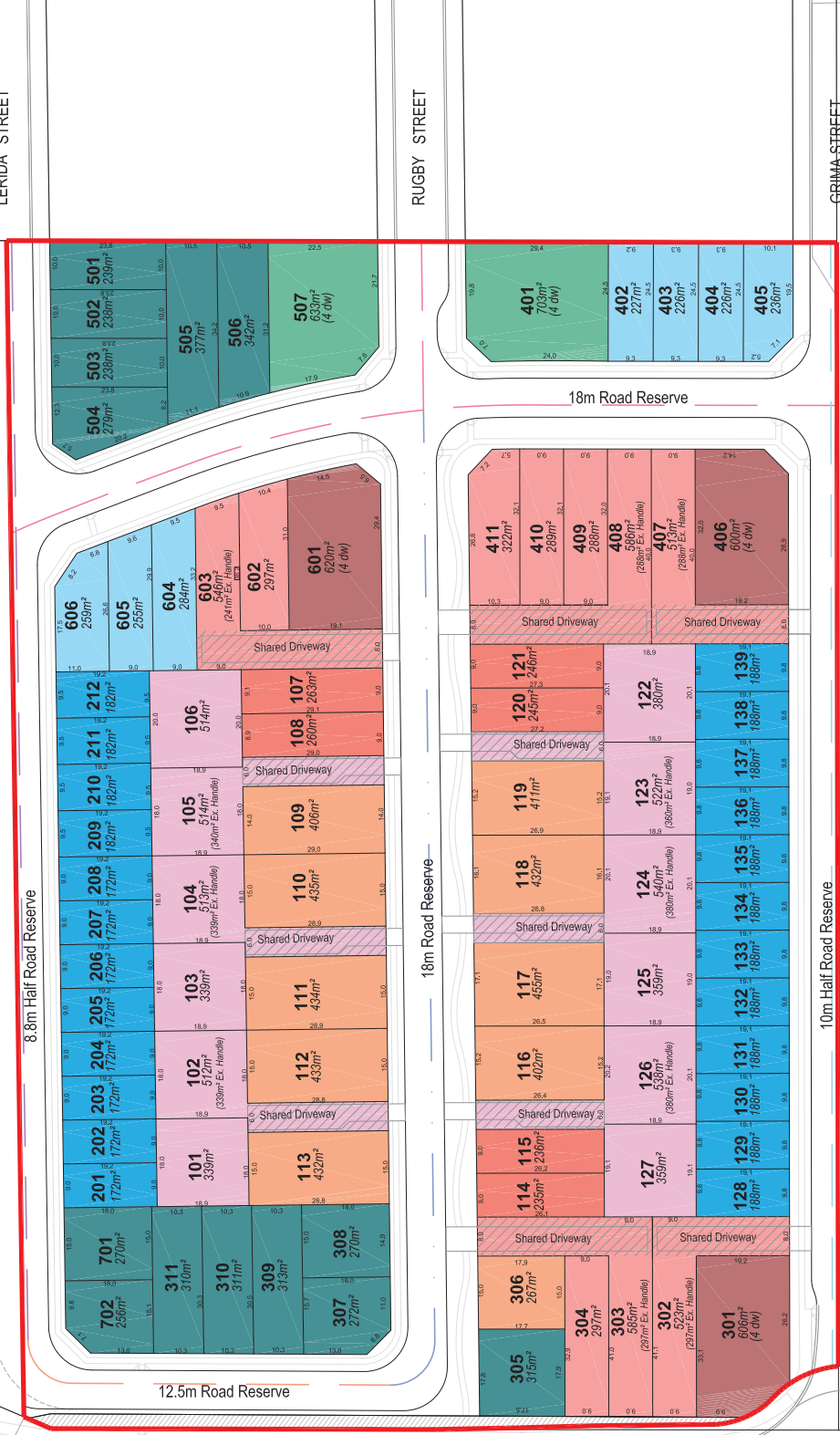


	Code	Lot Type	Typical Frontage	Typical Size	Lots	Dwellings	Typical Garage Access Configuration
	D1	Dwelling House - Detached	10 - 18m	238-377m ²	14	14	Primary street
	D2	Dwelling House - Detached	14 - 18m	267-455m ²	10	10	Side access, shared driveway
	D3	Dwelling House - Detached Mid Block	18 - 21m	339-380m ²	12	12	Rear access, shared driveway
	D4	Dwelling House - Abutting	9 - 10m	112-168m ²	24	24	Primary street
	D5	Dwelling House - Abutting	9 - 10m	226-284m ²	7	7	Primary street
	D6	Dwelling House - Abutting	9m	235-263m ²	6	6	Side access, shared driveway
	D7	Dwelling House - Abutting	9-11m	268-370m ²	10	10	Rear access, shared driveway
	M1	Manor Home	22 - 25m	633-705m ²	2	8	Primary street
	M2	Manor Home	19 - 20m	599-620m ²	3	12	Rear access, shared driveway
	TOTAL				88	103	

SCHOFIELDS - LAND BUDGET		
	Area (ha)	Percent (%)
Total Site Area	4.69	100.0%
SP2 Road Widening	0.03	0.7%
Net Site Area	4.66	99.3%
Physical Reserve	1.21	26.0%
Total Residential Allotment	2.57	62.7%
Shared Driveway	0.23	5.7%
Road Types		
	16m Wide Local Road (Usable Street)	
	16m Wide Local Road	
	12.5m Wide Local Road	
	10.0m Half Road	
	8.0m Half Road	

Density Calculation		
Total Dwellings	Total Net Site Area	Density
103 DW	4.06 HA	25.4 DW/HA

[illegible]

DRAWING TITLE

PAGE • PREPARED BY • EA • DEVELOPMENT APPROVAL • T • TENDER • CCM • CONSTRUCTION

Site Plan

DESIGN : CK
DOCUMENT : CK/SC
PROJECT : 2518023
SCALE : 1:50 图 A1
 : 1:300 图 A3

SHEET NUMBER	REVISION
2518023_40	C

108 BURDEKIN ROAD, SCHOFIELDS

DEVELOPMENT STAGING PLAN

FOR DEVELOPMENT APPLICATION



LOCALITY PLAN
N.T.S.

