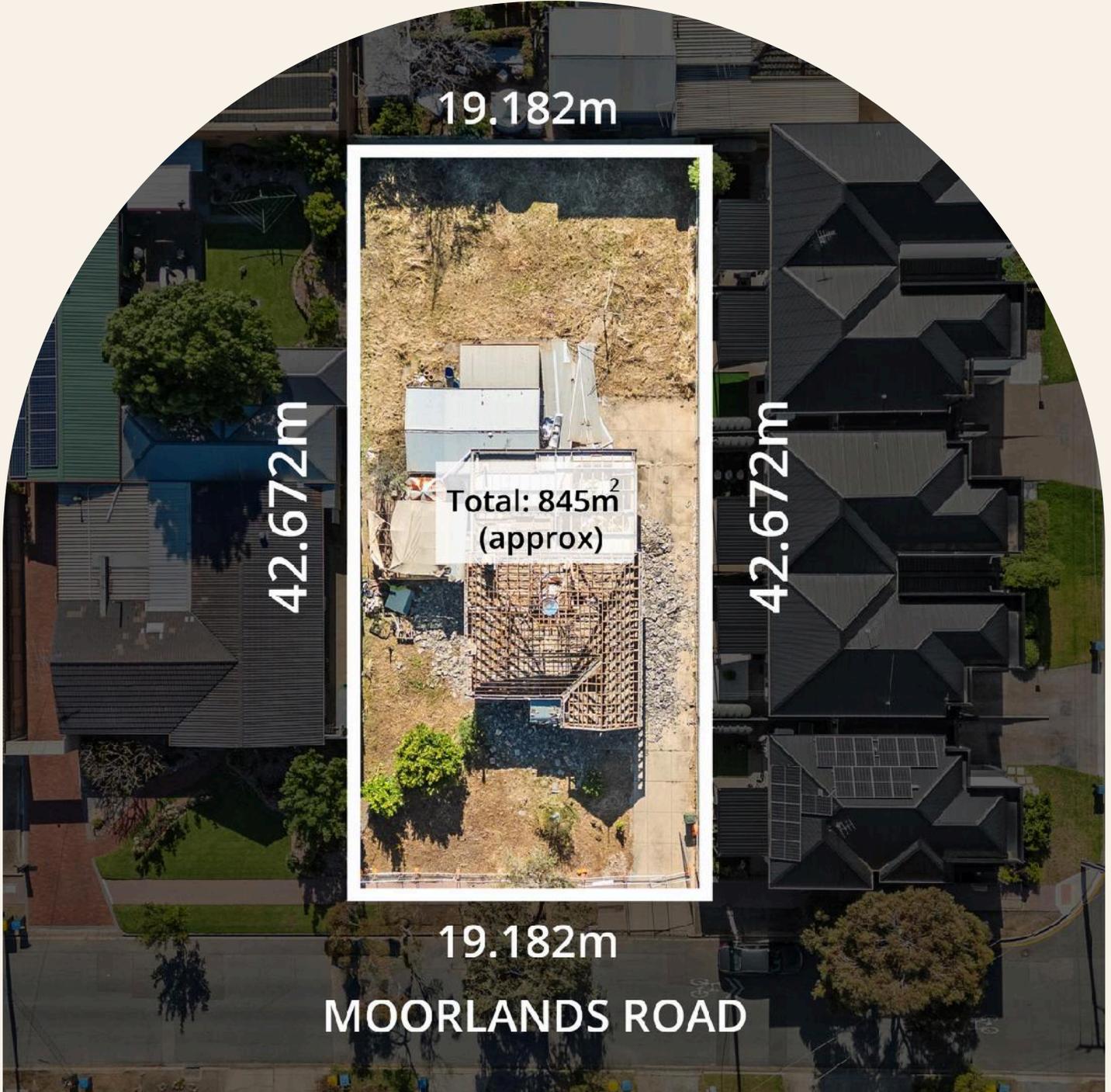


INFO BOOKLET



23 Moorlands Road
Hectorville SA 5073

Stephen Ong 0415 038 880
David Deng 0403 589 210



LOCAL RESIDENTIAL
SALESPERSON
EASTERN/CITY

RLA293907



Our Achievements



FINALIST in REISA – Residential Agency – Small 2025



FINALIST in REISA – Residential Salesperson – Metro 2025

FINALIST in REISA – Residential Agency – Small 2024



FINALIST in REISA – Residential Salesperson – Metro 2024

BRONZE in REISA – Residential Agency – Small 2023



FINALIST in REISA – Residential Salesperson – Metro 2023



FINALIST in REISA – Residential Salesperson – Metro 2022

WINNER in ratemyagent – Agency of the year in Campbelltown 2022



WINNER in ratemyagent – Agent of the year in Campbelltown 2022



FINALIST in REISA – Residential Salesperson – Metro 2021

FINALIST in REISA – Residential Salesperson – Eastern 2018



LOCAL RESIDENTIAL SALESPERSON EASTERN/CITY

PROPERTY FACT SHEET



23 Moorlands Rd Hectorville SA 5073

Price	Auction on Saturday 15 th Nov, 4pm
Local Council	City of Campbelltown
Is the homeowner occupied, tenanted or vacant	<input type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Vacant
Total Land Size (approx.)	845sqm, 19.81m frontage
Key highlights	<ul style="list-style-type: none"> • 845sqm (approx.) level site with 19.81m (approx.) wide street frontage • Planning Consent for two high-end, custom-designed homes • Demolition in progress – clear site available soon • Potential for multi-dwelling development (STCC) • Zoned for strong demand area with proven resale results • Close to schools, transport, reserves, parks and shopping precincts (Newton, Firle, Campbelltown & Norwood)
Distance from the City and surroundings	<ul style="list-style-type: none"> • 1.9km to Newton Central • 2.7km to Firle Shopping centre and shops • 5km to The Parade Norwood • 8km to Adelaide CBD
School Zone and surroundings schools	<ul style="list-style-type: none"> • East Torrens Primary School (0.7km away) • Morialta Secondary College (1.6km away) • St Joseph School Hectorville (1.3km away) • Rostrevor College (2.5km away) • St Ignatius College (4.2km)

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate.



SOLD PROPERTIES



2 Lloyd Street

Hectorville SA 5073

 3  2  2  Land: 760m²  Floor: 331m²

Price / m² \$2,013

Year built -

Distance 0.1km

Property type House

\$1,530,000

Last sold 24 Aug 2025

13 days on site



5 Jarvis Dr

Hectorville SA 5073

 3  1  4  Land: 740m²  Floor: 304m²

Price / m² \$1,621

Year built 1973

Distance 0.1km

Property type House

\$1,200,000

Last sold 06 May 2025

days on site



69 Ross Rd

Hectorville SA 5073

 3  1  4  Land: 720m²  -

Price / m² \$1,308

Year built 1964

Distance 0.1km

Property type House

\$942,000

Last sold 07 Feb 2025

days on site



49 Ross Road

Hectorville SA 5073

 2  1  2  Land: 825m²  -

Price / m² \$1,478

Year built 1955

Distance 0.1km

Property type House

\$1,220,000

Last sold 08 Aug 2025

31 days on site



30 Watson Street

Hectorville SA 5073

3 3 2 Land: 705m² -

Price / m² \$2,127

Year built -

Distance 0.2km

Property type House

\$1,500,000

Last sold 11 Aug 2025

20 days on site



202 St Bernards Road

Hectorville SA 5073

3 1 1 Land: 918m² -

Price / m² \$1,252

Year built 1965

Distance 0.4km

Property type House

\$1,150,000

Last sold 13 Sep 2025

19 days on site



1 Horwood Ave

Rostrevor SA 5073

4 2 3 Land: 767m² Floor: 414m²

Price / m² \$1,773

Year built 1965

Distance 0.4km

Property type House

\$1,360,000

Last sold 07 Apr 2025

days on site



4 Dawn Avenue

Hectorville SA 5073

5 2 2 Land: 775m² -

Price / m² \$1,561

Year built 1960

Distance 0.5km

Property type House

\$1,210,000

Last sold 27 Aug 2025

16 days on site



75 Hancock Ave

Campbelltown SA 5074

5 1 1 Land: 714m² Floor: 168m²

Price / m² \$1,540

Year built 1960

Distance 0.5km

Property type House

\$1,100,000

Last sold 29 Apr 2025

days on site



7 Hazelwood Ave

Hectorville SA 5073

 4  1  6  Land: 808m²  -

Price / m² \$1,472

Year built 1966

Distance 0.5km

Property type House

\$1,190,000

Last sold 01 May 2025

days on site



6 Hazelwood Ave

Hectorville SA 5073

 4  1  4  Land: 710m²  -

Price / m² \$1,636

Year built 1964

Distance 0.6km

Property type House

\$1,162,000

Last sold 21 Jul 2025

days on site



126 Reid Ave

Magill SA 5072

 -  1  -  Land: 710m²  -

Price / m² \$1,549

Year built 1960

Distance 0.6km

Property type House

\$1,100,000

Last sold 28 May 2025

days on site



3 Smith St

Newton SA 5074

 3  1  6  Land: 740m²  -

Price / m² \$1,621

Year built 1960

Distance 0.7km

Property type House

\$1,200,000

Last sold 14 May 2025

days on site



18 Markwick Crescent

Campbelltown SA 5074

 3  1  1  Land: 760m²  -

Price / m² \$1,986

Year built 1964

Distance 0.7km

Property type House

\$1,510,000

Last sold 09 Oct 2025

25 days on site



27 Meadow Ave

Campbelltown SA 5074

3 2 4 Land: 700m² -

Price / m² \$1,502

Year built 1950

Distance 0.7km

Property type House

\$1,052,000

Last sold 02 Jun 2025

days on site



3 Playford Rd

Newton SA 5074

4 2 2 Land: 760m² -

Price / m² \$1,731

Year built 1960

Distance 0.9km

Property type House

\$1,316,000

Last sold 02 Sep 2025

days on site



16 Jeffs Street

Campbelltown SA 5074

4 2 4 Land: 711m² Floor: 129m²

Price / m² \$1,578

Year built 1940

Distance 0.9km

Property type House

\$1,122,000

Last sold 28 Aug 2025

31 days on site



9 Leonard Street

Magill SA 5072

5 3 1 Land: 746m² Floor: 206m²

Price / m² \$2,097

Year built 1968

Distance 0.9km

Property type House

\$1,565,000

Last sold 25 Mar 2025

14 days on site



34 Mayfield Avenue

Hectorville SA 5073

3 1 1 Land: 712m² -

Price / m² \$1,671

Year built 1950

Distance 0.9km

Property type House

\$1,190,000

Last sold 16 Jul 2025

days on site



12 Kelvin Ave

Hectorville SA 5073

3 1 2 Land: 710m² -

Price / m² \$1,619

Year built 1965

Distance 0.9km

Property type House

\$1,150,000

Last sold 30 May 2025

days on site



8 Scott Road

Newton SA 5074

4 2 2 Land: 887m² -

Price / m² \$1,664

Year built -

Distance 1.0km

Property type House

\$1,476,500

Last sold 13 Oct 2025

22 days on site



14 Wyn Street

Campbelltown SA 5074

2 1 0 Land: 720m² Floor: 85m²

Price / m² \$1,701

Year built 1959

Distance 1.0km

Property type House

\$1,225,000

Last sold 22 Aug 2025

58 days on site



34 Sparks Terrace

Rostrevor SA 5073

4 2 5 Land: 707m² -

Price / m² \$1,980

Year built 1958

Distance 1.0km

Property type House

\$1,400,000

Last sold 19 Aug 2025

9 days on site



2 Alma St

Hectorville SA 5073

3 1 3 Land: 814m² Floor: 227m²

Price / m² \$1,498

Year built 1964

Distance 1.0km

Property type House

\$1,220,000

Last sold 11 Apr 2025

days on site



4 Johnson Ave

Rostrevor SA 5073

 3  2  2  Land: 854m²  -

Price / m² \$1,522

Year built 1965

Distance 1.0km

Property type House

\$1,300,000

Last sold 08 Jan 2025

days on site



9 Atkinson Avenue

Rostrevor SA 5073

 4  2  6  Land: 729m²  Floor: 186m²

Price / m² \$2,126

Year built 1965

Distance 1.0km

Property type House

\$1,550,000

Last sold 23 Oct 2025

17 days on site



24 Sandra Avenue

Rostrevor SA 5073

 3  1  4  Land: 700m²  -

Price / m² \$1,960

Year built -

Distance 1.1km

Property type House

\$1,372,000

Last sold 02 Aug 2025

18 days on site



19 Mayfield Avenue

Hectorville SA 5073

 3  1  4  Land: 730m²  -

Price / m² \$1,827

Year built 1965

Distance 1.1km

Property type House

\$1,334,000

Last sold 17 Oct 2025

18 days on site



8 Jury Avenue

Rostrevor SA 5073

 4  2  2  Land: 715m²  -

Price / m² \$2,202

Year built 1991

Distance 1.1km

Property type House

\$1,575,000

Last sold 30 Sep 2025

days on site



2 Newman St

Magill SA 5072

- 1 - Land: 906m² -

Price / m² \$1,732

Year built 1969

Distance 1.1km

Property type House

\$1,570,000

Last sold 14 Jan 2025

days on site



7 Alton Ave

Magill SA 5072

4 3 2 Land: 828m² Floor: 308m²

Price / m² \$1,963

Year built 1966

Distance 1.2km

Property type House

\$1,626,000

Last sold 09 Jan 2025

days on site



10 Heading Avenue

Campbelltown SA 5074

5 2 4 Land: 864m² Floor: 323m²

Price / m² \$1,216

Year built 1950

Distance 1.2km

Property type House

\$1,051,000

Last sold 03 Mar 2025

22 days on site



8 Sare Street

Hectorville SA 5073

3 1 8 Land: 867m² Floor: 260m²

Price / m² \$1,730

Year built 1958

Distance 1.2km

Property type House

\$1,500,000

Last sold 08 Sep 2025

85 days on site



1 Alton Avenue

Magill SA 5072

3 1 2 Land: 965m² -

Price / m² \$1,545

Year built -

Distance 1.2km

Property type House

\$1,491,000

Last sold 13 Aug 2025

16 days on site



18 Pierson St

Hectorville SA 5073

3 1 2 Land: 870m² Floor: 252m²

Price / m² \$1,494

Year built 1979

Distance 1.2km

Property type House

\$1,300,000

Last sold 18 Mar 2025

days on site



6 Wicks Avenue

Campbelltown SA 5074

0 - 0 Land: 760m² -

Price / m² \$1,342

Year built 1953

Distance 1.4km

Property type Land

\$1,020,000

Last sold 14 Apr 2025

57 days on site



12 Tyrone Ave

Campbelltown SA 5074

3 1 4 Land: 735m² Floor: 247m²

Price / m² \$1,530

Year built 1960

Distance 1.4km

Property type House

\$1,125,000

Last sold 06 Jun 2025

days on site



9 Cadna Avenue

Felixstow SA 5070

3 1 2 Land: 874m² Floor: 228m²

Price / m² \$1,844

Year built -

Distance 1.4km

Property type House

\$1,612,000

Last sold 18 Oct 2025

20 days on site



9 Selbourne Avenue

Rostrevor SA 5073

3 1 5 Land: 950m² -

Price / m² \$1,663

Year built 1960

Distance 1.5km

Property type House

\$1,580,000

Last sold 30 Aug 2025

18 days on site



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

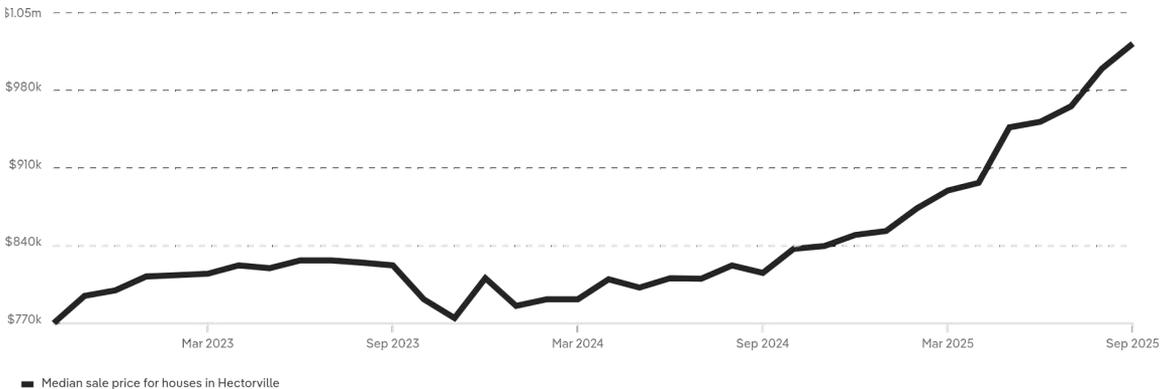
Hectorville market snapshot in the last 12 months

For houses in Hectorville. Trend data is calculated based on a rolling twelve month period.

