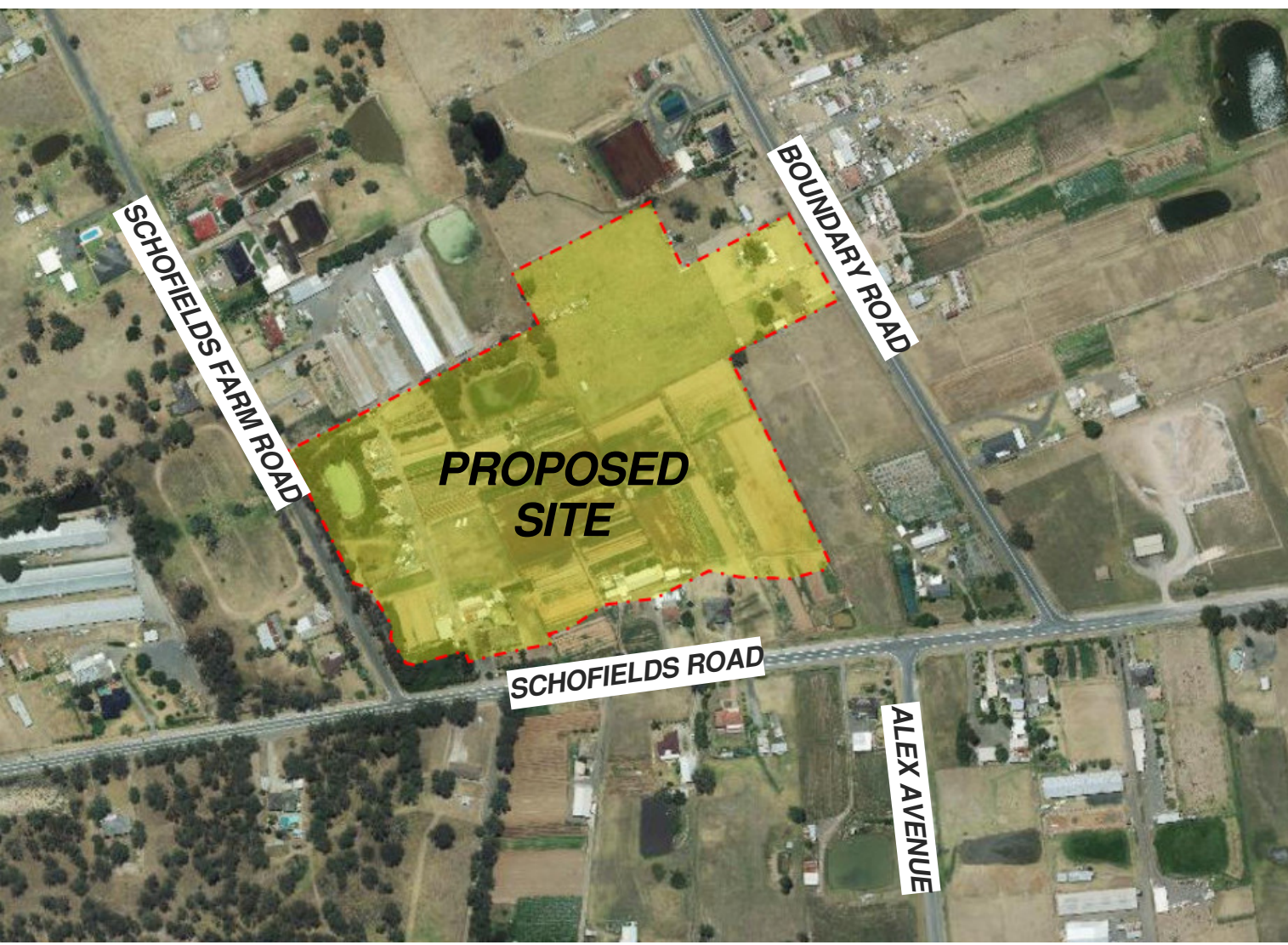
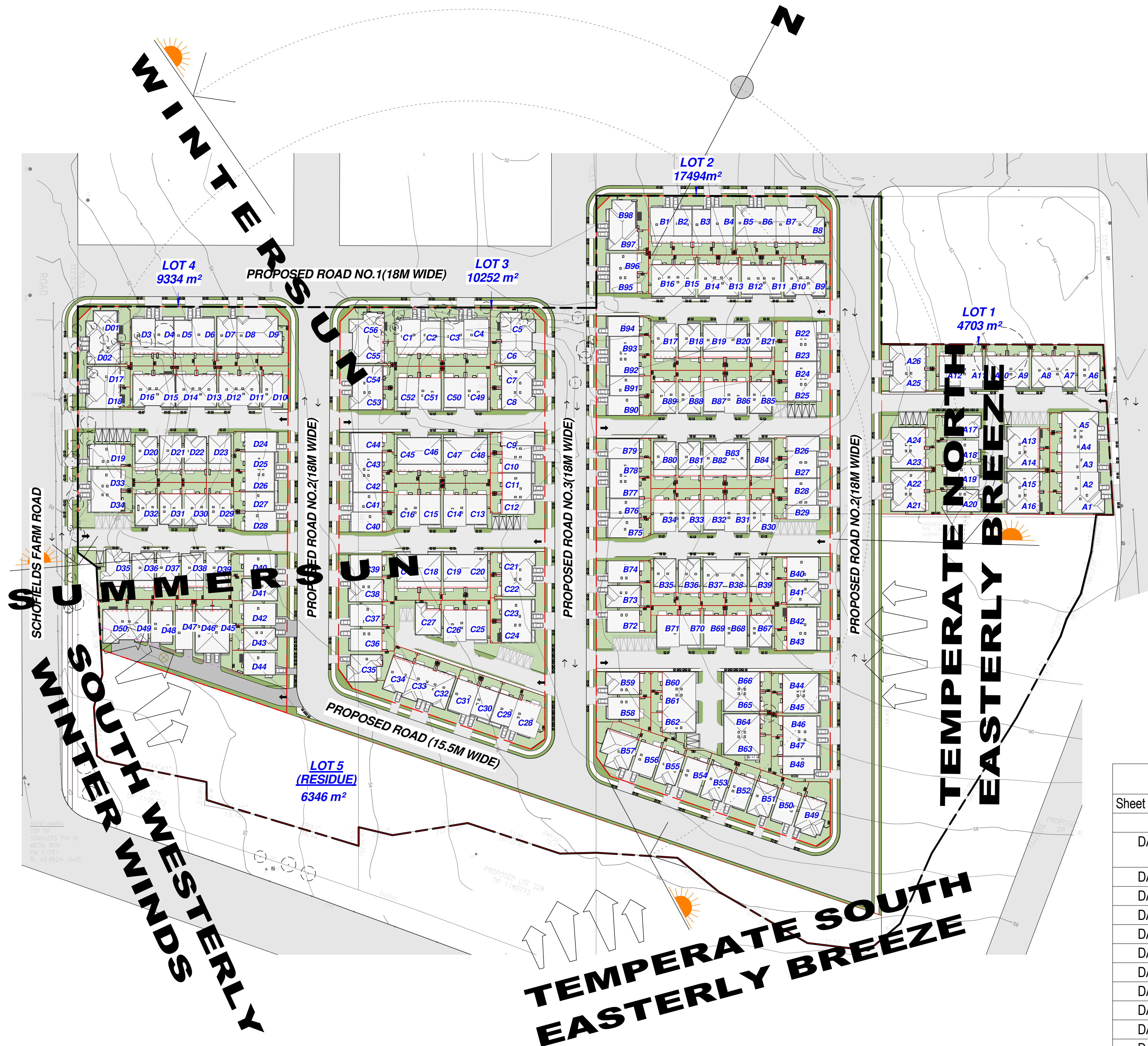


MULTI DWELLING HOUSING AT 29-33 SCHOFIELDS ROAD & 27 BOUNDARY ROAD



LOCATION PLAN(NOT IN SCALE)

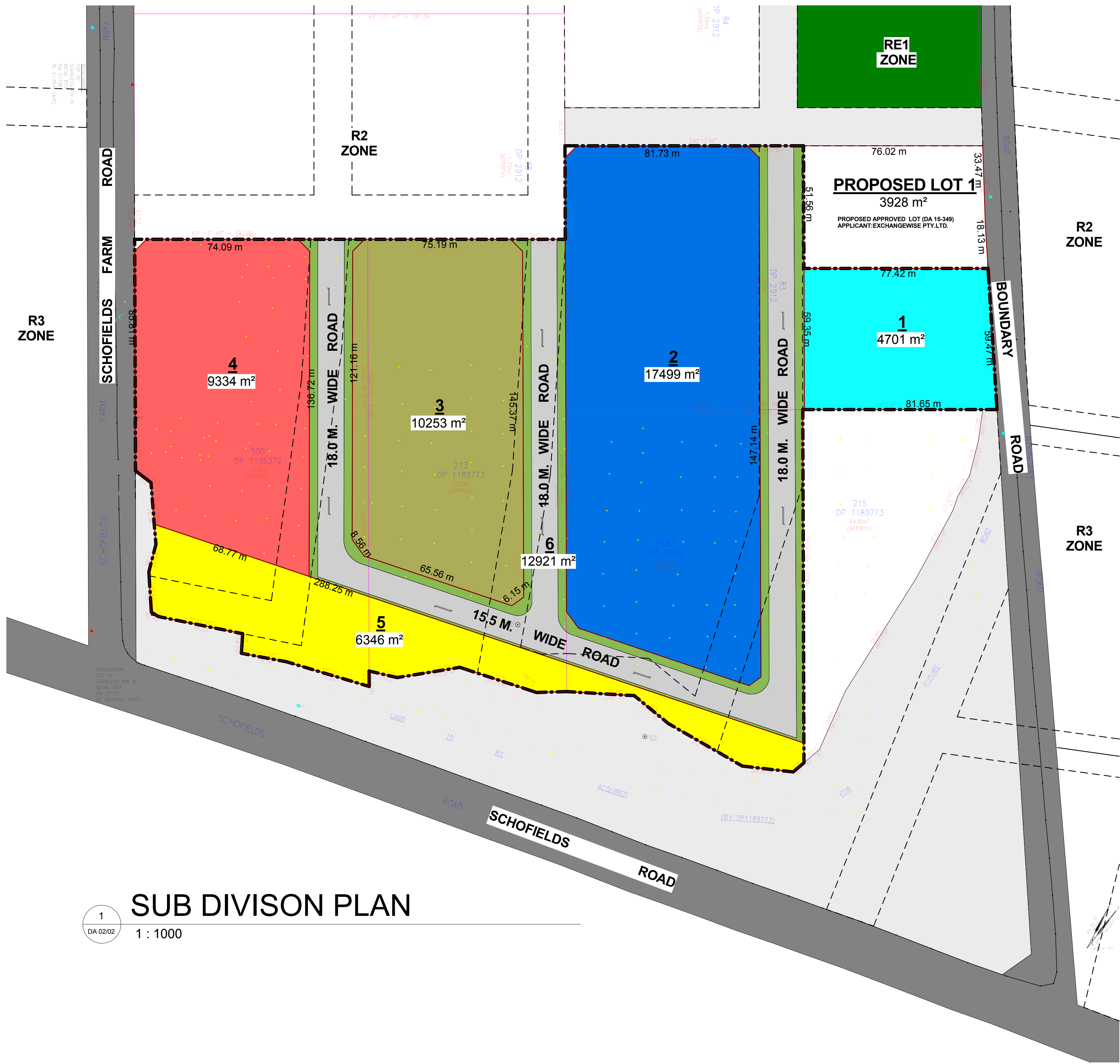
Energy Rating section with BASIX Certificates and assessment details.

DRAWING LIST table with columns: Sheet Number, Sheet Name, Issue Date, Rev. Rows include DA00 SITE ANALYSIS COMPLIANCE TABLE, DA01 MASTER SITE PLAN - STAGE 1, DA02 MASTER SITE PLAN - STAGE 2, DA03 LOT1-GROUND FLOOR, DA04 LOT1-FIRST FLOOR, DA05 LOT1 - ELEVATIONS & SECTION, DA06 LOT2-GROUND PLAN - PART1, DA07 LOT2-GROUND PLAN- PART 2, DA08 LOT2 - GROUND PLAN - PART 3, DA09 LOT2-FIRST FLOOR - PART 1, DA10 LOT2-FIRST FLOOR - PART 2, DA11 LOT2-FIRST FLOOR - PART 3, DA12 LOT2 - ELEVATIONS, DA13 LOT2 - ELEVATIONS AND SECTIONS, DA14 LOT3-GROUND PLAN-1, DA15 LOT3-GROUND PLAN-2, DA16 LOT3-FIRST FLOOR-1, DA17 LOT3-FIRST FLOOR-2, DA18 LOT3-ELEVATION&SECTION, DA19 LOT4-GROUND PLAN-1, DA20 LOT4-GROUND PLAN-2, DA21 LOT4-FIRST FLOOR-1, DA22 LOT4-FIRST FLOOR-2, DA23 LOT4-ELEVATION&SECTION, DA24 SHADOW-1, DA25 SHADOW-2, DA26 SITE COVERAGE PLAN, DA27 ON-STREET CAR PARKING PLAN, DA28 TURNING PATH & SIGNAL DIRECTIONAL PLAN.

COMPLIANCE TABLE - LOT 1, LOT 2, LOT 3, LOT 4. Each table has columns: CONTROL, REQUIRED, PROVIDED, COMPLIANCE, and detailed specifications for site coverage, landscaped area, car parking, visitor car parking, and fencing.

BASIX Specifications and Thermal Performance Specifications. Includes Project: 29-33 SCHOFIELDS ROAD 27 BOUNDARY ROAD SCHOFIELDS NSW 2762, BASIX Certificates, and detailed commitments for water, energy, and thermal performance.

SUBDIVISION PLAN APPROVED IN DA-16-04135



CODE	BLOCK	AREA
	1	4701m ²
	2	17499m ²
	3	10253m ²
	4	9334m ²
	5	6346m ²
	6	12921m ²

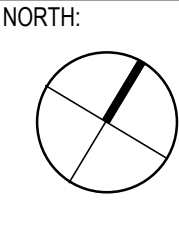
LEGEND	
CODE	ZONE
---	ILP ROAD PATTERN
---	SITE BOUNDARY

1 SUB DIVISON PLAN
1 : 1000

ISSUE	DATE	REVISION	BY
1	15/07/2016	ISSUED FOR DEVELOPMENT APPLICATION	JP

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DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.
20 10 0 10 20 30 40 50 70mm



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info@bathla.com.au | www.bathla.com.au

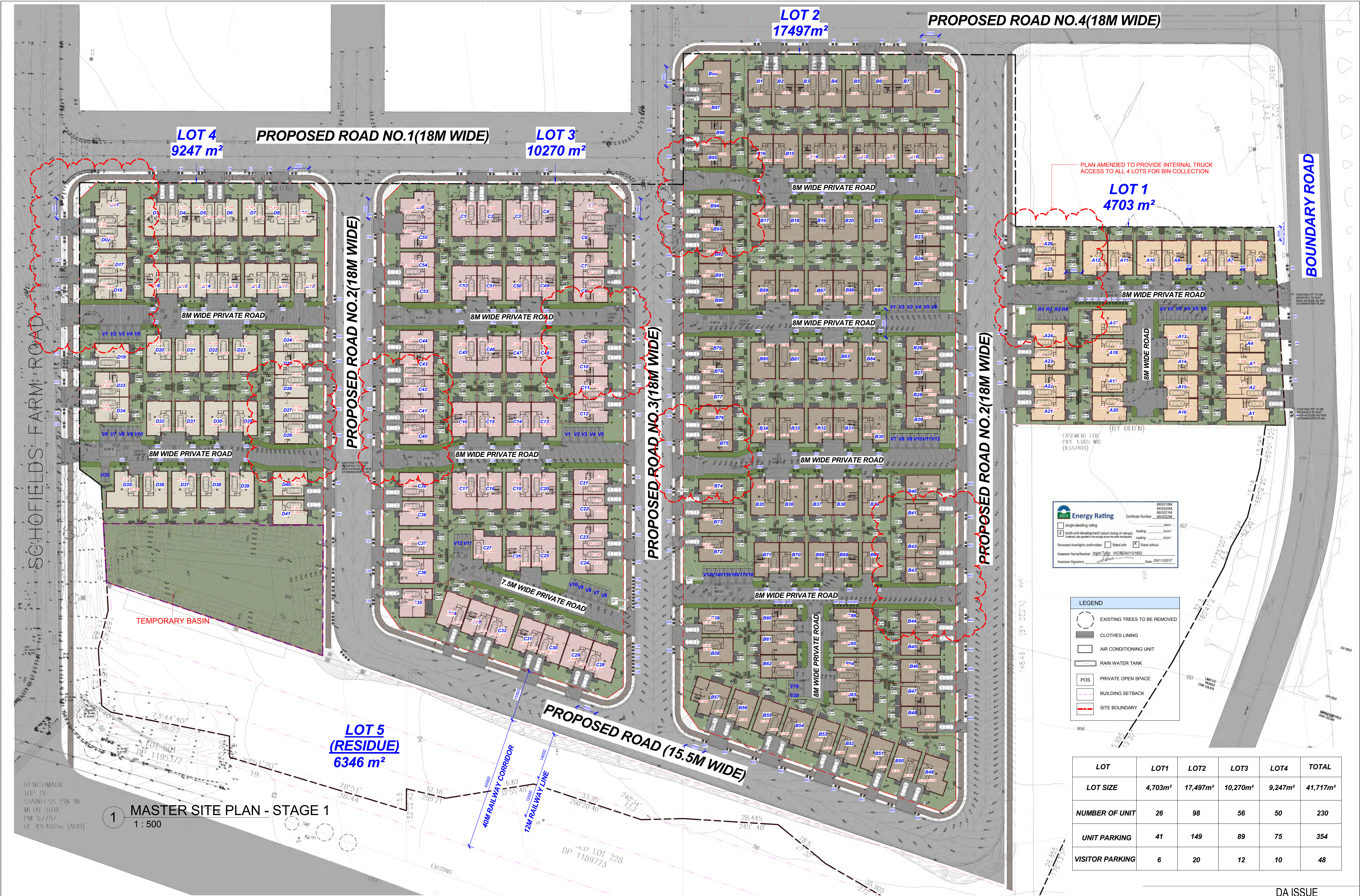
PROJECT:
27 BOUNDARY ROAD & 29-33 SCHOFIELDS ROAD, SCHOFIELDS AND LOT 81 & 83 IN D.P. 2912 AND LOT 500 IN D.P. 1195372 AND LOT 213 IN D.P. 1189773

