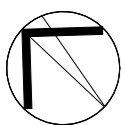


#### DIAGRAM KEY

	BUILDABLE AREA: 201m <sup>2</sup>
	ALLOWABLE FLOORPLATE: 332m <sup>2</sup>
	EXISTING FLOOR PLATE: 259m <sup>2</sup>
	PROPOSED NEW FLOOR PLATE: 36m <sup>2</sup>
	REQUIRED LANDSCAPING: 34m <sup>2</sup>
	PROPOSED LANDSCAPING: 23m <sup>2</sup>



CLIENT:

JAMES & LOUISE  
MANNING

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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:

0038

DRAWING TITLE:

SITE PLAN & DIAGRAMS

REV NO.:

7

ISSUE DATE:

31.03.31

SCALE @A3:

1 : 200

0 1 2 3 4 5 6 7 8 9 10

DRAWING NO.:

DA100

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360

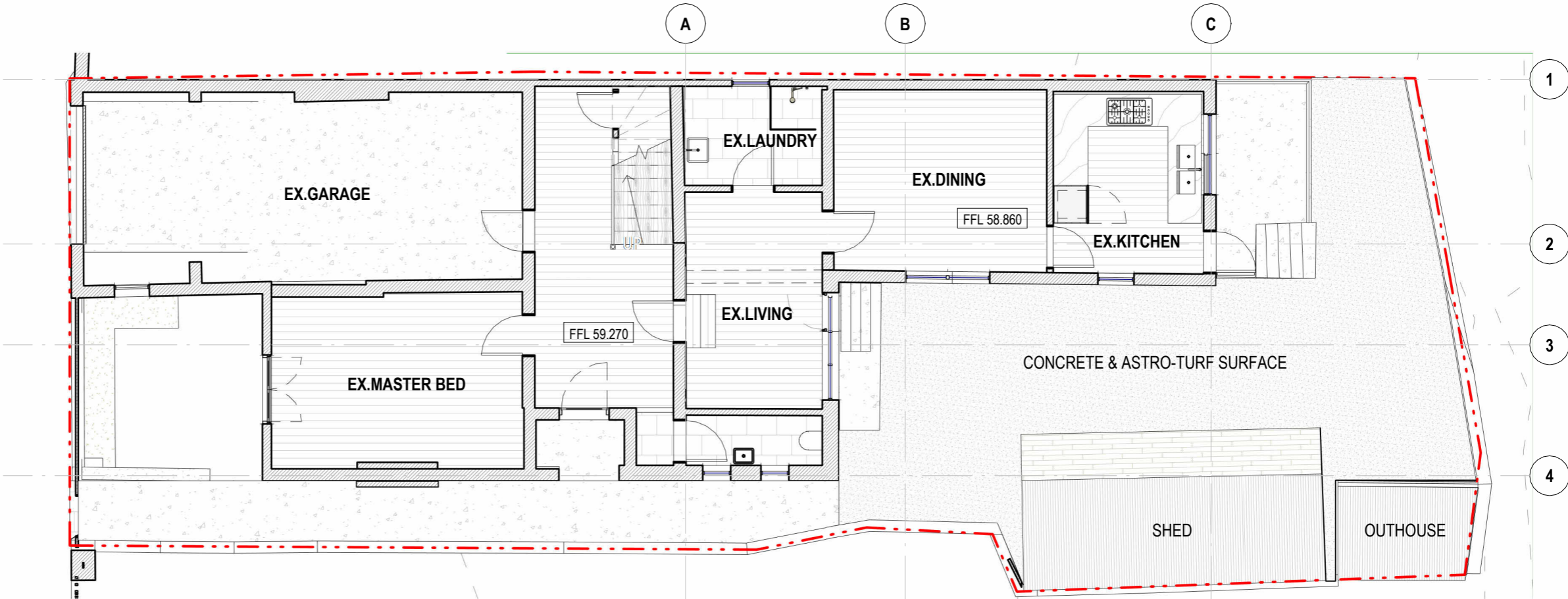
LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

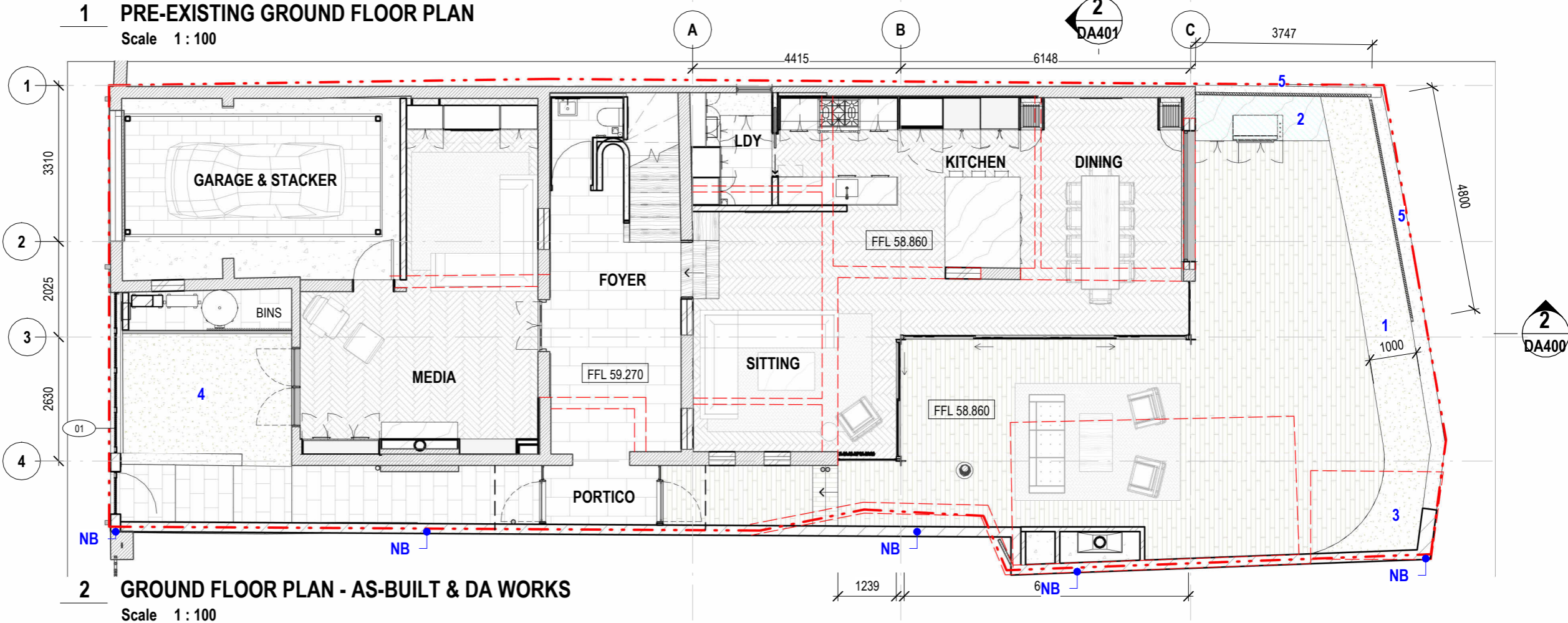
DEMOLISHED BUILDING FABRIC

- DA WORKS
- Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
  - Retention of gas BBQ
  - Rounded cut-back to decking in south-eastern corner
  - Proposed deep soil planting in western courtyard
  - 300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
  - Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB. DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra



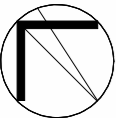
1 PRE-EXISTING GROUND FLOOR PLAN

Scale 1 : 100



2 GROUND FLOOR PLAN - AS-BUILT & DA WORKS

Scale 1 : 100



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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038

DRAWING TITLE:  
**GROUND FLOOR PLANS**

REV NO:  
7

ISSUE DATE:  
31.03.31

SCALE @A3:  
1 : 100

0 1 2 3 4 5 6

DRAWING NO:  
**DA200**

**JAMES GARVAN**  
ARCHITECTURE

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
1.

Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2.

Retention of gas BBQ
3.

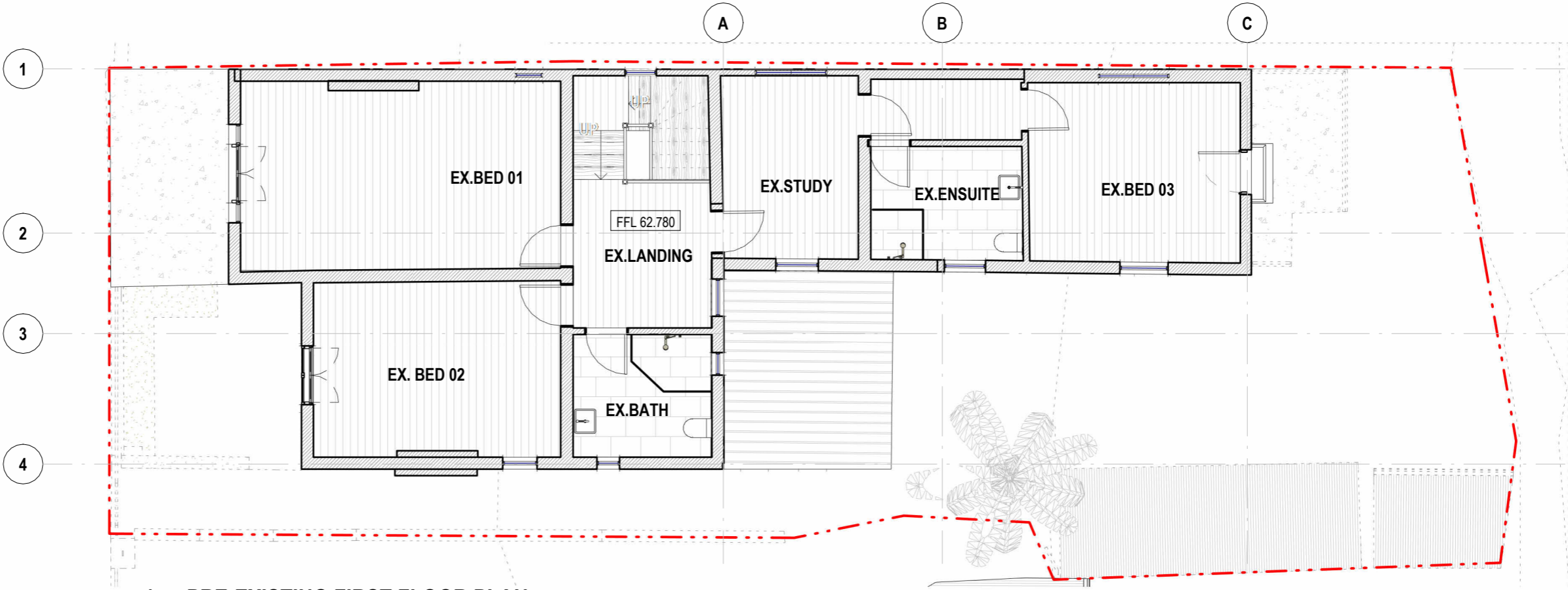
Rounded cut-back to decking in south-eastern corner
4.

