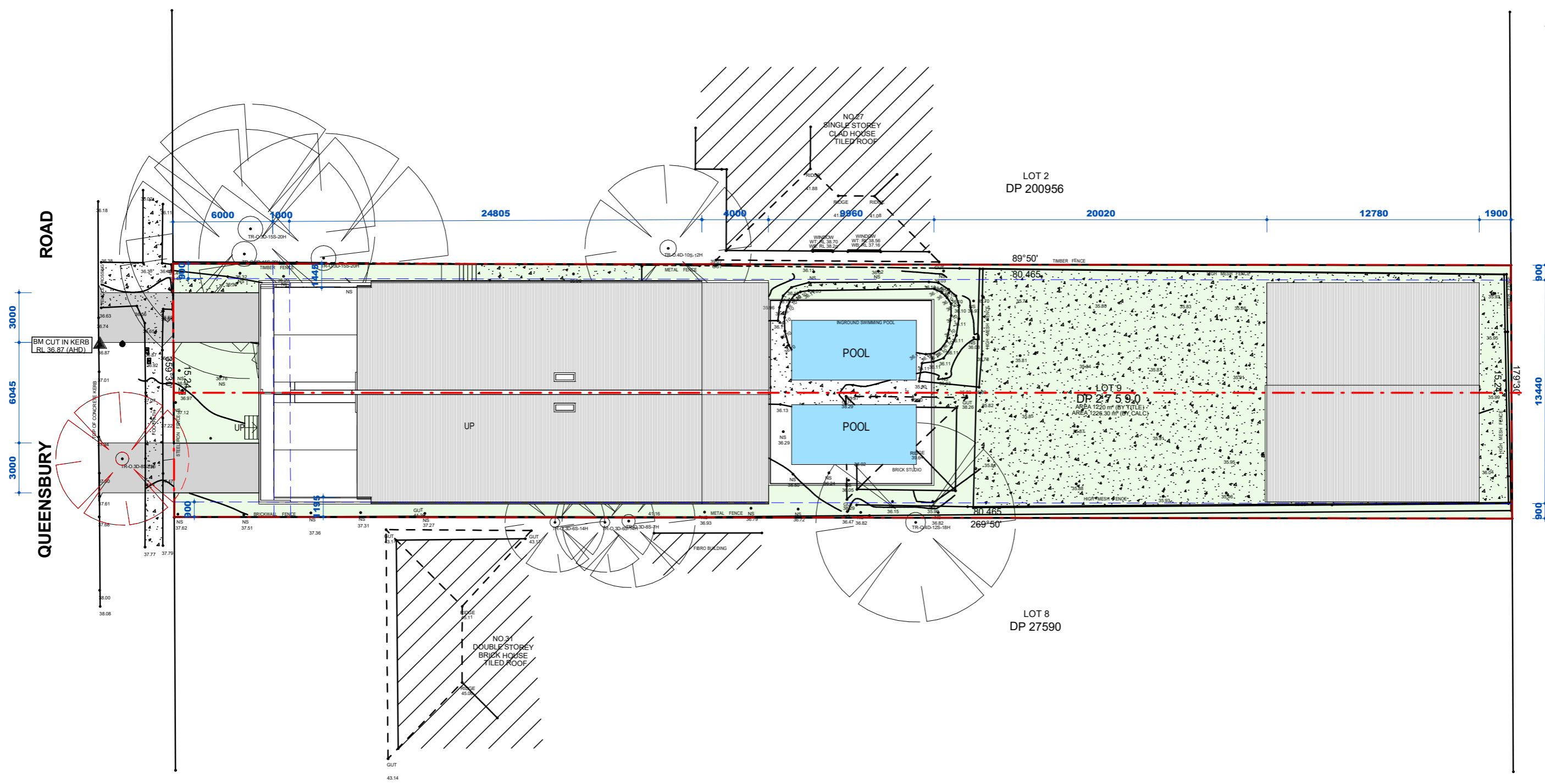


Drawing Title
**001
DEMOLISHED PLAN**
SCALE@A3 1 : 250

PROJECT TITLE:
**29 Queensbury Road Padstow
Height**
CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
info@jmjhomes.com.au
0456 888 444



SITE PLAN

Scale 1 : 250

© COPYRIGHT
THIS DOCUMENT IS SUBJECT TO
COPYRIGHT LAWS & MAY NOT BE COPIED
IN PART OF WHOLE WITHOUT THE
WRITTEN PERMISSION OF JMJ HOMES
PTY LTD

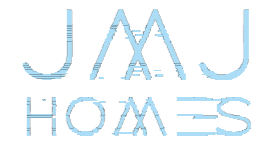
- NOTES:**
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
Designed by: S.L
Drawn by: S.L
Checked by: R.B
Issued Date: 11/17/23

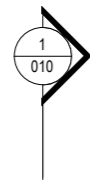


Drawing Title
002
SITE PLAN
SCALE@A3 1 : 250

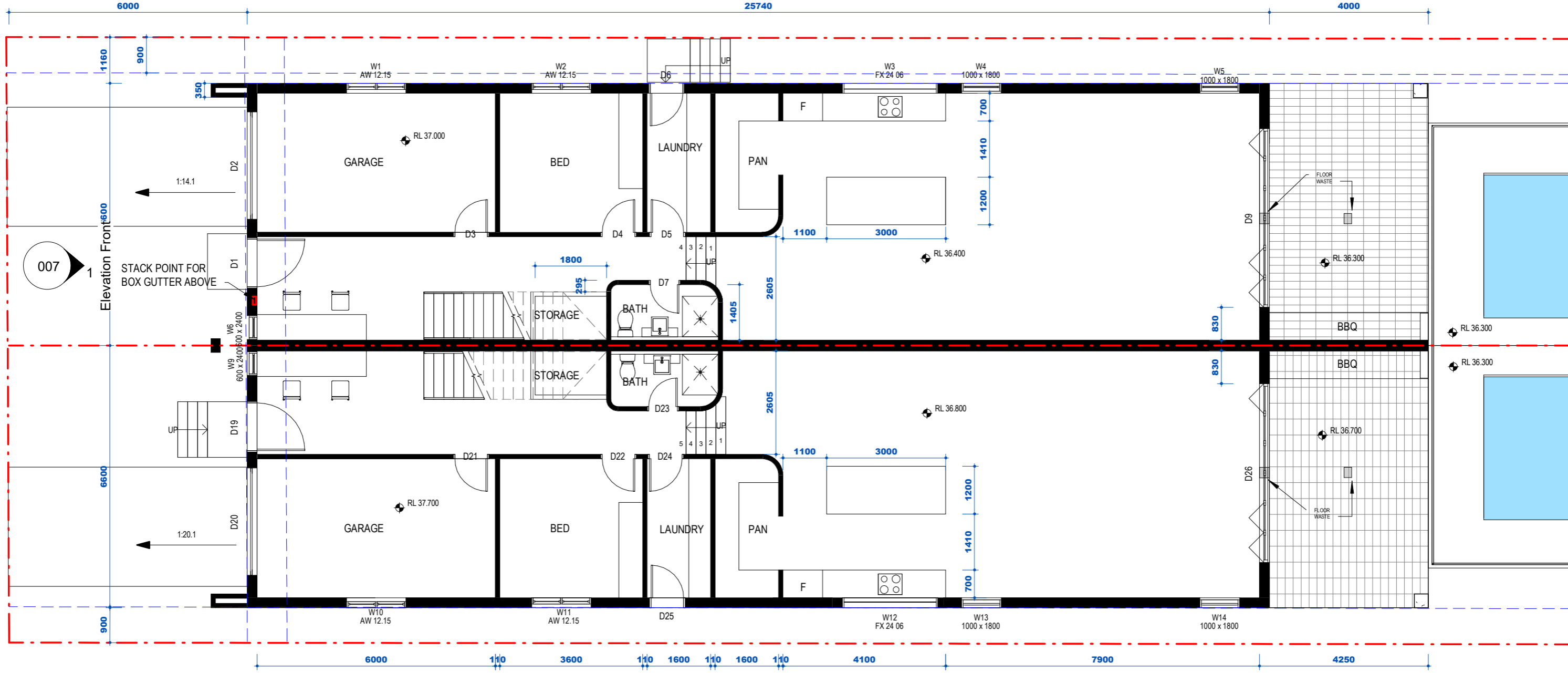
PROJECT TITLE:
**29 Queensbury Road Padstow
Height**
CLIENTS:



