



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
DETAILED LANDSCAPE PLAN	A108
EROSION AND SEDIMENT CONTROL PLAN	A109
ELEVATIONS	A200

Sheet List	
Sheet Name	Sheet Number

ELEVATIONS	A201
SECTIONS	A300
DOOR SCHEDULE	A400
WINDOW SCHEDULE	A401
GLAZED PANELS SCHEDULE	A402
SCHEDULE OF EXTERNAL COLORS AND FINISHES	A403
STORMWATER PLAN	A500
DRAINAGE DETAILS	A501
DRIVEWAY LONG SECTION	A504
AREA CALCULATION	A600
SHADOW DIAGRAM	A700
NOTIFICATION PLAN	A800



DESIGN &
APPROVAL
GROUP

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

DRAWING TITLE: COVER PAGE

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION Proposed Dual Occupancy

DRAWING NUMBER: A000

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

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 AS8270-2011 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, STRUTTERRE 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



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

DRAWING TITLE:
PRELIMINARY NOTES AND SPECIFICATIONS

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A001

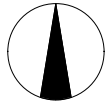
REVISION:	X	DRAWN BY:	RG
PAGE SIZE:	A3	REVIEWED BY:	RG
DATE:	30 JAN 2025	ISSUE:	DA ONGOING

- Notes:**
- All dimensions are in millimetres.
 - All dimensions are to be checked on site.
 - Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

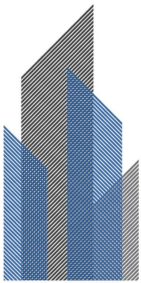
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



SITE LOCATION



DESIGN & APPROVAL GROUP

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

DRAWING TITLE: SITE LOCATION

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION Proposed Dual Occupancy

DRAWING NUMBER: A002

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

- 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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

SITE CALCULATIONS			
ITEM	REQUIREMENT	PROPOSED	COMPLIANCE
TOTAL SITE AREA		570.7 m2	
GROUND FLOOR GROSS AREA		Uni1: 64.72m2 Unit2: 66.22 m2 Total: 130.94m2	
FIRST FLOOR GROSS AREA		Unit1: 51.55m2 Unit2: 54.30 m2 Total: 105.85m2	
TOTAL GROSS FLOOR AREA		236.79 m2	
FLOOR SPACE RATIO	0.5:1	Site area: 570.7 m2 Gross Floor Area= 236.79 m2 Floor Space ratio= 0.4:1	COMPLIES
LANDSCAPE AREA (SITE)		300.10	
LANDSCAPE AREA (FORWARD OF BUILDING LINE/)	38.41m2 (45% of the area forward of building line)	48.25 m2	COMPLIES
LANDSCAPE AREA (BEHIND BUILDING LINE/)		248.857 m2	
PRIVATE OPEN SPACE(POS)	80m2 each dwelling	<80m2 for each dwelling	COMPLIES
PRINCIPAL PRIVATE OPEN SPACE(PPOS)	min 5m width	<5m	COMPLIES
FRONT SETBACK	5.5m	5.5m	COMPLIES
SIDE SETBACK	0.9m	0.9m	COMPLIES
REAR SETBACK		GF:7.658m FF:9.640m	



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

DRAWING TITLE:		COMPLIANCE TABLE	
PROJECT ADDRESS:		23 Nella Street, Padstow	
PROJECT DESCRIPTION		Proposed Dual Occupancy	
DRAWING NUMBER:		A003	
REVISION:	X	DRAWN BY:	RG
PAGE SIZE:	A3	REVIEWED BY:	RG
DATE:	30 JAN 2025	ISSUE:	DA ONGOING

Notes:

1. All dimensions are in millimetres.

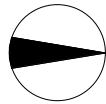
2. All dimensions are to be checked on site.

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

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

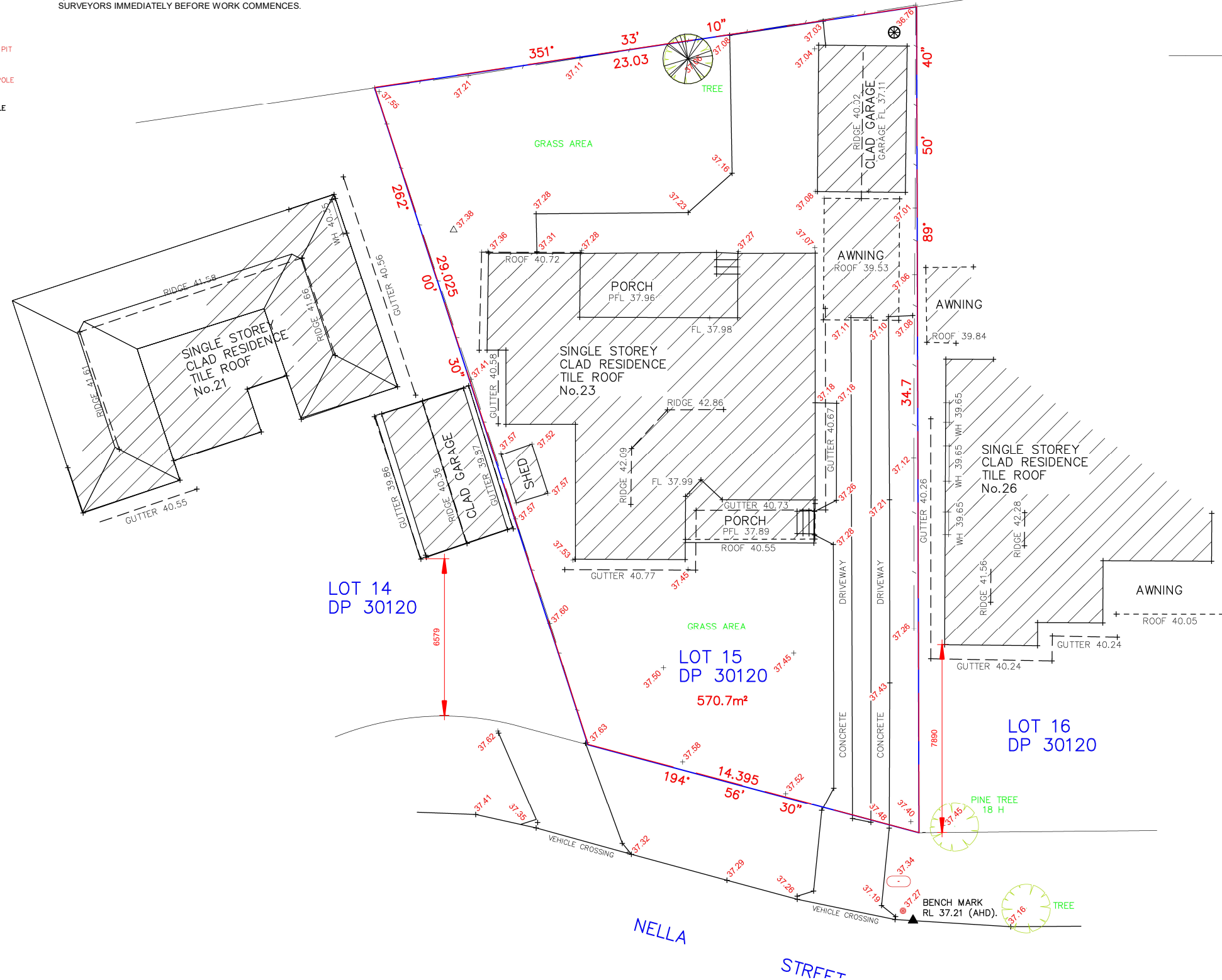
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



LEGEND:

- ▲ BENCH MARK
- BUILDING
- TREES
- TELSTRA PIT
- POWER POLE
- ⊗ MAN HOLE

- NOTES:
- 1) NO BOUNDARIES HAVE BEEN MARKED ON SITE.
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LRS AND ARE SUBJECT TO FINAL SURVEY.
- 3) ORIGIN OF LEVELS TAKEN FROM AN AUSTRALIAN HEIGHT DATUM (AHD).
- 4) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF CALCULATIONS OF QUANTITIES WITH CAUTION.
- 5) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.
- 6) SERVICES THAT ARE NOT SHOWN ON THE PLAN WERE NOT VISIBLE AT THE TIME SURVEY.
- 7) SHOULD THERE BE ANY DISCREPANCIES ON SURVEY PLAN PLEASE CONTACT TECA SURVEYORS IMMEDIATELY BEFORE WORK COMMENCES.



1

EXISTING SITE PLAN

1 : 200

DESIGN & APPROVAL GROUP

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

DRAWING TITLE: EXISTING SITE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A101

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

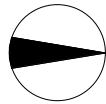
DATE: 30 JAN 2025 ISSUE: DA ONGOING

- 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.

*DO NOT SCALE THIS DRAWING

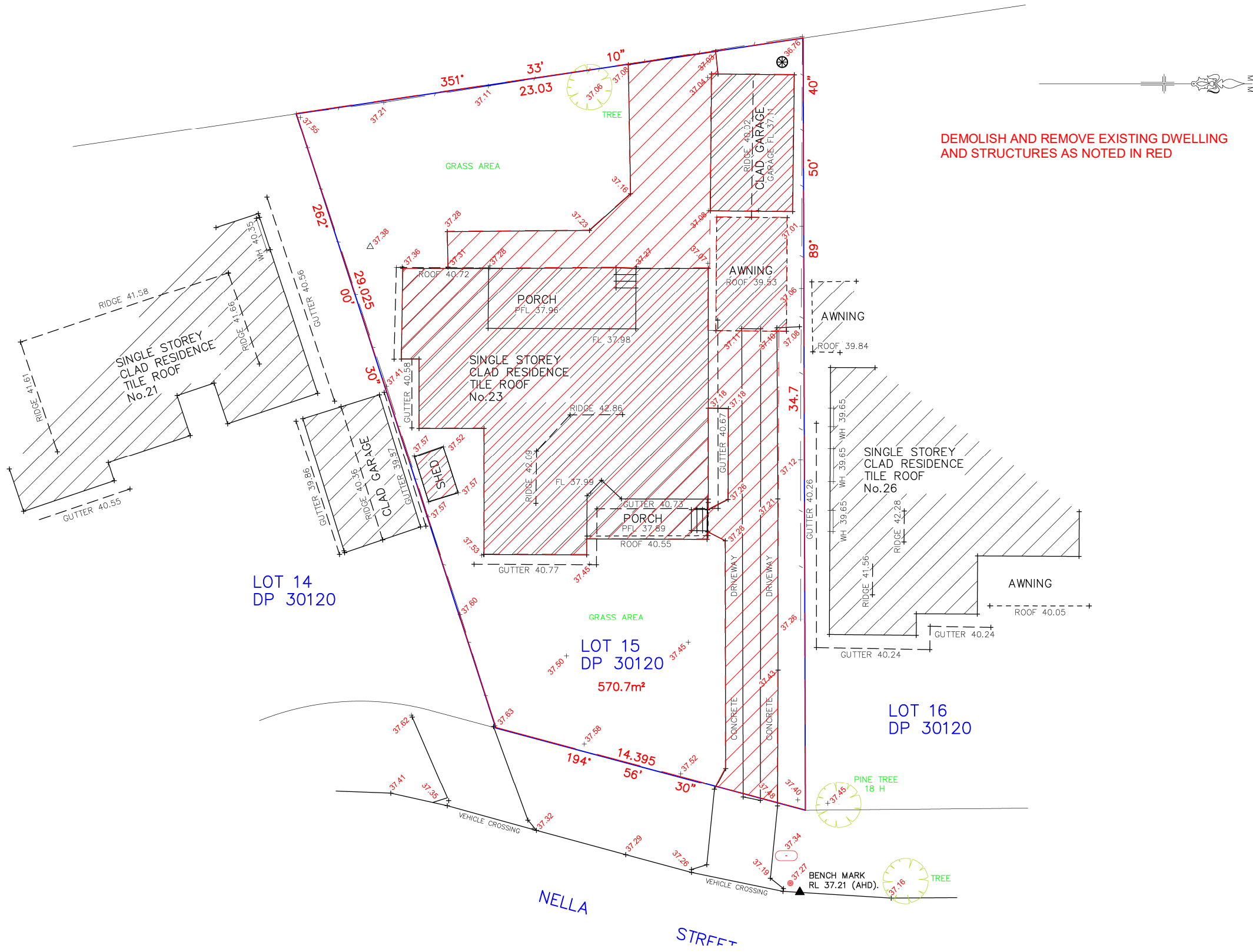
REV	DESCRIPTION	DATE	DESIGNER
H	FOR CLIENT REVIEW	25/07/2024	CESAR
I	FOR CLIENT REVIEW	30/07/2024	FABIOLA
J	FOR CLIENT REVIEW	12/08/2024	NELSON
K	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
M	FOR CLIENT REVIEW	19/09/2024	CESAR
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