LGA BLACKTOWN COUNCIL
LOT 1 D.P. 1243995

CLIENT:
LANDCOM

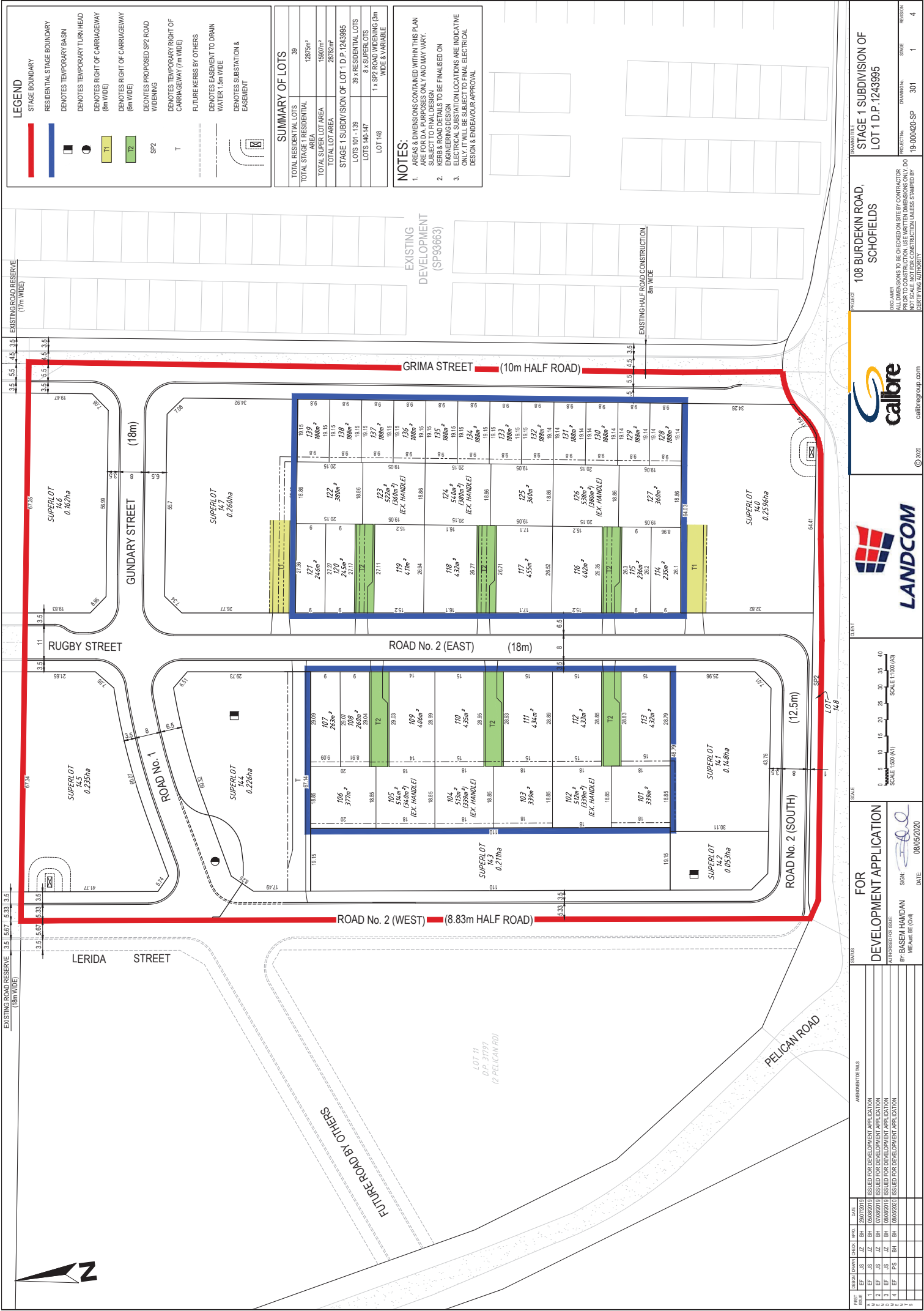


DRAWING LIST

NO.	DRAWING TITLE
000	COVER SHEET
001	OVERALL LAYOUT PLAN
301	STAGE 1 SUBDIVISION OF LOT 1 D.P. 1243995 STAGING PLANS
302	STAGE 2 - SUBDIVISION OF PROPOSED LOT 143
303	STAGE 3 - SUBDIVISION OF PROPOSED LOT 140 & 141
304	STAGE 4 - SUBDIVISION OF PROPOSED LOT 146 & 147
305	STAGE 5 - SUBDIVISION OF PROPOSED LOTS 145
306	STAGE 6 - SUBDIVISION OF PROPOSED LOT 144
307	STAGE 7 - SUBDIVISION OF PROPOSED LOT 142

108 BURDEKIN ROAD, SCHOFIELDS





LEGEND

STAGE BOUNDARY

RESIDENTIAL STAGE BOUNDARY

DENOTES TEMPORARY BASIN

DENOTES TEMPORARY TURN HEAD

DENOTES RIGHT OF CARRIAGEWAY (8m WIDE)

DENOTES RIGHT OF CARRIAGEWAY (6m WIDE)

DENOTES PROPOSED SP2 ROAD WIDENING

DENOTES TEMPORARY RIGHT OF CARRIAGEWAY (7m WIDE)

FUTURE KERBS BY OTHERS

DENOTES EASEMENT TO DRAIN WATER 1.5m WIDE

DENOTES SUBSTATION & EASEMENT

SUMMARY OF LOTS

TOTAL RESIDENTIAL LOTS	39
TOTAL STAGE 1 RESIDENTIAL AREA	12875m ²
TOTAL SUPER LOT AREA	15907m ²
TOTAL LOT AREA	28782m ²
STAGE 1 SUBDIVISION OF LOT 1 D.P. 1243995	
LOTS 101 - 139	39 x RESIDENTIAL LOTS
LOTS 140-147	8 x SUPER LOTS
LOT 148	1 x SP2 ROAD WIDENING (3m WIDE & VARIABLE)

NOTES:

AREAS & DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR INFORMATION ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO FINAL DESIGN.

KERBS & ROAD DETAILS TO BE FINALISED ON ENGINEERING DESIGN.

ELECTRICAL SUBSTATION LOCATIONS ARE INDICATIVE ONLY. IT WILL BE SUBJECT TO FINAL ELECTRICAL DESIGN & ENDORSEMENT APPROVAL.

PROJECT

108 BURDEKIN ROAD, SCHOFIELDS

PROJECT No.

19-00040-SP

DATE

08/05/2020

SCALE

1:500 (A1)

SCALE

1:1000 (A0)

FOR DEVELOPMENT APPLICATION

SIGN

BY BASEM HAMDAN

DATE

08/05/2020

LANDCOM

calibre

calbregroup.com

© 2020

STAGE 1 SUBDIVISION OF LOT 1 D.P. 1243995

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFIED AUTHORITY.

LEGEND

- STAGE BOUNDARY
- DENOTES EXISTING EASEMENT TO DRAIN WATER 1.5m WIDE

SUMMARY OF LOTS

ITEM	VALUE
TOTAL RESIDENTIAL LOTS	12
TOTAL RESIDENTIAL AREA	2103m ²
TOTAL LOT AREA	2103m ²
STAGE 2 SUBDIVISION OF PROPOSED LOT 143	
LOTS 201 - 212	12 x RESIDENTIAL LOTS

NOTES:

- AREAS & DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSES ONLY AND MAY VARY.
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- ELECTRICAL SUBSTATION LOCATIONS ARE INDICATIVE ONLY. IT WILL BE SUBJECT TO FINAL ELECTRICAL DESIGN & ENDEAVOUR APPROVAL.

DEVELOPMENT APPLICATION

FOR

DATE: 08/05/2020

SIGN: [Signature]

BY: BASEEM HAMIDAN

MEASURE: BE (CH)

DATE: 08/05/2020

STATUS

NO.	DATE	DESCRIPTION
1	20/07/2019	ISSUED FOR DEVELOPMENT APPLICATION
2	08/08/2019	ISSUED FOR DEVELOPMENT APPLICATION
3	08/08/2019	ISSUED FOR DEVELOPMENT APPLICATION
4	08/08/2020	ISSUED FOR DEVELOPMENT APPLICATION

AMENDMENT DETAILS

NO.	DATE	DESCRIPTION
1	20/07/2019	ISSUED FOR DEVELOPMENT APPLICATION
2	08/08/2019	ISSUED FOR DEVELOPMENT APPLICATION
3	08/08/2019	ISSUED FOR DEVELOPMENT APPLICATION
4	08/08/2020	ISSUED FOR DEVELOPMENT APPLICATION

CLIENT

108 BURDEKIN ROAD, SCHOFFELDS

SCALE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 64

LEGEND

STAGE BOUNDARY

RESIDENTIAL STAGE BOUNDARY

DENOTES TEMPORARY BASIN

DENOTES TEMPORARY TURN HEAD

DENOTES RIGHT OF CARRIAGEWAY (8m WIDE)

DENOTES EXISTING RIGHT OF CARRIAGEWAY (8m WIDE)

DENOTES RIGHT OF CARRIAGEWAY (8m WIDE)

DENOTES PROPOSED SP2 ROAD WIDENING

DENOTES TEMPORARY RIGHT OF CARRIAGEWAY (5m WIDE)

