



23 NELLA STREET, PADSTOW

Sheet List	
Sheet Name	Sheet Number
COVER PAGE	A000
PRELIMINARY NOTES AND SPECIFICATIONS	A001
SITE LOCATION	A002
COMPLIANCE TABLE	A003
EXISTING SITE PLAN	A101
DEMOLISHED SITE PLAN	A102
PROPOSED SITE PLAN	A103
GROUND FLOOR PLAN	A105
FIRST FLOOR PLAN	A106
LANDSCAPE PLAN	A107

Sheet List	
Sheet Name	Sheet Number
EROSION AND SEDIMENT CONTROL PLAN	A108
POOL DETAIL	A109
ELEVATIONS	A200
ELEVATIONS	A201
SECTIONS	A300
DOOR SCHEDULE	A400
WINDOW SCHEDULE	A401
AREA CALCULATION	A501
SHADOW DIAGRAM	A502
SCHEDULE OF EXTERNAL COLORS AND FINISHES	A504
NOTIFICATION PLAN	A505

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Notes:

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

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J	FOR CLIENT REVIEW	12/08/2024	NELSON
K	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
M	FOR CLIENT REVIEW	19/09/2024	CESAR
L	FOR CLIENT REVIEW	24/09/2024	CESAR

GENERAL

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE AS CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING STATE AUTHORITY.

THIS REPORT IS BASED ON INFORMATION SUPPLIED BY THE CLIENT. IF ANY ASPECT OF THE SITE PREPARATION OR PROPOSED CONSTRUCTION CHANGES FROM THAT ORIGINALLY ADVISED, THE ENGINEER MUST BE NOTIFIED SO THAT ANY NECESSARY AMENDMENTS CAN BE MADE.

DEVELOPMENT APPLICATION DECISION NOTICE - FOR WORK REQUIRING BUILDING APPROVAL, THE DEVELOPMENT APPLICATION DECISION NOTICE, ISSUED BY THE COUNCIL OR BUILDING CERTIFIER MUST BE FORWARDED TO US PRIOR TO ARRANGING ANY INSPECTIONS WITH THIS OFFICE.

SITE CLASSIFICATION

THIS REPORT HAS BEEN BASED UPON INFORMATION PROVIDED TO OUR OFFICE AND/OR GATHERED BY OUR STAFF.

THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH AS 2870 AND RELEVANT STATE LEGISLATION.

SHOULD SOIL CONDITIONS ENCOUNTERED ON SITE DIFFER SIGNIFICANTLY FROM THOSE INDICATED IN THE SOIL TEST NOTED ABOVE, THE ENGINEER MUST BE NOTIFIED BEFORE PROCEEDING AS THE SITE CLASSIFICATION MAY NEED REVISING AND MODIFICATIONS TO THE DESIGN MAY BE REQUIRED.

THE SITE INVESTIGATION MAY BE RENDERED IRRELEVANT IF THE LOCATION OF PROPOSED STRUCTURES VARY FROM THAT SPECIFIED AT THE TIME OF THIS REPORT. THIS REPORT RELATES TO THE CONDITIONS EXISTING ON THE LAND AT THE TIME OF THE SITE INVESTIGATION. THIS REPORT IS BASED UPON THE PROPOSED CUT / FILL INFORMATION PROVIDED BY THE CLIENT. ANY UNADVISED EXTENSIVE CUTTING OR FILLING MAY RENDER THIS REPORT IRRELEVANT.

WHILE A REASONABLE EFFORT IS MADE TO ASSESS THE SITE'S SUITABILITY FOR THE PROPOSED CONSTRUCTION, THIS REPORT DOES NOT TAKE INTO ACCOUNT SLOPE STABILITY. IF REQUIRED BY THE COUNCIL, A SUITABLY QUALIFIED PERSON SHOULD BE ENGAGED TO UNDERTAKE A SLOPE STABILITY ASSESSMENT.

MISCELLANEOUS

WHERE TERMITE PROTECTION IS REQUIRED, INSTALL IN ACCORDANCE WITH AS3660. BUILDER SHALL CONFIRM WITH OWNER THE PREFERRED METHOD OF TERMITE MANAGEMENT. OWNER IS RESPONSIBLE FOR ONGOING INSPECTION OF STRUCTURAL TIMBER ELEMENTS AND ENSURING THAT TERMITE MANAGEMENT SYSTEMS ARE NOT BREACHED.

THE RECOMMENDED DISTANCE THAT A NEW TREE SHOULD BE LOCATED FROM A DWELLING WOULD BE EQUAL OR GREATER THAN 75% OF THE MATURE HEIGHT FOR CLASS M SITES, 100% OF THE MATURE HEIGHT FOR CLASS H1 & H2 SITES, 150% OF THE MATURE HEIGHT FOR CLASS E SITES.

DRAINAGE

ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS2870.

DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT-AND-FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1.0m. SURFACE OR SUBSURFACE DRAINS SHALL BE USED TO CHANNEL WATER AWAY AND CONNECT TO STORMWATER SYSTEM. ANY PAVING SHALL ALSO BE SUITABLY SLOPED.

PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.

EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT THE FOOTING WITH MOIST CLAY, COMPACTED BY HAND-RODDING/TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.

WATER RUN-OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE HOUSE DURING CONSTRUCTION.

PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.

CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTIONS.

ADDITIONAL PLUMBING REQUIREMENTS ARE NEEDED FOR MODERATELY, HEAVILY & EXTREMELY REACTIVE SITES IN ACCORDANCE WITH CLAUSE 6.6 (F) FROM AS 2870.

PLUMBING & DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL (REFER AS/NZS 3500 CLAUSE 4.10)

D.10. ALL PIPEWORK INCLUDING STORMWATER FITTINGS & ADAPTERS SHOULD BE PROTECTED FROM MECHANICAL DAMAGE.

PROVISIONS SHOULD BE MADE FOR THE CONNECTION OF OVERFLOW OR WATER DISCHARGE FROM FIXTURES SUCH AS HOT WATER SYSTEMS & AIR CONDITIONERS TO A DRAIN AS REQUIRED BY THE RELEVANT LOCAL AUTHORITY.

PROPERTY MAINTENANCE

THIS DESIGN IS BASED UPON THE NORMAL FOOTING PERFORMANCE CRITERIA PROVIDED IN TABLE 2.2 OF AS2870-2011 WITH DAMAGE CATEGORIES DETAILED IN APPENDIX C. IF THESE PERFORMANCE CRITERIA IS UNSUITABLE FOR THIS DWELLING PLEASE CONSULT THIS OFFICE FOR ADDITIONAL ENGINEERING ADVISE AND DESIGN SERVICES.

THE OWNER'S ATTENTION IS DRAWN TO APPENDIX B 'PERFORMANCE CRITERIA AND FOUNDATION MAINTENANCE' AND APPENDIX C 'CLASSIFICATION OF DAMAGE DUE TO FOUNDATION MOVEMENTS' OF AS2870-2011.

WE ALSO DIRECT THE OWNER TO THE CSIRO PUBLICATION BTF 18 'FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE'. COPIES OF THIS PUBLICATION ARE AVAILABLE FROM CSIRO PUBLISHING ON PH: 1300-788-000 OR <http://www.publish.csiro.au/nid/18/pid/3612.htm>. THIS REPORT MAY BE RENDERED INVALID IF THE PROPERTY IS NOT MAINTAINED AS RECOMMENDED IN THIS PUBLICATION.

THE LONG TERM PERFORMANCE OF DWELLING FOOTINGS IS DEPENDANT ON FACTORS SUCH AS SITE DRAINAGE, VEGETATION AND WATERING OF AREAS ADJACENT TO THE DWELLING.

WATERING OF LAWNS AND GARDENS SHOULD BE CONSISTENT. OVER WATERING CAN DAMAGE FOOTINGS. EQUALLY FOOTINGS MAY BE DAMAGED BY PROLONGED PERIODS OF NEGLECT AFTER YEARS OF CAREFUL WATERING. LEAKING TAPS AND PIPES AND BLOCKED DRAINS SHOULD BE REPAIRED PROMPTLY. PROLONGED NEGLECT CAN LEAD TO DAMAGED FOOTINGS.

ARTICULATED MASONRY

THIS DESIGN ASSUMES THAT MASONRY ARTICULATION JOINTS WILL BE INSTALLED UNLESS NOTED OTHERWISE ON FOOTING & SLAB PLAN. ANY MASONRY ARTICULATION JOINTS SHALL BE POSITIONED IN ACCORDANCE WITH TECHNICAL NOTE 61 PRODUCED BY CEMENT CONCRETE & AGGREGATES AUSTRALIA AND AS 3700 SECTION 12.16.4. REFER TO TABLE BELOW FOR MAXIMUM SPACING AND MASONRY ARTICULATION PLAN (IF PROVIDED) FOR SPECIFIC LOCATIONS AND DETAILS FOR RENOVATIONS OR EXTENSIONS TO EXISTING STRUCTURES.

MASONRY ARTICULATION JOINTS SHALL BE POSITIONED WHERE EVER NEW BRICKWORK MEETS OLD BRICKWORK.

WHERE MASONRY ARTICULATION IS SHOWN BESIDE OPENINGS WITH BRICKWORK ABOVE THE OPENING, CARE SHOULD BE TAKEN TO PROVIDE A SLIP JOINT AROUND THE END OF THE LINTEL.

WHERE MASONRY ARTICULATION IS SHOWN BESIDE OPENINGS, THE JOINT IS TO CONTINUE BETWEEN THE WINDOW/DOOR FRAME AND THE BRICKWORK TO THE FULL HEIGHT OF THE WALL. AT THESE LOCATIONS, THE FRAMES ARE TO BE FIXED WITH FASTENERS THAT WILL ALLOW MOVEMENT OF THE JOINT.

FOUNDATIONS AND FOOTINGS

CASH REGISTERS & ASSOCIATED EQUIPMENT TO BE ON A DEDICATED ELECTRICAL CIRCUIT.

HOT WATER UNIT ELECTRICAL CONNECTION AS PER MANUFACTURER SPECIFICATIONS.

EACH SIGNAGE FIXTURE TO BE SEPARATELY SWITCHED AT GANG SWITCH PLATE.

SHOPFITTER TO PROVIDE ELECTRICAL CONNECTION TO COOL ROOM & FREEZER ROOM (IF APPLICABLE).

FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS 2870 & NATIONAL CONSTRUCTION CODE (N.C.C.)

THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED. WHILST EVERY CARE HAS BEEN TAKEN TO VERIFY THAT THE INFORMATION SHOWN IS CORRECT, STRUCTERRE CONSULTING ENGINEERS TAKE NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.

FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS 2870: ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm FOR SAND MATERIAL OR 400mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHER MATERIAL. CONTROLLED FILL CONSISTS OF WELL GRADED SAND FILL UP TO 800mm DEEP. WELL COMPACTED IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER. NO SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150mm LAYERS BY A MECHANICAL ROLLER. CLAY FILL SHOULD BE MOIST DURING COMPACTION. THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION. FOR COMPACTED DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL AND TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.

TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST. F.6. IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES (FOR CLAY AND 30 DEGREES FOR SAND) FROM ITS BASE INTERSECTS A PRIVATE SERVICE TRENCH, THEN PIERS ARE REQUIRED. SEE FOOTING & SLAB DETAILS FOR EXAMPLE.

FOOTING & SLAB PIERS ARE REQUIRED WHERE UNCONTROLLED FILL UNDER THE EDGE BEAM/SLAB IS PRESENT.

