

DEVELOPMENT APPLICATION

@ 93 WINDSOR ROAD, PADSTOW
LOT 17A/-/DP405372
BANKSTOWN COUNCIL
PROPOSED ALFRESCO AND POOL



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All Dimensions and Floor Areas are to be verified by builder prior to the commencement of any building work. Any discrepancies are to be confirmed by the designer. Levels shown are approximate unless accompanied by reduced levels by a registered surveyor. Figured dimensions are to be taken in preference to scaling. All Boundary Clearances must be verified by the surveyor prior to the commencement of any building work. Where Engineering or Hydraulic Drawings are required, such must take preference to this drawing. Stormwater to be connected and discharged to councils requirements and to AS3500.3-1990. All services to be located and verified by the builder with the relevant authorities prior to the commencement of any building work. All demolition and removal work to be carried out with approved waste management plan and in accordance with councils requirements & DA Conditions. Setbacks are to be taken from external wall finish.

All Architectural Drawings to be in Accordance with AS 1100.301
 Swimming Pools / Spas to be in Accordance with AS1926
 Fire Protection Systems / Equipment to be in Accordance with AS1851
 Termite Management to be in Accordance with AS3660
 Buildings in Bushfire Prone Areas to be in Accordance with AS3959
 Parking Facilities to bbe in Accordance AS/NZS2890
 Access and Mobility to be in Accordance with AS1428
 Timber Framed Construction to be in Accordance with AS1684
 Demolition of Structures to be in Accordance with AS2601
 Aluminium Structures to be in Accordance with AS/NZS1664
 Windows and External Glazed Doors to be in Accordance with AS2047
 Piled Footings to be in Accordance with AS2159
 Emergency lighting / exit signs for buildings in accordance with AS2293
 Composite Structures to be in Accordance with AS2327
 Masonry Structures to be in Accordance with AS3700
 Electrical Installations to be in Accordance with AS3013
 Mechanical ventilation & AC to be in Accordance with AS1668
 Installation of Fire Hose Reels to be in Accordance with AS1668
 Smoke Alarms to be in Accordance with AS3786
 Glass in Buildings to be in Accordance with AS15288
 Automatic Fire Sprinkler systems to be in Accordance with AS2118

Demolition is to be carried out in accordance with AS2601:1991 'The Demolition of Structures'. Demolition is to be carried out by a qualified and licenced demolition company. At all times demolition work shall be supervised by a Qualified and Competent individual. Demolished items to be recycled as specified in waste management plan. Obtain all necessary permits and approvals. All existing services to be disconnected and sealed before demolition. Removal of hazardous substances shall be carried out by a competent and qualified person. Removal of Asbestos shall be in accordance with NQHSF (Safe Work Australia). Structures shall be demolished progressively, storey by storey (Sequential Method). Demolished materials shall be removed progressively and not be allowed to accumulate on site. Demolished Materials shall be allowed to fall freely. The site shall be secured at all times against the unauthorised entry of persons or vehicles.

Footings and Slabs to Structural Engineer's details. All first floor windows with restricted opening to comply with clause 3.9.2.5 of the BCA. All Masonry walls to have expansion joints to comply with BCA requirements. A high impact vapour barrier to comply as per the requirements of clause 3.2.2.6 of the BCA. Gutters and Downpipes to comply with AS3500.3 or 3500.5. Wet Area Construction to comply with AS3740. Stairs to be constructed with the requirements of clause 3.9.1.2 of V2 of the NCC. The finish of all stairs to meet requirements of clause 3.9.3.9.1.4 of V2 of the NCC. The landing provided to meet requirements of clause 3.9.1.5 of V2 of NCC. Non slip nosing or tread to stairs to comply with clause 3.9.1.4 of BCA. Balustrades servicing stairs will meet the requirements of clause 3.9.2.3 of V2 of the NCC. A Handrail will be provided to service the internal stairs of the dwelling (where bounded by walls) which will meet the requirements of clause 3.9.2.4 of V2 of the NCC. New Handrails and Balustrades must comply with Part 3.9.2.4 of the BCA. Mechanical Ventilation Discharge location as per BCA part 3.8.7.4 - Condensation Management.

Whilst all care and attention to detail is taken when compiling these drawings they should not be used solely for the construction of the proposed work. The existing building may contain hidden or previously undocumented work. Therefore the builder should make onsite confirmation of measurements during the project.

All structural references made on this plan are to be designed and stated on an engineer's certificate as being wholly approved before commencement of any works. These drawings are to be read in conjunction with engineers plans and documents, with engineers references taking precedence.

To be in accordance with BCA part 3.7 AS3786-1993. Smoke Alarms - AS1691-1985 - Domestic oil-fired appliances - installation. AS/NZS2918-2001 - Domestic Solid Fuel Burning Appliances installation & AS3959-1999 - Construction of building in bushfire prone areas. All floors between other occupancies, party walls, walls within 900mm distance and eaves within 500mm distance from title boundary or other adjoining buildings must be constructed with a non -combustible material having a FRL of not less than 60/60/60.

All erosion and sediment control measures including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil and conservation of NSW. All Drainage works shall be constructed and stabilised as early as possible during development. Sediment Traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench. All sediment Basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period. All disturbed areas shall be revegetated as soon as the relevant works are completed. Soil and Topsoil stockpiles shall be located away from drainage lines and areas where water may concentrate. Filer shall be constructed by stretching a filter fabric (Propex or approved equivalent) between post at 3m centres. Fabric shall be buried 150mm along its lower edge.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

Labels shall be fixed adjacent to all outdoor watering taps stating that the water is not to be consumed. An emergency mains tap shall be provided adjacent to the water meter and connected to the main supply. Rainwater Tank supply shall not be connected to drinking and bathing water tap outlets. First flush devices to be fitted to all downpipes connected to the rainwater tank. All downpipes are to be entirely P.V.C. All pipes are to be sealed up to underside of roof gutters. Ensure all connections within charged systems are solvent welded. Tank shall be connected to a sydney water approved control panel to ensure mains water supply is provided when tank empties. All Plumbing works shall be carried out by a licensed plumber in accordance with Sydney Water Guidelines and the NSW Code of Practice: Plumbing and Drainage.

Figure dimensions take preference, do not scale from plans. If IN DOUBT, ASK. Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued. These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings. All matters including but not limited to finishes, inclusions, upgrades, exclusions, additional costs and works by owner/builder.

A complete investigation of services has not been undertaken for this site plan. Services locations, depths and inverts have been located by field survey or taken from BDYD or Council documents; confirmation of critical positions should be obtained with on site detection services. Neglecting to dial 1100 before digging or excavation can lead to costly disruption to essential services, and injury or death to workers and the general public. Rupture of services during excavation or other activity created a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

Street Trees and Turf to be protected during construction. Any damage to turf and street trees to be rectified as part of the Landscape Works. The methods of Tree Protection shall comply with AS4590-2009 'Protection of Trees on Development Sites' (If no detailed arboricultural Impact report is required). All plant material must be true to the species. .

No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root banded. All new turfled areas are to be selected weed free. Turf shall be laid neatly buttued with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points. All new turfled area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing. Mulch shall mean hardwood mulch (25mm Grade), free from material derived from Privet, Willow, Poplar, Coral Trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Mulch to planter beds shall be Pine Bark mini nuggets mulch (25mm grade), free from fines. Spread mulch so that after setting, it is: smooth and evenly graded between design surface levels; flush with adjacent finished levels; of the required depths (75mm); and sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of planting bed, planting and all other work. Planting mix for tree pit backfill shall be 'Organic Garden Mix' consisting of 50% Black Soil, 20% Corase Sand, 30% Organic Material Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

The contractor shall submit his proposal for excavation to the superintendent prior to commencement of work. The method shall comply with all the requirements of the da conditions, particularly in relation to noise levels, vibration and work hours. Vibrations shall not exceed that specified in the geotechnical report and alarms shall be installed to monitor these vibrations. u.n.o. all the requirements of the geotechnical report for the site shall be observed and met.

