# PROPOSED DUAL OCCUPANCY FOLLOWED BY **ALTERATIONS AND ADDITIONS AND NEW RESIDENCE** AT NO.38 HOWARD STREET, CANTERBURY, NSW 2193



# DWELLING 2 FACADE



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				WWW.AIRIEDESIGNS.COM.AU
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				INTEGO A IDI IEDEGICNIC CON A ALL
				BUILDERS LICENCE No. 1274035
				ABN 97 167 988 623
				AIRLIE DESIGNS PTY LTD
Α	DA SUBMISSION		JPS	VIDLIE DECICNE DTV LTD

PTY LTD No. 1274035

**YOU DIG** www.1100.com.au The Essential First Step

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For: Simon Nick Mafi

Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE					
3D VIEW					
DRAWN: JPS	DATE: 28-APR-25	JOB No:	ISSUE:		

NH-0325-00

CHECKED:

SCALE:

<u>,                                      </u>	
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### **CERTIFICATE NO:**

"The specifications provided below outline water, thermal performance, material, and energy commitments as per the BASIX certificate. Any discrepancies between the drawings, this summary table, and the original BASIX certificate must be reported immediately to the designer. Always refer to the original BASIX certificate for building construction, materials, insulation requirements, and other details. Please do not solely rely on this summary table, as it only highlights the essential criteria for the purpose of approval."

### WATER COMMITMENTS

Showerheads Sytem: Min. 4 star Kitchen Taps: Min. 3 star Toilet Flushing Sysmtem: Min. 3 star Basin Taps: Min. 3 star Rainwater Tank: 2000 litres & connect to all the toilets

# THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

### **EXTERNAL WALLS**

Material: Brick Veneer Insulation: R2.94 (or 3.5 incl. const.)

Wall Colour: Light

### **INTERNAL WALLS**

Materials: Plasterboard on Timber Wall Frame

## **WINDOWS**

Glazing: Clear Glazing Frame: Standard Aluminium Internal cover: Blinds Eaves: 450mm Window Frame / Glass Specs: Ref. to Basix for details

## ROOF

Material: Colorbond Roof Type: Flat Roof - 5 Degrees

Roof Colour: Medium (solar absorptance 0.48- 0.59) Insulation: foil/sarking

### **CEILINGS**

**FLOORS** 

Material: Plasterboard Insulation: R5 (up)

Ceiling Fan: in living room

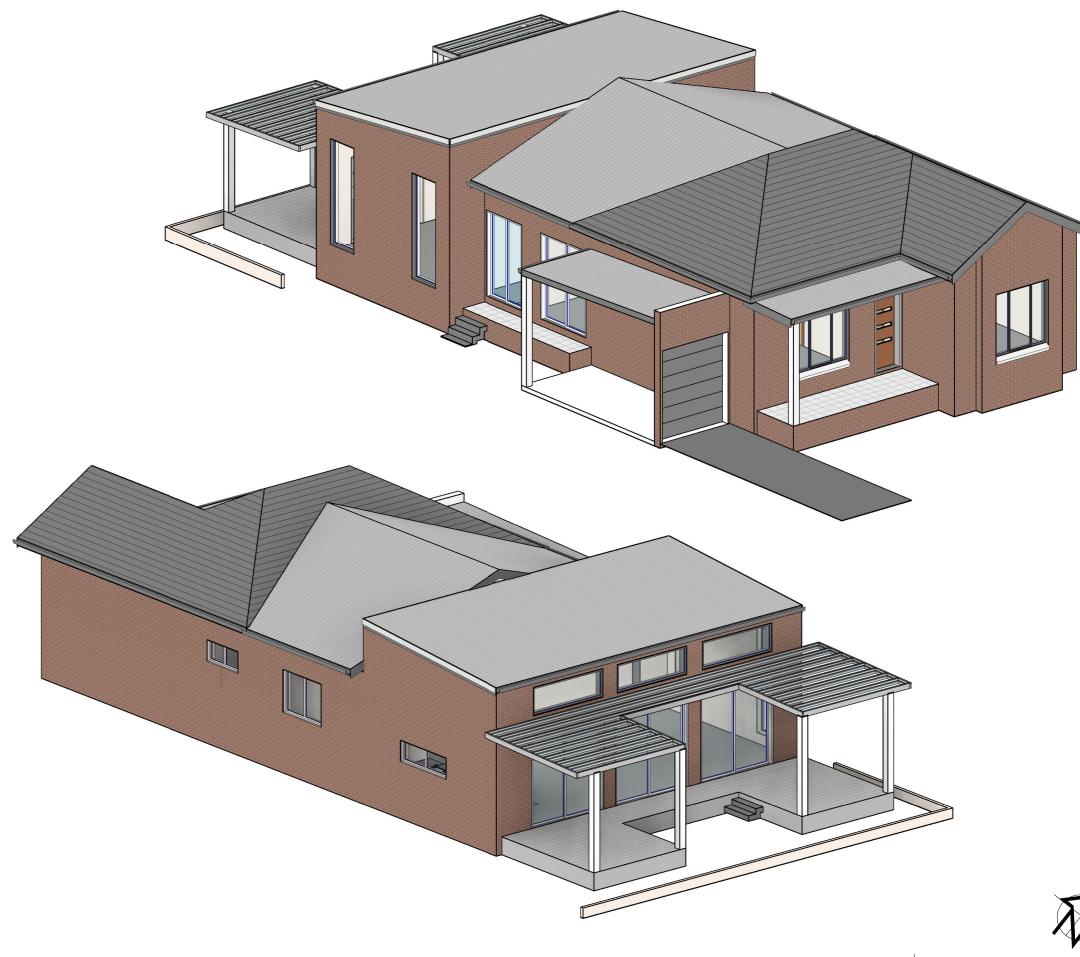
Covering: not specified Materials: Concrete Insulation: NIL

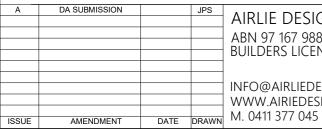
## **ENERGY COMMITMENTS**

Hotwater unit: Gas Instantaneous - 5 star Cooling / Heating System: A/C System 3 star

Ventilation System: Mechnical Vent. System to Kitchen, Bathroom and Laundry

**Outdoor Clothes Drying** 





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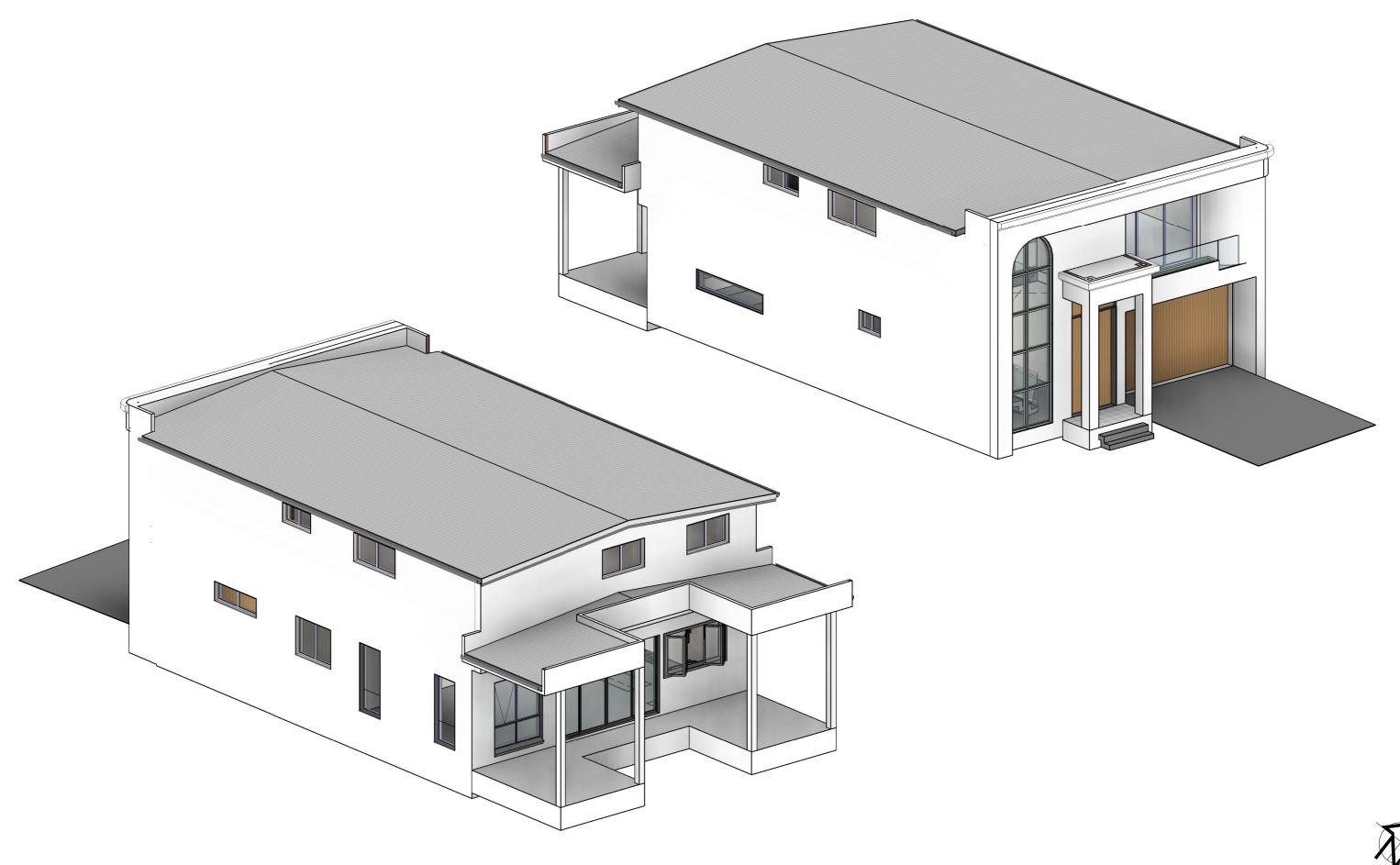
For: Simon Nick Mafi

Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY			
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE			
DWFLLING 1 3D VIEWS			

ISSUE: DRAWN: JOB No: 28-APR-25 CHECKED: NH-0325-01 SCALE: 1:200







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For: Simon Nick Mafi

PROPOSED DUAL OCCUPANCY FOLLOWED BY				
ALTERATIONS AND ADDITIONS AND NEW RESIDENCE				
DWELLING 3 3D MEWS				

DWELLING 2 OD VIEWO				
	DRAWN: JPS	DATE: 28-APR-25	JOB No:	ISSUE:
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### NOTES:

- 1. CHECK DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK OF THE CONTRACT. NOTIFY BUILDING DESIGNER OF OMISSIONS OR CONFLICT IN DRAWINGS OR SPECIFICATIONS.
- 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE. DO NOT SCALE OFF DRAWINGS.
- 3. ALL CONSTRUCTION WORK IS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE NCC.