<p>Median sale price</p> <p>\$1m</p> <p>↑ Up 25.3% from this time last year</p>	<p>Sold volume</p> <p>80</p> <p>↓ Down 2.4% from this time last year</p>	<p>Price growth</p> <p>25.3%</p>	<p>Median days on market</p> <p>20 days</p> <p>↓ Down 16.7% from this time last year</p>
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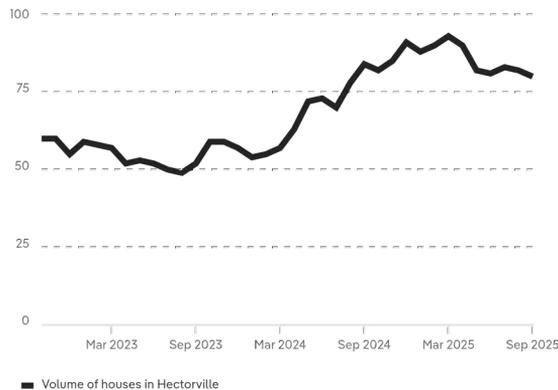
Median sale price - 3 year trend

Showing the median sale price of houses in Hectorville



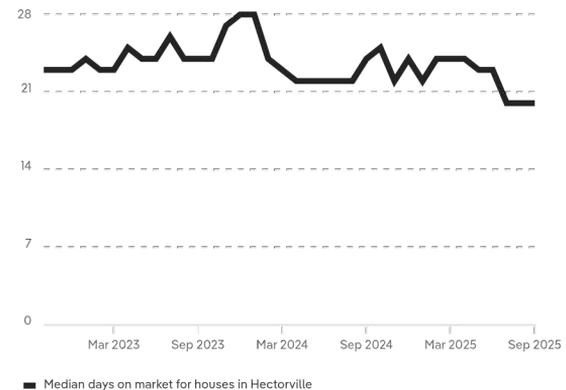
Properties sold - 3 year trend

Showing how many houses in Hectorville have sold



Median days on market - 3 year trend

Showing how long it takes houses in Hectorville to sell





Demand for similar properties

Market activity on realestate.com.au for houses in Hectorville

Potential buyers

932

↑ Up 28.2% from this time last week

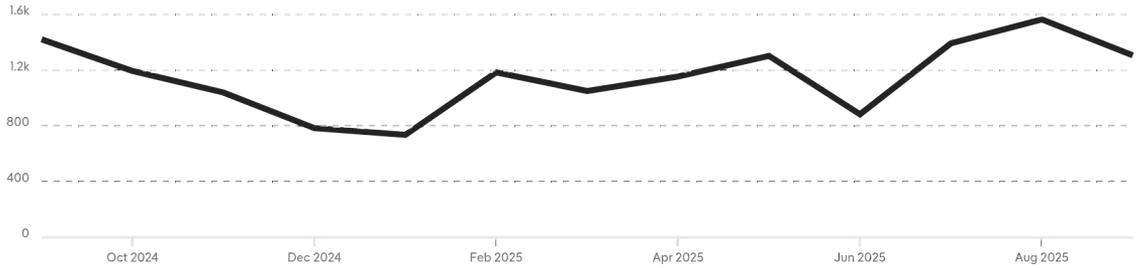
Similar for sale

9

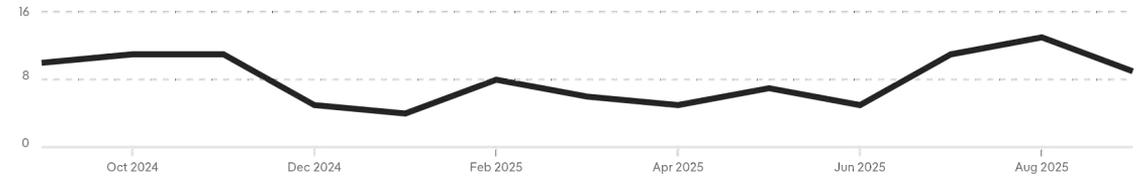
↑ Up 28.6% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for houses in Hectorville on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Hectorville market snapshot in the last 12 months

For houses in Hectorville. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$660 pw

↑ Up 10% from this time last year

Leased volume

75

↑ Up 9.2% from this time last year

Price growth

10%

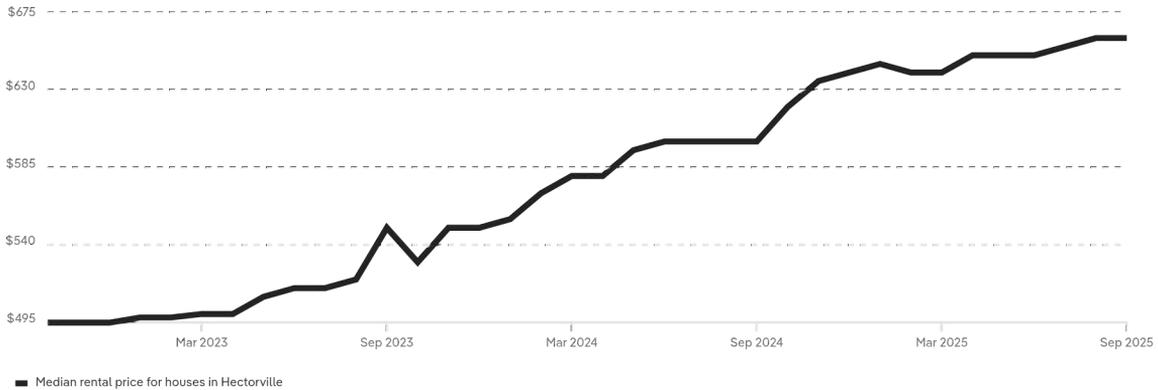
Median days on market

24 days

↓ Down 7.7% from this time last year

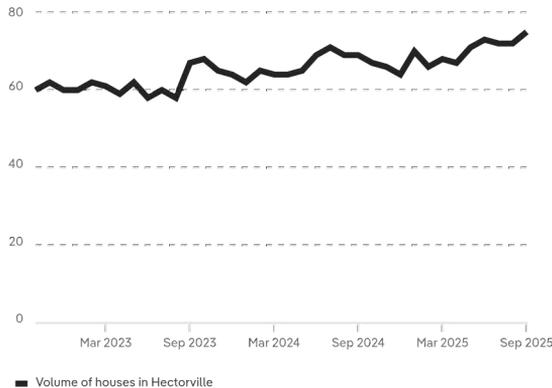
Median rental price - 3 year trend

Showing the median rental price of houses in Hectorville



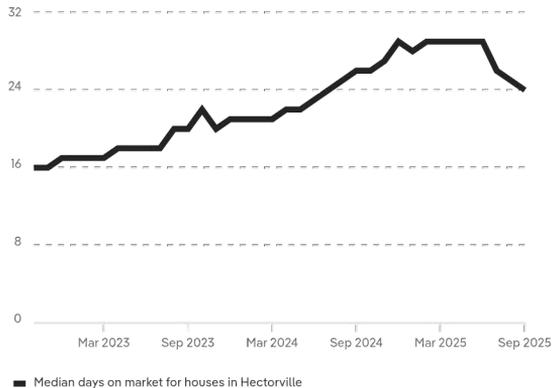
Properties leased - 3 year trend

Showing how many houses in Hectorville have leased



Median days on market - 3 year trend

Showing how long it takes houses in Hectorville to lease





Demand for similar properties

Market activity on realestate.com.au for houses in Hectorville

Potential renters

156

↑ Up 1.3% from this time last week

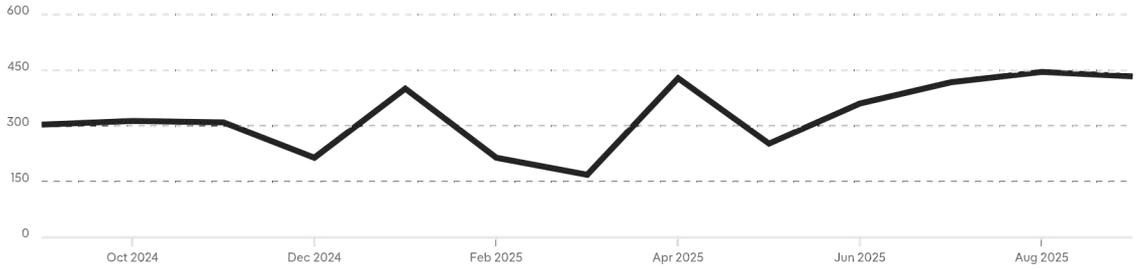
Similar for rent

11

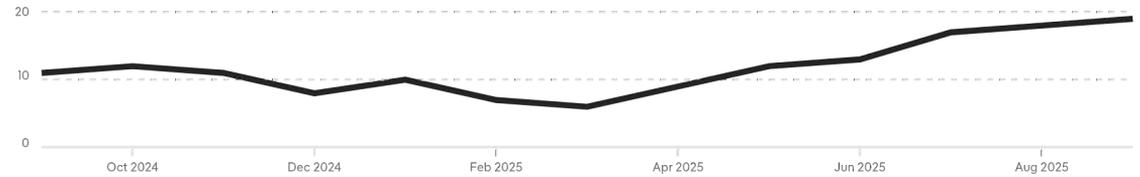
↑ Up 10% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for houses in Hectorville on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.



DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Sam Verco
Email: sam@dandreaarchitects.com.au

IN REGARD TO:

Development application no.: 24021022	Lodged on: 19 Aug 2024
Nature of proposed development: Two single storey detached dwellings with associated earthworks, retaining walls and fencing with a total combined height not exceeding 2.8 metres	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 23 MOORLANDS RD HECTORVILLE SA 5073		
Title ref.: CT 6289/368	Plan Parcel: D4456 AL99	Council: CAMPBELLTOWN CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	17 Oct 2024	9	0	Assessment Manager at City of Campbelltown
Building Consent	Still Required				To be Determined
Development Approval - Planning Consent; Building Consent	Still Required				City of Campbelltown

FROM THE RELEVANT AUTHORITY: Assessment Manager - Section 96 - Performance Assessed at City of Campbelltown
Date: 17 Oct 2024

CONDITIONS

Planning Consent

Condition 1

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 24021022 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.



Condition 2

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application and be of a non reflective finish.

Condition 3

All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Condition 4

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 5

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 6

The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by Bentley Consulting Engineers with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Condition 7

Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.

Condition 8

Landscaping consisting of grasses, groundcovers, shrubs and small trees shall be provided within areas not comprising driveways, parking and manoeuvring areas, paths and perimeter pavement (in accordance with the approved Plan/s hereby approved). All planting and landscaping must be completed within 12 months following the occupation of the dwelling(s) and maintained.

Condition 9

External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

ADVISORY NOTES

Planning Consent

Advisory Note 1

Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions. Section 19 of the Planning, Development and Infrastructure Act 2016 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone 8204 2444, email - erdcourt@courts.sa.gov.au).

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date, subject to the below.

Advisory Note 3

An approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval. Should work not be substantially commenced after 24 months, a new development application will be required to be lodged, unless this period has been extended by the relevant authority.

Advisory Note 4

No works, including site works can commence until a Development Approval has been granted.

Advisory Note 5

During construction of the development hereby approved, the following shall be observed:

- (a) Dust from any work undertaken on the site shall be reasonably controlled at all times by daily watering or other method deemed satisfactory by Council.
- (b) Noise generated at the site shall be kept to a minimum and in accordance with the policies adopted under the Environment Protection Act.
- (c) Vehicles owned by the employees of contractors and sub-contractors working on the development shall not be parked on the footpath and shall be parked within the site where possible.
- (d) Any dirt or debris from the site deposited onto existing roadways and watertable by the applicant's contractors or subcontractors shall be cleared immediately.
- (e) All earthworks shall be confined to and contained entirely within the property boundaries and must not encroach on or over adjoining properties or the roadside verge/reserve.
- (f) Any refuse on the site shall be controlled by the use of a refuse container of a size and type to the reasonable satisfaction of Council.
- (g) A fence or other barrier shall be erected on the subject land to ensure that all vehicular access to the site is restricted to the invert in the kerb and watertable.
- (h) Any damage to Council infrastructure, street furniture or trees as a direct result of the construction of the development hereby approved shall be immediately made good by the applicant in a manner to the reasonable satisfaction of Council.
- (I) Any stormwater runoff and wastewater or washdown water shall be managed in accordance with the Environment Protection Agency's Code of Practice for the Building and Construction Industry to the reasonable satisfaction of Council.
- (j) Care shall be taken to ensure that no trespass occurs with regard to adjoining properties without the prior consent of the relevant property owner.

Advisory Note 6

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

Advisory Note 7

The owner(s), applicant, builders and contractors should be aware that Council has standards in relation to the design of work involving or affecting Council infrastructure. These details can be found online at: <https://www.campbelltown.sa.gov.au/services/footpaths-and-driveways>

The following Standard Details should be adopted in relation to this project as a reference:

- Standard Detail 1 (SD1) - Barrier and Kerb Detail
- Standard Detail 4 (SD4) - Invert and Crossover Detail
- Standard Detail 8 (SD8) - Standard Stormwater Detail
- Standard Detail 10 (SD10) - Property Access Grades Detail
- Standard Detail 11 (SD11) - Private Underground Electrical Service Detail
- Standard Detail 12 (SD12) - Stormwater Retention and Detention Detail
- Standard Detail 13 (SD13) - Street Furniture and Service Distance Requirements

Work must also be conducted in accordance with relevant Australian Standards.

Prior to undertaking any works on Council land, please contact Council's Assets and Engineering Services on 8366 9219.

Please note that Council is entitled to pursue costs for rectification work that may be required on Council land as a result of works conducted that are unsatisfactory, in accordance with the provisions of the Local Government Act 1999.

Before any work is conducted on site or within road reserve, the location of underground service infrastructure should be identified by calling 1100 "Dial Before You Dig" or visiting <http://www.1100.com.au>

Advisory Note 8

Replacement boundary fencing and/or retaining walls which in the opinion of Council result from the development shall be erected at the applicant's expense but this condition does not negate the rights at common law of the owners of adjoining land in respect to any boundary fence. In accordance with the Fences Act 1975, appropriate consultation with the owners of adjoining land should be undertaken prior to the commencement of any construction.

Advisory Note 9

Excavations for footpath crossovers or any other work undertaken on the public road reserve must not be commenced until approval has been given by Council.

The driveway crossovers are to be constructed in accordance with Council Standards SD4 and SD10 with a maximum gradient of 2.5% over the council verge area. The crossover shall not exceed 4.2 metres in width. Any redundant crossovers shall be reinstated at the applicant's expense and in accordance with Council specifications prior to occupation of the dwellings herein approved.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Campbelltown	Type of consent: Planning
Telephone: 08 8366 9222	Email: devadmin@campbelltown.sa.gov.au
Postal address: Po Box 1, CAMPBELLTOWN SA 5074	

Notes & Legend
Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

EXTERNAL FINISHES SCHEDULE:

DWELLING 1

CO-01
MANUF : LYSARGHT
PROFILE : CUSTOM ORB
COLOUR : COLORBOND - MONUMENT
PITCH : 18 DEGREES

CO-02
MANUF : LYSARGHT
PROFILE : CUSTOM ORB
COLOUR : COLORBOND - MONUMENT
PITCH : 30 DEGREES

WT-01 - RENDER
MANUF : DULUX
RANGE : ACRATEX
COLOUR : GREY ISLE

WT-02 - TIMBER BATTENS
MANUF : MORTLOCK TIMBER
RANGE : TRENDPLANK - MALVEC
COLOUR : T.B.C.