LEGEND:

- BENCH MARK
- BUILDING
- TREES
- TELSTRA PIT
- POWER POLE
- MAN HOLE



DESIGN & APPROVAL GROUP

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

DRAWING TITLE: DEMOLISHED SITE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A102

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

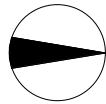
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

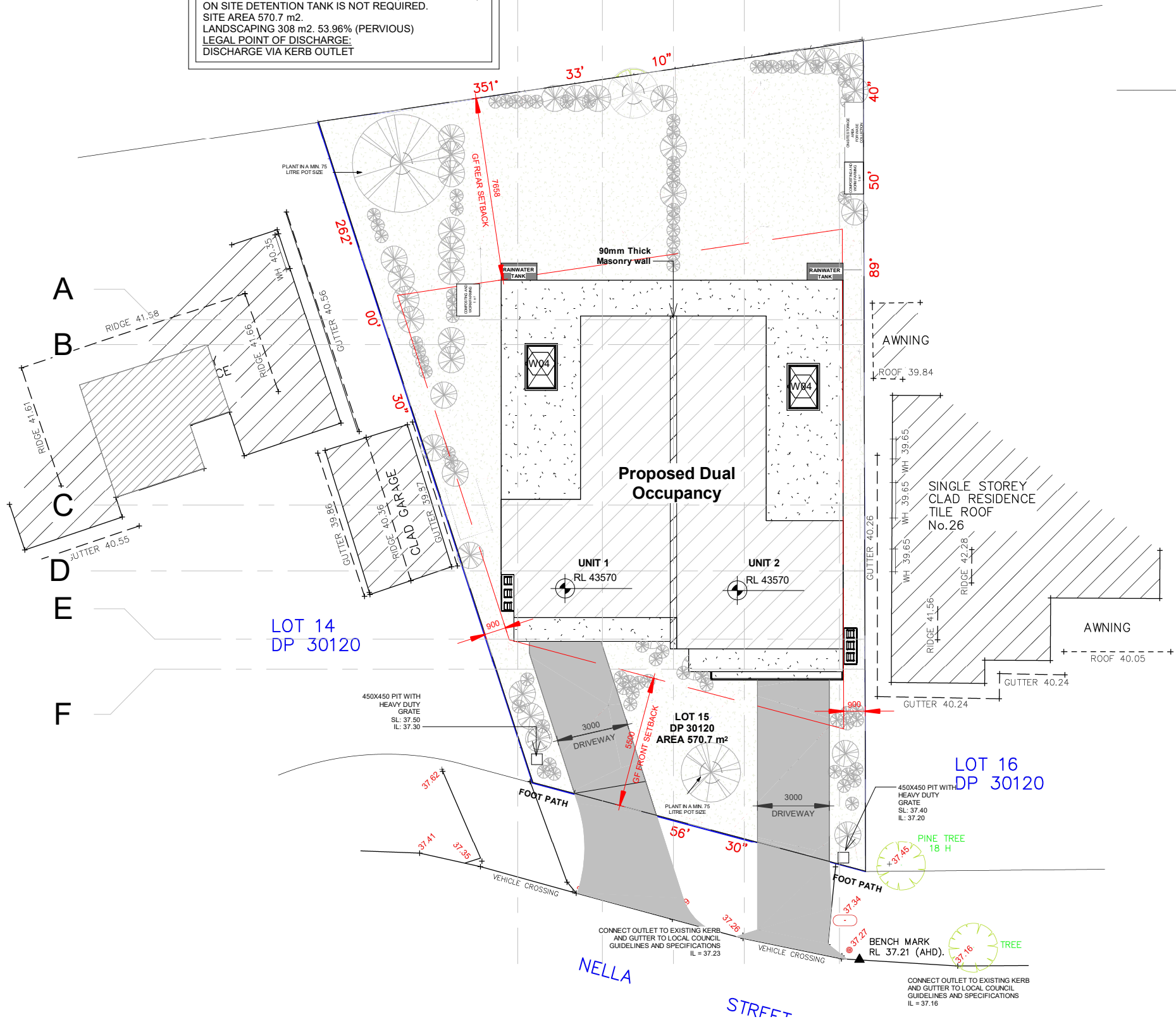
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



LEGEND:

- BENCH MARK
- BUILDING
- TREES
- TELSTRA PIT
- POWER POLE
- MAN HOLE

COUNCIL AREA:
CANTERBURY BANKSTOWN COUNCIL
OSD REQUIREMENT:
IMPERVIOUS AREA IS LESS THAN 66%. (ACTUAL 46.04%).
ON SITE DETENTION TANK IS NOT REQUIRED.
SITE AREA 570.7 m2.
LANDSCAPING 308 m2. 53.96% (PERVIOUS)
LEGAL POINT OF DISCHARGE:
DISCHARGE VIA KERB OUTLET



DESIGN & APPROVAL GROUP

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

DRAWING TITLE: PROPOSED SITE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A103

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

DRAWING TITLE: GROUND FLOOR PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A105

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

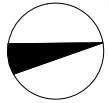
REV	DESCRIPTION	DATE	DESIGNER
H	FOR CLIENT REVIEW	25/07/2024	CESAR
I	FOR CLIENT REVIEW	30/07/2024	FABIOLA
J	FOR CLIENT REVIEW	12/08/2024	NELSON
K	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
M	FOR CLIENT REVIEW	19/09/2024	CESAR
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



1 GROUND FLOOR PLAN
1 : 100

●	SMOKE ALARM complies with BCA H3D6 AS 3786
HW	HOT WATER CIRCULATION



A

B

C

D

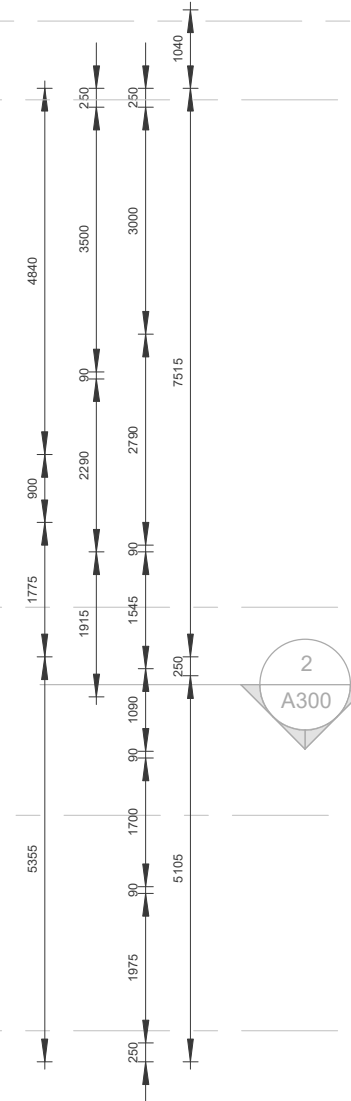
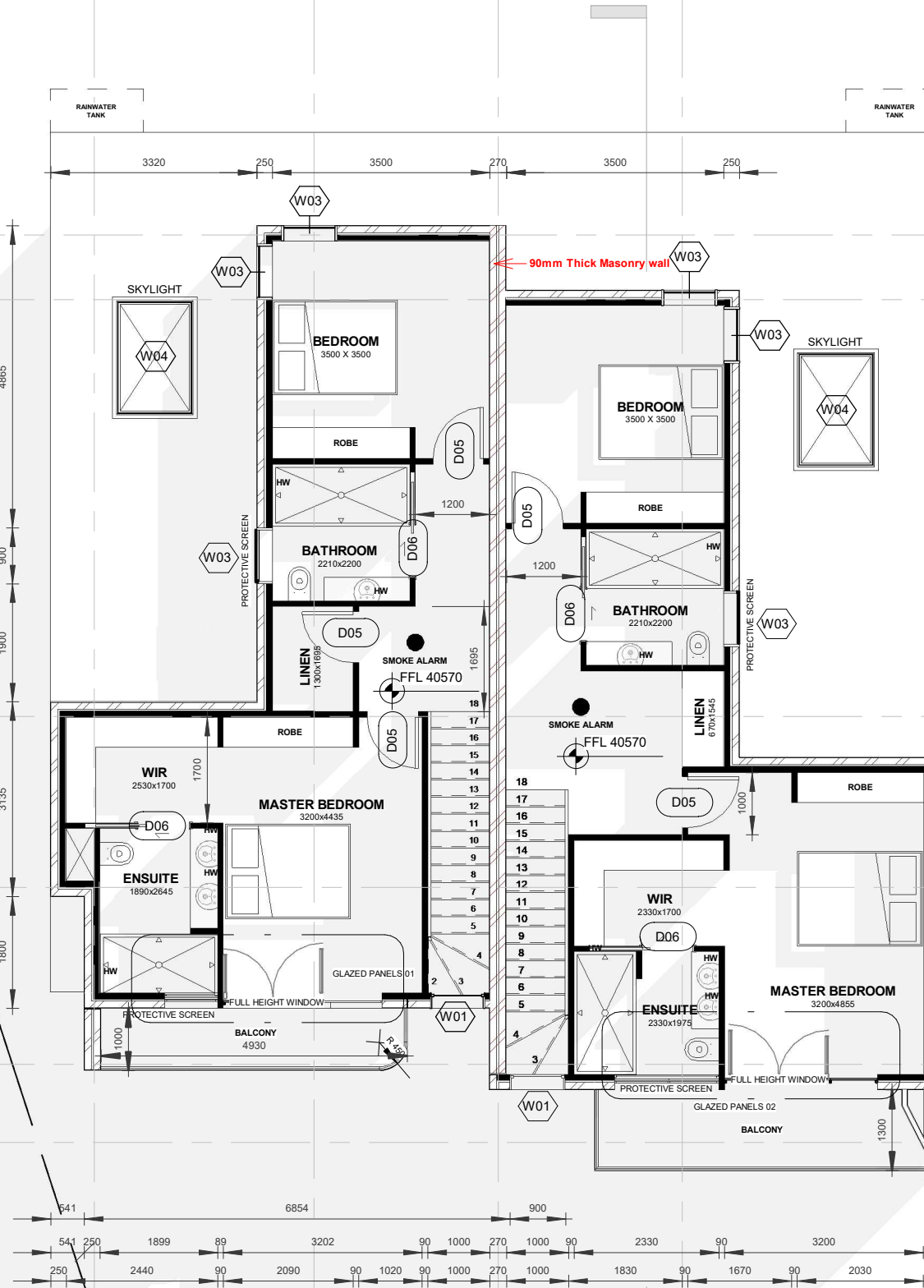
E

F

1

FIRST FLOOR PLAN

1 : 100



1

A300

	SMOKE ALARM complies with BCA H3D6 AS 3786
HW	HOT WATER CIRCULATION

DESIGN & APPROVAL GROUP

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

DRAWING TITLE: FIRST FLOOR PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A106

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

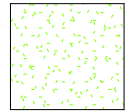
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

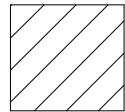
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

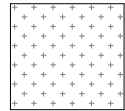
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



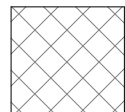
294.08 m² LANDSCAPE AREA



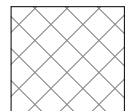
48.25 m² IN FRONT OF THE BUILDING LINE



248.857 m² BEHIND THE BUILDING LINE

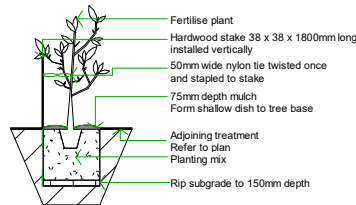


80.00 m² PPOS UNIT 1

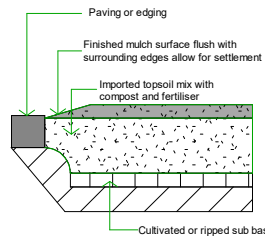


80.00 m² PPOS UNIT 2

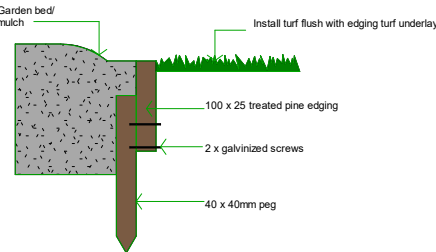
AT LEAST 50% OF THE OVERALL NUMBER OF TREES AND SHRUBS ARE SPECIES NATIVE TO THE REGION



