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PROJECT NO. HIS00117	DRAWING NO. DA.000
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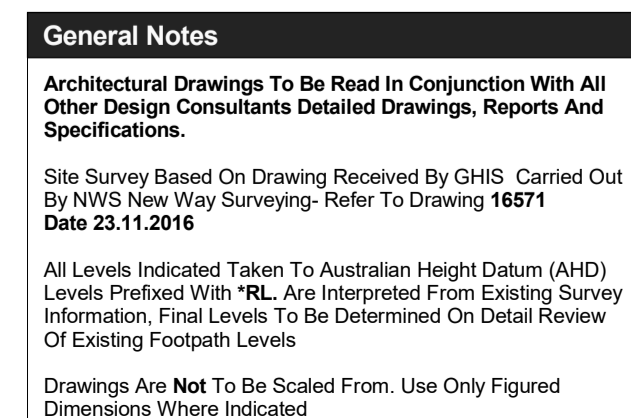
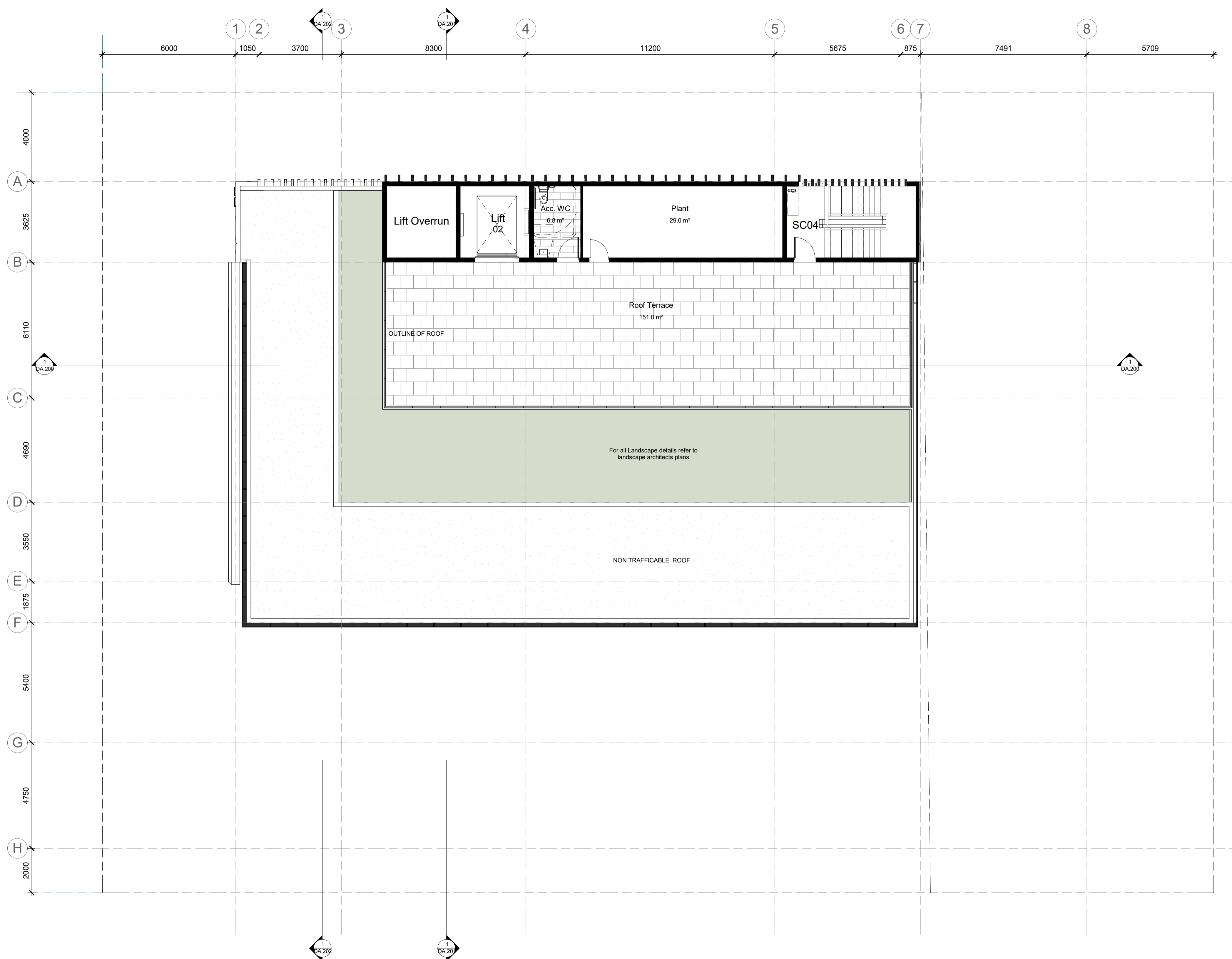
PROJECT
Lot 1 DP 270323
11 Tilley Lane, Frenchs Forest NSW 2086

TITLE	Cover Sheet

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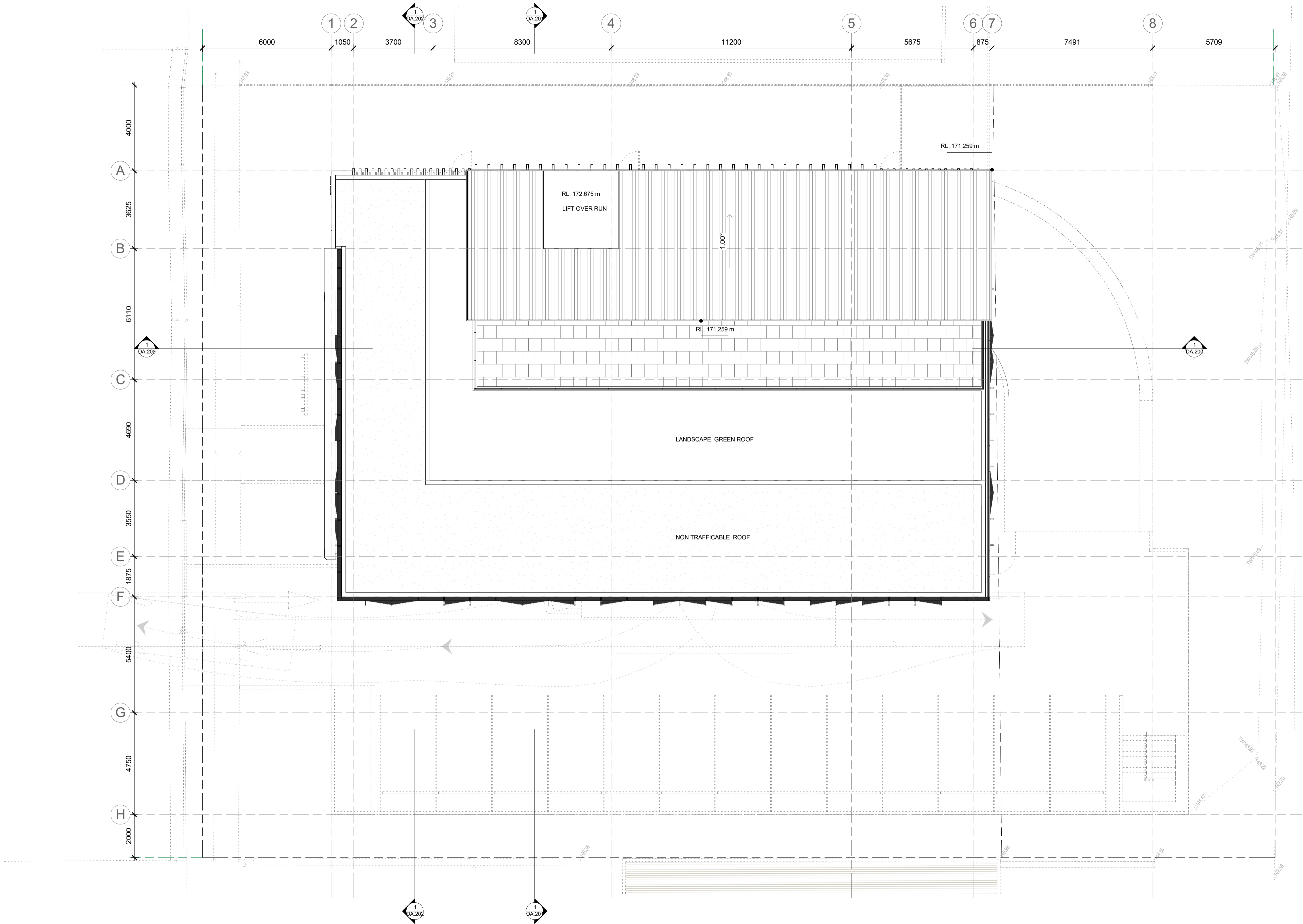
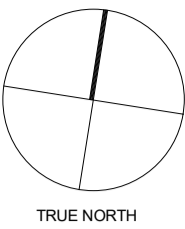
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General Notes

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Site Survey Based On Drawing Received By GHIS Carried Out By NWS New Way Surveying- Refer To Drawing 16571 Date 23.11.2016

All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With 'RL'. Are Interpreted From Existing Survey Information. Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

Drawings Are Not To Be Scaled From. Use Only Figured Dimensions Where Indicated

ISSUE NO.	DESCRIPTION	DATE	CHKD
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DRAWN	DATE	SCALE
Author	MARCH 2017	1 : 100 @ A1

CHECKED	DATE	REVISION
GT	20.07.17	A

PROJECT NO.	DRAWING NO.
HIS00117	DA.191

CLIENT Dr. Kohout

PROJECT Lot 1 DP 270323
11 Tilley Lane, Frenchs Forest NSW 2086

TITLE Proposed Roof Plan

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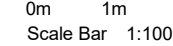


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Author

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PROJECT NO.

CLIENT **Dr. Kohout**

PROJECT
Lot 1 DP 270323
11 Tilley Lane, Fro

Proposed Section

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Date 23.11.2016

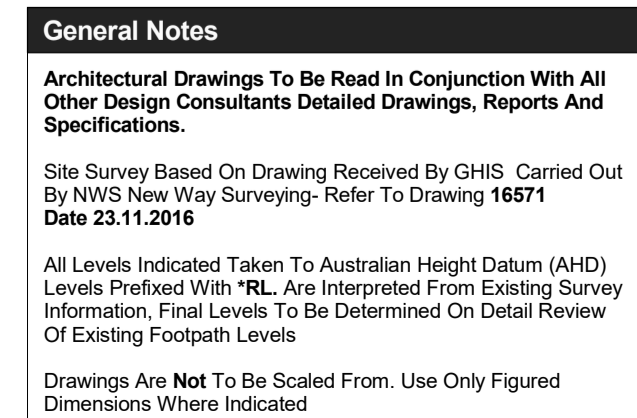
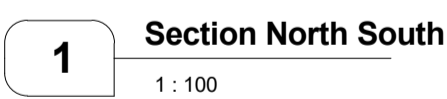
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Information, Final Levels To Be Determined On Detail Review
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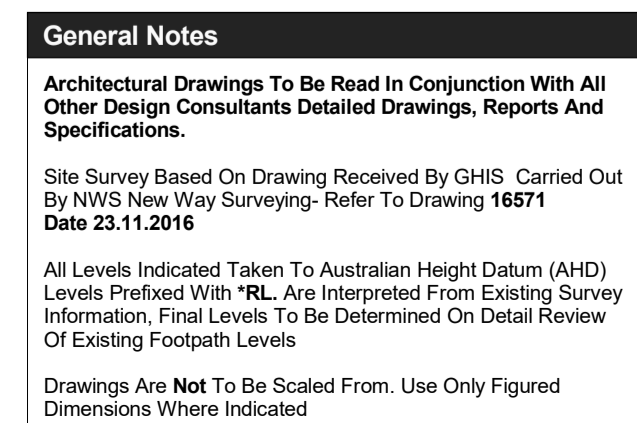
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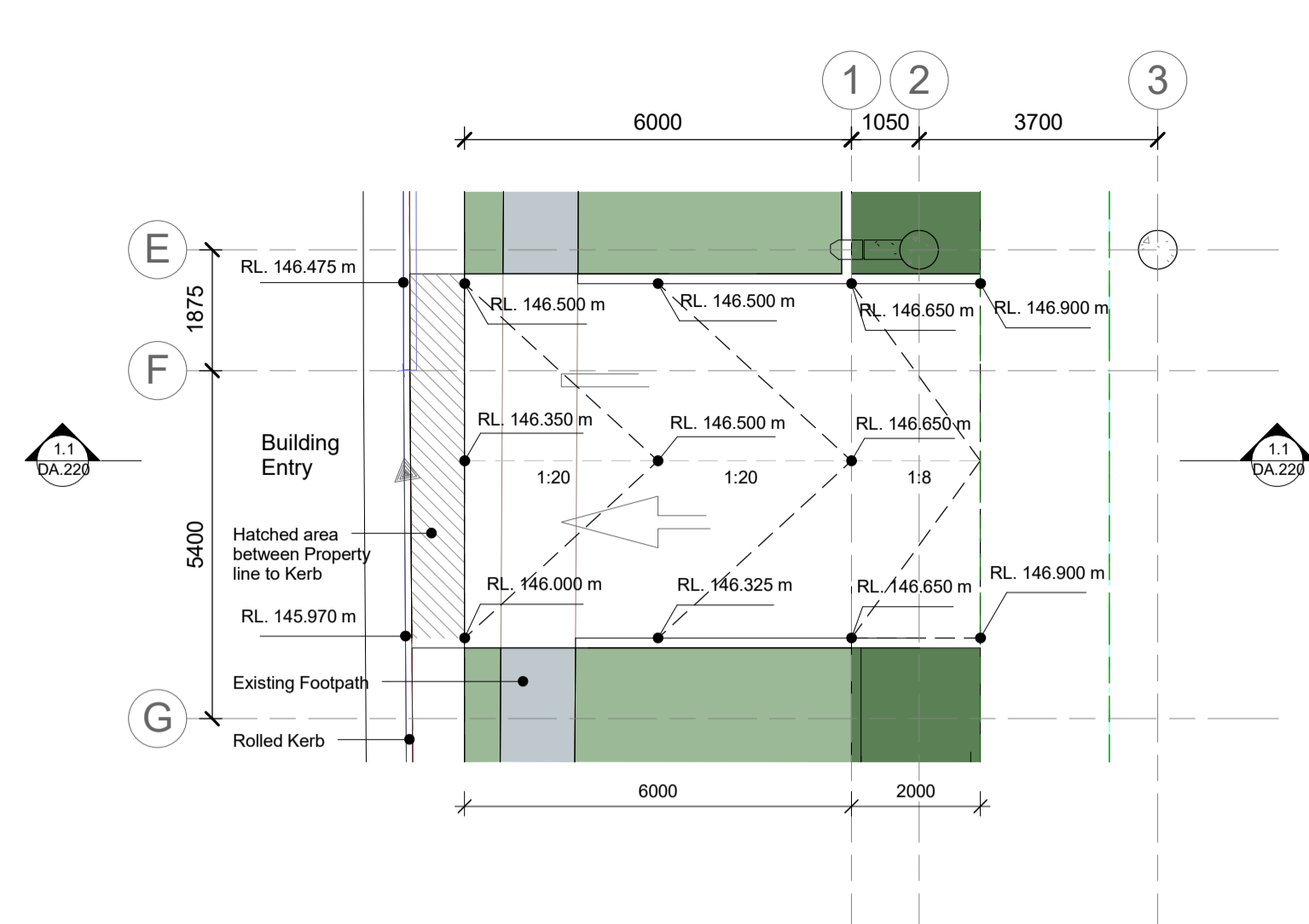


