

# 23 NELLA STREET, PADSTOW

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### 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 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

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 ENGINEERRING 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 SURVEY LEVEL. 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. TERMITE CONT

### FOUNDATIONS AND FOOTINGS

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

HOT WATER UNIT ELECTRICAL CONNECTION AS PER MANUFACTURER SPECIFICATIONS.

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

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

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

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

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

FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF A CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS 2870: ROLLED FILL CONSIST 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 ACCOR 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 LEVEL IN ACCORDANCE WITH CLAUSE 11.3.3 & 11.3.4

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

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

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

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

### GENERAL

STORMWATER DRAINAGE AS PER STORMWATER PLAN & THE BASIX CERTIFICATE

SEDIMENT CONTROL BARRIER TO COUNCIL SPECIFICATION DURING CONSTRUCTION

SEWER DRAINAGE & WASTE WATER TO SYDNEY WATER SEWER MAIN

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

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

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

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

ALL WORK & MATERIALS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) & RE 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

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 HAR SURFACE

ANY CONCRETE PATHS TO BE REINFORCED CONCRETE

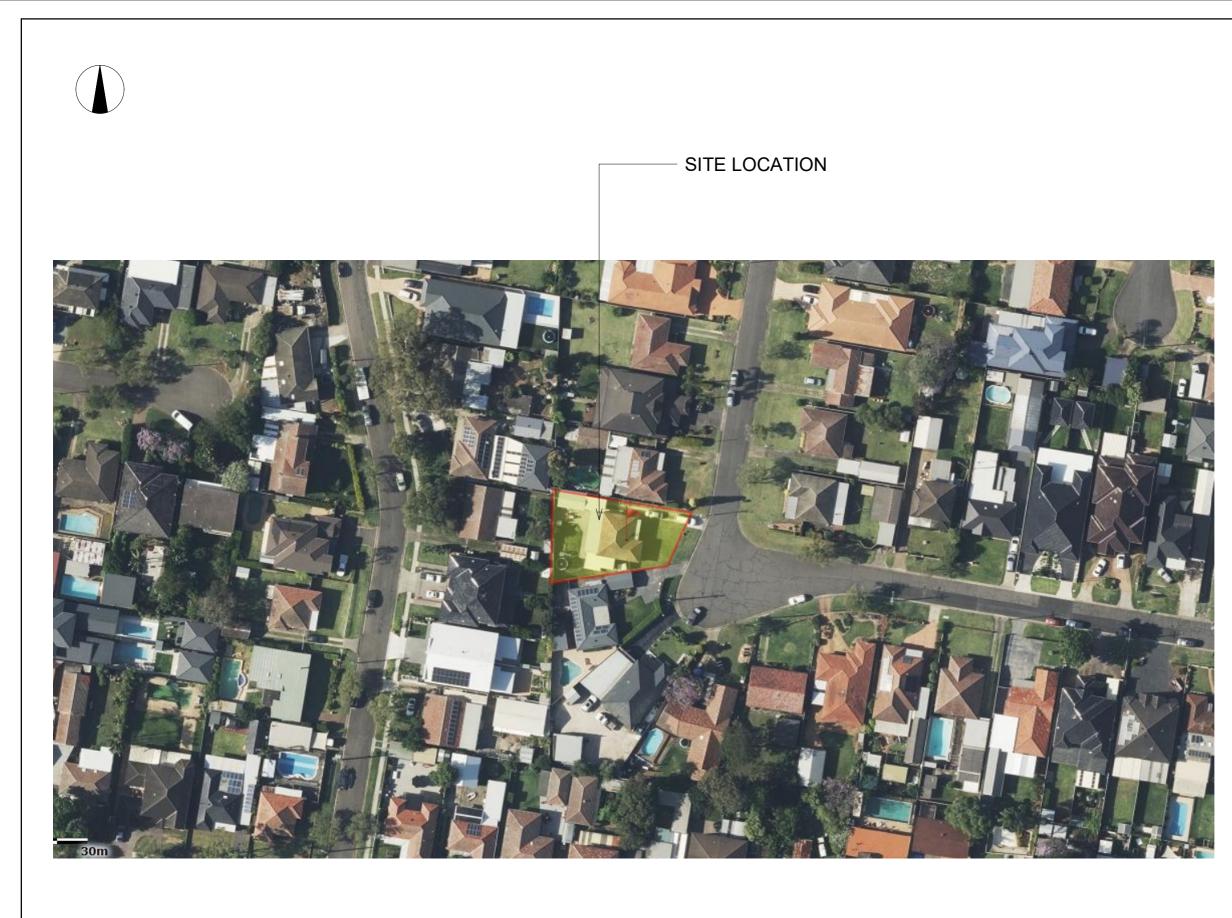
SURFACE DRAINS WILL BE INCLUDED IN THE LANDSCAPING TO REMOVE SURFACE WATER GRASSED & HARDSTAND AREAS

