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16361
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GENERAL NOTES

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All discrepancies shall be brought to the attention of the director of Jeb designs

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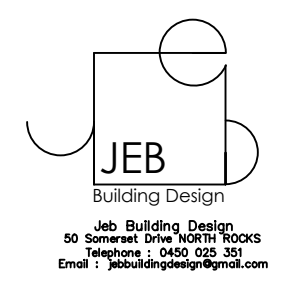
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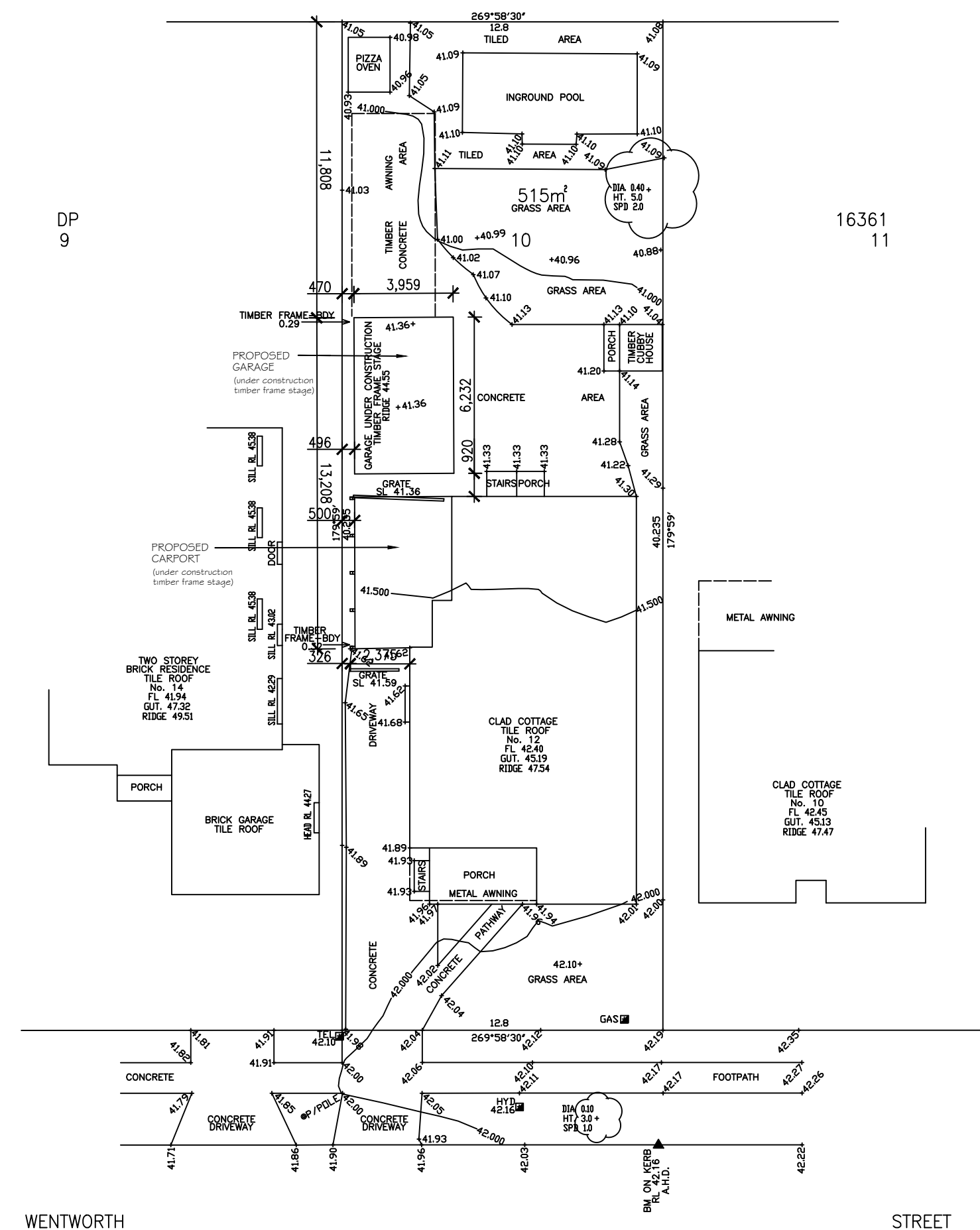
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client
MR CEMEL & MRS AHMET

address
PROPOSED GARAGE AND
CARPORT AT:
12 WENTWORTH STREET
BIRRONG

drawing
PROPOSED SITE PLAN

drawn	KJ	drawing no. 03/24
checked	S.M	
scale	AS NOTED	
date	MAY 2025	
page	1 of 7	



