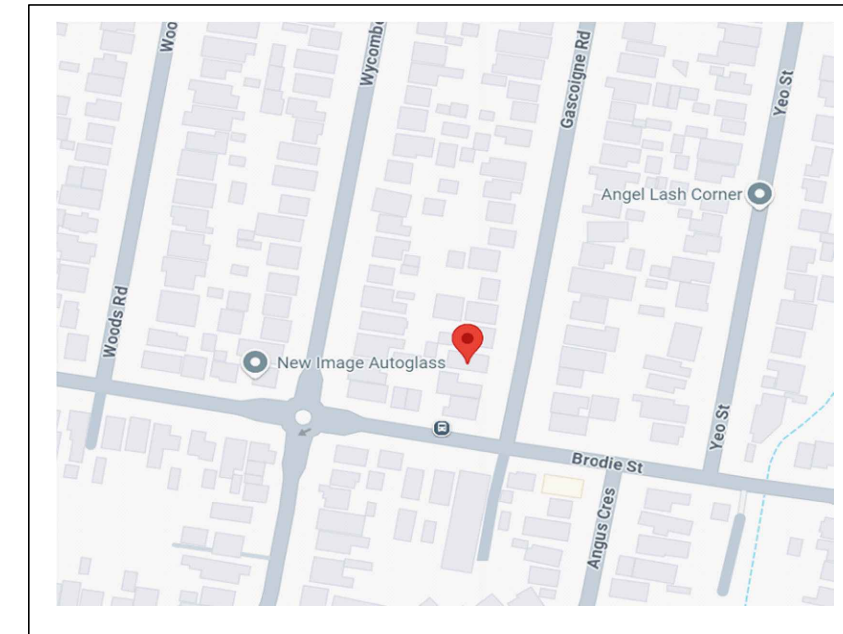
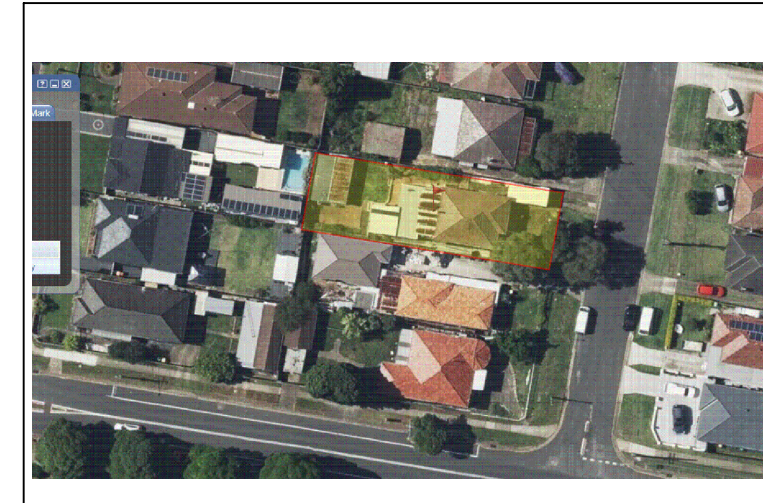


PROPOSED SECONDARY DWELLING (GRANNY FLAT)




LOCATION MAP



SHEET SCHEDULE (ARCHITECTURAL)							
SHEET	TITLE	SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
000	COVER SHEET						
1	SURVEY PLAN	9	LANDSCAPE PLAN	17		25	
2	SITE PLAN -1/200	10	MATERIALS AND FINISHES - (Colours Charts etc.)	18		26	
3	GROUND FLOOR PLAN	11	NOTIFICATION	19		27	
4	ELEVATIONS	12		20		28	
5	ROOF PLAN + SECTION A-A			21		29	
6	BASIX COMMITMENTS	14		22		30	
7	SITE ANALYSIS	15		23		31	
8	EROSION & SEDIMENT CONTROL PLAN	16		24		32	



SITE LOCATION : 212 OLD KENT ROAD, GREENACRE
LOT 2 - DP 414534

 SIGHT BUILDING DESIGN  Sam. Sallit (B. Arch.) MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW) (Tel - fax) 9637 1491 Mob: 0410 316 294 31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au	JOB DESCRIPTION PROPOSED : DETACHED SECONDARY DWELLING (GRANNY FLAT)	DRAWING TITLE <h1>COVER SHEET</h1>	NOTES - ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO BE CONNECTED TO EXISTING DRAINAGE LINE TO STREET GUTTER - DONT SCALE.	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CELING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. -WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	DRAWN SS DATE 6/02/2025 CHECKED SS SCALE 1/100 JOB NUMBER 943 NUMBER IN SET 0 ISSUE	NORTH 	ISSUE AMENDMENT BY DATE
	AT: 200 GASCOIGNE ROAD, YAGOONA LOT 669 DP13125	CLIENT NAME Mr. Danny Farag Mr. Raymond Farag Mrs. Trudy Anne Farag C: Gassan 0433689694					