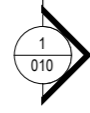
52 Hall Street, Bondi Beach, NSW, 2026
info@mjhomes.com.au
0456 888 444



008
2
Elevation 2 - a
25740



Elevation 1 - a
1
008



GROUND FLOOR

Scale 1 : 100

© COPYRIGHT
THIS DOCUMENT IS SUBJECT TO
COPYRIGHT LAWS & MAY NOT BE COPIED
IN PART OF WHOLE WITHOUT THE
WRITTEN PERMISSION OF JMJ HOMES
PTY LTD

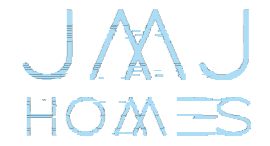
- NOTES:**
- 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 - 2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
 - 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 - 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 - 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 - 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
 - 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
Designed by: S.L
Drawn by: S.L
Checked by: R.B
Issued Date: 10/20/23

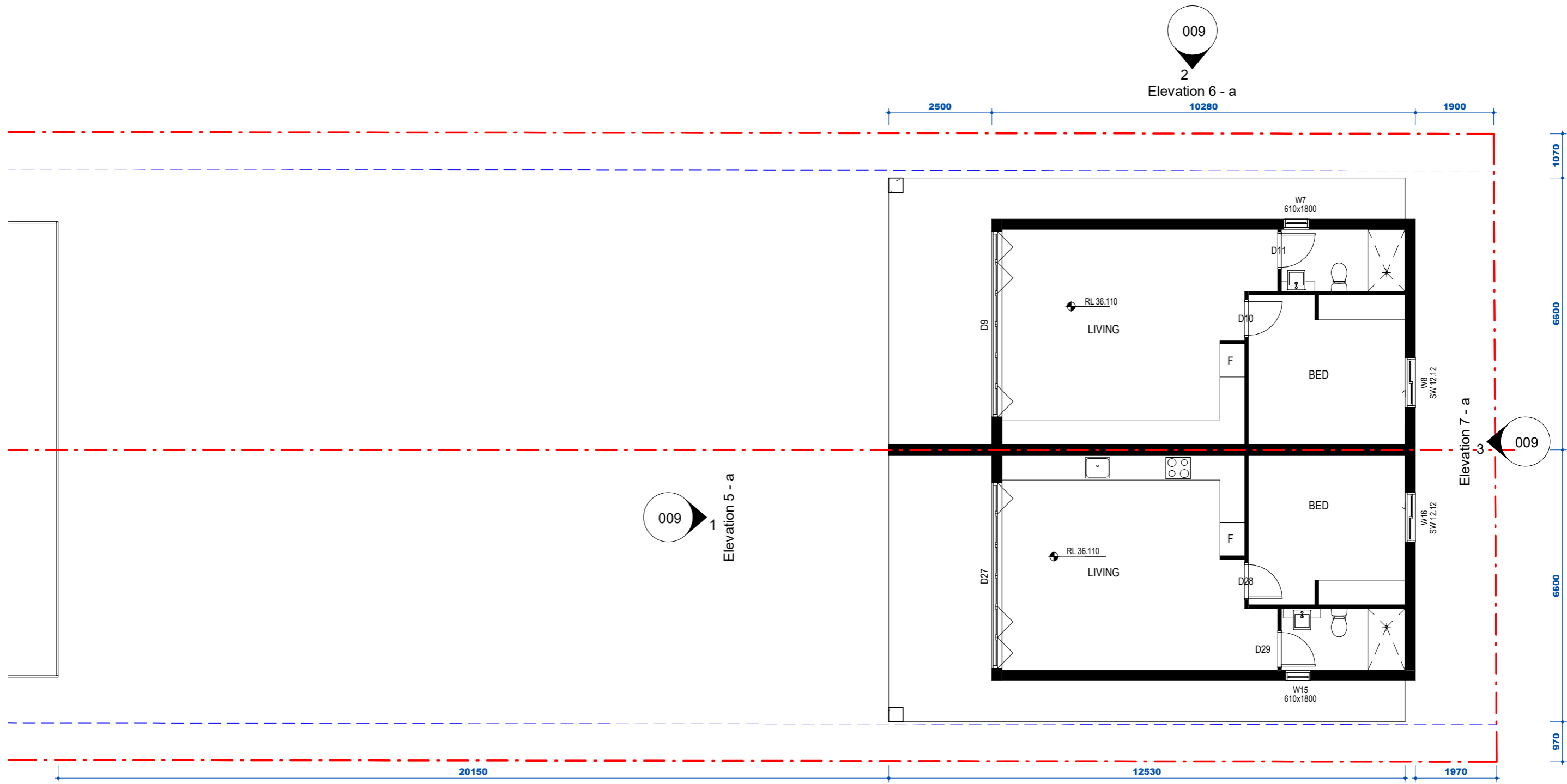


Drawing Title
003
GROUND FLOOR
SCALE@A3 1 : 100

PROJECT TITLE:
**29 Queensbury Road Padstow
Height**
CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
info@mjhomes.com.au
0456 888 444



GF LVL BACK YARD

Scale 1 : 100

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 10/20/23



Drawing Title
004
GROUND FLOOR BACK
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



© COPYRIGHT
THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:
 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

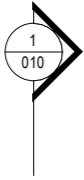
Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 10/26/23



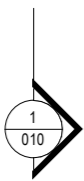
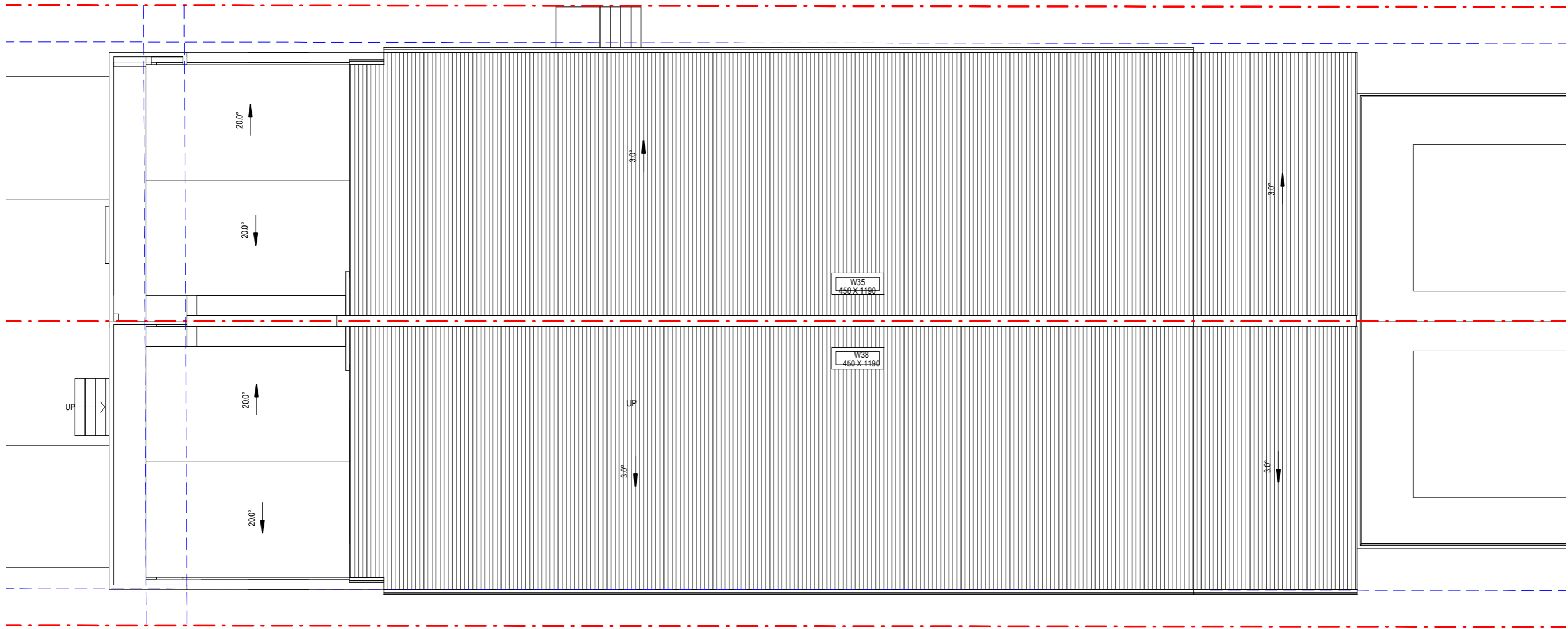
Drawing Title
005
FIRST FLOOR
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:

52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



008
2
Elevation 2 - a



Elevation 1 - a
1
008

ROOF PLAN

Scale 1 : 100

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 10/26/23

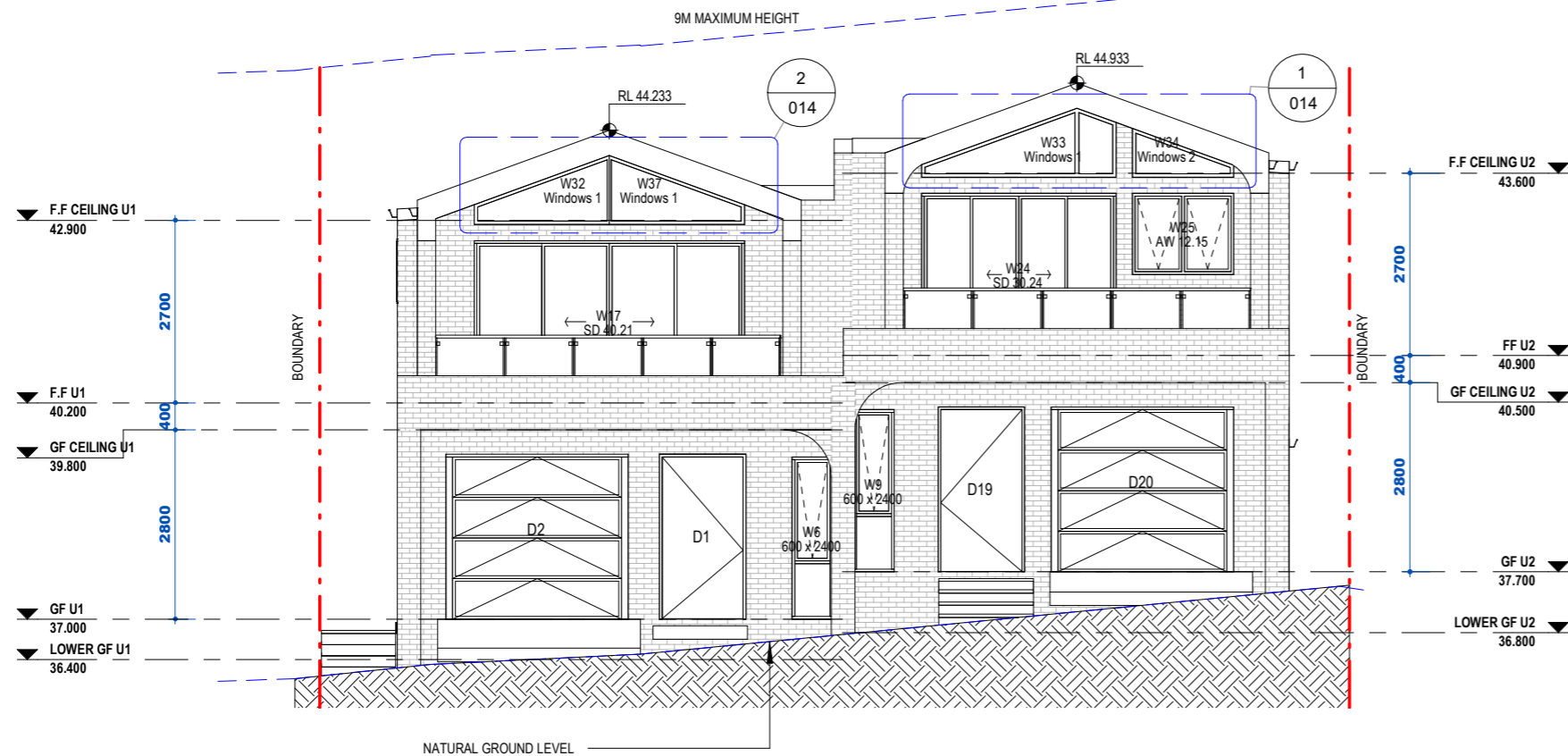


Drawing Title
006
ROOF PLAN
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:

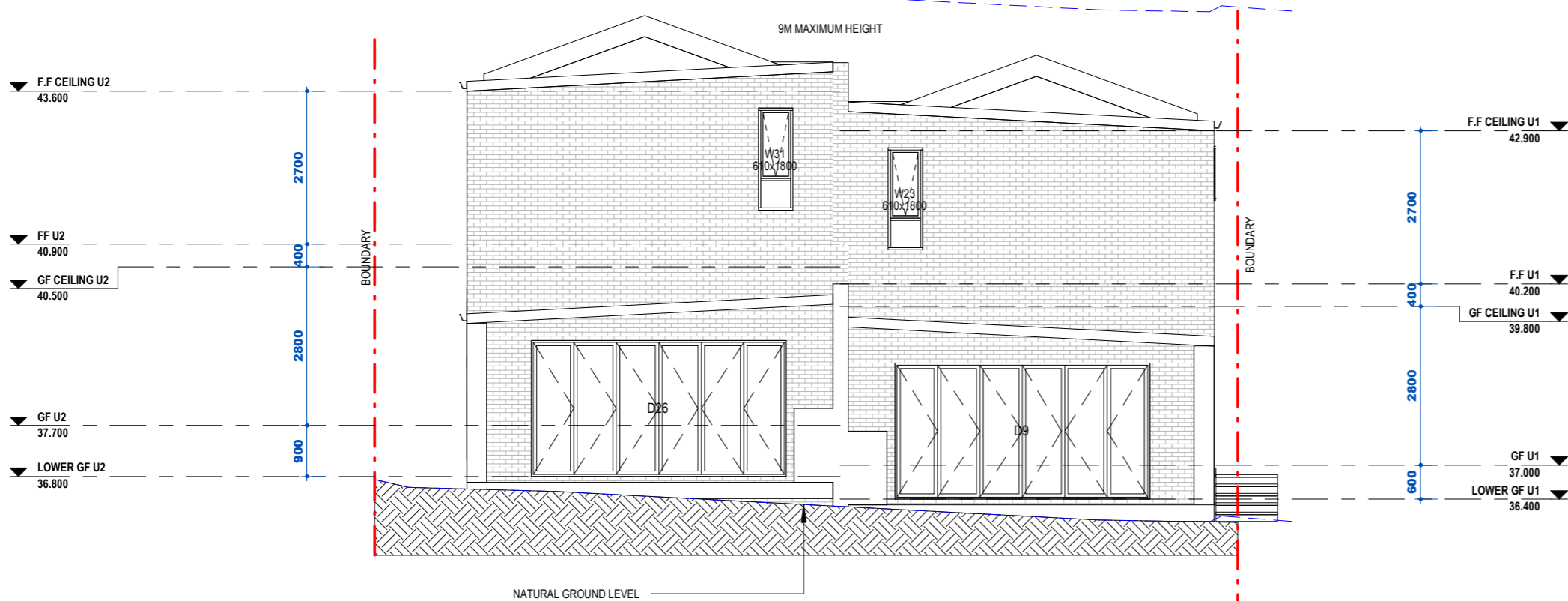


52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



Elevation Front

Scale 1 : 100



Elevation Rear

Scale 1 : 100

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 11/17/23



Drawing Title
007
ELEVATION

SCALE@A3 1 : 100

PROJECT TITLE:

29 Queensbury Road Padstow
Height

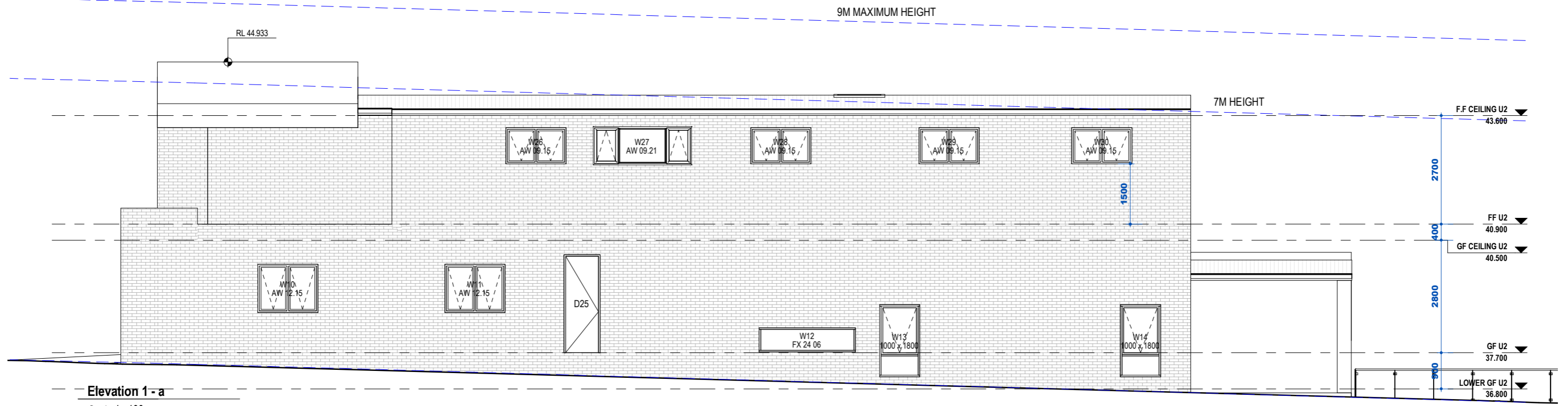
CLIENTS:



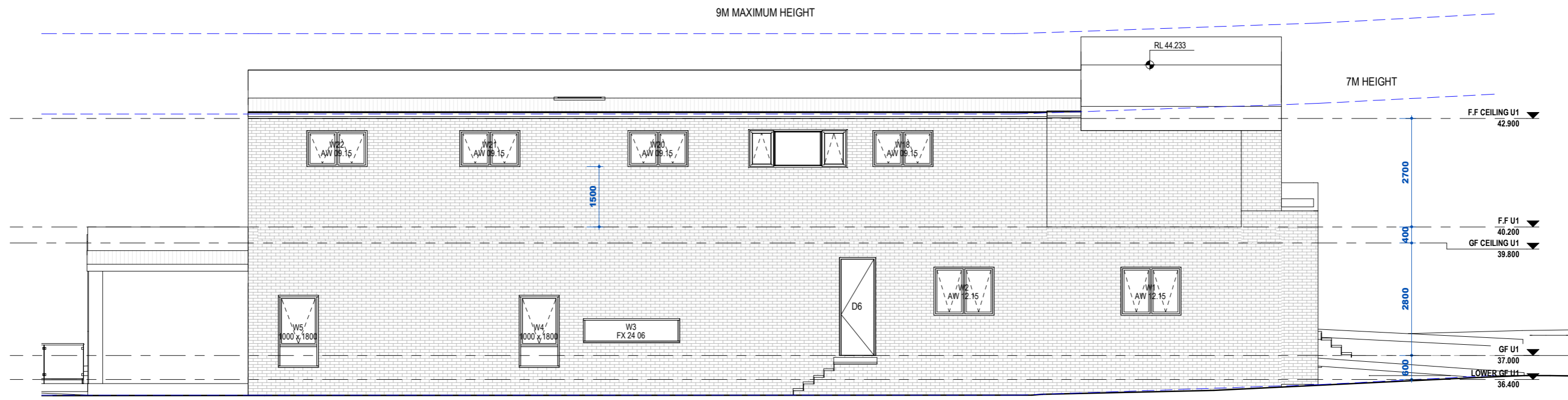
52 Hall Street, Bondi Beach, NSW, 2026

info@mjhomes.com.au

0456 888 444

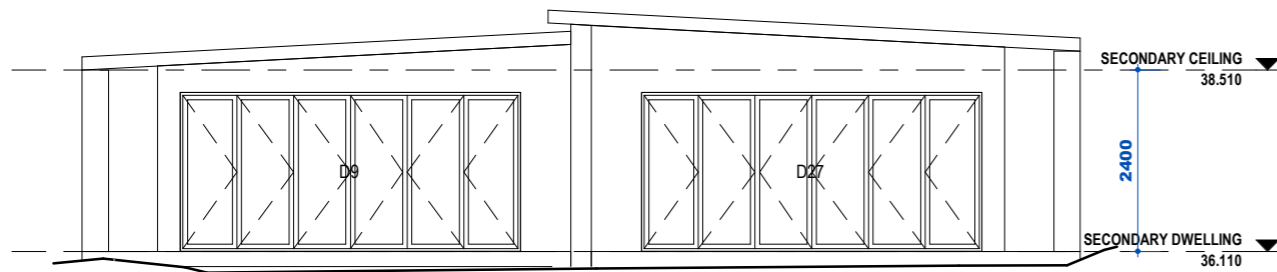


Elevation 1 - a
Scale 1 : 100



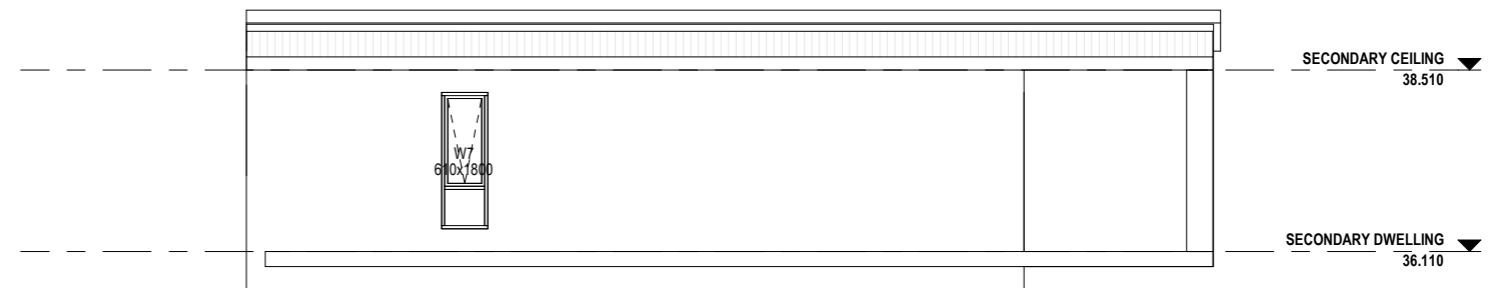
Elevation 2 - a
Scale 1 : 100

<p>© COPYRIGHT THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD</p>	<p>NOTES: 1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER. 3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR. 4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. 5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.</p>	<p>Issued for: DA Designed by: S.L Drawn by: S.L Checked by: R.B Issued Date: 11/17/23</p>	<p>TRUE NORTH</p>	<p>Drawing Title 008 ELEVATION 2 SCALE@A3 1 : 100</p>	<p>PROJECT TITLE: 29 Queensbury Road Padstow Height CLIENTS:</p>	<p>JMJ HOMES 52 Hall Street, Bondi Beach, NSW, 2026 info@mjhomes.com.au 0456 888 444</p>
--	--	--	-------------------	---	---	---



