Project address

Project name	18 Villiers rd, Padstow Heights
Street address	18 VILLIERS Road PADSTOW HEIGHTS 2211
Local Government Area	Canterbury-Bankstown Council
Plan type and number	Deposited Plan DP13037
Lot number	25
Section number	-

Project type

Dwelling type	Dwelling house (attached)
Type of alteration and addition	I want a BASIX Certificate for optional compliance. This means I won't have to comply with any existing Council energy and water efficiency provisions.
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Mr Harry Pham

ABN (if applicable):

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✔	✔	✔

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements			

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W2	NE	3.78	6.45	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NE	3.78	6.45	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NE	1	4.65	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	NE	2.7	2.95	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NE	2.7	2.95	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W8	NE	1	1.75	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	SW	0.36	1.15	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1	NW	2.25	4.7	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	NW	1.35	1.9	0.45	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

finishes & notations legend

mr	-	metal roofing
al	-	aluminium
gl	-	all framed glazing
ogl	-	opaque glazing
f	-	fixed
dp	-	downpipes
stt	-	sandstone tile
st	-	stone
al	-	aluminium
EGL	-	existing ground level
(e)	-	existing
gd	-	garage door
tmb	-	timber
cr/p	-	cement render & paint
rwh	-	rain water head
rwt	-	rain water tank
mr	-	steel/ aluminium roofing
fc	-	fibro cement
cld	-	cladding wall
sk	-	skylight
rt		roof tiles

materials legend

- boundary
- timber
- concrete
- brick/terracota
- existing part
- tile
- existing walls
- new walls
- steel/ aluminium

drawing list

DA-00	cover	
DA-01	safety notes	A
DA-02	site analysis	A
DA-03	site & roof plan	A
DA-04	landscape plan	A
DA-05	sediment control plan	A
DA-06	lower ground floor plan	A
DA-07	ground floor plan	A
DA-08	elevations	A
DA-09	elevation + section	A
DA-10	windows schedule	A
DA-11	Schedule of Colour and Finishes	A

DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS TO
18 Villiers Rd, Padstow Heights

SAFETY NOTES FOR ALL INVOLVED IN THE PROJECT
(included: Owner, Builder, Sub-contractors, Consultants, Renovators, Operators, Maintenors, Demolishers)

1. FALLS, SUPS, TRIPS
A_WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.
DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.
B_ SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES by Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishing in the pedestrian trafficable areas of this building. Surface shouldbe selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4, Ensure that all persons below the work area have Personal Protective Equipment (PPE).
BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3.TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/ unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workes and loading areas should be provided. Traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/ unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/ unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES
GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service {such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6.HAZARDOUS SUBSTANCES
ASBETOS
For alterations to a building constructed prior to 1990:
If this exising building was constructed prior to:
1990- it therefore may contain asbestos
1986- it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take approproate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish.
Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

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

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at o later date a further assessment of the workplace health and safety issues should be undertaken.

10.0THER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

issue	date	description

remember
The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.

about
HARRY DESIGN STUDIO
add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

drawing
SAFETY_NOTES

project
18 Villiers Rd, Padstow Heights

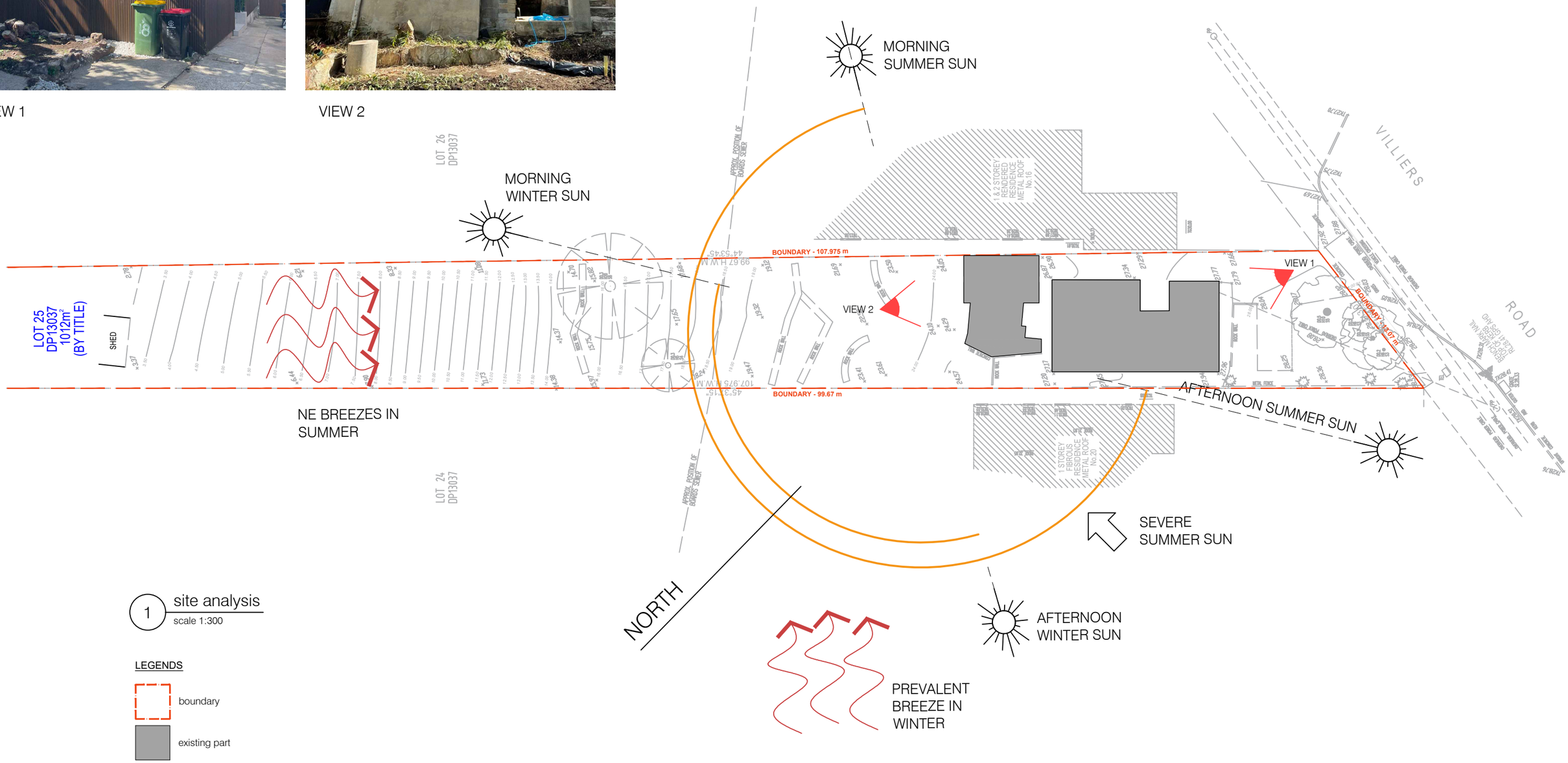
drawing no.
DA01

job no.