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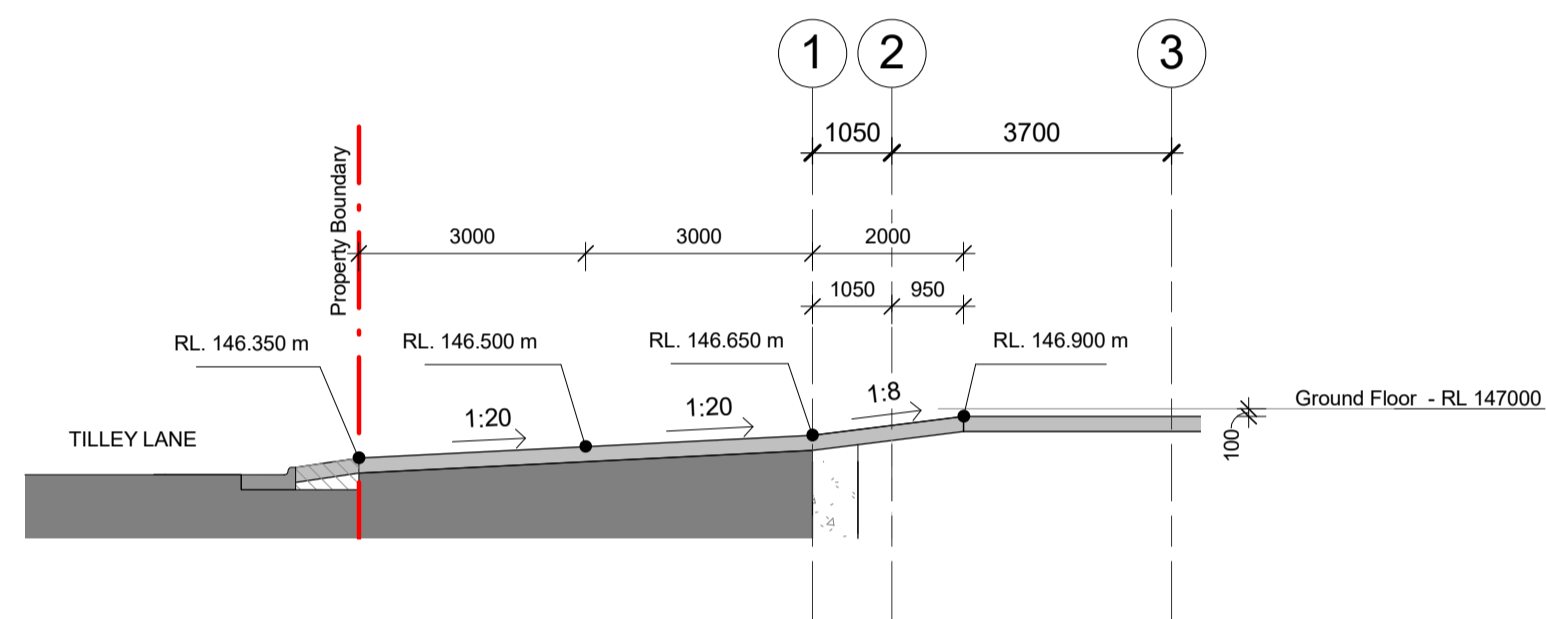
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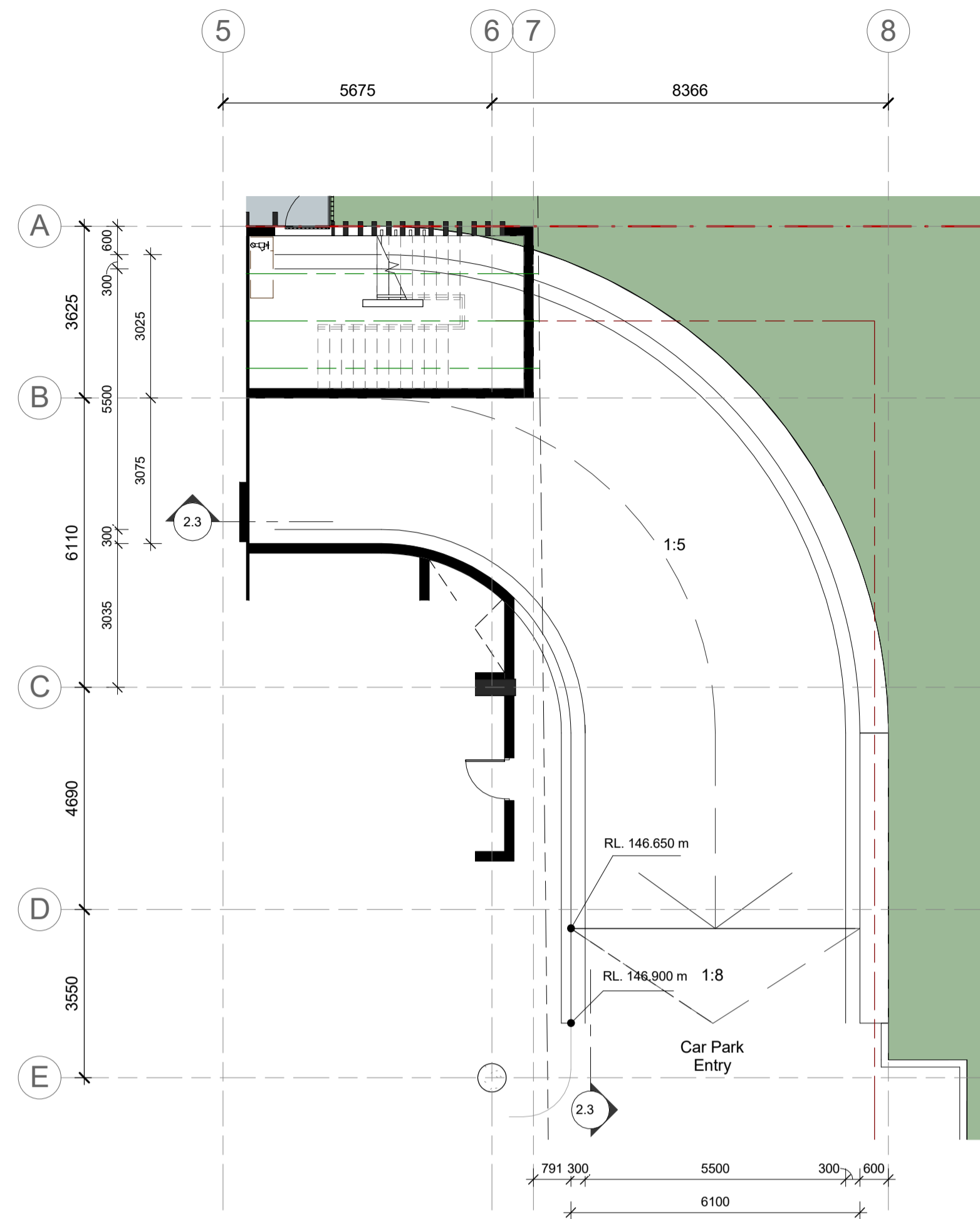
1.0 Street Entry Ramp

1 : 100



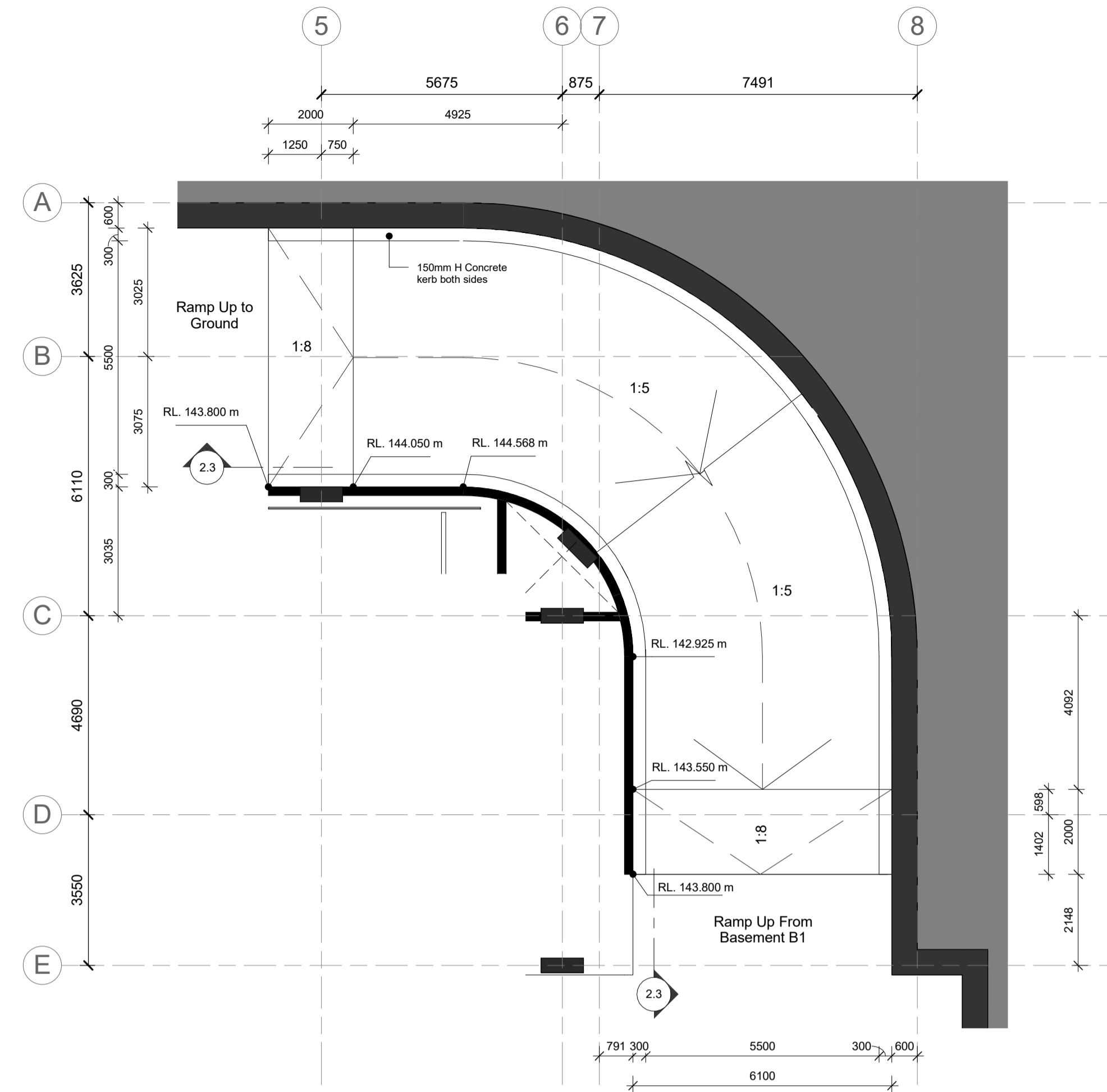
1.1 Street Ramp Section (Middle)