WT-03 - FACE BRICK
MANUF : PGH
RANGE : CONNOISSEUR
COLOUR : LIQUORICE

WT-04 - RENDER
MANUF : DULUX
RANGE : ACRATEX
COLOUR : OFF-WHITE

PC-01 - POWDERCOATED
MANUF : DULUX
RANGE :
COLOUR : BLACK

EXTERNAL FINISHES SCHEDULE:

DWELLING 2

CO-03 - CUSTOM ORB
MANUF : LYSARGHT
PROFILE : CUSTOM ORB
COLOUR : COLORBOND - SHALE GREY
PITCH : 28 DEGREES

WT-05 - FACE BRICK
MANUF : PGH
RANGE : ORIGIN
COLOUR : RED CLINKER

WT-06 - LOUVRE INFILL
MANUF : DULUX
RANGE :
COLOUR : OFF-WHITE

WT-07 - STOP-CHAMFERED POST
MANUF : DULUX
RANGE :
COLOUR : OFF-WHITE

PC-01 - POWDERCOATED
MANUF : DULUX
RANGE :
COLOUR : BLACK

Project
**23 MOORLANDS ROAD,
HECTORVILLE**

Client



Site 11, 467 Fullarton Road, Highgate SA 5043
T: 08 8272 6432
E: info@dandreaarchitects.com.au
W: www.dandreaarchitects.com.au
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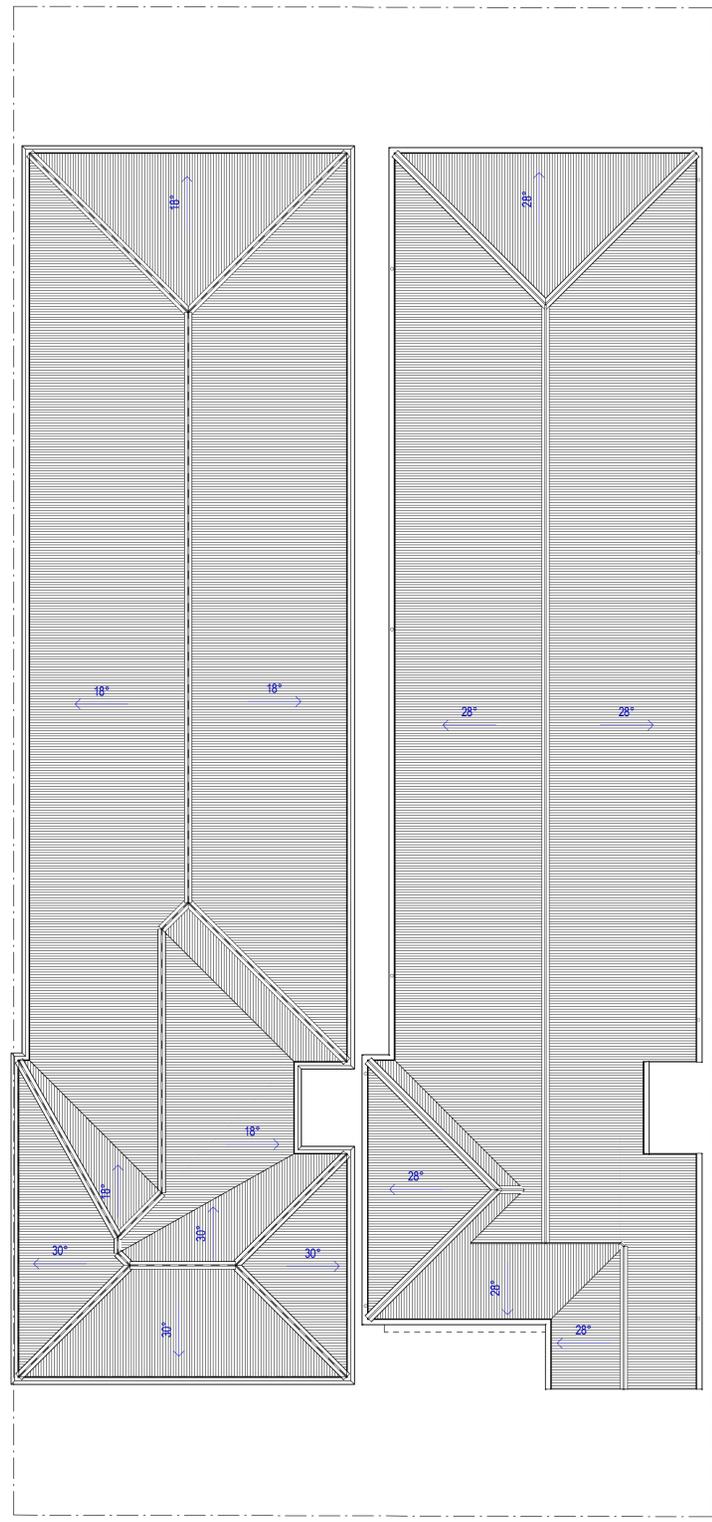
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-	25mm
Checked	Approved
-	A1
-	Scale 1:100

Sheet title

FLOOR & ROOF PLAN

Sheet number **2200** Revision **5**

Status
PLANNING



- LANDSCAPING SCHEDULE:**
- DIETES GRANDIFLORA (mature height 9mH)
 - MAGNOLIA LITTLE GEM (mature height 1.8mH)
 - LITTLE REV (mature height 4mH)
 - MANCHURIAN PEAR (mature height 3-4mH)

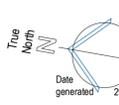
- FENCE & RETAINING WALL LEGEND:**
- TYPICAL TO BOTH DWELLINGS**
- FE:01**
1800H GOOD NEIGHBOUR FENCE
PROFILE:
COLOUR: COLORBOND - SURFMIST
- GA:01**
1800H VERTICAL TUBULAR GATE
COLOUR: POWDERCOATED BLACK
- RW:01**
CONCRETE SLEEPER RETAINING WALL
& S.P.P. ENGINEER'S DESIGN & DETAIL

- PAVING SCHEDULE:**
- PA:01**
CONCRETE PERIMETER PAVING & DRIVEWAY AS PER ENGINEER'S DESIGN & DETAIL WITH SELECTED EXPOSED AGGREGATE FINISH
- SITE WORKS & DRAINAGE:**
- REFER TO ENGINEER'S SITE WORKS AND DRAINAGE PLAN FOR ALL SITE WORKS AND DRAINAGE DESIGN

AREA SCHEDULE:		AREA SCHEDULE:	
DWELLING 1		DWELLING 2	
MAIN LIVING:	199.90	MAIN LIVING:	199.90
GARAGE:	37.00	GARAGE:	37.00
PORTICO:	03.00	PORTICO:	04.20
ALFRESCO:	24.20	ALFRESCO:	24.20
TOTAL:	264.10	TOTAL:	265.30
SITE AREA	422.64	SITE AREA	422.64

1 FLOOR PLAN
SCALE 1:100

2 D2 CL
SCALE 1:100



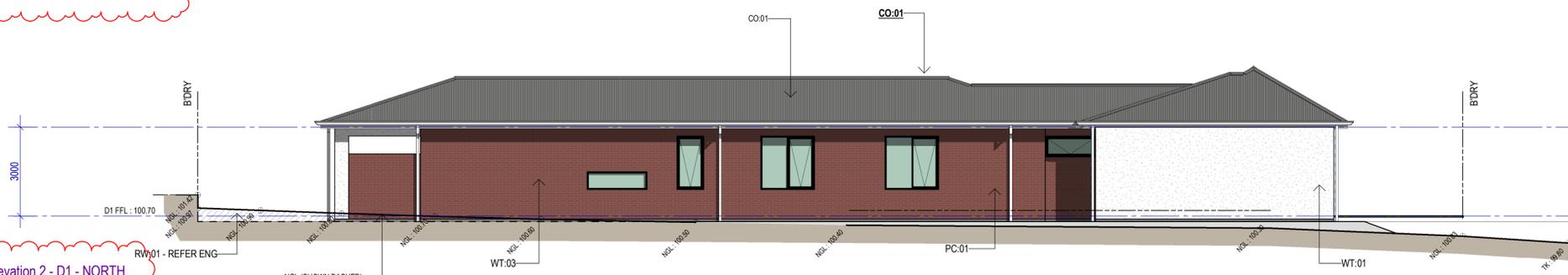
Notes & Legend
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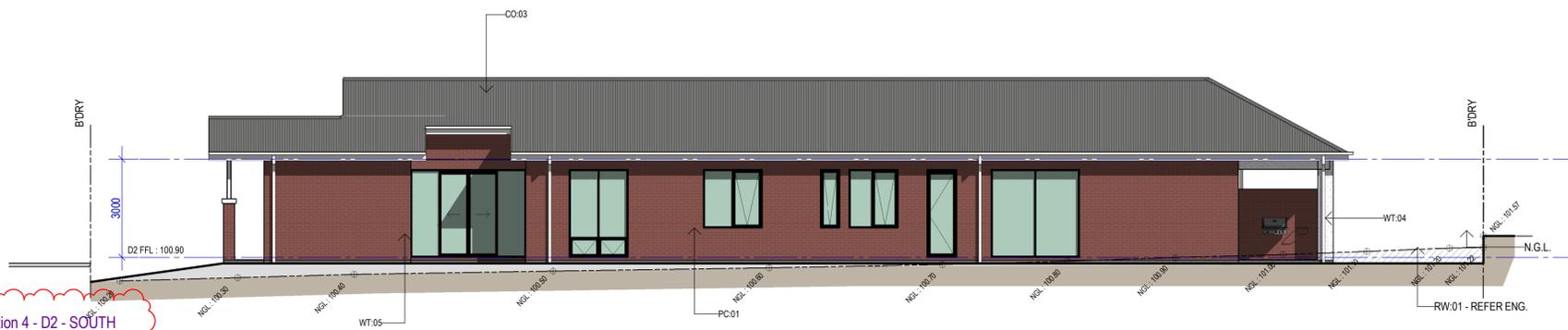
1 Elevation 1 - D1 & D2 - WEST
 SCALE 1: 100



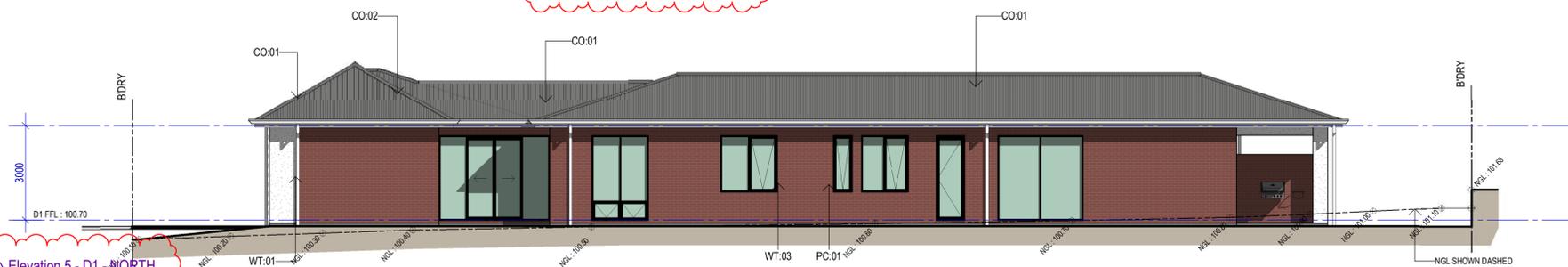
3 Elevation 3 - D1 & D2 - EAST
 SCALE 1: 100



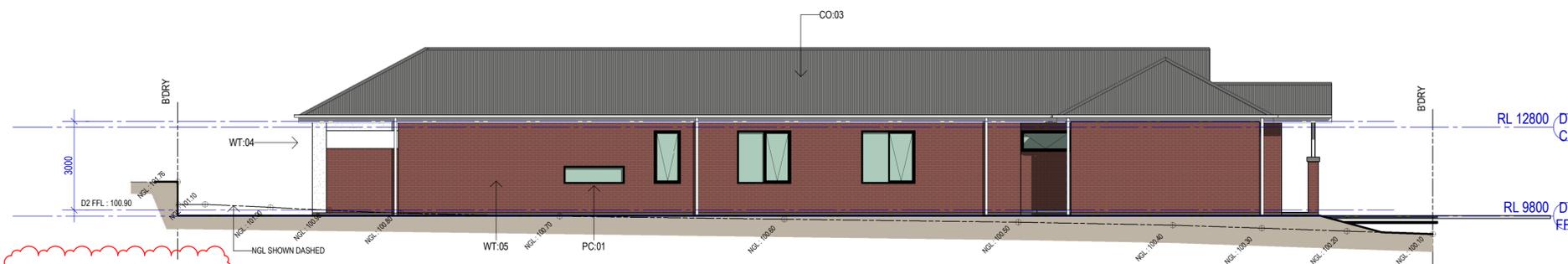
2 Elevation 2 - D1 - NORTH
 SCALE 1: 100



4 Elevation 4 - D2 - SOUTH
 SCALE 1: 100



5 Elevation 5 - D1 - NORTH
 SCALE 1: 100



6 Elevation 6 - D2 - NORTH
 SCALE 1: 100

Project
 23 MOORLANDS ROAD,
 HECTORVILLE

Client



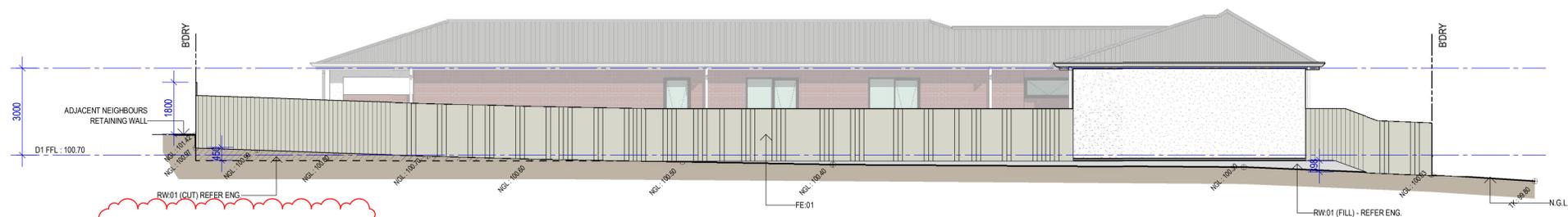
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A1	1: 100

Sheet title

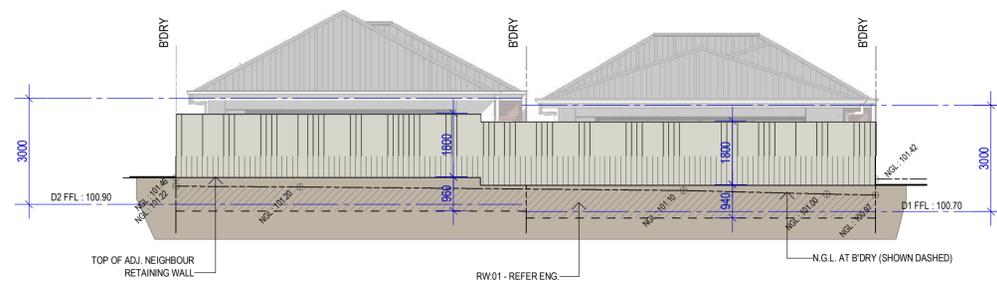
ELEVATIONS

Sheet number	Revision
A-2201	5
Status	PLANNING

Notes & Legend
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.



1 Elevation 2 Fence & Retaining Wall



2 Elevation 3 Fence & Retaining Wall



3 Elevation 4 Fence & Retaining Wall

Project
 23 MOORLANDS ROAD,
 HECTORVILLE

Client

Issuer

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Project number	Size check	
-	25mm	
Checked	Approved	Sheet size
Checker	Approver	A1
		Scale
		1:100

Sheet title

FENCE & RETAINING WALL
 ELEVATIONS

Sheet number	Revision
2202	5

Status
 PLANNING

PROPOSED DWELLINGS - CIVIL DRAWINGS

23 MOORLANDS ROAD, HECTORVILLE SA 5073

REF	DRAWING TITLE	CURRENT ISSUE
C1.0	DRAWING LIST & LOCALITY PLAN	B
C1.1	GENERAL NOTES	A
C2.0	CIVIL PLAN	B
C3.0	SURVEY	A



LOCALITY PLAN

NOT TO SCALE

SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000m
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 0 500 1000 1500 2000mm
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 0 2 3 4 5m
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10m
 SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3) 0 2.5 5 7.5 10 12.5m

SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 200 400 600 800 1000mm
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 500 1000 1500 2000mm
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 1 2 3 4 5m
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10m
 SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3) 0 2.5 5 7.5 10 12.5m

GENERAL

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO BC BEFORE PROCEEDING WITH THE WORK.
- G2 THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O).
- G3 ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.
- G4 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS. SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.
- G5 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.
- G6 REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.
- G7 ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.
- G8 ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.
- G9 CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.
- G10 WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO BC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.
- G11 NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE U/S OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.



FOUNDATIONS

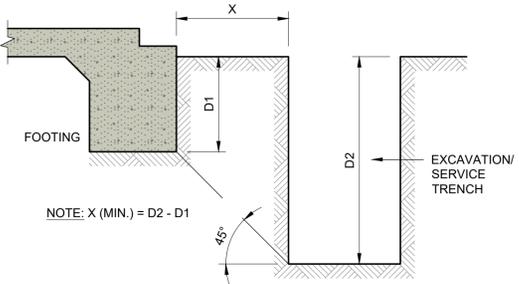
- F1 THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.
- F2 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.
- F3 EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.
- F4 EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY BC IF THIS IS NOT ADHERED TO.
- F5 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.
- F6 THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM BC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.
- F7 THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.
- F8 ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.
- F9 FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO BC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.
- F10 RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE, WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.
- F11 ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.
- F12 OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

SITE PREPARATION

- SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.
- SP2 EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- SP3 SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.
- SP4 CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.
- SP5 ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.
- SP6 SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- SP7 SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

SITE PREPARATION (CONTINUED)

- SP8 ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.
- SP9 PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.
- SP10 SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO BC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.
- SP11 BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.
- SP12 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.
- SP13 RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SP14 SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.
- SP15 BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.
- SP16 BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.
- SP17 VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.
- SP18 EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SETOUT IN AS3798 AND AS2870.
- SP19 DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.
- SP20 BENCH LEVEL (DENOTED 'BL') REFERS TO THE SUB-GRADE PAD LEVEL. DEPTH TO BENCH LEVEL INCLUDES SLAB THICKNESS AND BASE COURSE. REFER TO STRUCTURAL DOCUMENTATION FOR DETAILS.