NCC 2022 TYPICAL CONSTRUCTION NOTES
ABCB HOUSING PROVISIONS STANDARDS CLAUSES REFERENCED

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CLAUSES 9.5.1, 9.5.2 & 9.5.4

WET AREAS WITH NON-COMPLIANT NATURAL VENTILATION MUST INCLUDE ADDITIONAL VENTILATION OF 14,000MM2 TO AN ADJACENT ROOM IN ACCORDANCE WITH CLAUSE 10.8.2(5)(A) - TO BE ACHIEVED BY A FIXED DISTANCE BETWEEN THE BOTTOM OF THE DOOR AND FINISHED FLOOR, OR BY A COMPLIANT DOOR GRILL. REFER TO SPECIFIC FLOOR PLAN NOTES WHERE REQUIRED

WHERE A FLOOR WASTE IS INSTALLED TO A WET AREA, THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80 AND THE MAXIMUM MUST BE 1:50, IN ACCORDANCE WITH CLAUSE 10.2.12

BATHS MUST DISCHARGE UNTRAPPED TO A FLOOR WASTE GULLY WHERE A TRAP IS NOT ACCESSIBLE, SUCH AS A BATH ON GROUND FLOOR SLAB CONSTRUCTION, IN ACCORDANCE WITH AS/NZS 3500.2 AND VOLUME 3 OF THE NCC. MINIMUM FALLS TO THE FLOOR WASTE GULLY MUST BE ACHIEVED IN ACCORDANCE WITH CLAUSE 10.2.12 AND NOTED ABOVE

BATHROOM DOORS WHICH ARE WITHIN 1.2M OF THE CLOSET PLAN TO BE PROVIDED WITH LIFT-OFF HINGES OR OPEN OUTWARDS, OR SLIDE, IN ACCORDANCE WITH CLAUSE 10.4.2

EXHAUST FANS TO A KITCHEN OR WET AREA ROOMS WITHOUT NATURAL VENTILATION MUST MEET THE FLOW RATES DETAILED IN CLAUSE 10.8.2(1) AND DUCTING TO OUTDOOR AIR IN ACCORDANCE WITH CLAUSE 10.8.2(2)

WET AREAS WITHOUT NATURAL VENTILATION, MUST INCLUDE A RUN-ON TIMER ON THE EXHAUST FAN. THE FAN MUST BE INTERLOCKED TO THE LIGHT SWITCH AND RUN-ON FOR 10 MINUTES AFTER THE LIGHT IS TURNED OFF, IN ACCORDANCE WITH CLAUSE 10.8.2(4)

ALL STAIRS, LANDINGS, STAIR FINISHES AND RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH PART 11.2, INCLUDING TREAD & RISER DIMENSIONS AS BELOW.
- TREAD DEPTH = 240MM MINIMUM & 355MM MAXIMUM
- RISER HEIGHT = 115MM MINIMUM & 190MM MAXIMUM

BALUSTRADES TO BE A MINIMUM OF 1000MM HIGH FROM ASSOCIATED FLOOR, STAIR OR LANDING LEVEL IN ACCORDANCE WITH CLAUSE 11.3.3 & 11.3.4

CHILD PROOF SCREENS MUST BE FITTED TO GROUND FLOOR BEDROOM WINDOWS WHERE THE GROUND IS 2M OR MORE BELOW THE WINDOW SILL, OR WINDOW OPENINGS TO BE RESTRICTED TO 125MM, IN ACCORDANCE WITH CLAUSE 11.3.7.1

CHILD PROOF SCREENS MUST BE FITTED TO FIRST FLOOR BEDROOM WINDOWS WHERE THE SILL IS LESS THAN 1.7M ABOVE FLOOR LEVEL, OR WINDOW OPENINGS TO BE RESTRICTED TO 125MM, IN ACCORDANCE WITH CLAUSE 11.3.7.2

CLIMATE ZONE 6 REQUIRES DWELLINGS TO INCLUDE MANDATORY ROOF AND EAVE VENTILATION IN ACCORDANCE WITH CLAUSE 10.8.3

WHERE ROOFS HAVE PITCHES <12.5°, VALLEY GUTTERS MUST BE DESIGNED AS BOX GUTTERS IN ACCORDANCE WITH AS 3500.3 OR AS A PERFORMANCE SOLUTION BY A PROFESSIONAL ENGINEER, IN ACCORDANCE WITH CLAUSE 7.4.4(4)

GENERAL

STORMWATER DRAINAGE AS PER STORMWATER PLAN & THE BASIX CERTIFICATE

SEWER DRAINAGE & WASTE WATER TO SYDNEY WATER SEWER MAIN

SEDIMENT CONTROL BARRIER TO COUNCIL SPECIFICATION DURING CONSTRUCTION

AN ALL WEATHER ACCESS CROSSING OF RECYCLED CONCRETE WILL BE PROVIDED DURING CONSTRUCTION

SURVEY LEVELS & CONTOURS TO AUSTRALIAN HEIGHT DATUM (AHD) OR AS INDICATED ON SURVEY PLAN +/-100MM

TERMITE CONTROL CHEMICAL OR PHYSICAL BARRIER TO BE INSTALLED IN ACCORDANCE WITH AS3660

VERIFY ALL DIMENSIONS, LEVELS & EXISTING CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK

ALL WORK & MATERIALS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) & RELEVANT STANDARDS AUSTRALIA CODES

FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE - DO NOT SCALE, ASK

ALL DIMENSIONS IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE

DRIVEWAY GRADIENT TO COMPLY WITH COUNCIL REGULATIONS

DROP EDGE BEAMS TO BE CONSTRUCTED TO ENGINEERS DETAILS IF REQUIRED

ALL STRUCTURAL BEAM SIZES, CONNECTIONS & DETAILS TO ENGINEERS SPECIFICATION & DETAILS

ANY RETAINING WALL REQUIRED WILL BE CONSTRUCTED FROM TREATED PINE SLEEPERS, MASONRY OR STONE NOT EXCEEDING 600MM HIGH UNLESS NOTED OTHERWISE

PERMANENT DRIVEWAY WILL BE REINFORCED CONCRETE OR SIMILARLY APPROVED HARDSTAND SURFACE

ANY CONCRETE PATHS TO BE REINFORCED CONCRETE

SURFACE DRAINS WILL BE INCLUDED IN THE LANDSCAPING TO REMOVE SURFACE WATER FROM GRASSED & HARDSTAND AREAS

AGRICULTURAL DRAINS WILL BE INSTALLED BEHIND ALL RETAINING WALLS & CONNECTED INTO THE STORMWATER DRAINAGE SYSTEM

SURVEY DRAWING & INFORMATION OBTAINED FROM SYDNEY REGISTERED SURVEYORS - PLAN REFERENCE 6969



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DRAWING TITLE:
PRELIMINARY NOTES AND SPECIFICATIONS

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

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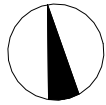
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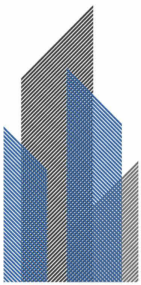
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SITE LOCATION



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DRAWING TITLE: SITE LOCATION

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

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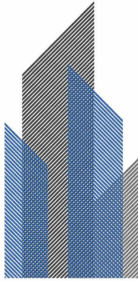
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COMPLIANCE TABLE

COMPLIANCE TABLE		
CRITERIA	PROPOSED	REQUIRED
SITE AREA	570.70 m²	
NO. OF STOREYS	2	
MAXIMUM BUILDING HEIGHT	8500 mm	8500 mm
PRIMARY ROAD SETBACK	5500 mm	5500 mm
REAR SETBACK	GF = 5148mm	
	FF = 5148mm	
SIDE SETBACK	900mm	900mm
MAXIMUM GFA	GF GFA = 167.68m²	MAXIMUM GFA = 285.35 m²
	FF GFA = 114.92 m²	
	TOTAL GFA = 282.6 m²	
MAXIMUM LANDSCAPE AREA	INFRONT BUILDING LINE = 47.27 m²	
	BEHIND BUILDING LINE = 170.90 m²	
	TOTAL = 218.17 m²	
PPOS	24 m² FOR EACH UNIT	24 m² FOR EACH UNIT



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COMPLIANCE TABLE

PROJECT ADDRESS:

23 Nella Street, Padstow

PROJECT DESCRIPTION

Proposed Dual Occupancy

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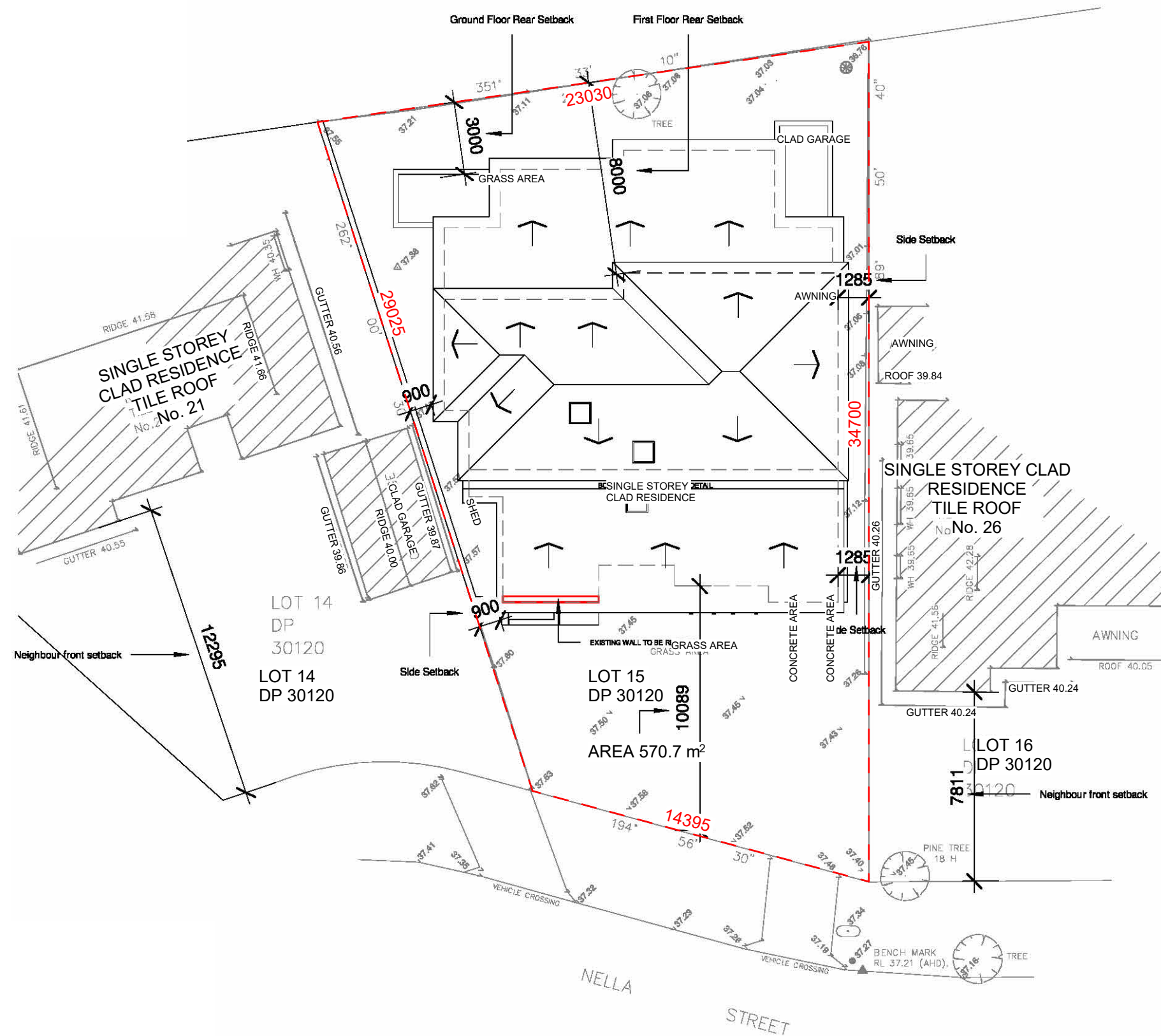
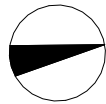
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DRAWING TITLE:		EXISTING SITE PLAN	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
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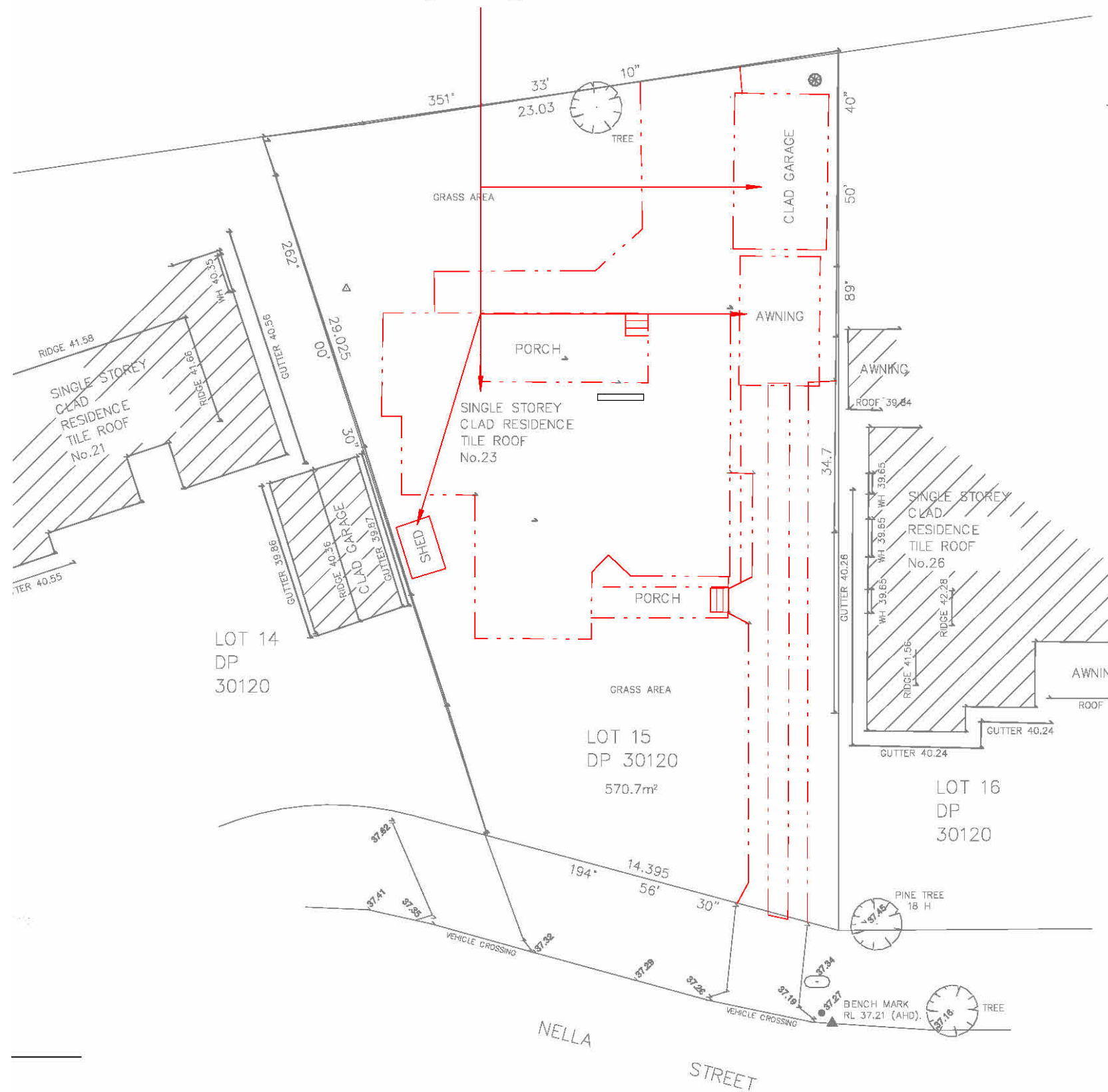
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Demolish and remove existing dwelling and structures as noted in red