Proposed deep soil planting in western courtyard
5.

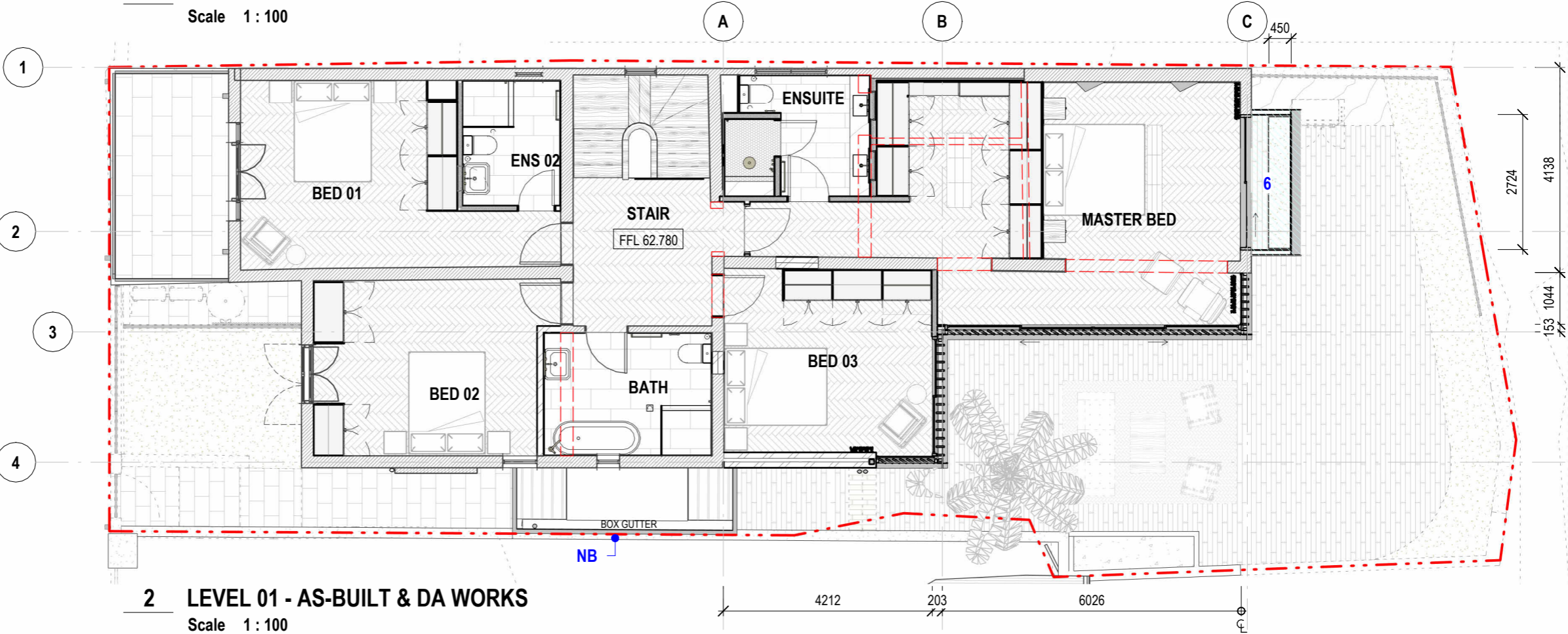
300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
6.

Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB.

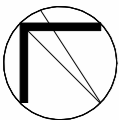
DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra



1 PRE-EXISTING FIRST FLOOR PLAN  
Scale 1 : 100



2 LEVEL 01 - AS-BUILT & DA WORKS  
Scale 1 : 100



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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038  
DRAWING TITLE:  
**FIRST FLOOR PLANS**

REV NO.:  
7  
ISSUE DATE:  
31.03.31

SCALE @A3:  
1 : 100  
0 1 2 3 4 5 6

DRAWING NO.:  
**DA201**

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LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
1.

Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2.

Retention of gas BBQ
3.

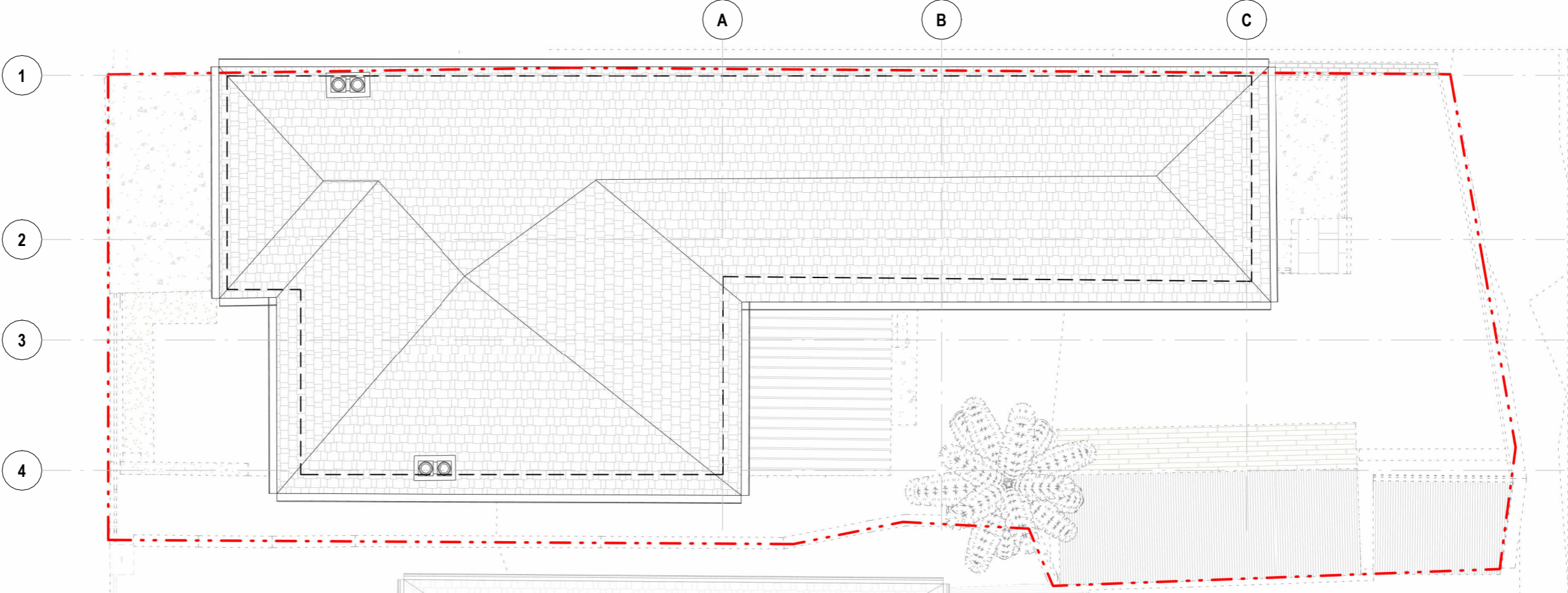
Rounded cut-back to decking in south-eastern corner
4.

Proposed deep soil planting in western courtyard
5.