scale 1:100@A3
plotdate 25/03/2025
issue A

VIEW 1

VIEW 2



1 site analysis
scale 1:300

LEGENDS

boundary

existing part

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

approx

issue	date	description

remember: The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about: HARRY DESIGN STUDIO
add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

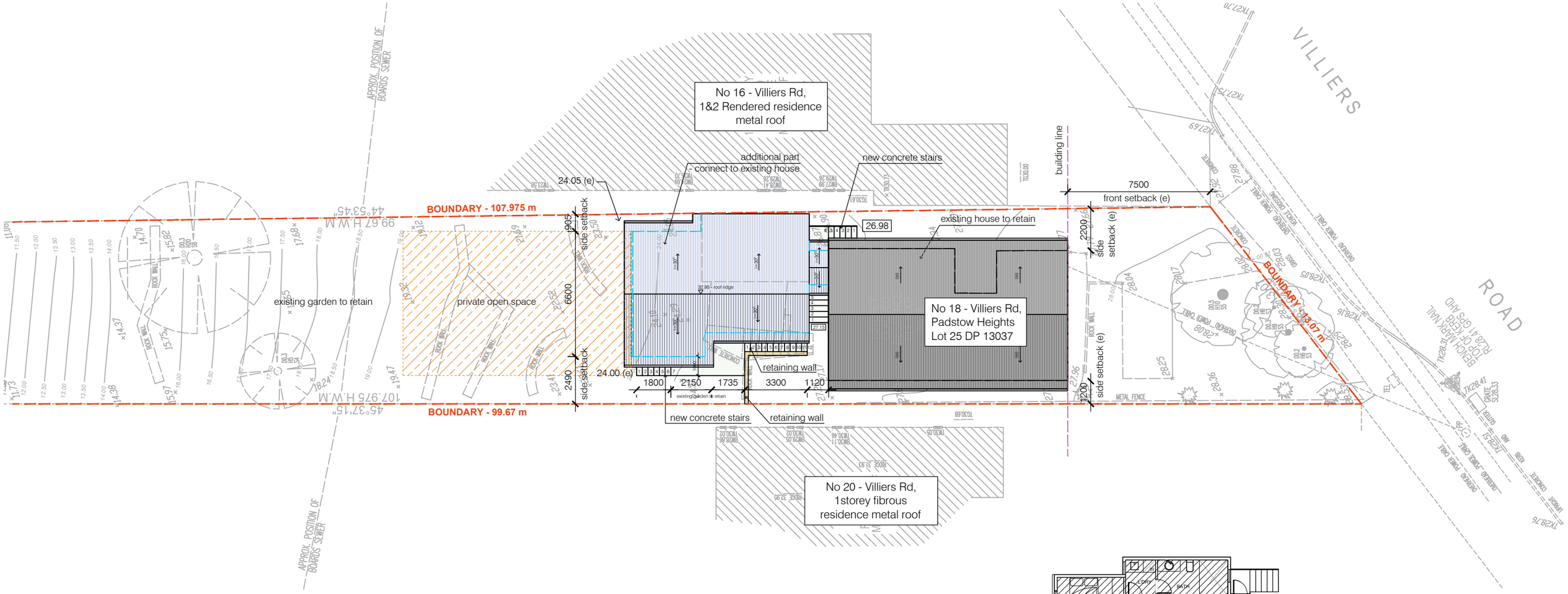
project: 18 Villiers Rd, Padstow Heights

drawing: SITE_ANALYSIS

job no.

drawing no: DA02

scale 1:300@A3
plotdate 21/4/2025
issue A



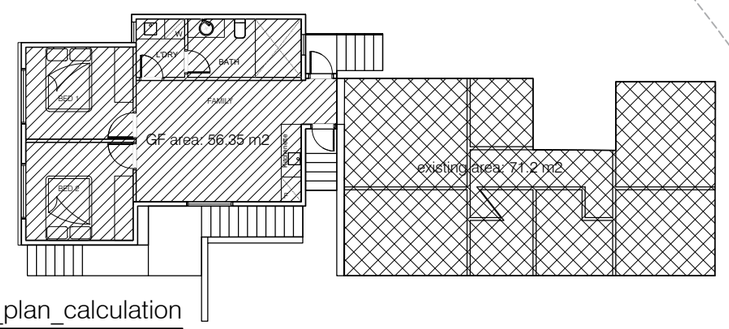
1 site+roof_plan
scale 1:200

LEGENDS

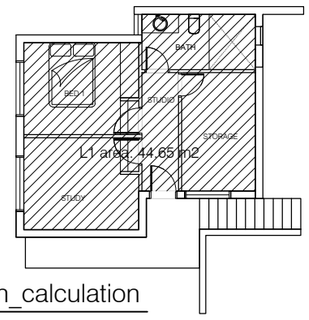
- boundary
- existing part
- steel/ aluminium
- concrete
- proposed building
- private open space
- building line

DEVELOPMENT STATISTICS - AREA CALCULATION
site area: 1012 m2

ITEM	CONTROL	PROPOSED	COMPLIANCE
Floor space ratio	0.5:1	0.17:1	Yes
Heights of buildings	Max 9m	Max 8.9m	Yes
Private open space	80 m2	91.1 m2	Yes
Front setback	5.5m	7.5 m (e)	Yes
Side setback	Min 0.9 m	0.9 m	Yes
Rear setback	12 m	>60 m	Yes