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DRAWING TITLE: DEMOLISHED SITE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

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REVISION: L DRAWN BY: CG

PAGE SIZE: A3 REVIEWED BY: AJ

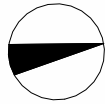
DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

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J	FOR CLIENT REVIEW	12/08/2024	NELSON
K	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
M	FOR CLIENT REVIEW	19/09/2024	CESAR
L	FOR CLIENT REVIEW	24/09/2024	CESAR

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1 2 3 4 5 6

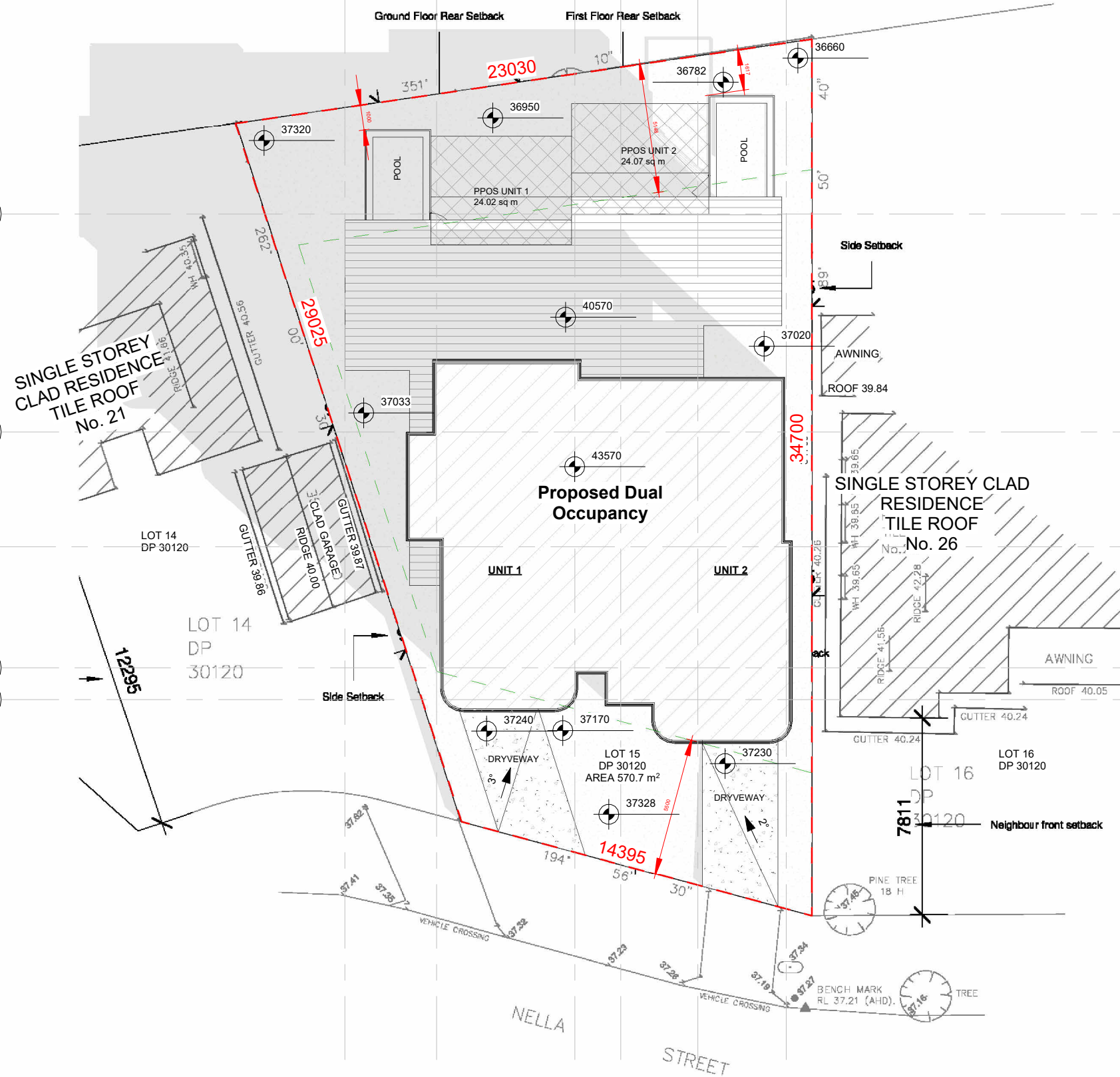
A

B

C

E

D



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DRAWING TITLE: PROPOSED SITE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A103

REVISION: L **DRAWN BY:** CG

PAGE SIZE: A3 **REVIEWED BY:** AJ

DATE: 25 SEPTEMBER 2024 **ISSUE:** DA ONGOING

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1

SITE PLAN

1 : 200

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DRAWING TITLE: GROUND FLOOR PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A105

REVISION: L **DRAWN BY:** CG

PAGE SIZE: A3 **REVIEWED BY:** AJ

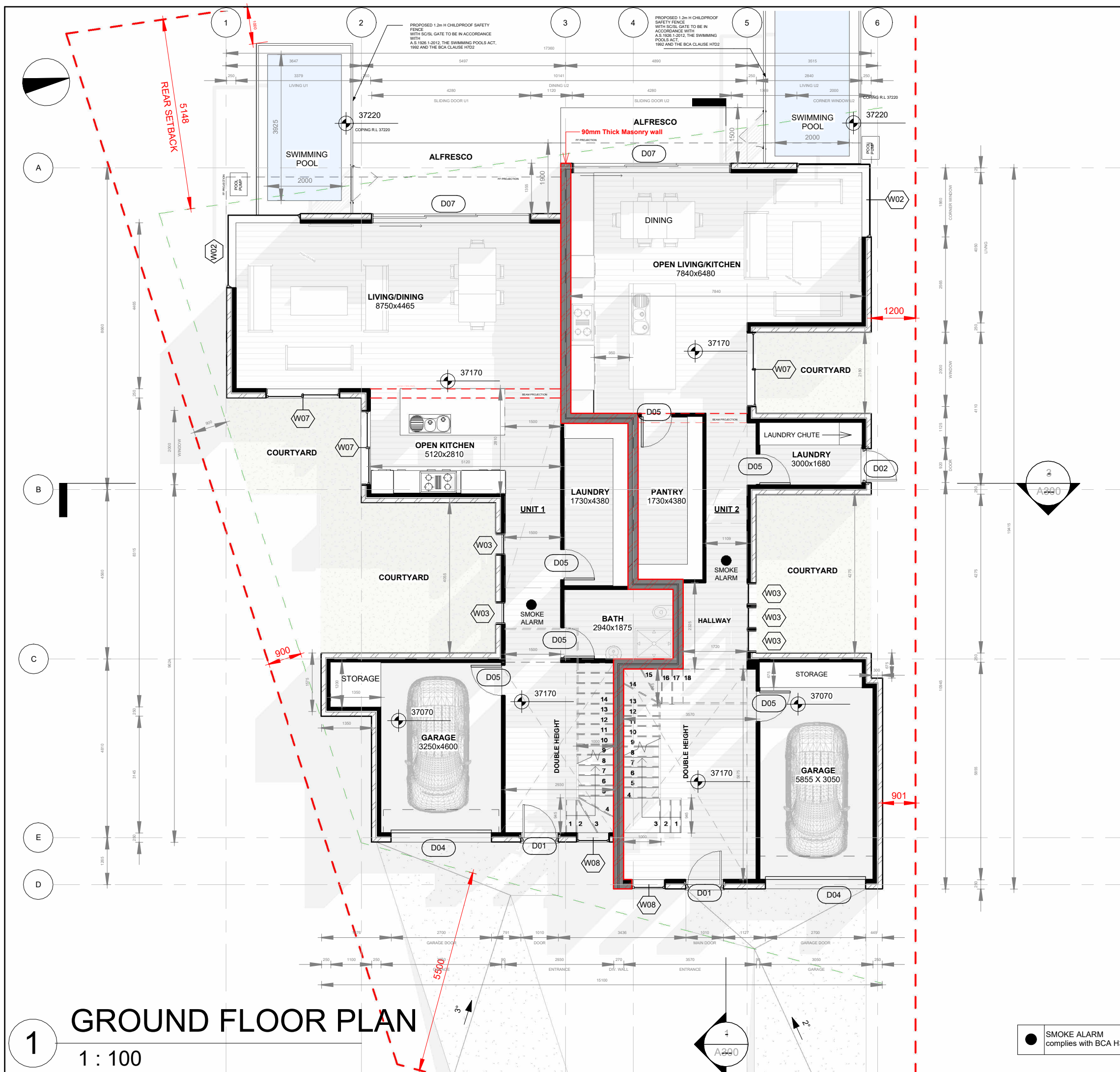
DATE: 25 SEPTEMBER 2024 **ISSUE:** DA ONGOING