FUTURE KERBS BY OTHERS

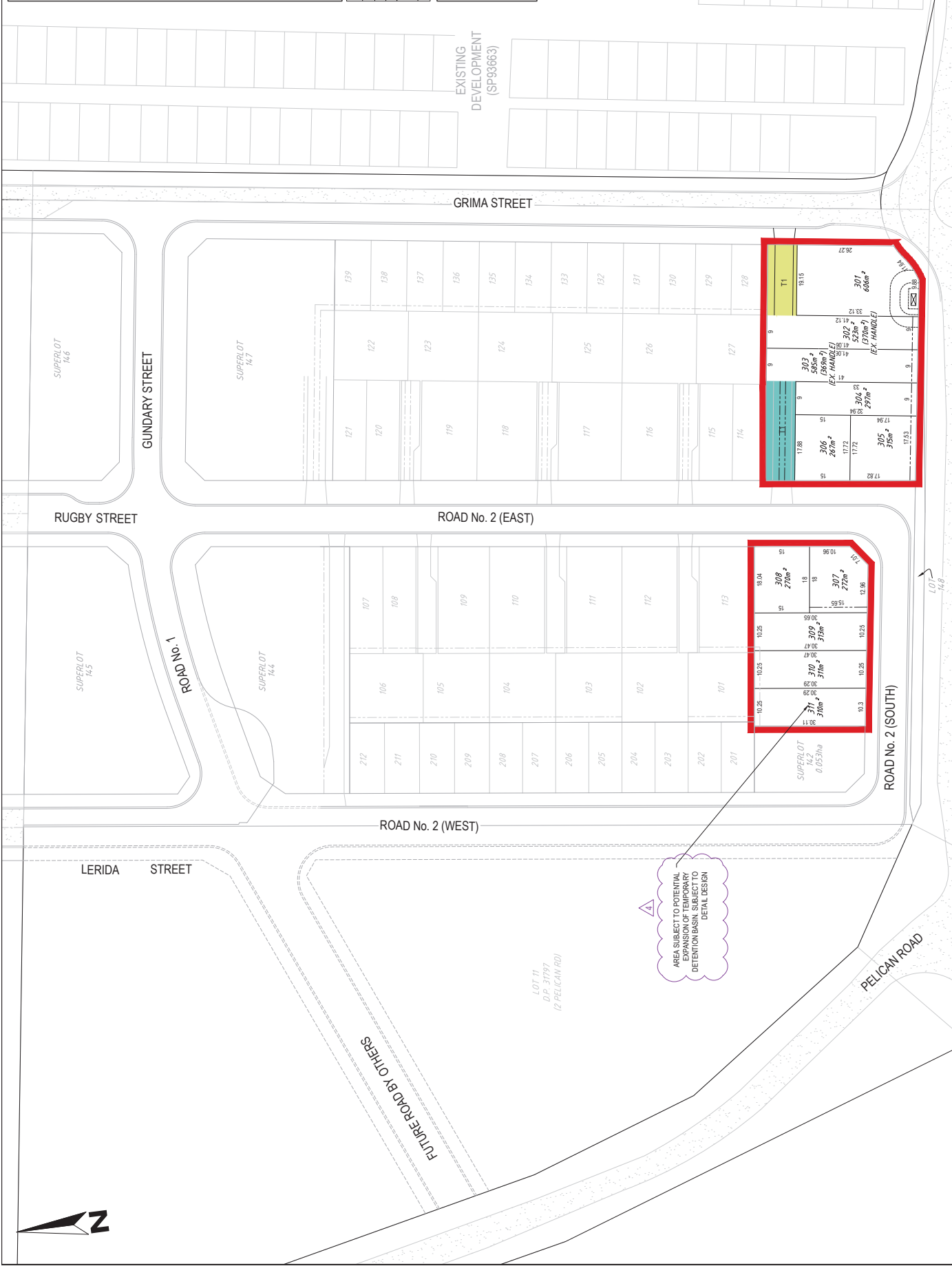
DENOTES EASEMENT TO DRAIN WATER 1.5m WIDE

DENOTES SUBSTATION & EASEMENT

SUMMARY OF LOTS	
TOTAL RESIDENTIAL LOTS	11
TOTAL RESIDENTIAL AREA	4088m ²
TOTAL LOT AREA	4088m ²
STAGE 3 SUBDIVISION OF PROPOSED LOT 140 & 141	
LOTS 301 - 311	11 x RESIDENTIAL LOTS

NOTES:

- AREAS & DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSES ONLY AND MAY VARY. SUBJECT TO FINAL DESIGN
- KERB & ROAD DETAILS TO BE FINALISED ON PROPOSED LOT 140 & 141
- ELECTRICAL SUBSTATION LOCATIONS ARE INDICATIVE ONLY. IT WILL BE SUBJECT TO FINAL ELECTRICAL DESIGN & ENDEAVOUR APPROVAL