1 : 100



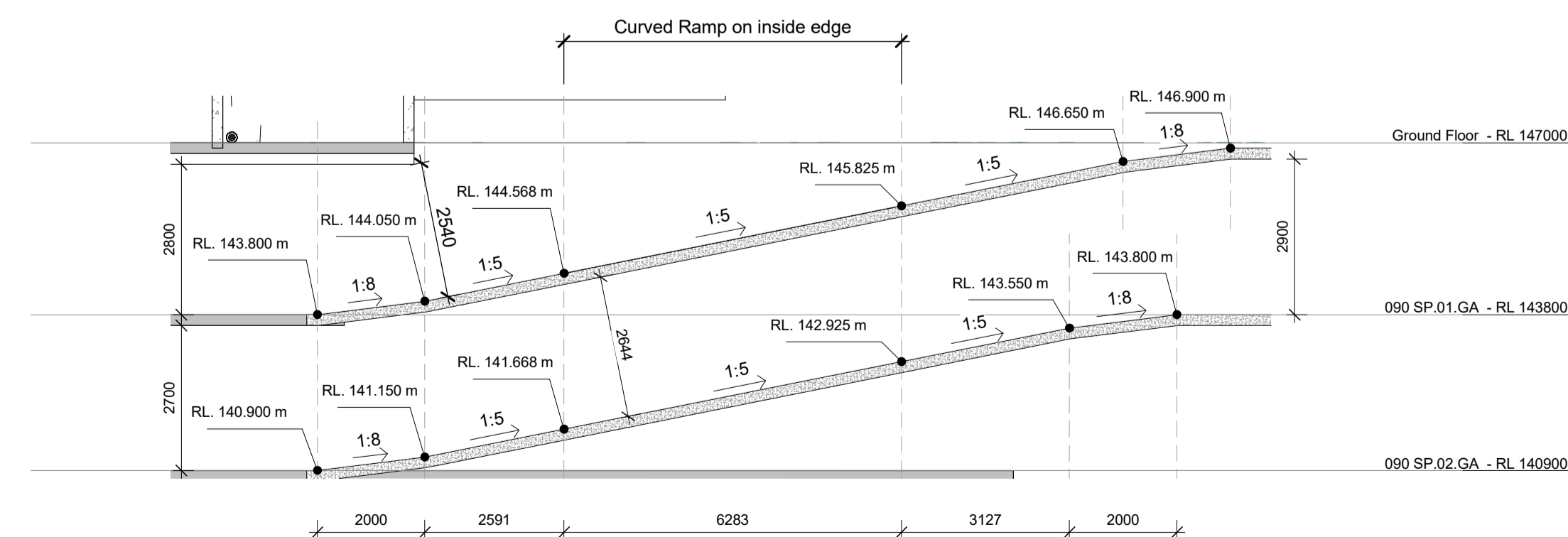
2.0 Carpark Entry Ramp

1 : 100



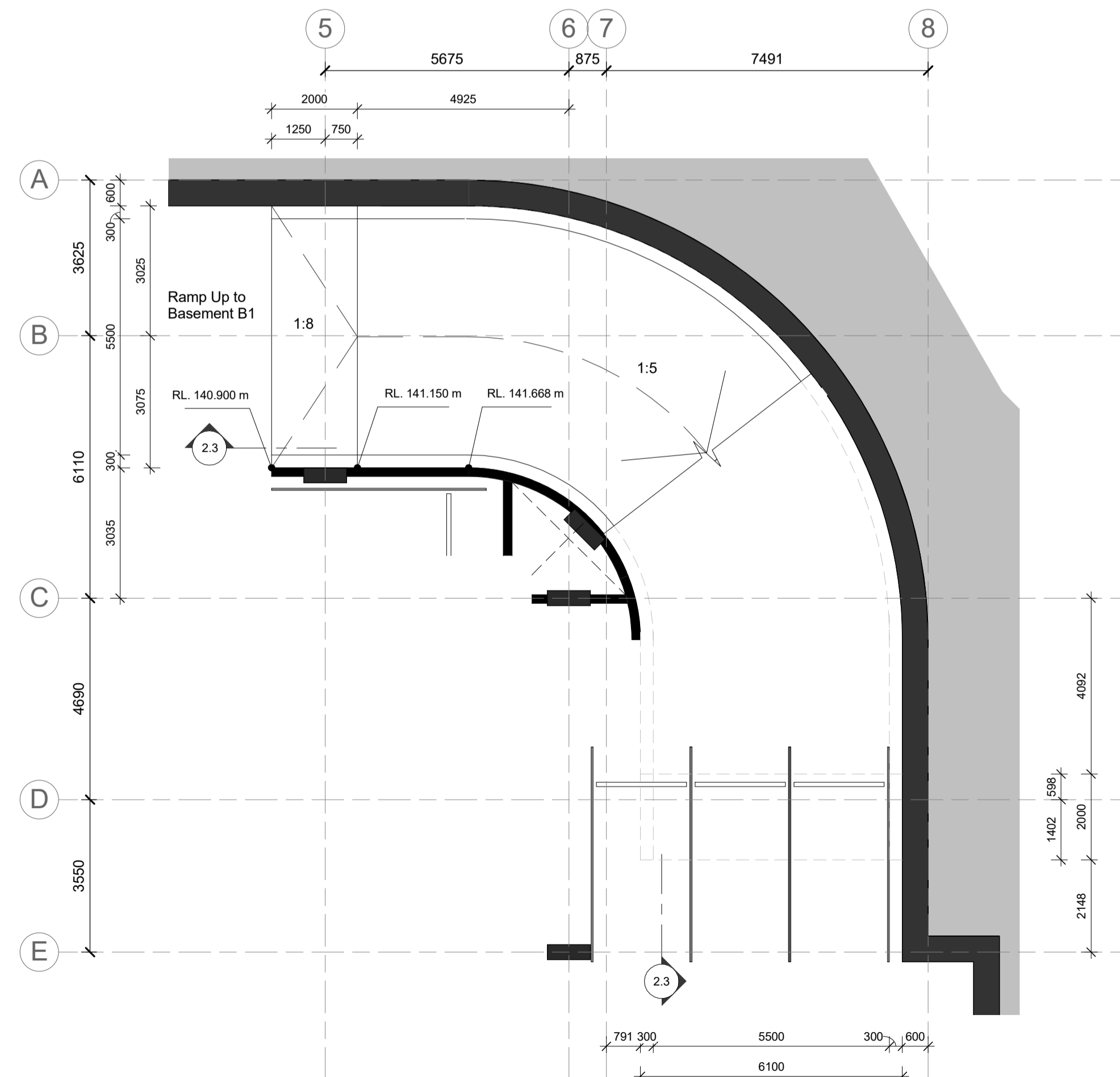
2.1 B1 Ramp

1 : 100



2.3 Basement Ramp Section through Internal Curve

1 : 100



2.2 B2 Ramp

1 : 100

Issue No.	Description	Date	By
1	Issue For Development Application	20.07.17	GT

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Drawn	Date	Scale
Author	MARCH 2017	1 : 100 @ A1

Checked	Date	Revision
GT	20.07.17	A

Project No.	Drawing No.
HIS00117	DA.220

Client
Dr. Kohout

Project
Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086

Title
Entry Ramp and Basement Ramp details

NOTES:

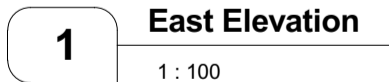
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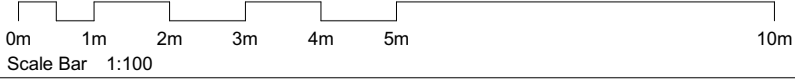
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1 West Elevation
1:100



General Notes

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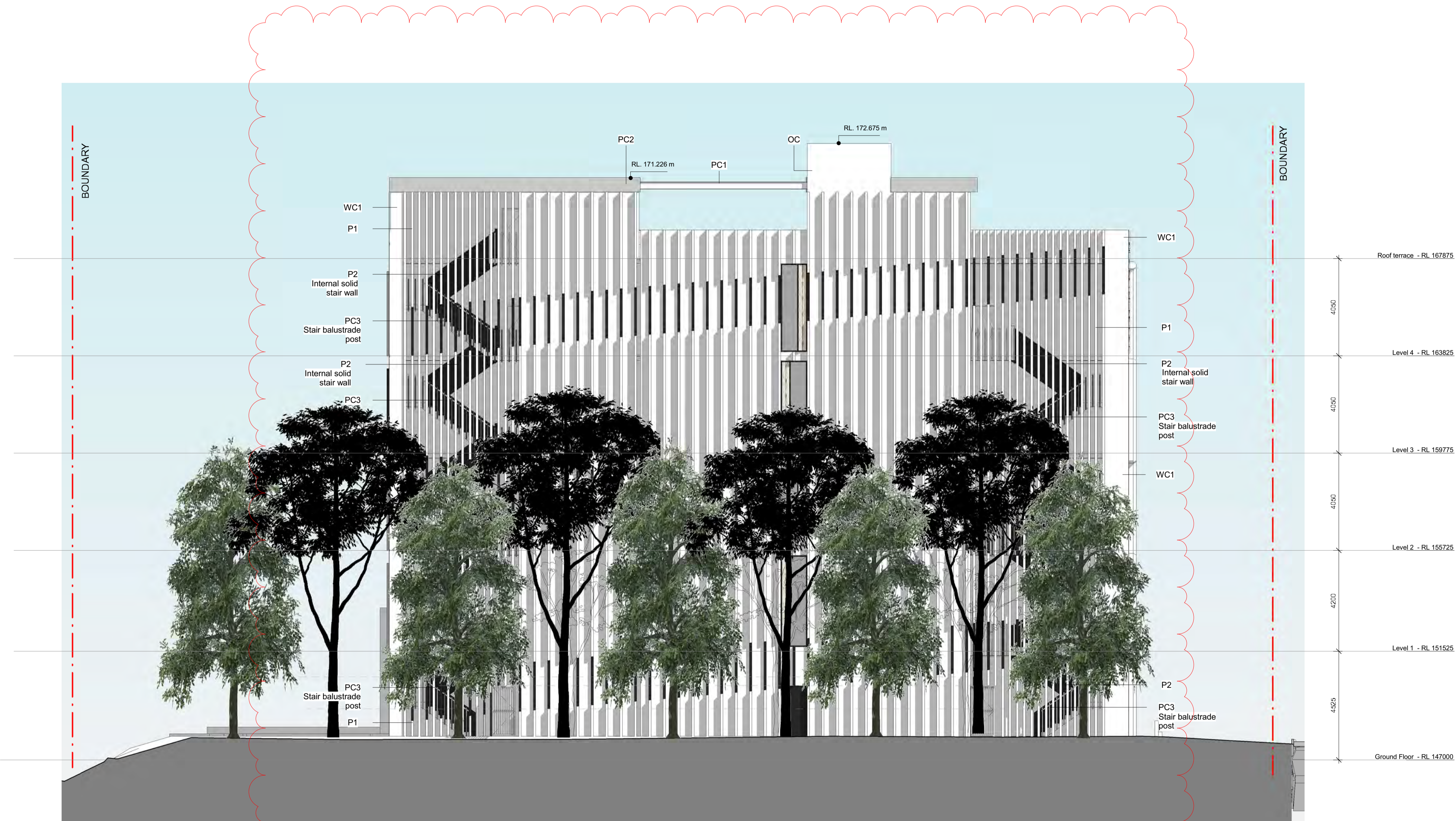
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1 300 SP North Elevation
1 : 100

General Notes

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1 300 SP South Elevation
1 : 100

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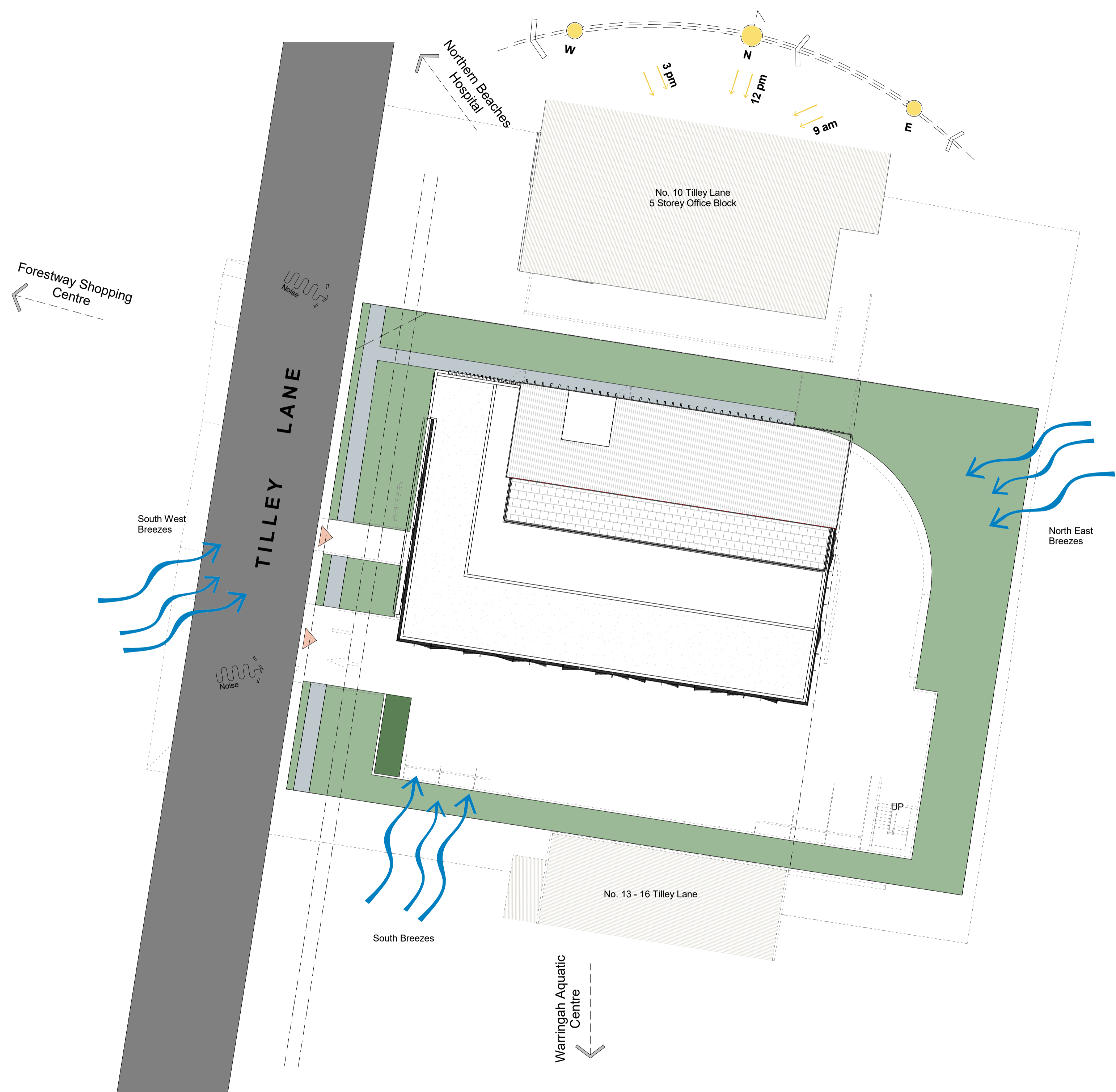
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☐ INFORMATION

DRAWN	DATE	SCALE
GT	MARCH 2017	1 : 200 @ A1

CHECKED	DATE	REVISION
GT	20.07.17	A

PROJECT NO.	DRAWING NO.
HIS00117	DA.010

CLIENT
Dr. Kohout

PROJECT
Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086

TITLE
Site Plan

NOTES:

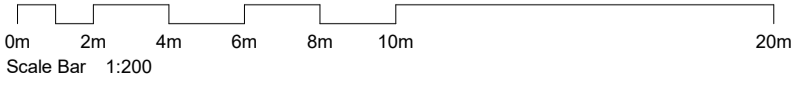
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010 Wider Context
NTS



010 Local Context Plan
NTS

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Author	MARCH 2017	NTS @ A1

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PROJECT
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TITLE
Site Context Analysis Plan