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A

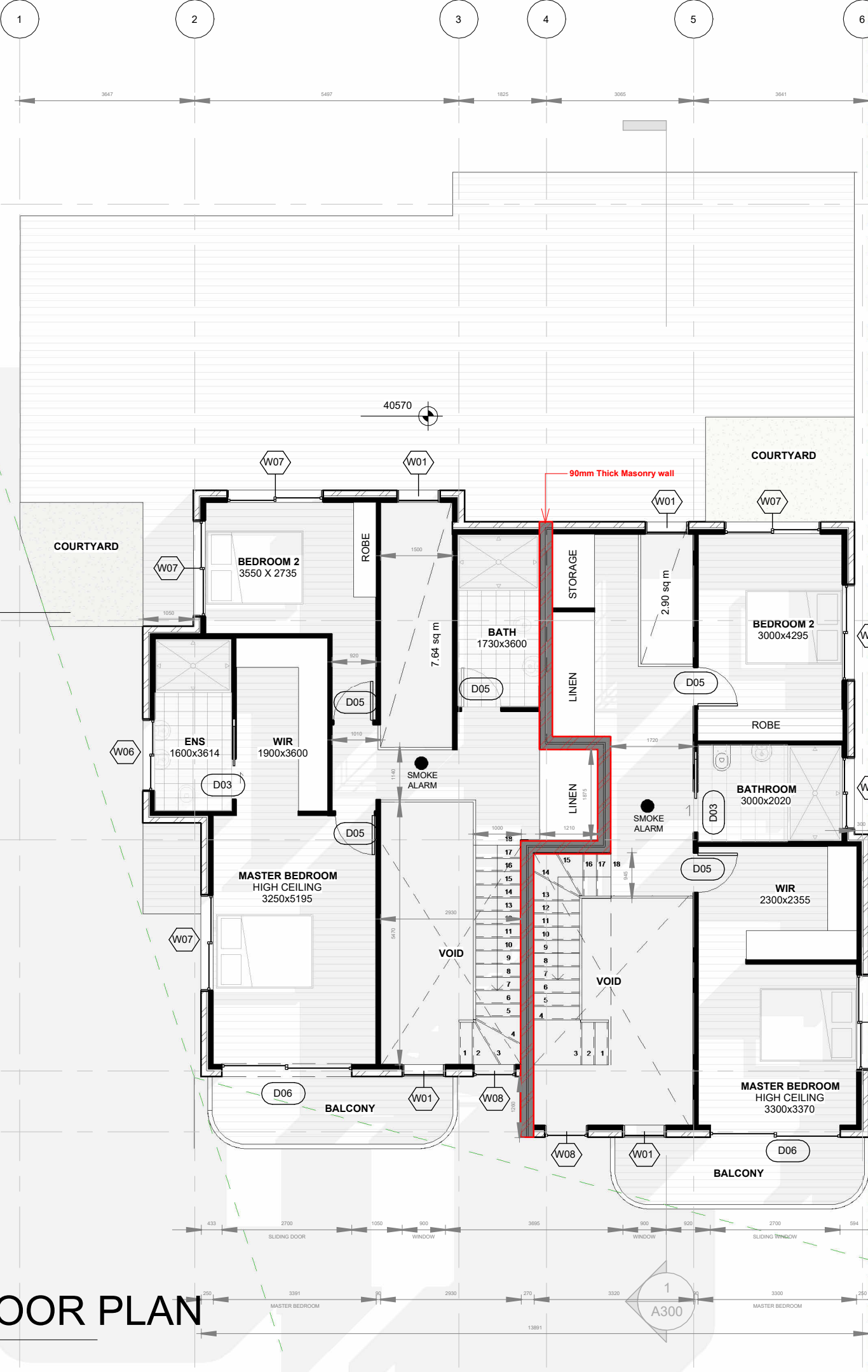
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C

E

D

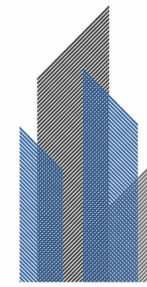
1



FIRST FLOOR PLAN

1 : 100

SMOKE ALARM
complies with BCA H3D6 AS 3786



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DRAWING TITLE: FIRST FLOOR PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A106

REVISION: L DRAWN BY: CG

PAGE SIZE: A3 REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

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Phone: 1300 093 713 Email: info@designandapproval.com.au Website: www.designandapproval.com.au

DRAWING TITLE: LANDSCAPE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A107

REVISION: L DRAWN BY: CG

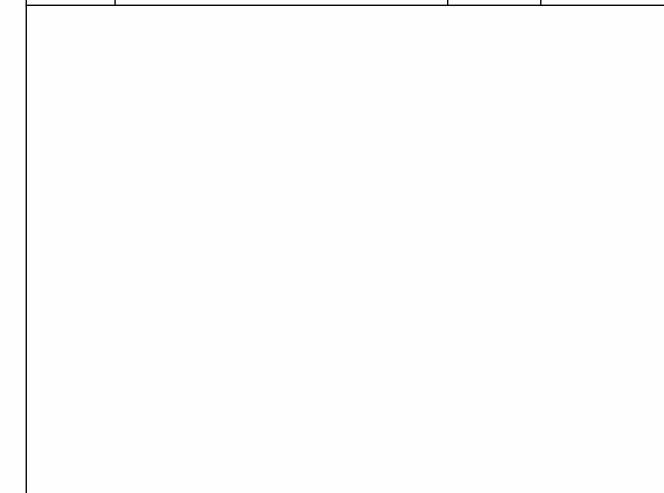
PAGE SIZE: A3 REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

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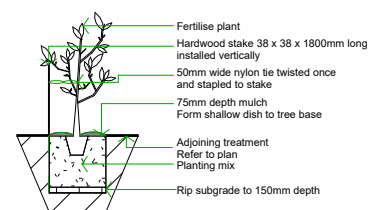
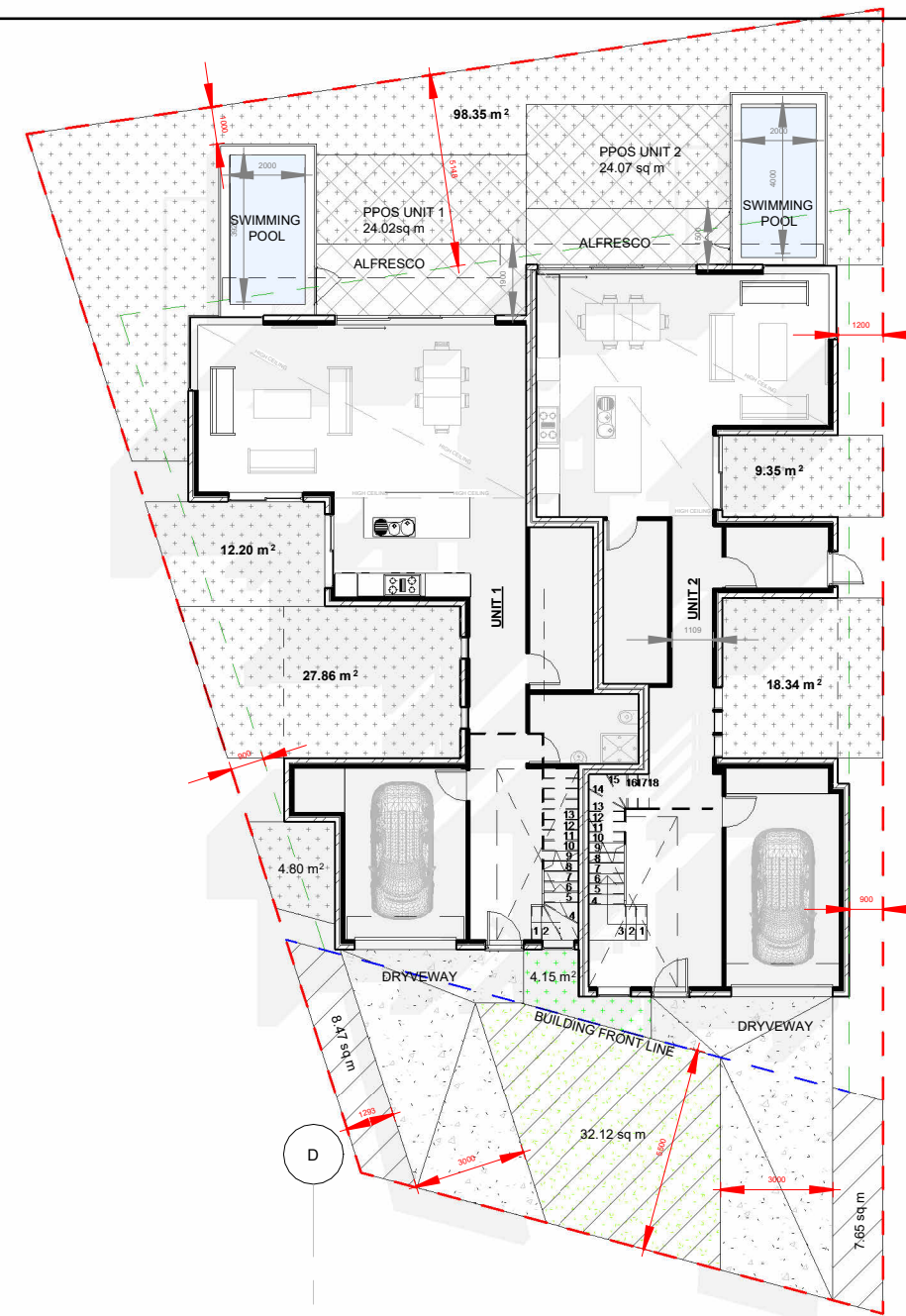
218.17 m2 LANDSCAPE AREA

47.27 m2 IN FRONT OF THE BUILDING LINE

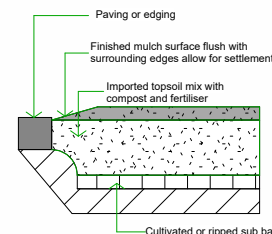
170.90 m2 BEHIND THE BUILDING LINE

24.02 M2 PPOS UNIT 1

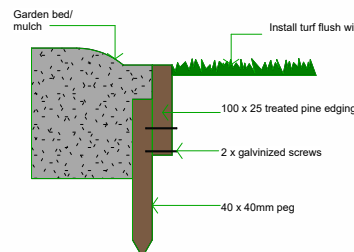
24.07 M2 PPOS UNIT 2



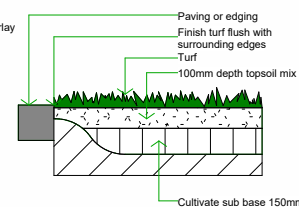
15-45 Litre tree planting detail



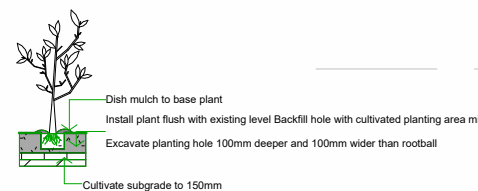
Ground preparation
Planting area using imported soil