4. REFER TO ACCOMPANYING BASIX CERTIFICATE REFERENCED FOR COMMITMENTS FOR THIS DEVELOPMENT.

5.SA: SMOKE ALARM

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014 & CONNECTED TO MAINS POWER

DRIVEWAY TO COMPLY

/22890 NEW CONCRETE 19075 DRIVEWAY 11170 (L) 5500  $\perp$ 0  $\leq$  $\triangleright$ J

> EXISTING DWELLING 1 PROPOSED ADDITIONS FFL = 17.17m AHD S

SITE CALCULATIONS - LOT 1

**EXISTING DWELLING 1 GROUND FLOOR** 

PROPOSED DWELLING 1 ADDITIONS

PERMISSIBLE BUILT AREA (m2)

SITE AREA: 354.1 sqm

TOTAL FLOOR AREA

PRIVATE OPEN SPACE

PERVIOUS AREA (MIN 15%)

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SITE CALCULATIONS - LOT	2
SITE AREA: 354.1 sqm	
PROPOSED GROUND FLOOR	111.7 sqm
PROPOSED FIRST FLOOR	130.8 sqm
TOTAL FLOOR AREA	242.5 sqm
PERMISSIBLE BUILT AREA (m2)	266.575 sqm (75%)
PRIVATE OPEN SPACE	50 sqm
PERVIOUS AREA (MIN 15%)	77.6 sqm (21.9%)

PROPOSED DUAL OCCUPANCY FOLLOWED BY **ALTERATIONS AND ADDITIONS AND NEW RESIDENCE** AT NO.38 HOWARD STREET, CANTERBURY, NSW 2193

EXISTING NO.35 FRONT SETBACK

1000, 1200

LOT 1 IN DP 723449

DRIVEWAY TO COMPLY

WITH AS2890 1-2004

NEW CONCRETE DRIVEWAY

0

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SITE / ROOF PLAN

EXISTING TREES TO BE

WITH AS 2601-2001

DEMOLISHED TO COMPLY

2415

DP 1 0 2 7 2 2 0

2 DP 1132457

2415

P.O.S 50m<sup>2</sup>, NO STEEPER

KRICK HOUSE

THAN 1.50 GRADIENT

4000

4000

ALFRESCO

85 S/D

ALFRESCO

85 S/D

4000

8

EXST. GARAGE TO BE DEMOLISHED

16660

P V 5730

GARAGE

200 S/D

1/////

5.00°

TO COMPLY WITH AS 2601-2001

8730

PROPOSED DOUBLE STOREY DWELLING FFL = 16.70m AHD

<u>\_\_\_20660</u>-

FIRST FLOOR SHOWN AS

BLUE DASHED LINE

15460

SINGLE STOREY

BRICK HOUSE TILE ROOF

No 39

DP 1132457

5.00°

5.00°

SINGLE STOREY

RENDERED HOUSE

TILE ROOF

SINGLE STOREY

CONCRETE SLEEPER RETAINING

WALL WITH COLORBOND FENCE

3815

3815

3815

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139.5 sqm

17.3 sqm 156.8 sqm

50 sqm

266.575 sqm (75%)

64.0 sqm (18.1%)



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PANEL

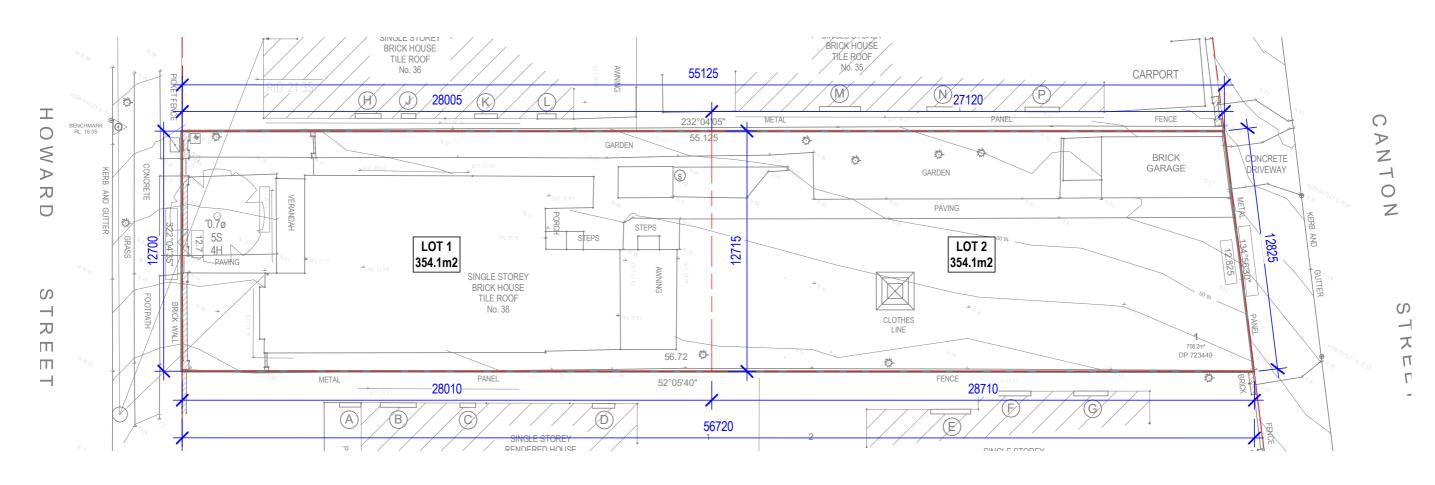
22890

19075

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sion infringes aht.		LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE				
 SITE / ROOF PLAN				
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1 SUBDIVISION PLAN



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	LOT 1 IN DP 723449	CHECKE	

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SUBDIVISION PLAN				
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: SMOKE ALARM