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TILLEY LANE

DA Legend

 Denotes Existing Landscape to be Demolished

General Notes

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Date **23.11.2016**

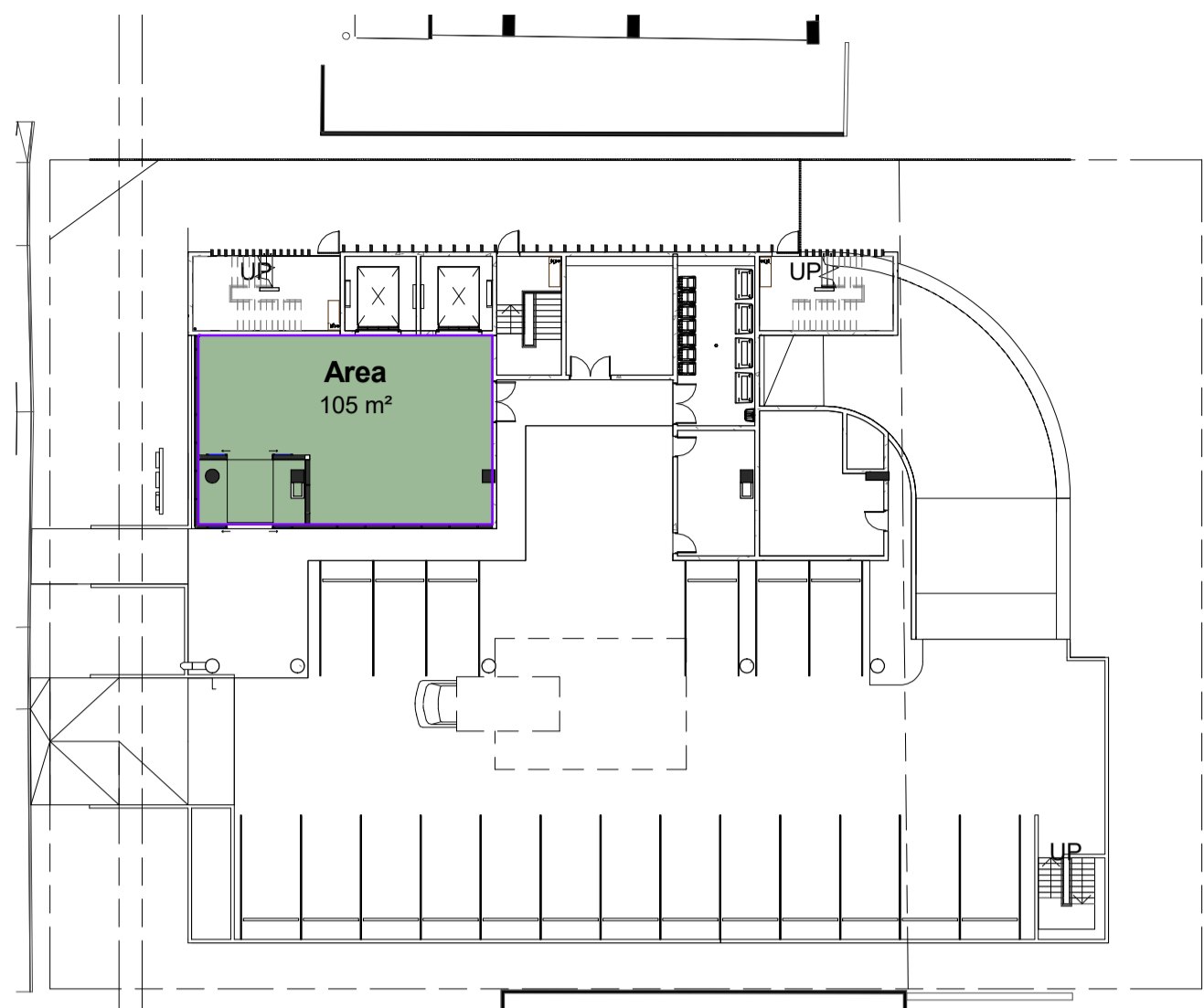
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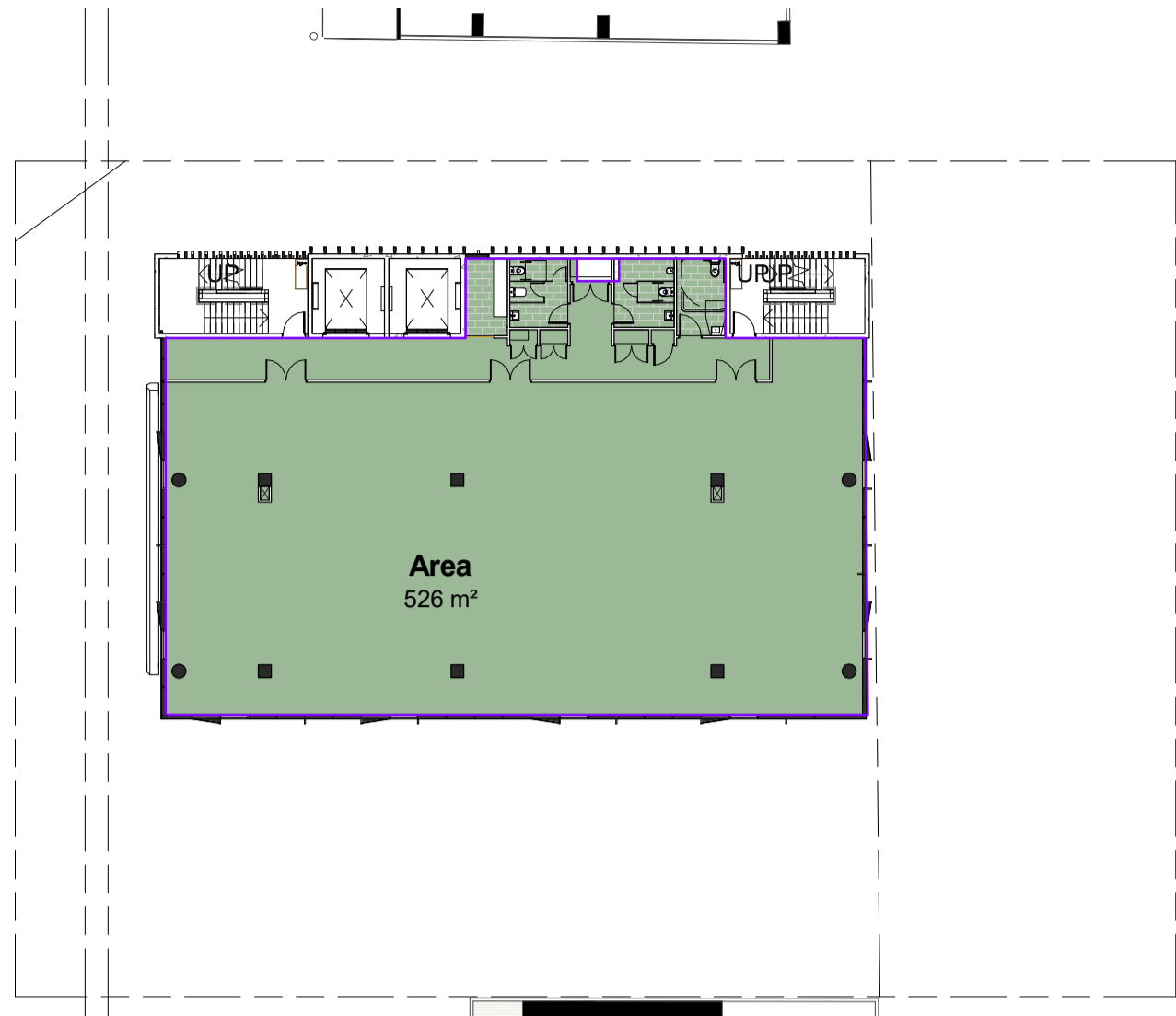
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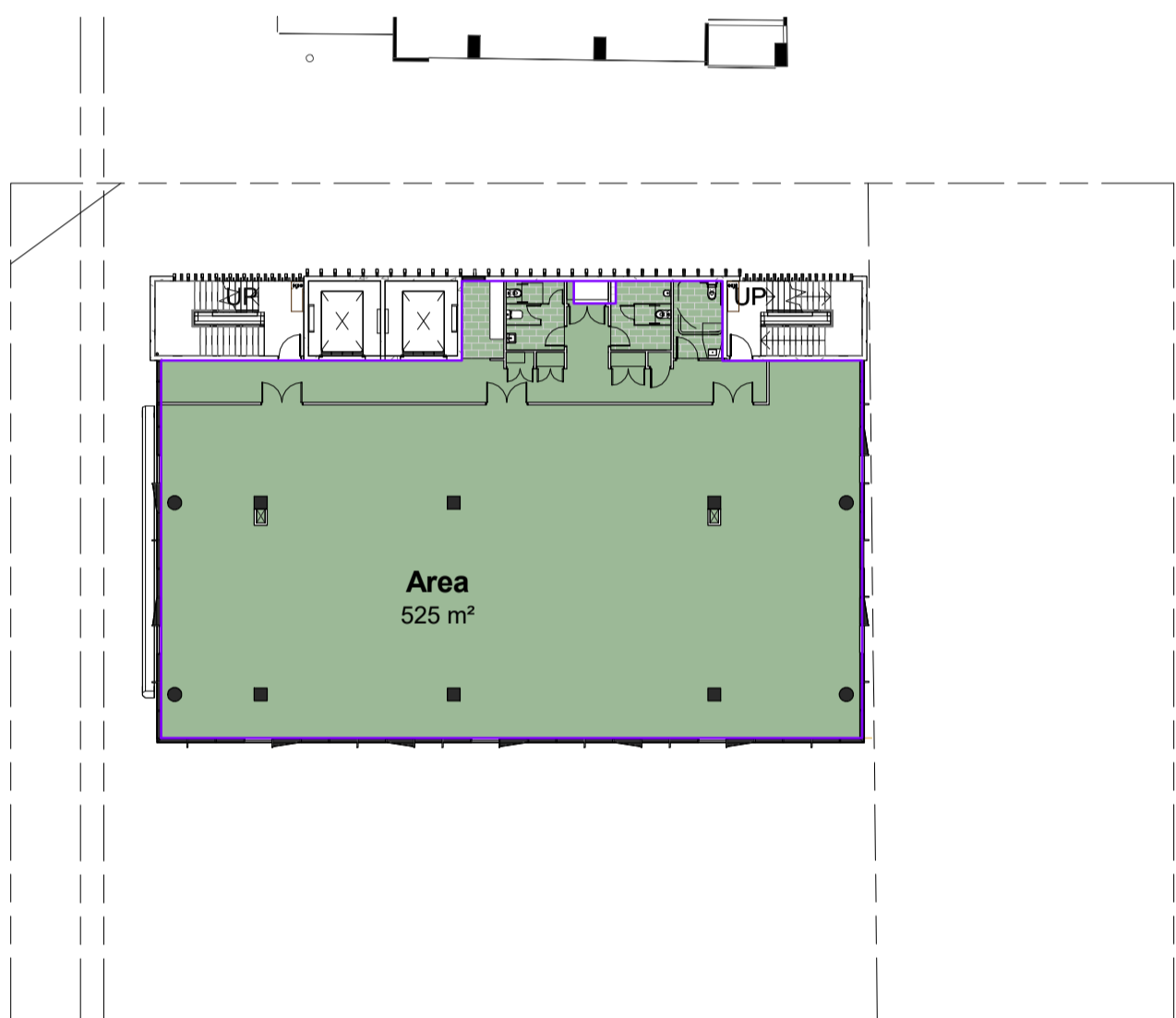
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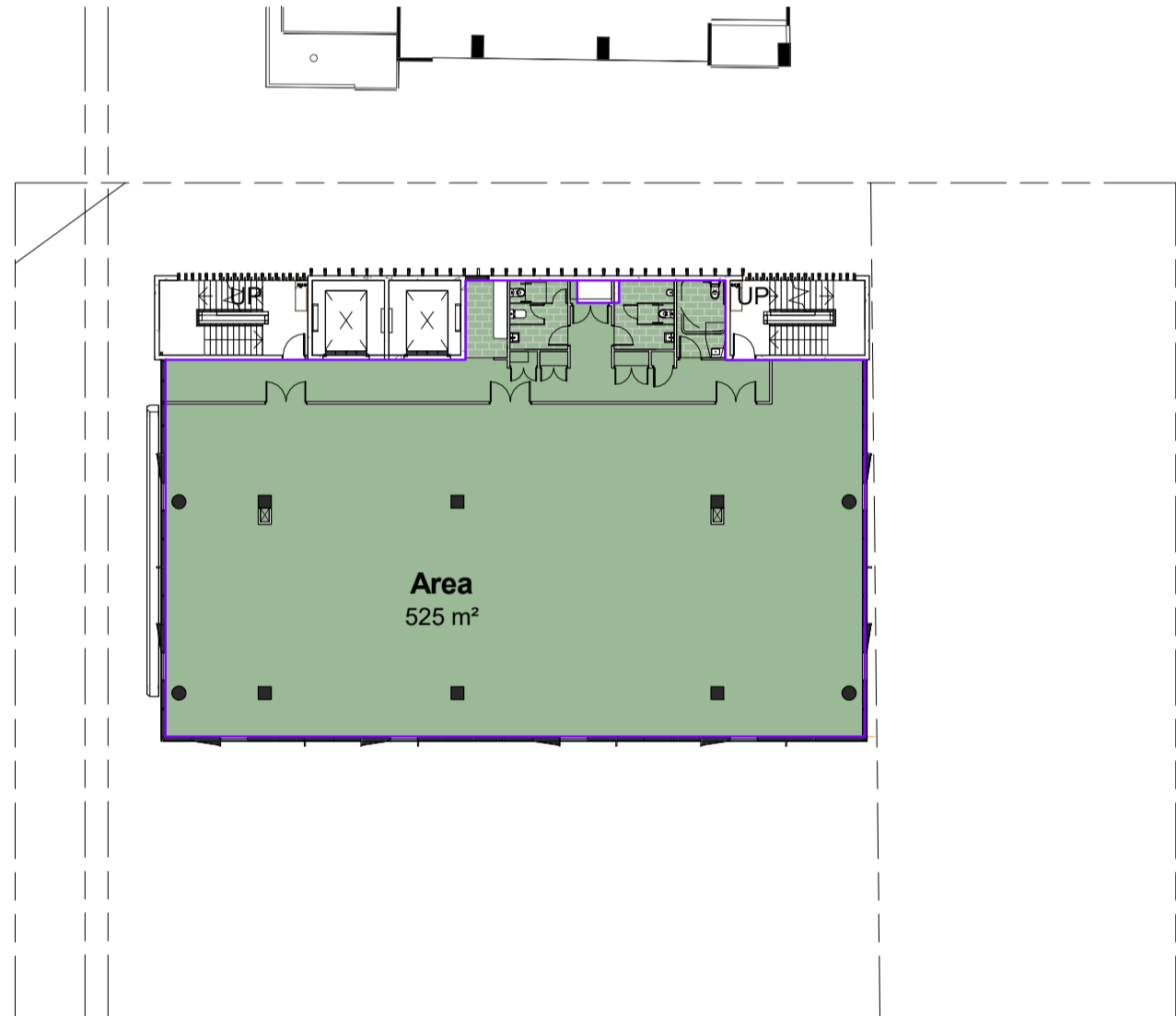
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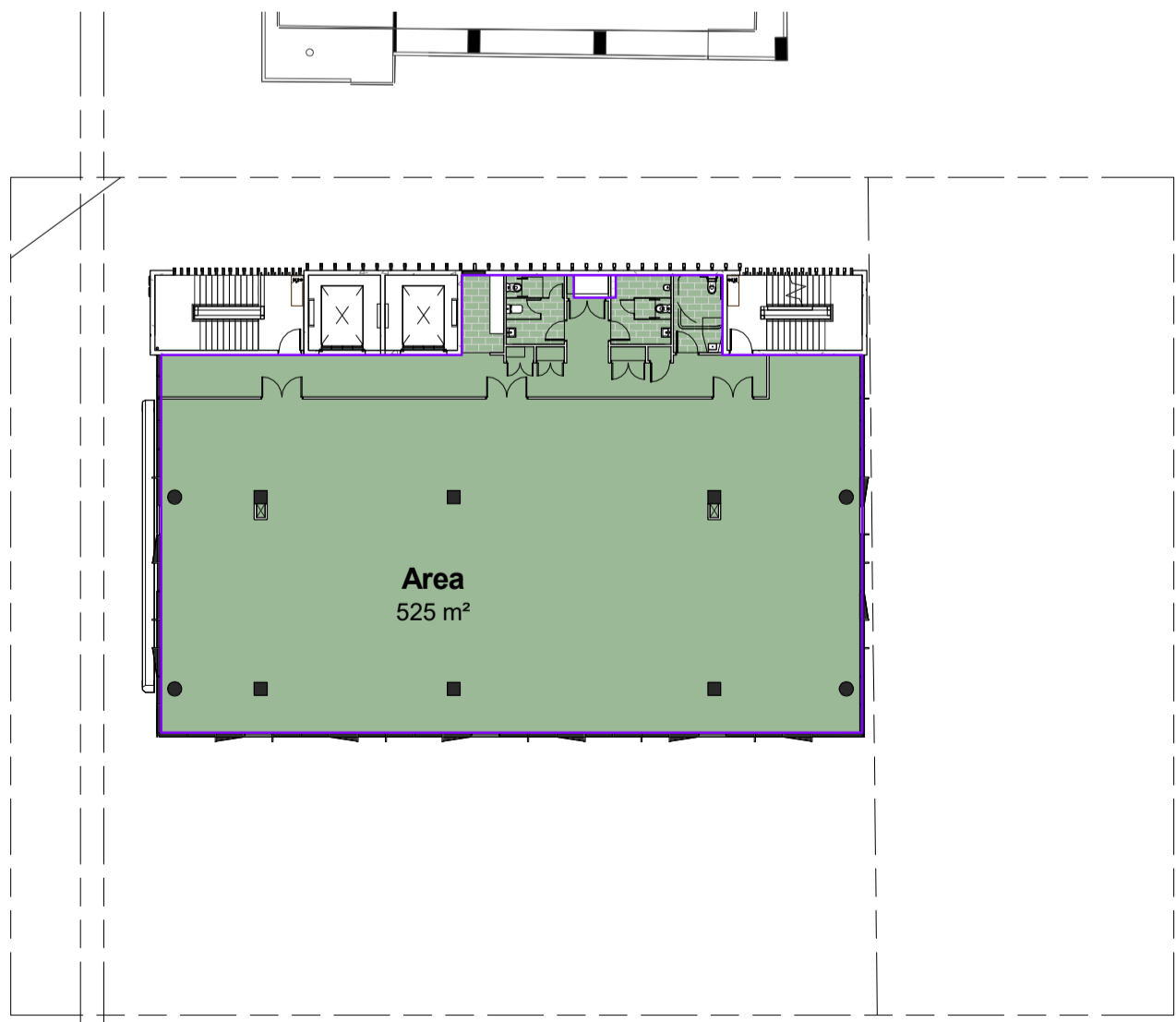
2 Level 1
1 : 300