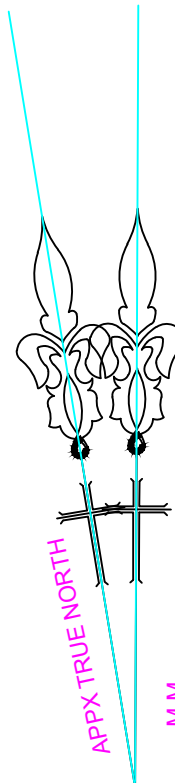
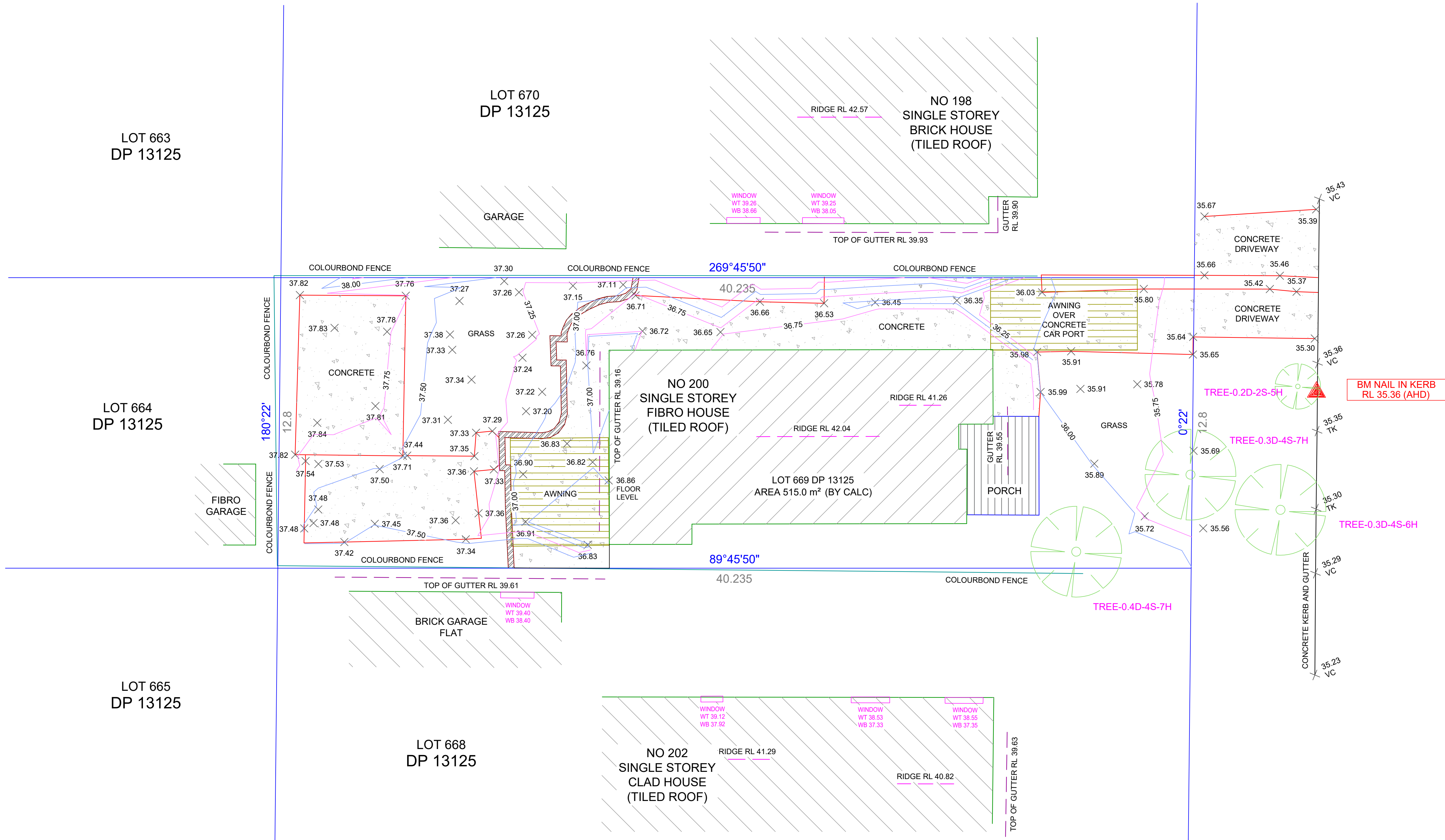


www.dialbeforeyoudig.com.au

No Investigation of Underground services has been made. All relevant Authorities should be notified prior to any excavation on or near the site.

Developers & Excavators may be held financially responsible by the asset owner should they damage underground networks.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES: This Plan is made solely for the use and benefit of the client named and no liability or responsibility whatsoever is accepted to any third party who may rely on this Plan wholly or in part. Any third parties acting or relying on this Plan whether wholly or in part are in breach of our copyright and do so at their own risk.