All bracing and tie downs to be in accordance with AS 1684, unless noted otherwise provide the minimum for roofs and horizontal bracing - use diagonal cross strap bracing throughout roof. Screw fix to each rafter, Purlin or truss and securely fasten to top plate/beam at ends. Stud walls - floor plate & bottom plate to a minimum of every second stud secure floor plate to slab below with m12 chemical anchors at 1200mm max c/s or secure every second stud to floor beams below masonry walls - fasten top plate to brickwork using roof straps (similar m.e.t. 7.1 or approved equivalent) at a maximum of 1200mm spacing anchored 15 c/s down provide straps each side of all openings: provide additional hold downs as detailed. Vertical bracing - provide vertical bracing in accordance with as 1684. Provide additional vertical bracing where shown and as detailed on these drawings.

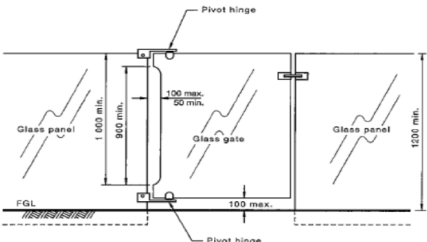
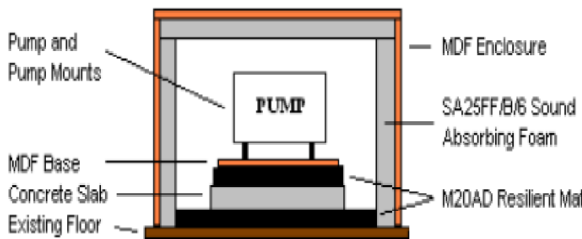
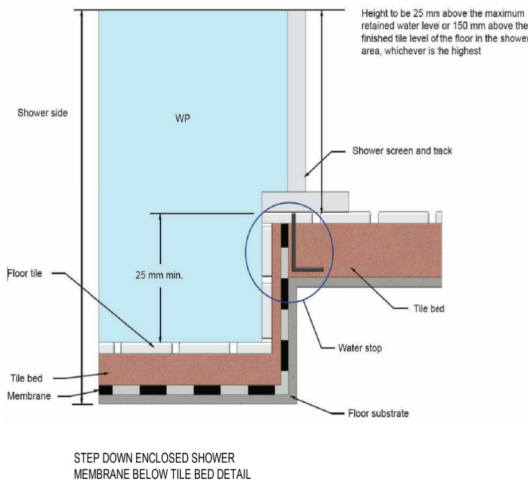
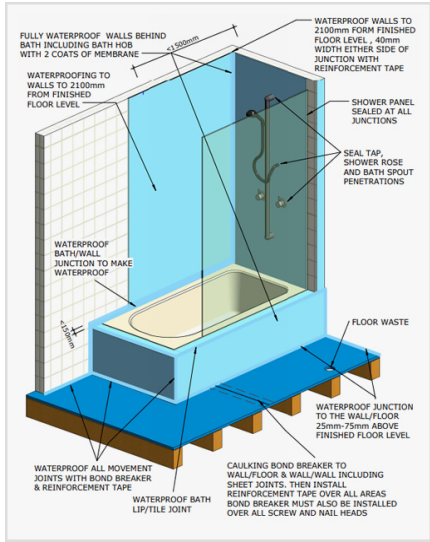
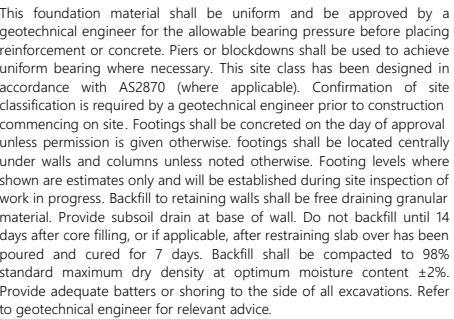
Designs are to be carried out in accordance with AS2870, confirmation of the site classification in accordance with AS2870 is required by a geotechnical engineer prior to construction commencing on site and shall include confirmation of bearing capacity. The foundation material shall be uniform and piers or blockdowns shall be used at the direction of the Geotechnical Engineer to achieve uniform bearing where required. The owners attention is drawn to the acceptable levels of foundation performance as outlined by AS2870. Accordingly category 1 or 2 damage may be expected under some conditions. should a higher level of crack control be required then the engineer should be notified so that this can be incorporated into the design. Sites shall be prepared in accordance with AS2870. As a minimum this must include: top soil containing grass, roots or any other organic material shall be removed from the area on which the slab is to rest, blind with sand sufficient only to ensure no damage to damp proof membrane (maximum 50mm). A vapour barrier/damp proof membrane shall be provided. The membrane shall be polythene sheeting of minimum thickness 0.2mm. The sheet shall be laid beneath the slab such that the slab and all beams are entirely underlain. the sheet shall extend under edge beams to ground level. sheet joints shall be fully taped laps with a minimum of 200mm overlap. penetrations at pipes or fittings, etc shall be taped or sealed with a close-fitting sleeve or turn up of the membrane. 5. where noted on drawings as controlled fill, the filling shall comply with the following: sand fill up to 0.8m deep that is well compacted by a vibrating plate or vibrating roller in layers not more than 300mm thick. Non-sand fill up to 0.4m deep that is well compacted by a mechanical roller in layers not more than 150mm thick. Any clay shall be moist during compaction. Where noted on drawings as rolled fill, the filling shall be material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of the rolled fill shall not exceed: 0.6m for sand fill compacted in layers not more than 300mm, & 0.3m for non-sand fill compacted in layers not more than 150mm. Where noted on drawings as 'fill as formwork', filling shall be compacted sufficiently to provide a stable platform during construction. This would normally be provided by compaction to at least 85% maximum standard dry density. Heating cables and hot water pipes, electric heating cables may be embedded in the slab without any increase in thickness or reinforcement. Where hot water pipes are to be embedded in a slab, the slab thickness shall be increased by 25mm and the mesh size increased one level (e.g. from s172 to s182). Allotments containing reactive sites classified as m, h1, h2 or e shall be provided with an adequate system of draining in accordance with as 2870 to ensure best possible foundation performance. At a minimum the following should be maintained: the site should be graded or drained so that water cannot pond against or near the building. The ground immediately adjacent the building should be graded to a uniform fall of 50mm minimum away from the building over the first meter. Subfloor areas should be graded to prevent water ponding which may affect footing performance.