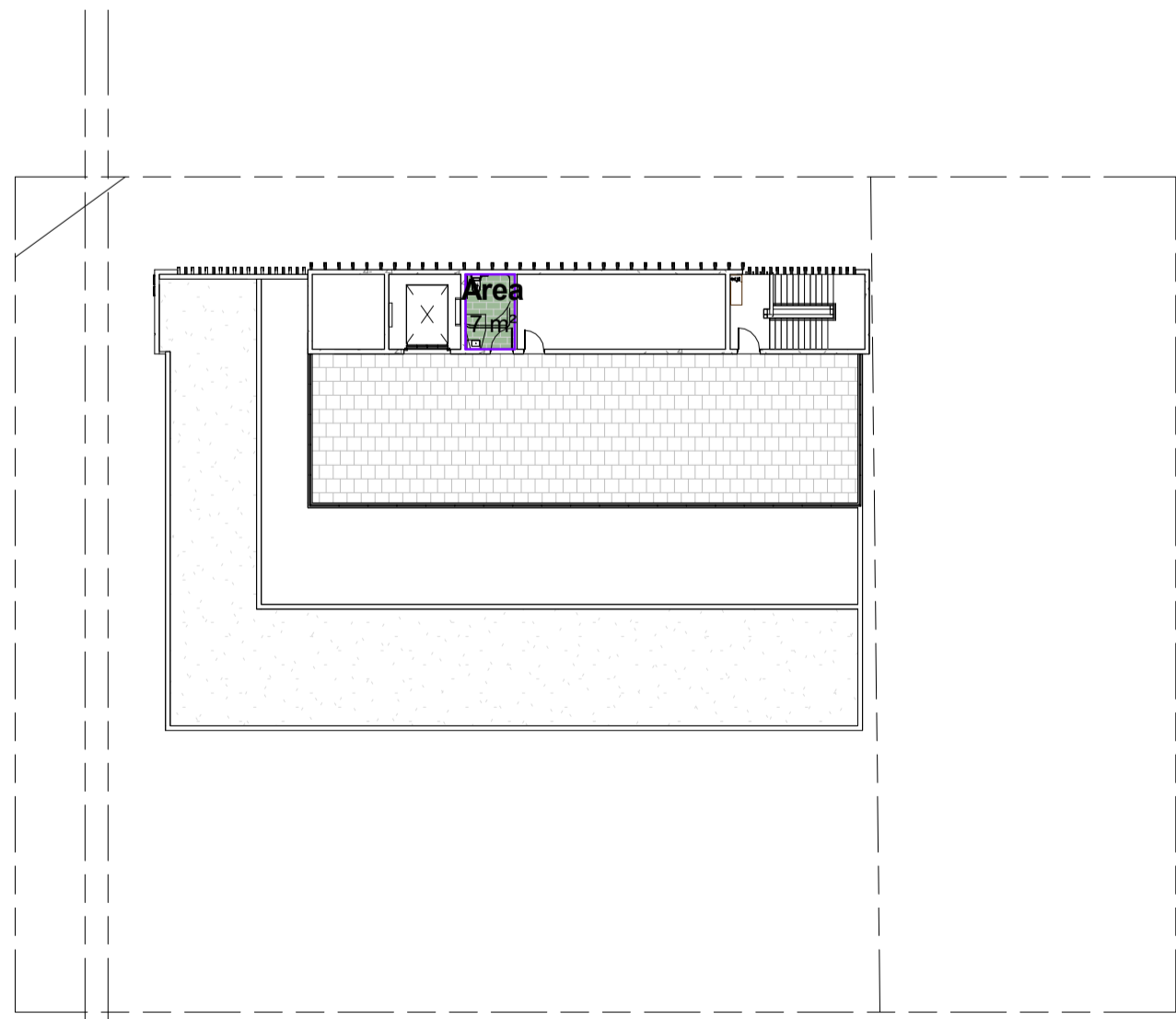
3 Level 2
1 : 300



4 Level 3
1 : 300



5 Level 4
1 : 300



6 Roof Plan
1 : 300

Area Schedule (Gross Building)

Level	Area
Ground Floor	104.6 m ²
Level 1	526.4 m ²
Level 2	525.4 m ²
Level 3	525.4 m ²
Level 4	525.4 m ²
Roof terrace	6.8 m ²
	2214.0 m ²

FSR N/A

Site Area : 1800m²

Permissible FSR : n/a Permissible Area : n/a

Existing FSR : n/a

Proposed Area : n/a

Proposed FSR : n/a

Gross Floor Area:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, for
- (h) plant rooms, lift towers and other areas used exclusively mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it),
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.

General Notes

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Author	MARCH 2017	As indicated @ A1

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PROJECT NO.	DRAWING NO.
HIS00117	DA.060

CLIENT	Dr. Kohout
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PROJECT	Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086
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TITLE	GFA
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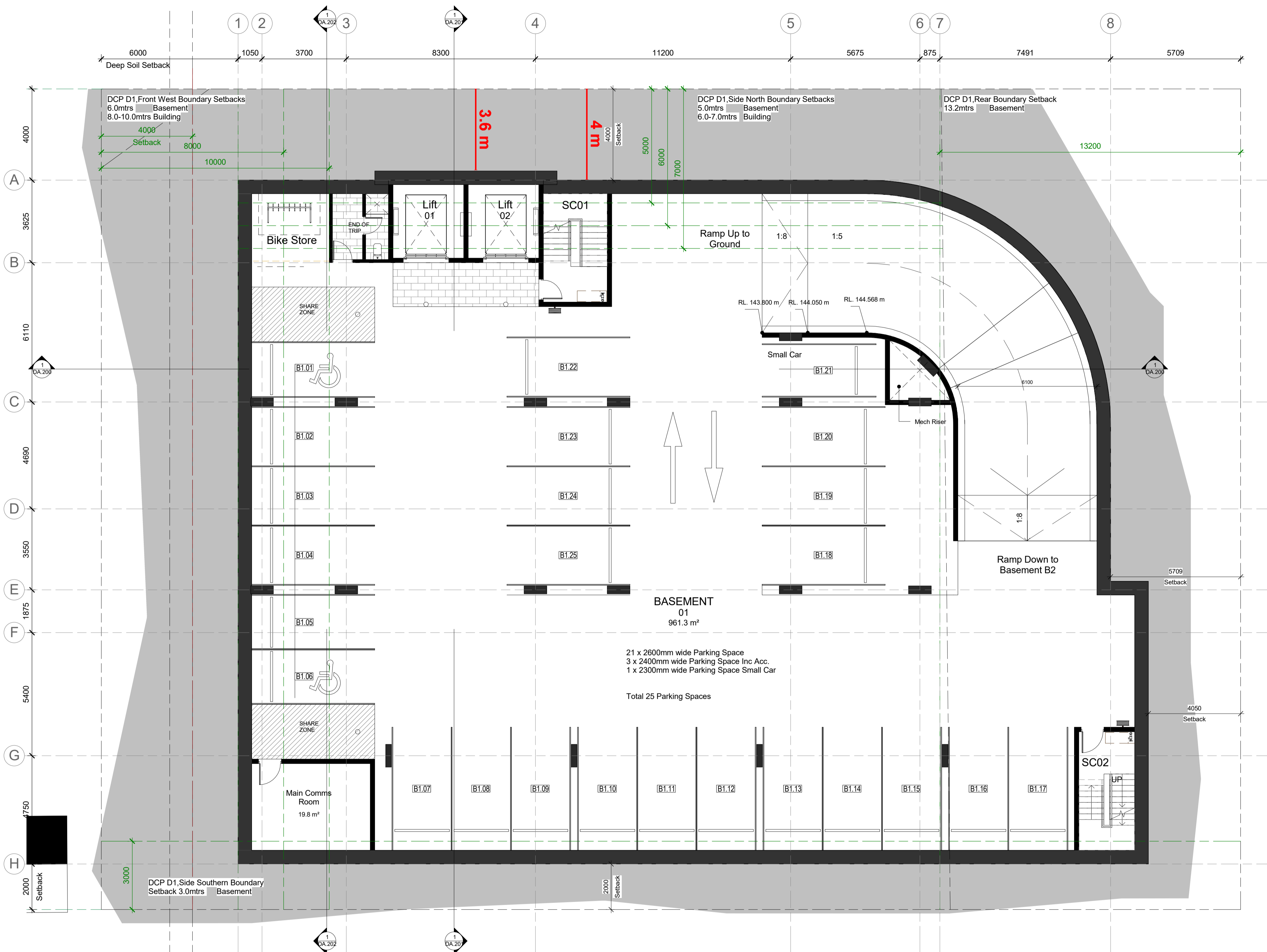
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Author	MARCH 2017	1 : 100 @ A1

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PROJECT NO.	DRAWING NO.
HIS00117	DA.090

