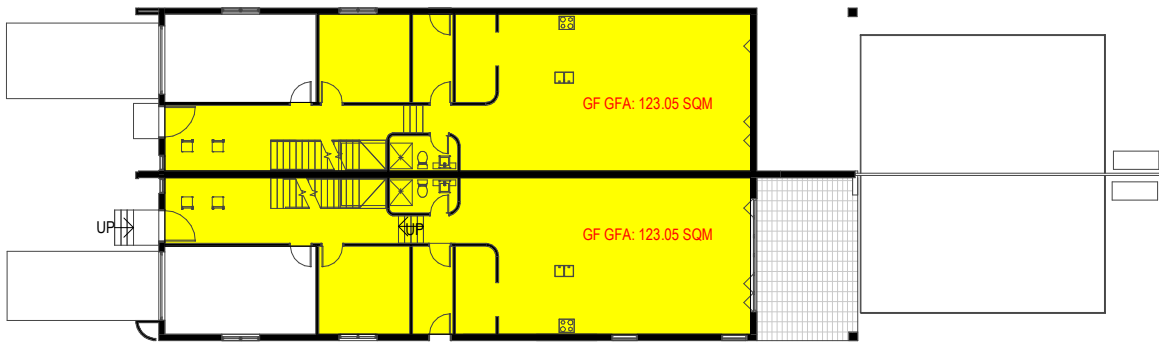
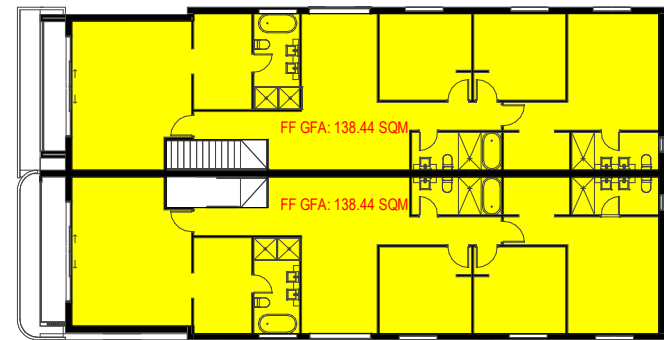


Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
000	COVER PLATE	06/06/24
001	DEMOLISHED PLAN	06/06/24
002	SITE PLAN	06/06/24
003	GROUND FLOOR	06/06/24
004	SECONDARY DWELLING GF	06/06/24
005	FIRST FLOOR	06/06/24
006	ROOF PLAN	06/06/24
007	ELEVATION	06/06/24
008	ELEVATION 2	06/06/24
009	ELEVATION 3	06/06/24
010	SECTION	06/06/24
011	SHADOW DIAGRAM	06/06/24
012	SUBDIVISION PLAN	06/06/24
013	LANDSCAPE PLAN	06/06/24
014	WINDOW/DOOR SCHEDULE	06/06/24
015	MATERIAL FINISH	06/06/24
016	NEIGHBOUR NOTIFICATION PLAN	06/06/24
017	POOL PROFILE	06/06/24



GF GFA

Scale1 : 300

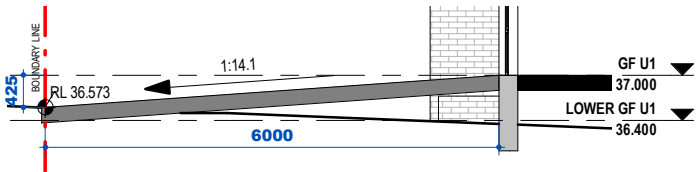
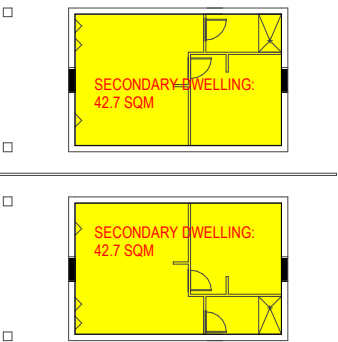


F.F GFA

Scale1 : 300

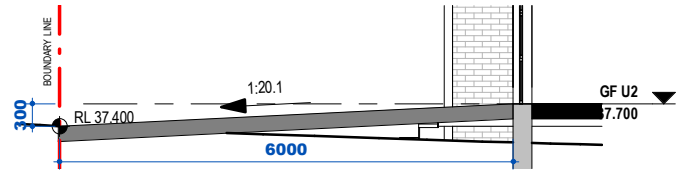
COMPLIANCE TABLE

Dual Occupancies	Requirement	Proposed
Subdivision	450 m2	600 m2
FSR	0.5:1	608.38:1220 = 0.49:1
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



