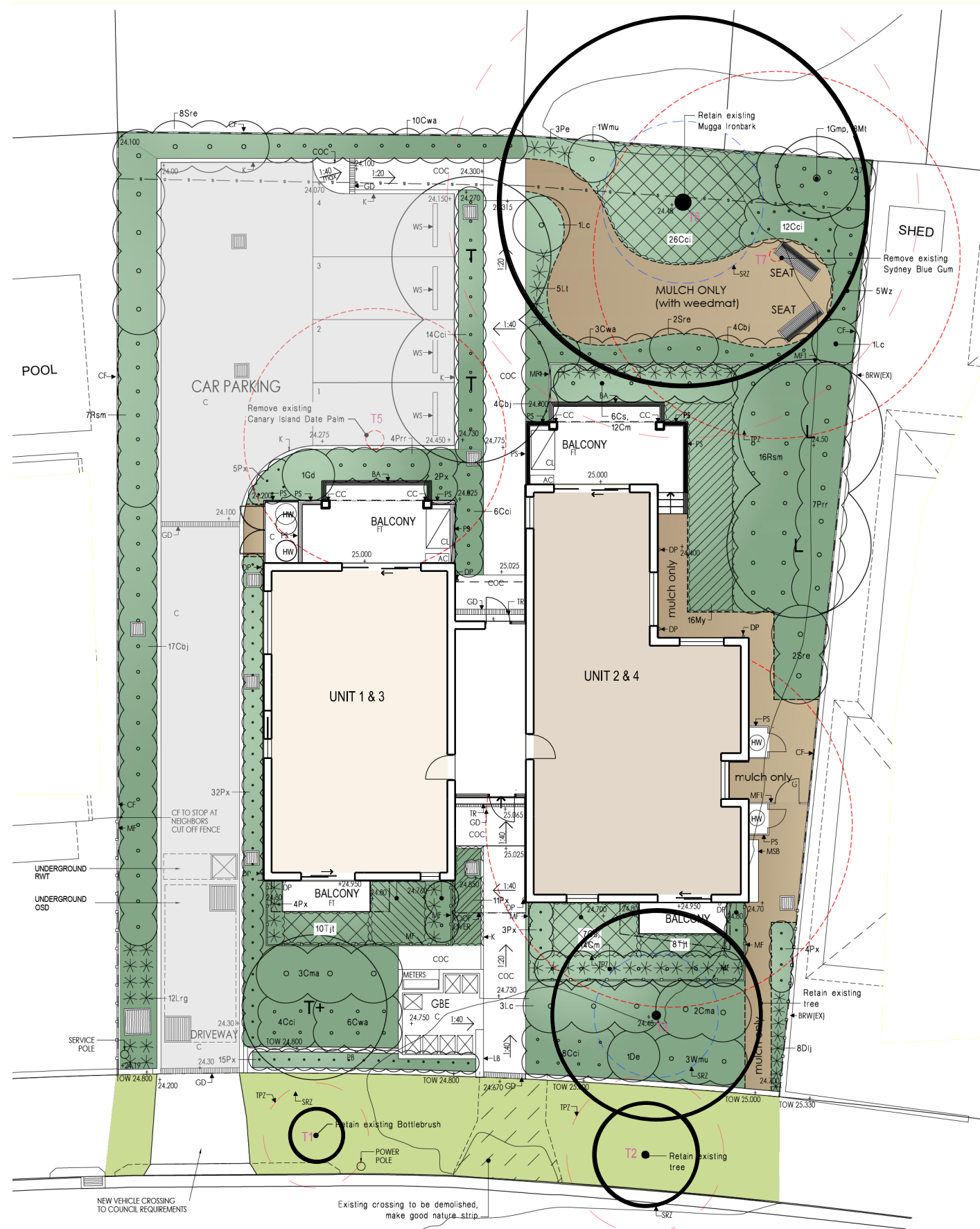


NOTIFICATION PLANS
MANOR HOUSE
16 Lowana Street Villawood



Lowana Street Perspective View



LOWANA STREET

SITE PLAN