CLIENT Dr. Kohout

PROJECT Lot 1 DP 270323
11 Tilley Lane, Frenchs Forest NSW 2086

TITLE Proposed Basement B1

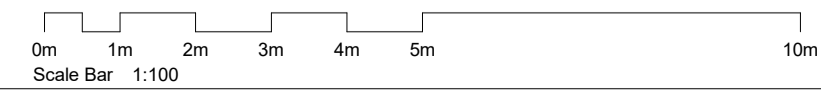
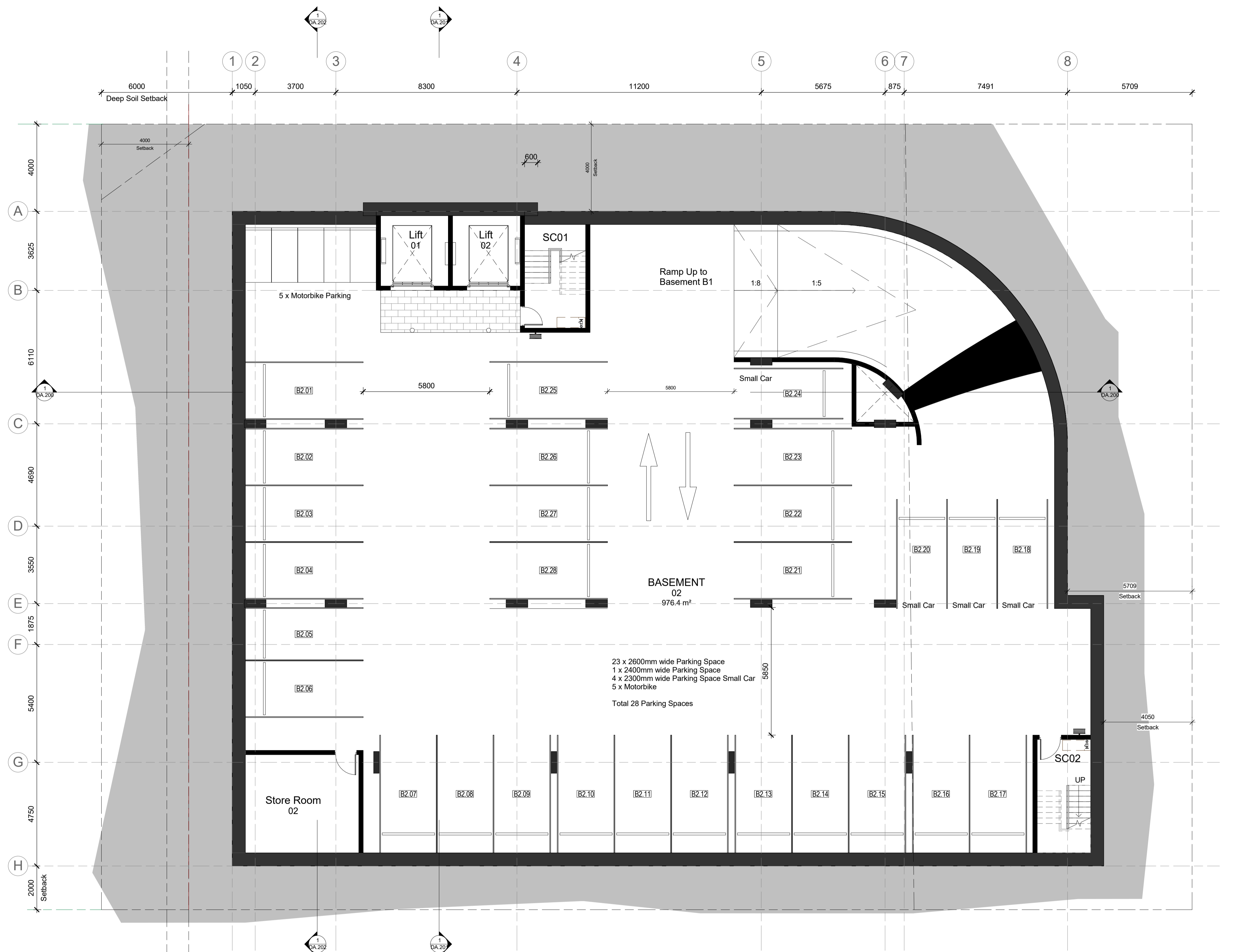
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All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With 'RL'. Are Interpreted From Existing Survey Information. Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

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Issue No.	Description	Date	GT
1	Issue For Development Application	20.07.17	GT

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- ☒ AUTHORITY APPROVAL
- ☐ TENDER
- ☐ CONSTRUCTION
- ☐ AS BUILT
- ☐ INFORMATION

Drawn	Date	Scale
Author	MARCH 2017	1 : 100 @ A1

Checked	Date	Revision
GT	20.07.17	A

Project No.	Drawing No.
HIS00117	DA.091

Client	Project
Dr. Kohout	Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086

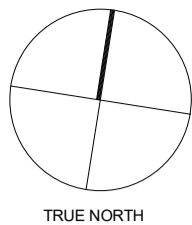
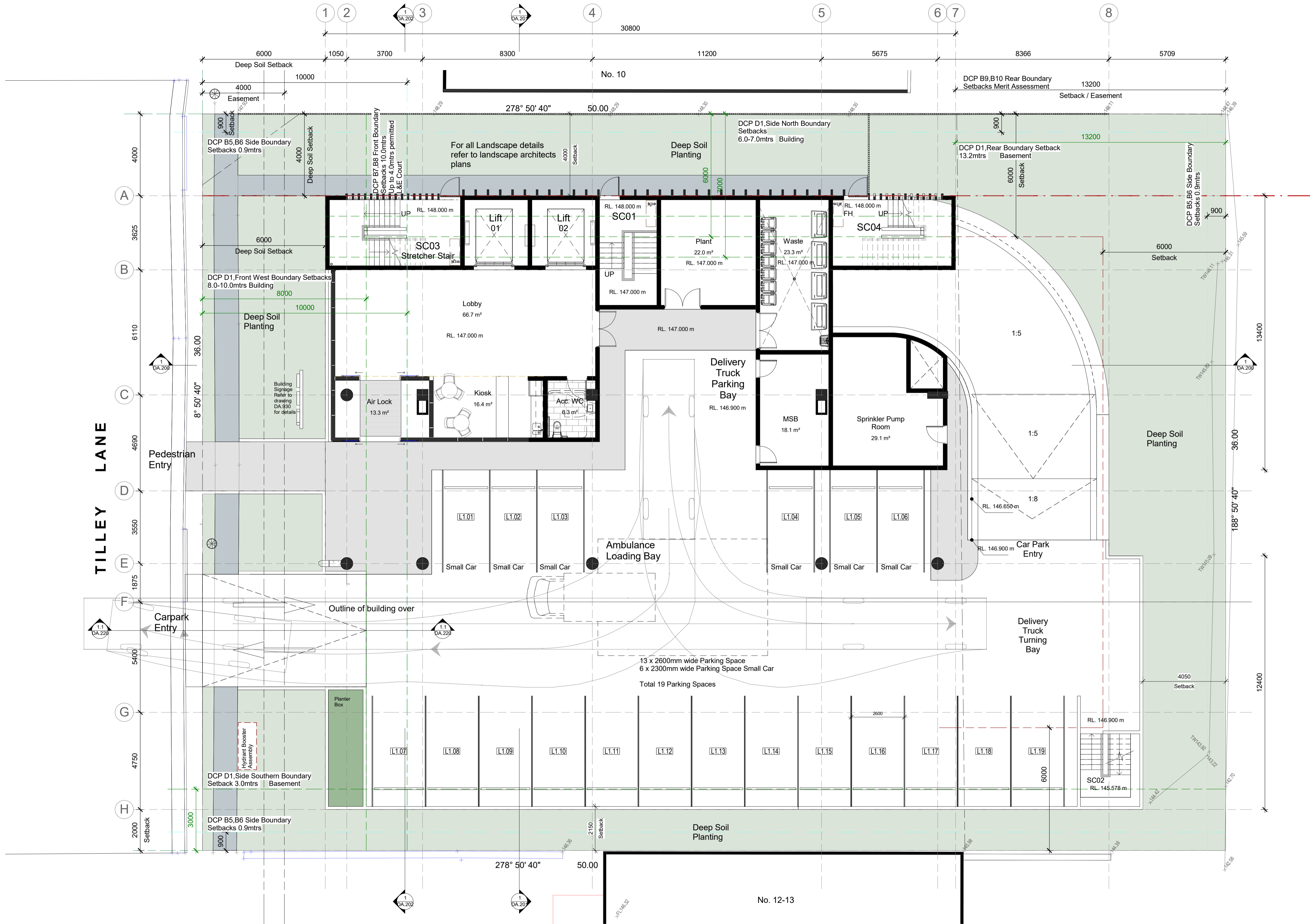
Title
Proposed Basement B2

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Issue No.	Description	Date	GT
1	Issue For Development Application	20.07.17	GT

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<input type="checkbox"/>	TRUCKER	
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<input type="checkbox"/>	AS BUILT	
<input type="checkbox"/>	INFORMATION	

Drawn	Date	Scale
Author	MARCH 2017	1 : 100 @ A1

Checked	Date	Revision
GT	20.07.17	A

Project No.	Drawing No.
HIS00117	DA.100

CLIENT Dr. Kohout

PROJECT Lot 1 DP 270323
11 Tilley Lane, Frenchs Forest NSW 2086

TITLE Proposed Ground Floor

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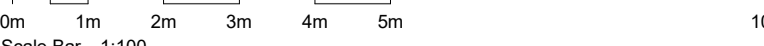
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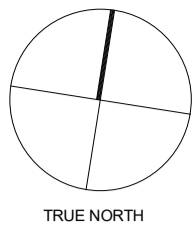
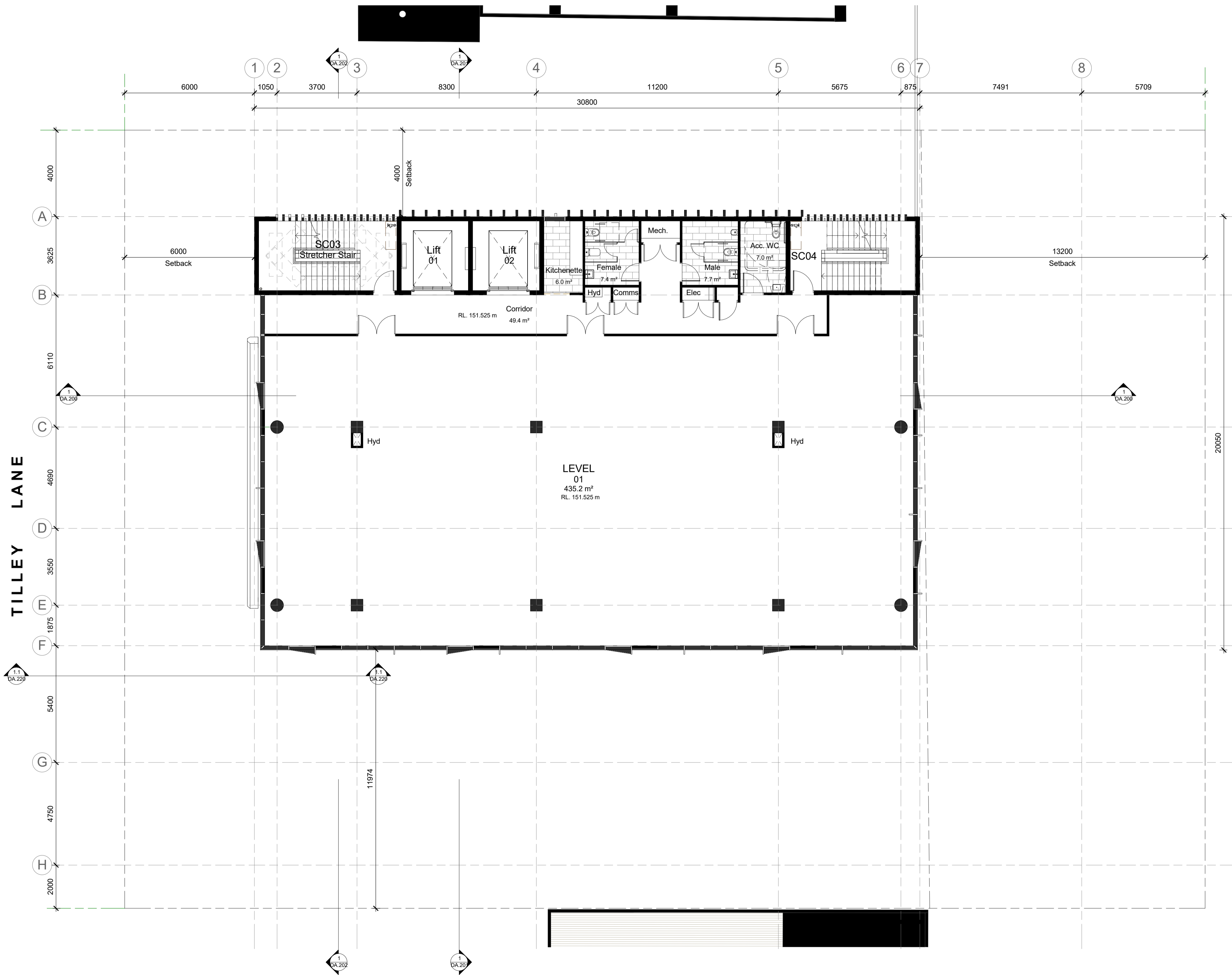
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TILLEY LANE

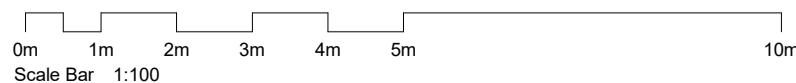
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ISSUE NO.	DESCRIPTION	DATE	CHKD
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- ☐ TBC/BS
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Author	MARCH 2017	1 : 100 @ A1

CHECKED	DATE	REVISION
GT	20.07.17	A

PROJECT NO.	DRAWING NO.
HIS00117	DA.101

CLIENT	Dr. Kohout
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PROJECT	Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086
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TITLE	Proposed Level 1 to 4 Typical
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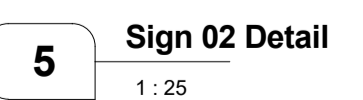
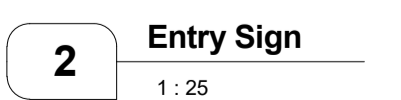
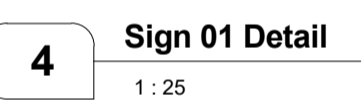
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DRAWN	DATE	SCALE
Author	MARCH 2017	@ A1

CHECKED	DATE	REVISION
GT	20.07.17	A

HIS00117	DA.940
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Dr. Kohout
PROJECT Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086

TITLE	Perspective Views
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A	Issue For Development Application	20.07.17	GT
ISSUE No.	DESCRIPTION	DATE	CHK'D

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- ☐ AUTHORITY APPROVAL
- ☐ TENDER
- ☐ CONSTRUCTION
- ☐ AS BUILT
- ☐ INFORMATION