DRAWING TITLE:
SUB DIVISION PLAN

PROJECT No.	DATE	DRAWING No.	REV.
DA	JULY 2016	DA 02/02	Rd1
DRAWN BY:	SCALE:		
JP	As indicated		

Z:\Projects- Current\Boundary Road 27 & 29-33 Schofields\03 DA\ARCHITECTURAL\REVIT\DA R01 SUB DIVISION.rvt

DA ISSUE



Energy Rating

single-dwelling rating: ☐ multi-unit development (attach listing of ratings): ☒

Recessed downlights confirmation: ☐ Rated with: ☒ Rated without: ☐

Assessor Name/Number: Bright Truitt VIC/BDV/1131652

Assessor Signature: [Signature] Date: 29/11/2017

LEGEND

- EXISTING TREES TO BE REMOVED
- CLOTHES LINING
- AIR CONDITIONING UNIT
- RAIN WATER TANK
- POS
- PRIVATE OPEN SPACE
- BUILDING SETBACK
- SITE BOUNDARY

LOT	LOT1	LOT2	LOT3	LOT4	TOTAL
LOT SIZE	4,703m ²	17,497m ²	10,270m ²	9,247m ²	41,717m ²
NUMBER OF UNIT	26	98	56	50	230
UNIT PARKING	41	149	89	75	354
VISITOR PARKING	6	20	12	10	48

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT: **SCHOFIELDS**
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE: **MASTER SITE PLAN - STAGE 1**

PROJECT No: [Blank]
Project Number: TS

DATE: MAY 2018
SCALE: As indicated

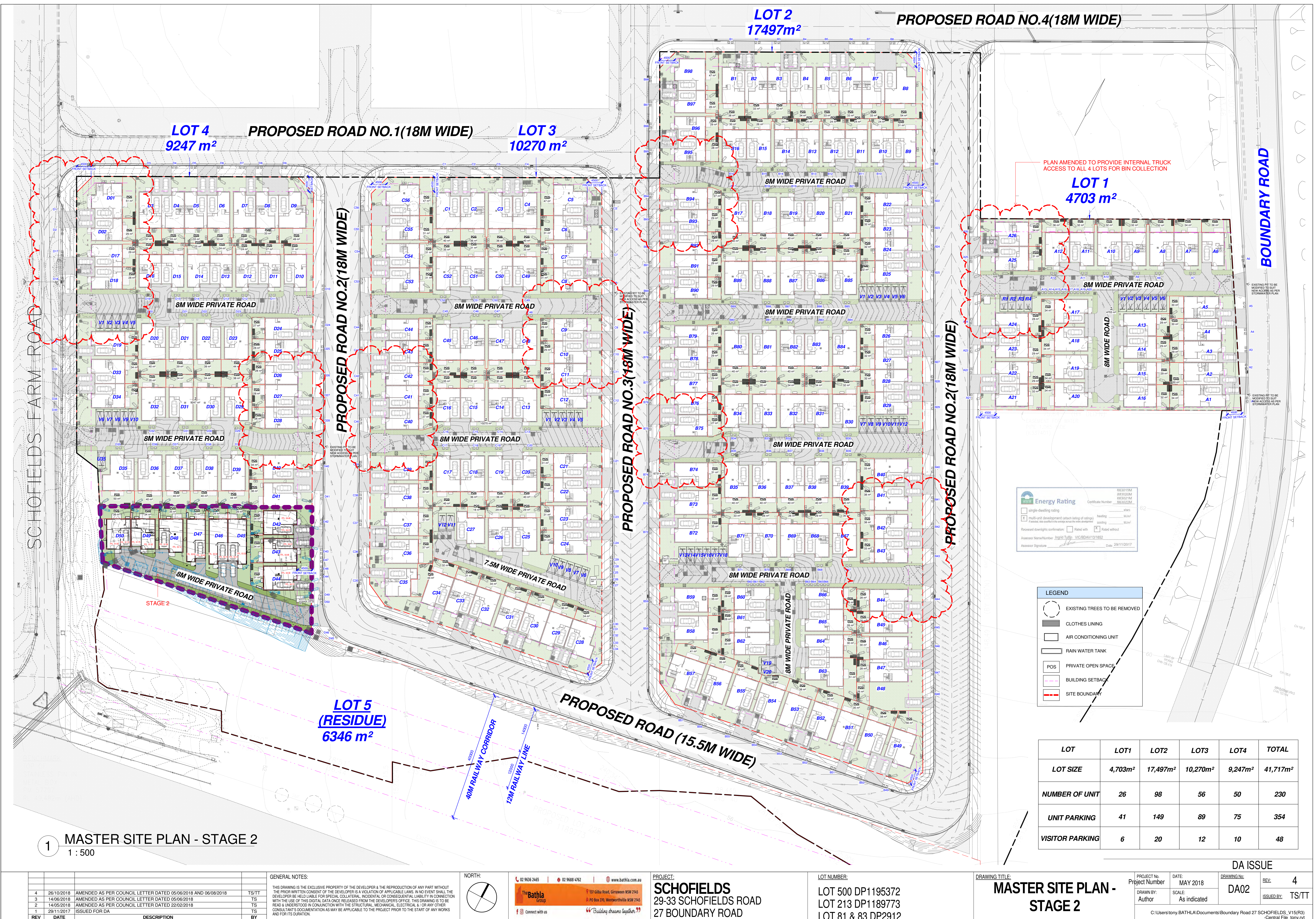
DRAWING No: DA01

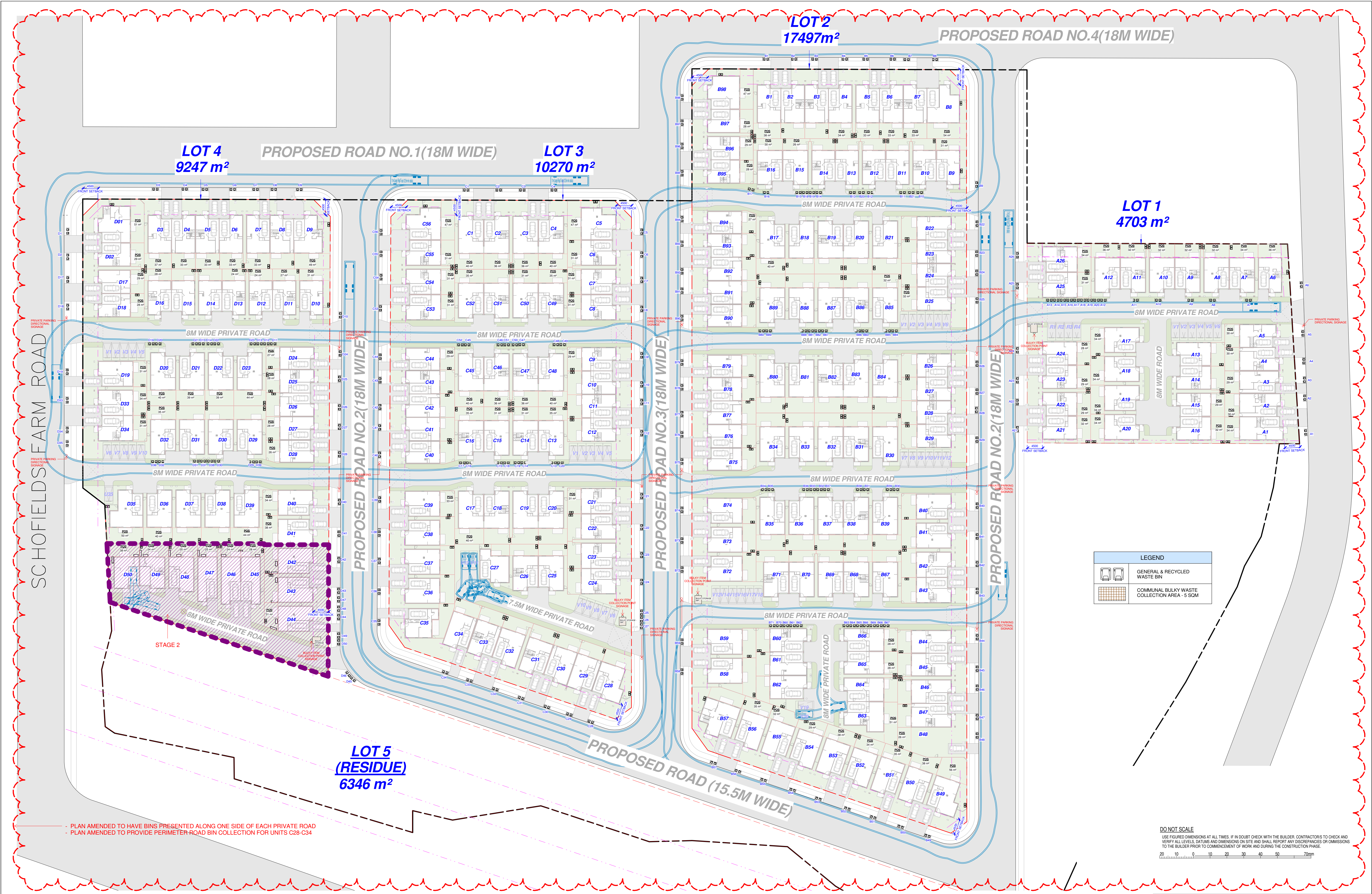
REV: 4

ISSUED BY: TS/TT

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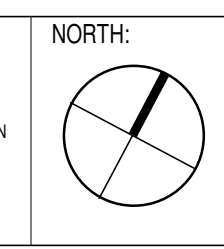




- PLAN AMENDED TO HAVE BINS PRESENTED ALONG ONE SIDE OF EACH PRIVATE ROAD
- PLAN AMENDED TO PROVIDE PERIMETER ROAD BIN COLLECTION FOR UNITS C28-C34

REV	DATE	DESCRIPTION	BY
5	07/01/2019	AMENDED AS PER COUNCIL LETTER DATED 14/12/2018 AND 17/12/2018	TS
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

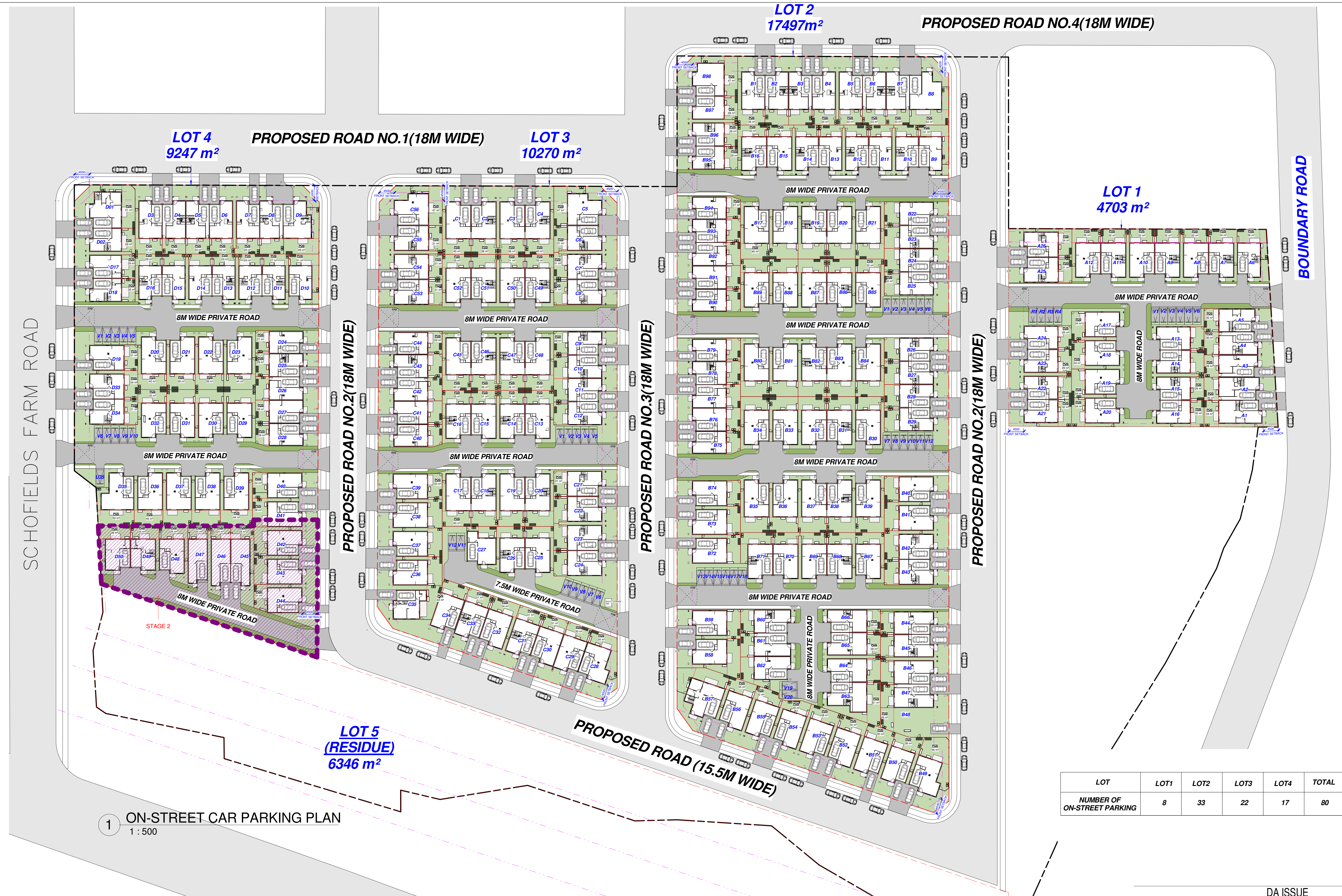
LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
**WASTE COLLECTION PLAN
TURNING PATH &
SIGNAL DIRECTIONAL PLAN**

DA ISSUE

PROJECT No: Project Number	DATE: MAY 2018	DRAWING No: DA28	REV: 5
DRAWN BY: Author	SCALE: As indicated	ISSUED BY: TS	

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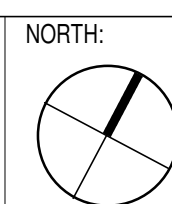


<i>LOT</i>	<i>LOT1</i>	<i>LOT2</i>	<i>LOT3</i>	<i>LOT4</i>	<i>TOTAL</i>
<i>NUMBER OF ON-STREET PARKING</i>	<i>8</i>	<i>33</i>	<i>22</i>	<i>17</i>	<i>80</i>

4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018		TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018		TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018		TS
1	29/11/2017	ISSUED FOR DA		TS
REV	DATE	DESCRIPTION		BY

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:

ON-STREET CAR PARKING PLAN

DA ISSUE

Project Number	PROJECT No. DATE:	DRAWING No. DA27	REV:	4
	DRAWN BY: Author		SCALE: As indicated	ISSUED BY:

C:\Users\tony.BATHLA\Documents\Boundary Road 27 SCHOFIELDS_V15(R3)
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LOT 4
9247 m²

PROPOSED ROAD NO.1(18M WIDE)

LOT 3
10270 m²

LOT 2
17497m²

PROPOSED ROAD NO.4(18M WIDE)

LOT 1
4703 m²

BOUNDARY ROAD

PROPOSED ROAD NO.2(18M WIDE)

PROPOSED ROAD NO.3(18M WIDE)

PROPOSED ROAD NO.2(18M WIDE)

PROPOSED ROAD (15.5M WIDE)

LOT 5
(RESIDUE)
6346 m²

SITE COVERAGE PLAN
1 : 500

— SITE COVERAGE
— LANDSCAPED AREA

COMPLIANCE TABLE - LOT 1

SITE AREA	4703M ²	27 DWELLING- DOUBLE STOREY -	
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
SITE COVERAGE	PERMITTED MAX. 50% = 2351.5M ²	PROPOSED = 1886M ²	YES
LANDSCAPED AREA	MIN. 30% OF SITE AREA REQUIRED = 1411M ²	PROPOSED = 1442M ²	YES

COMPLIANCE TABLE - LOT 2

SITE AREA	17497M ²	102 DWELLING- DOUBLE STOREY -	
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
SITE COVERAGE	PERMITTED MAX. 50% = 8748.5M ²	PROPOSED = 7633M ²	YES
LANDSCAPED AREA	MIN. 30% OF SITE AREA REQUIRED = 5249M ²	PROPOSED = 5296M ²	YES

COMPLIANCE TABLE - LOT 3

SITE AREA	10270M ²	57 DWELLING- DOUBLE STOREY -	
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
SITE COVERAGE	PERMITTED MAX. 50% = 5135M ²	PROPOSED = 4278M ²	YES
LANDSCAPED AREA	MIN. 30% OF SITE AREA REQUIRED = 3081M ²	PROPOSED = 3383M ²	YES

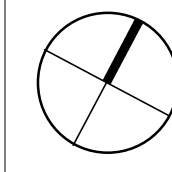
COMPLIANCE TABLE - LOT 4

SITE AREA	9247M ²	53 DWELLING- DOUBLE STOREY -	
CONTROL	REQUIRED	PROVIDED	COMPLIANCE
SITE COVERAGE	PERMITTED MAX. 50% = 4623.5M ²	PROPOSED = 3988M ²	YES
LANDSCAPED AREA	MIN. 30% OF SITE AREA REQUIRED = 2774M ²	PROPOSED = 2775M ²	YES

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:

SITE COVERAGE PLAN

PROJECT No:
Project Number
DATE:
MAY 2018
DRAWN BY:
Author
SCALE:
As indicated

DA ISSUE

DRAWING No:
DA26
REV:
3
ISSUED BY:
TS

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Colour Scheme Plan for Lots 1, 2, 3 and 4

NOTE:
THE COLOR SCHEME IS FOR ILLUSTRATIVE PURPOSES ONLY.
USE TO GUIDE YOUR CHOICE OF MATERIALS.