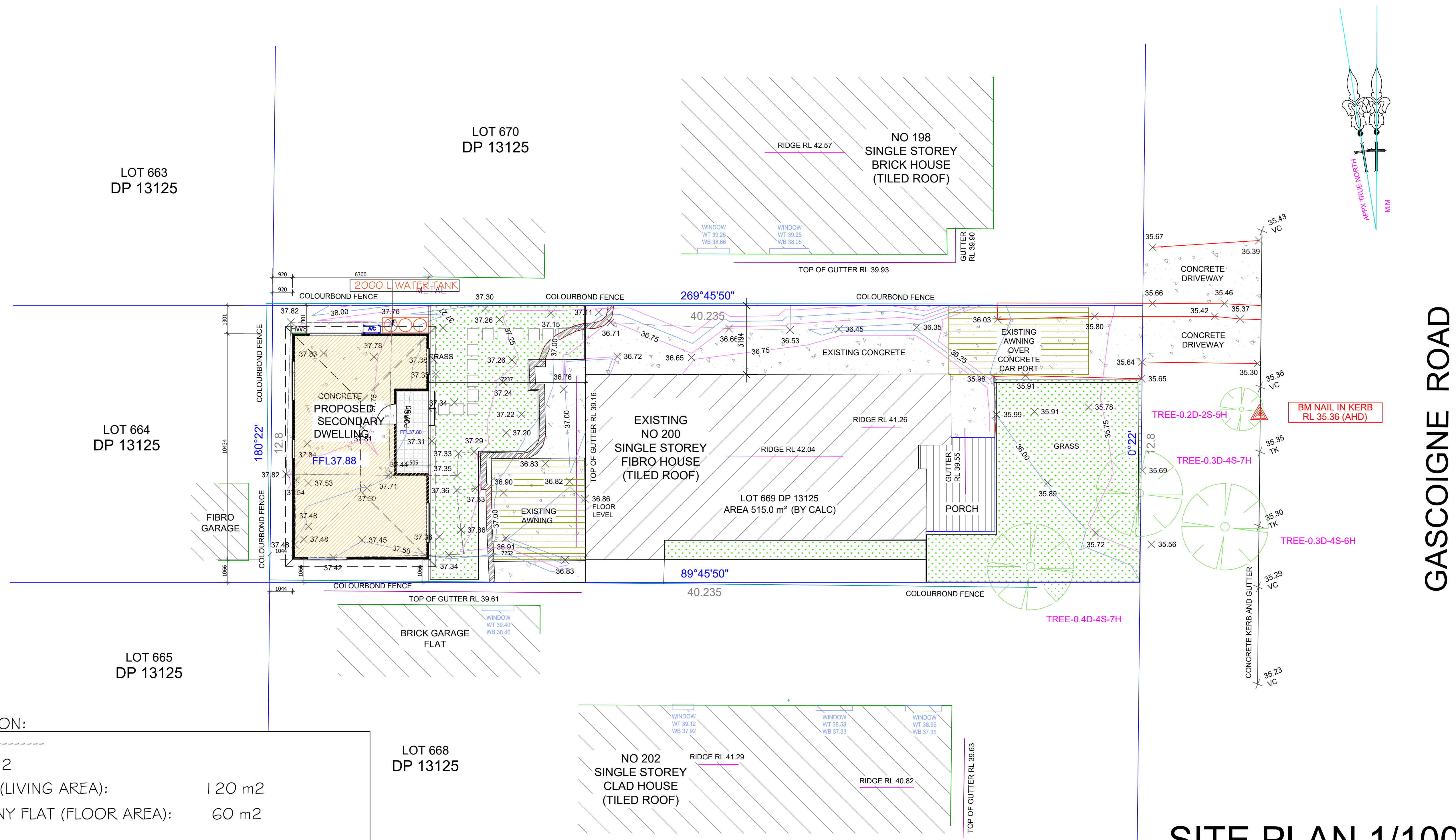
GASCOIGNE ROAD

LEGENDS :	
	BUILDING
	CONCRETE
WT : WINDOW TOP WB : WINDOW BOTTOM C : COMMUNICATION PIT S : STOP-VALVE H : HYDRANT W : WATER METER P : POWER POLE S : SIGN STREET L : LIGHT POLE M : MAN HOLE	