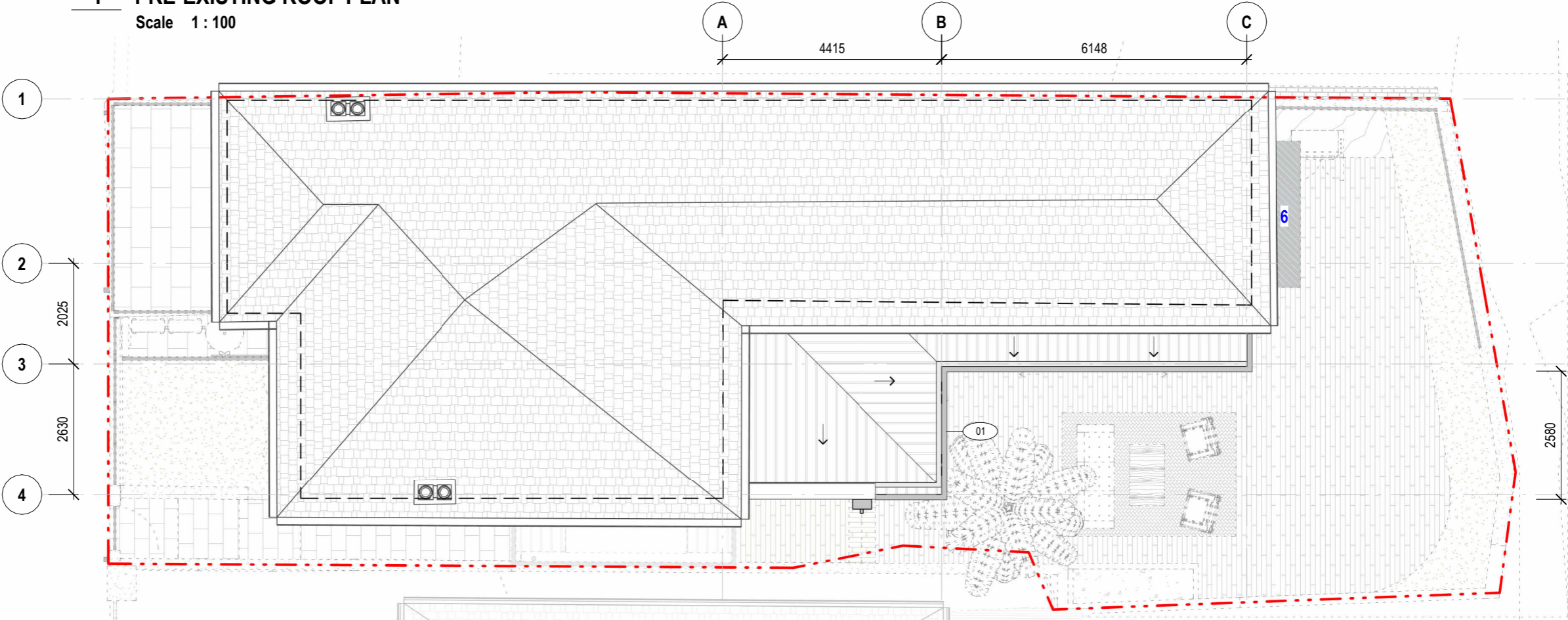
300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
6.

Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB.

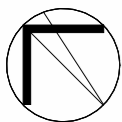
DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra



1 PRE-EXISTING ROOF PLAN  
Scale 1 : 100



2 ROOF PLAN - AS-BUILT & DA WORKS  
Scale 1 : 100



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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038  
  
DRAWING TITLE:  
  
ROOF PLANS

REV NO:  
7  
  
ISSUE DATE:  
  
31.03.31

SCALE @A3:  
1 : 100  
  
0 1 2 3 4 5 6

DRAWING NO:  
  
DA202

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LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

DA WORKS

1. Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2. Retention of gas BBQ
3. Rounded cut-back to decking in south-eastern corner
4. Proposed deep soil planting in western courtyard
5. 300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
6. Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony

NB. DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra

MATERIAL SCHEDULE



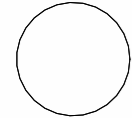
01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING



CLIENT:

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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:

0038

DRAWING TITLE:

WEST ELEVATIONS

REV NO:

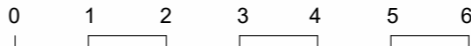
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ISSUE DATE:

31.03.31

SCALE @A3:

As indicated

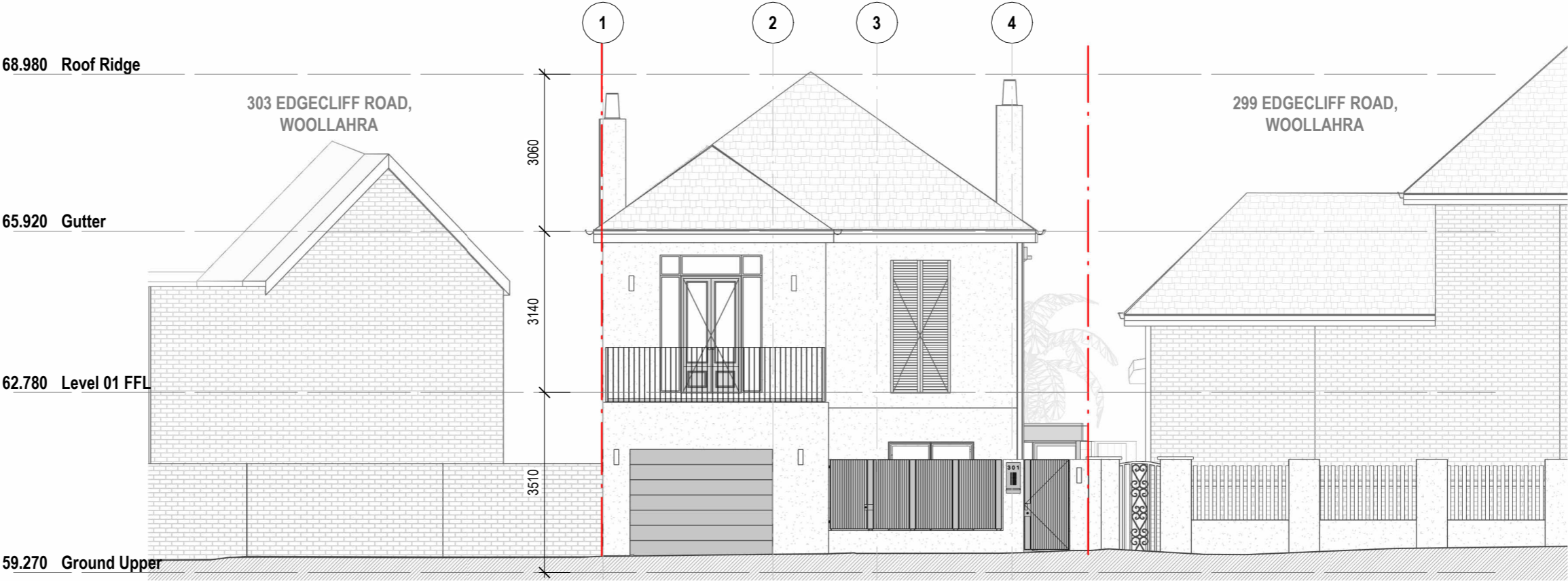


DRAWING NO:

DA300

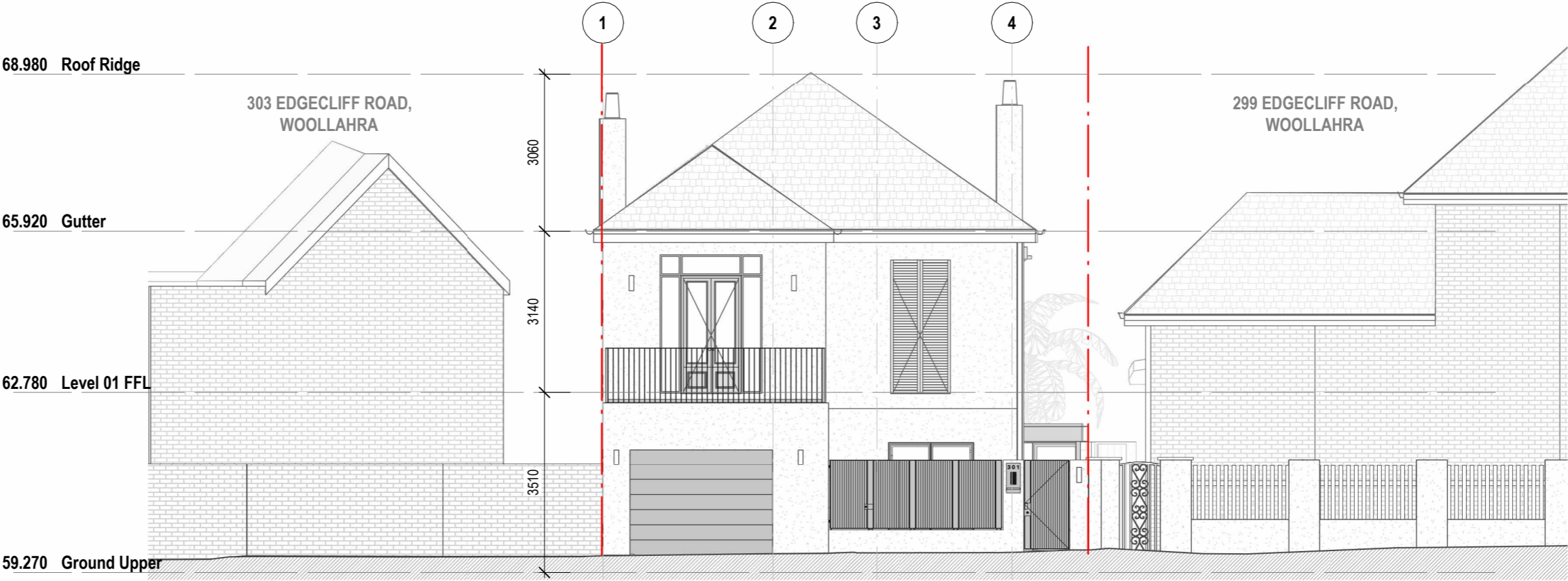
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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360



1 WEST ELEVATION - AS BUILT

Scale 1 : 100



2 WEST ELEVATION - DA WORKS

Scale 1 : 100

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
- Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
  - Retention of gas BBQ
  - Rounded cut-back to decking in south-eastern corner
  - Proposed deep soil planting in western courtyard
  - 300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
  - Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB. DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra

MATERIAL SCHEDULE



01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING

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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

