

⚠ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

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Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

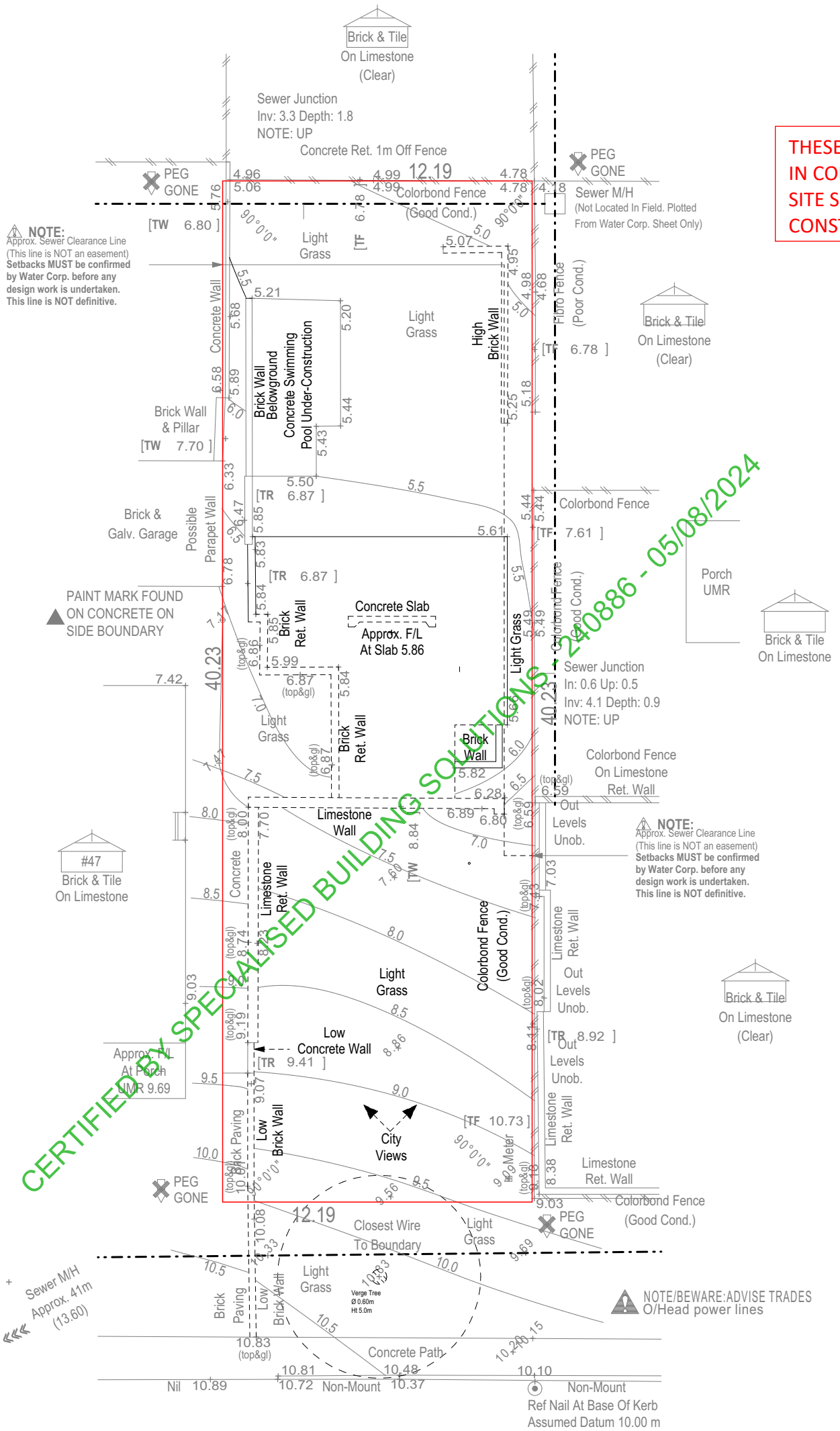
⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DASHED

Specialised Building Solutions
Stress Free Building Approvals

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

⚠ NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

LOT MISCLOSE
0.000 m

Scale 1:200
0 2 4 6 8

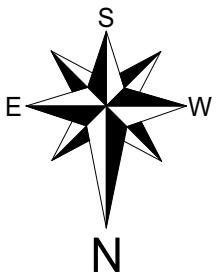
Project Information
Client Name
CIVCON
Project No. **101**
Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information
Drawing Type
WORKING DRAWING
Drawing Name
EXISTING SITE PLAN
Date **30/07/2024**
Scale **1:200**
Sheet Size **A3**
Sheet No. **1 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU



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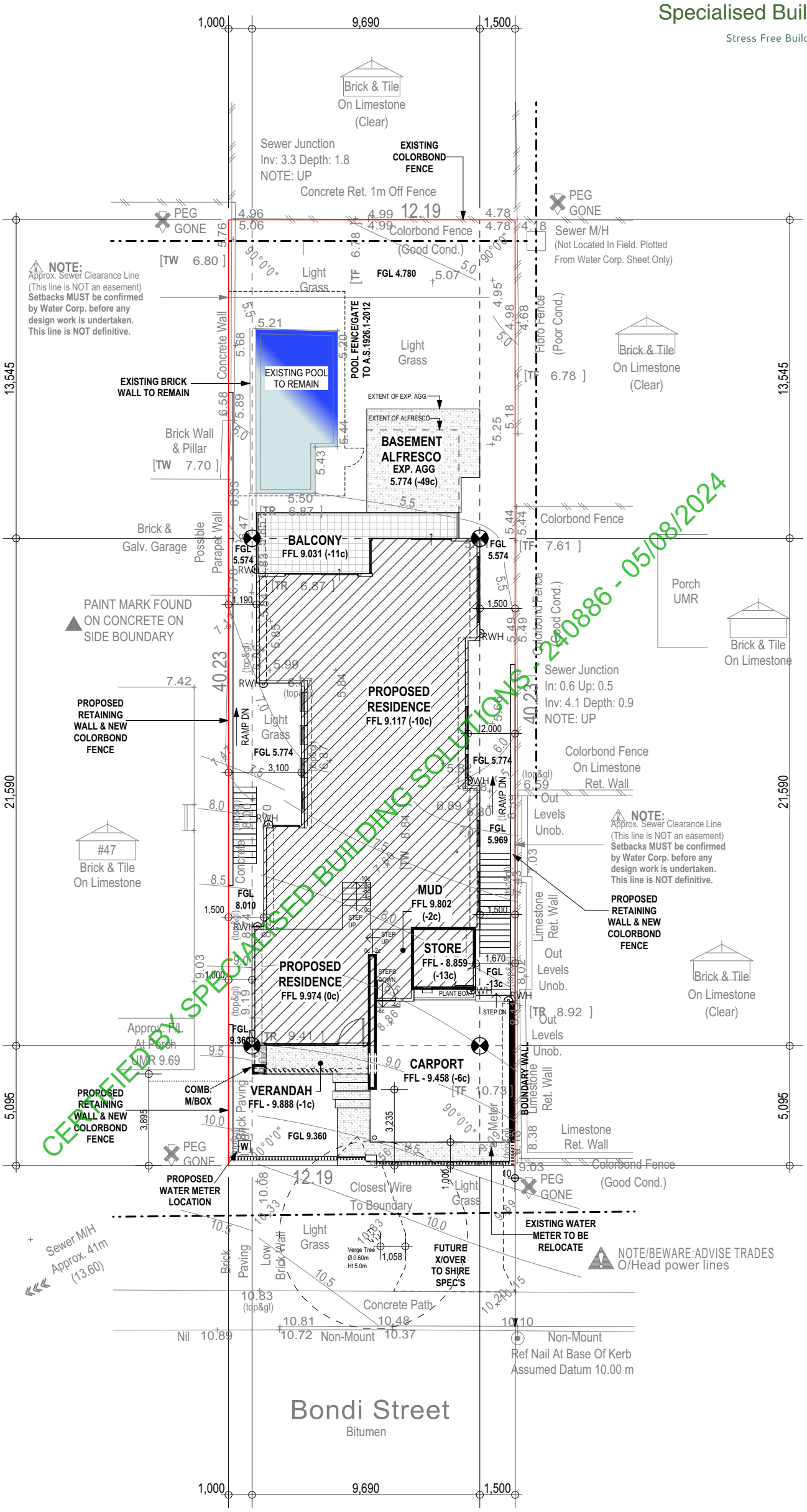
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

SITE COVER CALC'S.	
R-CODE:	R20
SITE AREA:	490.40m²
SITE COVER (ENCLOSED AREA)	
GROND FLOOR:	167.54m²
VER'DAH 1:	5.93m²
STORE:	7.29m²
C'PORT (PARTIAL):	22.18m²
TOTAL:	**202.94m², 41.38%**
(OPEN SPACE:	287.46m², 58.62%)

⚠ NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

LOT MISCLOSE
0.000 m

Scale 1:200
0 2 4 6 8

Project Information
Client Name
CIVCON
Project No. **101**
Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information
Drawing Type
WORKING DRAWING
Drawing Name
SITE PLAN
Date **30/07/2024**
Scale **1:200**
Sheet Size **A3**
Sheet No. **2 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

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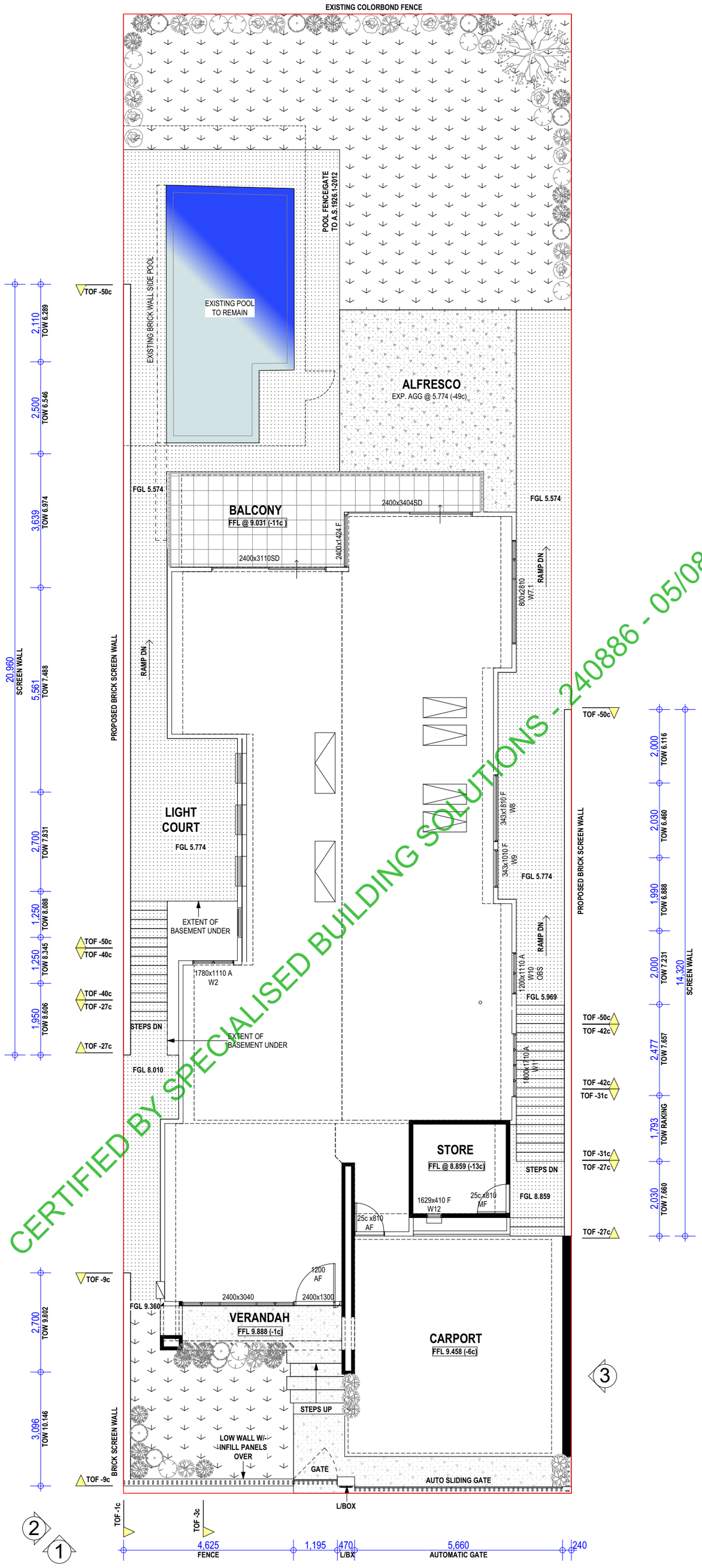
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
HARDSCAPE PLAN

Date **30/07/2024**
Scale **1:100**
Sheet Size **A2**
Sheet No. **3 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX

DE VRIES | DESIGNS

REVISION	DESCRIPTION	BY	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	SD	31.01.2

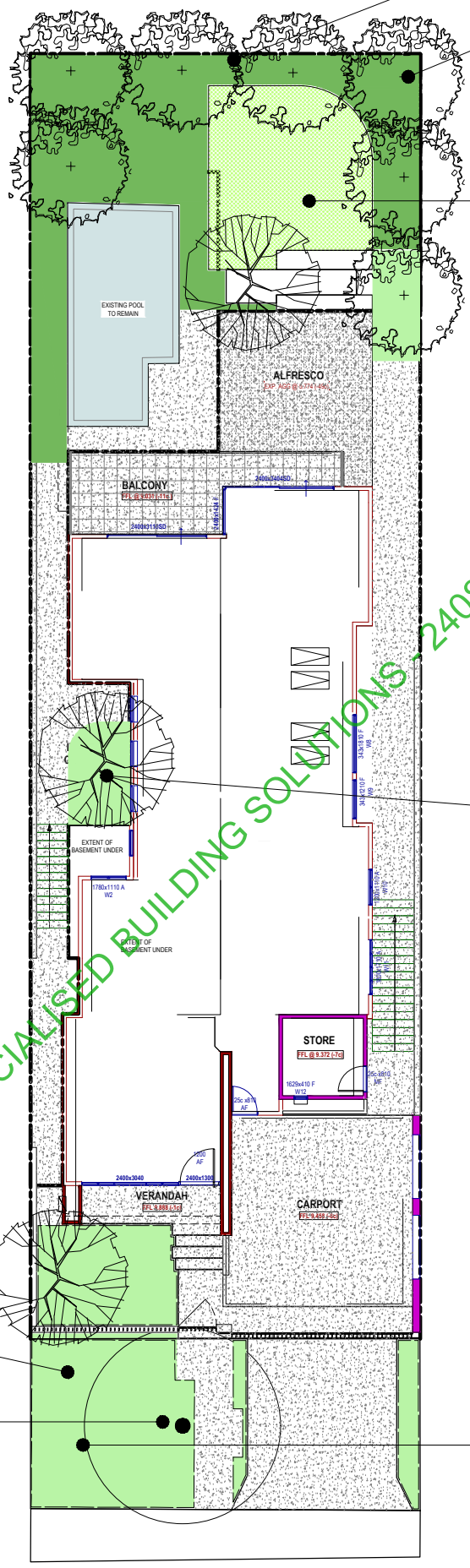
LANDSCAPE NOTES

SOILS & SURFACES
1. FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
2. EXISTING SOILS TO BE PLANTED SHALL BE IMPROVED WITH 50MM OF APPROVED ORGANIC SOIL CONDITIONER CULTIVATED TO A MINIMUM DEPTH OF 200MM.
3. PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 50MM.

PLANTING & TREES
1. TREES SHALL BE STAKED WITH 3No. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
2. TREES PLANTED WITH IN 1000MM OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3. PLANTS TO BE SETOUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.

TURF
1. TURF SHALL BE INSTANT 'SOFT LEAF BUFFALO' AS SUPPLIED BY COMPLETE TURF SUPPLIED UNLESS OTHERWISE NOTED.

IRRIGATION
1. WATER SOURCE – MAINS
2. IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHERS TO ALL PLANTED AREAS.
3. IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE.
4. IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED IN MAINTENANCE OR STORAGE SHED.
5. IRRIGATION TO LANDSCAPE WITHIN COMMON AREAS SHALL RUN FROM A COMMON WATER AND POWER SERVICE, IRRIGATION TO INDIVIDUAL LOTS TO BE SERVICED INDEPENDENTLY.
6. PLANTING TO BE IRRIGATED WITH NETAFIM TECHLINE TO MANUFACTURERS SPECIFICATION.
7. TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
8. AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.



BOUNDARY PLANTING TO PROVIDE PRIVACY
LAURUS NOBILIS,
SYZYGIUM HINTERLAND GOLD
LILLY PILLY (500MM SPACINGS)
NUMBERS TO BE DETERMINED ONSITE

7 X 100 LTR TRISTANIOPSIS
LAURINA TREES TO PROVIDE SHADE

SELECTED LAWN TO BE WATER-WISE
IRRIGATION SYSTEM TO BE DESIGNED FOR NEW
GARDEN AND TURF AREAS
AS PER WATER CORPORATION REQUIREMENTS

3 X 100 LTR TREES TO PROVIDE SHADE

THESE PLANS TO BE READ
IN CONJUNCTION WITH
SITE SPECIFIC
CONSTRUCTION NOTES

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

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VERGE PLANTING TO BE MAINTAINED TO
ALLOW FOR GOOD VISION TO DRIVEWAY

EXISTING VERGE TREE

ADDITIONAL INFILL PLANTING TO BE 50%
NATIVE PLANTS.
SELECTED PLANTS TO BE WATERWISE

01
101
LANDSCAPE PLAN
SCALE 1:200@ A3

Project Information
Client Name
CIVCON
Project No. **101**
Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information
Drawing Type
WORKING DRAWING
Drawing Name
LANDSCAPING PLAN
Date **30/07/2024**
Scale **1:1**
Sheet Size **A3**
Sheet No. **4 of 32**

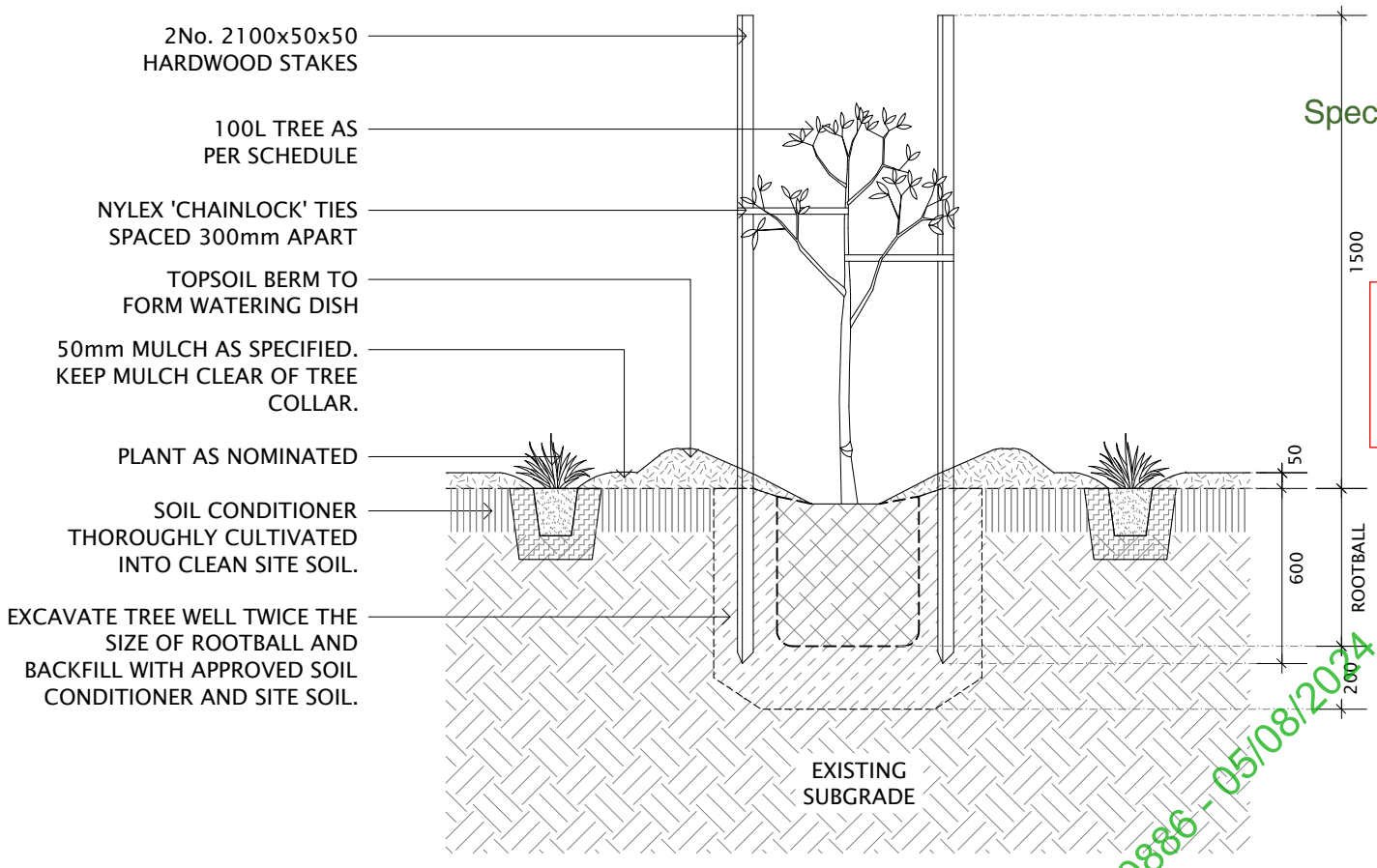
Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