12.5m
10
7.5
5
2.5
0
10m
9
8
7
6
5
4
3
2
1
0
5m
4
3
2
1
0
2000mm
1500
1000
500
0
1000mm
800
600
400
200
0

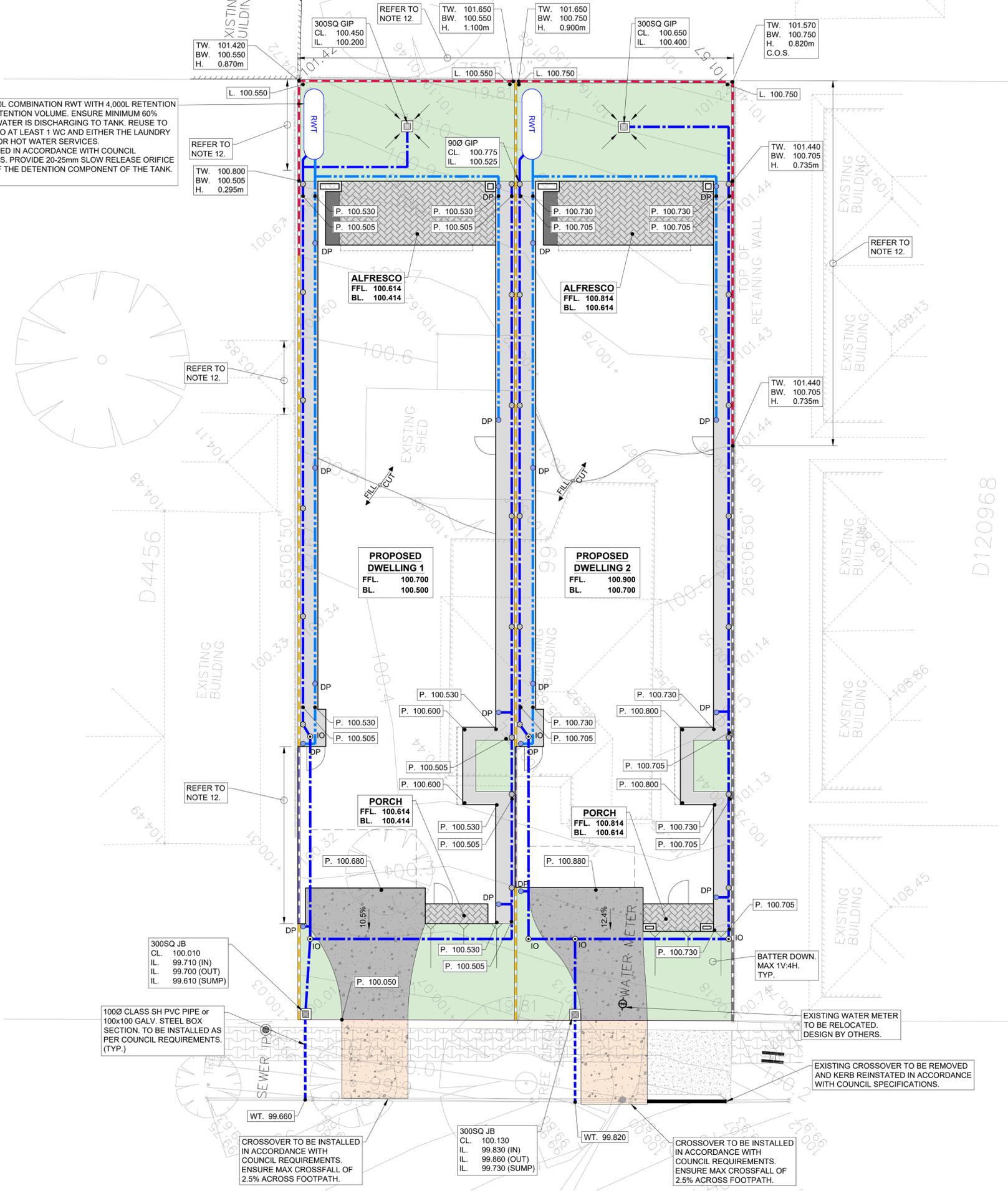
NOTES:

- ALL STORMWATER PIPES TO HAVE MINIMUM OF 0.5% GRADE. BUILDER TO CHECK AND CONFIRM ADEQUATE STORMWATER AND SEWER PIPE FALL PRIOR TO BENCHING.
- DOWNPIPE LOCATIONS AND RETENTION/DETENTION TANK LOCATIONS ARE SHOWN INDICATIVELY ONLY. ACTUAL LOCATIONS MAY VARY.
- DOWNPIPE AND PIPE DIAMETERS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION. SEALED PIPE SYSTEMS DISCHARGING STORMWATER FROM BOX GUTTERS TO BE SIZED TO CATER FOR THE 100 YEAR ARI 5 MINUTE STORM EVENT. SEALED PIPE SYSTEMS DISCHARGING STORMWATER FROM EAVES GUTTERS TO BE SIZED TO CATER FOR THE 20 YEAR ARI 5 MINUTE STORM EVENT.
- FLEXIBLE CONNECTIONS TO SEWER AND STORMWATER REQUIRED.
- RETAINING WALL HEIGHTS SHOWN "H" REPRESENT THE 'RETAINED HEIGHT' (THE DIFFERENCE BETWEEN THE EXISTING LEVEL AND PROPOSED LEVEL). HEIGHTS ARE INDICATIVELY SHOWN BASED ON THE SURVEY - SOME INTERPOLATION WILL BE REQUIRED BY THE CONTRACTOR. CONTRACTOR TO CONSIDER IF ADDITIONAL WALL HEIGHT IS REQUIRED BASED ON THE TYPE OF RETAINING WALL SELECTED.
- BOUNDARY DATA SHOWN IS TO BE TAKEN AS A GUIDE ONLY. QUALIFIED CONSULTANT TO CONFIRM BOUNDARY LOCATION AND LENGTHS.
- PERIMETER PAVING IS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH AS3727.1 AS REQUIRED BY THE NCC.
- THE FINISH FLOOR LEVEL NOMINATED SHALL BE CHECKED BY THE BUILDER PRIOR TO CONSTRUCTION TO ENSURE MINIMUM SEWER AND STORMWATER FALLS CAN BE ACHIEVED. BC SHALL BE NOTIFIED IF ANY ADJUSTMENT OCCURS.
- PRE-WETTING OF SITE MANDATORY PRIOR TO CONSTRUCTION.
- CLIENT/BUILDER TO ENSURE ANY TREE REMOVAL IS IN STRICT ACCORDANCE WITH THE COUNCIL APPROVED DOCUMENTATION. BC TAKES NO RESPONSIBILITY FOR ANY TREE REMOVAL.
- RAIN WATER TANK(S) SIZE AND LOCATION SHOWN INDICATIVELY, TANK VOLUME SPECIFIED MAY BE COMPRISED OF MULTIPLE SMALLER TANKS PENDING APPROVAL FROM BC. REFER TO ARCHITECTS DRAWINGS FOR SPECIFICATION.
- CONTRACTOR TO TAKE CARE WHEN CONSTRUCTING AT OR NEAR A BOUNDARY. ANY CUTTING/ FILLING MUST NOT UNDERMINE/ EFFECT EXISTING STRUCTURES. CONTACT ENGINEER IF IN DOUBT.
- REFER TO SHEET C1.1 FOR ALL GENERAL NOTES.

LEGEND

SYMBOL	DENOTES
● DP	DOWNPIPE - DIA T.B.C.
○	GRATED INLET PIT - 90 DIA
⊙ IO	SURFACE INSPECTION OPENING
— (blue dashed)	UPVC PIPE (SEALED SYSTEM TO TANK) - DIA T.B.C.
— (red dashed)	UPVC PIPE (GRAVITY SYSTEM) - DIA T.B.C.
— (red dashed)	RETAINING WALL (RW) - RW=X.Xm
— (yellow dashed)	FENCE/ CONCRETE FENCE PLINTH AS REQUIRED (RETAINING MAX 0.2m)
— (blue dashed)	STRUCTURAL RETAINING WALL
— (grey dashed)	EXISTING RETAINING WALL (TO REMAIN)
— (hatched)	LANDSCAPING WALL
— (grey)	PEDESTRIAN PAVEMENT (TO ARCH SPECIFICATION)
— (hatched)	PAVERS / TILES (TO ARCH SPECIFICATION)
— (grey)	VEHICULAR PAVEMENT (TO ARCH SPECIFICATION)
— (orange)	CROSSOVER (TO COUNCIL SPECIFICATION)
— (green)	LANDSCAPING (TO ARCH SPECIFICATION)
□ (grey)	300SQ GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) (U.N.O.)
F.F.L.	FINISHED FLOOR LEVEL
B.L.	BENCH LEVEL
C.L.	COVER LEVEL
F.L.	FINISHED LEVEL
P.	PAVEMENT LEVEL
W.T.	WATER TABLE
I.L.	INVERT LEVEL
E.L.	EXISTING LEVEL
L.	LANDSCAPE LEVEL
T.W.	TOP OF RETAINING WALL
B.W.	BOTTOM OF RETAINING WALL
H.	RETAINING WALL HEIGHT

DENOTES 5,000L COMBINATION RWT WITH 4,000L RETENTION AND 1,000L DETENTION VOLUME. ENSURE MINIMUM 60% TOTAL ROOF WATER IS DISCHARGING TO TANK. REUSE TO BE PLUMBED TO AT LEAST 1 WC AND EITHER THE LAUNDRY COLD WATER OR HOT WATER SERVICES. TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. PROVIDE 20-25mm SLOW RELEASE ORIFICE AT BOTTOM OF THE DETENTION COMPONENT OF THE TANK. (TYP.)



SCALE BAR 1:10 (A1) - SCALE BAR 1:20 (A3) 0 200 400 600 800 1000mm
 SCALE BAR 1:20 (A1) - SCALE BAR 1:40 (A3) 0 500 1000 1500 2000mm
 SCALE BAR 1:50 (A1) - SCALE BAR 1:100 (A3) 0 1 2 3 4 5m
 SCALE BAR 1:100 (A1) - SCALE BAR 1:200 (A3) 0 1 2 3 4 5 6 7 8 9 10 12.5m
 SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3) 0 2.5 5 7.5 10



AMENDMENTS
 ISSUED FOR PLANNING 11.07.24 A JP

DATE ISSUE BY 11.07.24 A JP
ARCHITECT

CLIENT

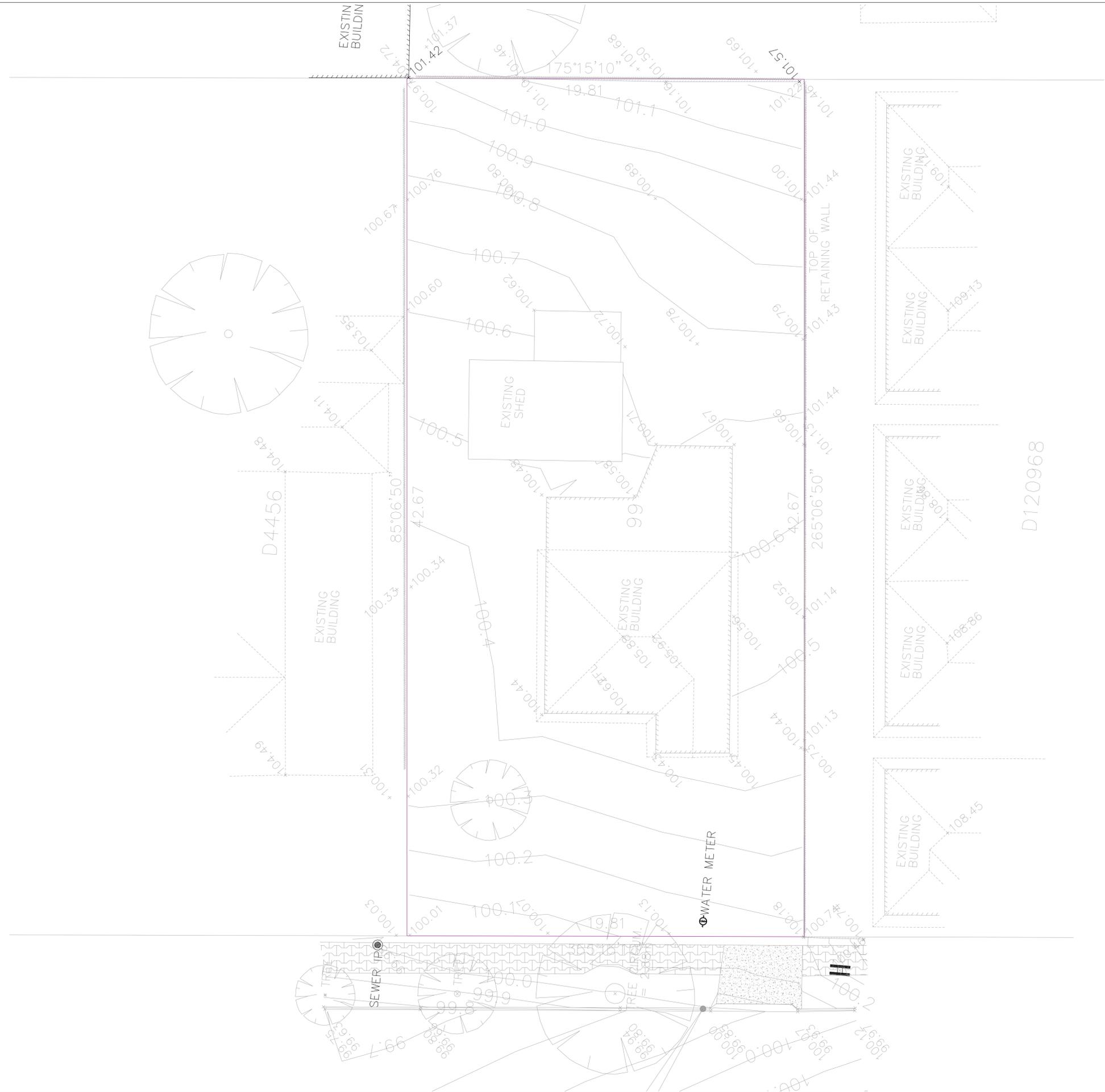
PROJECT
 PROPOSED DWELLINGS
 23 MOORLANDS ROAD,
 HECTORVILLE SA 5073

DRAWING TITLE
 SURVEY
JOB No. BC2406102
SHEET No. C3.0
ISSUE A

DRAWINGS TO BE PRINTED IN COLOUR
ISSUE FOR PLANNING



SURVEY
 SCALE 1:100 AT A1 & 1:200 AT A3



D120968

ADELAIDE BUILDING

TWO DWELLINGS

23 MOORLANDS ROAD,
HECTORVILLE, POST CODE

DRAWING LIST

DRAWING NUMBER	SHEET TITLE
2200	SITE
2201	SLAB SET OUT
2202	FLOOR PLAN D1
2203	FLOOR PLAN D2
2204	ELEVATIONS
2205	FENCE & RETAINING WALL ELEVATIONS
2206	WINDOW SCHEDULE D1
2207	WINDOW SCHEDULE D2
2208	ROOF DRAINAGE PLAN
2209	SECTIONS

Recent revision history			Notes & Legend
#	Status	Description	Date
Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.			

