



FOR COMPLYING DEVELOPMENT APPROVAL

PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and cons 2-storey dwelling on each lot

SITE ADDRESS:

1070 Canterbury Road Roselands NSW 2196

DESIGN CALCULATION DATA
1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

UNIT	A	В	TOTAL
GROUND FLOOR	= 88.906 m ²	= 84.755 m ²	
FIRST FLOOR	= 82.750 m ²	= 77.854 m ²	
TOTAL GROSS FLOOR AREA	= 171.656 m ²	= 162.609 m ²	= 334.265 m ²
FLOOR SPACE RATIO	= 42.81%	= 54.20% m ²	
GARAGE	= 30.250 m ²	= 16.500 m ²	
PORCH	= 6.689 m ²	= 6.591 m ²	
ALFRESCO	$= 8.680 \text{ m}^2$	= 9.708 m ²	
BALCONY	= 6.689 m^2	= 6.591 m ²	
TOTAL SITE	= 400.9 m ²	= 300.00 m ²	= 700.9 m ²
PROPOSED SITE COVERAGE	= 24.76% (99.283 m ²)	= 37.33% (112.007	m²)
PROPOSED LANDSCAPED ARE	EA = 52.24% (209.454 m²)	= 26.66% (80.003 m	1 ²)
CAR SPACE PROVIDED	= 2	= 1 =	3

	SHEET NAME		SHEET NUMBER	
struction of a	SITE PLAN	A104		
	Project number	ND21090801	CLIENT:	
	Date	29/02/2024 10:06:29	<u>CLIENT.</u>	
6 Lot1 DP35202	Design by	MIZANUR		
	Checked by	AMAN	SCALE:	1 : 200





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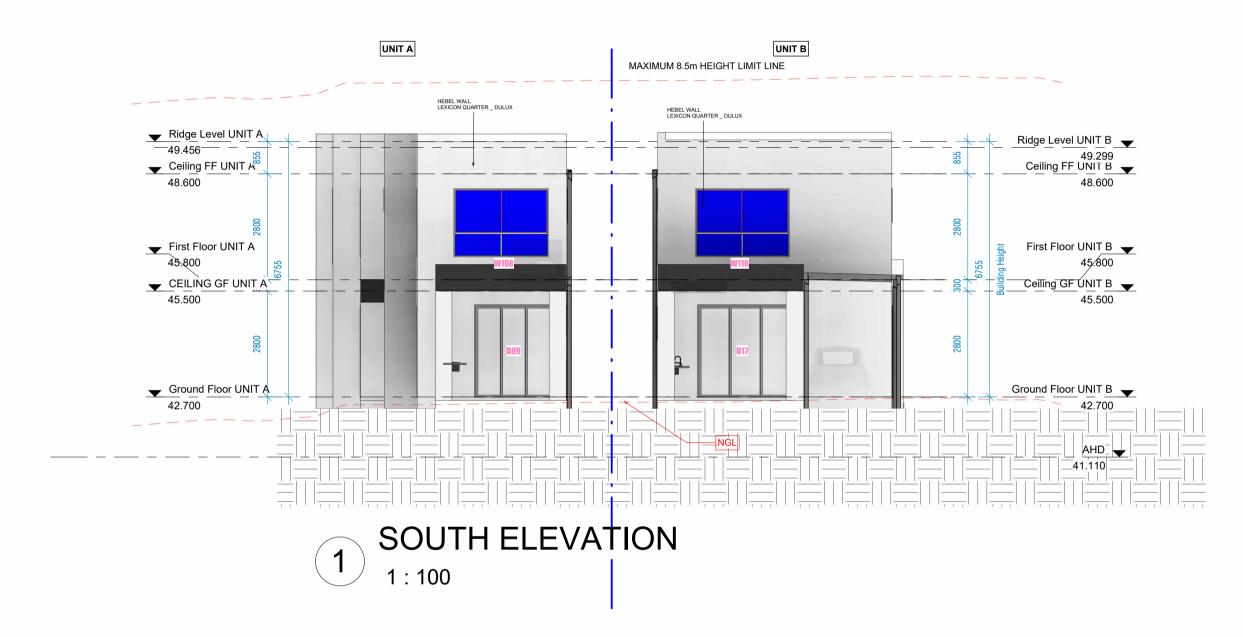
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and co 2-storey dwelling on each lot

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1070 Canterbury Road Roselands NSW 219