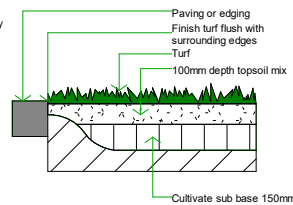
15-45 Litre tree planting detail



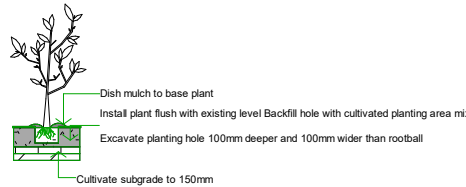
Ground preparation
Planting area using imported soil



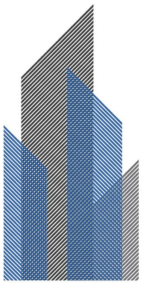
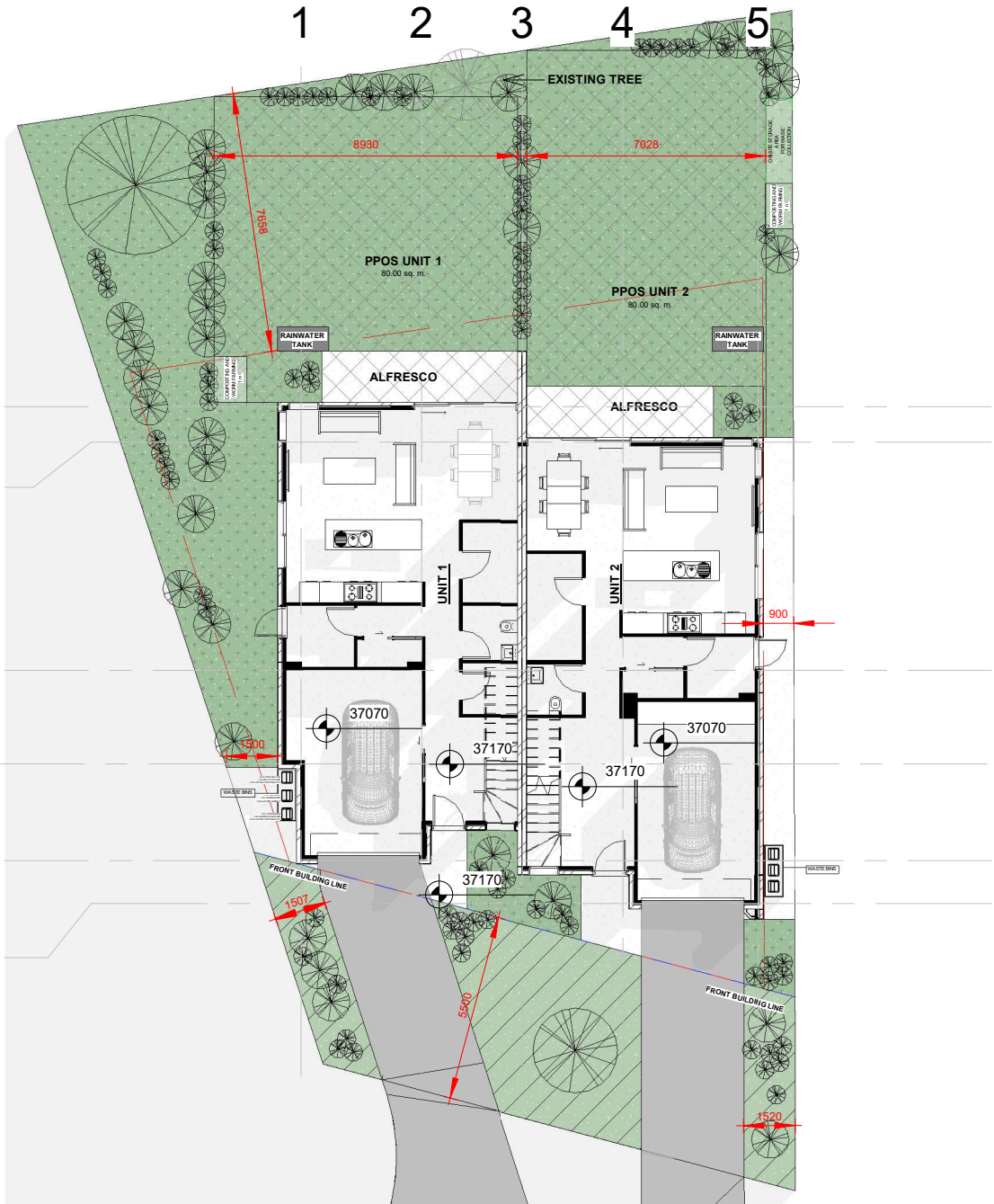
Typical edging detail



Ground preparation
Grassed area; turf using imported topsoil



Planting in garden beds



DESIGN & APPROVAL GROUP

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: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



BANKSIA AEMULA



THEMEDA TRIANDRA



GREVILLEA



ACACIA LONGIFOLIA



CALLISTEMON

DESIGN & APPROVAL GROUP

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

DRAWING TITLE: DETAILED LANDSCAPE PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A108

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

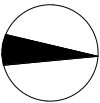
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



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

- SOFT LANDSCAPE:
- GROUND COVER: 137.79 m²
 - MEDIUM GRASS: 95.294 m²
- HARD LANDSCAPE:
- PEBBLES : 63.284 m²
- PAVED AREA:
- PAVED CONCRETE: 68.55 m²

8M MATURE HEIGHT TREE
BANKSIA AEMULA (BANKSIA WALLUM)
TREE AT 8 M (26 FEET) ON THE COASTAL SHORE IN DEEP SANDY SOIL, KNOWN AS WALLUM. WRINKLED ORANGE BARK AND BRIGHT GREEN SERRATED LEAVES. PLANT IN A MIN. 75 LITRE POT SIZE.

GROUND COVER
THEMEDA TRIANDRA
SPECIES OF EVERGREEN GRASS BELONGING TO THE POACEAE FAMILY. THE FLOWERS ARE PRODUCED IN SUMMER, YIELDING LARGE REDDISH-BROWN FLOWERS IN THE SPIKELETS OF THE BRANCHED STEMS.

1 TO 2M LARGE TO MEDIUM SHRUB
GREVILLEA SPP.
GREVILLEAS ARE POPULAR IN LANDSCAPING FOR THEIR UNIQUE FLOWERS, ATTRACTIVE FOLIAGE, AND THEIR TOLERANCE OF POOR SOILS AND DRY CONDITIONS. SOME VARIETIES ALSO MAKE EXCELLENT PRIVACY SCREENS OR HEDGES.

DEPENDING ON THE SPECIES AND GROWING CONDITIONS, GREVILLEA CAN RANGE FROM LESS THAN A FOOT (30 CM) TALL FOR SOME GROUND-COVER SPECIES TO OVER 30 FEET (9 METERS) TALL FOR TREE-LIKE SPECIES.

HARD LANDSCAPE
PAVED CONCRETE

SOFT LANDSCAPE
PEBBLES

1 TO 2M LARGE TO MEDIUM SHRUB
GREVILLEA SPP.
GREVILLEAS ARE POPULAR IN LANDSCAPING FOR THEIR UNIQUE FLOWERS, ATTRACTIVE FOLIAGE, AND THEIR TOLERANCE OF POOR SOILS AND DRY CONDITIONS. SOME VARIETIES ALSO MAKE EXCELLENT PRIVACY SCREENS OR HEDGES.

DEPENDING ON THE SPECIES AND GROWING CONDITIONS, GREVILLEA CAN RANGE FROM LESS THAN A FOOT (30 CM) TALL FOR SOME GROUND-COVER SPECIES TO OVER 30 FEET (9 METERS) TALL FOR TREE-LIKE SPECIES.

5M MATURE HEIGHT TREE
ACACIA LONGIFOLIA
SPECIES OF EVERGREEN TREE. PLANT IN A MIN. 75 LITRE POT SIZE.

SMALL SHRUBS
CALLISTEMON (BOTTLEBRUSH)
YOUNG HAIRY GROWTH. THEY HAVE ALTERNATE, NEEDLE-LIKE OR LANCEOLATE LEAVES WITH PINNATE VENATION. THE INFLORESCENCES ARE TERMINAL AND SPIKE-LIKE. THE FLOWERS ARE SESSILE WITH A CYLINDRICAL HYPANTHIUM, 5 PETALS, AND NUMEROUS STAMENS. THE OVARY IS 3-4 LOCULAR, AND THE FRUITS ARE WOODY CAPSULES WITH MANY SEEDS.

HARD LANDSCAPE
PAVED CONCRETE

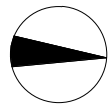
1 TO 2M LARGE TO MEDIUM SHRUB
GREVILLEA SPP.
GREVILLEAS ARE POPULAR IN LANDSCAPING FOR THEIR UNIQUE FLOWERS, ATTRACTIVE FOLIAGE, AND THEIR TOLERANCE OF POOR SOILS AND DRY CONDITIONS. SOME VARIETIES ALSO MAKE EXCELLENT PRIVACY SCREENS OR HEDGES.

DEPENDING ON THE SPECIES AND GROWING CONDITIONS, GREVILLEA CAN RANGE FROM LESS THAN A FOOT (30 CM) TALL FOR SOME GROUND-COVER SPECIES TO OVER 30 FEET (9 METERS) TALL FOR TREE-LIKE SPECIES.