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

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

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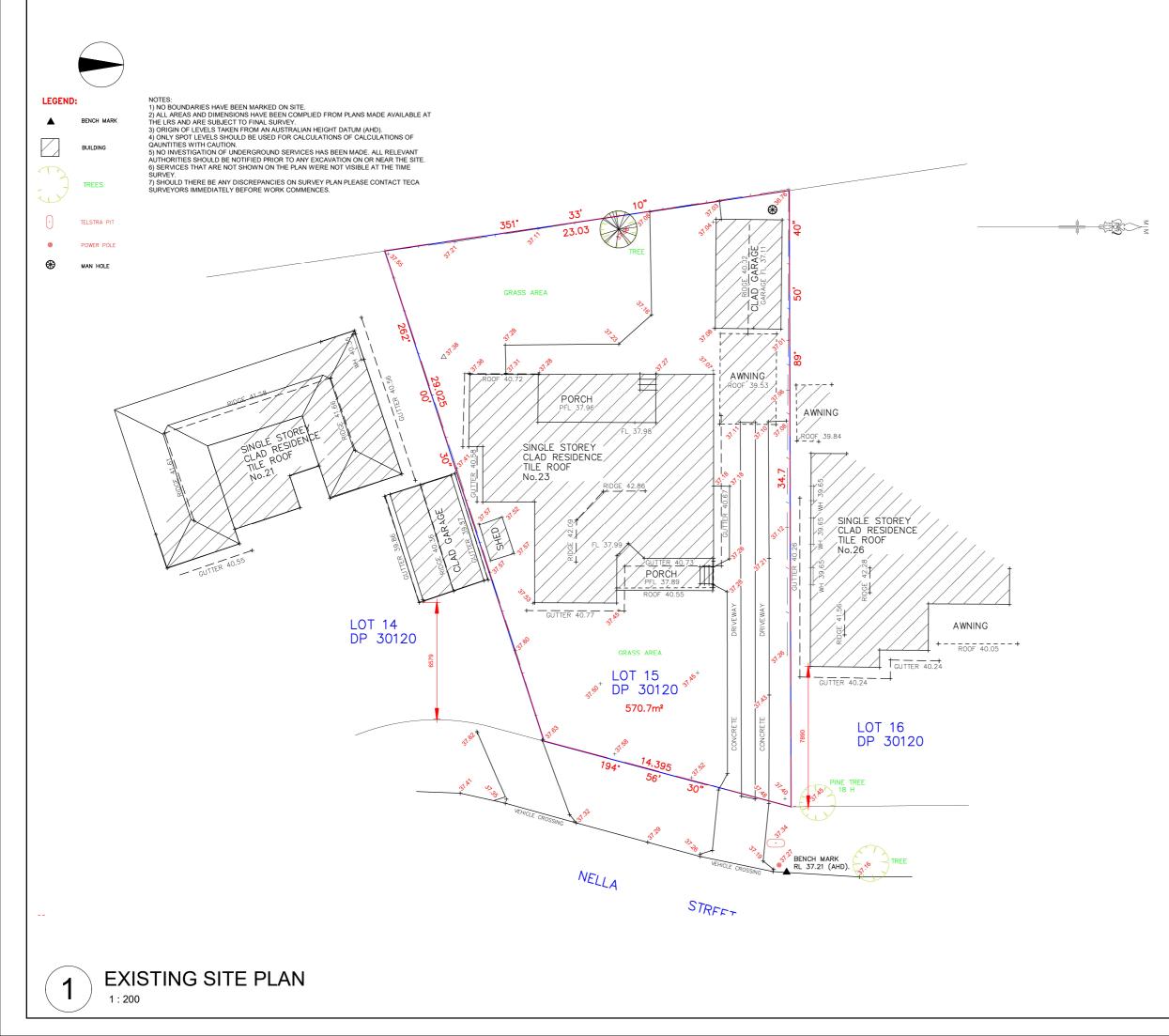
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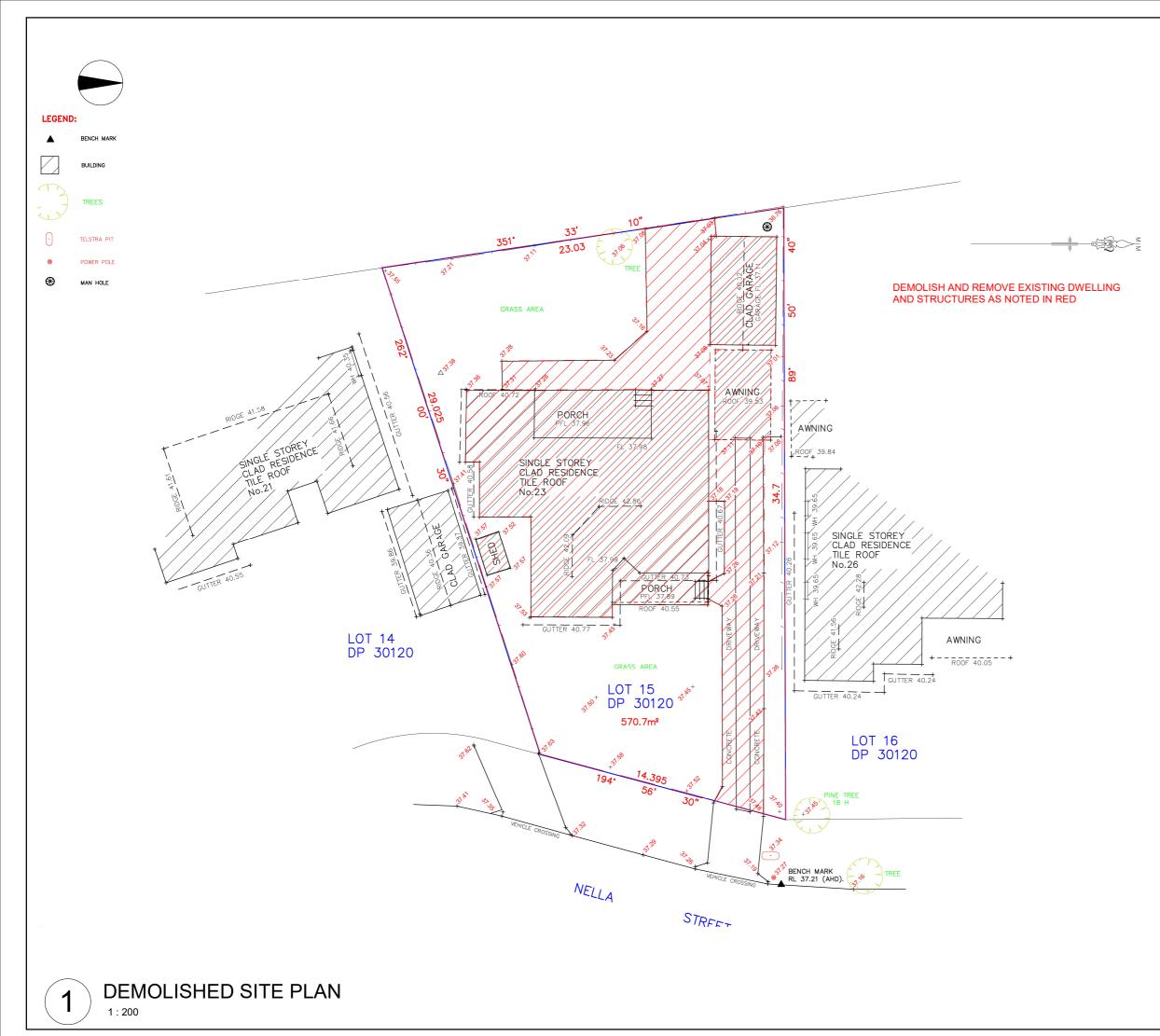
FABIOLA

	SITE CALCULATION	S	
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	COMPLIES
		Gross Floor Area=	
		236.79 m2	
		Floor Space ratio= 0.4:1	
LANDSCAPE AREA (SITE)		300.10	
LANDSCAPE AREA (FORWARD OF	38.41m2 (45% of the area	48.25 m2	COMPLIES
BUILDING LINE/)	forward of building line)		
LANDSCAPE AREA (BEHIND BUILDING		248.857 m2	
LINE/)			
PRIVATE OPEN SPACE(POS)	80m2 each dwelling	<80m2 for each dwelling	COMPLIES
PRINCIPAL PRIVATE OPEN	min 5m width	<5m	COMPLIES
SPACE(PPOS)			
FRONT SETBACK	5.5m	5.5m	COMPLIES
SIDE SETBACK	0.9m	0.9m	COMPLIES
REAR SETBACK		GF:7.658m	
		FF:9.640m	