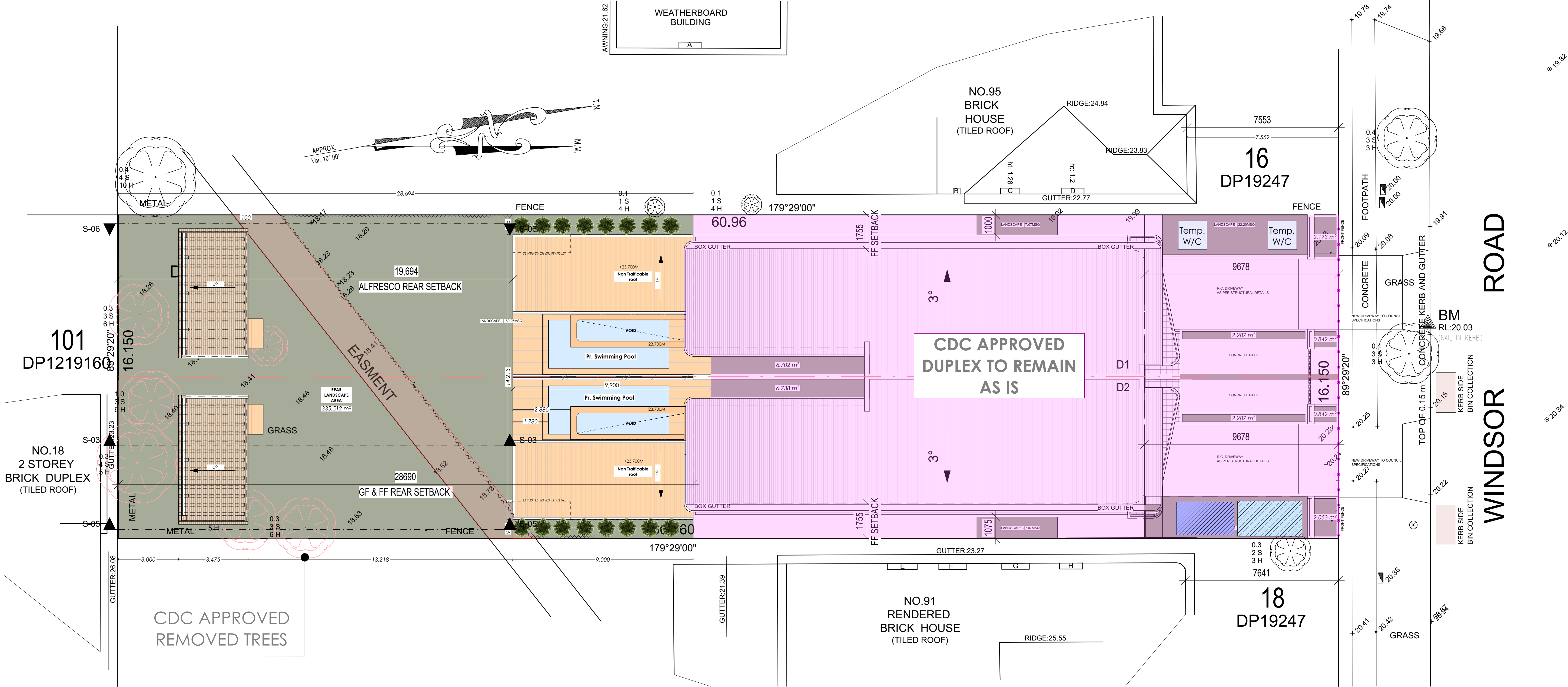
all workmanship and materials shall be in accordance with as 4100 and as 1554 except where varied by the contract documents, the builder is to ensure that the erection of the structural steelwork is in strict accordance with as3828 1998, all steel shall be in accordance with as 3678, as 3679 and as 3679 to grade 250 unless noted otherwise, hot rolled structural steel open sections - grade 300 cold formed structural steel shs/rhs - grade 350 cold formed structural steel chs - grade 250 hot rolled structural steel plate/floorplate - grade 250 a pdf copy of workshop fabrication drawings shall be submitted to the engineer for review at least 14 days prior to commencement of fabrication and permission to use obtained prior to fabrication, permission to use does not relieve the builder of the full responsibility for dimensions, fit and compliance with architectural and engineering drawings, all welds shall be 6mm continuous fillet type gp (general purpose) unless noted otherwise, butt welds shall be complete penetration welds to as 1554, for steel less than 6mm thick, fillet weld thickness to match the base metal thickness, all plates shall be 10mm thick unless noted otherwise, steelwork to be concrete encased shall be wrapped with f41 steelwire fabric and shall be 50mm minimum concrete cover to the structural steel, provide seal plates to all hollow sections, provide vent holes to hollow members and drain holes to all members to be hot dip galvanised, structural steelwork shall have the surface treatment specified in the project information table, the builder shall provide all cleats and drill all holes necessary for fixing steel to steel and timber to steel whether or not detailed on the drawings, all structural steel members to be provided with the fire rating to ncc bca requirements, p.c.a (or architect) to confirm.

workmanship and materials shall be in accordance with AS3700. Strength and durability requirements for masonry and embedded items are specified in the project information table. All bricks to have a minimum characteristic compressive strength of 20 mpa. All blocks to have a minimum characteristic compressive strength of 15 mpa. Only load bearing masonry walls are shown under concrete slabs. Masonry supporting slabs and beams shall be troweled smooth with mortar finishing all voids. two layers of rigid dpc shall be placed full width across slab load bearing surfaces except where proprietary bearing strips is noted. alternative detail is documented. The heads of load bearing walls shall not extend above the soffit of the concrete slab above. All double skin solid walls such as 230mm thick brickwork shall be bonded by a header course every 4th course. All masonry supporting or supported by concrete floors shall be provided with vertical joints to match any control joints in the concrete. No load bearing walls shall be separated from concrete above by 20mm thick closed cell polystyrene strip, fire rated as required. No chases or recessed are permitted in structural masonry without the approval of the engineer. It is the contractors responsibility to confirm masonry joint locations with the bricklayer and architect . refer to architects documentation for the location of all masonry joints as a minimum provide the articulation, contraction or expansion joints as specified in 4773.1. or AS3700 as appropriate. Refer to concrete notes for de-propping prior to construction of masonry walls on suspended slabs. Brick ties shall be spaced not greater than 600mm in each direction adjacent to any support, control joint or opening. provide the first row within 300mm. Where non-metallic ties are used the builder shall ensure that mortar is provided top to bottom before placing bricks. Brick ties shall comply with AS2699. Head restraint ties to be provided in all walls at 600c/c uno. At concrete / steel column junctions met 5-3 expansion ties to be used (internal skin of cavity wall or internal wall). All retaining walls to be waterproofed to architects details provided (2 coats of bitumen paint as a minimum). Waterproofing to be carried out as specified by the manufacturer. Provide bond beams in blockwork walls above all openings. Reinforced concrete blockwork shall comply with the following, unless noted otherwise: Provide cleantout holes 100mm square minimum at base of all walls and rod core holes to remove protruding mortar fins prior to grouting. Reinforcement projecting from foundation or slabs into cores, shall be set accurately in place using templates to align with the centre of the length of cores and with cover as noted. where horizontal bars are indicated, the webs of the blocks below the bars shall be cut down to accommodate the bars. Grout all cores in reinforced blockwork unless otherwise noted. height of blockwork to be grouted on one day shall be 2400mm. Grout shall be placed in lifts of 1200mm maximum and compacted by poker vibrator. Allow 4 hours between successive lifts to allow plastic settlement to occur. Provide 50mm cover from the outside of the blockwork u.n.o. It is recommended the use of proprietary plastic chairs for the accurate placement of vertical reinforcement.