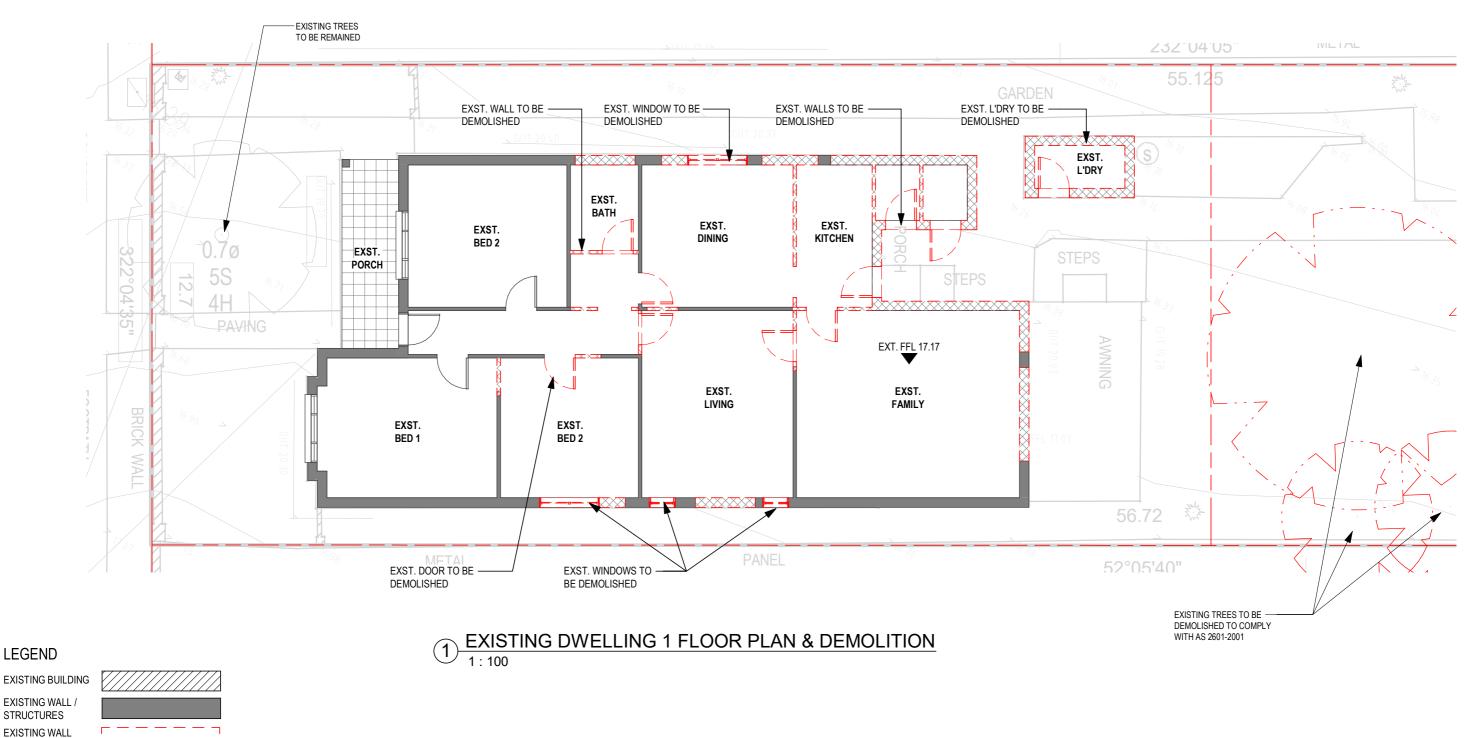
TO COMPLY WITH AS.3786

: FLOOR WASTE

: MECHANICAL VENTILATION SYSTEM

L.WO : LINE OF WALL OVER

B.O : BEAM OVER



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TO BE DEMOLISHED

**NEW WALL** 



**DEMOLITION TO COMPLY WITH AS 2601-2001** 

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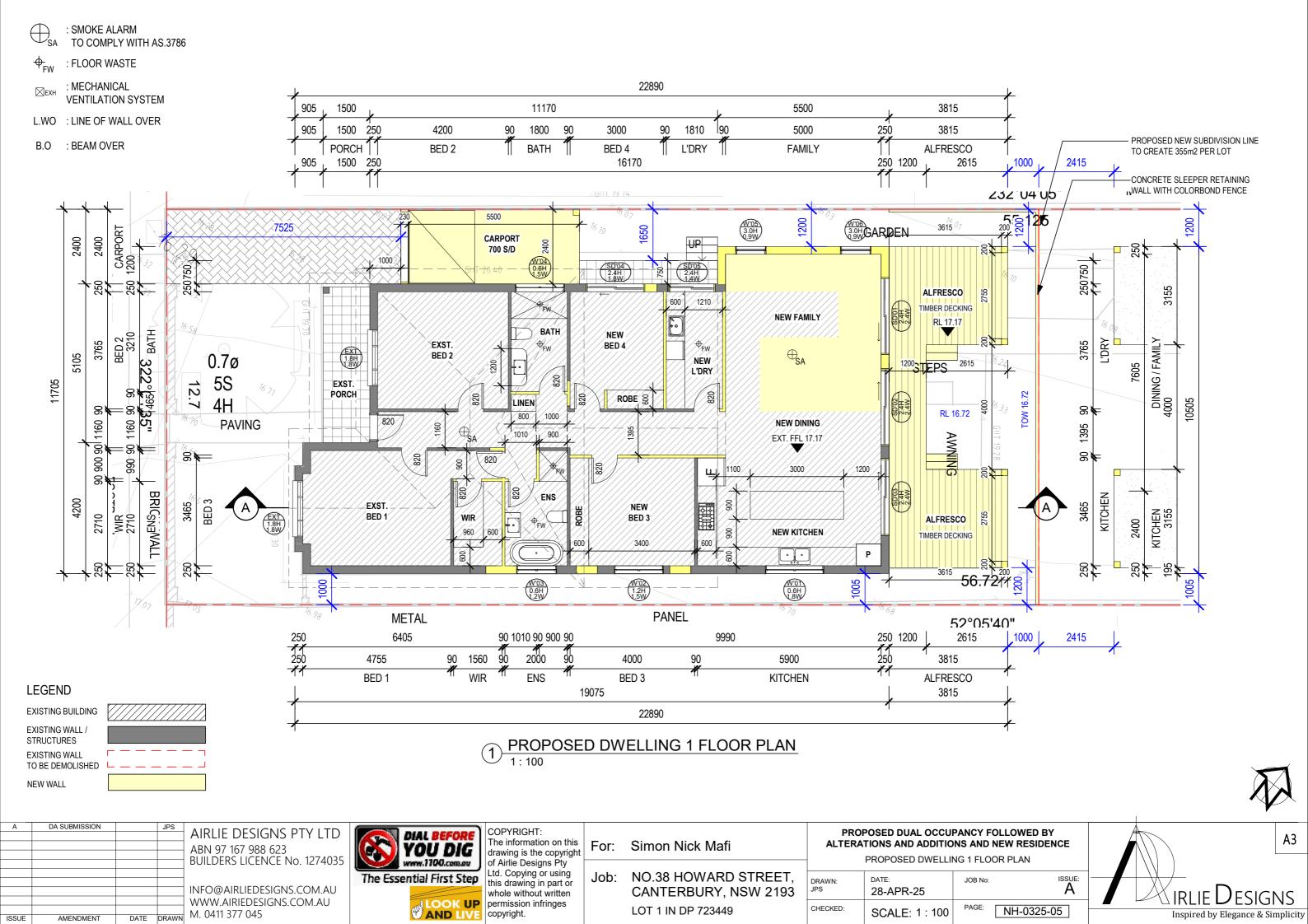
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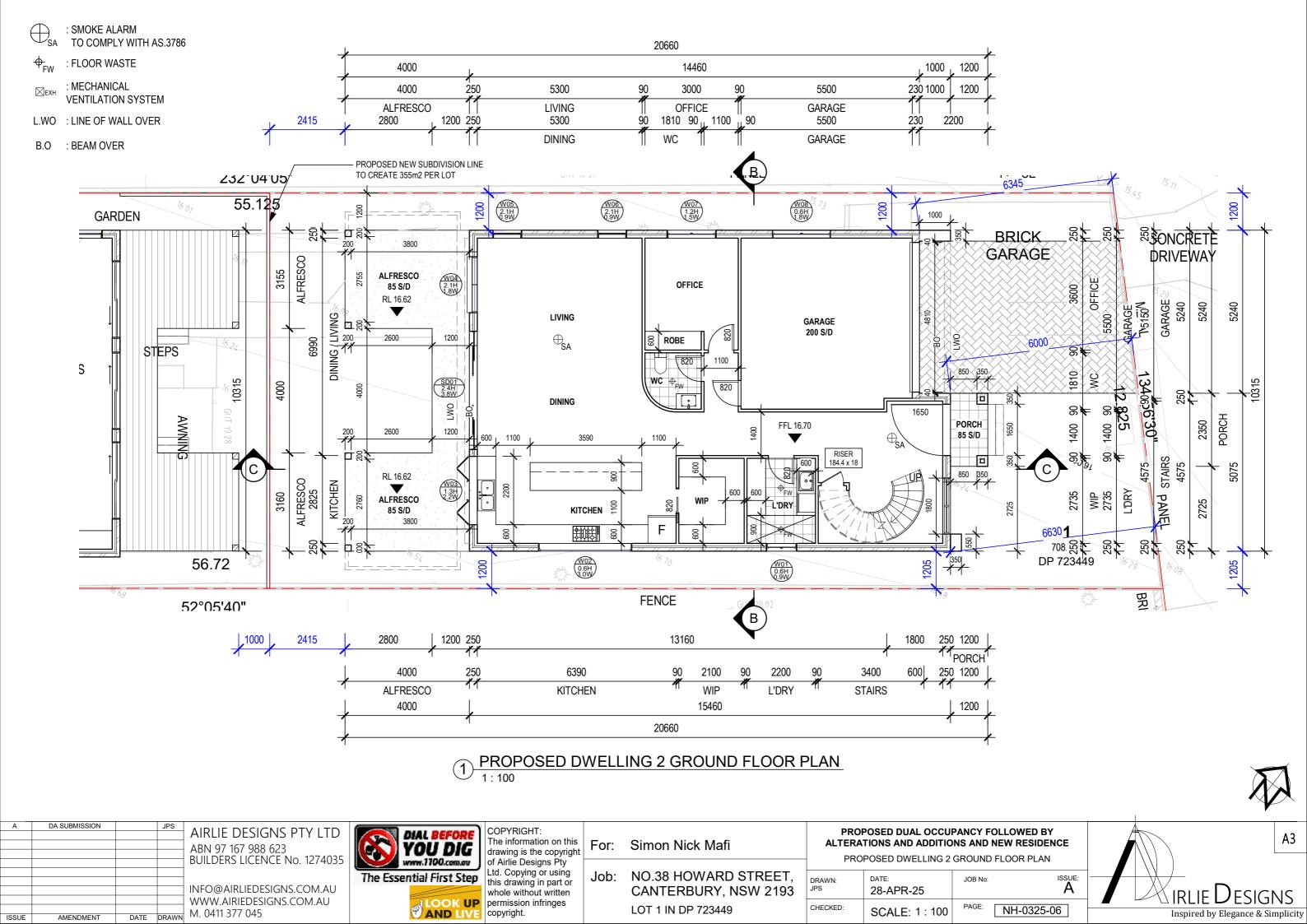
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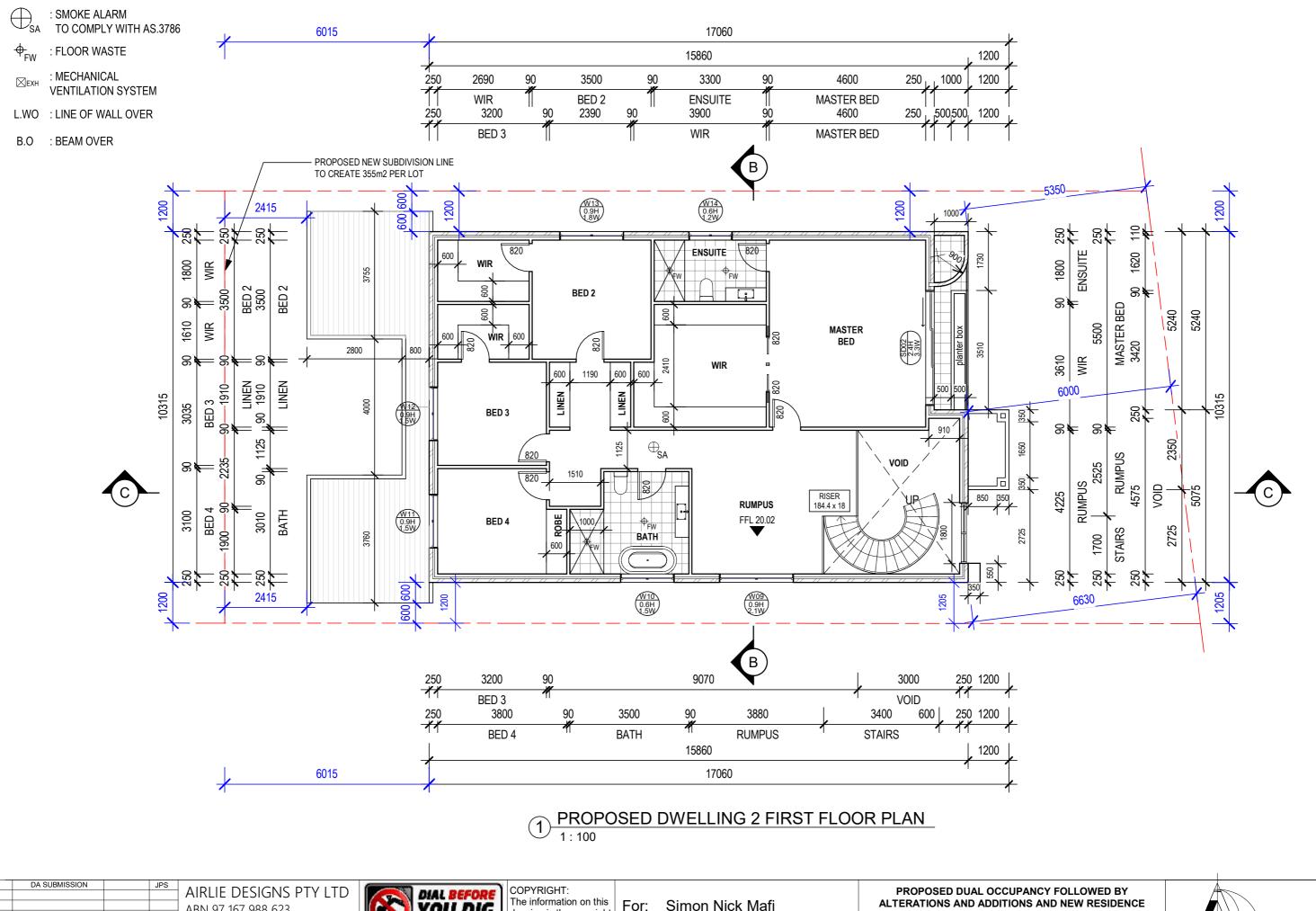
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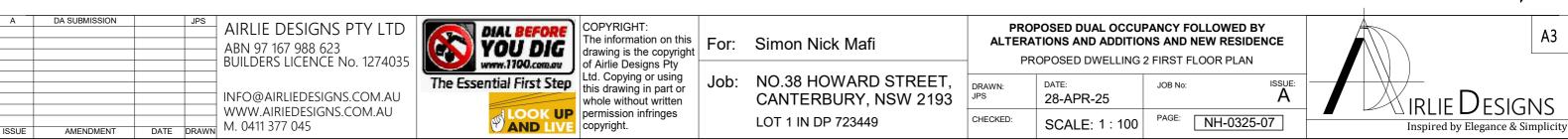
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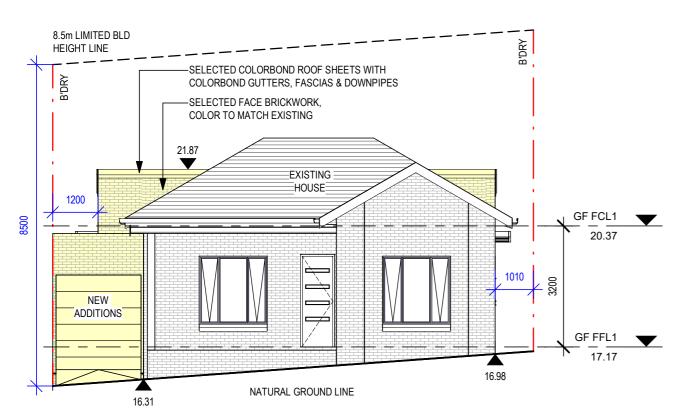