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Project
23 MOORLANDS ROAD,
HECTORVILLE

Client

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Project number

Size check
25mm

Checked Approved Sheet size Scale
Checker Approver A1

Sheet title
TITLE PAGE

Sheet number Revision
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Status
CONSULTANTS ISSUE



- DEMOLITION NOTES:**
- HAZARDOUS MATERIALS, INCLUDING ASBESTOS MAY ONLY BE REMOVED BY A LICENCED ASBESTOS REMOVALIST. THE BUILDING/STRUCTURE APPROVED FOR DEMOLITION SHALL BE DEMOLISHED IN ACCORDANCE WITH AUSTRALIAN STANDARD 2801 DEMOLITION OF STRUCTURES ENSURING THE FOLLOWING:
 - A WATER SUPPLY SHALL BE PROVIDED AND USED FOR THE LESSENING OF THE DIFFUSION OF DUST.
 - ALL SERVICES NOT REQUIRED ARE TO BE DISCONNECTED.
 - ANY ASBESTOS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH THE PROVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT 1991 AND AUSTRALIAN STANDARD 2801 AND THE REQUIREMENTS OF THE DEPARTMENT OF ADMINISTRATIVE AND INFORMATION SERVICES.
 - NO LIGHTING OF FIRES OR BURNING IN THE OPEN CONTRARY TO THE CLEAN AIR ACT & REGULATIONS IS PERMITTED.
 - WHERE DEMOLITION BY EXPLOSIVES IS PROPOSED, IT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DEPARTMENT OF ADMINISTRATION AND INFORMATION SERVICES.
 - NO DEPOSITION OF WASTE WATER, GOODS, MATERIALS, EARTH, STONE, GRAVEL OR ANY OTHER SUBSTANCES ON ANY STREET, ROAD OR PUBLIC PLACE AS PER THE LOCAL GOVERNMENT ACT 1999.
 - DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL & REMOVAL OF ALL WASTE & SUBSTANCES FROM THE SITE.
 - ALL NOISE RELATING TO THE DEMOLITION OF THE STRUCTURE TO COMPLY WITH THE ENVIRONMENT PROTECTION ACT & REGULATIONS, 1993.
 - ISOLATION OF SERVICES: PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK ENSURE ALL LIVE SERVICES HAVE BEEN ISOLATED, CAPPED AND/OR TERMINATED FOR REMOVAL.
 - NO UNDERGROUND SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO ASCERTAIN THE DETAILED LOCATION OF ALL SERVICES.

- SITE NOTES:**
- ENSURE DAMP PROOF MEMBRANE IS LAPPED UP PAST EXTERNAL PAVING/CONCRETE HEIGHT WHERE PAVING INTERFACES MAIN BUILDING SLAB/FOOTINGS.
 - FOOTING CONTRACTOR TO CONFIRM FOOTING SETOUT AGAINST EXISTING BUILDING / SITE BOUNDARIES. ANY DISCREPANCIES WITH PROVIDED DIMENSIONS TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION.
 - BOUNDARY IDENTIFICATION SURVEY BY LICENCED SURVEYOR TO BE COMPLETED PRIOR TO COMMENCEMENT ON SITE. ANY DISCREPANCIES BETWEEN THE BOUNDARY SURVEY / CERTIFICATE OF TITLE AND/OR ARCHITECTURAL SLAB SET-OUT DIMENSIONS ARE TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION.
 - FULL CIVIL DESIGN & STORMWATER DESIGN, REFER TO ENGINEERS DOCUMENTATION AND CALCULATIONS.
 - 90 DIAM. UPVC STORMWATER PIPE CONNECTED TO STREET WATER TABLE IN STRICT ACCORDANCE WITH SA WATER & COUNCILS ENGINEERING DEPARTMENT (VIA SEALED WET SYSTEM).
 - RAINWATER DETENTION TANK AS PER ENGINEERS CIVIL PLAN WITH SEALED INLET INCLUDING ONE INSPECTION POINT WITH 20MM OROPHUS. MIN. 1000L STORAGE PLUMBED TO W/C OUTLETS. OVERFLOW RUN OFF TO STREET WATER TABLE VIA PUMPING SYSTEM. ENSURE RAINWATER TANK INLET AND OVERFLOW TO BE FITTED WITH MOSQUITO-PROOF, NON-DEGRADABLE SCREEN.
 - ENSURE 20MM REBATE TO SLAB BELOW SSL FOR GARAGE DOOR / DOOR TRACK. DEPTH FROM EDGE OF SLAB TBC BY GARAGE DOOR SUPPLIER.
 - PROVIDE SEWER STRENGTH UPVC STORMWATER PIPE TO ALL RUNS UNDER CONC. FOOTINGS.
 - SELECTED DAMP PROOF MEMBRANE MUST BE TESTED TO COMPLY WITH AS4347.6 AND AS4347.9.

Recent revision history	Notes & Legend
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Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.	

Project
23 MOORLANDS ROAD,
HECTORVILLE

Client

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Checked Approved
Checker Approver
A1

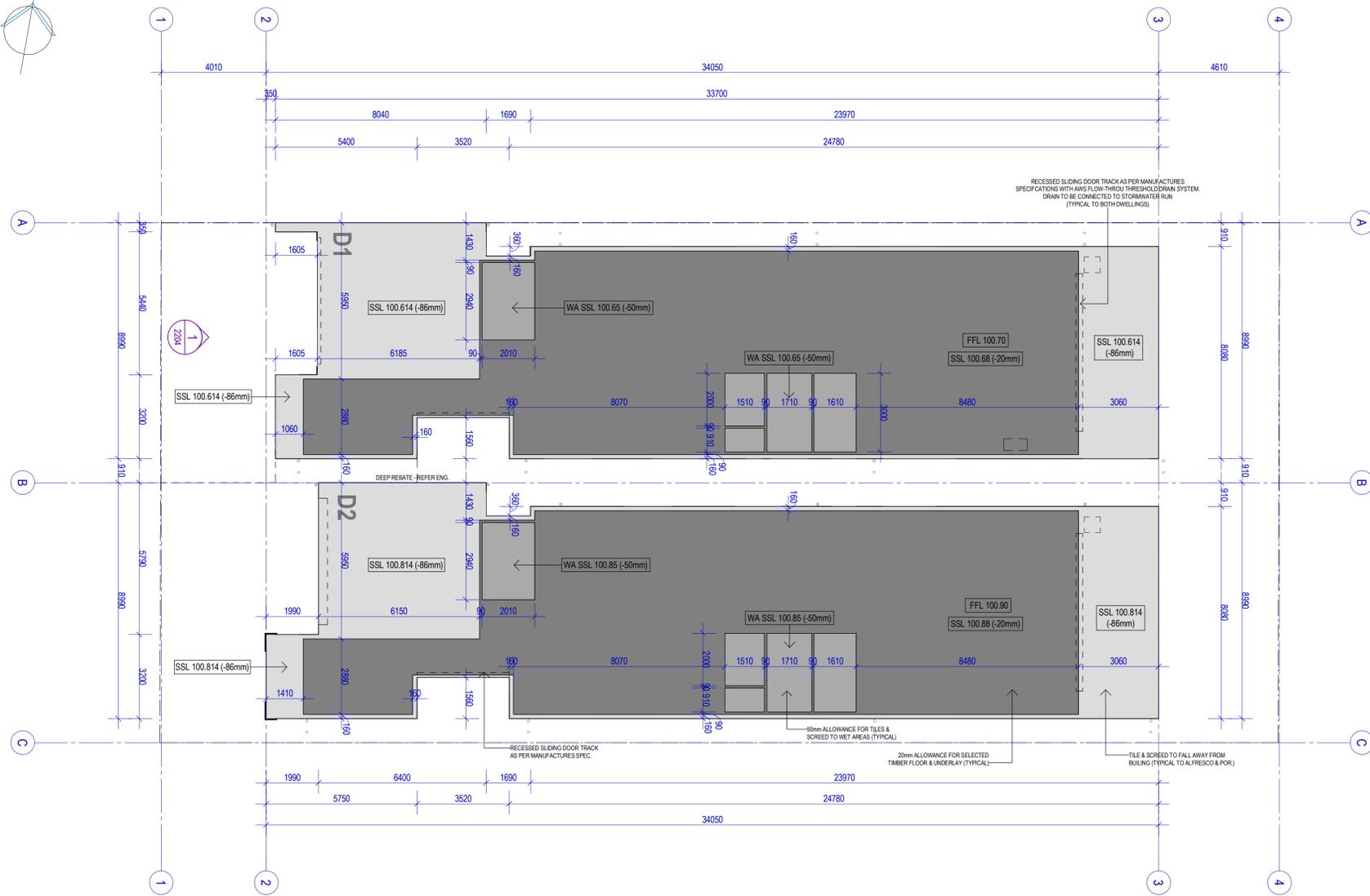
Sheet title
SITE

Sheet number
2200

Revision

Status
CONSULTANTS ISSUE

SLAB SET-OUT - D1 & D2



- FOOTING CONTRACTOR NOTES**
1. DIMENSIONS ARE TO GRID LINES
 2. REBATE EDGE DETAIL AS PER EXTERNAL WALL REQUIREMENTS
 3. PROVIDE 50mm SET DOWN TO SHOWER LOCATION
 4. ENSURE 20MM REBATE TO SLAB BELOW SSL FOR GARAGE DOOR / DOOR TRACK. DEPTH FROM EDGE OF SLAB TBC BY GARAGE DOOR SUPPLIER
 5. PROVIDE SEWER STRENGTH UPVC STORMWATER PIPE TO ALL RUNS UNDER CONC. FOOTINGS.
 6. ALL DOWN PIPE LOCATIONS TO BE CAST WITHIN SLAB TO ALL CONCEALED/EXTERNAL LOCATIONS TO BE CONFIRMED ON-SITE PRIOR TO CONCRETE POUR
 7. REFER TO CIVIL ENGINEERING PLAN FOR ALL EXTERNAL PAVING LEVELS AND S/WATER DESIGN
 8. SET-OUT & LOCATION OF SANITARY FIXTURES PLUMBERS RESPONSIBILITY
 9. ALL STRUCTURAL STEEL WORK INCLUDING FIXINGS & CONNECTIONS TO BE CONCEALED WITHIN FLOOR/WALL/ROOF
 10. STEEL FABRICATOR/BUILDER TO CONFIRM ALL SET-OUT DIMENSIONS OF STEEL WORK PRIOR TO FABRICATION/WORK COMMENCING
 11. PROTECT BUILDING AGAINST ATTACK BY TERMITES IN ACCORDANCE WITH AS3660 1-2014 AND HAVE A DURABLE NOTICE IN ACCORDANCE WITH PART 3.4.3.
 12. WHERE NO PERIMETER TERMITE BARRIER IS INSTALLED, THE HEIGHT OF A DPC/ SLAB EDGE REBATE MUST BE NOT LESS THAN 75mm ABOVE THE FINISHED PAVED AREAS, WHERE A PERIMETER TERMITE BARRIER IS INSTALLED, THE HEIGHT OF THE FINISHED CONCRETE LEVEL OF THE SLAB MUST NOT BE LESS THAN 35mm ABOVE THE FINISHED PAVING LEVEL.

Recent revision history	Notes & Legend
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Sheet size
A1

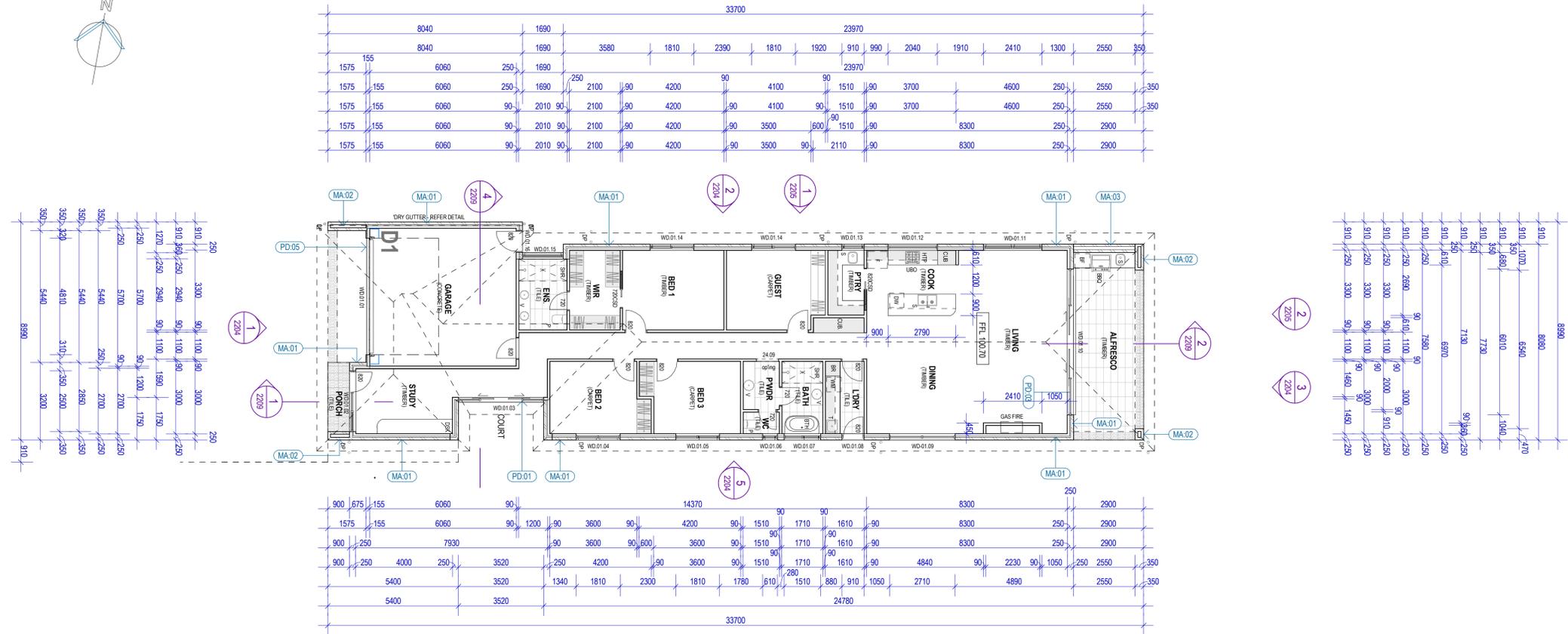
Scale
1:100

Sheet title
SLAB SET OUT

Sheet number
2201

Revision

Status
CONSULTANTS ISSUE



AREA SCHEDULE:

Category	Area (sqm)
MAIN LIVING	199.90
GARAGE	37.00
PORCH	03.00
ALFRESCO	24.20
TOTAL	264.10
SITE AREA	422.64
SOFT LANDSCAPING	75.87 (17.95%)

WALL SCHEDULE

TAG CODE	TAG DESCRIPTION
MA.01	BRICK VENEER 110/50/90/10 - 110mm BRICK, 50mm AIR GAP, BUILDERS WRAP FIXED TO 90mm TIMBER STUDS, 10mm PLASTERBOARD LINING INTERNALLY
MA.02	BRICK PEIR 110/130/110 - 110mm BRICK, 130mm (VARIES) REINFORCED CONCRETE AS PER ENGINEER'S DESIGN & DETAIL, 110mm BRICK
MA.03	DOUBLE BRICK 110/10/110 - 110mm DOUBLE MASONRY LEAF WALL, 10mm AIR GAP
PD.01	UNITEX POLYSTYRENE FOAM 75/25/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25mm TOP HATS, BUILDERS WRAP FIXED TO 90mm TIMBER STUD, 10mm PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD.02	UNITEX POLYSTYRENE FOAM 75/25/60/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25mm TOP HATS, BUILDERS WRAP FIXED TO 90mm TIMBER STUD, 10mm PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD.03	UNITEX POLYSTYRENE FOAM 75/25/60/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25mm TOP HATS, BUILDERS WRAP FIXED TO 90mm TIMBER STUD, 10mm PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD.04	UNITEX POLYSTYRENE FOAM 75/25/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25mm TOP HATS, BUILDERS WRAP FIXED TO 90mm TIMBER STUD, 10mm PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD.05	MORTLOCK TIMBER MALVEC TRENDPLANK (PROFILE: 30x70mm) 30/35/90/10 - 30mm PLANK THICKNESS, 35x70 SEASONED TIMBER BATTENS (HORIZONTALLY FIXED AT 450mm CTRS), BREATHABLE SARKING, 90mm STUD, 10mm PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

GENERAL NOTES TYPICAL:

- INTERNAL WALLS TYPICALLY TIMBER STUD, TRENCHED, WITH 10MM PLASTERBOARD TO EACH SIDE. WHERE AN INTERNAL WALL DIVIDES A WET AREA USE 10mm MOISTURE RESISTANT PLASTERBOARD TO WET AREA SIDE.
- 10mm MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREA LOCATIONS.
- PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL STEEL COLUMN/BEAM DESIGN AND TIMBER FRAMING LAYOUTS.
- ALUMINIUM FRAMED WINDOWS & DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288.
- ALL WET AREAS TO COMPLY WITH AUSTRALIAN STANDARD AS3740:2021 AND 10.2.12 OR 10.2.7 TO 10.2.32 OF ABCB HOUSING PROVISIONS (INCLUDING SA 10.2.1 AND SA 10.2.33)
- ALL INTERNAL FINISHES/FITTINGS & FIXTURES TO BE CONFIRMED WITH CLIENT PRIOR TO COMMENCING ON SITE.
- PROVIDE TERMIMESH TERMITES MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH ATTACHED SPECIFICATION FOR PROPOSED BUILDING WORK
- ALL INSULATION AS PER ENERGY EFFICIENCY REPORT
- PROVIDE SISAL FOIL TO EXTERNAL WALLS & ROOF TYPICAL.
- ALL CONTROL JOINT LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOOTING LAYOUT PLAN. CONTROL JOINT LOCATIONS BY ENGINEER ARE ADDITIONAL TO MANUFACTURERS MIN. REQUIREMENTS
- PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WC'S TO HAVE DAMPERS
- SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA PART 9.5.1 & AS3786 AND NO LESS THAN 300MM FROM ADJACENT WALL AS PER BCA-H2P2 SMOKE DETECTOR TO HAVE BATTERY BACK UP, SMOKE ALARM - AUTOMATIC WARNING FOR OCCUPANTS TO BE IN ACCORDANCE WITH BCA PART 9.5.1 (BCA-H2P2)
- REFER STRUCTURAL ENGINEERS PLANS FOR CONFIRMATION ON ALL STEEL LOCATIONS AND SIZES / RETAINING WALL TYPES AND SLAB / FOOTING DESIGN.
- MECHANICAL VENTILATION MUST BE PROVIDED TO INTERNAL TOILETS AND THE LIKE AND IN ACCORDANCE WITH AND PART 10.8.3 OF VOLUME TWO OF THE NATIONAL CONSTRUCTION CODE MUST DISCHARGE TO THE OUTDOOR AIR. SELECTED EXHAUST RATES TO COMPLY WITH BCA PART 10.8.2(2) (BCA-H2P5 & BCA-H2P7)
- ALL VANITY BASINS SELECTIONS WITHIN POWDER ROOMS WHERE A SEPARATE FLOOR WASTE HAS NOT BEEN PROVIDED ARE REQUIRED TO HAVE BUILT IN OVERFLOW PROVISIONS.
- NOTE: ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION
- DOORS SWINGING INTO INDIVIDUAL TOILETS WHEREBY THE DISTANCE BETWEEN THE DOOR HINGES AND FACE OF TOILET IS LESS THAN 1.2M, LIFT OFF HINGES TO WC DOOR TO COMPLY WITH OF THE NCC VOLUME 2 AND BCA PART 10.4.2 (BCA-H4F3)
- PARAPET CAPPING MUST BE PURPOSE MADE, MACHINE-FOLDED SHEET METAL, AT A MINIMUM 5 DEGREES WHILE EXTEND NOT LESS THAN 50MM DOWN THE SIDE OF THE PARAPET, BE SEPARATED FROM THE SUPPORTING FRAMING BY A VAPOUR PERMEABLE SARKING AND BE FIXED WITH EITHER SELF-DRILLING SCREWS OR RIVETS WITH RUBBER WASHERS AT INTERVALS OF NOT MORE THAN 500MM THAT DO NOT PENETRATE THE TOP OF CAPPINGS. ALL PARAPETS TO BE FULLY SARKED TO FULL HEIGHT OF WALL BEHIND CLADDING AND CAPPED IN ACCORDANCE WITH BCA-H2P2 AND PART 7.5.8 OF THE ABCB HOUSING PROVISIONS
- NOTE: ALL MECHANICAL VENTILATION/EXTRACTION LOCATIONS TO TOILET / BATHROOM / LAUNDRY / KITCHEN ETC ARE VIA A FLEXIBLE DUCT FROM THE SELECTED UNIT DIRECTLY VENTILATED TO THE ATMOSPHERE VIA AN EAVE VENT IN ACCORDANCE WITH BCA-H2P5, WITH EXHAUST RATES COMPLYING WITH BCA-10.8.2
- ROOF SPACE TO BE VENTILATED VIA A WHIRLYBIRD LOCATED NEAR RIDGE / HIGHEST POINT OF ROOF SPACE AND REMAINDER BY EAVE VENTS IN ACCORDANCE WITH BCA-H2P5
- SARKING TO ALL EXTERNAL WALL LOCATIONS / ROOF TO BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER. NOTE: ROOF SARKING IS TO ACHIEVE A FLAMMABILITY INDEX NOT GREATER THAN 5 THE PLIABLE BUILDING MEMBRANE INSTALLED IN THE EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AS REQUIRED UNDER PART 10.8.1 OF NCC 2022.
- SELECTED DAMP PROOF MEMBRANE TO BE TESTED AND COMPLY WITH AS 4347.6 AND AS 4347.9
- ALL FLOOR WASTES TO ACHIEVE A GRADIENT OF BETWEEN 1:80 MINIMUM (12.5MM OVER 1M) AND 1:50 MAXIMUM (20MM OVER 1M)
- LAUNDRY TROUGH TO HAVE INBUILT OVERFLOW DEVICE OR BE GRADED TO A FLOOR WASTE
- ENSURE EXISTING DAMP-PROOF COURSES IN WALLS SHALL NOT BE BRIDGED BY NEW WORK TO COMPLY WITH BCA-H2P2
- CONDENSATION MANAGEMENT PROVISIONS FOR THE PROPOSED DEVELOPMENT:
 - MECHANICAL EXHAUST FANS MUST ACHIEVE FLOW RATES OF
 - MECHANICAL EXHAUST FANS MUST ACHIEVE FLOW RATES OF:
 - 25L/S IN A BATHROOM AND SANITARY COMPARTMENT.
 - 40L/S IN A KITCHEN AND LAUNDRY
 - MECHANICAL EXHAUST FAN IS TO DISCHARGE DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR IN ACCORDANCE WITH AS 1288:2021 (BCA-H4F7)

Recent revision history	Notes & Legend
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Project
23 MOORLANDS ROAD,
HECTORVILLE

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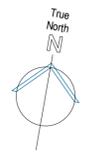
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Scale
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Sheet title
FLOOR PLAN D1

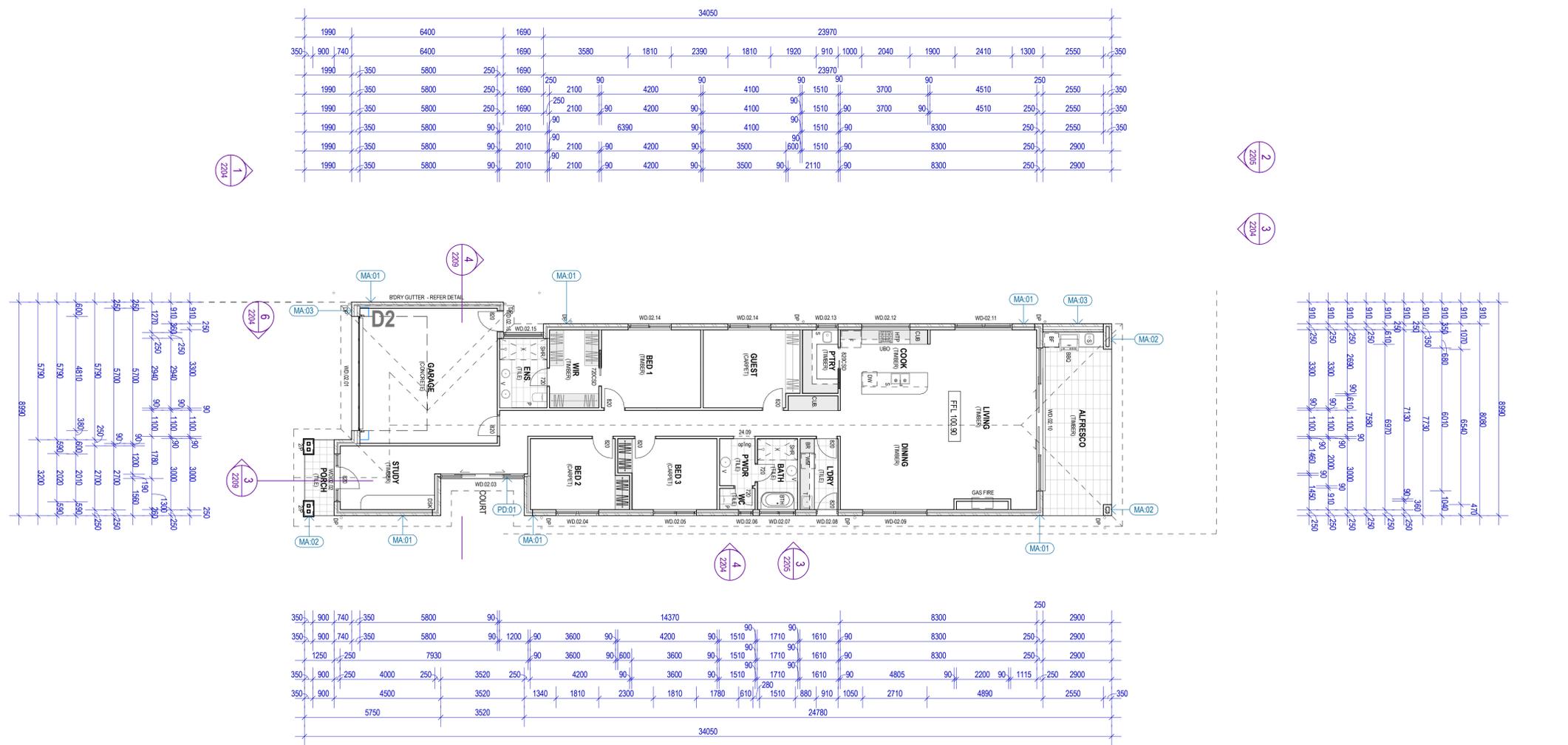
Sheet number
2202

Revision
CONSULTANTS ISSUE



GENERAL NOTES TYPICAL:

- INTERNAL WALLS TYPICALLY TIMBER STUD, TRENCHED, WITH 10MM PLASTERBOARD TO EACH SIDE. WHERE AN INTERNAL WALL DIVIDES A WET AREA USE 10mm MOISTURE RESISTANT PLASTERBOARD TO WET AREA SIDE.
- 10mm MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREA LOCATIONS.
- PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL STEEL COLUMN/BEAM DESIGN AND TIMBER FRAMING LAYOUTS.
- ALUMINIUM FRAMED WINDOWS & DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288.
- ALL WET AREAS TO COMPLY WITH AUSTRALIAN STANDARD AS3740-2021 AND 10.2.12 OR 10.2.7 TO 10.2.32 OF ABCB HOUSING PROVISIONS (INCLUDING SA 10.2.1 AND SA 10.2.33)
- ALL INTERNAL FINISHES/FITTINGS & FIXTURES TO BE CONFIRMED WITH CLIENT PRIOR TO COMMENCING ON SITE.
- PROVIDE 'TERMIMESH' TERMITE MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH ATTACHED SPECIFICATION FOR PROPOSED BUILDING WORK
- ALL INSULATION AS PER ENERGY EFFICIENCY REPORT
- PROVIDE SISAL FOIL TO EXTERNAL WALLS & ROOF TYPICAL.
- ALL CONTROL JOINT LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOOTING LAYOUT PLAN. CONTROL JOINT LOCATIONS BY ENGINEER ARE ADDITIONAL TO MANUFACTURERS MIN. REQUIREMENTS
- PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WCS TO HAVE DAMPERS
- SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA PART 9.51 & AS3786 AND NO LESS THAN 300MM FROM ADJACENT WALL AS PER BCA-HSP2 SMOKE DETECTOR TO HAVE BATTERY BACK UP. SMOKE ALARM - AUTOMATIC WARNING FOR OCCUPANTS TO BE IN ACCORDANCE WITH BCA PART 9.5.1 (BCA-HSP2)**
- REFER STRUCTURAL ENGINEERS PLANS FOR CONFIRMATION ON ALL STEEL LOCATIONS AND SIZES / RETAINING WALL TYPES AND SLAB / FOOTING DESIGN.
- MECHANICAL VENTILATION MUST BE PROVIDED TO INTERNAL TOILETS AND THE LIKE AND IN ACCORDANCE WITH AND PART 10.8.3 OF VOLUME TWO OF THE NATIONAL CONSTRUCTION CODE MUST DISCHARGE TO THE OUTDOOR AIR. SELECTED EXHAUST RATES TO COMPLY WITH BCA PART 10.8.2(2) (BCA-H4P5 & BCA-H4P7)
- ALL VANITY BASINS SELECTIONS WITHIN POWDER ROOMS WHERE A SEPERATE FLOOR WASTE HAS NOT BEEN PROVIDED ARE REQUIRED TO HAVE BUILT IN OVERFLOW PROVISIONS.
- NOTE: ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATION
- DOORS SWINGING INTO INDIVIDUAL TOILETS WHEREBY THE DISTANCE BETWEEN THE DOOR HINGES AND FACE OF TOILET IS LESS THAN 1.2M. LIFT OFF HINGES TO WC DOOR TO COMPLY WITH OF THE NCC VOLUME 2 AND BCA PART 10.4.2 (BCA-H4P3)
- PARAPET CAPPING MUST BE PURPOSE MADE, MACHINE-FOLDED SHEET METAL, AT A MINIMUM 5 DEGREES WHILE EXTEND NOT LESS THAN 50MM DOWN THE SIDE OF THE PARAPET, BE SEPARATED FROM THE SUPPORTING FRAMING BY A VAPOUR PERMEABLE SARKING AND BE FIXED WITH EITHER SELF-DRILLING SCREWS OR RIVETS WITH RUBBER WASHERS AT INTERVALS OF NOT MORE THAN 500MM THAT DO NOT PENETRATE THE TOP OF CAPPINGS. ALL PARAPETS TO BE FULLY SARKED TO FULL HEIGHT OF WALL BEHIND CLADDING AND CAPPED IN ACCORDANCE WITH BCA-H2P2 AND PART 7.5.8 OF THE ABCB HOUSING PROVISIONS
- NOTE: ALL MECHANICAL VENTILATION/EXTRACTION LOCATIONS TO TOILET / BATHROOM / LAUNDRY / KITCHEN ETC ARE VIA A FLEXIBLE DUCT FROM THE SELECTED UNIT DIRECTLY VENTILATED TO THE ATMOSPHERE VIA AN EAVE VENT IN ACCORDANCE WITH BCA-H2P5. WITH EXHAUST RATES COMPLYING WITH BCA-10.8.2
- ROOF SPACE TO BE VENTILATED VIA A WHIRLYBIRD LOCATED NEAR RIDGE / HIGHEST POINT OF ROOF SPACE AND REMAINDER BY EAVE VENTS IN ACCORDANCE WITH BCA-H2P5
- SARKING TO ALL EXTERNAL WALL LOCATIONS / ROOF TO BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER. NOTE: ROOF SARKING IS TO ACHIEVE A FLAMMABILITY INDEX NOT GREATER THAN 5. THE PLIABLE BUILDING MEMBRANE INSTALLED IN THE EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AS REQUIRED UNDER PART 10.8.1 OF NCC 2022.
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- CONDENSATION MANAGEMENT PROVISIONS FOR THE PROPOSED DEVELOPMENT:
 - MECHANICAL EXHAUST FANS MUST ACHIEVE FLOW RATES OF:
 - 25US IN A BATHROOM AND SANITARY COMPARTMENT.
 - 40US IN A KITCHEN AND LAUNDRY



AREA SCHEDULE

DWELLING 2	
MAIN LIVING	199.90
GARAGE	37.00
PORTICO	04.20
ALFRESCO	24.20
TOTAL	265.30
SITE AREA	422.64
SOFT LANDSCAPING	75.73 (17.92%)

WALL SCHEDULE	
TAG CODE	TAG DESCRIPTION
MA-01	BRICK VENEER 110/50/90/10 - 110MM BRICK, 50MM AIR GAP, BUILDERS WRAP FIXED TO 90MM TIMBER STUDS, 10MM PLASTERBOARD LINING INTERNALLY
MA-02	BRICK PEIR 110/130/110 - 110mm BRICK, 130mm (VARIES) REINFORCED CONCRETE AS PER ENGINEERS DESIGN & DETAIL, 110mm BRICK
MA-03	DOUBLE BRICK 110/101/110 - 110mm DOUBLE MASONRY LEAF WALL, 10MM AIR GAP
PD-01	UNITEX POLYSTYRENE FOAM 75/25/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25MM TOP HATS. BUILDERS WRAP FIXED TO 90MM TIMBER STUD. 10MM PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD-02	UNITEX POLYSTYRENE FOAM 75/25/60/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25MM TOP HATS. BUILDERS WRAP FIXED TO 90MM TIMBER STUD. 10MM PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD-03	UNITEX POLYSTYRENE FOAM 75/25/60/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25MM TOP HATS. BUILDERS WRAP FIXED TO 90MM TIMBER STUD. 10MM PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD-04	UNITEX POLYSTYRENE FOAM 75/25/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25MM TOP HATS. BUILDERS WRAP FIXED TO 90MM TIMBER STUD. 10MM PLASTERBOARD TO INTERNAL FACE. INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD-05	MORTLOCK TIMBER MALVEC TRENDPLANK (PROFILE: 30x70mm) 30/35/90/10 - 30mm PLANK THICKNESS, 35x70 SEASONED TIMBER BATTENS (HORIZONTALLY FIXED AT 450mm CTRS), BREATHABLE SARKING, 90mm STUD, 10mm PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Recent revision history	Notes & Legend		
#	Status	Description	Date

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

Project
**23 MOORLANDS ROAD,
 HECTORVILLE**

Client

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Project number
 Size check
 25mm
 Scale
 1:100

Sheet title
FLOOR PLAN D2

Sheet number
2203

Revision
CONSULTANTS ISSUE

#	Status	Description	Date

Notes & Legend
 Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

EXTERNAL FINISHES SCHEDULE:

DWELLING 1

CO-01
 MANUF: LYSARGHT
 PROFILE: CUSTOM ORB
 COLOUR: COLORBOND - MONUMENT
 PITCH: 18 DEGREES

CO-02
 MANUF: LYSARGHT
 PROFILE: CUSTOM ORB
 COLOUR: COLORBOND - MONUMENT
 PITCH: 30 DEGREES

WT-01 - RENDER
 MANUF: DULUX
 RANGE: ACRATEX
 COLOUR: GREY ISLE

WT-02 - TIMBER BATTENS
 MANUF: MICROLOOK TIMBER
 RANGE: TRENDPLANK - MALVEC
 COLOUR: T.B.C.

