

1 Site Plan, Site Analysis Plan
1 : 200



BDAA Accreditation Number: 6614
Design Practitioner Number: DEP0001004

P: 0448 923 373
E: info@astleyhomes.com.au

REVISIONS				
ISSUE	DATE	DESCRIPTION	BY	
A	25.05.2025	ISSUED FOR DEVELOPMENT APPLICATION	K.H.	

PROJECT TITLE
Proposed Subdivision

PROJECT ADDRESS
112 Hunter St Condell Park NSW, 2200

NOTES
Dimensions - Contractors to check all dimensions on site prior to commencing construction.
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DRAWING TITLE
Site Plan, Site Analysis Plan
DRAWING NO.
DA-01
DATE OF ISSUE
25.05.2025

REVISION NO.
A
DRAWING SCALE
1 : 200

TRUE NORTH

SHEET SIZE
A3

ISSUED FOR DEVELOPMENT APPLICATION

EXISTING CROSSOVER
TO REMAIN

BM NAIL IN KERB
RL 26.60 (AHD)

HUNTER STREET

PROPOSED CROSSOVER

BOUNDARY

99°47'30"

EASEMENT

1500

EXISTING SECONDARY
DWELLING TO BECOME
PRIMARY DWELLING POST
SUBDIVISION

EXISTING EASEMENT

PROPOSED BOUNDARY

PROPOSED BOUNDARY

EXISTING DWELLING

LOT A
DP
363295

CLAD DWELLING
TILE ROOF
N° 112

EXISTING EASEMENT

BOUNDARY

EXISTING EASEMENT

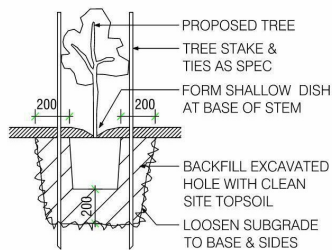
274°49'30"

279°57'30"

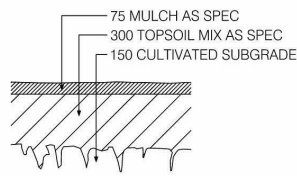
R 24.865
CH 277°25'30"

Landscape Plan

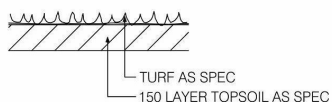
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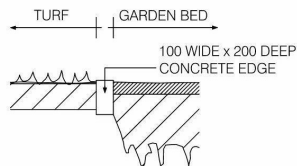
A TREE PLANTING DETAIL NTS



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

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 instructions 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 weeds 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 acclimatized 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 / limit 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 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

ASTLEY HOMES

bdad
ACCREDITED
BUILDING DESIGNER

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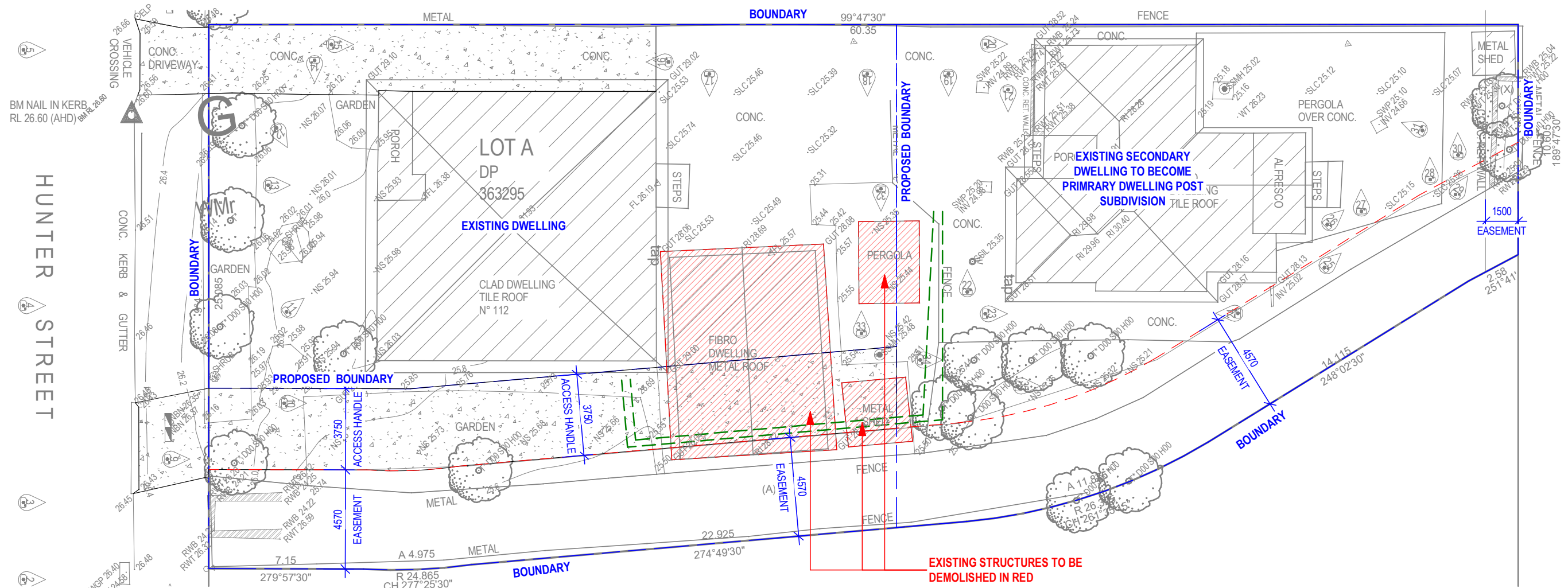
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DRAWING TITLE
Landscape Plan
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TRUE NORTH
SHEET SIZE
A3