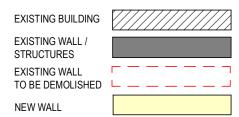
1 DW1 - SOUTH WEST ELEVATION

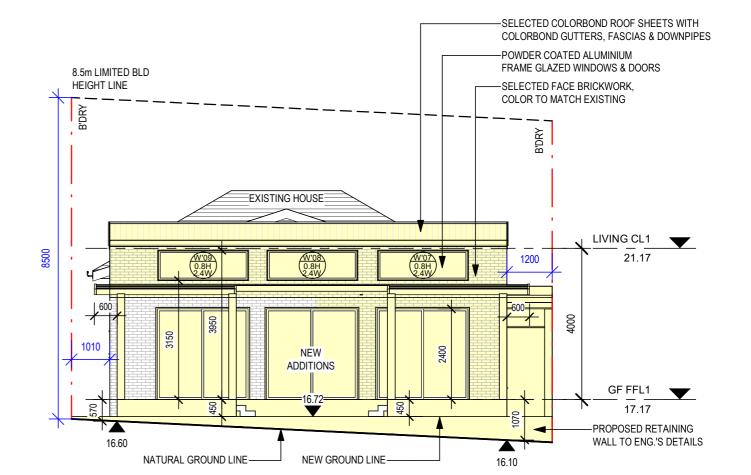
WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

## **LEGEND**

ISSUE





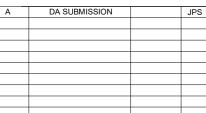
2 DW1 - NORTH EAST ELEVATION 1:100

28-APR-25

SCALE: 1:100

DRAWN:

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For: Simon Nick Mafi

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PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE				
DW1 - NORTH EAST & SOUTH WEST ELEVATIONS				
DRAWN:	DATE:	JOB No:	ISSUE:	

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NH-0325-08

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Window Schedule - DW1

Width

1800

1500

1200

1500

900

900

2400

2400

2400

Mark

W'01

W'02

W'03

W'04

W'05

W'06

W'07

W'08

W'09

Height

600

1200

600

600

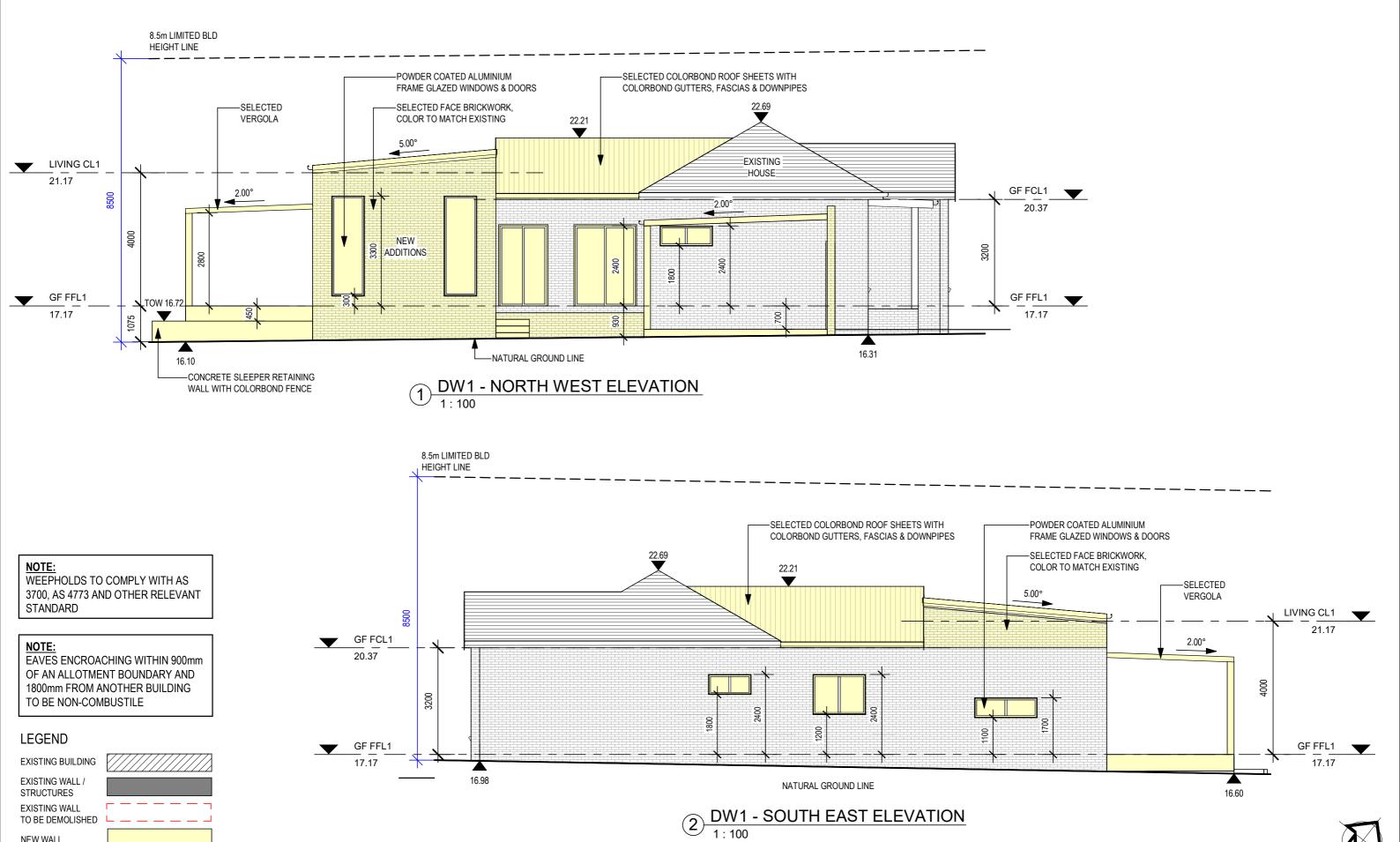
3000

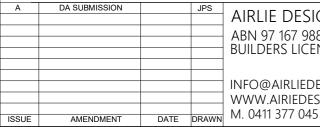
3000

800

800

Orientation





TO BE DEMOLISHED

**NEW WALL** 

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DIAL BEFORE YOU DIG The Essential First Step LOOK UP

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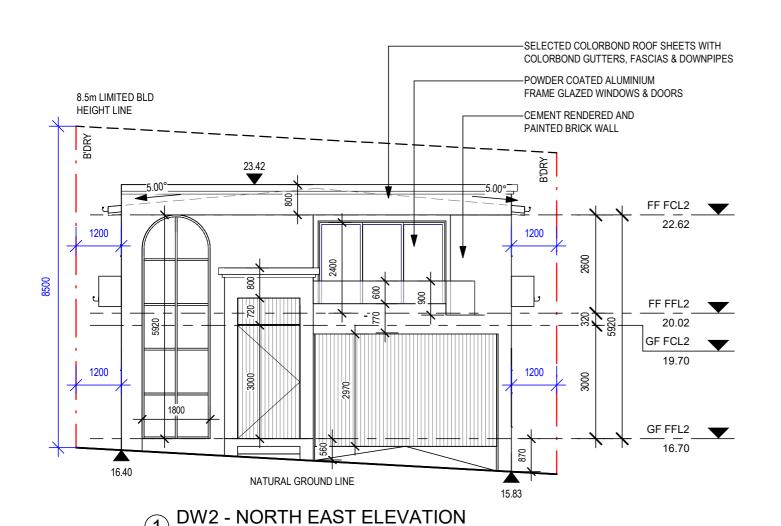
For: Simon Nick Mafi

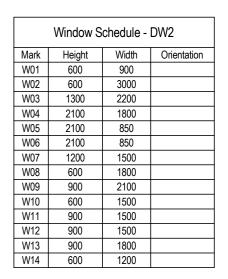
NO.38 HOWARD STREET, Job: CANTERBURY, NSW 2193 LOT 1 IN DP 723449

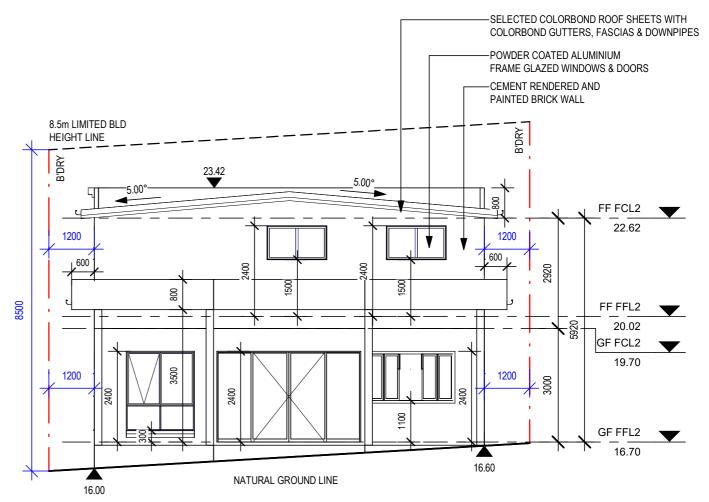
PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE DW1 - NORTH WEST & SOUTH EAST ELEVATIONS

ISSUE: 28-APR-25 CHECKED: NH-0325-09 SCALE: 1:100









2 DW2 - SOUTH WEST ELEVATION

28-APR-25

SCALE: 1:100

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WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