LOT 4 Winter Morning



1. ROOF TILES
'WILD RICE' (MONIER)



2. GUTTER/ FASCIA/ DOWN-
PIPE
'SURFMIST' (COLORBOND)



3. PAINT - MAIN
'SNOWY MOUNTAINS'
(DULUX)



4. PAINT - FEATURE 1
'PIPE CLAY' (DULUX)



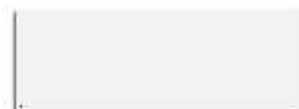
5. PAINT FINISH - FEATURE 2
'MISSOURI MUD' (DULUX)



6. SCREENS/ HANDRAILS/
LIGHTWEIGHT STRUCTURE
(IF REQUIRED)
'DUNE' (POWDERCOATING)



7. ALUMINIUM WINDOW
'WHITE SATIN' (POWDER-
COATING)



8. FRONT DOOR
'LEXICON QUARTER' (DULUX)



9. GARAGE DOORS
'BRIGHT WHITE' (COLOR-
BOND)



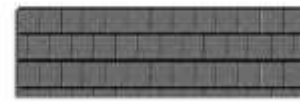
10. BRICK 1
'RICE' PGH



11. BRICK 2
'MOON DUST' PGH



LOT 3 Spring Rain



1. ROOF TILES
'BARRAMUNDI' (MONIER)



2. GUTTER/ DOWNPIPE
'IRONSTONE' (COLORBOND)



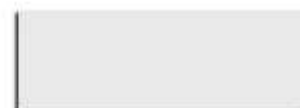
3. FASCIA
'SHALE GREY' (COLORBOND)



4. PAINT FINISH - MAIN
'BLUE STEEL' (DULUX)



5. PAINT FINISH - FEATURE 1
'PALLADIAN PLUM' (DULUX)



6. PAINT FINISH - FEATURE 2
'LEXICON' (DULUX)



7. POWDERCOATING 1
'IRONSTONE'



8. POWDERCOATING 2
'SHALE GREY'



9. GARAGE DOOR 1
'IRONSTONE' (COLORBOND)



10. BRICK 1
'PEWTER' PGH



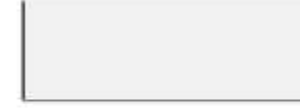
11. BRICK 2
'MOON DUST' PGH



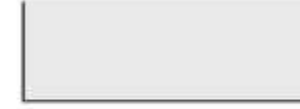
LOT 2 Autumn Nights



1. ROOF TILES
'BARRAMUNDI' (MONIER)



2. GUTTER/ FASCIA/ DOWN-
PIPE
'SURFMIST' (COLORBOND)



6. PAINT FINISH
'LEXICON' (DULUX)



4. PAINT FINISH - MAIN
'WOODLAND BROWN' (DULUX)



5. PAINT FINISH - FEATURE 1
'JARRAH' (DULUX)



6. PAINT FINISH - FEATURE 2
'PEARL GREY' (DULUX)



7. SCREENS/ HANDRAILS/
LIGHTWEIGHT STRUCTURE
(IF REQUIRED)
'JASPER' (POWDERCOATING)



8. ALUMINIUM WINDOWS
'ANODIC SILVER GREY' (POW-
DERCOATING)



9. FRONT DOOR
'JARRAH' (DULUX)



10. BRICK 1
'CHOCCHI ATTO' PGH



11. BRICK 2
'PEBBLE' PGH



LOT 1 Summer Breeze



1. ROOF TILES
'MOCHA CHOC' (MONIER)



2. GUTTER/ FASCIA/ DOWN-
PIPE
'MANOR RED' (COLORBOND)



6. PAINT FINISH
'LEXICON' (DULUX)



4. PAINT FINISH - FEATURE 1
'CONDIMENT' (DULUX)



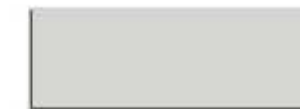
5. PAINT FINISH - FEATURE 2
'RUSSET TAN' (DULUX)



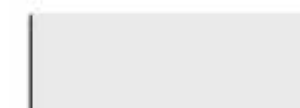
6. SCREENS/ LIGHTWEIGHT
STRUCTURE (IF REQUIRED)
'MANOR RED' (POWDERCOAT-
ING)



7. HANDRAILS
'SHALE GREY' (POWDER-
COATING)



8. ALUMINIUM WINDOW
'ANODIC SILVER GREY'
(POWDERCOATING)



9. FRONT DOOR
'LEXICON' (DULUX)



10. BRICK 1
'BROWN' PGH



11. BRICK 2
'PEBBLE' PGH





LOT 1 STREETScape



LOT 2 NORTH STREETSCAPE



LOT 2 SOUTH STREETSCAPE



LOT 2 EAST STREETSCAPE



LOT 3 NORTH STREETSCAPE



LOT 3 SOUTH STREETSCAPE



LOT 4 NORTH STREETScape



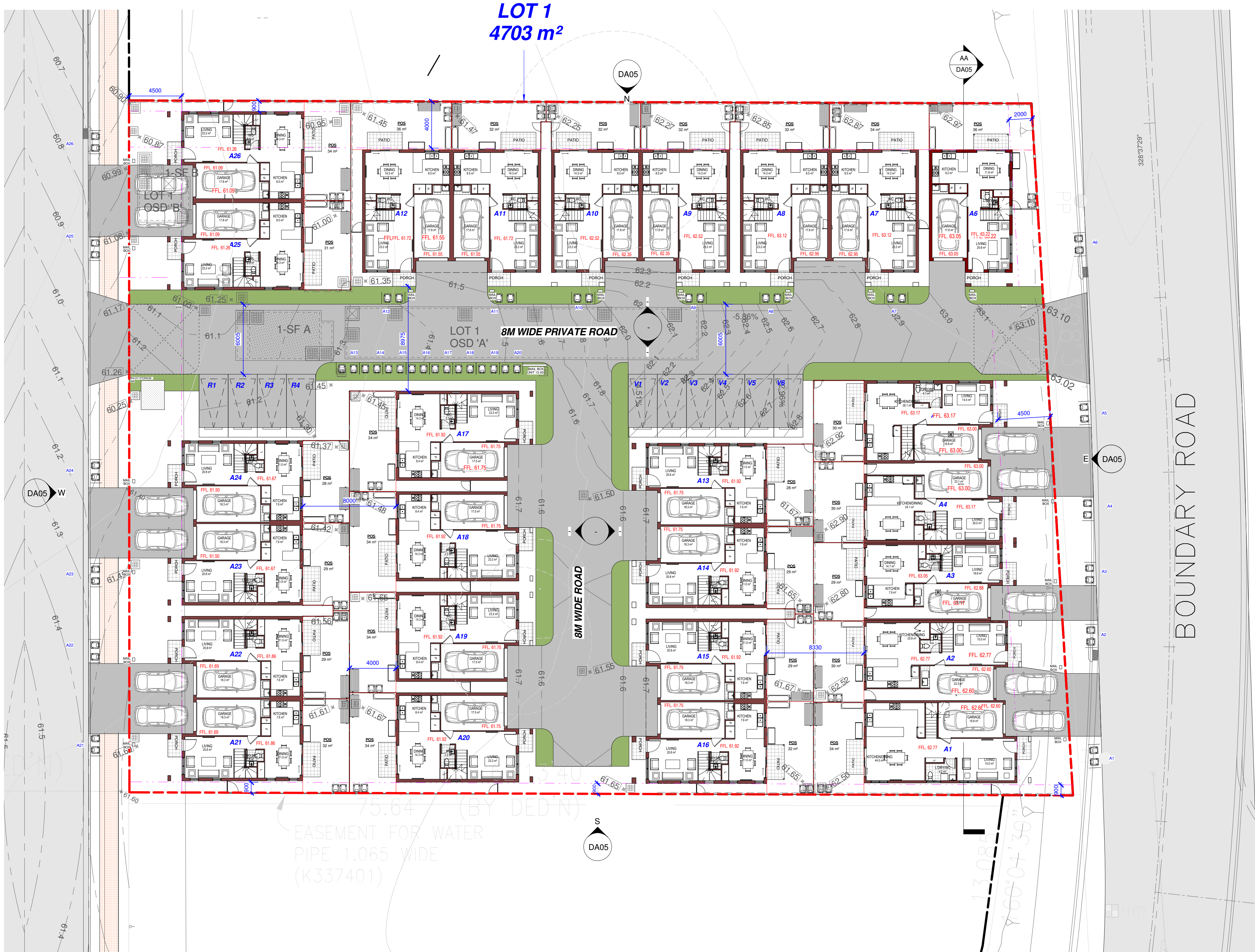
LOT 4 SOUTH STREETScape (PRIVATE ROAD)



LOT 4 WEST STREETScape



LOT 4 WEST STREETScape



1 LOT 1 - GROUND FLOOR PLAN
1 : 200

Energy Rating Certificate Number 883019M
883020M
883021M
883022M

☐ single-dwelling rating
☒ multi-unit development (attach listing of ratings)
Furnished, and weighted, the average across the multi-development

Reassessed dwellings confirmation ☐ Rated with ☒ Rated without

Assessor Name/Number *Inggrid T. ...* VIC/BDW13/1852
Assessor Signature *[Signature]* Date 29/11/2017

LEGEND

- EXISTING TREES TO BE REMOVED
- CLOTHES LINING
- AIR CONDITIONING UNIT
- RAIN WATER TANK
- POS PRIVATE OPEN SPACE
- BUILDING SETBACK
- SITE BOUNDARY

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT1-GROUND FLOOR

DA ISSUE

PROJECT No.	DATE	DRAWING No.	REV.
Project Number	MAY 2018	DA03	4
DRAWN BY:	SCALE:	ISSUED BY:	
Author	As indicated	TS/TT	

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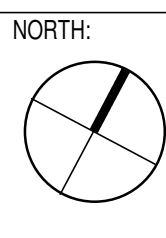


Energy Rating		Certificate Number	883019M
☐ single-dwelling rating		stars	883020M
☒ multi-unit development (attach listing of ratings)		heating	MJ/m²
Reassessed dwellings confirmation: ☐ Rated with ☒ Rated without		cooling	MJ/m²
Assessor Name/Number		Ingrid T. 1311	VIC/BOA/13/1852
Assessor Signature		Date	29/11/2017

1 LOT 1 - FIRST FLOOR PLAN
1 : 200

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

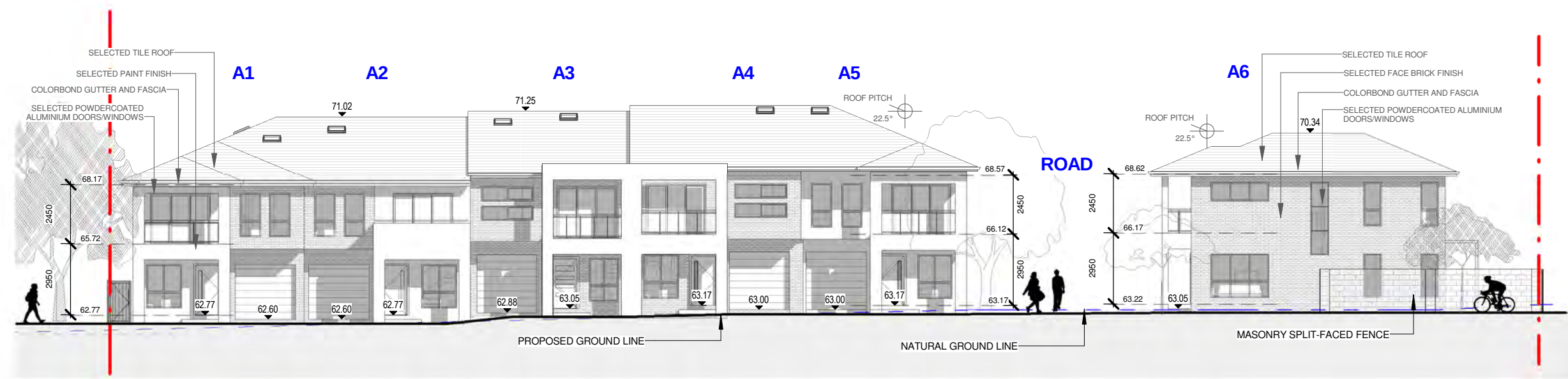
LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT1-FIRST FLOOR

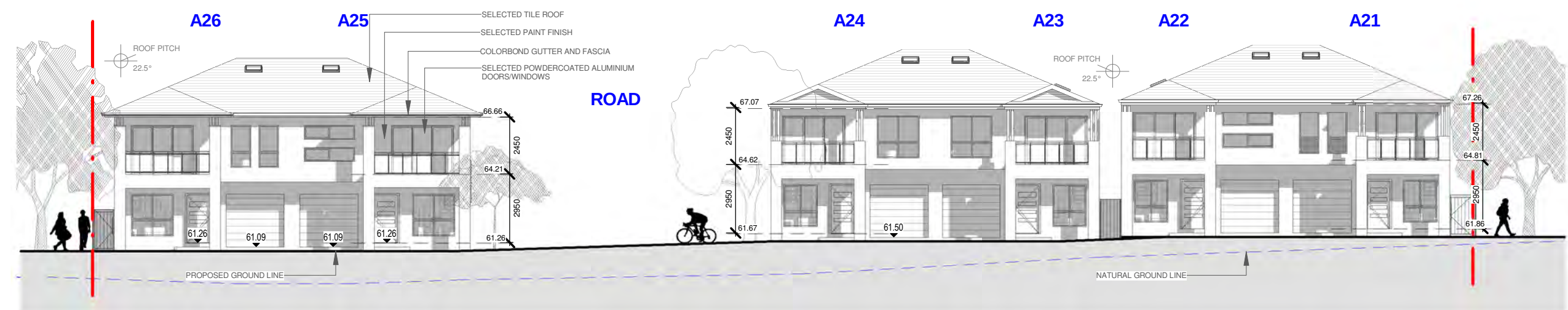
PROJECT No.	DATE	DRAWING No.	REV.
Project Number	MAY 2018	DA04	4
DRAWN BY:	SCALE:	ISSUED BY:	TS/TT
Author	As indicated		

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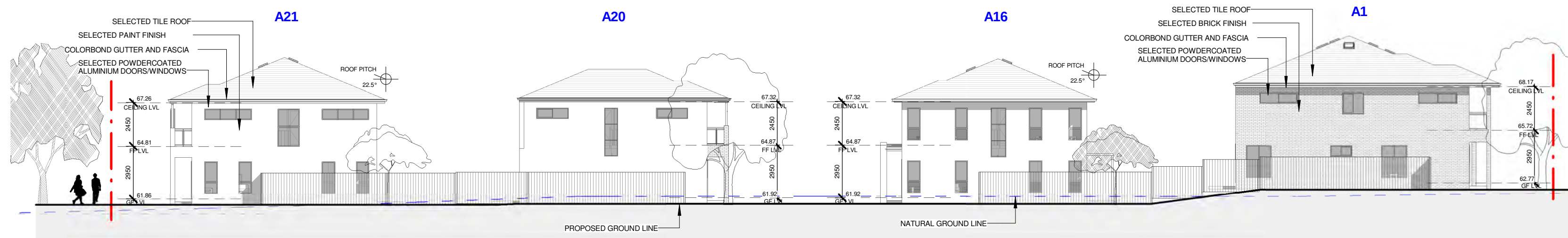
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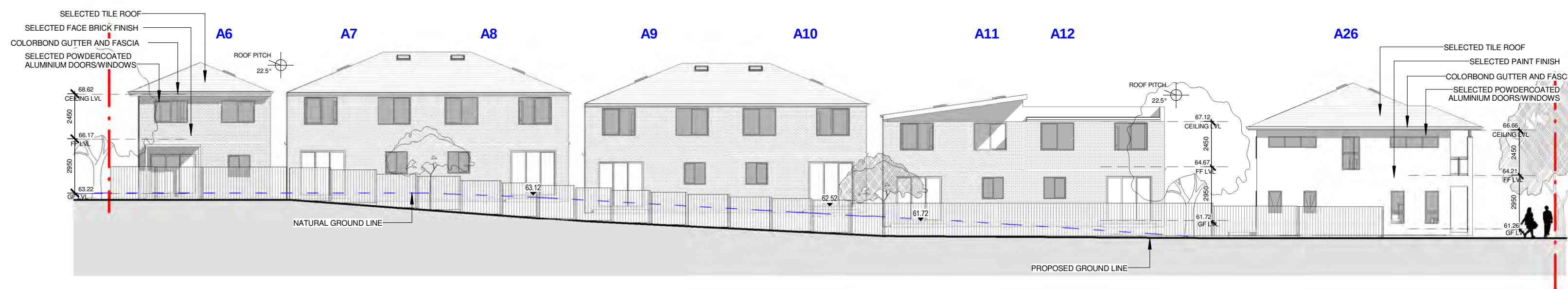
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1 : 200



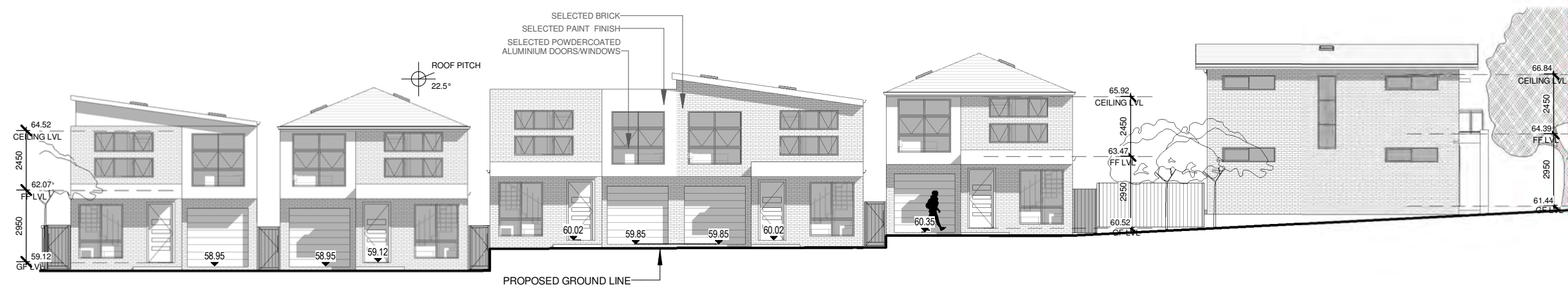
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1 : 200