ISSUED FOR DEVELOPMENT APPLICATION



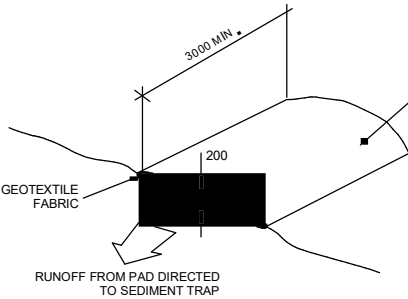
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Erosion Sediment Control Plan

1 : 200

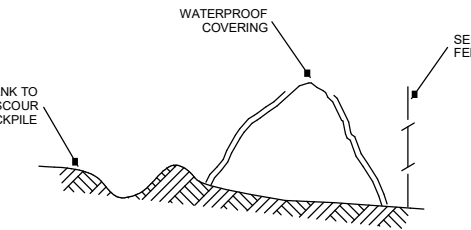
LEGEND

- SITE BOUNDARY
- SEDIMENT CONTROL FENCE
- TEMPORARY FENCE



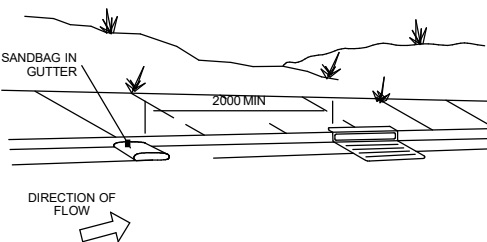
VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



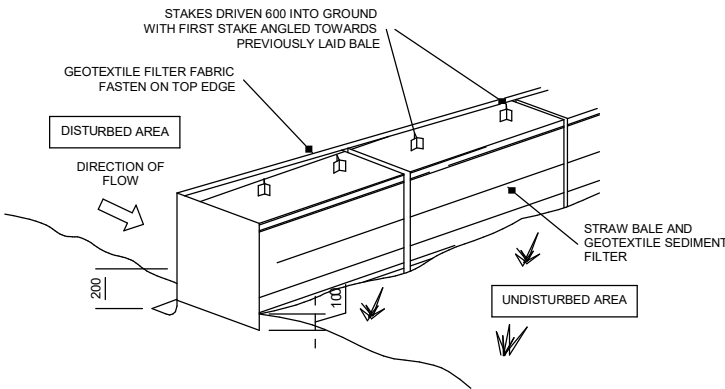
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



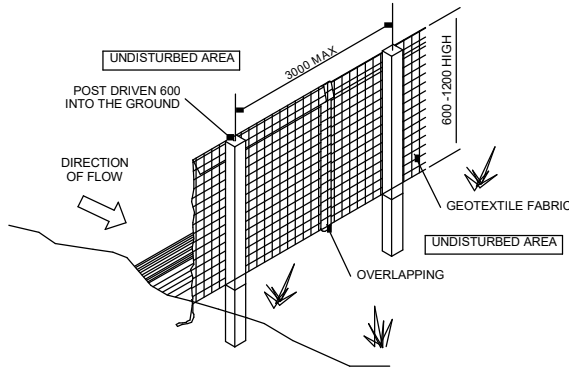
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

NTS



SEDIMENT AND EROSION FENCE DETAIL

NTS

ASTLEY HOMES



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