



STAGE 2 EAST STREET FRONTAGE

Lot 79, DP 208203, 95 Cudgegong Rd
rouse hill

SWA
SWA GROUP

Suite 12, 16-18 Malvern Ave.
Chatswood NSW 2067
NSW Registration # 7099
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RA+
Member
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Architects

Job No

1703

Drawing No

DA-02



INTERNAL COURTYARD VIEW

Lot 79, DP 208203, 95 Cudgegong Rd
rouse hill

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Drawing No

DA-03



1



2



3



4



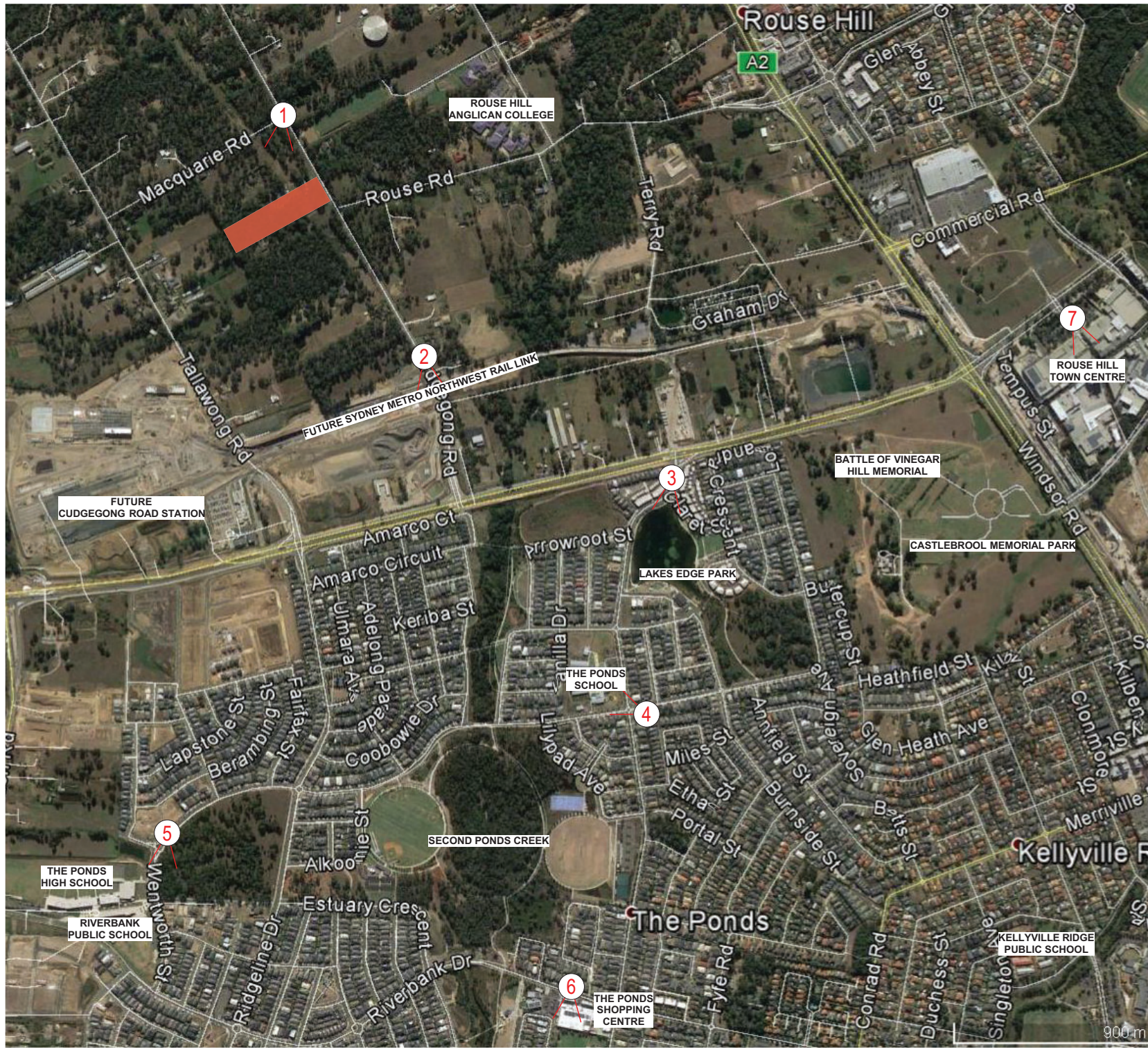
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B	DA RESPONSE	31/05/2018
A	AMENDMENTS	
A	FOR DA SUBMISSION	26/10/2017
Issue	Amendment	Date
LEGEND & MATERIALS		

PROJECT ADDRESS
Lot 79, DP 208203,
95 Cudgong Rd
Rouse Hill NSW
2155 Australia

Client
Bing Wei Pty Ltd

Drawn RC
Project Status

DA SUBMISSION
DRAWING TITLE
SITE CONTEXT

Date 31/05/2018
Scale NTS
ARCHITECT

SWA
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Suite 12, 16-18 Malvern Ave,
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Job No
Drawing Number / Issue
1703 DA-06/B



1



2



3



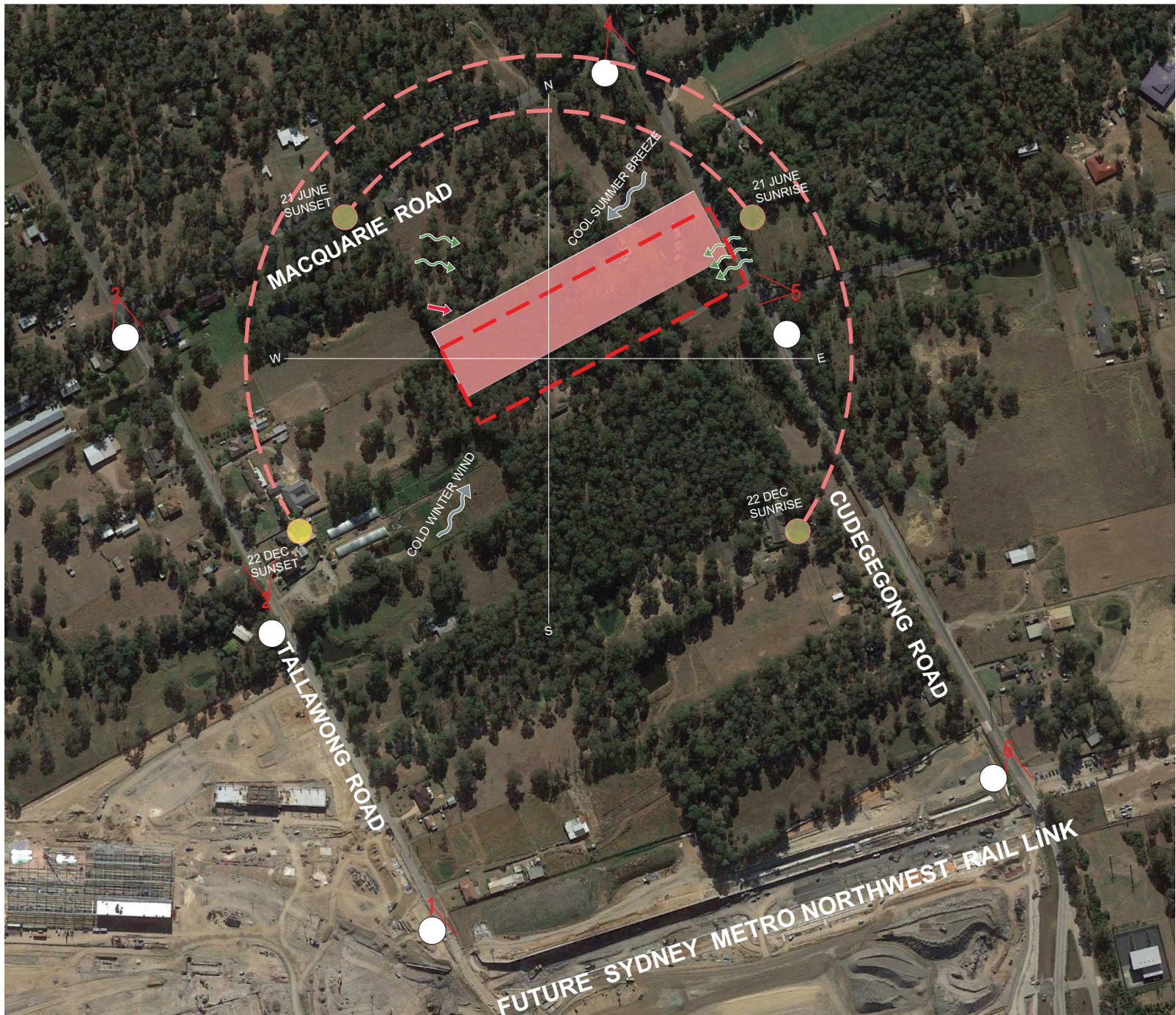
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6



B DA RESPONSE 31/05/2018
AMENDMENTS
A FOR DA SUBMISSION 26/10/2017
Issue Amendment Date

LEGEND & MATERIALS

LEGEND

- SUN
- PREVAILING WIND
- TRAFFIC NOISE
- VEHICULAR ACCESS

PROJECT ADDRESS

Lot 79, DP 208203,
95 Cudegong Rd
Rouse Hill NSW
2155 Australia

Client

Bing Wei Pty Ltd

Drawn

RC

Project Status

DA SUBMISSION

DRAWING TITLE

SITE ANALYSIS

Date

31/05/2018 NTS

ARCHITECT

SWA
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Job No Drawing Number / Issue

1703

DA-07/B

Development Statistics - Rouse Hill - 95 Cudgegong Rd

	Planning Control	Proposed
SITE AREA	11,469	
FSR		1.89
GFA		21657.00
Max building height	12	

AREA SCHEDULE	
RE1- PUBLIC RECREATION	3,282 M2
FUTURE ROAD AREA	3,258 M2
ELEC. TRANSMISSION AREA	2,224 M2
R3-Stage 1	5,693 M2
R3-Stage 2	5,776 M2
TOTAL	20,233 M2

GFA		
	GFA	
	STAGE 1	STAGE 2
Lower Ground		235
Ground	2659	2665
Level 1	2725	2743
Level 2	2725	2743
Level 3	2667	2495
Total GFA	10776	10881

SCHEDULE OF UNITS																												
	STAGE 1										STAGE 2																	
	BUILDING A			BUILDING B			BUILDING C			BUILDING D			BUILDING E			BUILDING F			BUILDING G			BUILDING H			Total			
	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B	1B	2B	3B		1B	2B	3B
Lower Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	
Ground	3	4	0	1	4	1	0	5	1	1	5	1	3	4	0	0	5	1	0	5	1	0	5	1	1	5	1	52
Level 1	2	5	0	1	4	1	0	5	1	0	6	1	2	5	0	0	5	1	0	5	1	0	6	1	52			
Level 2	2	5	0	1	4	1	0	5	1	0	6	1	2	5	0	0	5	1	0	5	1	0	6	1	52			
Level 3	2	5	0	1	4	1	0	5	1	0	6	1	2	5	0	0	5	1	0	5	1	0	4	1	50			
TOTAL UNITS	9	19	0	4	16	4	0	20	4	1	23	4	9	19	0	0	20	4	0	20	4	1	23	4	208			

UNIT MIX				
	Stage 1	Stage 2	Total	Proposed
1 Bed	14	10	24	11.5%
2 Bed	78	82	160	76.9%
3 Bed	12	12	24	11.5%
TOTAL	104	104	208	

SITE COVERAGE AREA		STAGE 1	STAGE 2
Planning Control	50%	2847	2888
Proposed		2858	2873
Proposed as Percentage		50.20%	49.74%

LANDSCAPED AREA		STAGE 1	STAGE 2
Planning Control	30%	1708	1733
Proposed		1725	1762
Proposed as Percentage		30.30%	30.50%

COMMUNAL SPACES		STAGE 1	STAGE 2
Planning Control	15%	854	866
ADG	25%	1,423	1,444
Proposed		1,773	1,698

DEEP SOIL		STAGE 1	STAGE 2
ADG	7%	399	404
Proposed		1037	944

ADAPTABLE UNIT		STAGE 1	STAGE 2
Required	10%	10.4	10.4
Proposed		11	11

PARKING SCHEDULE																													
TOTAL															STAGE 1							STAGE 2							
	RMS	RATIO	REQ	Planning Ctrl. (PC)	RATIO	REQ	PROVIDED	RMS	RATIO	REQ	PC	RATIO	REQ	PROVIDED	RMS	RATIO	REQ	PC	RATIO	REQ	PROVIDED	RMS	RATIO	REQ	PC	RATIO	REQ	PROVIDED	
VISITOR PARKING	1 IN 5	0.2	42	1 IN 5	0.2	42		1 IN 5	0.2	21	1 IN 5	0.2	21		1 IN 5	0.2	21	1 IN 5	0.2	21		1 IN 5	0.2	21	1 IN 5	0.2	21		
RESIDENTIAL PARKING	Studio	0	0	Studio	0	0		Studio	0	0	Studio	0	0		Studio	0	0	Studio	0	0		Studio	0	0	Studio	0	0		
	1 bed	0.6	14.4	1 bed	1	24		1 bed	0.6	8.4	1 bed	1	14		1 bed	0.6	6	1 bed	1	10		1 bed	0.6	6	1 bed	1	10		
	2 bed	0.9	14.4	2 bed	1	160		2 bed	0.9	70.2	2 bed	1	78		2 bed	0.9	73.8	2 bed	1	82		2 bed	0.9	73.8	2 bed	1	82		
	3 bed	1.4	33.6	3 bed	1.5	36		3 bed	1.4	16.8	3 bed	1.5	18		3 bed	1.4	16.8	3 bed	1.5	18		3 bed	1.4	16.8	3 bed	1.5	18		
Adaptable parking	1 in 1 units	1.00	21	1 in 1 units	1.00	11		1 in 1 units	1.00	11	1	1.00	21		1	1.00	11	1	1.00	11		1	1.00	11	1	1.00	11		
Total residential			192			220				95			110				97			110				97			110		
TOTAL			234			262	262			116			131	131			117			131	131			117			131	131	

PROPOSED CAR SPACE	NOS
BASEMENT STAGE 1	131
BASEMENT STAGE 2	104
LOWER BASEMENT STAGE 2	27
TOTAL	262

BICYCLE PARKING SCHEDULE				
		RATIO	STAGE 1	STAGE 2
RESIDENTIAL PARKING	1 PER 3 UNITS	0.33	34.67	34.67
VISITOR	1 IN 10	0.1	10.4	10.4
TOTAL			45.07	45.07

SOLAR ACCESS	Required	145.6
Required	70%	145.6
Proposed	70.7%	147

NATURAL VENTILATION	Required	124.80
Required	60%	124.80
Proposed	63.46%	132

October 2017	BSA Reference: 12730
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.	
Thermal Performance Specifications (does not apply to garage)	
External Wall Construction Added Insulation	
162 Concrete + Plasterboard R1,0	
Internal Wall Construction Added Insulation	
Plasterboard on studs none	
162 Concrete + Plasterboard (walls adjacent to common lobbies & corridors) R1,0	
162 Concrete + Plasterboard (party walls & walls adjacent to livewalls & stairwells) none	
Ceiling Construction Added Insulation	
Plasterboard R2.5 to ceilings adjacent to roof space and decks above	
Roof Construction Colour Added Insulation	
Concrete Any none	
Floor Construction Covering Added Insulation	
Concrete As drawn none	
Windows Glass and frame type U Value SHGC Range Area sq m	
ALM-001-01 A Aluminium Type A Single clear 6.70 0.51 - 0.63 As drawn	
ALM-002-01 A Aluminium Type B Single clear 6.70 0.63 - 0.77 As drawn	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres	
Skylights Glass and frame type U Value SHGC Area sq m	
As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified	
External Window Shading (eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations (downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.	