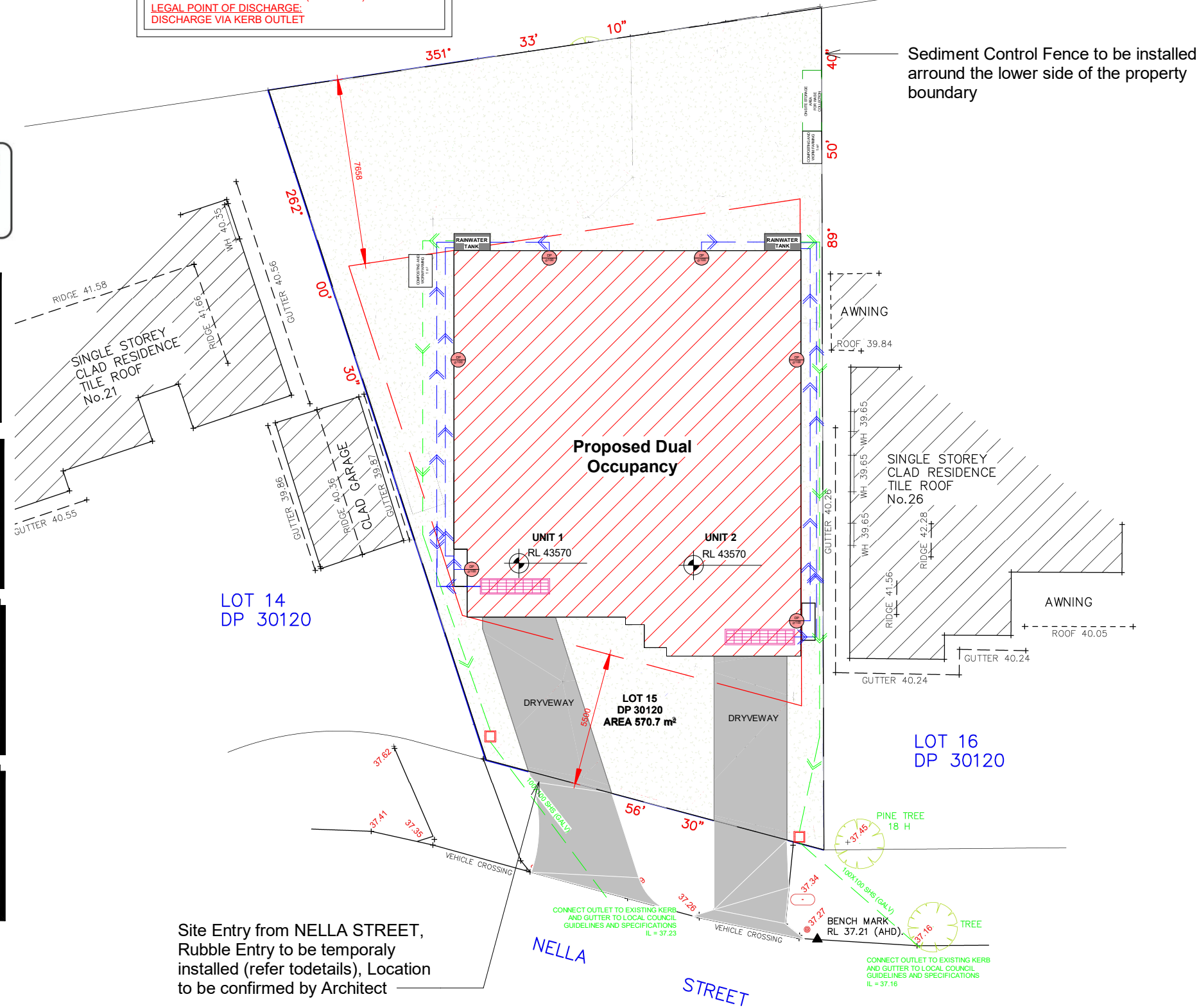
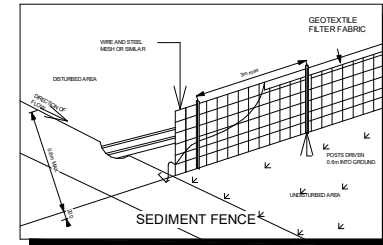
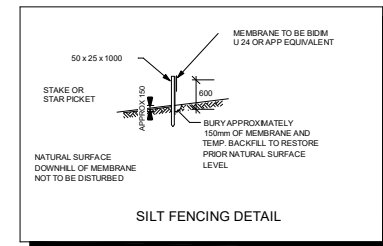
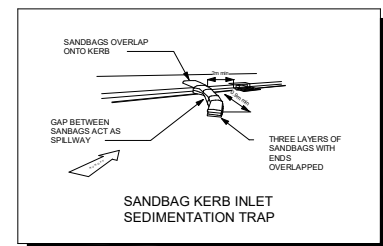
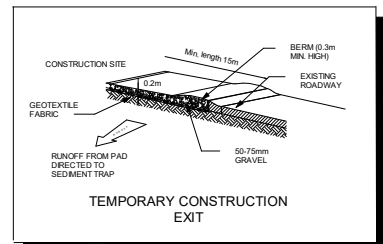
SMALL SHRUBS
CALLISTEMON SPP.
YOUNG HAIRY GROWTH. THEY HAVE ALTERNATE, NEEDLE-LIKE OR LANCEOLATE LEAVES WITH PINNATE VENATION. THE INFLORESCENCES ARE TERMINAL AND SPIKE-LIKE. THE FLOWERS ARE SESSILE WITH A CYLINDRICAL HYPANTHIUM, 5 PETALS, AND NUMEROUS STAMENS. THE OVARY IS 3-4 LOCULAR, AND THE FRUITS ARE WOODY CAPSULES WITH MANY SEEDS.

1 TO 2M LARGE TO MEDIUM SHRUB
GREVILLEA SPP.
GREVILLEAS ARE POPULAR IN LANDSCAPING FOR THEIR UNIQUE FLOWERS, ATTRACTIVE FOLIAGE, AND THEIR TOLERANCE OF POOR SOILS AND DRY CONDITIONS. SOME VARIETIES ALSO MAKE EXCELLENT PRIVACY SCREENS OR HEDGES.

DEPENDING ON THE SPECIES AND GROWING CONDITIONS, GREVILLEA CAN RANGE FROM LESS THAN A FOOT (30 CM) TALL FOR SOME GROUND-COVER SPECIES TO OVER 30 FEET (9 METERS) TALL FOR TREE-LIKE SPECIES.



COUNCIL AREA:
CANTERBURY BANKSTOWN COUNCIL
OSD REQUIREMENT:
IMPERVIOUS AREA IS LESS THAN 66%. (ACTUAL 46.04%).
ON SITE DETENTION TANK IS NOT REQUIRED.
SITE AREA 570.7 m².
LANDSCAPING 308 m². 53.96% (PERVIOUS)
LEGAL POINT OF DISCHARGE:
DISCHARGE VIA KERB OUTLET



Sediment Control Fence to be installed around the lower side of the property boundary

DESIGN & APPROVAL GROUP

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

DRAWING TITLE:
EROSION AND SEDIMENT CONTROL PLAN

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A109

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

LEGEND	
	DOWNPIPE DIAMETER 100MM
	CHARGED PIPE TO RWT Ø100 uPVC MIN. 1% FALL
	CHARGED OVERFLOW FROM RWT TO FRONT PIT (CHARGED SYSTEM) Ø100 uPVC - MIN. 1% FALL
	GRATED BOX DRAINS/ PITS

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

DRAWING TITLE:
ELEVATIONS

PROJECT ADDRESS:
23 Nella Street, Padstow

PROJECT DESCRIPTION
Proposed Dual Occupancy

DRAWING NUMBER:
A200

REVISION:
X
DRAWN BY:
RG

PAGE SIZE:
A3
REVIEWED BY:
RG

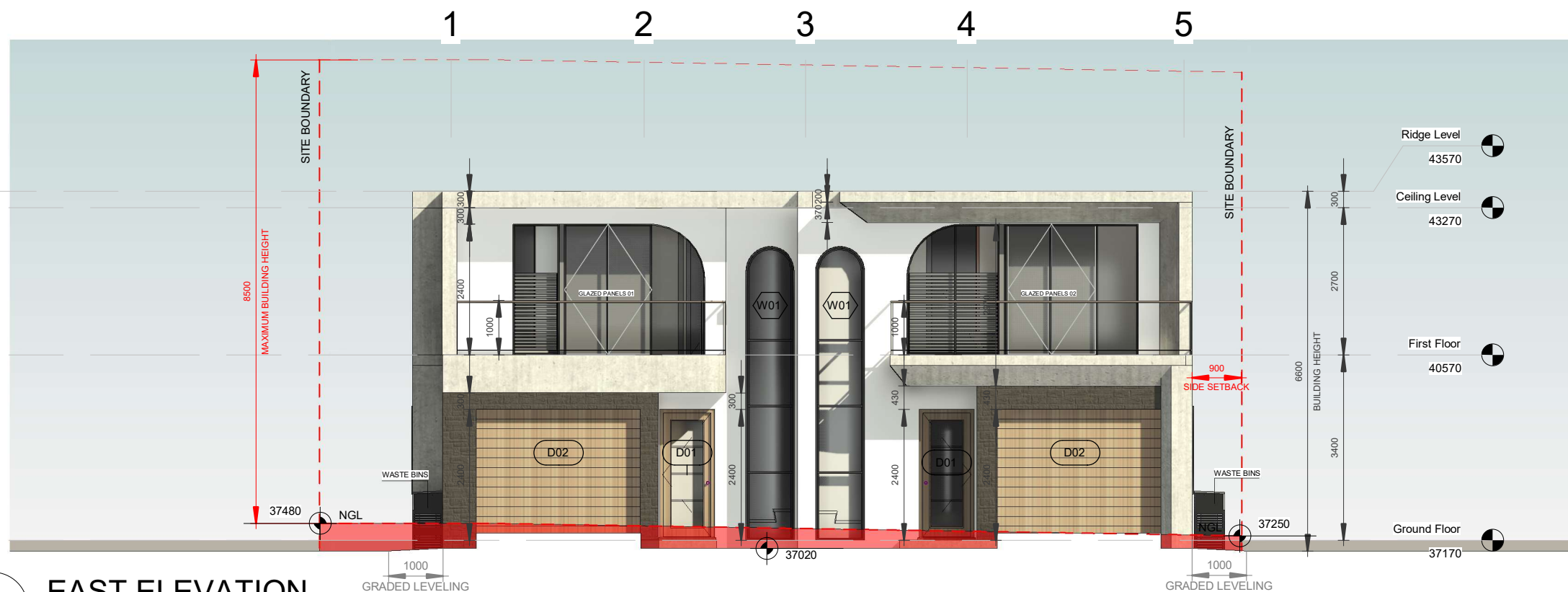
DATE:
30 JAN 2025
ISSUE:
DA ONGOING

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.

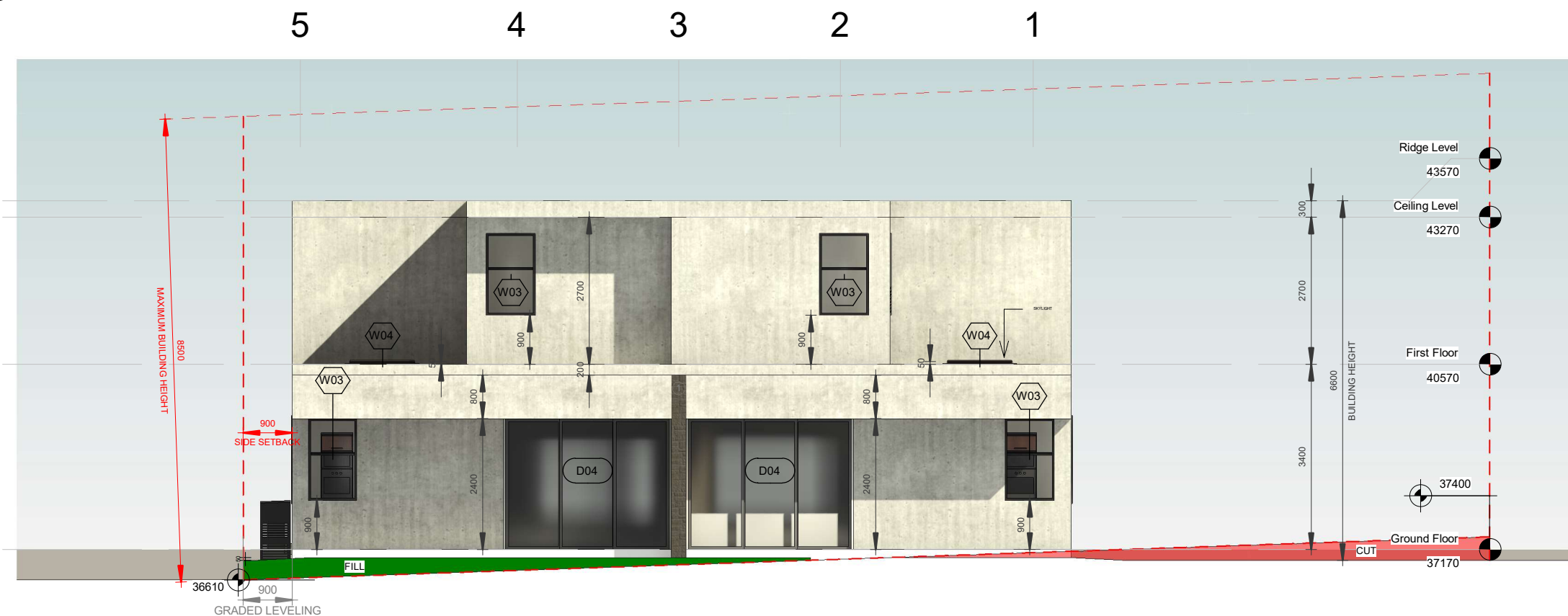
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



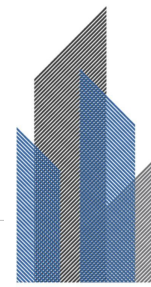
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

MATERIALS & FINSHES LEGEND

1	CASTELATION SCREENCLAD- CESAR WOOD	7	COLORBOND ROOFING (OLIVE GREEN)
2	ECO-FRIENDLY PAINT - DULUX OLIVE GREEN	8	HIGH OPACITY TEMPERED BLACK GLASS
3	SEBIAN MODULAR LOOSE STONE WALL CLADDING	9	CLASSIC OAK FLOORING BOARDS
4	X-BOND MINERAL FINISH TEXTURED MICRO CEMENT		
5	DRIVEWAY ASPHALT		
6	BLACK MATTE-FINISHED ALUMINIUM		