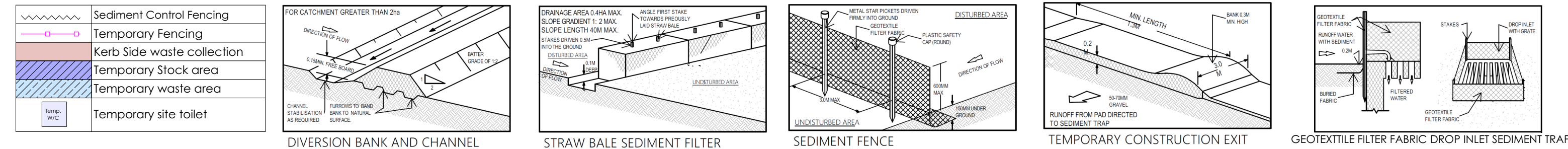
All workmanship and materials shall be in accordance with as 3600 and as 3610 current editions with amendments, except where varied by the contract documents. Project control testing shall be carried out in accordance with as 3600. Concrete to be proportioned to limit drying shrinkage, to satisfy project information table. No admixtures shall be used in concrete unless approved in writing. Clear concrete cover to all reinforcement shall be as noted in the project information table unless otherwise shown. Where concrete is poured on a vapour proof membrane 0.2mm minimum thickness, the cover to concrete cast against ground may be reduced by 10mm. Concrete sizes shown do not include thickness of applied finishes. No finish which decreases cover is allowed without the written approval of the engineer. Depths of beams are given first and include slab thickness. For chamfers drop grooves, reglets, etc. refer to architect's details. Maintain cover to reinforcement at these depths. No holes, chases, blockouts, ducts or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior written approval of the engineer. Construction joints where not shown shall be located to the approval of the engineer. All concrete columns greater than 1.2 metres in height shall be poured a minimum of 4 hours prior to slab or beam over. Concrete shall be mechanically vibrated to achieve a dense homogeneous mass completely filling the formwork thoroughly embedding the reinforcement and free of stone pockets or voids. All concrete including slabs on ground and footings shall be compacted with mechanical vibrators. Curing of all concrete is to be achieved by keeping surfaces continuously wet as per as 3600. Internal slabs shall be cured for a minimum of 3 days and external slabs for a minimum of 7 days. Curing compounds may be used but must be compatible with the proposed floor finished and be installed in accordance with manufacturers specifications. Polythene sheeting or wet hessian may be used if protected from wind and traffic. Construction support propping is to be left in place where needed to avoid overstressing the structure due to construction loading. No brickwork or partition walls are to be constructed on suspended levels until seven days after propping has been removed and the slab preloaded with the bricks or units to be used in the wall. Repairs to concrete shall not be attempted without the permission of the engineer. Cast-in fixings, bolts etc. Shall not be altered without the permission of the engineer. The concrete shall be placed in such a manner as to avoid segregation or loss of materials. Maximum fall of concrete = 1500mm or use enclosed chutes or similar. Sulphate resistant concrete to be used in all footings, piles and pile caps if required by the project design information. If ambient temperatures are less than 5°C or greater than 35°C do not mix concrete without taking provisions to ensure the concrete is delivered within this temperature range.

DUE TO THE SIZE OF THE POOLS COMBINED BEING UNDER 40,000 LITERS COMBINED. EACH POOL HAS A SIZE OF 18, 850 L. THE PROPOSED POOLS COMBINED HAVE A CAPACITY OF 37,705 L

[illegible]



SITE PLAN , SITE ANALYSIS PLAN
1:200



| DEVELOPMENT DATA / SITE CALCULATIONS | |
|--------------------------------------|------------------------------------|
| SITE AREA: | - 984.4MSQ |
| GROSS FLOOR AREA (GFA) CALCULATIONS: | |
| PERMISSIBLE GFA - 546.1MSQ | |
| DWELLING 1 | |
| BASEMENT LEVEL: | - 131.58 MSQ (NOT INCLUDED IN GFA) |
| GROUND FLOOR: | - 122.37 MSQ |
| FIRST FLOOR: | - 107.22 MSQ |
| TOTAL GFA D1 - 229.59 MSQ | |
| DWELLING 2 | |
| BASEMENT LEVEL: | - 132.47 MSQ (NOT INCLUDED IN GFA) |
| GROUND FLOOR: | - 122.37 MSQ |
| FIRST FLOOR: | - 107.22 MSQ |
| TOTAL GFA D2 - 229.59MSQ | |
| TOTAL GFA D1 + D2 - 459.18 MSQ | |

BASIX NOTES

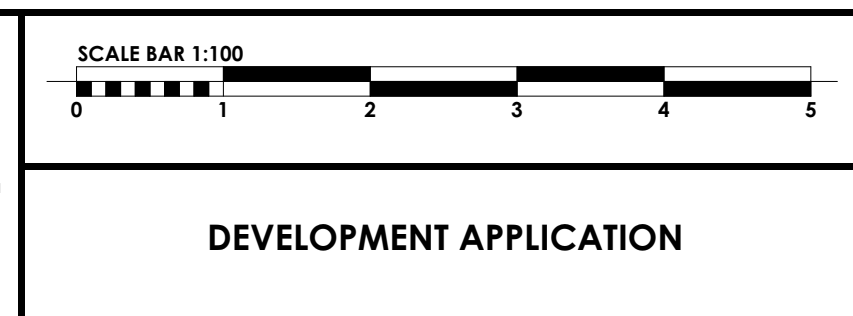
DUE TO THE SIZE OF THE POOLS COMBINED BEING UNDER 40,000 LITERS COMBINED. EACH POOL HAS A SIZE OF 18, 850 L. THE PROPOSED POOLS COMBINED HAVE A CAPACITY OF 37,705 L

| DATE | DESCRIPTION | ISSUE |
|------------|----------------------------|-------|
| 22.04.2024 | ISSUED FOR CLIENT APPROVAL | A |
| 11.06.2024 | ISSUED FOR DA SUBMISSION | B |
| 14.08.2024 | ISSUED FOR DA SUBMISSION | B.2 |
| 28.08.2024 | ISSUED FOR DA SUBMISSION | B.3 |
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IMPORTANT NOTE:
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for contractor purposes until issued for construction. This drawing reflects a design by ABCON Pty Ltd and is to be used only for work when authorized in writing. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents have been written in accordance with the Building Code of Australia, all relevant Local Authorities, planning policies and zoning codes. All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Builder to ensure compliance with all Work Cover requirements. Check all timber sizes with a Structural Engineer and have all structural steelwork & concrete work designed by a Structural Engineer. When proprietary products are referred to, install in accordance with the manufacturer's written instructions. Check all dimensions on site prior to construction. If in doubt, check with Architect. All discrepancies and omissions to be reported to Architect.



PROJECT DESCRIPTION:

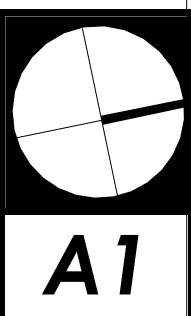
PROPOSED ALFRESCO AND POOL

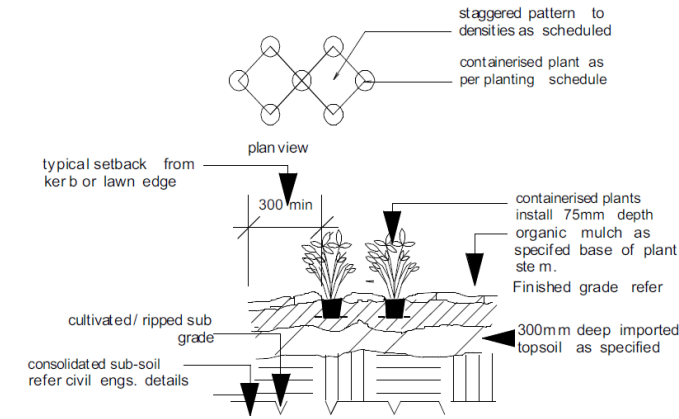
DRAWING TITLE:
SITE, ROOF, ANALYSIS PLAN

CLIENT DETAILS:

PROJECTION LOCATION:
ADDRESS: 93 WINDSOR ROAD, PADSTOWN, 2211
LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372

| | |
|-----------------|------------|
| PROJECT NUMBER: | 24068 |
| DATE: | 28.08.2024 |
| DRAWING NUMBER: | A102 |





| LANDSCAPE CALCULATION | |
|------------------------------------|-------------------------------|
| SITE AREA: | 984m ² |
| LANDSCAPING CALCULATIONS: REQUIRED | FRONT 45%= 63.8m ² |
| PROPOSED LANDSCAPING AT FRONT: | 49m ² |
| PROPOSED LANDSCAPING AT REAR: | 335.5m ² |
| PROPOSED TOTAL LANDSCAPING: | 380.5m ² |

landscaping specification:
turfing :
obtain turf from a specialist local grower of cultivated turf, turf to be laid, fertilised & watered as specified by supplier, install watering system to ensure proper watering with economical water usage.

sowing :
provide lawn seed mixture suitable for local climate, sow seed as recommended by supplier, water & fertilise in an approved manner, install watering system to ensure proper watering with economical water usage.

garden beds :
garden beds to be filled with 200mm min. of good quality topsoil, prior to installation of topsoil, ground to be ripped to min.depth of 300mm, specified plants and ground covers to be planted in garden beds, beds to be mulched with good quality shredded mulch, install subsurface watering system for minimal water usage.

tree + plant planting :
excavate plant holes large enough to accept root balls + 0.1m3 of backfilling with topsoil, thoroughly water the plants before + immediately after planting and as required to maintain growth growth rates free of stress, use suitable plant fertiliser around plants at time of planting.

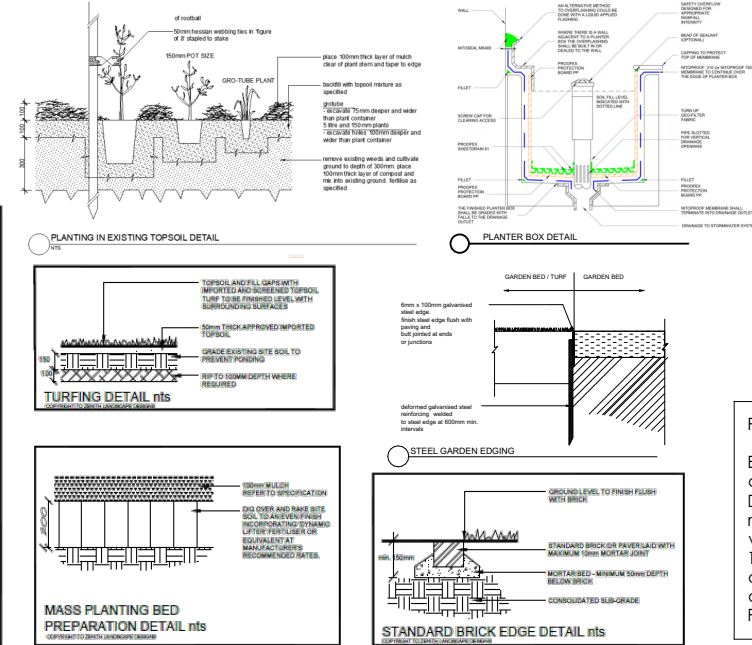
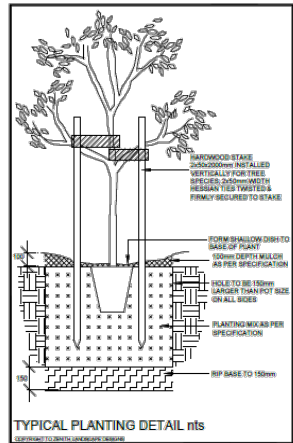
staking of plants + trees :
install hardwood stakes driven into the ground at least 1/3 their length, avoid root damage during installation, stake sizes: for plants > 2.5m high : three 50 x 50 x 2.4m stakes per plant for plants 1 - 2.5m high : two 50 x 50 x 1.8m stakes per plant for plants < 1.0m high : one 38 x 38 x 1.2m stakes per plant tie plants to stakes with approved ties designed not to damage plant or tree.

completion :
throughout the planting + establishment period, carry out maintenance work including watering, mowing, rubbish removal, fertilising, pest & disease control, re-seeding, re-turfing, staking + tying, cultivating, pruning, reinstatement of mulch, top dressing + keeping site neat & tidy, continue to replace failed, damaged or stolen plants.

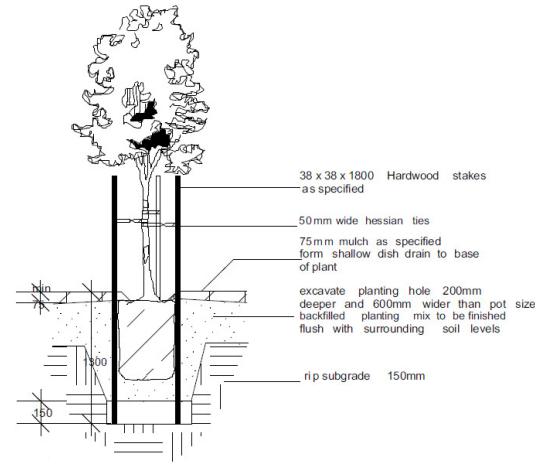
mulch :
mulch applied to all garden beds to be a minimum depth of 100 mm, mulch to be of good quality organic material.

LANDSCAPING PLAN

1:200



PROTECTION OF EXISTING TREES
Existing trees are to be protected and maintained during the course of construction to AS1790 Protection of Trees on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. Tree Protection Zone is to be attached to the protective fence.



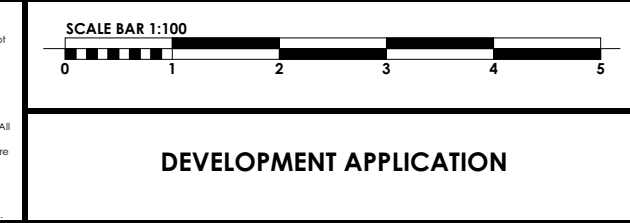
| Maintenance Task | J | F | M | A | M | J | J | A | S | O | N | D |
|-------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Care of Plants | | | | | | | | | | | | |
| Monitoring | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Pruning (if needed) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Deadheading/Tip Pruning | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Fertilise - Slow Release | | | | | | | | | Y | | | |
| Fertilise - Rapid Soluble as needed | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Cut Back Perennials and Grasses | | | | | | | | | | | | |
| Watering (as needed) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Garden Beds | | | | | | | | | | | | |
| Edging | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Weeding | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Mulching | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Leaf Removal | | | | | | | | | | | | |
| Pest Management | | | | | | | | | | | | |
| Moitoring | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Lawns | | | | | | | | | | | | |
| Fertilise | | | | | | | | | Y | | Y | Y |
| Seeding where needed | | | | | | | | | | | | |
| Winter Clean up | | | | | | | | | | Y | | |

| DATE | DESCRIPTION | ISSUE |
|------------|----------------------------|-------|
| 22.04.2024 | ISSUED FOR CLIENT APPROVAL | A |
| 11.06.2024 | ISSUED FOR DA SUBMISSION | B |
| 14.06.2024 | ISSUED FOR DA SUBMISSION | B.2 |
| 28.08.2024 | ISSUED FOR DA SUBMISSION | B.3 |



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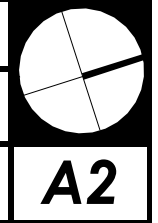