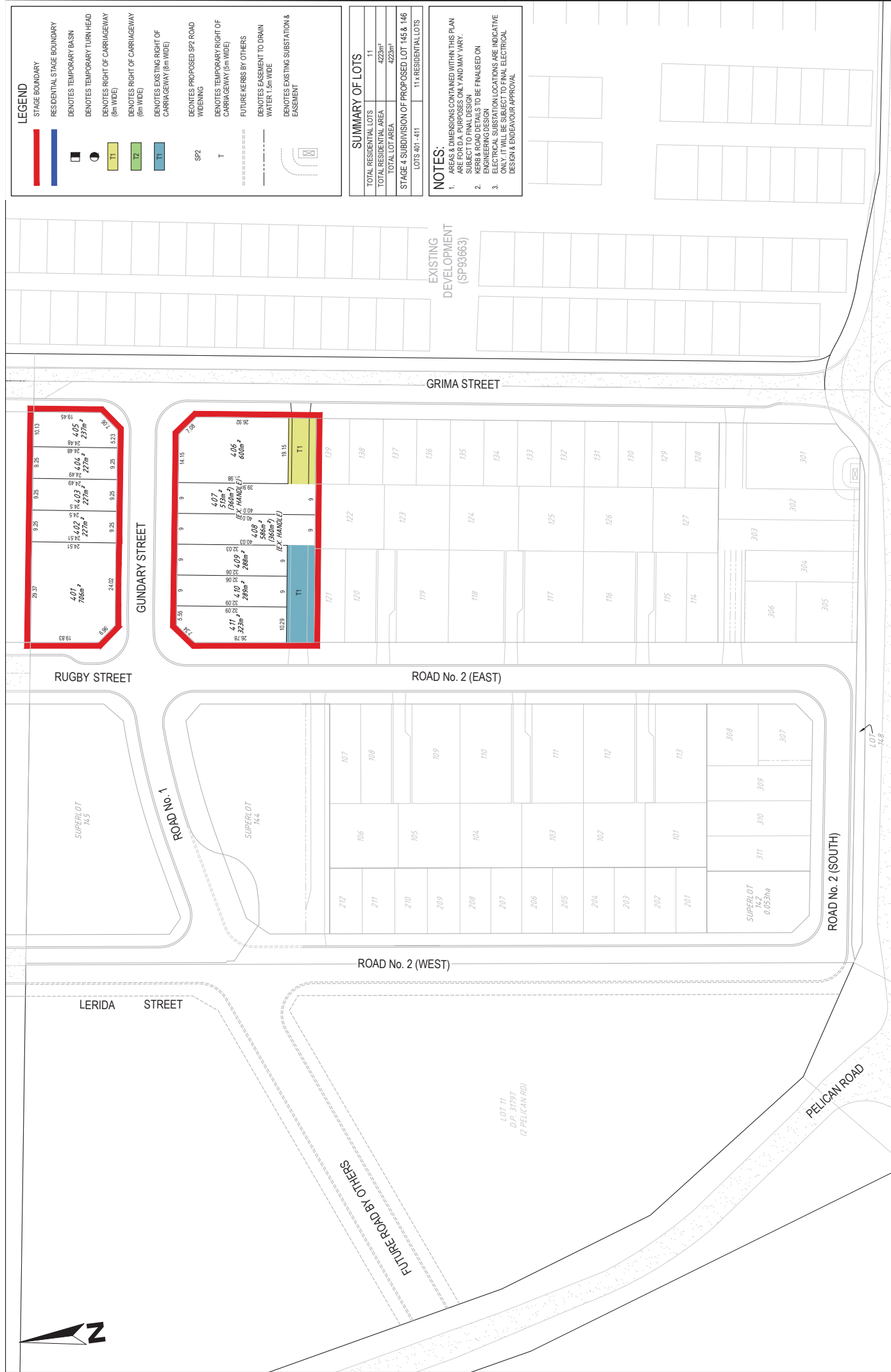


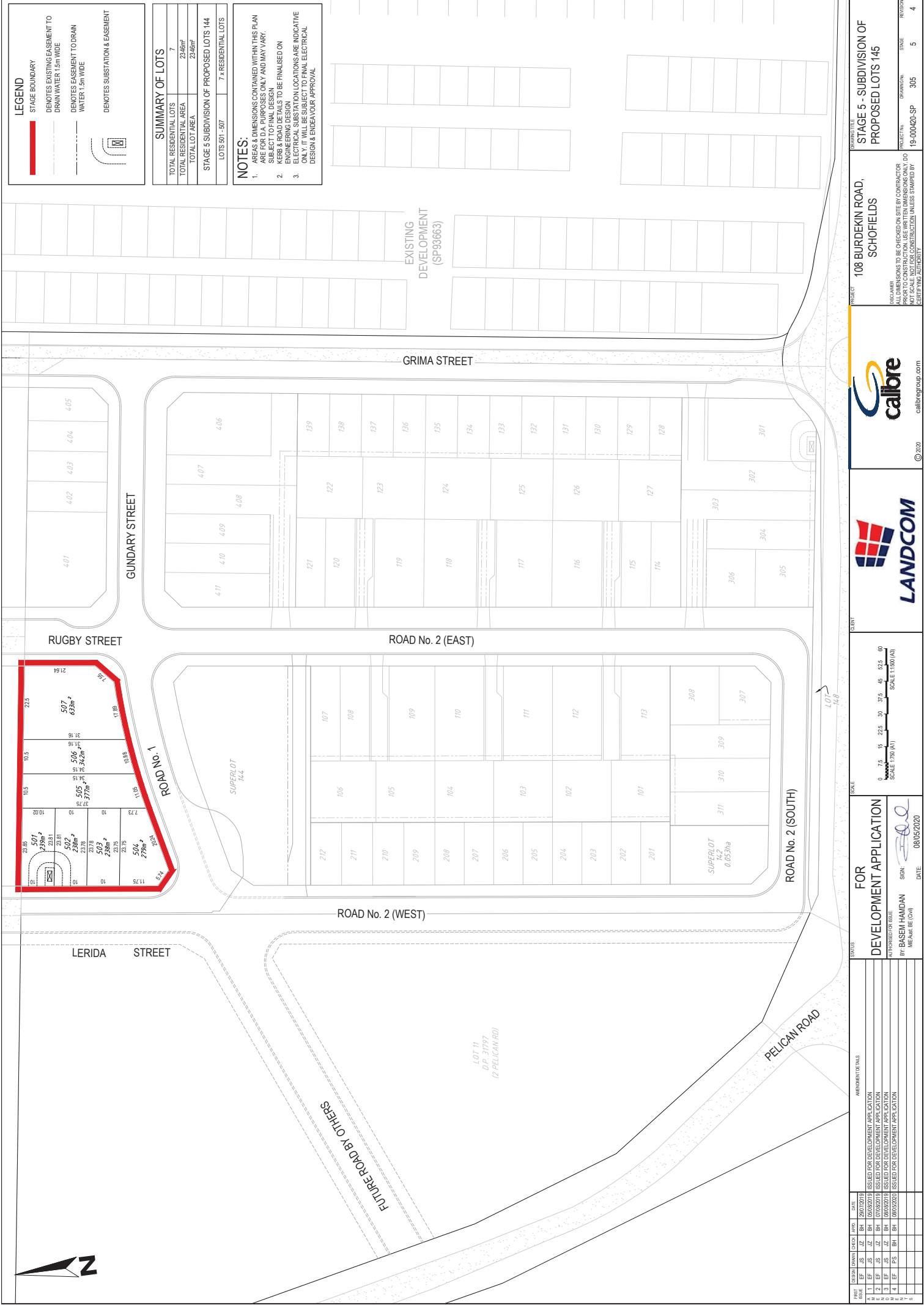
STATUS	FOR	DEVELOPMENT APPLICATION	AUTHORIZED FOR ISSUE BY: BASEM HAMDAN ME/Aut. BE (Civil)	SIGN: 	DATE: 08/05/2020

CLIENT

108 BURDEKIN ROAD,
SCHOFIELDS

DRAWING TITLE	PROJECT No.	DRAWING No.	STAGE	REVISION
STAGE 4 - SUBDIVISION OF PROPOSED LOT 146 & 147	19-000420-SP	304	4	4





LEGEND

STAGE BOUNDARY

DEMOTES EXISTING EASEMENT TO DRAIN WATER 1.5m WIDE

DEMOTES EASEMENT TO DRAIN WATER 1.5m WIDE

DEMOTES SUBSTATION & EASEMENT

SUMMARY OF LOTS

TOTAL RESIDENTIAL LOTS	7
TOTAL RESIDENTIAL AREA	2246m ²
TOTAL LOT AREA	2246m ²
STAGE 5 SUBDIVISION OF PROPOSED LOTS 144	
LOTS 501 - 507	7 x RESIDENTIAL LOTS

NOTES:

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- SUBJECT TO FINAL DESIGN
- KERB & ROAD DETAILS TO BE FINALISED ON ELECTRICAL SUBSTATION LOCATIONS ARE INDICATIVE ONLY IT WILL BE SUBJECT TO FINAL ELECTRICAL DESIGN & ENGINEER APPROVAL

PROJECT

108 BURDEKIN ROAD, SCHOFIELDS

PROJECT No. 19-000420-SP

DATE 08/05/2020

CLIENT

calibre

SCALE

0 7.5 15 22.5 30 37.5 45 52.5 60

SCALE 1:750 (A1)

SCALE 1:1500 (A0)

FOR DEVELOPMENT APPLICATION

SIGNATURE [Signature]

DATE 08/05/2020

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	26/07/2019
2	ISSUED FOR DEVELOPMENT APPLICATION	07/08/2019
3	ISSUED FOR DEVELOPMENT APPLICATION	08/08/2019
4	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020

PROJECT

108 BURDEKIN ROAD, SCHOFIELDS

PROJECT No. 19-000420-SP

DATE 08/05/2020

CLIENT

calibre

SCALE

0 7.5 15 22.5 30 37.5 45 52.5 60

SCALE 1:750 (A1)

SCALE 1:1500 (A0)