DESIGN & APPROVAL GROUP

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

DRAWING TITLE: ELEVATIONS

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A201

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

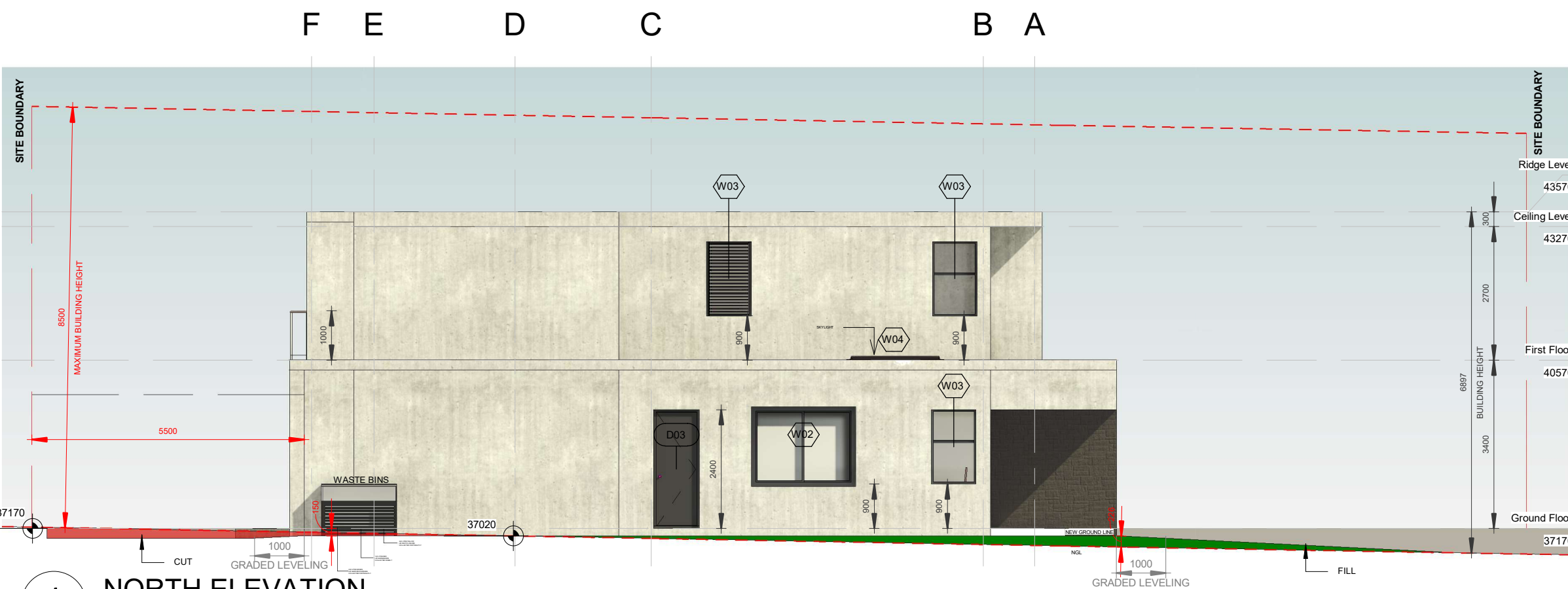
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

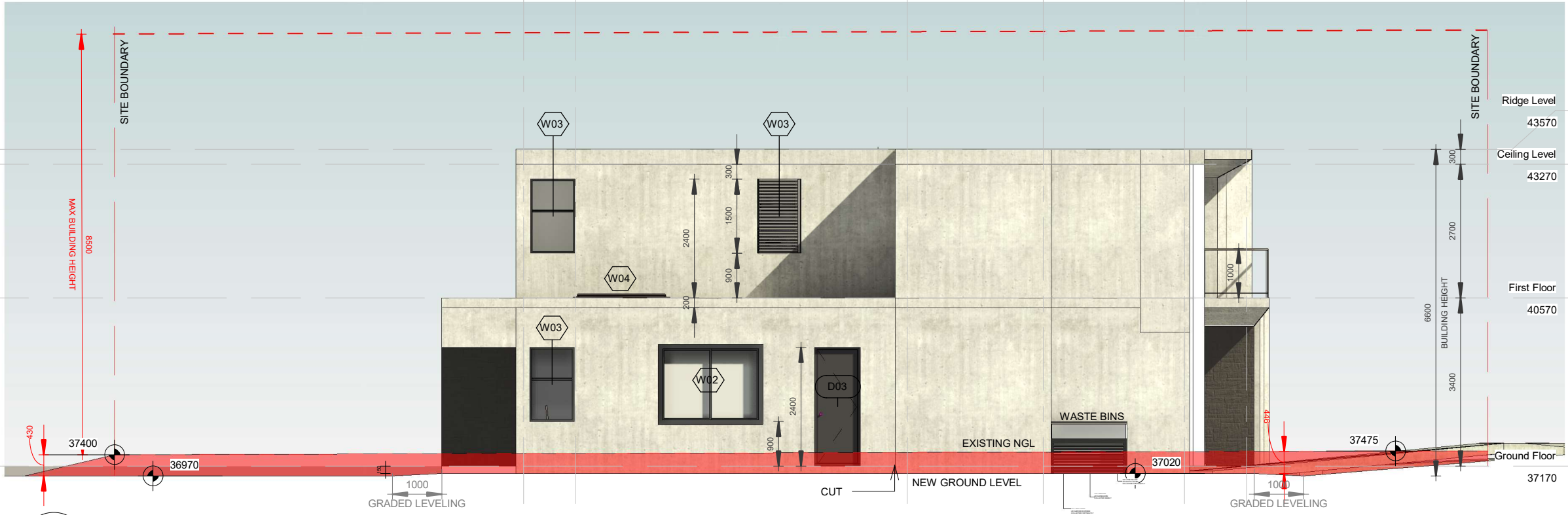
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

MATERIALS & FINSHES LEGEND			
1	CASTELATION SCREENCLAD- CESAR WOOD	7	COLORBOND ROOFING (OLIVE GREEN)
2	ECO-FRIENDLY PAINT - DULUX OLIVE GREEN	8	HIGH OPACITY TEMPERED BLACK GLASS
3	SEBIAN MODULAR LOOSE STONE WALL CLADDING	9	CLASSIC OAK FLOORING BOARDS
4	X-BOND MINERAL FINISH TEXTURED MICRO CEMENT		
5	DRIVEWAY ASPHALT		
6	BLACK MATTE-FINISHED ALUMINIUM		

DESIGN & APPROVAL GROUP

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

DRAWING TITLE: SECTIONS

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A300

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

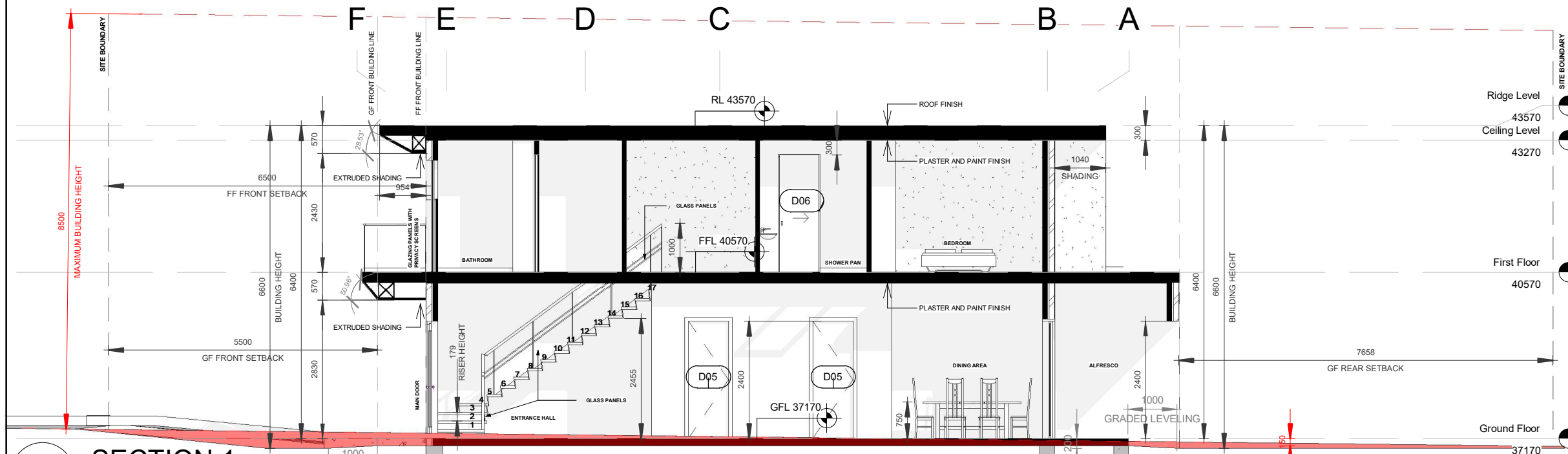
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

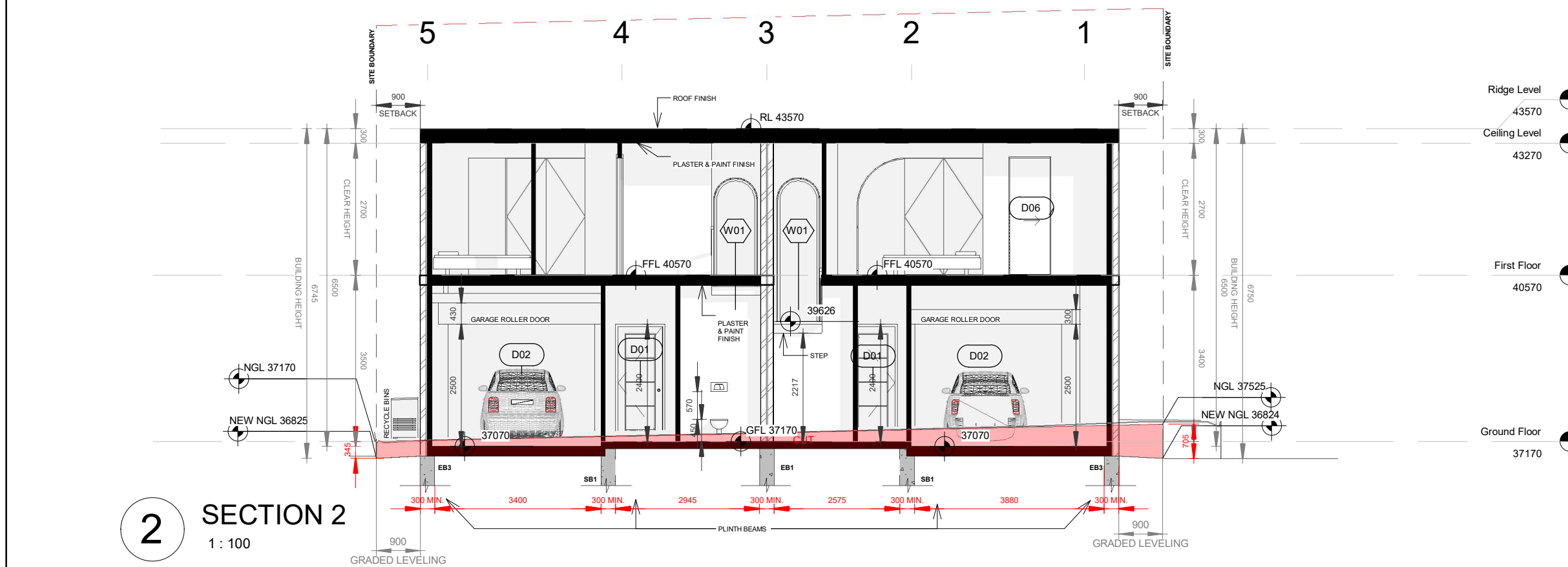
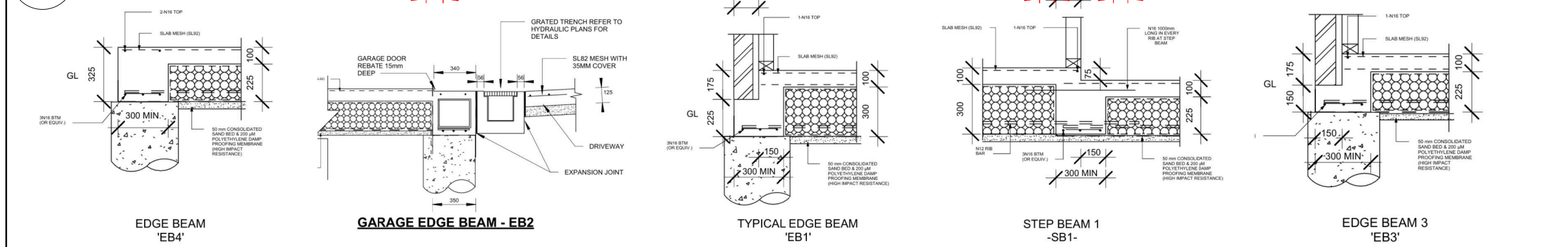
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