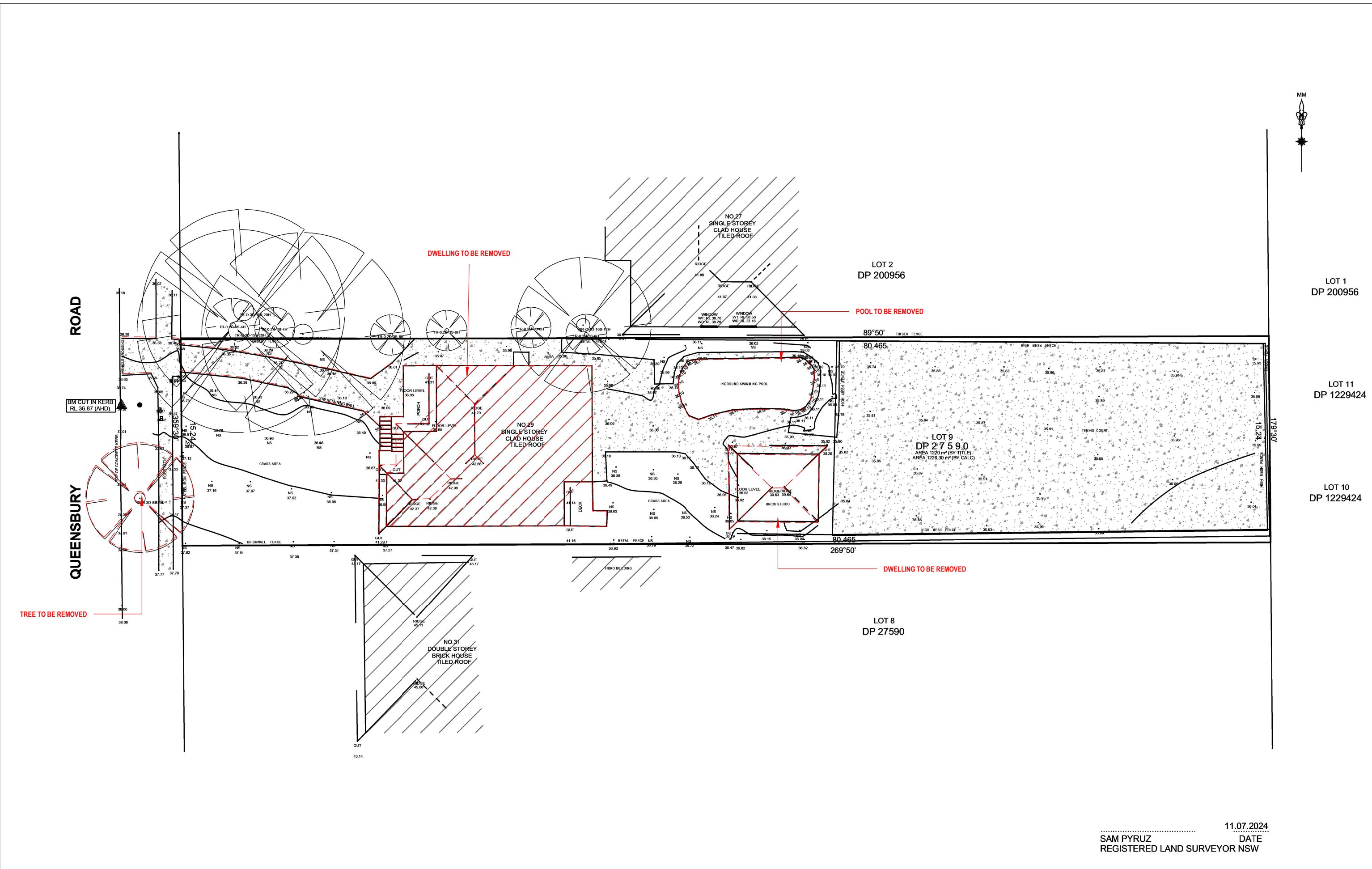
DRIVEWAY PROFILE U1

Scale 1 : 100



DRIVEWAY PROFILE U2

Scale 1 : 100



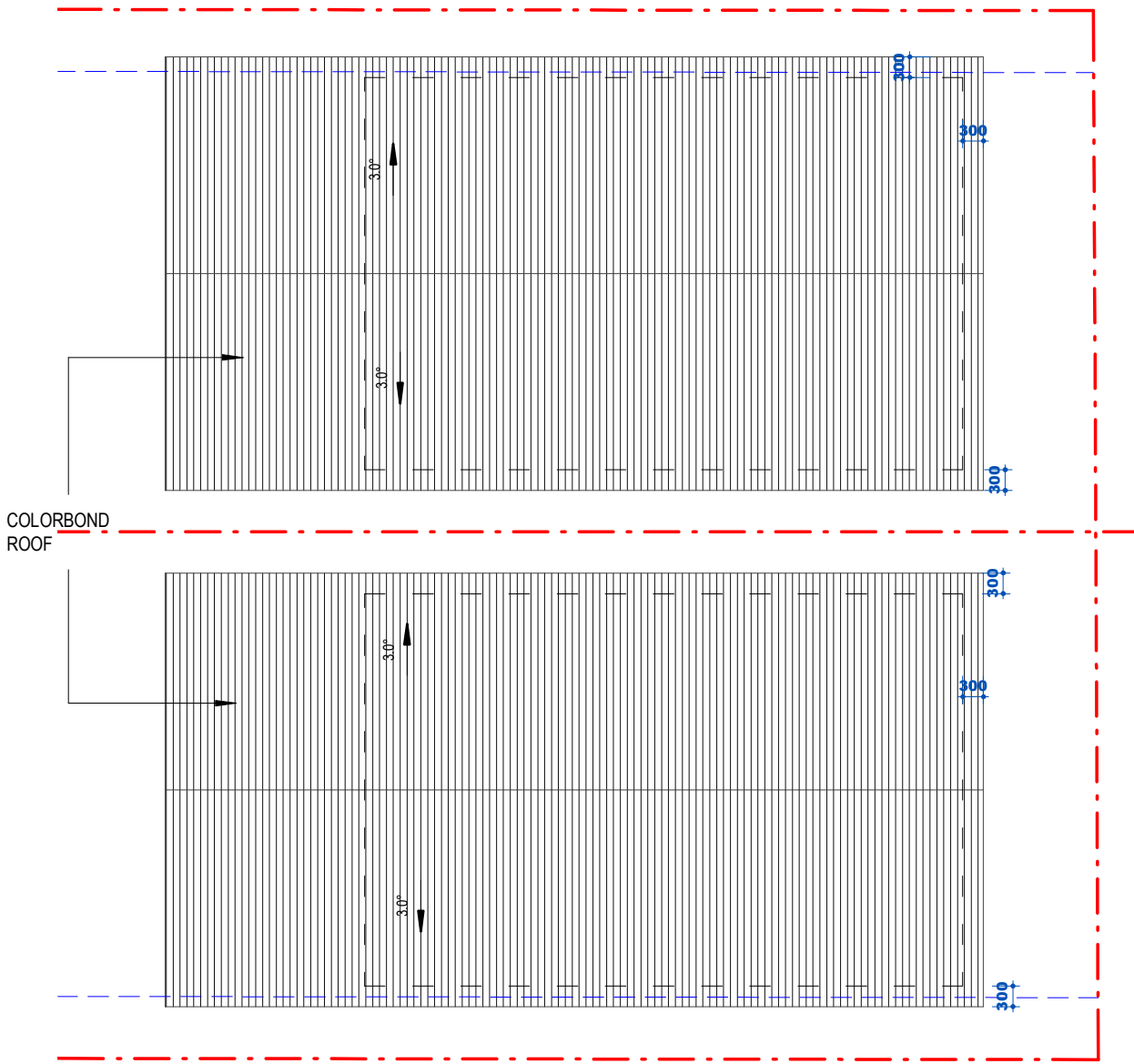
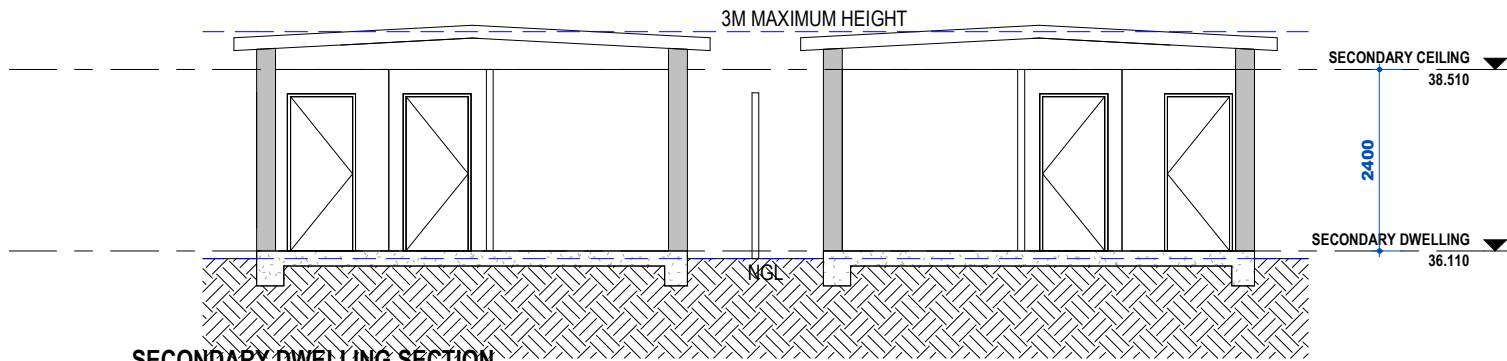
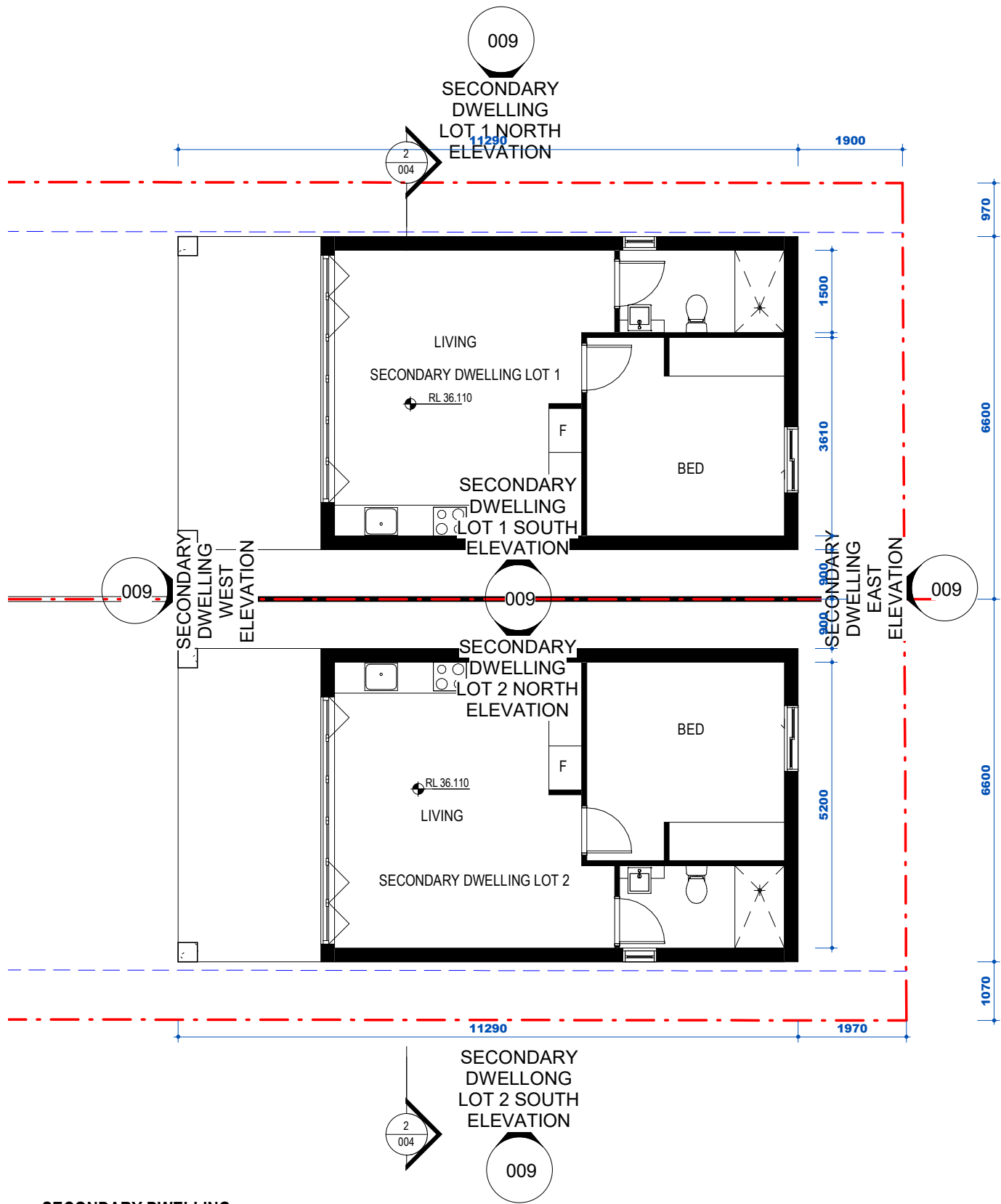
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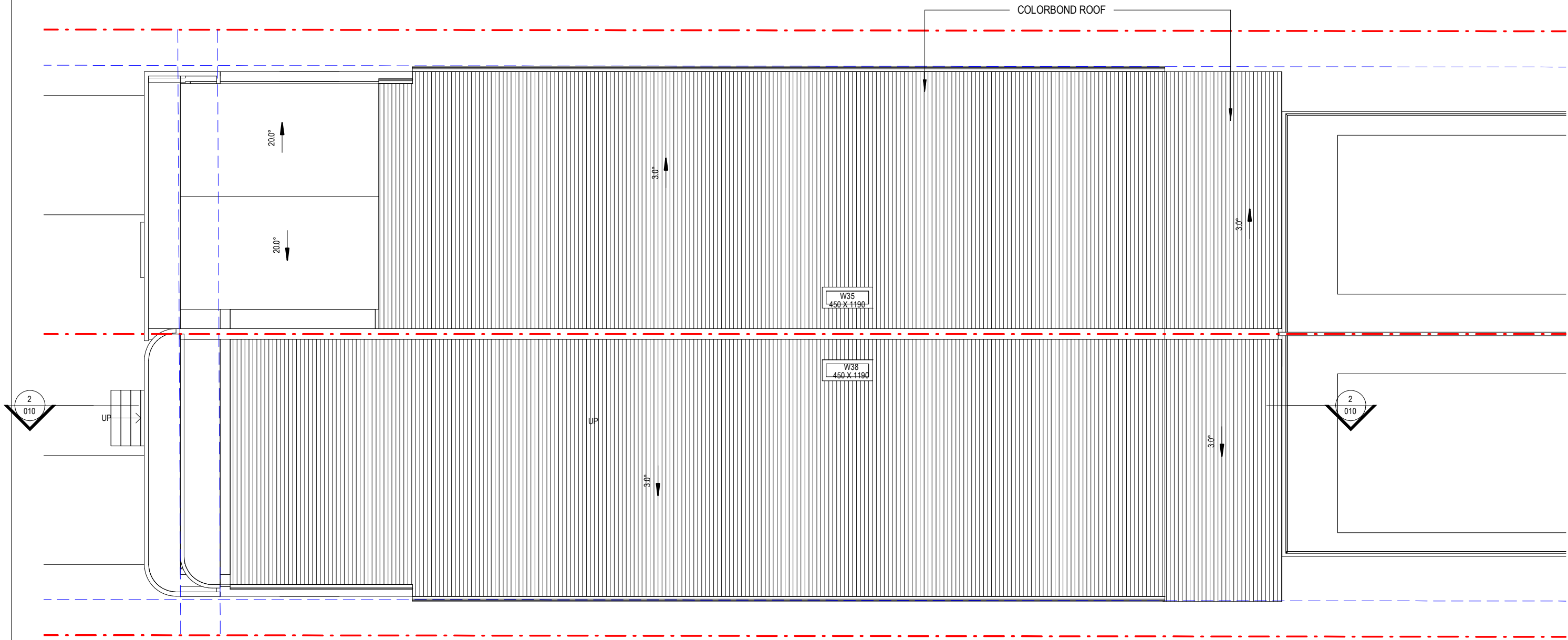
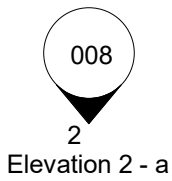
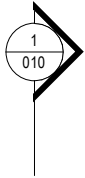