2 ground_floor_plan_calculation
scale 1:200



3 first_floor_plan_calculation
scale 1:200

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

approx

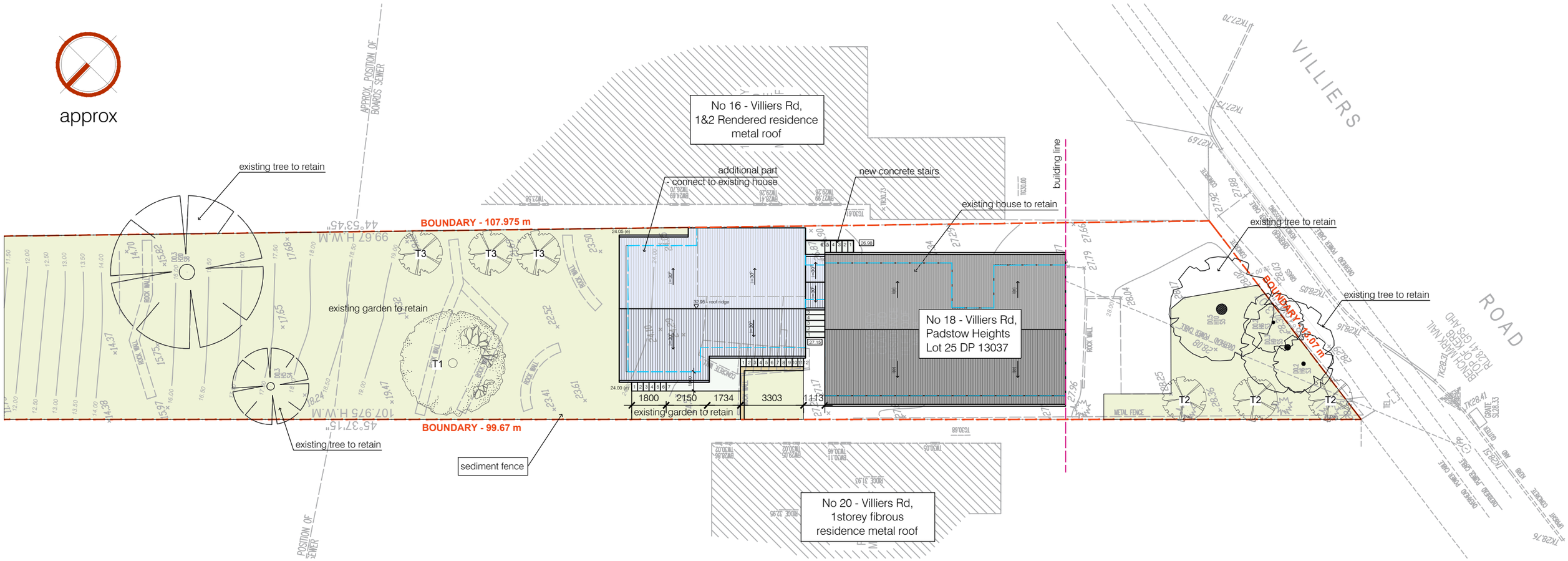
issue	date	description

remember
The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about
HARRY DESIGN STUDIO
add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

drawing: SITE_+_ROOF_PLAN
project: 18 Villiers Rd, Padstow Heights
drawing no.: DA03
scale 1:200@A3
plotdate 19/02/2025
issue A
job no.



1 landscape plan

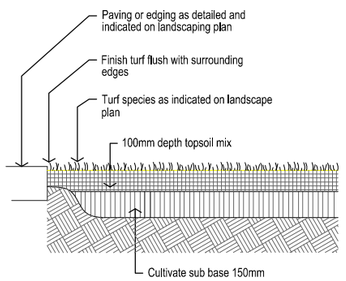
scale 1:200

LEGENDS

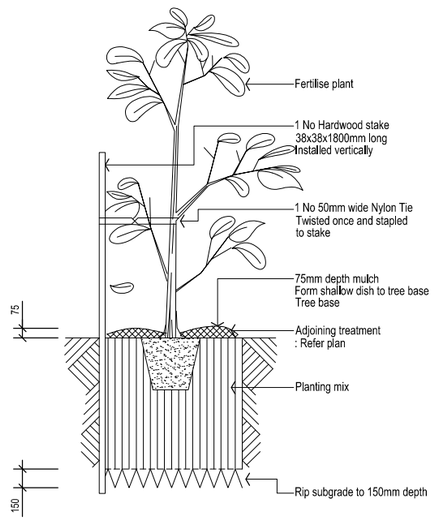
- boundary
- existing part
- steel/ aluminium
- concrete
- proposed building
- landscape
- building line

PLANTING SCHEDULE

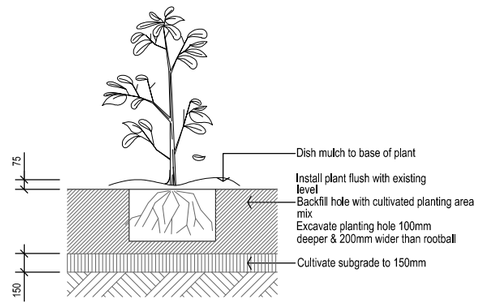
Symbol	Botanica name	Common name	Mature size	Quantity
T1	Acacia binervia	Myall wattle	5m	1
T2	Escallonia "Iveyi"	White escallonia	2.5m	3
T3	Daphne "Eternal Fragrance"	Daphne cultivar	0.7m	3



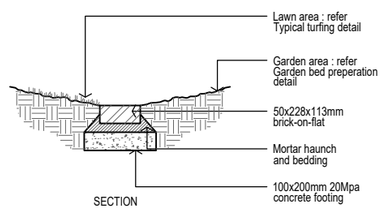
GROUND PREPARATION
GRASS AREA: TURF USING IMPORTED TOPSOIL
DETAIL - NTS



15-35 LITRE TREE PLANTING DETAIL - NTS



PLANTING IN GARDEN BEDS DETAIL - NTS



BRICK GARDEN EDGE DETAIL - NTS

Turf

Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 1500mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm.
Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate.
Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Brick garden edging

Lay a single coarse of paving bricks in a mortar haunch (200mm wide and 100mm deep).
The edges are to be laid in even curves and straight line as shown on the plan.
Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Planting areas

Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix.
Soil mix to comprise of one part approved compost to three parts topsoil.
Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay)Install 75mm depth of selected mulch.

Maintenance:

All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

issue	date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.

about

HARRY DESIGN STUDIO
add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

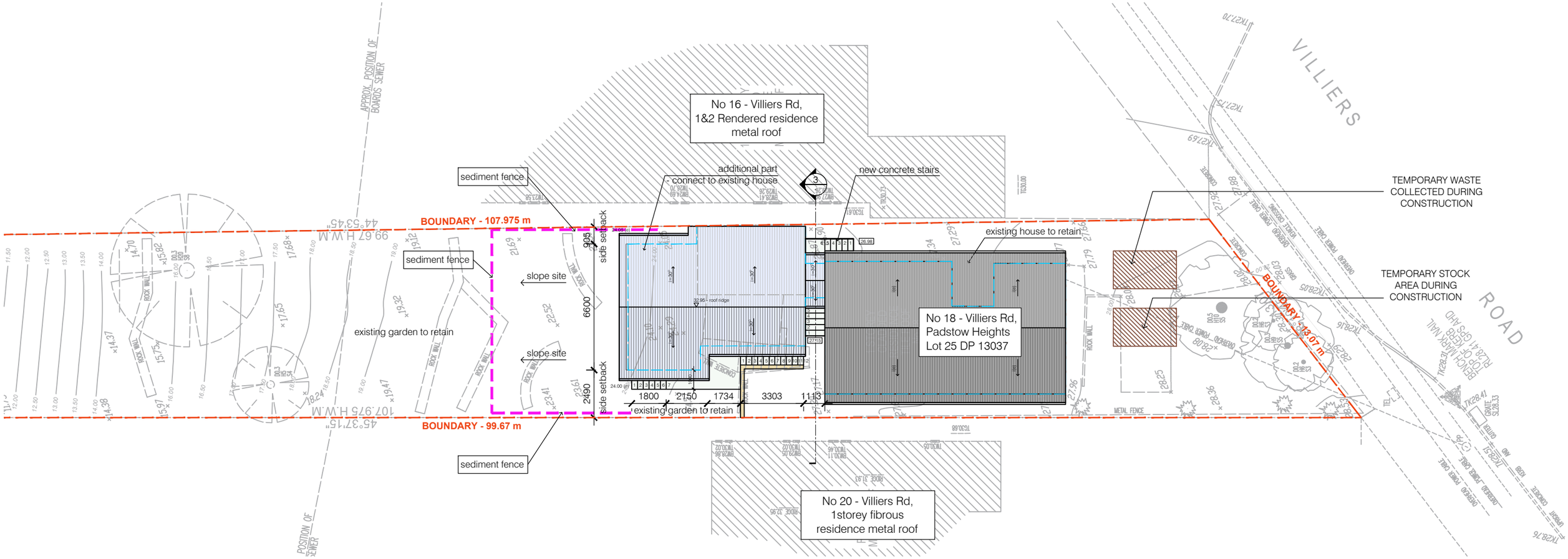
drawing: LANDSCAPE_PLAN

project: 18 Villiers Rd, Padstow Heights

drawing no.: DA04

job no.