BASIX SUMMARY



B	DA RESPONSE	31/05/2018
	AMENDMENTS	
A	FOR DA SUBMISSION	26/10/2017
	Issue Amendment	Date
LEGEND & MATERIALS		

PROJECT ADDRESS
**Lot 79, DP 208203,
95 Cudgegong Rd
Rouse Hill NSW
2155 Australia**

Client
Bing Wei Pty Ltd

Drawn RC

Project Status

DA SUBMISSION

DRAWING TITLE
**DEVELOPMENT
STATISTIC & BASIX**

Date Scale
31/05/2018 NTS

ARCHITECT



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Job No Drawing Number / Issue

1703 DA-04/B

Development Statistics - Rouse Hill - 95 Cudgong

UNIT No	AREA (m ²)	UNIT TYPE	AREA (m ²) BALCONY	EST FROM KITCHEN TO WINDOW (m)	STORAGE (m ³)	UNIT ASPECT	SUNLIGHT HOURS DURING MONITOR (m ² /2000)	ADAPTABLE UNIT	CROSS VENTILATION
	10	100	200	300	300	300	Y	N	
LEVEL LOWER GROUND									
H006	94	1	1	1	1	1	1	1	1
H007	92	1	1	1	1	1	1	1	1
UNIT No	AREA (m ²)	UNIT TYPE	AREA (m ²) BALCONY	EST FROM KITCHEN TO WINDOW (m)	STORAGE (m ³)	UNIT ASPECT	SUNLIGHT HOURS DURING MONITOR (m ² /2000)	ADAPTABLE UNIT	CROSS VENTILATION
	10	100	200	300	300	300	Y	N	
LEVEL GROUND									
A001	69	1	1	1	1	1	1	1	1
A002	105	1	1	1	1	1	1	1	1
A003	72	1	1	1	1	1	1	1	1
A004	69	1	1	1	1	1	1	1	1
A005	91	1	1	1	1	1	1	1	1
A006	91	1	1	1	1	1	1	1	1
A007	83	1	1	1	1	1	1	1	1
B001	85	1	1	1	1	1	1	1	1
B002	104	1	1	1	1	1	1	1	1
B003	91	1	1	1	1	1	1	1	1
B004	110	1	1	1	1	1	1	1	1
B005	68	1	1	1	1	1	1	1	1
B006	103	1	1	1	1	1	1	1	1
C001	85	1	1	1	1	1	1	1	1
C002	104	1	1	1	1	1	1	1	1
C003	99	1	1	1	1	1	1	1	1
C004	115	1	1	1	1	1	1	1	1
C005	93	1	1	1	1	1	1	1	1
C006	114	1	1	1	1	1	1	1	1
D001	92	1	1	1	1	1	1	1	1
D002	107	1	1	1	1	1	1	1	1
D003	89	1	1	1	1	1	1	1	1
D004	69	1	1	1	1	1	1	1	1
D005	106	1	1	1	1	1	1	1	1
D006	94	1	1	1	1	1	1	1	1
D007	92	1	1	1	1	1	1	1	1
E001	91	1	1	1	1	1	1	1	1
E002	110	1	1	1	1	1	1	1	1
E003	72	1	1	1	1	1	1	1	1
E004	69	1	1	1	1	1	1	1	1
E005	92	1	1	1	1	1	1	1	1
E006	94	1	1	1	1	1	1	1	1
E007	69	1	1	1	1	1	1	1	1
F001	82	1	1	1	1	1	1	1	1
F002	103	1	1	1	1	1	1	1	1
F003	15	1	1	1	1	1	1	1	1
F004	100	1	1	1	1	1	1	1	1
F005	93	1	1	1	1	1	1	1	1
F006	110	1	1	1	1	1	1	1	1
G001	82	1	1	1	1	1	1	1	1
G002	103	1	1	1	1	1	1	1	1
G003	93	1	1	1	1	1	1	1	1
G004	115	1	1	1	1	1	1	1	1
G005	93	1	1	1	1	1	1	1	1
G006	114	1	1	1	1	1	1	1	1
H001	90	1	1	1	1	1	1	1	1
H002	107	1	1	1	1	1	1	1	1
H003	89	1	1	1	1	1	1	1	1
H004	69	1	1	1	1	1	1	1	1
H005	106	1	1	1	1	1	1	1	1
H006	90	1	1	1	1	1	1	1	1
H007	92	1	1	1	1	1	1	1	1
UNIT No	AREA (m ²)	UNIT TYPE	AREA (m ²) BALCONY	EST FROM KITCHEN TO WINDOW (m)	STORAGE (m ³)	UNIT ASPECT	SUNLIGHT HOURS DURING MONITOR (m ² /2000)	ADAPTABLE UNIT	CROSS VENTILATION
	10	100	200	300	300	300	Y	N	
LEVEL 1									
A101	69	1	1	1	1	1	1	1	1
A102	105	1	1	1	1	1	1	1	1
A103	72	1	1	1	1	1	1	1	1
A104	69	1	1	1	1	1	1	1	1
A105	91	1	1	1	1	1	1	1	1
A106	91	1	1	1	1	1	1	1	1
A107	83	1	1	1	1	1	1	1	1
B101	104	1	1	1	1	1	1	1	1
B102	104	1	1	1	1	1	1	1	1
B103	87	1	1	1	1	1	1	1	1
B104	110	1	1	1	1	1	1	1	1
B105	68	1	1	1	1	1	1	1	1
B106	102	1	1	1	1	1	1	1	1
C101	102	1	1	1	1	1	1	1	1
C102	104	1	1	1	1	1	1	1	1
C103	94	1	1	1	1	1	1	1	1
C104	112	1	1	1	1	1	1	1	1
C105	93	1	1	1	1	1	1	1	1
C106	114	1	1	1	1	1	1	1	1
D101	85	1	1	1	1	1	1	1	1
D102	105	1	1	1	1	1	1	1	1
D103	89	1	1	1	1	1	1	1	1
D104	69	1	1	1	1	1	1	1	1
D105	106	1	1	1	1	1	1	1	1
D106	90	1	1	1	1	1	1	1	1
D107	92	1	1	1	1	1	1	1	1
E101	91	1	1	1	1	1	1	1	1
E102	110	1	1	1	1	1	1	1	1
E103	72	1	1	1	1	1	1	1	1
E104	69	1	1	1	1	1	1	1	1
E105	92	1	1	1	1	1	1	1	1
E106	94	1	1	1	1	1	1	1	1
E107	69	1	1	1	1	1	1	1	1
F101	97	1	1	1	1	1	1	1	1
F102	103	1	1	1	1	1	1	1	1
F103	83	1	1	1	1	1	1	1	1
F104	100	1	1	1	1	1	1	1	1
F105	93	1	1	1	1	1	1	1	1
F106	111	1	1	1	1	1	1	1	1
G101	96	1	1	1	1	1	1	1	1
G102	103	1	1	1	1	1	1	1	1
G103	89	1	1	1	1	1	1	1	1
G104	110	1	1	1	1	1	1	1	1
G105	93	1	1	1	1	1	1	1	1
G106	114	1	1	1	1	1	1	1	1
H101	90	1	1	1	1	1	1	1	1
H102	107	1	1	1	1	1	1	1	1
H103	89	1	1	1	1	1	1	1	1
H104	69	1	1	1	1	1	1	1	1
H105	106	1	1	1	1	1	1	1	1
H106	90	1	1	1	1	1	1	1	1
H107	92	1	1	1	1	1	1	1	1

UNIT No	AREA (m ²)	UNIT TYPE	AREA (m ²) BALCONY				DIST FROM KITCHEN TO WINDOW (m)	STORAGE (m ³)	UNIT ASPECT	SUNLIGHT HOURS DURING MEANWATER (m ² /2000)		ADAPTABLE UNIT	CROSS VENTILATION
			10	100	200	300				Y	N		
LEVEL 2													
A201	69	1				11	8.24		1			1	1
A202	105		1			13	10.13		1				
A203	72	1				13	9.86			1			
A204	85			1		16	10.94			1			
A205	90			1		14	9.59				1		
A206	91	1				11	9.32					1	
A207	83		1			11	9.05		1				
B201	104		1			17	13.1			1		1	
B202	104		1			11	14.18						1
B203	87		1			10	9.59			1			
B204	110				1	13	10.62					1	
B205	68		1			11	10.13		1				1
B206	102		1			13	15.53					1	
C201	102					21	13.1		1			1	
C202	104		1			11	14.18					1	
C203	94					12	9.59			1			
C204	112				1	19	11.75						1
C205	93					10	9.05						1
C206	114					12	9.05		1				
D201	86		1			10	12.29				1		
D202	105					19	9.59			1			
D203	89		1			18	9.05						1
D204	87					18	10.94						1
D205	106			1		22	11.21						1
D206	90		1			10	11.21						1
D207	92					10	9.59				1		
E201	91		1			10	9.05		1				1
E202	110					10	12.29						
E203	72		1			14	11.48			1		1	
E204	67					16	10.94				1		
E205	92					20	9.86						1
E206	94			1		10	8.78						1
E207	69		1			9	8.78						1
F201	97					17	11.48					1	
F202	103		1			11	14.45						1
F203	83					10	9.59				1		
F204	100				1	11	6.62						1
F205	93					10	9.05		1				
F206	111					10	11.21						1
G201	96		1			16	11.48			1			1
G202	103					11	14.45						
G203	89					10	9.59				1		
G204	110				1	17	11.75						1
G205	93					10	8.78						1
G206	114					12	9.05		1				
H201	90		1			10	12.29				1		
H202	105					19	9.59			1			
H203	89					18	9.05						1
H204	87					18	10.94						1
H205	106			1		22	11.21						1
H206	90					10	11.21						1
H207	92				1	10	9.59				1		
UNIT No	AREA (m ²)	UNIT TYPE	AREA (m ²) BALCONY				DIST FROM KITCHEN TO WINDOW (m)	STORAGE (m ³)	UNIT ASPECT	SUNLIGHT HOURS DURING MEANWATER (m ² /2000)		ADAPTABLE UNIT	CROSS VENTILATION
			10	100	200	300				Y	N		
LEVEL 3													
A301	65	1				10	8.24					1	1
A302	102		1			10	10.13						
A303	72			1		13	9.86						
A304	85					16	10.94						
A305	96			1		14	9.59					1	
A306	90					10	9.05						1
A307	78		1			10	9.05		1				
B301	104		1			17	13.1			1		1	
B302	104					11	14.18						1
B303	85			1		10	9.59						
B304	110				1	13	6.62						1
B305	68		1			10	10.13						1
B306	98			1		10	15.53			1			1
C301	102					21	13.1		1			1	
C302	104		1			11	14.18						1
C303	91					12	9.59			1			
C304	105				1	12	6.62						1
C305	87					10	9.05						1
C306	114					12	9.05		1				
D301	85		1			10	12.29						1
D302	100					20	9.59						1
D303	89					18	9.05						1
D304	87					18	10.94						1
D305	106			1		22	11.21						1
D306	88				1	10	11.21						1
D307	86					10	9.59						1
E301	88		1			10	9.05					1	
E302	107					10	12.29			1			
E303	72			1		14	11.48					1	
E304	67					16	10.94						1
E305	92					27	9.86						1
E306	90			1		10	8.78						1
E307	65		1			9	8.78						1
F301	97					17	11.48					1	
F302	103					11	14.45						1
F303	81					10	9.59						1
F304	100				1	11	6.62						1
F305	90					10	9.05						1
F306	108					10	11.21						1
G301	96					16	11.48					1	
G302	103					11	14.45						1
G303	87					10	9.59						1
G304	103				1	12	6.62						1
G305	87					10	8.78						1
G306	114					12	9.05		1				
H301	85		1			10	12.29						1
H302	101					20	9.59						1
H303	89					18	9.05						1
H304	87				1	18	10.94						1
H305	100				1	22	11.21						1

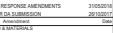


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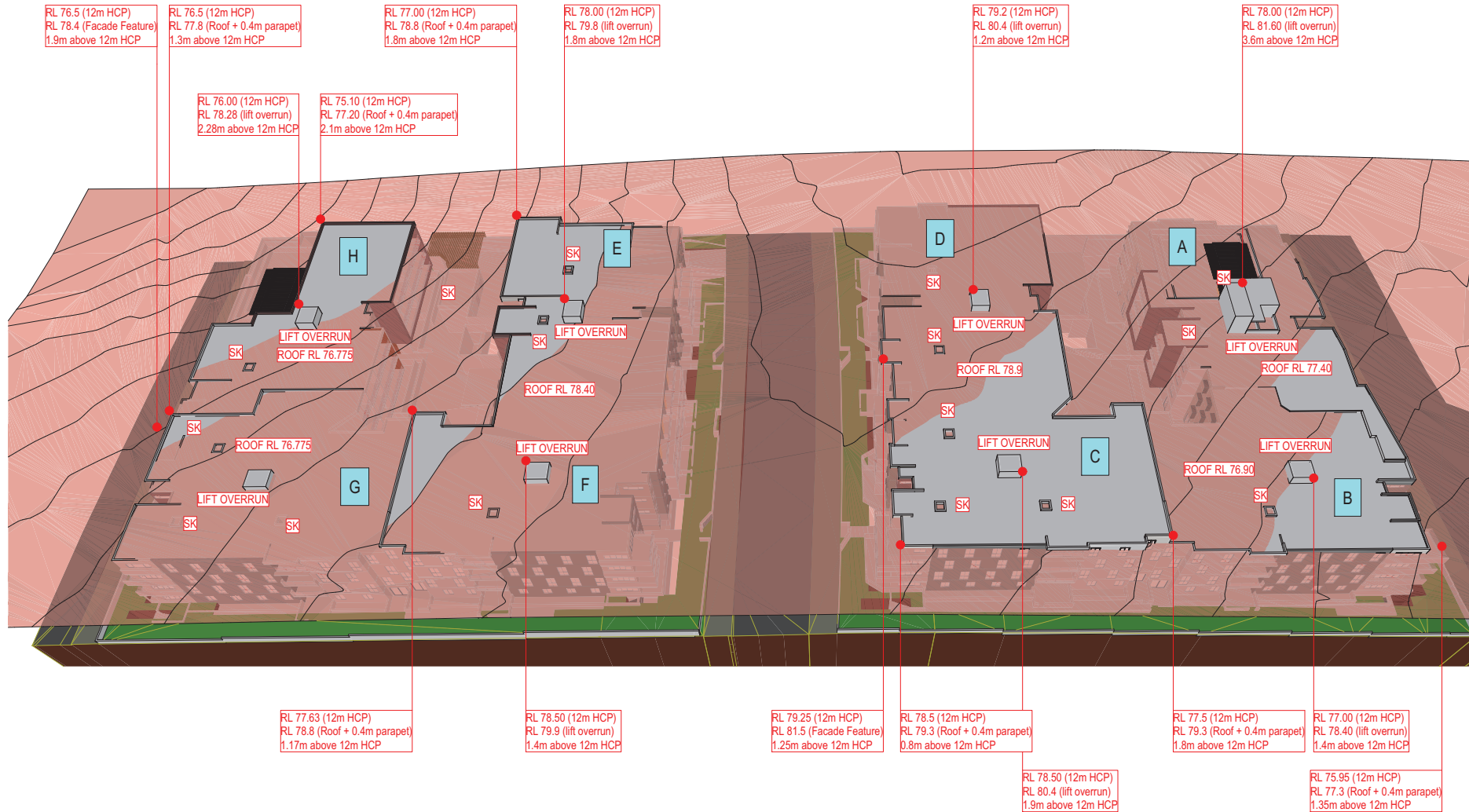

 A+ Australia
 Institute of
 Architecture

No Drawing Number / Issue
 DA-13/B



79, DP 208203, 95
Edgewood Rd Rouse
NSW 2155 Australia

[illegible]



LEGEND
SK : SKYLIGHT

Height Control Plane as measured from existing ground level

B DA RESPONSE 31/05/2018
AMENDMENTS
A FOR DA SUBMISSION 26/10/2017
Issue Amendment Date
LEGEND & MATERIALS

PROJECT ADDRESS
**Lot 79, DP 208203,
95 Cuddegon Rd
Rouse Hill NSW
2155 Australia**

Client
Bing Wei Pty Ltd

Drawn RC

Project Status

DA SUBMISSION

DRAWING TITLE
**HEIGHT CONTROL
PLANE**

Date Scale
31/05/2018 NTS

ARCHITECT

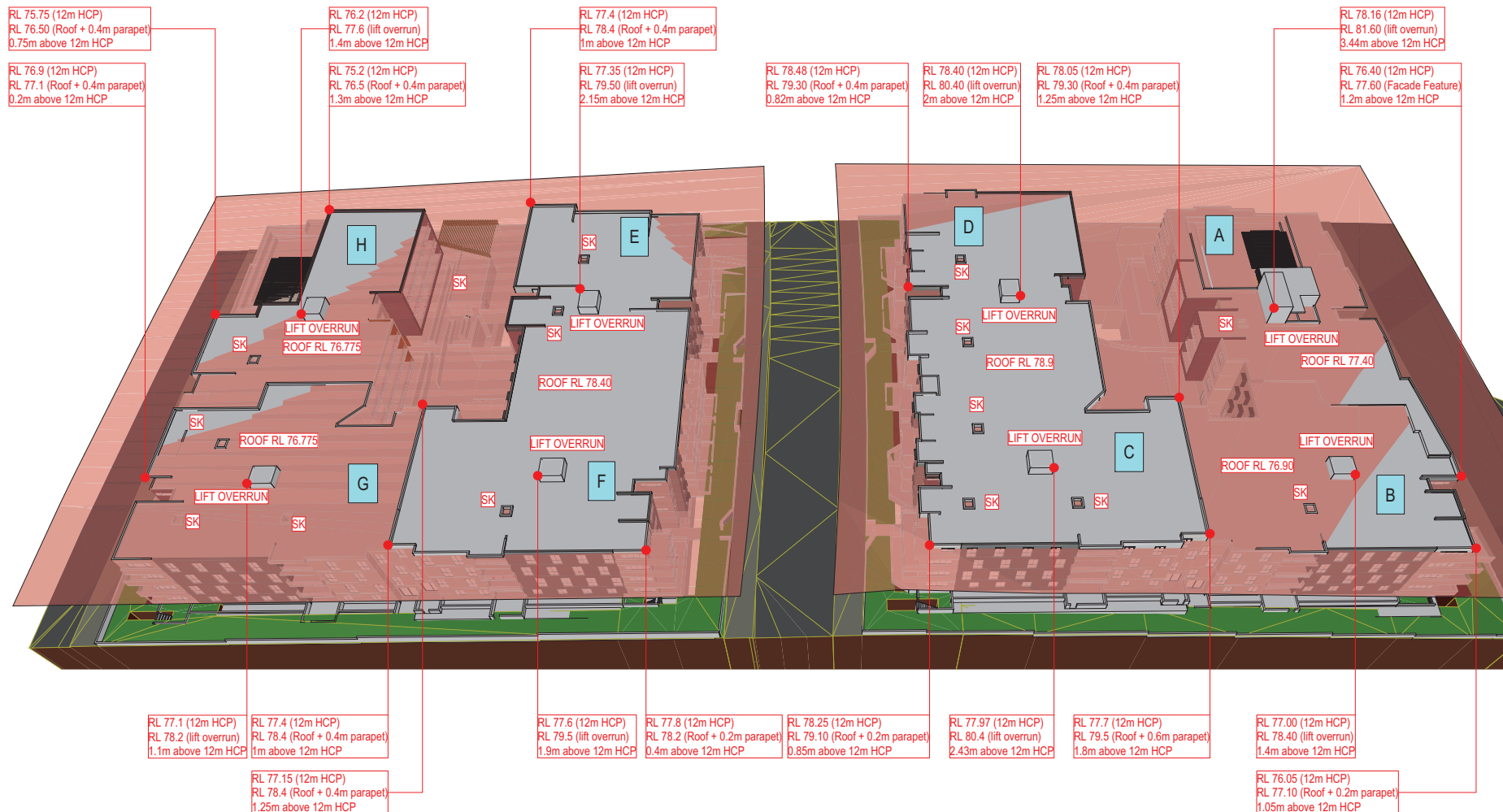
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1703 DA-33/B



