



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

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Client

MICK

Project Name

DUAL OCCUPANCY

At

60 VALLEY RD, PADSTOW HEIGHTS

Drawing Title:

- Site Plan

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

Project No:	Drawing No.:
J0360	02

Date: 26/03/2024

- 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

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

DRIVEWAYS TO COMPLY WITH AS2890.1-2004

2500mm x 2000mm CLEAR ZONE TRIANGLE FOR SIGHT DISTANCE

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

DA APPROVED AS PER DA-718/2018

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

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

Site Plan

1:200