WT-03 - FACE BRICK
 MANUF: PGH
 RANGE: CONNOISSEUR
 COLOUR: LIQUORICE

WT-04 - RENDER
 MANUF: DULUX
 RANGE: ACRATEX
 COLOUR: OFF-WHITE

PC-01 - POWDERCOATED
 MANUF: DULUX
 RANGE: BLACK
 COLOUR: BLACK

EXTERNAL FINISHES SCHEDULE:

DWELLING 2

CO-03 - CUSTOM ORB
 MANUF: LYSARGHT
 PROFILE: CUSTOM ORB
 COLOUR: COLORBOND - SHALE GREY
 PITCH: 28 DEGREES

WT-05 - FACE BRICK
 MANUF: PGH
 RANGE: ORIGIN
 COLOUR: RED CLINKER

WT-06 - LOUVRE INFILL
 MANUF: DULUX
 RANGE: OFF-WHITE
 COLOUR: OFF-WHITE

WT-07 - STOP-CHAMFERED POST
 MANUF: DULUX
 RANGE: OFF-WHITE
 COLOUR: OFF-WHITE

PC-01 - POWDERCOATED
 MANUF: DULUX
 RANGE: BLACK
 COLOUR: BLACK

Project
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Project number	Size check	25mm
-	-	
Checked	Approved	Sheet size
Checker	Approver	A1
Scale	1:100	

Sheet title

ELEVATIONS

Sheet number

A-2204

Status

CONSULTANTS ISSUE

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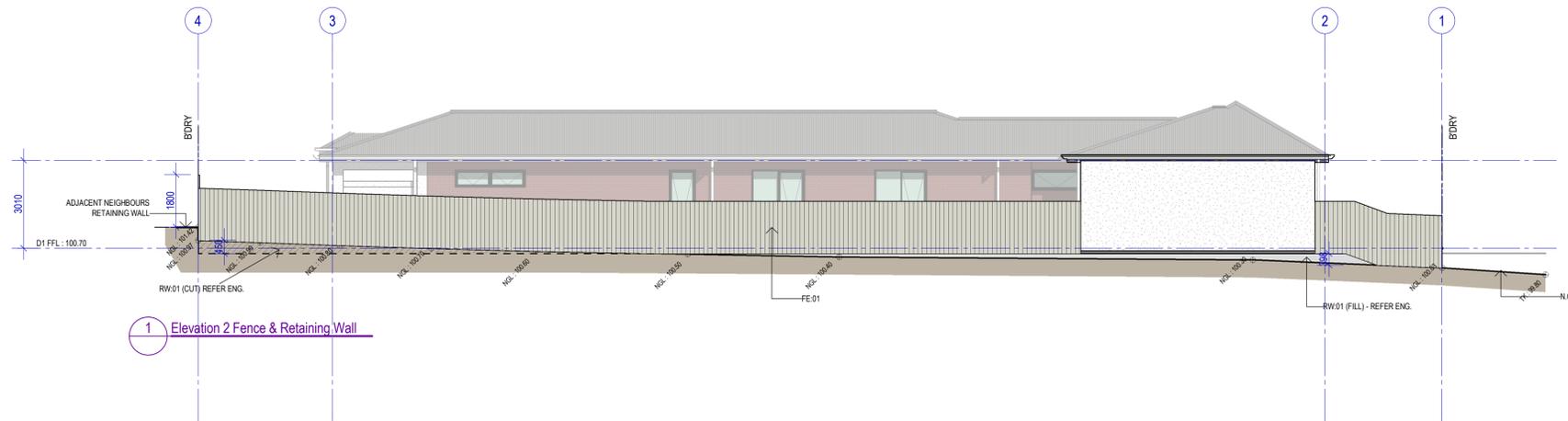
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 SCALE 1:100

2 Elevation 2 - D1 - NORTH
 SCALE 1:100

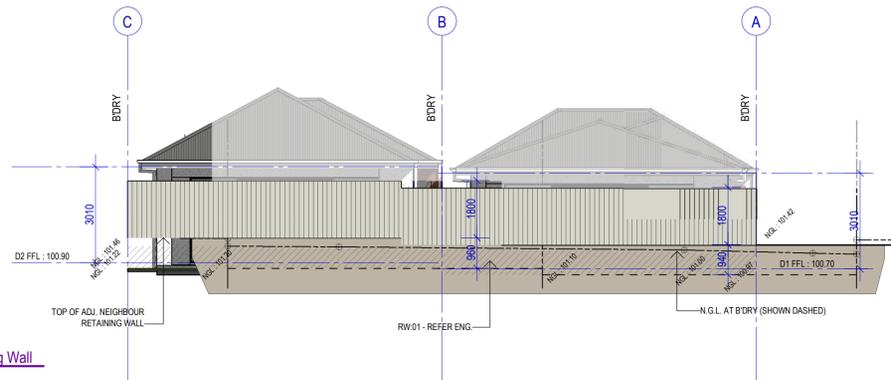
4 Elevation 4 - D2 - SOUTH
 SCALE 1:100

5 Elevation 5 - D1 - NORTH
 SCALE 1:100

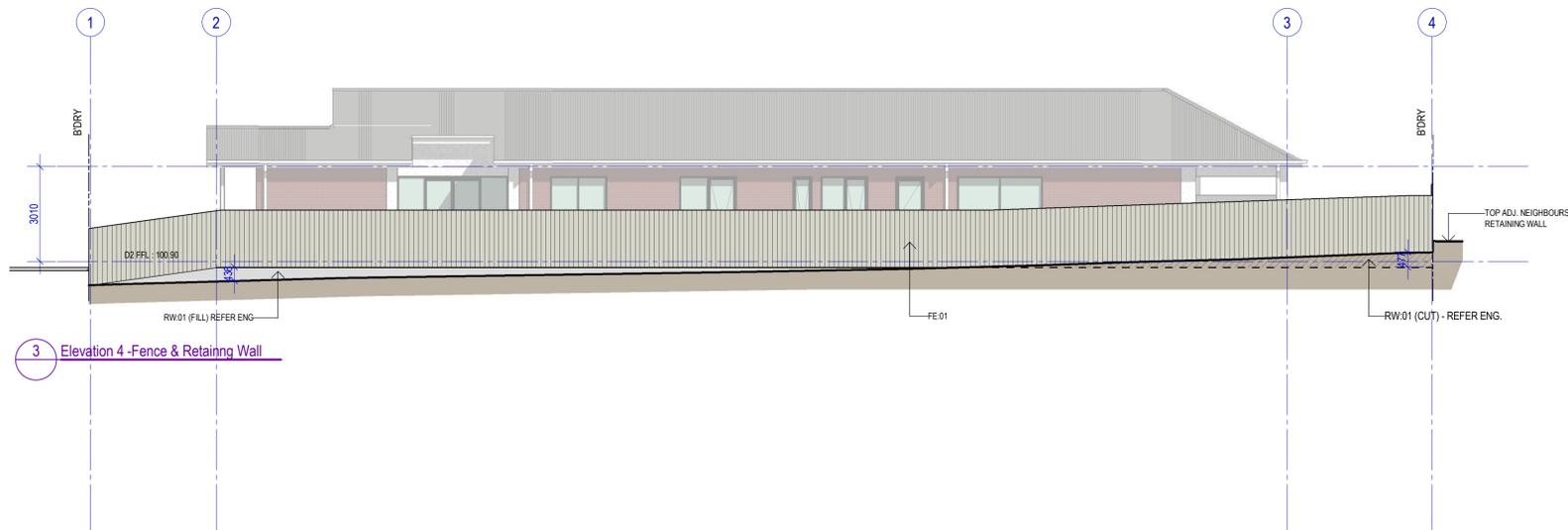
6 Elevation 6 - D2 - NORTH
 SCALE 1:100



1 Elevation 2 Fence & Retaining Wall



2 Elevation 3 Fence & Retaining Wall



3 Elevation 4 Fence & Retaining Wall

Recent revision history

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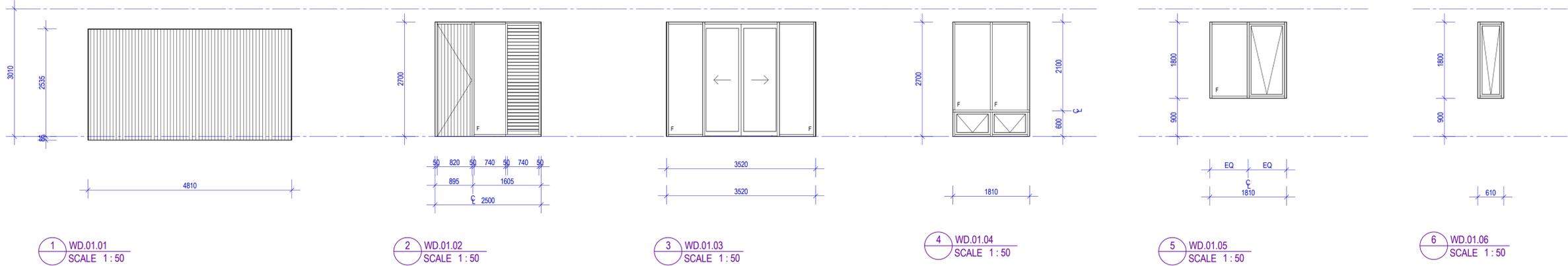
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Checked	Approved
Checker	Approver
A1	1:100

Sheet title

FENCE & RETAINING WALL
 ELEVATIONS

Sheet number
 2205

Status
 CONSULTANTS ISSUE



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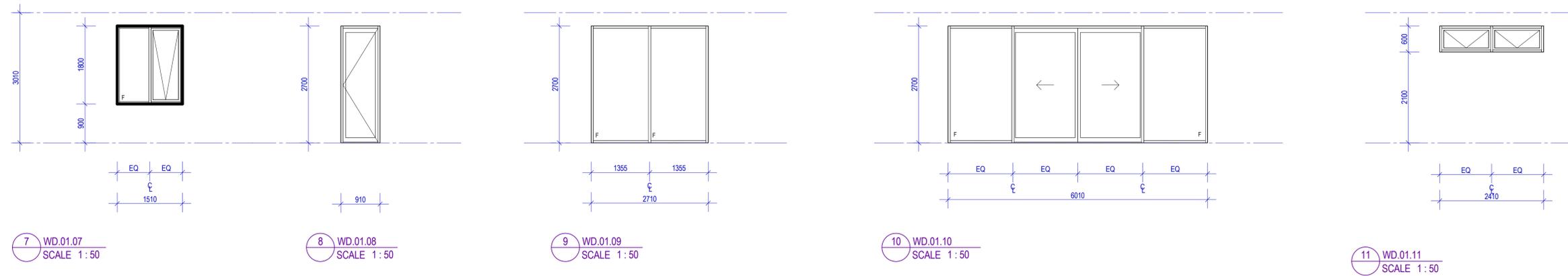
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SCALE 1:50

4 WD.01.04
SCALE 1:50

5 WD.01.05
SCALE 1:50

6 WD.01.06
SCALE 1:50



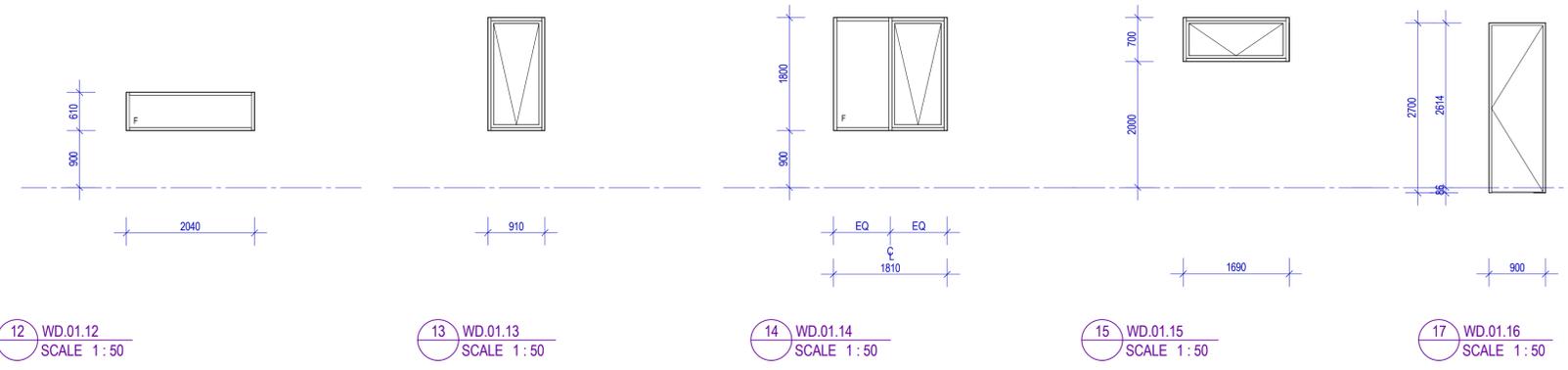
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9 WD.01.09
SCALE 1:50

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SCALE 1:50

11 WD.01.11
SCALE 1:50



12 WD.01.12
SCALE 1:50

13 WD.01.13
SCALE 1:50

14 WD.01.14
SCALE 1:50

15 WD.01.15
SCALE 1:50

17 WD.01.16
SCALE 1:50

WINDOW SCHEDULE

- ALL TYPES NOTED ON FLOOR PLANS & ELEVATIONS, ALL QUANTITIES OF EACH TYPE REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. REFER FLOOR PLANS FOR TYPE LOCATIONS
 - ALL WINDOWS TO BE SITE MEASURED PRIOR TO MANUFACTURE. WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT. REFER TO ARCHITECTURAL FLOOR PLANS FOR WINDOW LOCATIONS AND QUANTITIES
 - NOTE DIMENSIONS INDICATED TO WINDOW SCHEDULE ARE OVERALL WALL OPENING SIZES. EXACT WINDOW FRAME SIZES TO BE SITE MEASURED TO OPENINGS TO DETERMINE OFFSET/TOLERANCE REQUIREMENTS.
 - PROPOSED COMMERCIAL GRADE ALUMINIUM FRAMED WINDOWS & DOORS. ALL PROPOSED GLAZING AND GLAZING ASSEMBLIES WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288-2021 AND/OR AS2047-2014 AS APPROPRIATE. PERFORMANCE SPECIFICATION IN ACCORDANCE WITH THE ENERGY EFFICIENCY REPORT
 - PROVIDE PROTECTION TO BEDROOM WINDOWS WHERE THE FLOOR BELOW THE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR THE WINDOW MUST BE PROTECTED WITH THE FOLLOWING:
 - A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING NOT TO PERMIT A 125mm SPHERE TO PASS THROUGH; OR
 - A SCREEN WITH SECURE FITTINGS CAPABLE OF RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED BY DEVICE OR SCREEN PROTECTING THE OPENING; AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS REMOVABLE, UNLOCKED OR OVERRIDDEN.
 - FG - DENOTES FIXED GLASS
 - OG - DENOTES 1700H SANDBLASTED OR ACID ETCHED MANUFACTURED FIXED OBSCURE GLAZING TO LOCATIONS NOMINATED
 - RW - DENOTES RESTRICTED WINDER TO 125mm OPENING - RESTRICTING WINDOW MUST RESIST HORIZONTAL FORCE OF 250N. REFER TO WINDOW NOTES POINT 5. FOR ADDITIONAL GLAZING AND FRAME REQUIREMENTS TO BEDROOMS
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- SHUGG - DENOTES SASHLESS DOUBLE HUNG SASHES (COUNTER BALANCED)
 - AC - DENOTES ALUMINIUM CAPPING TO WINDOW SUPPORT (REFER DETAIL)

Recent revision history	Notes & Legend
# Status Description Date	Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.