.....\projects\signature.png
SAM PYRUZ
REGISTERED LAND SURVEYOR NSW

16.10.2024
DATE

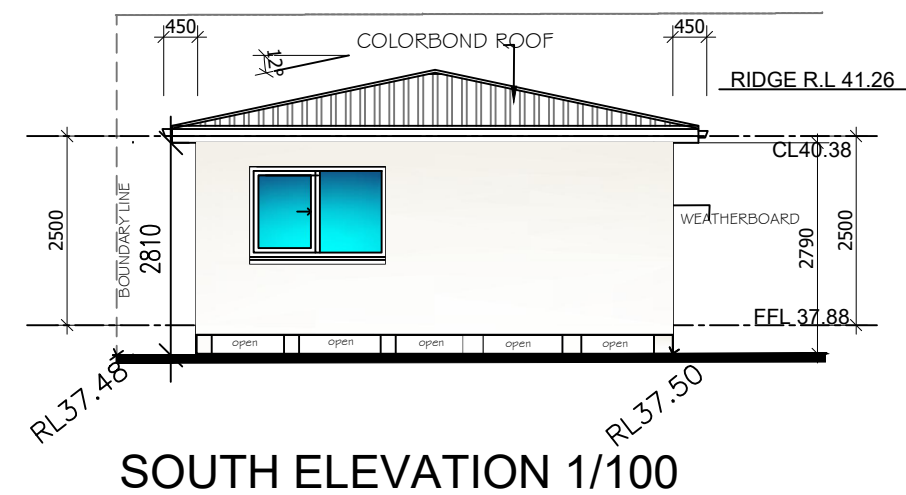
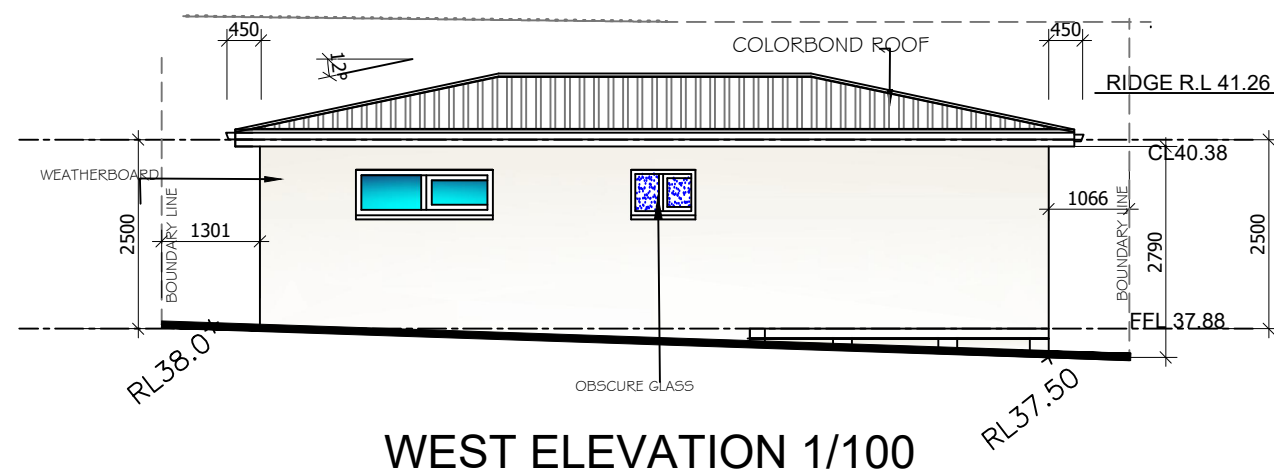
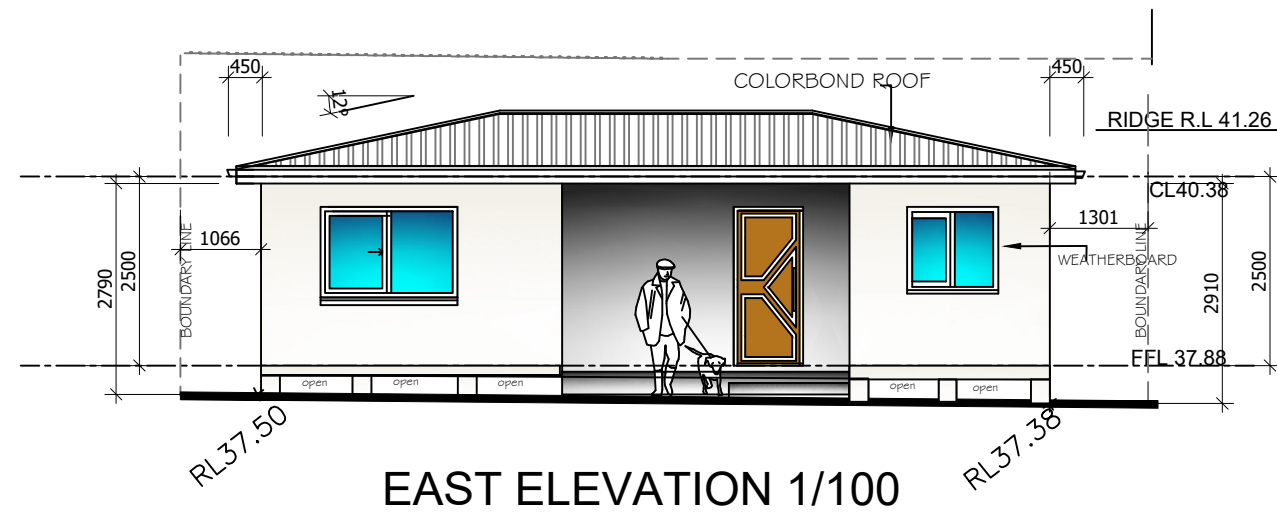
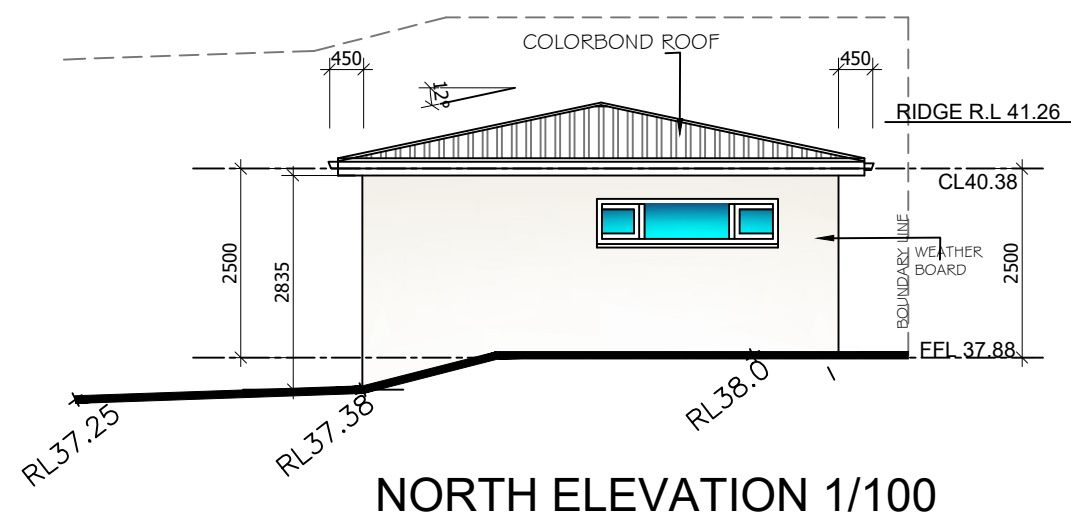
<div><div>BAISSLINE SURVEYING</div><div>baisslinesurveying.com.au adrian@baisslinesurveying.com.au 0432 648 475</div></div>	TITLE DETAIL SURVEY OF LOT 699 IN DP 13125 200 GASCOIGNE ROAD, YAGOONA, NSW.				SHEET 1 OF 1 SHEETS	AMENDMENTS	
						DATE	DESCRIPTION
	CLIENT Syd Consulting				JOB REFERENCE		
					GASCOIGNE 24-1030		
SCALE 1:100 @ A1	Origin of Levels SSM154977 RL 35.05 (AHD)	DATE 10/10/2024	DRAWING No. 1				