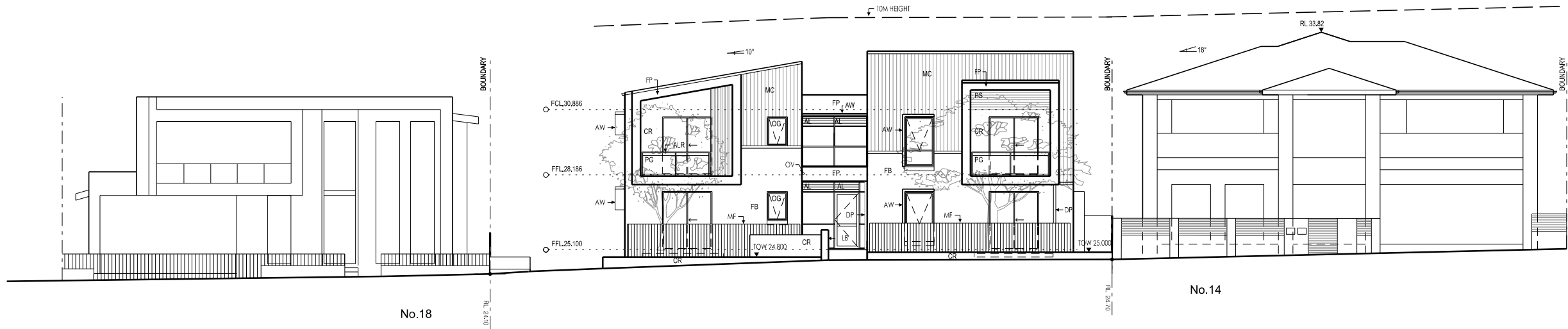
1

SCALE 1 : 200

LEGEND:

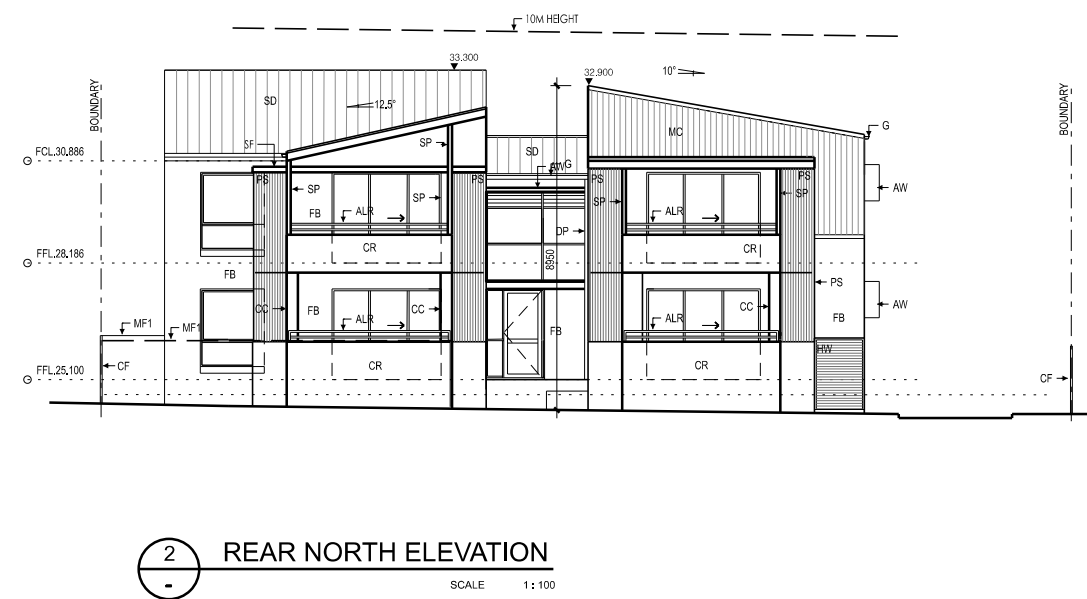
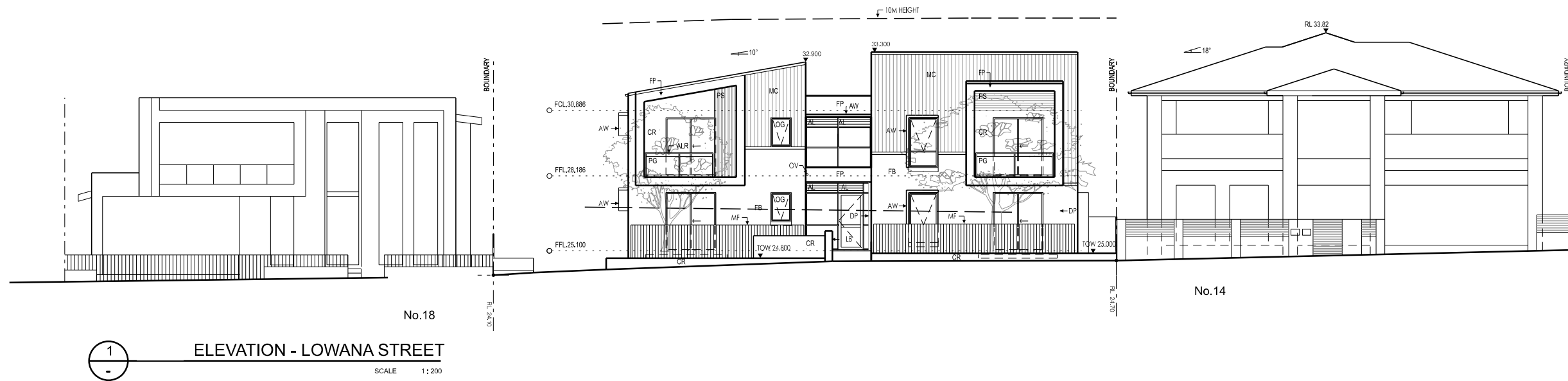
- 2 BED UNIT
- 3 BED UNIT
- DRIVEWAY
- LANDSCAPE AREA