	SHEET NAME		SHEET NUMBER	
construction of a	ELEVATION		A108	
	Project number	ND21090801	<u>CLIENT:</u>	
	Date	29/02/2024 10:06:30	<u>CLIENT.</u>	
196 Lot1 DP35202	Design by	MIZANUR		
190 LOTT DI 33202	Checked by	AMAN	SCALE:	1 : 100





N-TECH DESIGN 24 Chaperon Crescent MINTO NSW2566 M: 0452621498

E: info@n-techdesign.com.au

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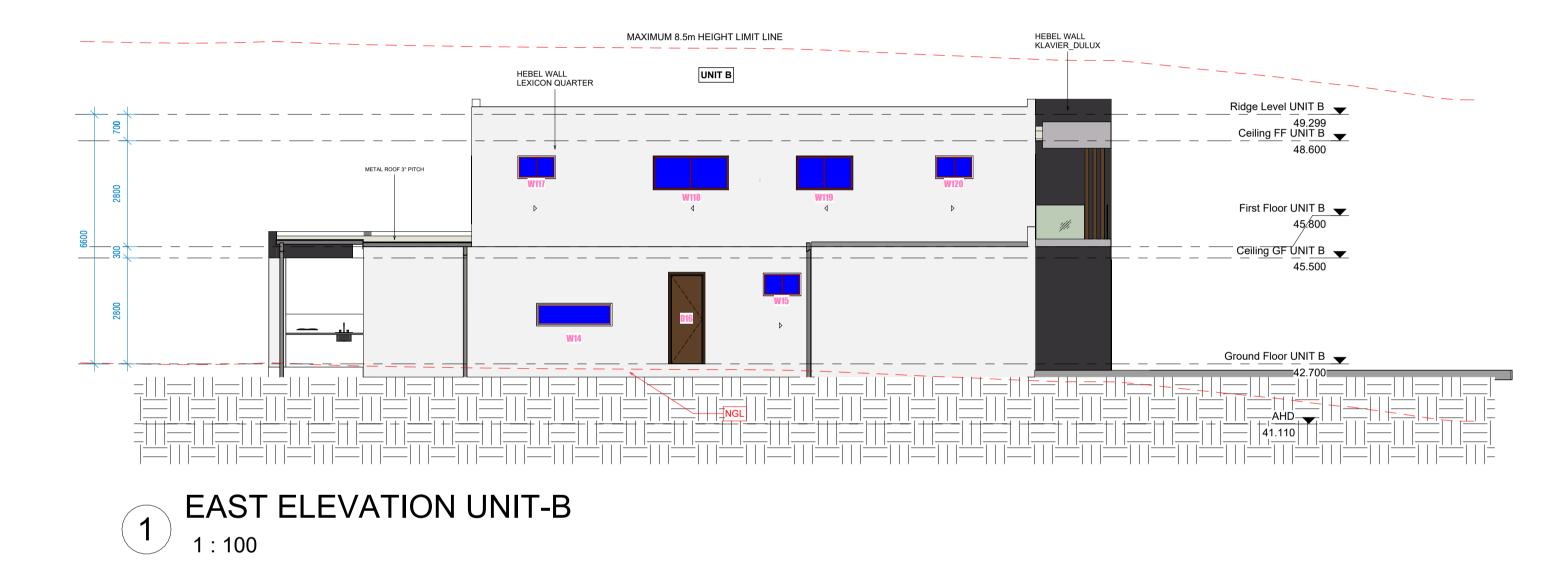
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1070 Canterbury Road Roselands NSW 219

onstruction of a	SHEET NAME ELEVATION		<u>SHEET NUMBER</u> A109	
	Project number	ND21090801	CLIENT:	
	Date	29/02/2024 10:06:33	<u>CLIENT.</u>	
96 Lot1 DP35202	Design by	MIZANUR		
50 LOLT DI 33202	Checked by	AMAN	SCALE:	1 : 100





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PROJECT NAME:

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SITE ADDRESS:

1070 Canterbury Road Roselands NSW 21

construction of a	SHEET NAME ELEVATION		SHEET NUMBER A110	
	Project number	ND21090801		
	Date	29/02/2024 10:06:34	<u>CLIENT:</u>	
196 Lot1 DP35202	Design by	MIZANUR		
190 LULI DF 33202	Checked by	AMAN	SCALE:	1 : 100
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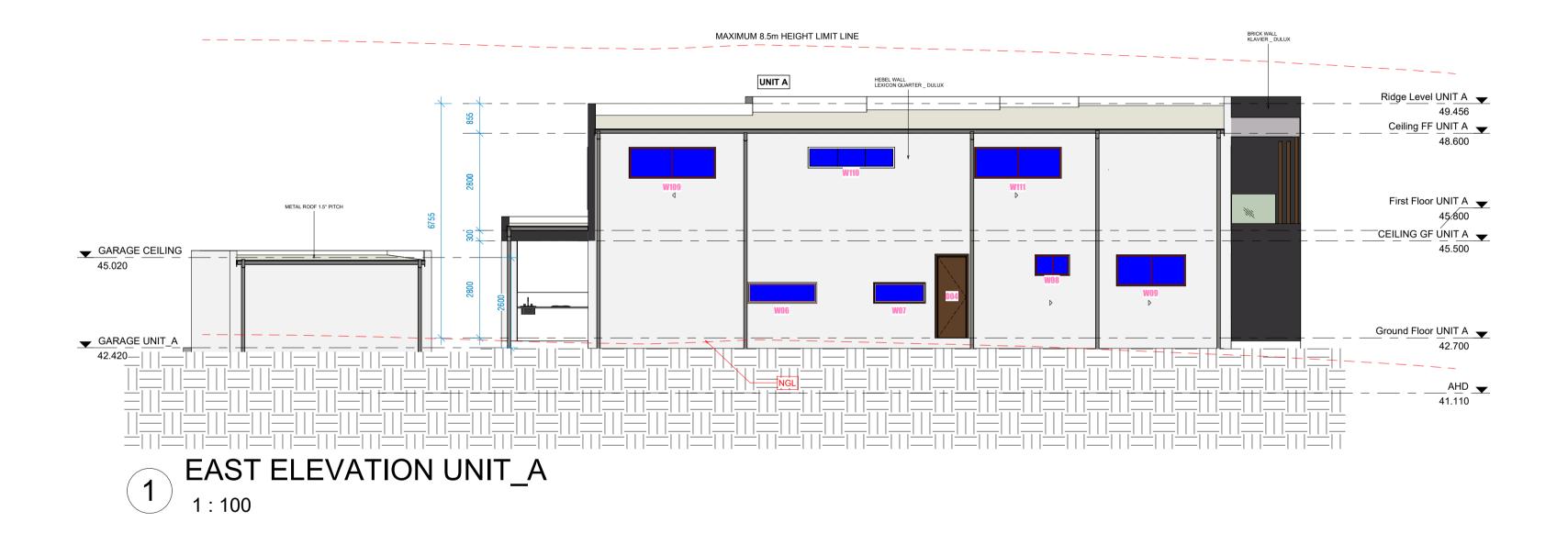
PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and co 2-storey dwelling on each lot

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1070 Canterbury Road Roselands NSW 219

construction of a	SHEET NAME ELEVATION		SHEET NUMBER A111	
	Project number	ND21090801		
	Date	29/02/2024 10:06:34	<u>CLIENT:</u>	
96 Lot1 DP35202	Design by	MIZANUR		
90 LUT DF 33202	Checked by	AMAN	SCALE:	1 : 100





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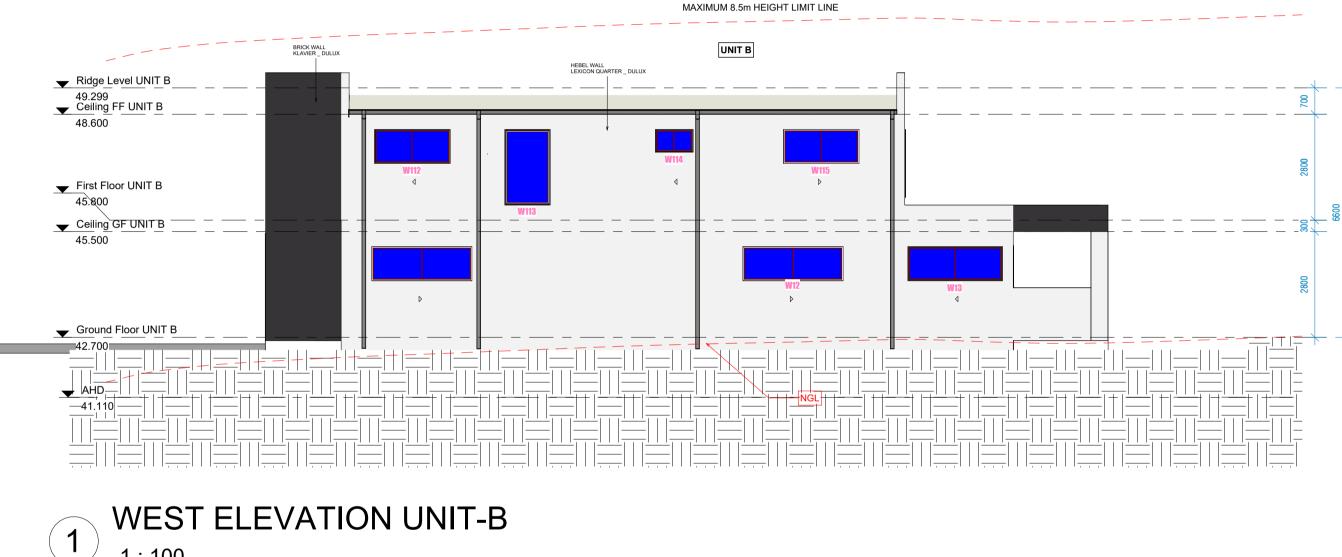
PROJECT NAME:

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SITE ADDRESS:

1070 Canterbury Road Roselands NSW 21

construction of a	SHEET NAME		SHEET NUMBER	
	ELEVATION		A112	
	Project number	ND21090801	CLIENT:	
	Date	29/02/2024 10:06:35		
96 Lot1 DP35202	Design by	MIZANUR		
	Checked by	AMAN	SCALE:	1 : 100





FOR COMPLYING DEVELOPMENT APPROVAL

1 : 100

PROJECT NAME:

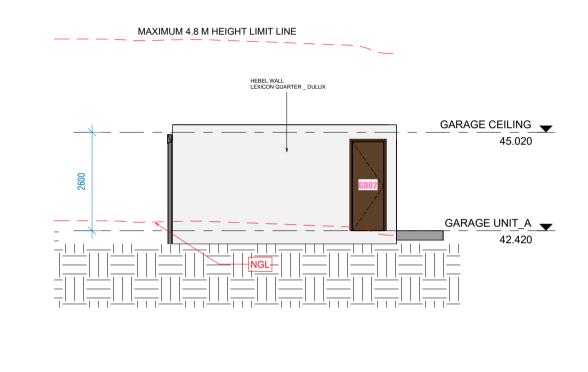
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	SHEET NAME		SHEET NUMBER	
construction of a	ELEVATION		A113	
	Project number	ND21090801		
	Date	29/02/2024 10:06:35	<u>CLIENT:</u>	
196 Lot1 DP35202	Design by	MIZANUR		
130 LOTT DI 33202	Checked by	AMAN	SCALE:	1 : 100

:35 29/02/2024 10:06:3



1 NORTH ELEVATION _ U-A_ GARAGE



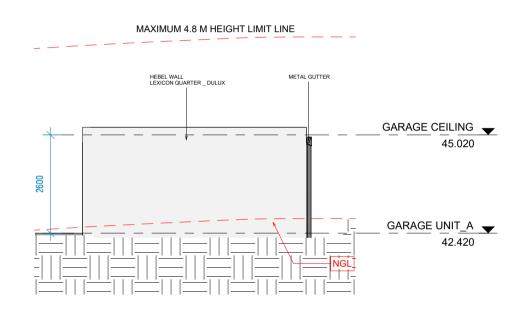
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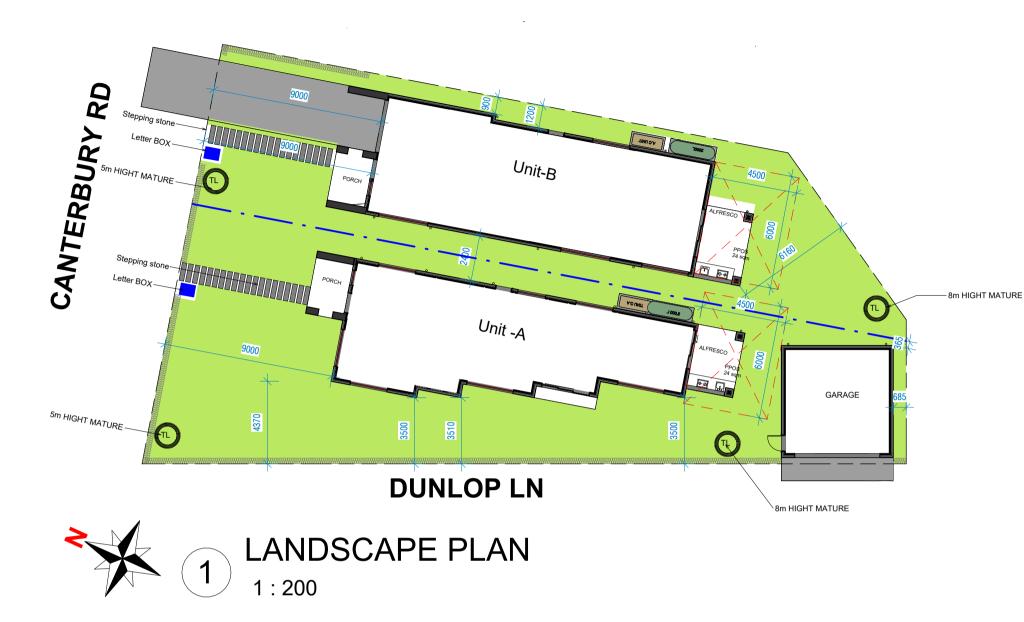
SITE ADDRESS:

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2 SOUTH ELEVATION _ U-A_ GARAGE

	SHEET NAME		SHEET NUMBER	
onstruction of a	ELEVATION		A114	
	Project number	ND21090801		
	Date	29/02/2024 10:06:35	<u>CLIENT:</u>	
96 Lot1 DP35202	Design by	MIZANUR		
50 LOTT DI 33202	Checked by	AMAN	SCALE:	1 : 100



PLANT SCHEDU	ЛF

SYMBOL	BOTANIC NAME	COMMON NAME	NATURE HEIGHT	species	QTY	POT SIZE
	WESTRINGIA FRUITICOSA	COASTAL ROSEMARY	1.00-2.0 m	NATIVE		
63	BURSARIA SPINOSA	SWEET BURSARIA	5.00-10.0 m	NATIVE	2	40L
	TRISTNALOPSIA LAURINA	WATER GUM	5.00-10.0 m	NATIVE	2	45L
•	PULTANAEA VILLOSA	BUSH PEA	0.6 m	NATIVE	16	15L
		NATURAL TURF		NATIVE		
		DEEP SOIL		NATIVE		



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Cultivation:

Cultivate all planting and turf areas by deep ripping to a depth of 300mm. Apply gypsum at a rate of 1kg/m² to ripped soil. Apply organic matter 200mm deep over ripped soil. Apply imported soil to prepared planting holes.

Imported Soils:

Imported soils to be standard "Allgrow/Garden King" premium garden blend or similar to AS4419 consisting of 60% composted organics, 40% mineral components and a pH of 6.0 - 7.0 and LawnCare to AS4419 consisting of 70% composted organics, 30% mineral components and a pH of 6.0 - 7.0

Planting:

Plants shall be container grown, well formed, pest and diseases free, true to species and nominated size. Apply agriform or similar slow release 10g fertilizer tablets 20-4, 3-4, 1. NPK to all plants at the following rates:

125mm pots – 1 tablet 140 – 200mm pots – 2 tablets

300mm pots – 3 tablets

45 litre bag – 4 tablets

Plants are to be watered adequately to sustain healthy grown at a minimum of three times weekly for the first 12 weeks and once weekly when established.

Mulching:

All garden areas to be mulched to a depth of 100mm with an organic mulch, e.g pine bark fines. Finish mulch flush with adjoining edges and ensure mulch depth is reduced around stem of plants. All weed matter should be removed prior to placement of mulches. Separate organic mulch from foundations and structures with a 300mm deep aggregate termite barrier.

LANDSCAPE MAINTANCE SCHEDULE

The landscape maintance period will begin after the landscape compliance certificate has been issued to the principal certifying authority approved.

Construction and landscape maintance is the care and maintance of the contracted landscape works using acceptable horticultural practices, ensuring that all plants and planting areas experience the optimum growing conditions and are in excelent appearence at all times, as well as the reflection of defects which have resulted from regular use.