DRAWN	DATE	SCALE
Author	MARCH 2017	@ A3
CHECKED	DATE	REVISION
GT	20.07.17	A

PROJECT NO.	DRAWING NO.
HIS00117	DA.950

CLIENT
Dr. Kohout

PROJECT
Lot 1 DP 270323 11 Tilley Lane, Frenchs Forest NSW 2086

TITLE
Photomontage

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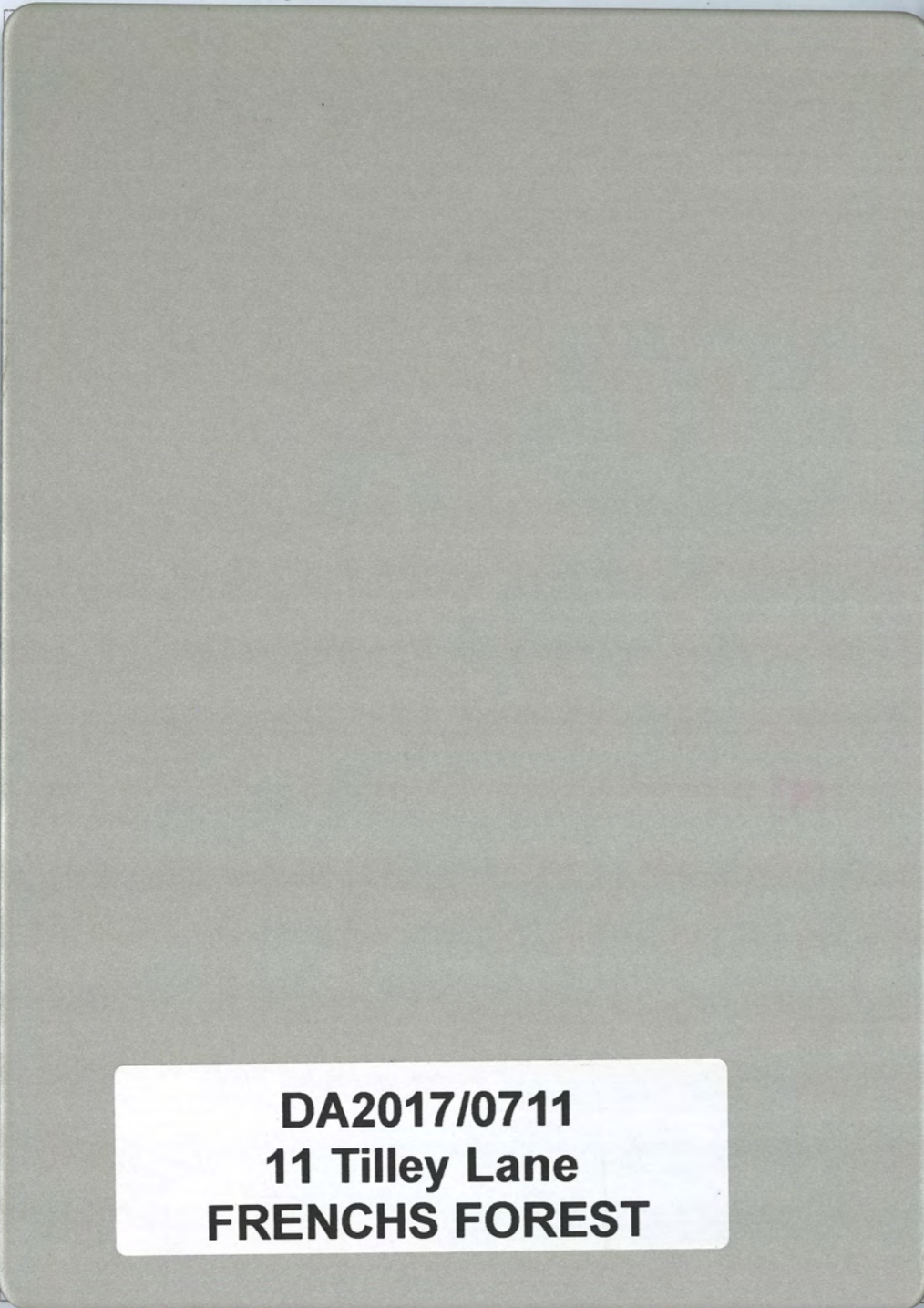


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EC2 Vitrabond - Champagne Metallic

EC1 Prodema - Rustik

OC Off-form concrete



CW Viridian - Double Glazed



PC1 Charcoal Pearl

PC2 Chain pearl

RS Dulux - Ironstone



P1 Dulux - Natural White

P2 Dulux - Marais

P3 Dulux - Reckless Grey

A	Issue For Development Application	20.07.17	
ISSUE No.	DESCRIPTION	DATE	CHK'D

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Author	MARCH 2017	@ A3
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PROJECT NO.	DRAWING NO.
HIS00117	DA.920

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Dr. Kohout

PROJECT
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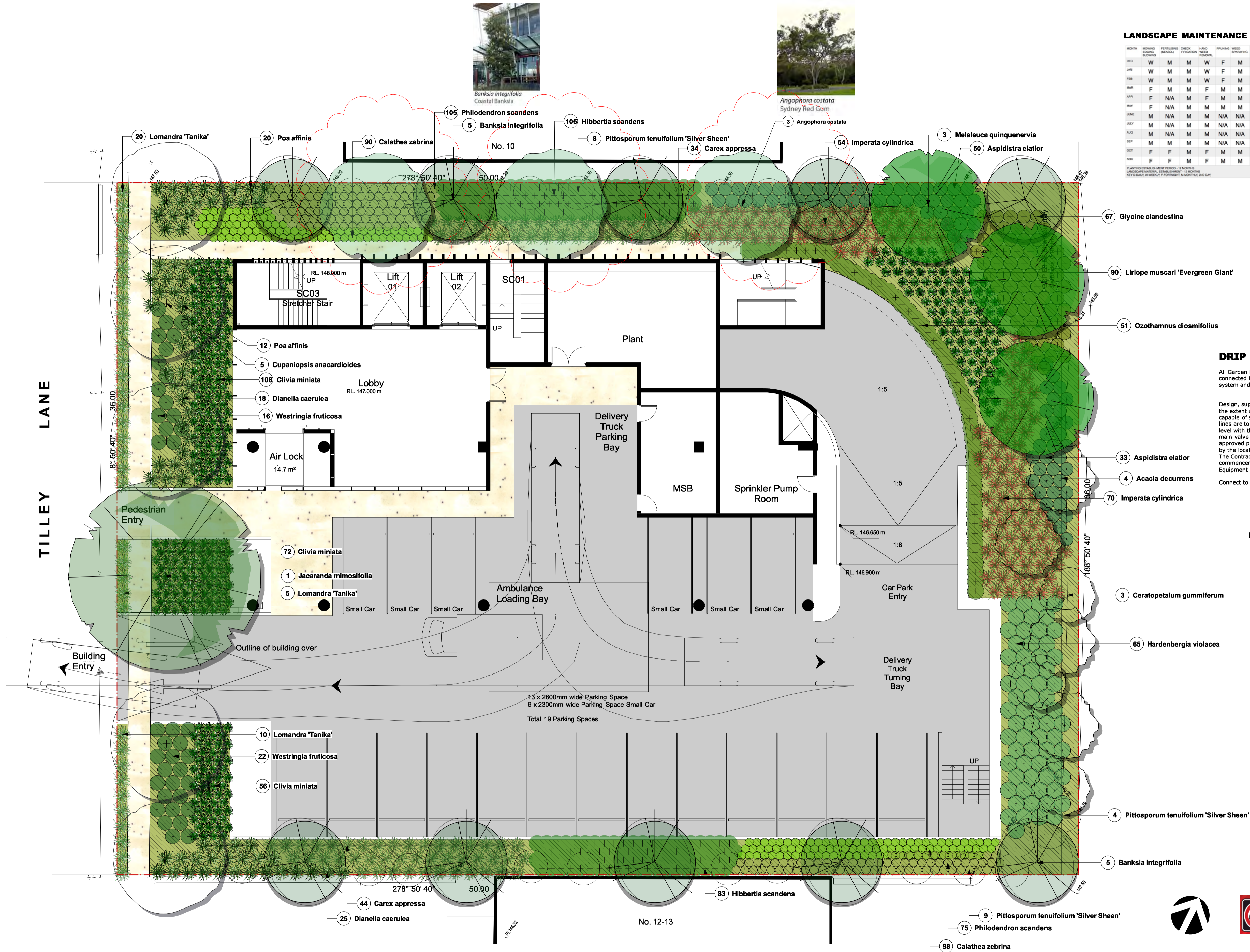
TITLE
Finishes Material Samples

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LANDSCAPE MAINTENANCE NOTES

MONTH	WATERING	WEEDING	PRUNING	FEEDING	REPAIRS	PLANT REPLACEMENT	IF REQUIRED
DEC	W	M	M	W	F	M	D
JAN	W	M	M	W	F	M	D
FEB	W	M	M	W	F	M	D
MAR	F	M	M	F	M	D	W
APR	F	N/A	M	F	M	D	W
MAY	F	N/A	M	M	M	D	W
JUNE	M	N/A	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	N/A	N/A	2ND D	W
SEP	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	D	W
NOV	F	F	M	F	M	D	W

C 7/11/17 Roof Top Base Plan Update
B 31/10/17 Syd Reg Gums
A 19/7/17 DA ISSUE FOR REVIEW
ISSUE DATE COMMENT

AMENDMENTS -

NOTES

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, i.e. and steel beams & columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc. driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman-like manner according to the plans and specification.
NOTE
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DRIP IRRIGATION PERFORMANCE SPECIFICATION

All Garden Beds and Planter Boxes are to be provided with a drip irrigation system and two taps with removeable water keys, connected to a pump and the rainwater tank. All planter boxes on the upper level are to be provided with a drip irrigation system and one tap connected to a pump and the rainwater tank.
Design, supply and install a permanent, fully automated drip irrigation system. The system is to cover all new garden areas to the extent shown on the drawings. Water is to be delivered via sub surface drippers and/or drip lines. The system is to be capable of supplying 32mm of water/week over all irrigated areas. It is to be designed to operate for a minimum of 10 years. All lines are to be buried below the finished ground level. Pits are to be set on a 200mm deep bed of gravel. Pit covers are to be level with the soil surface. Avoid seepage onto pavements or other structures. Include plumbing connection to main main valve and backflow prevention. Central controller/programmer to be located in a lockable box in nominated location to be approved prior to installation. A dedicated GPO is to be provided for the controller to be plugged into. All work is to be approved by the local regulatory authority. Prepare as installed drawings and commission the system.
The Contractor is to submit documents of the design and specification for the irrigation system for approval prior to commencement of work.
Equipment is to comply with AS 2698.1 & as 2698.3.
Connect to pumps connect to the rainwater tanks.

MAINTENANCE GENERAL NOTES

SECTION C: LANDSCAPE MAINTENANCE SPECIFICATION 1.0 SCOPE
1.1 PERIOD
The 52 week Planting Establishment Period commences at the date of registration of the respective plan.
The contractor is to also allow for maintenance from the date of Practical Completion to the start date of the 52 week Planting Establishment Period. The allowance shall be for a weekly rate which will then be implemented until the formal maintenance period commences.
1.2 PROGRAM
Furnish a proposed planting maintenance program with the tender.
1.3 MAINTENANCE LOGBOOK
Contractor to keep a maintenance record of works carried out on a monthly basis. Log should include but not limited to: - Activities carried out during each attendance; - Inquiries encountered and actions taken; - Nil Maintenance payments will be evaluated on submission of monthly logbooks.
1.4 RECURRENT WORKS
Throughout the Planting Establishment Period, continue to carry out recurrent works of a maintenance nature including, but not limited to: watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, staking and tying, replanting, outplanting, pruning and keeping the site neat and tidy. All rubbish related to landscape works shall be removed by the landscape contractor before it is allowed to accumulate.
1.5 PLANTING
Commence recurrent planting maintenance works at the completion of planting. Ensure the stock arriving on site is protected and maintained for healthy growth.
1.6 REPLACEMENTS
Continue to replace failed, damaged or stolen plants for the extent of the Planting Establishment Period.
1.7 MULCHED SURFACES
Maintain the surface in a clean and tidy condition and rehydrate the mulch as necessary.
1.8 GRASSED AREAS
Commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and Planting Establishment Period, maintaining healthy weed free growth.
1.9 STAKES AND TIES
Adjust or replace as required. Remove those not required at the end of the Planting Establishment Period.
1.10 WATERING IRRIGATION
An irrigation system is to be installed to all areas planted beds and new tree planting, connected to a pump and the rainwater tank (GSD tank). Install one tap near the front boundary (Wurrook Circuit) and one tap on the rear (eastern) boundary. This system shall be installed and maintained for the duration of the maintenance period (52 weeks) and in perpetuity of the development. All irrigation works shall be performed by a licensed irrigation contractor. Materials to be used are to be submitted to the site superintendent for approval. The contractor shall provide design drawings and material specifications/samples prior to commencing work. All works are to be conducted to all current and relevant Australian Standards.
The contractor is to be completely responsible for the coordination of the installation of the irrigation system with other services throughout the site. Recommended flow rates: The system shall be set up on a trial basis and then adjusted to suit the local requirements and conditions. Once the system is satisfactorily adjusted the contractor shall make fortnightly visits within the establishment period to ensure satisfactory performance of the system and to adjust the watering periods as required. A minimum even coverage of 20mm of water per week is recommended.
2.0 REPORTS
2.1 LANDSCAPE MAINTENANCE REPORT
Landscape Maintenance Report shall be submitted to the Principle Certifying Authority by the contractor verifying that satisfactory maintenance of the landscape works has been undertaken and that any necessary rectification measures have been carried out to a high professional standard. This documentation is to be submitted through the plant establishment period.