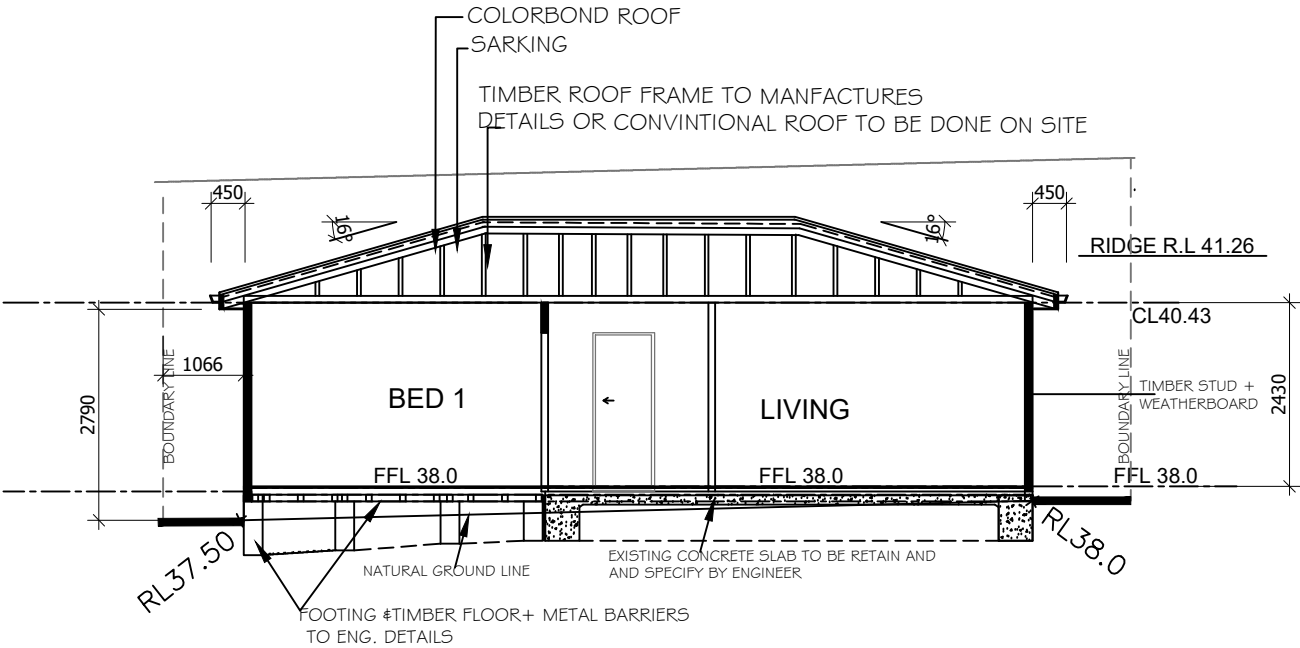
DESIGN CALCULATION:

- SITE AREA: 515 m²
- EXISTING HOUSE (LIVING AREA): 120 m²
- PROPOSED GRANNY FLAT (FLOOR AREA): 60 m²
- TOTAL AREAS :
EXISTING HOUSE + GRANNY FLAT : 180 m²
- SITE COVERAGE = 200.4 m² = 38.91 % OF THE SITE
- COURT YARD OF EXISTING HOUSE +
SECONDARY DWELLING (OPEN SPACE) = 80 m²
- LANDSCAPE AREA AT FRONT OF BUILDING = 70 m² = 73 % OF FRONT AREA
- TOTAL LANDSCAPE = 163 m² = 31.65 % OF THE SITE

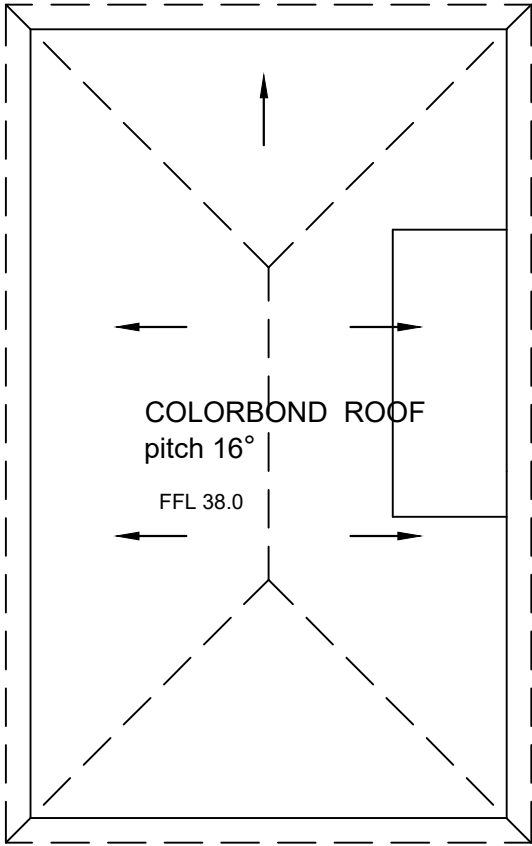
SITE PLAN 1/100



JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED : DETACHED SECONDARY DWELLING (GRANNY FLAT)	ELEVATIONS +	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO BE CONNECTED TO EXISTING DRAINAGE LINE TO STREET GUTTER - DONT SCALE	DATE	6/02/2025					
		- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSTIONED ON THE CELING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.	CHECKED	SS					
		-WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	SCALE	1/100					
			JOB NUMBER	943					
			NUMBER IN SET	4					
AT: 200 GASCOIGNE ROAD, YAGOONA	CLIENT NAME		ISSUE						
LOT 669 DP13125	Mr.Danny Farag Mr. Raymond Farag Mrs. Trudy Anne Farag C: Gassan 0433689694								



SECTION A-A (GRANNY) 1/100



ROOF PLAN 1/100

JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED : DETACHED SECONDARY DWELLING (GRANNY FLAT)	ROOF PLAN + SECTION A-A +	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO BE CONNECTED TO EXISTING DRAINAGE LINE TO STREET GUTTER - DONT SCALE.	DATE	6/02/2025	N				
			CHECKED	SS					
			SCALE	1/100					
			JOB NUMBER	943					
			NUMBER IN SET	5					
			ISSUE						
AT: 200 GASCOIGNE ROAD, YAGOONA	CLIENT NAME								
LOT 669 DP13125	Mr.Danny Farag Mr. Raymond Farag Mrs. Trudy Anne Farag C: Gassan 0433689694								

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1785816S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 03 March 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	200 GASCOIGNE ROAD, YAGOONA - Granny Flat	
Street address	200 GASCOIGNE Road YAGOONA 2199	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP13125	
Lot no.	669	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 69	Target 68
Materials	✓ 24	Target n/a