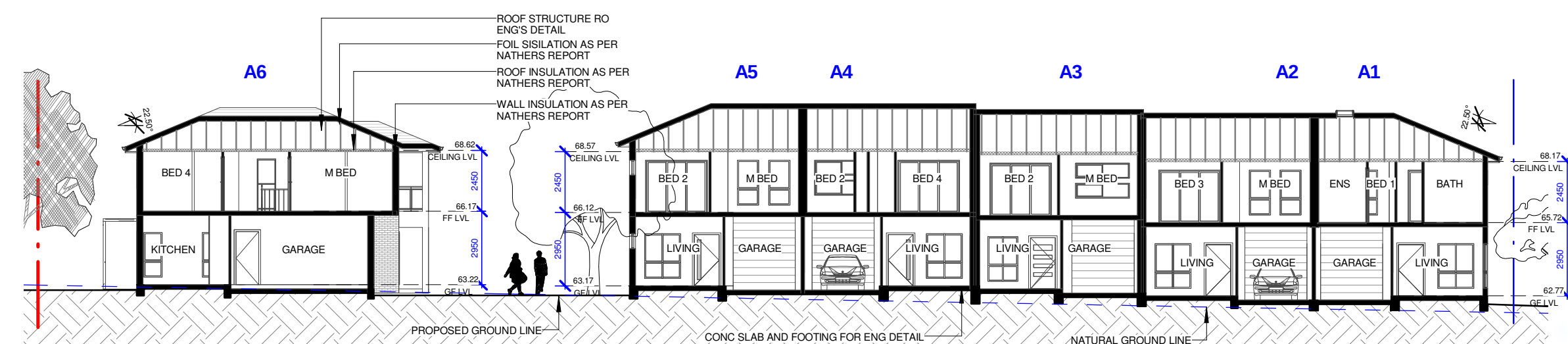
S LOT 1-SOUTH ELEVATION
1 : 200



N LOT 1-NORTH ELEVATION
1 : 200



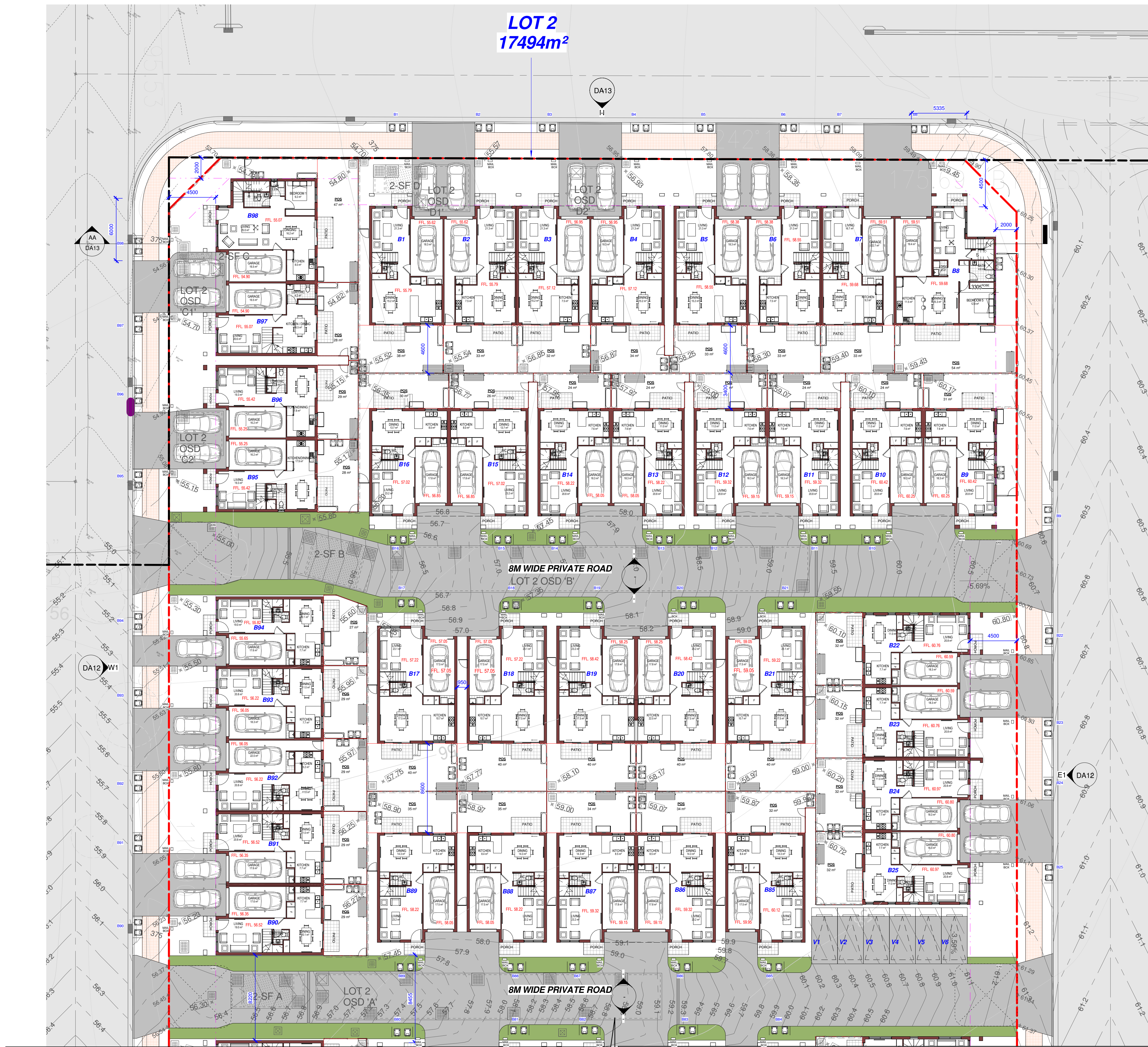
1 TYPICAL INTERNAL ELEVATION
1 : 200



AA LOT 1-SECTION AA
1 : 200



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Energy Rating

883019M
883020M
883021M
883022M

single-dwelling rating
multi-unit development (catch listing of ratings)
Recessed downlights confirmation

Assessor Name: Tony Bathla
Assessor Signature: [Signature]
Date: 29/11/2017

LEGEND

- EXISTING TREES TO BE REMOVED
- CLOTHES LINING
- AIR CONDITIONING UNIT
- RAIN WATER TANK
- POS PRIVATE OPEN SPACE
- BUILDING SETBACK
- SITE BOUNDARY

1 LOT 2 - GROUND FLOOR PLAN - PART 1
1 : 200

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REV 4 3 2 1				DATE 26/10/2018 14/06/2018 14/05/2018 29/11/2017				DESCRIPTION AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018 AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AMENDED AS PER COUNCIL LETTER DATED 22/02/2018 ISSUED FOR DA				BY TS/TT TS TS TS			
CONTACT: 02 9636 2465 02 9688 4762 www.bathla.com.au 137 Gilba Road, Gorraville NSW 2145 PO Box 270, Westworthville NSW 2145 Connect with us Building dreams together				DATE: MAY 2018				SCALE: As indicated				REV: 4			
												ISSUED BY: TS/TT			
												FILE: C:\Users\tony.BATHLA\Documents\Boundary Road 27 SCHOFIELDS_V15(P3) -Central File_tony.rvt			



 **Energy Rating**

☐ single-dwelling rating 8830119M
8830220M
8830211M
8830222M

☒ multi-unit development (attach listing of ratings)
(Estimated; date specified is the average across the entire development)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

heating Mj/m²
cooling Mj/m²

Assessor Name/Number: Ingrid Tully VIC/BADW/131852

Assessor Signature  Date: 29/11/2017

LEGEND

-  EXISTING TREES TO BE REMOVED
-  CLOTHES LINING
-  AIR CONDITIONING UNIT
-  RAIN WATER TANK
-  PRIVATE OPEN SPACE
-  BUILDING SETBACK
-  SITE BOUNDARY

DRAWING No: REV: 4

DA07

ISSUED BY:	TS
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30/10/2018 3:05:56 PM				

A



Energy Rating Certificate Number 883019M
883020M
883021M
883022M

single-dwelling rating stars
multi-unit development (attach listing of ratings) heating Mstar
cooling Mstar
Reassessed dwellings confirmation Rated with ☒ Rated without ☐

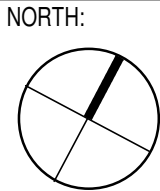
Assessor Name/Number Inspirit T 011 VIC/BDH13/1852
Assessor Signature Date 29/11/2017

LEGEND

- EXISTING TREES TO BE REMOVED
- CLOTHES LINING
- AIR CONDITIONING UNIT
- RAIN WATER TANK
- POS PRIVATE OPEN SPACE
- BUILDING SETBACK
- SITE BOUNDARY

1 LOT 2 - GROUND FLOOR PLAN - PART 3
1 : 200

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT2 - GROUND PLAN - PART 3

PROJECT No. DATE: MAY 2018
DRAWN BY: Author SCALE: As indicated
DA ISSUE
DRAWING No. DA08
REV: 4
ISSUED BY: TS/TT
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 **Energy Rating** 8830119M
883022M
883021M
883022M

Certificate Number 883022M

☐ single-dwelling rating _____ stars

☒ multi-unit development (attach listing of ratings) heating _____ MJ/m²

if applicable, also specified in the energy audit or other documentation cooling _____ MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Ingrid Tiffin VIC/BAOV13/1652

Assessor Signature _____ Date 29/11/2017

PROJECT No: Project Number	DATE: MAY 2018	DRAWING No: DA10	REV: 4
DRAWN BY: Author	SCALE: As indicated		ISSUED BY: TS/TT

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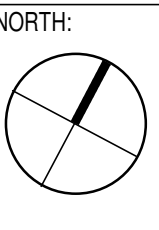
1 LOT 2 - FIRST FLOOR PLAN - PART 3
1 : 200



Energy Rating		Certificate Number: 883018M
☐ single-dwelling rating		883020M
☒ multi-unit development (attach listing of ratings)		883021M
Ratified (also specified in the average across the entire development)		883022M
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number: Ingrid Tuffin VICBDAM/131652		
Assessor Signature: [Signature]		Date: 29/11/2017

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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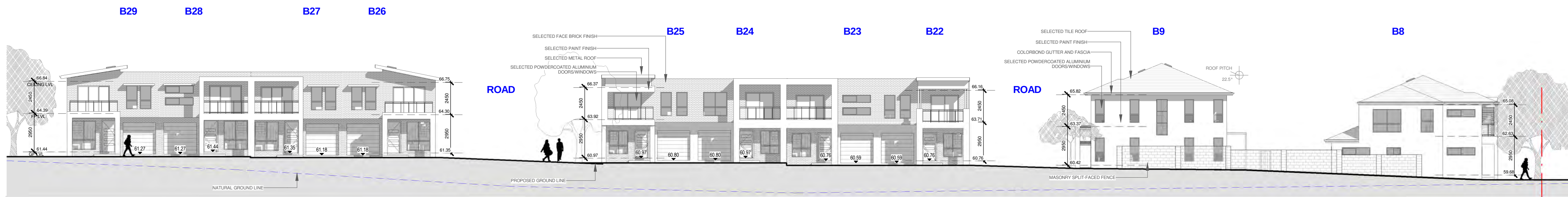
PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

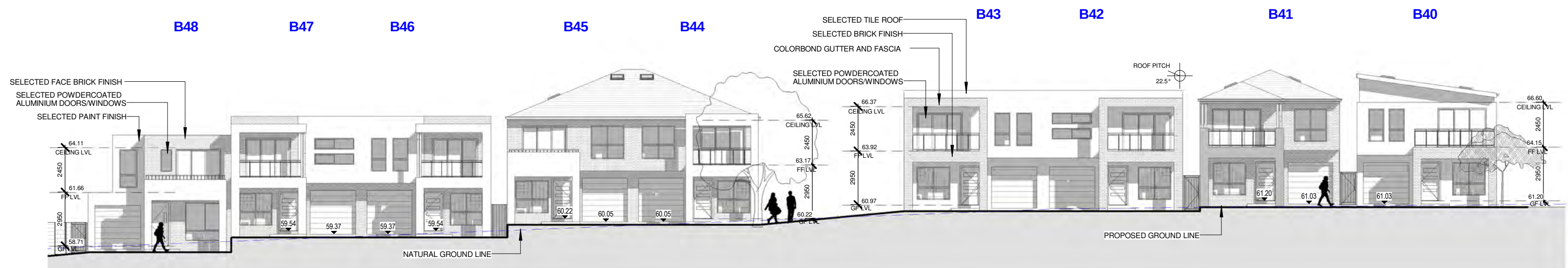
DRAWING TITLE:
LOT2-FIRST FLOOR - PART 3

PROJECT No:	DATE:	DRAWING No:	REV:
Project Number	MAY 2018	DA11	4
DRAWN BY:	SCALE:	ISSUED BY:	TS/TT
Author	As indicated		

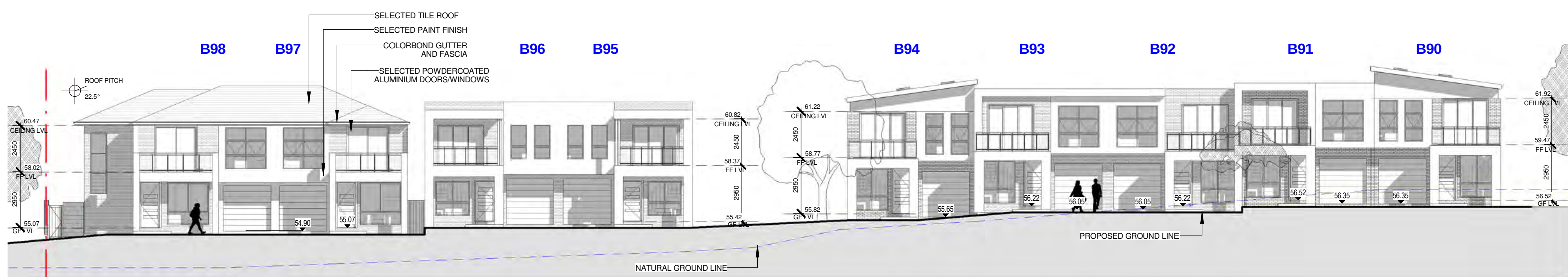
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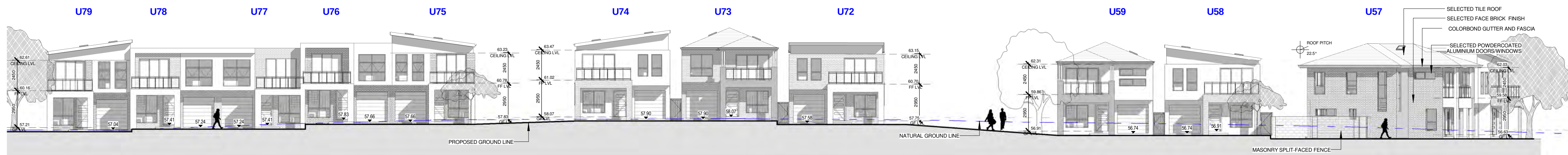
E1 LOT 2-EAST ELEVATION-1
1 : 200



E2 LOT 2-EAST ELEVATION-2
1 : 200



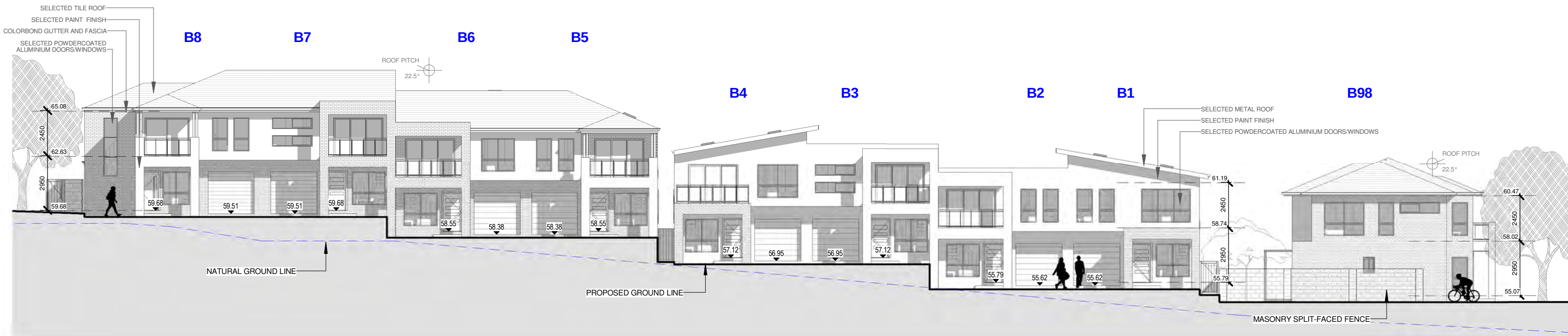
W1 LOT 2-WEST ELEVATION-1
1 : 200



W2 LOT 2-WEST ELEVATION-2
1 : 200



GENERAL NOTES:				NORTH:		PROJECT:		LOT NUMBER:		DRAWING TITLE:		DA ISSUE	
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REV DATE DESCRIPTION BY				Contact with us		Building dreams together						TS/TT	
4 26/10/2018 AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018 TS/TT													
3 14/06/2018 AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 TS													
2 14/05/2018 AMENDED AS PER COUNCIL LETTER DATED 22/02/2018 TS													
1 29/11/2017 ISSUED FOR DA TS													
PROJECT No. DATE: MAY 2018 DRAWING No. REV: 4				Project Number SCALE: 1 : 200		DA12		Issued By: TS/TT		C:\Users\tony.BATHLA\Documents\Boundary Road 27 SCHOFIELDS_V15(R3)-Central File_tony.rvt			



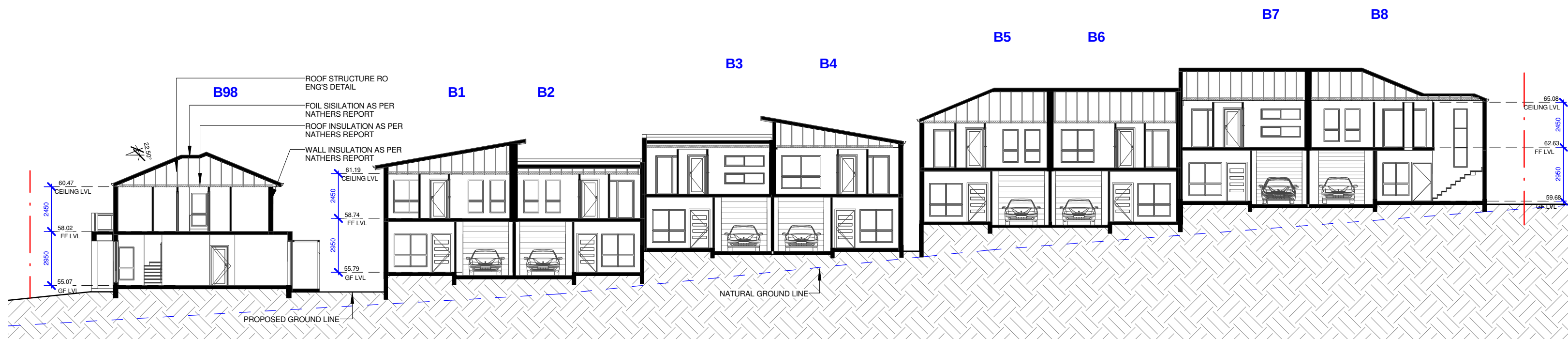
N LOT 2-NORTH ELEVATION
1 : 200



S LOT 2-SOUTH ELEVATION
1 : 200

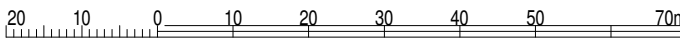


1 TYPICAL INTERNAL ELEVATION.
1 : 200



AA LOT 2-SECTION AA
1 : 200

DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.

