

LEGEND

EXISTING BOUNDARY

EXISTING CONTOUR

PROPOSED SURFACE INLET PIT

PROPOSED DRAINAGE LINE

PROPOSED SLAB BEAM FOOTING

PROPOSED RETAINING WALL

PROPOSED DRIVEWAY

PROPOSED BIOFILTRATION AREA

PROPOSED LIGHTWEIGHT FOOTPATH

STORMWATER MANAGEMENT NOTES

- MIN. 90% OF ROOF WATER TO BE DIRECTED TO THE RAINWATER TANK FOR EACH TOWNHOUSE.
- MAX 10% OF ROOF WATER THAT CANNOT BE DIRECTED TO THE RAINWATER TANK IS TO BE DRAINED TO THE BIOFILTRATION AREAS.
- MAJORITY OF DRIVEWAY AND FOOTPATH RUNOFF IS TO BE DIRECTED TO THE BIOFILTRATION AREAS.
- RAINWATER TANK OVERFLOWS TO BE DIRECTED TO THE BIOFILTRATION AREAS.

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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J	LEGEND ADJUSTED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
I	LAYOUT ADJUSTED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
H	LAYOUT ADJUSTED - REISSUED FOR APPROVAL	06.12.21	ADS	UK
G	LAYOUT ADJUSTED - REISSUED FOR APPROVAL	18.11.21	ADS	UK
Issue	Description	Date	Drawn	Approved

Client
PLATFORM PROJECT SERVICES

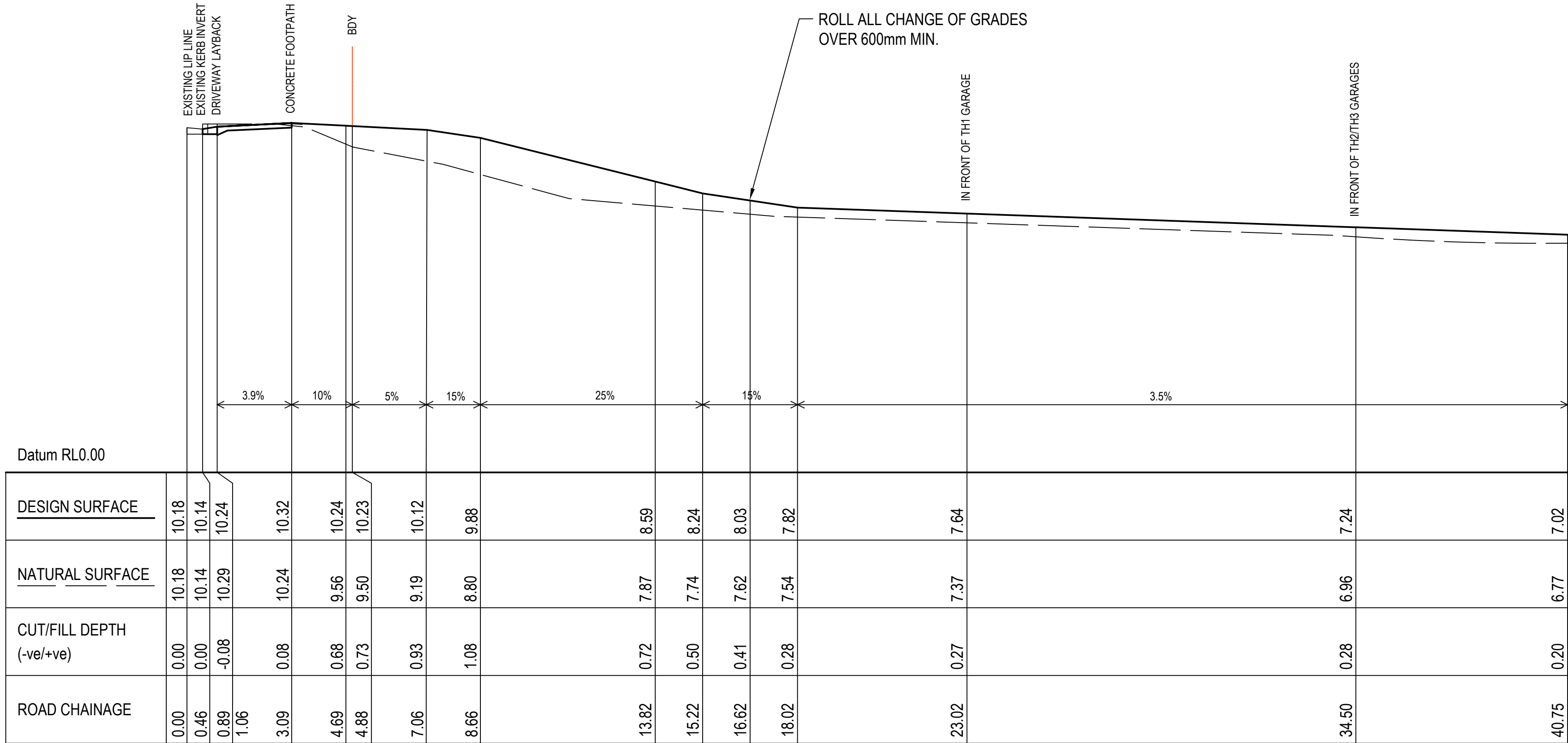
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Cooks Hill, Newcastle NSW 2300
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Project
**LOT 90 DP200167
BOOMERANG BEACH**
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title STORMWATER MANAGEMENT PLAN				
Drawn ADS	Date Dec-20	Scale 1:100	A1	Q.A. Check UK
Designed UK	Project No. NSW202173	Dwg. No. C01.01	Issue J	Date 22.12.20

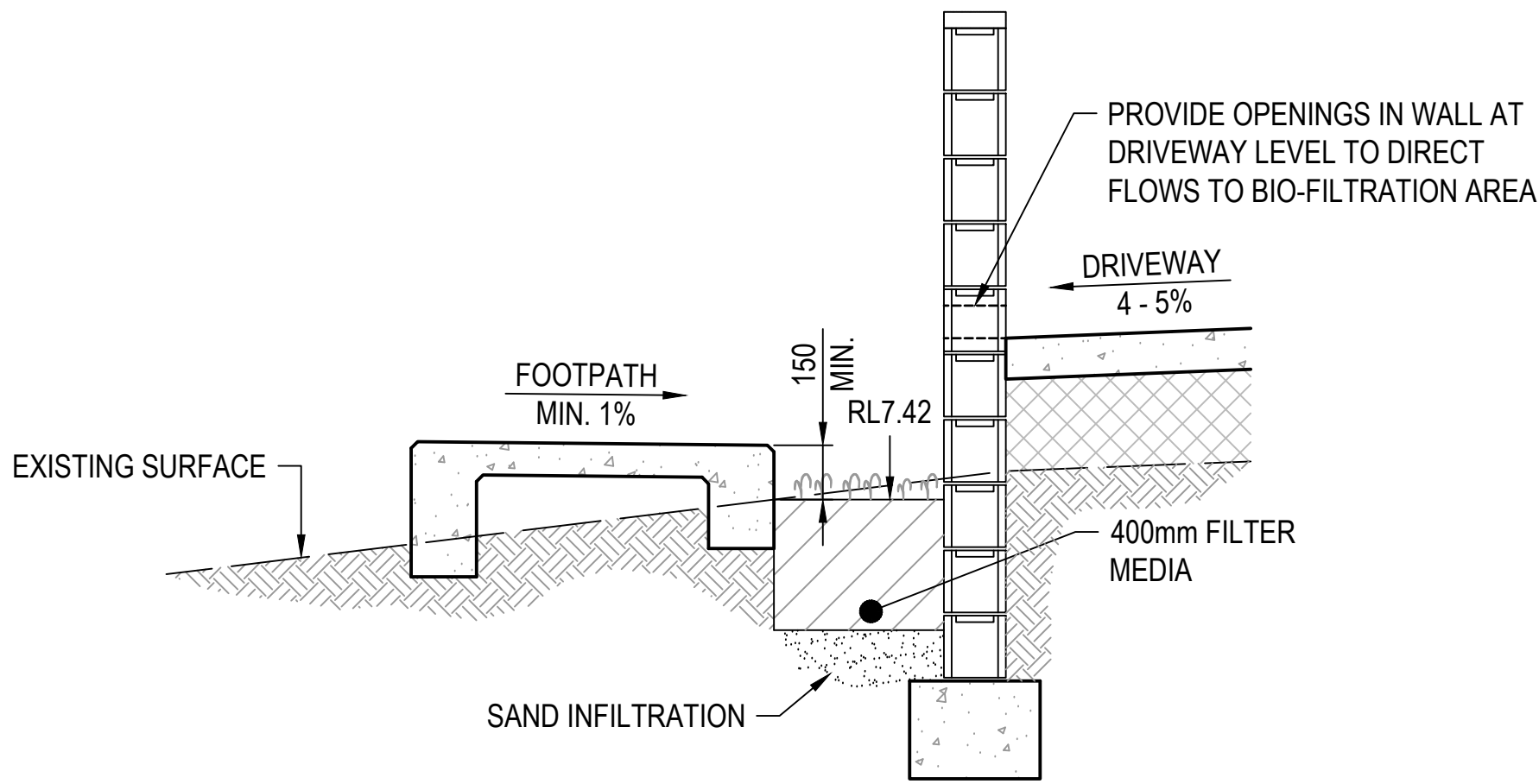
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ISSUED FOR APPROVAL



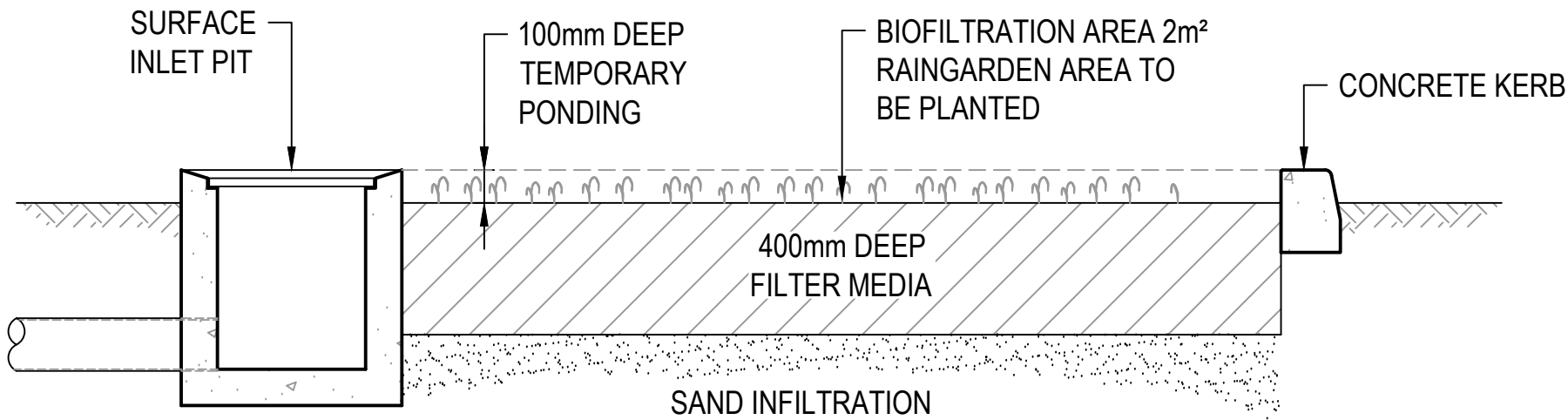
DRIVEWAY LONGITUDINAL SECTION (ALONG NORTH EDGE)

HORIZONTAL SCALE 1:100
VERTICAL SCALE 1:100



SECTION THROUGH BIO-FILTRATION AREA
BETWEEN FOOTPATH AND DRIVEWAY

SECTION A
SCALE 1:20
C1.01

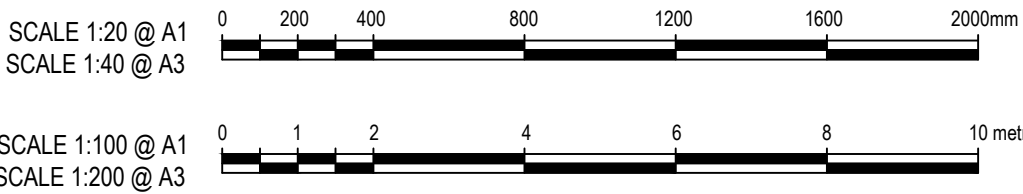


TYPICAL SECTION THROUGH
BIOFILTRATION AREA

SECTION B
SCALE 1:20
C1.01

INFILTRATING RAINGARDEN DETAIL
(BIO-FILTRATION AREA)

IN ACCORDANCE WITH MIDCOAST COUNCIL STANDARDS:
- INFILTRATING RAINGARDEN ON SANDY SOIL, EXAMPLE SITE PLAN
FOR SINGLE DWELLINGS AND DUAL OCCUPANCIES DATED JUNE 2018.
- FACT SHEET - FILTER MEDIA FOR RAINGARDENS DATED JULY 2018.
- FACT SHEET - RAINGARDEN PLANTS DATED JULY 2018.
- FACT SHEET - MAINTAINING YOUR RAIN GARDEN DATED JULY 2018.



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H	LONG SECTION AMENDED	24.01.22	MDM JPR
G	LONG SECTION AND DETAILS AMENDED	06.12.21	ADS UK
F	LONG SECTION AMENDED, SECTION AMENDED	18.11.21	ADS UK
E	LONG SECTION AMENDED	16.11.21	ADS UK
Issue	Description	Date	Drawn Approved

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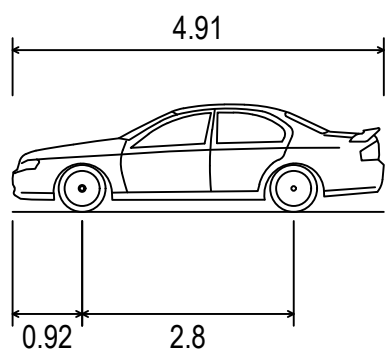
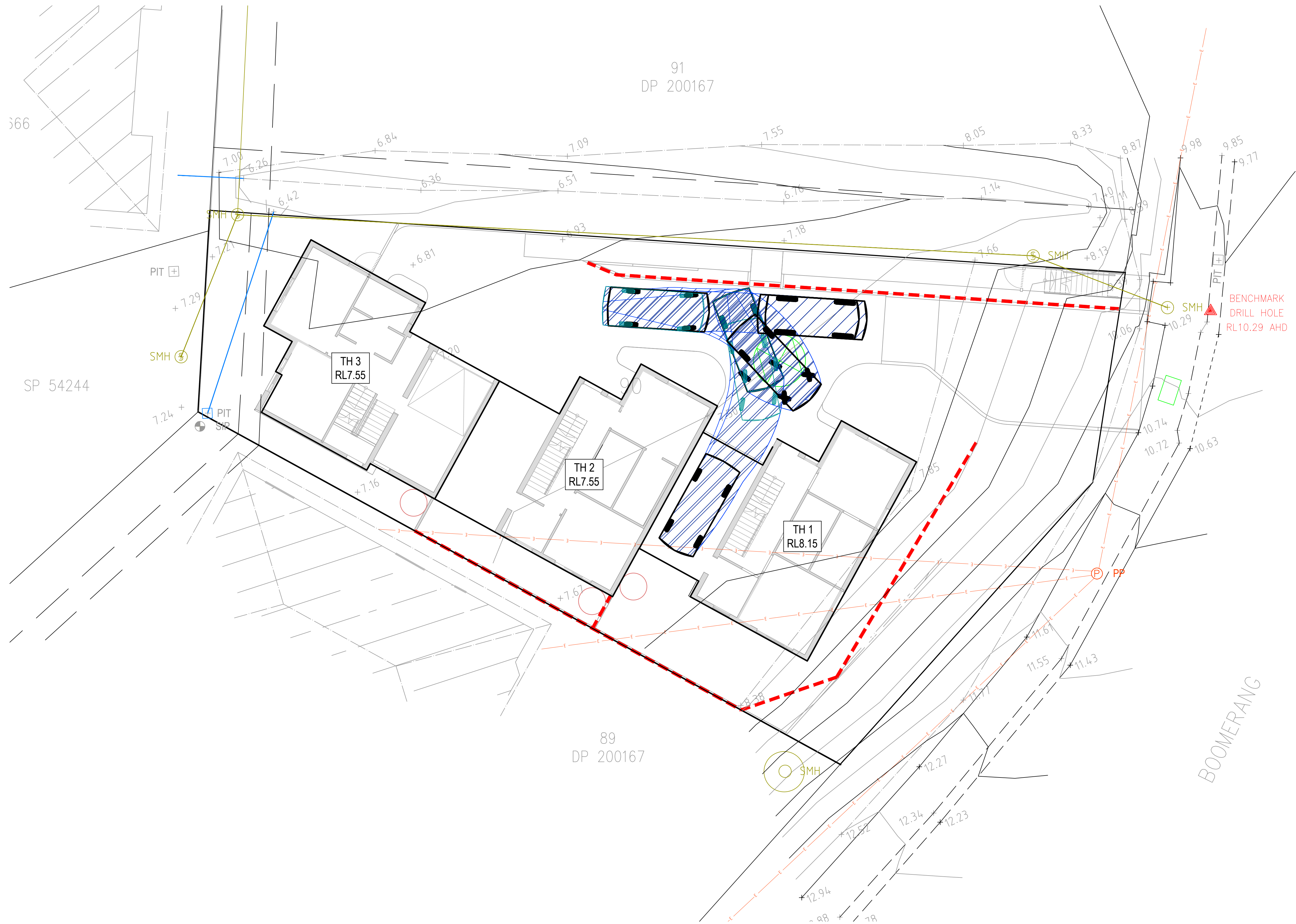
Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title DRIVEWAY LONGITUDINAL SECTION AND CIVIL DETAILS			
Drawn ADS	Date Dec-20	Scale 1:100	A1
Designed UK	Project No. NSW202173	Dwg. No. C02.01	Issue H

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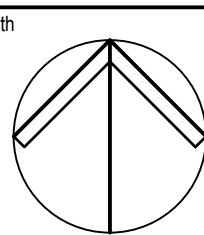
B85 Vehicle Realistic min radius:	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Issue	Description	Date	Drawn	Approved
C	LAYOUT AMENDED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
B	ISSUED FOR APPROVAL	06.12.21	SJO	UK
A	ISSUED FOR APPROVAL	03.12.21	SJO	UK



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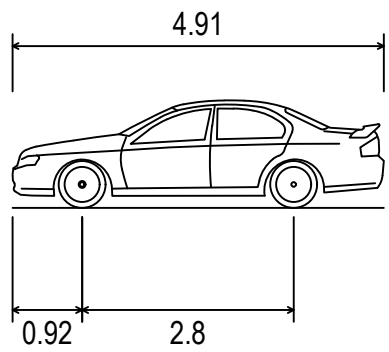
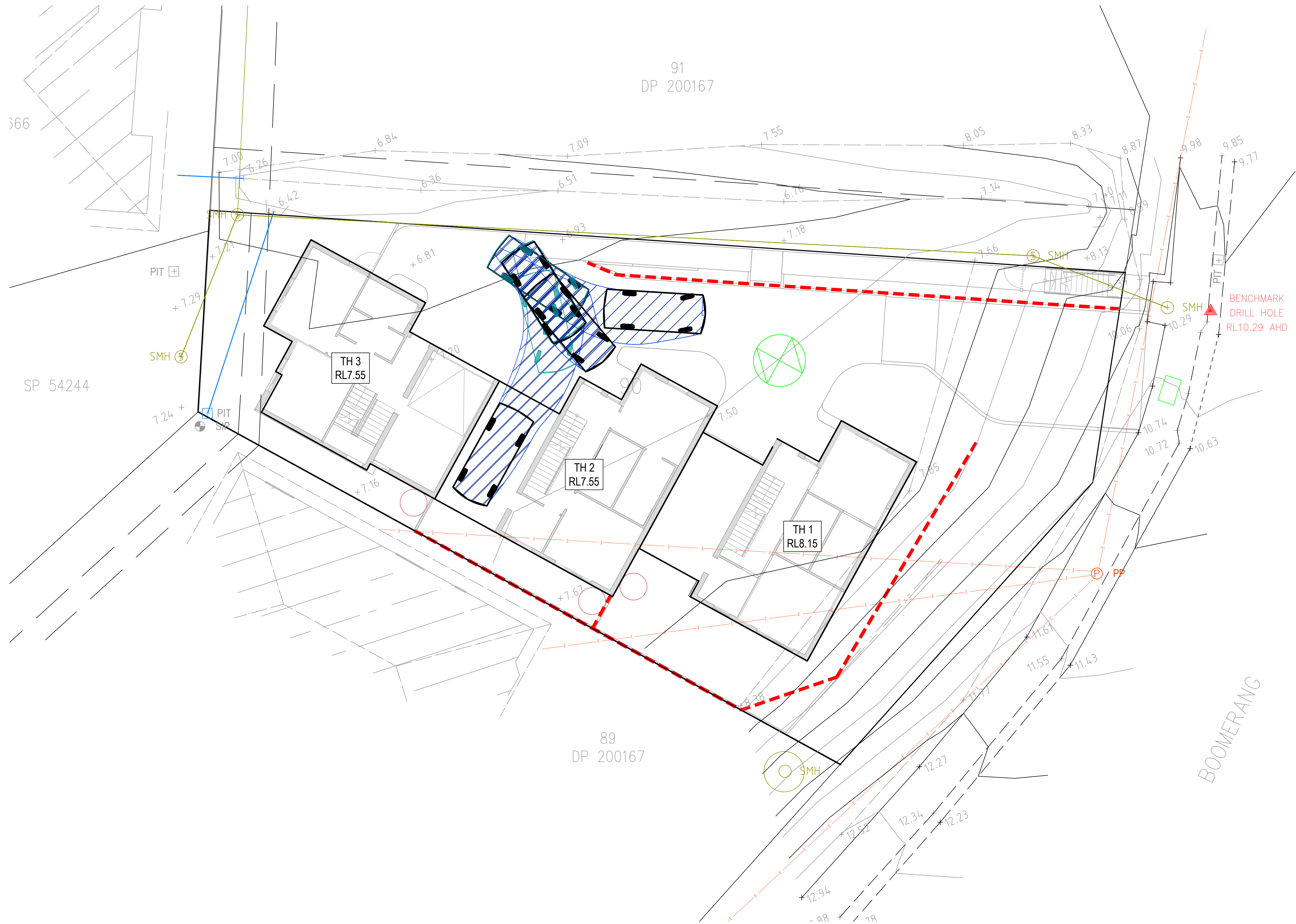
Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title TH 1, DRIVE IN TURNPITCHES FOR 85 PERCENTILE CAR	
Drawn SJO	Date Dec-21
Designed UK	Project No. NSW202173
Scale 1:100	A1
Q.A. Check C04.01	Date C