The landscape maintance will be held once in three months or as requested by the council or requested by the client from the date of the certification and shall include,

but not

be limited to the following maintance work. -Replacement of dead, damaged, stolen, unhealthy or diseases plants(at the reasonable

discretion of client/ landscape architect)

- Watering all garden areas as required by hand to ensure plant establishment without loss/irrigation maintance (monitor soil moisture)

- Clearing litter and other debris from landscaped and lawn areas

- Monitoring for pests and diseases & treat as requested
- Fertilizing with approved fertilizer
- Adjusting stakes and ties/ removing as tree mature
- mowing lawn areas, watering, edging and weeding as requested
- Topping up mulch area and keeping beds free and weeds
 Making good areas of soil subsistence or erosion & repair problem

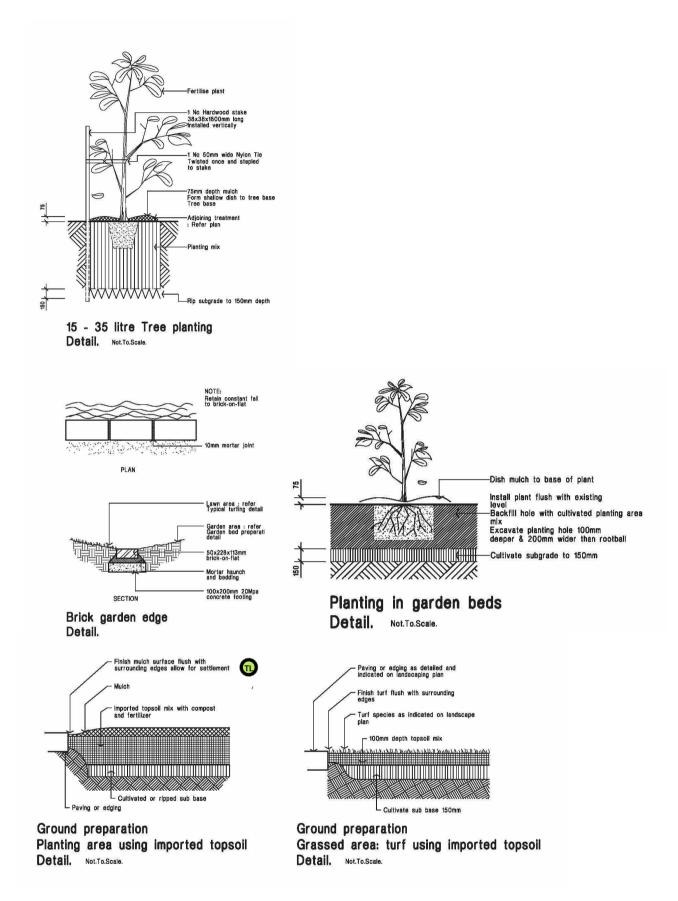
- maintain all hard and semi permeable areas including raking gravel and decomposed granite area, cleaning/weeding paving etc

nstruction of a	SHEET NAME		SHEET NUMBER A119	
	Project number	ND21090801		
	Date	29/02/2024 10:06:36	<u>CLIENT:</u>	
6 Lot1 DP35202	Design by	MIZANUR		
	Checked by	AMAN	SCALE: As	indicated

29/02/2024 10:06:36

IRRIGATION

The client may choose to have an approved automated drip-irrigation system installed to the garden bed areas prior to planting. This system will be designed and installed by a qualified licensed irrigation specialist to suit the garden layouts and planting species nominated in the design. Note that endemic and native planting will not require significant watering once established and that a longer maintance period should be considered in lieu of irrigation. Irrigation system shall be installed in accordance to the latest Sydney water irrigation regulations and time and shall consist of the necessary components to ensure safe, efficient operation. Such components shall include a back flow prevention valve and moisture sensor to prevent watering during wet periods. The irrigation shall be tested and approved upon completion and monitored/maintained at 6 monthly periods



LANDSCAPE DETAILS



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LEGEND

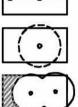
Turr Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc.. and away from buildings. Ensure that no pooling or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



Paraline

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

1800mm high lapped and capped timber paling fence



Existing trees to be removed

Planting areas

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

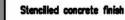
Maintanance: All landscape works are to be maintained for a period of six manths from the date of practical completion. This includes all watering, weading, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants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



Existing trees to be retained



Pebbles



	SHEET NAME		SHEET NUMBER	
onstruction of a	LANDSCAPE PLAN		A120	
	Project number	ND21090801	CLIENT:	
	Date	29/02/2024 10:06:36		
6 Lot1 DP35202	Design by	MIZANUR		
	Checked by	AMAN	SCALE: As indicated	