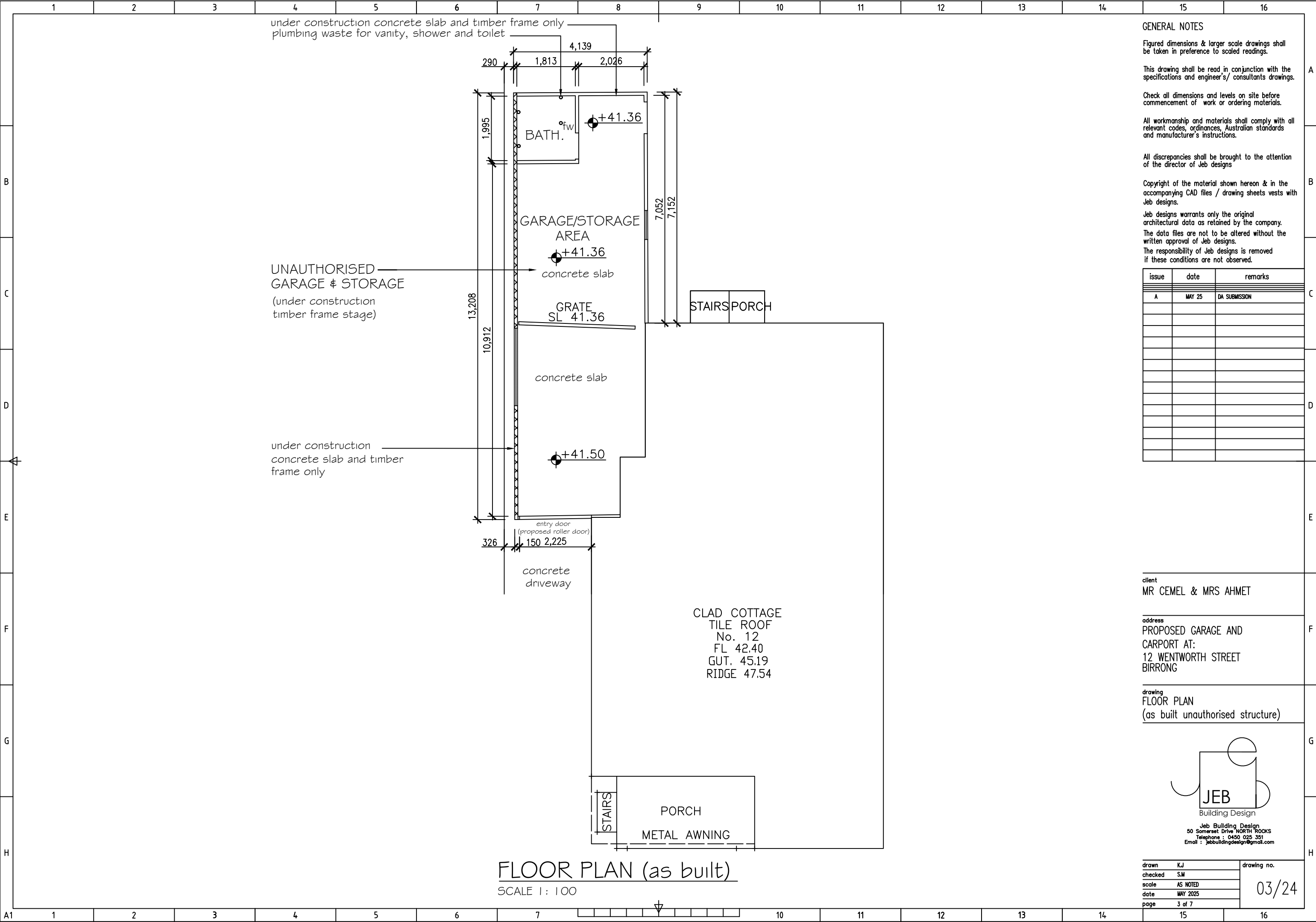
CALCULATIONS

SITE AREA	=	515.00m ²
EXISTING DWELLING AREA	=	127.16m ²
UNAUTHORISED GARAGE	=	24.67m ²
UNAUTHORISED CARPORT	=	21.83m ²
FRONT PATIO	=	9.56m ²
LANDSCAPED AREA	=	120.83m ²