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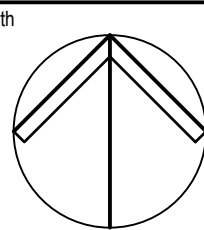
B85 Vehicle Realistic min radius:	
Overall Length	4.910m
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Overall Body Height	1.421m
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SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Issue	Description	Date	Drawn	Approved
C	LAYOUT AMENDED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
B	ISSUED FOR APPROVAL	06.12.21	SJO	UK
A	ISSUED FOR APPROVAL	03.12.21	SJO	UK



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Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

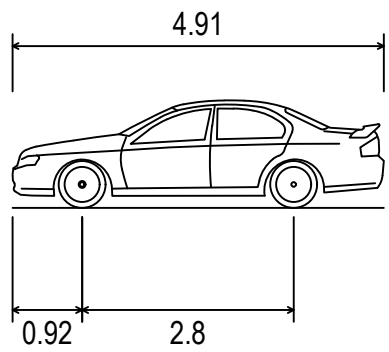
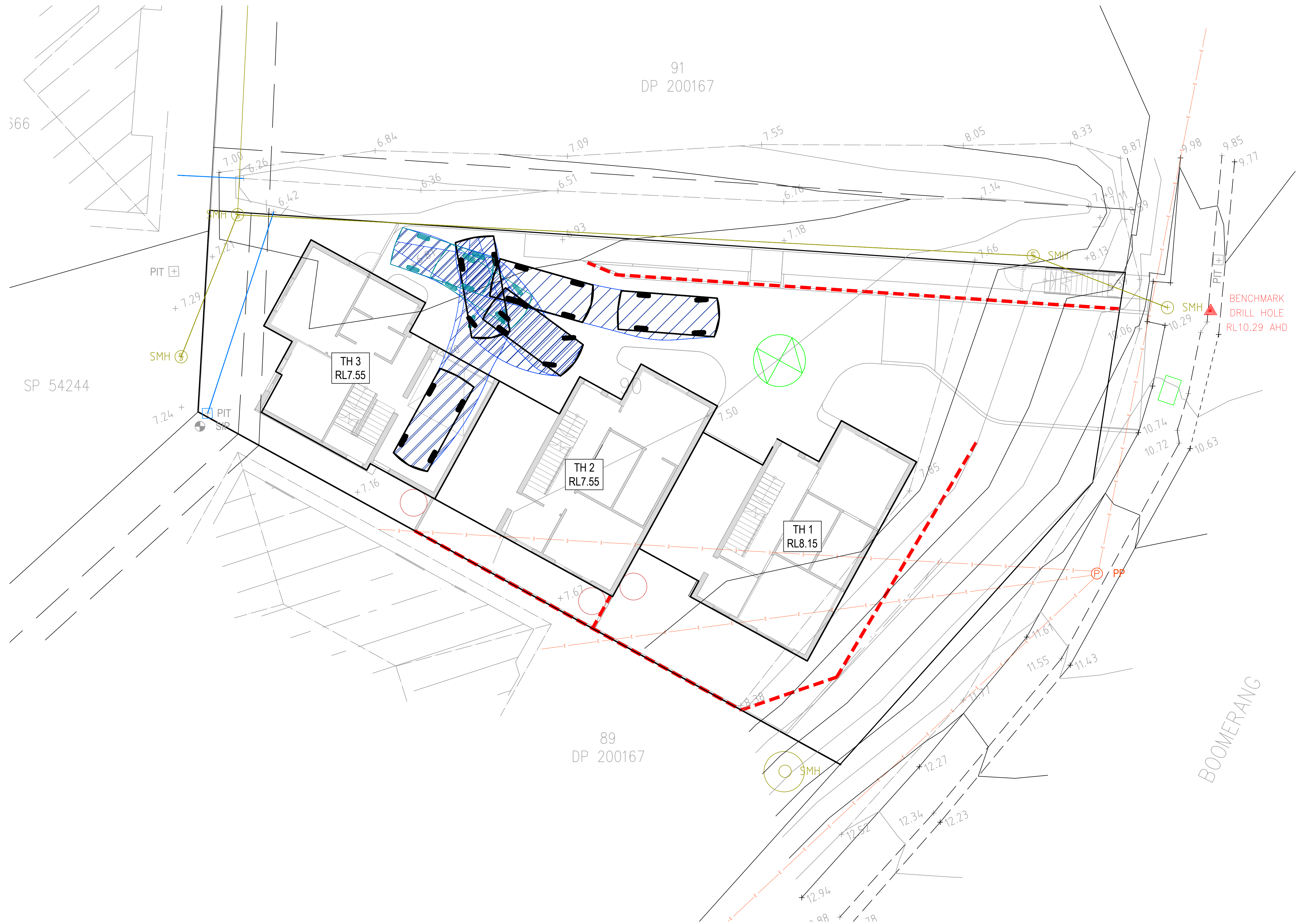
Drawing Title TH 2, DRIVE IN TURNPATHS FOR 85 PERCENTILE CAR	
Drawn SJO	Date Dec-21
Designed UK	Project No. NSW202173
Scale 1:100	A1
Q.A. Check C04.02	Date C

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P:\2021\2021_157 Boomerang Drive\2021_157_04_02_B85.dwg



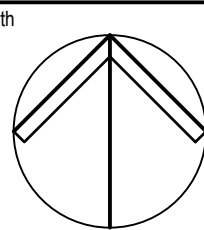
B85 Vehicle Realistic min radius:	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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Issue	Description	Date	Drawn	Approved
C	LAYOUT AMENDED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
B	ISSUED FOR APPROVAL	06.12.21	SJO	UK
A	ISSUED FOR APPROVAL	03.12.21	SJO	UK



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Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

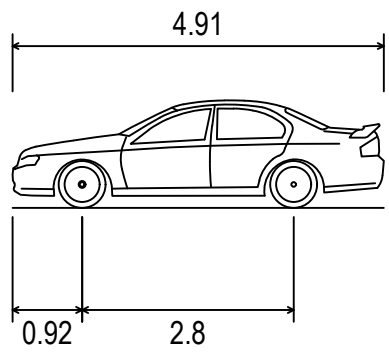
Drawing Title TH 3, DRIVE IN TURNPATHS FOR 85 PERCENTILE CAR					
Drawn SJO	Date Dec-21	Scale 1:100	A1	Q.A. Check	Date
Designed UK	Project No. NSW202173	Dwg. No. C04.03	Issue C		

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P:\2020\2021\157 Boomerang Drive\2021\157 Boomerang Drive.dwg



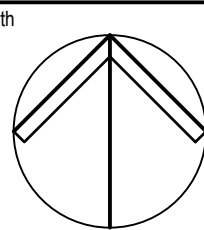
B85 Vehicle Realistic min radius:	
Overall Length	4.910m
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Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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C	LAYOUT AMENDED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
B	ISSUED FOR APPROVAL	06.12.21	UK	UK
A	ISSUED FOR APPROVAL	03.12.21	SJO	UK
Issue	Description	Date	Drawn	Approved



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Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title
TH 1, REVERSE IN TURNPATHS
FOR 85 PERCENTILE CAR

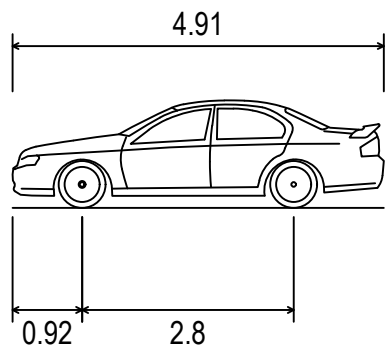
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Designed	Project No.	Dwg. No.	Issue		
UK	NSW202173	C04.04	C		

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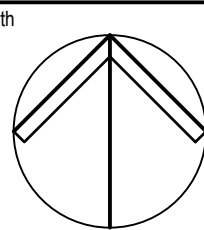
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Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

SCALE 1:100 @ A1
SCALE 1:200 @ A3

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C	LAYOUT AMENDED - REISSUED FOR APPROVAL	24.01.22	MDM	JPR
B	ISSUED FOR CONSTRUCTION	06.12.21	SJO	UK
A	ISSUED FOR APPROVAL	03.12.21	SJO	UK
Issue	Description	Date	Drawn	Approved



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Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title
TH 2, REVERSE IN TURNPATHS
FOR 85 PERCENTILE CAR

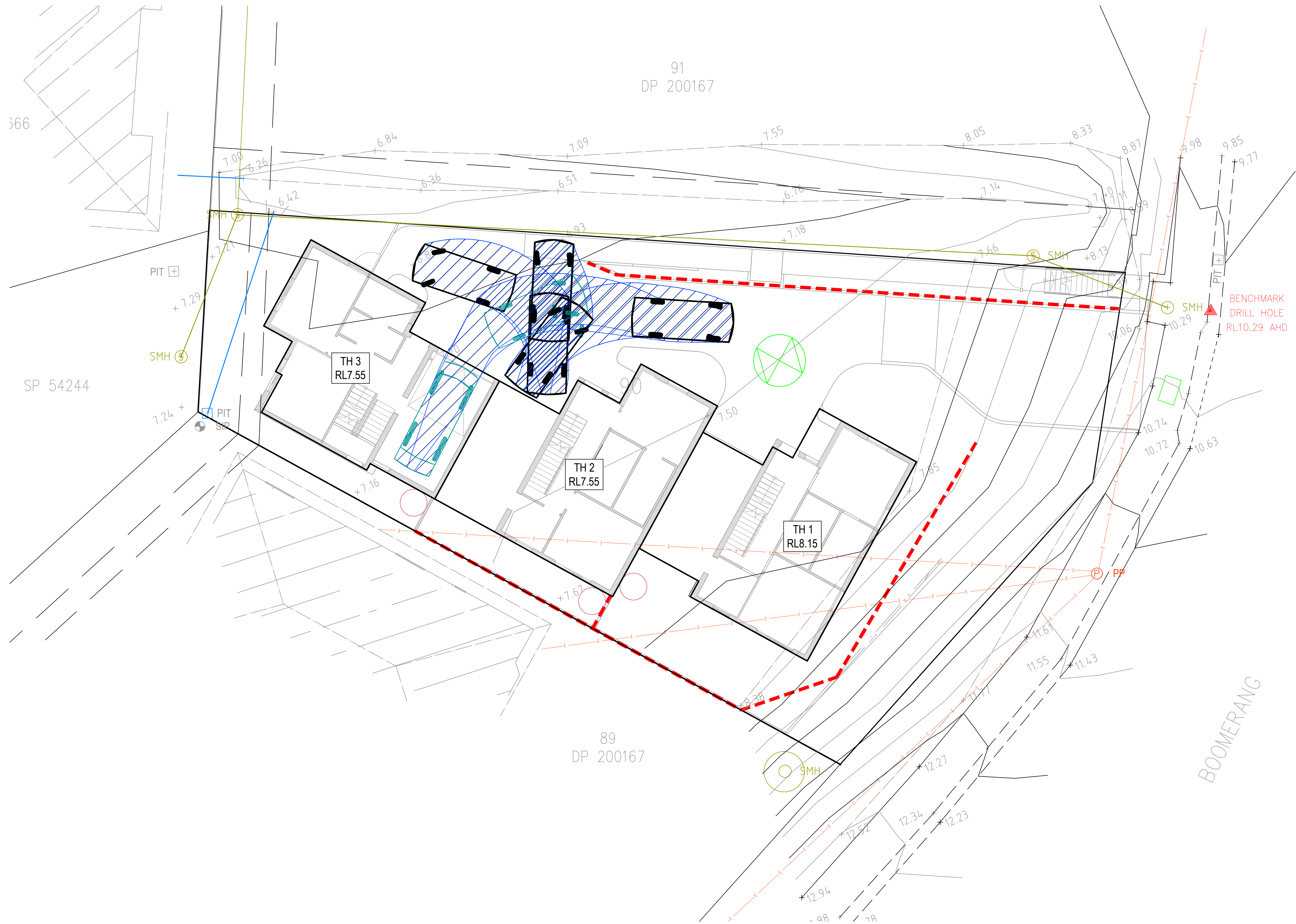
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UK	NSW202173	C04.05	C		

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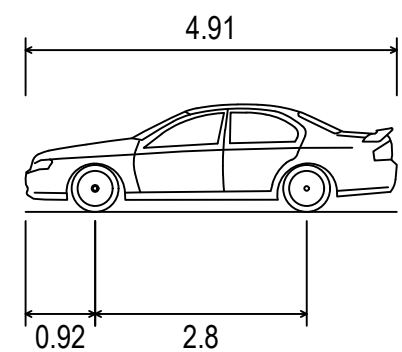


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DRIVE

BOOMERANG



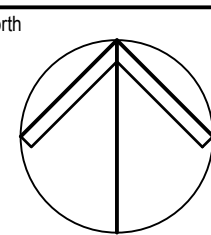
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Overall Width	1.870m
Overall Body Height	1.421m
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Track Width	1.770m
Lock-to-lock time	4.00s
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SCALE 1:100 @ A1
SCALE 1:200 @ A3

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A	ISSUED FOR APPROVAL	03.12.21	SJO	UK



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Project
LOT 90 DP200167
BOOMERANG BEACH
157 BOOMERANG DRIVE
BOOMERANG BEACH, NSW

Drawing Title
TH 3, REVERSE IN TURNPATHS
FOR 85 PERCENTILE CAR

Drawn SJO	Date Dec-21	Scale 1:100	A1	Q.A. Check	Date
Designed UK	Project No. NSW202173	Dwg. No. C04.06	Issue C		

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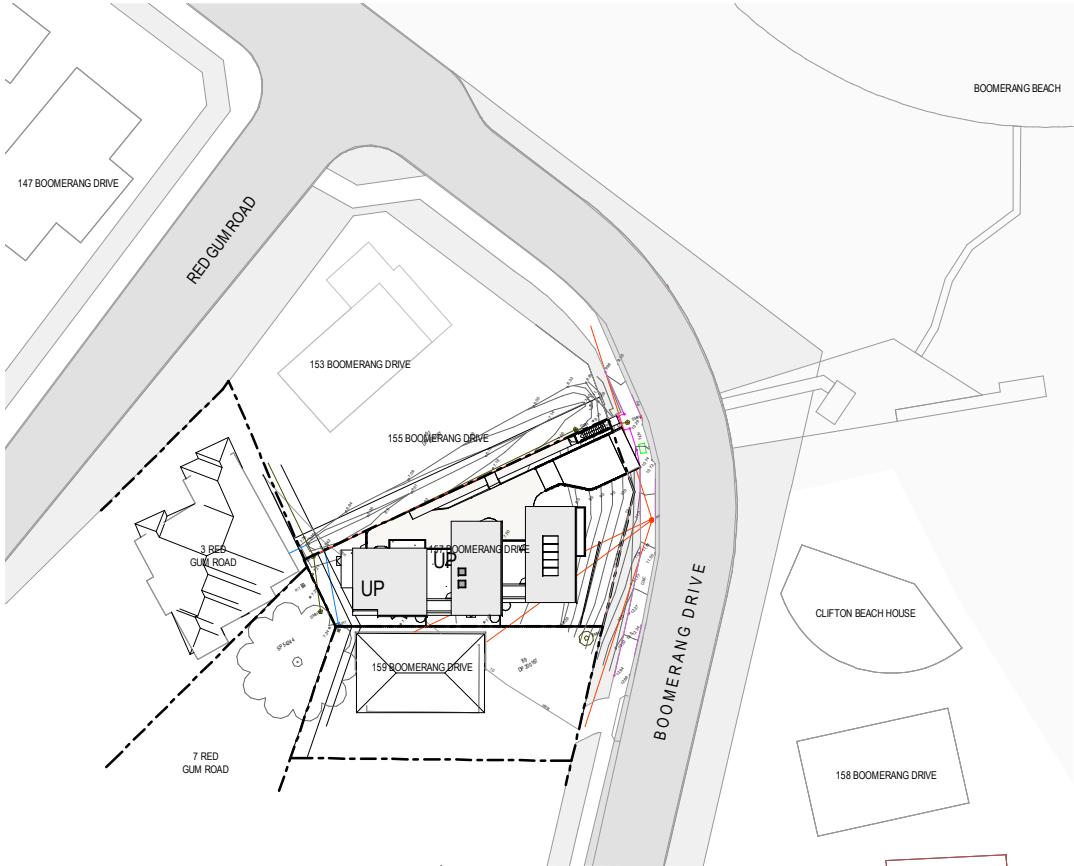
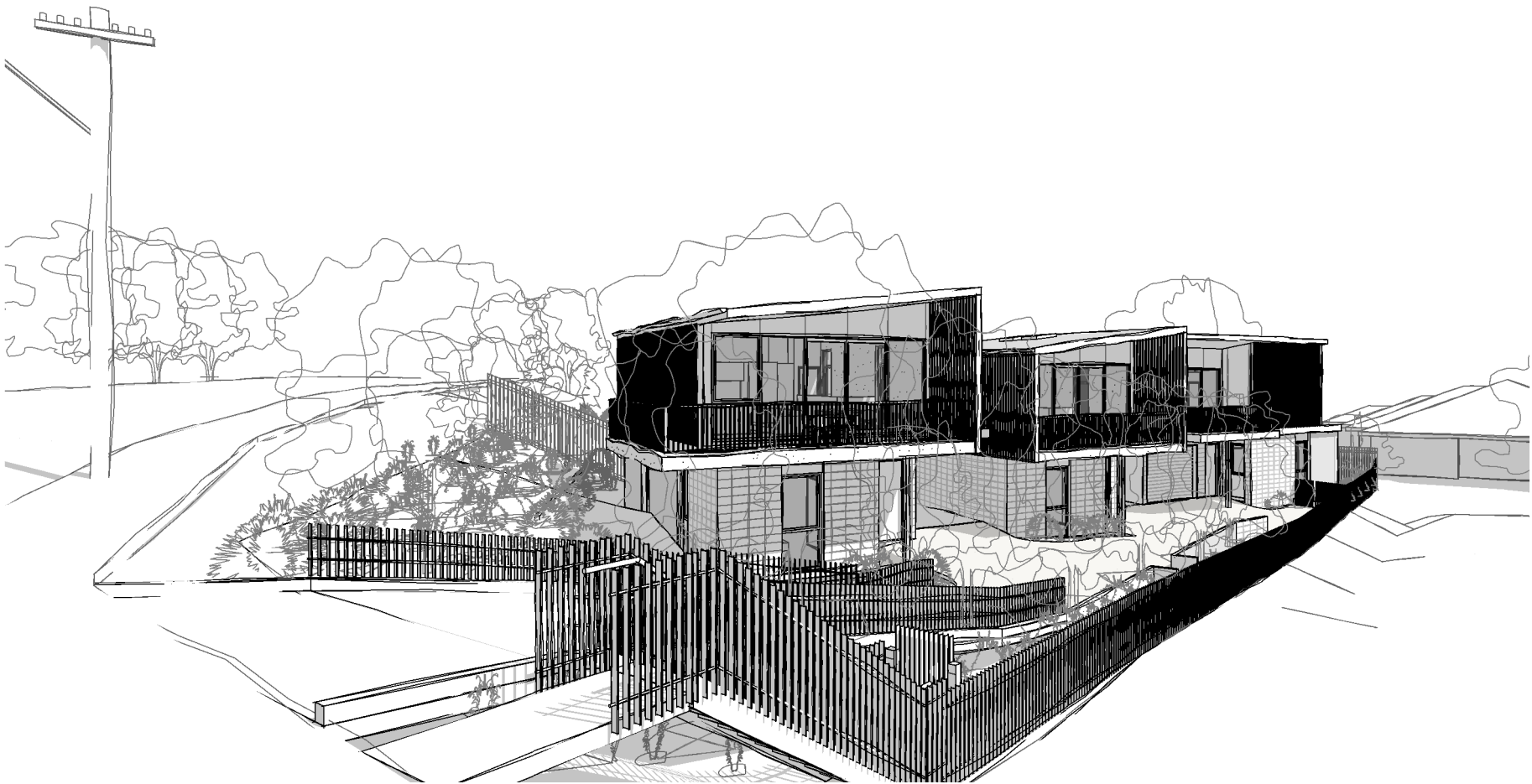
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Rev 24 Dec 2021 - 9:21am