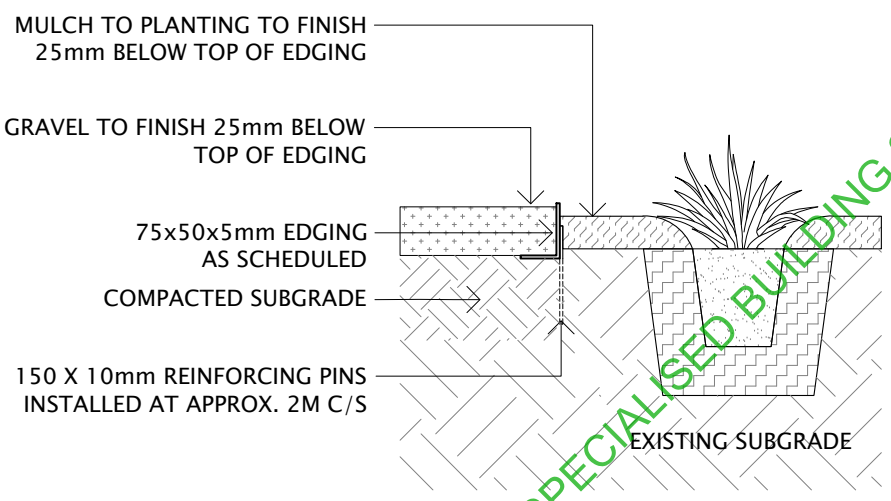
PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DE VRIES | DESIGNS

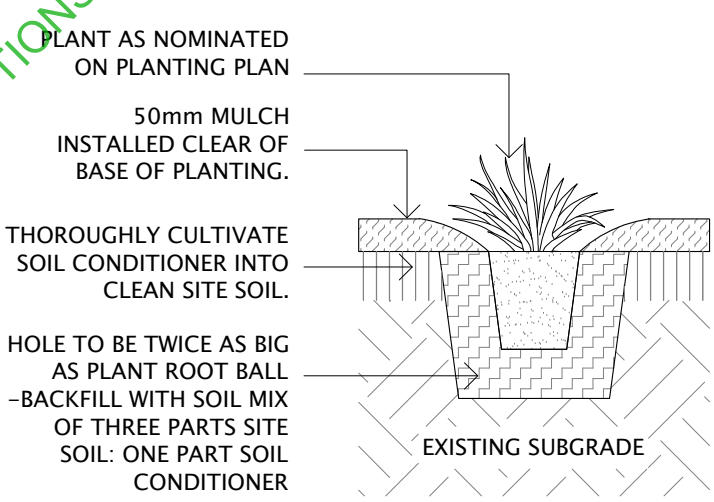
REVISION	DESCRIPTION	BY	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	SD	31/01/24



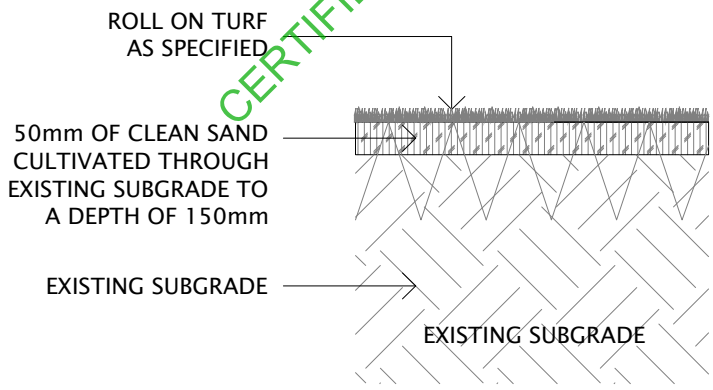
01/102 TREE DETAIL



02/102 STEEL/ALUMINIUM EDGING



03/102 PLANTING



04/102 TURF

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THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

LANDSCAPE NOTES

SOILS & SURFACES
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2. EXISTING SOILS TO BE PLANTED SHALL BE IMPROVED WITH 50MM OF APPROVED ORGANIC SOIL CONDITIONER CULTIVATED TO A MINIMUM DEPTH OF 200MM.
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6. PLANTING TO BE IRRIGATED WITH RIDGED RISERS TO REAR/NETAFIM TECHLINE TO FRONT CAR PARK
TO MANUFACTURERS SPECIFICATION.
7. TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
8. AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.

CIVCON WA
49 BONDI STREET HAWTHORN

CLIENT	CIVCON WA		
DESIGNED	SD	DRAWING TITLE	
DRAWN	SD	LANDSCAPE DETAILS	
CHECKED	SD	DRAWING No.	REVISION
SCALE	NO SCALE	275-LS-102	A

Project Information
Client Name **CIVCON**
Project No. **101**
Project Address **#49 BONDI STREET, MOUNT HAWTHORN**

Project Information
Drawing Type **WORKING DRAWING**
Drawing Name **LANDSCAPING DETAILS**
Date **30/07/2024**
Scale **1:1.1587**
Sheet Size **A3**
Sheet No. **5 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX

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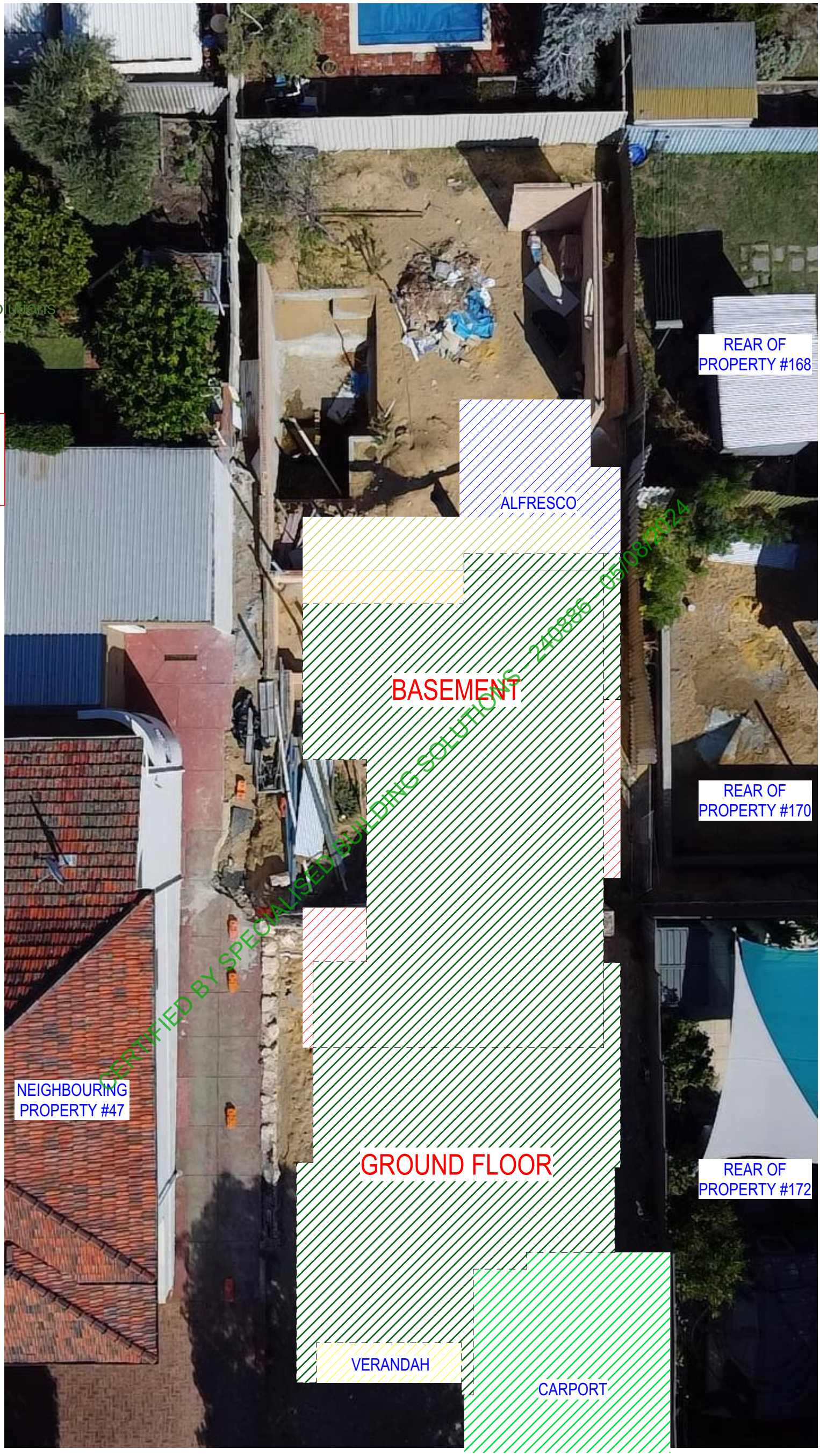
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
LOCATION/SETOUT

Date **30/07/2024**
Scale
Sheet Size **A3**
Sheet No. **6 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

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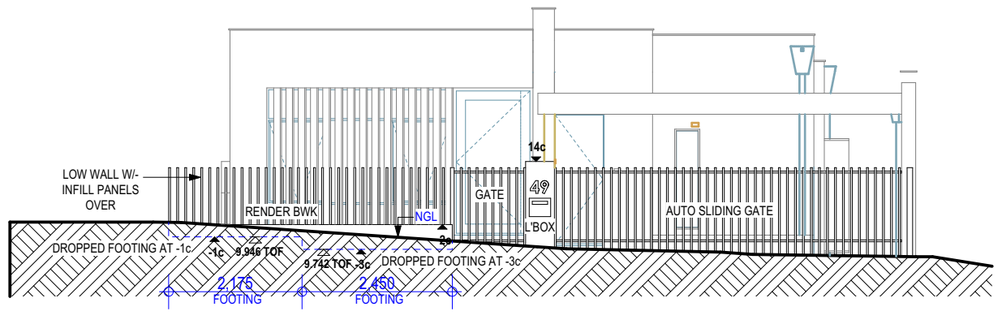
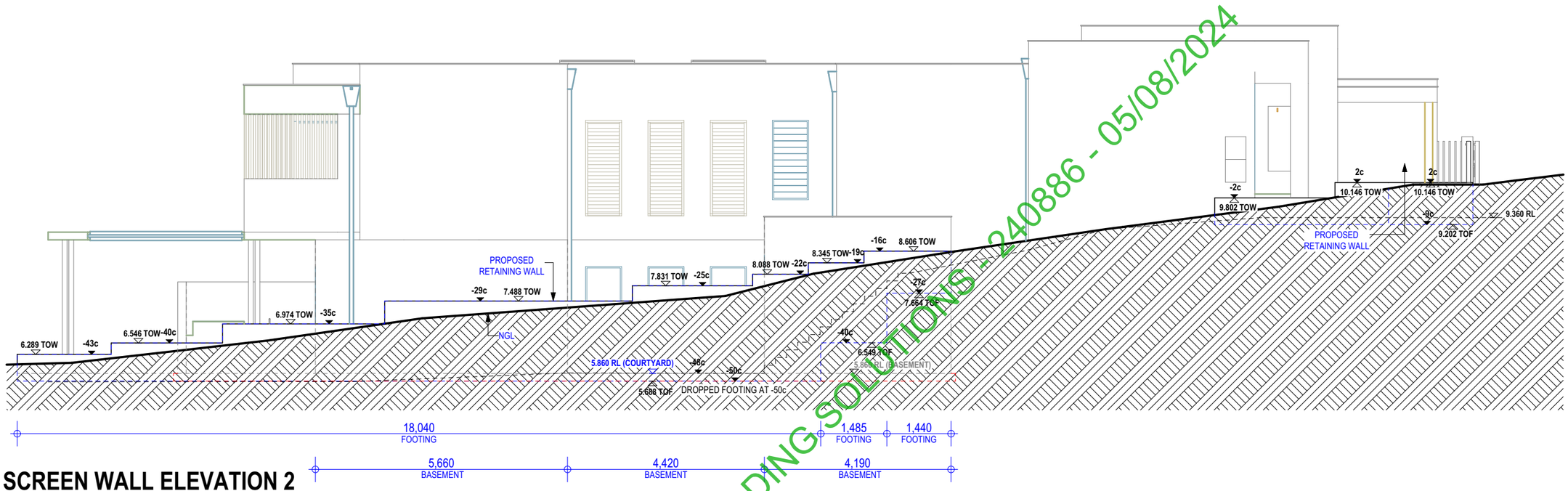
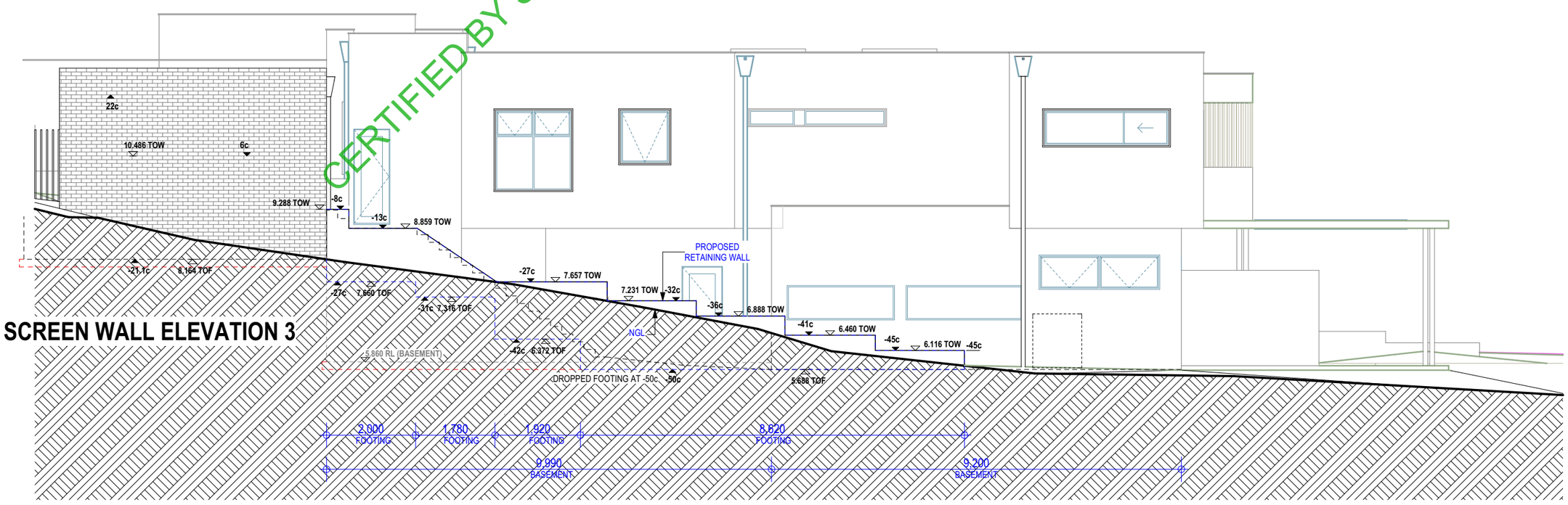


SCREEN WALL ELEVATION 1



SCREEN WALL ELEVATION 2



SCREEN WALL ELEVATION 3

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SCREEN WALL ELEVATION

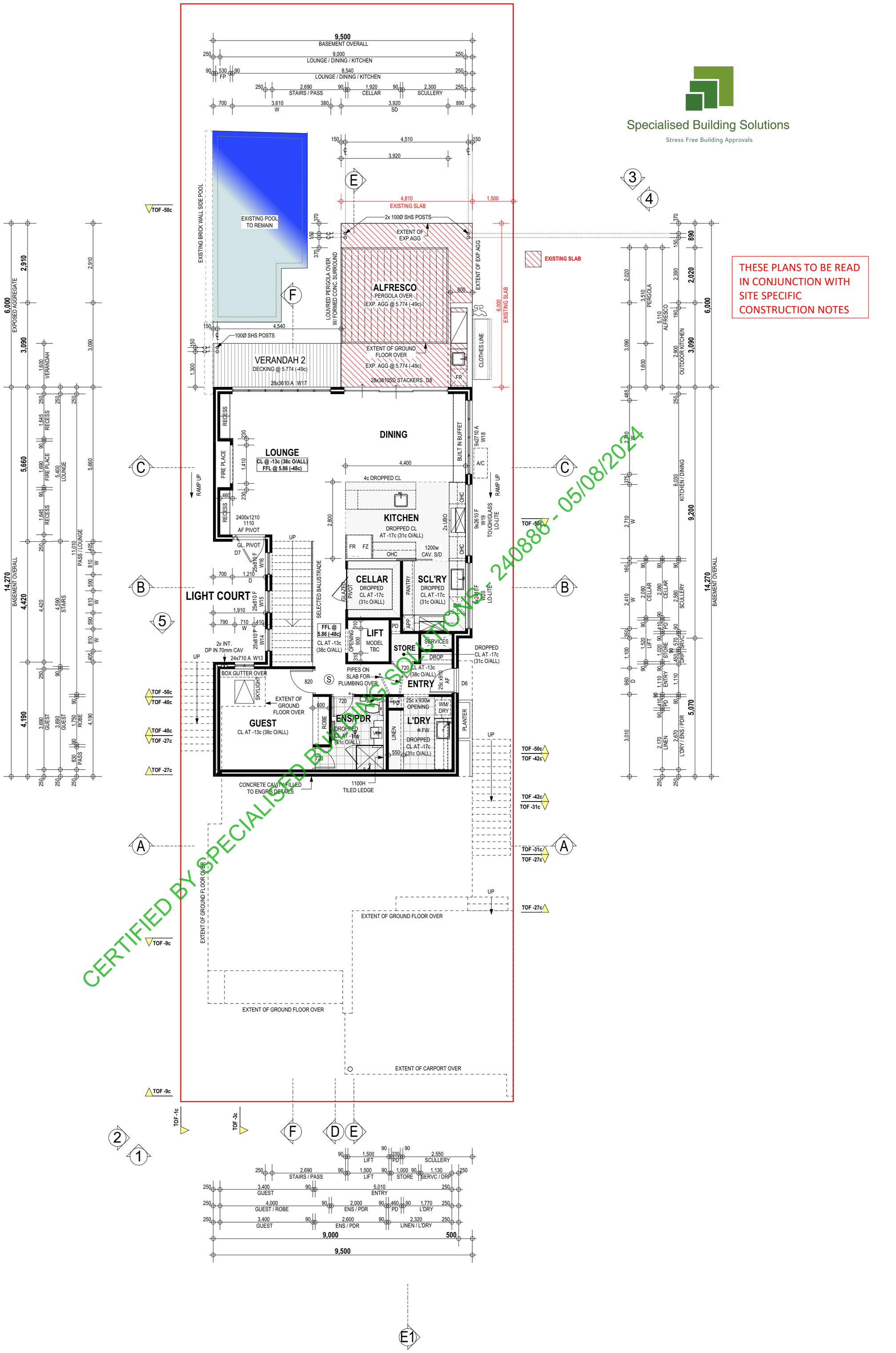
Date 30/07/2024
Scale 1:100
Sheet Size A2
Sheet No. 7 of 32

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX



Specialised Building Solutions

Stress Free Building Approvals

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

AREAS			
FLOOR	NAME	AREA	PERIMETER
Basement			
	BASEMENT	124.59	51.36
	ALFRESCO	28.86	21.62
	VERANDAH 2	7.50	12.92
		160.95 m²	
Ground			
	GROUND FLOOR	166.06	71.58
	CARPORT	36.10	25.91
	BALCONY	16.70	22.42
	STORE	7.29	10.80
	VERANDAH 1	5.93	12.28
		232.08 m²	
		393.03 m²	

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
BASEMENT PLAN

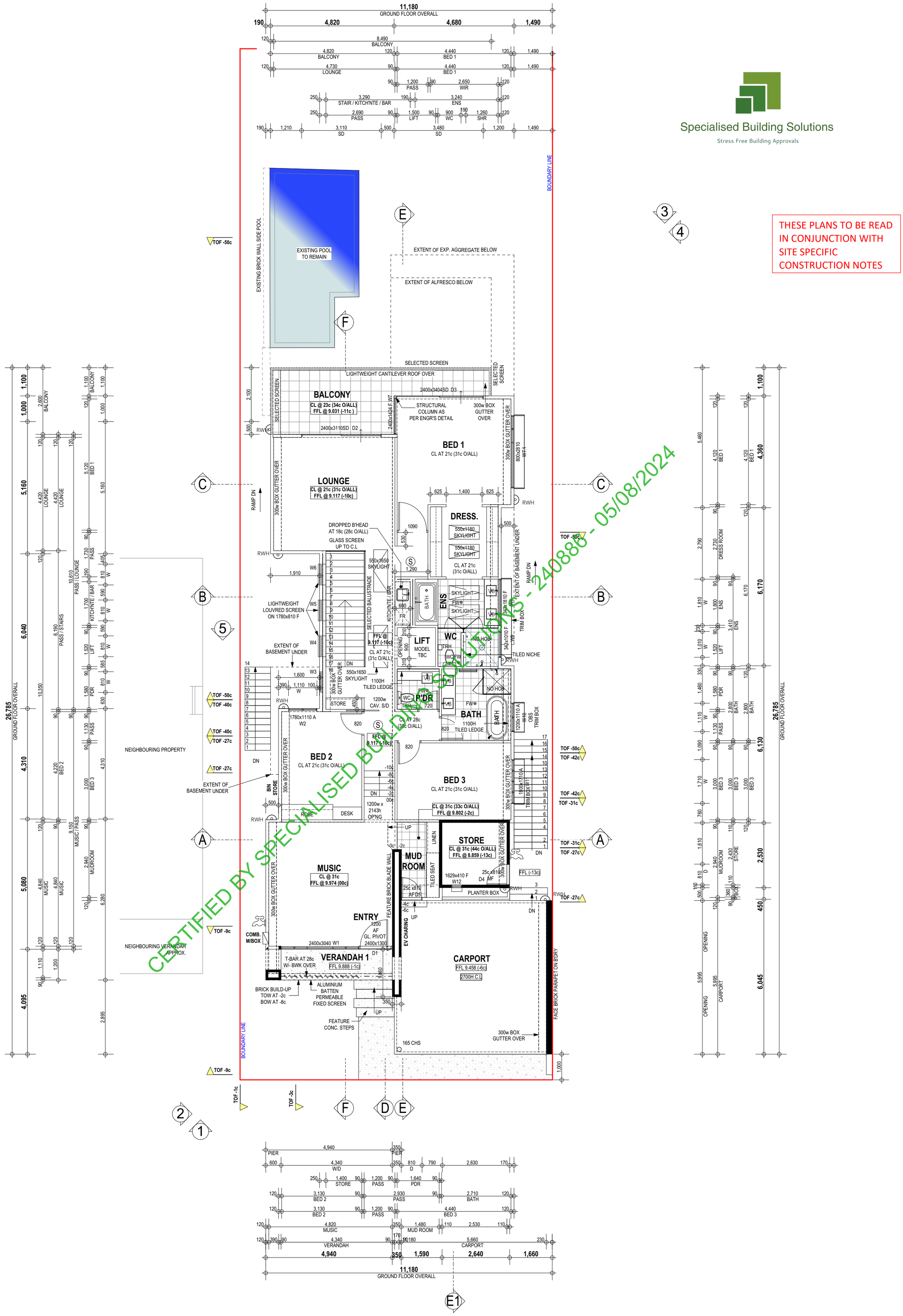
Date **30/07/2024**
Scale **1:100**
Sheet Size **A2**
Sheet No. **8 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX



Specialised Building Solutions

Stress Free Building Approvals

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CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

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FLOOR	NAME	AREA	PERIMETER
Basement			
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	BALCONY	16.70	22.42
	STORE	7.29	10.80
	VERANDAH 1	5.93	12.28
		232.08 m²	
		393.03 m²	

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
GROUND FLOOR PLAN

Date **30/07/2024**
Scale **1:100**
Sheet Size **A2**
Sheet No. **9 of 32**

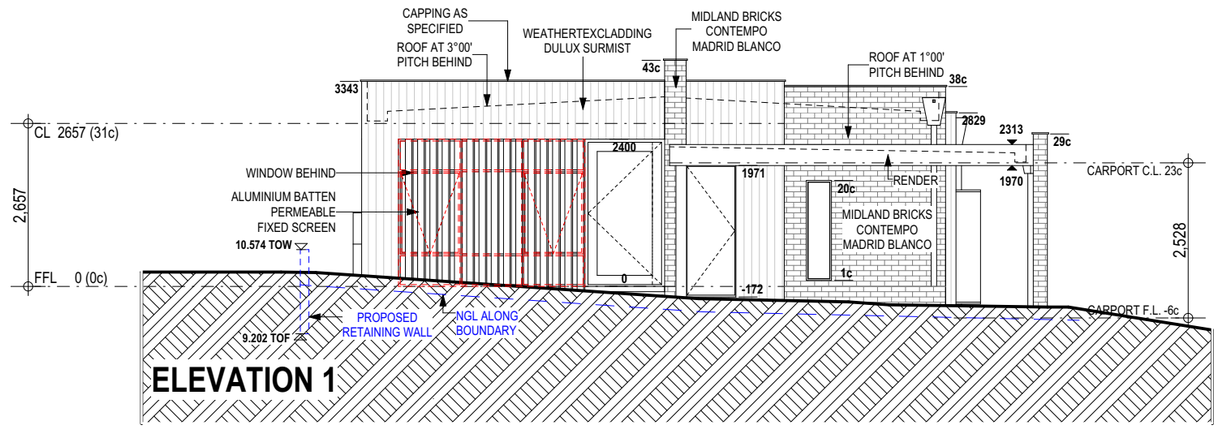
Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX

ROOF COLOUR: COLORBOND SURFMIST



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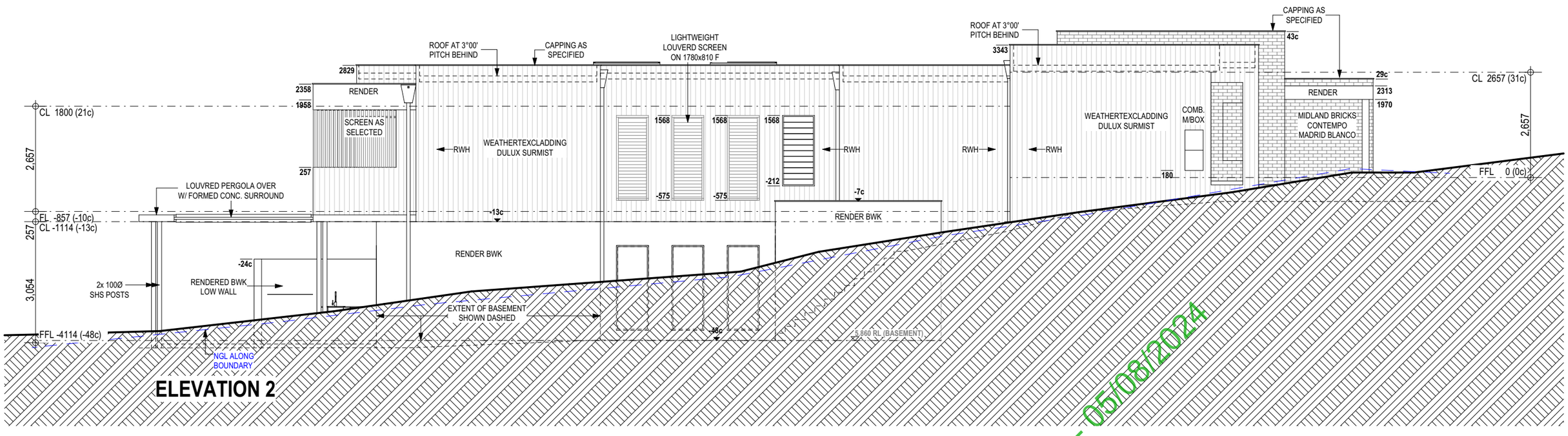

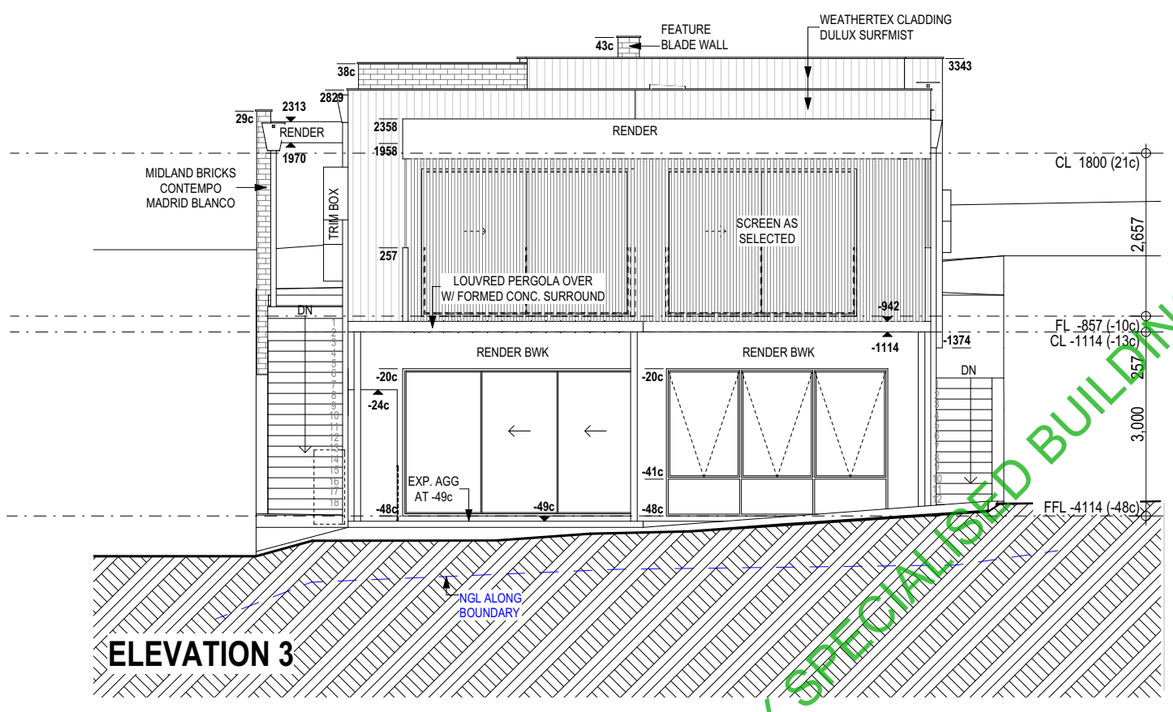

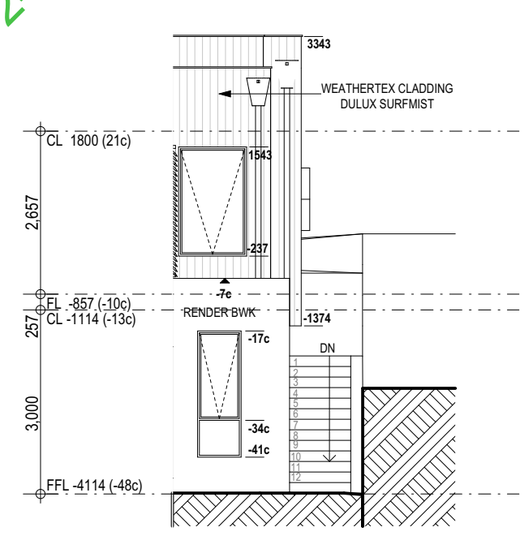

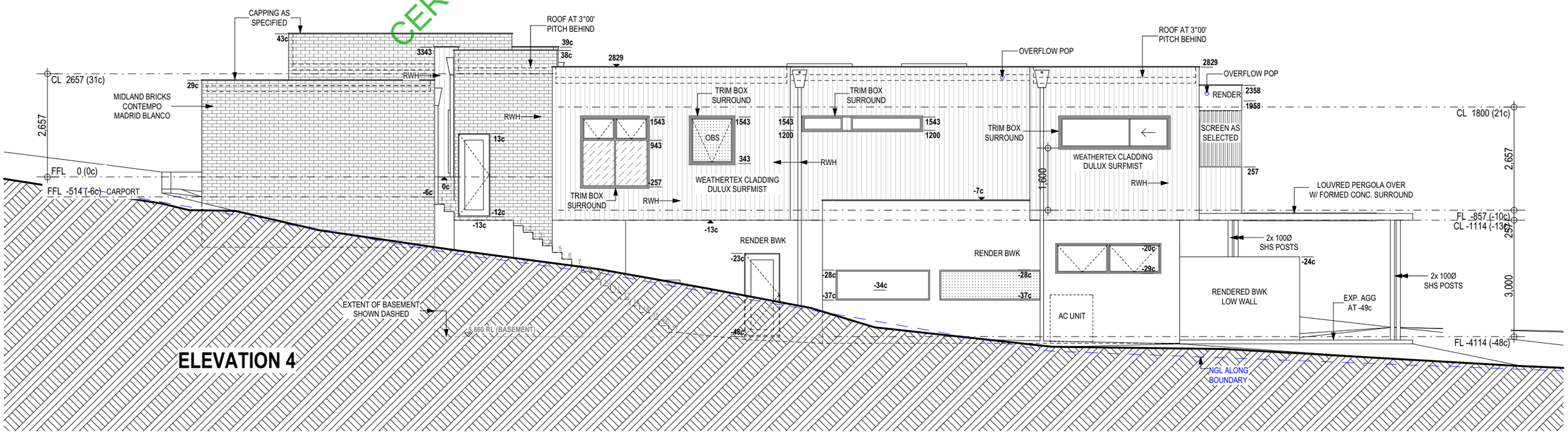

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
ELEVATIONS

Date **30/07/2024**
Scale **1:100**
Sheet Size **A2**
Sheet No. **10 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX

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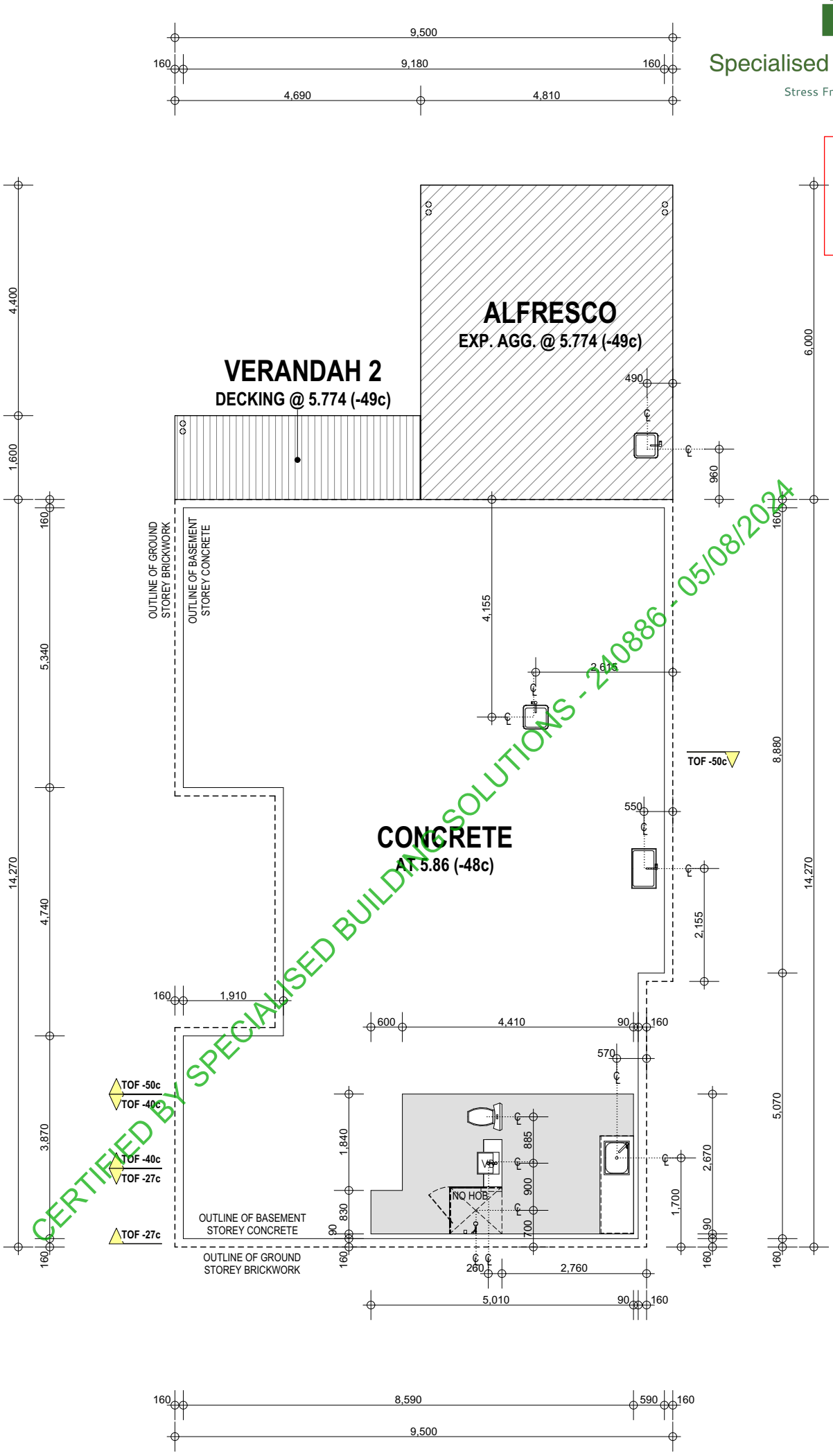
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
BASEMENT SLAB SETOUT

Date **30/07/2024**
Scale **1:100**
Sheet Size **A3**
Sheet No. **11 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

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PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

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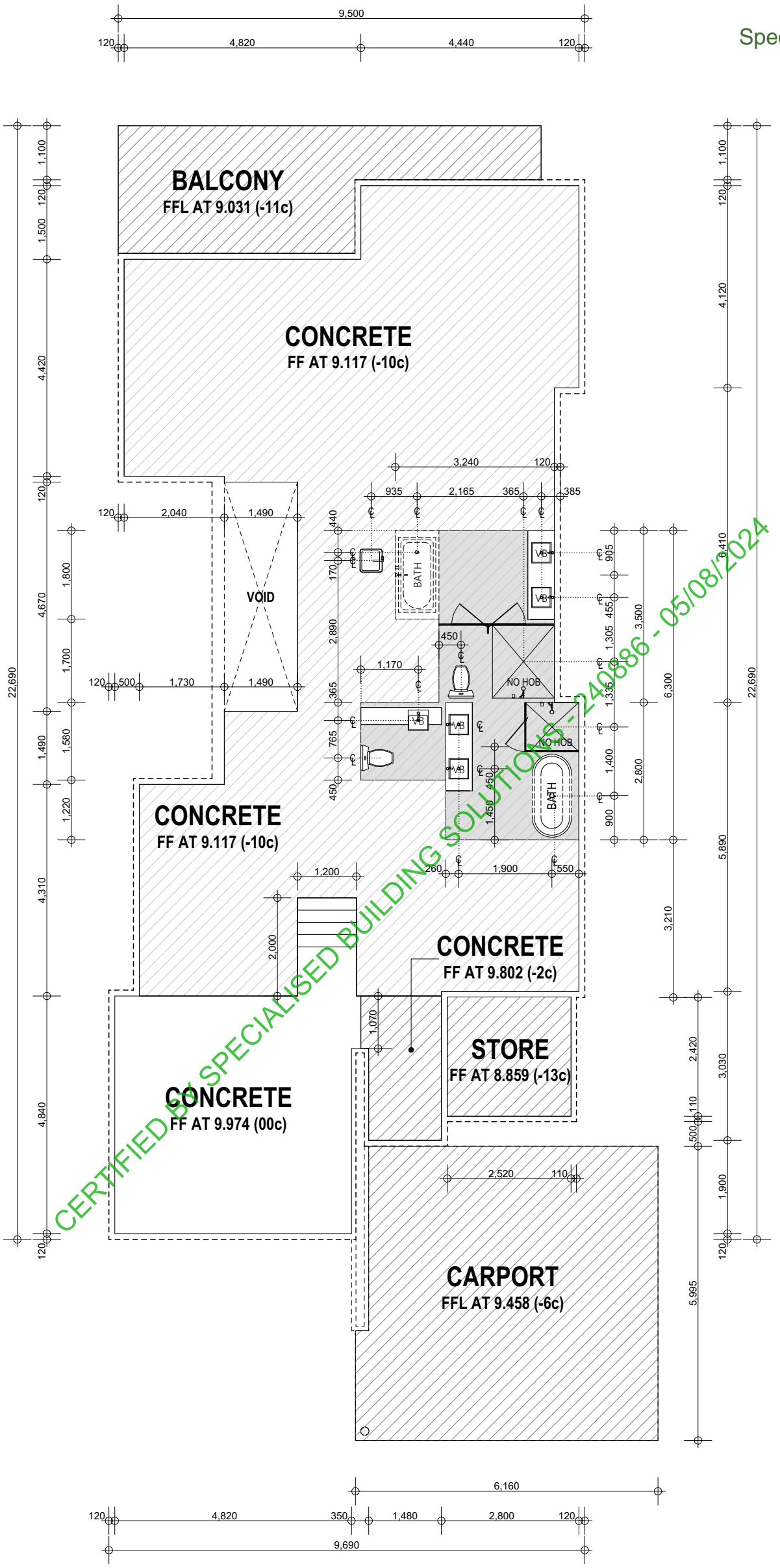
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
GROUND SLAB SETOUT

Date **30/07/2024**
Scale **1:100**
Sheet Size **A3**
Sheet No. **12 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

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THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

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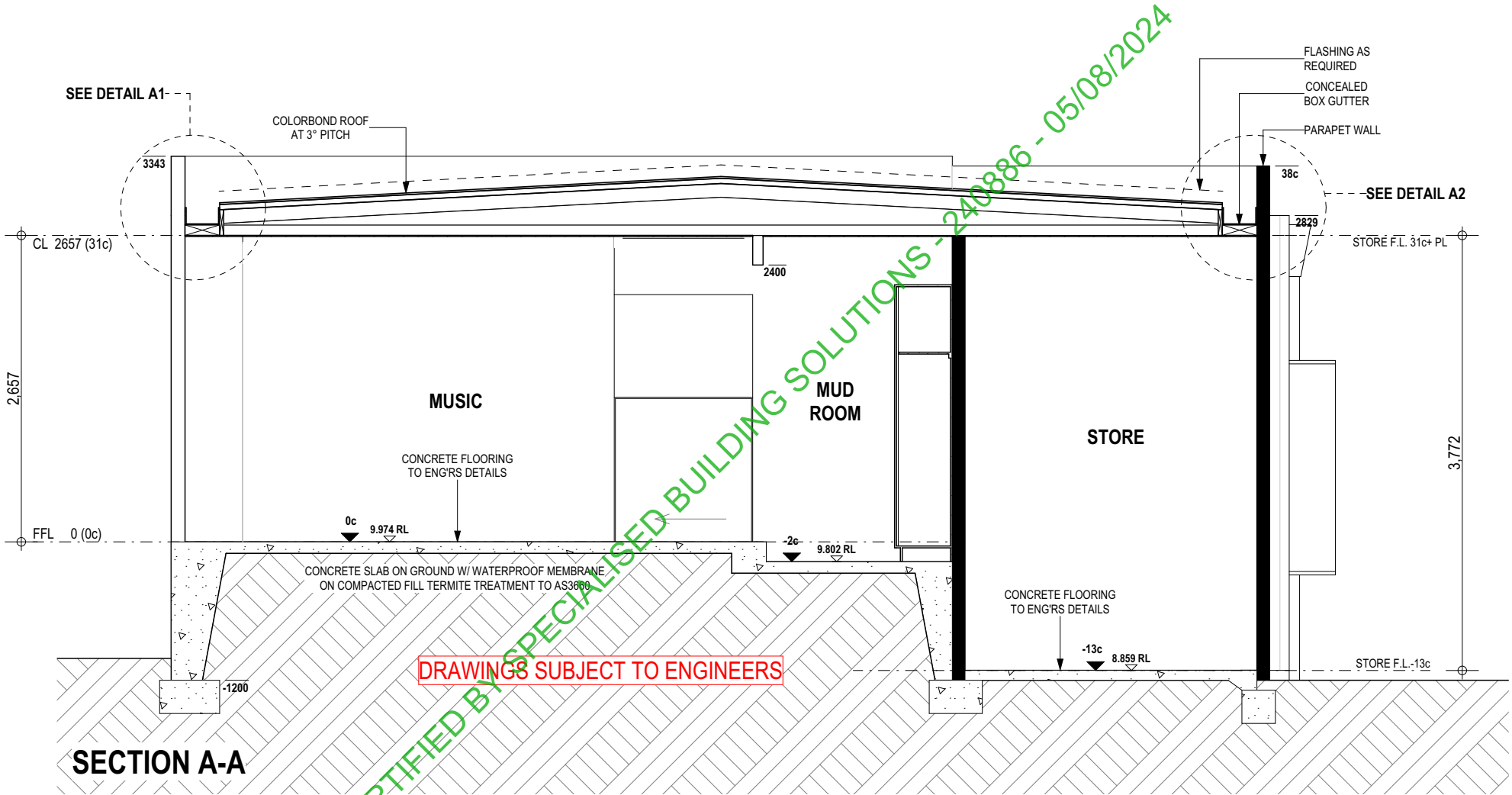