DA SUBMISSION AMENDMENT DATE DRAWN M. 0411 377 045 ISSUE

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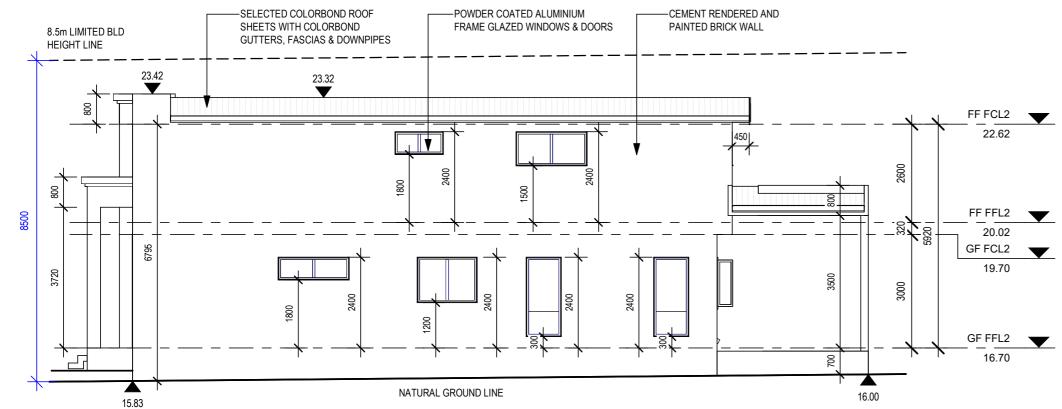
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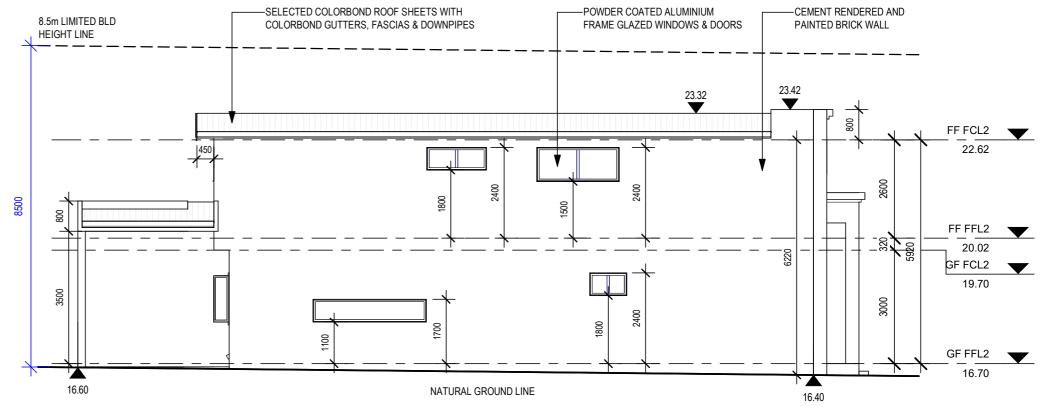
PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE DW2 - NORTH EAST & SOUTH WEST ELEVATIONS				

NH-0325-10

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DW2- NORTH WEST ELEVATION
1:100



WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

DW2 - SOUTH EAST ELEVATION
1:100

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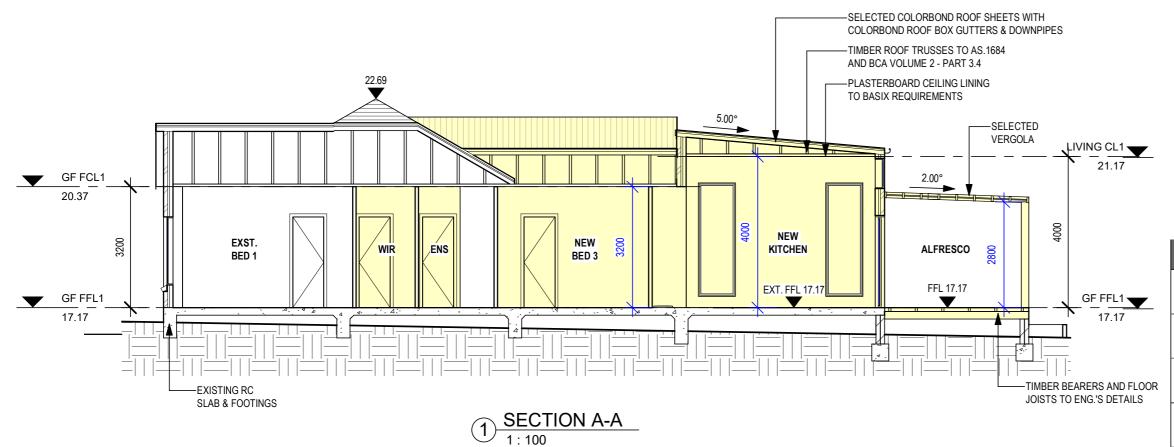
For: Simon Nick Mafi

NO.38 HOWARD STREET, Job: CANTERBURY, NSW 2193 LOT 1 IN DP 723449

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE
DW2 - NORTH WEST & SOUTH EAST ELEVATIONS

ISSUE: DRAWN: JOB No: 28-APR-25 CHECKED: NH-0325-11 SCALE: 1:100





standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) external louvre/blind (adjustable) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) W2 standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) eave/ verandah/ pergola/balcor >=450 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) concrete slab on ground floor.

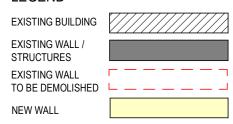
ceiling: R2.50 (up), roof: foil/sarking

ceiling: R2.50 (up), roof: foil/sarking

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

## LEGEND

ISSUE



AMENDMENT DATE DRAWN M. 0411 377 045

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## PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE

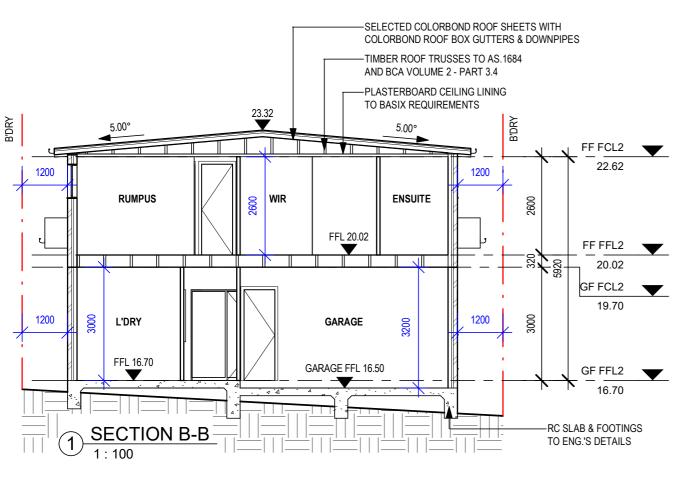
flat ceiling, pitched roof

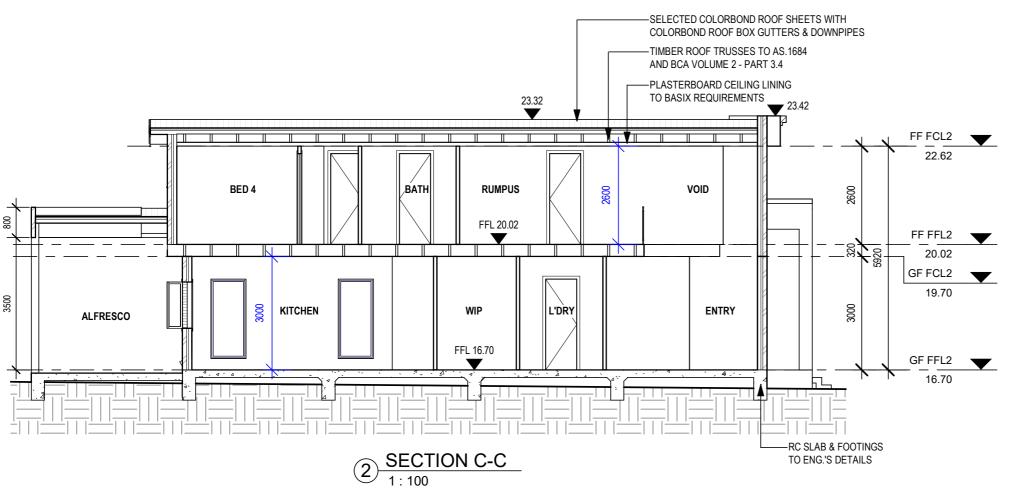
flat ceiling, flat roof: framed

	DW1 SE	CTION		
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medium (solar absorptance 0.475 - 0.70)





### NOTE:

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

### 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.

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 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

Glazed window/door no.	Max	imum height (mm)	Maximum	width (mm)	Frame and glass specification		Shading device (Dimension within 10%	)	Overshadowing
North-East facing									
SD2	2400	0.00	3300.00		aluminium, single value: <=4.5, SHO 0.90)		solid overhang 1000 mm 200 mm above head of window or glazed door	1,	not overshadowed
South-East facing									
W01	600.	00	900.00		aluminium, single value: <=4.5, SHO 0.90)		none		not overshadowed
W02	600.	00	3000.00		aluminium, single value: <=4.5, SHO 0.90)		none		not overshadowed
W09	900.	00	2100.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
W10	600.	00	1500.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
South-West facing									
W03	1300	0.00	2200.00		aluminium, single value: <=4.5, SH 0.90)		solid overhang 3800 mr 600 mm above head of window or glazed door	r l	not overshadowed
W04	2100	0.00	1800.00		aluminium, single value: <=4.5, SH 0.90)		solid overhang 3800 mr 600 mm above head of window or glazed door		not overshadowed
W11	900.	00	1500.00		aluminium, single value: <=4.5, SH 0.90)		eave 450 mm, 300 mm above head of window glazed door		not overshadowed
W12	900.	00	1500.00		aluminium, single value: <=4.5, SH 0.90)	glazed (U- GC: 0.74 -	eave 450 mm, 300 mm above head of window glazed door		not overshadowed
SD1	2400	0.00	3800.00		aluminium, single value: <=4.5, SH 0.90)		solid overhang 4000 mr 600 mm above head of window or glazed door		not overshadowed
North-West facing									
W05	2100	0.00	850.00		aluminium, single value: <=4.5, SH 0.90)	glazed (U- GC: 0.74 -	none		not overshadowed
W06	2100	0.00	850.00		aluminium, single value: <=4.5, SH 0.90)	glazed (U- GC: 0.74 -	none		not overshadowed
W07	1200	0.00	1500.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
W08	600.0	00	1800.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
W13	900.0	00	1800.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
W14	600.0	00	1200.00		aluminium, single value: <=4.5, SH 0.90)		none		not overshadowed
Construction		Area - m²		Additional insul	ation required	Options to bridging	address thermal	Othe	er specifications
floor - concrete slab on groun	nd.	111.7		nil;not specified		nil			

		value: <=4.5, SH 0.90)	IĞC: 0.74 -	
Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	111.7	nil;not specified	nil	
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood	100.9	nil;none	nil	
floor - suspended floor above garage, treated softwood; frame: timber - H2 treated softwood.	29.9	nil;none	nil	
garage floor - concrete slab on ground, waffle pod slab.	29.9	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction);rockwool batts, roll or pump-in	nil	wall colour: Light (solar absorptance < 0.48)
external garage wall: brick veneer; frame: timber - H2 treated softwood.	20	rockwool batts, roll or pump-in	nil	
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	15	nil;none	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	150	none	nil	
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	166	ceiling: 5 (up), roof: foil/ sarking ;ceiling: fibreglass batts or roll; roof: foil/sarking.	nil	roof colour: medium (solar absorptance 0.48-0.59); ceiling area fully insulated