LEGEND
SK : SKYLIGHT

	STAGE 1	STAGE 2
SITE AREA	5,693 m ²	5,772 m ²
BUILDING OVER CONTROL PLANE	1,938 m ²	1,906 m ²
PERCENTAGE	34%	33%

Height Control Plane - as measured from ground levels created by the new roads

Issue Amendment Date
LEGEND & MATERIALS

PROJECT ADDRESS
**Lot 79, DP 208203,
95 Cuddegon Rd
Rouse Hill NSW
2155 Australia**

Client
Bing Wei Pty Ltd

Drawn RC
Project Status

DA SUBMISSION

DRAWING TITLE
**HEIGHT CONTROL
PLANE - NEW
ROAD**
Date 22/01/2019 NTS

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Job No
Drawing Number / Issue
1703 DA-35

B	STAGING AMENDMENT	26/10/2020
A	DA RESPONSE	31/05/2018
AMENDMENTS		
Issue	Amendment	Date
LEGEND & MATERIALS		

PROJECT ADDRESS
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Client
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Drawn RC
 Project Status

DA SUBMISSION

DRAWING TITLE
 STAGING PLAN

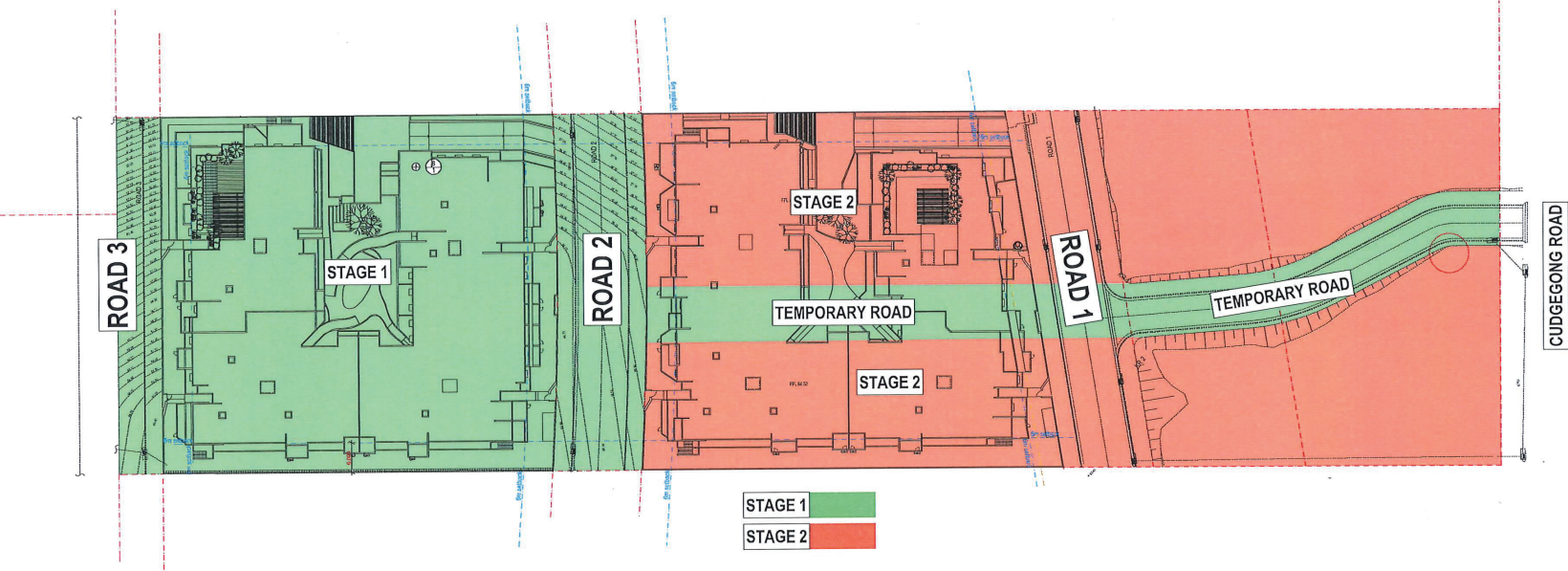
Date 26/10/2020 Scale 1:1000@A3

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STAGING PLAN
 1:1000 @ A3



A DA RESPONSE 31/05/2018
AMENDMENTS

Issue Amendment Date

LEGEND & MATERIALS

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Project Status

DA SUBMISSION

DRAWING TITLE
DEMOLITION PLAN

Date Scale
31/05/2018 1:1000 @ A3

ARCHITECT

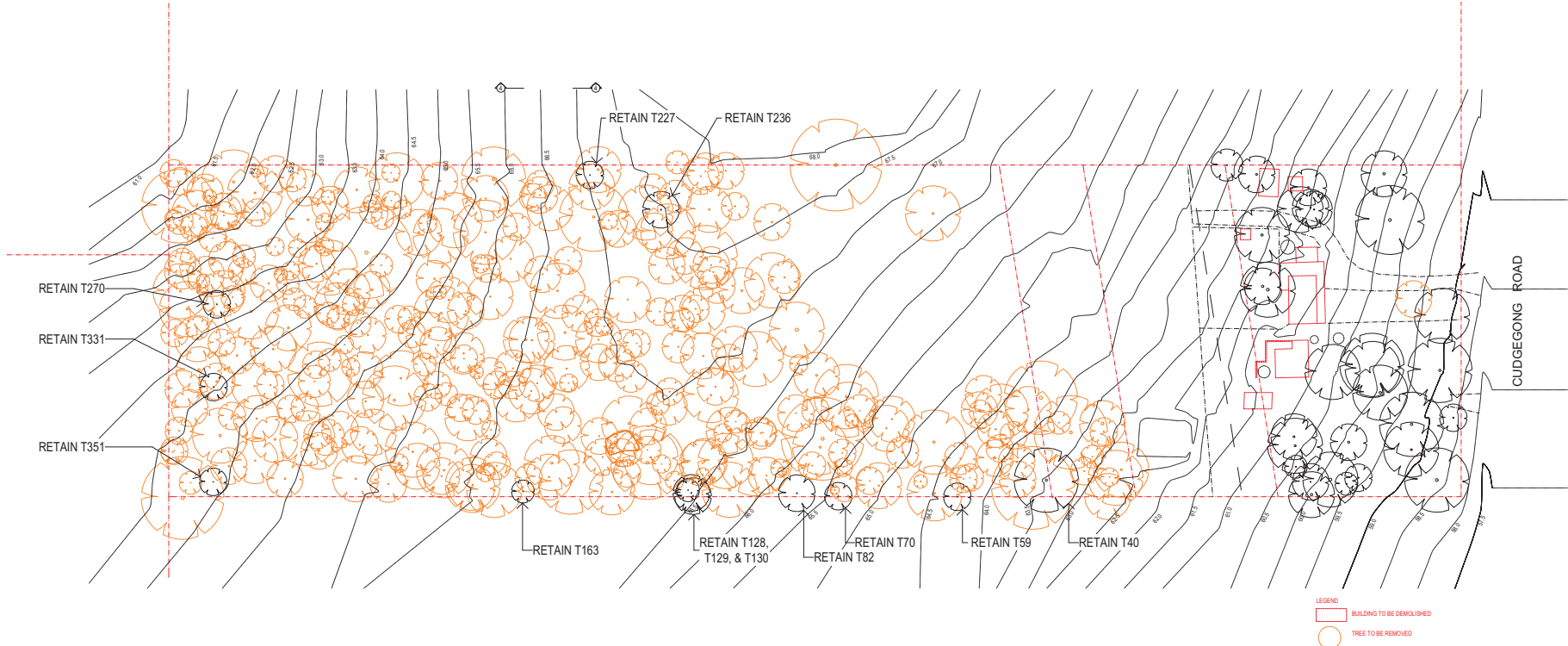


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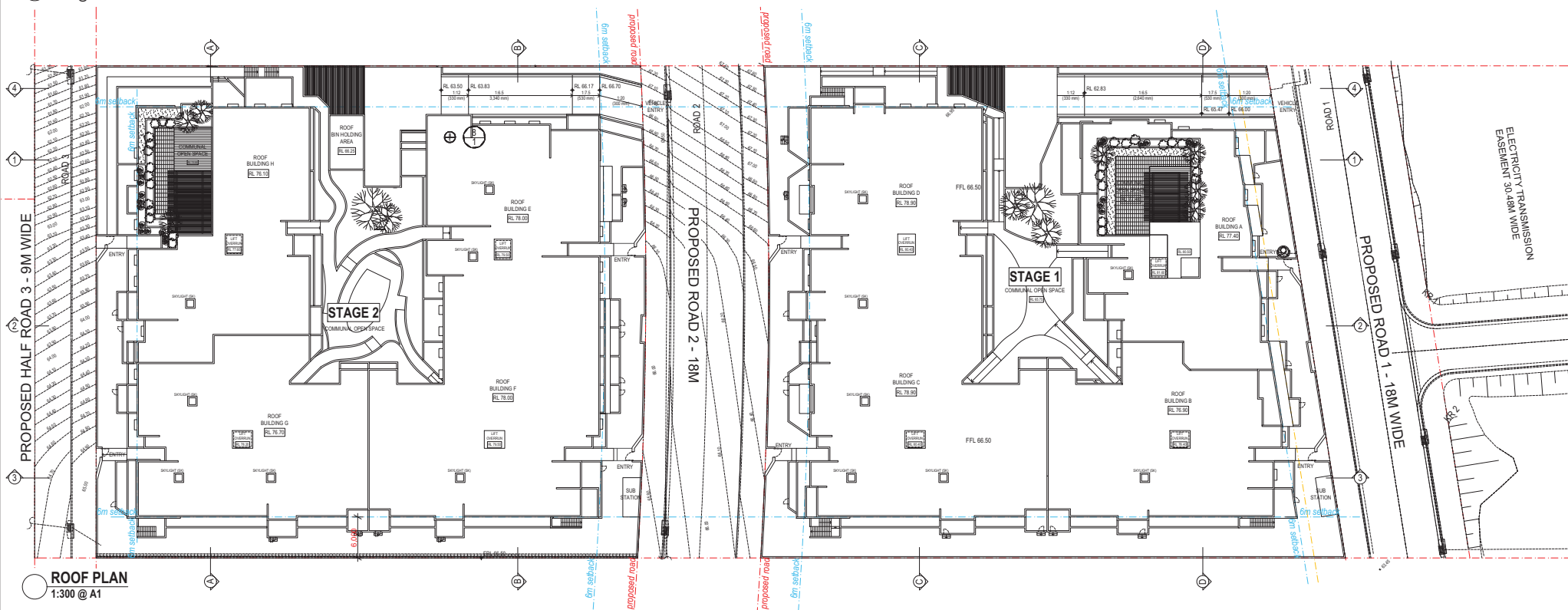
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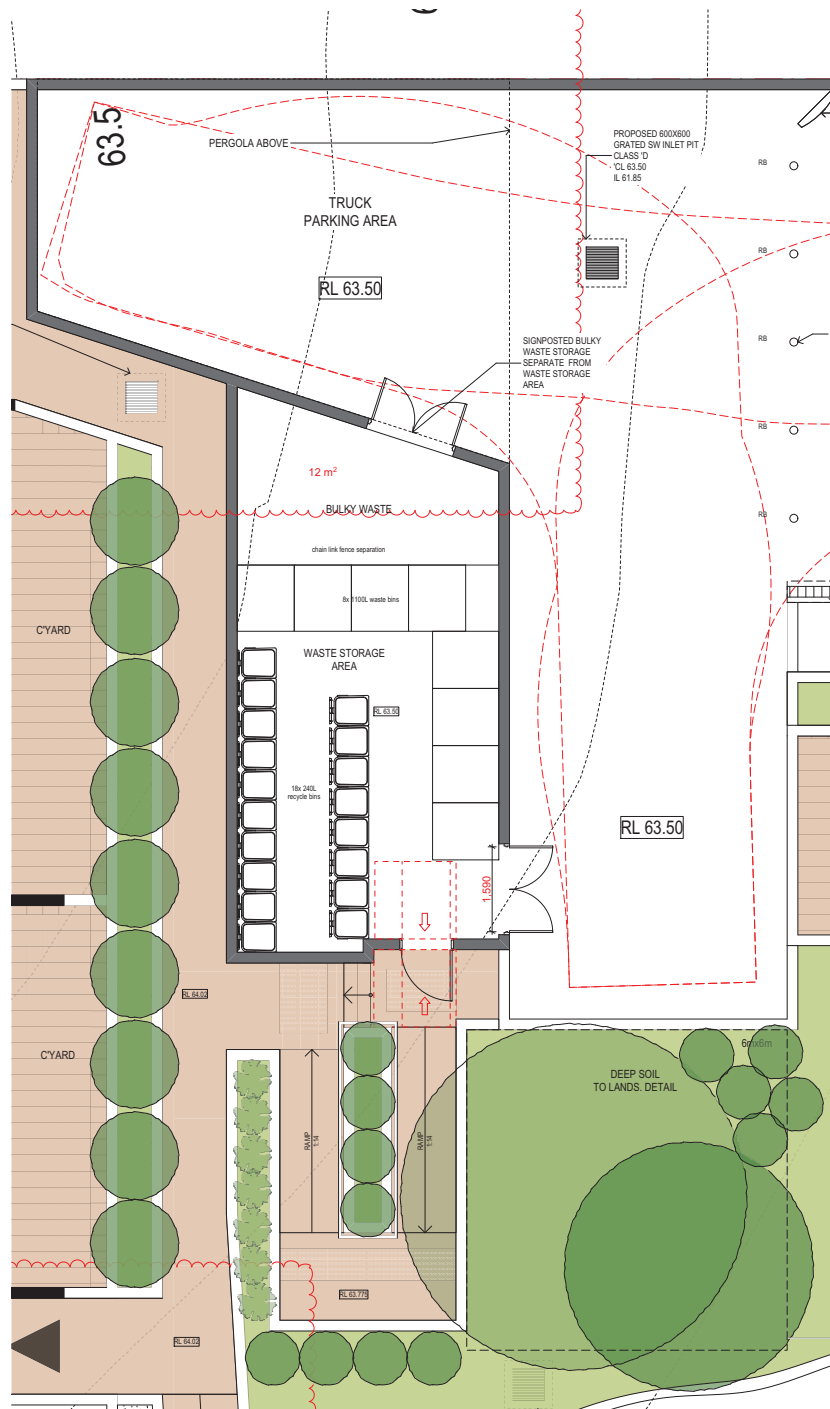
Job No Drawing Number / Issue

1703 DA-12/A



 **DEMOLITION PLAN**
1:1000 @ A3





○ **STAGE 2 GARBAGE ROOM SHOWING ACCESS THROUGH INTERNAL COURTYARD**
1:50 @ A1



○ **STAGE 2 SHOWING PLANTED ROOF ABOVE GARBAGE ROOM**
1:50 @ A1

LEGEND :

- PATH OF RESIDENT TO WASTE STORAGE AREA
- PATH FROM WASTE STORAGE TO BIN HOLDING AREA

WASTE MANAGEMENT PATH - STAGE 1

1:300 @ A1

WASTE MANAGEMENT PATH - STAGE 2

1:300 @ A1



EAST ELEVATION - STAGE 1
1:200 @ A1



WEST ELEVATION - STAGE 1
1:200 @ A1



NORTH ELEVATION - STAGE 1
1:200 @ A1



SOUTH ELEVATION - STAGE 1
1:200 @ A1

MATERIAL FINISHES SCHEDULE :



A CEMENT RENDER PAINT - DULUX GREY PEBBLE QUARTER



B CEMENT RENDER PAINT - DULUX CALF SKIN



C ALUCOBOND - DARK COLOUR



D ALUCOBOND - WHITE



E CEMENT RENDER PAINT - DULUX MURRAY RED



F BRICK PGH CREVOLE VELOUR



G BRICK PGH BLUE STEEL FLASH



H BRICK AB SYMMETRY EARTH



I ALUMINUM SCREEN



J CLEAR GLASS BALUSTRADE

PROJECT ADDRESS
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Hill NSW 2155 Australia

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Bing Wei Pty Ltd

Drawn
R.C.