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION A

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **13 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

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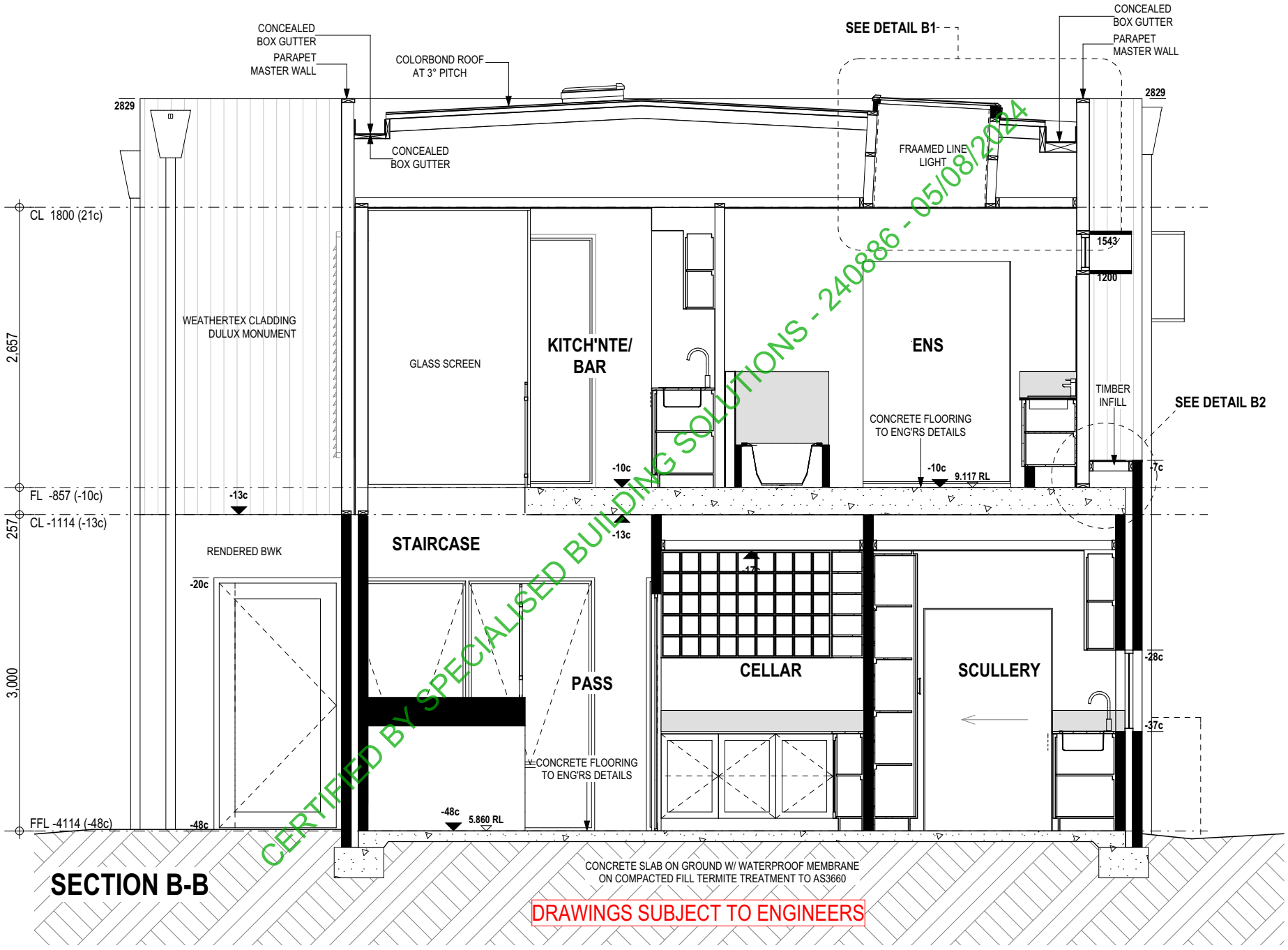
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



SECTION B-B

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

DRAWINGS SUBJECT TO ENGINEERS

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION B

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **14 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

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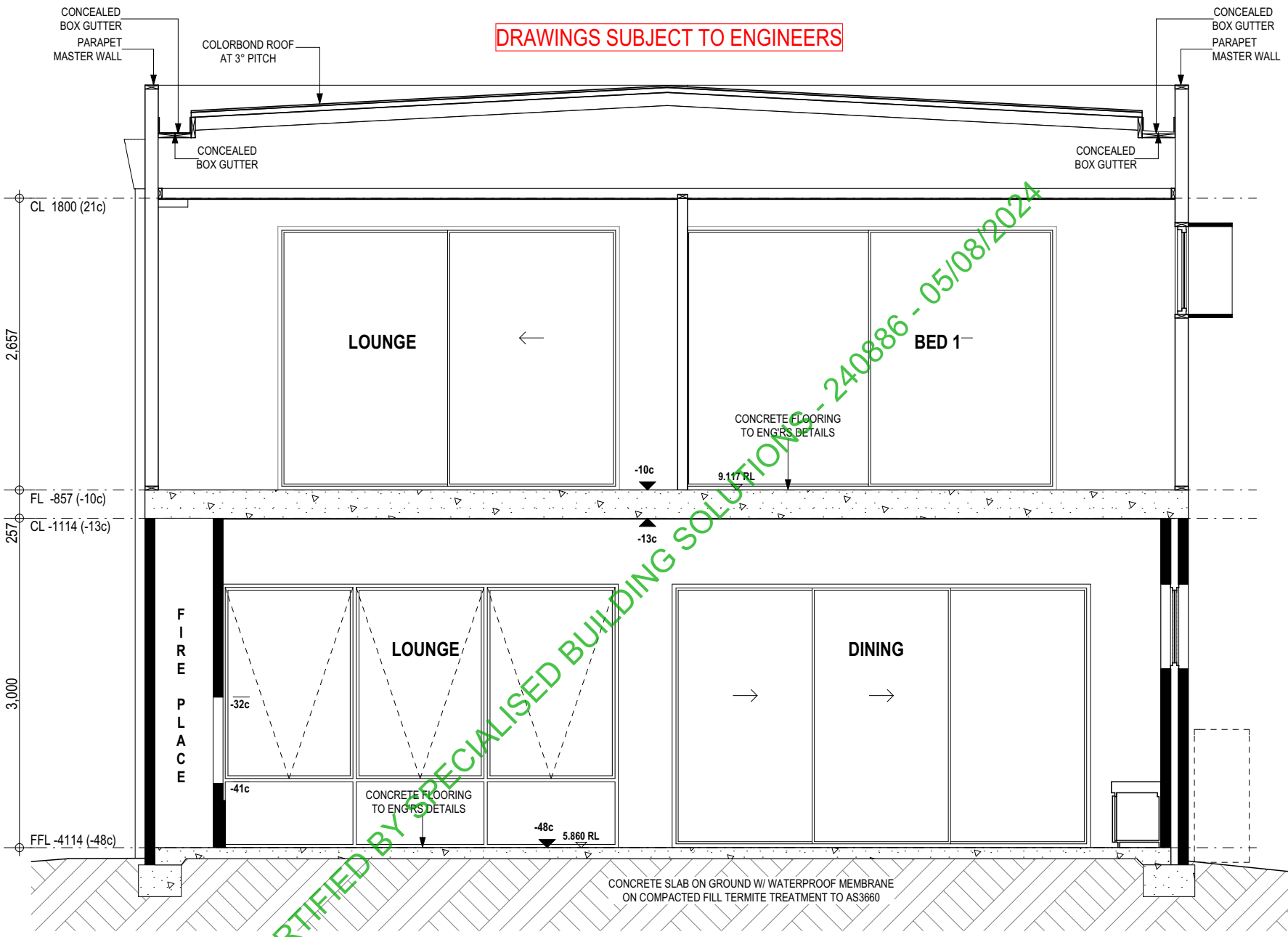
DRAWINGS SUBJECT TO ENGINEERS



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

SECTION C-C

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION C

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **15 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

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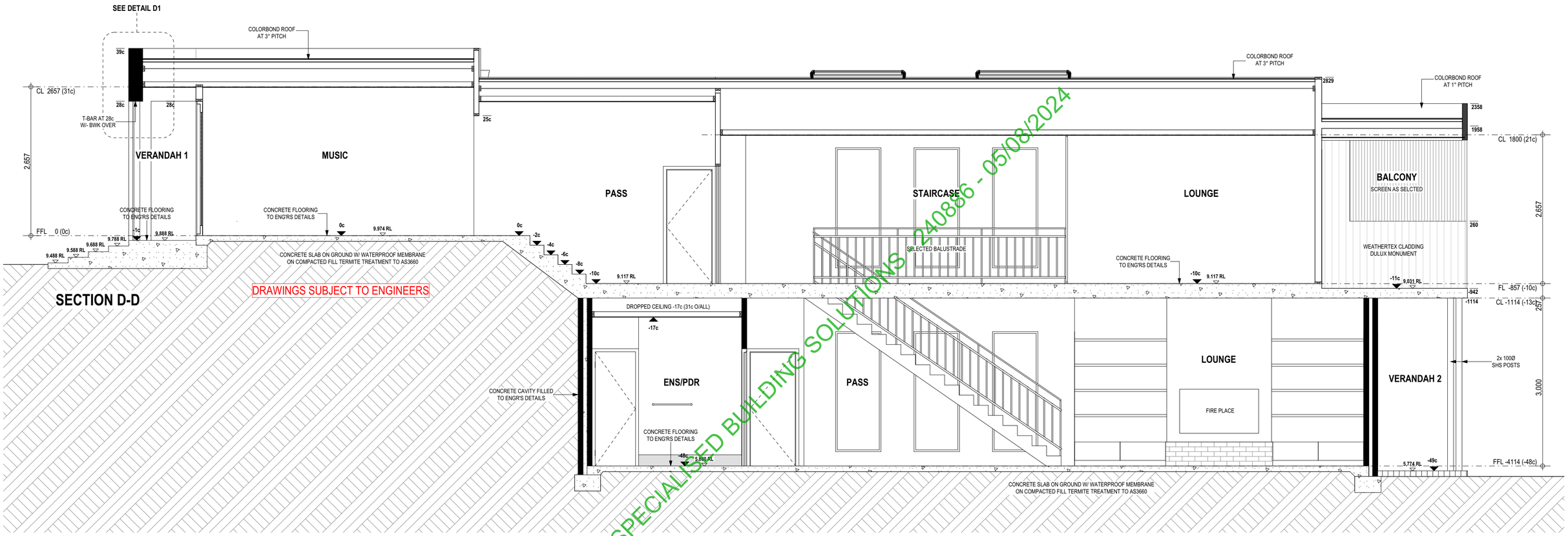


CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240806 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION D

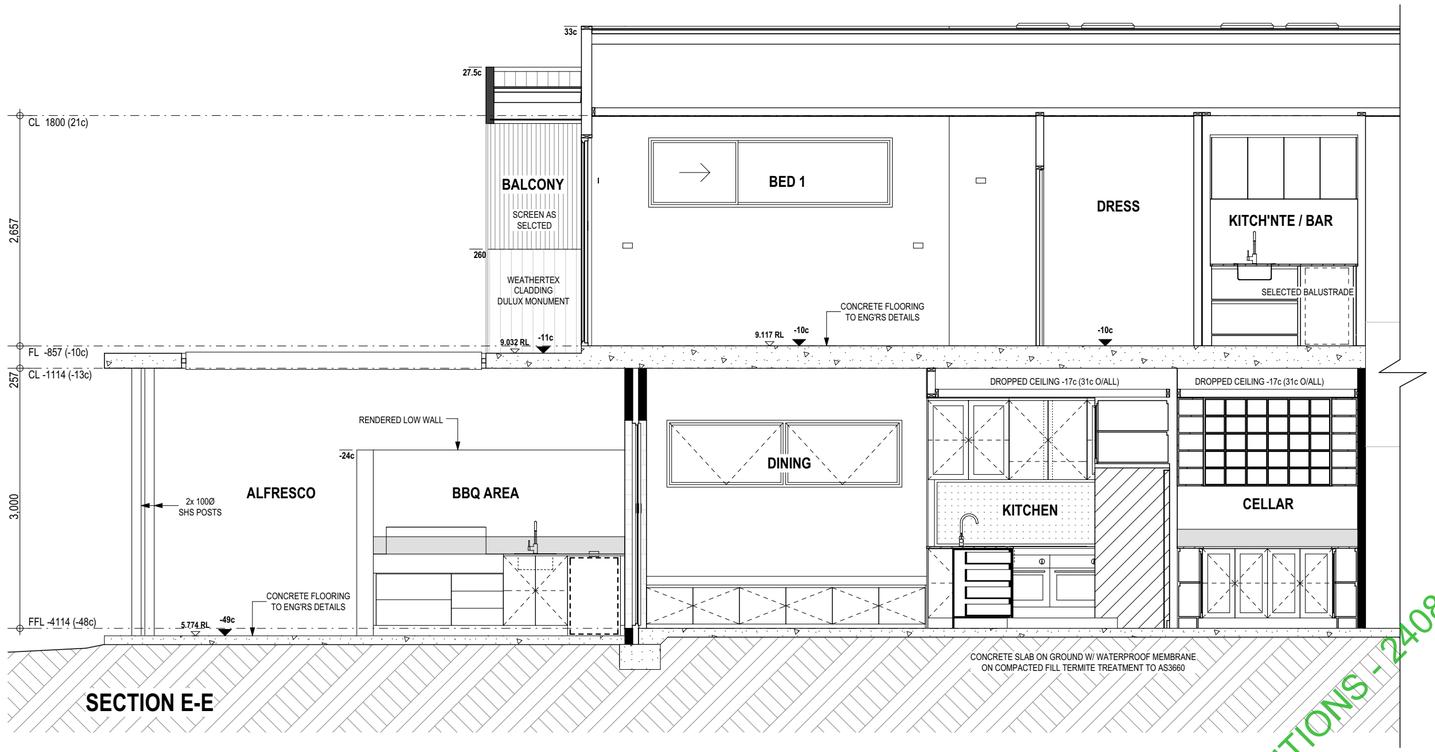
Date 30/07/2024
Scale 1:50
Sheet Size A3
Sheet No. 16 of 32

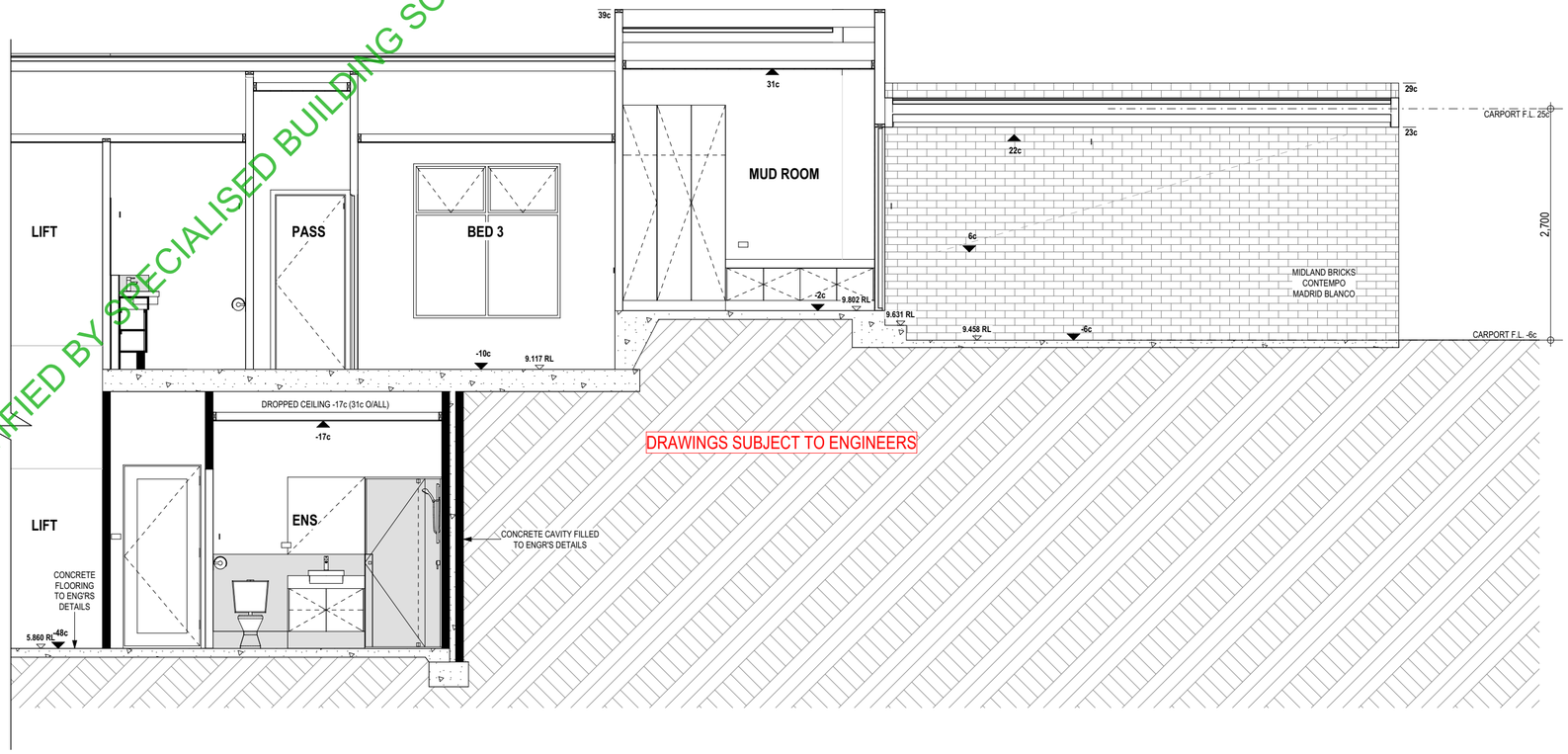
Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX





CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

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THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