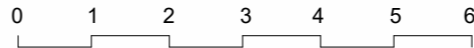
PROJECT NO.:  
0038

DRAWING TITLE:  
SOUTH ELEVATIONS

REV NO:  
7

ISSUE DATE:  
31.03.31

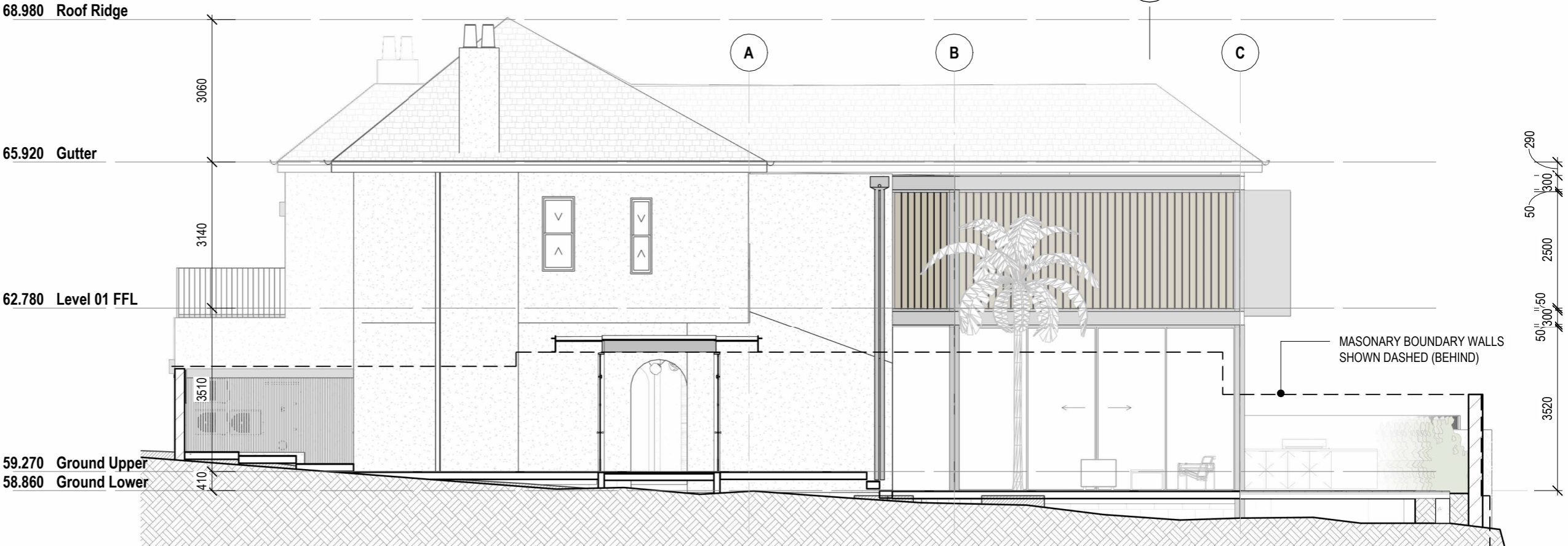
SCALE @A3:  
As indicated



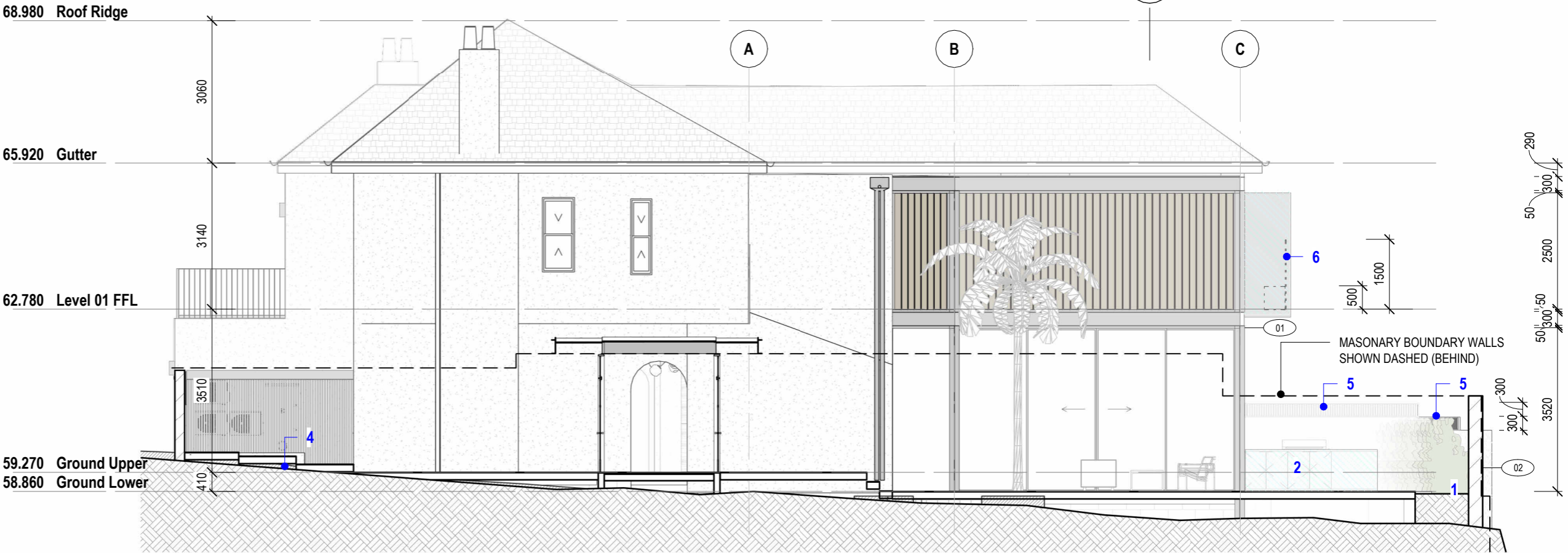
DRAWING NO:  
DA301

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360



1 SOUTH ELEVATION - AS BUILT  
Scale 1 : 100



2 SOUTH ELEVATION - DA WORKS  
Scale 1 : 100

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
1.

Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2.

Retention of gas BBQ
3.

Rounded cut-back to decking in south-eastern corner
4.

Proposed deep soil planting in western courtyard
5.

300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
6.

Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB.

DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra

MATERIAL SCHEDULE



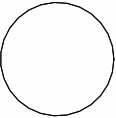
01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING



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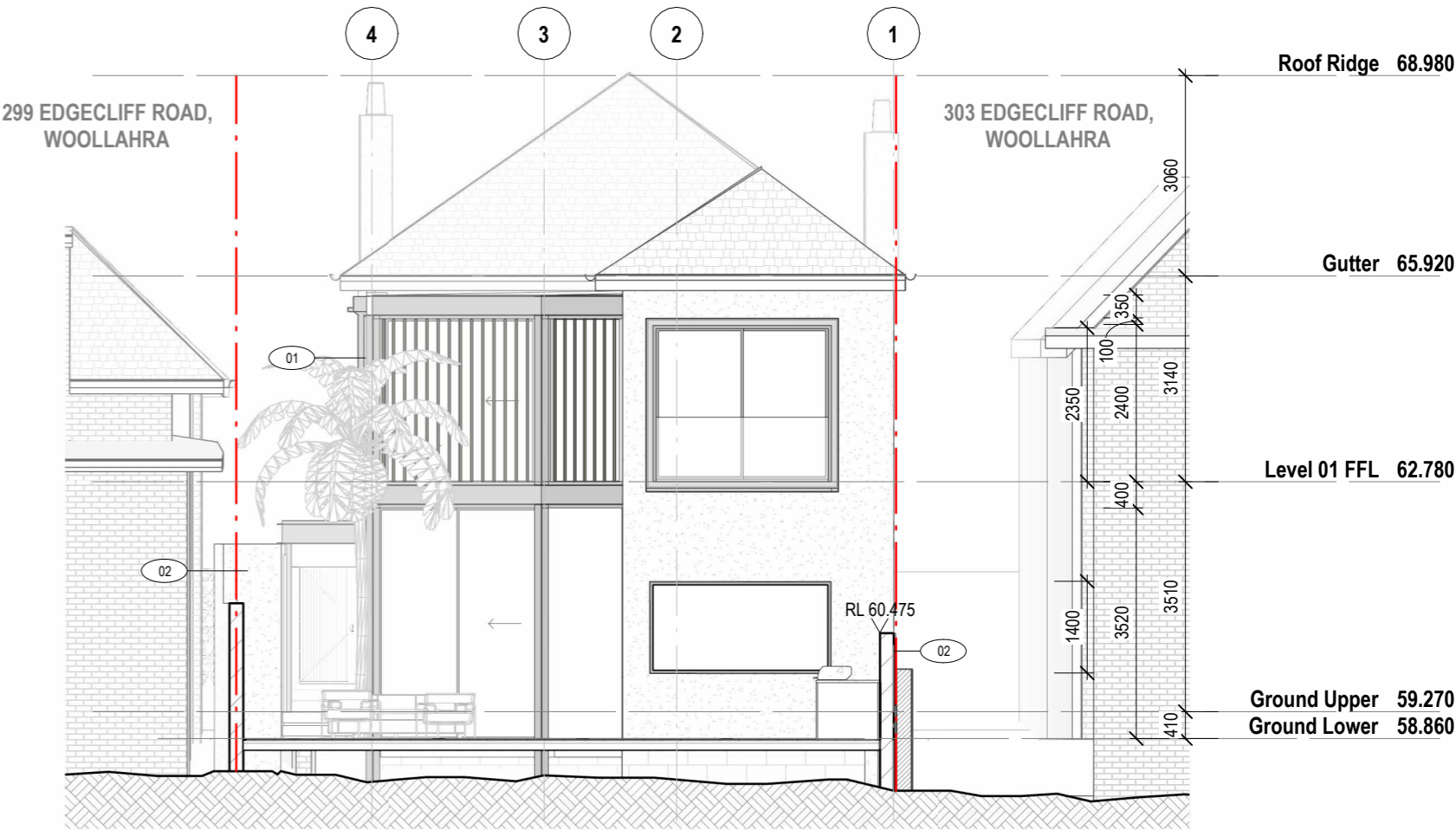
PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038