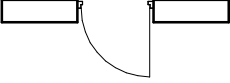
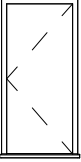
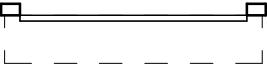
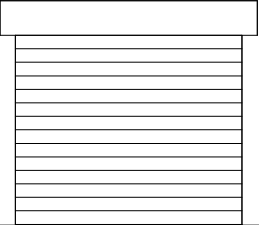
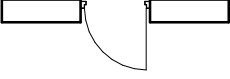
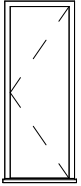

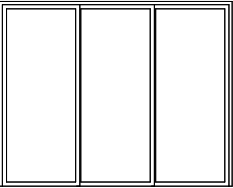
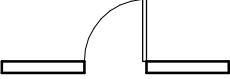
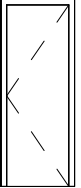


COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

Door Schedule						
Mark	Plan View	Elevation View	Family and Type	Width	Height	Count
D01			ExtSgl (18): 1010 x 2400mm	1010	2400	2
D02			M_Overhead-Rolling: 3000 x 2500mm	3000	2500	2
D03			ExtSgl Flush: 920 x 2400mm	920	2400	2
D04			Sliding Door - 3 Panel (AUS): 3000X2400mm	3000	2400	2
D05			M_Single-Flush: 820 x 2400	820	2400	12
D06			Int Cavity Slider-Single-Flush (NZ): 820 x 2400	820	2400	8



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: X DRAWN BY: RG

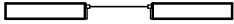
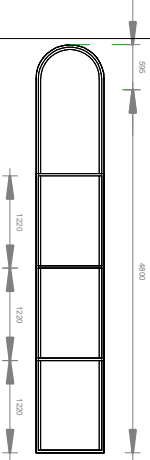
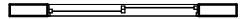
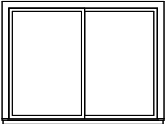



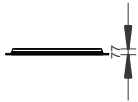
PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

Window Schedule						
Mark	View Plan	View Elevation	Width	Type	Height	Count
W01			900	Fixed Window 900 x 4800	4800	2
W02			2000	Sliding Window 2000 x 1500mm	1500	2
W03			900	Awning Window 900 x 1500	1500	10
W04			1810	Skylight 1810x1210 mm	50	2



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

DRAWING TITLE: WINDOW SCHEDULE

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION Proposed Dual Occupancy

DRAWING NUMBER: A401

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

GLAZED PANELS SCHEDULE



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

DRAWING TITLE: GLAZED PANELS SCHEDULE

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A402

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

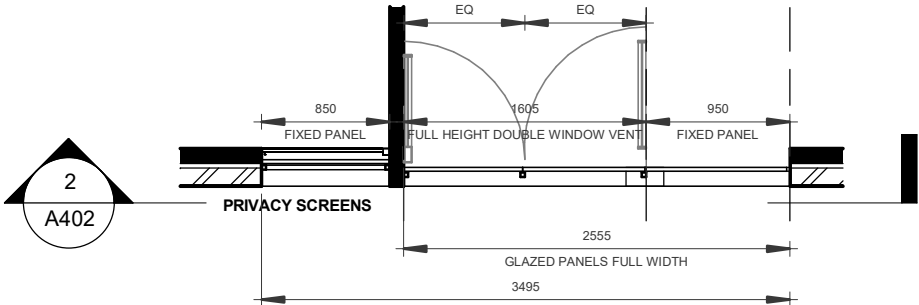
DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

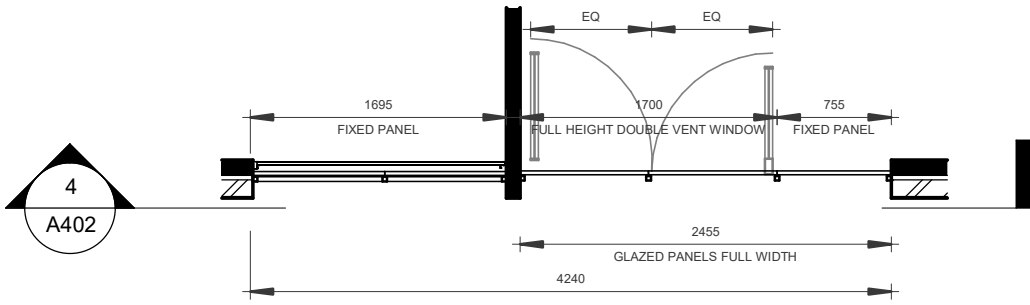
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

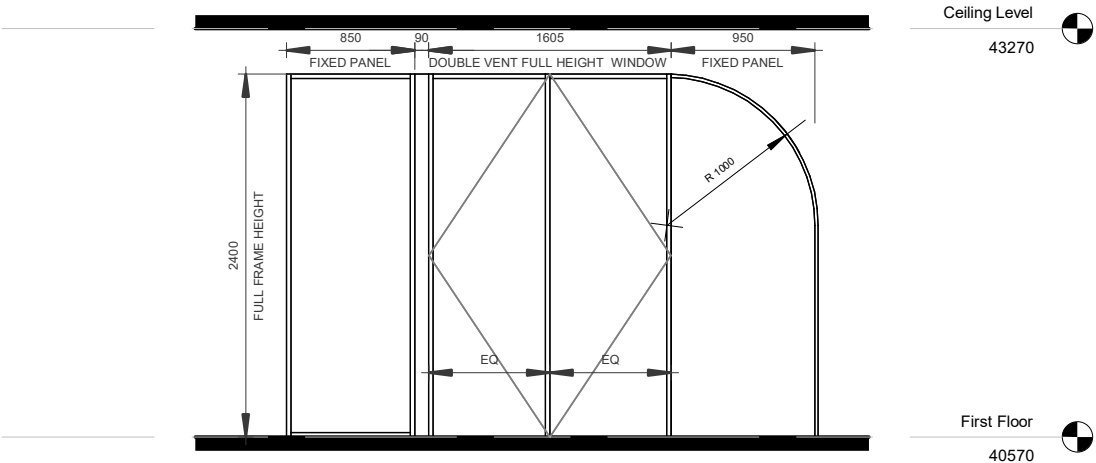
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



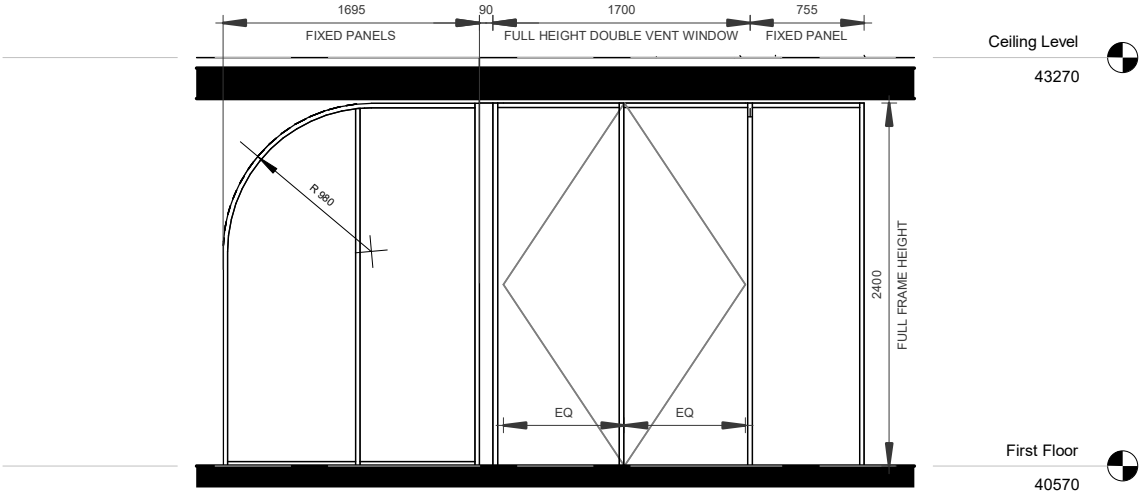
1 GLAZED PANELS 01 - DEetailed PLAN
1 : 50



3 GLAZED PANELS 02 - DETAILED PLAN
1 : 50

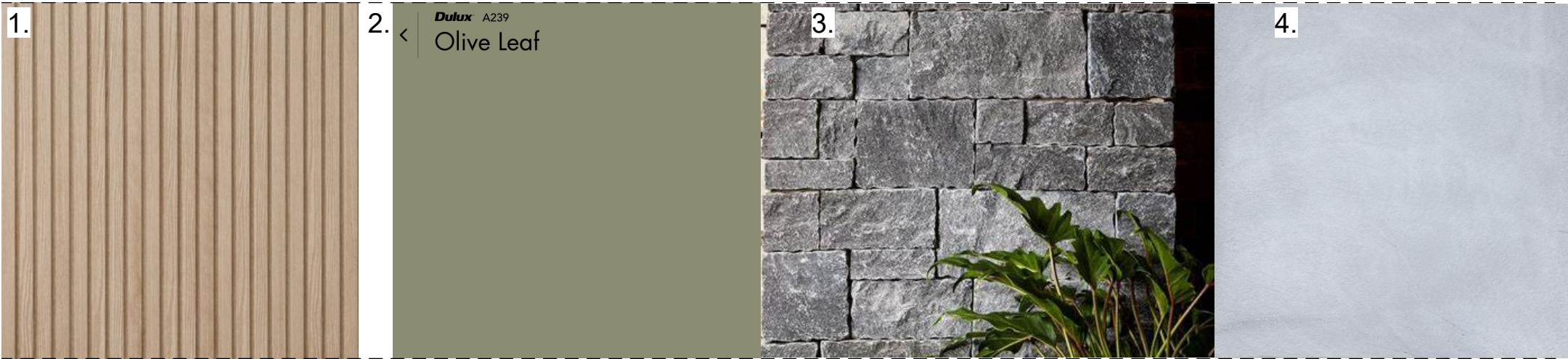


2 GLAZED PANELS 01 - ELEVATION
1 : 50



4 GLAZED PANELS 02 - ELEVATION
1 : 50

SCHEDULE OF EXTERNAL COLORS AND FINISHES



WALL CLADDING & GARAGE DOOR

Alu Selektastelation Screenclad-Modinex
Finish: Matte Finish Cedar Wood

WALL FINISH #1

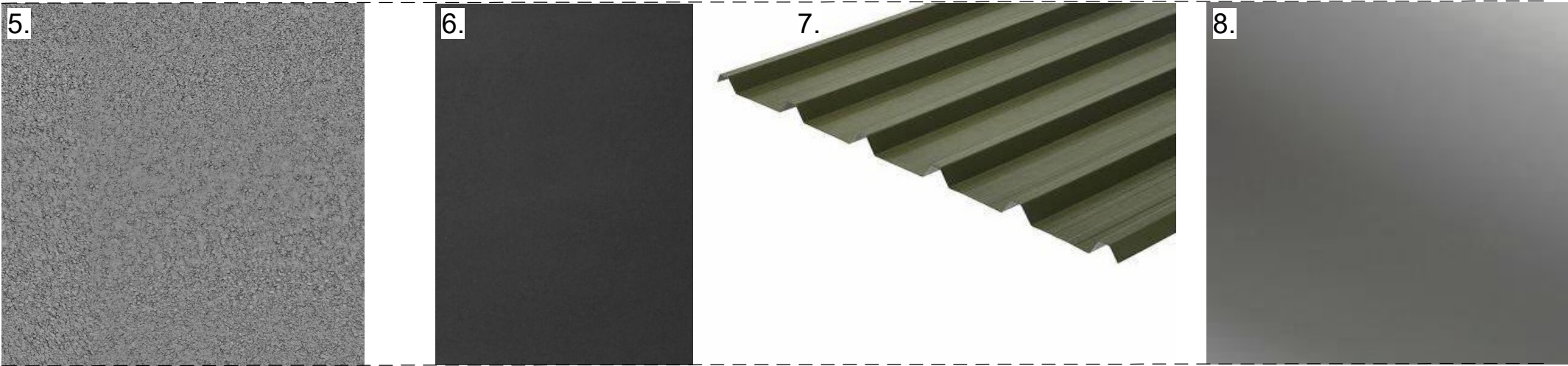
Eco-friendly Paint - Dulux
Color: Olive Leaf