DRAWINGS SUBJECT TO ENGINEERS

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION E

Date 30/07/2024
Scale 1:50
Sheet Size A3
Sheet No. 17 of 32

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

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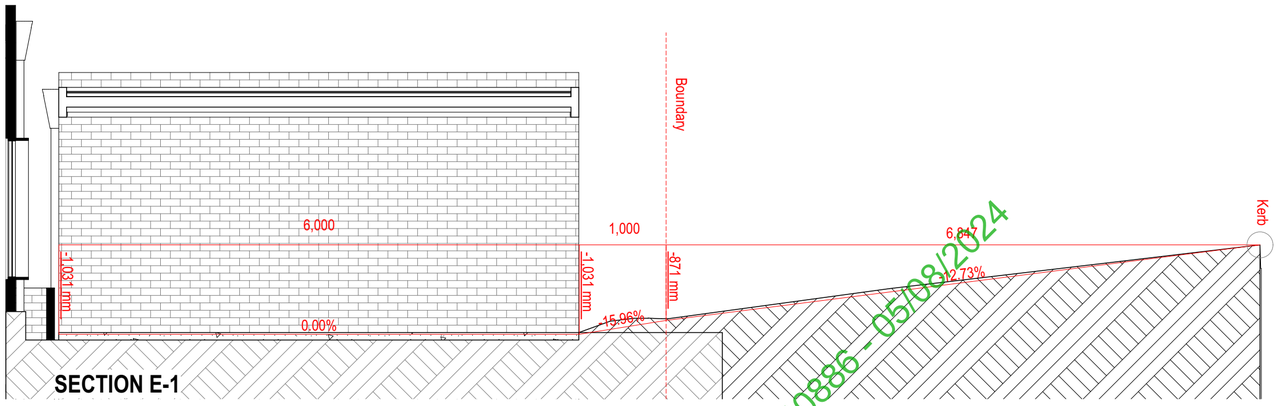
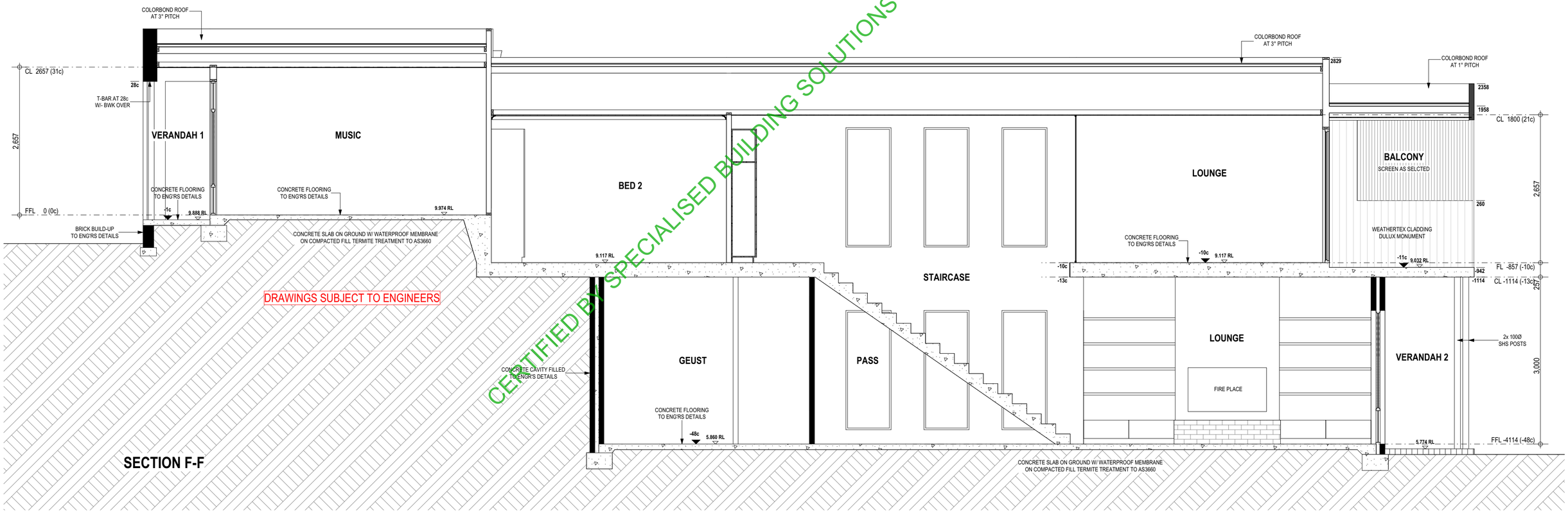
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



SECTION E-1



SECTION F-F

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
SECTION E1/F

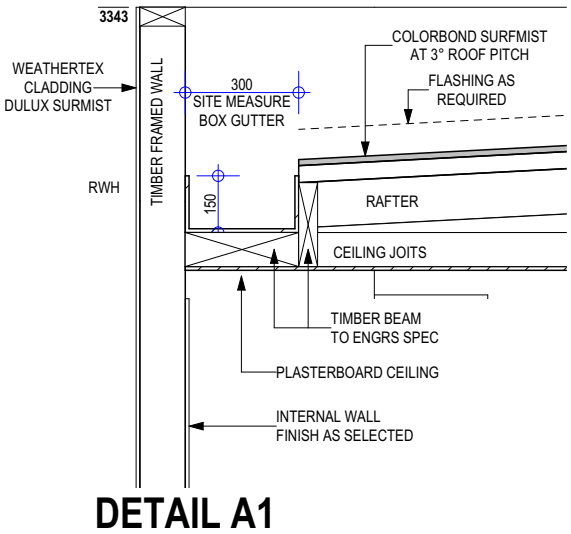
Date 30/07/2024
Scale 1:50
Sheet Size A3
Sheet No. 18 of 32

Revision & Amendment

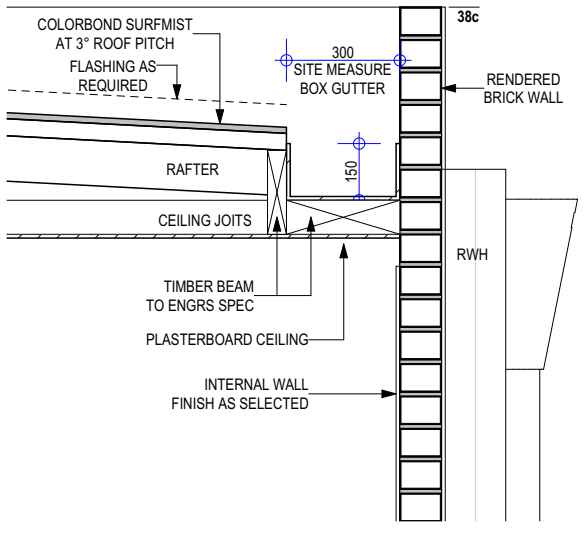
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

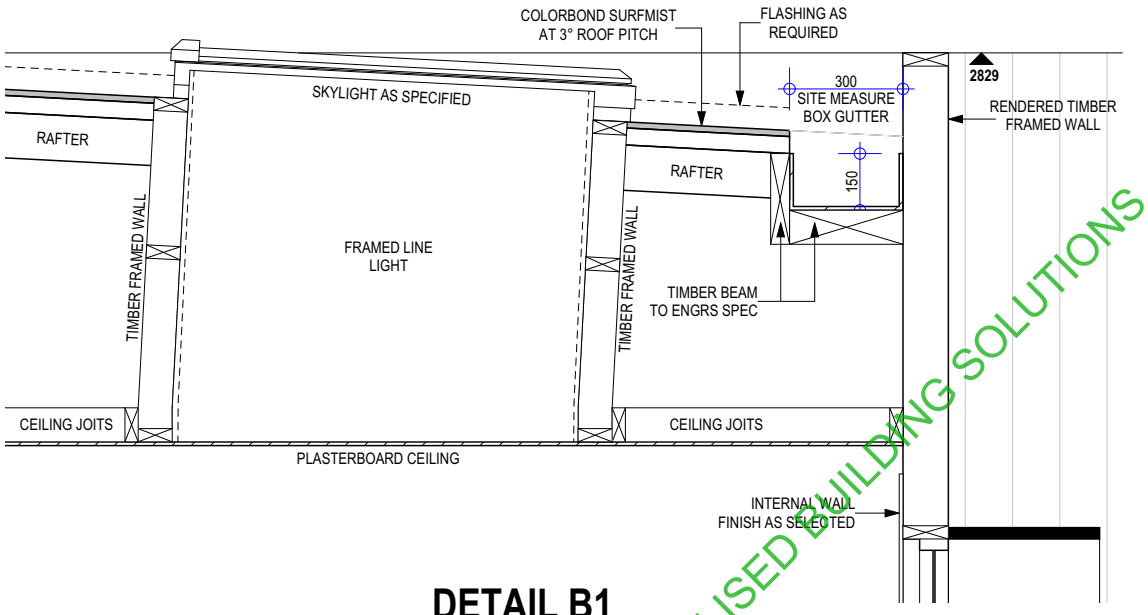
DRAFT WORX



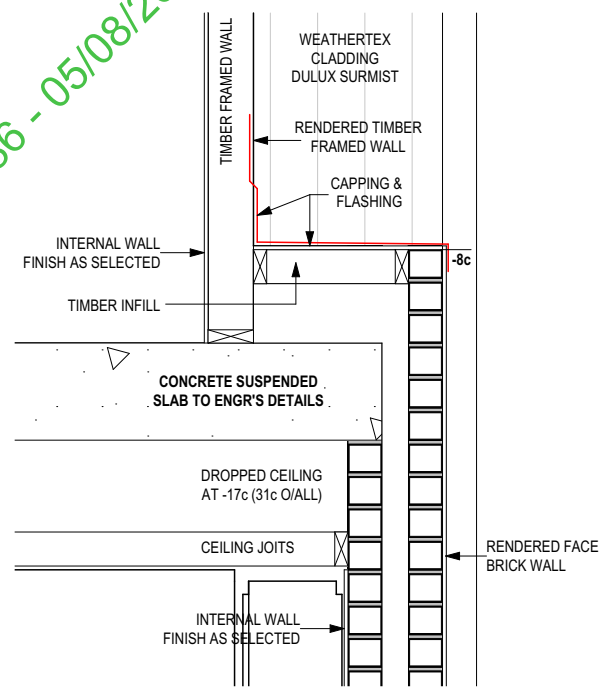
DETAIL A1
TYPICAL FRAMED WALL & BOX GUTTER



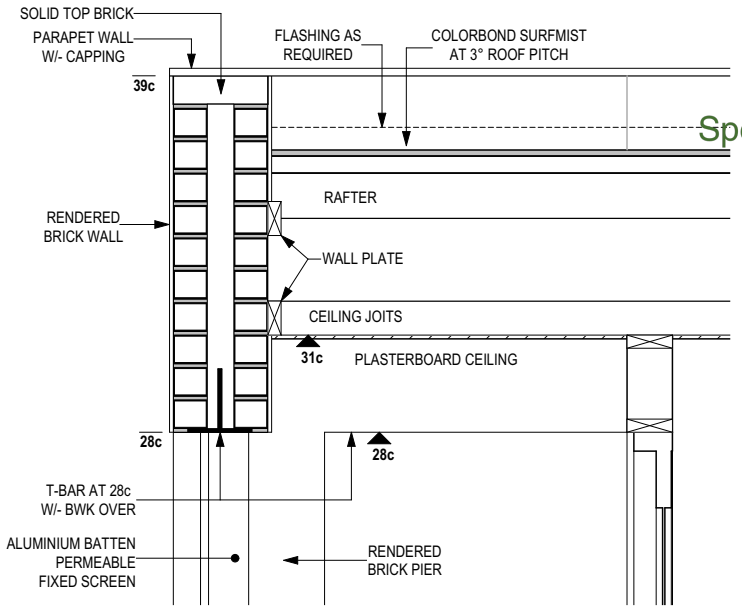
DETAIL A2
TYPICAL BRICK WALL & BOX GUTTER



DETAIL B1
SKYLIGHT & BOX GUTTER



DETAIL B2
SCULLERY



DETAIL D1
VERANDAH

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Specialised Building Solutions
Stress Free Building Approvals

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

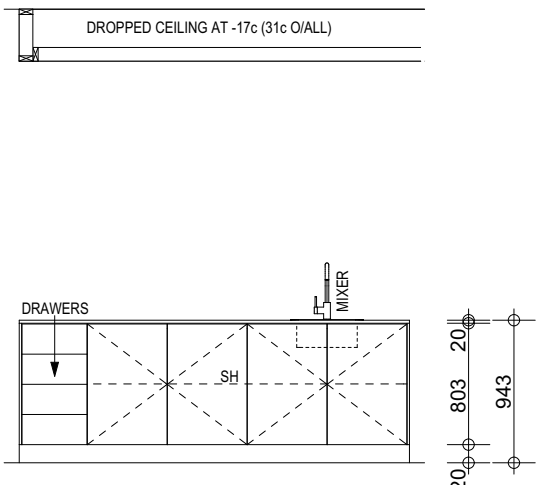
Project Information
Client Name **CIVCON**
Project No. **101**
Project Address **#49 BONDI STREET, MOUNT HAWTHORN**

Project Information
Drawing Type **WORKING DRAWING**
Drawing Name **DETAILS**
Date **30/07/2024**
Scale **1:20**
Sheet Size **A3**
Sheet No. **19 of 32**

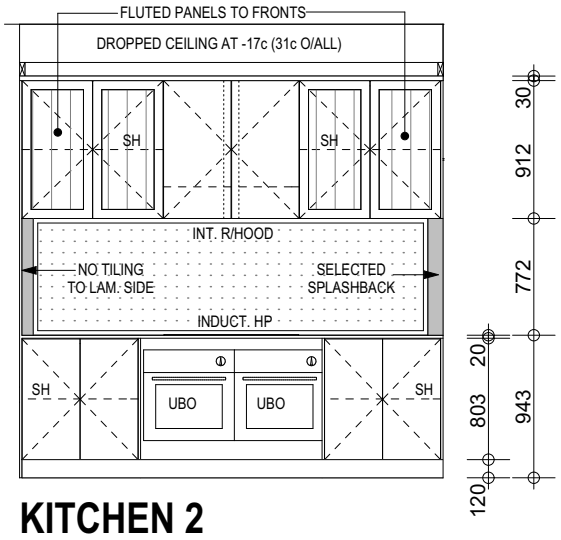
Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

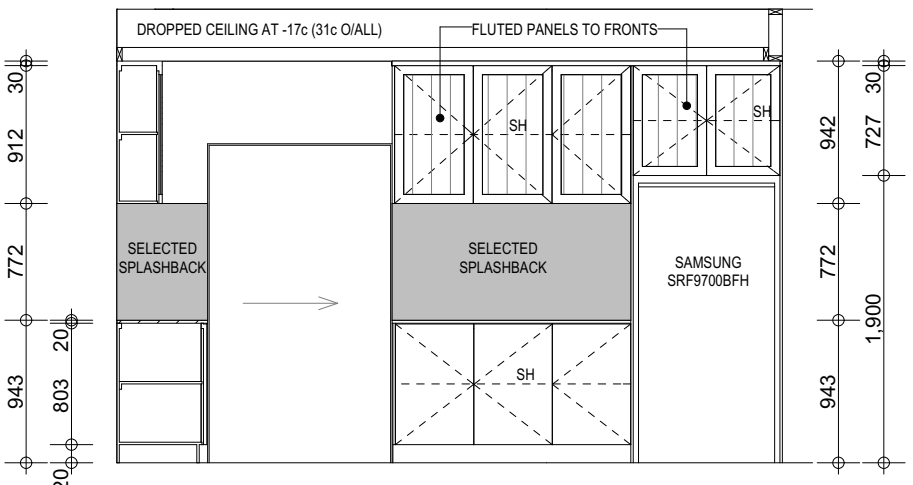
PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU



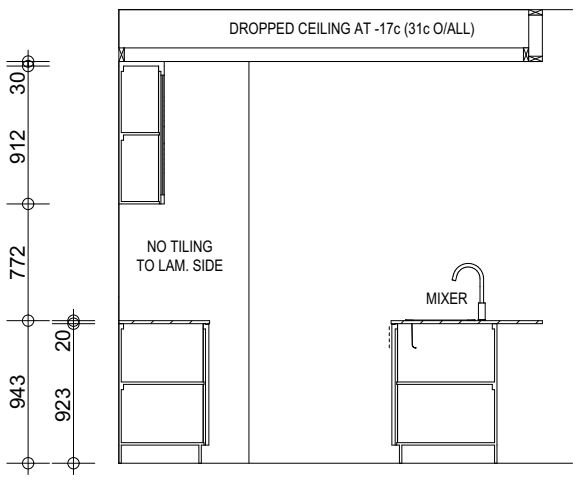
KITCHEN 1



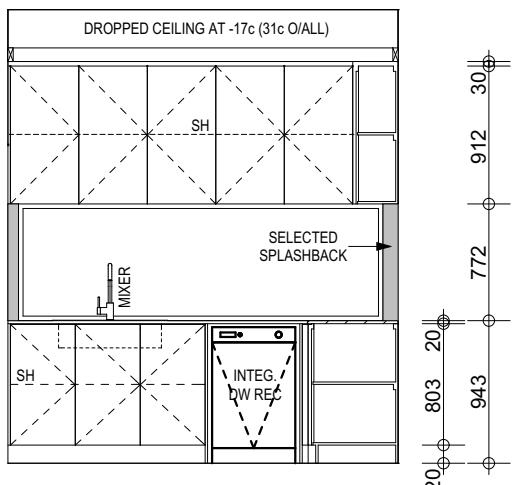
KITCHEN 2



KITCHEN 3



KITCHEN 4



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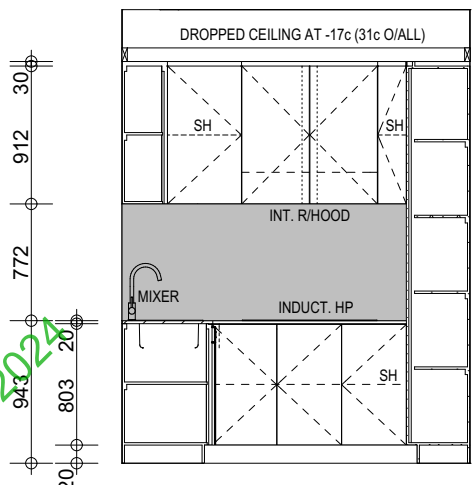

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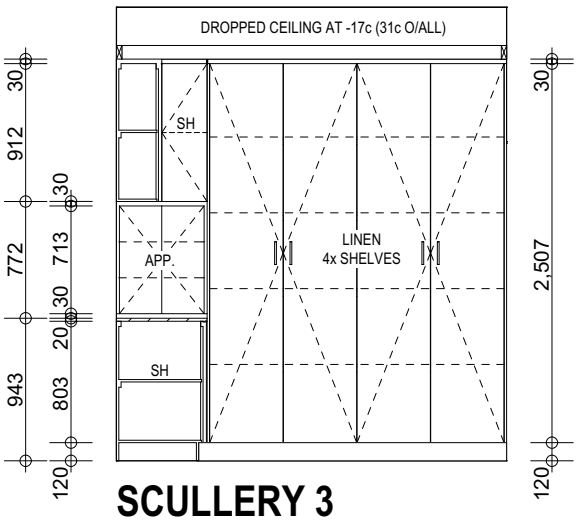
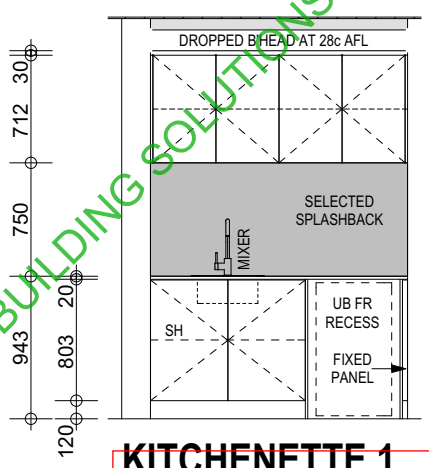
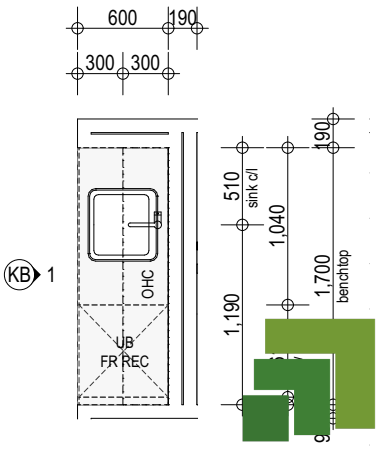


SCULLERY 3

TILING AS PER ADDENDA



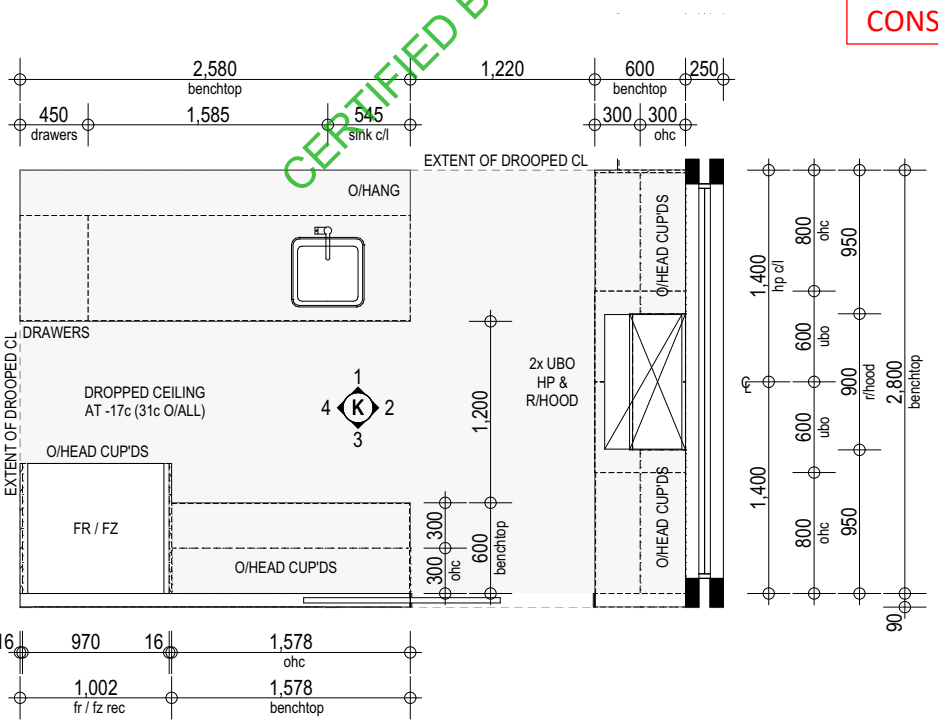
KITCHENETTE 1



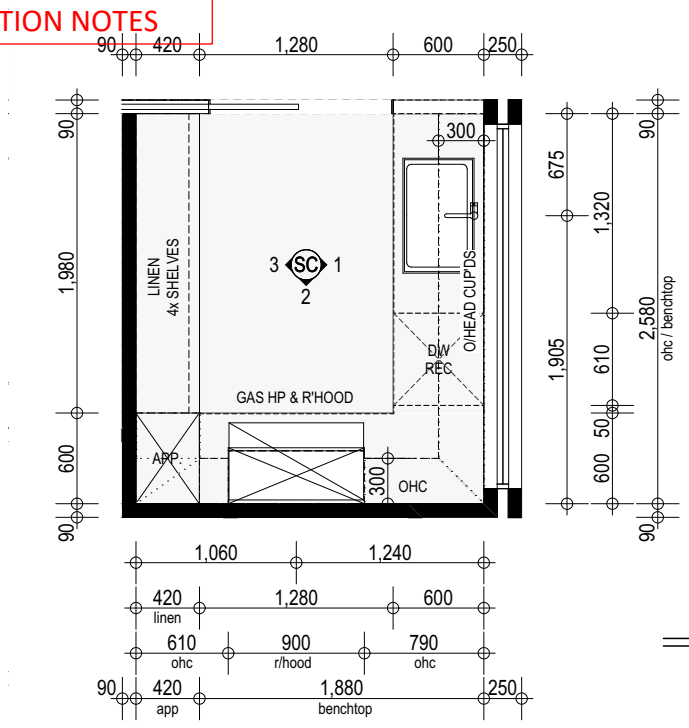
KITCH / BAR PLAN

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

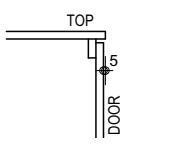
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