GROUND FLOOR
Scale 1 : 100

NOTES:
HW: HOT WATER SYSTEM - HEAT PUMP - 31 TP 35 STC REFER TO BASIX
RWT: MIN 2000L RAINWATER TANK REFER TO BASIX

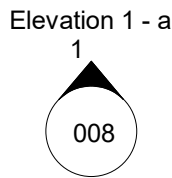
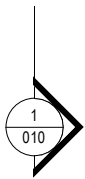
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ROOF PLAN

Scale 1 : 100



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Drawing Title
006
ROOF PLAN

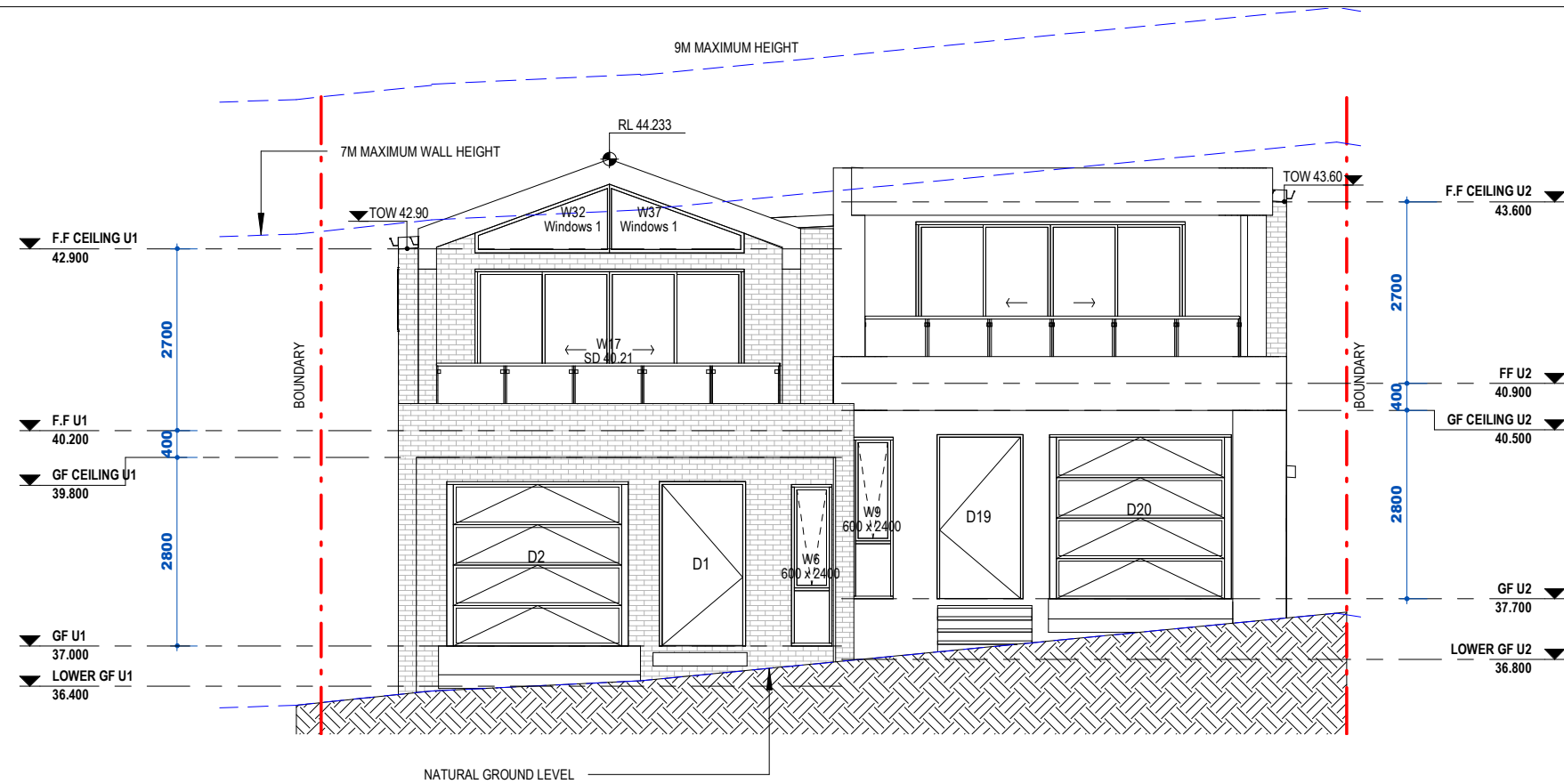
SCALE@A3 1 : 100

PROJECT TITLE:
29 Queensbury Road Padstow
Height

CLIENTS:

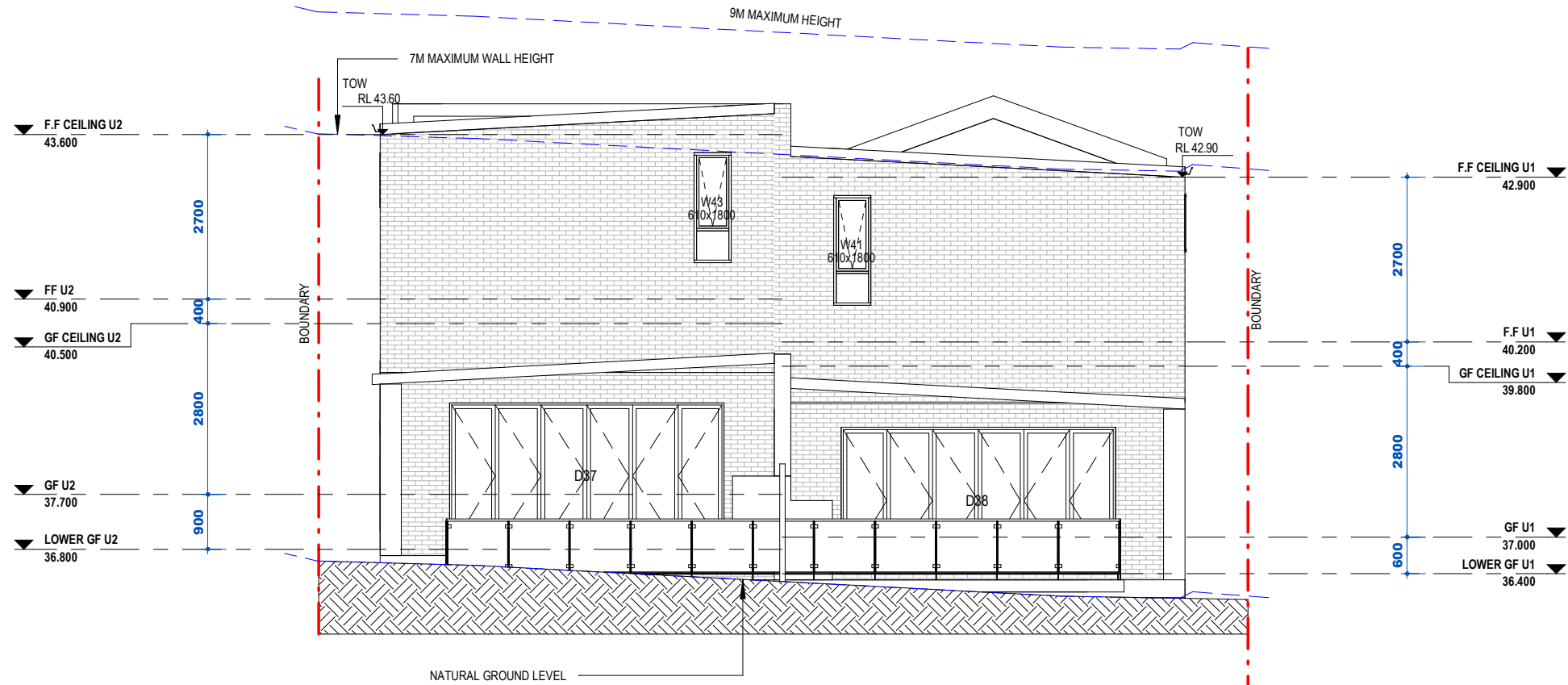


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Elevation Front

Scale 1 : 100



Elevation Rear

Scale 1 : 100

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Drawing Title
**007
ELEVATION**

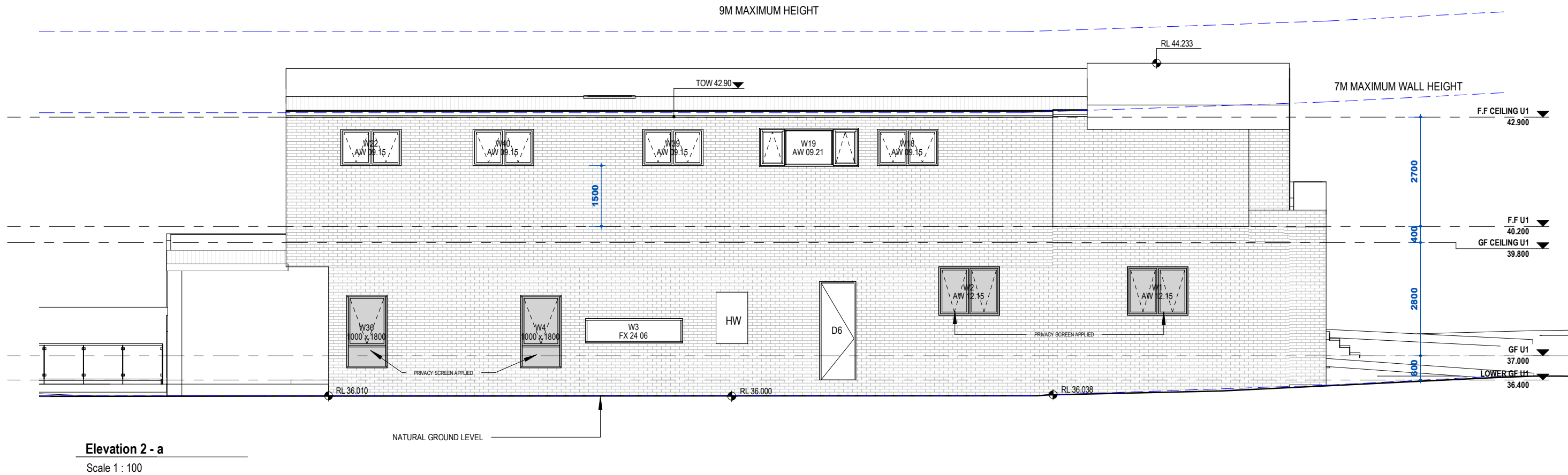
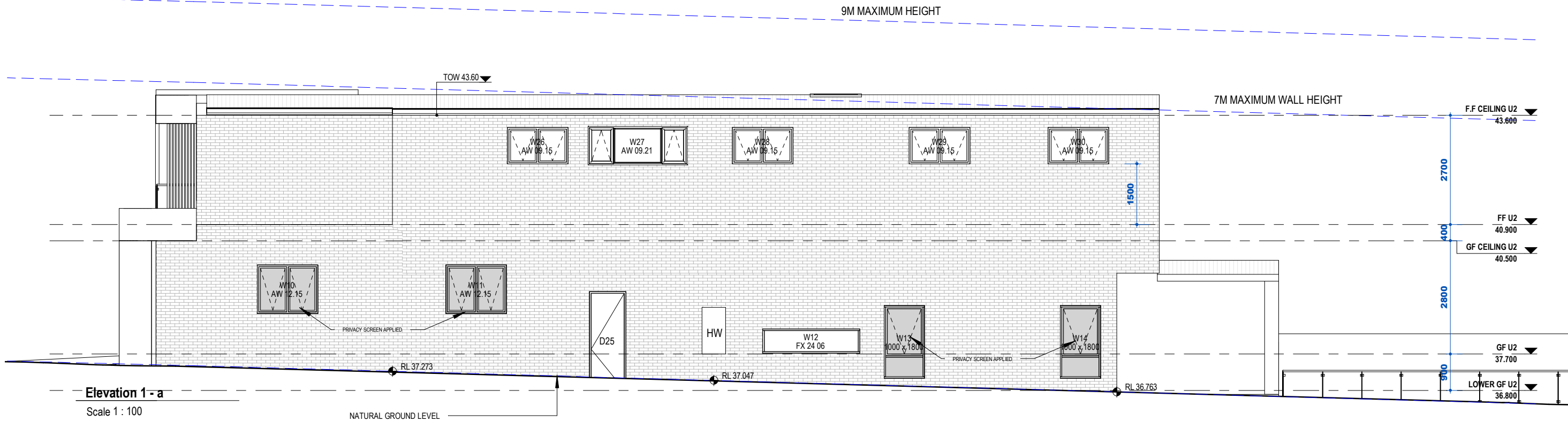
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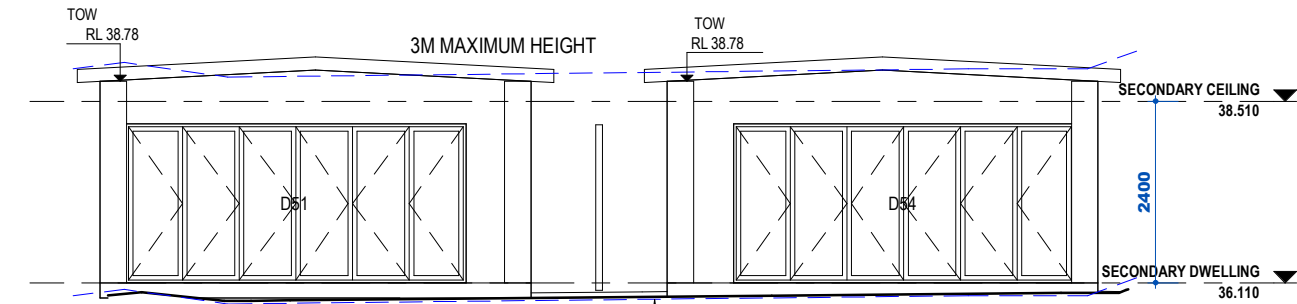
PROJECT TITLE:
**29 Queensbury Road Padstow
Height**

CLIENTS:

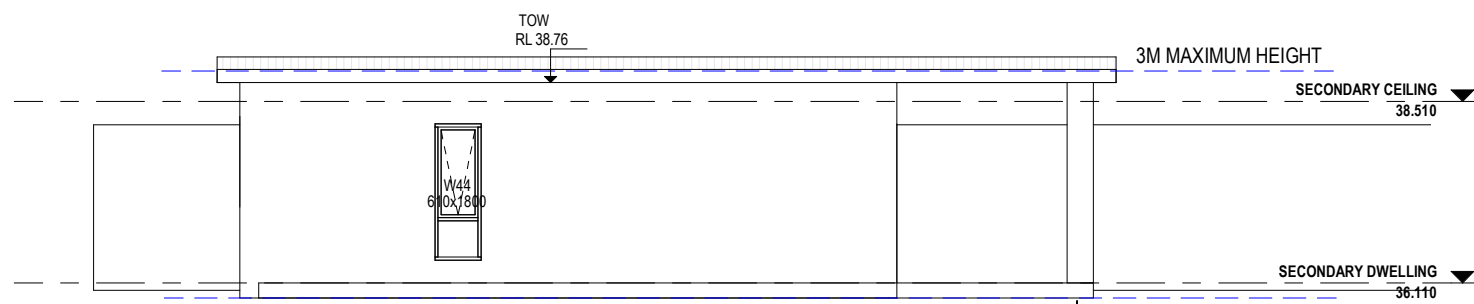


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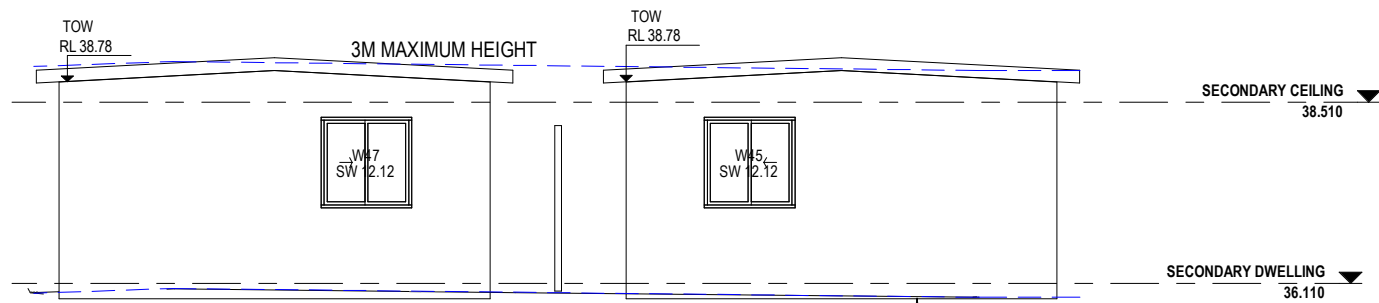