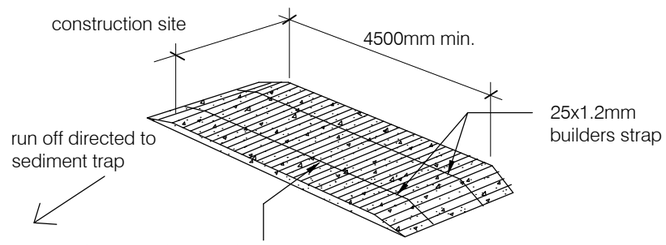
scale 1:200@A3
plotdate 21/04/2025
issue A



1 sediment control plan
scale 1:200

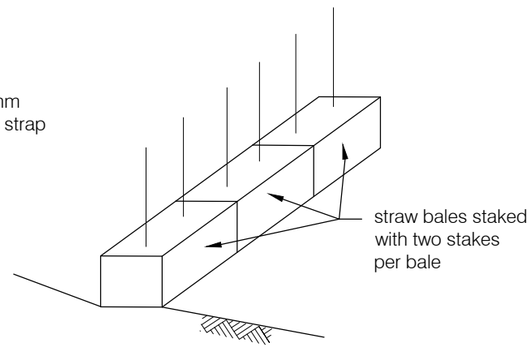
LEGENDS

- boundary
- existing part
- additional part
- private open space
- sediment fence

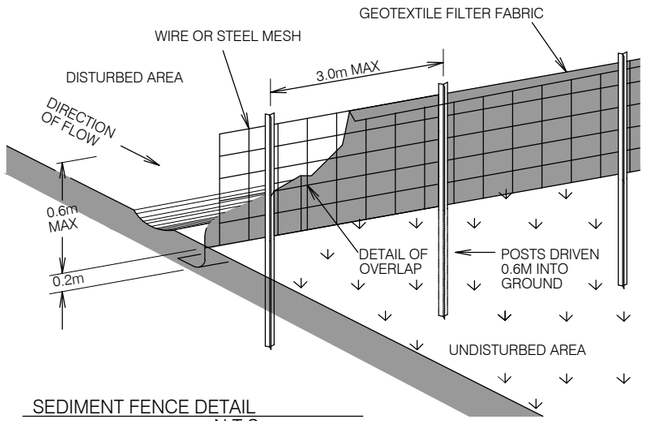


200mm of coarse blue metal aggregate (35-50mm) rolled in position with multiple passes of an excavator and covered with 150 x 75mm hardwood sleepers

CONSTRUCTION ENTRY / EXIT DETAIL
N.T.S.



HAY BALE SEDIMENT TRAP
N.T.S.



SEDIMENT FENCE DETAIL
N.T.S.

approx

issue	date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

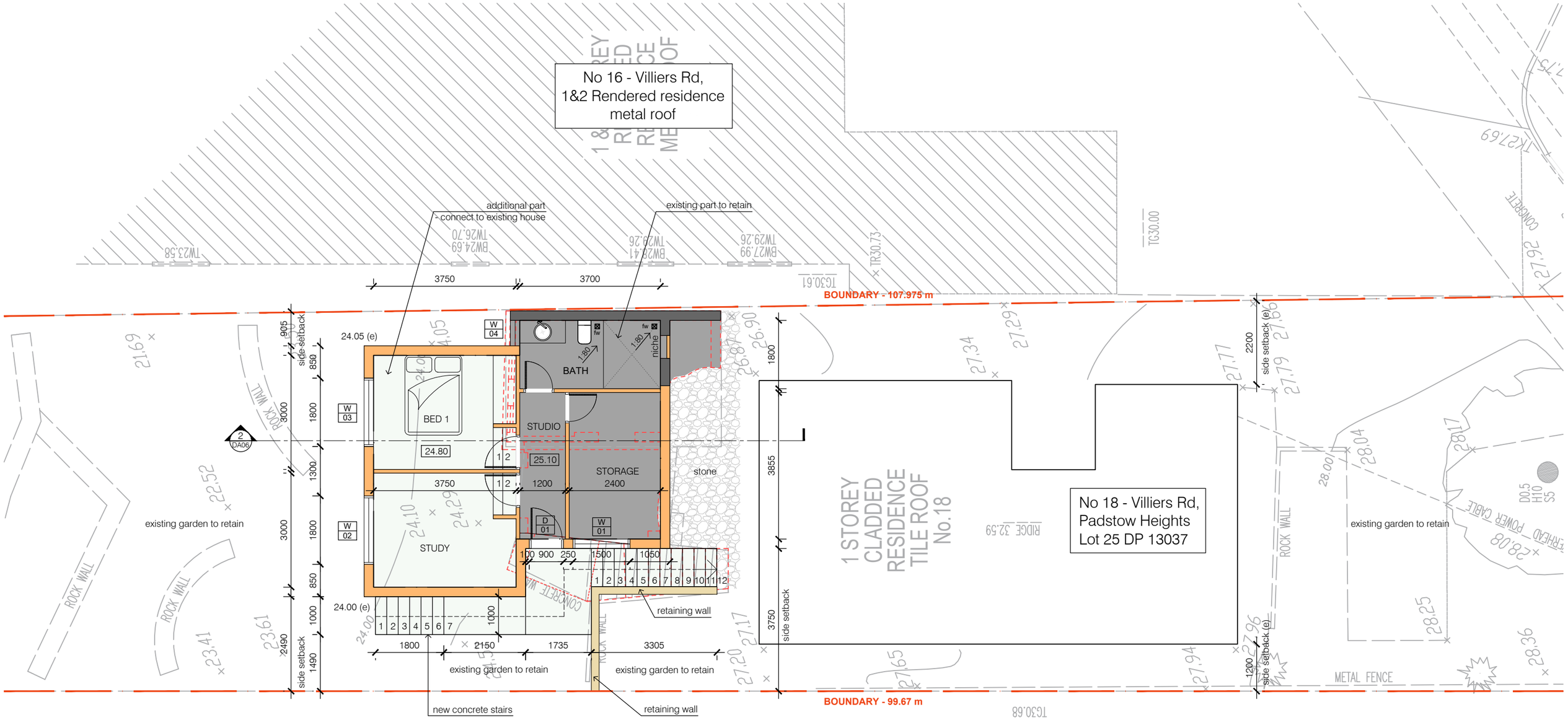
project: 18 Villiers Rd, Padstow Heights

drawing: SEDIMENT_CONTROL

job no.

drawing no.: DA05

scale 1:200@A3
plotdate 21/04/2025
issue A



1 lower ground floor plan

scale 1:100

LEGENDS

- boundary
- existing part
- timber
- steel/ aluminium
- concrete
- existing walls
- brick/terracota
- new walls