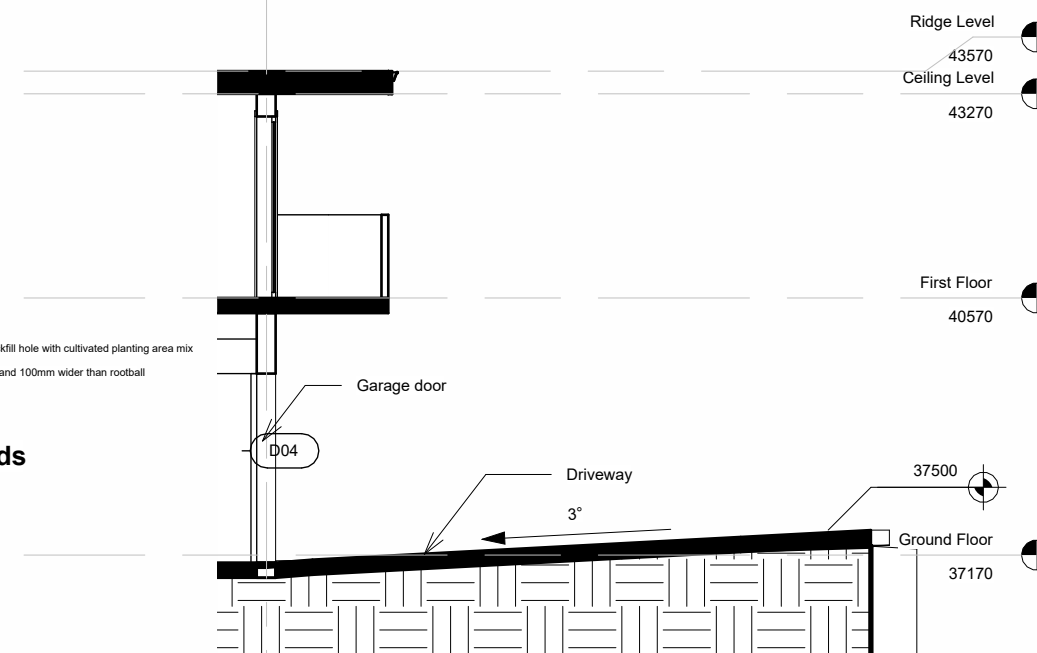
Typical edging detail



Ground preparation
Grassed area; turf using imported topsoil

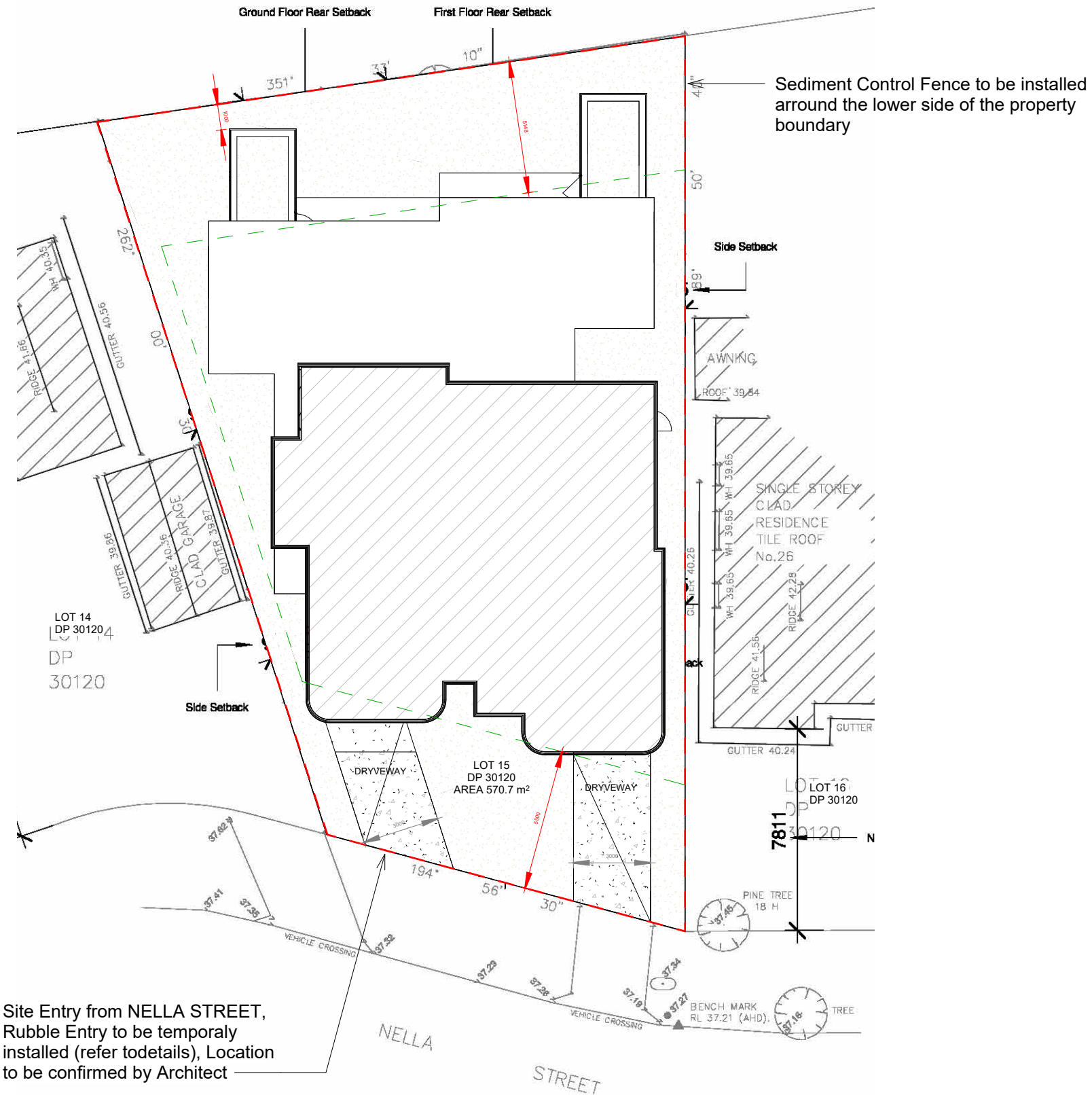
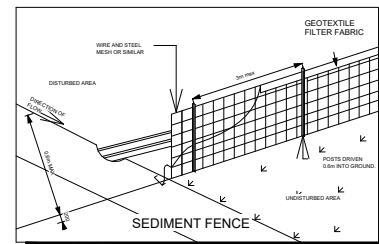
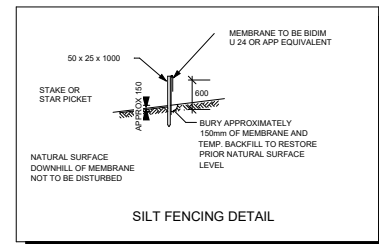
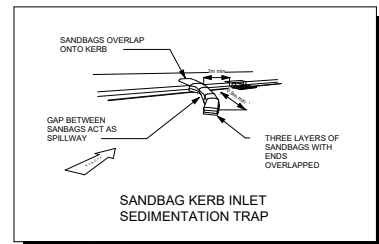
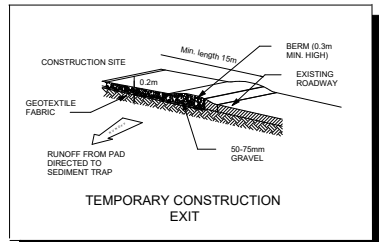
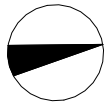


Planting in garden beds



3 Driveway section
1 : 100

1 LANDSCAPE PLAN
1 : 200



Site Entry from NELLA STREET,
Rubble Entry to be temporarily
installed (refer to details), Location
to be confirmed by Architect

AT LEAST 50% OF THE OVERALL
NUMBER OF TREES AND SHRUBS
ARE SPECIES NATIVE TO THE REGION

DESIGN & APPROVAL GROUP

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DRAWING TITLE:
EROSION AND SEDIMENT CONTROL PLAN

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A108

REVISION: L **DRAWN BY:** CG

PAGE SIZE: A3 **REVIEWED BY:** AJ

DATE: 25 SEPTEMBER 2024 **ISSUE:** DA ONGOING

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DRAWING TITLE:		POOL DETAIL	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
DRAWING NUMBER:		A109	
REVISION:	L	DRAWN BY:	CG
PAGE SIZE:	A3	REVIEWED BY:	AJ
DATE:	25 SEPTEMBER 2024	ISSUE:	DA ONGOING

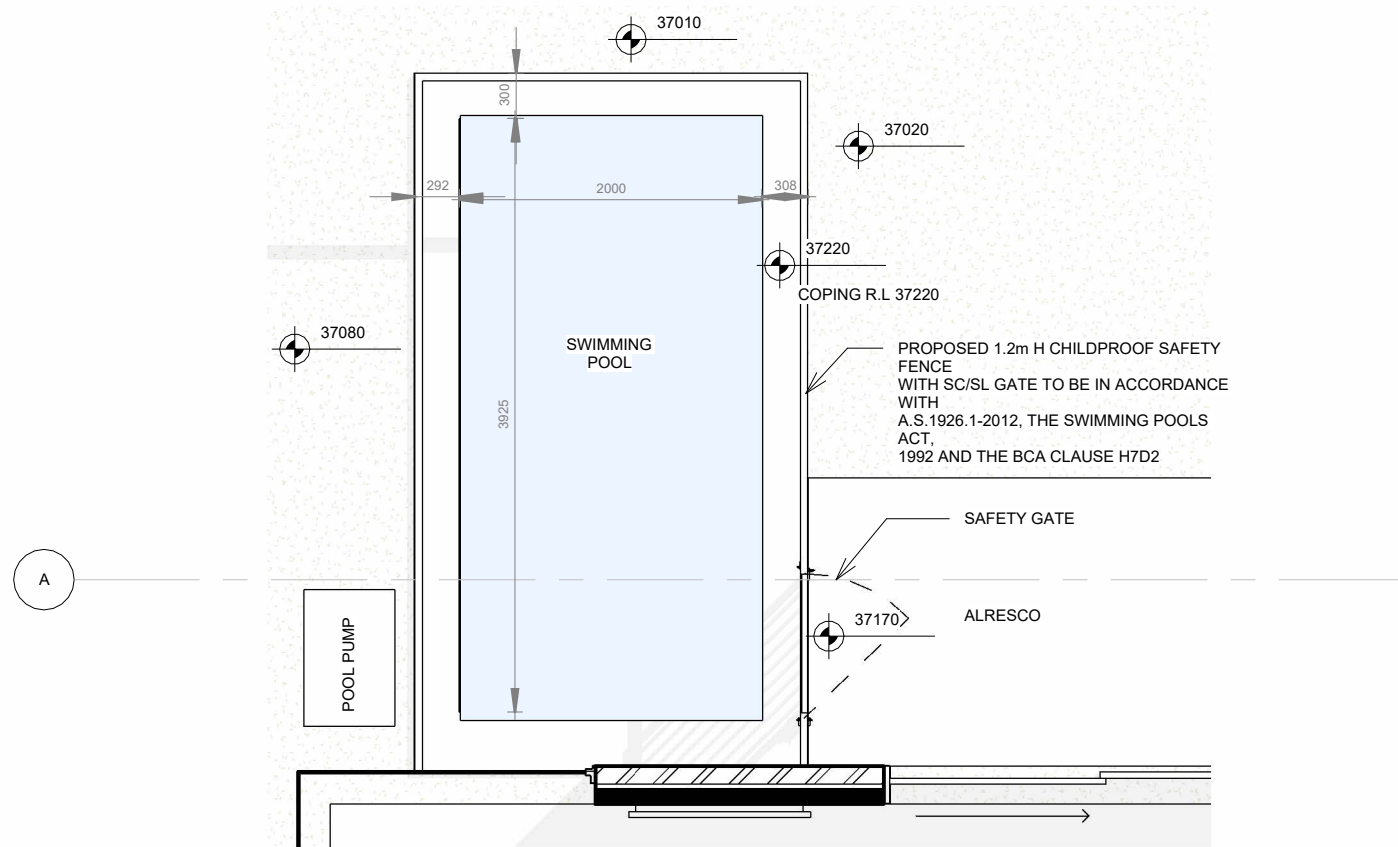
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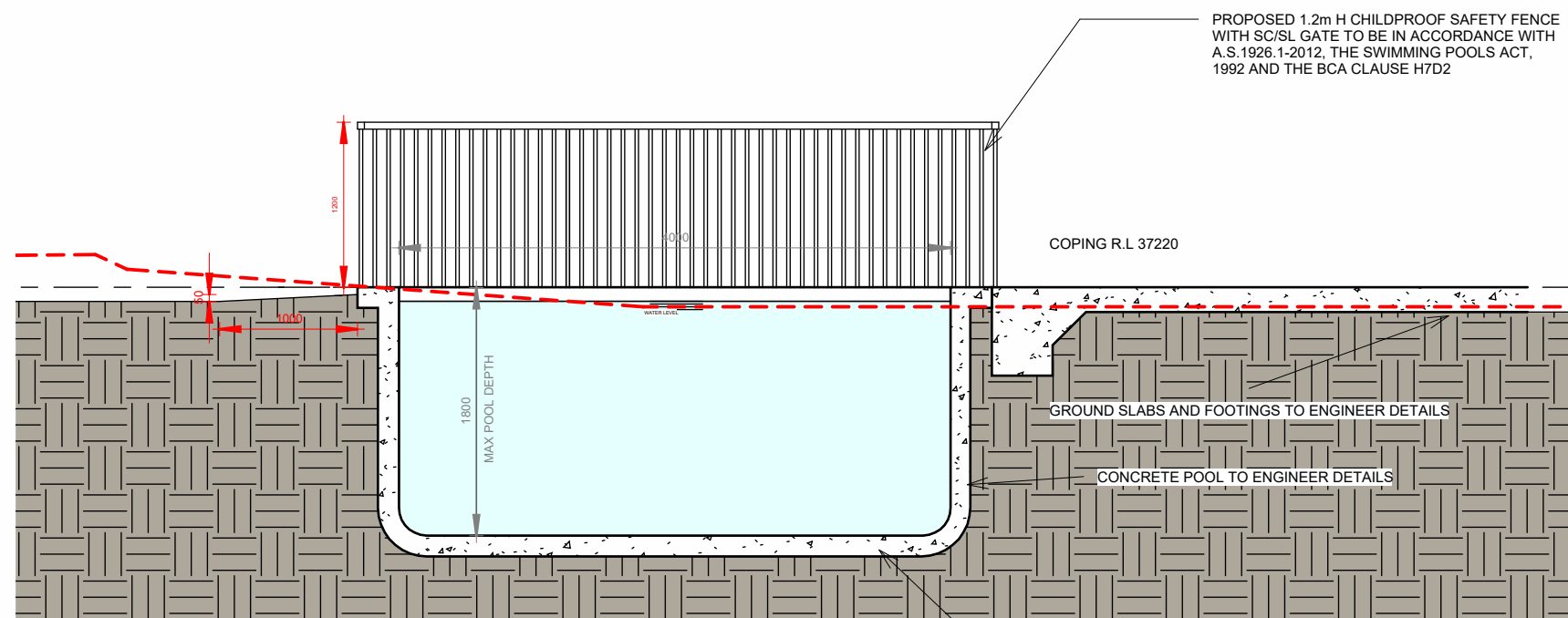
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2 POOL PLAN
1 : 50