No.	Title	Rev.
TP00.00	Cover Sheet	E
TP00.01	Site Plan	D
TP00.02	Survey Plan	C
TP00.03	Perspectives	C
TP01.01	Ground Plan	G
TP01.02	Level 1 Plan	G
TP01.03	Roof Plan	F
TP02.01	Elevations	E
TP02.02	Elevations	F
TP02.03	Boundary Elevations	D
TP03.01	Sections	F
TP03.02	Sections	D
TP04.01	Shadows	E
TP04.02	Solar - Point of View	E
TP04.03	Solar - Point of View	D
TP05.01	Development Summary	H
TP05.02	GFA Plans	F
TP05.03	Vehicular Sight Distance Diagram	D
TP06.01	Landscape and Open Space	G
TP07.01	Exterior Finishes	B

157 BOOMERANG DRIVE, BOOMERANG BEACH



Location Plan

DEVELOPMENT APPLICATION

Revisions			
-	18.12.2020	DA Issue	BR
A	11.01.2021	DA Issue	BR
B	28.04.2021	Amended DA Issue	MG
C	17.11.2021	S34 Issue	SM
D	03.12.2021	S34 Issue	SM
E	19.12.2021	Amended S34 Issue	SM

Project **157 Boomerang Drive** Drawing **Cover Sheet**

157 Boomerang Drive
Boomerang Beach, NSW

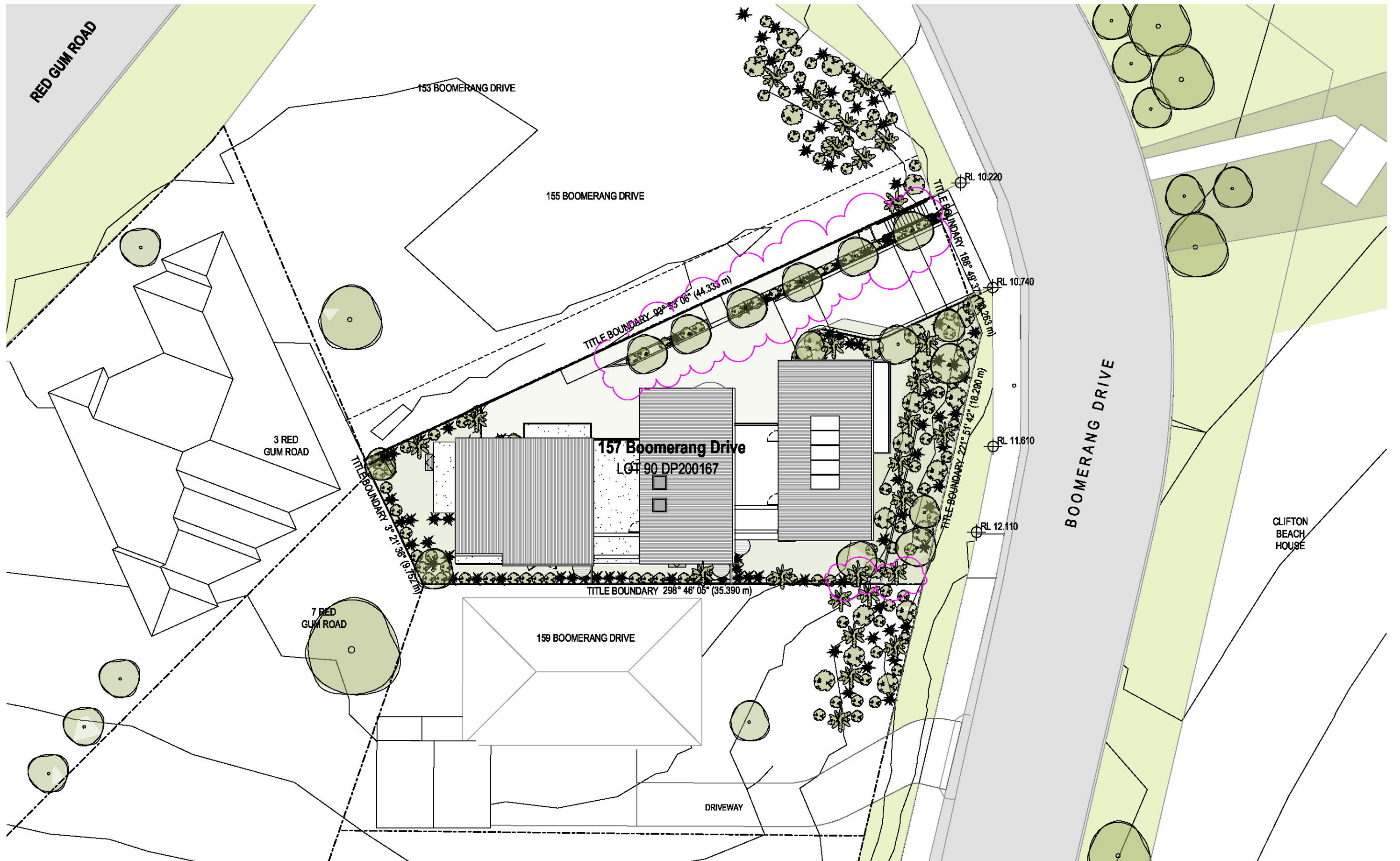
Project No **220102** Date **19.12.2021** Author **BR**

Drawing No. **TP00.00 E**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

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DEVELOPMENT APPLICATION

Revisions	18.12.2020	DA Issue
A	28.04.2021	Amended DA Issue
B	17.11.2021	S34 Issue
C	03.12.2021	S34 Issue
D	19.12.2021	Amended S34 Issue
E	07.02.2022	S34 Amendment

BR
MG
SM
SM
SM

Project 157 Boomerang Drive

Drawing Site Plan

Project No 220102

Date 07.02.2022

Author BR

Scale: @ A3 1 : 250

Drawing No. TP00.01 E

rothelowman

157 Boomerang Drive
Boomerang Beach, NSW

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8/02/2022 12:39:13 PM

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View looking West

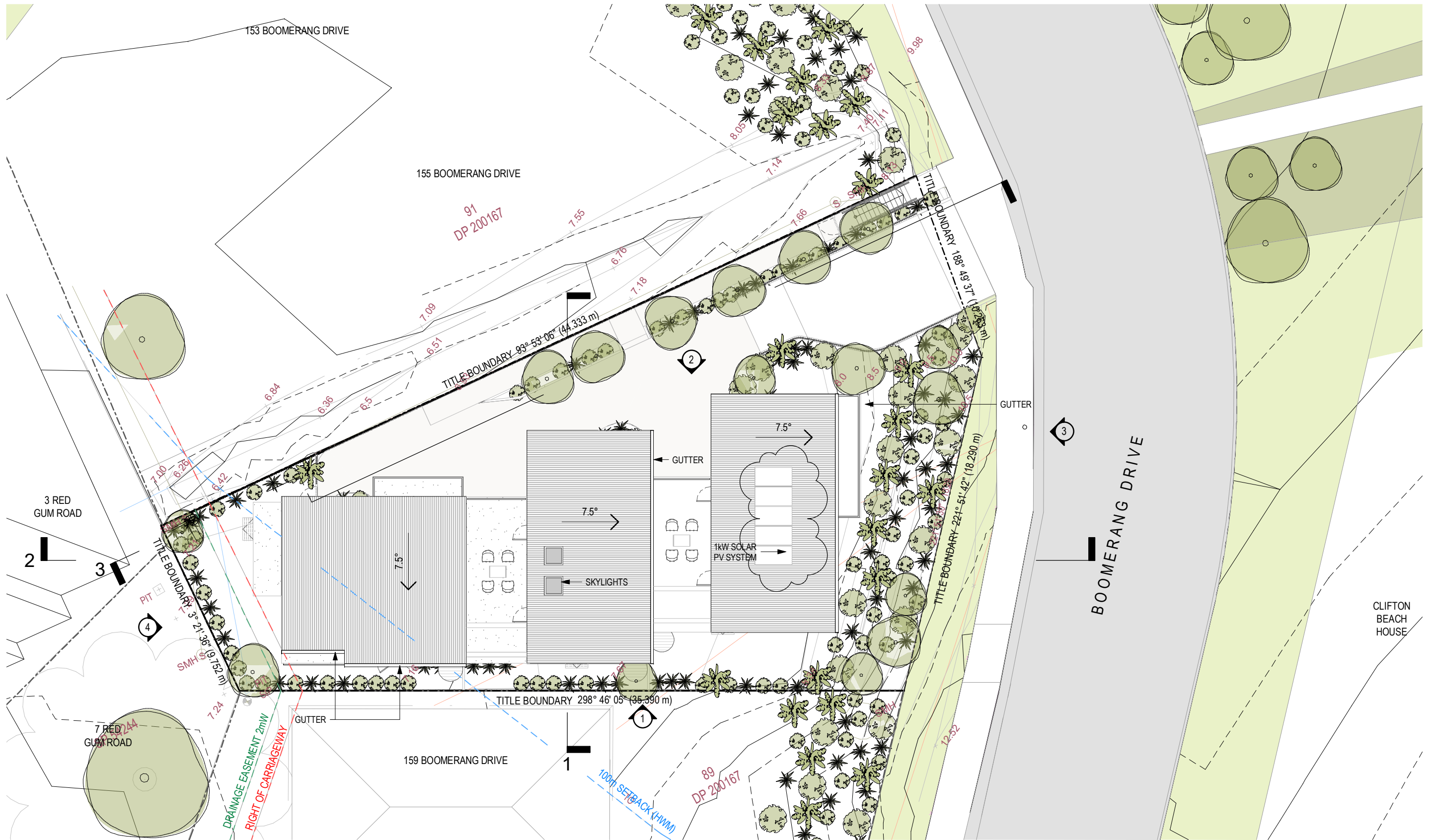
Note: Driveway trees hidden for clarity



View looking South East

Note: Driveway trees hidden for clarity

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

Revisions			
-	18.12.2020	DA Issue	BR
A	28.04.2021	Amended DA Issue	MG
B	04.11.2021	S34 Issue	SM
C	17.11.2021	S34 Issue	SM
D	03.12.2021	S34 Issue	SM
E	14.12.2021	Amended S34 Issue	SM
F	19.12.2021	Amended S34 Issue	SM

Project 157 Boomerang Drive
Drawing Roof Plan

157 Boomerang Drive
Boomerang Beach, NSW

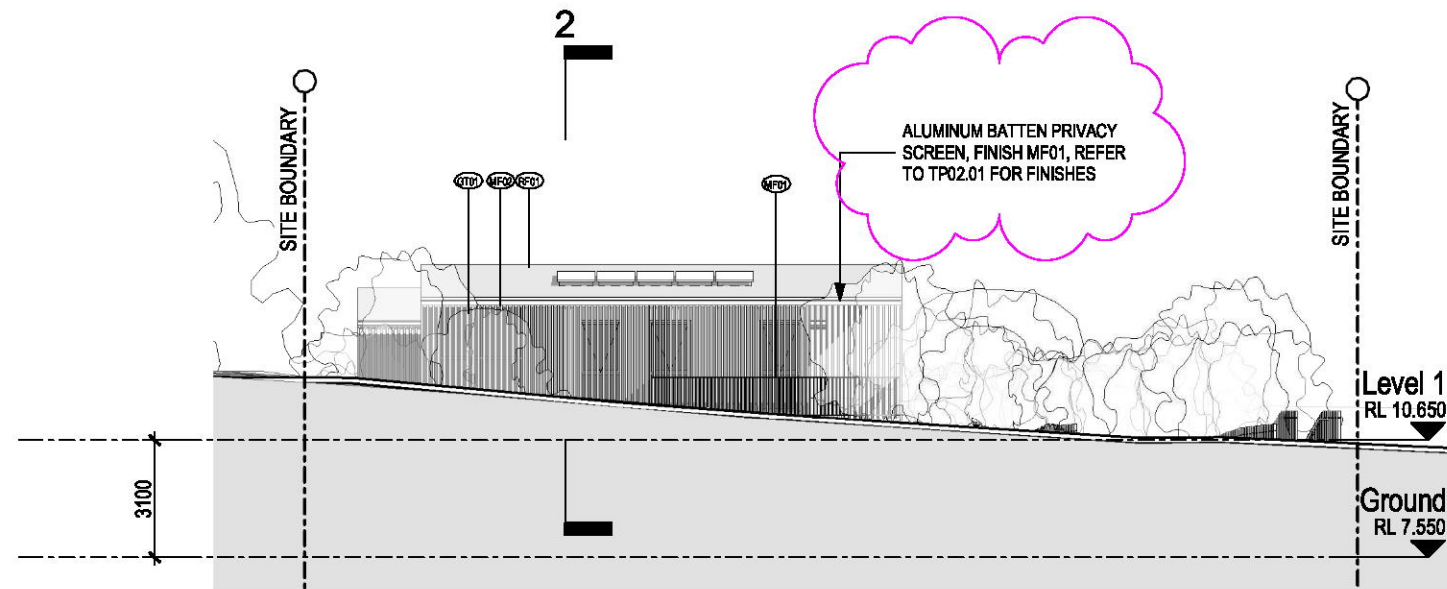
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Project No 220102
Date 19.12.2021
Author BR
Scale: @ A3 1 : 200

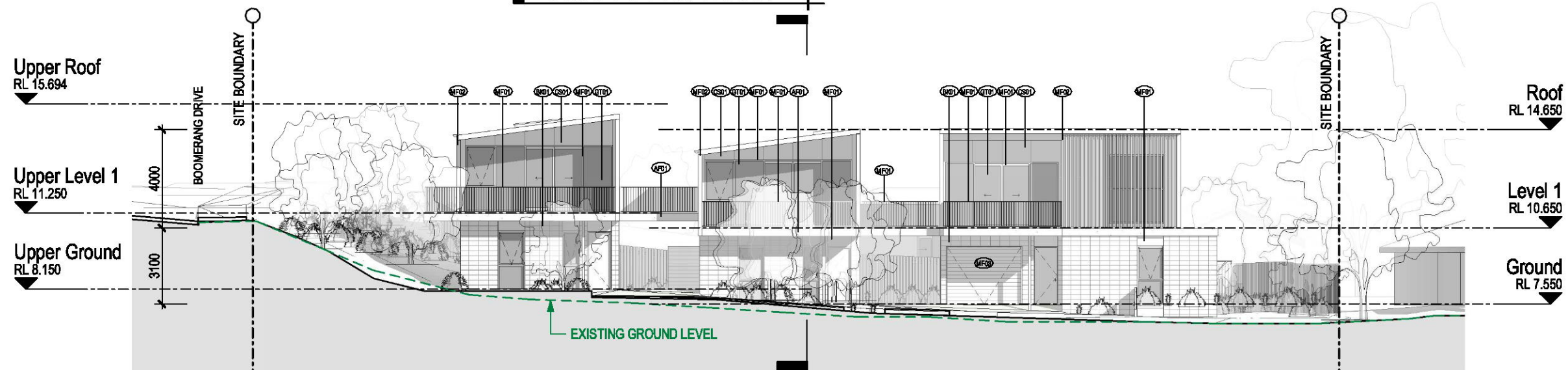
Drawing No. TP01.03 F

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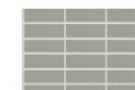
EAST ELEVATION



NORTH ELEVATION



AF01
Applied finish
Colour: eq. Grey



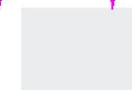
BK01
Masonary stack bond
Colour: Nickel Grey



CS01
Vertical fibreboard
cladding: eq. Weathertex
Smooth 1200



MF01
Powdercoat metal finish
Colour: eq. to Colorbond
Pale Eucalypt



MF02
Vertical metal cladding &
Metal privacy screens
Colour: eq. to Peak White



MF03
Vertical metal cladding
Colour: eq. to Colorbond
Shale Grey



GT01
Windows and Balustrades
Colour: Clear Glass

DEVELOPMENT APPLICATION

Revisions		
A	18.12.2020	DA Issue
B	28.04.2021	Amended DA Issue
C	04.11.2021	S34 Issue
D	17.11.2021	S34 Issue
E	03.12.2021	S34 Issue
F	19.12.2021	Amended S34 Issue
	07.02.2022	S34 Amendment

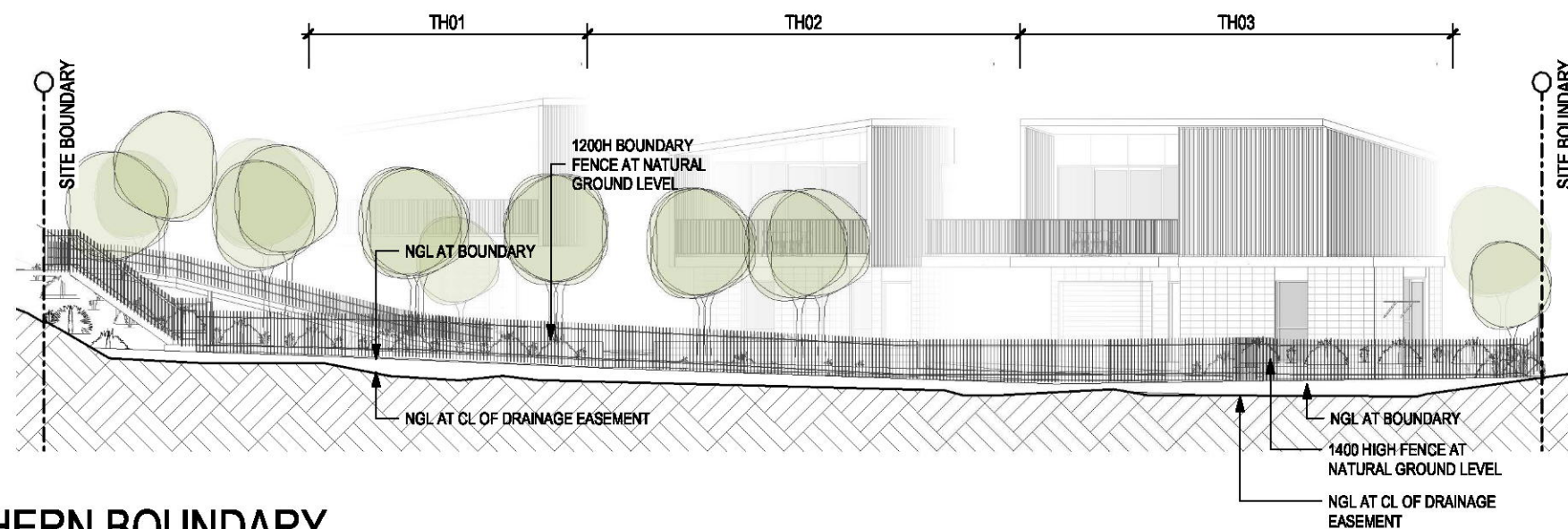
Project	157 Boomerang Drive	Drawing	Elevations
BR			
MG			
SM			
SM			
SM			
SM			
SM			