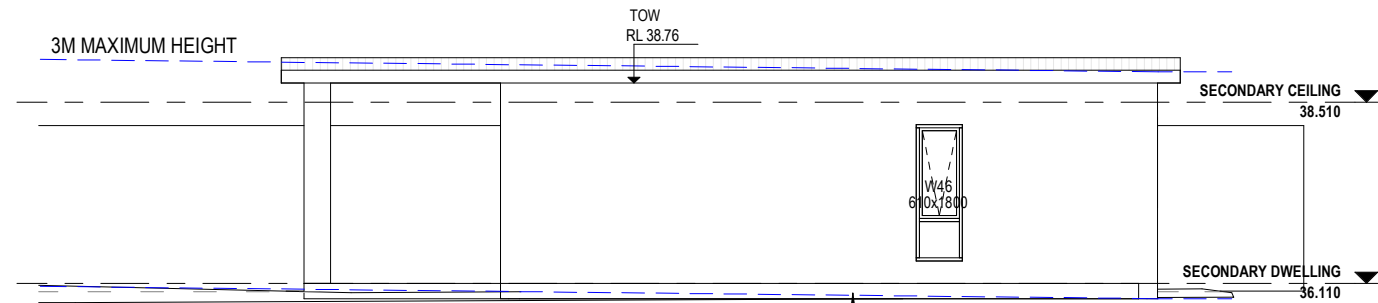
SECONDARY DWELLING WEST ELEVATION
Scale 1 : 100



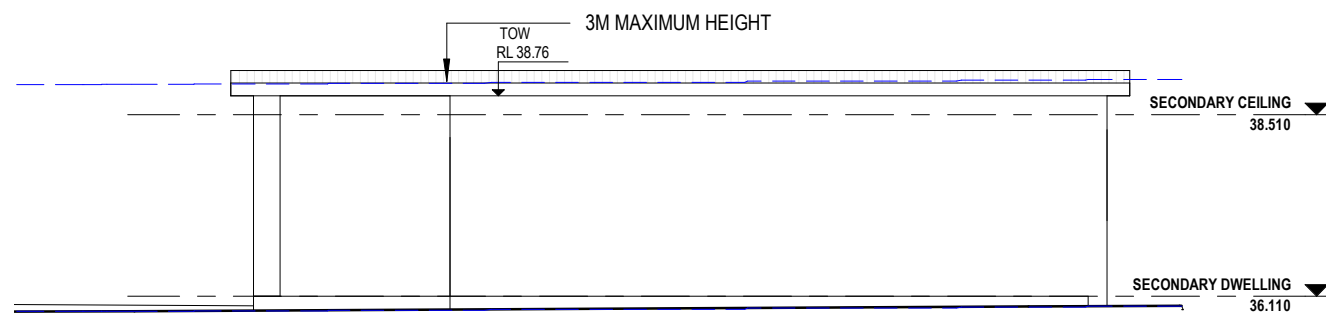
SECONDARY DWELLING LOT 1 NORTH ELEVATION
Scale 1 : 100



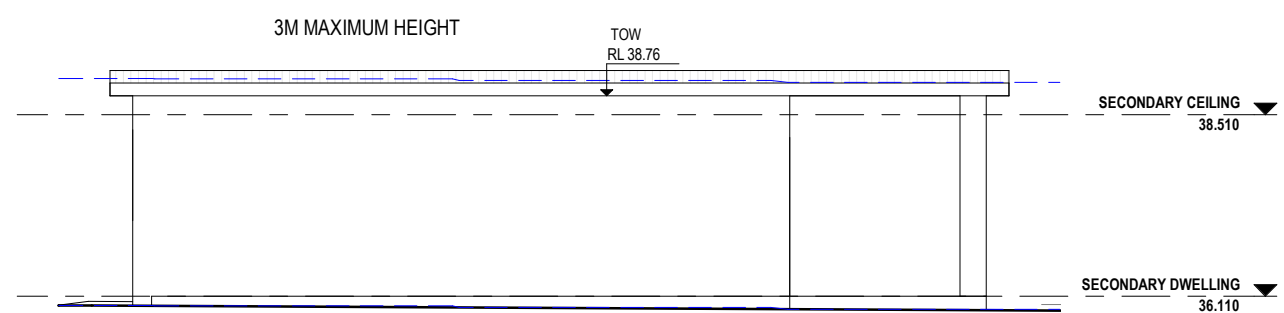
SECONDARY DWELLING EAST ELEVATION
Scale 1 : 100



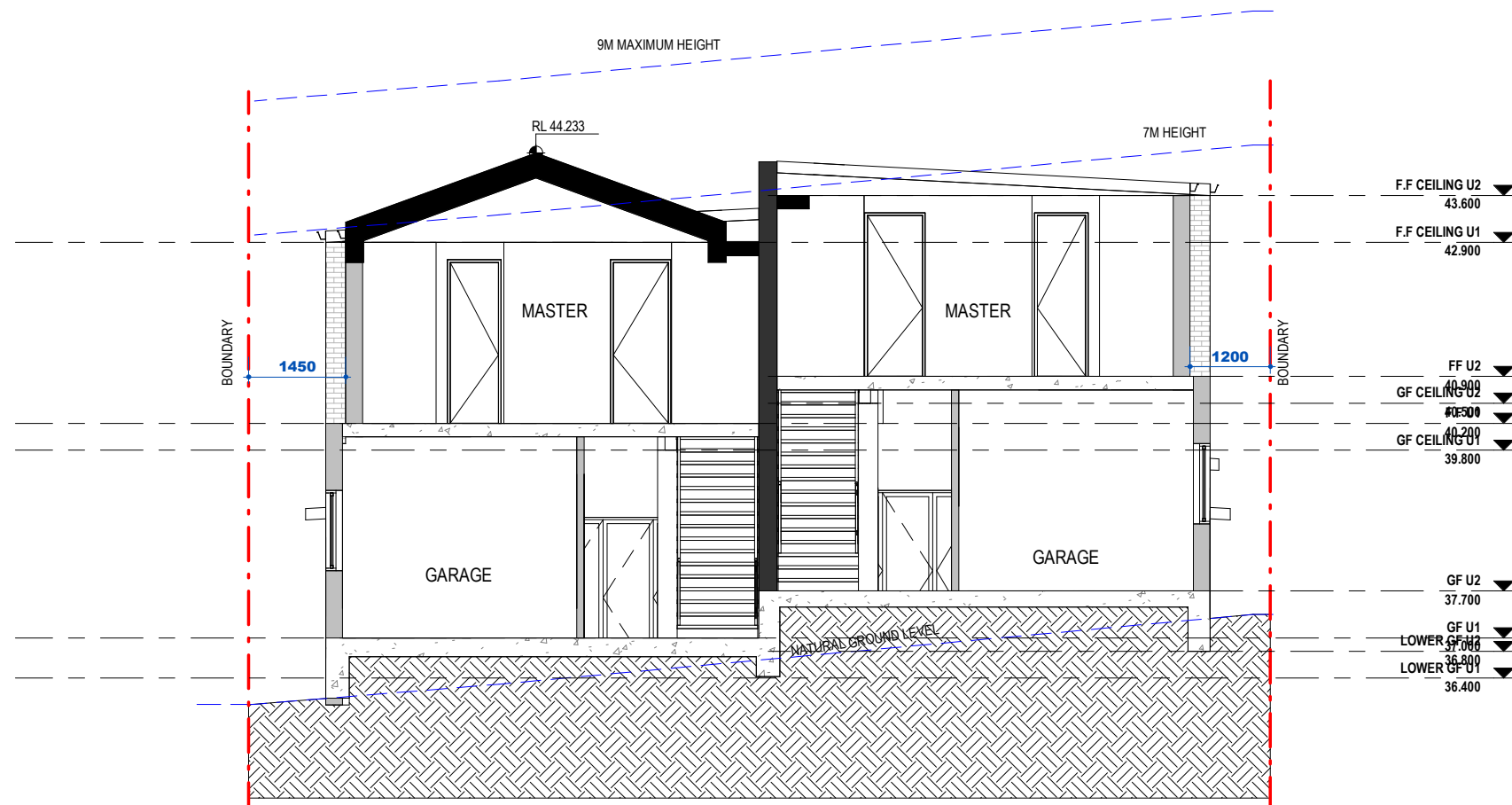
SECONDARY DWELLING LOT 2 SOUTH ELEVATION
Scale 1 : 100