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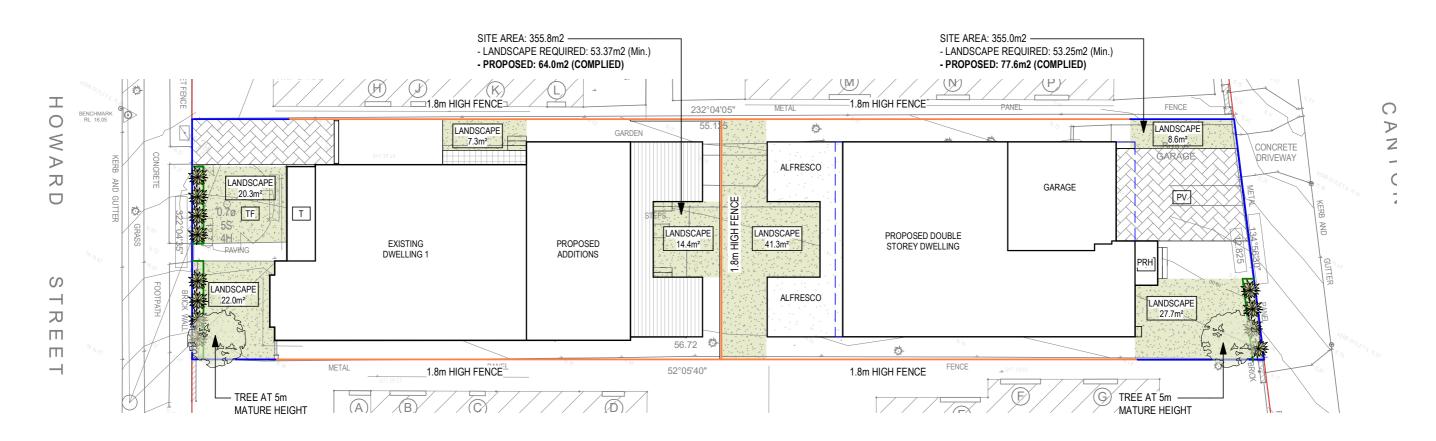
For: Simon Nick Mafi

Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

### PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE DW2 SECTIONS

DWZ SECTIONS				
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1 CONCEPTUAL LANDSCAPE PLAN

### LEGEND:

NEPEAN PEBBLES OR CRUSHED STONE PATH

1.2m HIGH COLORBOND FENCE (VISIBLE TO STREET)

1.8m HIGH COLORBOND FENCING TO SIDES AND REAR

TIMBER OR BRICK EDGING FOR GARDEN BED

40 x 25 litre PLANTSfrom following: {GARDENIA AUGUSTA FLORIDA; MURRAYA

PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM TENAX; DURANTA SHEENAS GOLD; LEIGHTON

GREEN?

 $2 \times 100$  litre PLANT from following: {MAGNOLIA GRANDIFLORA; FRAXINUS GRIFFITHII; ELEOCARPUS RETICULATIS; MAGNOLIA-EX MOUTH}

LETTERBOX

NOTE:

\* ORGANIC MULCH TO GARDEN BED

NOTE: ALL RETAINING BY OWNER

(EXCEPT WHERE NOTED)

REFER TO DESIGN GUIDELINES FOR RETAINING WALL DETAILS & MATERIAL

# SURFACE TREATMENT LEGEND

SYMBOL	NAME
STF	SYNTHETIC TURF
TF	TURF
GE	GARDEN EDGE (TO DETAIL)
CL	CLOTHES LINES ( TO CLIENT REQUIREMENTS)
CB/TP	COLORBOND / TIMBER PAILING (1.8m HIGH)
Т	TILE ( TO CLIENT REQUIREMENTS)
RWT	RAINWATER TANK ( TO BASIX REQUIREMENT)
PV	PAVERS
TPF	TEMPORARY PROTECTION FENCE (1.8m CHAINMESH)
GVL	GRAVEL SURFACE / PATH ( NEPEAN RIVER PEBBLE)
GS	GARDEN SHED
TD	TIMBER DECK
CP	CONCRETE PATH
В	BENCH SEAT
ВТ	TABLE BENCH SEATING



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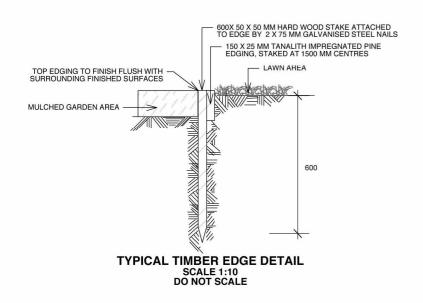
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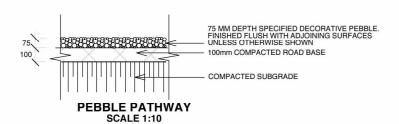
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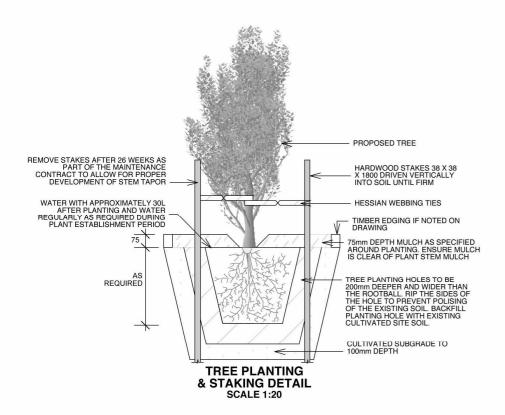
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CONCEPTUAL LANDSCAPE PLAN					
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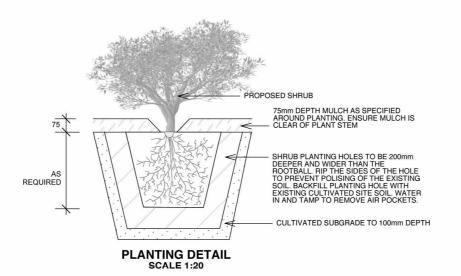
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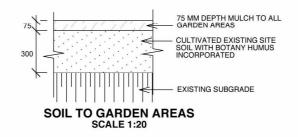


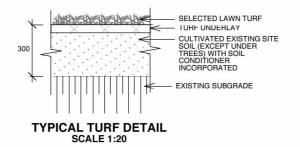












### SOFTWORKS SPECIFICATION

TO BE FREE FROM STONES, CLAY LUMPS, WEEDS AND TREE ROOTS MATERIAL TOXIC TO PLANTS COMPOST SPENT MUSHROOM COMPOST. TOP SOIL MIXTURE TO BE 3 PARTS TOPSOIL, 1 PART COMPOST IN PLANTING SPREAD TO A DEPTH OF 100MM MINIMUM. MULCH TO BE EUCALYPT LEAF CHIP. SPREAD EVENLY TO A DEPTH, AFTER SETTLEMENT, OF 100MM.

IMPORTED TOPSOIL TO AS2223 FROM AN APPROVED OFF-SITE SOURCE.

FINISH FLUSH WITH SURROUNDING ADJACENT FINISHED SURFACES. FERTILISER PLANTS: USE OSMOCOTE FOR NATIVES SLOW RELEASE FERTILISER LAWNS: USE CONCENTRATED ORGANIC FERTILISERS SUCH AS 'DYNAMIC LIFTER FOR LAWNS'.

USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. STAKES AND TIES

SIZE OF PLANT STAKE SIZE

5 LITRE TALL-GROWING SHRUBS 25 X 25 X 1500MM X 1 HW STAKES

25 - 35 LITRE TREES 38 X 38 X 1800 MM X 2 HW STAKES TIE MATERIAL 50 MM WIDE JUTE WEBBING, GALV. STAPLED TO STAKE,

### PREPARATION OF PLANTING AREAS

ELIMINATE WEEDS AND GRASS - USE 'ROUND-UP' MINIMUM 2 WEEKS PRIOR CLEARING OPERATIONS.

EXCAVATE TO 200MM BELOW FINISH LEVELS.

RIP OR CULTIVATE SUBGRADE TO A MINIMUM DEPTH OF 150MM. BACKFILL WITH TOPSOIL MIXTURE, RAKE TO AN EVEN SURFACE FINISH SUPPLY AND SPREAD MULCH OVER THE SURFACE TO A DEPTH OF 100MM

### TREE PLANTING

EXCAVATE HOLES APPROXIMATELY 800 X 800 X 800MM.

BREAK UP THE SUB BASE TO A MINIMUM DEPTH OF 100MM AND REMOVE

SPRINKLE GYPSUM AT A RATE OF 0.3KG PER SQUARE METRE TO BASE OF PLACE FERTILISER AROUND OF THE ROOTBALL DURING BACKFILLING WITH TOP SOIL

DISH THE SOIL 75MM BELOW SURROUNDING GRASS AREA TO FACILITATE

INSTALL MULCH TO 100MM DEPTH.

STAKE AND TIE TREES.

### MAINTENANCE PERIOD

TO BE SIX MONTHS MINIMUM AS REQUIRED BY COUNCIL CONDITIONS.

INSTALL A TEMPORARY DOMESTIC TYPE IRRIGATION SYSTEM TO ALL GARDEN

USE LAWN-TYPE SPRINKLERS FOR TURFED AREAS.

DEEP SOAK GARDENS AND TURFED AREAS MAXIMUM TWICE WEEKLY

DO NOT ALLW WATER TO RUN OFF LANDSCAPED AREAS ONTO ROADWAYS AND INTO STORMWATER PITS. SHOULD THIS HAPPEN, STOP WATERING OPERATIONS AND ALLOW WATER ALREADY

APPLIED TO SEEP IN FOR HALF AN HOUR. THEN RESUME WATERING.

### LAWN MOWING

MOW AT 14 DAY INTERVALS, TRIMMING ALL EDGES. GRASS CATCHERS MUST BE USED ON LAWN MOWERS AT ALL TIMES AND CLIPPINGS REMOVED OFF SITE EACH TIME OR MULCHED ON SITE.

REMOVE ALL WEED GROWTH OR GRASS TO BASE OF TREES/SHRUBS BY HAND. DO NOT USE 'ROUND UP'.

DO NOT USE ANY WHIPPER-SNIPPER TYPE EDGE TRIMMERS AROUND THE BASE OF ANY TREES IN LAWN AREAS

REPLACE ANY FAILED TURF AND REPAIR BARE PATCHES

### PLANTING MAITENANCE

DISEASE AND PEST CONTROL

CONTROL PATHOLOGICAL DISEASES OR INSECT PESTS BY PHYSICAL REMOVAL. WHERE PHYSICAL REMOVAL IS NOT POSSIBLE.

USE REGISTERED NON-TOXIC SPRAYS APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PRUNING AND TYING PLANTS:

PRUNE PLANTS TO REPAIR MECHANICAL DAMAGE, OR TO IMPROVE PLANT SHAPE OR TO CLEAR FOOTPATHS AND DRIVEWAYS.
ADJUST TIES TO GIVE ADEQUATE SUPPORT TO PLANTS AND REPLACE BROKEN

OR DAMAGED TIES.

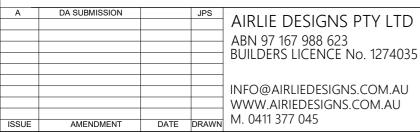
STRAIGHTEN STAKES

PLANT REPLACEMENT

REPLACE WITHOUT DELAY DAMAGED, DEAD OR STOLEN PLANTS. REPLACE WITH IDENTICAL SPECIES OF SIMILAR SIZE AND OF ORIGINAL SPECIFIED QUALITY.