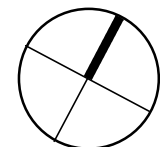


REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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NORTH:



PROJECT:

SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:

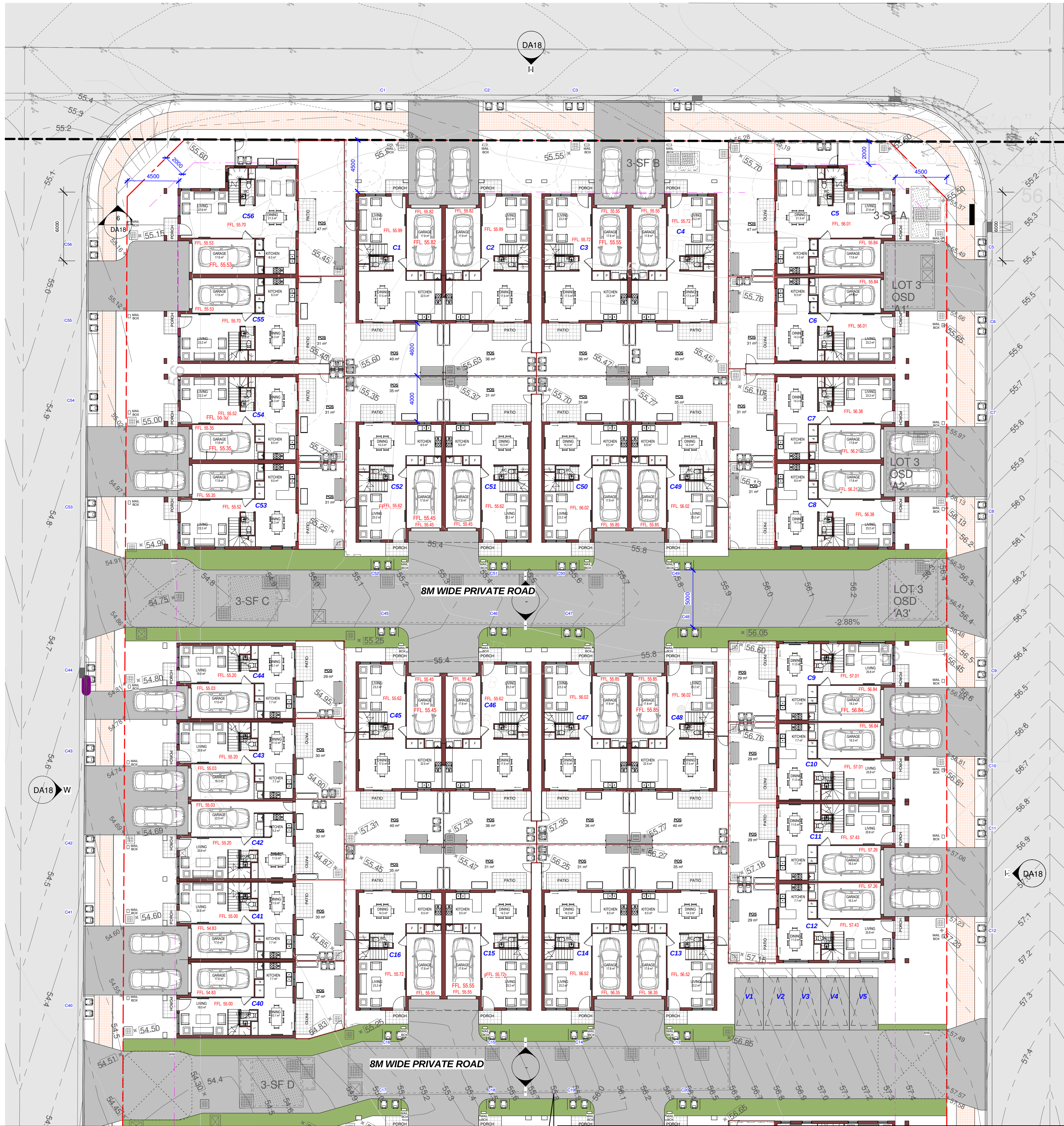
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:

LOT2 - ELEVATIONS AND SECTIONS

PROJECT No	DATE	DRAWING No	REV
Project Number	MAY 2018	DA13	4
DRAWN BY:	SCALE:	ISSUED BY:	
Author	1 : 200	TS/TT	

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Energy Rating		Certificate Number 883019M	
☐ single-dwelling rating		stars	
☒ multi-unit development (attach listing of ratings)		heating	
Reassess dwellings confirmation		cooling	
Assessor Name/Number Tony Bathla VIC/BOA/13/1852		Assessor Signature	
Date 29/11/2017		Date 29/11/2017	

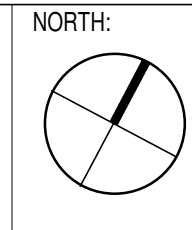
- LEGEND**
- EXISTING TREES TO BE REMOVED
 - CLOTHES LINING
 - AIR CONDITIONING UNIT
 - RAIN WATER TANK
 - POS PRIVATE OPEN SPACE
 - BUILDING SETBACK
 - SITE BOUNDARY

1 LOT 3 - GROUND FLOOR PLAN - PART 1
1 : 200

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT: **SCHOFIELDS**
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT3-GROUND PLAN-1

PROJECT No:	DATE:	DRAWING No:	REV:
Project Number	MAY 2018	DA14	4
DRAWN BY:	SCALE:	ISSUED BY:	TS/TT
Author	As indicated		

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1 LOT 3 - GROUND FLOOR PLAN - PART 2
1 : 200

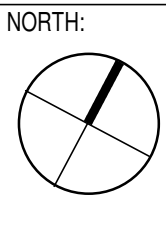


Energy Rating	Certificate Number	883019M
☐ single-dwelling rating	stars	883020M
☒ multi-unit development (attach listing of ratings)	heating	883021M
Recessed downlights confirmation	cooling	883022M
Assessor Name/Number	Insight T Pty	VIC/BDW13/1852
Assessor Signature	Date	29/11/2017

LEGEND	
	EXISTING TREES TO BE REMOVED
	CLOTHES LINING
	AIR CONDITIONING UNIT
	RAIN WATER TANK
	POS
	BUILDING SETBACK
	SITE BOUNDARY

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

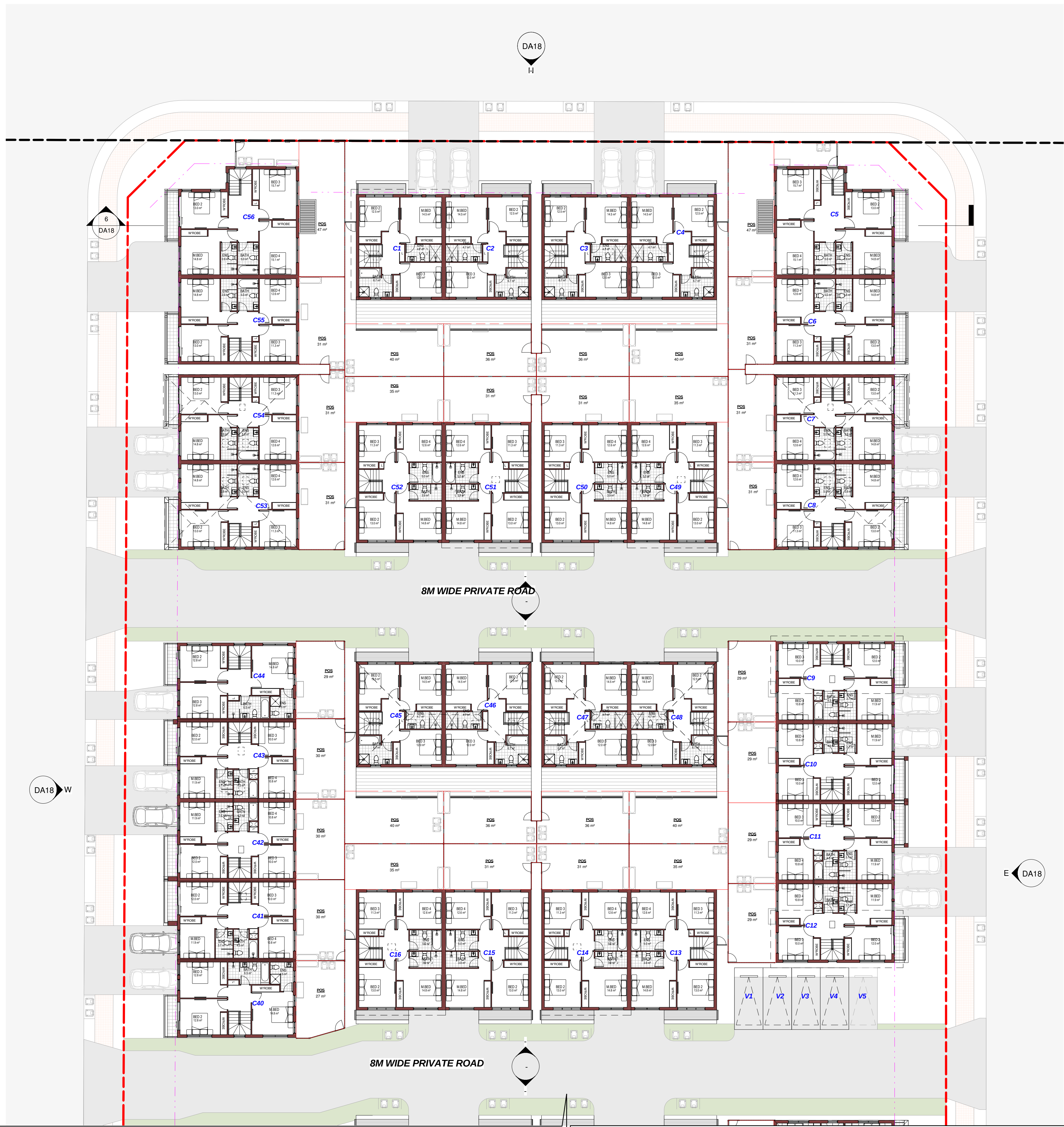
LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT3-GROUND PLAN-2

PROJECT No.	DATE	DRAWING No.	REV.
Project Number	MAY 2018	DA15	4
DRAWN BY:	SCALE:	ISSUED BY:	TS/TT
Author	As indicated		

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DA ISSUE



**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Reassessed dwellings confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: *Ingrid Tjorn* VIC/BDW/131852

Assessor Signature: _____ Date: 29/11/2017

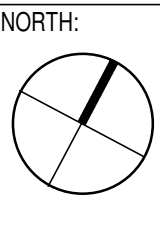
Certificate Number: 883019M
883020M
883021M
883022M

stars
Minor
Major

1 LOT 3 - FIRST FLOOR PLAN - PART 1
1 : 200

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT3-FIRST FLOOR-1

PROJECT No: 883020M
Project Number: 883021M
DRAWN BY: Author
SCALE: As indicated

DATE: MAY 2018

DRAWING No: DA16

REV: 4
ISSUED BY: TS/TT

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PROPOSED ROAD (15.5M WIDE)

PROPOSED ROAD NO.3(18M WIDE)

1 LOT 3 - FIRST FLOOR PLAN - PART 2
1 : 200



Energy Rating

☐ Single-dwelling rating

☒ Multi-unit development (attach listing of ratings)

Recessed downlights confirmation:

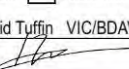
☐ Rated with

☒ Rated without

Assessor Name/Number

Ingrid Tuffin VICBDA/131652

Assessor Signature



Certificate Number

883019M
883020M
883021M
883022M

stars

heating MJ/m²

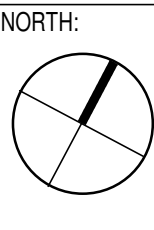
cooling MJ/m²

Date

29/11/2017

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT3-FIRST FLOOR-2

PROJECT No:
Project Number

DATE:
MAY 2018

DRAWN BY:
Author

SCALE:
As indicated

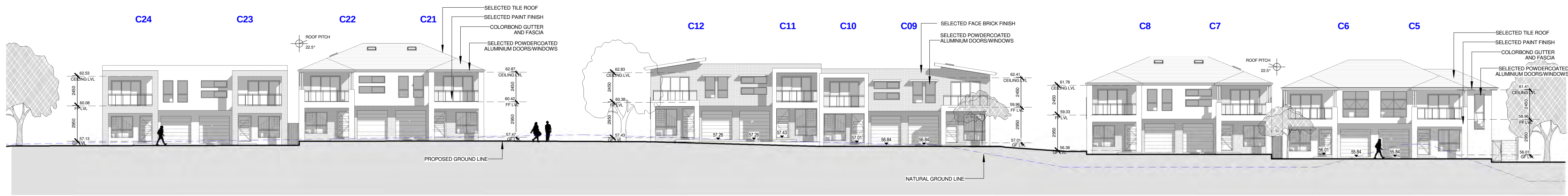
DRAWING No:
DA17

REV:
4

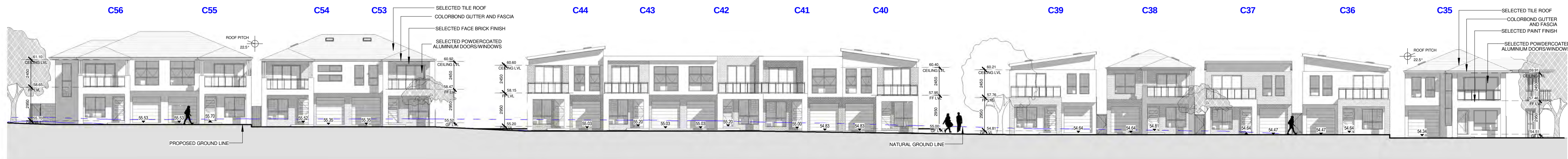
ISSUED BY:
TS/TT

DA ISSUE

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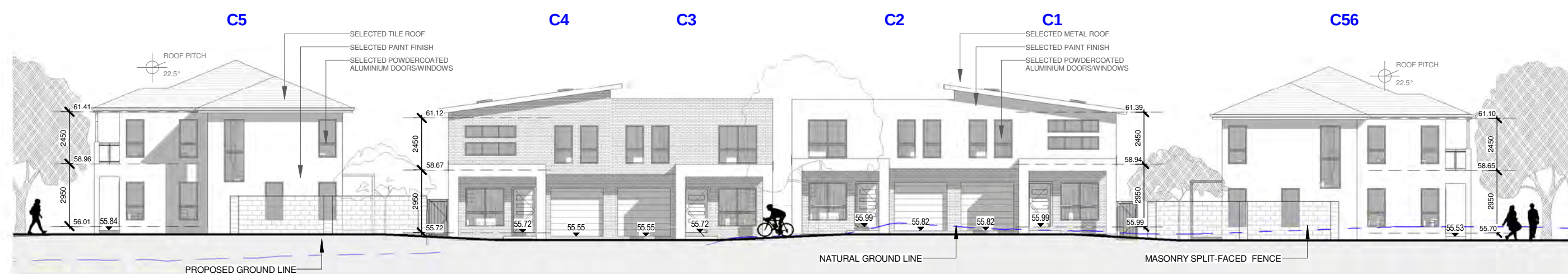
E LOT 3-EAST ELEVATION
1 : 200