SECONDARY DWELLING LOT 1 SOUTH ELEVATION
Scale 1 : 100

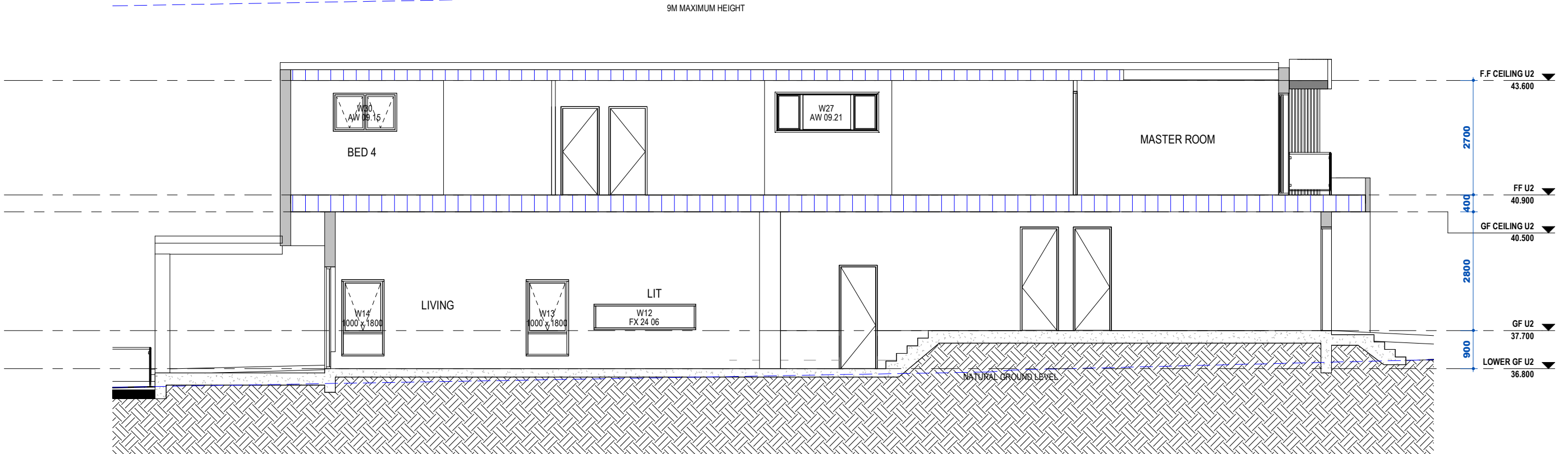


SECONDARY DWELLING LOT 2 NORTH ELEVATION
Scale 1 : 100



Section 7

Scale 1 : 100



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DA

Designed by:

S.L

Drawn by:

S.L

Checked by:

R.B

Issued Date

06/06/24



TRUE NORTH

Drawing Title

**010
SECTION**

SCALE@A3 1 : 100

PROJECT TITLE:

**29 Queensbury Road Padstow
Height**

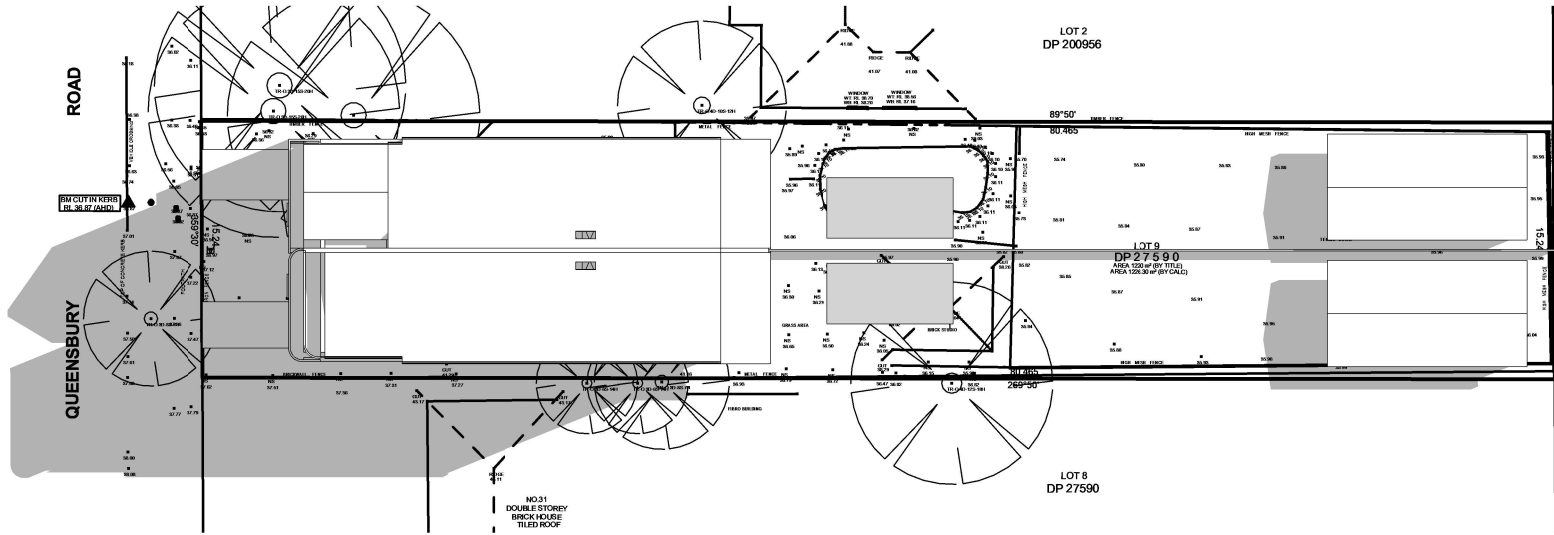
CLIENTS:



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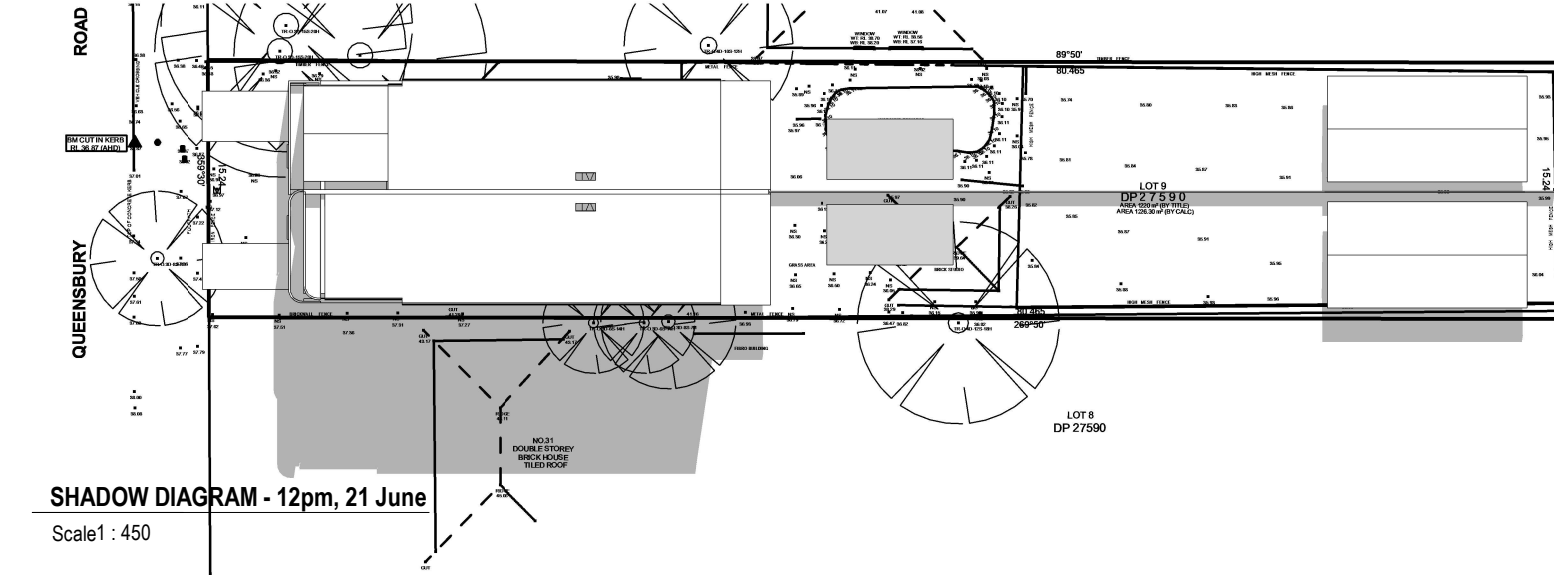
info@jmjhomes.com.au