Project Status
DA SUBMISSION

Drawing Title
STAGE 1-ELEVATIONS

Date
21/10/2018

Scale
1:200 @ A1

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Cherrybrook NSW 2887

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DA-22/18

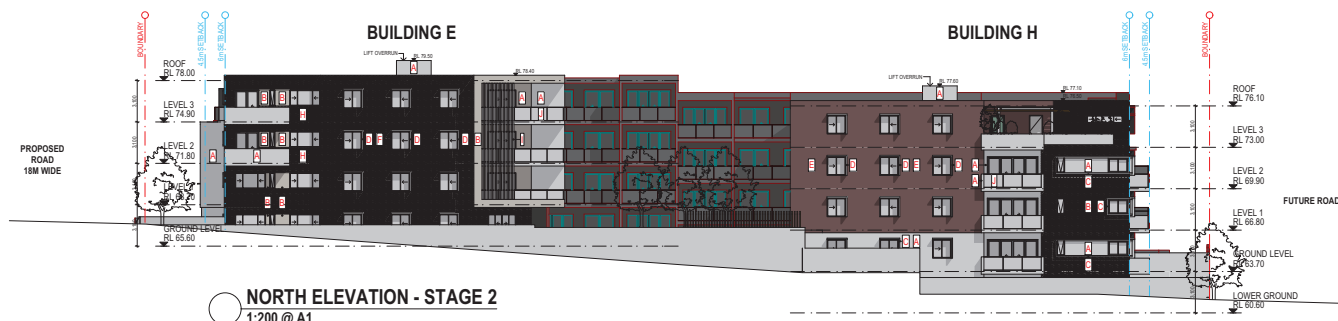
1753



EAST ELEVATION - STAGE 2
1:200 @ A1



WEST ELEVATION - STAGE 2
1:200 @ A1



NORTH ELEVATION - STAGE 2
1:200 @ A1



SOUTH ELEVATION - STAGE 2
1:200 @ A1

MATERIAL FINISHES SCHEDULE :



A CEMENT RENDER PAINT - DULUX GREY PEBBLE QUARTER



B CEMENT RENDER PAINT - DULUX CALF SKIN



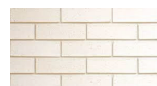
C ALUCOBOND - DARK COLOUR



D ALUCOBOND - WHITE



E CEMENT RENDER PAINT - DULUX MURRAY RED



F BRICK PGH CREVOLE VELOUR



G BRICK PGH BLUE STEEL FLASH



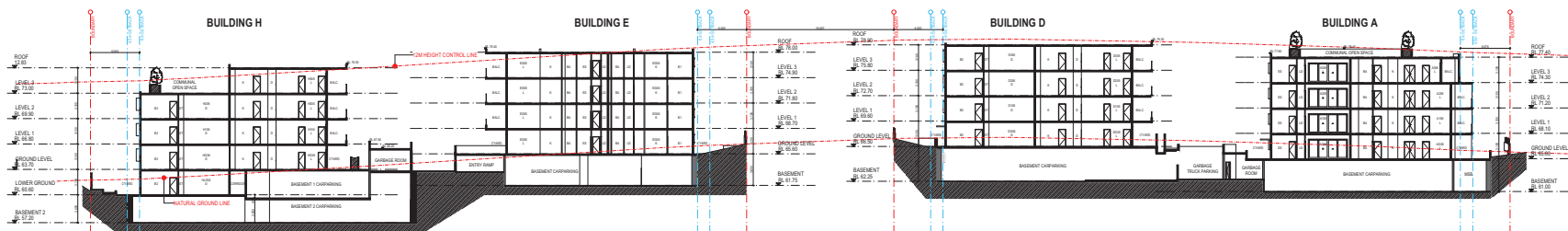
H BRICK AB SYMMETRY EARTH



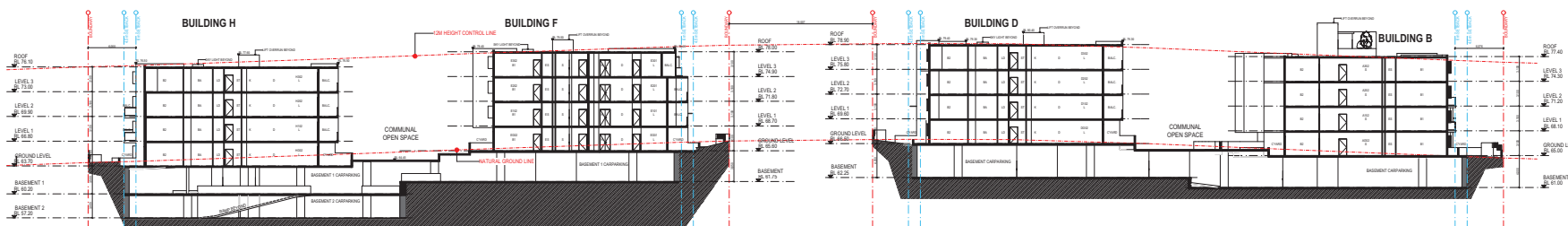
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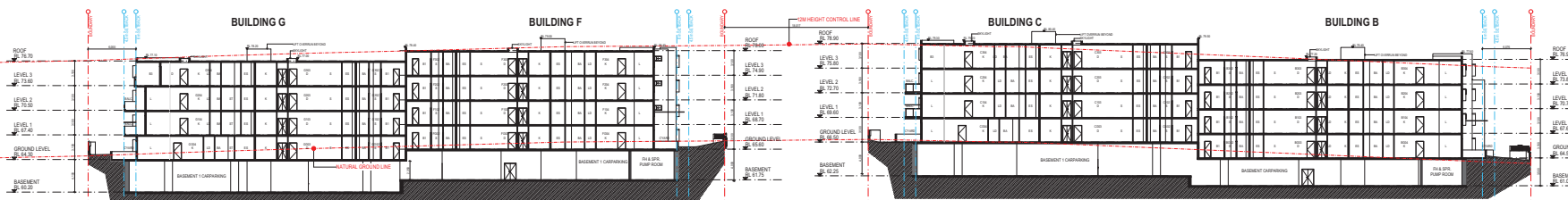
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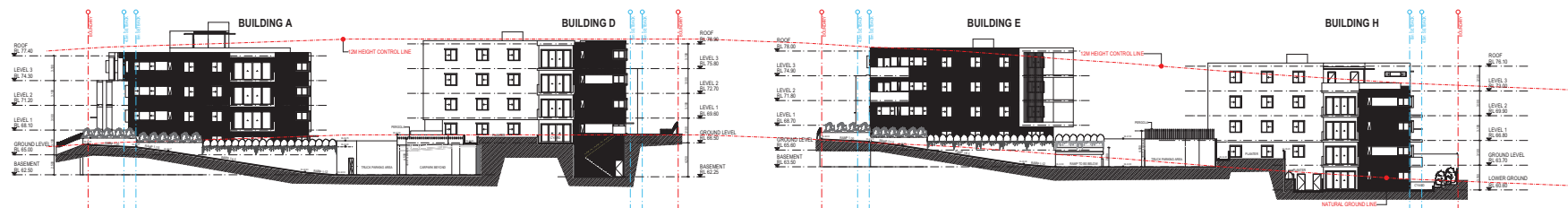
SECTION 1
1:300 @ A1



SECTION 2
1:300 @ A1

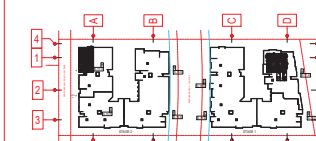


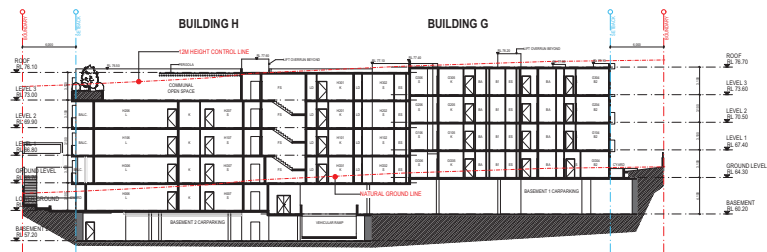
SECTION 3
1:300 @ A1



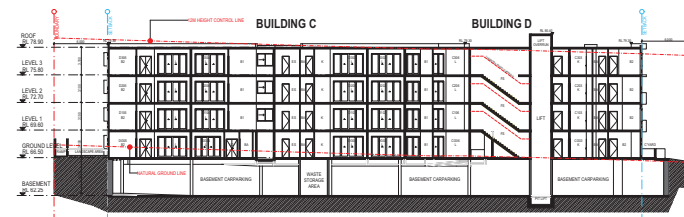
SECTION 4
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KEYPLAN

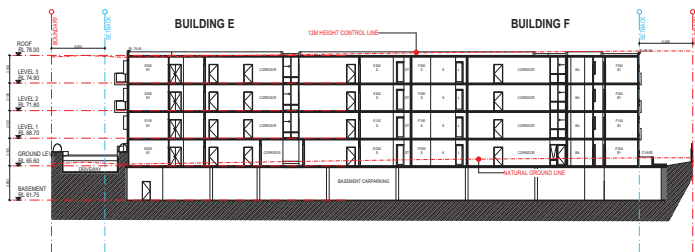




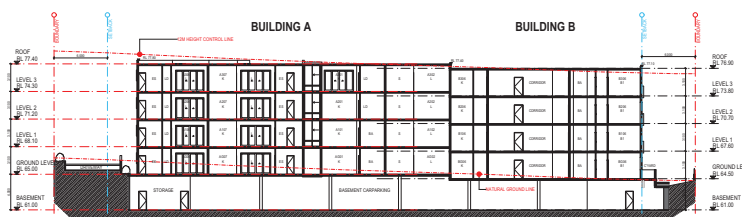
SECTION A
1:300 @ A1



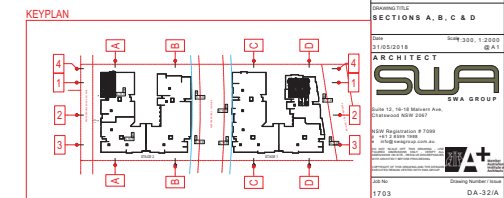
SECTION C
1:300 @ A1

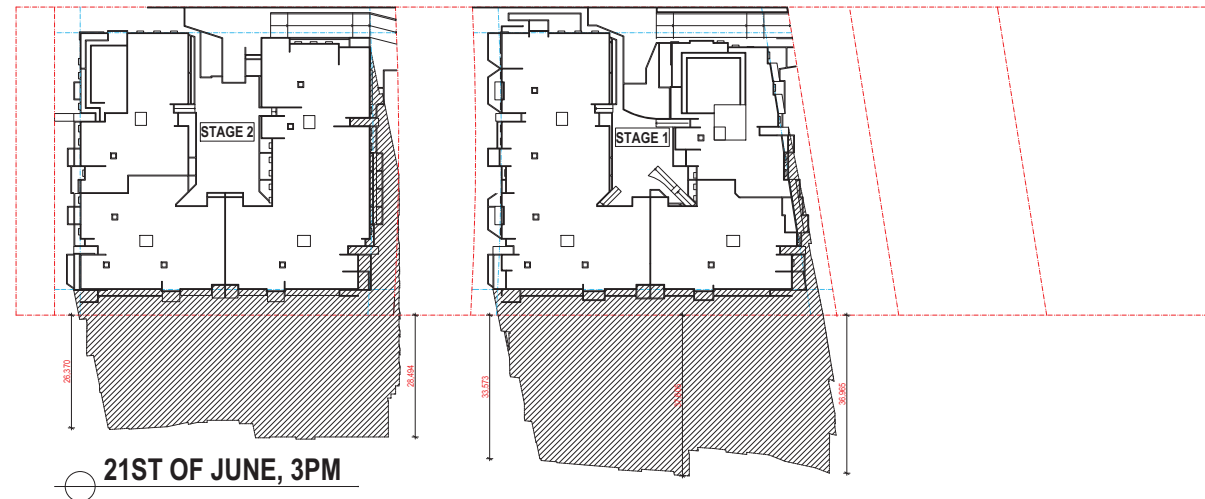
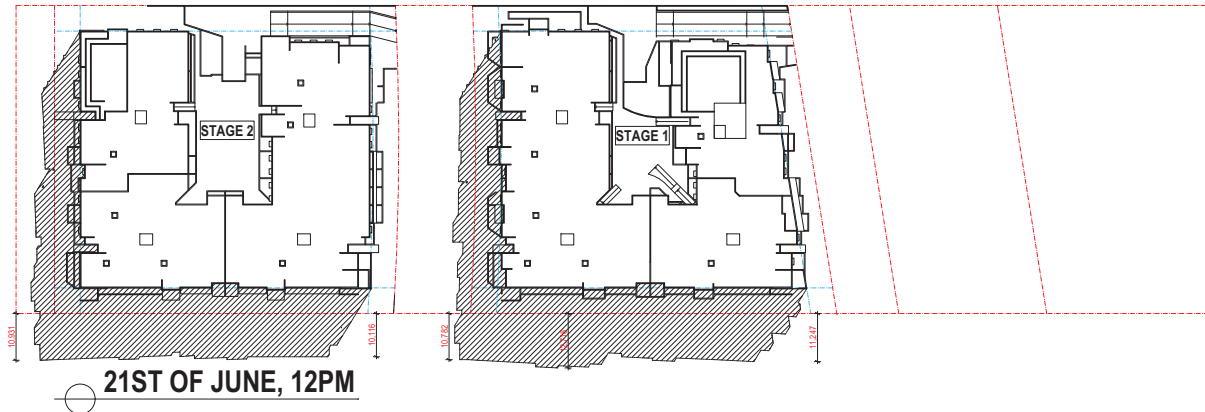
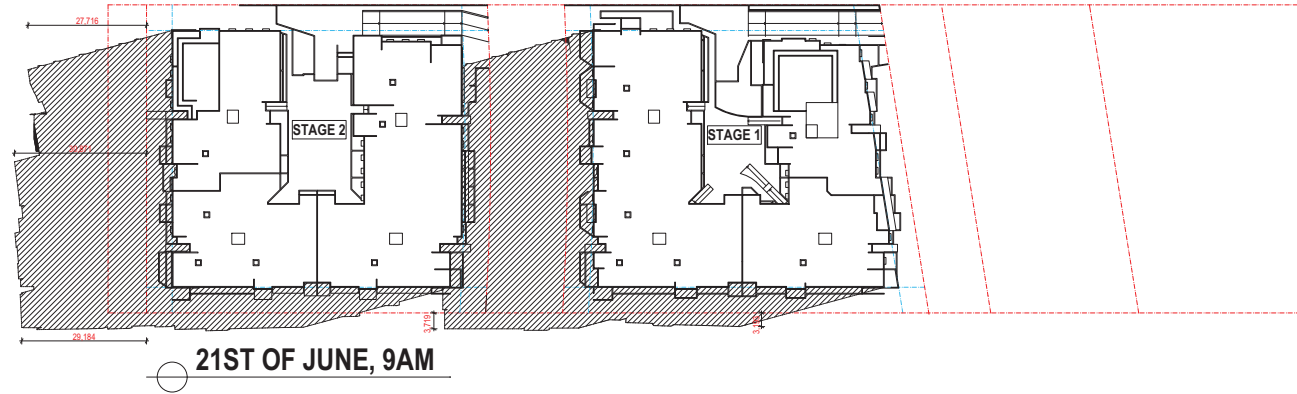


SECTION B
1:300 @ A1



SECTION D
1:300 @ A1





C	DA RFI	23/01/2019
B	DA RESPONSE	31/05/2018
	AMENDMENTS	
A	FOR DA SUBMISSION	26/10/2017
	Issue	Amendment
		Date

LEGEND & MATERIALS

PROJECT ADDRESS

Lot 79, DP 208203,
95 Cudgegong Rd
Rouse Hill NSW
2155 Australia

Client

Bing Wei Pty Ltd

Drawn

RC

Project Status

DA SUBMISSION

DRAWING TITLE

SHADOW DIAGRAM

Date

Scale

23/01/2019 NTS

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DA-41/C



B DA RESPONSE 31/05/2018
AMENDMENTS
A FOR DA SUBMISSION 26/10/2017
Issue Amendment Date
LEGEND & MATERIALS

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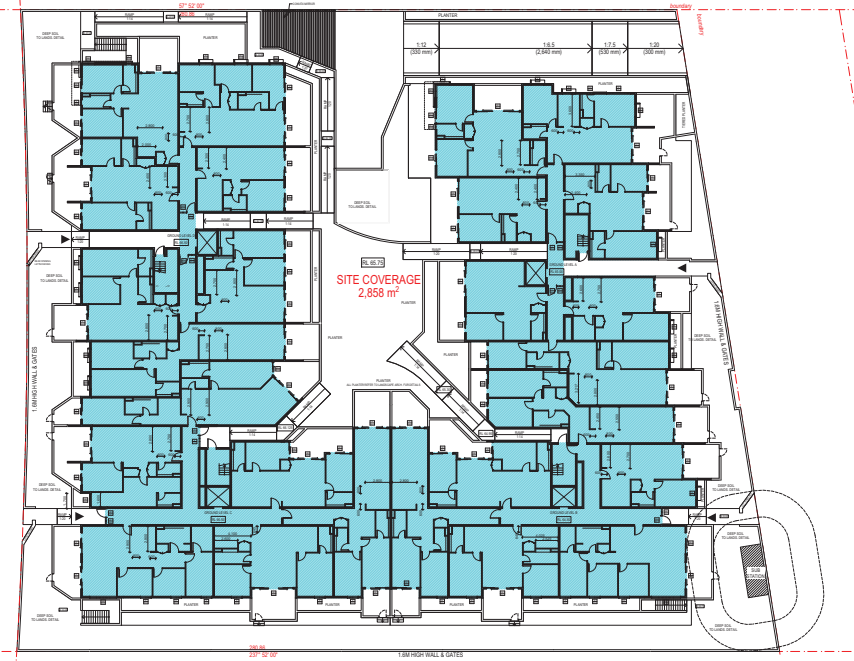
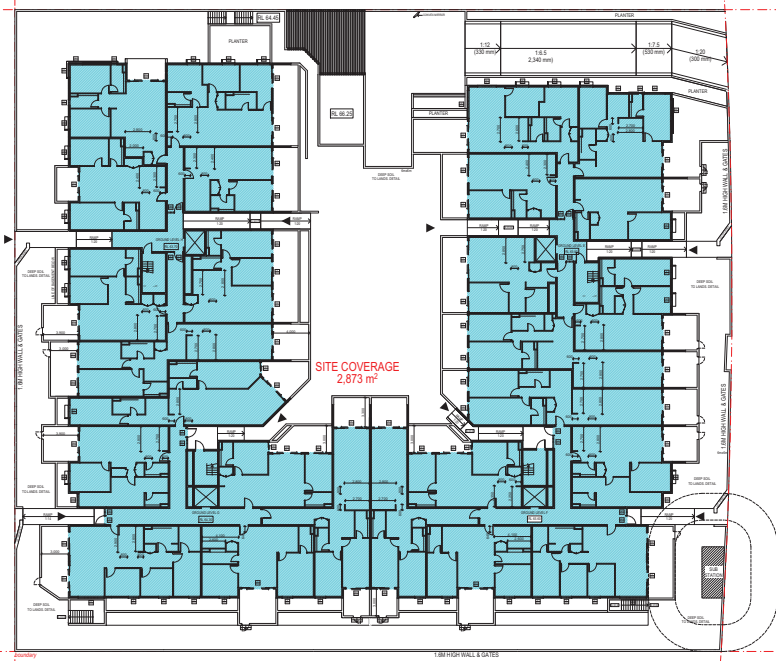
DRAWING TITLE
**SITE COVERAGE &
DEEP SOIL AREA
CALC**
Date Scale
31/05/2018 NTS
ARCHITECT