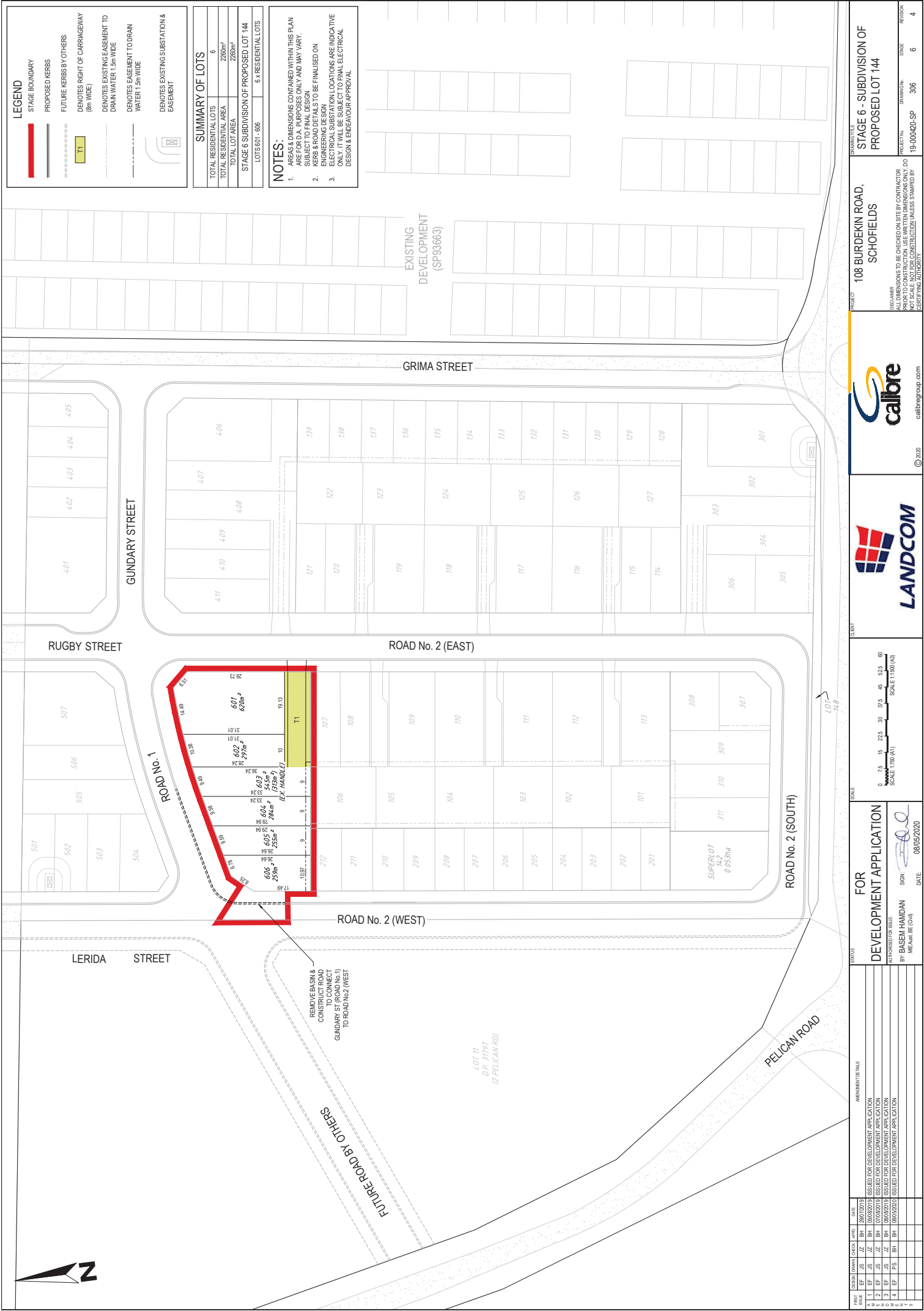
FOR DEVELOPMENT APPLICATION

SIGNATURE [Signature]

DATE 08/05/2020

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	26/07/2019
2	ISSUED FOR DEVELOPMENT APPLICATION	07/08/2019
3	ISSUED FOR DEVELOPMENT APPLICATION	08/08/2019
4	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020



LEGEND

- STAGE BOUNDARY
- PROPOSED KERBS
- FUTURE KERBS BY OTHERS
- DENOTES RIGHT OF CARRIAGEWAY (8m WIDE)
- DENOTES EXISTING EASEMENT TO DRAIN WATER 1.5m WIDE
- DENOTES EXISTING SUBSTATION & EASEMENT

SUMMARY OF LOTS

TOTAL RESIDENTIAL LOTS	6
TOTAL RESIDENTIAL AREA	2260m ²
TOTAL LOT AREA	2260m ²
STAGE 6 SUBDIVISION OF PROPOSED LOT 144	
LOTS 601 - 606	6 x RESIDENTIAL LOTS

NOTES:

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- ENGINEERING DESIGN
- ELECTRICAL SUBSTATION LOCATIONS ARE INDICATIVE ONLY. IT WILL BE SUBJECT TO FINAL ELECTRICAL DESIGN & ENGINEER APPROVAL

PROJECT

108 BURDEKIN ROAD, SCHOFIELDS

STAGE 6 - SUBDIVISION OF PROPOSED LOT 144

CLIENT

calibre

DATE

08/05/2020

FOR DEVELOPMENT APPLICATION

DATE

08/05/2020

SIGNATURE

BY BASEM HAMDAN

IN WITNESS WHEREOF

SCALE

0 7.5 15 22.5 30 37.5 45 52.5 60

SCALE 1:750 (A1)

SCALE 1:1500 (A0)

CLIENT

calibre

DATE

08/05/2020

CLIENT

LANDCOM

DATE

08/05/2020

CLIENT

calibre

DATE

08/05/2020

REV	DESCRIPTION	DATE	BY	CHECKED	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020	BH	JZ	08/05/2020
2	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020	BH	JZ	08/05/2020
3	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020	BH	JZ	08/05/2020
4	ISSUED FOR DEVELOPMENT APPLICATION	08/05/2020	BH	JZ	08/05/2020



DEVELOPMENT APPLICATION

Landcom Demonstration Project: 108 Burdekin Road, Schofields



INDICATIVE STREETSCAPE A



INDICATIVE STREETSCAPE B

Drawing List

DWG No.	Drawing	Scale
A0.01	Coversheet, Drawing List	NTS / A3
A1.01	House Type 1 Plans	1:100 / A3
A1.02	House Type 1 Elevations	1:100 / A3
A1.03	House Type 1 Section, External Colour Schedules	1:100 / A3
A2.01	House Type 2 Plans	1:100 / A3
A2.02	House Type 2 Elevations	1:100 / A3
A2.03	House Type 2 Section, External Colour Schedules	1:100 / A3
A3.01	House Type 3 Plans	1:100 / A3
A3.02	House Type 3 Elevations	1:100 / A3
A3.03	House Type 1 Section, External Colour Schedules	1:100 / A3
A4.01	House Type 4 Plans	1:100 / A3
A4.02	House Type 4 Elevations	1:100 / A3
A4.03	House Type 4 Section, External Colour Schedules	1:100 / A3
A5.01	Block Plan (Ground Floor) and StreetViews	1:200 / A1
A5.02	Block Plan (Roof Plan)	1:200 / A1
A5.03	Solar Access Diagrams (June 21: 9am)	1:200 / A1
A5.04	Solar Access Diagrams (June 21: 10am)	1:200 / A1
A5.05	Solar Access Diagrams (June 21: 11am)	1:200 / A1
A5.06	Solar Access Diagrams (June 21: 12pm)	1:200 / A1
A5.07	Solar Access Diagrams (June 21: 1pm)	1:200 / A1
A5.08	Solar Access Diagrams (June 21: 2pm)	1:200 / A1
A5.09	Solar Access Diagrams (June 21: 3pm)	1:200 / A1