W LOT 3-WEST ELEVATION
1 : 200



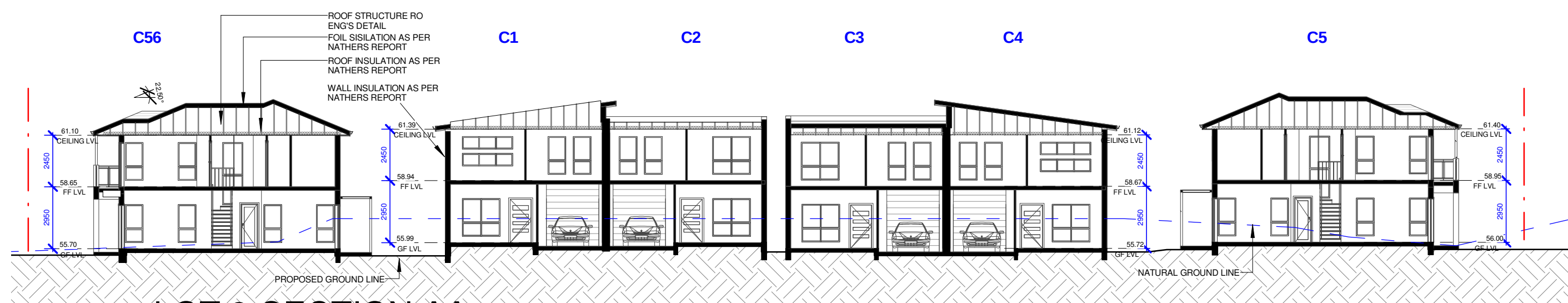
S LOT 3-SOUTH ELEVATION
1 : 200



N LOT 3-NORTH ELEVATION
1 : 200



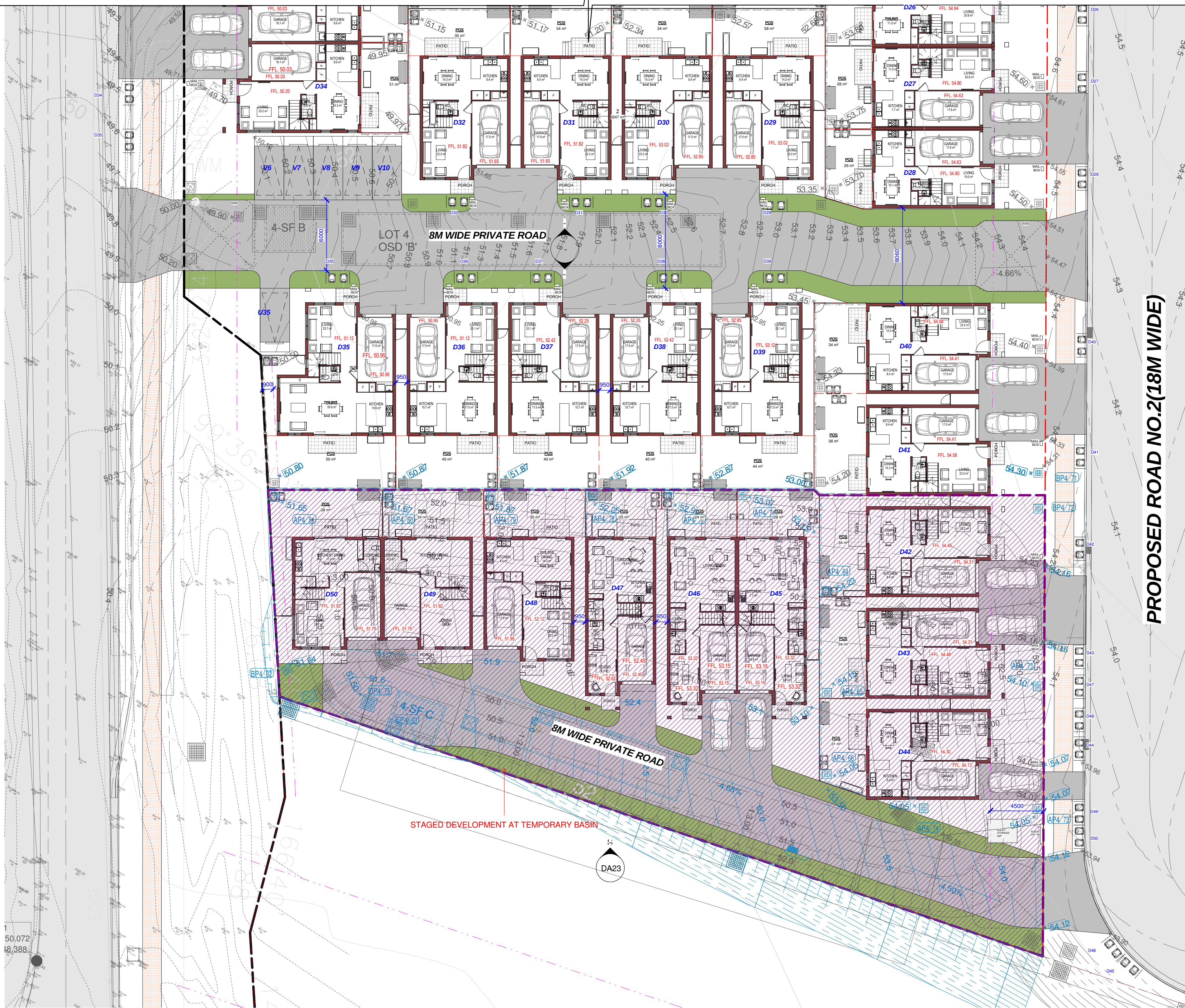
1 TYPICAL INTERNAL ELEVATION .
1 : 200



6 LOT 3-SECTION AA
1 : 200



GENERAL NOTES:				PROJECT:		LOT NUMBER:		DRAWING TITLE:		DA ISSUE	
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REV DATE DESCRIPTION BY				PROJECT No. DATE: MAY 2018		DRAWN BY: SCALE: 1 : 200		AUTHOR		REV: 4	
1 29/11/2017 ISSUED FOR DA TS				DATE: MAY 2018		SCALE: 1 : 200		AUTHOR		ISSUED BY: TS/TT	
2 14/05/2018 AMENDED AS PER COUNCIL LETTER DATED 22/02/2018 TS				DATE: MAY 2018		SCALE: 1 : 200		AUTHOR		ISSUED BY: TS/TT	
3 14/05/2018 AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 TS				DATE: MAY 2018		SCALE: 1 : 200		AUTHOR		ISSUED BY: TS/TT	
4 26/10/2018 AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018 TS/TT				DATE: MAY 2018		SCALE: 1 : 200		AUTHOR		ISSUED BY: TS/TT	



	Energy Rating	Certificate Number	883019M 883020M 883021M 883022M
☐	single-dwelling rating	stars	
☒	multi-unit development (attach listing of ratings)	heating	MJ/m²
	Recessed downlights confirmation	cooling	MJ/m²
	Rated with	☒	Rated without
Assessor Name/Number		Ingrid T. Bathla	VIC/BOA/13/1952
Assessor Signature			Date 29/11/2017

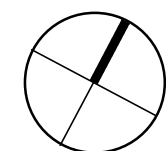
LEGEND	
	EXISTING TREES TO BE REMOVED
	CLOTHES LINING
	AIR CONDITIONING UNIT
	RAIN WATER TANK
	POS PRIVATE OPEN SPACE
	BUILDING SETBACK
	SITE BOUNDARY

1 LOT 4 - GROUND FLOOR PLAN - PART 2
1 : 200

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PROJECT:

SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:

LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:

LOT4-GROUND PLAN-2

PROJECT No:

Project Number
DATE: MAY 2018
DRAWN BY: Author
SCALE: As indicated

DRAWING No:

DA20

REV:

4
ISSUED BY: TS/TT

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DA ISSUE



1 LOT 4 - FIRST FLOOR PLAN - PART 1
1 : 200



Energy Rating

863019M
863020M
863021M
863022M

single dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ingrid Tully VIC/DAU1318652

Assessor Signature: _____ Date: 29/11/2017

Certificate Number

_____ stars

_____ stars

_____ stars

_____ stars



1 LOT 4 - FIRST FLOOR PLAN - PART 2
1 : 200

**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: *Ingrid Tuohi* VICBDAV131852

Assessor Signature: *Ingri* Date: 29/11/2017

Certificate Number: 883019M
883020M
883021M
883022M

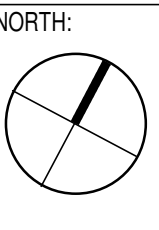
stars

heating MJ/m²

cooling MJ/m²

REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
LOT4-FIRST FLOOR-2

PROJECT No:
Project Number

DATE:
MAY 2018

DRAWN BY:
Author

DATE:
MAY 2018

SCALE:
As indicated

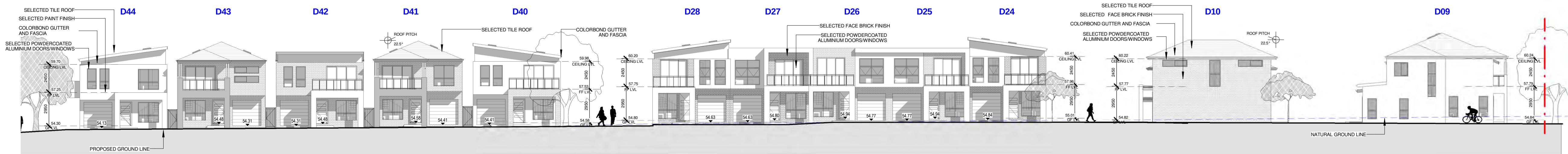
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REV:
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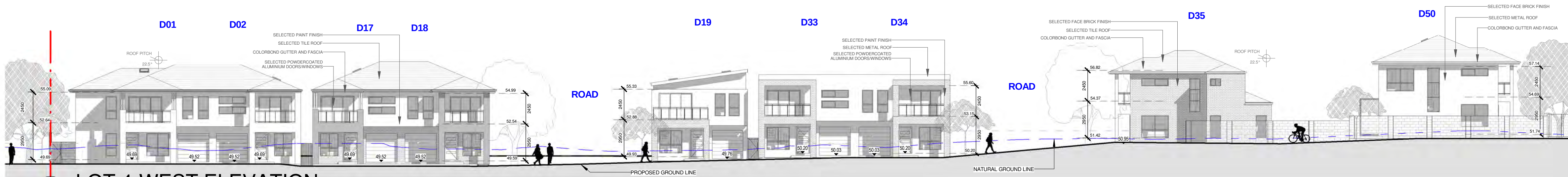
ISSUED BY:
TS/TT

DA ISSUE

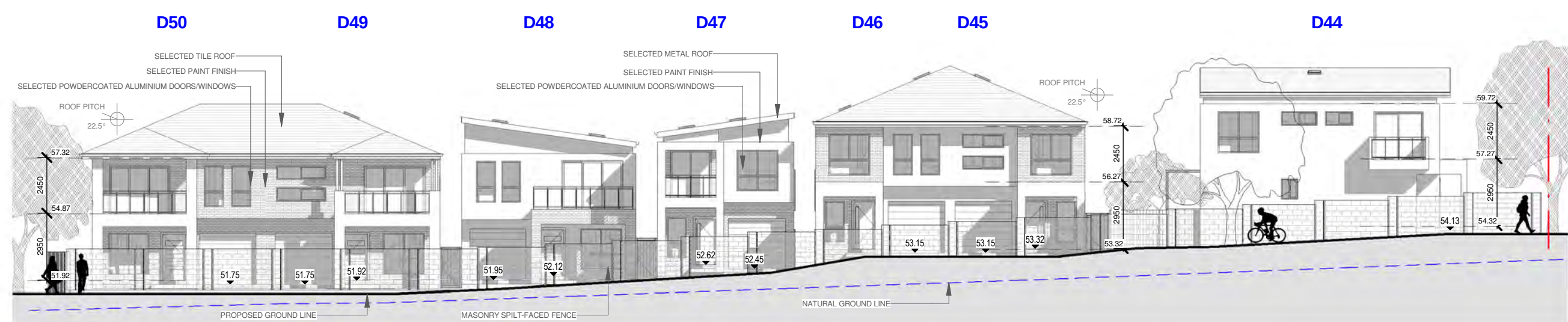
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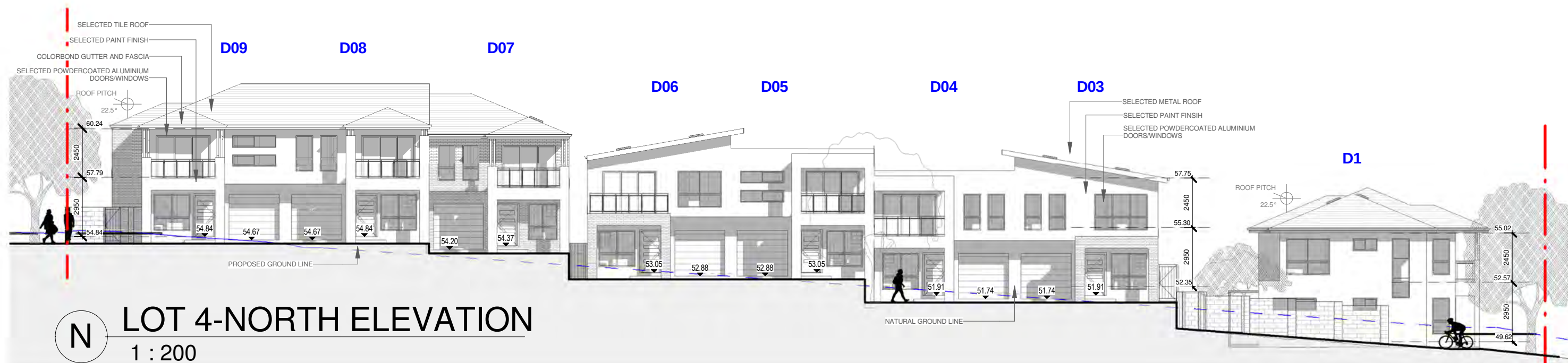
E LOT 4-EAST ELEVATION
1 : 200



W LOT 4-WEST ELEVATION
1 : 200



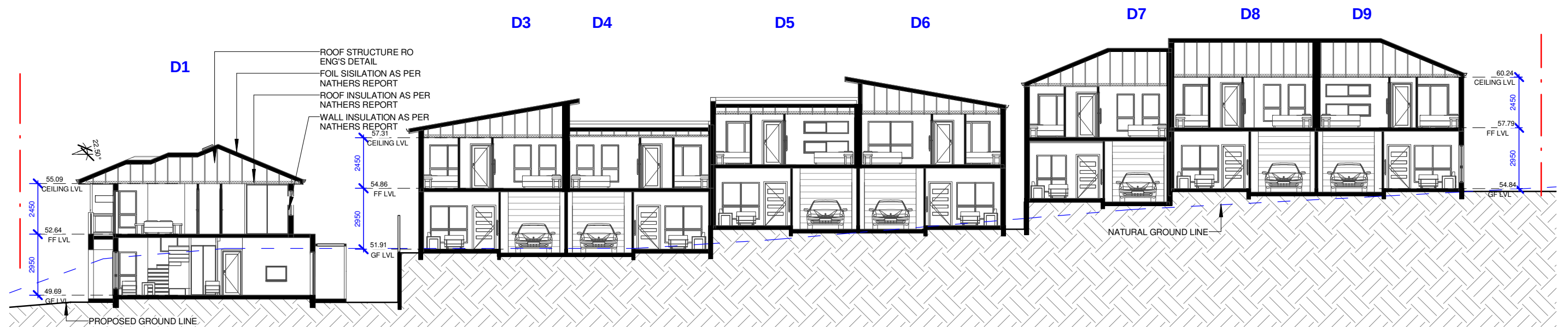
S LOT 4-SOUTH ELEVATION
1 : 200



N LOT 4-NORTH ELEVATION
1 : 200



1 TYPICAL INTERNAL ELEVATION .
1 : 200



AA LOT 4-SECTION AA
1 : 200



REV	DATE	DESCRIPTION	BY
4	26/10/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018 AND 06/08/2018	TS/TT
3	14/06/2018	AMENDED AS PER COUNCIL LETTER DATED 05/06/2018	TS
2	14/05/2018	AMENDED AS PER COUNCIL LETTER DATED 22/02/2018	TS
1	29/11/2017	ISSUED FOR DA	TS

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NORTH:

PROJECT:
SCHOFIELDS 29-33 SCHOFIELDS ROAD 27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372 LOT 213 DP1189773 LOT 81 & 83 DP2912

DRAWING TITLE:
LOT4-ELEVATION&SECTION

PROJECT No.	DATE:	DRAWING No.	REV:
Project Number	MAY 2018	DA23	4
DRAWN BY:	SCALE:	ISSUED BY:	TS/TT
Author	1 : 200		

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1 SHADOW 9AM
1 : 1200



2 SHADOW 10AM
1 : 1200



3 SHADOW 11AM
1 : 1200



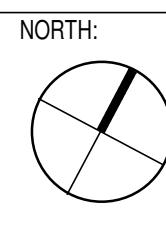
4 SHADOW 12PM
1 : 1200

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PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

DRAWING TITLE:
SHADOW-1

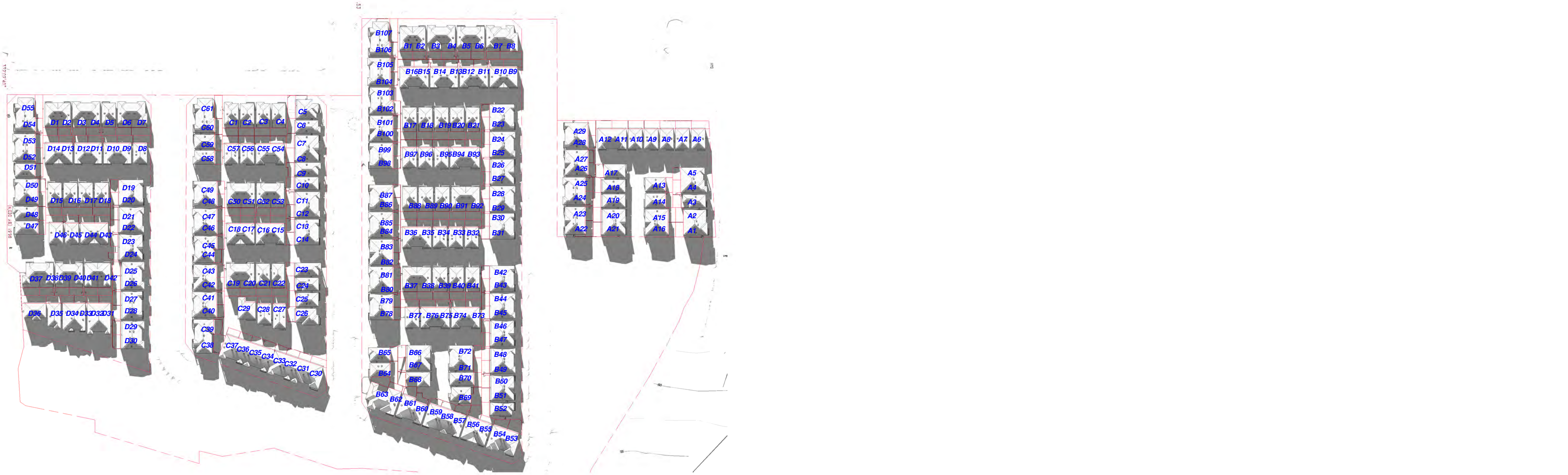
DA ISSUE			
PROJECT No.	DATE:	DRAWING No.	REV:
Project Number	NOV 2017	DA24	1
DRAWN BY:	SCALE:	ISSUED BY:	TS
Author	1 : 1200		

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1 SHADOW 1PM
1 : 1200

2 SHADOW 2PM
1 : 1200



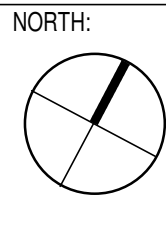
3 SHADOW 3PM
1 : 1200

DO NOT SCALE
USE FIGURED DIMENSIONS AT ALL TIMES. IF IN DOUBT CHECK WITH THE BUILDER. CONTRACTORS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THE BUILDER PRIOR TO COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE.