WALL FINISH #2

Sebian Modular Loose Stone Wall Cladding
Color: Gray

WALL FINISH #3

Textured Micro Cement X-Bond Mineral Finish
Color: Dusk



DRIVEWAY FINISH

Asphalt - Jirgens Civil

WINDOW & DOOR FRAMES

Matte-Finished Aluminium
Color: Black

ROOFING FINISH

Non Reflective - Corrugated Metal Roofing
Color: Olive Green

WINDOW, DOOR GLAZING & GLASS PANELS

Lacobel® High Opacity Tempered Black Glass



FLOORING

Aspire Floors - Classic oak boards
Old Wood Matte finish. Color: RHONE



Phone: 1300 093 713 Email: info@designandapproval.com.au Website: 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:
A403

REVISION: X
DRAWN BY: RG

PAGE SIZE: A3
REVIEWED BY: RG

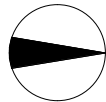
DATE: 30 JAN 2025
ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

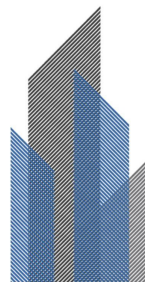


LEGEND:

- BENCH MARK
- BUILDING
- TREES
- TELSTRA PIT
- POWER POLE
- MAN HOLE

COUNCIL AREA:
CANTERBURY BANKSTOWN COUNCIL
OSD REQUIREMENT:
IMPERVIOUS AREA IS LESS THAN 66%. (ACTUAL 46.04%).
ON SITE DETENTION TANK IS NOT REQUIRED.
SITE AREA 570.7 m².
LANDSCAPING 308 m². 53.96% (PERVIOUS)
LEGAL POINT OF DISCHARGE:
DISCHARGE VIA KERB OUTLET

LEGEND	
	DOWNPIPE DIAMETER 100MM
	CHARGED PIPE TO RWT Ø100 uPVC MIN. 1% FALL
	CHARGED OVERFLOW FROM RWT TO FRONT PIT (CHARGED SYSTEM) Ø100 uPVC - MIN. 1% FALL
GRATED BOX DRAINS/ PITS	



DESIGN & APPROVAL GROUP

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

DRAWING TITLE: STORMWATER PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A500

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

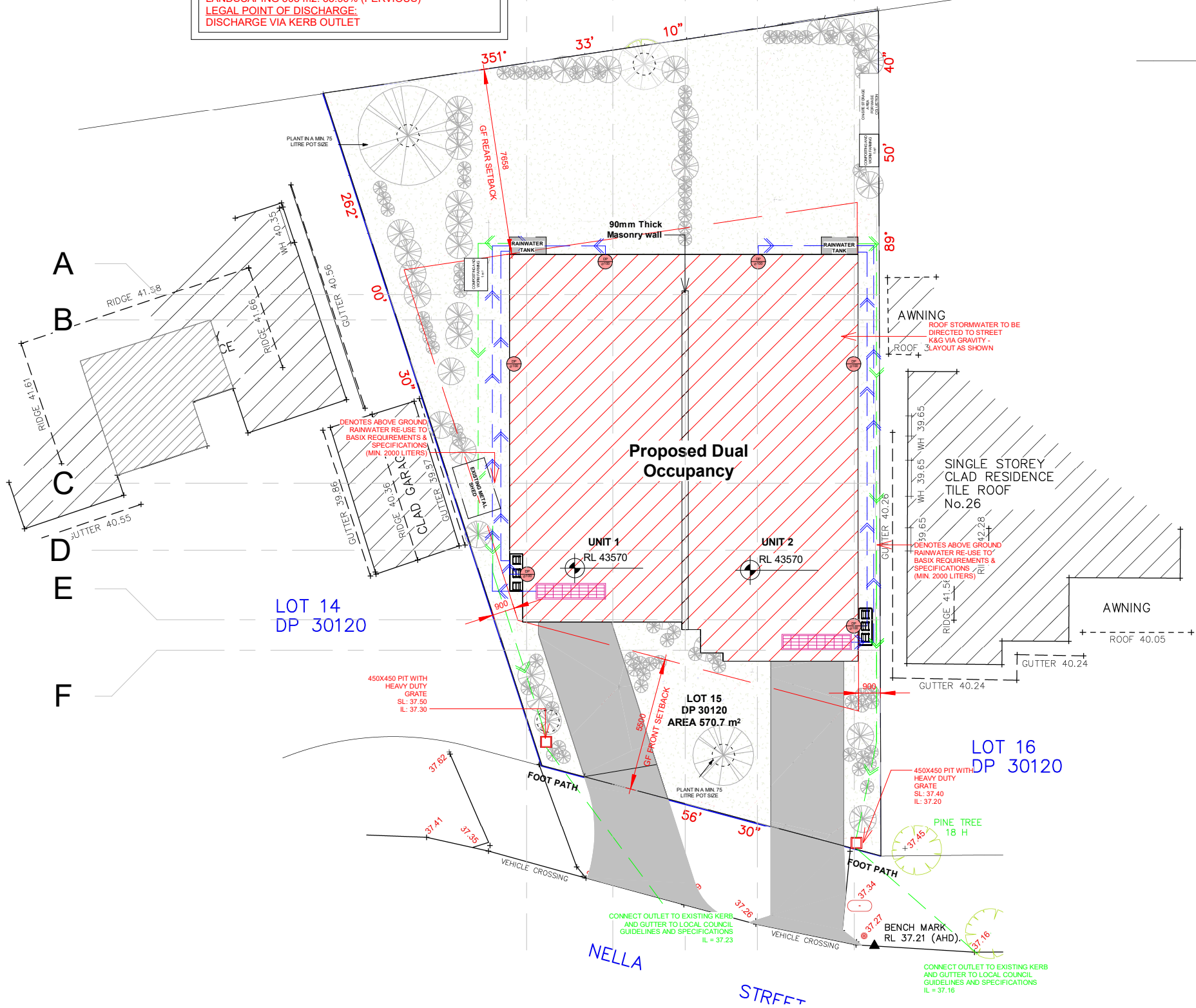
Notes:
1. All dimensions are in millimetres.
2. All dimensions are to be checked on site.
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

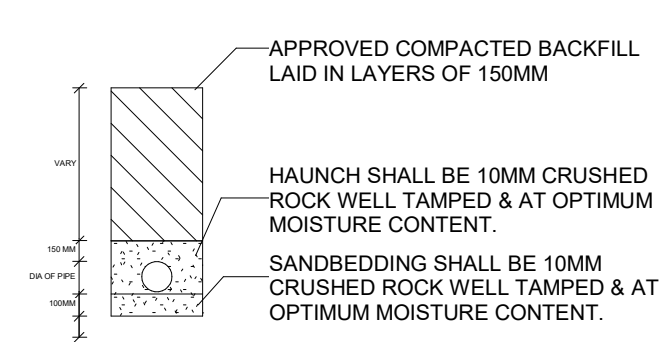
1 2 3 4 5



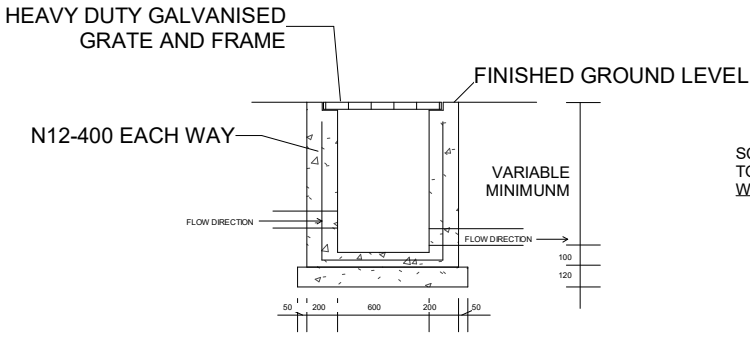
1

STORMWATER PLAN

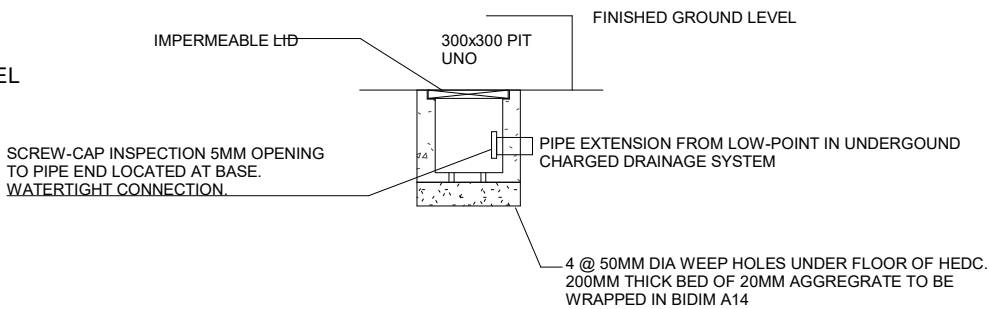
1 : 200



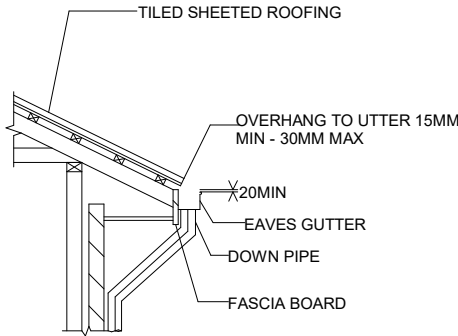
Typical Trench Detail
NTS



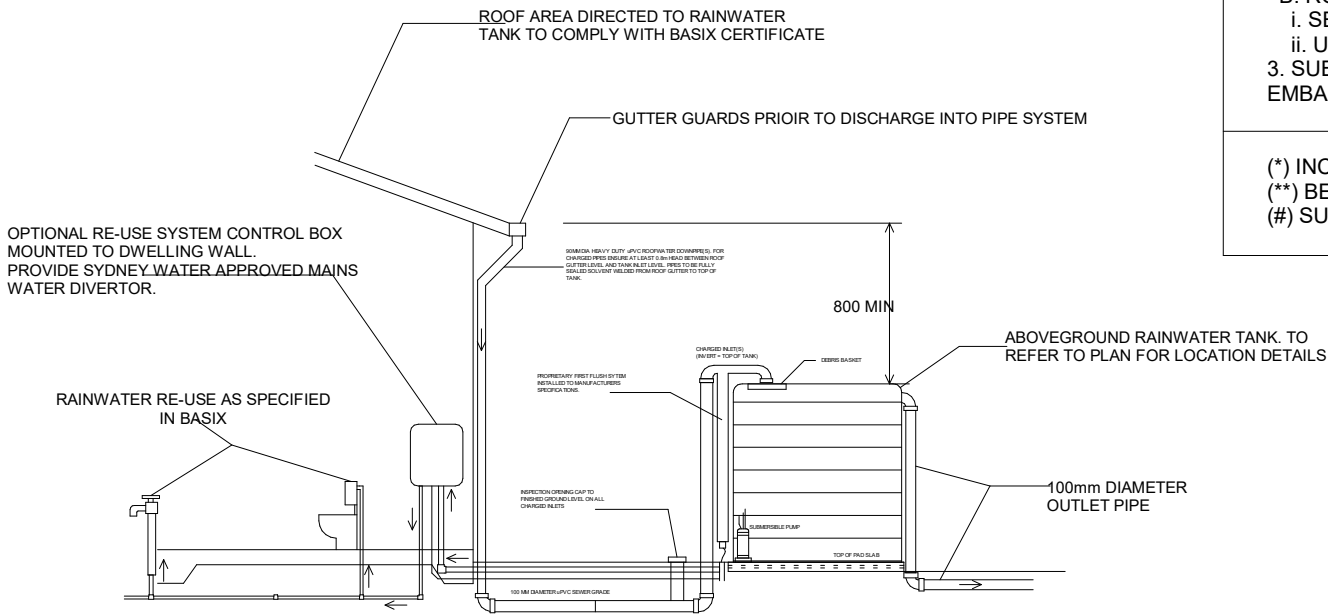
Typical Pit Detail
NTS



Typical Detail - Charged Clean Out Pit
NTS



Typical Gutter to Eave
Detail



Typical Rainwater Tank Detail
NTS

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST / DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICLE LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLINGS - ii. OTHER THAN SINGLE DWELLINGS - B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	100	100
	100	300
	100**	100**
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: i. WITHOUT PAVEMENT ii. WITH PAVEMENT OF: - REINF. CONC. FOR HEAVY VEHICLES - - BRICK / UNREINF. CONC. LIGHT VEHICLES B. ROADS i. SEALED ii. UNSEALED	300	450
	0**	100**
	0**	75**
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	600	600
	600	750
	600#	750#
(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK (**) BELOW THE UNDERSIDE OF THE PAVEMENT (#) SUBJECT TO COMPLIANCE WITH AS 1762, AS2033, AS/NZS 2566.1, AS3725 OR AS4060		