TOP UP ALL MULCHED AREAS INCLUDING AROUND BASE OF TREES IN LAWN WITH MULCH AS SPECIFIED PRIOR END OF MAINTENANCE PERIOD TO A DEPTH OF 100MM







DIAL BEFORE **YOU DIG** www.1100.com.au The Essential First Step

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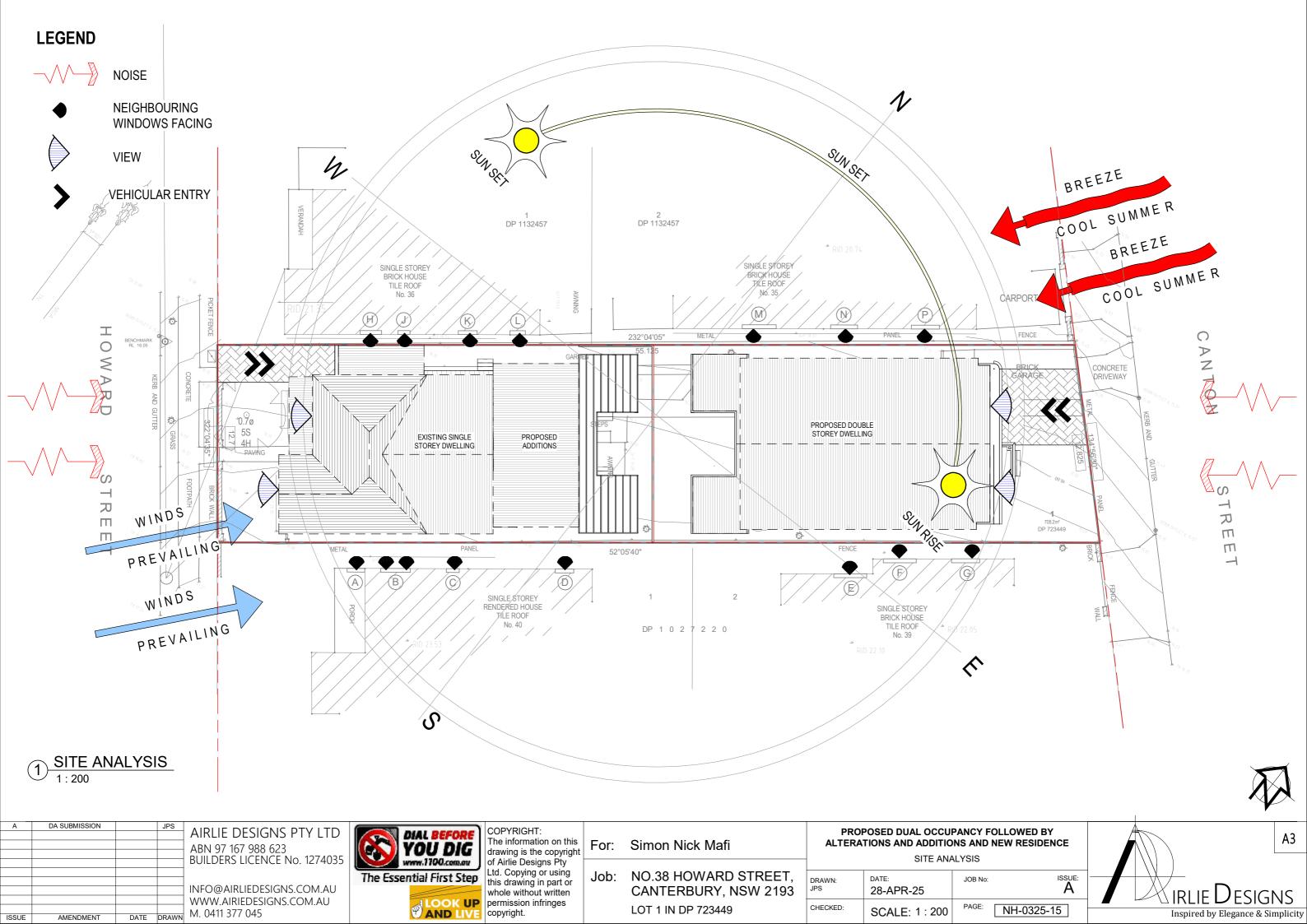
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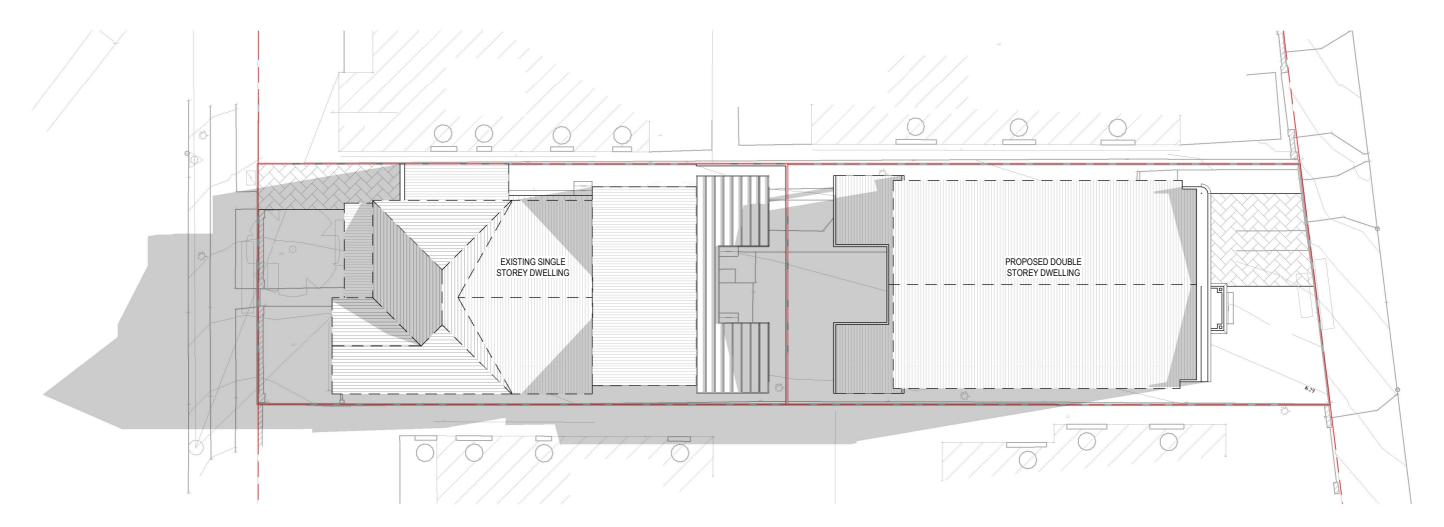
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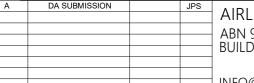
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SHADOW DIAGRAM - 21st JUNE - 9AM 1:200



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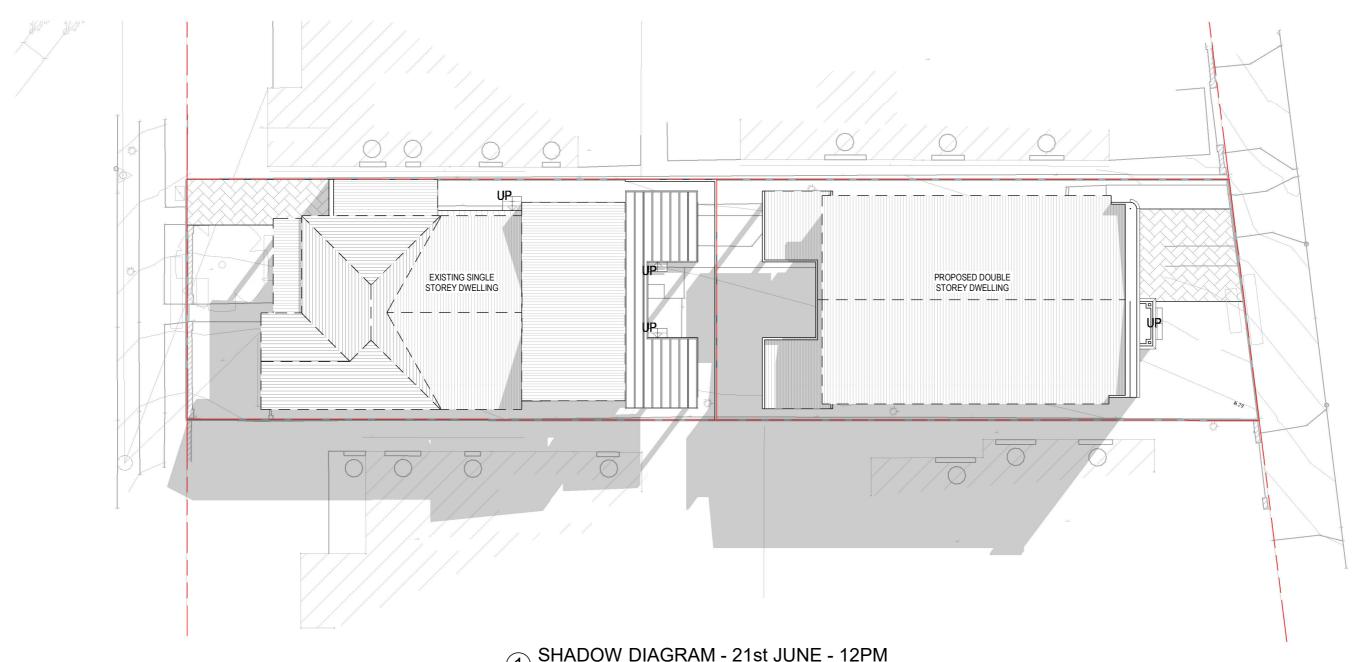
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1 SHADOW DIAGRAM - 21st JUNE - 12PM 1:200