DRAWING TITLE:  
  
EAST ELEVATIONS

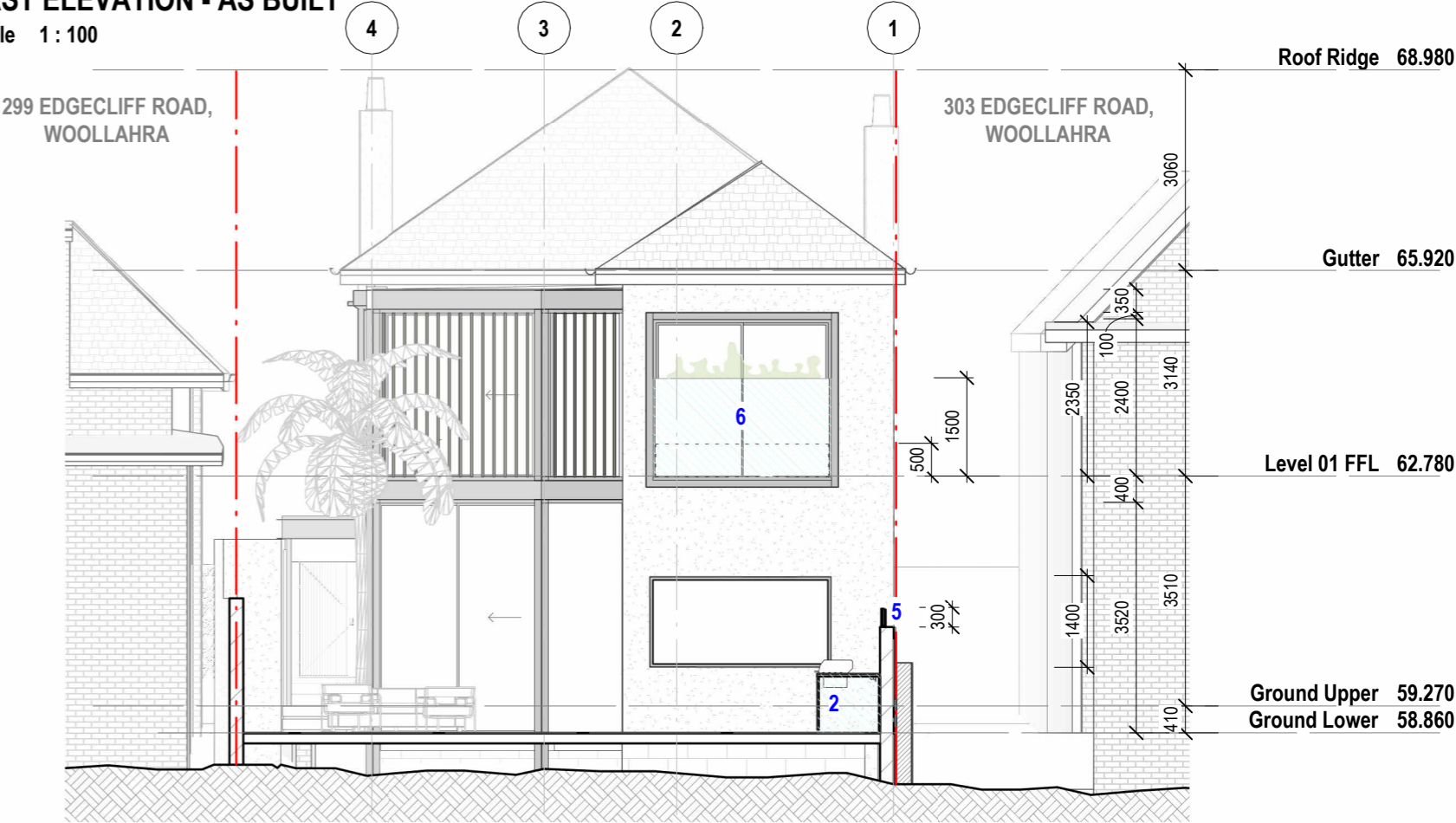
1 EAST ELEVATION - AS BUILT

Scale 1 : 100



2 EAST ELEVATION - DA WORKS

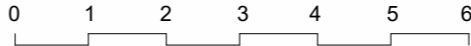
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REV NO:  
7

ISSUE DATE:  
31.03.31

SCALE @A3:  
As indicated



DRAWING NO:  
DA302

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
1.

Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2.

Retention of gas BBQ
3.

Rounded cut-back to decking in south-eastern corner
4.

Proposed deep soil planting in western courtyard
5.

300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
6.

Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB.

DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra

MATERIAL SCHEDULE



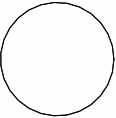
01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING



CLIENT:  
  
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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038

DRAWING TITLE:  
NORTH ELEVATIONS

REV NO:  
7

ISSUE DATE:  
31.03.31

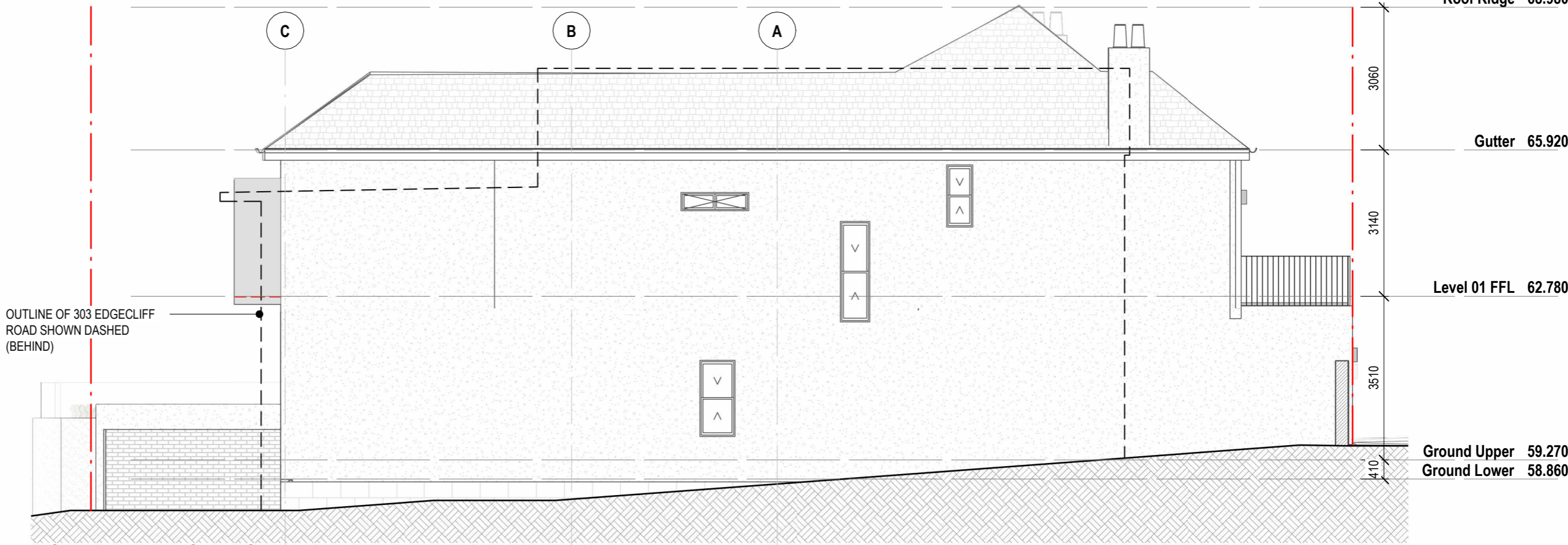
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DRAWING NO:  
DA303

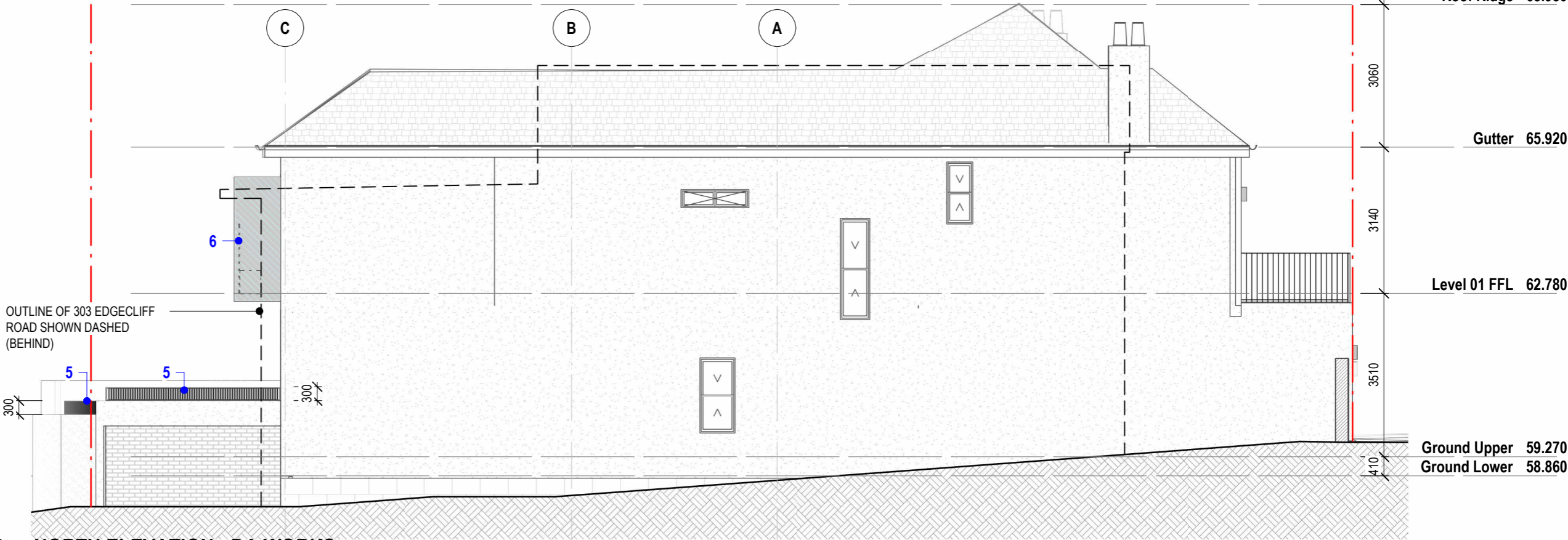
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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360