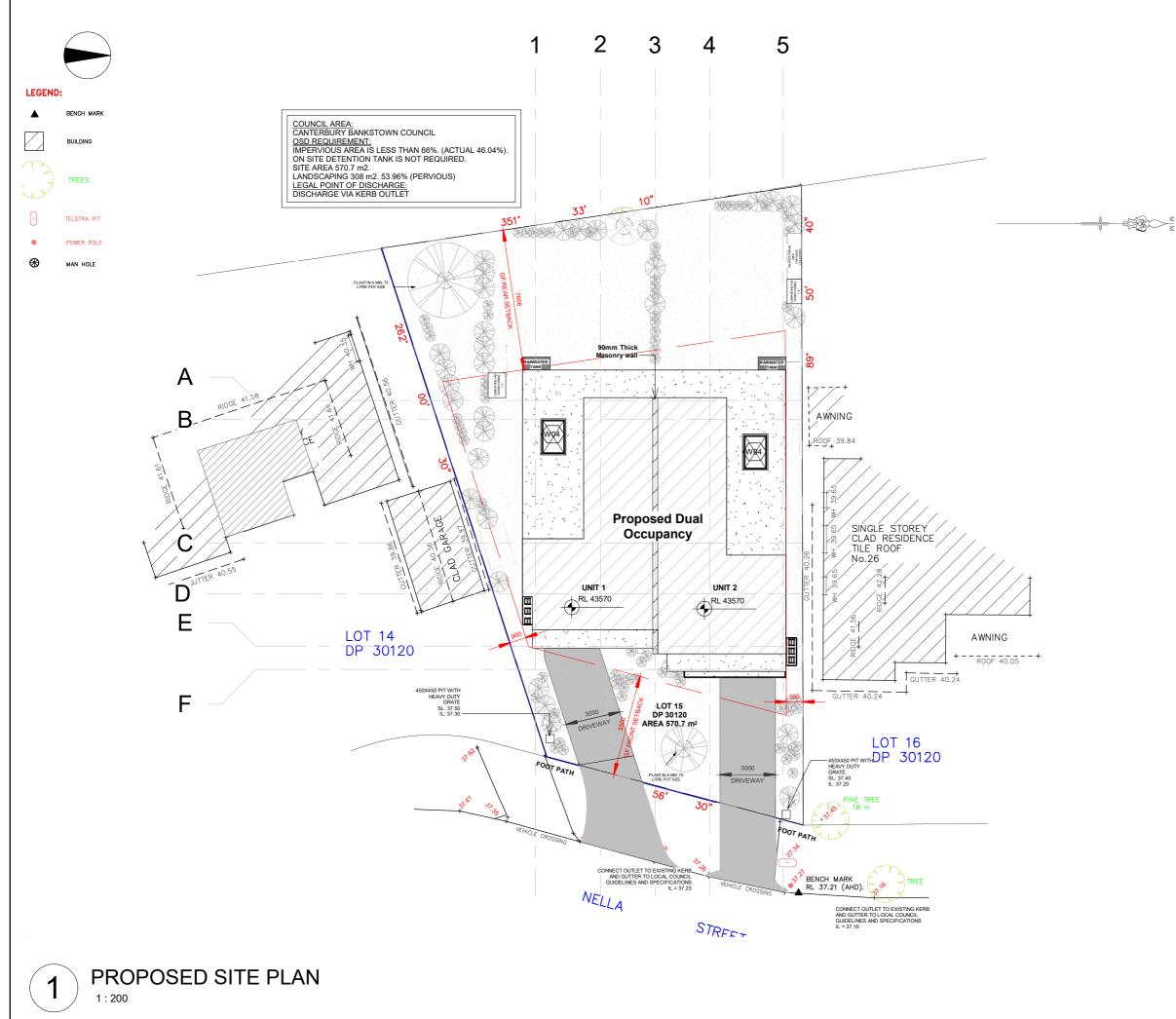
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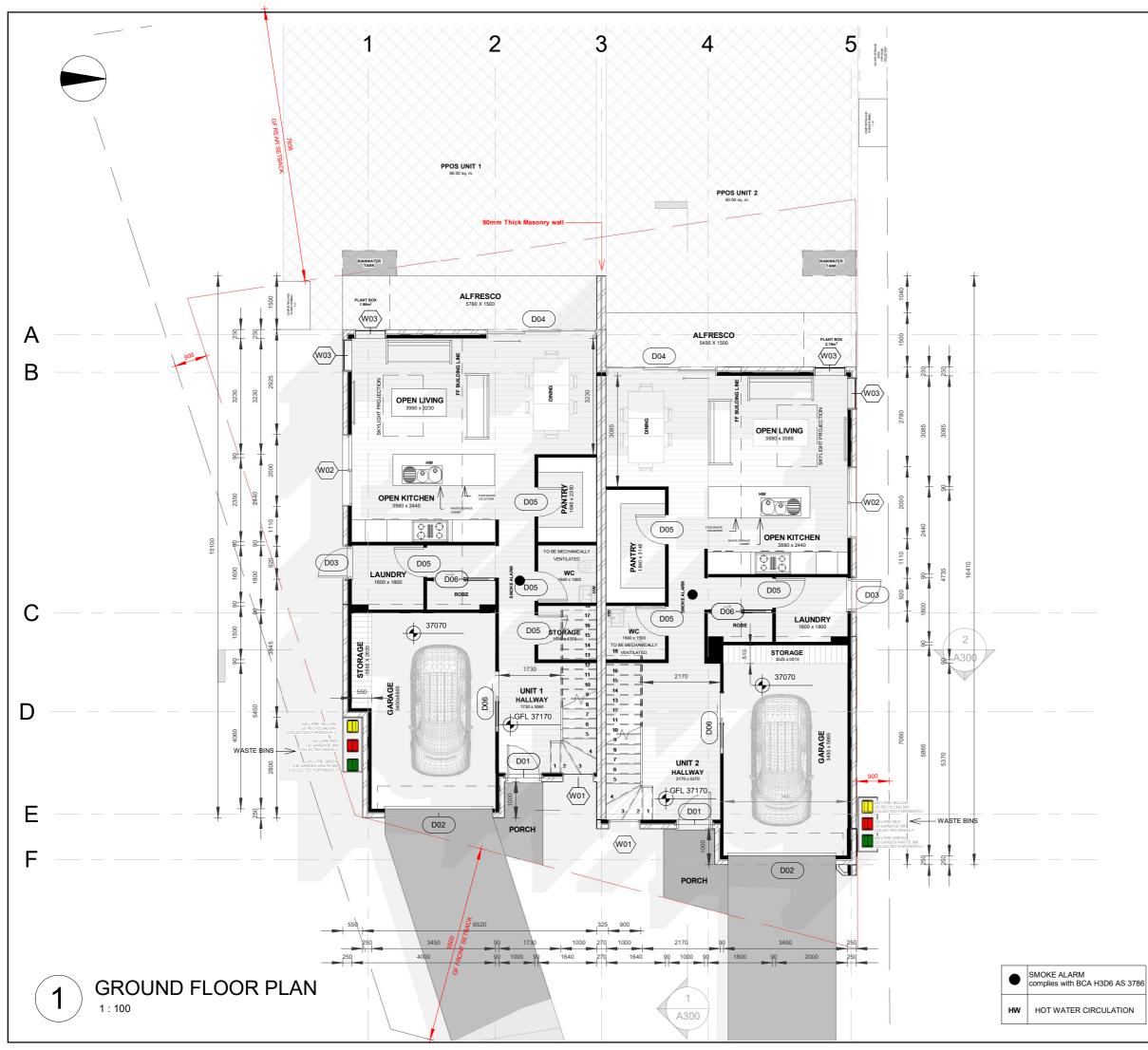
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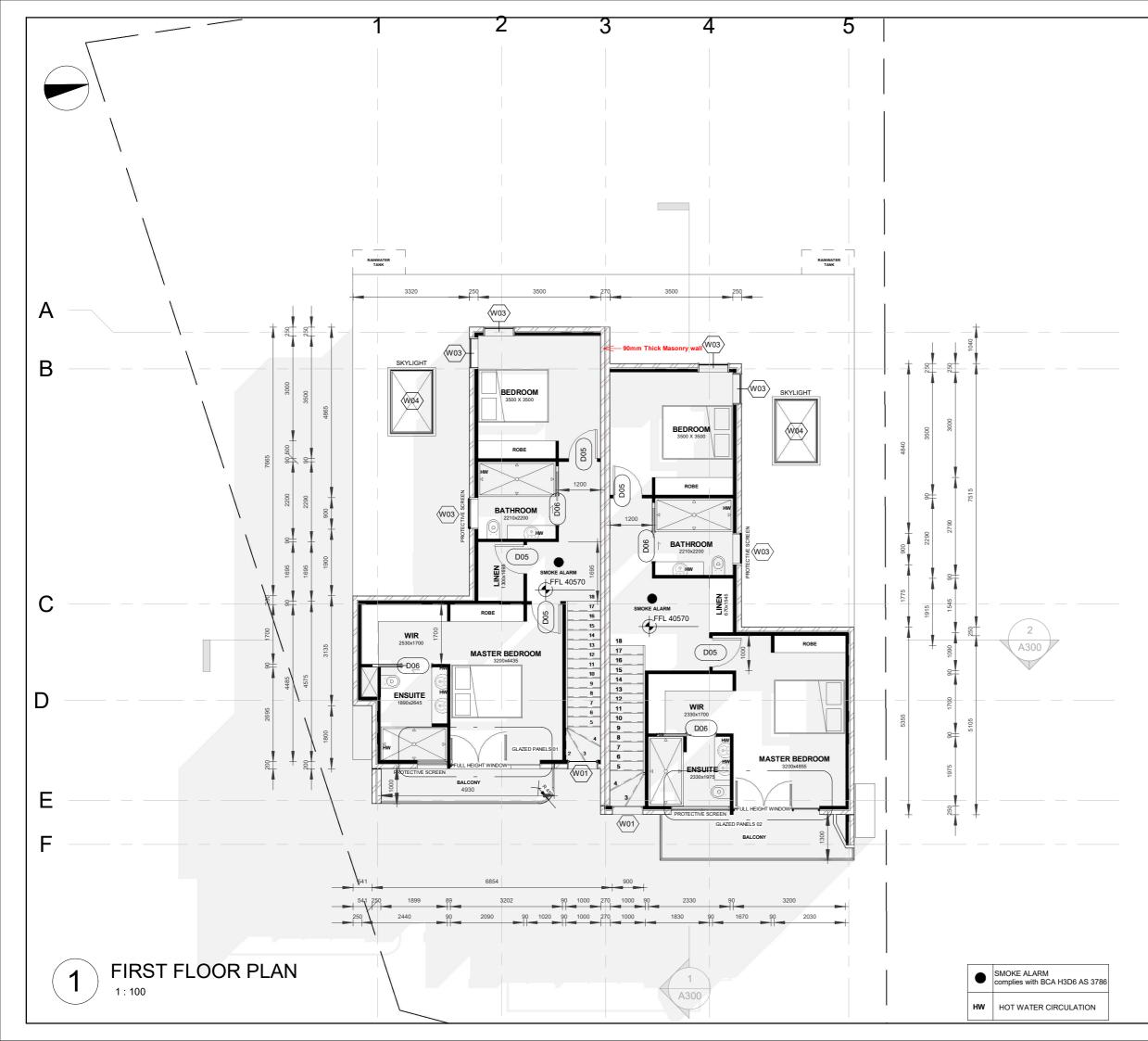
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# 294.08 m<sup>2</sup> LANDSCAPE AREA

48.25 m<sup>2</sup> IN FRONT OF THE BUILDING LINE



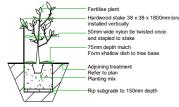
248.857 m<sup>2</sup> BEHIND THE BUILDING LINE



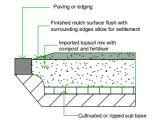
80.00 m<sup>2</sup> PPOS UNIT 1

80.00 m<sup>2</sup> PPOS UNIT 2

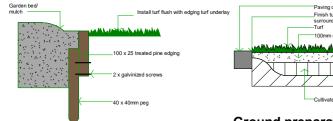
AT LEAST 50% OF THE OVERALL NUMBER OF TREES AND SHRUBS ARE SPECIES NATIVE TO THE REGION