Project No	220102	Date	07.02.2022	Author	BR	Scale	@ A3 1 : 200
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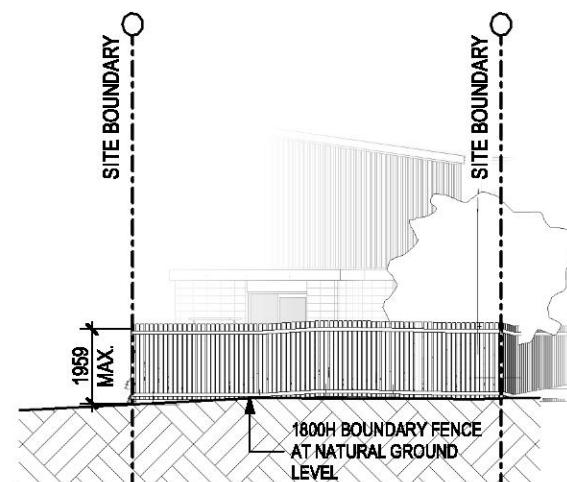
Drawing No.	TP02.01 F
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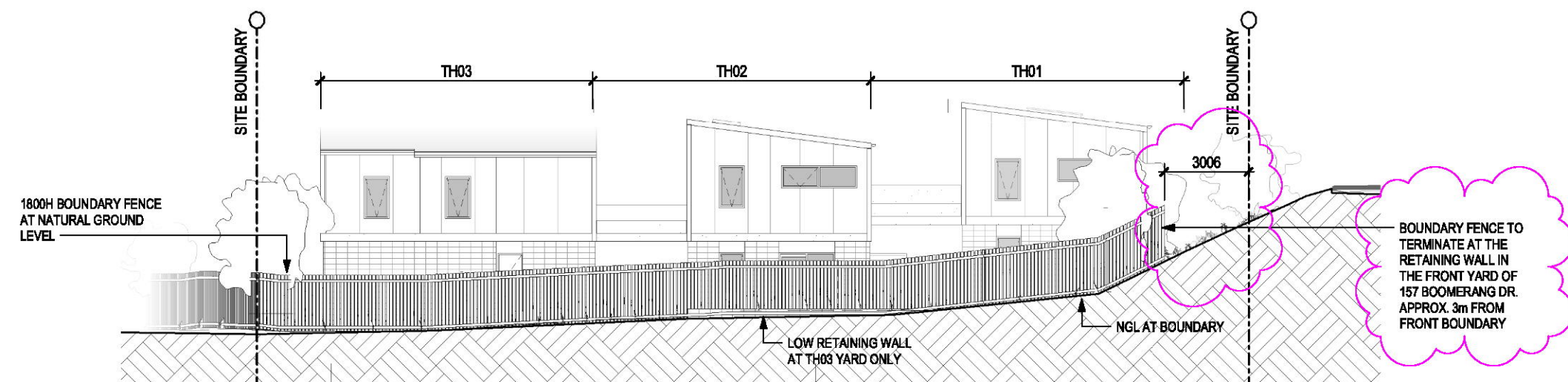
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NORTHERN BOUNDARY



WESTERN BOUNDARY



SOUTHERN BOUNDARY

DEVELOPMENT APPLICATION

Revisions			
-	28.04.2021	Amended DA Issue	MG
A	04.11.2021	S34 Issue	SM
B	17.11.2021	S34 Issue	SM
C	03.12.2021	S34 Issue	SM
D	19.12.2021	Amended S34 Issue	SM
E	07.02.2022	S34 Amendment	SM

Project / **157 Boomerang Drive**

Drawing / **Boundary Elevations**

Project No / **220102**

Date / **07.02.2022**

Author / **MG**

Scale: @ A3 / **1 : 200**

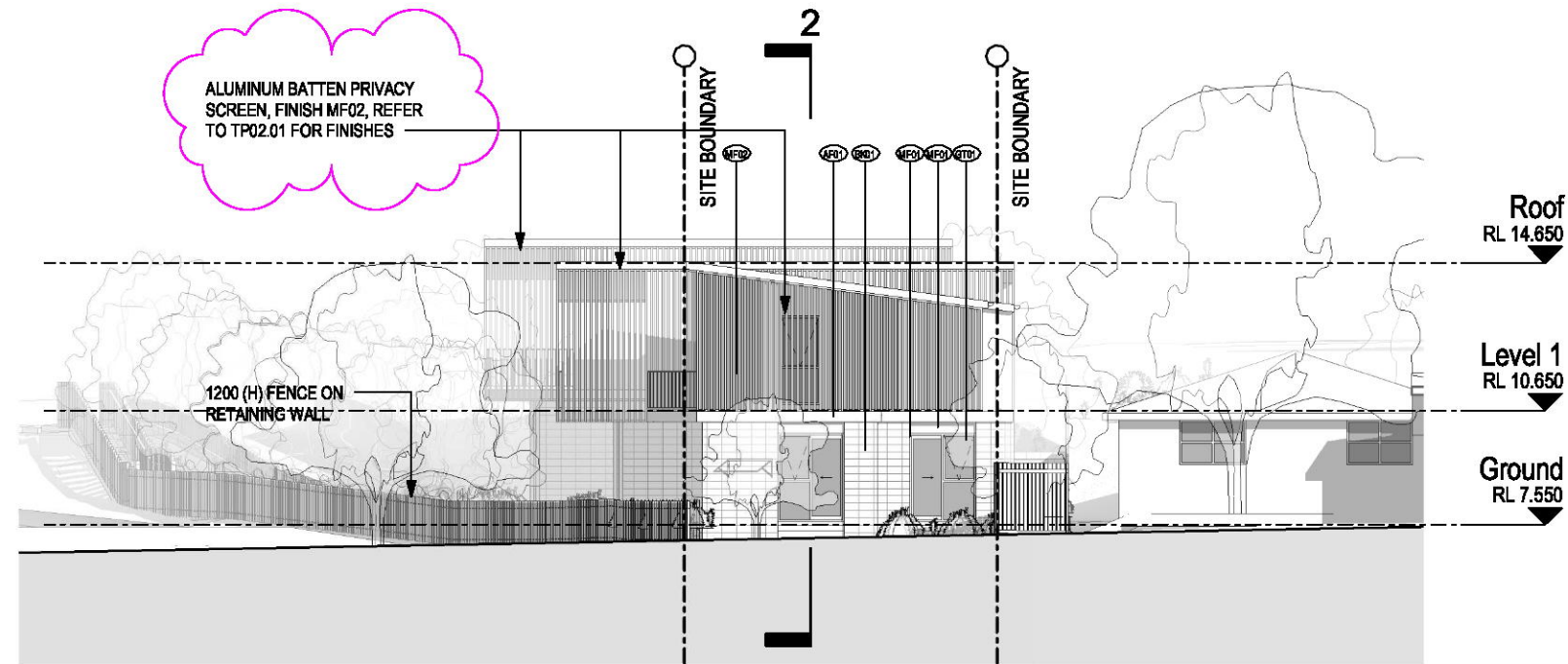
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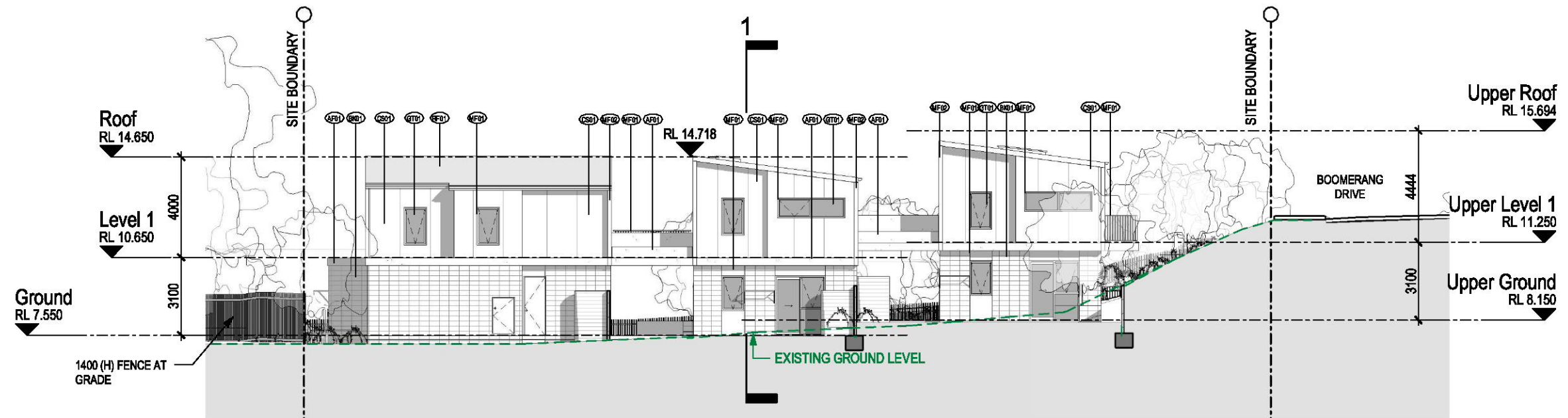
157 Boomerang Drive
Boomerang Beach, NSW

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WEST ELEVATION



SOUTH ELEVATION

DEVELOPMENT APPLICATION

Revisions			
A	28.04.2021	Amended DA Issue	MG
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D	03.12.2021	S34 Issue	SM
E	14.12.2021	Amended S34 Issue	SM
F	19.12.2021	Amended S34 Issue	SM
G	07.02.2022	S34 Amendment	SM

Project **157 Boomerang Drive** Drawing **Elevations**

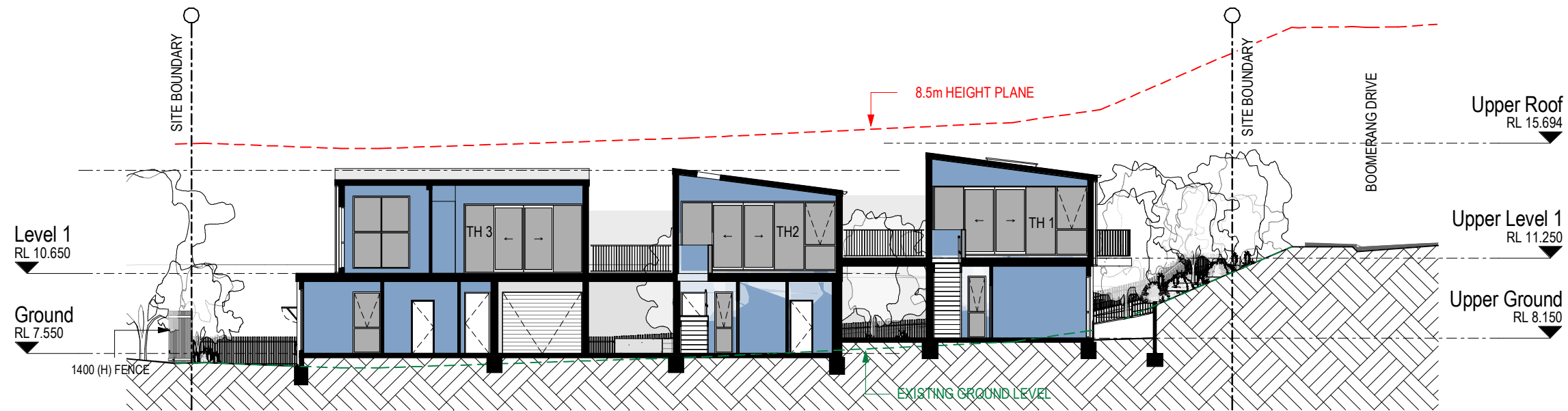
157 Boomerang Drive
Boomerang Beach, NSW

Project No **220102** Date **07.02.2022** Author **BR** Scale: @ A3 **1 : 200**

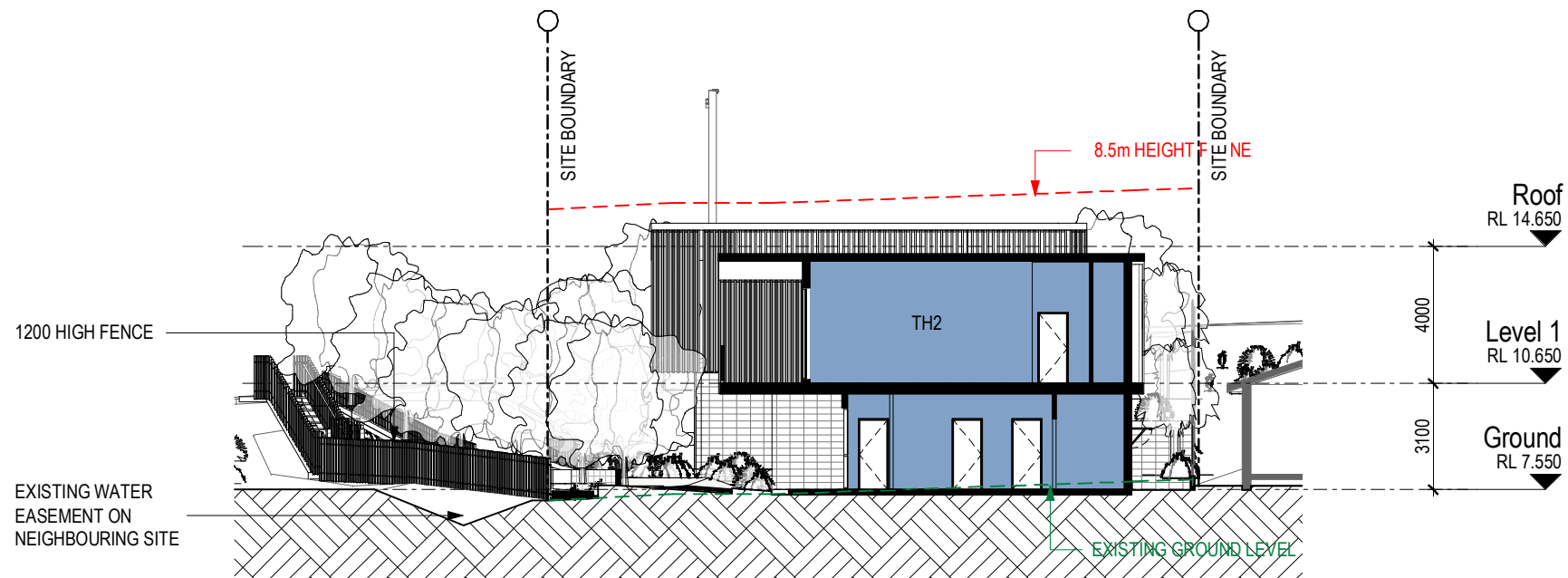
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Section 2



Section 3

DEVELOPMENT APPLICATION

Revisions		
-	18.12.2020	DA Issue
A	11.01.2021	DA Issue
B	28.04.2021	Amended DA Issue
C	04.11.2021	S34 Issue
D	17.11.2021	S34 Issue
E	03.12.2021	S34 Issue
F	19.12.2021	Amended S34 Issue

Project	157 Boomerang Drive	Drawing	Sections
BR			
BR			
MG			
SM			
SM			
SM			
SM			

157 Boomerang Drive
Boomerang Beach, NSW

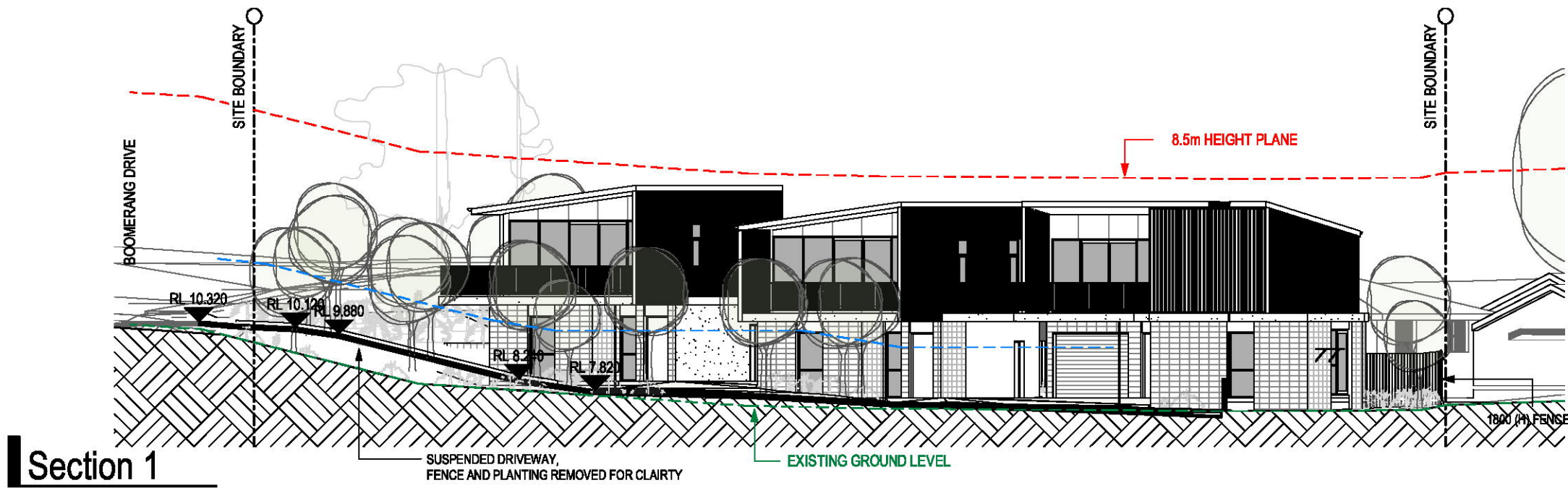
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Project No	220102	Date	19.12.2021	Author	BR	Scale:	@ A3 1 : 200
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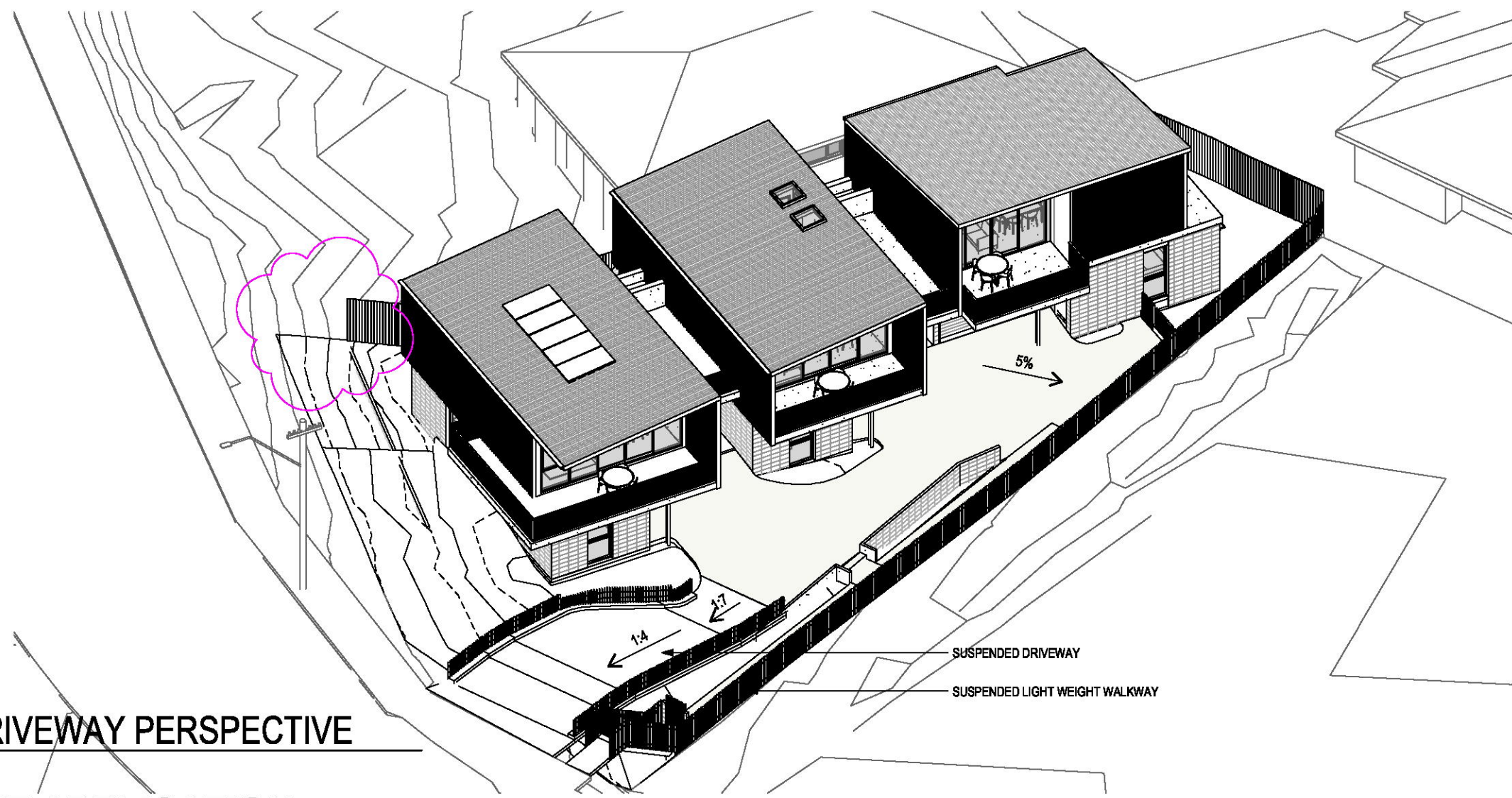
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Section 1



DRIVEWAY PERSPECTIVE

DEVELOPMENT APPLICATION

Revisions		
-	28.04.2021	Amended DA Issue
A	04.11.2021	S34 Issue
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C	03.12.2021	S34 Issue
D	19.12.2021	Amended S34 Issue
E	07.02.2022	S34 Amendment