1 NORTH ELEVATION - AS BUILT

Scale 1 : 100



2 NORTH ELEVATION - DA WORKS

Scale 1 : 100

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
- Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
  - Retention of gas BBQ
  - Rounded cut-back to decking in south-eastern corner
  - Proposed deep soil planting in western courtyard
  - 300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
  - Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB. DA does not relate to walls on south-western side boundary or any other structure encroaching on 299 Edgecliff Road, Woollahra

MATERIAL SCHEDULE



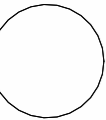
01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING



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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038

DRAWING TITLE:  
SECTIONS 01

REV NO:  
7

ISSUE DATE:  
31.03.31

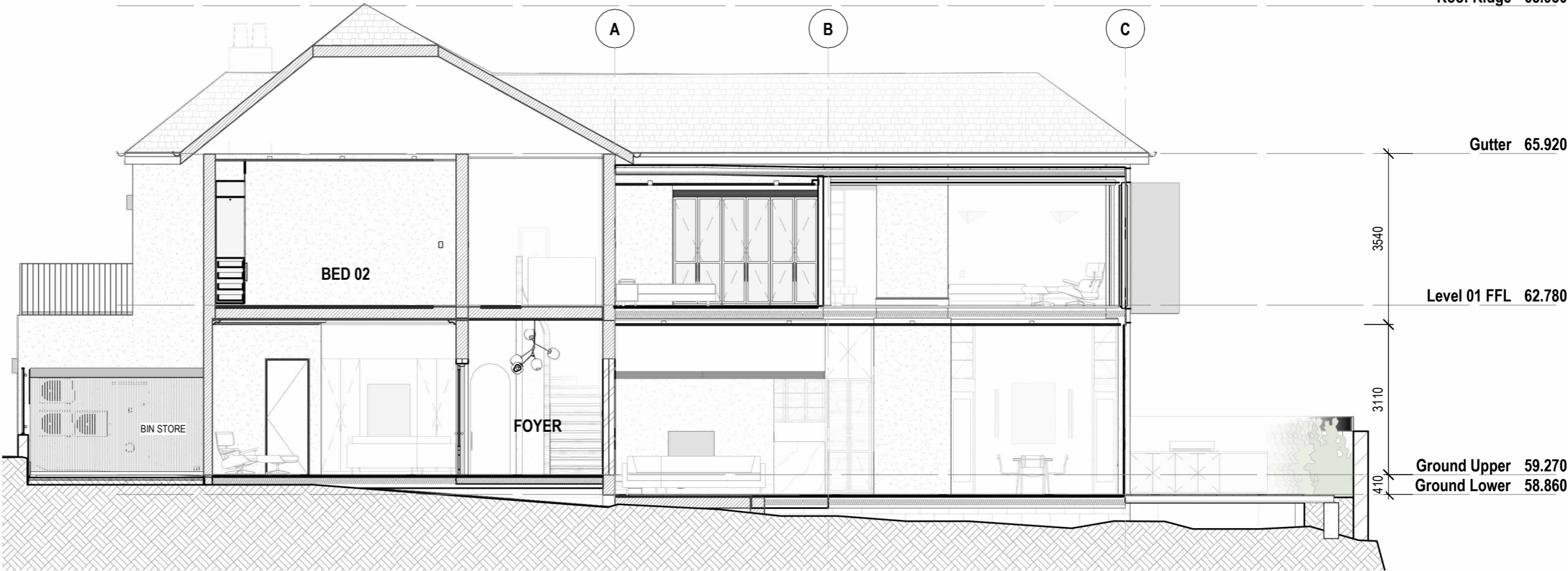
SCALE @A3:  
As indicated

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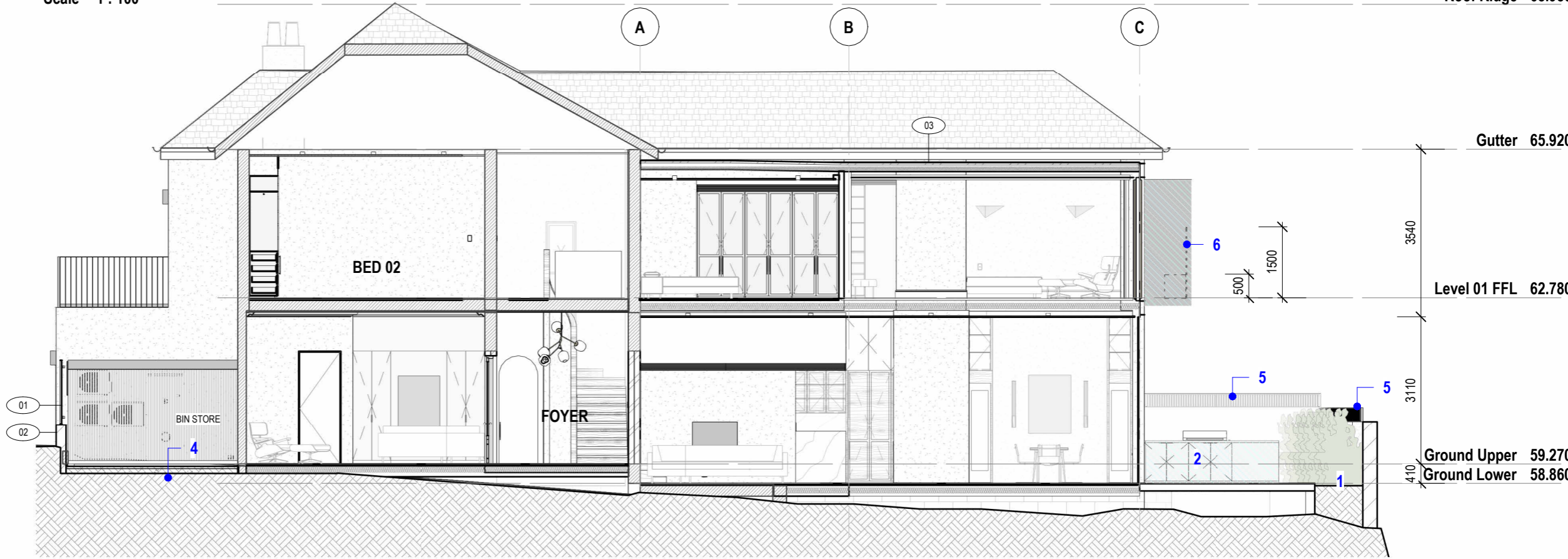
DRAWING NO:  
DA400

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360



1 SECTION 01 - AS BUILT  
Scale 1 : 100



2 SECTION 01 - AS-BUILT & DA WORKS  
Scale 1 : 100

LEGEND

DA WORKS

PRE-EXISTING BUILDING FABRIC

DEMOLISHED BUILDING FABRIC

- DA WORKS
1.

Proposed reduction in eastern portion of timber deck to create 1000mm width of deep soil landscaping
2.

Retention of gas BBQ
3.

Rounded cut-back to decking in south-eastern corner
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300mm high louvred privacy screen fixed, overlapping and oriented in a southerly direction to top of existing masonry wall
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Retention of Master Bedroom eastern balcony and introduction of a fixed 450mm deep x 500mm high planter and 1.5m high frosted glass balustrade, both for the full length of the south-eastern edge of the balcony
- NB.

