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DP 239591

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DP 239591

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DP 239591

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DP 239591

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1 Site Plan
1 : 150

DESIGNER

ASTLEY HOMES

CLIENT

ISSUE	DATE	DESCRIPTION	BY
1	05.12.21	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
2	03.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
3	29.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
4	22.06.22	S4.55 APPLICATION	K.H.

PROJECT TITLE
Proposed Dual Occupancy
PROJECT ADDRESS
13 Hinkler Av Condell Park, NSW

NOTES
Dimensions - Contractors to check all dimensions on site prior to commencing construction.
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DRAWING TITLE
Site Plan
DRAWING NO.
DA 01
DATE OF ISSUE
22.06.22

REVISION NO.
4
DRAWING SCALE
1 : 150

TRUE NORTH

ISSUED FOR DEVELOPMENT APPLICATION



Door Schedule			
Comments	Width	Height	Type
SD02	5100	2700	SLIDING
SD01	5100	2700	SLIDING
SD04	2500	2700	SLIDING
SD03	2500	2700	SLIDING

Window Schedule			
Window	Width	Height	Type
W1	2000	1200	SLIDING
W2	2500	600	SLIDING
W3	1000	600	SLIDING
W4	1200	5100	140
W5	1200	1200	144
W6	1000	600	SLIDING
W7	2500	600	SLIDING
W8	2000	1200	SLIDING
W9	2400	1200	SLIDING
W10	2400	1200	SLIDING

Window Schedule			
Window	Width	Height	Type
W11	1200	600	SLIDING
W12	1200	3400	FIXED
W13	1200	1700	143
W14	1200	1700	142
W15	1200	3400	FIXED
W16	1200	600	SLIDING
W17	2400	1200	SLIDING
W18	2400	1200	SLIDING
W19	2400	1200	SLIDING
W20	2000	600	SLIDING

1

Ground Floor

1 : 100

DESIGNER

ASTLEY HOMES

CLIENT

REVISIONS			
ISSUE	DATE	DESCRIPTION	BY
1	05.12.21	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
2	03.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
3	29.03.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
4	18.04.22	ISSUED FOR DEVELOPMENT APPLICATION	K.H.
5	22.06.22	S4.55 APPLICATION	K.H.

PROJECT TITLE

Proposed Dual Occupancy

PROJECT ADDRESS

13 Hinkler Av Condell Park, NSW

NOTES

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DRAWING TITLE

Ground Floor Plan

DRAWING NO.

DA 02

DATE OF ISSUE

22.06.22

REVISION NO.