MG
SM
SM
SM
SM
SM

Project / **157 Boomerang Drive**

Drawing / **Sections**

157 Boomerang Drive
Boomerang Beach, NSW

Project No / **220102**

Date / **07.02.2022**

Author / **MG**

Scale: @ A3 / **1 : 200**

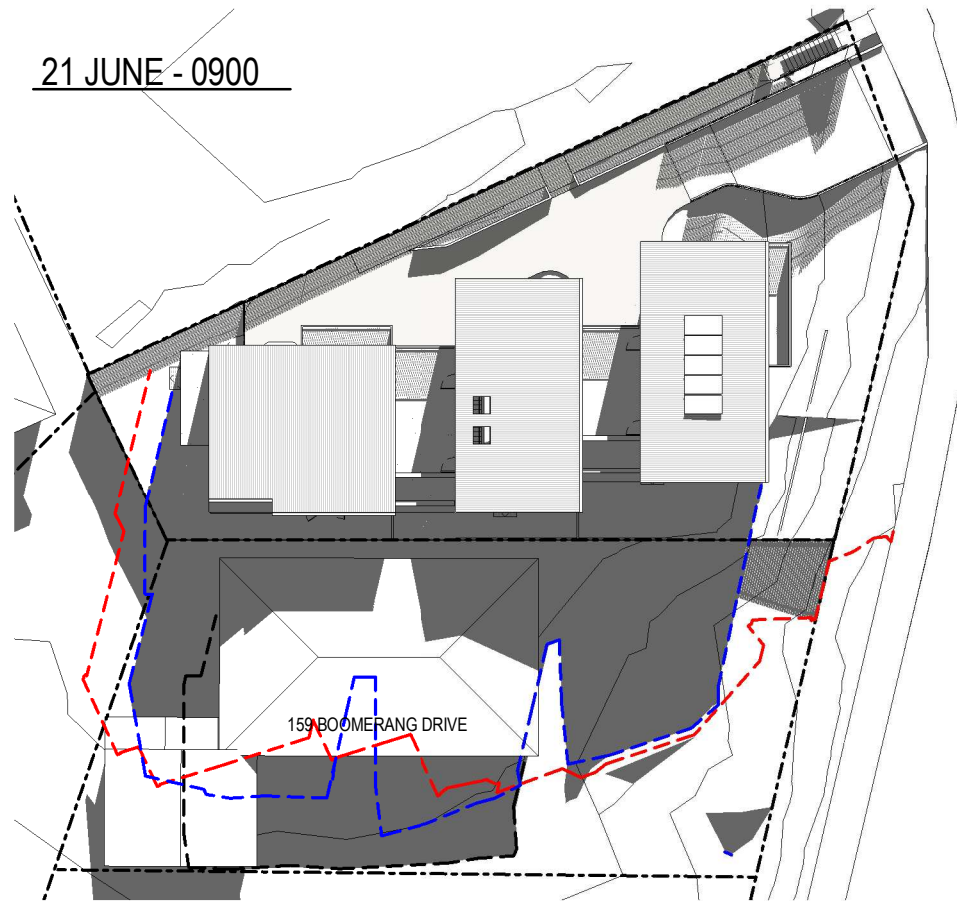
Drawing No. / **TP03.02 E**

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21 JUNE - 0900



21 JUNE - 1200



21 JUNE - 1500



- EXISTING NEIGHBOURS SHADOWLINE
--- PREVIOUS BUILDING SHADOWLINE
--- PROPOSED BUILDING SHADOWLINE

DEVELOPMENT APPLICATION

Revisions		
-	18.12.2020	DA Issue
A	11.01.2021	DA Issue
B	28.04.2021	Amended DA Issue
C	17.11.2021	S34 Issue
D	03.12.2021	S34 Issue
E	19.12.2021	Amended S34 Issue

Project **157 Boomerang Drive** Drawing **Shadows**

157 Boomerang Drive
Boomerang Beach, NSW

Project No **220102** Date **19.12.2021** Author **BR** Scale: @ A3 **1 : 400**

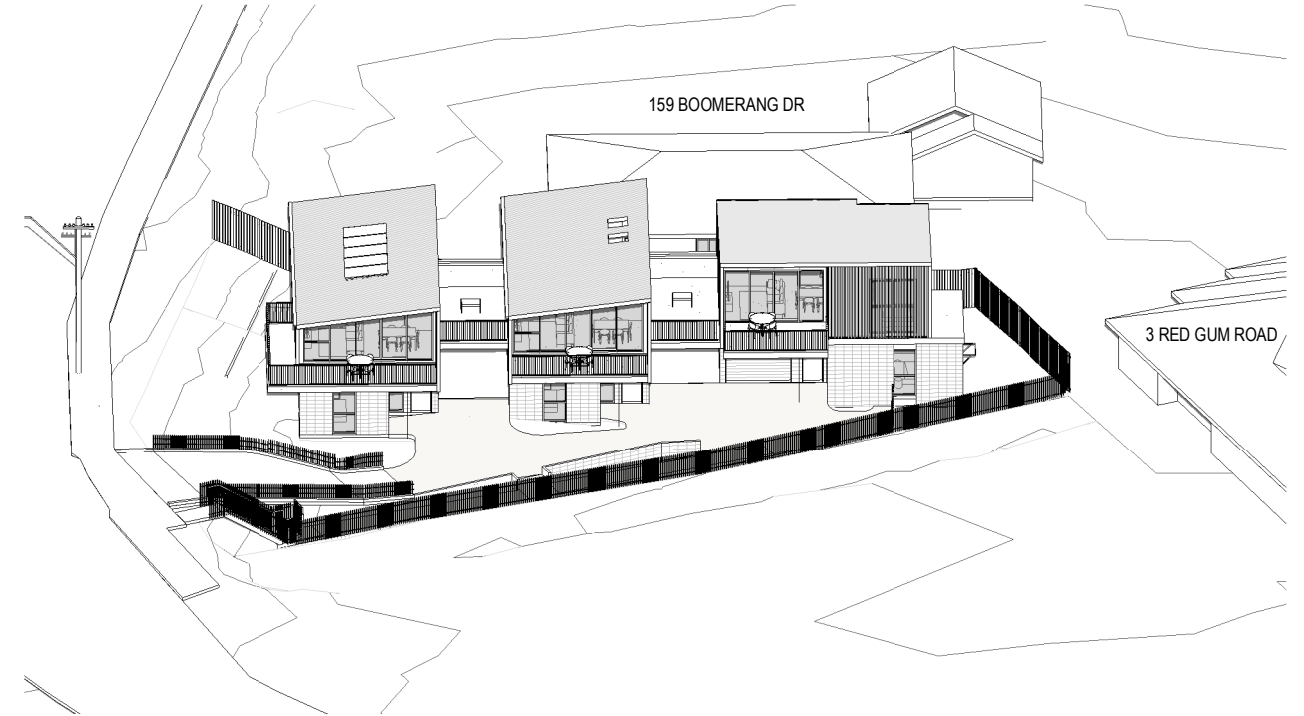
Drawing No. **TP04.01 E**

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21 JUNE - 0900



21 JUNE - 1000



21 JUNE - 1100



21 JUNE - 1200

DEVELOPMENT APPLICATION

Revisions			
-	28.04.2021	Amended DA Issue	MG
A	04.11.2021	S34 Issue	SM
B	17.11.2021	S34 Issue	SM
C	23.11.2021	Draft	SM
D	03.12.2021	S34 Issue	SM
E	19.12.2021	Amended S34 Issue	SM

Project **157 Boomerang Drive** Drawing **Solar - Point of View**

Project No **220102** Date **19.12.2021** Author **MG**

Scale: @ A3

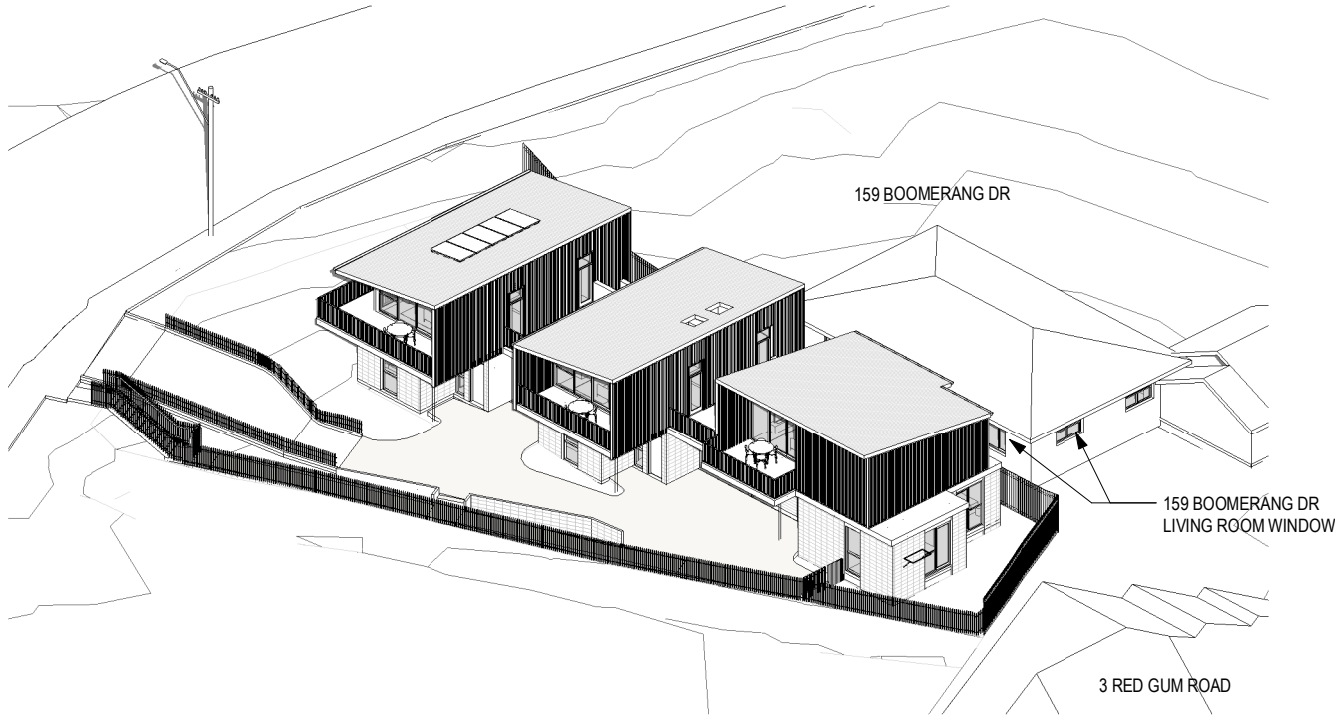
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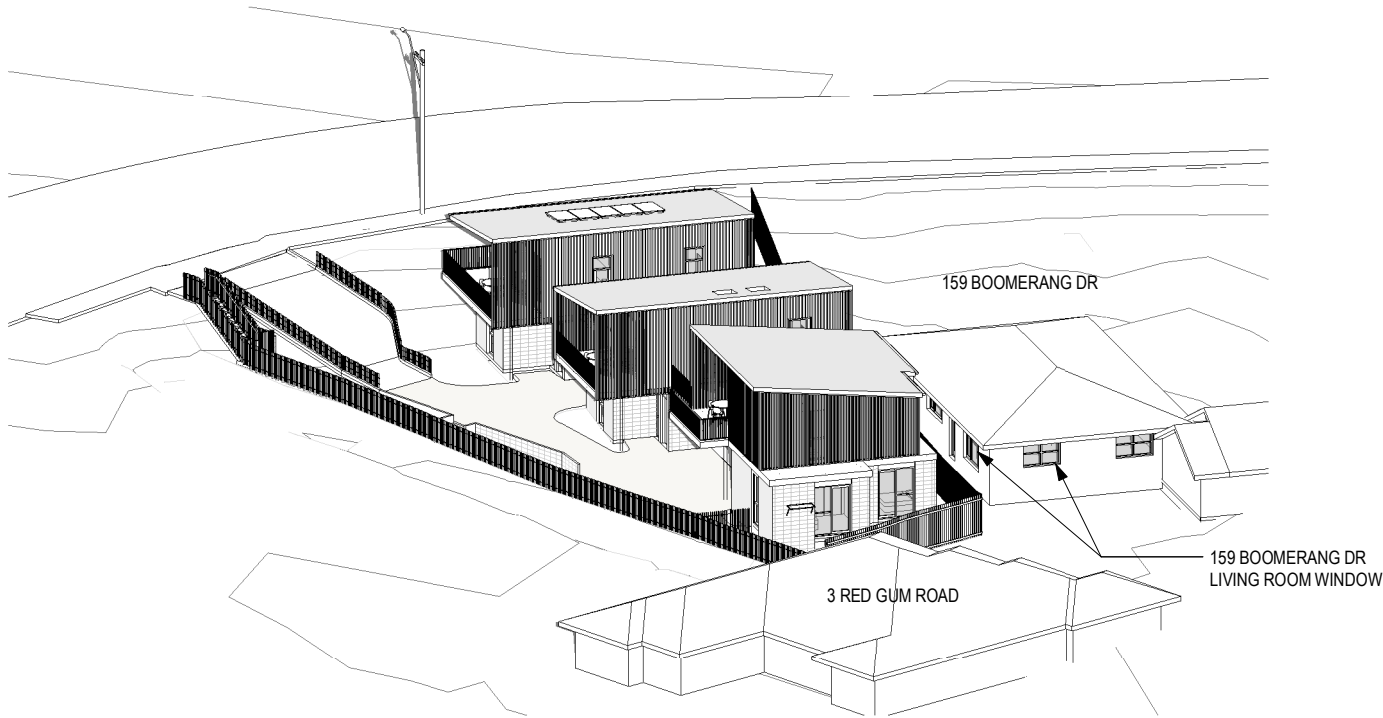
157 Boomerang Drive
Boomerang Beach, NSW

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21 JUNE - 1300



21 JUNE - 1500

DEVELOPMENT APPLICATION

Revisions			
-	28.04.2021	Amended DA Issue	MG
A	17.11.2021	S34 Issue	SM
B	23.11.2021	Draft	SM
C	03.12.2021	S34 Issue	SM
D	19.12.2021	Amended S34 Issue	SM

Project / **157 Boomerang Drive**

157 Boomerang Drive
Boomerang Beach, NSW

Drawing / **Solar - Point of View**

Project No / **220102**

Date / **19.12.2021**

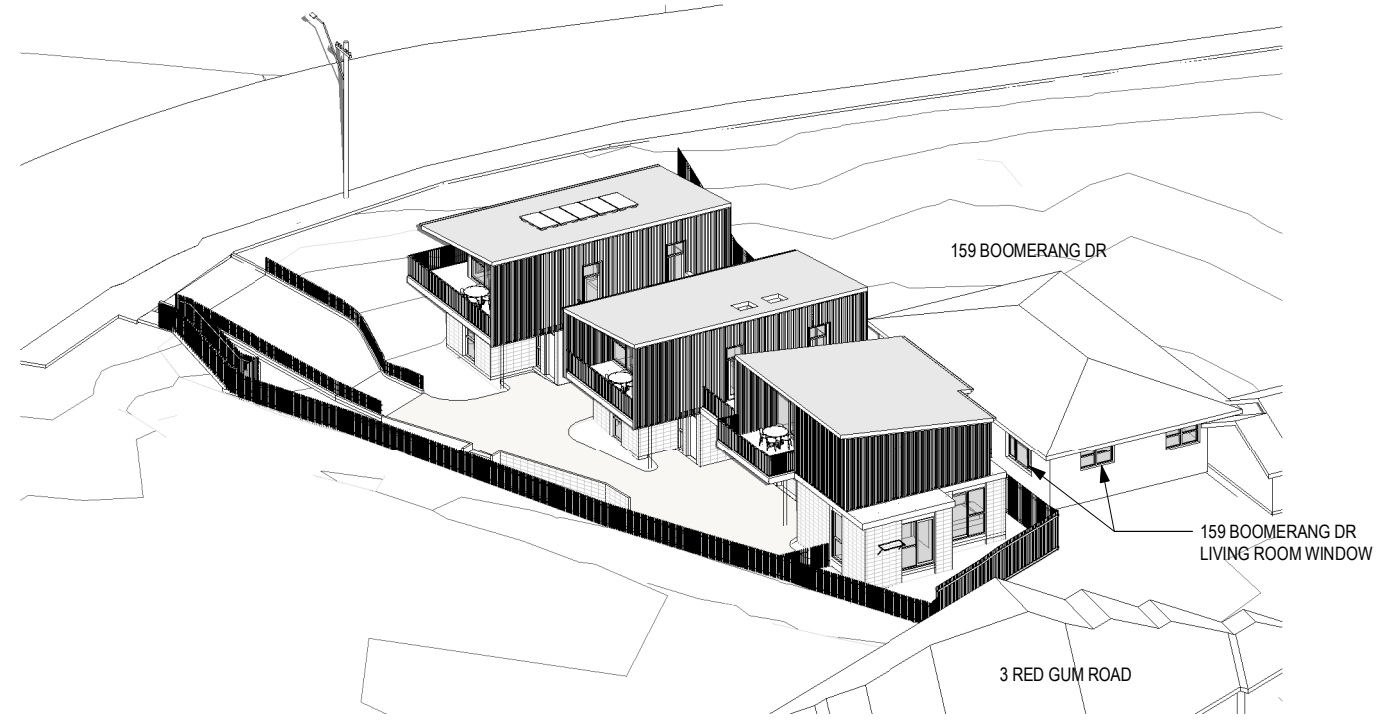
Author / **MG**

Scale: @ A3

Drawing No. / **TP04.03 D**

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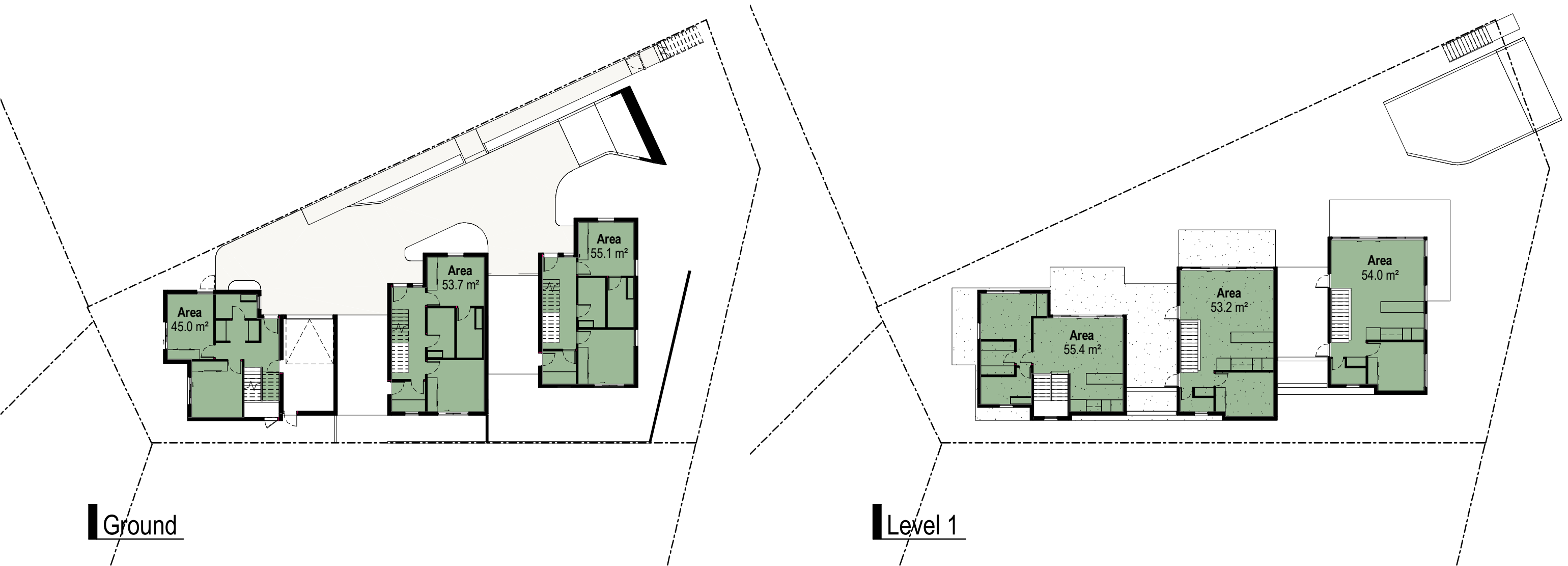


21 JUNE - 1400

SOLAR AND VENTILATION SUMMARY

NOTE:
TOWNHOUSES COMPLIANT WITH MIDCOAST COUNCIL SOLAR ACCESS AND OVERSHADOWING CONTROLS. 2 HOURS OF DIRECT SOLAR TO INTERNAL AND OUTDOOR LIVING AREAS