SITE PLAN

SCALE 1 : 200

STREET



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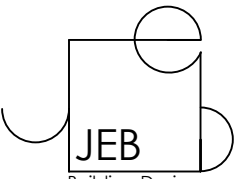
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issue	date	remarks
A	MAY 25	DA SUBMISSION

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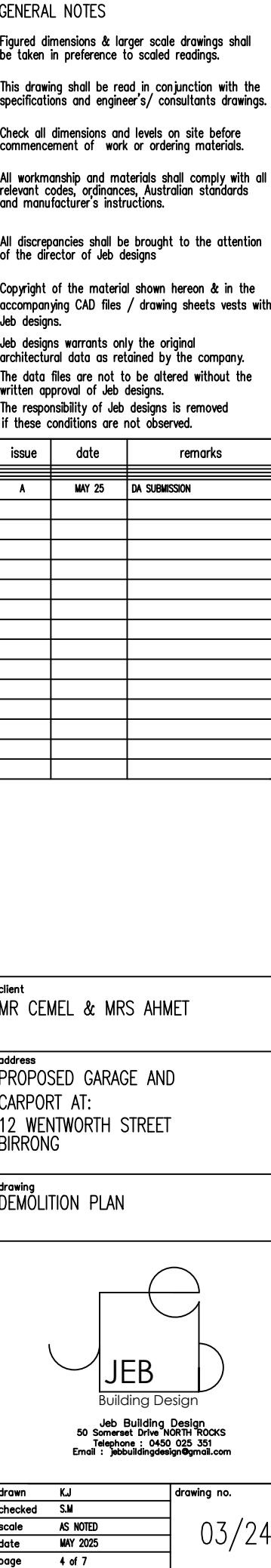
drawing
FLOOR PLAN
(as built unauthorised structure)