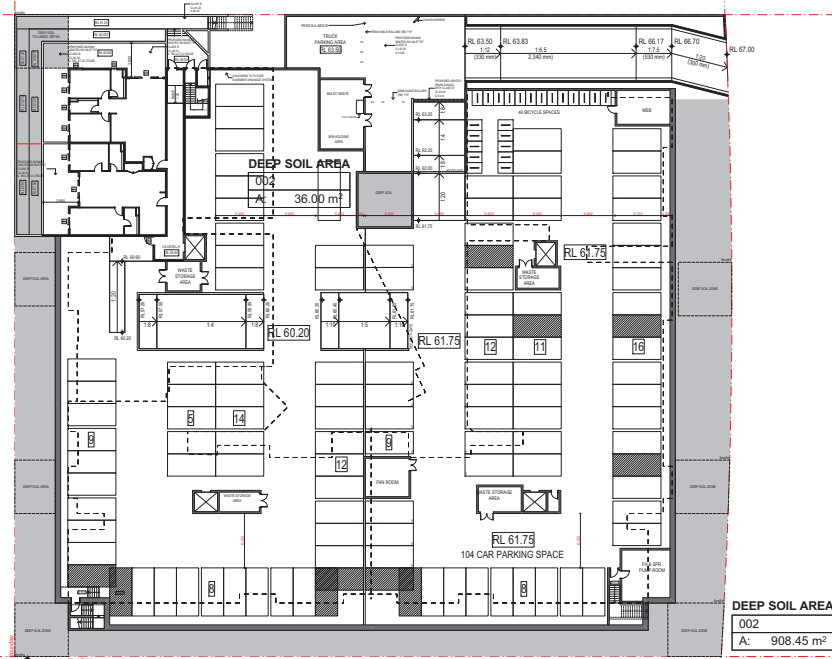
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SITE COVERAGE
1:600 @ A3



DEEP SOIL
1:600 @ A3

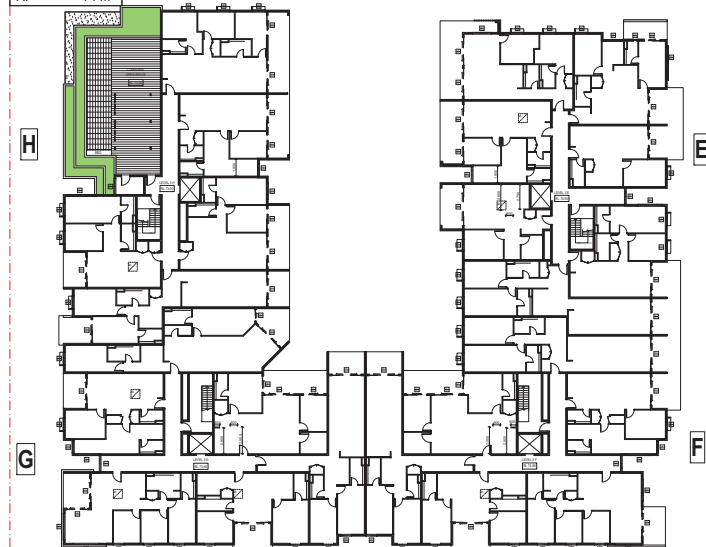


A DA RESPONSE
AMENDMENTS
Issue Amendment Date
LEGEND & MATERIALS

31/05/2018

LANDSCAPE AREA

002
A: 71 m²

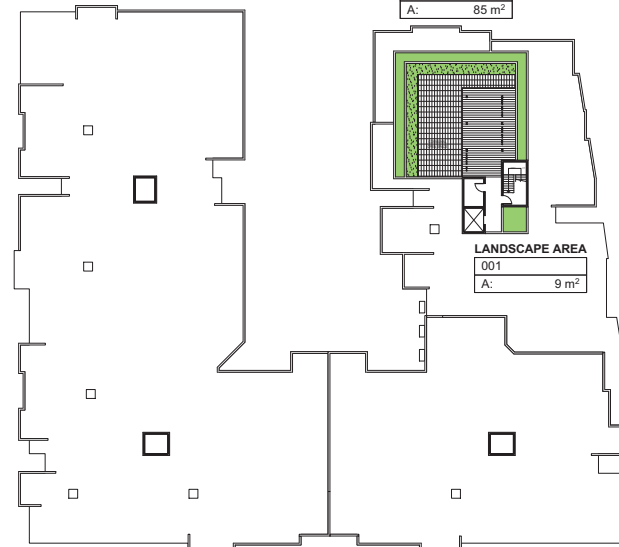


LANDSCAPE AREA STAGE 2 - LEVEL 3

1:600 @ A3

LANDSCAPE AREA

001
A: 85 m²



STAGE 1

LANDSCAPE AREA STAGE 1 - ROOF LEVEL

1:600 @ A3

LANDSCAPE AREA

002
A: 42.66 m²

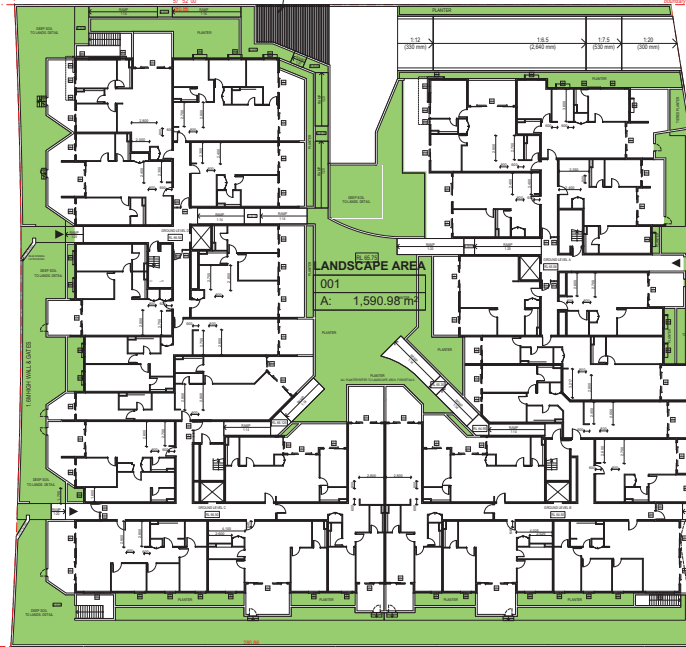


LANDSCAPE AREA STAGE 1 & 2 - GROUND LEVEL

1:600 @ A3

LANDSCAPE AREA

001
A: 40.02 m²



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Client

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DRAWING TITLE

LANDSCAPE AREA
CALC

Date

Scale

31/05/2018 NTS

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AMENDMENTS
A FOR DA SUBMISSION 26/10/2017
Issue Amendment Date
LEGEND & MATERIALS

PROJECT ADDRESS
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2155 Australia

Client
Bing Wei Pty Ltd

Drawn RC
Project Status

DA SUBMISSION

DRAWING TITLE
COMMUNAL OPEN
SPACE AREA CALC

Date Scale
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1703 DA-53/B

COMMUNAL OPEN SPACE 199 m²



COMMUNAL OPEN SPACE STAGE 2 - LEVEL 3

1:600 @ A3

COMMUNAL OPEN SPACE 224 m²



STAGE 1

COMMUNAL OPEN SPACE STAGE 1 - ROOF LEVEL

1:600 @ A3

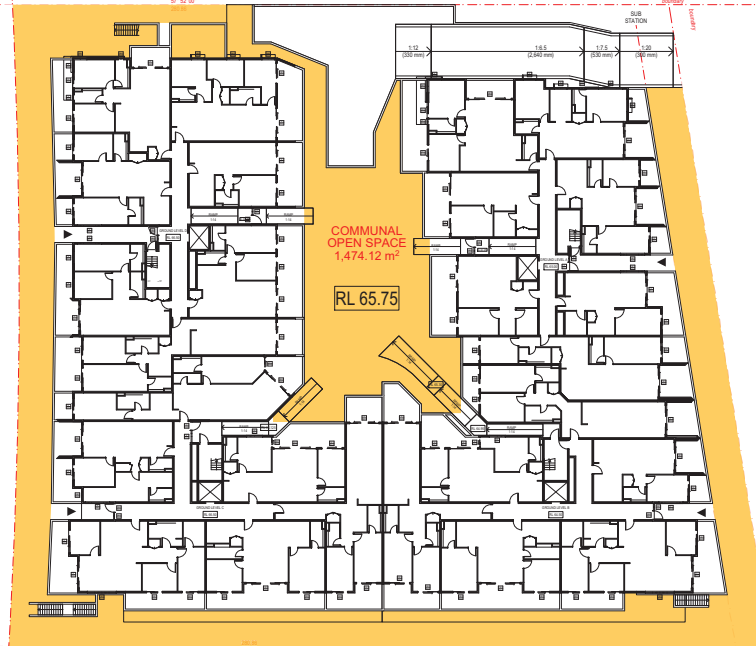
RL 65.25
COMMUNAL
OPEN SPACE
1,573.89 m²



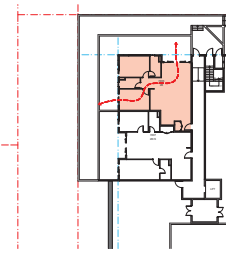
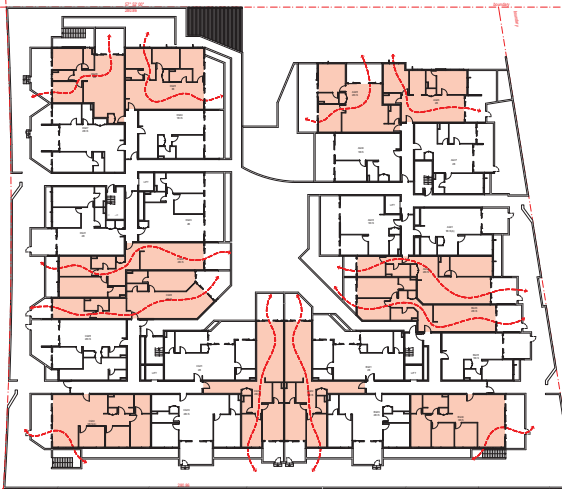
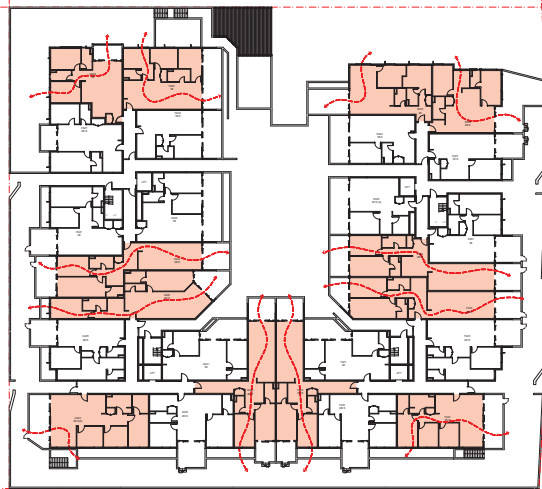
COMMUNAL OPEN SPACE STAGE 1 & 2- GROUND LEVEL

1:600 @ A3

COMMUNAL
OPEN SPACE
1,474.12 m²

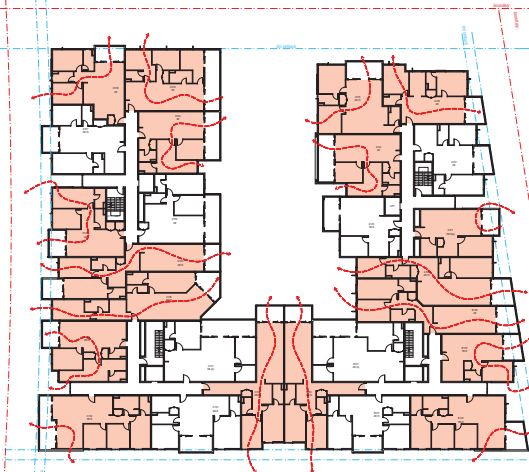
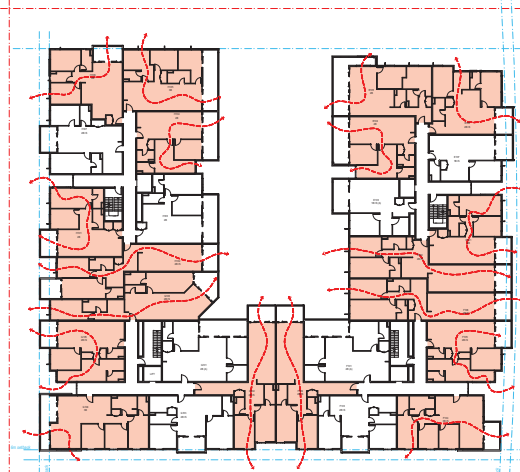


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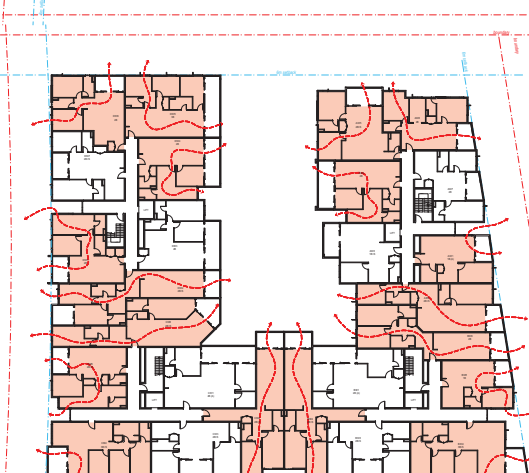
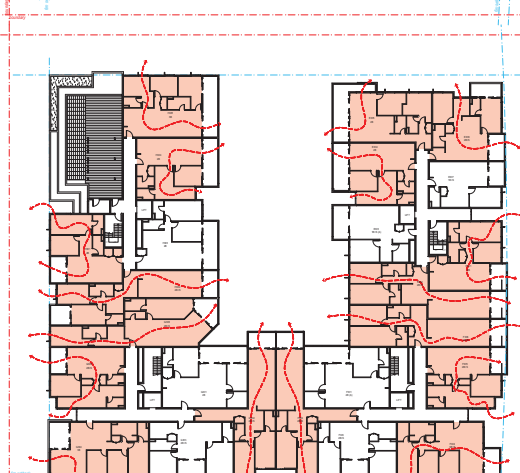


LOWER GROUND LEVEL
1:800 @ A3

GROUND LEVEL
1:800 @ A3



LEVEL 1-2
1:800 @ A3



LEVEL 3
1:800 @ A3



B	DA RESPONSE	31/05/2018
A	FOR DA SUBMISSION	26/10/2017
Issue	Amendment	Date
LEGEND & MATERIALS		

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Project Status

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Date Scale
31/05/2018 NTS

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LEGEND

SKYLIGHT
WINDOW



A DA RESPONSE
AMENDMENTS
Issue Amendment Date
LEGEND & MATERIALS

PROJECT ADDRESS
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95 Cuddegon Rd
Rouse Hill NSW
2155 Australia

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Project Status

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DRAWING TITLE
SOLAR DIAGRAM

Date Scale
31/05/2018 NTS

ARCHITECT

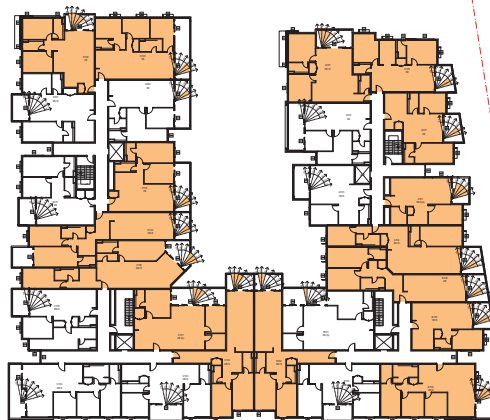
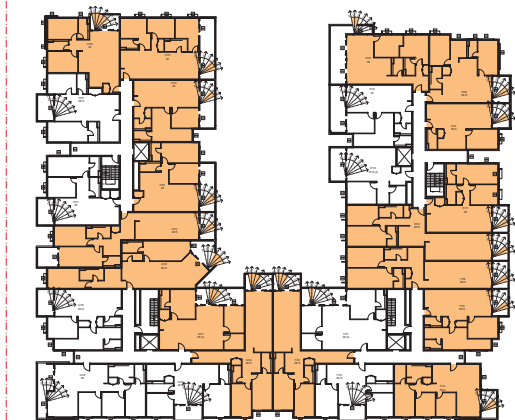
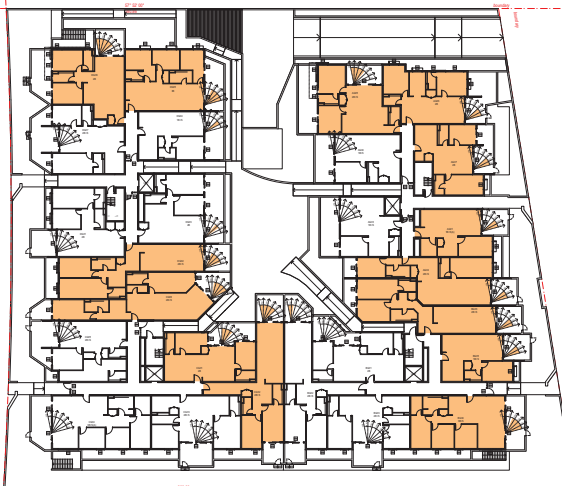
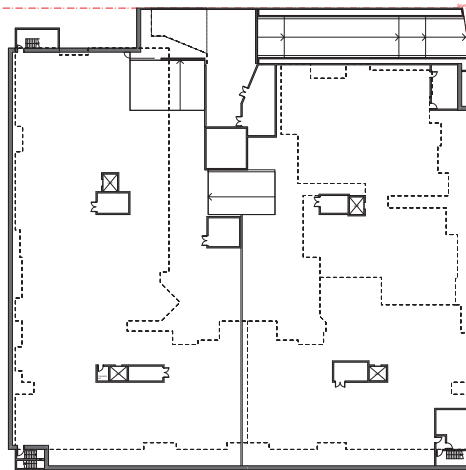
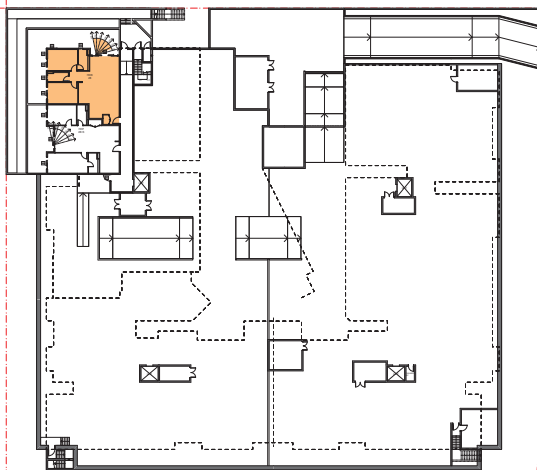
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Chatswood NSW 2067