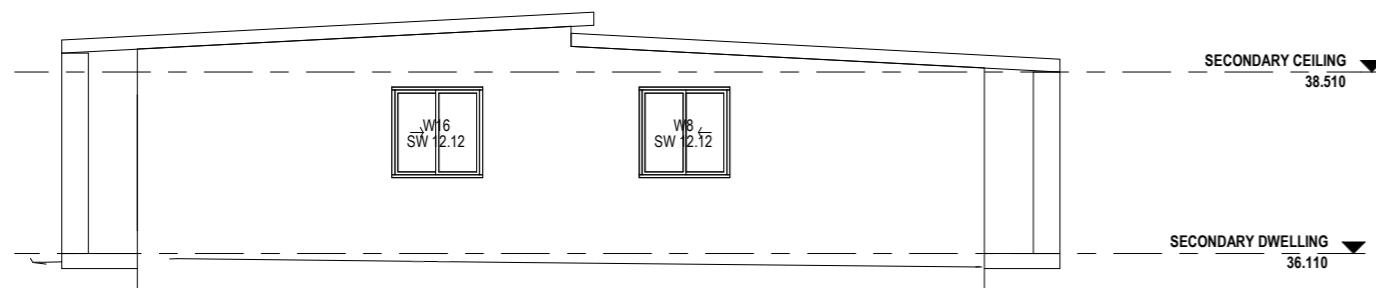
Elevation 5 - a

Scale 1 : 100



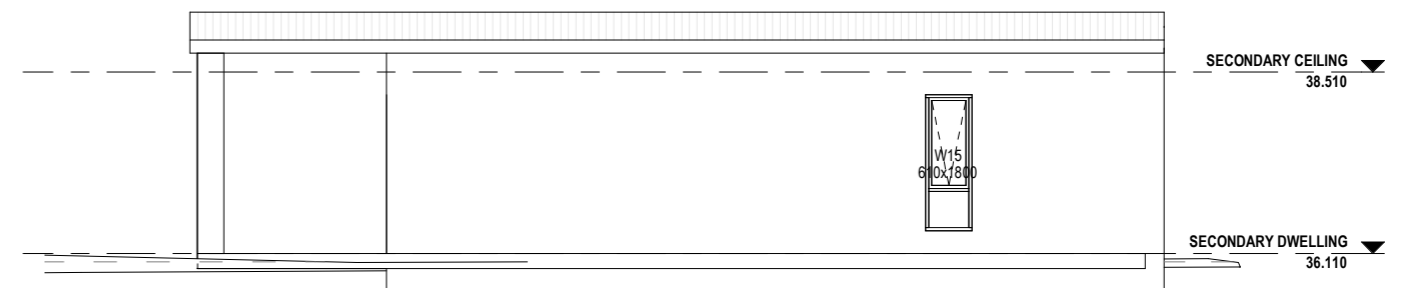
Elevation 6 - a

Scale 1 : 100



Elevation 7 - a

Scale 1 : 100



Elevation 8 - a

Scale 1 : 100

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/11/23

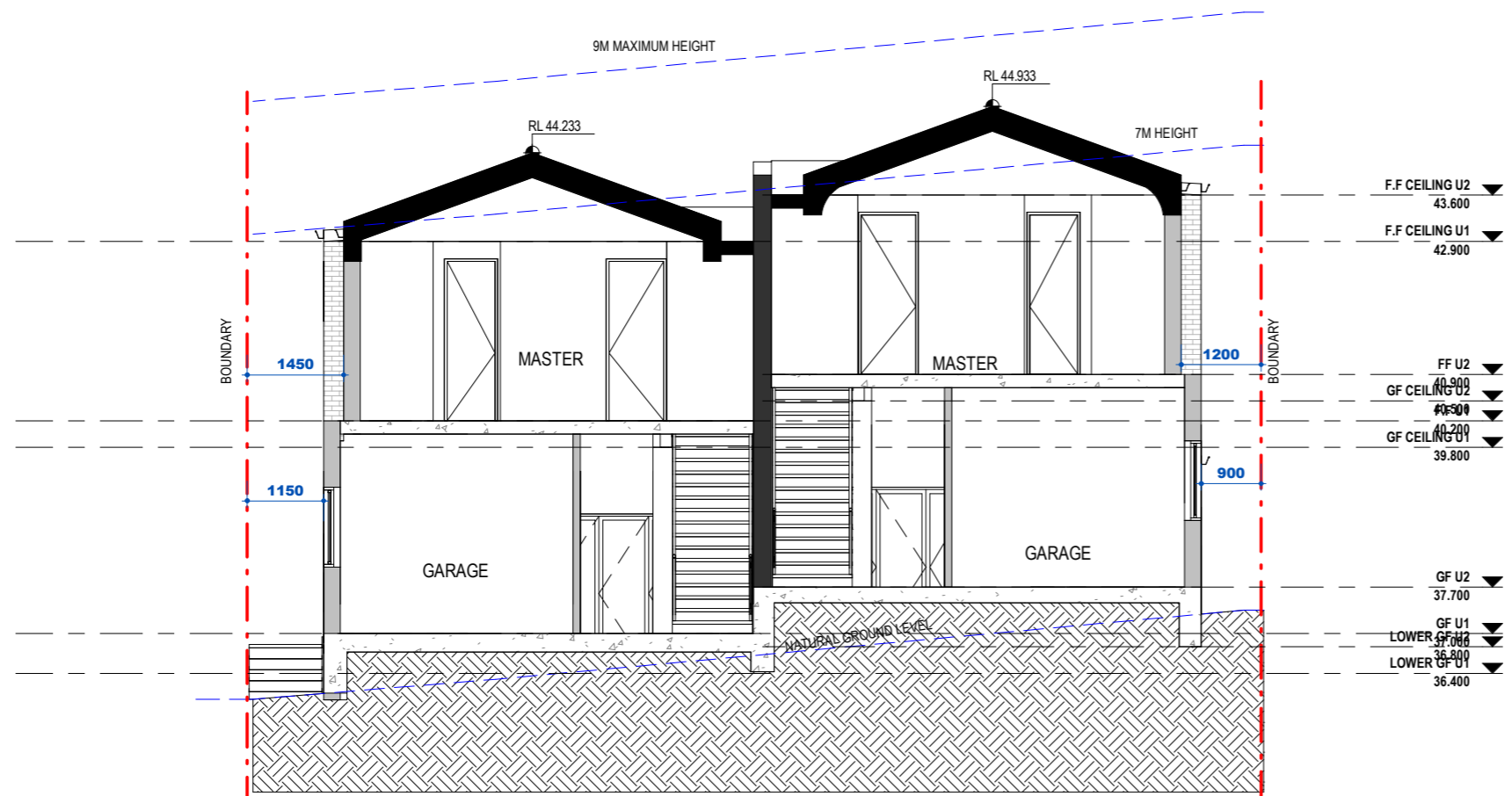


Drawing Title
009
ELEVATION 3
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



Section 7

Scale 1 : 100

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/01/23

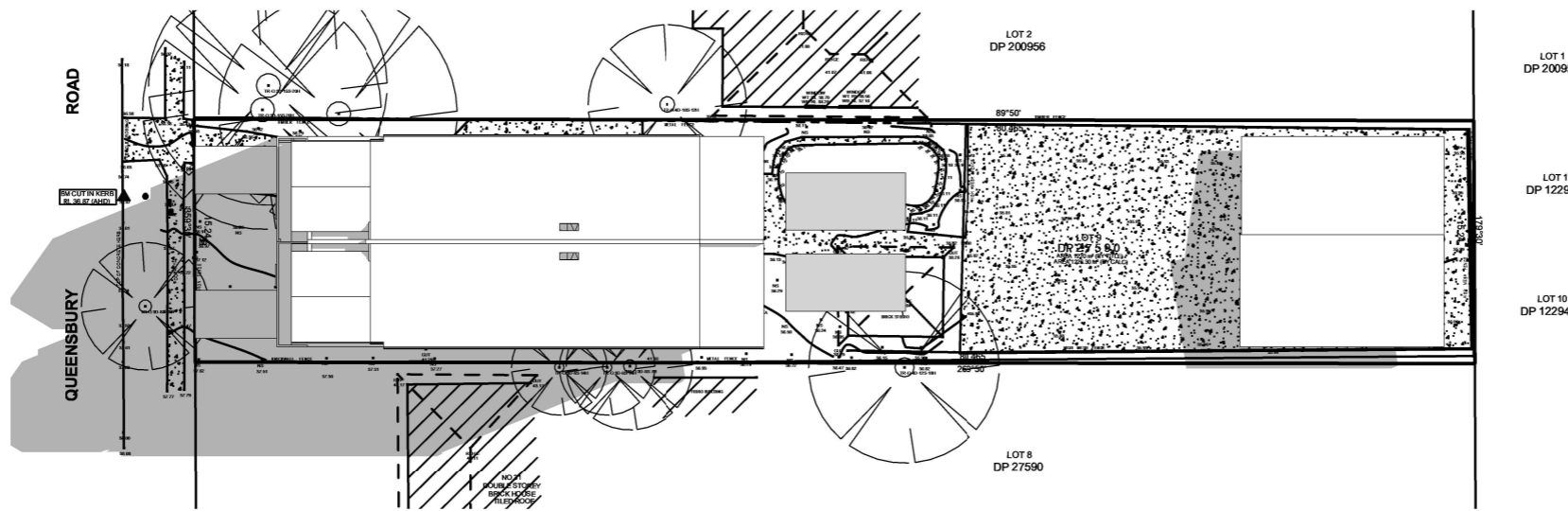


Drawing Title
010 SECTION
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow Height
 CLIENTS:

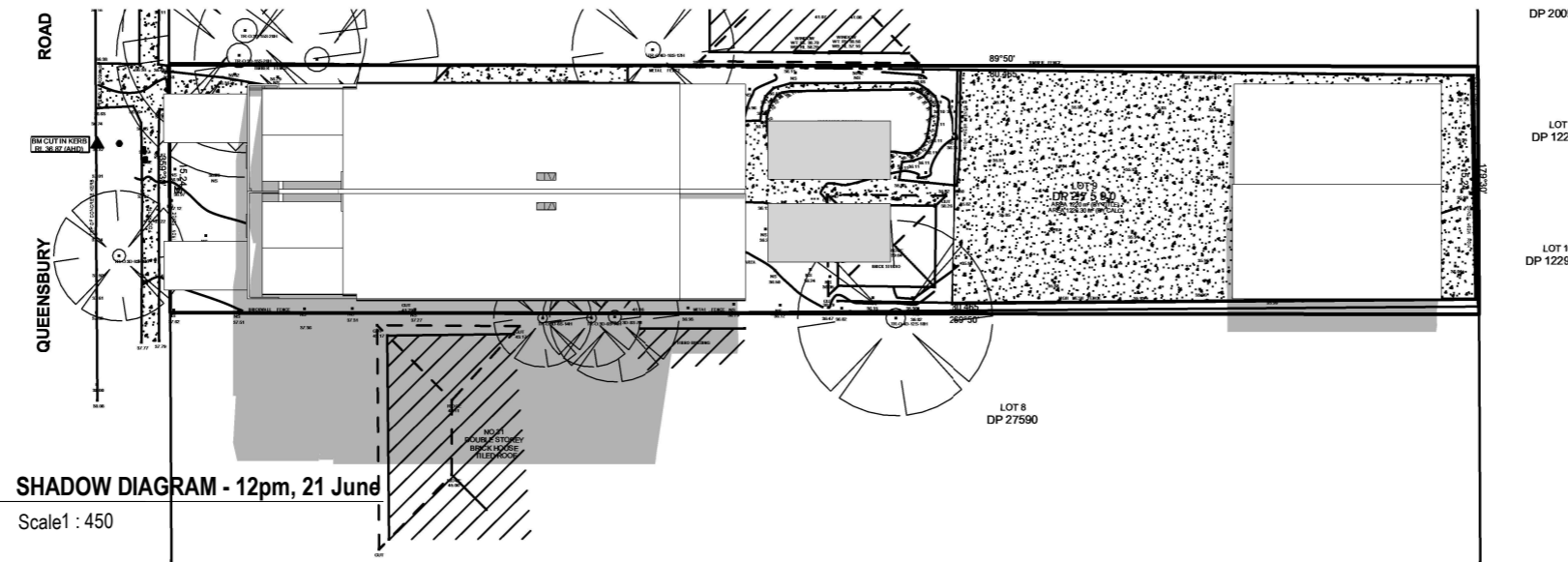


52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



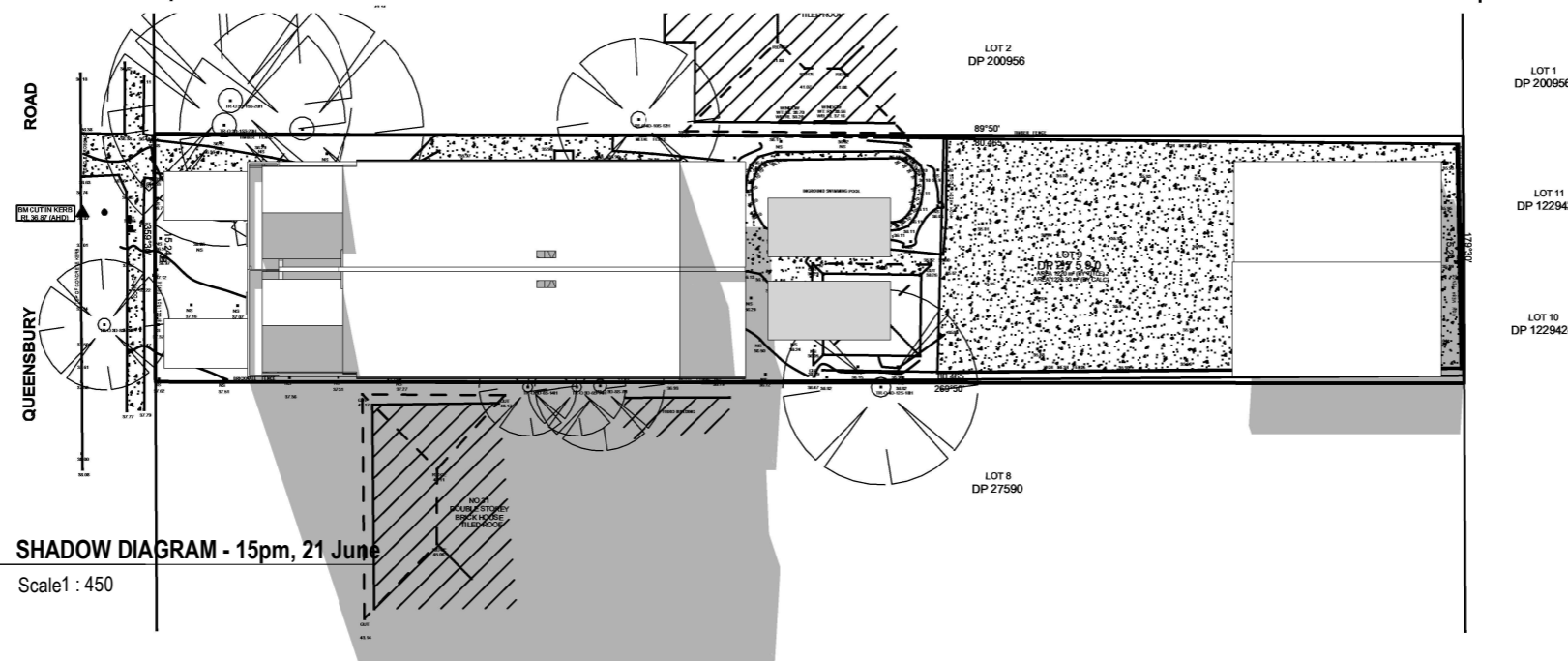
SHADOW DIAGRAM - 09am, 21 June

Scale1 : 450



SHADOW DIAGRAM - 12pm, 21 June

Scale1 : 450



SHADOW DIAGRAM - 15pm, 21 June

Scale1 : 450

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/01/23



Drawing Title
011
SHADOW DIAGRAM

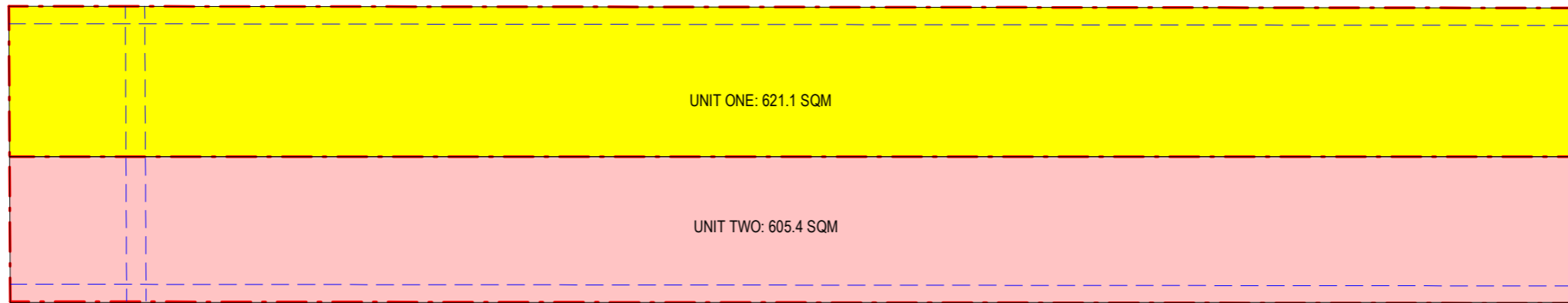
SCALE@A3 1 : 450

PROJECT TITLE:
29 Queensbury Road Padstow
Height

CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



SUBDIVISION PLAN

Scale 1 : 300

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/01/23

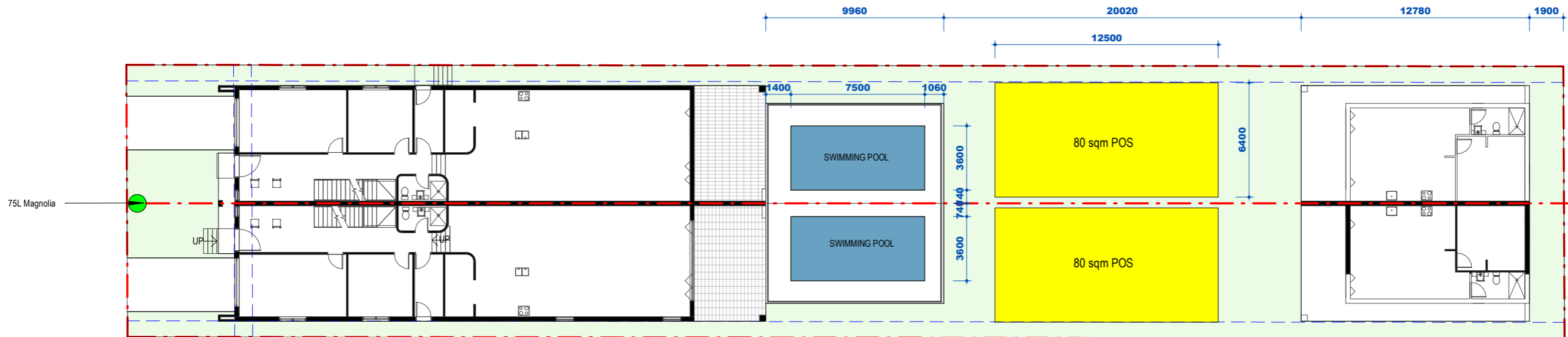