	SOLAR	VENTILATION
TOWNHOUSES		
TH01	Y	Y
TH02	Y	Y
TH03	Y	Y
NEIGHBOURS		
159 BOOMERANG DR	Y	



Site Area	Permissible FSR	Permissible GFA
753.3 m²	0.5	376.6 m²

Level	Area
Ground	153.7 m²
Level 1	162.7 m²
	316.4 m²

FSR = 0.42 : 1

DEVELOPMENT APPLICATION

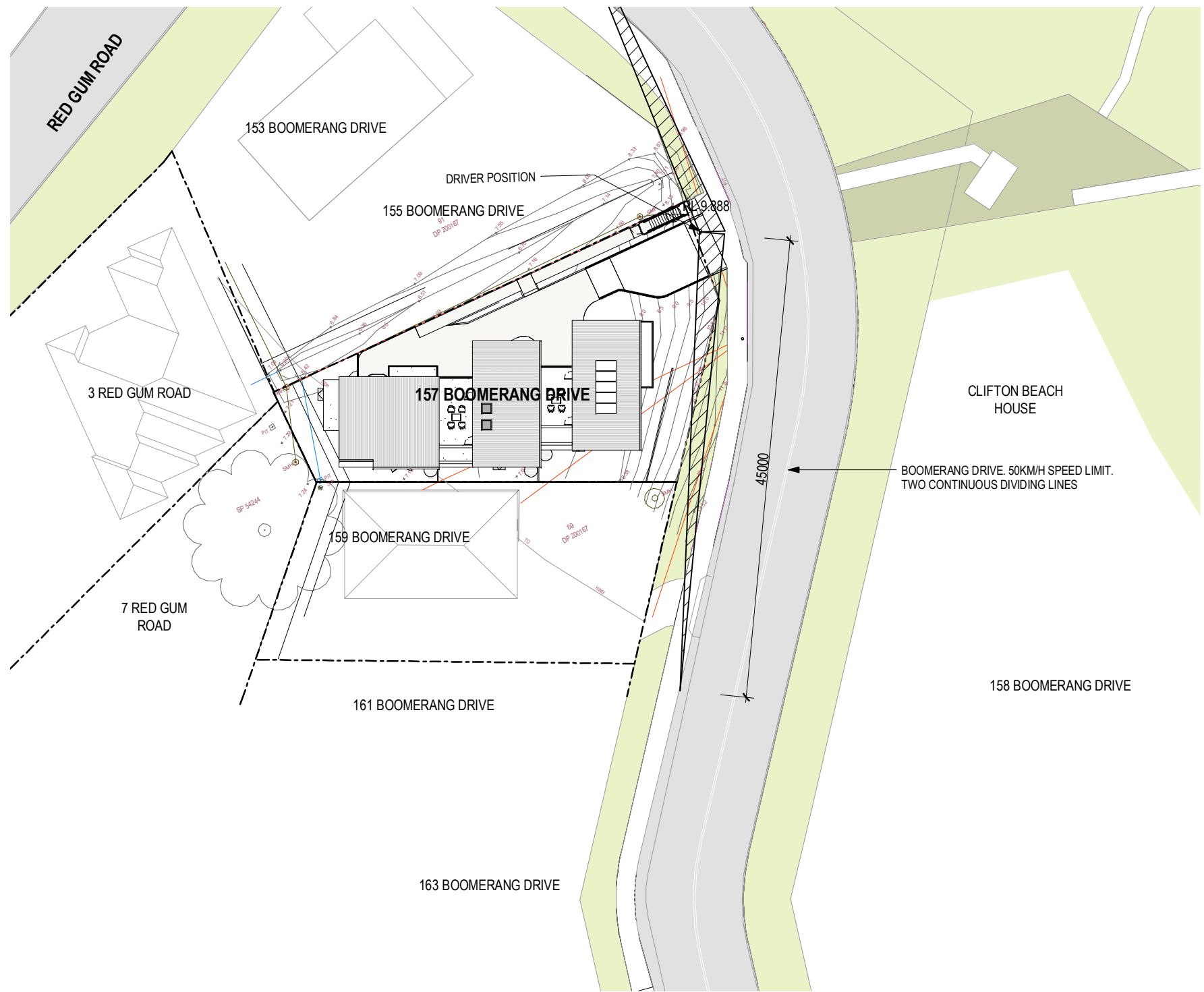
Revisions			
-	18.12.2020	DA Issue	BR
A	28.04.2021	Amended DA Issue	MG
B	04.11.2021	S34 Issue	SM
C	17.11.2021	S34 Issue	SM
D	23.11.2021	Draft	SM
E	03.12.2021	S34 Issue	SM
F	19.12.2021	Amended S34 Issue	SM

Project	157 Boomerang Drive	Drawing	GFA Plans
	157 Boomerang Drive Boomerang Beach, NSW		

Project No	220102	Date	19.12.2021	Author	BR	Scale: @ A3	1 : 250	Drawing No.	TP05.02 F
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DEVELOPMENT APPLICATION

Revisions			
-	28.04.2021	Amended DA Issue	MG
A	04.11.2021	S34 Issue	SM
B	17.11.2021	S34 Issue	SM
C	03.12.2021	S34 Issue	SM
D	19.12.2021	Amended S34 Issue	SM

Project
157 Boomerang Drive

157 Boomerang Drive
Boomerang Beach, NSW

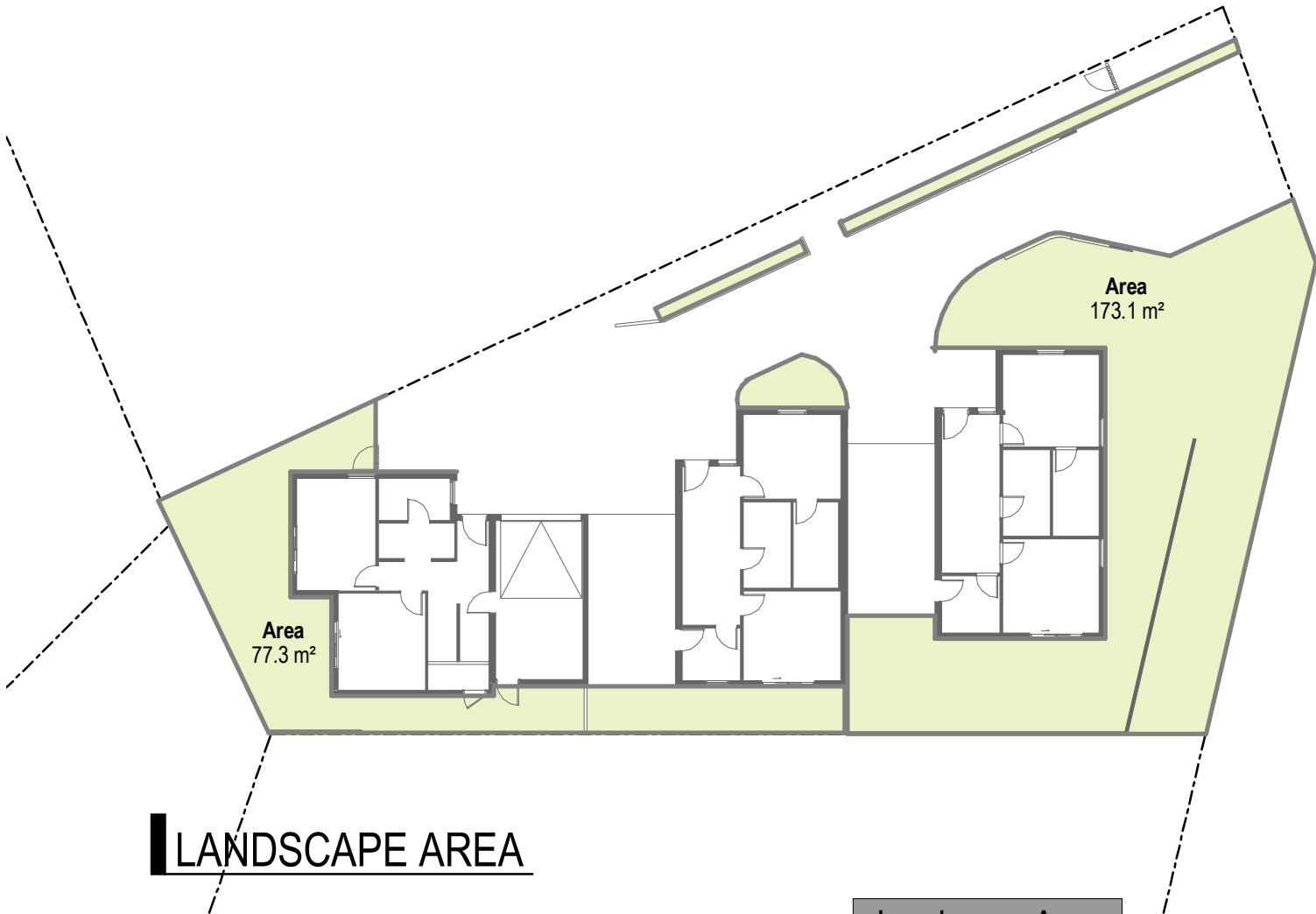
Drawing
**Vehicular Sight
Distance Diagram**

Project No
220102
Date
19.12.2021
Author
MG
Scale: @ A3
1 : 500

Drawing No.
TP05.03 D

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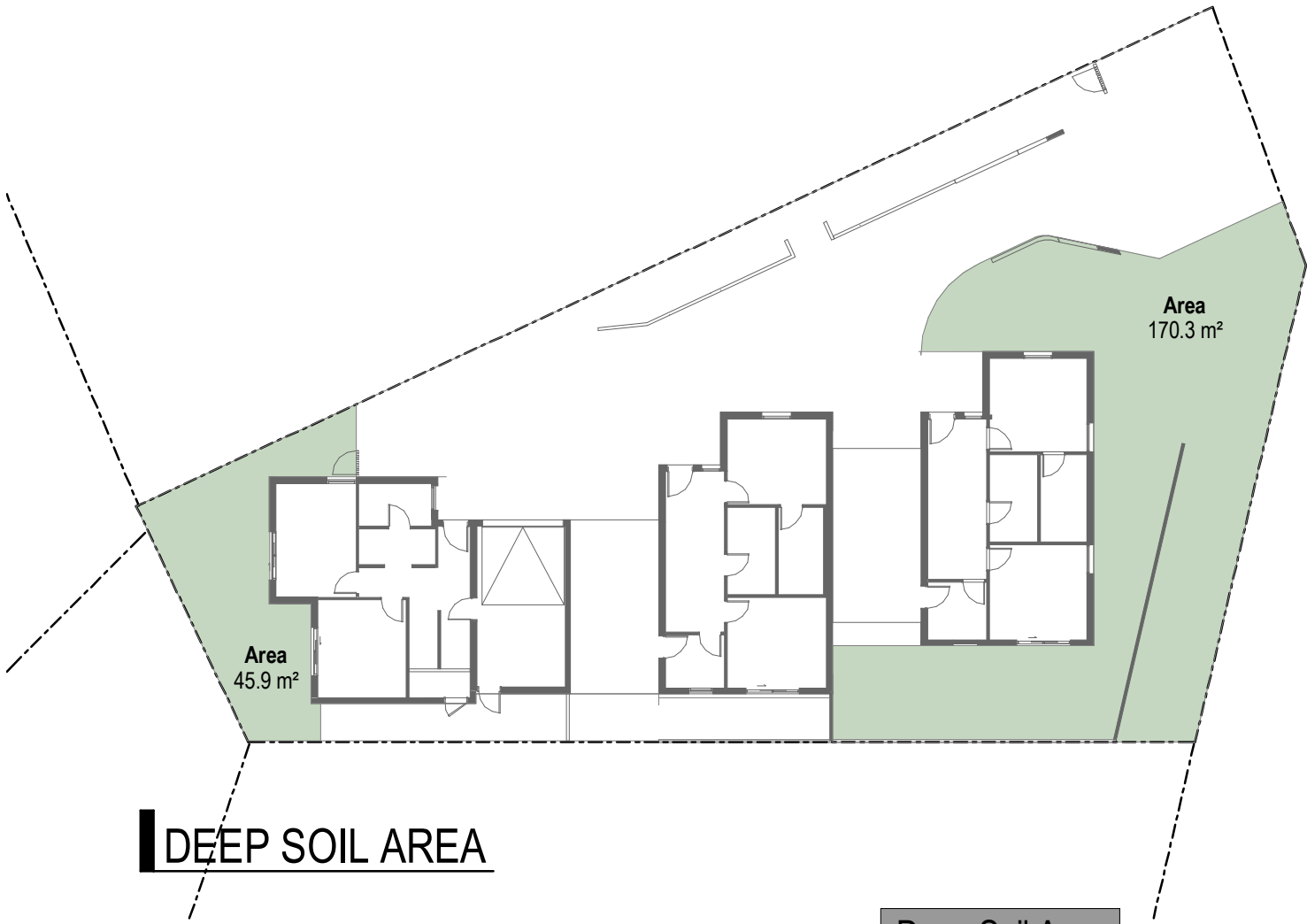
Landscape Area
267.6 m ²

35.52%

MIN. REQUIRED - 30% OF THE SITE AREA

SITE AREA - 752.5m²
752.5*30% = 225.75m²

COMPLIES



Deep Soil Area
216.2 m ²

28.70%

MIN. REQUIRED 50% OF THE MIN. 30% LANDSCAPE AREA
OR
15% OF THE SITE AREA

SITE AREA - 752.5m²
752.5*50%*30% = 112.88m²
752.5*15% = 112.88m²

COMPLIES

DEVELOPMENT APPLICATION

Revisions		
A	11.01.2021	DA Issue
B	28.04.2021	Amended DA Issue
C	04.11.2021	S34 Issue
D	17.11.2021	S34 Issue
E	23.11.2021	Draft
F	03.12.2021	S34 Issue
G	19.12.2021	Amended S34 Issue

Project	157 Boomerang Drive
157 Boomerang Drive	
Boomerang Beach, NSW	

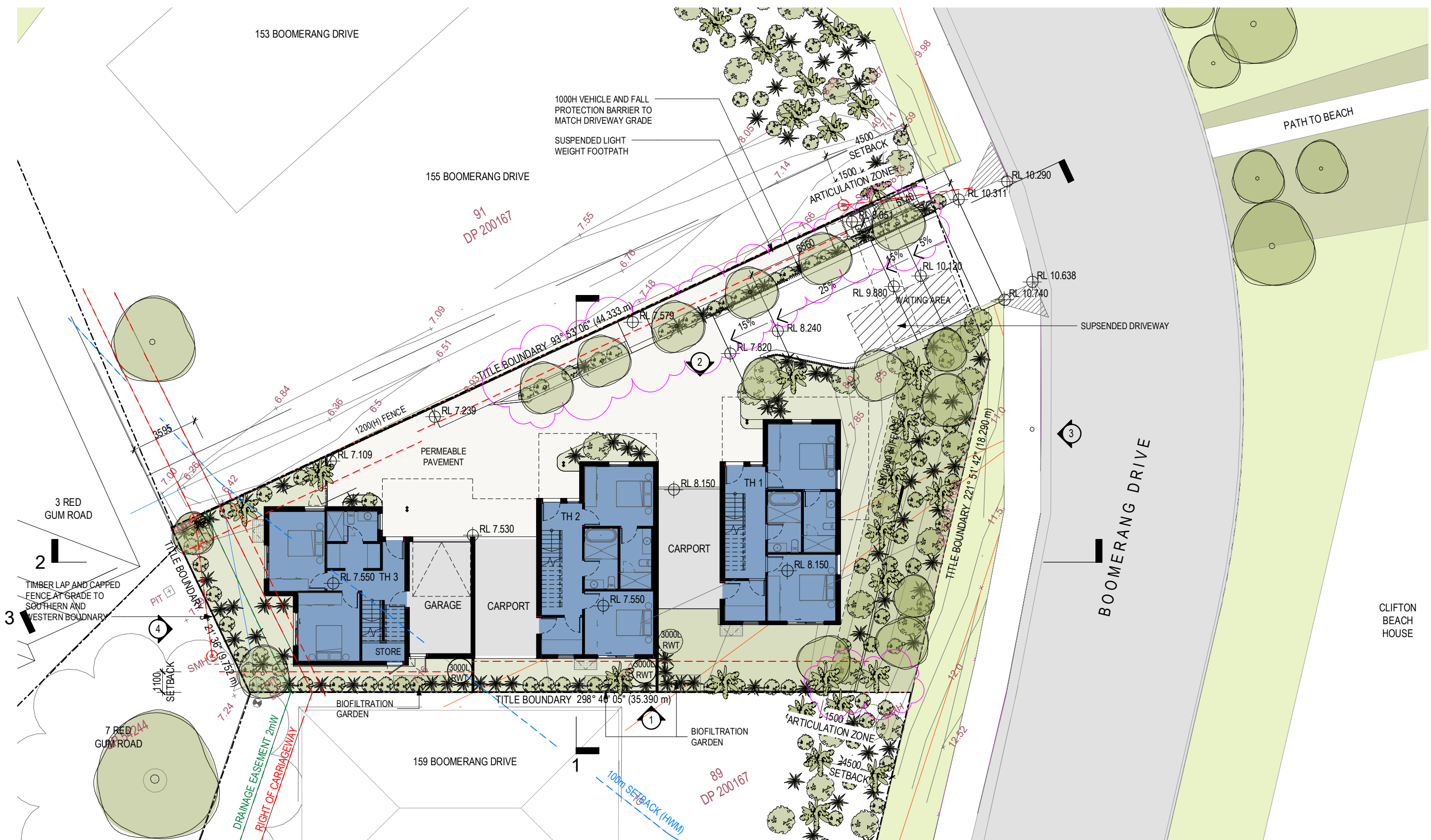
Drawing	Landscape and Open Space
Landscape and Open Space	

Project No	220102	Date	19.12.2021	Author	BR	Scale: @ A3	1 : 250
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Drawing No.	TP06.01 G
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DEVELOPMENT APPLICATION

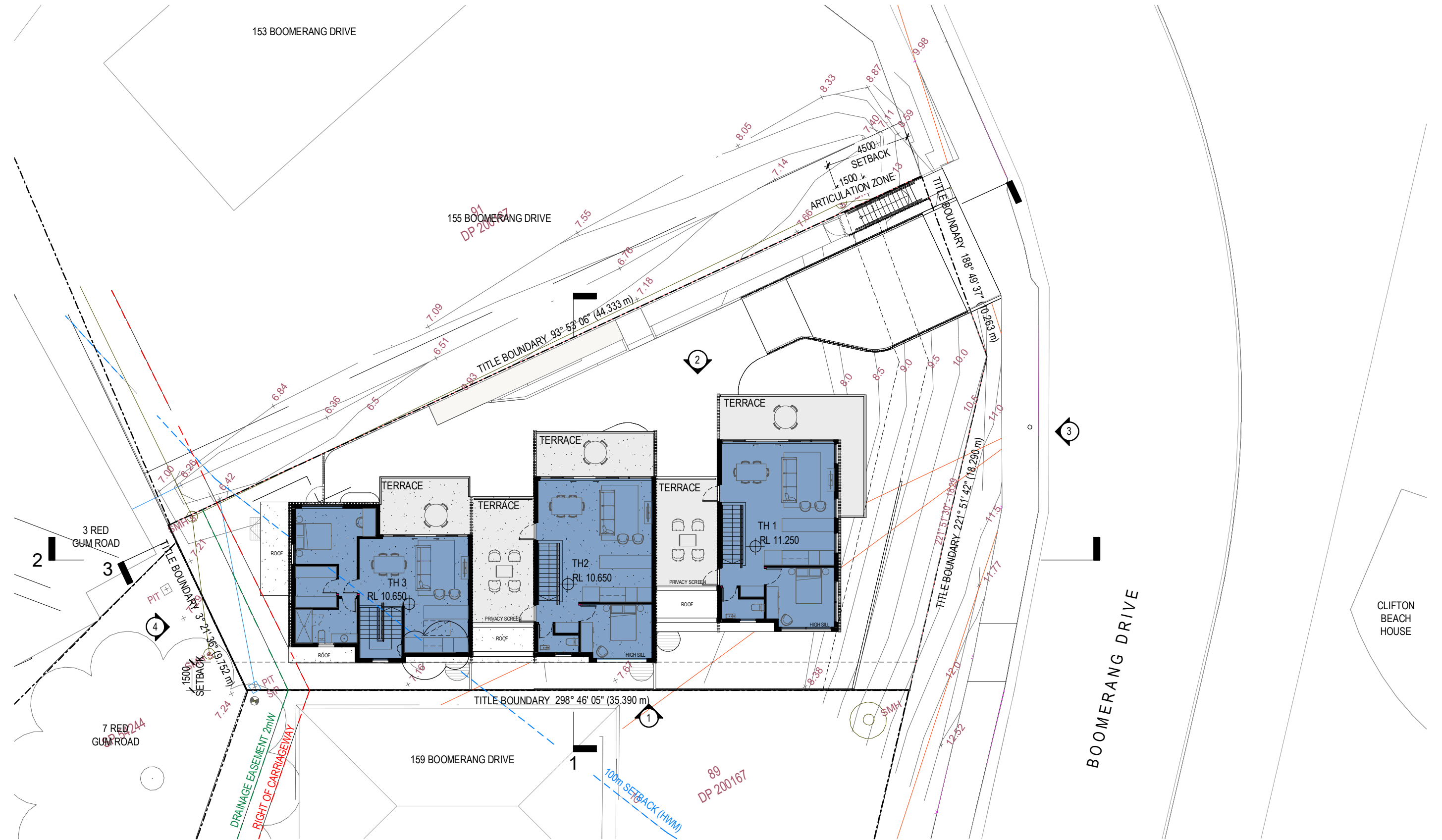
Revisions			MG SM SM SM SM SM SM SM
B	28.04.2021	Amended DA Issue	
C	04.11.2021	S34 Issue	
D	17.11.2021	S34 Issue	
E	23.11.2021	Draft	
F	03.12.2021	S34 Issue	
G	19.12.2021	Amended S34 Issue	
H	07.02.2022	S34 Amendment	