15-45 Litre tree planting detail

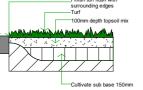


Ground preparation Planting area using imported soil



Typical edging detail

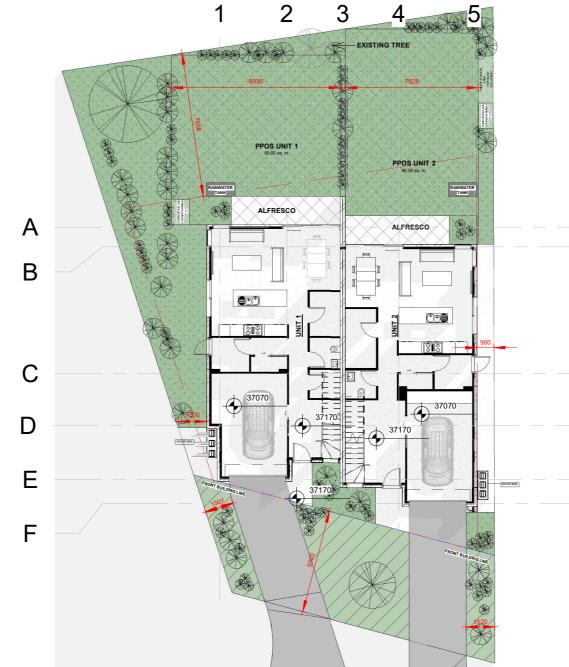
1



Ground preparation Grassed area; turf using imported topsoil



Planting in garden beds



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		Valcontau website. www.	uesignanuappri	oval.cont.au
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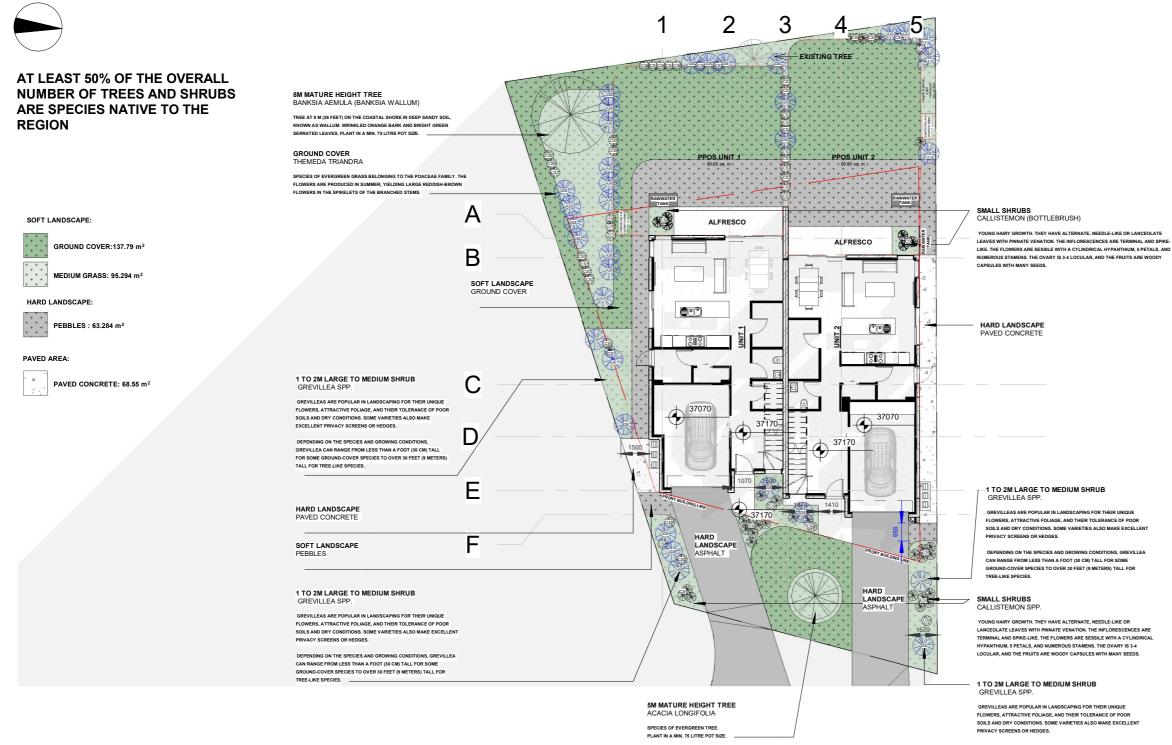








CALLISTEMON



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.



	<b>DESIGN</b> &	
	APPROVAL	
	GROUP	
Phone: 1300 093 7	13 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
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### Notes:

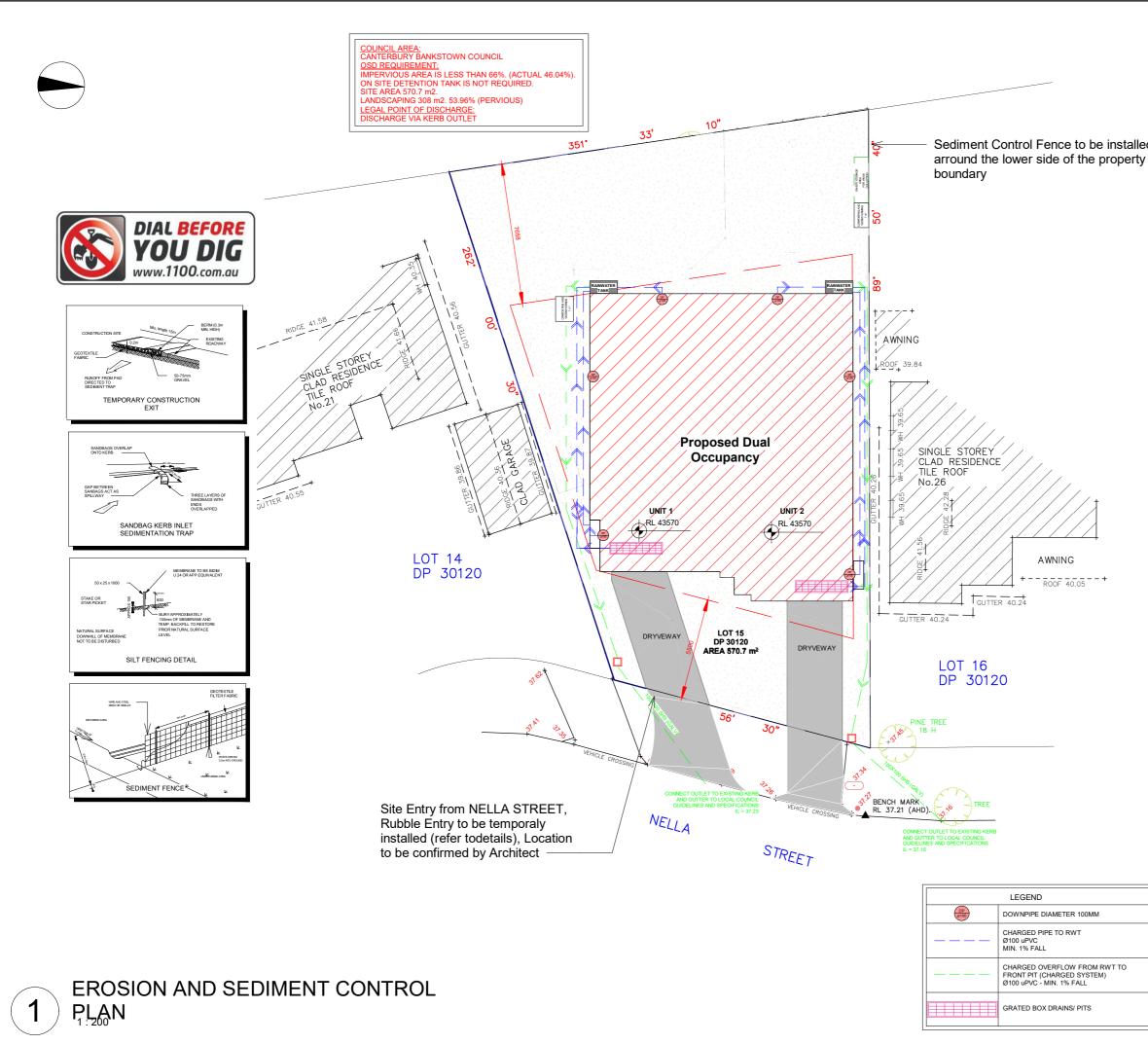
1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