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MATERIAL SCHEDULE



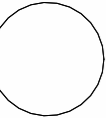
01 ARCHITECTURAL STEEL DETAILING - PAINT CHARCOAL



02 CEMENT RENDER - PAINT WHITE TO MATCH EXISTING



03 STANDING SEAM METAL DECK ROOFING



CLIENT:  
  
JAMES & LOUISE MANNING

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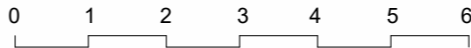
PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038  
  
DRAWING TITLE:

SECTIONS 02

REV NO:  
7  
  
ISSUE DATE:  
  
31.03.31

SCALE @A3:  
As indicated



DRAWING NO:  
  
DA401

JAMES GARVAN ARCHITECTURE

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ph: 0437 995 152 . nominated architect: james garvan . AIA registration: 9500 . a: po box 487 double bay 1360

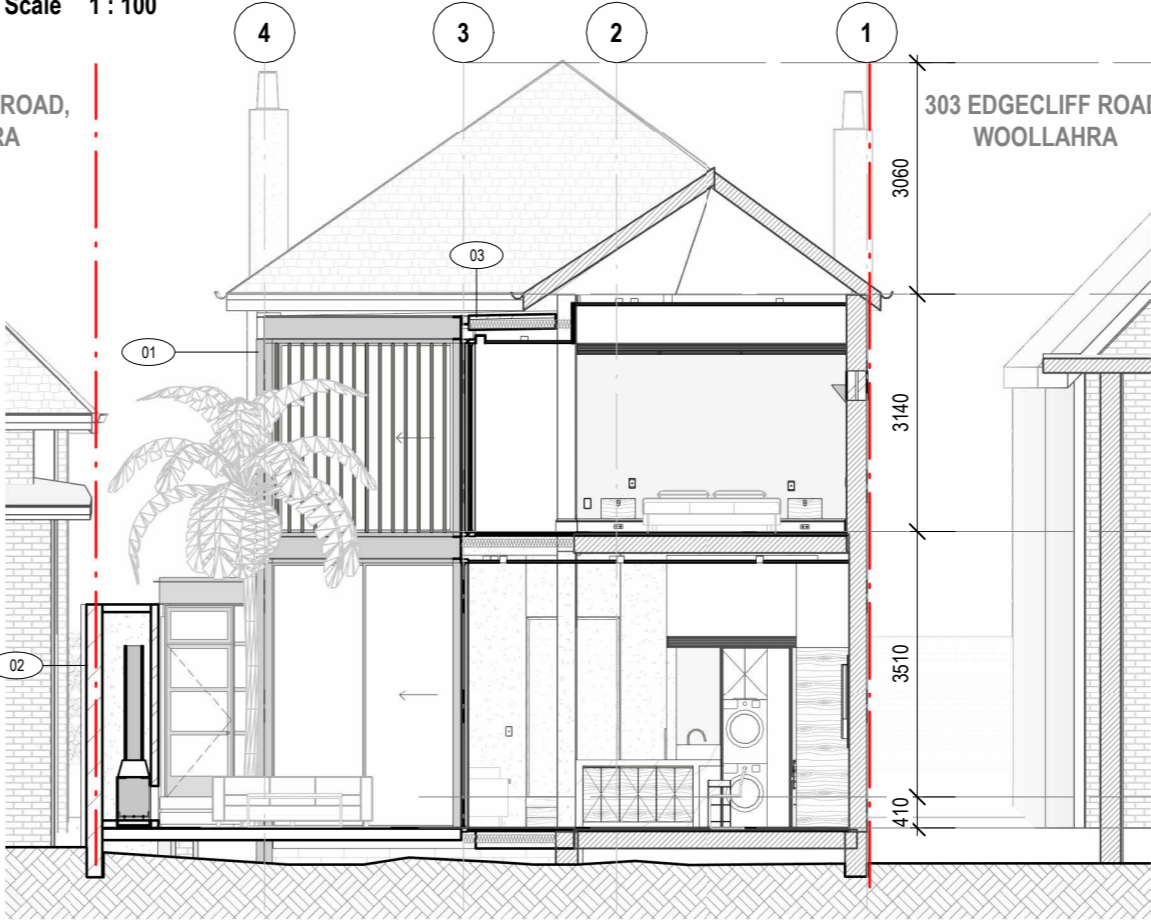
299 EDGECLIFF ROAD,  
WOOLLAHRA



1 SECTION 02 - AS BUILT

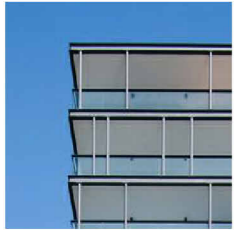
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299 EDGECLIFF ROAD,  
WOOLLAHRA



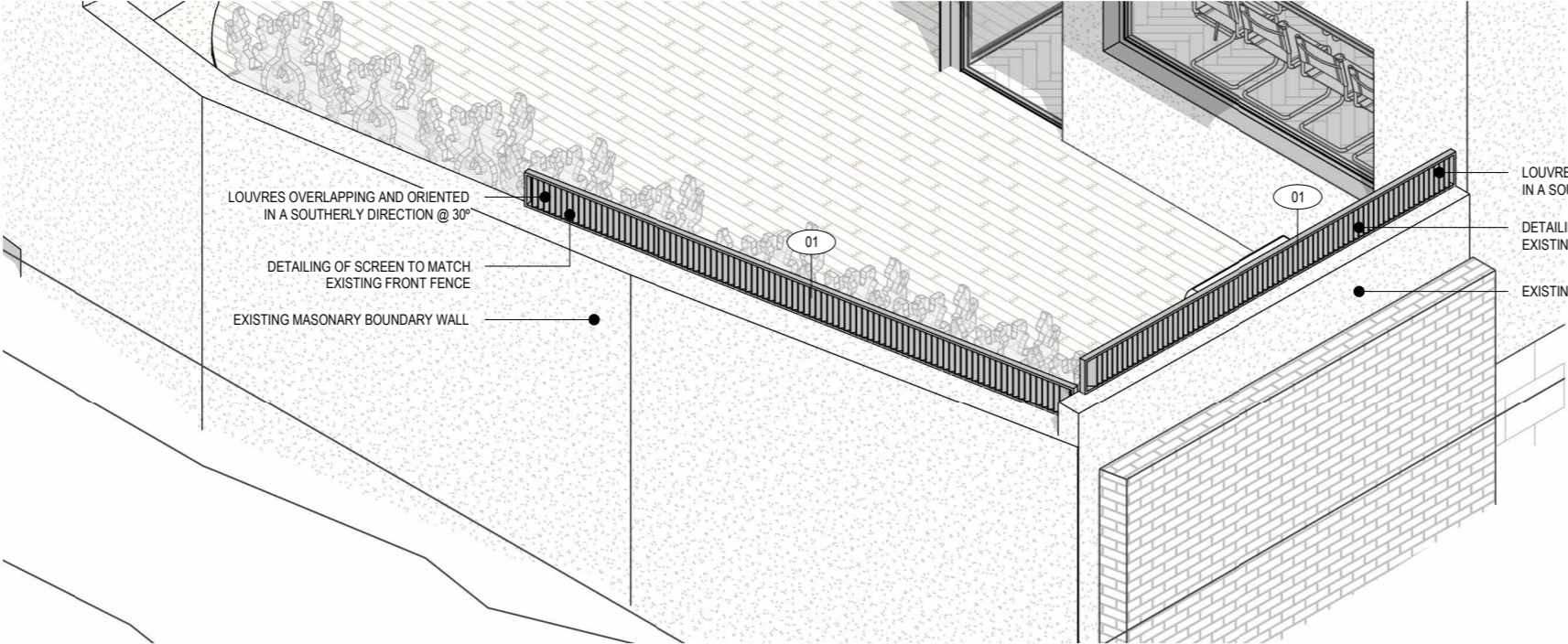
2 SECTION 02 - AS-BUILT & DA WORKS

Scale 1 : 100



01 ARCHITECTURAL  
STEEL DETAILING -  
PAINT CHARCOAL

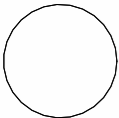
MATERIAL SCHEDULE



LOUVRES OVERLAPPING AND ORIENTED  
IN A SOUTHERLY DIRECTION @ 30°  
DETAILING OF SCREEN TO MATCH  
EXISTING FRONT FENCE  
EXISTING MASONARY BOUNDARY WALL

LOUVRES OVERLAPPING AND ORIENTED  
IN A SOUTHERLY DIRECTION @ 30°  
DETAILING OF SCREEN TO MATCH  
EXISTING FRONT FENCE  
EXISTING MASONARY BOUNDARY WALL

1 PROPOSED AXONOMETRIC  
Scale



CLIENT:  
  
JAMES & LOUISE  
MANNING

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PROJECT:  
301 EDGECLIFF ROAD, WOOLLAHRA

PROJECT NO.:  
0038  
DRAWING TITLE:  
PROPOSED SCREENING DETAILS

REV NO:  
7  
ISSUE DATE:  
31.03.31

SCALE @A3:  
1 : 1

DRAWING NO:  
DA901

J A M E S G A R V A N  
A R C H I T E C T U R E

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LANDSCAPE DA DOCUMENTATION - REV 2\_22.12.2022

301 EDGECLIFF ROAD  
WOOLLAHRA

LANDSCAPE INSTALLATION SPECIFICATION

- TREE REMOVAL
- Tree surgery, pruning or tree removal works are to be overseen by a quaified arborist, if specified by arborists report.
  - Tree protection to be installed for trees to be retained as per arborist / councils specifications.

- TREES TO BE RETAINED
- Refer to arborist report for recommended tree protection.

- PLANTER BEDS
- Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
  - Small trees: Min 1000mm excluding 75mm mulch
  - Shrubs: Min 600mm excluding 75mm mulch
  - Turf: Min 300mm excluding 75mm mulch
  - Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
  - Soil to be ANL Planter Box Mix, or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
  - Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

- TURFING
- Turf to be laid on minimum 100mm turf underlay.
  - Turf underlay to be ANL Sand / Soil Blend, or equivalent.
  - Turf to be Sir Walter Turf – Premium Buffalow Grass (Registered PBR), supplied by President Turf, or equivalent.

- MULCHING
- Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
  - Trees in lawn areas to have 750mm diameter of mulch surrounding.
  - Mulch for general garden areas, pots and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost', or equivalent.

- TREE PLANTING
- Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
  - Locate tree to center of hole and backfill with soil. Firm about rootball.
  - All plant material, 45 Liters or over, to be staked.

- IRRIGATION
- Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
  - Use drip lines with emitters at 300mm spacing's for all garden beds.
  - Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
  - Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves and control equipment.