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Project
23 MOORLANDS ROAD,
HECTORVILLE

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Project number

Size check
25mm

Sheet size A1

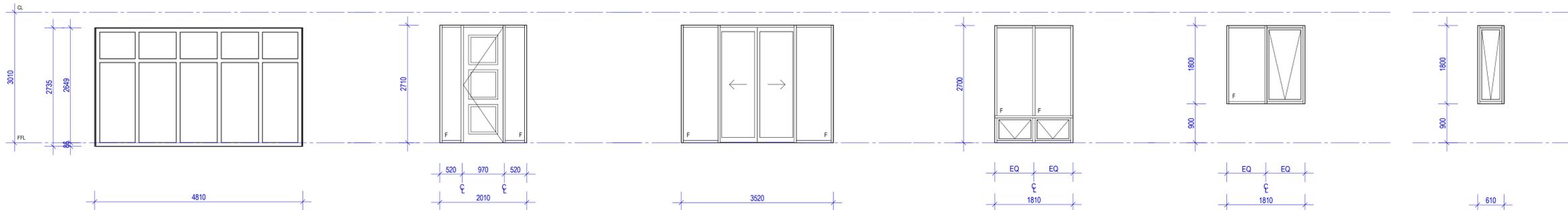
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WINDOW SCHEDULE D1

Sheet number
2206

Revision

Status
CONSULTANTS ISSUE



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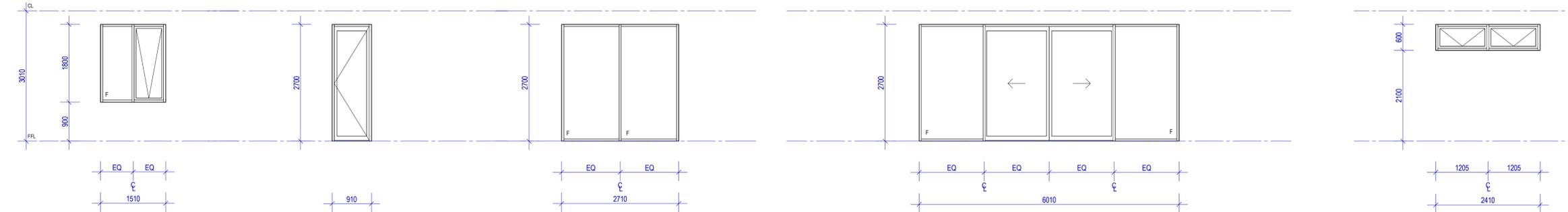
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4 WD.02.04
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SCALE 1:50

6 WD.02.06
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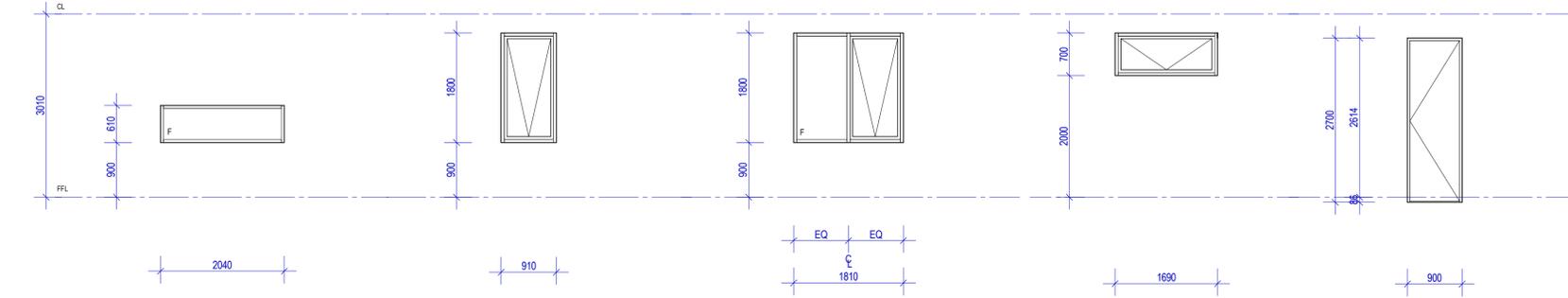
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SCALE 1:50

13 WD.02.13
SCALE 1:50

14 WD.02.14
SCALE 1:50

15 WD.02.15
SCALE 1:50

16 WD.02.16
SCALE 1:50

WINDOW SCHEDULE

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 - AC - DENOTES ALUMINIUM CAPPING TO WINDOW SUPPORT (REFER DETAIL)

Recent revision history	Notes & Legend
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Project
23 MOORLANDS ROAD,
HECTORVILLE

Client

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Project number

Size check

25mm

Scale

As indicated

Checked Approver A1

Sheet title
WINDOW SCHEDULE D2

Sheet number
2207

Revision

Status
CONSULTANTS ISSUE

1 : 100 SCALE
D2/CL 1



ROOFING NOTES 'TYPICAL'

1. 90mm DIAMETER UPVC DOWNPIPES (DP) & ASSOCIATED SPREADERS (S) WHERE INDICATED THROUGHOUT COLOUR:
2. ENSURE ADDITIONAL BOX GUTTER SUPPORT AT 450CENTRS FOR FULL EXTENT.
3. ALL BOX GUTTERS AS PER ENGINEERS ROOF DRAINAGE DESIGN
4. GUTTER SUMPS (GS) - AS PER ENGINEERS ROOF DRAINAGE DESIGN.
5. RAINHEAD (RWH) SIZE REFER ENGINEERS DESIGN CALCULATIONS
6. 0.5° PITCH ROOF EXTENTS: PROPOSED ROOF DECKING TO BE FIELDERS KINGKLIP 700 DECKING & ASSOCIATED FLASHINGS COLOUR:
7. 6° - 35° PITCH ROOF EXTENTS: PROPOSED ROOF DECKING TO BE CUSTOM ORB DECKING & ASSOCIATED FLASHINGS COLOUR:
8. FASCIA GUTTER: 150 DIAM. HALF ROUND FASCIA GUTTER ON TIMBER FASCIA. COLOUR: ENSURE SELECTED EAVES GUTTERS INSTALLED WITH CONTROLLED BACK GAP - GUTTER MUST HAVE A 10mm MIN. SPACER PERMANENTLY INSTALLED BETWEEN THE BACK FACE OF THE GUTTER AND THE FASCIA. SPACER MUST BE INSTALLED AT EVERY BRACKET. THE BACK OF THE GUTTER MUST BE INSTALLED A MIN. 10mm BELOW THE TOP OF THE FASCIA.
9. **OF** - DENOTES 90MM VERTICAL STANDPIPE TO SIT 50MM ABOVE BASE OF BOX GUTTER AND EXTEND 20MM BELOW FINISHED EAVE LINING TO ALLOW FOR OVERFLOW PROVISIONS TO BOX GUTTER WHEREBY A RAINHEAD /OVERFLOW HAS NOT BEEN INDICATED
10. PROVIDE INSPECTION POINT WITH SELECTED CAP TO FINISH FLUSH WITH PAVING LEVEL TO ALL CONCEALED DOWNPIPES IN ACCORDANCE WITH AS3500.3. INSPECTION OPENING TO HAVE A NOMINAL SIZE OF NOT LESS THAN THE NOMINAL DIAMETER OF THE DOWNPIPE
11. PROPRIETARY DEKTITE FLASHINGS TO ALL ROOF SHEET PENETRATIONS
12. ROOF SPACE TO BE VENTILATED VIA A WHIRLYBIRD LOCATED NEAR RIDGE / HIGHEST POINT OF ROOF SPACE AND REMAINDER BY EAVE VENTS IN ACCORDANCE WITH BCA-P2.4.5
13. BOX GUTTER, RAIN HEAD, SUMP, OVERFLOW & DOWNPIPE SHALL COMPLY WITH AS/NZS 3500.3
14. EAVES GUTTERS WILL BE PROVIDED WITH CONTINUOUS OVERFLOW PROVISIONS IN ACCORDANCE WITH BCA-TABLE 7.4.4A AND BOX GUTTERS WITH DEDICATED OVERFLOW PROVISIONS IN ACCORDANCE WITH BCA-TABLE 7.4.4B
15. SARKING MATERIALS USED IN THE ROOF IS TO ACHIEVE A FLAMMABILITY INDEX NOT GREATER THAN 5.

Recent revision history			Notes & Legend Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
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Project number

Size check
25mm

Sheet size
A1

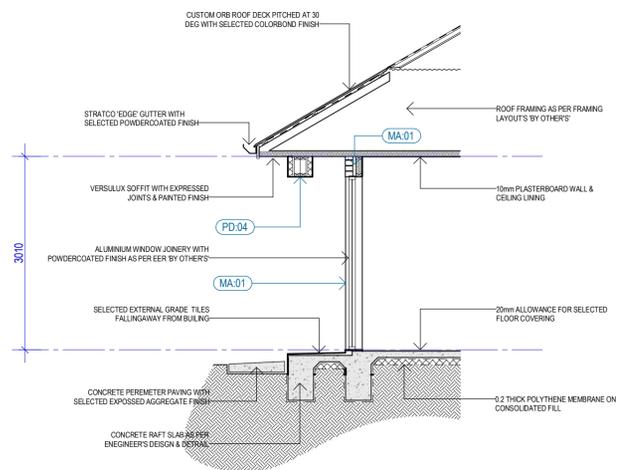
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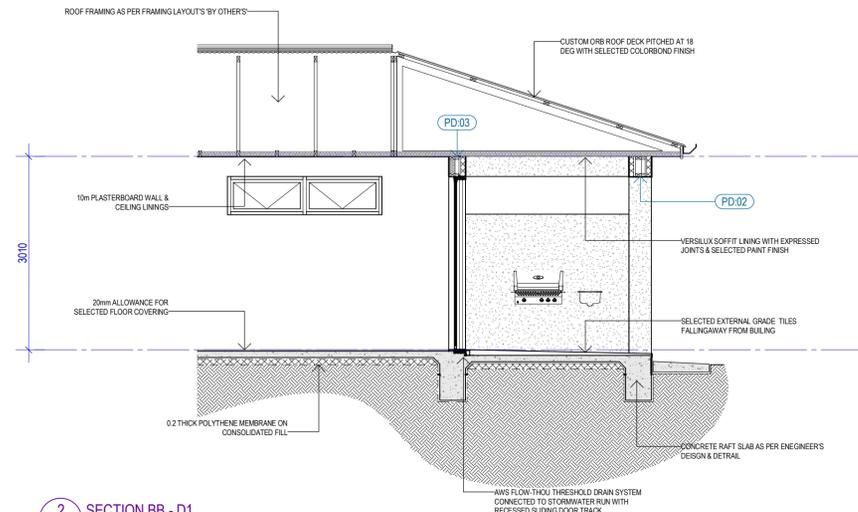
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Revision

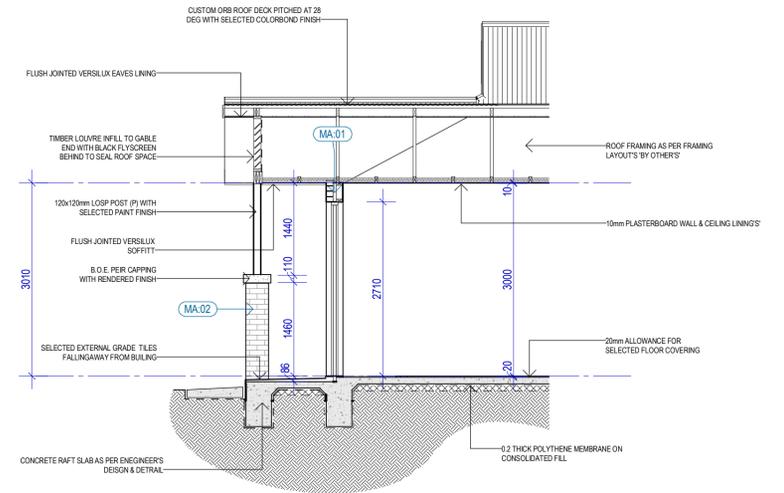
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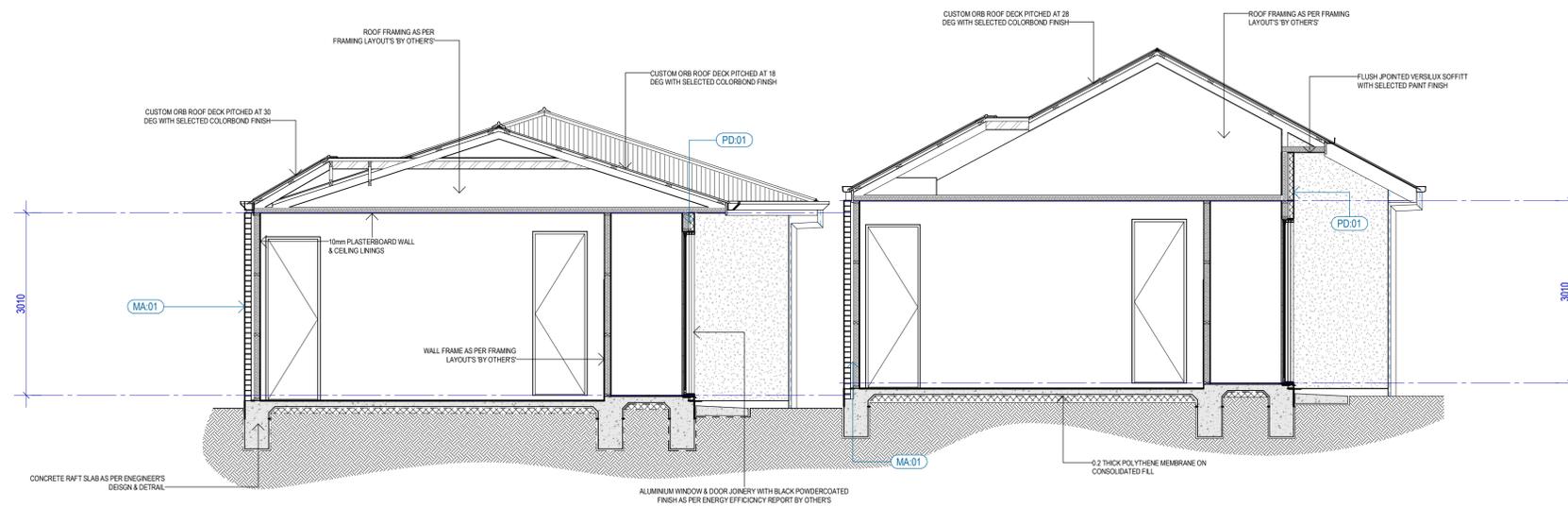
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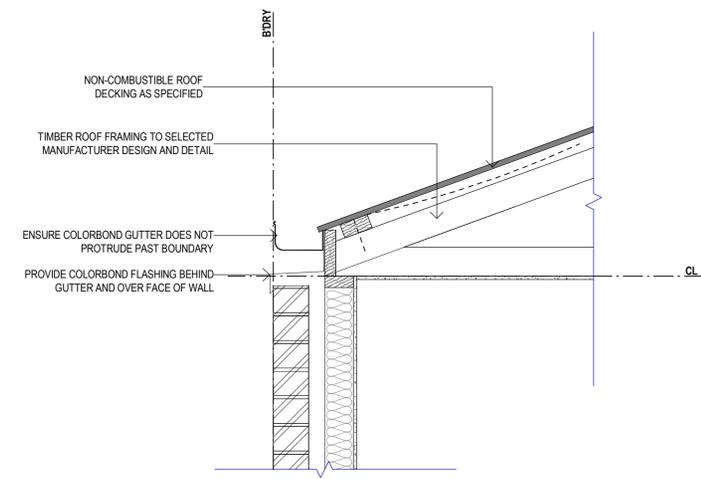
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3 SECTION CC - D2
SCALE 1:50



4 SECTION DD - D1 & D2



5 BDRY GUTTER
SCALE 1:10

Recent revision history	Notes & Legend
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G D'ANDREA ARCHITECTS PTY LTD
Project number
Size check
25mm
Scale
As indicated

Sheet title
SECTIONS

Sheet number
2209

Revision
CONSULTANTS ISSUE

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au.

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have, we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

Land and Business (Sale and Conveyancing) Act 1994 - section 24B

*Land and Business (Sale and Conveyancing) Regulations 2010 -
regulation 21*

Warning notice

Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following;

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.