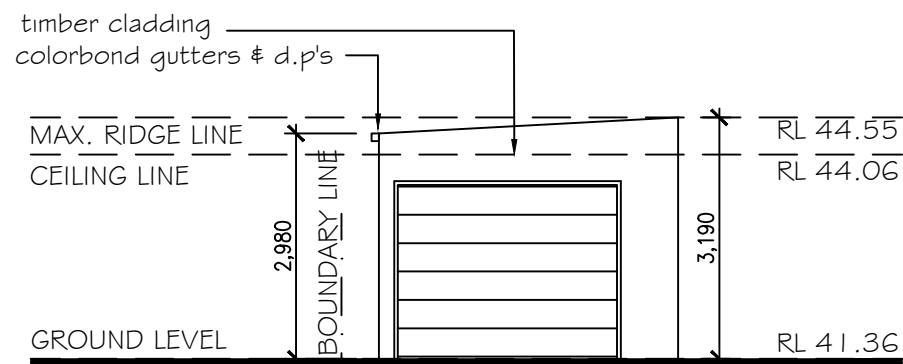


JEB
Building Design

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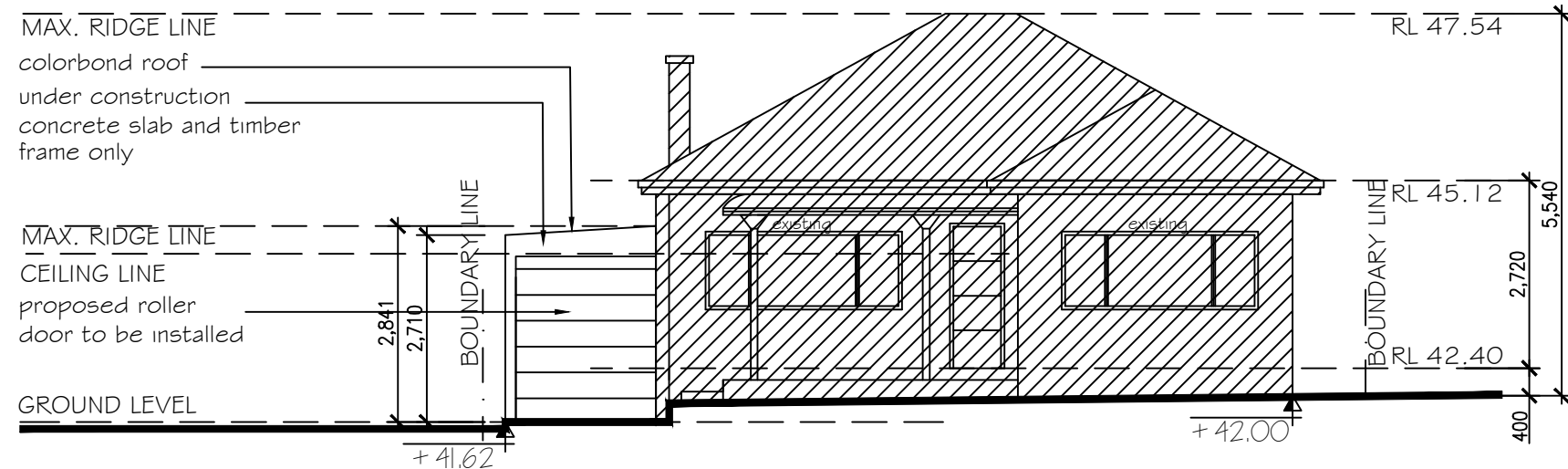
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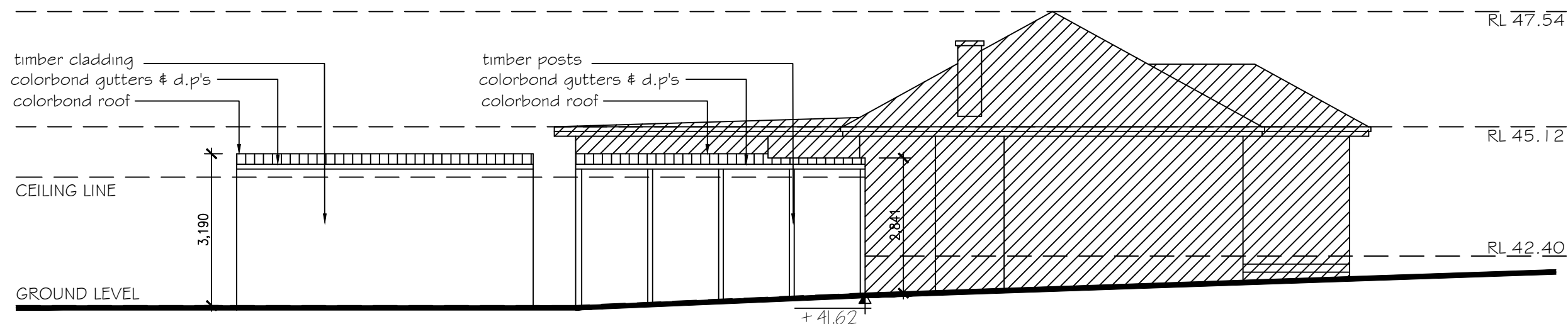
SOUTHERN ELEVATION (garage)