- turf**
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc., and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
- brick garden edging**
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
- existing trees to be removed**
...
- existing trees to be retained**
...
- mulch only area**
75mm depth selected mulch laid on weed-mat
- planting areas**
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.
- maintenance:**
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
- irrigation:**
All planting areas on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
- fencing:**
For all fencing types and materials refer to the Architects plans.

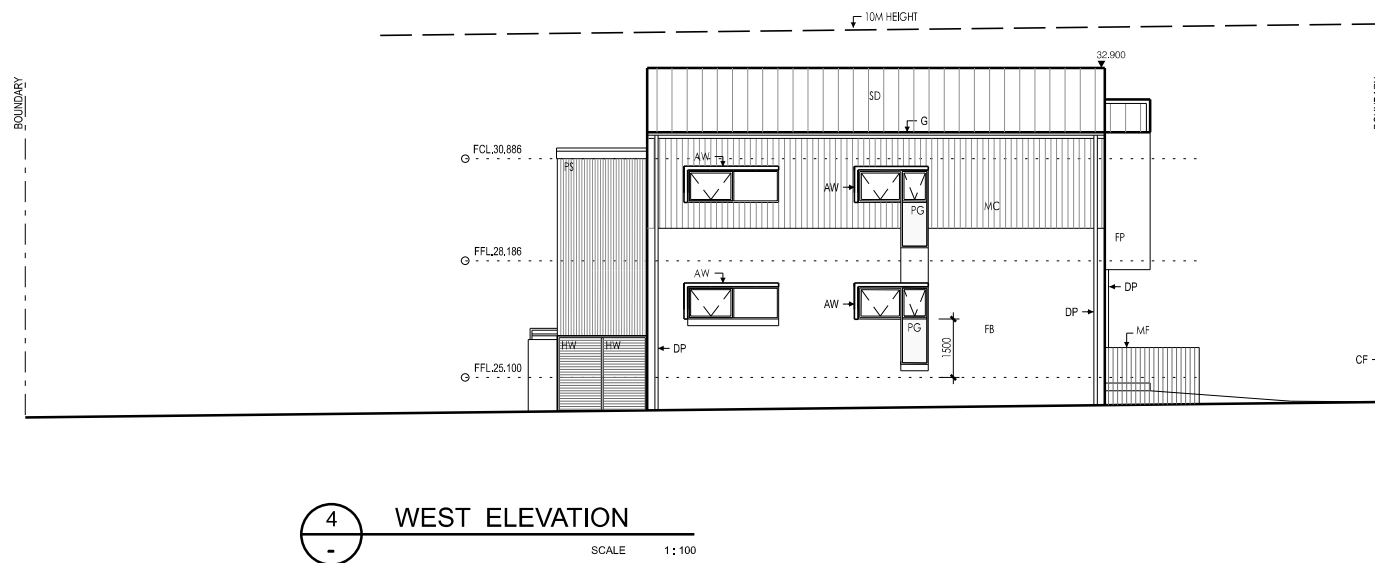
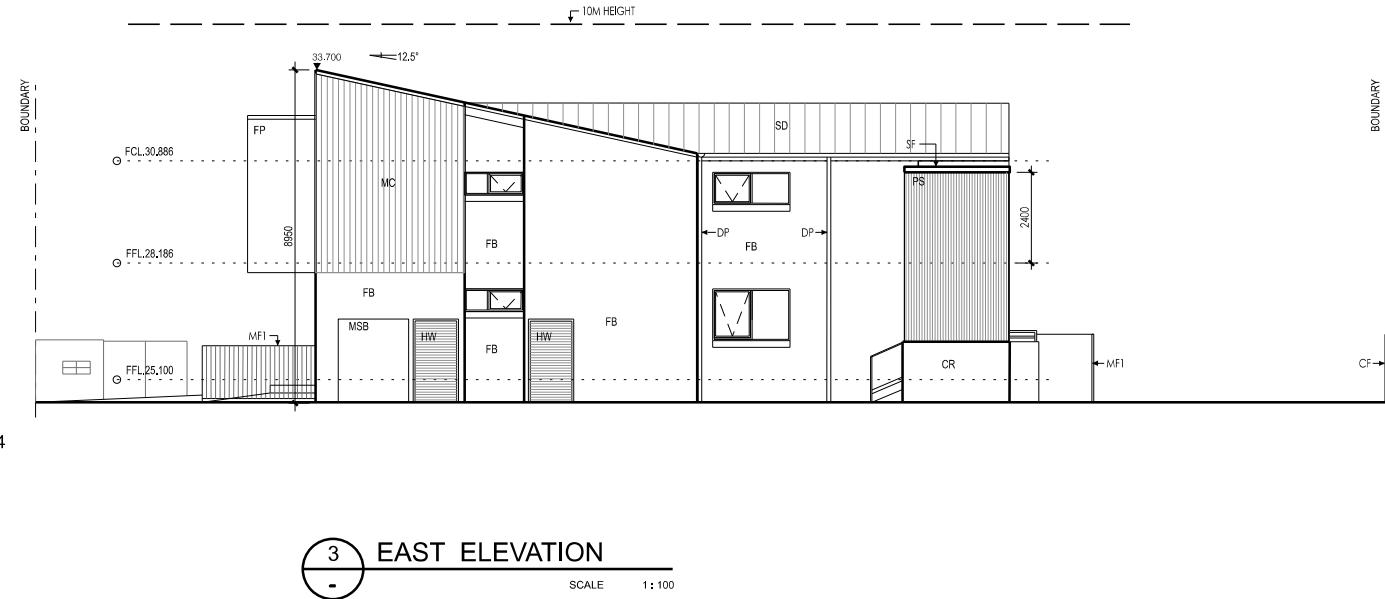