Project / **157 Boomerang Drive**
Drawing / **Ground Plan**
157 Boomerang Drive
Boomerang Beach, NSW

Project No / **220102** Date / **07.02.2022** Author / **BR** Scale: @ A3 / **1 : 200** Drawing No. / **TP01.01 H**

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DEVELOPMENT APPLICATION

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	E	03.12.2021	S34 Issue	SM
	F	14.12.2021	Amended S34 Issue	SM
	G	19.12.2021	Amended S34 Issue	SM

Project 157 Boomerang Drive
Drawing Level 1 Plan

157 Boomerang Drive
Boomerang Beach, NSW

Project No 220102
Date 19.12.2021
Author BR
Scale: @ A3 1 : 200

Drawing No. TP01.02 G

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BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1266484M

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: Tuesday, 14 December 2021

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	157 Boomerang Drive
Street address	157 Boomerang Drive Boomerang Beach 2428
Local Government Area	Mid-Coast Council
Plan type and plan number	deposited 200167
Lot no.	90
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	3
No. of single dwelling houses	0

Project score

Water	✓ 47	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address

Project name	157 Boomerang Drive
Street address	157 Boomerang Drive Boomerang Beach 2428
Local Government Area	Mid-Coast Council
Plan type and plan number	deposited 200167
Lot no.	90
Section no.	-

Project type

No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	3
No. of single dwelling houses	0

Site details

Site area (m ²)	753
Roof area (m ²)	310
Non-residential floor area (m ²)	0.0
Residential car spaces	3
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	0.0
Common area garden (m ²)	20.2
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	DMN16/1751
Certificate number	9DTHB0XVAG
Climate zone	15
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	✔ 47	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
TH1	3	113.7	3.0	162.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
TH2	3	110.2	3.0	12.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
TH3	3	110.3	4.4	57.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

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.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
TH1	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 92.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	no	no
TH2	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 91.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	no	no
All other dwellings	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 105.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	solar (electric boosted) 21 to 25 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
TH3	ceiling fans + 1-phase airconditioning 4 Star (old label)	ceiling fans + 1-phase airconditioning 4 Star (old label)	1-phase airconditioning 4 Star (old label)	1-phase airconditioning 4 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	ceiling fans + 1-phase airconditioning 4 Star (old label)	ceiling fans + 1-phase airconditioning 4 Star (old label)	1-phase airconditioning 4 Star (old label)	1-phase airconditioning 4 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	yes	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
TH1	1.0
All other dwellings	0.0

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
TH1	53.7	28.0
TH2	43.3	29.5
All other dwellings	51.2	30.1

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with endclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
TH1	59	-	-	-	No
TH2	55	-	-	-	No
All other dwellings	44	-	-	20	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme — Class 1 summary

NatHERS Certificate No. 9DTHB0XVAG

Generated on 14 Dec 2021 using FirstRate5 v5.3.1a

Property

Address 157 Boomerang Drive, Boomerang Beach,
NSW, 2428

Lot/DP

NatHERS climate zone

Accredited assessor



Guljit Bates

E-LAB

guljit.bates@e-lab.com.au

0425430606

Accreditation No. DMN/16/1751

Assessor Accrediting Organisation Design Matters
National



Verification

To verify this certificate, scan the QR code or visit
<https://www.fr5.com.au/QRCodeLanding?PublicId=9DTHB0XVAG&GrpCert=1> When using
either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
L7YCY3SQID	TH1	53.7	28	81.7	5.2
PEQ61MQ2Q5	TH2	43.3	29.5	72.8	5.7
V96KPVRB19	TH3	51.2	30.1	81.3	5.2

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Explanatory notes

About this report

This is a summary of ratings of all NCC Class 1 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.



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LANDSCAPE DA DOCUMENTATION

Drawing Register

- 1 Cover
- 2 Proposed Site Plan
- 3 Landscape Layout Plan
- 4 Planting Plan
- 5 Planting Schedule - Excluding Biofiltration
- 6 Planting Schedule - Biofiltration
- 7 Standard Details

Adam Arias
1920AriasBoomerang
157 Boomerang Drive
Boomerang NSW 2428

Proposed Site Plan

1:200

Site Plan Legend

Concrete Driveway
To Architects Specification

Turf Area

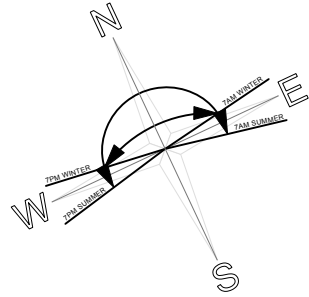
Garden Area

Drainage Easement

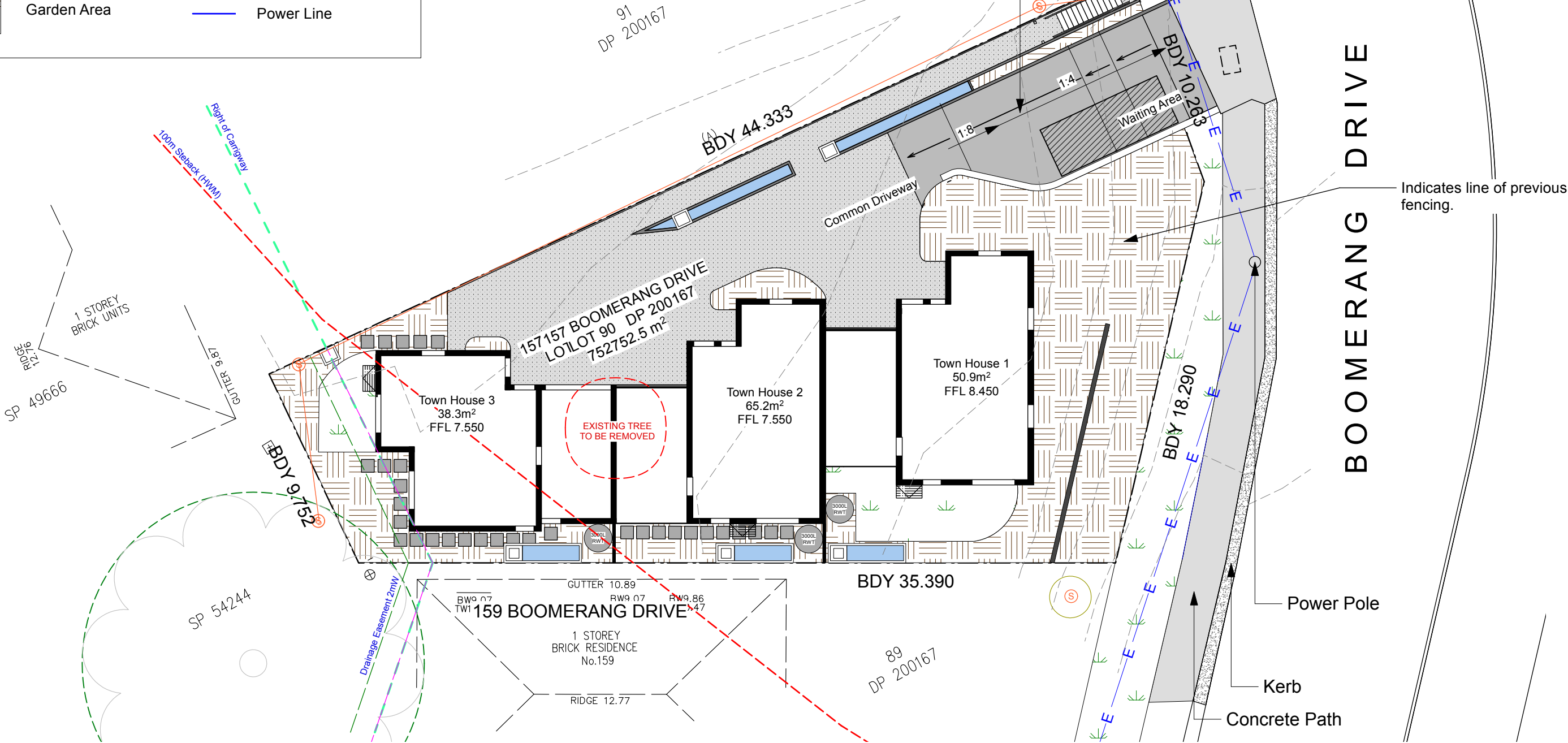
Right of Carriageway

Sewer Manhole

Power Line



1000H VEHICLE AND FALL PROTECTION BARRIER ON RETAINING WALL TO MATCH DRIVEWAY GRADE



Indicates line of previous fencing.

Power Pole

Kerb

Concrete Path

Scale 1:200



DESIGN STUDIO
MUD LANDSCAPE DESIGN
The Roost, Level 1 152 - 158
Hunter Street, Newcastle, NSW, 2300

Phone 0415 883 167
Email hello@mud.design



Project Manager
Mark Tisdell

Drawn By
Mark Tisdell

Reviewed By
Megan Cooper

CAD File Name
1920AriasBoomerang.vwx

PROJECT ID:
1920AriasBoomerang

CLIENT:
Adam Arias

SITE:
157 Boomerang Drive
Boomerang NSW 2428

ISSUE:
LANDSCAPE DA DOCUMENTATION

K

7/2/22

Landscape DA Documentation

HN

J

4/2/22

Landscape DA Documentation

MM

I

27/1/22

Landscape DA Documentation

HN

Revision No.

Date

Revision Notes

By

WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE BEFORE ORDERING MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS



Drawing:

Proposed Site Plan

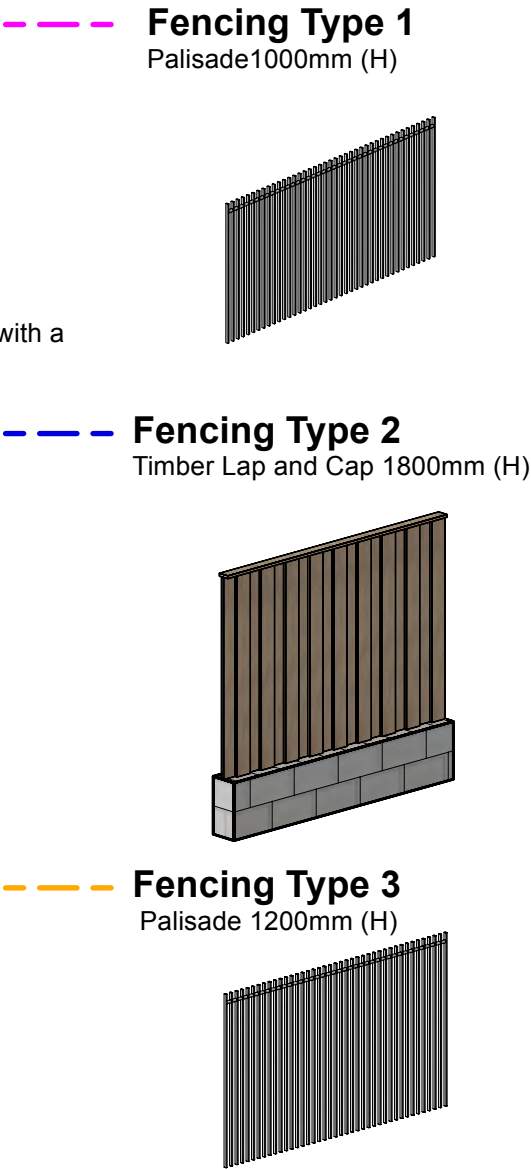
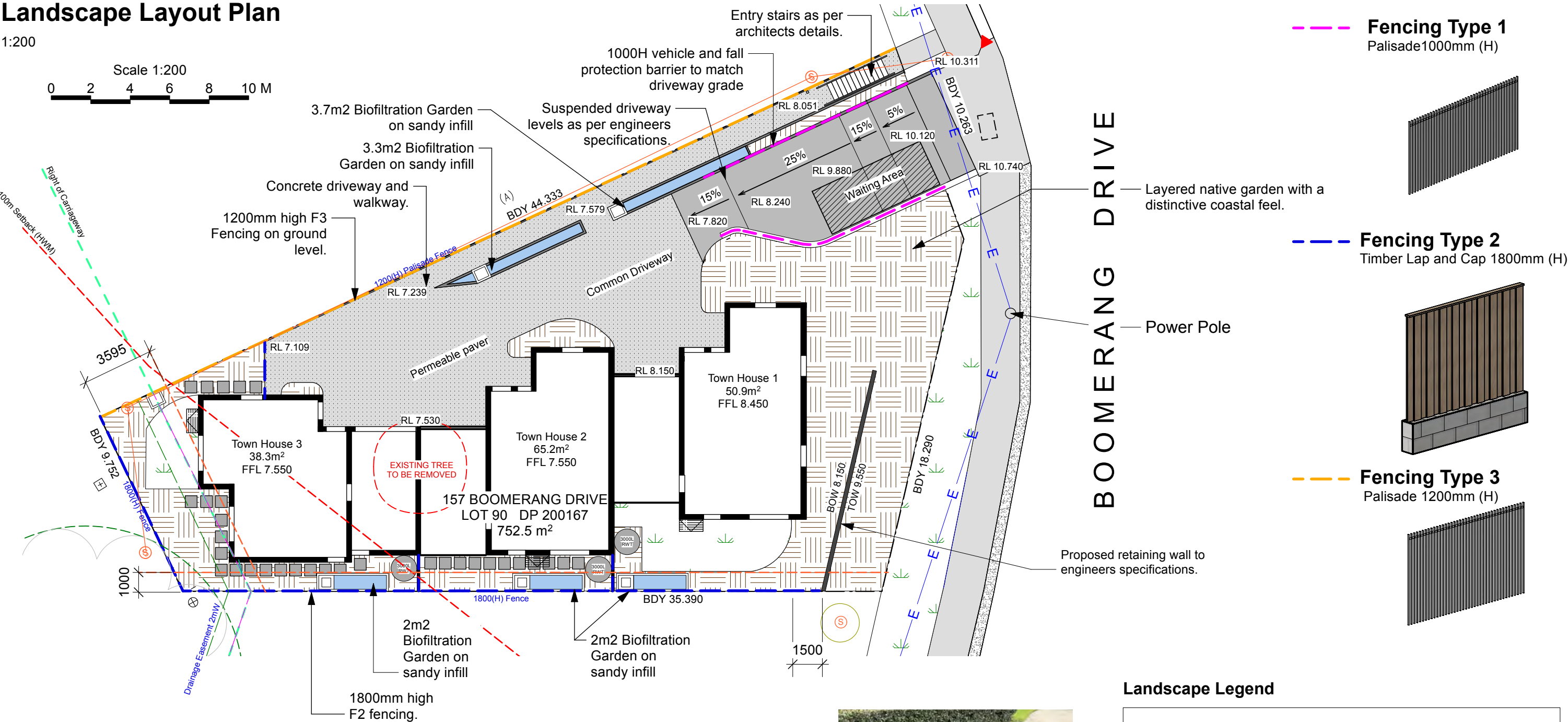
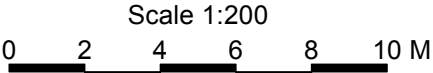
Issue date:
7/2/22

Scale @ A3:
1:200

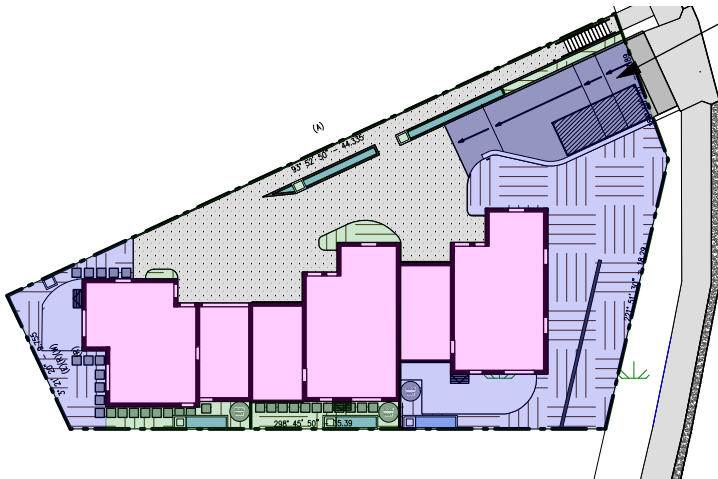
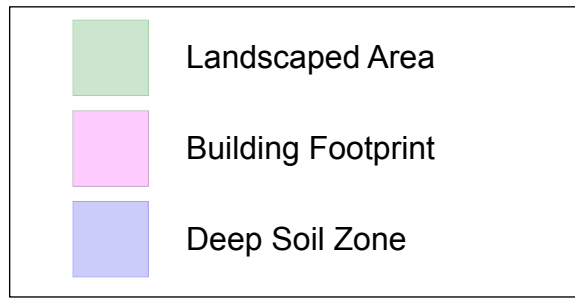
Sheet no.
2

Landscape Layout Plan

1:200



Landscaped Area - Legend



Suspended driveway to allow deep soil.



HydroSTON 80 product installed in Mona Vale, available in a wide range of colours.