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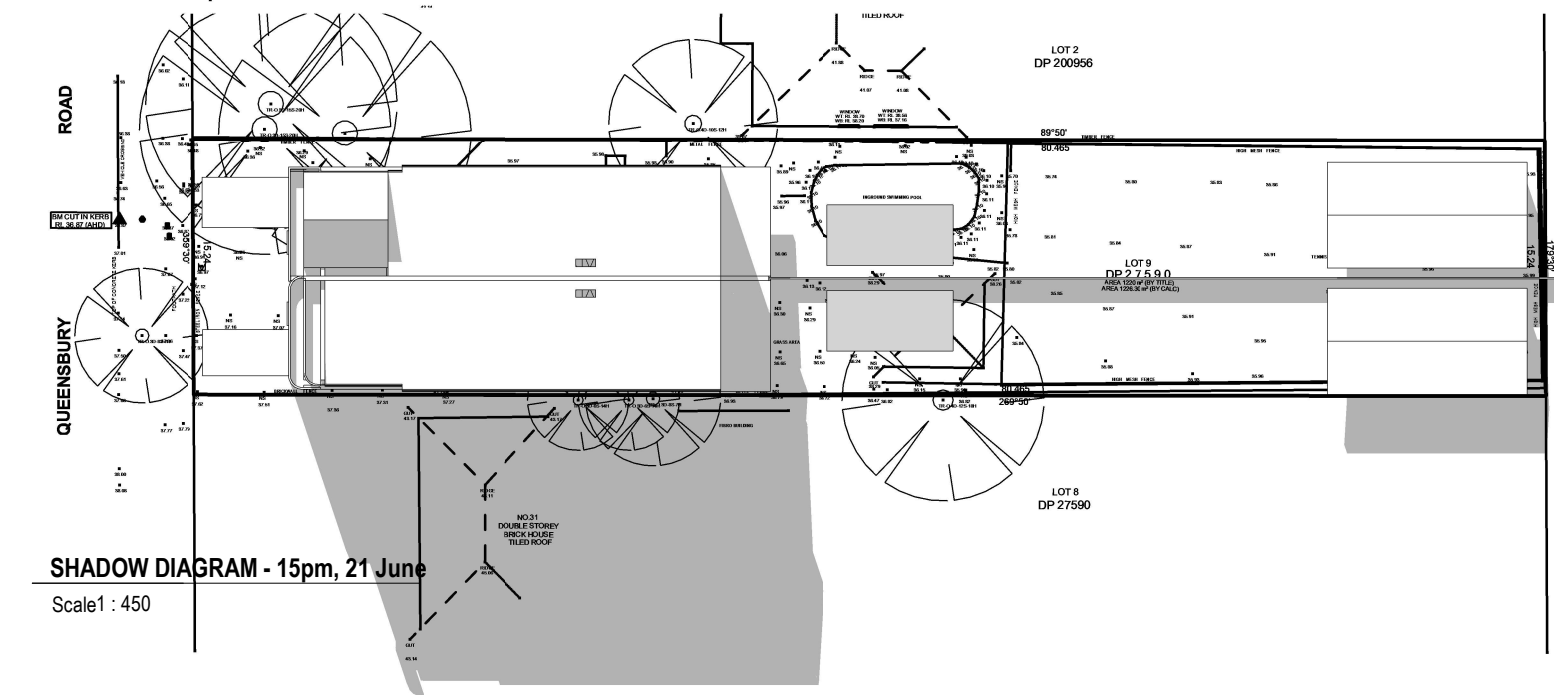
SHADOW DIAGRAM - 09am, 21 June

Scale1 : 450



SHADOW DIAGRAM - 12pm, 21 June

Scale1 : 450



SHADOW DIAGRAM - 15pm, 21 June

Scale1 : 450

LOT 1
DP 200956

LOT 11
DP 1229424

LOT 10
DP 1229424

DP 200956

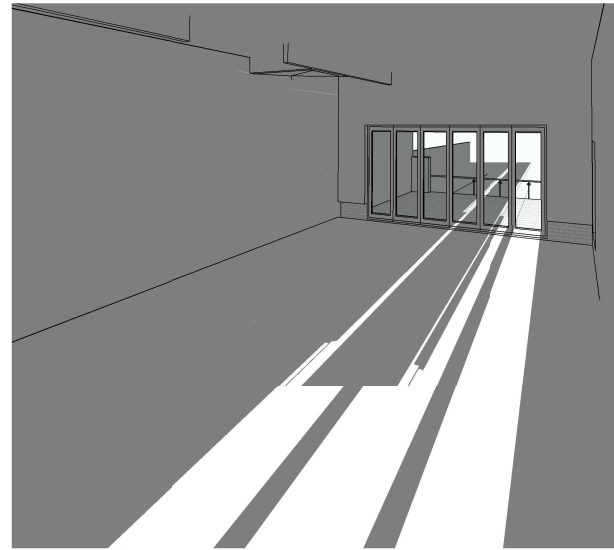
LOT 11
DP 1229424

LOT 10
DP 1229424

LOT 1
DP 200956

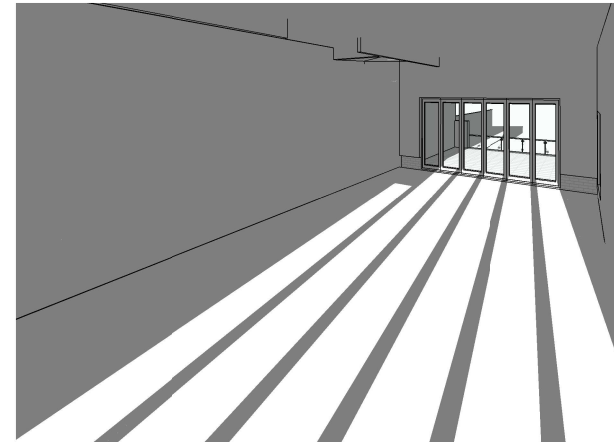
LOT 11
DP 1229424

LOT 10
DP 1229424



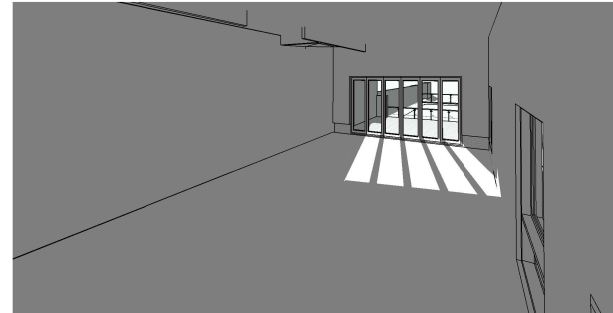
SOUTH LIVING SHADOW DIAGRAM - 8am, 21 June

Scale



SOUTH LIVING SHADOW DIAGRAM - 9am, 21 June

Scale



SOUTH LIVING SHADOW DIAGRAM - 10am, 21 June

Scale

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Issued Date: 06/06/24



Drawing Title
**011
SHADOW DIAGRAM**

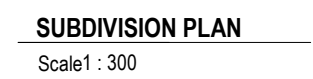
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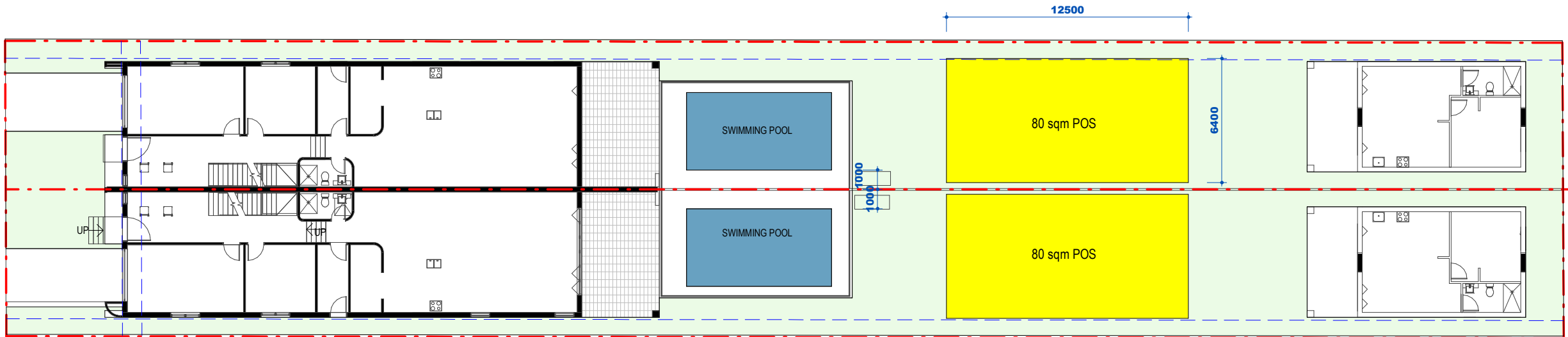
PROJECT TITLE:
**29 Queensbury Road Padstow
Height**

CLIENTS:



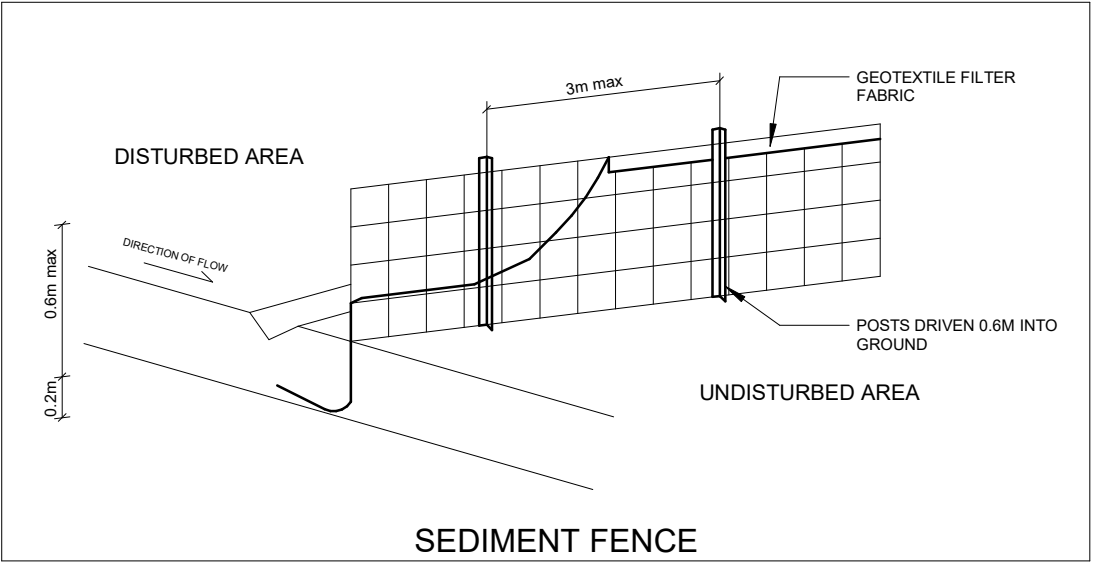
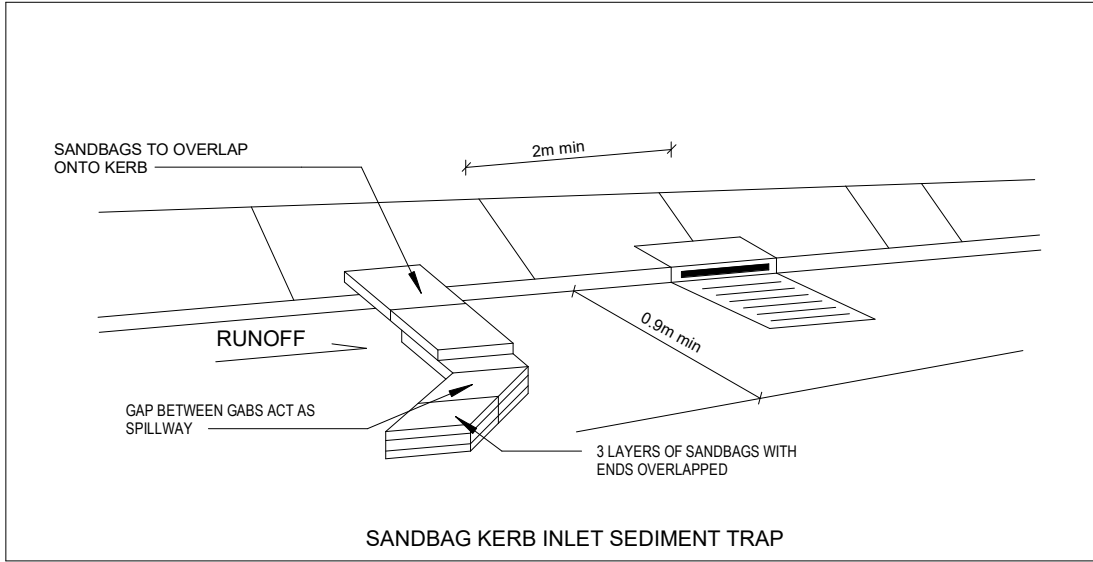
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0456 888 444





SEDIMENT CONTROL 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 TRENCHS.

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

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

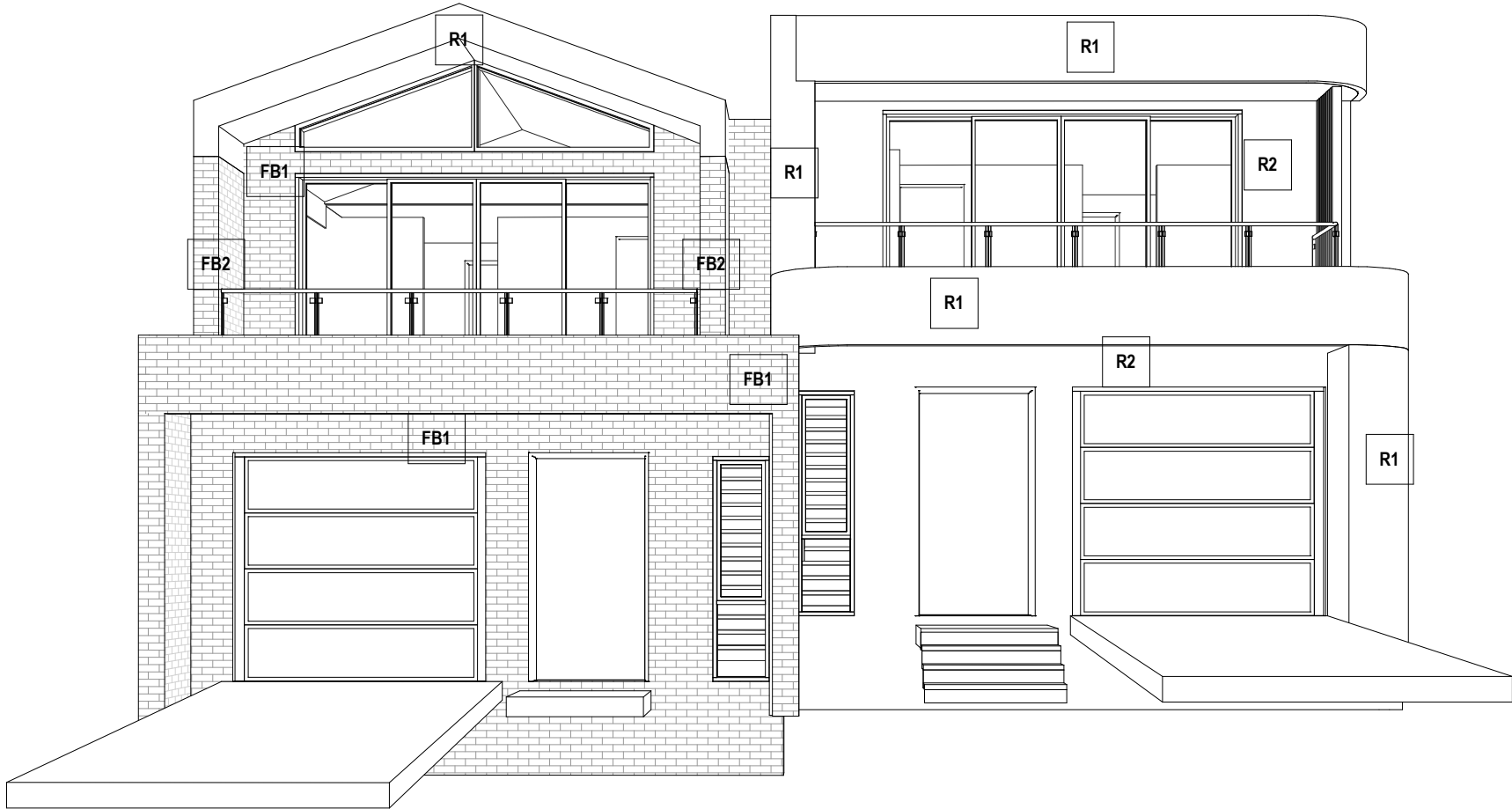
SOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WATER MAY CONCENTRATE.

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

FABRIC SHALL BE BURRED 150MM ALONG ITS LOWER EDGE.

Window Schedule		
Mark	Width	Height
W1	1500	1200
W2	1500	1200
W3	2400	600
W4	1000	1800
W6	600	2400
W9	600	2400
W10	1500	1200
W11	1500	1200
W12	2400	600
W13	1000	1800
W14	1000	1800
W17	4000	2400
W18	1500	900
W19	2400	900
W22	1500	900
W26	1500	900
W27	2400	900
W28	1500	900
W29	1500	900
W30	1500	900
W32	CUSTOMIZED	
W35	450	1190
W36	1000	1800
W37	CUSTOMIZED	
W38	450	1190
W39	1500	900
W40	1500	900
W41	610	1800
W43	610	1800
W44	610	1800
W45	1200	1200
W46	610	1800
W47	1200	1200
W50	4000	2400

Door Schedule		
Mark	Width	Height
D1	1200	2400
D2	2700	2400
D3	820	2400
D4	820	2400
D5	820	2400
D6	820	2400
D6	720	2400
D12	820	2400
D13	720	2400
D19	1200	2400
D20	2700	2400
D21	820	2400
D22	820	2400
D23	720	2400
D24	820	2400
D25	820	2400
D30	820	2400
D31	720	2400
D37	4500	2400
D38	4500	2400
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D41	820	2040
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D43	720	2400
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D45	820	2040
D46	820	2040
D47	820	2040
D48	720	2400
D49	720	2400
D50	820	2040
D51	4500	2100
D52	820	2040
D53	820	2040
D54	4500	2100
D55	820	2040



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	
FEATURE RENDER: R2	BRICK RENDER - WHITE	
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	