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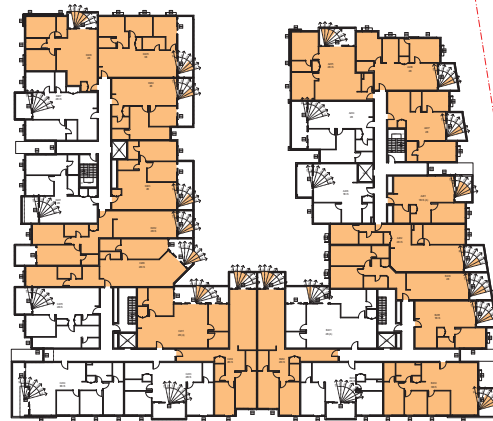
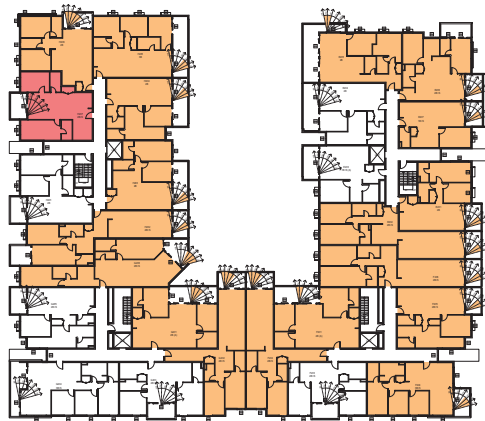
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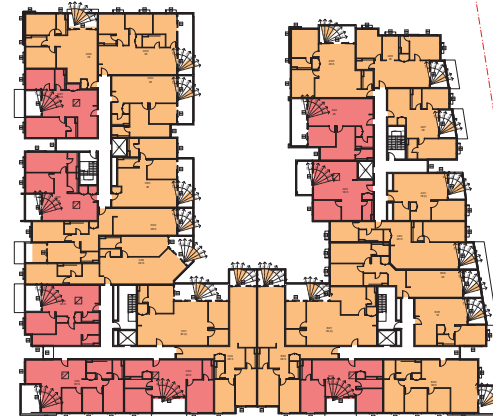
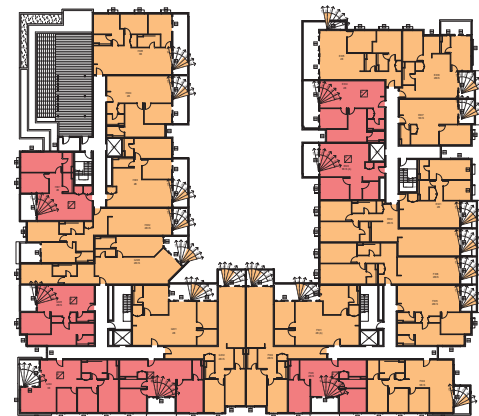
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1:800 @ A3

GROUND LEVEL
1:800 @ A3

LEVEL 1
1:800 @ A3



LEVEL 2
1:800 @ A3



LEVEL 3
1:800 @ A3

LEGEND

- SKYLIGHT
- WINDOW



A	DA RESPONSE AMENDMENTS	31/05/2018
Issue	Amendment	Date
LEGEND & MATERIALS		

PROJECT ADDRESS
**Lot 79, DP 208203,
95 Cudgegong Rd
Rouse Hill NSW
2155 Australia**

Client
Bing Wei Pty Ltd

Drawn **RC**

Project Status

DA SUBMISSION

DRAWING TITLE
SOLAR DIAGRAM

Date **31/05/2018** Scale **NTS**

ARCHITECT

SWA
SWA GROUP

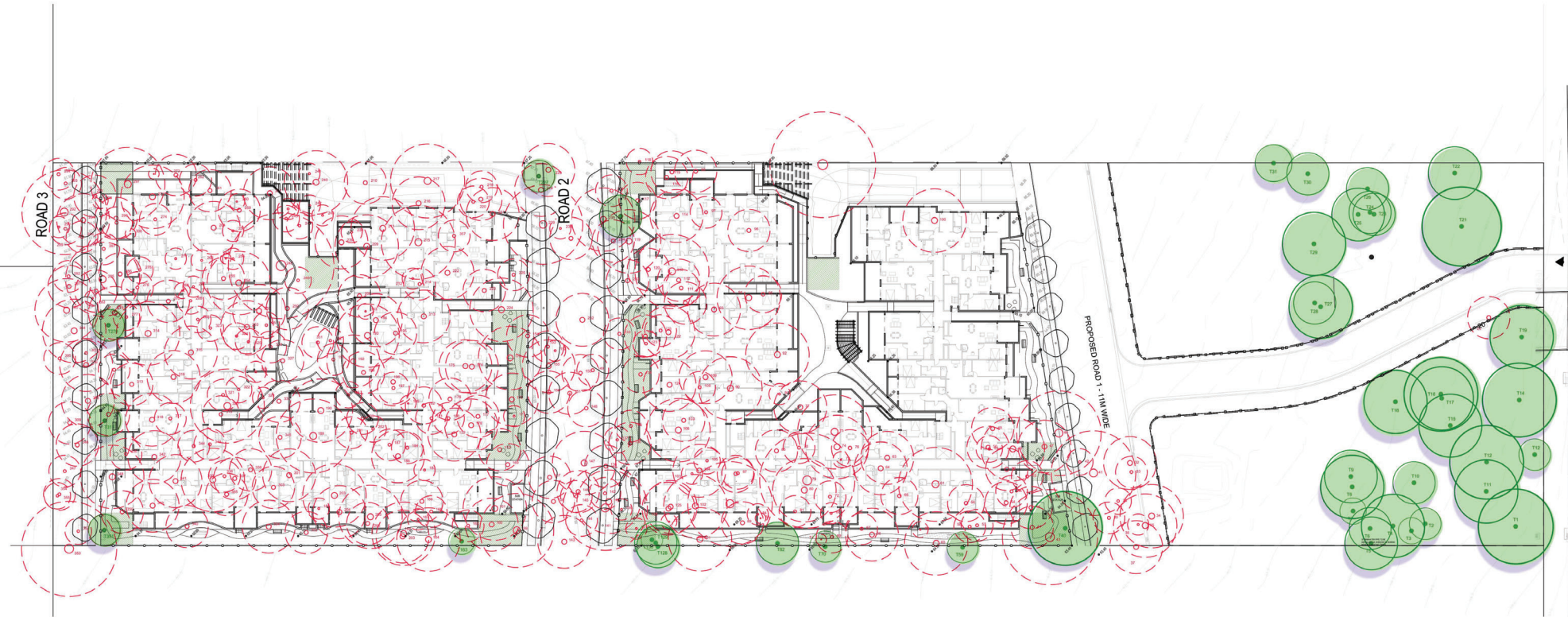
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Job No Drawing Number / Issue

1703 DA-56/A



EXISTING TREES RETAINED AND REMOVED PLAN

* REFER TO LA10 FOR EXISTING TREES RETENTION AND REMOVAL PLAN

SCALE 1:400 @ A1
0 4 8 16 24m

LEGEND

- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- EXISTING TREES RETAINED WHERE POSSIBLE

project: 95 Cudgong Road Rouse Hill
client: Bing Wei Pty Limited
date: 08.05.2018
revision: C
drawn: DA
checked: JH

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CUDGONG ROAD

01

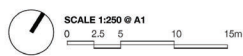


SITE PLAN



LANDSCAPE MASTERPLAN

- 01 PROPOSED STREET TREES. ALTERNATING NATIVE EVERGREEN SPECIES FOR SEASONAL INTEREST AND ALL YEAR ROUND AMENITY. REFER TO LA09/LA10 DETAILS
- 02 NEW ROADS TO COUNCIL'S GUIDELINE
- 03 PUBLIC DOMAIN LANDSCAPE WORKS: PUBLIC FOOTPATHS AND GRASS VERGE TO COUNCIL'S GUIDELINES
- 04 EXISTING TREES RETAINED WHERE PRACTICLE
- 05 INTERNAL FOOTPATH WITH PERMEABLE PAVING CIRCULATING WITHIN THE DEVELOPMENTS ENCOURAGING RESIDENTS TO ON-SITE EXERCISE TRAIL AROUND BOUNDARY
- 06 PROPOSED LOCATION OF SUBSTATIONS
- 07 PLANTING BUFFER TO STREET INTERFACES PROVIDING PRIVACY AND FILTERED VIEWS TO THE BUILDINGS AND RESIDENTS' COURTYARDS
- 08 ALL NATIVE AND INDIGENOUS SHRUB AND TREE SPECIES TO BOUNDARIES. 50% OF PLANTING ON SITE TO BE NATIVE SPECIES
- 09 FEATURE DECIDUOUS TREES AND PAVING HIGHLIGHTING ENTRANCE OF THE BUILDINGS
- 10 FIRE EGRESSSES
- 11 PROPOSED DRIVEWAYS
- 12 COMMUNAL COURTYARD PROVIDING AMENITIES TO RESIDENTS. REFER TO LA04 & LA05 FOR DETAILS
- 13 6mx6m DEEP SOIL REGION
- 14 PROPOSED PERGOLA
- 15 PROPOSED PEBBLE SEATING



LEGEND



project: 95 Cuddegon Road Rouse Hill
 client: Bing Wei Pty Limited
 date: 15.05.2018
 revision: C
 drawn: DA
 checked: JH

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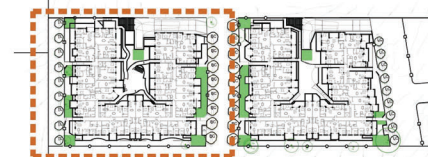


DESIGN NOTES

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ROAD 3

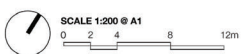
ROAD 2



KEY PLAN

DESIGN NOTES

- 01 EVERGREEN STREET TREE AS PER COUNCIL'S GUIDELINES
 - 02 PLANTING BUFFER TO STREET FRONTAGE PROVIDING FILTERED VIEWS TO DEVELOPMENT
 - 03 PUBLIC FOOTPATHS AND GRASS VERGE TO COUNCIL'S GUIDELINES
 - 04 EXISTING TREES RETAINED WHERE PRACTICABLE
 - 05 ACCESS FROM THE RESIDENTS' TERRACES TO INTERNAL PATHWAY WITH PERMEABLE PAVING WITHIN THE SITE
 - 06 ON-SITE EXERCISE EQUIPMENT PROMOTING OUTDOOR ACTIVITIES
 - 07 PLANTING BUFFER WITH NATIVE AND DECIDUOUS SPECIES TO THE BOUNDARY PROVIDING PRIVACY
 - 08 FEATURE PAVING AND DECIDUOUS TREES TO HIGHLIGHT THE ENTRANCE
 - 09 OPEN TURF AREA
 - 10 PLANTING BUFFER IN RAISED PLANTER WALLS PROVIDING PRIVACY TO RESIDENTS' TERRACES
 - 11 RESIDENTS' RAISED GARDEN BEDS
 - 12 SEATING AREA
 - 13 DENSE PLANTING BUFFER PROVIDING SEPARATION FROM DRIVEWAY UNDER
 - 14 FIRE EGRESS
 - 15 PEBBLE SEATING AREA
 - 16 6m x 6m DEEP SOIL REGION
- N.B: 50% OF PLANTING TO BE NATIVE SPECIES

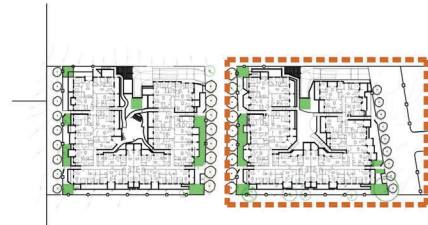
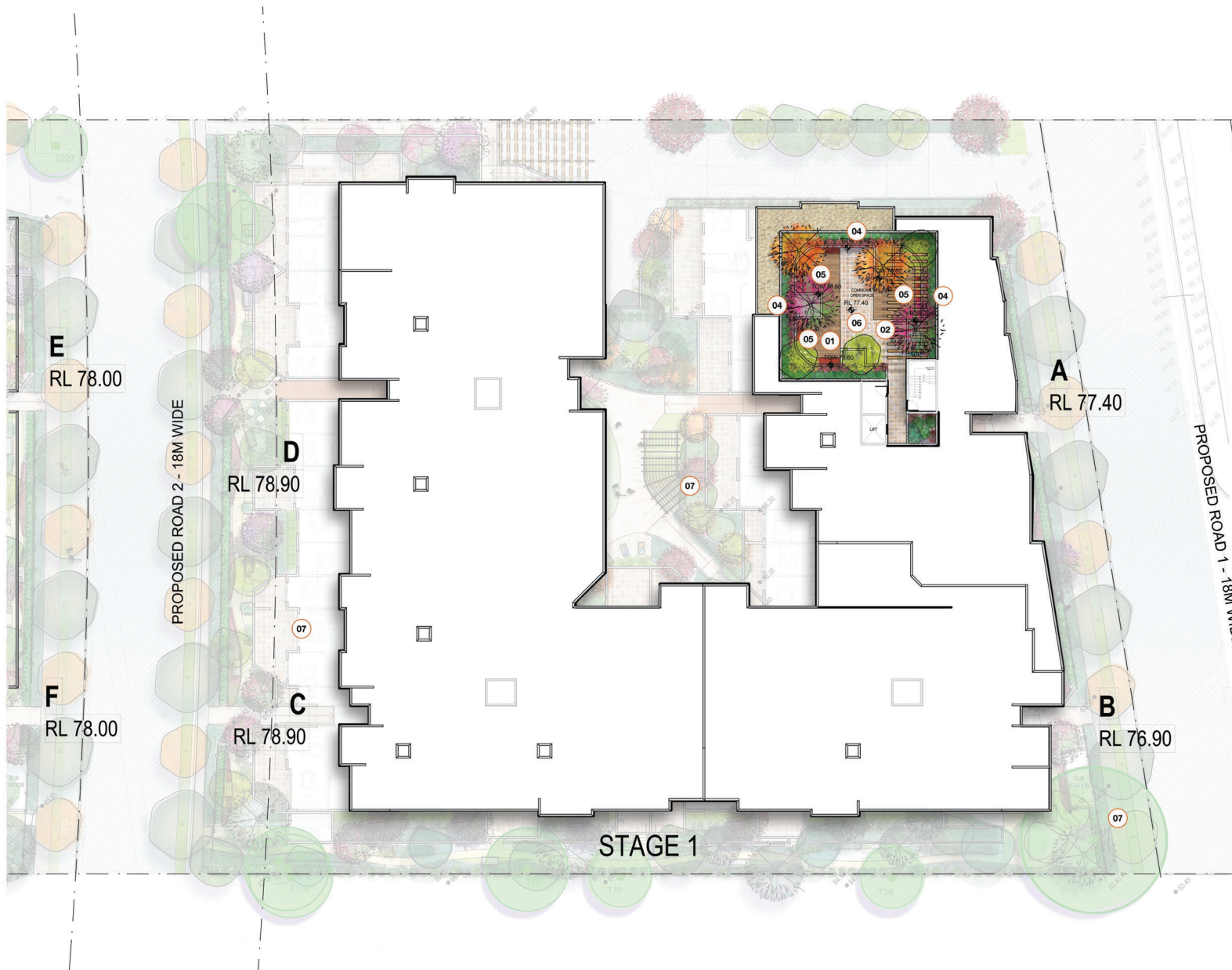


LEGEND



project: 95 Cudjoe Road Rouse Hill
 client: Bing Wei Pty Limited
 date: 15.05.2018
 revision: C
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KEY PLAN

ROOF PLAN 1/2

- 01 OPEN SPACE WITH TIMBER DECK
- 02 PERGOLA
- 03 RAISED PLANTER BOX 1200mm
- 04 HEDGING PLANTING 2000m
- 05 SEATING NOOK
- 06 PAVING AREA
- 07 LANDSCAPE UNDER