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

approx

issue	date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

drawing

LOWER_GROUND FLOOR_PLAN

project

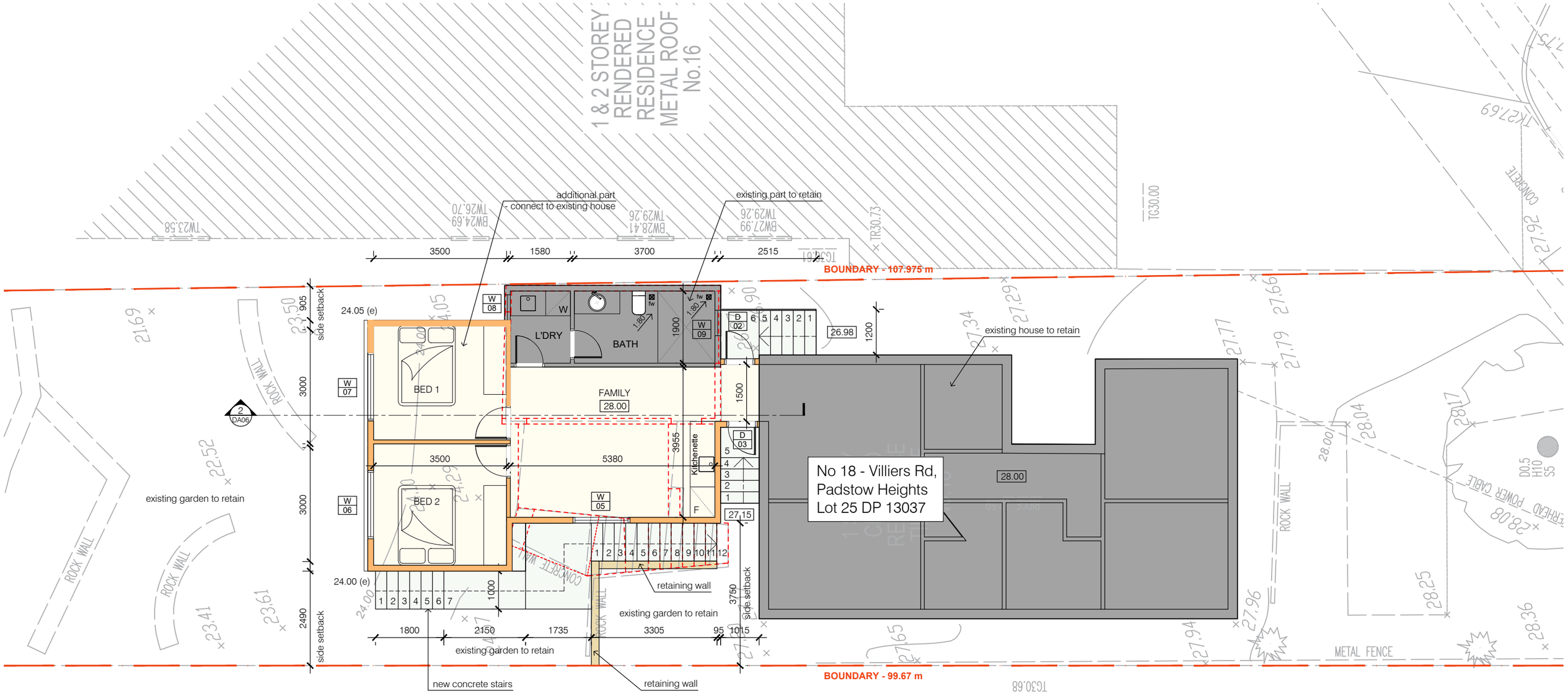
18 Villiers Rd, Padstow Heights

drawing no

DA06

scale 1:100@A3
plotdate 19/02/2025
issue A

job no



1 ground floor plan
scale 1:100

LEGENDS

boundary	existing part
timber	steel/ aluminium
concrete	existing walls
brick/terracota	new walls

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

approx

issue	date	description

remember: The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about: HARRY DESIGN STUDIO
add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