DCP Compliance Summary

House Type	Control	A1	A2	A3	A4
Floor Area (ground/Upper)		47sqm/63sqm	47sqm/63sqm	47sqm/63sqm	47sqm/63sqm
Gross floor area (excludes garage)		110sqm	110sqm	110sqm	110sqm
Floor Space Ratio*		varies	varies	varies	varies
Front Setback	4.5m to building facade, 3m to articulation zone	4.5m/3.2m min.	4.5m/3.2m min.	4.5m/3.2m min.	4.5m/3.2m min.
Side setback A (zero lot bty)		0.02m/0.02m	0.02m/0.02m	0.02m/0.02m	0.02m/0.02m
Side setback B	Ground Floor 0m, Upper floor 1.5m	min. 0.9m/min.	min. 0.9m/min.	min. 0.9m/min.	min. 0.9m/min.
Length of zero lot line on boundary	11m max.	1.04m min.	1.04m	1.04m	1.04m
Rear Setback (lower)	4m	8.5m max.	9.5m max.	8.5m max.	9.5m max.
Rear Setback (upper)	6m	5.15m	5.15m	5.15m	5.15m
Building height	2 storeys	6m	6m	6m	6m
Site Coverage	Upper level 40% site area, max.	63sqm, 33%	63sqm, 33%	63sqm, 33%	63sqm, 33%
Landscaped Area (varies^)	25% site area, min.	52 sqm min./27%	52 sqm min./27%	52 sqm min./27%	52 sqm min./27%
Principal Private Open Space	20sqm min 4m	20sqm, 4m	20sqm, 4m	20sqm, 4m	20sqm, 4m
Solar Access to PPOS	50% solar access 3 hours, June 21	refer solar access schedule	refer solar access schedule	refer solar access schedule	refer solar access schedule
Garages and Carparking	Single garage, 3m width	single garage, 2.5m door	single garage, 2.5m door	single garage, 2.5m door	single garage, 2.5m door
Parking spaces	2	2, tandem	2, tandem	2, tandem	2, tandem

* refer Block Plans for FSR

^ refer Block Plans for landscaped areas

project

SCHOFIELDS DEMONSTRATION PROJECT

108 Burdekin Road, Schofields

drawing title

COVERSHEET, INDICATIVE VIEWS,

DRAWING LIST, COMPLIANCE SUMMARY

client



LANDCOM

project status

Development Application

drawn JK

date 05.08.2019

scale drawing Number A 0.01

revision -

01.07.2019

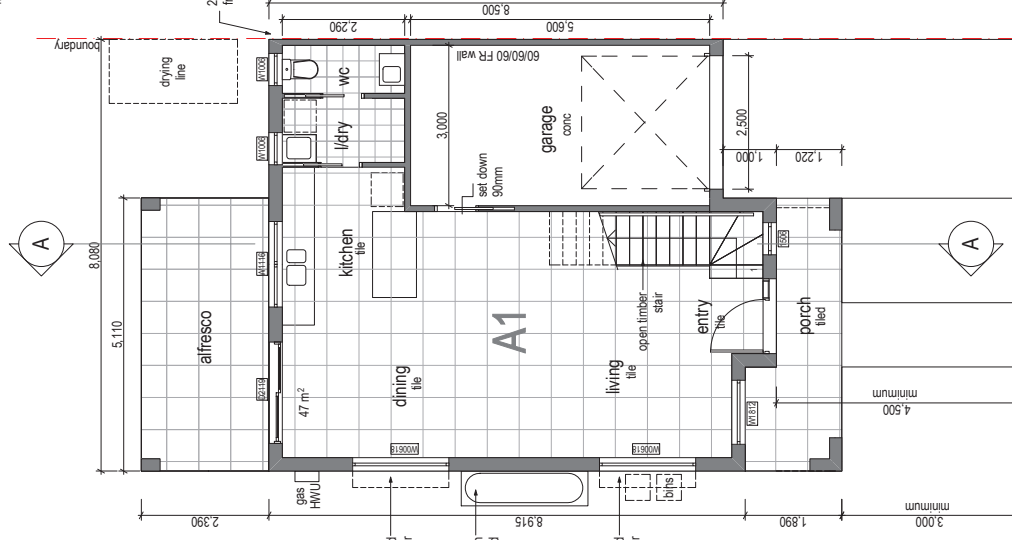
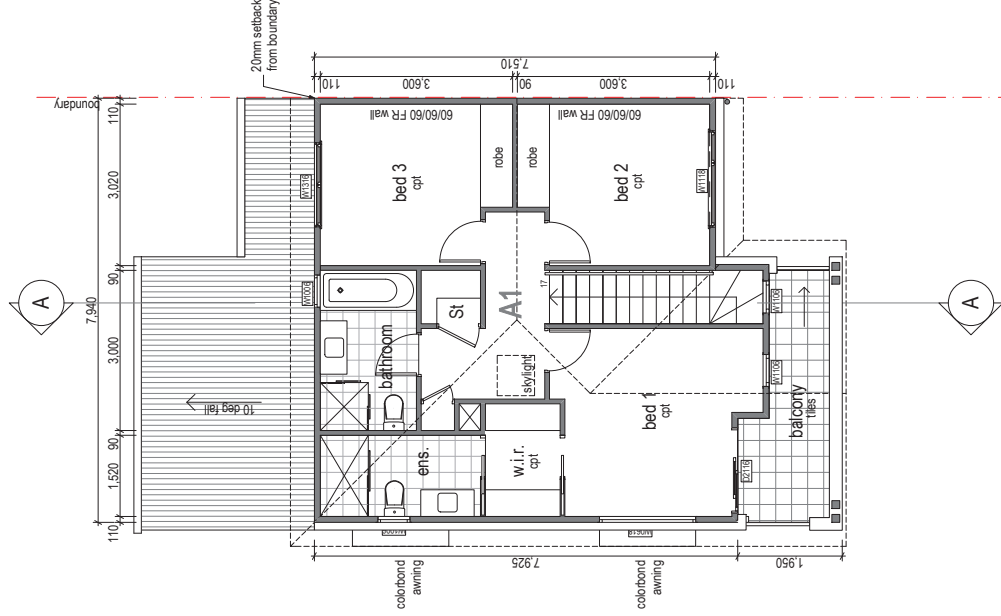
date

01.07.2019

date

DO NOT SCALE FROM DRAWINGS

LEGEND	
ACR	acrylic render, paint finish
AW	aluminium window, powdercoat
AD	aluminium door, powdercoat
CMC	colobond metal cladding
CMC	concrete, bush finish
CPT	carpet
CRT	concrete roof tile
FB	face brickwork
F08	face cement cladding, boards
FCS	face cement cladding, sheets
TMB	timber floorboards
TD	timber decking



FIRST FLOOR PLAN

GROUND FLOOR PLAN

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS, LEVELS, LOCATION AND ORIENTATION