1 POOL SECTION
1 : 50

DRAWING TITLE: ELEVATIONS

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A200

REVISION: L DRAWN BY: CG

PAGE SIZE: A3 REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

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1 East Elevation
1 : 100



2 West Elevation
1 : 100

DRAWING TITLE: ELEVATIONS

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A201

REVISION: L DRAWN BY: CG

PAGE SIZE: A3 REVIEWED BY: AJ

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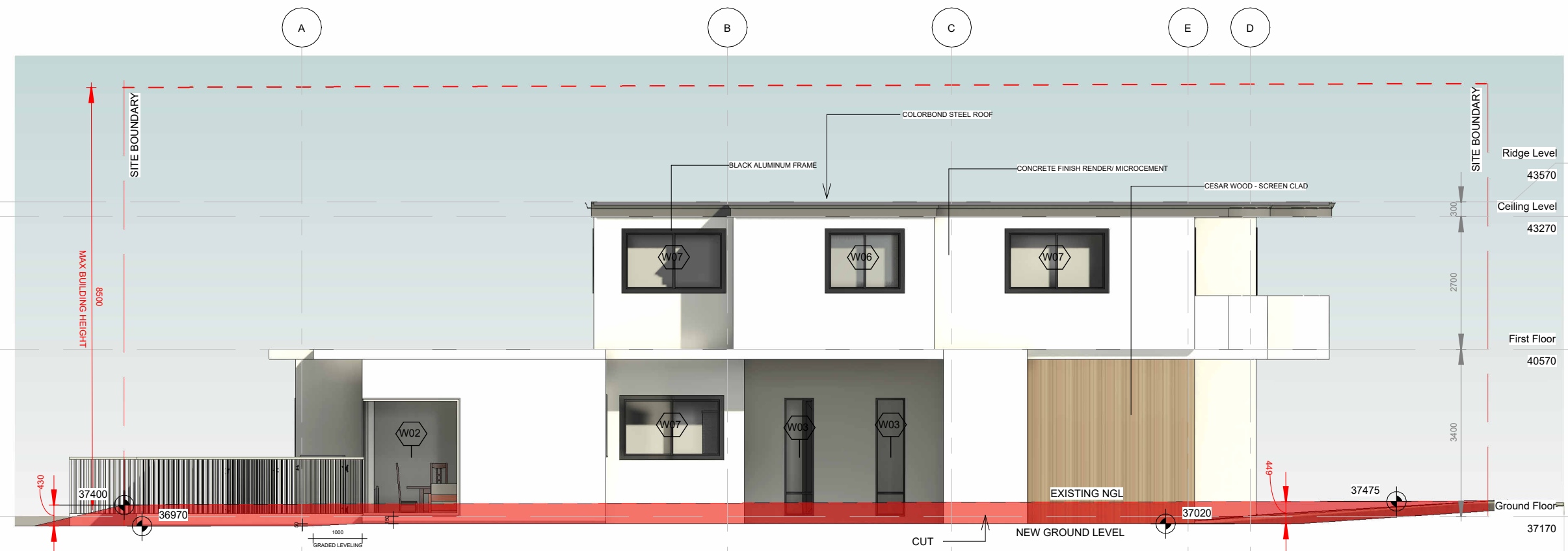
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North Elevation

1 : 100



South Elevation

1 : 100

DRAWING TITLE:		SECTIONS	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
DRAWING NUMBER:		A300	
REVISION:	L	DRAWN BY:	CG
PAGE SIZE:	A3	REVIEWED BY:	AJ
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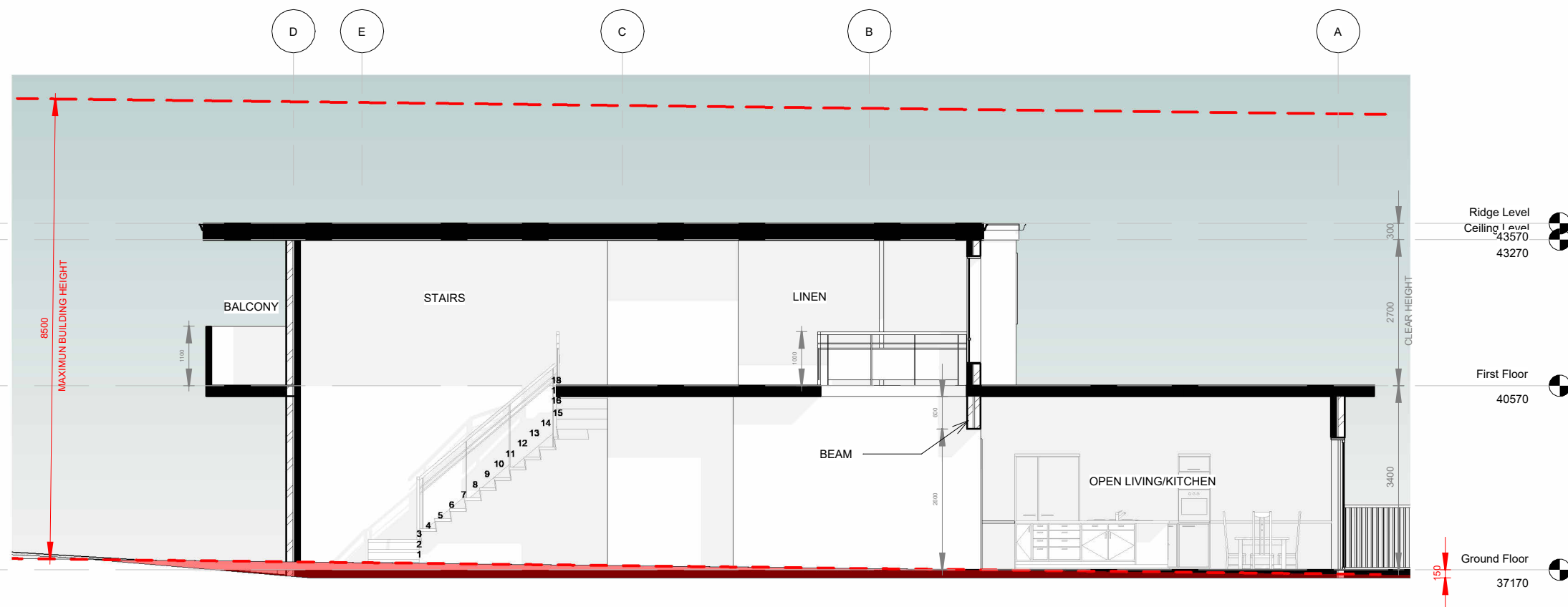
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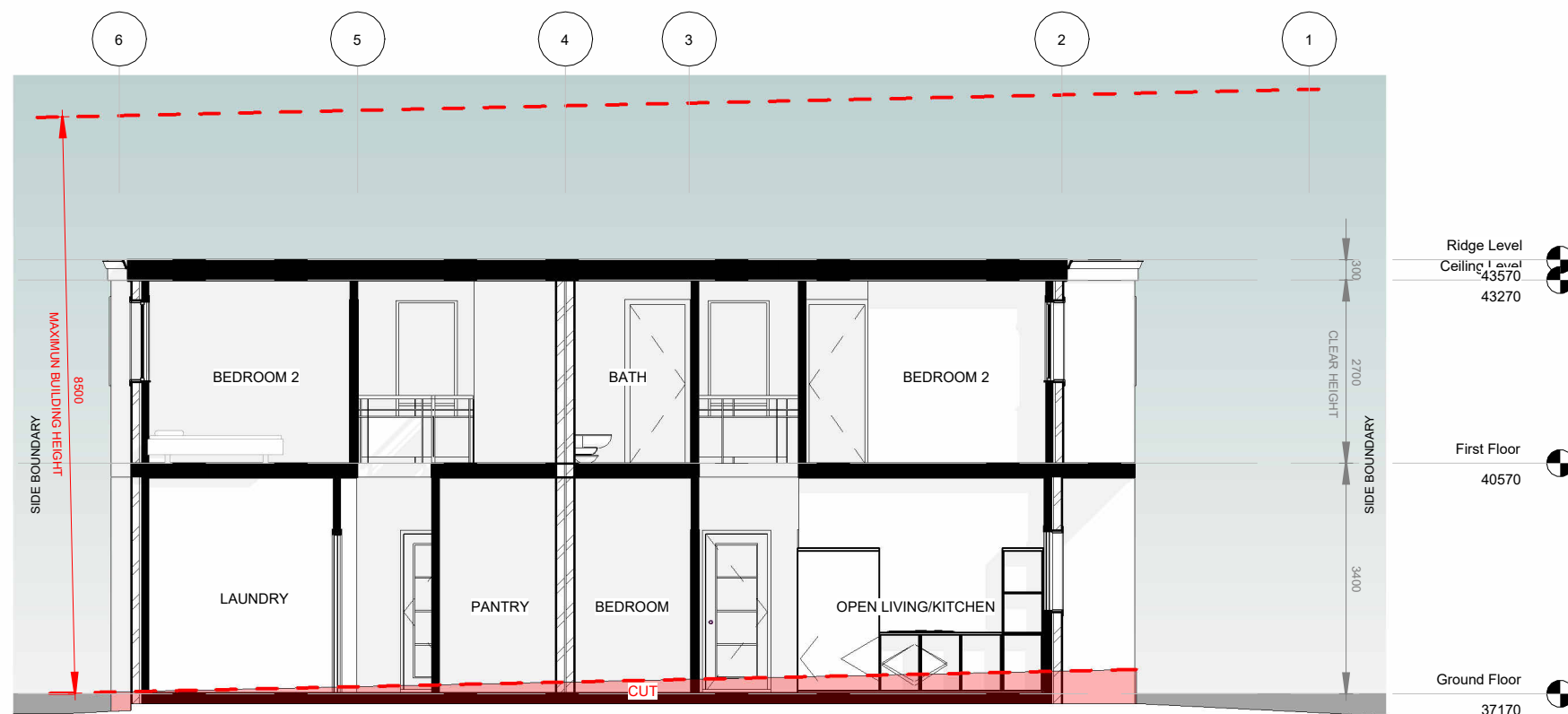
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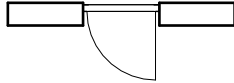
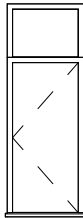
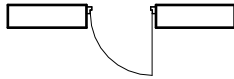
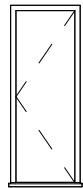

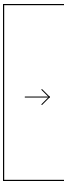
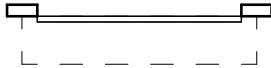
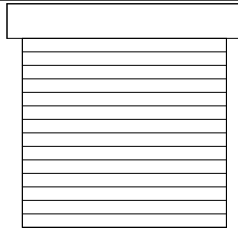
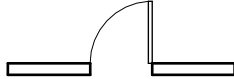
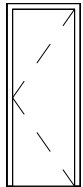
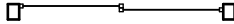
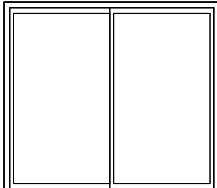
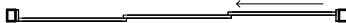
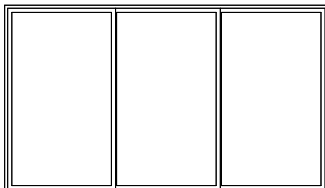
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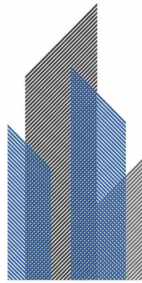


1 SECTION 1
1 : 100



3 SECTION 2
1 : 100

Door Schedule						
Mark	Plan View	Elevation View	Family and Type	Width	Height	Count
D01			ExtSgl (18): 1010 x 2110mm	1010	2400	2
D02			ExtSgl Flush: 920 x 2400mm	920	2400	1
D03			Int Cavity Slider-Single-Flush (NZ): 820 x 2340	820	2340	2
D04			M_Overhead-Rolling: 3000 x 2400mm	2700	2500	2
D05			M_Single-Flush: 820 x 2340mm	820	2340	11
D06			M_Sliding-2 Panel: 2700x 2400mm	2700	2400	2
D07			Sliding Door - 3 Panel (AUS): 4200X2400mm	4200	2400	2



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Phone: 1300 093 713 Email: info@designandapproval.com.au Website: www.designandapproval.com.au

DRAWING TITLE: DOOR SCHEDULE

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A400

REVISION: L DRAWN BY: CG



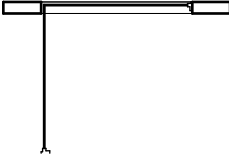
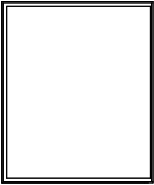



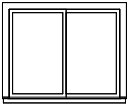
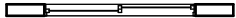
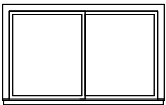

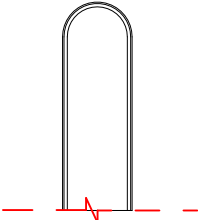
PAGE SIZE: A3 REVIEWED BY: AJ

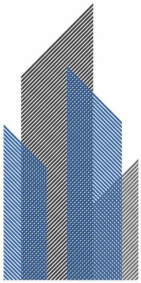
DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

Notes:
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REV	DESCRIPTION	DATE	DESIGNER
H	FOR CLIENT REVIEW	25/07/2024	CESAR
I	FOR CLIENT REVIEW	30/07/2024	FABIOLA
J	FOR CLIENT REVIEW	12/08/2024	NELSON
K	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
M	FOR CLIENT REVIEW	19/09/2024	CESAR
L	FOR CLIENT REVIEW	24/09/2024	CESAR