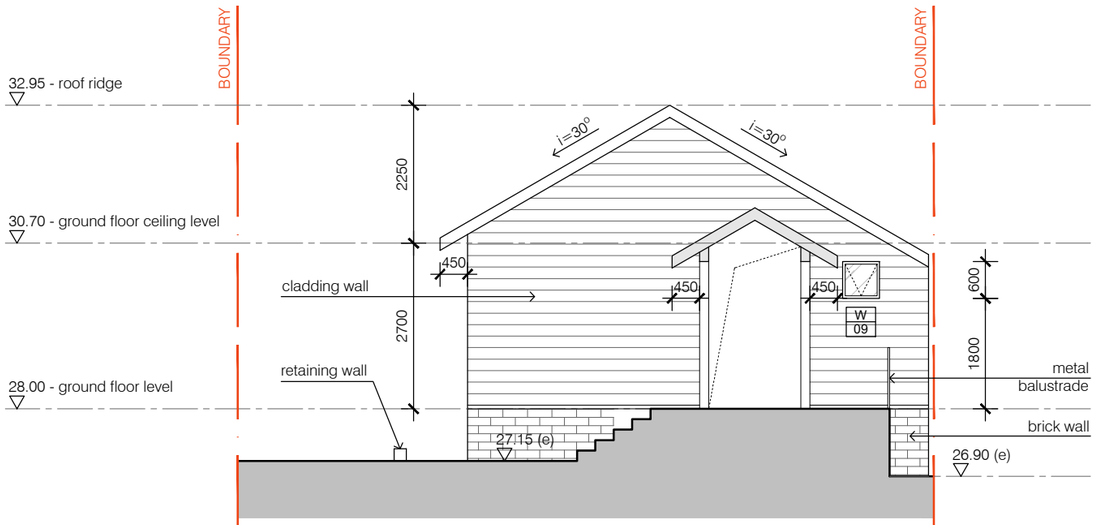
drawing: GROUND_FLOOR PLAN

project: 18 Villiers Rd, Padstow Heights

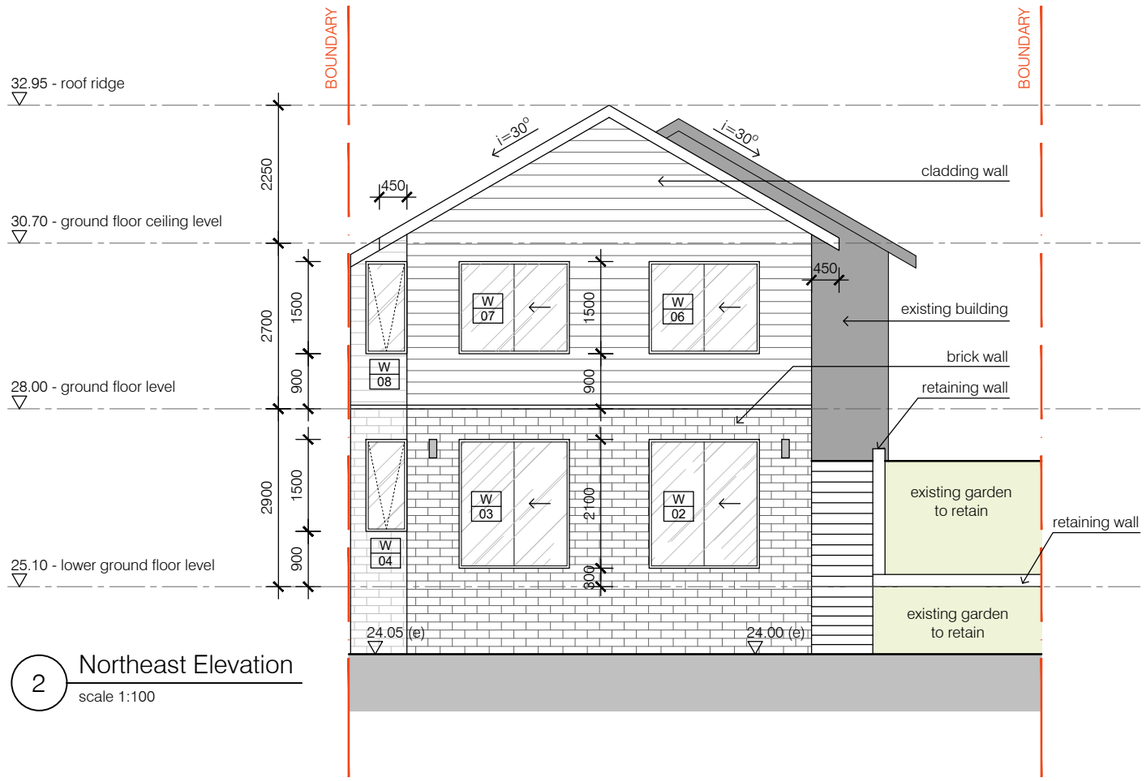
drawing no: DA07

scale 1:100@A3
plotdate 19/02/2025
issue A

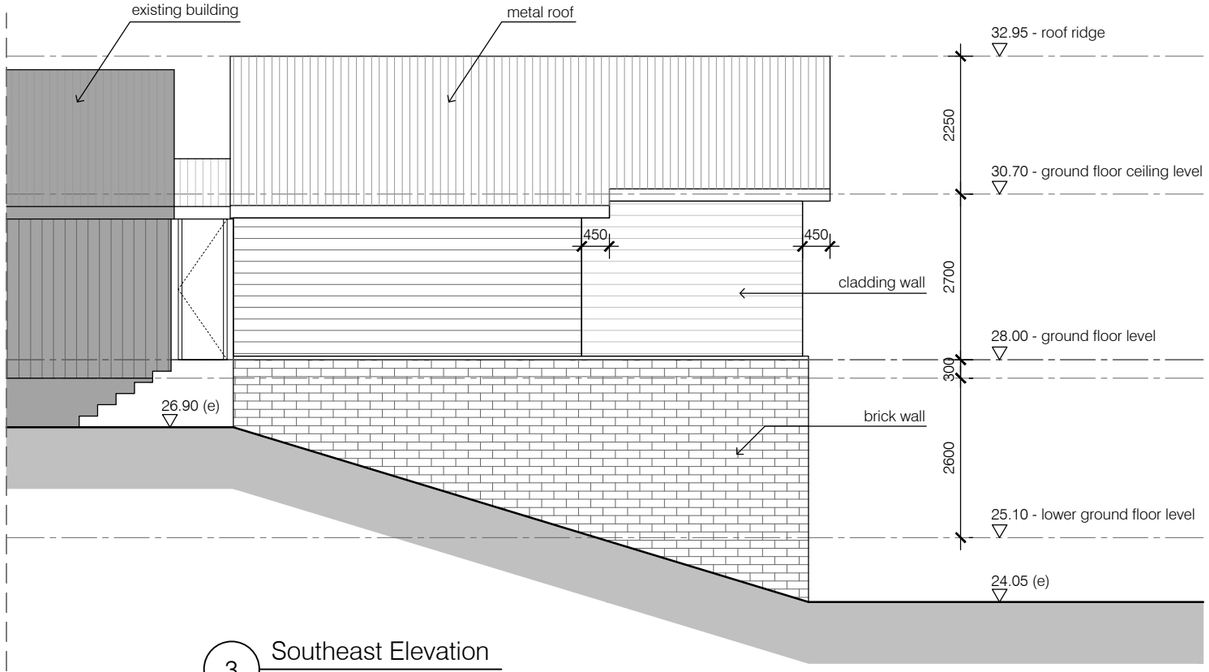
job no.



1 Southwest Elevation
scale 1:100



2 Northeast Elevation
scale 1:100



3 Southeast Elevation
scale 1:100

LEGENDS

- boundary
- timber
- concrete
- brick/terracota
- existing part
- steel/ aluminium
- existing walls
- new walls