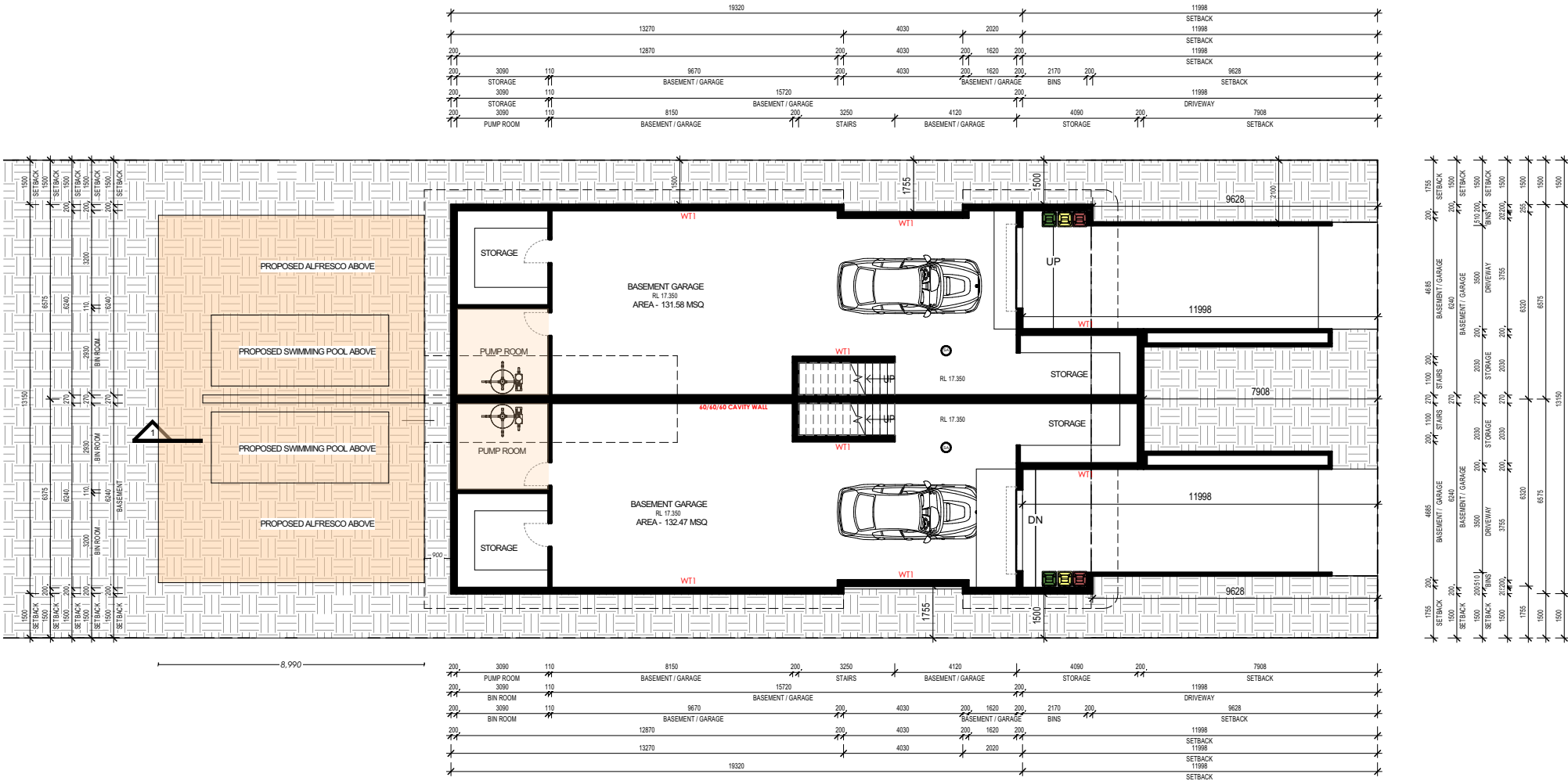
PROJECT DESCRIPTION:
PROPOSED ALFRESCO AND POOL

DRAWING TITLE:
LANDSCAPE PLAN
PROJECTION LOCATION:
ADDRESS: 93 WINDSOR ROAD, PADSTOW, 2211
LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372

CLIENT DETAILS:

PROJECT NUMBER:
24068
DATE:
28.08.2024
DRAWING NUMBER:
A103





BASEMENT FLOOR LVL

1:200

NOTES:

- 1) PROVIDE HANDRAILS TO INTERNAL STAIRS
- 2) INTERNAL STAIRS WILL REQUIRE SLIP RESISTANS SURFACE TO TREADS OF P3 CLASSIFICATION
- 3) PROVIDE FIRST FLOOR BEDROOM WINDOWS WITH LOCKABLE DEVICES PREVENTING WINDOWS OPENING MORE THAN 125mm
- 4) GLASS BALUSTRADES PROTECTING FALLS OF MORE THAN 1m WILL REQUIRE INTERLINKING RAIL
- 5) MECHANICAL VENTILATIONS TO BE CONNECTED IN ACCORDANCE WITH PART 3.8.5 OF THE NCC 2019 AMDT 1.

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DEVELOPMENT APPLICATION

PROJECT DESCRIPTION:

PROPOSED ALFRESCO AND POOL

DRAWING TITLE:

BASEMENT LEVEL PLAN

CLIENT DETAILS:

JOHN

PROJECT NUMBER:

24068

DATE:

28.08.2024

DRAWING NUMBER:

A104



A3

PROJECTION LOCATION:

ADDRESS: 93 WINDSOR ROAD, PADSTOW, 2211

LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372

PROPOSED CABANA

CABANA PERS TO END DETAIL TO ALLOW GRY FOR WATER FLOW BELOW

TIMBER BEAMS

CABANA ROOF SLOPED @ 6 DEGREES

PARAPET 168mm HIGH

150 x 150mm TIMBER BEAMS

FLOATING TIMBER STEPS WITH STEEL SUPPORT BEAMS TO ALLOW FOR WATER FLOW BELOW

+22.002M

2.511

+18.846M

+18.176M

3,880

11,382

1200mm HIGH POOL FENCE WITH SELF-CLOSING AND LOCKING GATE TO BE INSTALLED IN ACCORDANCE WITH AS1926

300

500

4,200

1,000

300

1,800

7.855 m²

1,000

250

COPING

FFL - 19.550

50mm drop down

FFL - 19.650

RL 19.040

RENDERED FOAM PARAPET

W10 2450 X 1200

250

LANDSCAPE COURTYARD

PUMP ROOM

BASEMENT GARAGE

BASEMENT GARAGE

ENTRY

VOID

LIFT

LIFT

MASTER BEDROOM

8.5M PERMISSIBLE BUILDING HEIGHT

▼RL 27.250 Parapet Level

▼RL 26.650 First Floor Ceiling

▼RL 23.950 First Floor Level

▼RL 23.700 Ground Floor Ceiling

▼RL 20.700 Ground Floor

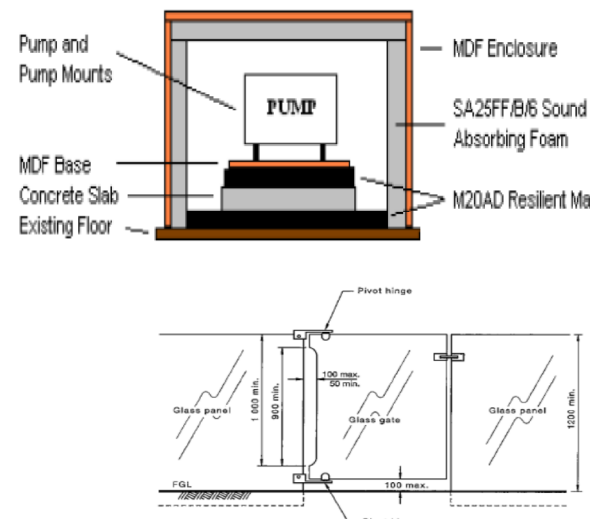
▼RL 20.450 Garage Level

▼RL 19.800 Lower Ground Floor Level

▼RL 17.350 Proposed Basement Plan

R.C. SLAB AS PER STRUCTURAL DETAILS

LONG SECTION
1:100



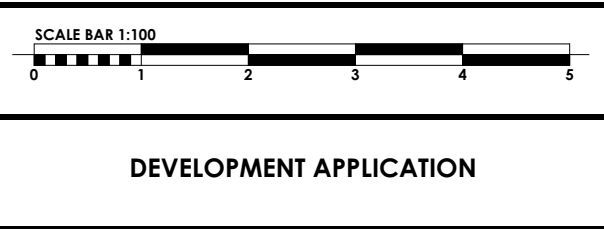
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PROJECT DESCRIPTION:

PROPOSED ALFRESCO AND POOL

DRAWING TITLE:

SECTION

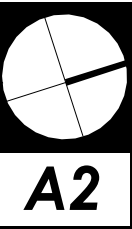
PROJECTION LOCATION:

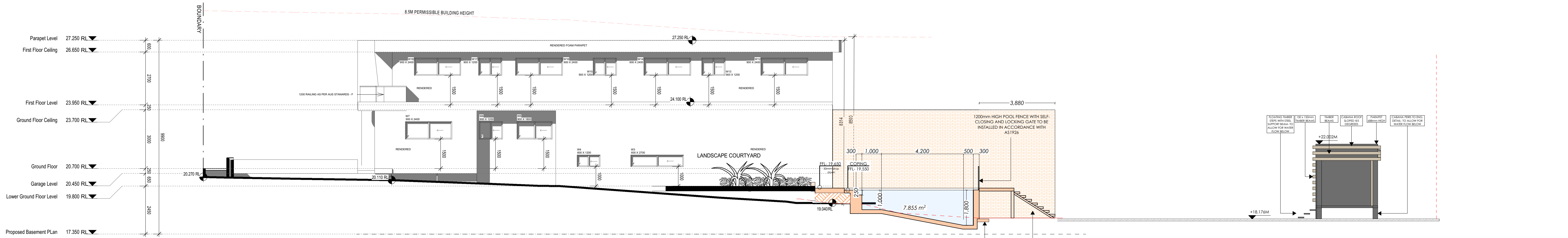
ADDRESS: 93 WINDSOR ROAD, PADSTOW, 2211

LOT NUMBER: 17A SECTION PLAN: - DEPO:

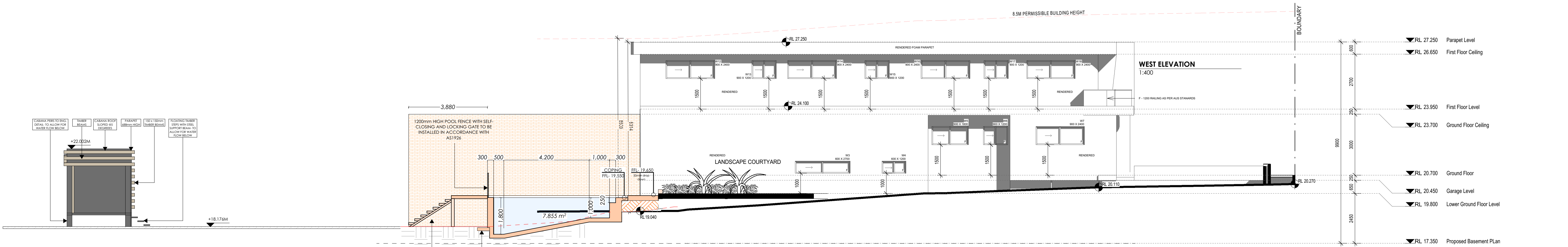
CLIENT DETAILS:

| |
|--------------------------------|
| PROJECT NUMBER: 24068 |
| DATE: 28.08.2024 |
| DRAWING NUMBER: A106 |

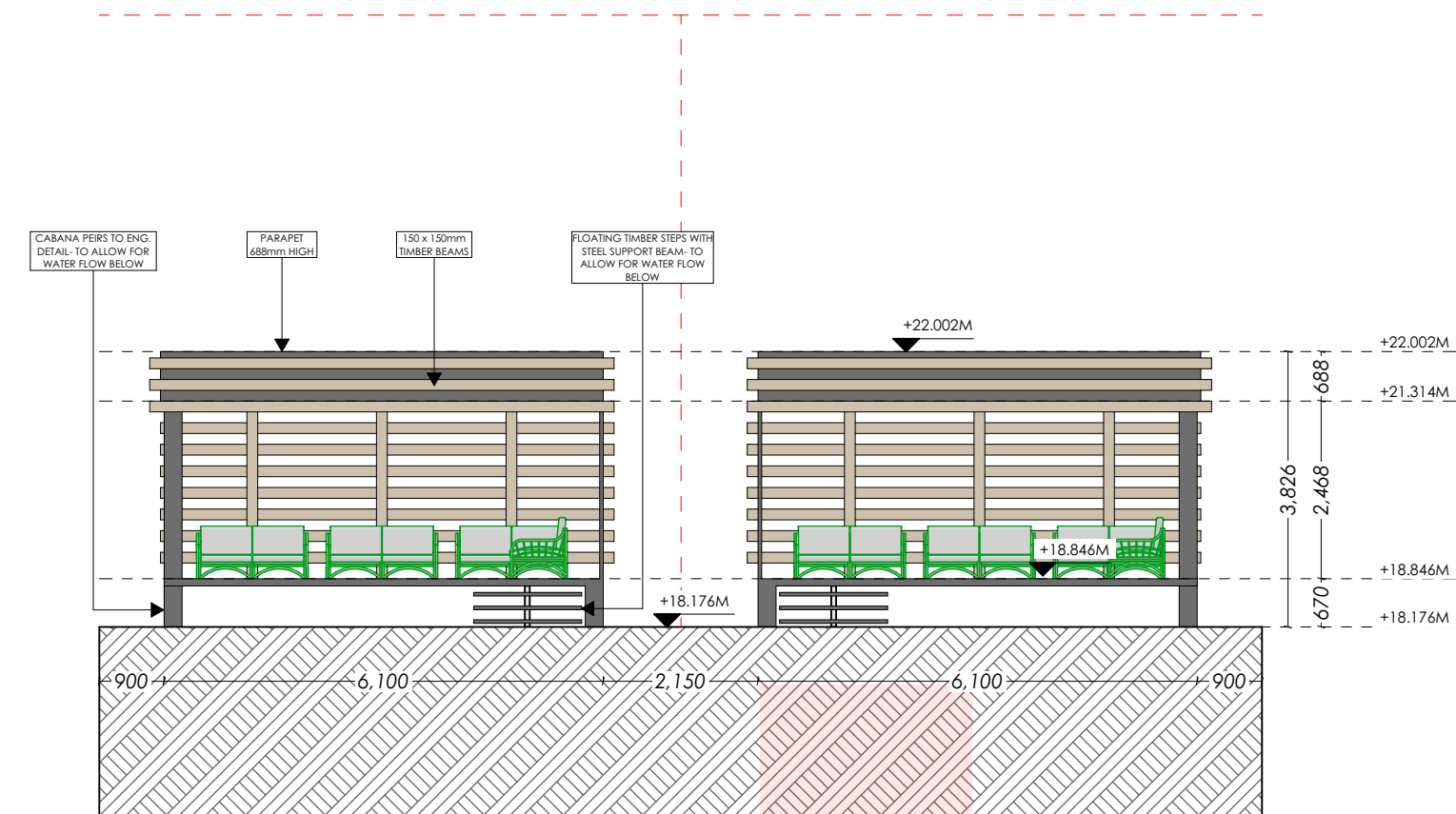




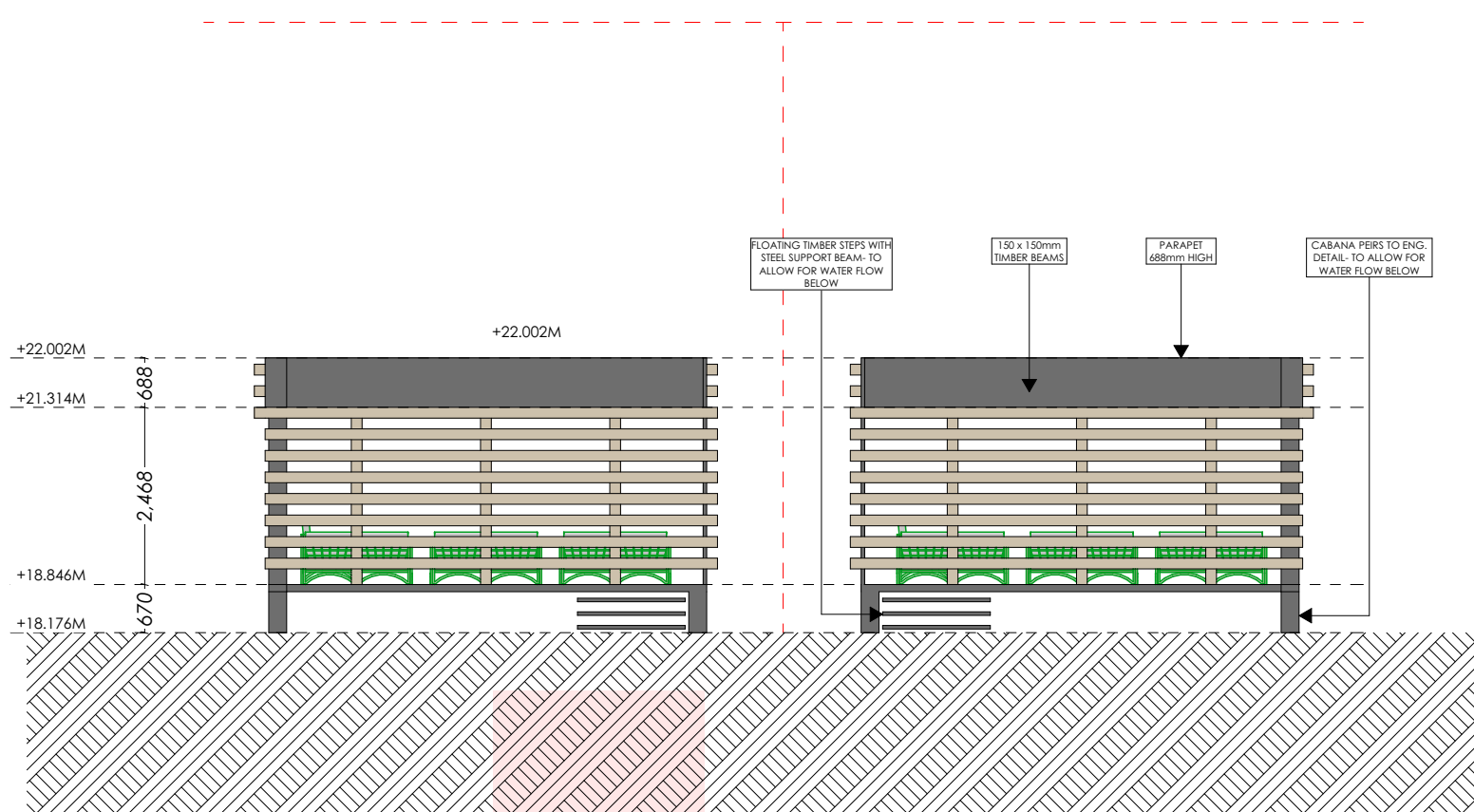
WEST ELEVATION
1:400



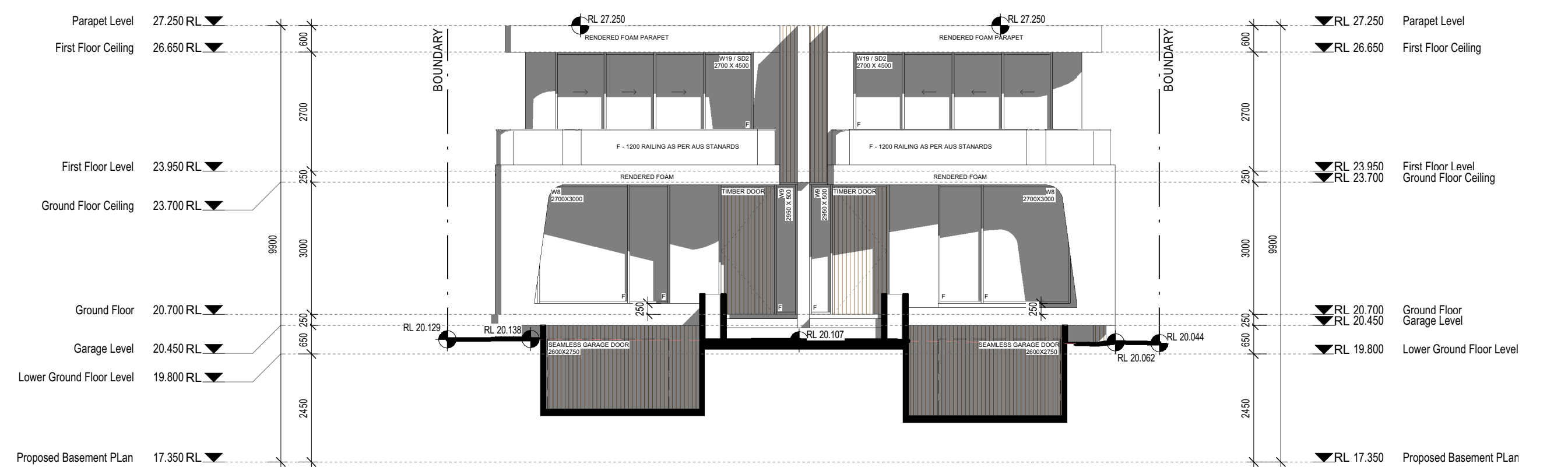
EAST ELEVATION
1:100



CABANA FRONT ELEVATION
1:100



CABANA REAR ELEVATION
1:100



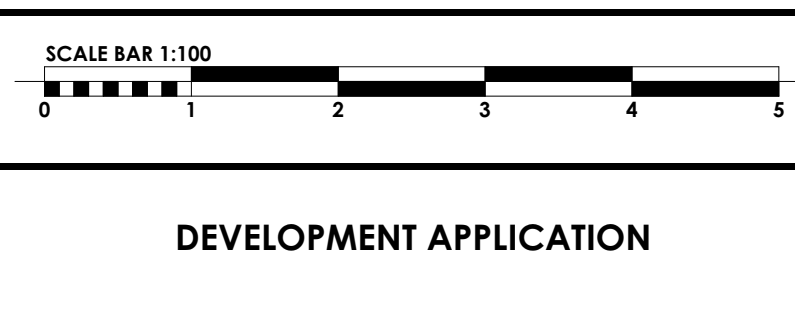
NORTH ELEVATION
1:100

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PROJECT DESCRIPTION:
PROPOSED ALFRESCO AND POOL

DRAWING TITLE:
ELEVATION

CLIENT DETAILS:

PROJECTION LOCATION:
ADDRESS: 93 WINDSOR ROAD, PADSTOW, 2211
LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372

PROJECT NUMBER:
24068

DATE:
28.08.2024

DRAWING NUMBER:
A107