SCALE 1 : 100



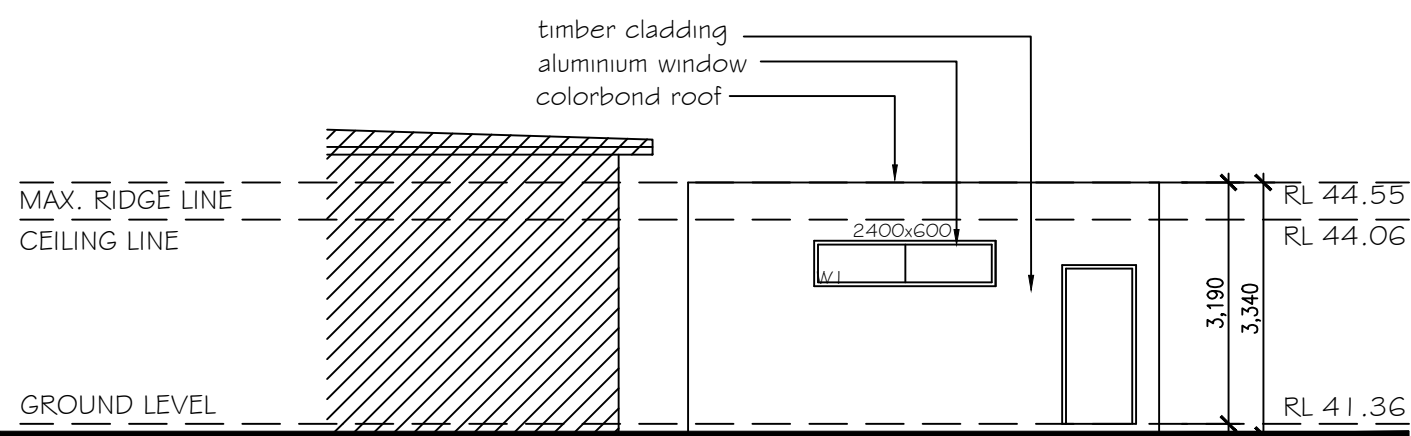
SOUTHERN ELEVATION (carport wentworth street elevation)

SCALE 1 : 100



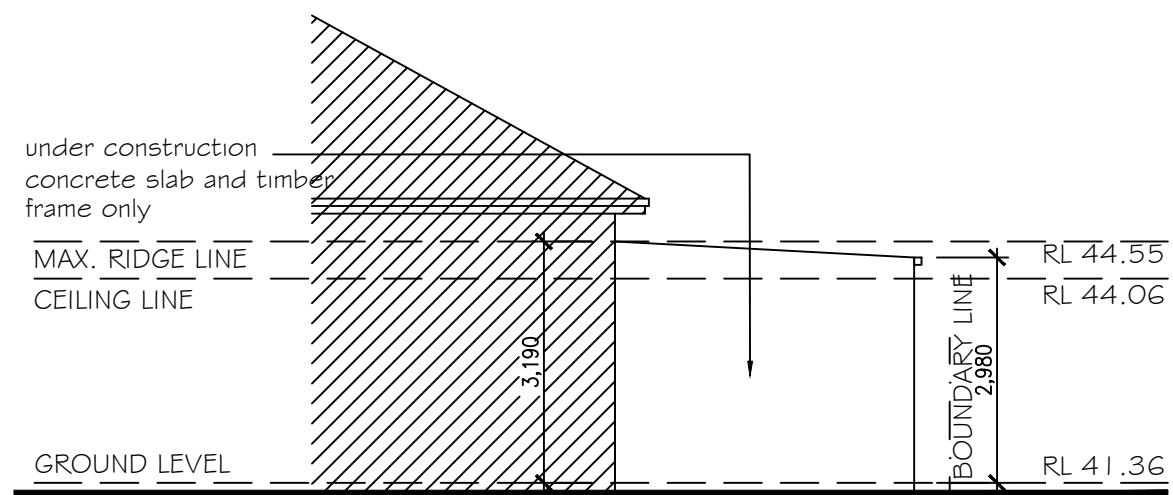
WESTERN ELEVATION (garage and carport)

SCALE 1 : 100



EASTERN ELEVATION (garage)

SCALE 1 : 100



NORTHERN ELEVATION (garage)