5

DRAWING SCALE

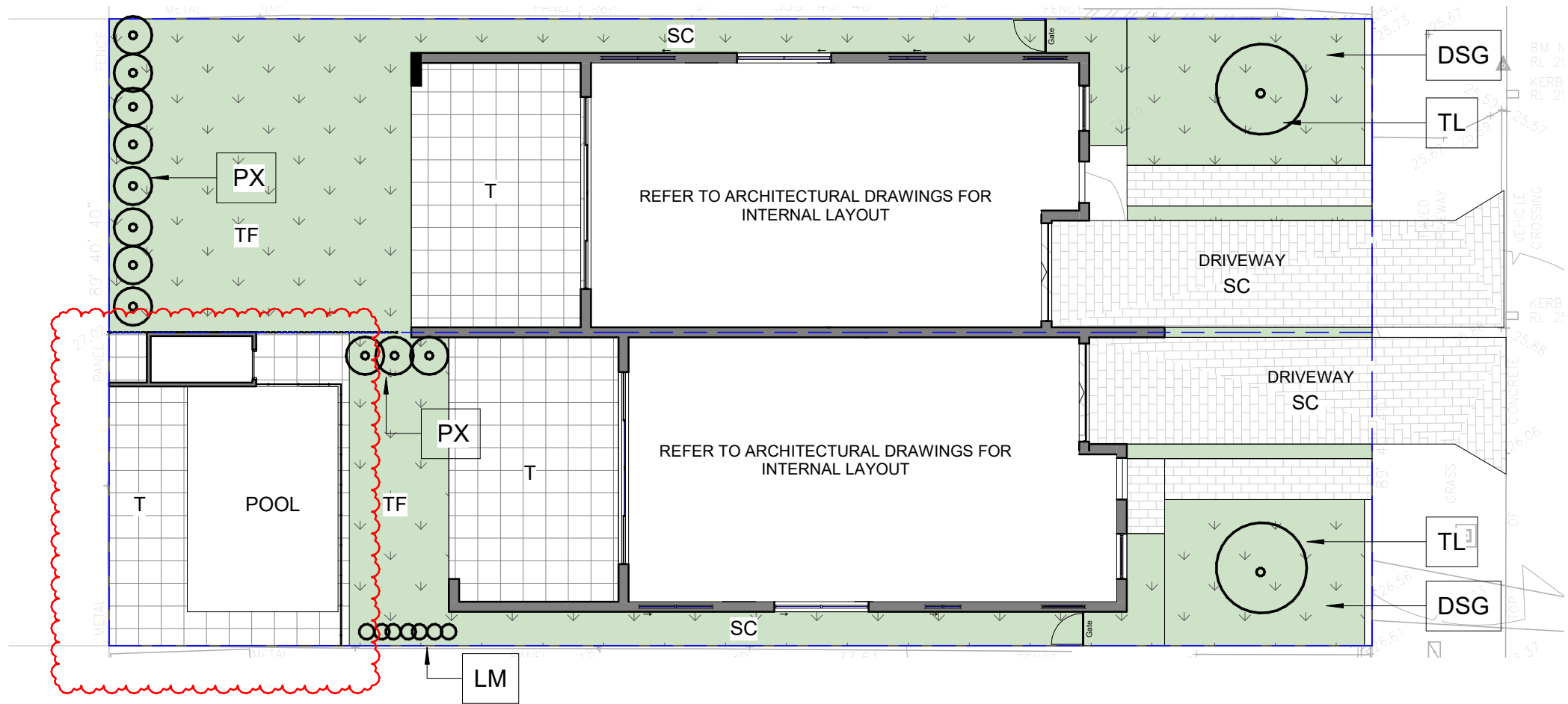
1 : 100

TRUE NORTH

SHEET SIZE

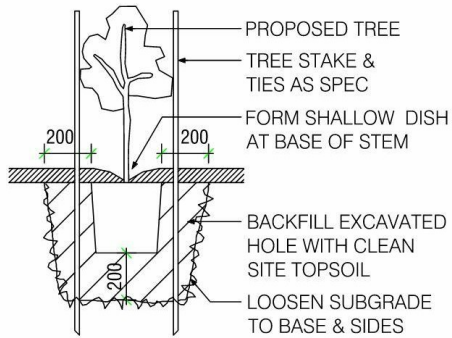
A3

ISSUED FOR DEVELOPMENT APPLICATION

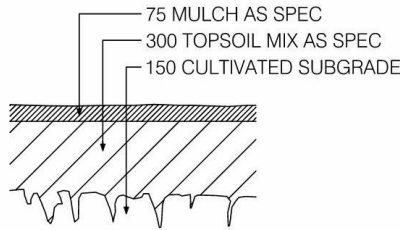


1 Landscape Plan

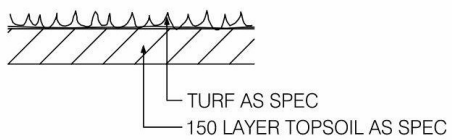
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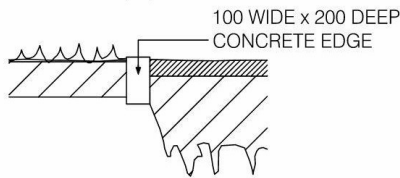
A TREE PLANTING DETAIL NTS



B GARDEN BED NTS



C TURFING DETAIL NTS



D GARDEN EDGE NTS

SURFACE TREATMENT LEGEND

STF	Synthetic Turf
TF	Turf
GE	Garden Edge (to detail)
CL	Clothes Lines (to client requirements)
CB/TP	Colorbond / Timber Paling (1.8 high)
T	Tile (to client requirements)
RWT	Rainwater Tank (to Engineers Specifications)
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal/gunmetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence (1.8m chainmesh)
GVL	Gravel Surface / Path (Nepean River Pebble)
TD	Timber Deck
CP	Concrete Path
B	Bench Seat
BT	Table Bench Seating

PLANT SCHEDULE

Code	Plant Name	Pot Size	Mature Size	Qty
CA	Correa alba	200mm	Trim to 0.6m	18No.
DSG	Duranta 'Sheenas Gold'	200mm	Trim to 1.0m	10No.
LM	Liriope muscari	100mm	0.5m	10No.
MYO	Myoporum parvifolium	150mm	0.2m	30No.
PX	Philodendron 'Xanadu'	200mm	0.5m	12No.
TL	Tristaniopsis laurina	75Litre	6.0m	1No.

NOTES AND SPECIFICATIONS

EXCAVATIONS

Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are not to be covered by any materials. Trim and grade area to form a smooth even finish.

GARDEN BED / MULCH

The topsoil to all garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thoroughly blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas in deep soil to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL or similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instruction from landscape architect.

TURF / GARDEN EDGING

Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging as denoted by 'GE' on the plan is to be constructed as per detail.

PLANT MATERIAL

The plants are to be healthy nursery stock, free from disease, injury, insects and all weed or roots of weeds. All plants are to be thoroughly soaked 1 hour prior to planting. All plants delivered for use on site shall be fully acclimatised to prevailing local Sydney conditions.

EXISTING TREES TO BE RETAINED

The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stay guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limbs, the contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site, the landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance with the recommendations of this report. These recommendations will take precedence over any measures outlined in the landscape plan.

MAINTENANCE / ON GOING CARE

Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed plant material, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

DISCREPANCIES

Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works.