1 ELEVATION - LOWANA STREET
SCALE 1:200

PROPOSED DEVELOPMENT DATA – MANOR HOUSE		
Site Area	967.5 m2	
Title description	Lot 634 DP 36612	
Proposed dwelling numbers	4 dwellings-2 x 3 bedrooms and 2 x 2 bedrooms	
	Requirements	Proposed
Setbacks		
Front setback	5.5m	6.7m
Side setback	0.9M	1.9m
Rear setback	0.9m	10.4m
Height	10m	8.95m
Floor space ratio	0.61 : 1	0.395 : 1
Parking	3	4



No.14



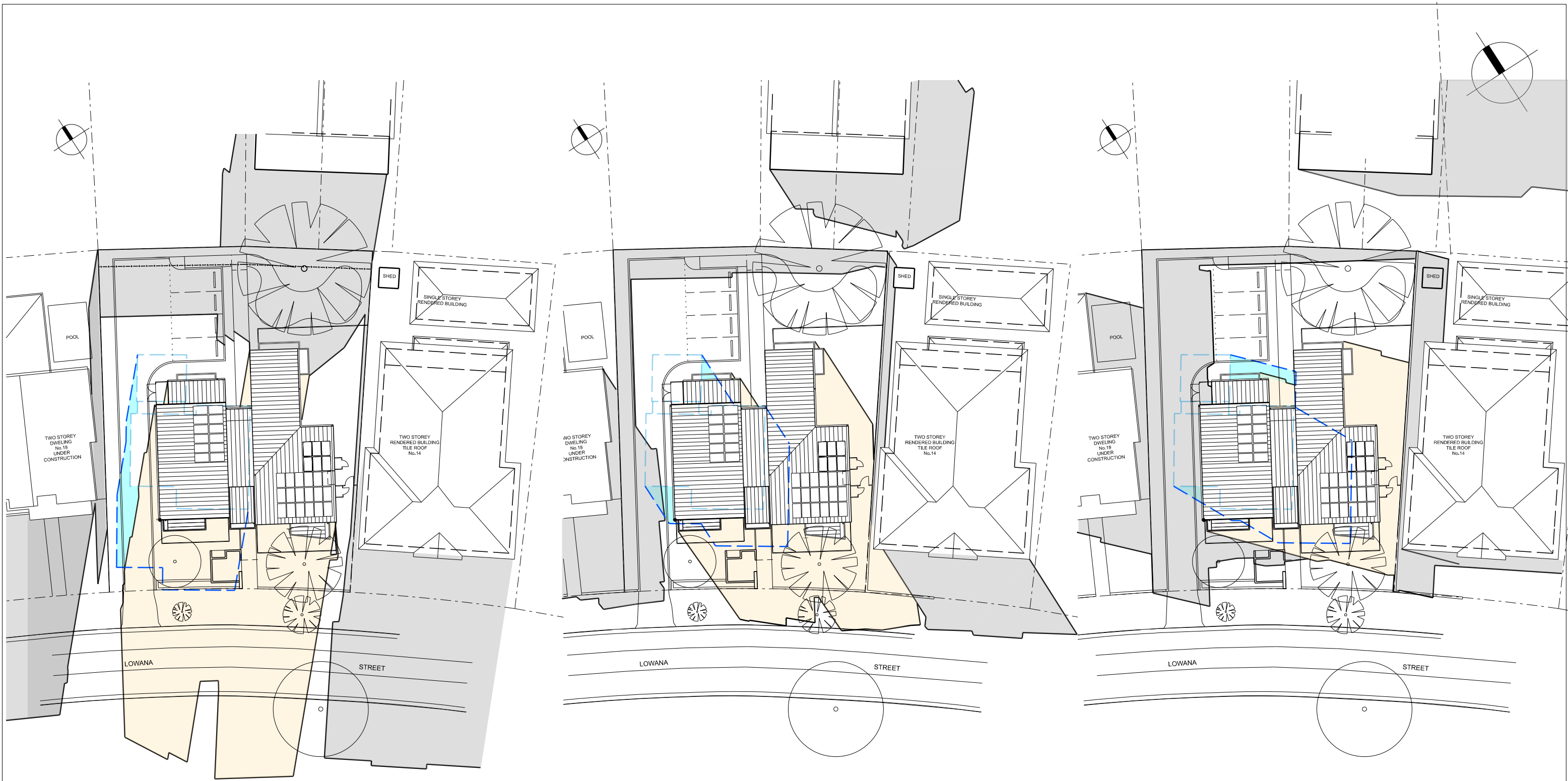


Street Elevation (facing Lowana Street)



Rear Elevation

FB	MC	FP CC CR	AW SP SF PS	SD	GT FA	EA	MF MF1	CF	FG
WALLS	WALL CLADDING	FIBRO PANEL CONCRETE COLUMNS CEMENT RENDER	METAL AWNING STEEL POST STEEL FRAMES PRIVACY SCREEN	ROOFING	GUTTERS & FACIAS	ENTRY AWNING	METAL FENCE	COLORBOND FENCE	BALCONY BALUSTRADE
AUSTRAL BRICKS	LYSAGHT SPANDEK	DULUX PAINT	POWDERCOATED METAL	LYSAGHT SPANDEK	POWDERCOATED METAL	PAINTED FIBRO PANEL	POWDERCOATED METAL	POWDERCOATED METAL	GREY TINT 12MM TOUGHENED SAFETY GLASS
NEUTRALS CANVAS	COLORBOND IRONSTONE	DULUX LEXICON	COLORBOND IRONSTONE	COLORBOND SHALE GREY	COLORBOND IRONSTONE	DULUX INTEGRITY	COLORBOND IRONSTONE	COLORBOND SHALE GREY	DARK GREY



1 9 am SHADOW DIAGRAM on 21st JUNE
SCALE 1:250

2 12 pm SHADOW DIAGRAM on 21st JUNE
SCALE 1:250

3 3pm SHADOW DIAGRAM on 21st JUNE
SCALE 1:200

CLIENT:



ARCHITECT:



NOTIFICATION - SHADOW DIAGRAM

16 Lowana Street Villawood

REVISION:

A

DATE:

11/03/2024

PROJECT:

BGZKN

SHEET:

N06