SCALE 1 : 100

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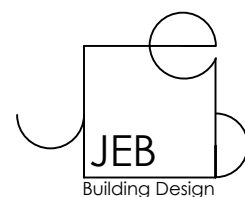
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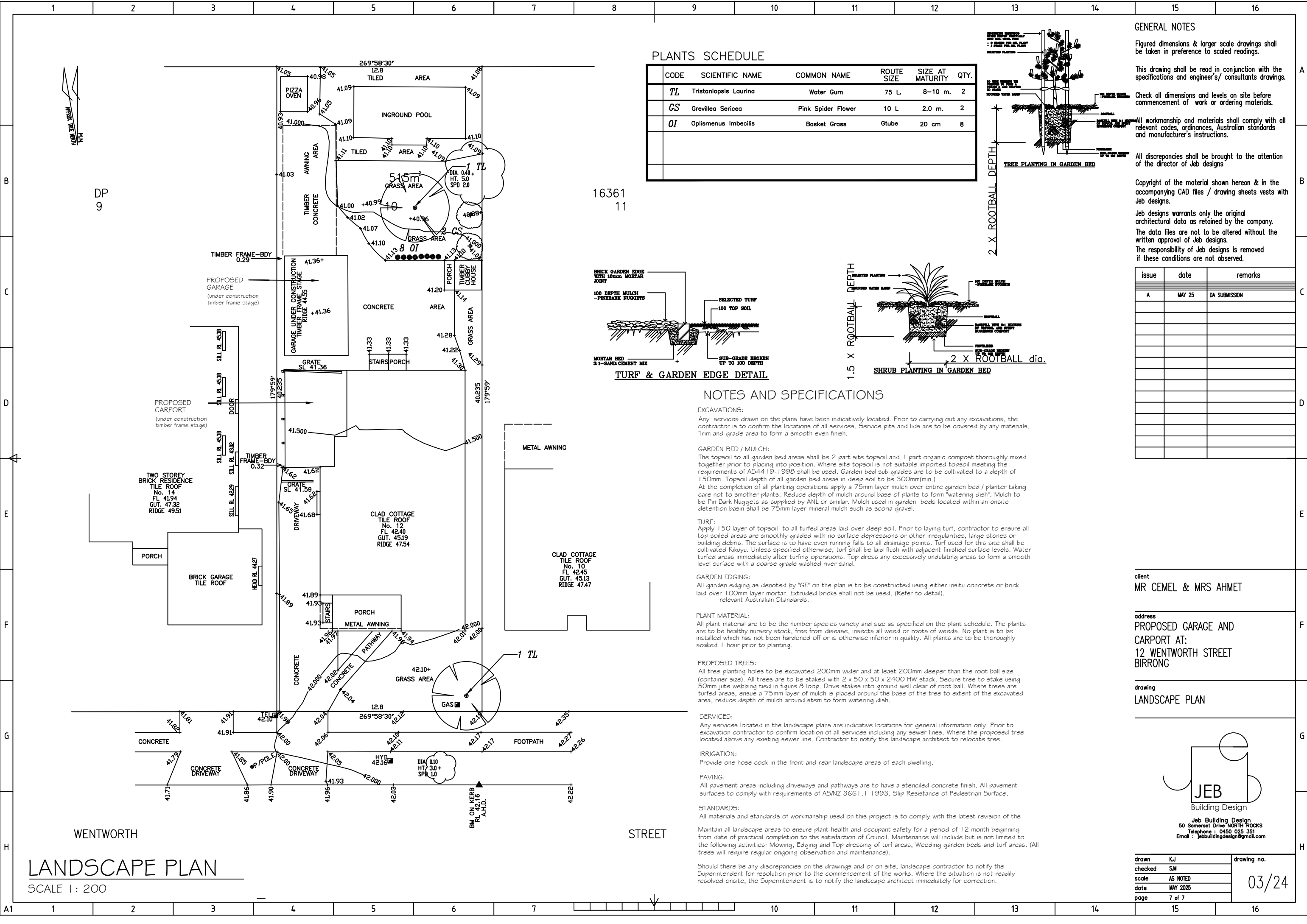
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BIRRONG

drawing
ELEVATIONS

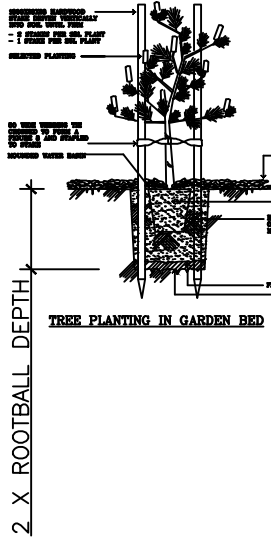
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PLANTS SCHEDULE