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Window Schedule						
Mark	View Plan	View Elevation	Family and Type	Width	Height	Count
W01			Fixed Multipane3: 900 x 2000mm	900	2000	4
W02			Fixed-Corner: 48" x 48"	2000	2400	2
W03			Fixed Multipane3: 600 x 2400mm	600	2400	5
W06			M_Sliding with Trim: 1500 x 1200mm OBSCURE	1500	1200	2
W07			M_Sliding with Trim: 2000 x 1200mm	2000	1200	9
W08			M_Fixed: 900 x 4800	900	4800	2



DESIGN & APPROVAL GROUP

Phone: 1300 093 713 Email: info@designandapproval.com.auWebsite: www.designandapproval.com.au

DRAWING TITLE:
WINDOW SCHEDULE

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A401

REVISION: L
DRAWN BY: CG

PAGE SIZE: A3
REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024
ISSUE: DA ONGOING

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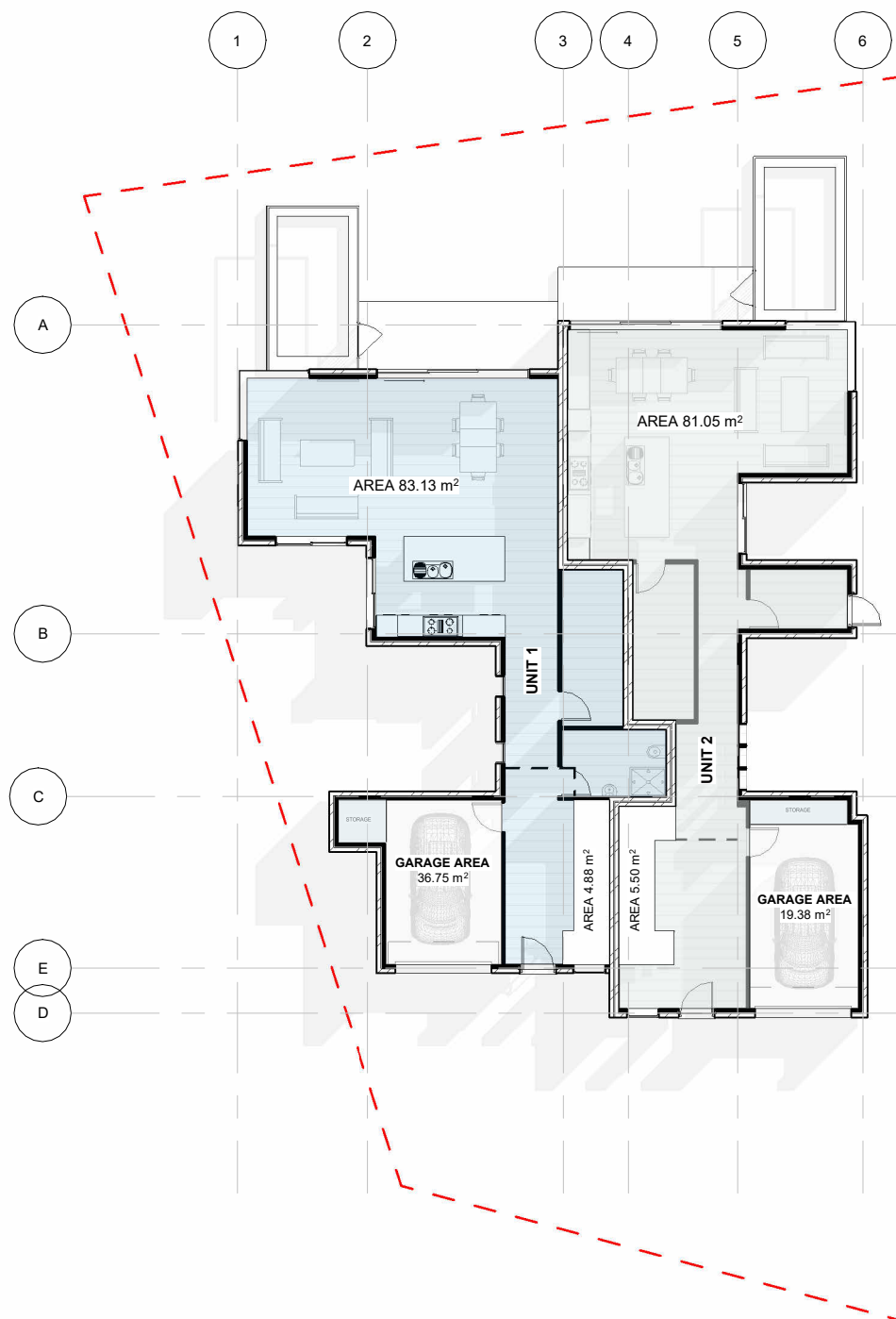
DRAWING TITLE:		AREA CALCULATION	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
DRAWING NUMBER:		A501	
REVISION:	L	DRAWN BY:	CG
PAGE SIZE:	A3	REVIEWED BY:	AJ
DATE:	25 SEPTEMBER 2024	ISSUE:	DA ONGOING

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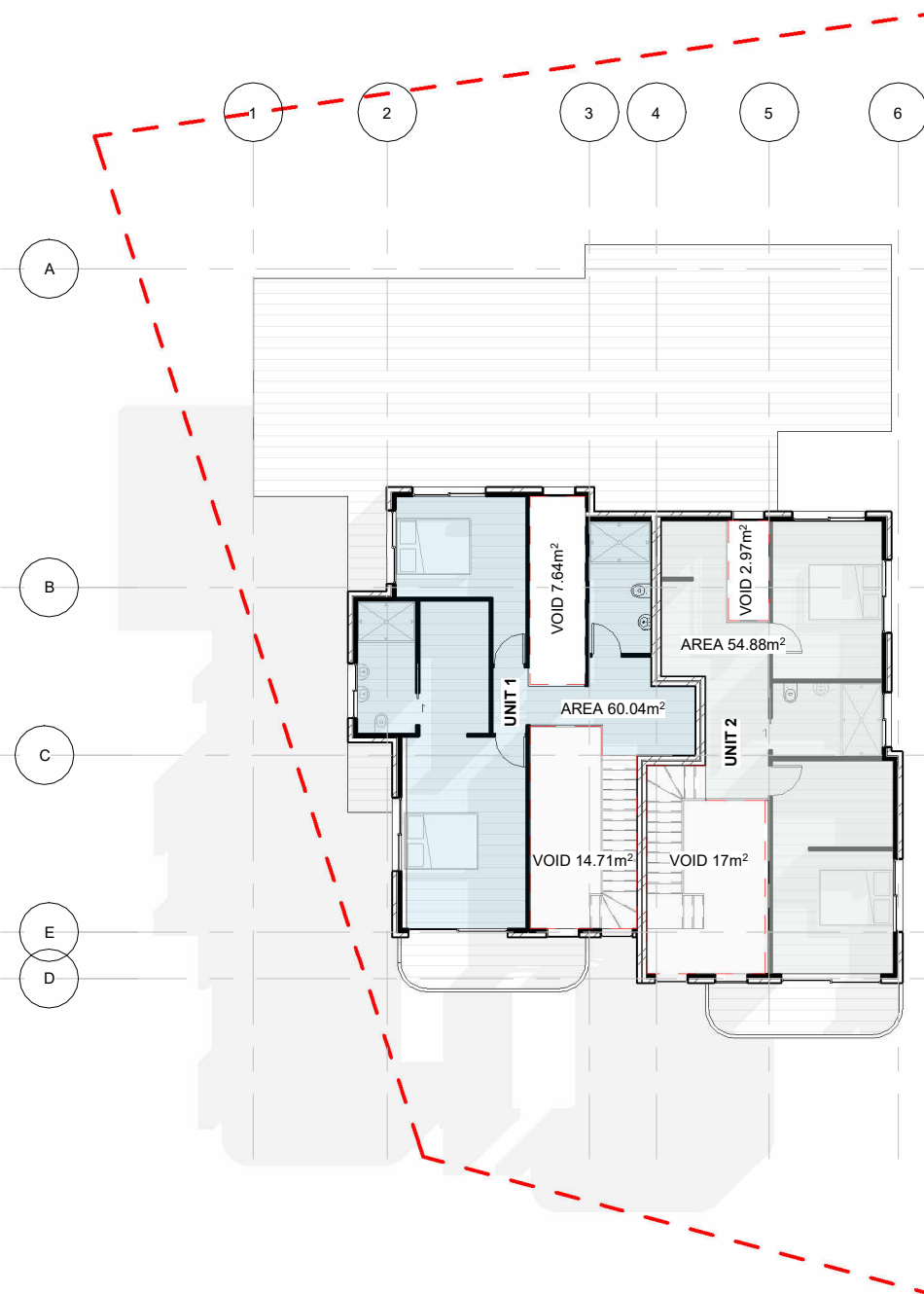
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1 GF GFA
1 : 200



2 FF GFA
1 : 200

	PROPOSED GFA		REQUIRED GFA
GF GFA	UNIT 1 : 84.75 m ²	167.68 m ²	
	UNIT 2 : 82.93 m ²		
FF GFA	UNIT 1 : 60.04 m ²	114.92 m ²	
	UNIT 2 : 54.88 m ²		
TOTAL GFA	282.6 m ²		MAXIMUM ALLOWABLE GFA 570.7 x 0.5 = 285.35 m ²

DRAWING TITLE:		SHADOW DIAGRAM	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
DRAWING NUMBER:		A502	
REVISION:	L	DRAWN BY:	CG
PAGE SIZE:	A3	REVIEWED BY:	AJ
DATE:	25 SEPTEMBER 2024	ISSUE:	DA ONGOING

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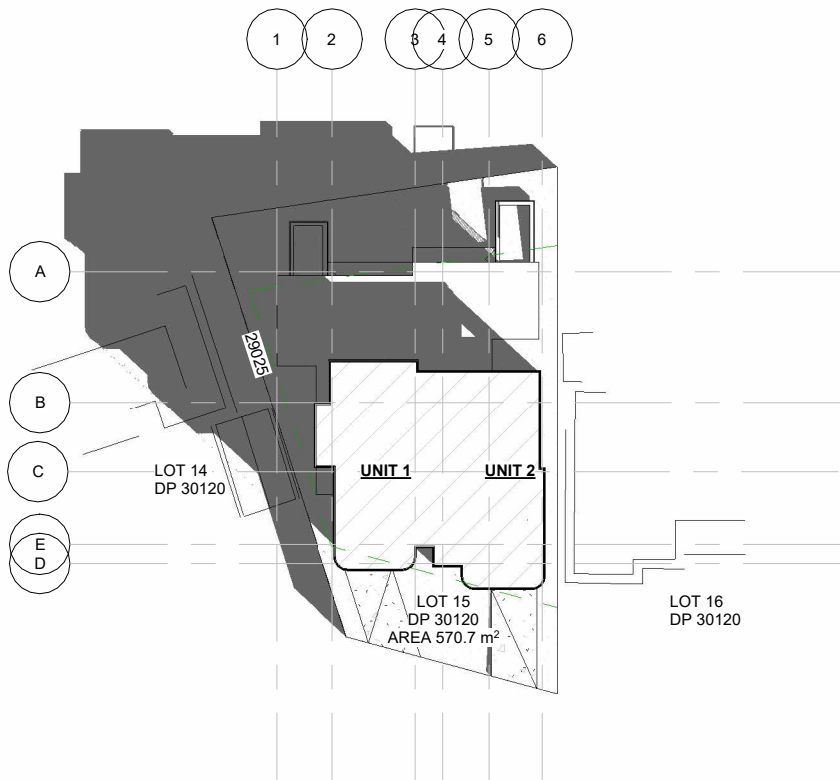
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M	FOR CLIENT REVIEW	19/09/2024	CESAR
L	FOR CLIENT REVIEW	24/09/2024	CESAR