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

issue	date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

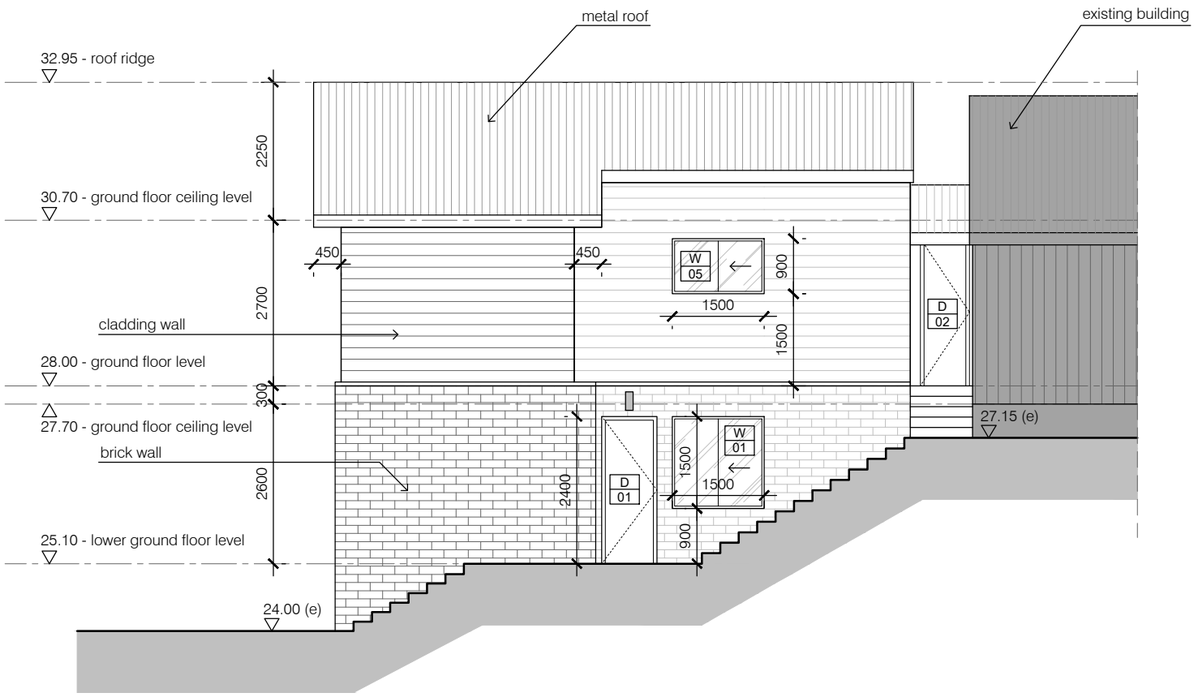
drawing ELEVATIONS

project 18 Villiers Rd, Padstow Heights

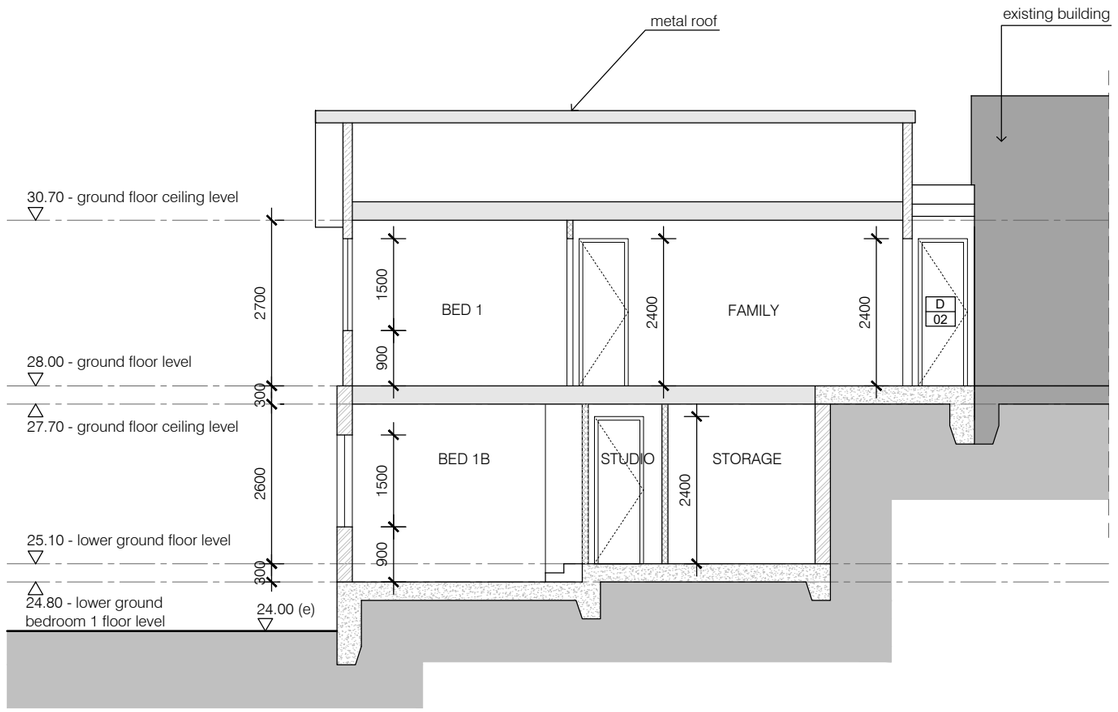
drawing no. DA08

scale 1:100@A3
plotdate 19/02/2025
issue A

job no.



1 Northwest Elevation
scale 1:100



2 Section 1
scale 1:100

LEGENDS

- boundary
- existing part
- concrete
- existing walls
- timber
- steel/ aluminium
- brick/terracota
- new walls

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

issue | date | description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

project

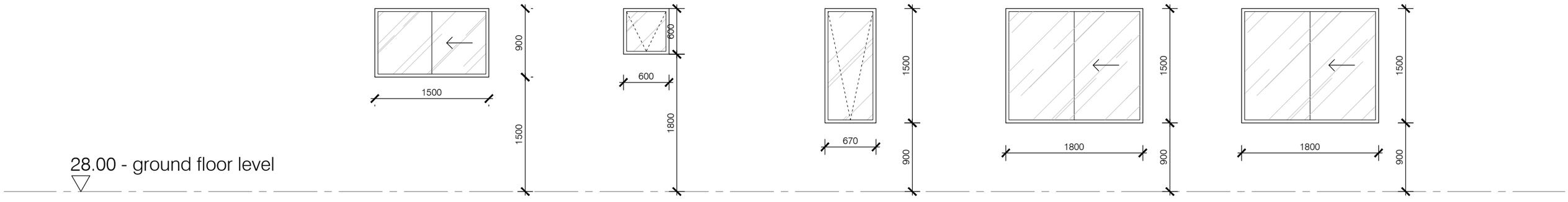
drawing
ELEVATION +SECTION

18 Villiers Rd, Padstow Heights

job no.

drawing no.
DA09

scale 1:100@A3
plotdate 19/02/2025
issue A



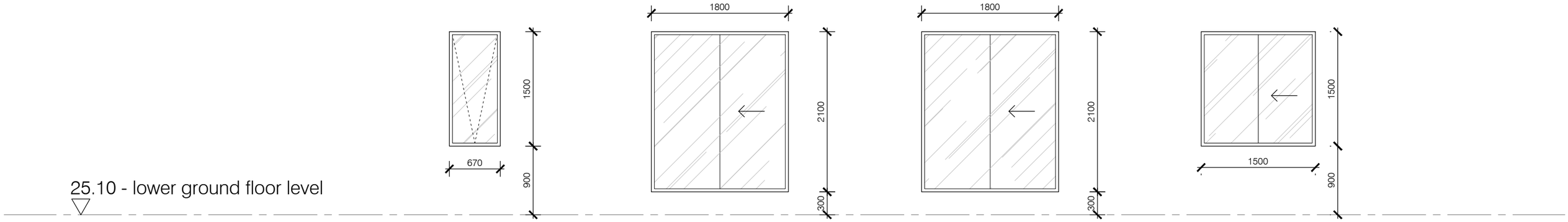
W	Window
05	Aluminium/ Glass

W	Window
09	Aluminium/ Glass

W	Window
08	Aluminium/ Glass

W	Window
07	Aluminium/ Glass

W	Window
06	Aluminium/ Glass



W	Window
04	Aluminium/ Glass

W	Window
03	Aluminium/ Glass

W	Window
02	Aluminium/ Glass

W	Window
01	Aluminium/ Glass

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

issue

date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

drawing

WINDOWS_SCHEDULE

project

18 Villiers Rd, Padstow Heights

drawing no.

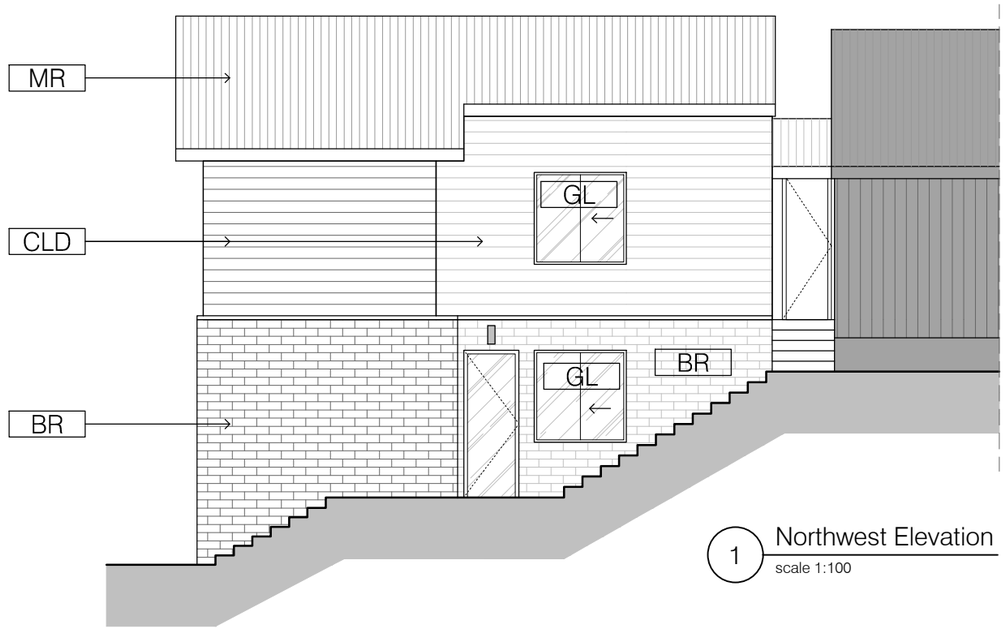
DA10

job no.