Landscape Area Calculations		
Description	Area	Percentage
Total Site Area	753m ²	100%
Total Deep Soil Zone	278m ²	37%
Total Landscaped Area with Deep Soil	328m ²	43.5%

Landscape Legend

	Suspended driveway To Architects Specification		F1 - Fence Type 1
	Permeable Paving Eg. HydroSTON 80 product		F2 - Fence Type 2
	Garden Area Forest Fines Mulch		F3 - Fence Type 3
	Turf Area		Power Line
			Drainage Easement
			Right of Carriageway
			Sewer Manhole

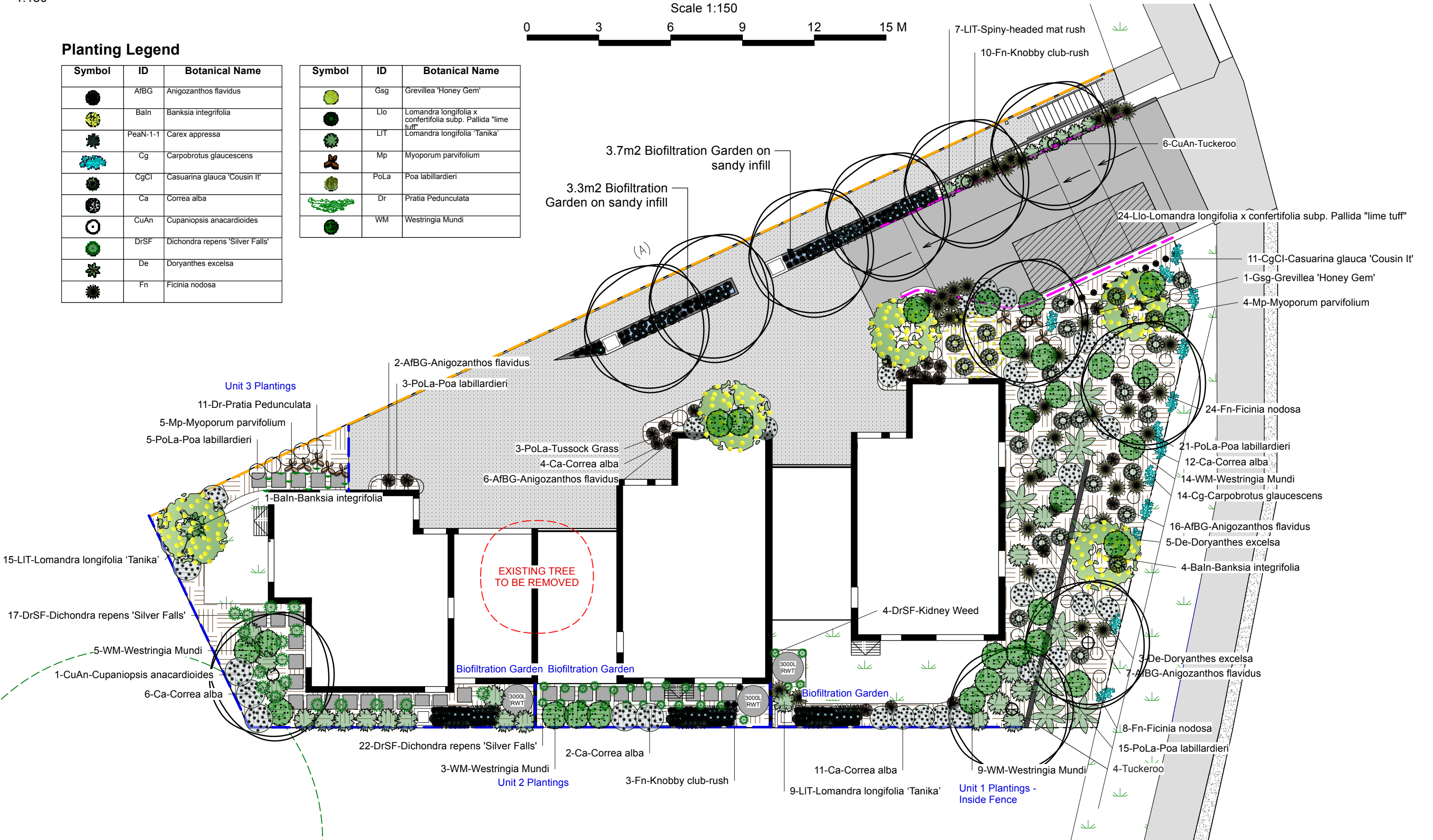
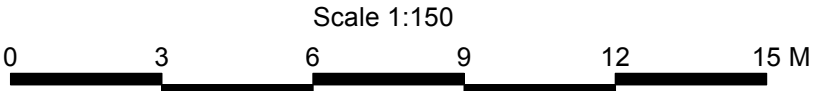
Planting Plan

1:150

Planting Legend

Symbol	ID	Botanical Name
	AfBG	Anigozanthos flavidus
	Baln	Banksia integrifolia
	PeaN-1-1	Carex appressa
	Cg	Carpobrotus glaucescens
	CgCl	Casuarina glauca 'Cousin It'
	Ca	Correa alba
	CuAn	Cupaniopsis anacardioides
	DrSF	Dichondra repens 'Silver Falls'
	De	Doryanthes excelsa
	Fn	Ficinia nodosa

Symbol	ID	Botanical Name
	Gsg	Grevillea 'Honey Gem'
	Llo	Lomandra longifolia x confertifolia subsp. Pallida 'lime tuff'
	LIT	Lomandra longifolia 'Tanika'
	Mp	Myoporum parvifolium
	PoLa	Poa labillardieri
	Dr	Pratia Pedunculata
	WM	Westringia Mundi



Planting Schedule - Excluding Biofiltration

NTS



Anigozanthos Flavidus
Kangaroo Paw - Red



Banksia integrifolia



Carpobrotus glaucescens
Pig Face



Casuarina glauca 'Cousin It'
Cousin It Casuarina



Cupaniopsis anacardioides
Tuckeroo



Dichondra repens 'Silver Falls'
Kidney Weed



Ficinia nodosa
Knobby Club Rush



Correa alba
White Correa



Grevillea 'Honey Gem'
Honey Gem Grevillea



Pratia Pedunculata
White star creeper

Symbol	ID	Quantity	Botanical Name	Common Name	Height	Spread	Pot size
	AfBG	31	Anigozanthos flavidus	Kangaroo Paw 'Red Velvet'	0.75 - 0.9m	0.3 - 0.6m	200mm
	Baln	5	Banksia integrifolia	Coastal Banksia	5 - 10m	2 - 6m	100L
	Cg	14	Carpobrotus glaucescens	Pigface	0.0 - 0.3m	1.2 - 2.0m	140mm
	CgCl	11	Casuarina glauca 'Cousin It'	Casuarina 'Cousin It'	0.3m	1.0m	140mm
	Ca	35	Correa alba	White Correa	0.9 - 1.5m	0.9 - 1.2m	200mm
	CuAn	11	Cupaniopsis anacardioides	Tuckeroo	10 - 15m	3.5 - 6m	100L
	DrSF	43	Dichondra repens 'Silver Falls'	Kidney Weed	0.3m	1.2m	140mm
	De	8	Doryanthes excelsa	Gymea Lily	1.5 - 3m	1.2 - 2.0m	300mm
	Fn	45	Ficinia nodosa	Knobby club-rush	0.9m	0.3m	140mm
	Gsg	1	Grevillea 'Honey Gem'	Honey Gem Grevillea	3 - 5m	2 - 4m	75L
	Llo	24	Lomandra longifolia x confertifolia subsp. Pallida "lime tuff"	Lime tuff	1m	0.8m	140mm
	LIT	31	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	0.45 - 0.6m	0.6 - 0.9m	140mm
	Mp	9	Myoporum parvifolium	Carpet Spreading Myoporum	0.2m	1.2m	140mm
	PoLa	47	Poa labillardieri	Tussock Grass	0.75 - 0.9m	0.6 - 0.9m	140mm
	Dr	11	Pratia Pedunculata	white start creeper	100mm	1m	140mm
	WM	31	Westringia Mundi	Westringia Mundi	0.5m	1.2m	140mm



Poa labillardieri
Tussock Grass



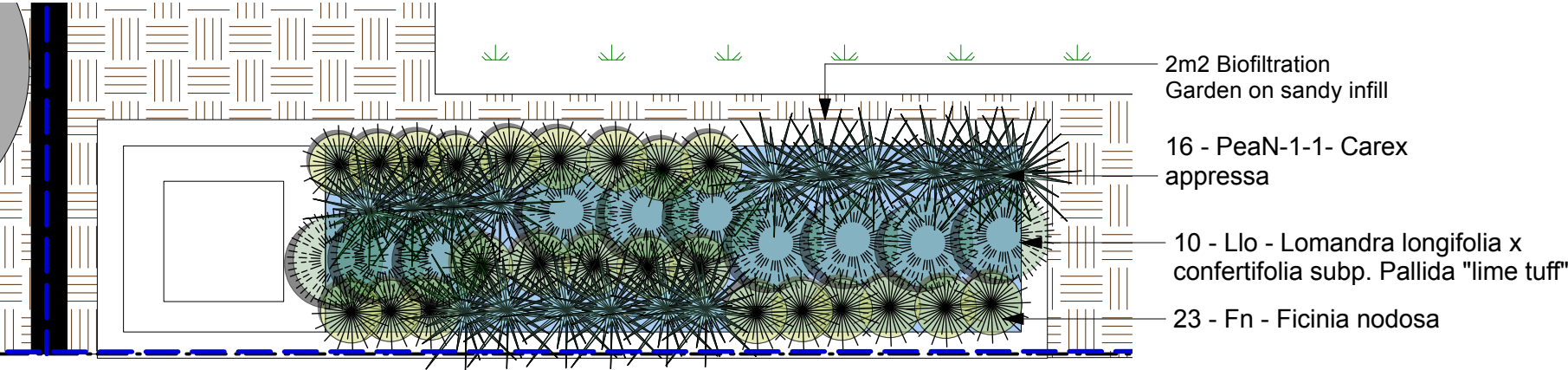
Myoporum parvifolium
Creeping Myoporum



Lomandra longifolia 'Tanika'
Spiny-Headed Mat Rush

Planting Schedule - Biofiltration

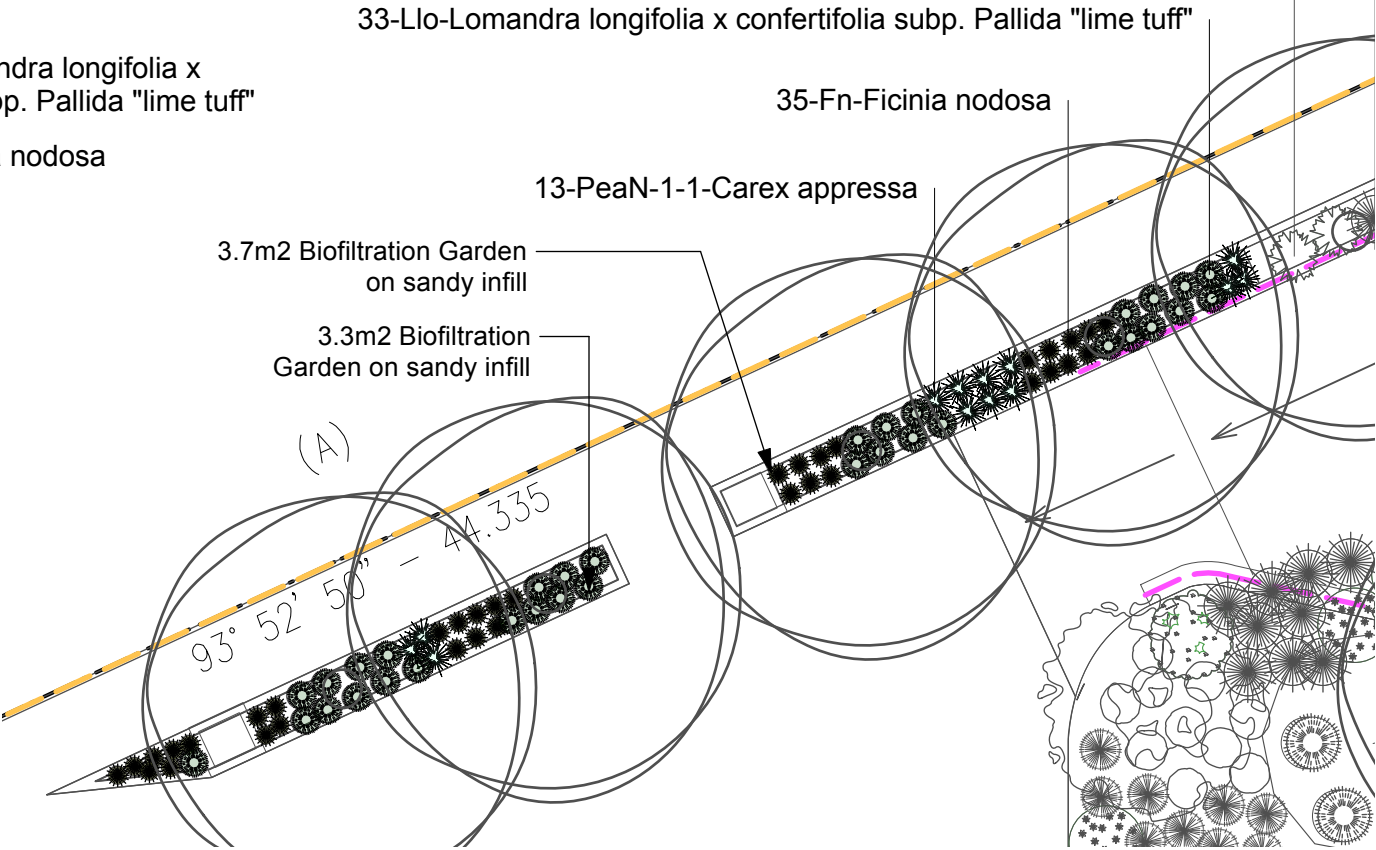
Scale Varies



Example Biofiltration Garden Planting - to be repeated in all three Townhouse gardens
Scale 1:25






Town house Biofiltration Garden Areas - Key Plan
Scale 1:100



Driveway Biofiltration Garden Area
Scale 1:100

Planting Schedule (5) Biofiltration gardens as per Council’s Fact Sheet ‘Raingarden Plants’

Symbol	ID	Quantity	Botanical Name	Common Name	Height	Spread	Pot size
	PeaN-1-1	61	Carex appressa	Tall Sedge	0.9m	1.8m	150mm
	Fn	104	Ficinia nodosa	Knobby club-rush	0.9m	0.3m	140mm
	Llo	63	Lomandra longifolia x confertifolia subp. Pallida "lime tuff"	Lime tuff	1m	0.8m	140mm



Carex appressa
Tall Sedge



Ficinia nodosa
Knobby Club Rush



Lomandra longifolia x confertifolia subp. Pallida "lime tuff"
Lime tuff

Standard Details

Varies

General Landscaping Notes

- Turf Areas**

 - Turf areas to have suitable Buffalo 'Sir Walter' instant turf laid over prepared subsoils.
- Aluminium Link Edging - ALE**

 - Aluminium link edge to be located between all garden/turf areas and garden/gravel areas.
- Mulch Layer**

 - Install 75mm minimum of forest mulch over all gardens area, covering mulch around all plants keeping away from stems and finishing flush with adjacent surfaces.
- Fencing**

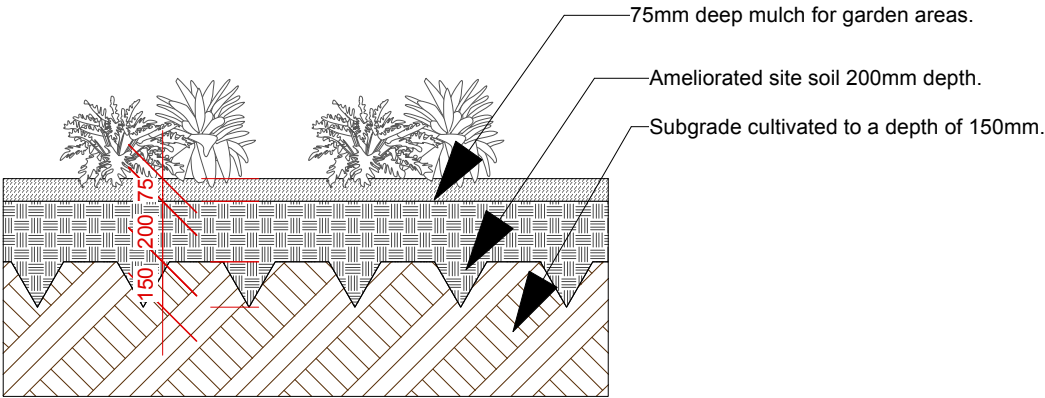
 - Fence - as per Architect's Details.
- Paved Areas**

 - Architects to specify final paver selection.
- Concrete Areas**

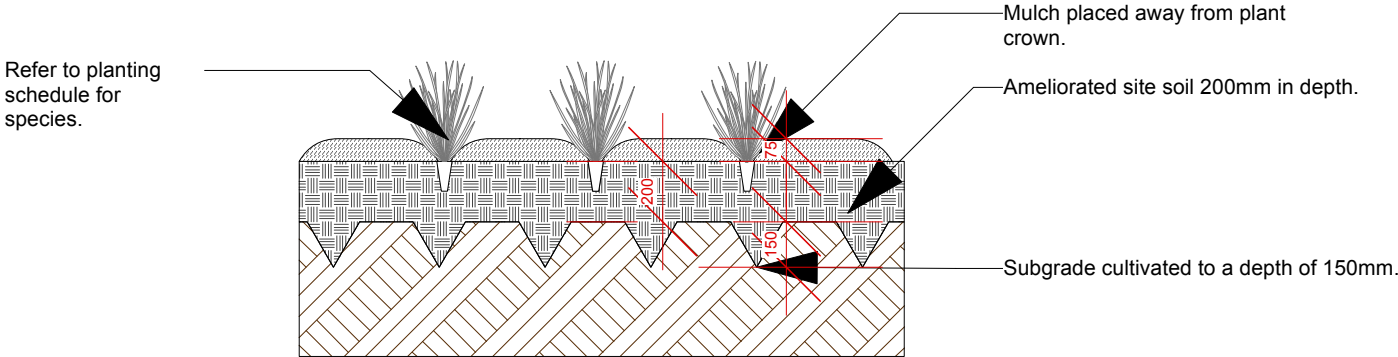
 - Exposed aggregate concrete to architects specifications.
- Stormwater Drainage**

 - Refer to civil drawings for location and specifications for all stormwater specifications and levels.
 - Plants to be located to accommodate any garden drainage swales.
- Maintenance**

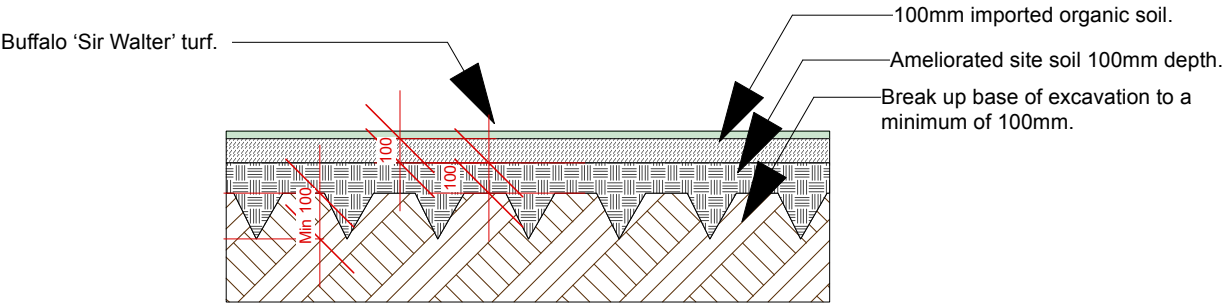
 - It is recommended that a 52-week maintenance period be undertaken to ensure the success of planting and landscape elements. During this maintenance period, these works shall include but not limited to watering, weeding, fertilising, pest and disease control, re-turfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like. Re-mulching as required.



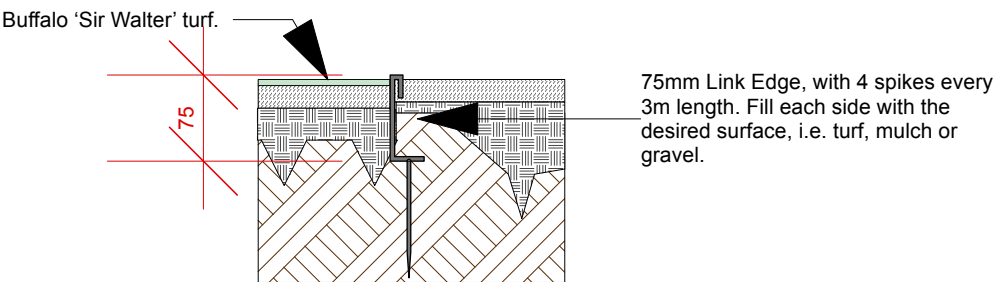
D02 Typical Detail - Garden Area Profile
Scale 1:25



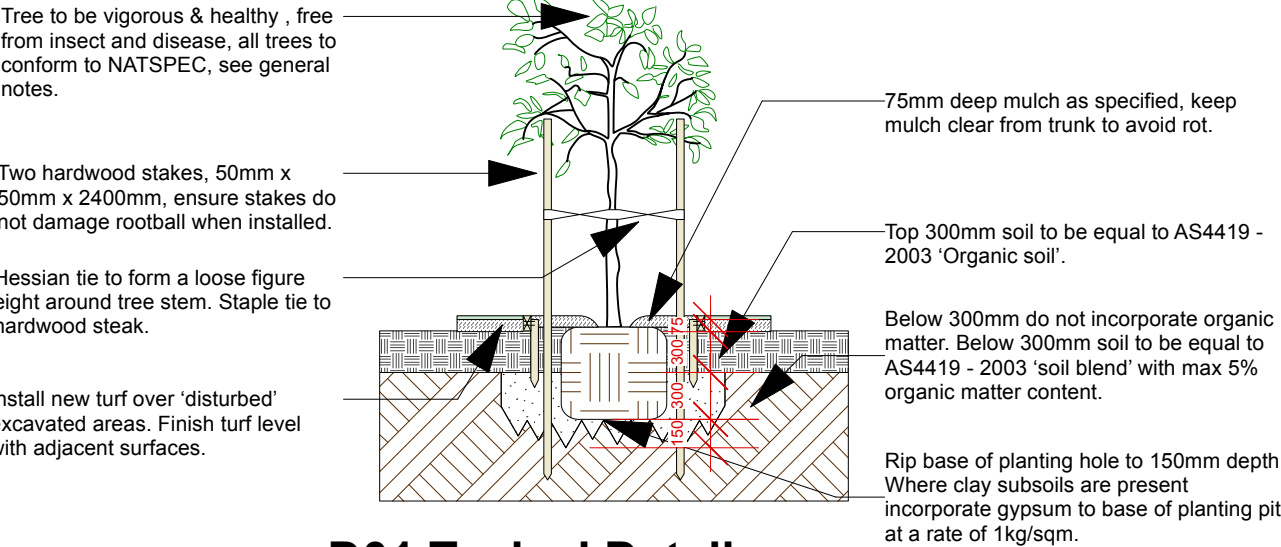
D03 Typical Detail - Planting Setout
Scale 1:25



D04 Typical Detail - Turf Profile
Scale 1:25



D05 Typical Detail - Aluminium Link Edging Profile (Turf/Garden)
Scale 1:25



D01 Typical Detail - Tree Planting
Scale 1:50