	CODE	SCIENTIFIC NAME	COMMON NAME	ROUTE SIZE	SIZE AT MATURITY	QTY.
	TL	Tristaniopsis Laurina	Water Gum	75 L	8-10 m.	2
	GS	Grevillea Sericea	Pink Spider Flower	10 L	2.0 m.	2
	OI	Oplismenus Imbecilis	Basket Grass	Gtube	20 cm	8



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issue	date	remarks
A	MAY 25	DA SUBMISSION

NOTES AND SPECIFICATIONS

EXCAVATIONS:
Any services drawn on the plans have been indicatively located. Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are 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 2 part site topsoil and 1 part organic compost thoroughly mixed together prior to placing into position. Where site topsoil is not suitable imported topsoil meeting the requirements of A54419-1998 shall be used. Garden bed sub grades are to be cultivated to a depth of 150mm. Topsoil depth of all garden bed areas in deep soil to be 300mm(min.)
At the completion of all planting operations apply a 75mm layer mulch over entire garden bed / planter taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch to be Pin Bark Nuggets as supplied by ANL or similar. Mulch used in garden beds located within an onsite detention basin shall be 75mm layer mineral mulch such as scoria gravel.

TURF:
Apply 150 layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all top soiled areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris. The surface is to have even running falls to all drainage points. Turf used for this site shall be cultivated Kikuyu. Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels. Water turfed areas immediately after turfing operations. Top dress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand.

GARDEN EDGING:
All garden edging as denoted by "GE" on the plan is to be constructed using either insitu concrete or brick laid over 100mm layer mortar. Extruded bricks shall not be used. (Refer to detail).

PLANT MATERIAL:
All plant material are to be the number species variety and size as specified on the plant schedule. The plants are to be healthy nursery stock, free from disease, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1 hour prior to planting.

PROPOSED TREES:
All tree planting holes to be excavated 200mm wider and at least 200mm deeper than the root ball size (container size). All trees are to be staked with 2 x 50 x 50 x 2400 HW stack. Secure tree to stake using 50mm jute webbing tied in figure 8 loop. Drive stakes into ground well clear of root ball. Where trees are turfed areas, ensure a 75mm layer of mulch is placed around the base of the tree to extent of the excavated area, reduce depth of mulch around stem to form watering dish.

SERVICES:
Any services located in the landscape plans are indicative locations for general information only. Prior to excavation contractor to confirm location of all services including any sewer lines. Where the proposed tree located above any existing sewer line. Contractor to notify the landscape architect to relocate tree.

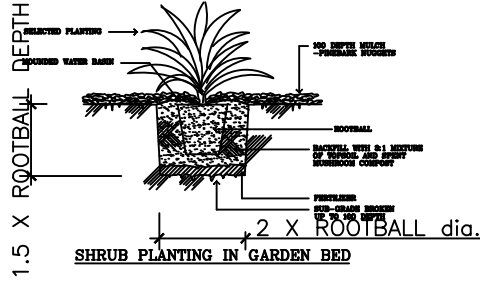
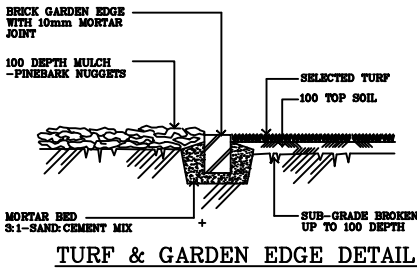
IRRIGATION:
Provide one hose cock in the front and rear landscape areas of each dwelling.

PAVING:
All pavement areas including driveways and pathways are to have a stenciled concrete finish. All pavement surfaces to comply with requirements of AS/NZ 3661.1 1993. Slip Resistance of Pedestrian Surface.

STANDARDS:
All materials and standards of workmanship used on this project is to comply with the latest revision of the Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 month beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing, Edging and Top dressing of turf areas, Weeding garden beds and turf areas. (All trees will require regular ongoing observation and maintenance).

Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the Superintendent for resolution prior to the commencement of the works. Where the situation is not readily resolved onsite, the Superintendent is to notify the landscape architect immediately for correction.

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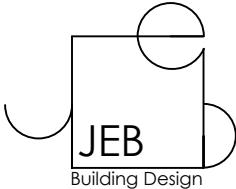
LANDSCAPE PLAN

SCALE 1: 200

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