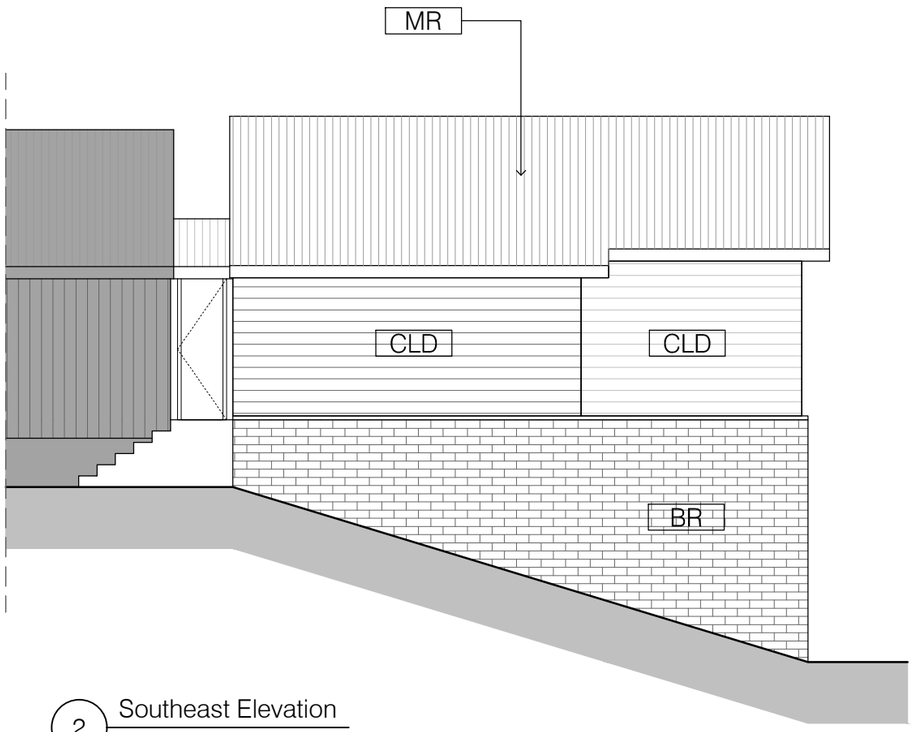
scale 1:50@A3
plotdate 19/02/2025
issue A

MATERIAL & COLOR FINISHING SCHEDULE

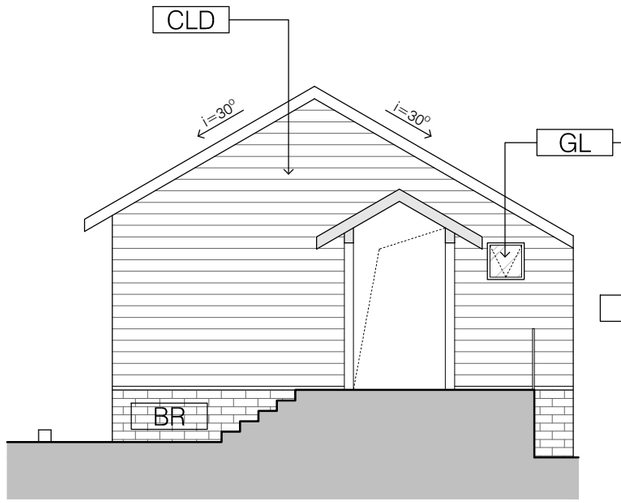
CODE	LOCATION	MATERIAL	COLOUR	FINISH
MR	ROOF	METAL/COLOURBOND ROOF	DARK GREY	TILE
CLD	CLADDING WALL	TIMBER	LIGHT GREY	N/A
BR	WALL	BRICK	LIGHT GREY BRICK	N/A
WF	WINDOW FRAME	ALUMINIUM	DARK GREY	PAINT
GL	WINDOW GLAZING	GLASS	TRANSPARENT	N/A



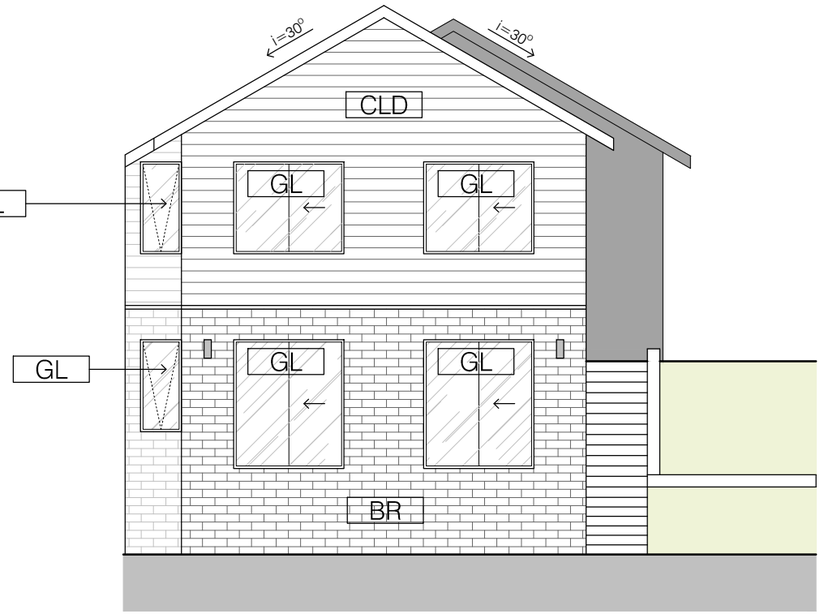
1 Northwest Elevation
scale 1:100



2 Southeast Elevation
scale 1:100



3 Southwest Elevation
scale 1:100



4 Northeast Elevation
scale 1:100

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

issue	date	description

remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.

about

HARRY DESIGN STUDIO

add 2 chichester st, maroubra, nsw 2035
phone +61 490 334 341
email info@harrydesignstudio.com.au
website www.harrydesignstudio.com.au

0 1 2 3 4 5

drawing
MATERIAL_FINISHING SCHEDULE

project
18 Villiers Rd, Padstow Heights

drawing no.
DA11

scale 1:100@A3
plotdate 19/02/2025
issue A

job no.