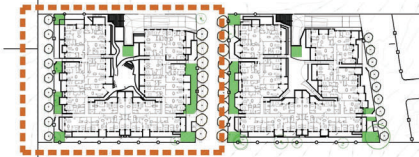


LEGEND

- SITE BOUNDARY
- EXISTING TREE RETAINED
- PROPOSED TREES
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING TREE RETAINED WHERE POSSIBLE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- PROPOSED PAVING

project: 95 Cudgegong Road Rouse Hill
 client: Bing Wei Pty Limited
 date: 18.04.2018
 revision: C
 drawn: DA
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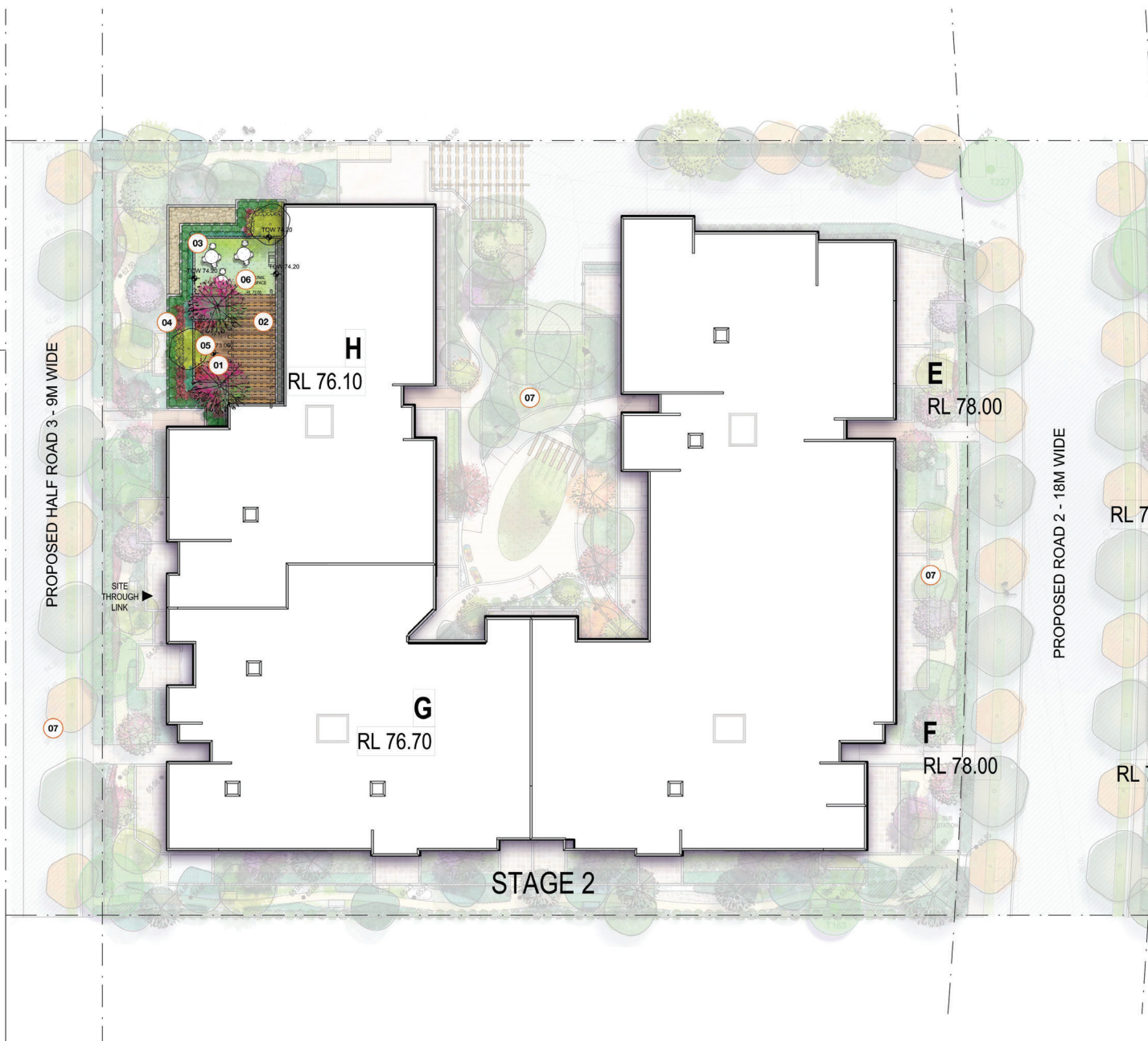
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KEY PLAN

ROOF PLAN 2/2

- 01 OPEN SPACE WITH TIMBER DECK
- 02 PERGOLA
- 03 1200mm HIGH RAISED PLANTER WALL
- 04 2000mm HIGH HEDGING
- 05 SEATING NOOK
- 06 RAISED ARTIFICIAL TURF
- 07 LANDSCAPE UNDER

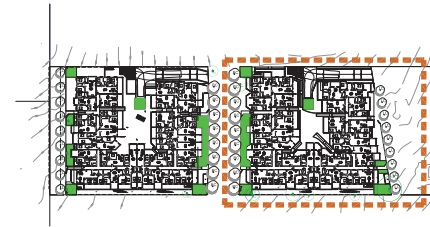
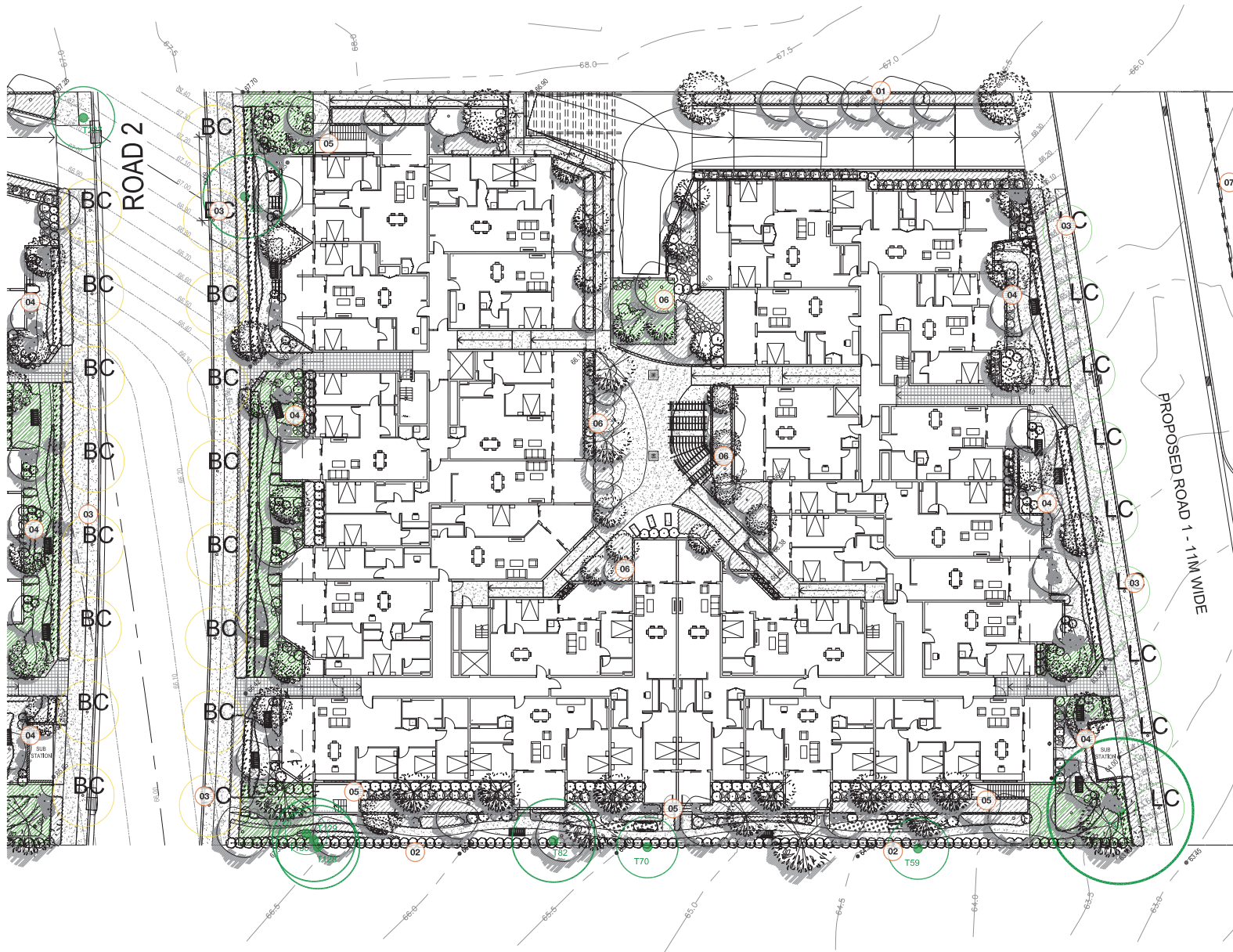


LEGEND

- SITE BOUNDARY
- EXISTING TREE RETAINED
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- PROPOSED TREES
- TOP OF WALL LEVEL
- TOP OF SLAB LEVEL
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING TREE RETAINED WHERE POSSIBLE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- PROPOSED PAVING

project: 95 Cudgong Road Rouse Hill
 client: Bing Wei Pty Limited
 date: 18.04.2018
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KEY PLAN

PLANTING PLAN PART 1/2

REFER TO LA10 FOR PLANTING SCHEDULE
N.B: 50% OF PLANTING TO BE NATIVE SPECIES

- 01 EVERGREEN SCREENING TREES TO DRIVEWAY
- 02 MIXED NATIVE SPECIES TO HEDGE
- 03 NATIVE STREET TREES TO COUNCIL GUIDELINES
- 04 MIXED TREES AND SHRUBS PLANTING TO THE STREET FRONTAGE
- 05 NATIVE AND INDIGENOUS TREES, SHRUBS AND GRASSLAND HERBS PLANTING
- 06 MIXED PLANTING TO PROVIDE SEASONAL INTEREST AND FILTERED SCREENING
- 07 EXISTING NATIVE TREES, HERBS AND GRASSLAND RETAINED AND MANAGED

STREET TREE SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE
TREES				
BC	<i>Buckinghamia celsissima</i>	hory Curl Tree	8m	75L
TL	<i>Tristanopsis laurina "Luscious"</i>	Water Gum	7m	75L
LC	<i>Lophostemon confertus</i>	Queensland Brush Box	10m	75L

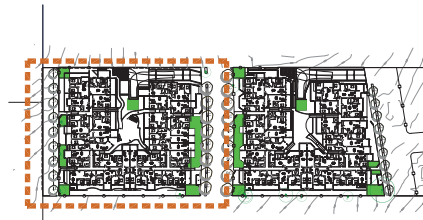
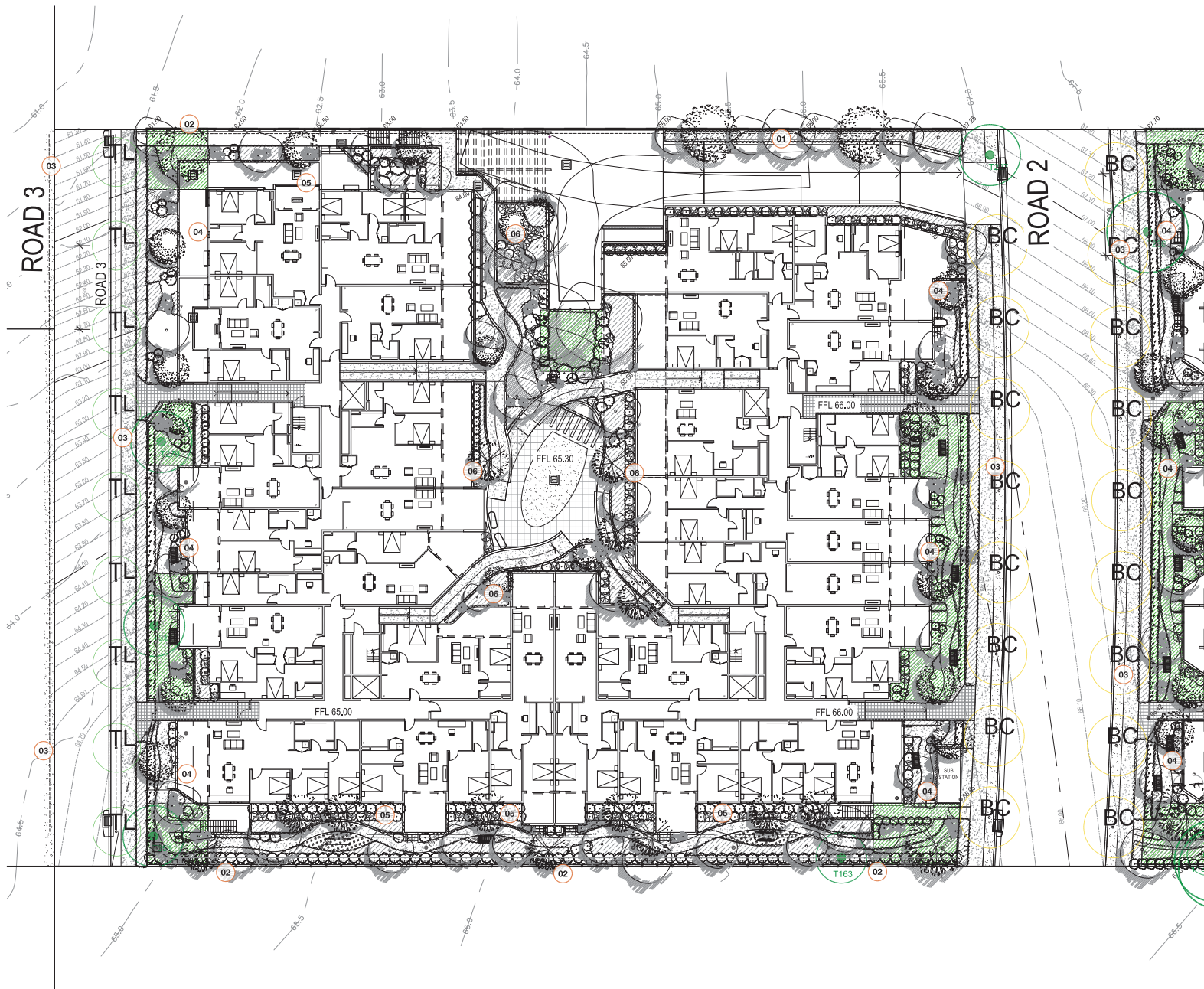


LEGEND

- SITE BOUNDARY
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- EXISTING TREE RETAINED
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- PROPOSED PAVING
- 1000mm HIGH PALISADE FENCE TO BOUNDARY
- 1000mm HIGH PALISADE FENCE TO DRIVEWAY
- 1000mm HIGH PALISADE FENCE TO BOUNDARY
- DEEP SOIL AREA

project: 95 Cudgegong Road Rouse Hill
client: Bkg Wd Pty Limited
date: 18.04.2018
revision: C
drawn: DA
checked: JH

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KEY PLAN

PLANTING PLAN PART 2/2

REFER TO LA10 FOR PLANTING SCHEDULE
N.B: 50% OF PLANTING TO BE NATIVE SPECIES

- 01 EVERGREEN SCREENING TREES TO DRIVEWAY
- 02 MIXED NATIVE SPECIES TO HEDGE
- 03 NATIVE STREET TREES TO COUNCIL GUIDELINES
- 04 MIXED TREES AND SHRUBS PLANTING TO THE STREET FRONTAGE
- 05 NATIVE AND INDIGENOUS TREES, SHRUBS AND GRASSLAND HERBS PLANTING
- 06 MIXED PLANTING TO PROVIDE SEASONAL INTEREST AND FILTERED SCREENING

STREET TREE SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE
TREES				
BC	<i>Buckinghamia celsissima</i>	hory Curl Tree	8m	75L
TL	<i>Tristanopsis laurina</i> "Luscious"	Water Gum	7m	75L
LC	<i>Lophostemon confertus</i>	Queensland Brush Box	10m	75L

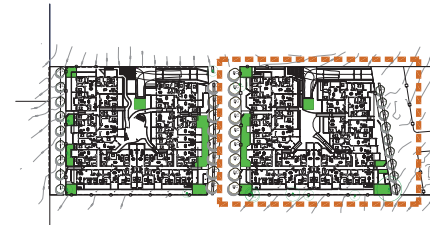
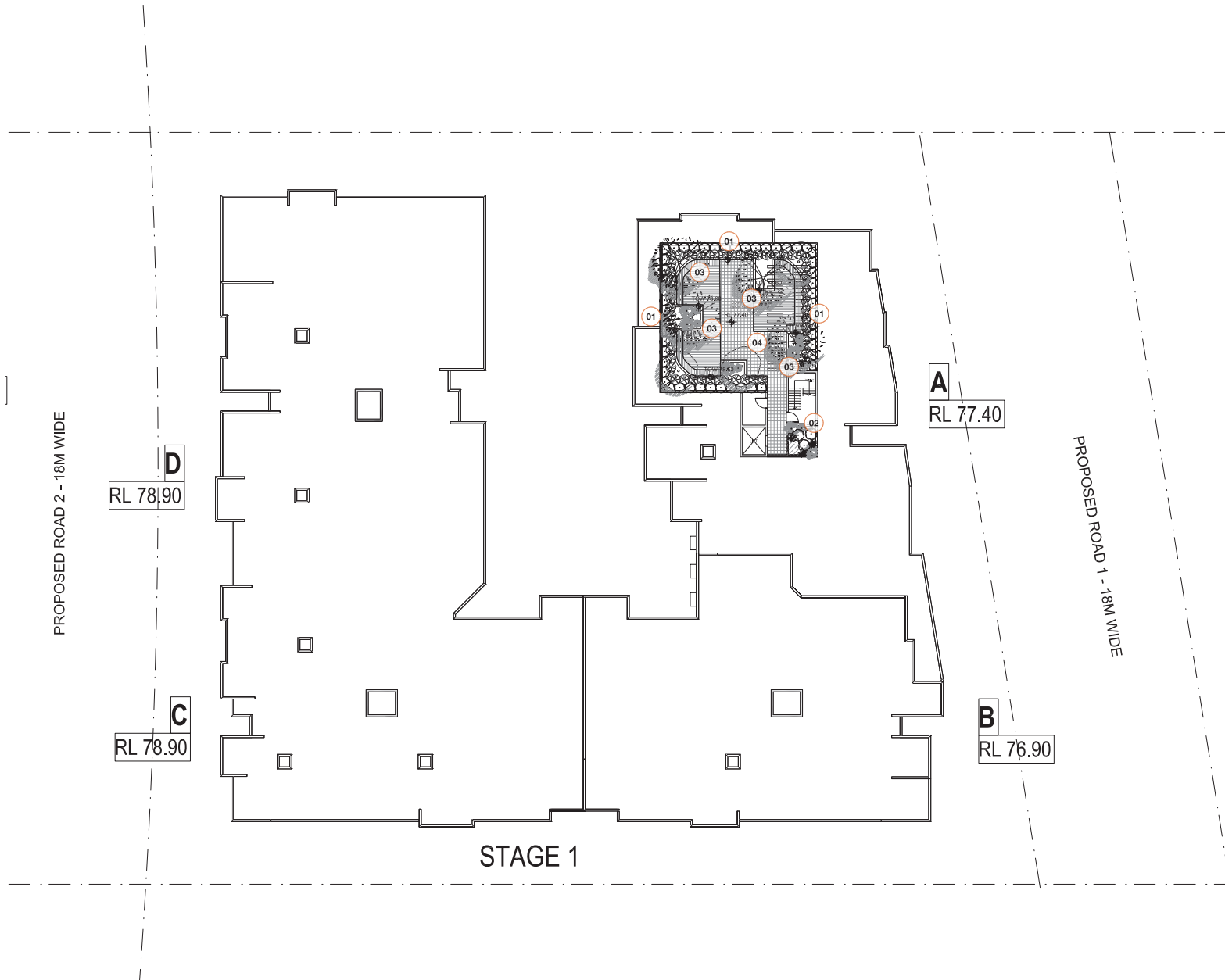