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

### \*DO NOT SCALE THIS DRAWING

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Н	FOR CLIENT REVIEW	25/07/2024	CESAR
I	FOR CLIENT REVIEW	30/07/2024	FABIOLA
J	FOR CLIENT REVIEW	12/08/2024	NELSON
К	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
Μ	FOR CLIENT REVIEW	19/09/2024	CESAR
Ν	FOR CLIENT REVIEW	24/09/2024	CESAR
0	FOR CLIENT REVIEW	25/09/2024	CESAR
Р	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
Т	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
Х	FOR CLIENT REVIEW	24/01/2025	FABIOLA



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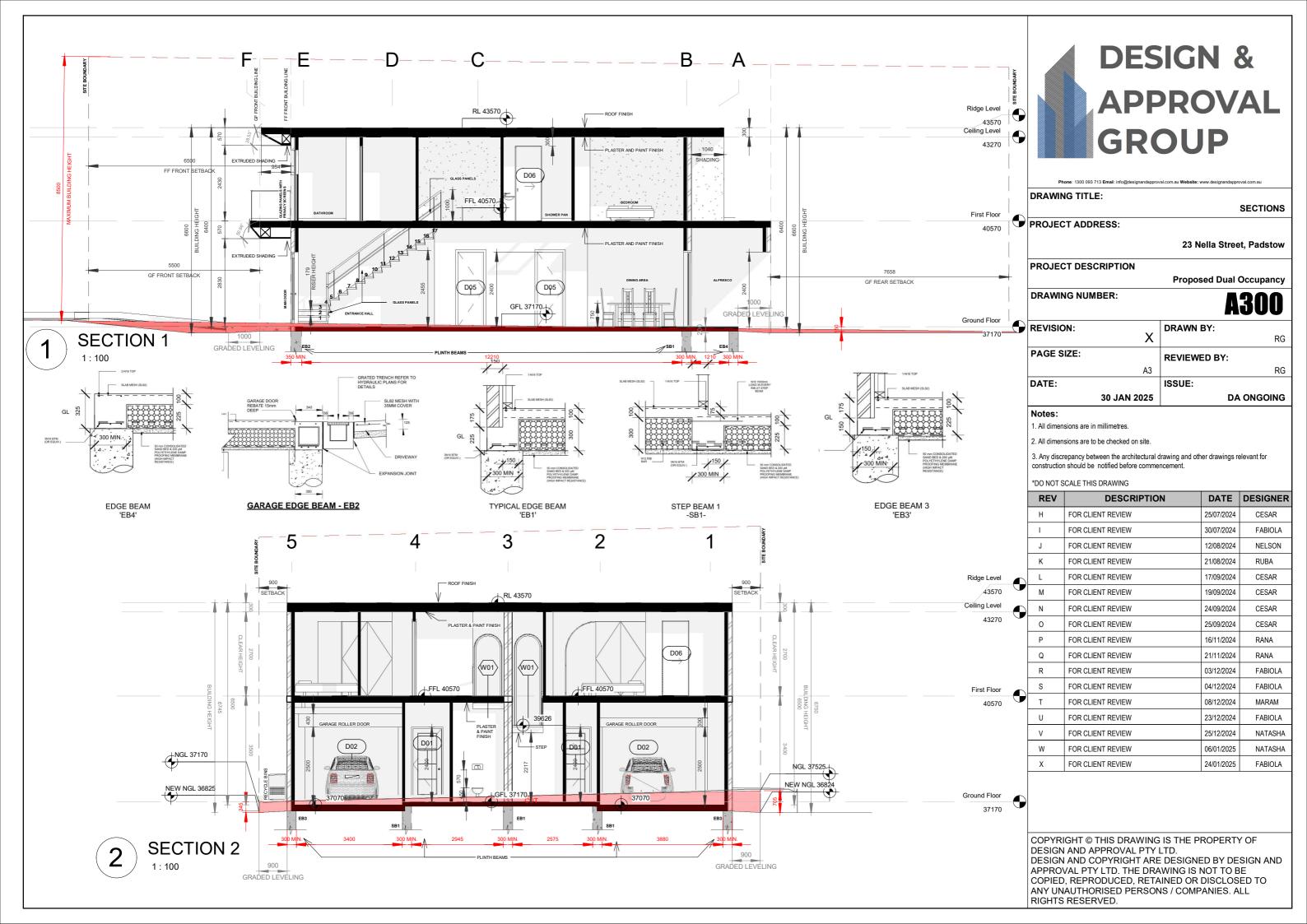
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First Floor			23 Nella Stre	et, Padstow
40570	PROJE	CT DESCRIPTION		
			Proposed Dual	Occupancy
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37170	FAGE S	JIZE:	REVIEWED BY:	
	DATE	A3		RG
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	Notes:	50 0AN 2025		
		sions are in millimetres.		
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ge Level	REV	DESCRIPTIO	N DATE	DESIGNER
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ng Level		FOR CLIENT REVIEW	30/07/2024	FABIOLA
43270	J	FOR CLIENT REVIEW	12/08/2024	NELSON
	K	FOR CLIENT REVIEW	21/08/2024	RUBA
	L	FOR CLIENT REVIEW	17/09/2024	
	M	FOR CLIENT REVIEW	19/09/2024	
st Floor	N	FOR CLIENT REVIEW	24/09/2024	
	) 0	FOR CLIENT REVIEW	25/09/2024	
	P	FOR CLIENT REVIEW	16/11/2024	
	Q	FOR CLIENT REVIEW	21/11/2024	
	R		03/12/2024	-
	S T	FOR CLIENT REVIEW	04/12/2024	-
	U	FOR CLIENT REVIEW	23/12/2024	
nd Floor	D v	FOR CLIENT REVIEW	25/12/2024	
37170	w	FOR CLIENT REVIEW	06/01/2025	-
	X	FOR CLIENT REVIEW	24/01/2025	
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		Door Sch	edule			
Mark	Plan View	Elevation View	Family and Type	Width	Height	Count

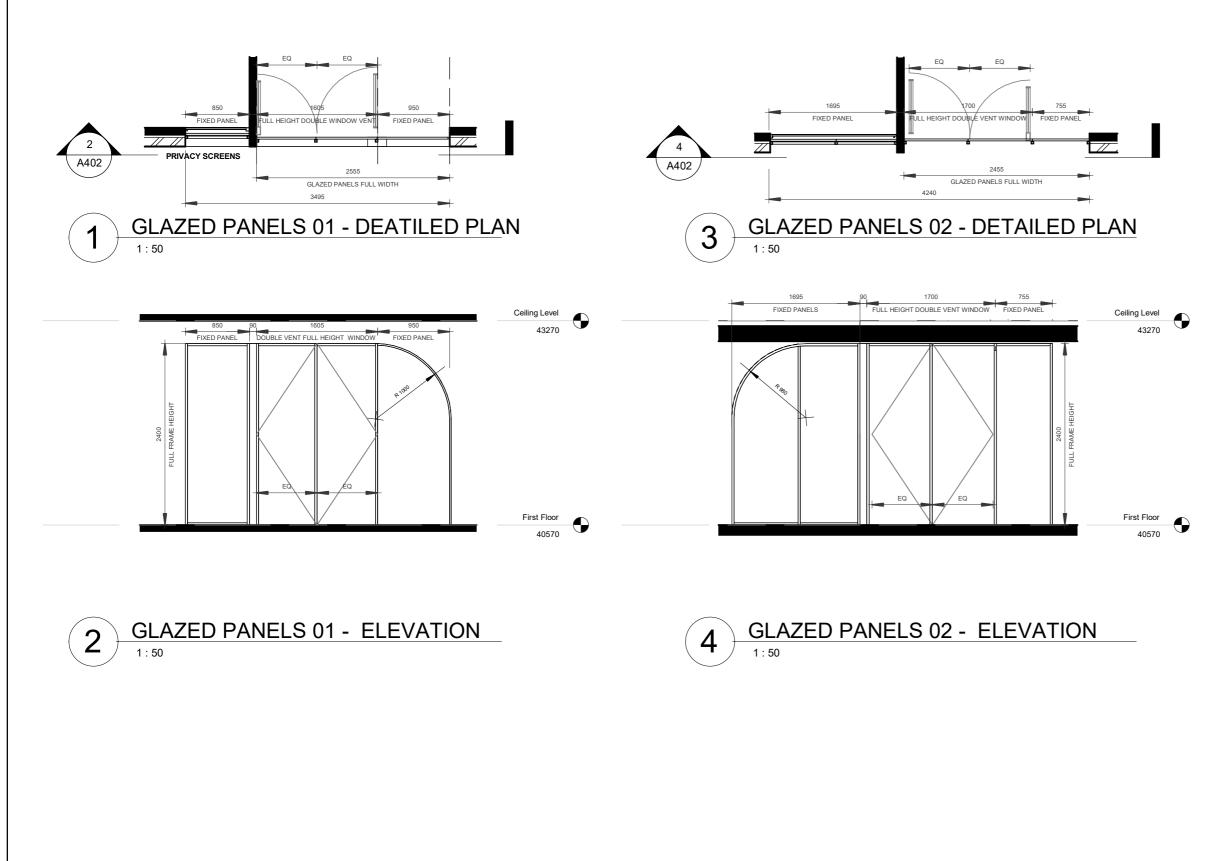
D01			ExtSgl (18): 1010 x 2400mm	1010	2400	2
D02	₽ <b></b> ₽ └		M_Overhead-Rolling: 3000 x 2500mm	3000	2500	2
D03			ExtSgl Flush: 920 x 2400mm	920	2400	2
D04	,j		Sliding Door - 3 Panel (AUS): 3000X2400mm	3000	2400	2
D05			M_Single-Flush: 820 x 2400	820	2400	12
D06		$\rightarrow$	Int Cavity Slider-Single-Flush (NZ): 820 x 2400	820	2400	8