KITCHEN PLAN



SCULLERY PLAN



EDGE DETAIL

SCALE 1:20

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Stress Free Building Approvals

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
ROOM LAYOUTS 1

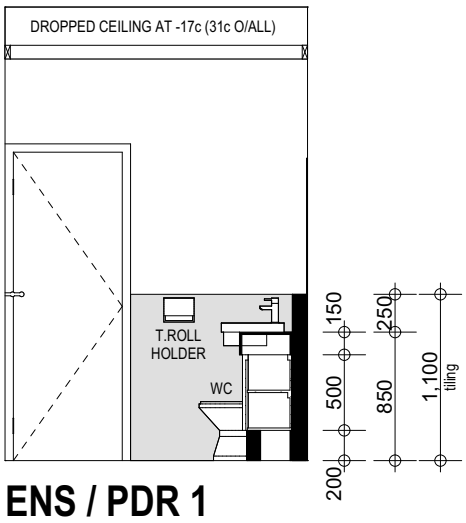
Date **30/07/2024**
Scale **1:50, 1:20**
Sheet Size **A3**
Sheet No. **20 of 32**

Revision & Amendment

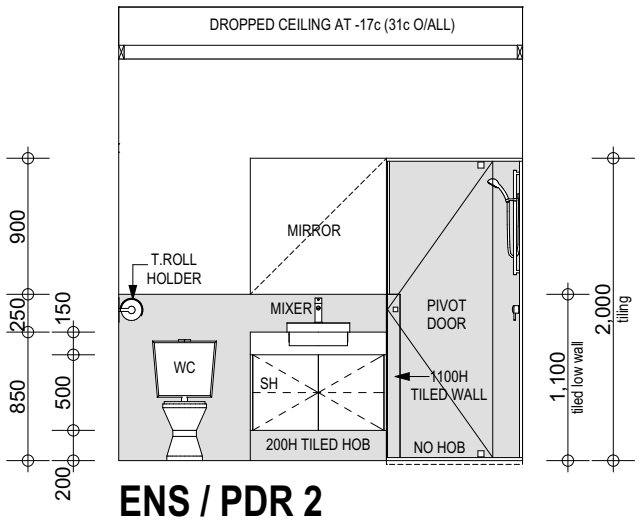
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

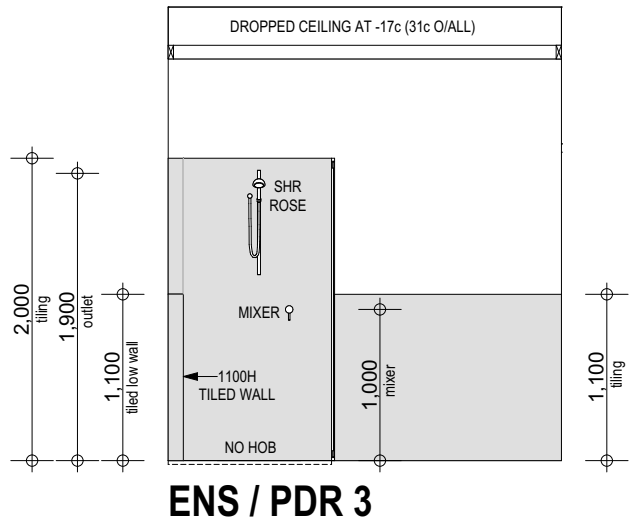
PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU



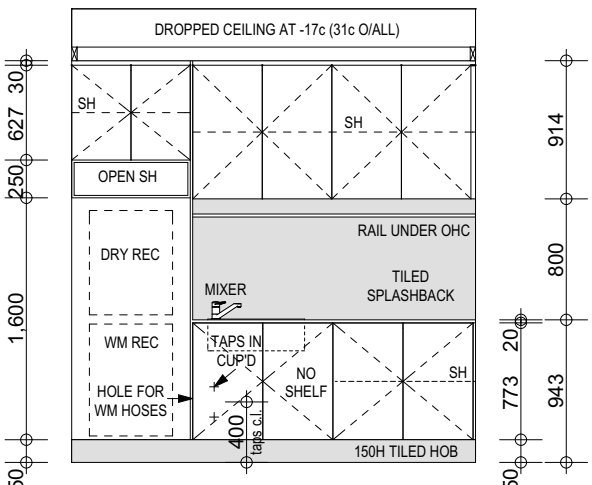
ENS / PDR 1



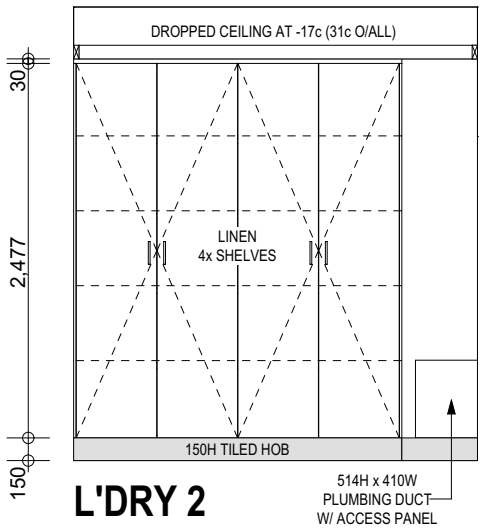
ENS / PDR 2



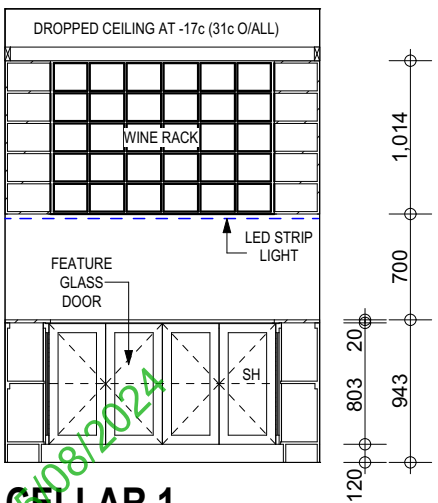
ENS / PDR 3



L'DRY 1



L'DRY 2



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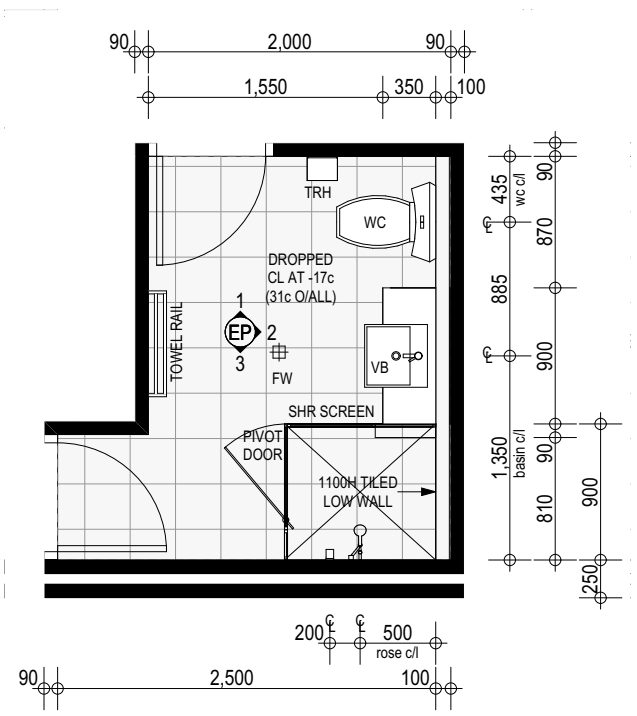
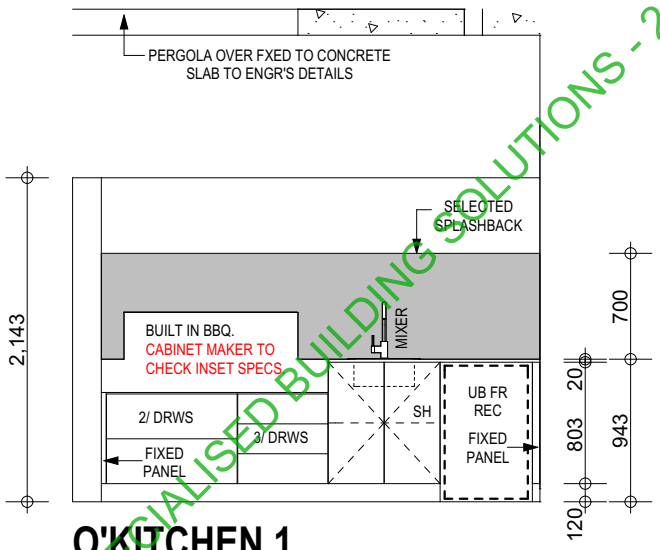
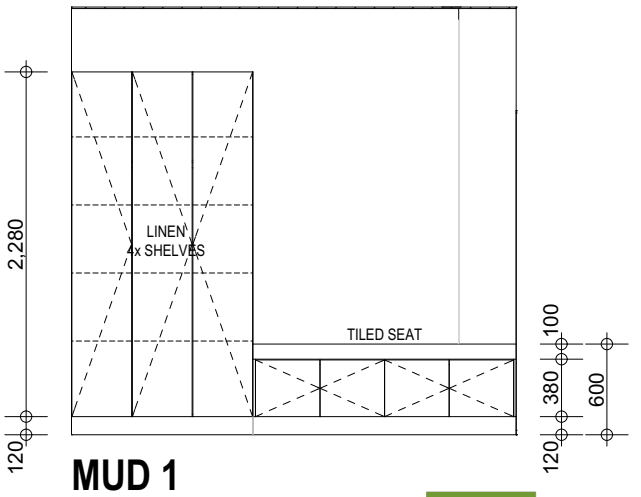


ENS / PDR PLAN



O'KITCHEN 1

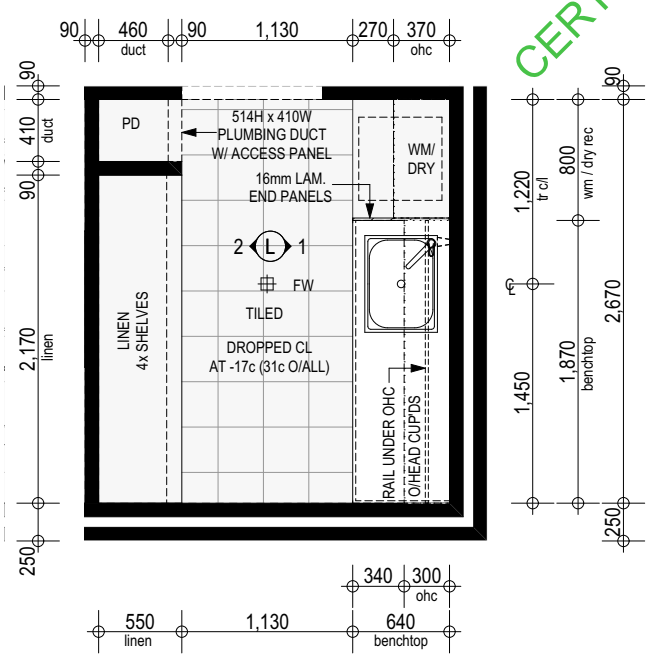


MUD 1

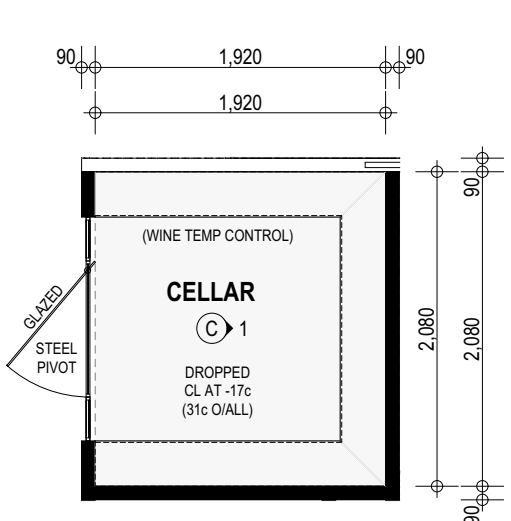
CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 04/08/2024

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

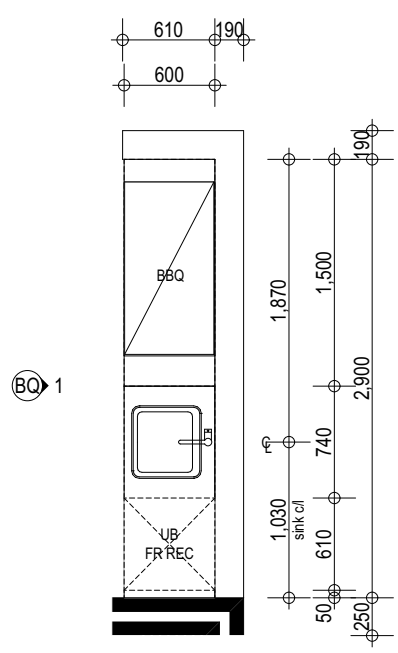
Specialised Building Solutions
Stress Free Building Approvals



L'DRY PLAN

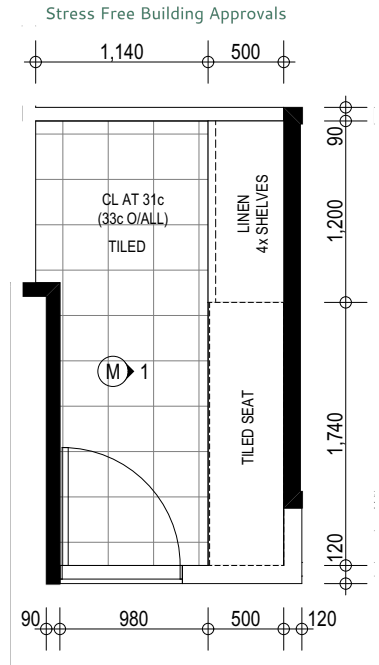


CELLAR PLAN



BQ 1

BBQ PLAN



MUD ROOM

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
ROOM LAYOUTS 2

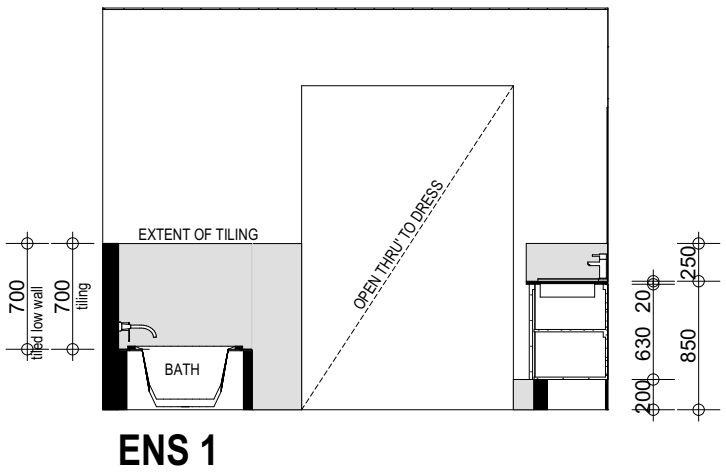
Date 30/07/2024
Scale 1:50
Sheet Size A3
Sheet No. 21 of 32

Revision & Amendment

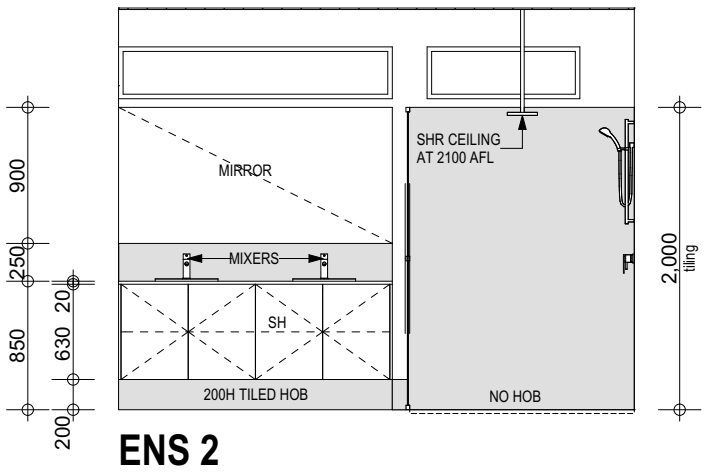
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

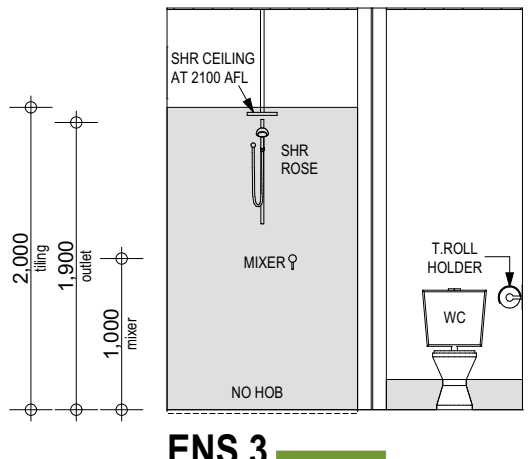
PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU



ENS 1



ENS 2



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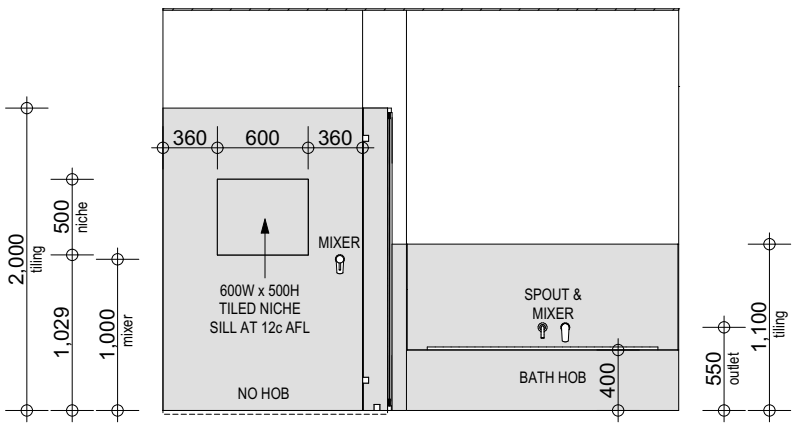
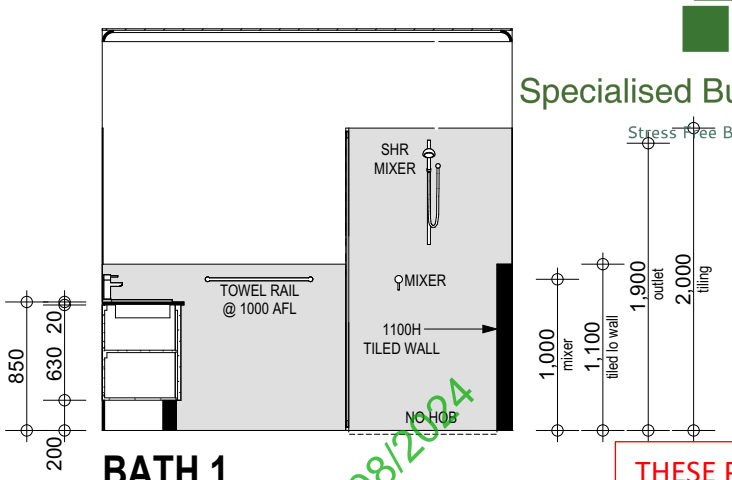


ENS 4



BATH 1

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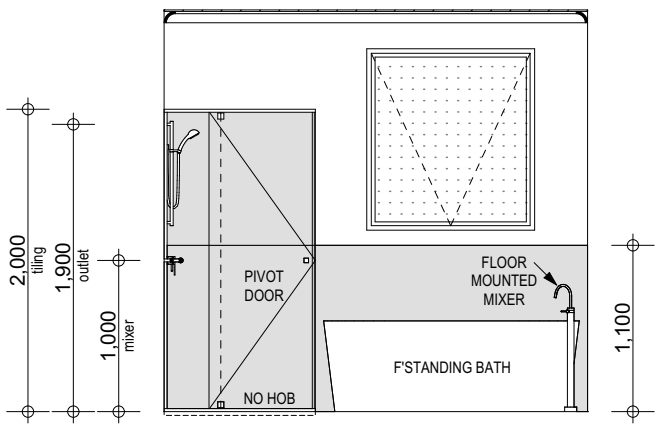
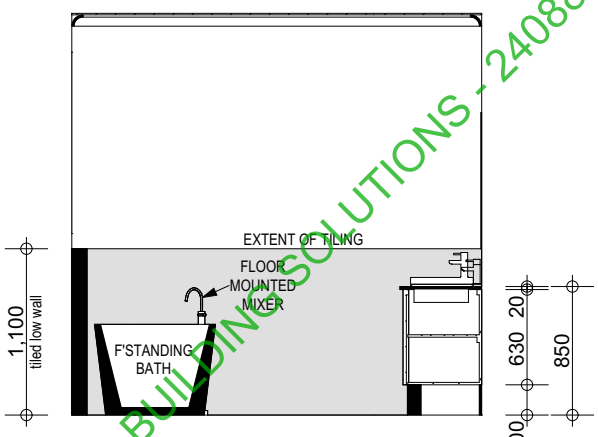
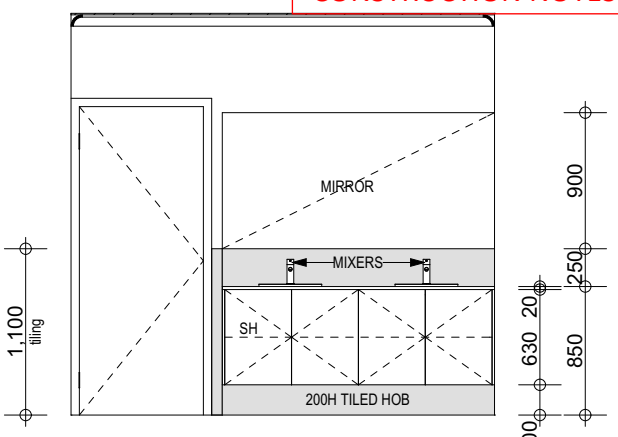
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