IRRIGATION NOTE

NOTE
ALL GARDENSTO HAVE INSTALLED DRIP IRRIGATION SYSTEM CONTROLLED FROM WITHIN THE TOWN WATER TOWER UP. IRRIGATION SYSTEM CAN BE DESIGNED AND INSTALLED BY SITEDSIGN IRRIGATION
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Project Group His Frenchs Forest
Address 11 Tilley Lane, Frenchs Forest NSW 2086
Drawing Title GROUND LANDSCAPE PLAN
Client Dr Kohout

Scale 1:100 @A1

Drawing No. 1030

Page

L-01

AMENDMENTS -

NOTES

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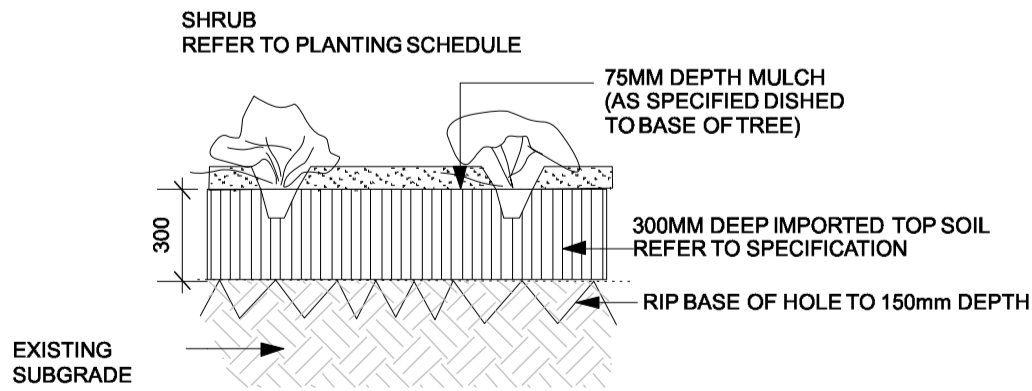
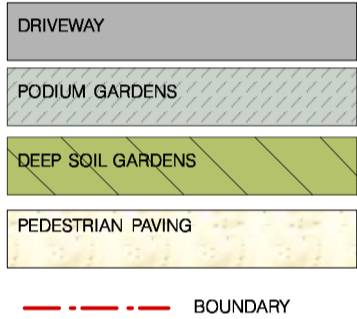
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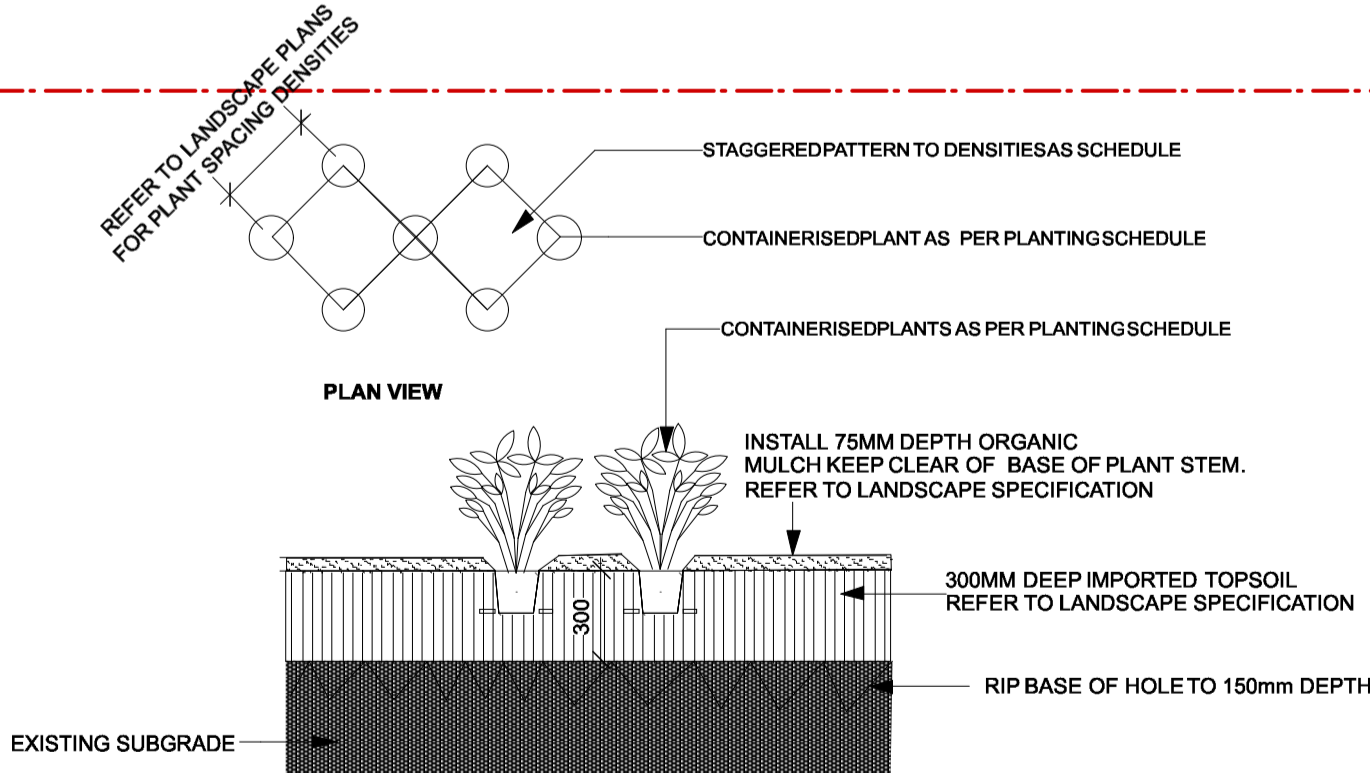
PLANT SCHEDULE

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Ac-dec	4	black wattle	Acacia decurrens	45L	3-10m	2.0 - 4m
Acost	3	Sydney Red Gum, Smooth-barked Apple	Angophora costata	15m	15m	6 - 10m
Ban-int	10	Coastal Banksia	Banksia integrifolia	45L	5 - 10m	3.5 - 6m
Cal-cit	6	Scarlet Bottlebrush	Callistemon citrinus	45L	3 - 5m	2.0 - 3.5m
Cer-gum	3	NSW Christmas Bush	Ceratopetalum gummiferum	45L	2-4m	1.5-3m
Cana	5	Tuckeroo	Cupaniopsis anacardioides	45L	10 - 15m	3.5 - 6m
JM	1	Jacaranda	Jacaranda mimosifolia	75L	10 - 15m	10 - 15m
mel-qui	3	Broad-leaved Paperbark	Melaleuca quinquenervia	45L	10 - 15m	3.5 - 6m
Ozo-dio	51	Rice Flower	Ozothamnus diosmifolius	200mm	3 - 5m	1.2 - 2.0m
Pit-ten-S	21	Silver Sheen Kohuhu	Pittosporum tenuifolium 'Silver Sheen'	200mm	4 - 6 m	1 - 2 m
Rap-ind-op	48	Indian Hawthorn	Raphiolepis indica 'oriental pearl'	200mm	0.45 - 0.8m	1.2 - 2.0m
Wes-fru	94	Coastal Rosemary	Westringia fruticosa	200mm	0.8m	0.8m
Ground Covers						
Asp-ela	83	Cast Iron Plant	Aspidistra elatior	150mm	0.45 - 0.6m	0.6 - 0.9m
cal-ze	198	Zebra Plant	Calathea zebrina	150mm	0.3 - 0.6m	0.5m
gly-cl	124	Love Creeper	Glycine clandestina	150mm	0.5 - 1m	0.8m
Har-vio	65	Vine Lilac	Hardenbergia violacea	150mm	1	2.0 m
Hib-sca	198	Golden Guinea Flower, Snake Vine	Hibbertia scandens	150mm	0.0 - 0.3m	3.5 - 6m
Lir-mus'eg'	90	Evergreen Giant Lilyturf	Linopse muscari 'Evergreen Giant'	200mm	0.45 - 0.6m	0.3 - 0.6m
Phi-sca	180	Heartleaf philodendron	Philodendron scandens	150mm	0.75 - 0.9m	0.3 - 0.6m
Grasses						
cag-ap	78	Tall Sedge	Carex appressa	150mm	0.8m	1m
Cit-min	236	Bush Lily	Clivia miniata	150mm	0.45 - 0.6m	0.3 - 0.6m
Dia-sca	104	Paroo Lily, Blue Flax-lily	Dianella caerulea	150mm	0.6 - 0.75m	0.6 - 0.9m
Imp-cyl	124	Blady Grass	Imperata cylindrica	150mm	0.3 - 0.45m	0.0 - 0.3m
lom-ta	35	Fine-leaved mat rush	Lomandra 'Tanika'	150mm	0.5m	0.6m
Poa-aff	32	Tussock Grass	Poa affinis	150mm	0.9 - 1.5m	0.0 - 0.3m
Total	1776					

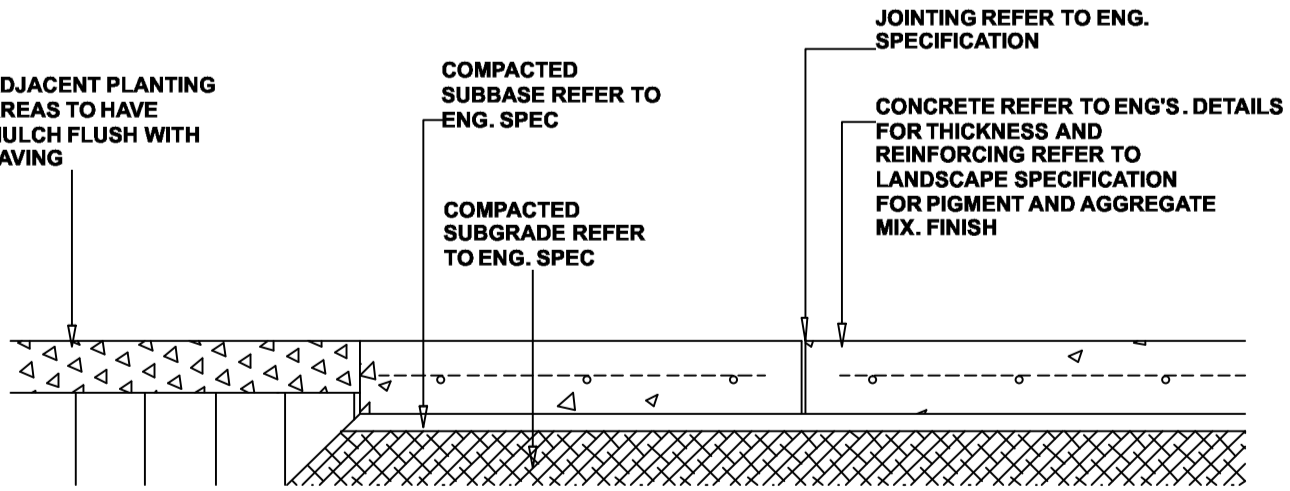
LEGEND



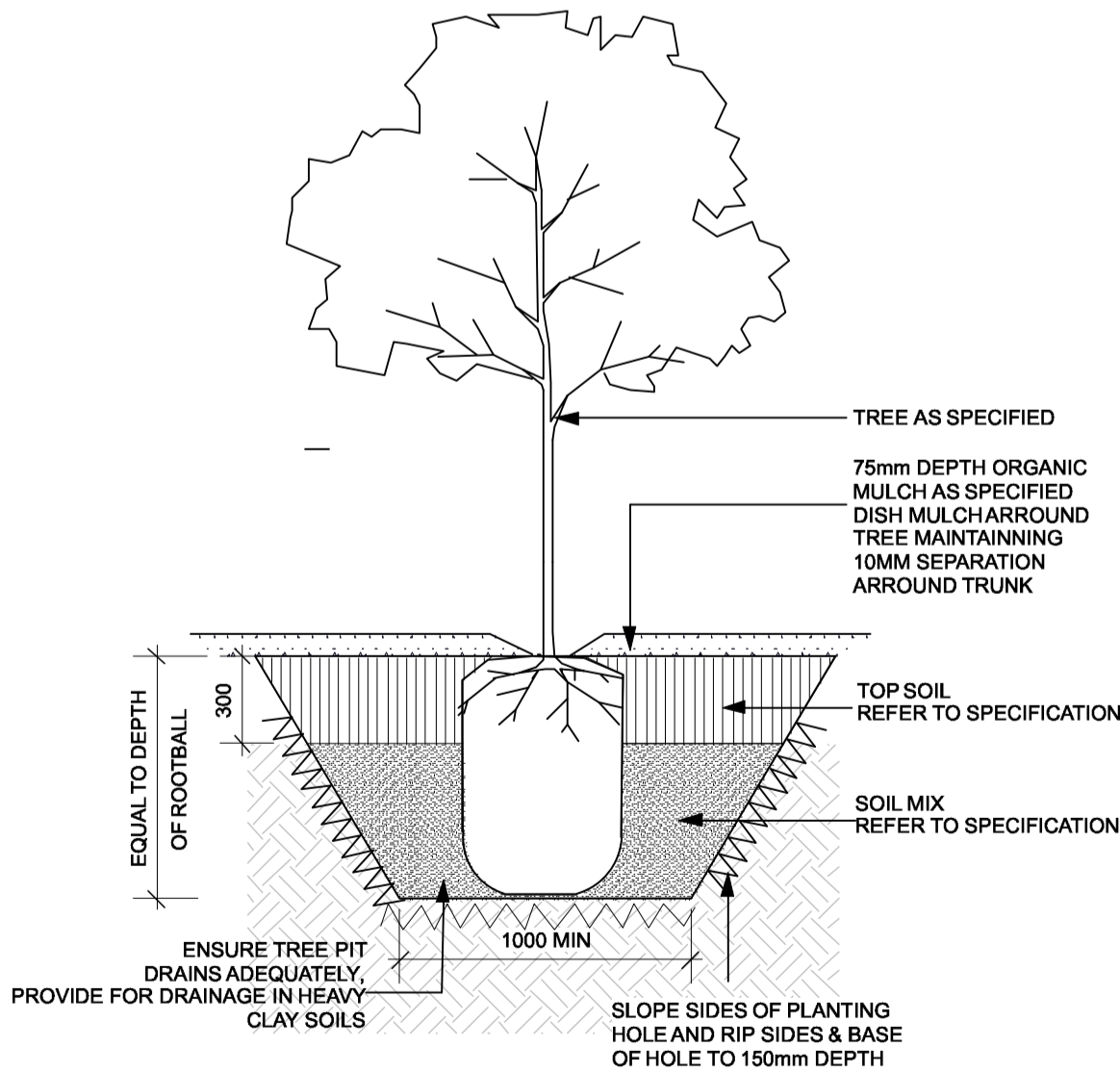
TYPICAL SHRUB PLANTING DETAIL
SCALE 1:20



TYPICAL GROUND COVER PLANTING DETAIL
SCALE 1:20



CONCRETE PAVING DETAIL
SCALE NTS



TREE IN GARDEN BED
SCALE 1:20

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