Description of project

Project address		Assessor details and thermal loads	
Project name	200 GASCOIGNE ROAD, YAGOONA - Granny Flat	NatHERS assessor number	n/a
Street address	200 GASCOIGNE Road YAGOONA 2199	NatHERS certificate number	n/a
Local Government Area	Canterbury-Bankstown Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP13125	Area adjusted cooling load (MJ/m ² /year)	n/a
Lot no.	669	Area adjusted heating load (MJ/m ² /year)	n/a
Section no.	-	Project score	
Project type	dwelling house (detached) - secondary dwelling	Water	✓ 41 Target 40
No. of bedrooms	2	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 69 Target 68
Site area (m ²)	515	Materials	✓ 24 Target n/a
Roof area (m ²)	77		
Conditioned floor area (m ²)	53.0		
Unconditioned floor area (m ²)	7.0		
Total area of garden and lawn (m ²)	163		
Roof area of the existing dwelling (m ²)	130		
Number of bedrooms in the existing dwelling	3		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 15 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 49 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab	29	nil/not specified	nil	
floor - suspended floor above enclosed subfloor, treated softwood; frame: timber - H2 treated softwood.	31	2 (or 2.7 including construction) (down): polyurethane	nil	subfloor wall insulation: None
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	2.50 (or 3.00 including construction): rockwool batts, roll or pump-in - reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - untreated softwood.	65	rockwool batts, roll or pump-in	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	77	ceiling: 4 (up); roof: foil backed blanket; ceiling: rockwool batts, roll or pump-in; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	600.00	2400.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
East facing					
W02	1100.00	1200.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W03	1200.00	1810.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	external louvre/vertical blind (adjustable)	not overshadowed
South facing					
W04	1200.00	1810.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
West facing					
W05	600.00	850.00	aluminium, single glazed (U-value: <=7.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed
W06	600.00	1810.00	aluminium, single glazed (U-value: <=2.5, SHGC: 0.74 - 0.90)	eave 450 mm, 250 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



Sam. Sallit (B. Arch.)
MEMBER OF THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECT
REGISTERED DESIGN & BUILDING PRACTITIONER (SERVICE NSW)
(Tel - fax) 9637 1491 Mob: 0410 316 294
31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au

JOB DESCRIPTION

PROPOSED - DETACHED - SECONDARY DWELLING (GRANNY FLAT)

AT: 200 GASCOIGNE ROAD, YAGOONA
LOT 669 DP13125

DRAWING TITLE

BASIX COMMITMNETS

CLIENT NAME

Mr. Danny Farag
Mr. Raymond Farag
Mrs. Trudy Anne Farag
C: G. 0433689694

NOTES

- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN
- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.
- THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS.
- THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
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- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE

DRAWN

SS

DATE

3/03/2025

CHECKED

SS

SCALE

1/100

JOB NUMBER

943

NUMBER IN SET

6

ISSUE

NORTH

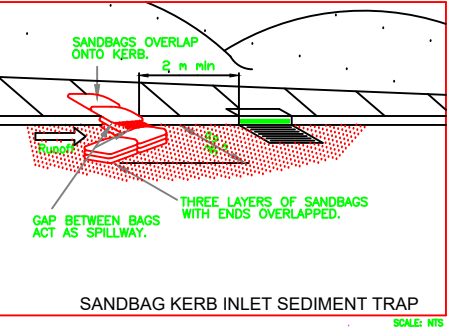
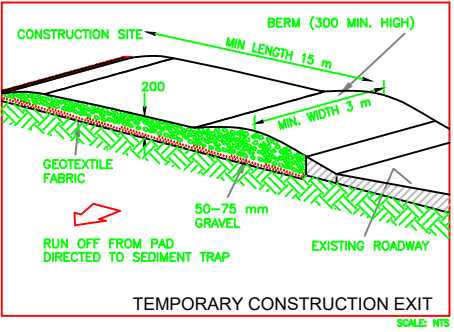
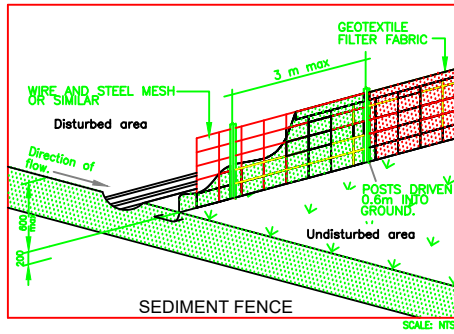