P	DES APF GRO	PR OU	OV IP	AL
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l J				FABIOLA
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J K L M N O P Q	FOR CLIENT REVIEW FOR CLIENT REVIEW		30/07/2024 12/08/2024 21/08/2024 17/09/2024 19/09/2024 24/09/2024 25/09/2024 16/11/2024 21/11/2024	FABIOLA NELSON RUBA CESAR CESAR CESAR CESAR RANA RANA
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Mark	View Plan	View Elevation	Width	Туре	Height	Coun
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

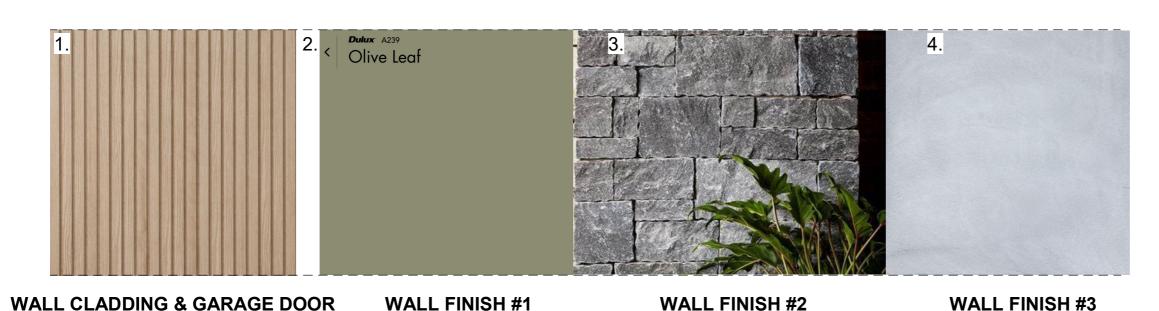
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# **GLAZED PANELS SCHEDULE**



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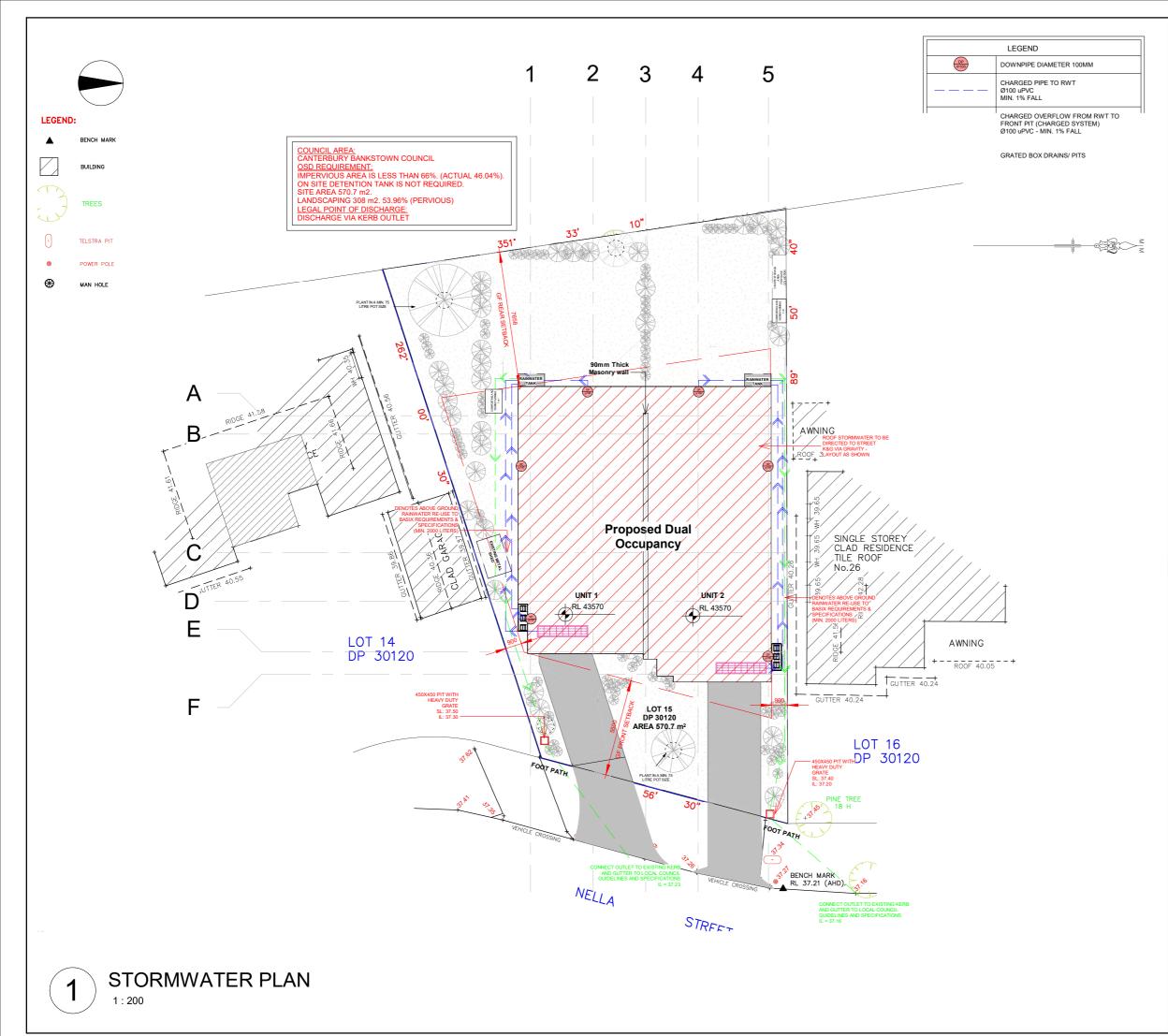
# SCHEDULE OF EXTERNAL COLORS AND FINISHES

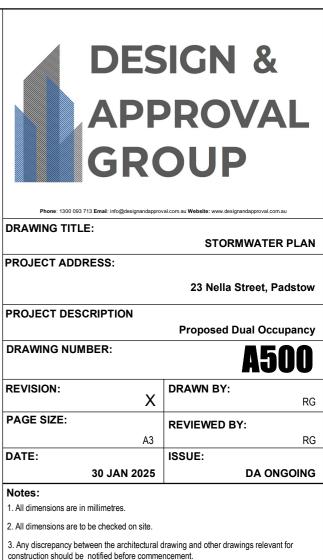


Eco-friendly Paint - Dulux Textured Micro Cement X-Bond Mineral Finish Alu Selekta Castelation Screenclad-Modinex Sebian Modular Loose Stone Wall Cladding Finish: Matte Finish Cedar Wood Color: Olive Leaf Color: Gray Color: Dusk 6. 8. 5. WINDOW, DOOR GLAZING & WINDOW & DOOR FRAMES **DRIVEWAY FINISH ROOFING FINISH** Matte-Finished Aluminium Asphalt - Jirgens Civil Non Reflective - Corrugated Metal Roofing **GLASS PANELS** Color: Black Color: Olive Green Lacobel® High Opacity Tempered Black Glass 9.