Drawing Title
012
SUBDIVISION PLAN
 SCALE@A3 1 : 300

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:

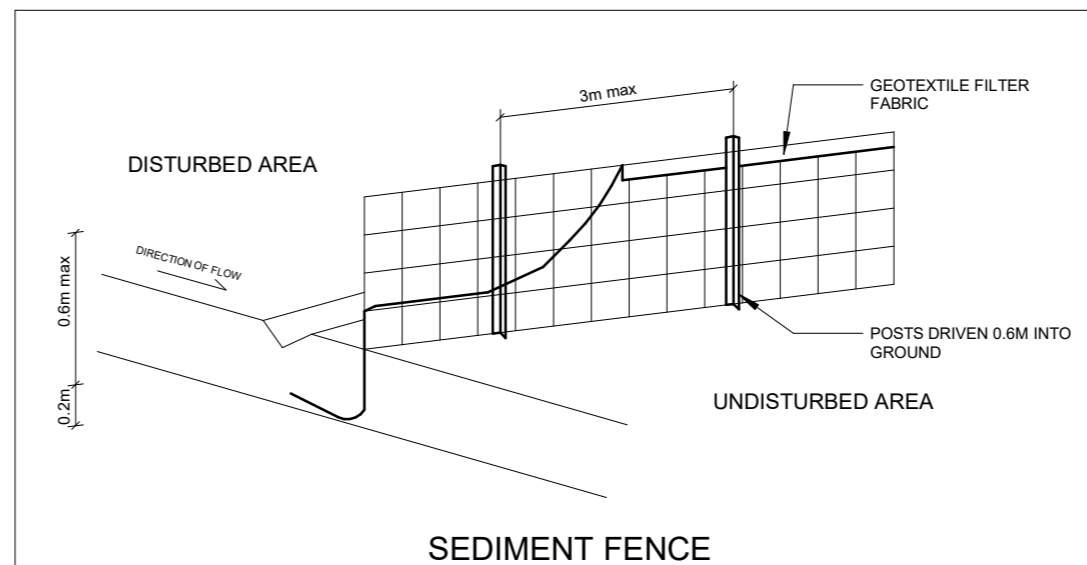
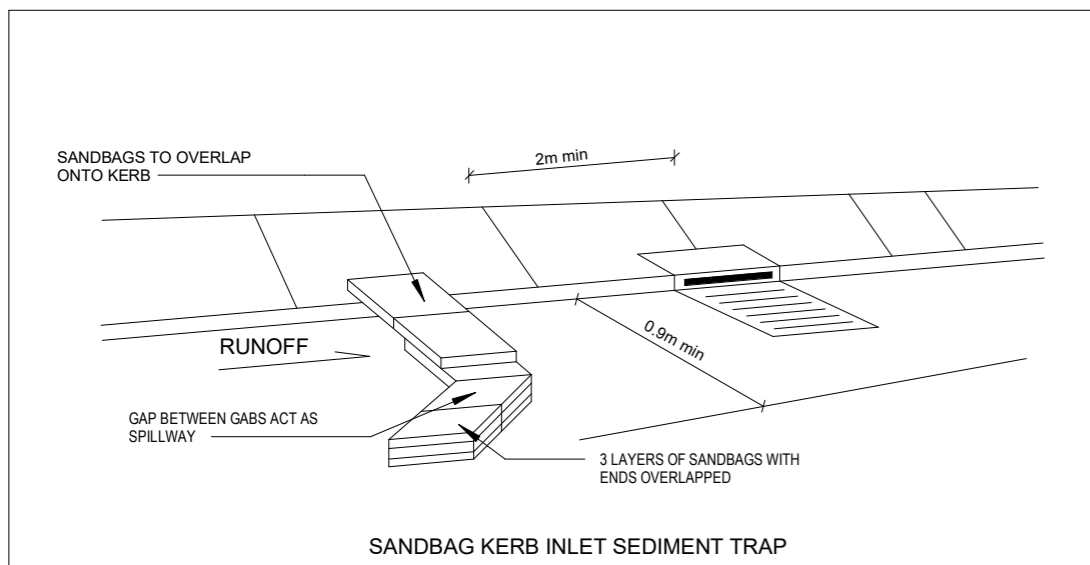


52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



LANDSCAPE PLAN

Scale1 : 250



SEDIMENT CONTROL NOTES:

ALL EROSION & SEDIMENT CONTROL MEASUREMENTS INCLUDING:

REVEGETATION AND STORAGE OF SOIL & TOP SOIL, SHALL BE IMPLEMENTED TO THE STANDARD OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCHES.

ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WATER MAY CONCENTRATE.

FILTERS SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AS 2M CENTRES).

FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/09/23



Drawing Title
013
LANDSCAPE PLAN
 SCALE@A3 As indicated

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:



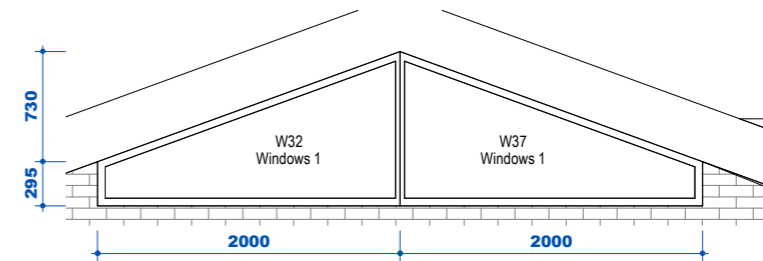
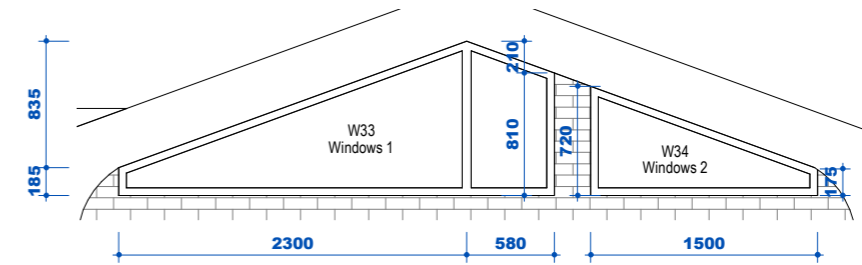
52 Hall Street, Bondi Beach, NSW, 2026
 info@jmjhomes.com.au
 0456 888 444

Window Schedule		
Mark	Width	Height

W1	1500	1200
W2	1500	1200
W3	2400	600
W4	1000	1800
W5	1000	1800
W6	600	2400
W7	610	1800
W8	1200	1200
W9	600	2400
W10	1500	1200
W11	1500	1200
W12	2400	600
W13	1000	1800
W14	1000	1800
W15	610	1800
W16	1200	1200
W17	4000	2400
W18	1500	900
W19	2400	900
W20	1500	900
W21	1500	900
W22	1500	900
W23	610	1800
W24	2880	2400
W25	1500	1200
W26	1500	900
W27	2400	900
W28	1500	900
W29	1500	900
W30	1500	900
W31	610	1800
W32	CUSTOMIZED	
W33	CUSTOMIZED	
W34	CUSTOMIZED	
W35	450	1190
W37	CUSTOMIZED	
W38	450	1190

Door Schedule		
Mark	Width	Height

D1	1200	2400
D2	2700	2400
D3	820	2400
D4	820	2400
D5	820	2400
D6	820	2400
D7	720	2400
D9	4500	2400
D9	4500	2100
D10	820	2040
D11	820	2040
D12	820	2400
D13	720	2400
D14	720	2400
D15	820	2040
D16	820	2040
D17	820	2040
D18	720	2400
D19	1200	2400
D20	2700	2400
D21	820	2400
D22	820	2400
D23	720	2400
D24	820	2400
D25	820	2400
D26	4500	2400
D27	4500	2100
D28	820	2400
D29	820	2040
D30	820	2400
D31	720	2400
D32	720	2400
D33	820	2040
D34	820	2040
D35	820	2040
D36	720	2400



© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 12/09/23

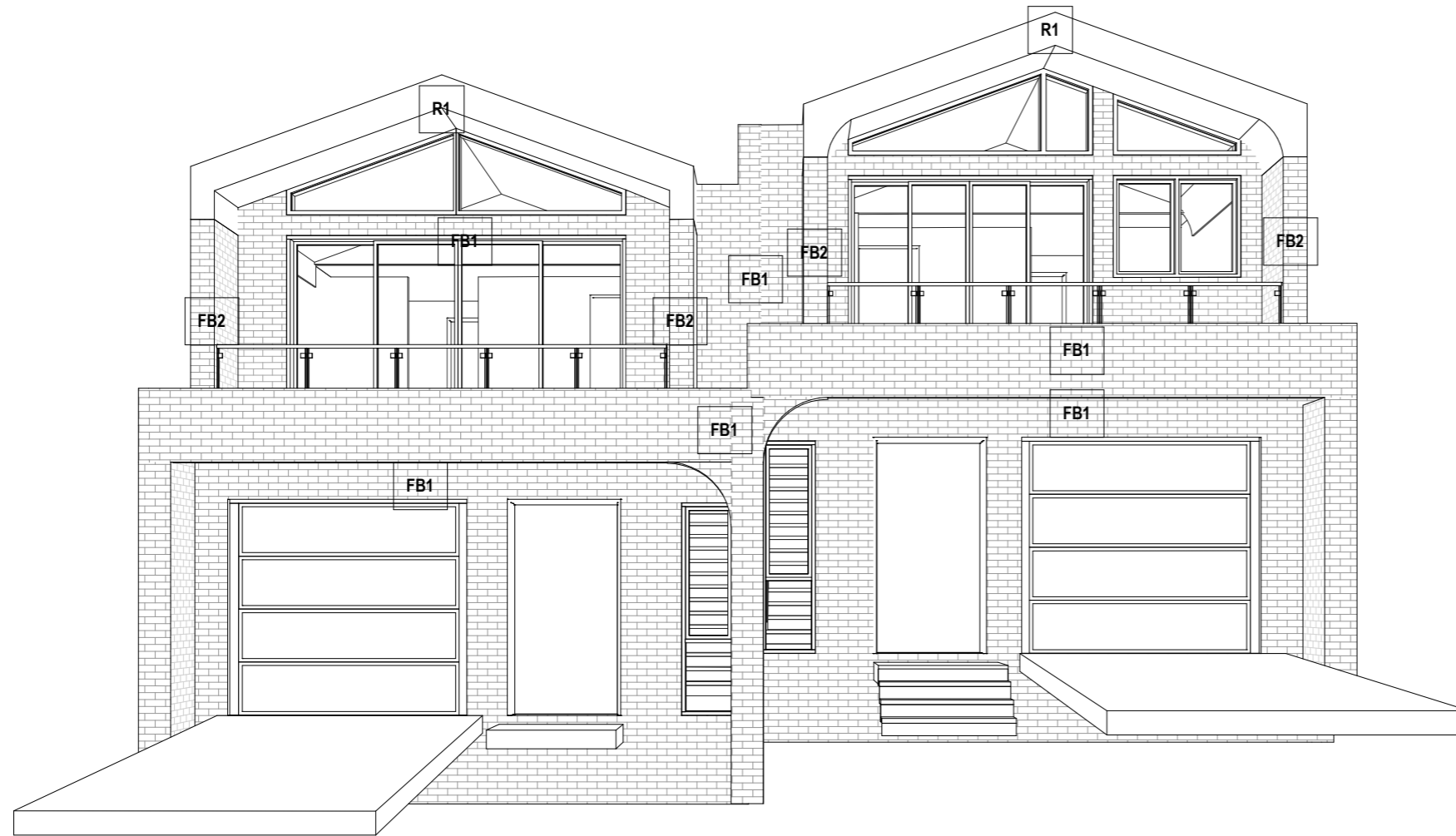












Drawing Title
014
WINDOW/DOOR SCHEDULE
 SCALE@A3 1 : 50

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
 info@mjhomes.com.au
 0456 888 444



EXTERNAL FINISH SCHEDULE		
ITEM	DESCRIPTION	REFERENCE
EXTERNAL BRICK WALL: FB1 PGH BRICKS	WHITE OR SIMILAR	
EXTERNAL BRICK WALL: FB2 PGH BRICKS	GREY OR SIMILAR	
FEATURE RENDER: R1	CONCRETE RENDER	
ROOF COVERING: TR COLORBOND ROOF	LIGHT GREY OR SIMILAR	
GARAGE DOOR: PANEL LIFT GARAGE DOOR	TIMBER PANEL OR SIMILAR	
WINDOW & SLIDING DOOR : ALUMINIUM FRAME	BLACK OR SIMILAR	
GUTTER, FASCIA & DOWNPIPES: COLORBOND	MONUMENT OR SIMILAR	
FRONT DOOR: HUME PAINTED TIMBER	TIMBER LOOK OR SIMILAR	
DRIVEWAY: COLORED CONCRETE DRIVEWAY	GREY	
GLASS & BALUSTRADE: CLEAR GLASS & BALUSTRADE WITH SPIGOT	CHROME CAPPING & SPIGOT	

© COPYRIGHT

THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS & MAY NOT BE COPIED IN PART OF WHOLE WITHOUT THE WRITTEN PERMISSION OF JMJ HOMES PTY LTD

NOTES:

1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWINGS.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

Issued for: DA
 Designed by: S.L
 Drawn by: S.L
 Checked by: R.B
 Issued Date: 11/17/23



Drawing Title
015
MATERIAL FINISH
 SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height
 CLIENTS:



52 Hall Street, Bondi Beach, NSW, 2026
 info@jmjhomes.com.au
 0456 888 444