BATH 2

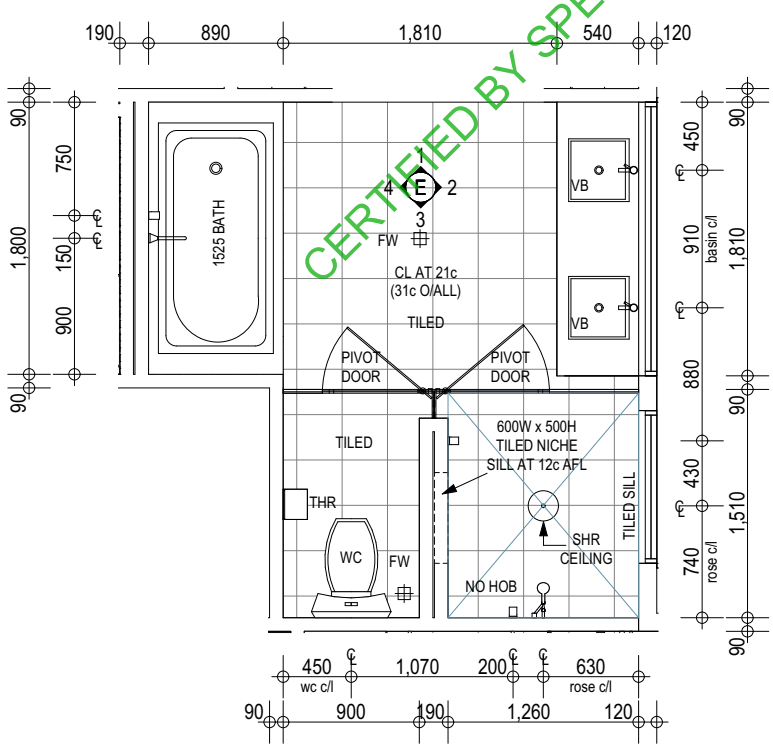


BATH 3

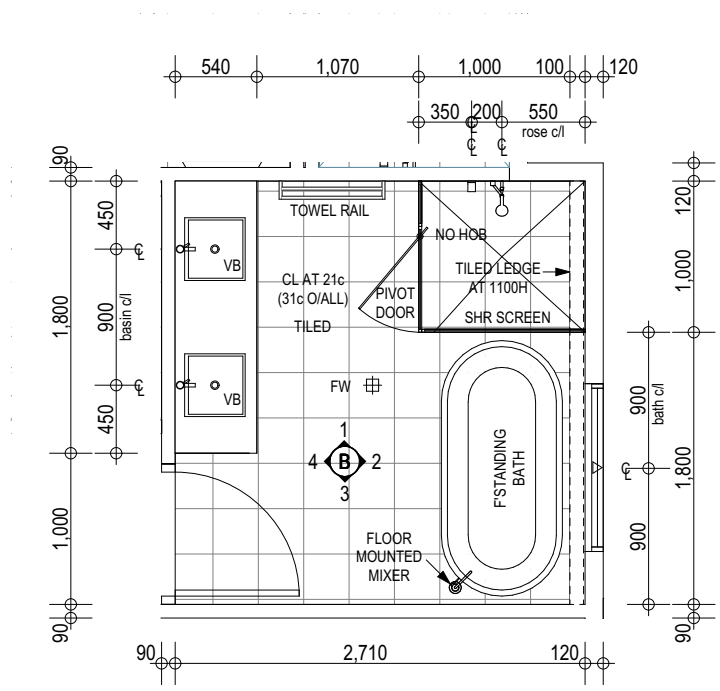


BATH 4

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024



ENSUITE PLAN



BATH PLAN

Project Information

Client Name
CIVCON

Project No. 101

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
ROOM LAYOUTS 3

Date 30/07/2024
Scale 1:50
Sheet Size A3
Sheet No. 22 of 32

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

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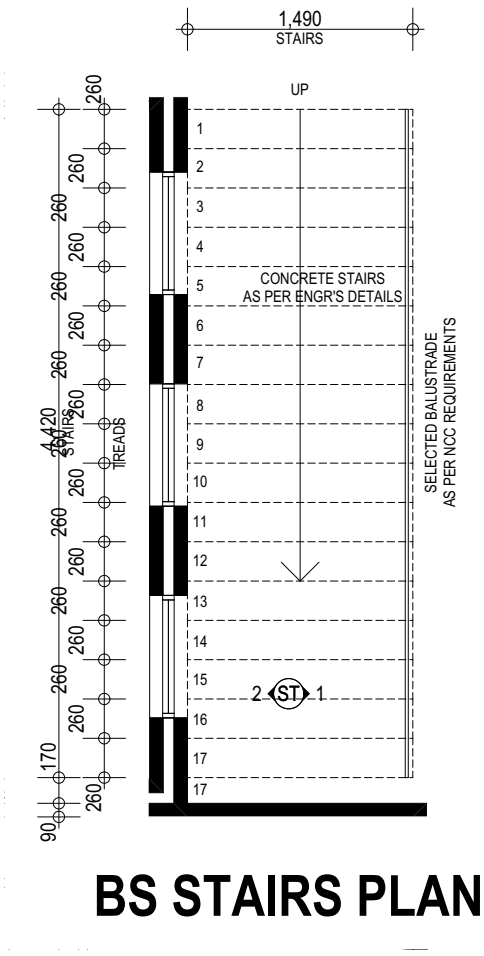
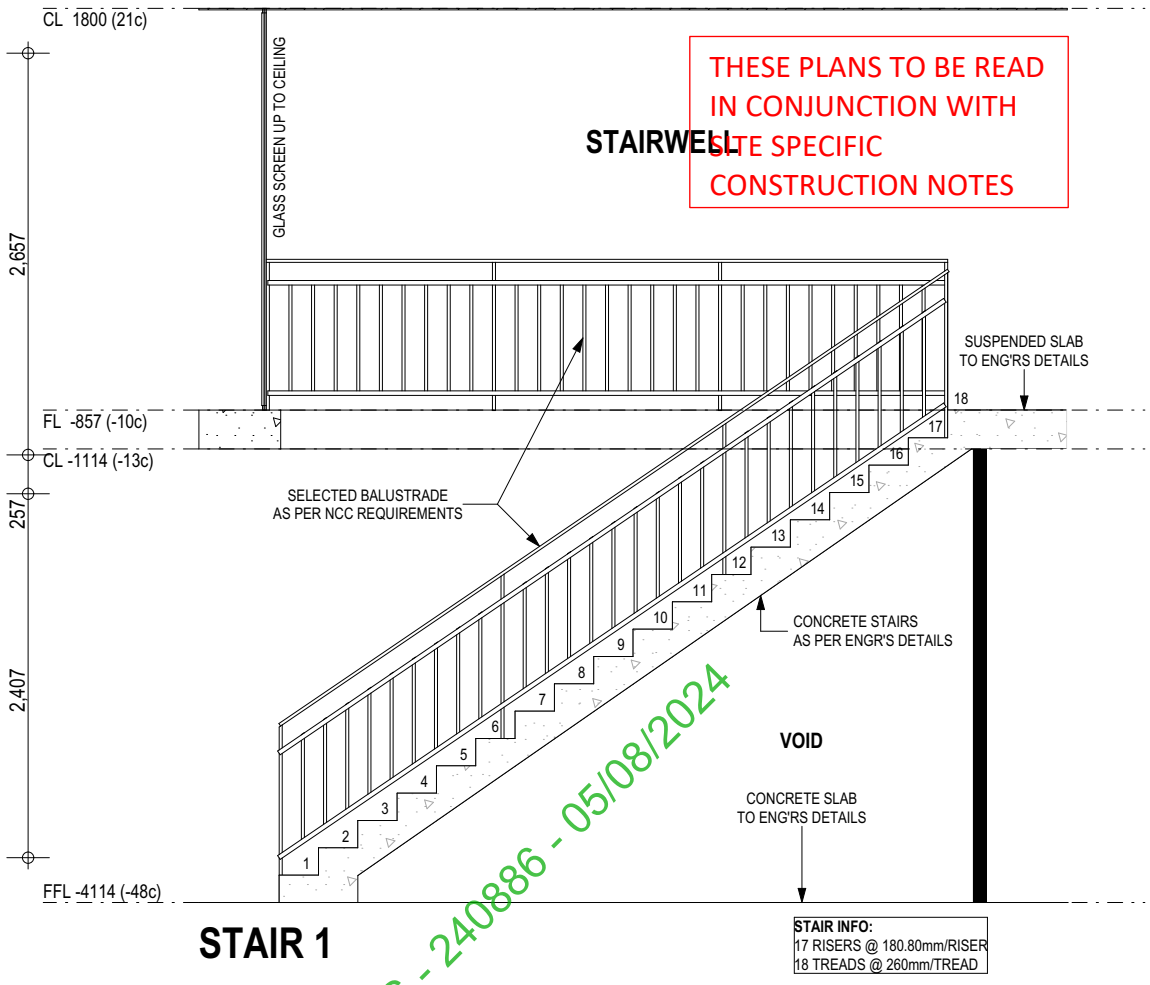
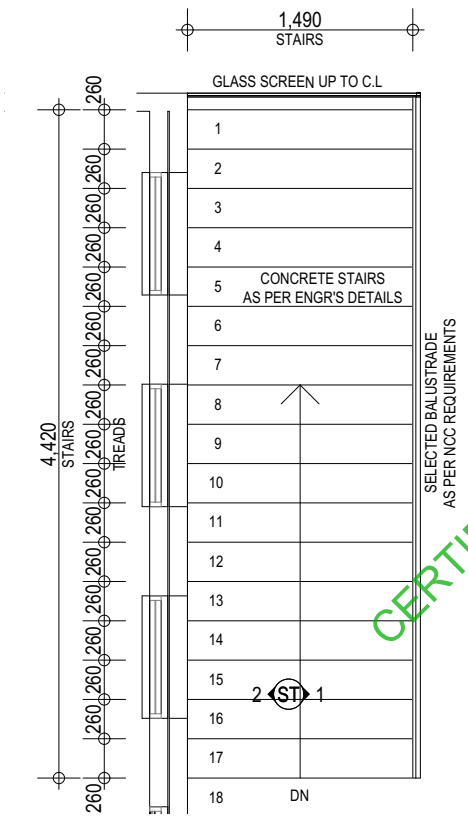


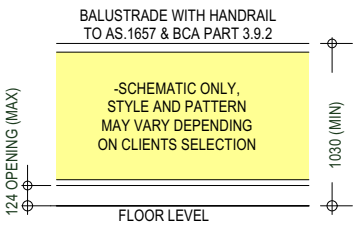
BS STAIRS PLAN



STAIR 1

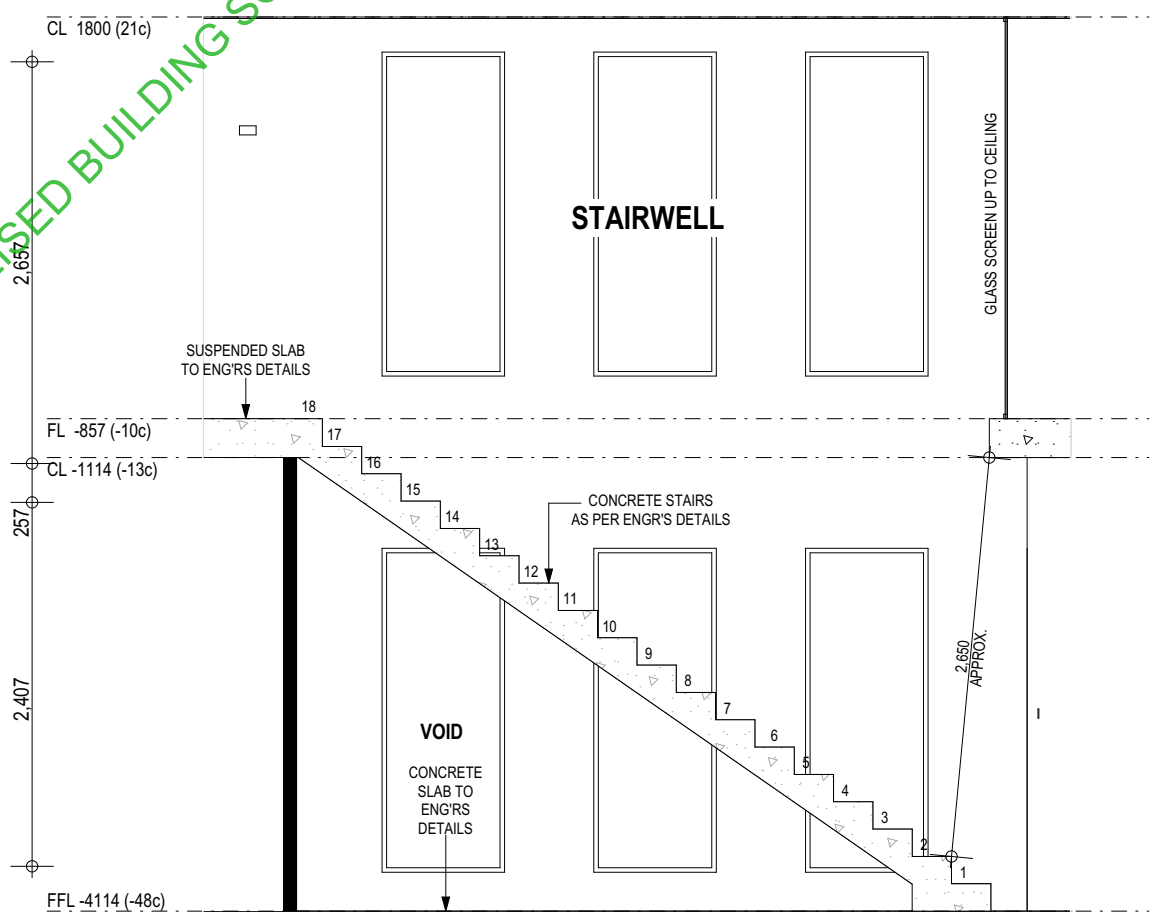


GF STAIRS PLAN



BALUSTRADE DETAIL (TYPICAL)

NO HORIZONTAL MIDRAILS ALLOWED IF OVER 4m AGL



STAIR 2

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
STAIR LAYOUTS

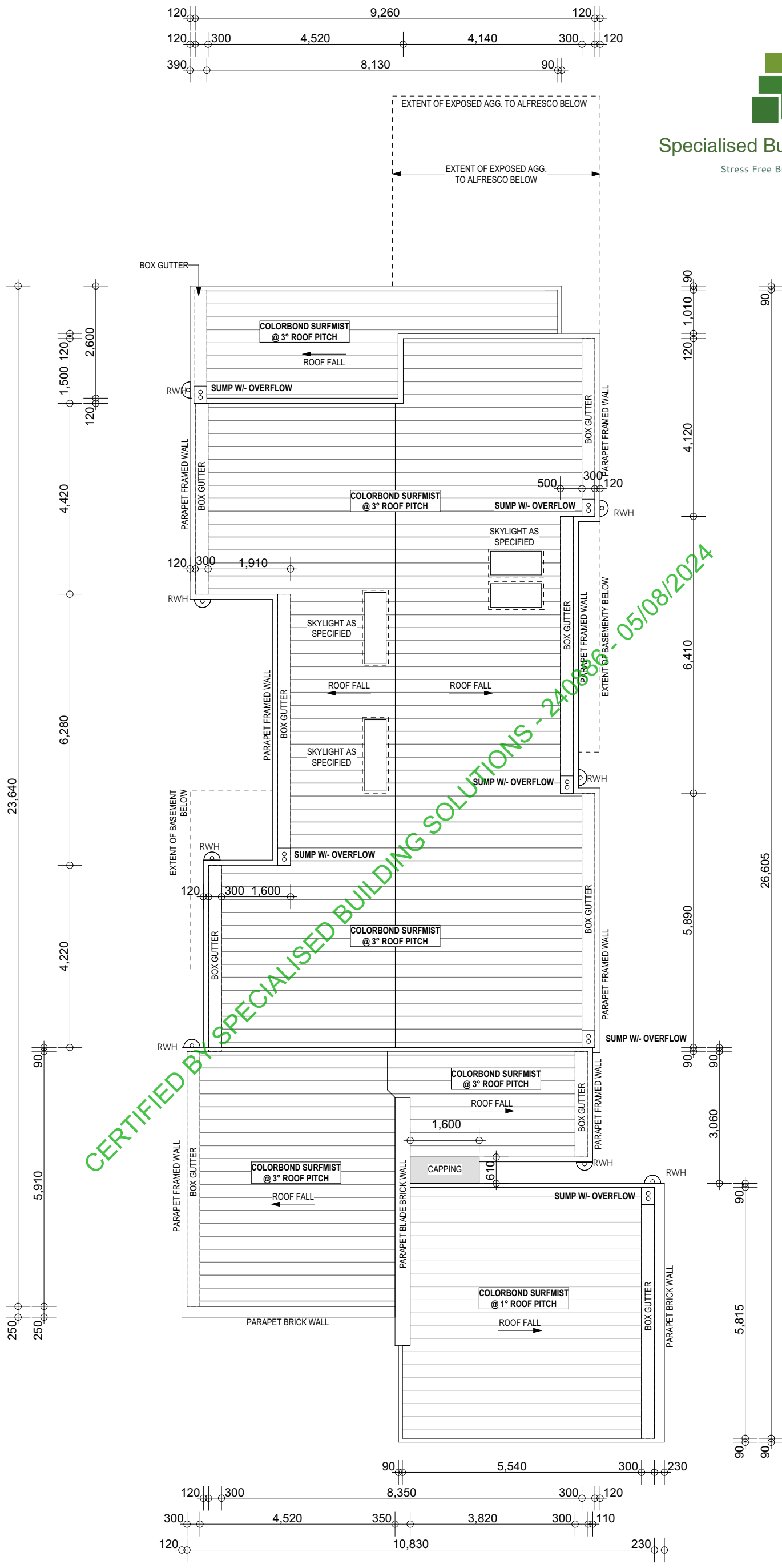
Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **23 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU



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Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
ROOF LAYOUT

Date **30/07/2024**
Scale **1:100**
Sheet Size **A3**
Sheet No. **24 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

ELECTRICAL LEGEND		
SYMBOL	**DESCRIPTION**	**TOTAL**
2 WAY	2 WAY SWITCH	8
	ADJUSTABLE DOWNLIGHT (S1)	1
	BATTEN LIGHT (C1)	4
	DECORATIVE PENDANT (Px)	11
	DECORATIVE WALL LIGHT (Wx)	4
	DOUBLE GPO AT HEIGHT NOTED	8
	DOWNLIGHT (D1)	37
	DOWNLIGHT (D2)	7
	DOWNLIGHT (D3)	33
	DOWNLIGHT (D4)	4
	DOWNLIGHT (D5)	7
	EXHAUST FAN CLIPSAL CEF40-WE W/ DRAFT-STOPPER	5
	EXTERIOR DOWNLIGHT (D6)	15
	GPO - DOUBLE AT 300 AFL	8
	GPO - DOUBLE AT HEIGHT NOTED	7
	GPO - SINGLE AT HEIGHT NOTED	5
	SURFACE MOUNT WALL LIGHT (W1)	4
	SURFACE MOUNT WALL LIGHT (Wx) EXTERIOR	9
	TV POINT AT NOTED HEIGHT	3
	WALL SWITCH	26