project status

Development Application

drawing JK date 05.08.2019

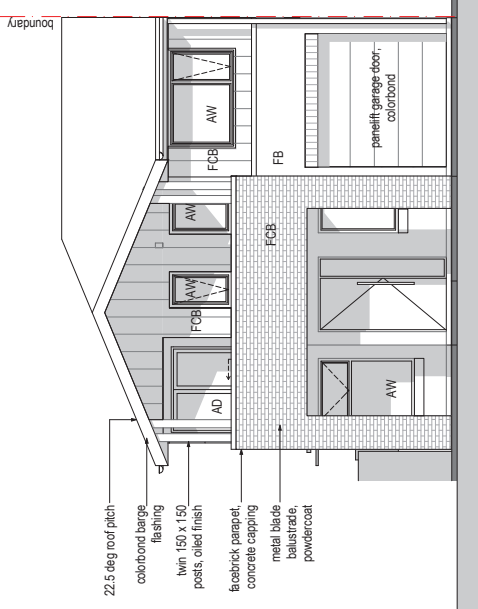
scale 1:100 drawing Number **A 1.01**

Year	Sex	Age Group	Population (millions)
2019	Male	15-24	1.0
		25-44	1.0
		45-64	1.0
	Female	15-24	1.0
		25-44	1.0
		45-64	1.0
2018	Male	15-24	0.9
		25-44	0.9
		45-64	0.9
	Female	15-24	0.9
		25-44	0.9
		45-64	0.9
2017	Male	15-24	0.8
		25-44	0.8
		45-64	0.8
	Female	15-24	0.8
		25-44	0.8
		45-64	0.8
2016	Male	15-24	0.7
		25-44	0.7
		45-64	0.7
	Female	15-24	0.7
		25-44	0.7
		45-64	0.7
2015	Male	15-24	0.6
		25-44	0.6
		45-64	0.6
	Female	15-24	0.6
		25-44	0.6
		45-64	0.6
2014	Male	15-24	0.5
		25-44	0.5
		45-64	0.5
	Female	15-24	0.5
		25-44	0.5
		45-64	0.5
2013	Male	15-24	0.4
		25-44	0.4
		45-64	0.4
	Female	15-24	0.4
		25-44	0.4
		45-64	0.4
2012	Male	15-24	0.3
		25-44	0.3
		45-64	0.3
	Female	15-24	0.3
		25-44	0.3
		45-64	0.3
2011	Male	15-24	0.2
		25-44	0.2
		45-64	0.2
	Female	15-24	0.2
		25-44	0.2
		45-64	0.2
2010	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2009	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2008	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2007	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2006	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2005	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2004	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2003	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2002	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2001	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
	Female	15-24	0.1
		25-44	0.1
		45-64	0.1
2000	Male	15-24	0.1
		25-44	0.1
		45-64	0.1
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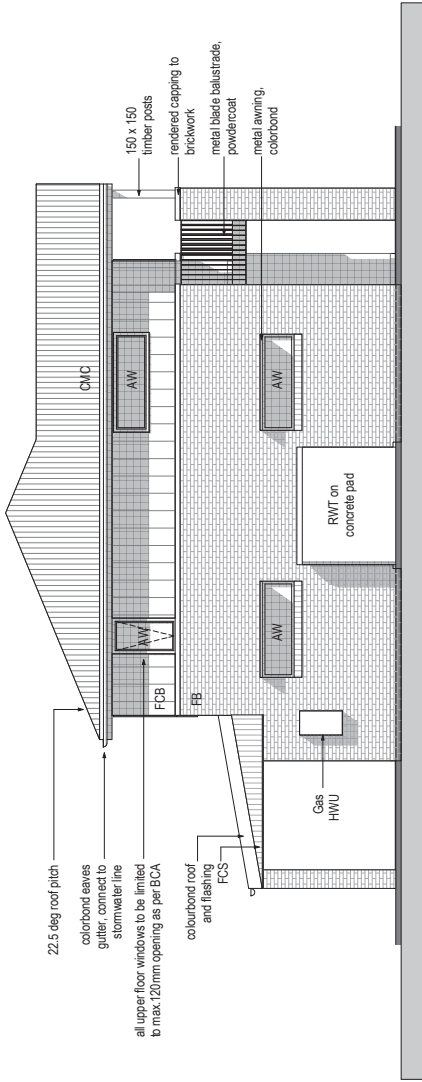
Level 2, 20 Hutchinson St, Surry Hills NSW 2010
studio@jksdesigner.com.au
m 0408 557 957

DO NOT SCALE FROM DRAWINGS

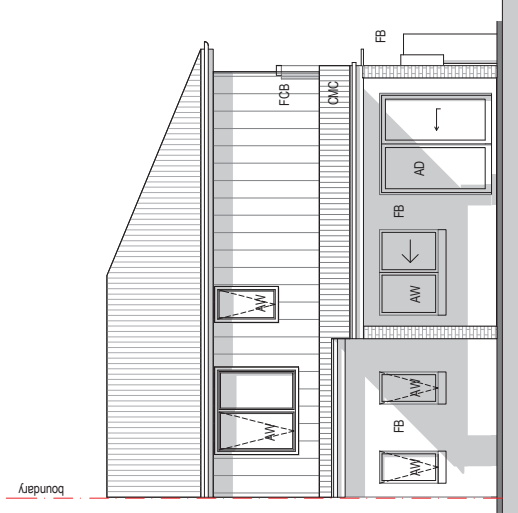
- LEGEND
- ACR acrylic render, paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CNC cobalt metal cladding
 - CNC concrete, bush finish
 - CST concrete, smooth roof tile
 - FB floor brickwork
 - FCB floor cement cladding, boards
 - FCS floor cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



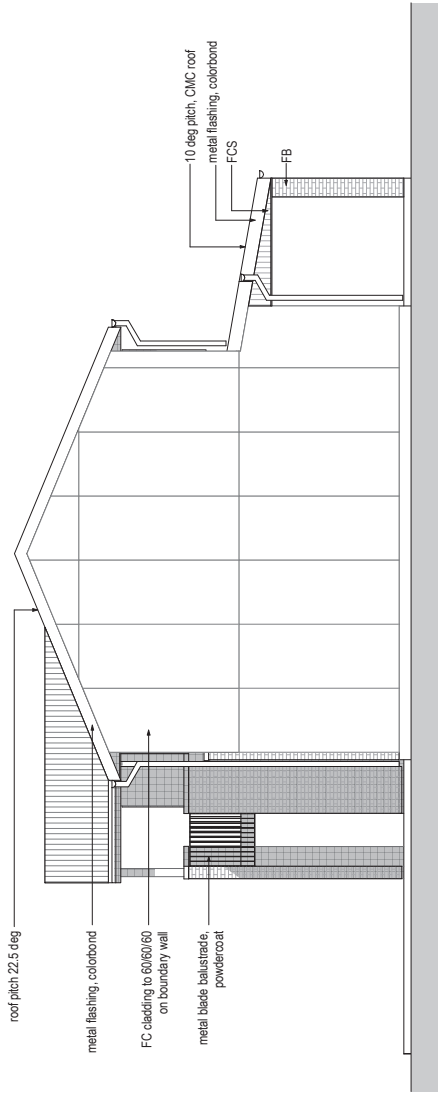
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REFER LANDSCAPE PLANS
FOR EXTERNAL DETAIL

REFER STREETSCAPE
VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS,
LEVELS, LOCATION AND ORIENTATION

project

SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields

drawing title

House Type A1 Elevations

client

project status

Development Application

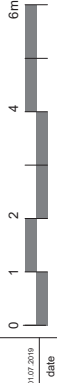
drawn JK

date 05.06.2019

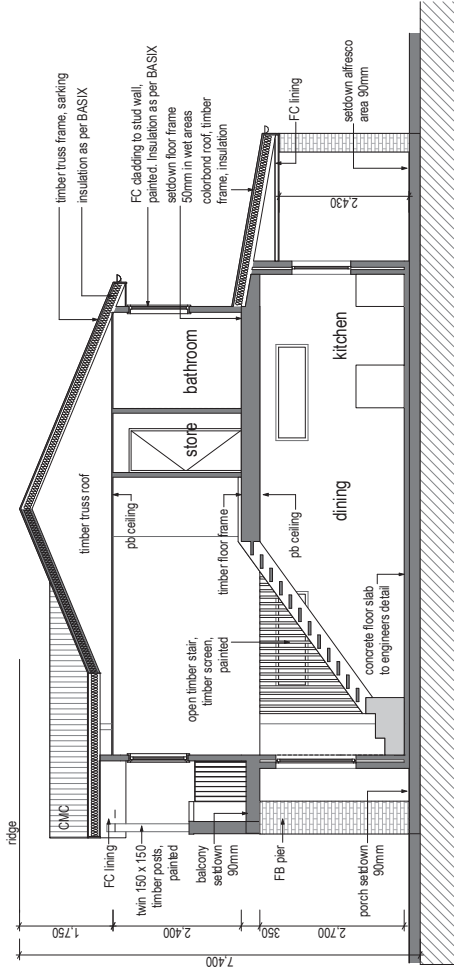
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revision