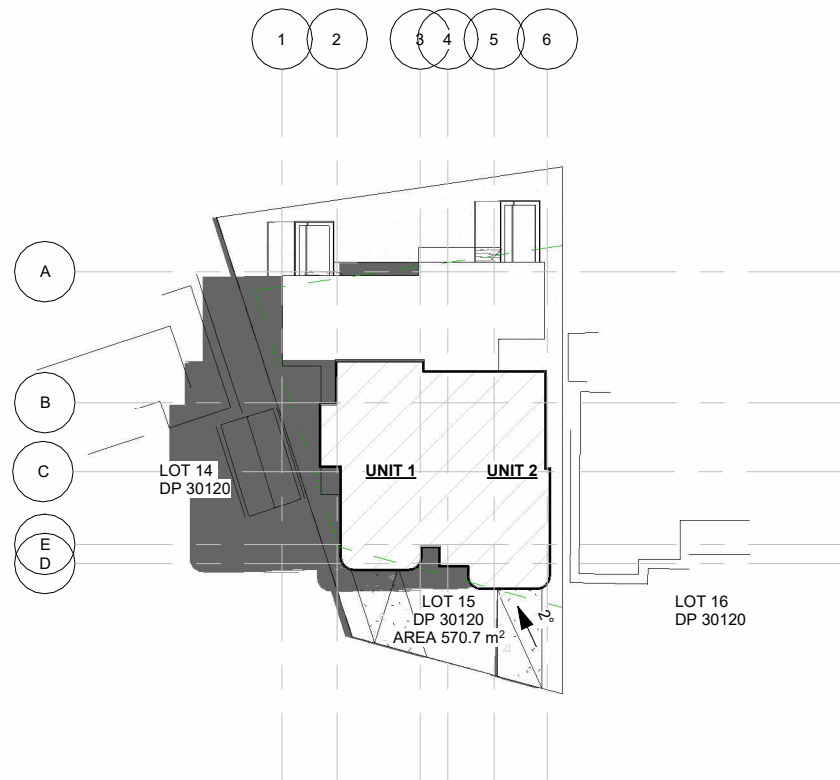
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1

SHADOW AT 9AM

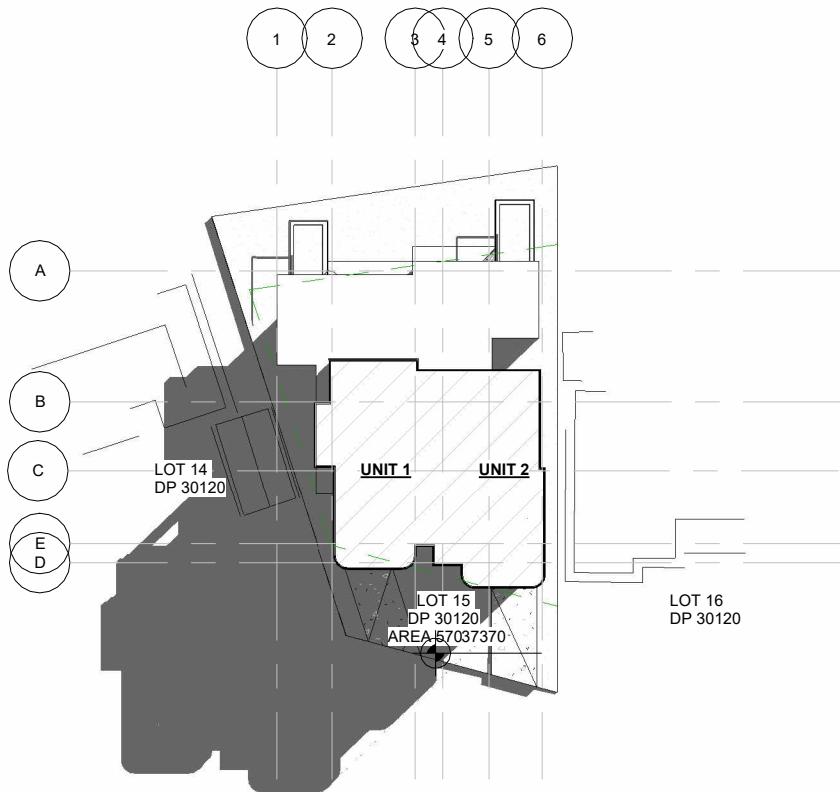
1 : 500



2

SHADOW AT 12PM

1 : 500



3

SHADOW AT 3PM

1 : 500

SCHEDULE OF EXTERNAL COLORS AND FINISHES

BIANCO

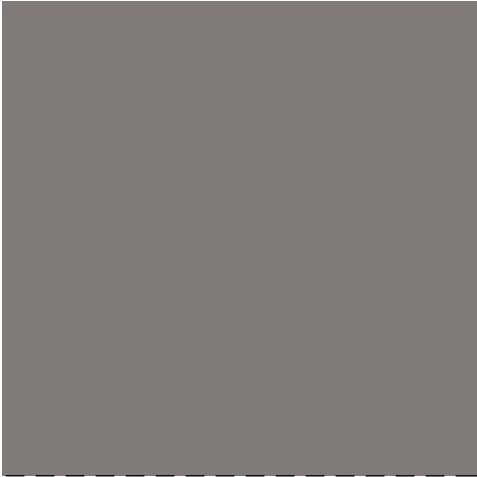
Total Solar Reflectance 0.69 - Solar Absorptance 0.31



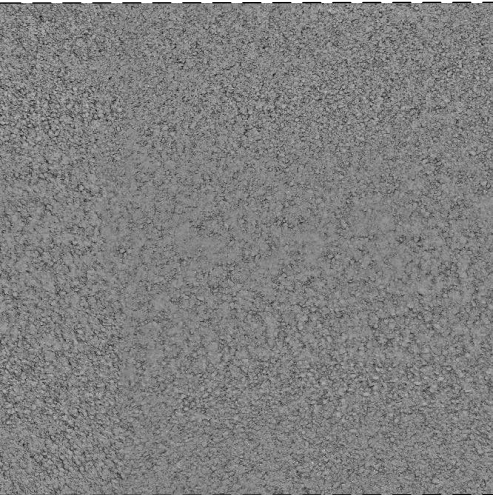
Walls & Garage Door: Alu Selekt
Castelation Screenclad-Modinex
Finish: Cedar Wood



Walls: Concrete Finish - Micro-Cement -
Dulux
Color: Natural White - Bianco



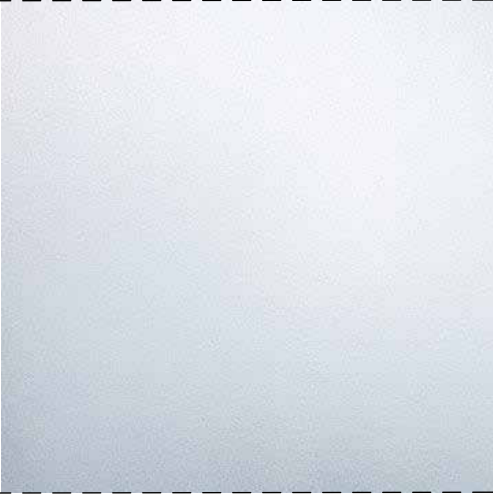
Roof: Colorbond Steel Classic
Finish -Colorbond
Color: Wallaby



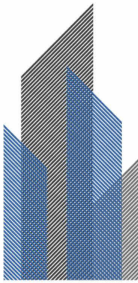
Asphalt Driveway -Jirgens Civil



Window & Door Frames:
Aluminum -Stegbar
Color: Black



Window & Door Glazing: Double
Glazed



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Phone: 1300 093 713 Email: info@designandapproval.com.auWebsite: www.designandapproval.com.au

DRAWING TITLE:
SCHEDULE OF EXTERNAL COLORS AND FINISHES

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A504

REVISION: L
DRAWN BY: CG

PAGE SIZE: A3
REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024
ISSUE: DA ONGOING

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L	FOR CLIENT REVIEW	24/09/2024	CESAR

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DRAWING TITLE: NOTIFICATION PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A505

REVISION: L DRAWN BY: CG

PAGE SIZE: A3 REVIEWED BY: AJ

DATE: 25 SEPTEMBER 2024 ISSUE: DA ONGOING

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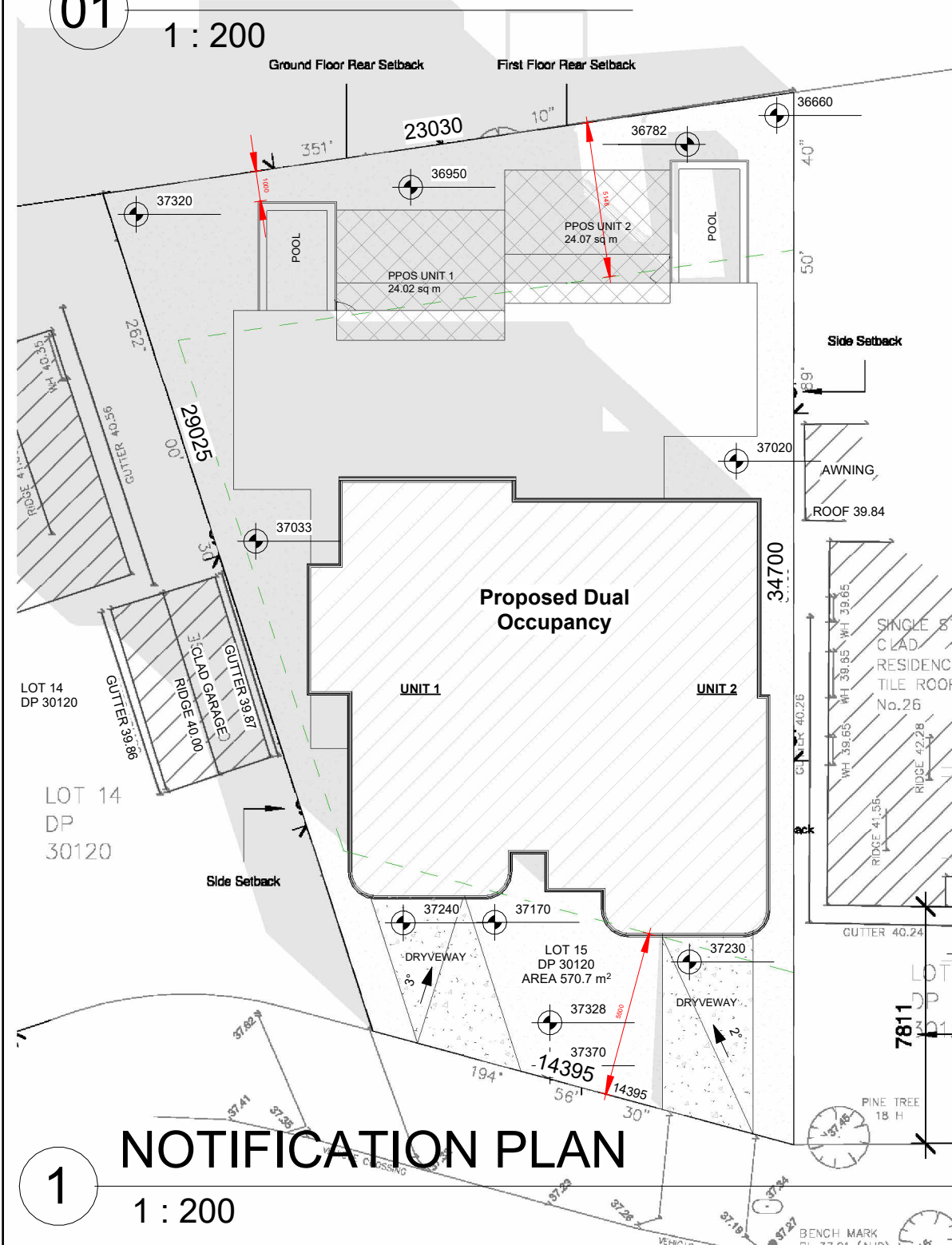
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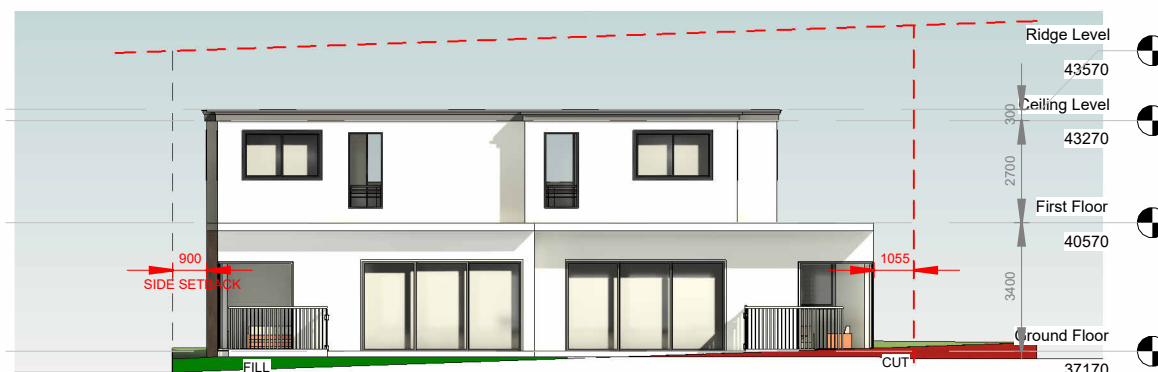
01 North Elevation 2
1 : 200



02 East Elevation 1
1 : 200



1 NOTIFICATION PLAN
1 : 200



03 West Elevation 4
1 : 200



04 South Elevation 3
1 : 200