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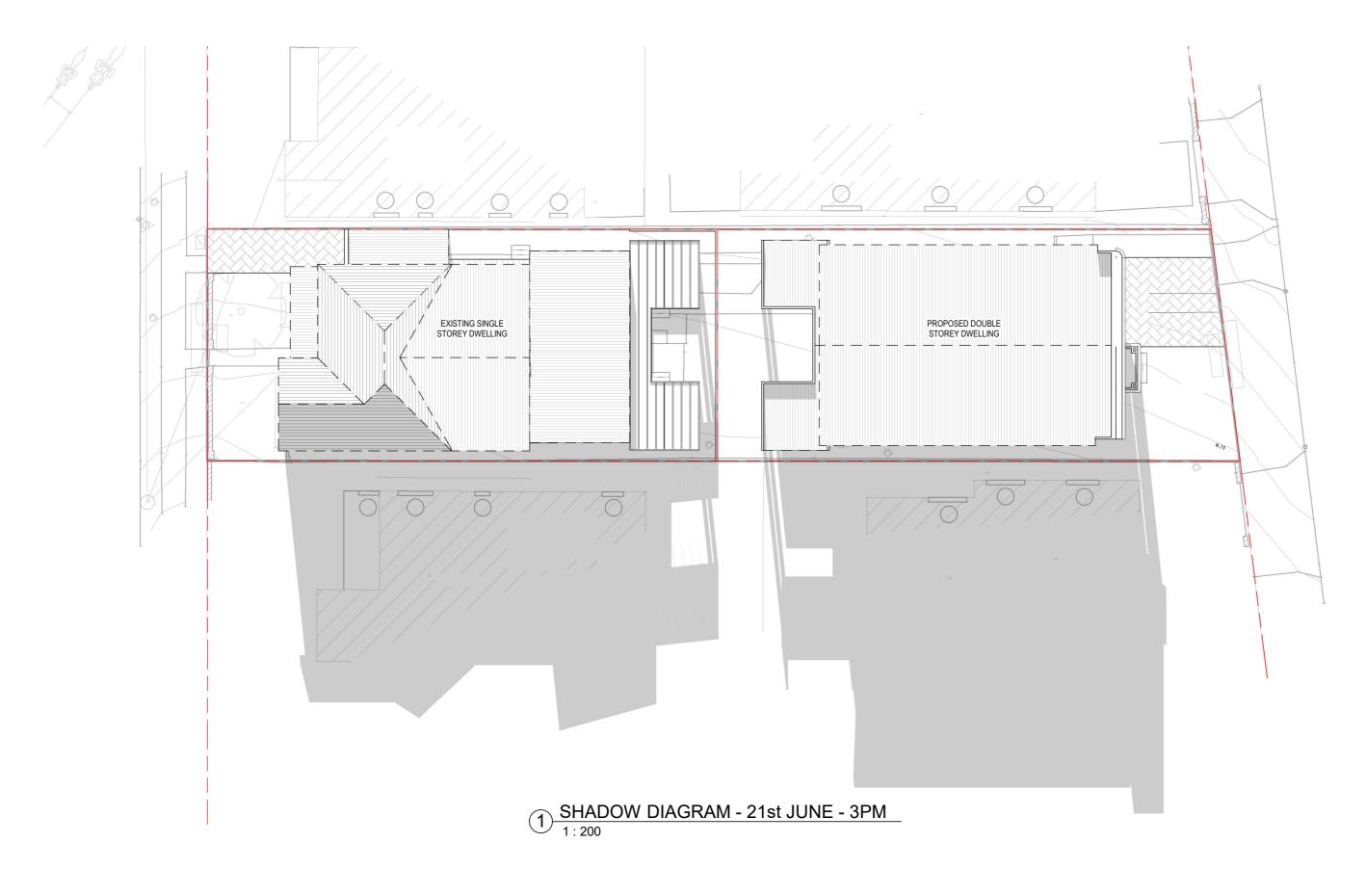
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SHADOW DIAGRAM - 12PM 21st JUNE				
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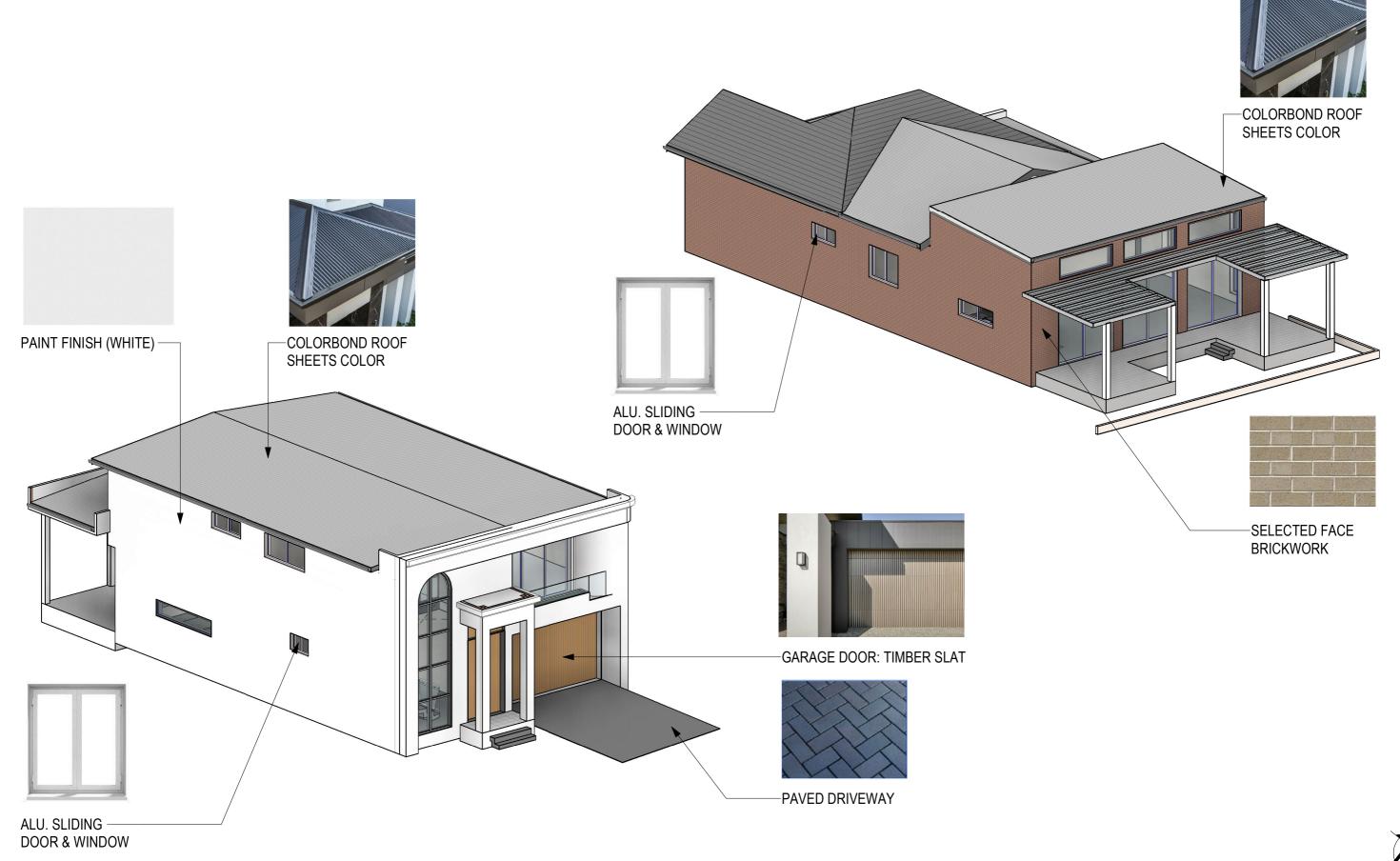
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SHADOW DIAGRAM - 3PM 21st JUNE

SHADOW DIAGRAM - 3PM 21st JUNE			
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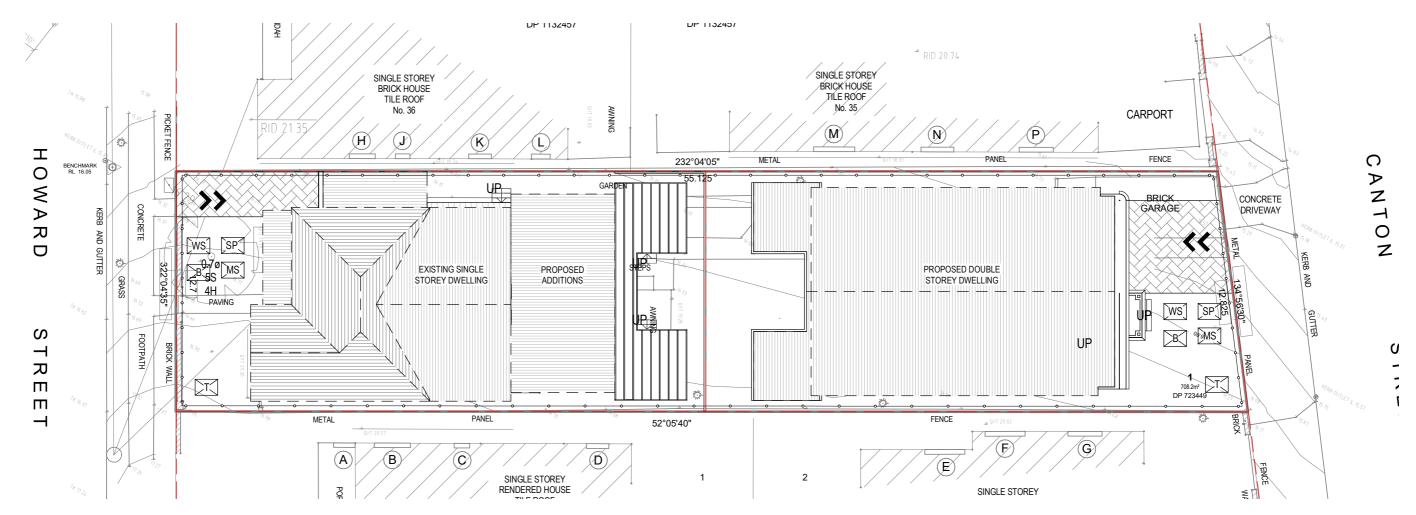
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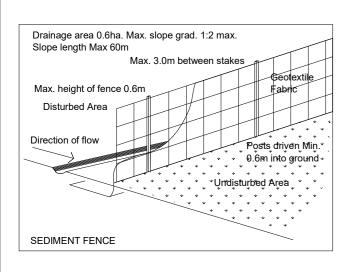
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MATERIAL SCHEDULE OF FINISHES

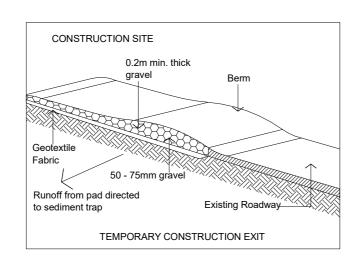
MATERIAL SCHEDULE OF FINISHES			
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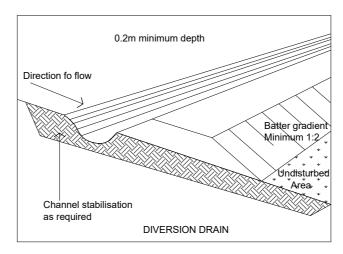




EROSION AND SEDIMENT CONTROL PLAN
1:200







- 1. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL SHOULD OCCUR ON THE VEGETATED BUFFER.
- 2. ALL SEDIMENT CONTROL STRUCTURES SHOULD BE INSPECTED & MAINTAINED BY THE SITE MANAGE DAILY
- 3. ALL SEDIMENT RETAINING STRUCTURES SHOULD BE CLEANED ON REACHING 50% STORAGE CAPACITY. SEDIMENT REMOVED SHOULD BE SPREAD WITHIN THE DISTURBED AREA.
- 4. ALL EXISTING VEGETATION ON THE SITE PERIMETER MUST BE RETAINED.
- 5. ROOF GUTTERS AND DOWNPIPES MUST BE CONNECT TO THE SITE DRAINAGE IMMEDIATELY AFTER ROOF CONSTRUCTION.
- 6. ALL DISTURBED AREA ARE TO BE RE-VEGETATED OR STABILISEED TO PREVENT EROSION. I.E. LANDSCAPING/ MULCHING/ TURFING.
- 7. MATERIALS AREA NOT TO BE STORED ON THE FOOTPATH.

### **GENERAL LEGEND**

SILT FENCE STOCKPILE MATERIAL STORAGE

WASTE STORAGE & RECYCLING AREA

GARBAGE BIN

ONSITE TOILET

ACCESS FOR VEHICLES



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EROSION AND SEDIMENT CONTROL PLAN

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