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

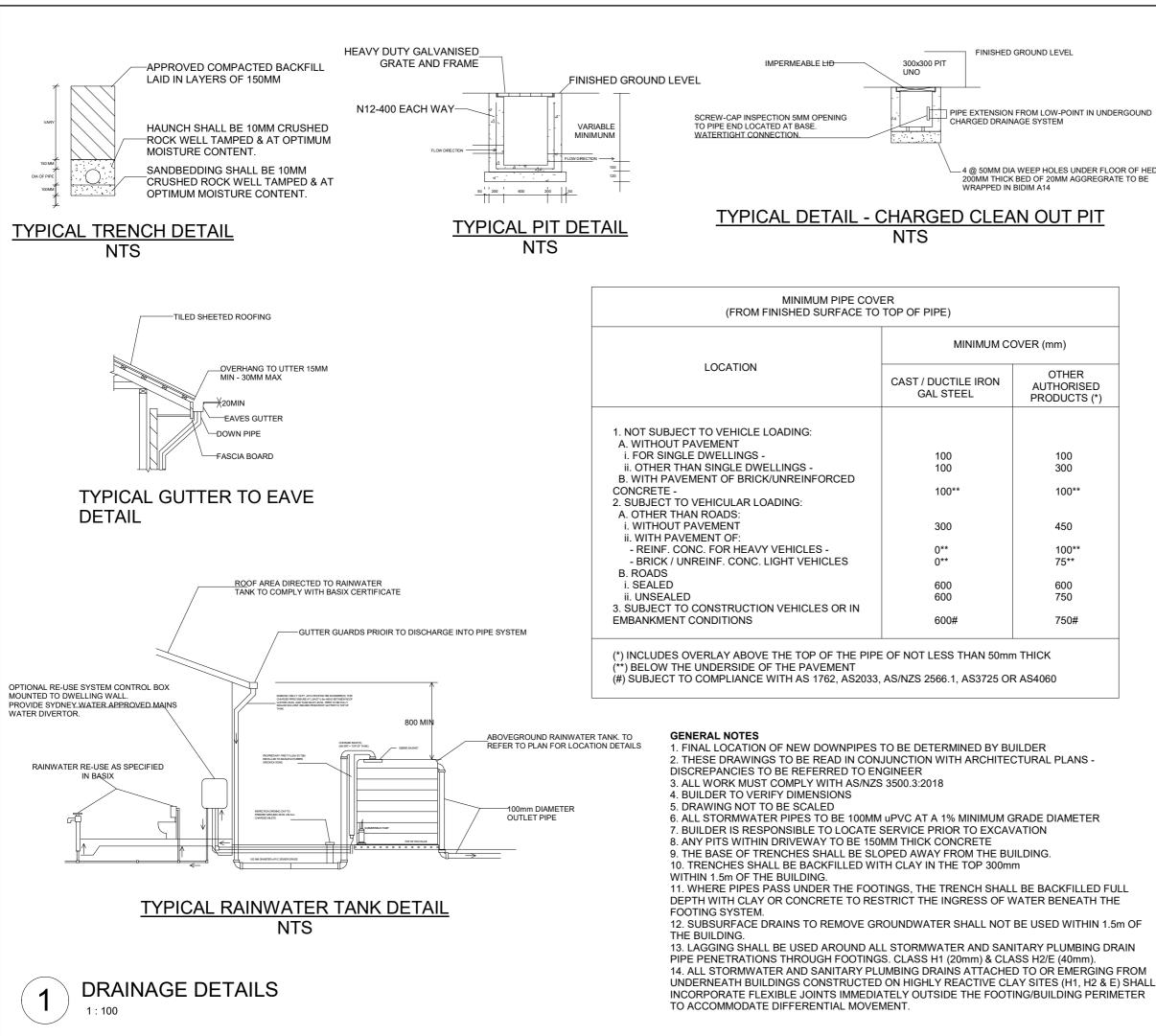
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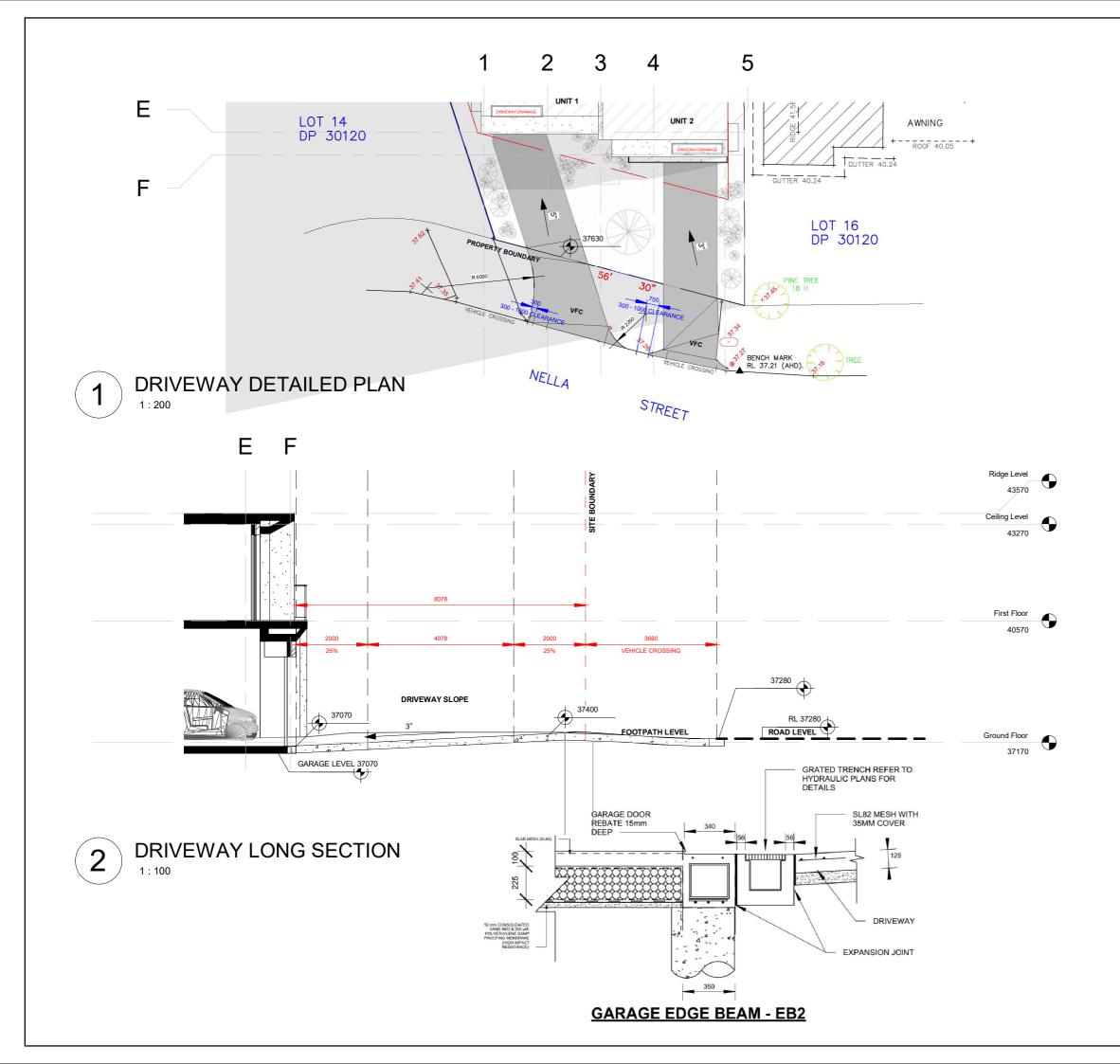


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J	FOR CLIENT REVIEW	12/08/2024	NELSON	
К	FOR CLIENT REVIEW	21/08/2024	RUBA	
L	FOR CLIENT REVIEW	17/09/2024	CESAR	
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0	FOR CLIENT REVIEW	25/09/2024	CESAR	
Р	FOR CLIENT REVIEW	16/11/2024	RANA	
Q	FOR CLIENT REVIEW	21/11/2024	RANA	
R	FOR CLIENT REVIEW	03/12/2024	FABIOLA	
S	FOR CLIENT REVIEW	04/12/2024	FABIOLA	
Т	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	
Х	FOR CLIENT REVIEW	24/01/2025	FABIOLA	