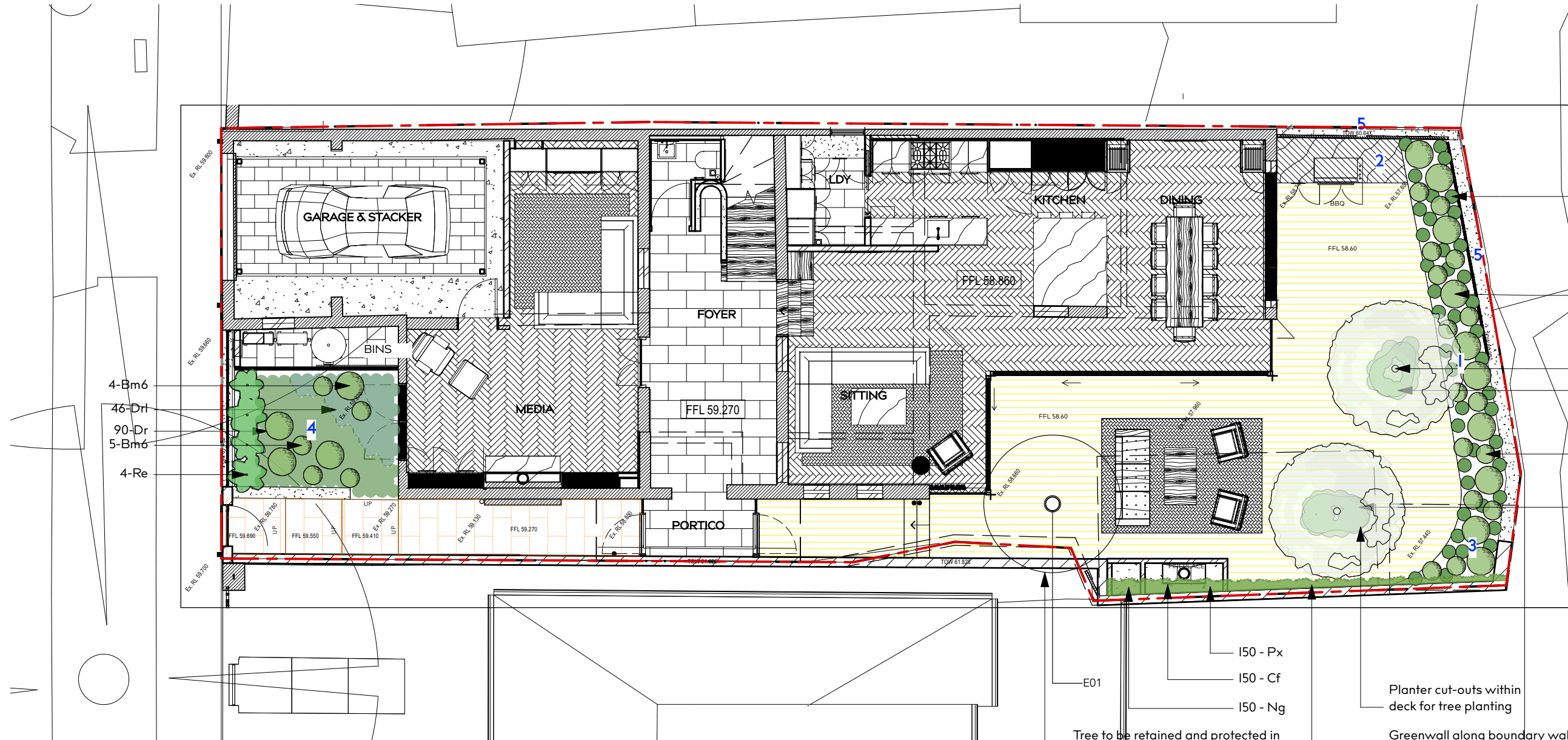
**COUNCIL REQUIRMENTS - WOOLLAHRA RESIDENTIAL DEVELOPMENT APPLICATION**  
THE LANDSCAPE PLAN IS IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS;  
• DCP (RESIDENTIAL DEVELOPMENT CONTROL PLAN) B3.7.1 LANDSCAPED AREAS AND PRIVATE OPEN SPACE

- LANDSCAPED AREA CALCULATION WOOLLAHRA COUNCIL**
- MIN. LANDSCAPE AREA 34m²
  - LANDSCAPED AREA - PROPOSED: 23m²

- DA WORKS**
1. PROPOSED REDUCTION IN THE EASTERN PORTION OF TIMBER DECK TO CREATE 1000MM WIDTH OF DEEP SOIL LANDSCAPING
  2. RETENTION OF GAS BBQ
  3. ROUNDED CUT-BACK TO DECKING IN SOUTH-EASTERN CORNER
  4. PROPOSED DEEP SOIL PLANTING IN WESTERN COURTYARD
  5. 300MM HIGH LOUVRED PRIVACY SCREEN, FIXED OVERLAPPING AND ORIENTED IN A SOUTHERLY DIRECTION TO TOP OF EXISTING MASONRY WALL
  6. RETENTION OF MASTER BEDROOM EASTERN BALCONY AND INTRODUCTION OF A FIXED 450MM DEEP x 500MM HIGH PLANTER AND 1.5M HIGH FROSTED GLASS BALUSTRADE, BOTH FOR THE FULL LENGTH OF THE SOUTH-EASTERN EDGE OF THE BALCONY

EXISTING TREE SCHEDULE						
Tree No	Genus Species	Common Name	Height (mm)	Canopy (mm)	Calliper (mm)	Action/Comment
E01	Livistona australis	Cabagge Tree Palm	6300	3000	300	Retain

PLANT SCHEDULE							
ID	Qty	Botanical Name	Common Name	Scheduled Size	Mature Spread	Mature Height	Remarks
Trees							
Oe	2	Olea europaea	European Olive	150 Ltr	4 - 5 m	4 - 6 m	
Palms - Cycads							
Re	4	Rhapis excelsa	Lady Palm	300 mm	1.2 - 1.8 m	3 m	
Shrubs							
Bm6	34	Buxus microphylla Topiary	Japanese Box	600 mm	1.2 - 2 m	1.2 - 2 m	Topiary
BmH	7	Buxus microphylla Hedge	Japanese Box	300 mm	Maintained	Maintained	
Ro	25	Rosmarinus officinalis 'Prostratus'	Rosemary	200 mm	1.2 m	0.3 - 0.5 m	
DrI	46	Dianella revoluta 'Little Rev'	Dianella Revoluta	140 mm	0.3 - 0.4 m	0.3 - 0.4 m	Native
Groundcovers							
Dr	90	Dichondra repens	Kidney Weed	140 mm	0.9 - 1.2m	0.0 - 0.3m	Native
Ta	42	Trachelospermum asiaticum	Japanese Star Jasmine	140 mm	0.3 - 0.4 m	0.3 - 0.4 m	
Greenwall							
Cf	150	Cyrtomium falcatum	Holly fern	140mm	0.4 - 0.6 m	0.3 - 0.6 m	
Ng	150	Neomarica gracilis	Walking Iris	140mm	0.6 - 0.8 m	0.6 - 0.8 m	
Px	150	Philodendron 'Xanadu'	Xanadu Philodendron	140mm	0.8 - 1.2 m	0.8 - 1.0 m	
Total:	700						



4-Bm6  
46-Dr  
90-Dr  
5-Bm6  
4-Re

42-Ta  
10-Bm6  
2-Oe  
11-Ro  
15-Bm6  
14-Ro

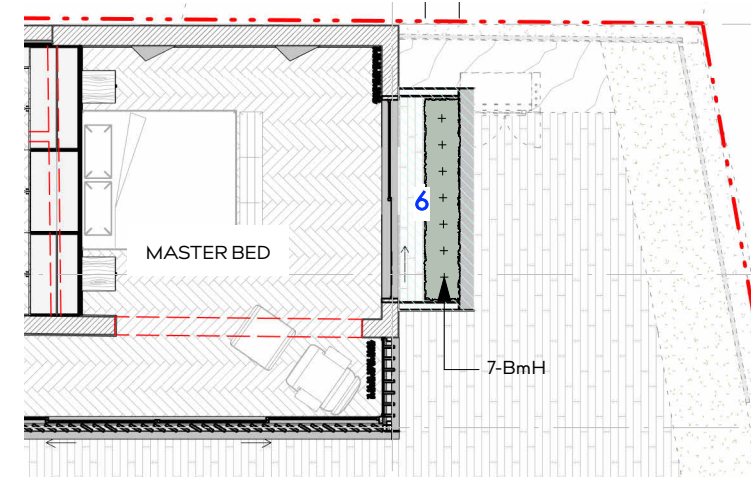
150 - Px  
150 - Cf  
150 - Ng  
E01  
Tree to be retained and protected in accordance with Australian standards  
Planter cut-outs within deck for tree planting  
Greenwall along boundary wall and above fireplace for vertical greenery.

#### LEGEND

- TREES TO BE RETAINED
- DECK
- TILE / PAVER TO ARCH. DETAIL

Ex. RL 5.500 EXISTING LEVELS  
FFL PROPOSED FINISHED FLOOR LEVEL  
TOW PROPOSED TOP OF WALL

01 | GROUND FLOOR PLAN  
1:100



02 | FIRST FLOOR PLANTER PLAN  
1:100

PROJECT

301 EDGECLIFF ROAD  
WOOLLAHRA NSW 2025

DRAWING TITLE

DEVELOPMENT APPLICATION  
LANDSCAPE PLAN

DRAWN BY

AS

REVISION

2

DATE

22.12.2022

SCALE

1:100 @ A3

JOB NUMBER

I7\_011

DRAWING NUMBER

DA02

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