REV	DATE	ISSUED FOR DA	DESCRIPTION	TS	BY
1	29/11/2017	ISSUED FOR DA		TS	BY

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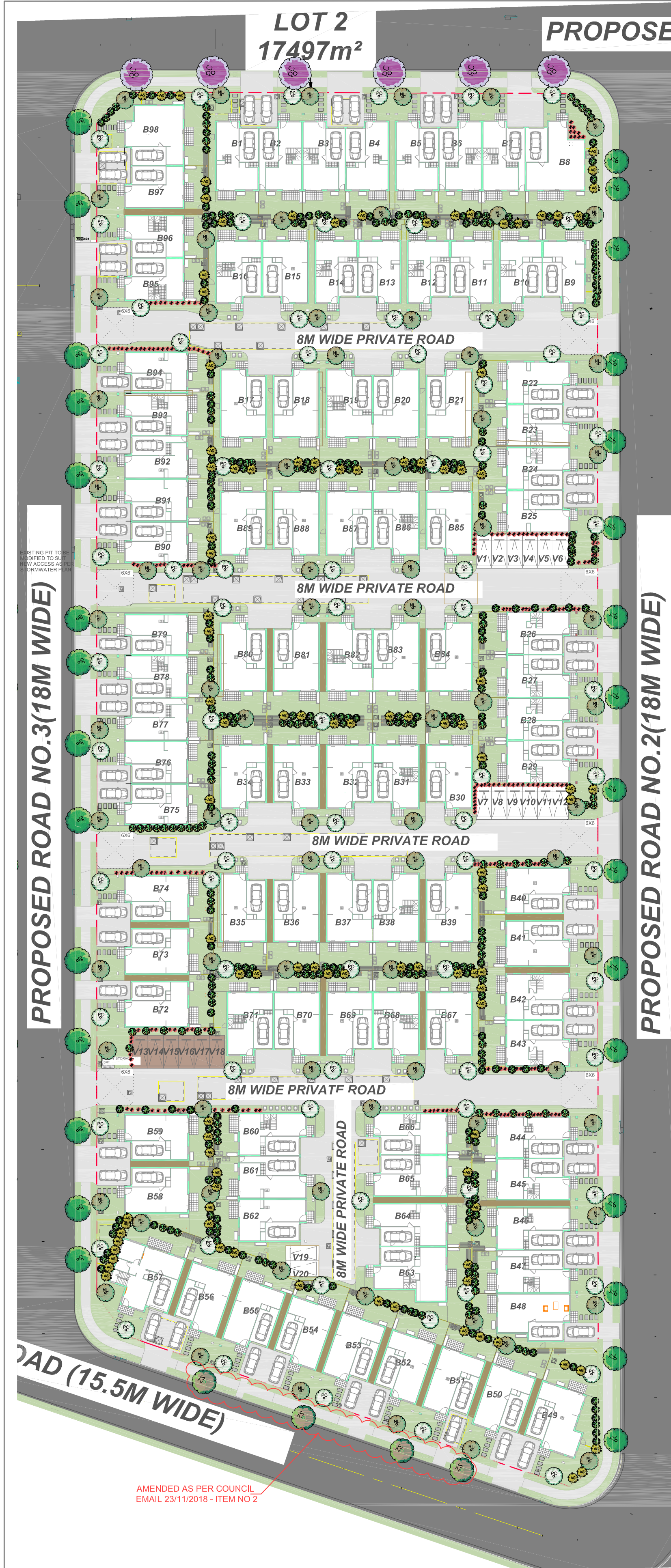
PROJECT:
SCHOFIELDS
29-33 SCHOFIELDS ROAD
27 BOUNDARY ROAD

LOT NUMBER:
LOT 500 DP1195372
LOT 213 DP1189773
LOT 81 & 83 DP2912

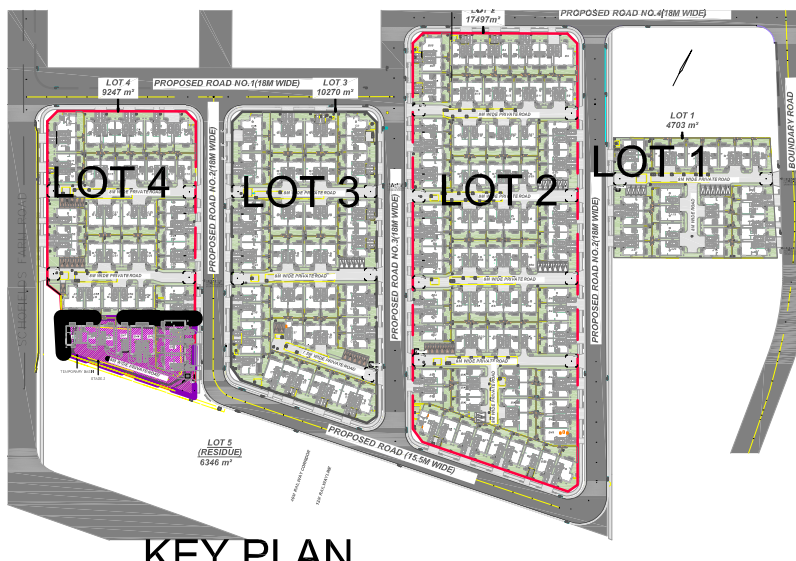
DRAWING TITLE:
SHADOW-2

PROJECT No.	DATE	DRAWING No.	REV.
Project Number	NOV 2017	DA25	1
DRAWN BY:	SCALE:	ISSUED BY:	
Author	1 : 1200	TS	

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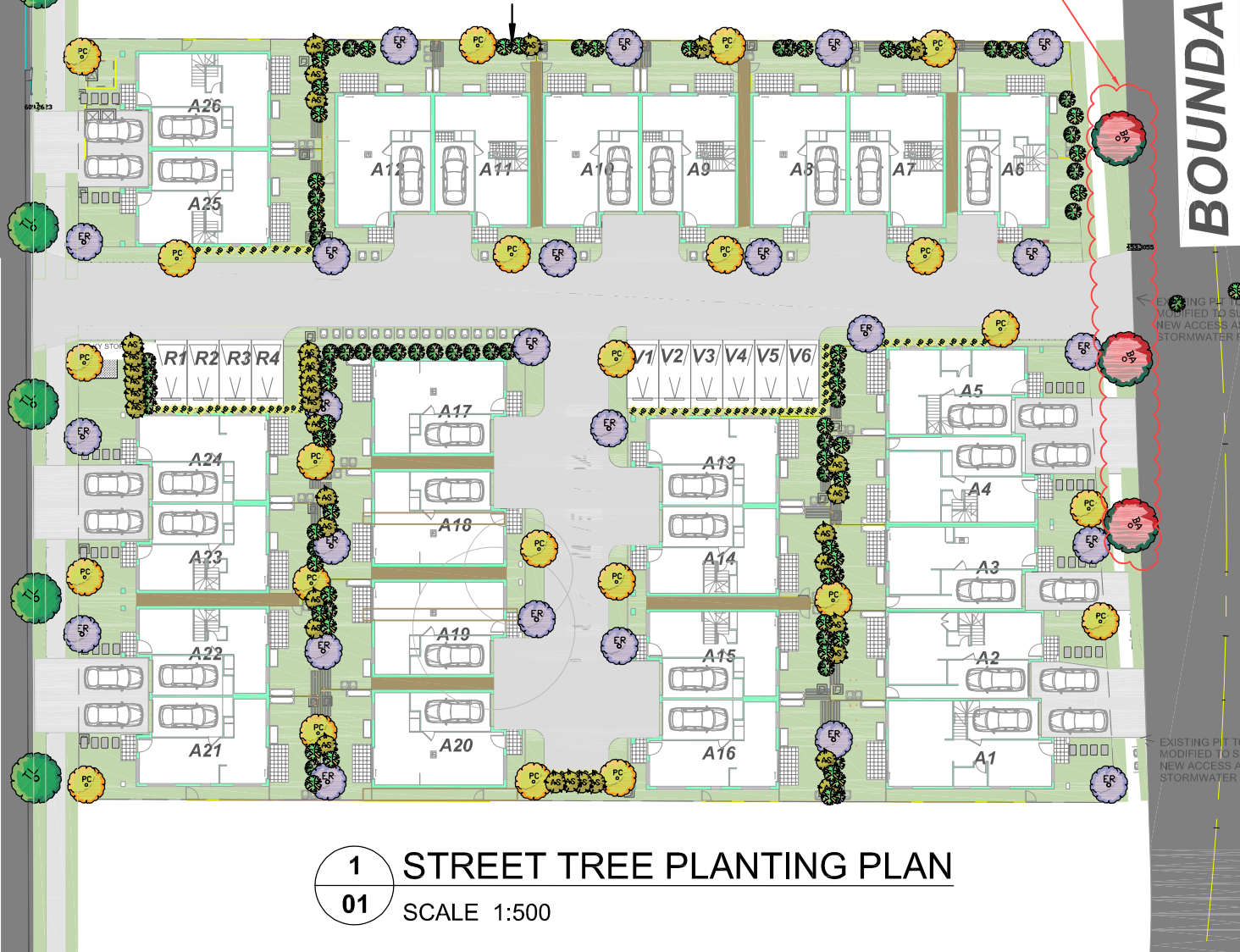


PROPOSED ROAD



KEY PLAN

LOT 1 4703 m²



1 STREET TREE PLANTING PLAN
SCALE 1:500

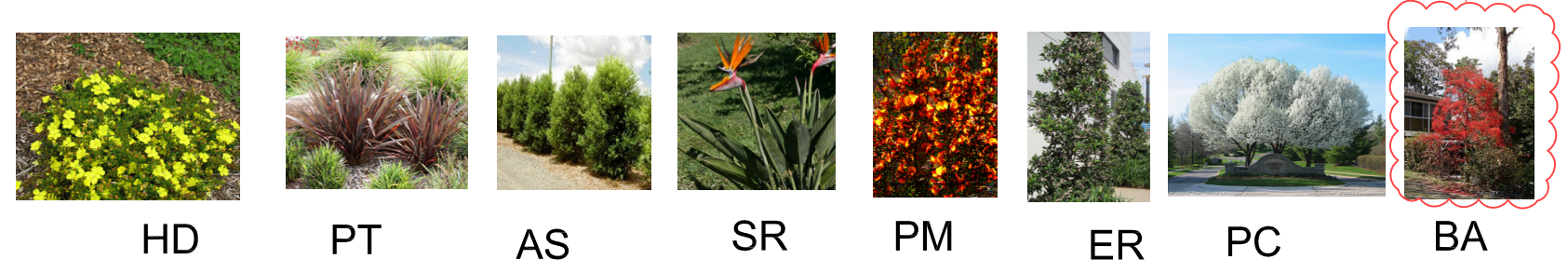
Street planting detail and specifications:

- No timber or steel edging is permissible
- Install root directors to manufacturer's specifications to protect assets, structures and/or underground services.
- Tree trunk to be a minimum 750mm from street kerb and guttering
- All imported soil to achieve the requirements of AS4419 - Soils for landscaping All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Acceptable mulch - Forest litter or pine bark mulch
- All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
- Kikuyu is not accepted. Identify the use of Soft leafed Buffalo as preferred turf
- Turf to consist of 25mm depth of dense, well rooted, vigorous grass growth with minimum 15mm on an average 100mm depth of top soil
- Staking is required specified as- drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.

PROPOSED PLANTS FOR LOT 2



PROPOSED PLANTS FOR LOT 1



AMENDED AS PER COUNCIL
EMAIL 23/11/2018 - ITEM NO 1

PROPOSED PLANTING SCHEDULE - LOT 1

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
HD	Hibbertia Diffusa	Wedge Guinea Flower	0.5 m	150mm	80
FEATURE SHRUBS					
AS	Acmena smithii var. minor	Lilly Pilly	3m	300mm	35
SR	Strelitzia reginae	Bird of Paradise	1.5m	300mm	48
PT	Phormium tenax 'Flamin'	Red Flax	600mm	300mm	42
TREES					
ER	Elaeagnus Argentea	Blue Berry Ash	8m	45 L	24
PC	Pistacia Chinenensis	Chinese Pistachio	7m	45 L	23

PROPOSED PLANTING SCHEDULE - LOT 2

No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
BR	Angioanthos 'Bush Ranger'	Klangaroo Paw	600mm	150mm	199
FEATURE SHRUBS					
PT	Phormium tenax 'Flamin'	Red Flax	600mm	300mm	203
BE	Banksia ericifolia	Heath Banksia	2m	300mm	127
MP	Murraya paniculata	Orange Jessamine	1.5m	200mm	108
TREES					
PC	Pyrus calleryana	Callery Pear	8m	45 L	81
ML	Melaleuca linariifolia	Flaxed Leaved Paperbark	7m	45 L	80

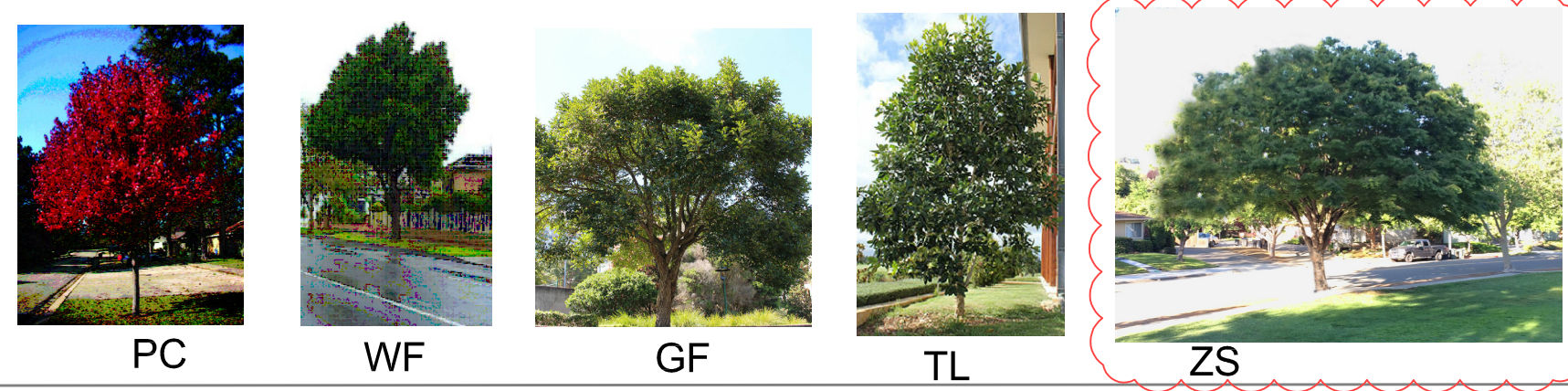
STREET TREES FOR LOT 1 & 2

	PC	Pyrus calleryana 'Bradford'	Callery Pear	10m	7m	75LT	6
	GF	Glochidion ferdinandi	Cheese tree	7m	3-5m	75LT	15
	TL	Tristanopsis laurina	Water Gum	9m	5m	75LT	21
	BA	Brachychiton Acerifolius	Illawarra Flame tree	12m	6m	75LT	3
	ZS	Zelkova Serrate	Japanese Zelkova	15-20 m	2-3m	57LT	4

Specification for Maintenance:

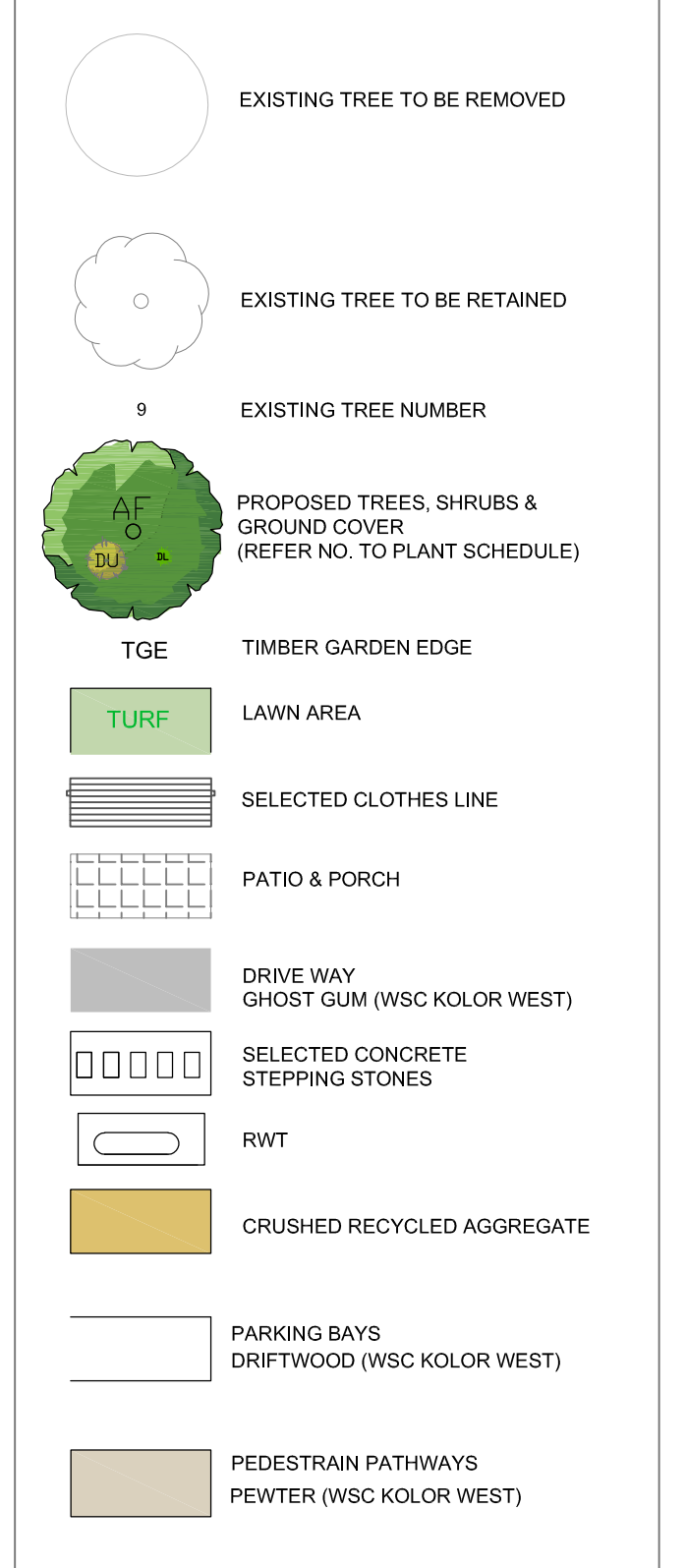
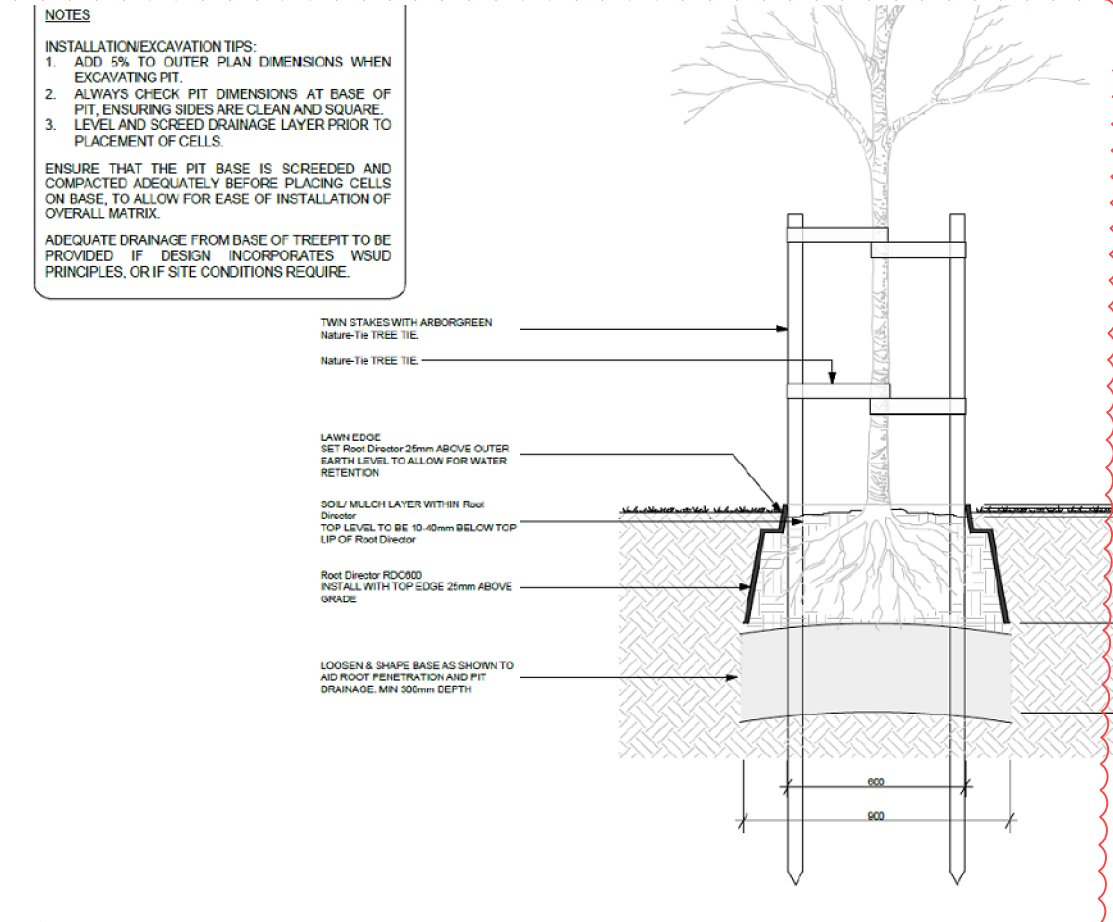
- Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover
- The developer must provide to Council in writing one (1) month notice, at minimum, for practical completion inspection and two (2) month notice for end of maintenance inspection.
- Add additional points to specification for Maintenance:
- Mechanical line trimmers (whipper snippers) not be used within 300mm of out edge of tree trunks
- No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering
- No grass or weeds within mulched area in or around tree
- Stolen trees to be replaced within one week. Repeated removal of trees within the same location shall immediately be reported to Council
- All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces
- Mulch not to come into contact with the trunks of trees
- No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times
- No sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage
- No obvious signs of weed infestation in grass areas, pavements or mass planting beds
- Chemical not to be applied in extreme temperatures or wind conditions
- Removal of all suckers from base of trees
- Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree
- All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut
- Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of 'greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches

PROPOSED STREET TREES FOR LOT 1 & 2



AMENDED AS PER COUNCIL
EMAIL 23/11/2018 - ITEM NO 2

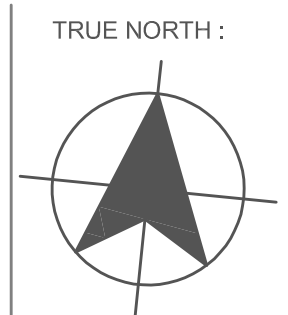
AMENDED AS PER COUNCIL
EMAIL 23/11/2018 - ITEM NO 3

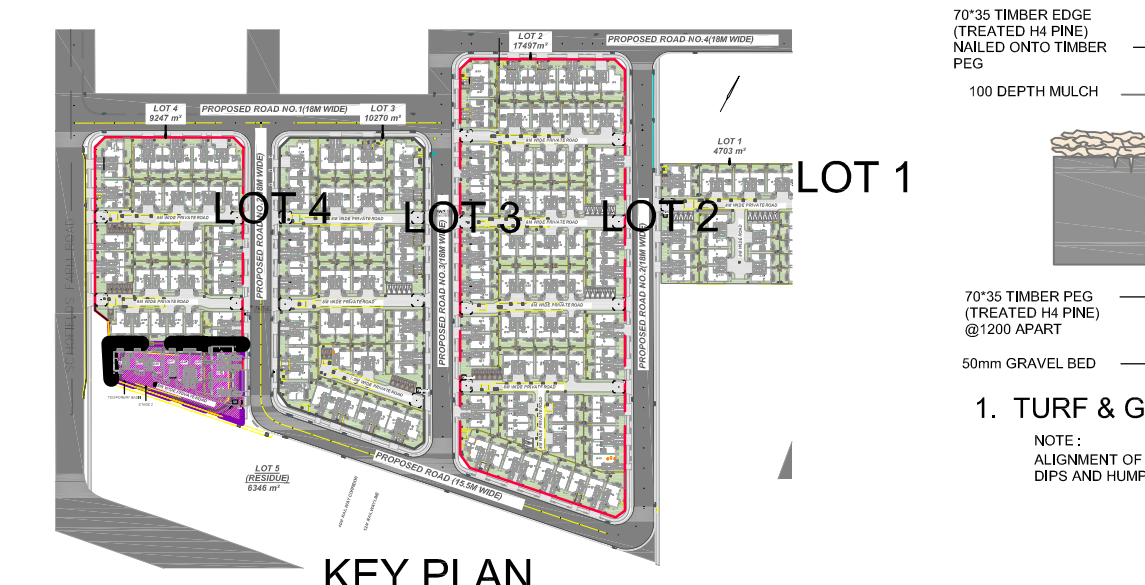


ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
LAWN AREA	1st QUALITY TOP SOIL
NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT	NATIVE GARDEN BED NATIVE GARDEN MIX
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
ILLUMINATION	SELECTED BOLLARD ILLUMINATION IN ACCORDANCE WITH AS1158.3.1:1999
FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL



ISSUE	AMENDMENTS	DATE	DRAWN	CHKD
R06				
R05				
R04	AMENDED AS PER COUNCIL EMAIL DATED 23/11/18	27/11/2018	SS	
R03	AMENDED AS PER COUNCIL LETTER DATED 5/6/18	23/10/2018	SHK	
R02	ISSUED FOR COUNCIL APPROVAL	02/07/2018	SHK	
R01	ISSUED FOR DEVELOPMENT APPLICATION	01/11/2017	SS	

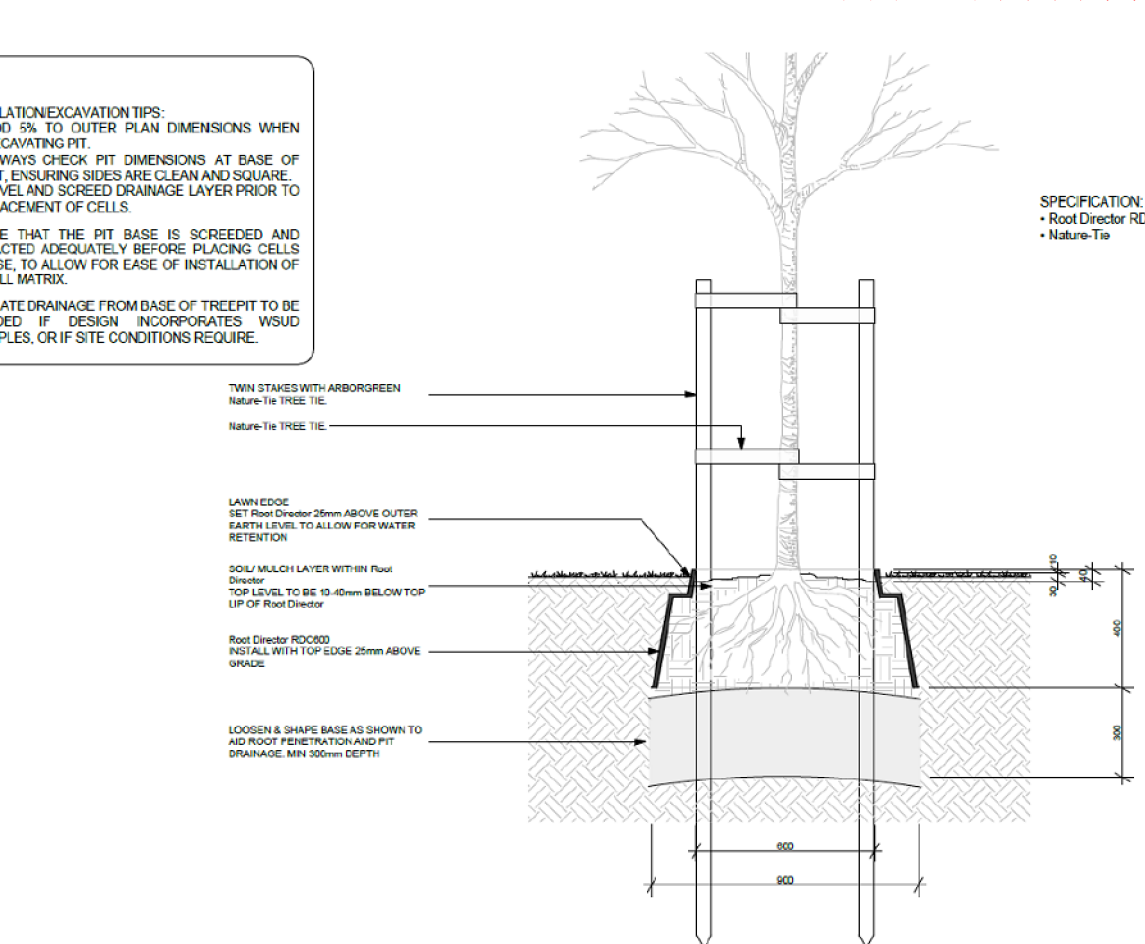




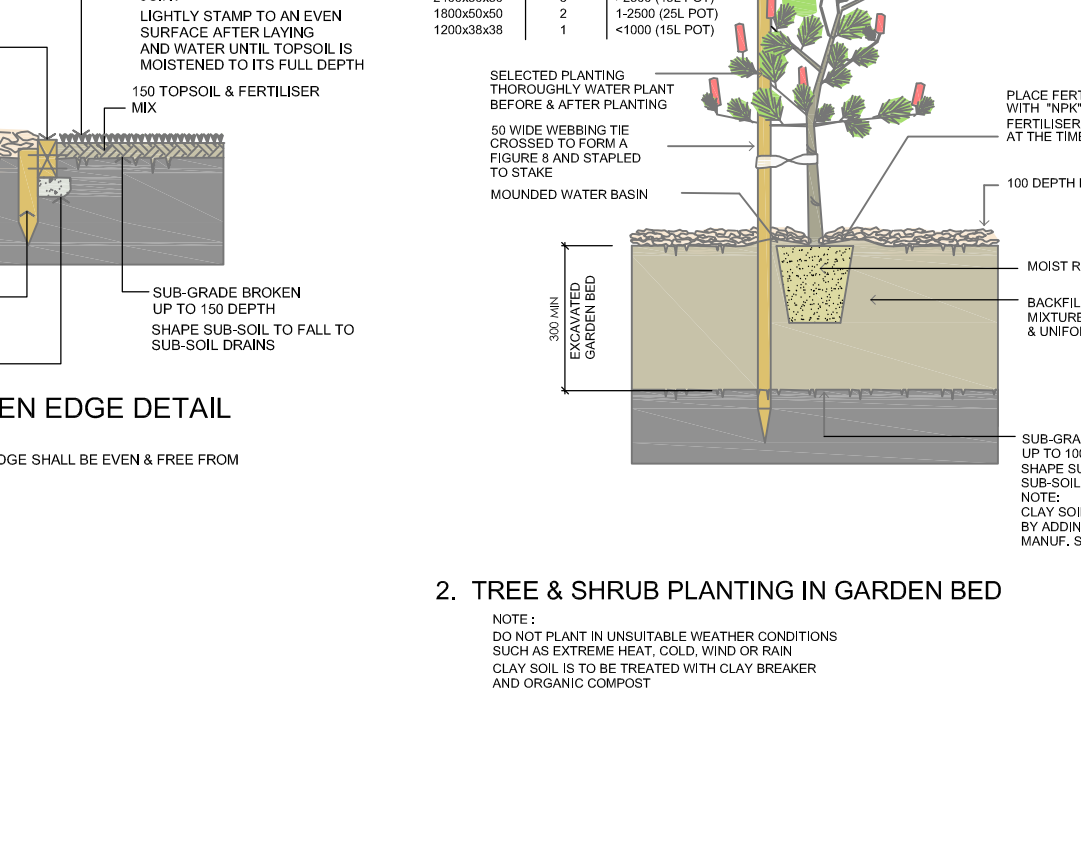
PROPOSED PLANTING SCHEDULE - LOT 3				
No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POTSIZE QUANTITY
GROUND COVER / BOARDER				
LM	Liriope muscari	Turf Lily	500mm	150mm 223
AR	Alternanthera Dentata "Little Ruby"	Little Ruby	400mm	150mm 206
FEATURE SHRUBS				
AS	Acmena smithii var.minor	Lilly Pilly	3m	300mm 61
HM	Hydrangea Macrophylla	Hydrangea	2m	250mm 70
PT	Phormium tenax "Flamin"	Red Flax	600mm	300mm 136
TREES				
CS	Collistemon Salignus	Bottle Brush Tree	8m	45 L 43
JM	Jacaranda Mimosifolia	Jacaranda	10m	75 L 45

PROPOSED PLANTING SCHEDULE - LOT 4				
No.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POTSIZE QUANTITY
GROUND COVER / BOARDER				
AO	Agapanthus orientalis	African Lily	750mm	250mm 135
DL	Dianella Little Trev	Flax Lily	300mm	150mm 168
FEATURE SHRUBS				
AB	Anigozanthos Bush Diamond	Kangaroo Paw	600mm	200mm 42
AE	Aspidistra elatior	Cast Iron plant	1m	200mm 194
CG	Cordylina "Green Star"	Cordylina dwarf	1m	200mm 62
TREES				
LI	Lagerstroemia indica "Natchez"	Weeping Myrtle	7m	45 L 35
ML	Melaleuca Linaifolia	Flaxed Leaved Paperbark	7m	45 L 34

STREET TREES FOR LOT 3 & 4				
NS	Nyssa sylvatica	Black tupelo	11m	6m 75LT 11
GF	Glochidion ferdinandi	Cheese tree	7m	3-5m 75LT 9
TL	Tristanopsis laurina	Water Gum	9m	5m 75LT 21
WF	Waterhoussa floribunda	Weeping Lilly Pilly	5m	2-3m 75LT 7
ZS	Zelkova Serrate	Japanese Zelkova	15-20 m	2-3m 57LT 6



- Street planting detail and specifications:**
- No timber or steel edging is permissible
 - Install root directors to manufacturer's specifications to protect assets, structures and/or underground services.
 - Tree trunk to be a minimum 750mm from street kerb and guttering
 - All imported soil to achieve the requirements of AS4419 - Soils for landscaping All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Acceptable mulch - Forest litter or pine bark mulch
 - All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
 - Kikuyu is not accepted. Identify the use of Soft leaved Buffalo as preferred turf
 - Turf to consist of 25mm depth of dense, well rooted, vigorous grass growth with minimum 15mm on an average 100mm depth of top soil
 - Staking is required specified as: drive 2x38x38x1800 mm hardwood stake 600mm into the ground. Secure the stem of the tree firmly with 2 x hessian ties fitted to the stem separately in opposite directions.
- Specification for Maintenance:**
- Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover
 - The developer must provide to Council in writing one (1) month notice, at minimum, for practical completion inspection and two (2) month notice for end of maintenance inspection.
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 - No grass or weeds within mulched area in or around tree
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 - All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces
 - Mulch not to come into contact with the trunks of trees
 - No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times
 - No sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage
 - No obvious signs of weed infestation in grass areas, pavements or mass planting beds
 - Chemical not to be applied in extreme temperatures or wind conditions
 - Removal of all suckers from base of trees
 - Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree
 - All dead/diseased or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut
 - Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of 'greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches



LEGEND/ FINISHES SCHEDULE	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED
9	EXISTING TREE NUMBER
	PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
TGE	TIMBER GARDEN EDGE
TURF	LAWN AREA
	SELECTED CLOTHES LINE
	PATIO & PORCH
	DRIVE WAY GHOST GUM (WSC KOLOR WEST)
	SELECTED CONCRETE STEPPING STONES
	RWT
	CRUSHED RECYCLED AGGREGATE
	PARKING BAYS DRIFTWOOD (WSC KOLOR WEST)
	PEDESTRAIN PATHWAYS PEWTER (WSC KOLOR WEST)

ITEM	MATERIAL
DRIVEWAY	SELECTED COLOURED CONCRETE
PATIO	SELECTED TILES
PATH	SELECTED COLOURED CONCRETE
SOIL	LAWN AREA 1st QUALITY TOP SOIL
NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT	NATIVE GARDEN MIX
LAWN	SIR WALTER BUFFALO REFER TO DETAIL 1
MULCH	SELECTED HARD WOOD CHIP DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED TIMBER EDGING OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
ILLUMINATION	SELECTED BOLLARD ILLUMINATION IN ACCORDANCE WITH AS158.3.1:1999
FENCE	SIDES & REAR BOUNDARY 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND COURTYARD SEPERATION FENCE 1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND FRONT - REFER TO ARCHITECT'S DETAIL

PROPOSED STREET TREES FOR LOT 3 & 4