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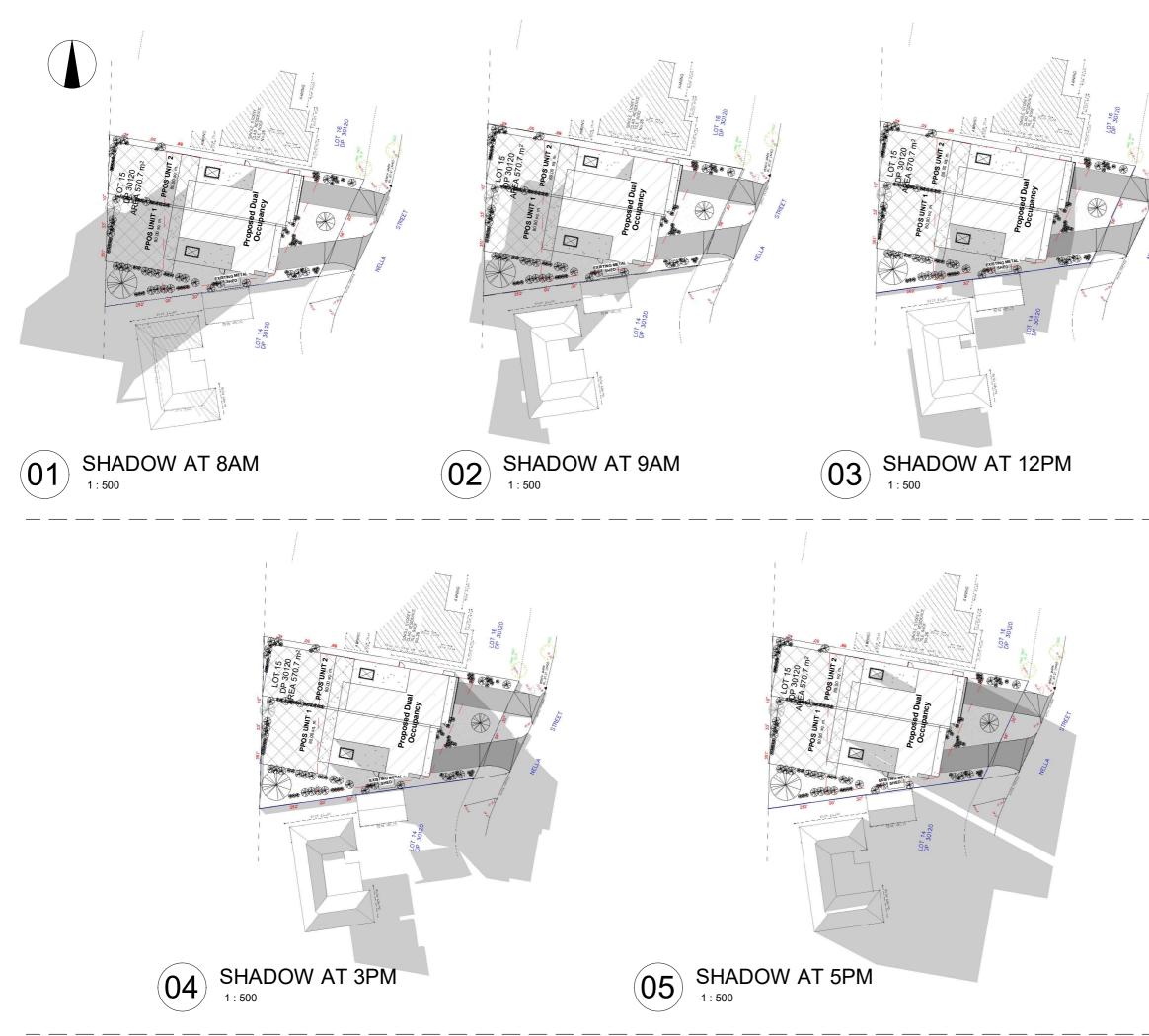


DESIGN &         APPROVAL         APPROVAL         GROUP				
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	PROPOSED G	iFA	REQUIRED GFA
GF GFA	<b>UNIT 1</b> : 64.72m <sup>2</sup>	120.04 m <sup>2</sup>	
GF GFA	<b>UNIT 2</b> : 66.22m <sup>2</sup>	130.94 m <sup>2</sup>	
FF GFA	<b>UNIT 1</b> : 51.55 m <sup>2</sup>	105.85 m <sup>2</sup>	
FF GFA	<b>UNIT 2</b> : 54.30 m <sup>2</sup>	105.65 11-	
TOTAL GFA	236.79 m²		MAXIMUM ALLOWABLE GFA 570.7 x 0.5 = <b>285.35 m</b> <sup>2</sup>

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# Notes:

1. All dimensions are in millimetres.

2. All dimensions are to be checked on site.

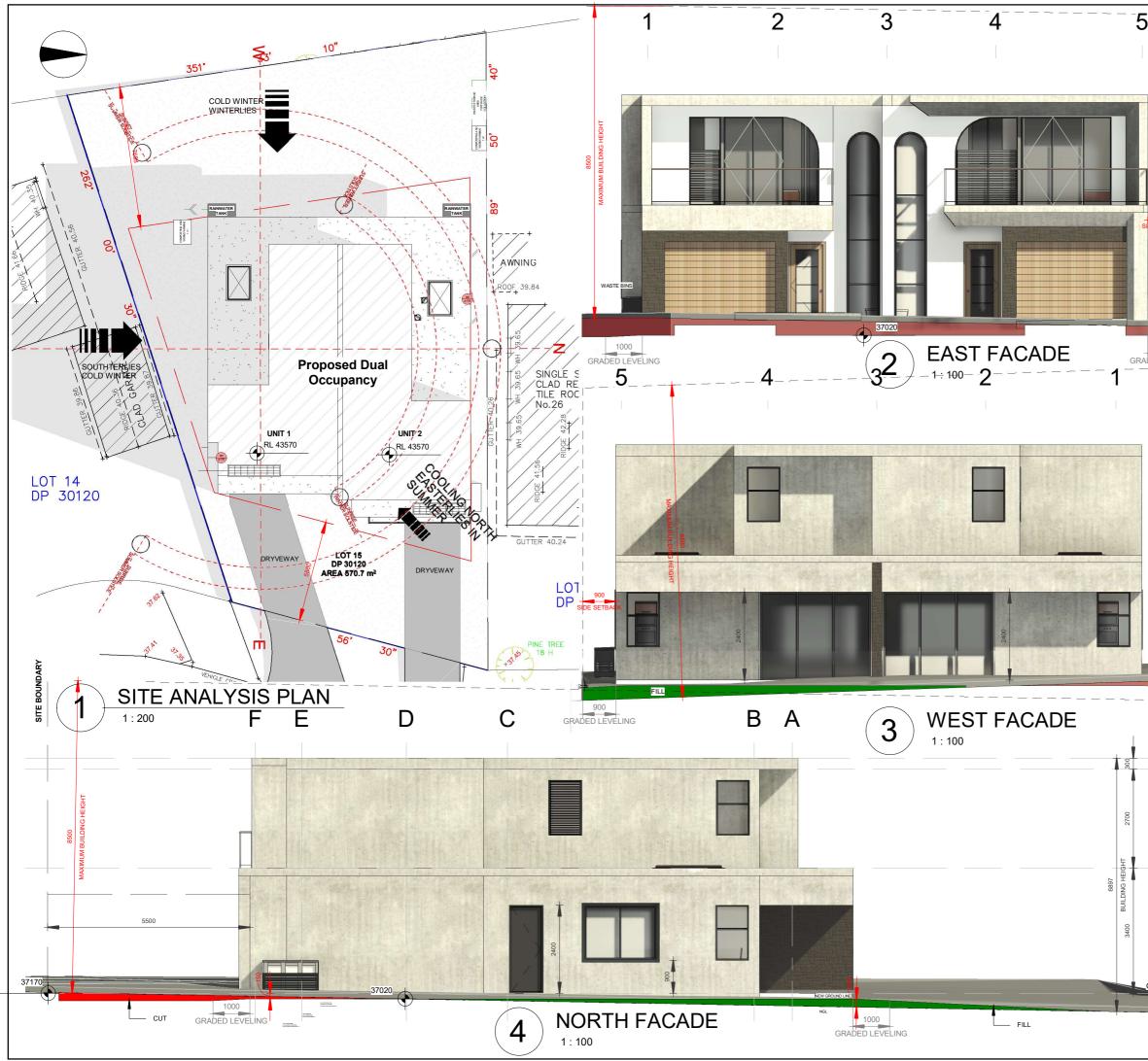
3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

\*DO NOT SCALE THIS DRAWING

REV	DESCRIPTION	DATE	DESIGNER
Н	FOR CLIENT REVIEW	25/07/2024	CESAR
I	FOR CLIENT REVIEW	30/07/2024	FABIOLA
J	FOR CLIENT REVIEW	12/08/2024	NELSON
К	FOR CLIENT REVIEW	21/08/2024	RUBA
L	FOR CLIENT REVIEW	17/09/2024	CESAR
М	FOR CLIENT REVIEW	19/09/2024	CESAR
Ν	FOR CLIENT REVIEW	24/09/2024	CESAR
0	FOR CLIENT REVIEW	25/09/2024	CESAR
Р	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
Т	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
Х	FOR CLIENT REVIEW	24/01/2025	FABIOLA

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