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS - DISCREPANCIES TO BE REFERRED TO ENGINEER
3. ALL WORK MUST COMPLY WITH AS/NZS 3500.3:2018
4. BUILDER TO VERIFY DIMENSIONS
5. DRAWING NOT TO BE SCALED
6. ALL STORMWATER PIPES TO BE 100MM uPVC AT A 1% MINIMUM GRADE DIAMETER
7. BUILDER IS RESPONSIBLE TO LOCATE SERVICE PRIOR TO EXCAVATION
8. ANY PITS WITHIN DRIVEWAY TO BE 150MM THICK CONCRETE
9. THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING.
10. TRENCHES SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE BUILDING.
11. WHERE PIPES PASS UNDER THE FOOTINGS, THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
12. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 1.5m OF THE BUILDING.
13. LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. CLASS H1 (20mm) & CLASS H2/E (40mm).
14. ALL STORMWATER AND SANITARY PLUMBING DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH BUILDINGS CONSTRUCTED ON HIGHLY REACTIVE CLAY SITES (H1, H2 & E) SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING/BUILDING PERIMETER TO ACCOMMODATE DIFFERENTIAL MOVEMENT.



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

DRAWING TITLE: DRAINAGE DETAILS

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A501

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

DRAWING TITLE: AREA CALCULATION

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION Proposed Dual Occupancy

DRAWING NUMBER: A600

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

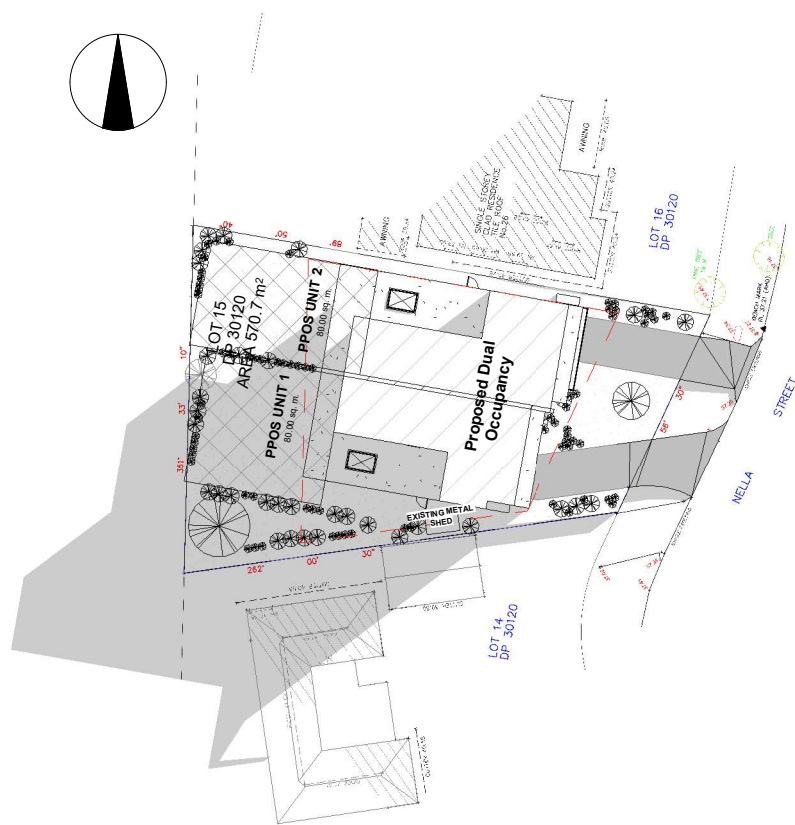
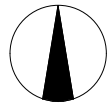
*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

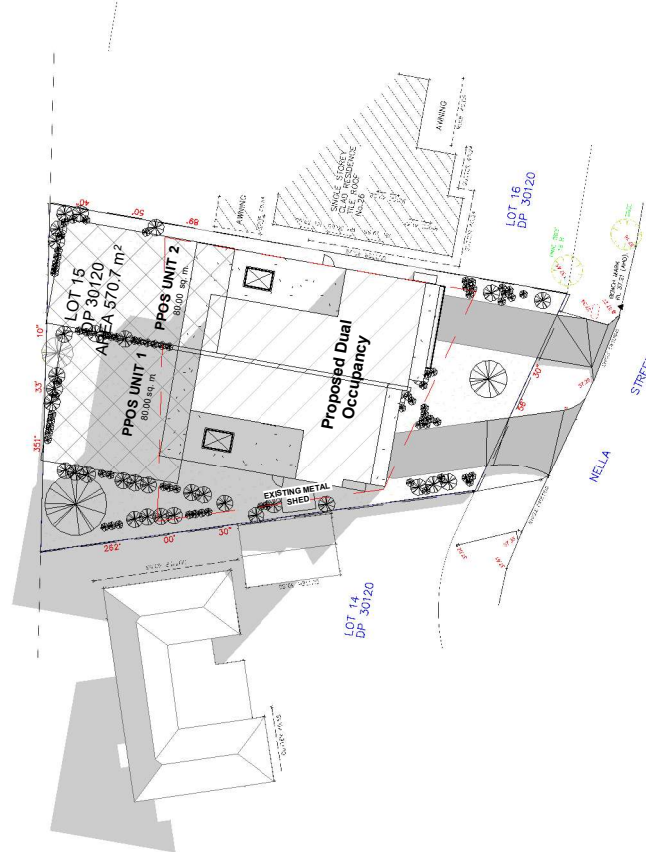
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.



	PROPOSED GFA		REQUIRED GFA
GF GFA	UNIT 1 : 64.72m ²	130.94 m ²	
	UNIT 2 : 66.22m ²		
FF GFA	UNIT 1 : 51.55 m ²	105.85 m ²	
	UNIT 2 : 54.30 m ²		
TOTAL GFA	236.79 m ²		MAXIMUM ALLOWABLE GFA 570.7 x 0.5 = 285.35 m ²



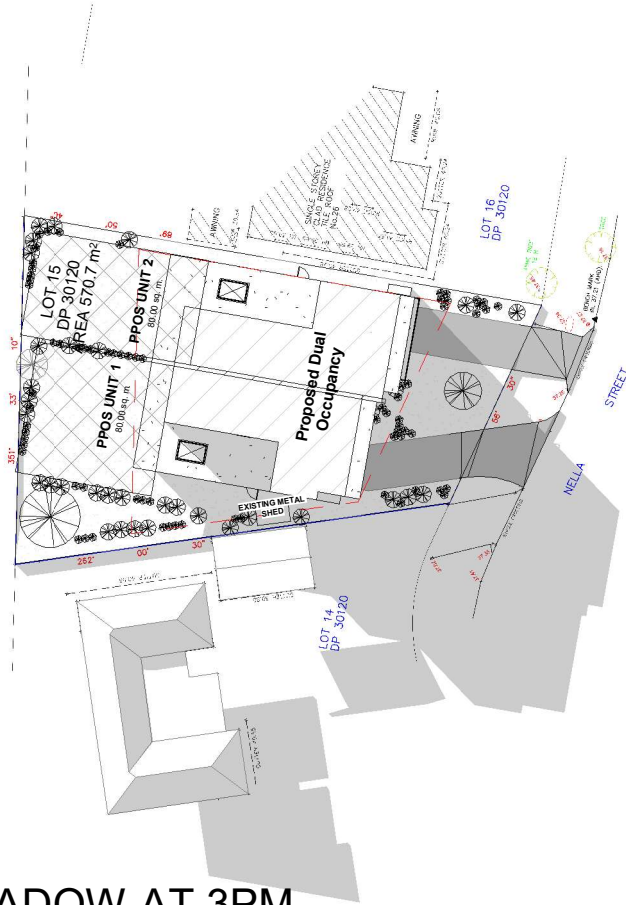
01 SHADOW AT 8AM
1 : 500



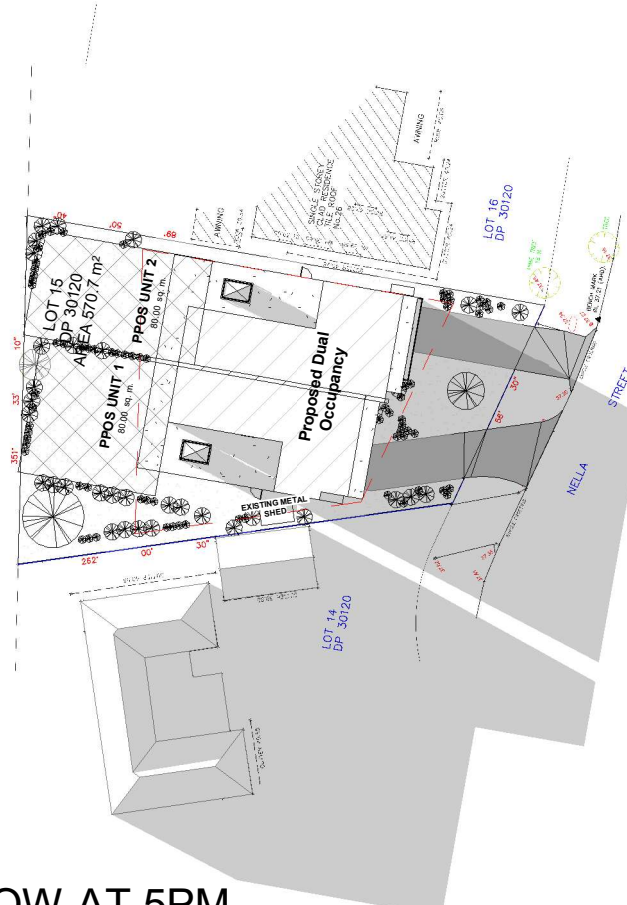
02 SHADOW AT 9AM
1 : 500



03 SHADOW AT 12PM
1 : 500



04 SHADOW AT 3PM
1 : 500



05 SHADOW AT 5PM
1 : 500

DESIGN & APPROVAL GROUP

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

DRAWING TITLE: SHADOW DIAGRAM

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A700

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

DRAWING TITLE: NOTIFICATION PLAN

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION: Proposed Dual Occupancy

DRAWING NUMBER: A800

REVISION: X DRAWN BY: RG

PAGE SIZE: A3 REVIEWED BY: RG

DATE: 30 JAN 2025 ISSUE: DA ONGOING

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.

*DO NOT SCALE THIS DRAWING

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 CUT	19/09/2024	CESAR
N	FOR CLIENT REVIEW	24/09/2024	CESAR
O	FOR CLIENT REVIEW	25/09/2024	CESAR
P	FOR CLIENT REVIEW	16/11/2024	RANA
Q	FOR CLIENT REVIEW	21/11/2024	RANA
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA
T	FOR CLIENT REVIEW	08/12/2024	MARAM
U	FOR CLIENT REVIEW	23/12/2024	FABIOLA
V	FOR CLIENT REVIEW	25/12/2024	NATASHA
W	FOR CLIENT REVIEW	06/01/2025	NATASHA
X	FOR CLIENT REVIEW	24/01/2025	FABIOLA

COPYRIGHT © THIS DRAWING IS THE PROPERTY OF DESIGN AND APPROVAL PTY LTD. DESIGN AND COPYRIGHT ARE DESIGNED BY DESIGN AND APPROVAL PTY LTD. THE DRAWING IS NOT TO BE COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSONS / COMPANIES. ALL RIGHTS RESERVED.