ISSUE

AMENDMENT

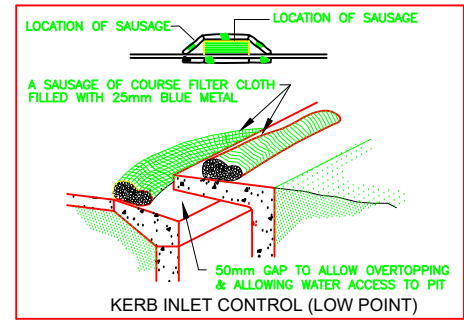
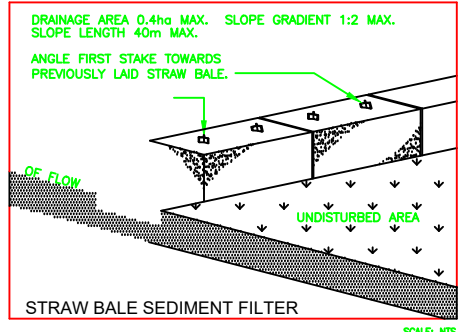
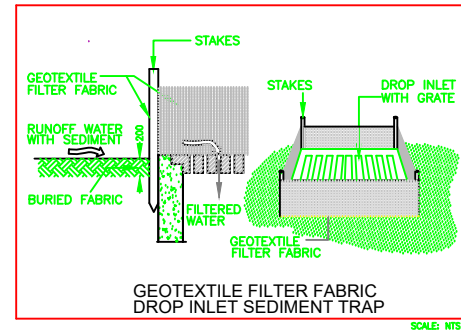
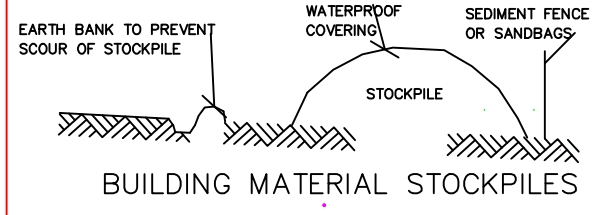
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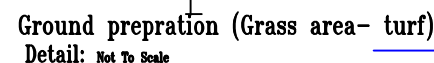


EROSION NOTES:

- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 2- MINIMISE DISTURBED AREAS.
- 3- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 4- DRAINAGE TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
- 5- ROAD AND FOOTPATH TO BE SWEEPED DAILY.
- 6- NO MATERIALS TO BE STORED ON FOOTPATH.
- 7- SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR DIRECTED BY COUNCIL'S REPRESENTATIVE. THE SILT FENCES ARE TO BE CLEARED OF SILT AND OTHER BUILT UP MATERIALS.



JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED : DETACHED SECONDARY DWELLING (GRANNY FLAT)	EROSION& SEDIMENT CONTROL PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO BE CONNECTED TO EXISTING DRAINAGE LINE TO STREET GUTTER - DONT SCALE.	DATE	6/02/2025		CHECKED	SS		
AT: 200 GASCOIGNE ROAD, YAGOONA	CLIENT NAME	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. - WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	SCALE	1/200		JOB NUMBER	943		
LOT 669 DP13125	Mr.Danny Farag Mr. Raymond Farag Mrs. Trudy Anne Farag C: Gassan 0433689694		JOB NUMBER	943		NUMBER IN SET	8		
			ISSUE						



PLANTING AND MAINTENANCE NOTES

—PLANTING MIX:

Imported planting mix to planting beds is to comprise an approved sol mix of:

- * 60% soil mix (75% coars sand and 25% blacksoil)
- * 10% Mushroom compost
- * 10% composted sawdust
- * 10% pine bark f hes
- * 10% compost manure

—Mulch:

- * Mulch shall Hardwood chip mulch free from exotic plant matrial

—Plant Matrial:

- * All plants shall be free of fungus and insect damage,

all plants shall be healthy, well sahped,
not soft or force grown ant not root bound

—Turfed areas:

- * All new turfed areas are to be selected weed free Soft Leaf Buffalo.









Turf shall be laid neatly with staggered joins, flush with adjacent surfaces
and have even runing falls to all drainage points.

—Maintenance/Plant Establishment:

- * landscping contractors to provide 13 weeks for maintenance/ plante
stablishment peirod. casrry out recurrent works of amaintenance nature
including, but not limited to ,watering , weeding, rubbish removal,
fertilising, pest and disease control, returfing, staking, and tying, replanting,
cultivatng, pruning, hedge, clippin, top dressing, and keep the site neat & tidy.


Plant Schedule							
ID	Qty	Common Name	Botanical Name	SIZE	Mature Height	Mature Spread	Native (N)
Trees							
Shrubs							
ST	3	Tiny Trev	Syzygium australe 'Tiny Trev'	200mm	0.8 - 1m	0.6 - 0.8m	N
WB	4	Blue Gem	Westringia 'Blue Gem'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
SAM	4	Minnie Magic	Acmena 'Minnie Magic'	200mm	0.8 - 1.0m	0.8 - 1.0m	N
Native Grasses & Ground Covers							
TJ	2	Star jasmine	Trachelospermum Jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GWM	2	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GDT	3	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N

LEGEND

-  Existing Tree TO BE RETAIN
-  Proposed shrub plantings
-  EXISTING Concrete driveway / path pavement
-  Non slip pavement
-  Proposed garden bed
-  Proposed turfed area
-  stepping stones
-  STORM WATER PIPE LINE

LANDSCAPE PLAN 1/200



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