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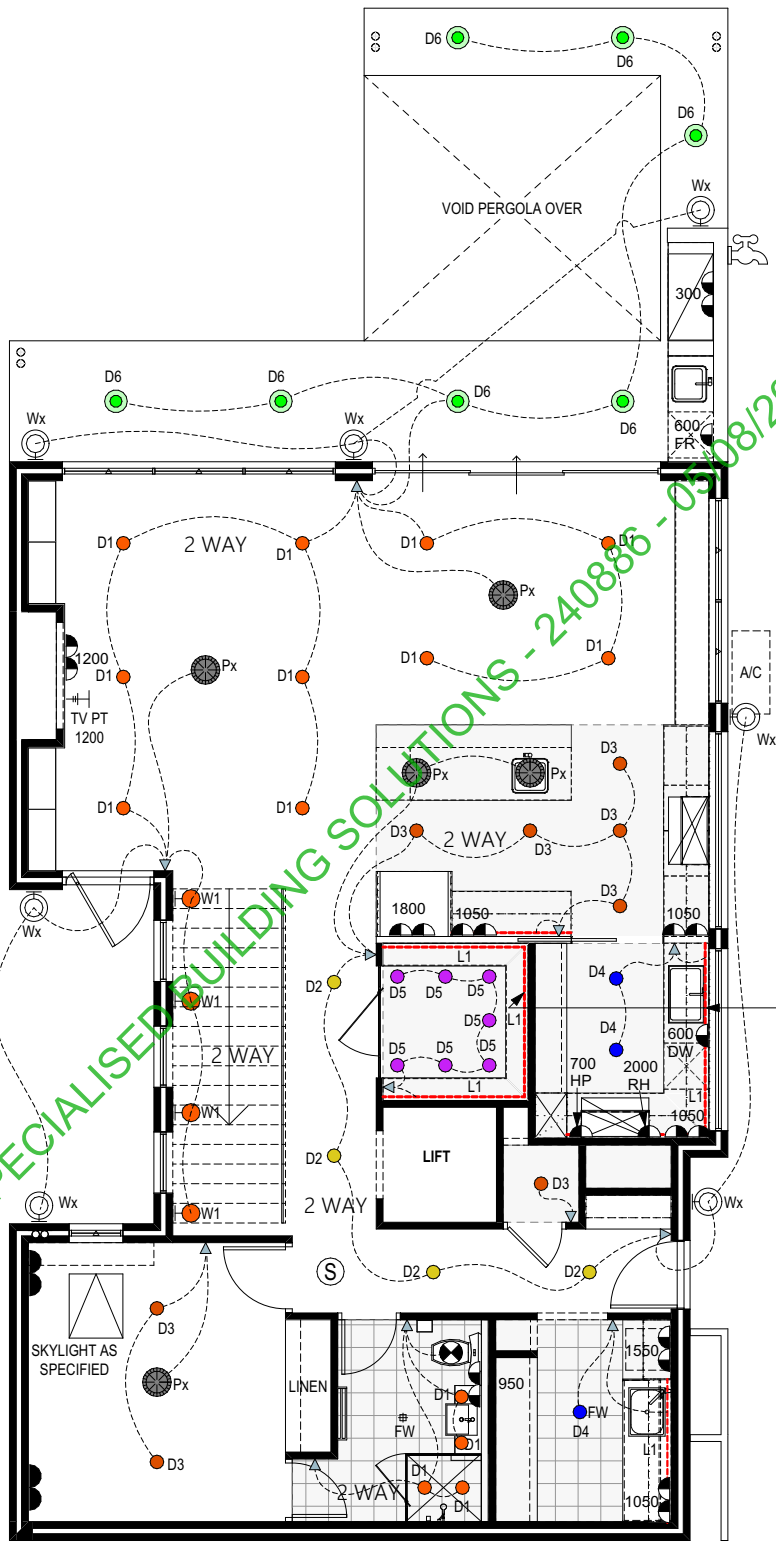

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240888 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
BASEMENT ELECTRICAL PLAN

Date **30/07/2024**
Scale **1:100**
Sheet Size **A3**
Sheet No. **25 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

ELECTRICAL LEGEND		
SYMBOL	**DESCRIPTION**	**TOTAL**
2 WAY	2 WAY SWITCH	8
	ADJUSTABLE DOWNLIGHT (S1)	1
	BATTEN LIGHT (C1)	4
	DECORATIVE PENDANT (Px)	11
	DECORATIVE WALL LIGHT (Wx)	4
	DOUBLE GPO AT HEIGHT NOTED	8
	DOWNLIGHT (D1)	37
	DOWNLIGHT (D2)	7
	DOWNLIGHT (D3)	33
	DOWNLIGHT (D4)	4
	DOWNLIGHT (D5)	7
	EXHAUST FAN CLIPSAL CEF40-WE W/ DRAFT-STOPPER	5
	EXTERIOR DOWNLIGHT (D6)	15
	GPO - DOUBLE AT 300 AFL	8
	GPO - DOUBLE AT HEIGHT NOTED	7
	GPO - SINGLE AT HEIGHT NOTED	5
	SURFACE MOUNT WALL LIGHT (W1)	4
	SURFACE MOUNT WALL LIGHT (Wx) EXTERIOR	9
	TV POINT AT NOTED HEIGHT	3
	WALL SWITCH	26

Specialised Building Solutions

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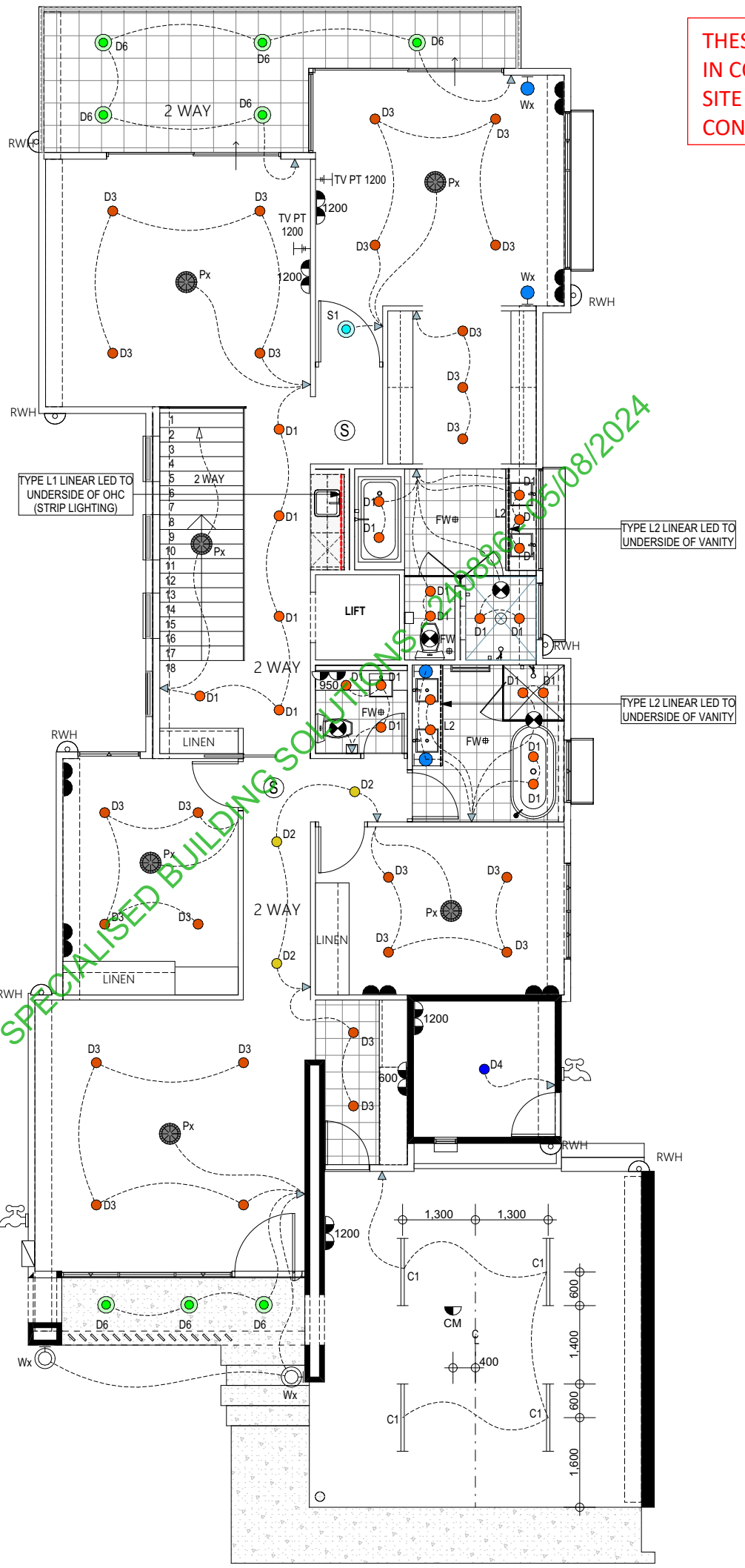
THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES



CERTIFIED BY SPECIALISED BUILDING SOLUTIONS P 240826 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
GROUND FLOOR ELECTRICAL PLAN

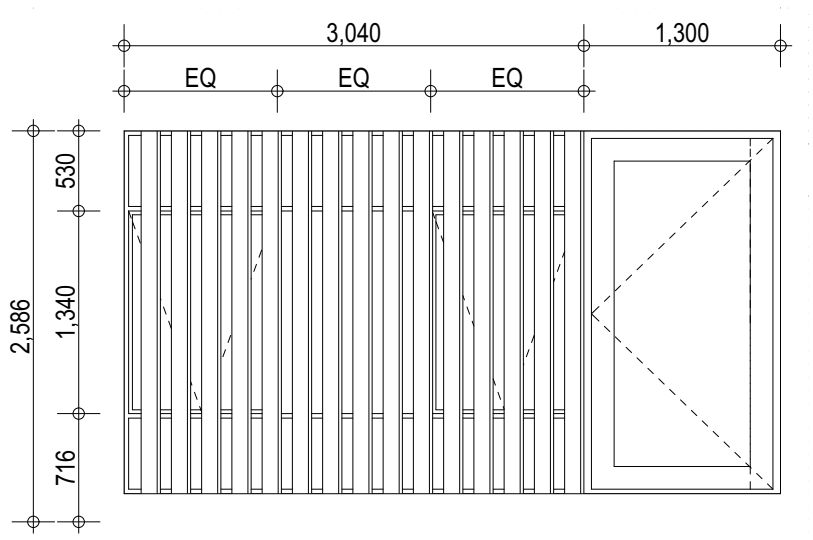
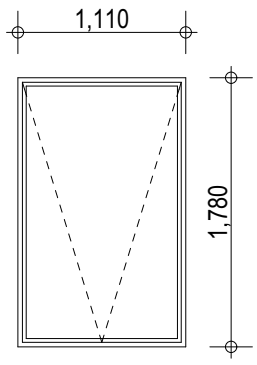
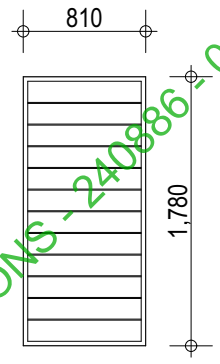
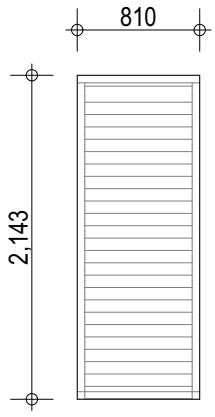
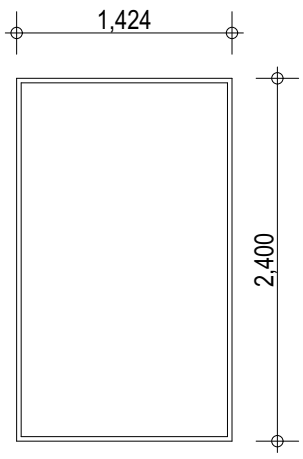
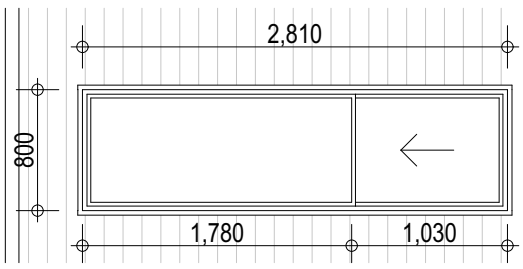
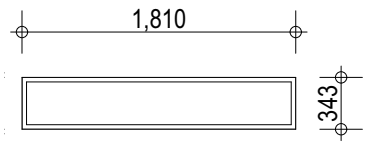
Date **30/07/2024**
Scale **1:100**
Sheet Size **A3**
Sheet No. **26 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

WINDOW SCHEDULE	WIDTH x HEIGHT
W1, D1 - FIXED / AWNING	
W2 - AWNING	
W3 - LOUVRE	
W4, W5, W6 - LOUVRE	
W7 - FIXED W/- TRIM BOX SURROUND W7.1 - SLIDER W/- TRIM BOX SURROUND	 
W8 - FIXED W/- TRIM BOX SURROUND	

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CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

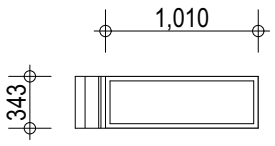
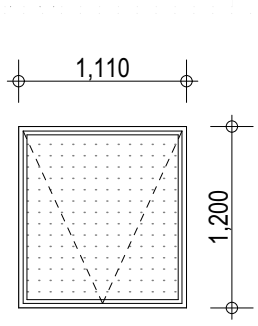
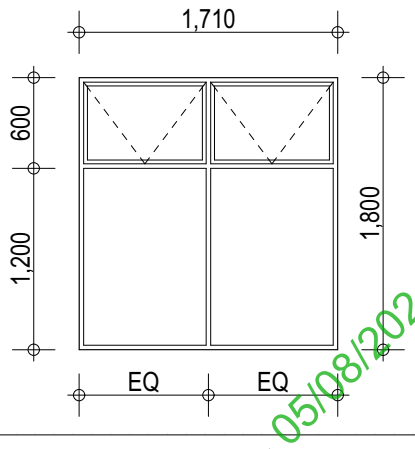
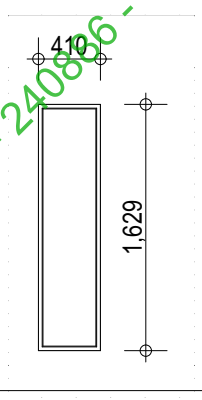
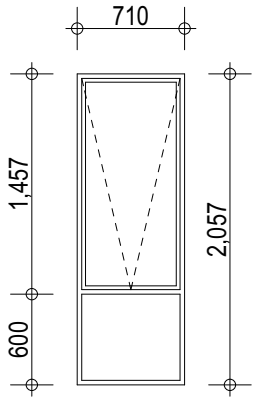
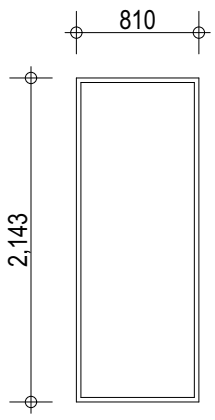
Drawing Name
WINDOWS SHEDULE

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **27 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

WINDOW SCHEDULE	WIDTH x HEIGHT
W9 - FIXED W/- TRIM BOX SURROUND	
W10 - AWNING W/- TRIM BOX SURROUND	
W11 - FIXED / AWNING W/- TRIM BOX SURROUND	
W12 - FIXED	
W13 - AWNING / FIXED	
W14, W15, W16 - FIXED	

Specialised Building Solutions
Stress Free Building Approvals

THESE PLANS TO BE READ IN CONJUNCTION WITH SITE SPECIFIC CONSTRUCTION NOTES

CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240806 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

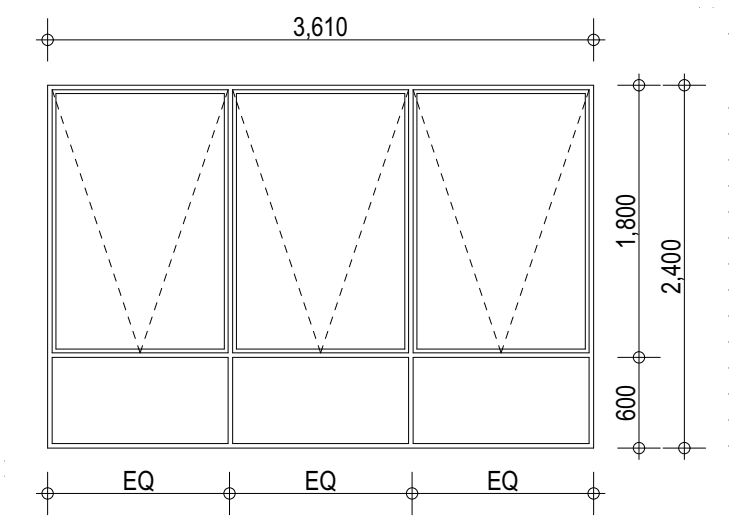
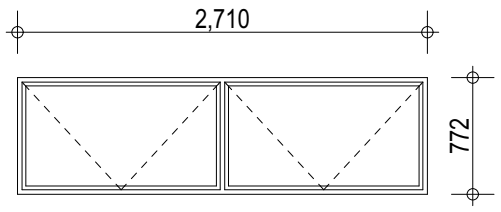
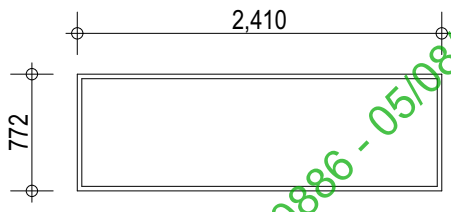
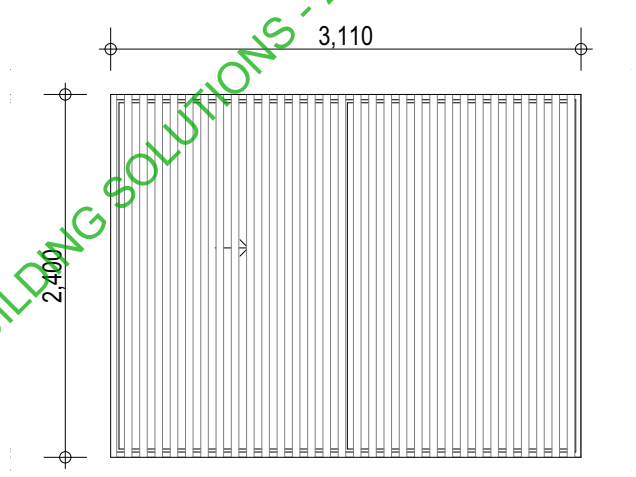
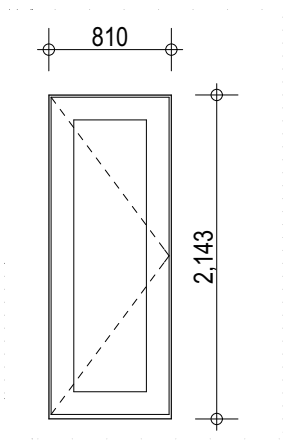
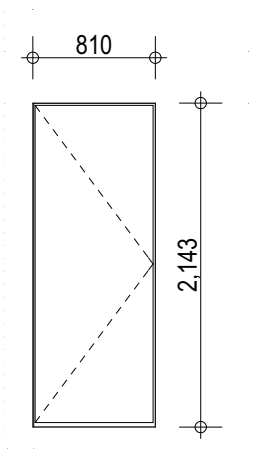
Drawing Name
WINDOWS SHEDULE

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **28 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

WINDOW & DOORS SCHEDULE	WIDTH x HEIGHT
W17 - AWNING / FIXED	
W18 - AWNING	
W19, W20 - FIXED	
D2, D3 - SLIDING	
D4 - DOOR	
D5 - DOOR	

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CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

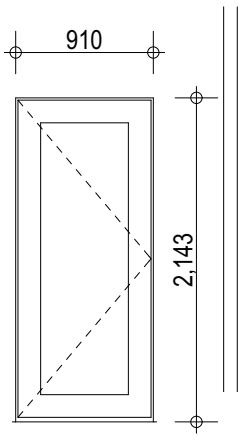
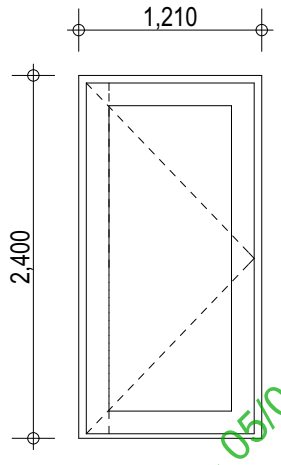
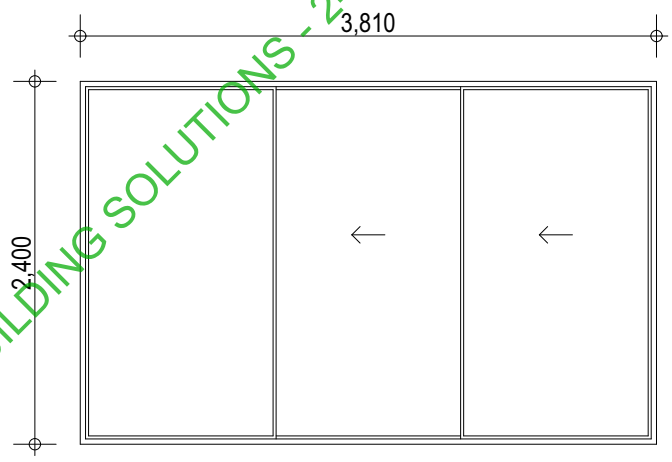
Drawing Name
DOORS & WINDOWS SHEDULE

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **29 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DOORS SCHEDULE	WIDTH x HEIGHT
D6 - DOOR	
D7 - DOOR	
D8 - DOOR	

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CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240886 - 05/08/2024

Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET,
MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
DOOR SCHEDULE

Date **30/07/2024**
Scale **1:50**
Sheet Size **A3**
Sheet No. **30 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

DRAFT WORX

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SITE SPECIFIC
CONSTRUCTION NOTES

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Project Information
Client Name
CIVCON
Project Address
#49 BONDI STREET,
MOUNT HAWTHORN
Project No. **101**

Drawing Information
Drawing Type
WORKING DRAWING
Drawing Name
STREETSCAPE
Date **30/07/2024**
Scale
Sheet Size **A3**
Sheet No. **31 of 32**

Revision & Amendment
Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

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CERTIFIED BY SPECIALISED BUILDING SOLUTIONS - 240826 - 05/08/2024





Project Information

Client Name
CIVCON

Project No. **101**

Project Address
#49 BONDI STREET, MOUNT HAWTHORN

Project Information

Drawing Type
WORKING DRAWING

Drawing Name
PERSCPECTIVE

Date **30/07/2024**
Scale **1:3.3333, 1:1.8182, 1:2.8571**
Sheet Size **A3**
Sheet No. **32 of 32**

Revision & Amendment

Notes
14/07/23 DA SET
16/02/24 DA AMDTS
13/03/24 DA AMDTS
30/04/24 WORKING DRAWINGS
10/07/24 CDC UPDATES

PROJECT DESIGNER: SEVE PRATICO 0412 585 480 INFO@DRAFTWORX.AU DRAFTWORX.AU

DRAFT WORX