LEGEND

- SITE BOUNDARY
- EXISTING CONTOUR
- PROPOSED NEW CONTOUR
- EXISTING TREE RETAINED
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- PROPOSED PAVING
- 1800mm HIGH PALISADE FENCE TO BOUNDARY
- 1800mm HIGH PALISADE FENCE TO DRIVEWAY
- DEEP SOIL AREA
- TOP OF WALL LEVEL
- TOP OF SLAB LEVEL
- EXISTING SPOT LEVEL
- PROPOSED SPOT LEVEL
- EXISTING TREE RETAINED WHERE POSSIBLE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- PROPOSED PAVING
- 1800mm HIGH PALISADE FENCE TO BOUNDARY
- 1800mm HIGH PALISADE FENCE TO DRIVEWAY
- DEEP SOIL AREA

project: 95 Cudgegong Road Rouse Hill
client: Bng Wei Pty Limited
date: 15.05.2018
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KEY PLAN

ROOF LEVEL PLANTING PLAN PART 1/2

REFER TO LA10 FOR PLANTING SCHEDULE
N.B: 50% OF PLANTING TO BE NATIVE SPECIES

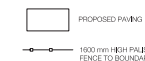
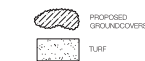
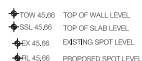
- 01 2000mm HEDGE PLANTING
- 02 MIXED SPECIES
- 03 FEATURE TREES
- 04 PAVING AREA

PLANT SCHEDULE - ROOF LEVEL

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE
TREES				
Ba-ci	Backhousia citrifolia	Lemon Scented Myrtle	5m	100L
Pl-nu	Plumeria rubra	Frangipani	10m	100L
La-in	Lagerstroemia indica x L. fauriei 'Natchez'	Cape Myrtle	8m	75L
SHRUBS				
Mu-mi	Murraya Min a Min	Dwarf Murraya	1m	300mm
Ka-fl	Kalanchoe thyrsifolia 'Flagjacks'	Flagjacks kalanchoe	0.2m	300mm
Ph-ra	Phoridium 'Rainbow Queen'	NZ Flax	1.2m	300mm
Gr-to	Grevillea Honeyeater Heaven	Honeyeater grevillea	1m	300mm
Al-ze	Alpinia zerumbet variegata	Variegated Shell Ginger	1m	300mm
Al-ar	Aloe arborescens	Candelabra Aloe	1.8m	300mm
Al-im	Alcantarea imperialis 'Rubra'	Red Giant Bromeliad	1.5m	300mm
Lo-ch	Loropetalum chinense 'china pink'	Chinese Witchazel	1.5m	300mm
Ph-xa	Philodendron 'Xanadu'	Philodendron	1m	300mm
PALMS				
Za-fu	Zamia furfuracea	Cardboard Palm	1m	45L
GROUNDCOVERS				
Ag-or	Agapanthus orientalis	African Lily	800mm	150mm
Ro-of	Rosmarinus officinalis 'Prostrate'	Rosemary	200mm	150mm
Se-sp	Sedum spectabile 'Brilliant'	Stonecrop	400mm	150mm

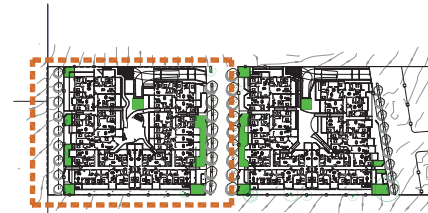


LEGEND



project: 95 Cudjoe Road Rouse Hill
client: Bng Wei Pty Limited
date: 18.04.2018
revision: C
drawn: DA
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KEY PLAN

ROOF LEVEL PLANTING PLAN PART 2/2

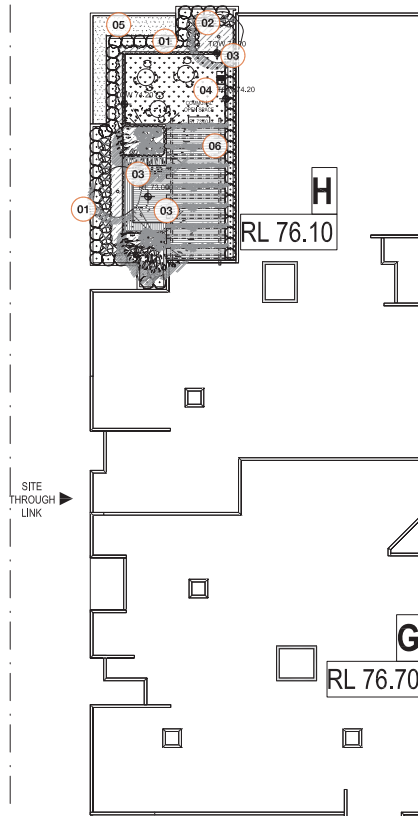
REFER TO LA10 FOR PLANTING SCHEDULE
N.B: 50% OF PLANTING TO BE NATIVE SPECIES

- 01 2000mm HEDGE PLANTING
- 02 MIXED SPECIES
- 03 FEATURE TREES
- 04 ARTIFICIAL TURF
- 05 GRAVEL
- 06 CLIMBER

PLANT SCHEDULE - ROOF LEVEL

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE
TREES				
Ba-c1	<i>Backhousia citrifolia</i>	Lemon Scented Myrtle	5m	100L
Pl-n1	<i>Plumeria rubra</i>	Frangipani	10m	100L
La-in	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Creepe Myrtle	8m	75L
SHRUBS				
Mu-m1	<i>Murraya</i> 'Min a Min'	Dwarf Murraya	1m	300mm
Ka-8	<i>Kalanchoe thyrsifolia</i> 'Flagjacks'	Flagjacks kalanchoe	0.2m	300mm
Ph-ra	<i>Phormium</i> 'Rainbow Queen'	NZ Flax	1.2m	300mm
Gr-ho	<i>Grevillea</i> 'Honeyeater Heaven'	Honeyeater grevillea	1m	300mm
Al-ze	<i>Alpinia zerumbet</i> 'variegata'	Variegated Shell Ginger	1m	300mm
Al-ar	<i>Aloe arborescens</i>	Candelabra Aloe	1.8m	300mm
Al-im	<i>Alicantea imperialis</i> 'Rubra'	Red Giant Bromeliad	1.5m	300mm
Lo-ch	<i>Loropetalum chinense</i> 'china pink'	Chinese Witchhazel	1.5m	300mm
Ph-xa	<i>Philodendron</i> 'Xanadu'	Philodendron	1m	300mm
PALMS				
Za-fu	<i>Zamia furfuracea</i>	Cardboard Palm	1m	45L
GROUNDCOVERS				
Ag-or	<i>Agapanthus orientalis</i>	African Lily	800mm	150mm
Ro-of	<i>Rosmarinus officinalis</i> 'Prostrate'	Rosemary	200mm	150mm
Se-sp	<i>Sedum spectabile</i> 'Brilliant'	Stonecrop	400mm	150mm

STAGE 2



E
RL 78.00

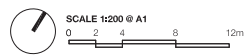
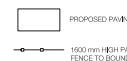
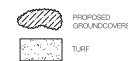
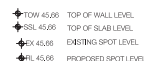
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F
RL 78.00

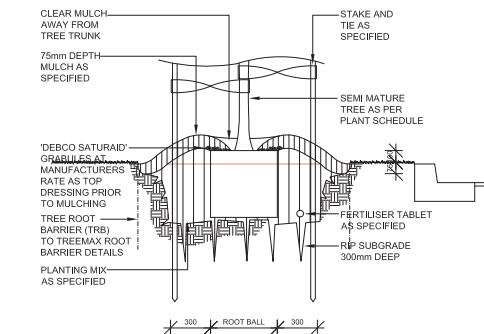
C
RL 78.90

LEGEND



project: 95 Cudgegong Road Rouse Hill
client: Bng Wei Pty Limited
date: 18.04.2018
revsion: C
drawn: DA
checked: JH

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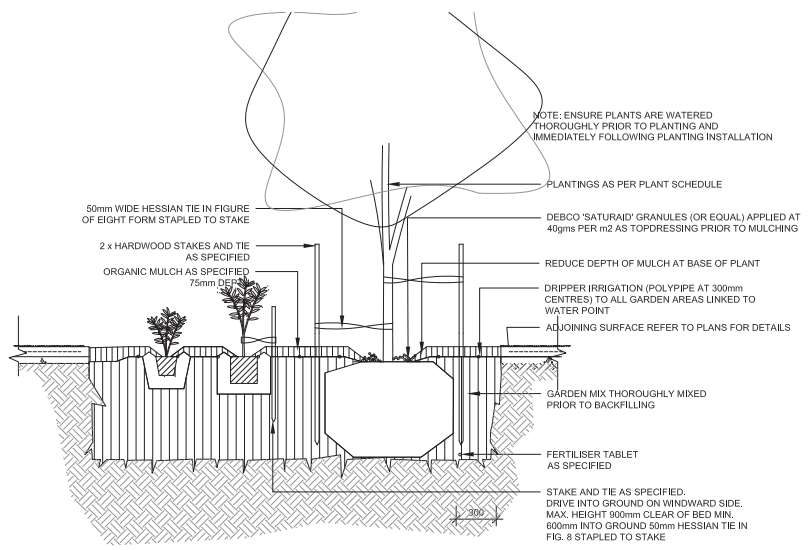
1 STREET TREE ON TURF
TYPICAL SECTION 1:20

Street tree planting specification:

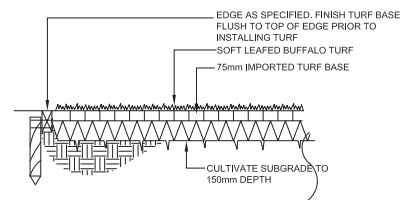
1. Install root directors to manufacturer's specifications to protect assets, structures and/or underground services.
2. All imported soil to achieve the requirements of AS4419 - Soils for landscaping. All tree planting holes are a minimum 1.5 times diameter and twice the depth of the root ball. All mulch is to be free of deleterious material such as rock, soil, weeds and sticks. Mulch to be Forest litter or pine bark mulch.
3. All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with adjacent surface treatment.
4. All turf to be Soft leafed Buffalo. Turf to consist of 25mm depth of dense, well rooted, vigorous grass growth with minimum 15mm on an average 100mm depth of top soil.
5. All stakings to be 2x38x38x1800 mm hardwood stake 600mm into the ground and securing the stem of the tree firmly with 2 x Hessian ties fitted to the stem separately in opposite directions.

Street tree maintenance specifications:

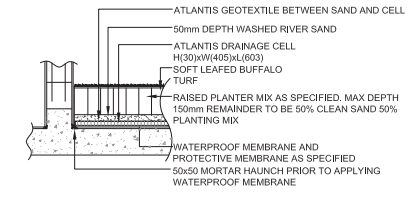
- i. Following prescribed maintenance period, Council will inspect all street trees and provide the applicant with a list of defects which will need to be addressed prior to the acceptance of handover.
- ii. The developer must provide to Council in writing 1 month notice, at minimum, for practical completion inspection and 2 month notice for end of maintenance inspection.
- iii. Mechanical line trimmers (whipper snippers) not be used within 300mm of out edge of tree trunks.
- iv. No grass to overgrow edges where it adjoins hard paved surfaces or kerbs and guttering.
- v. No grass or weeds within mulched area in or around tree.
- vi. Stolen trees will be replaced within one week. Repeated removal of trees within the same location shall immediately be reported to Council.
- vii. All garden beds to be re-mulched to maintain a depth of 75mm and level finish with adjacent surfaces.
- viii. Mulch not to come into contact with the trunks of trees.
- ix. No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times.
- x. No sign of over watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage.
- xi. No obvious signs of weed infestation in grass areas, pavements or mass planting beds.
- xii. Chemical not to be applied in extreme temperatures or wind conditions.
- xiii. Removal of all suckers from base of trees.
- xiv. Formative pruning of trees to allow effective canopy development and to retain natural or desired shape of the tree.
- xv. All damaged dead or diseased wood to be pruned to the nearest lateral shoot or active bud with a clean neat cut.



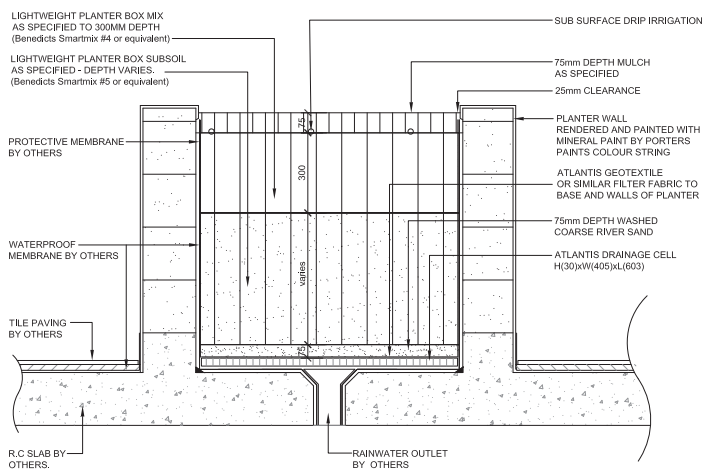
2 PLANTING ON GRADE
TYPICAL SECTION 1:20



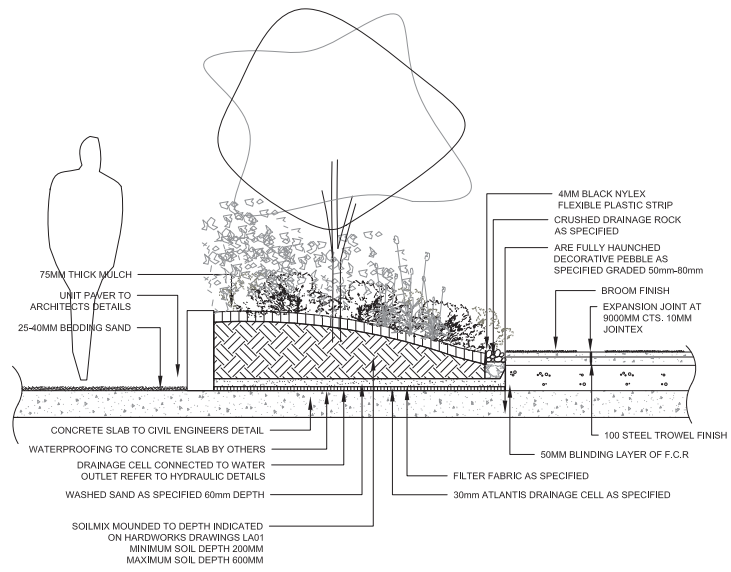
3A TURF ON GRADE
TYPICAL SECTION 1:20



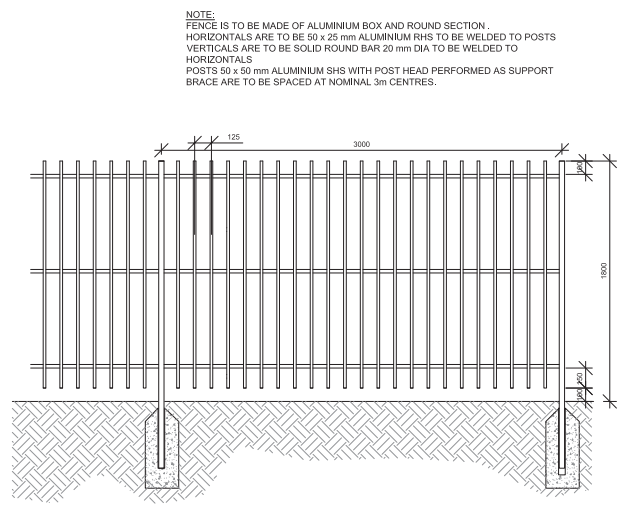
3B TURF ON SLAB
TYPICAL SECTION 1:20



4 PLANTING ON SLAB
TYPICAL SECTION 1:10



5 ON SLAB ON SLAB PLANTING
TYPICAL SECTION 1:20



6 1800mm HIGH PALISADE FENCE
TYPICAL ELEVATION 1:20

TYPICAL DETAILS

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