A1.02



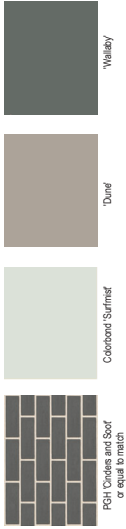
- LEGEND
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 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CMC cobolbond metal cladding
 - CNC concrete, bush finish
 - CST concrete, roof tile
 - FB floor brickwork
 - FCB floor cement cladding, boards
 - FCS floor cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



SECTION A



FRONT FACADE A (nts)



FRONT FACADE B (nts)



REFER LANDSCAPE PLANS
FOR EXTERNAL DETAIL

REFER STREETSCAPE
VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS,
LEVELS, LOCATION AND ORIENTATION

project SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields
drawing title

client

project status

House Type A1 Section,
Exterior Colour Schedule

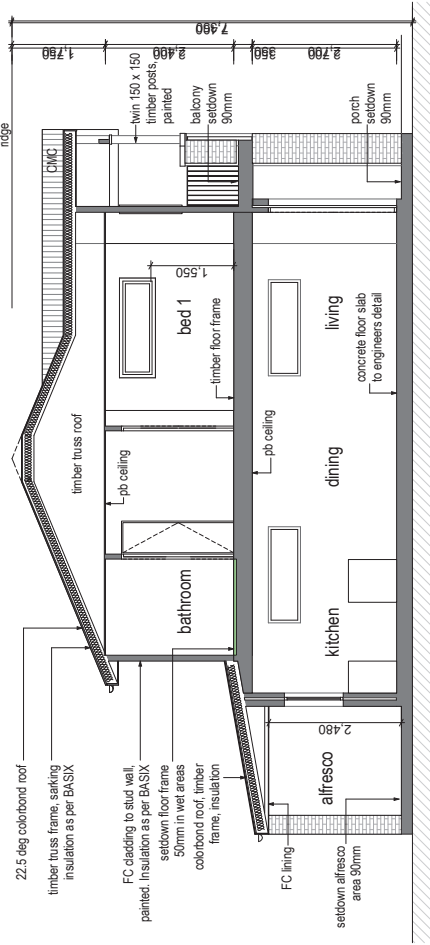
JEFF KARKENS DESIGNER
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studio@jksdesigner.com.au
m. 0408 557 957

Development Application

drawn JK
date 05.06.2019
scale 1:100
drawing Number A1.03
revision -



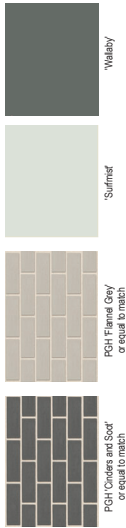
- LEGEND
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 - AD aluminium door, powdercoat
 - CAC colorbond metal cladding
 - CMC concrete, bush finish
 - CST concrete, smooth roof tile
 - FB face brickwork
 - FCB face cement cladding, boards
 - FCS face cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



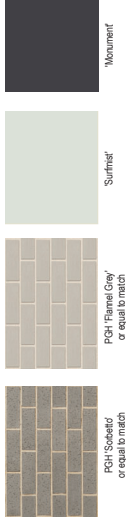
SECTION A



EXTERIOR COLOUR SCHEDULE A



EXTERIOR COLOUR SCHEDULE B



REFER LANDSCAPE PLANS FOR SITING DETAILS, SETBACKS, LEVELS, LOCATION AND ORIENTATION

REFER STREETSCAPE VIEWS FOR RIDGE LEVELS

REFER LANDSCAPE PLANS FOR EXTERNAL DETAIL

client

project
SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields
drawing title
House Type A2 Section, External
Colour Schedule

project status

Development Application
date
05.06.2019
drawn
JK
scale
1:100
drawing Number
A 2.03
revision



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LANDCOM

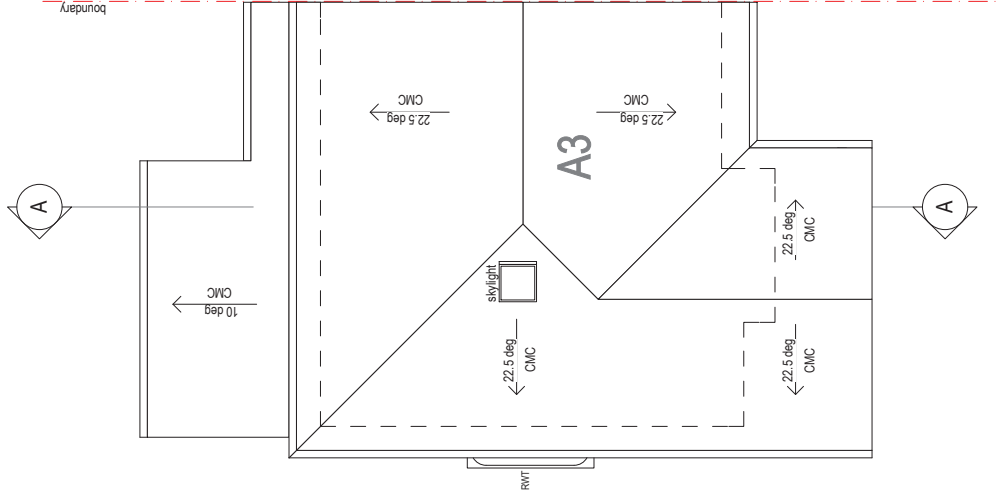


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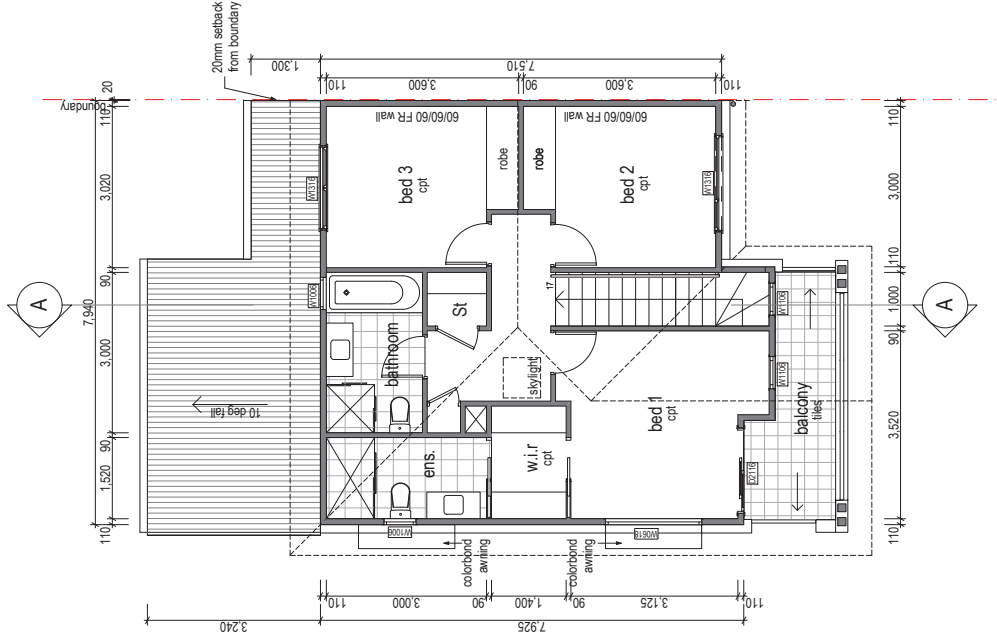
01.07.2019
Development Application
revision

- LEGEND
- ACR acrylic render, paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CMC cobolux metal cladding
 - CMC concrete, bush finish
 - CST concrete, smooth finish
 - CB brickwork
 - FB floor boardwork
 - FCS floor cement cladding, boards
 - FCS floor cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking

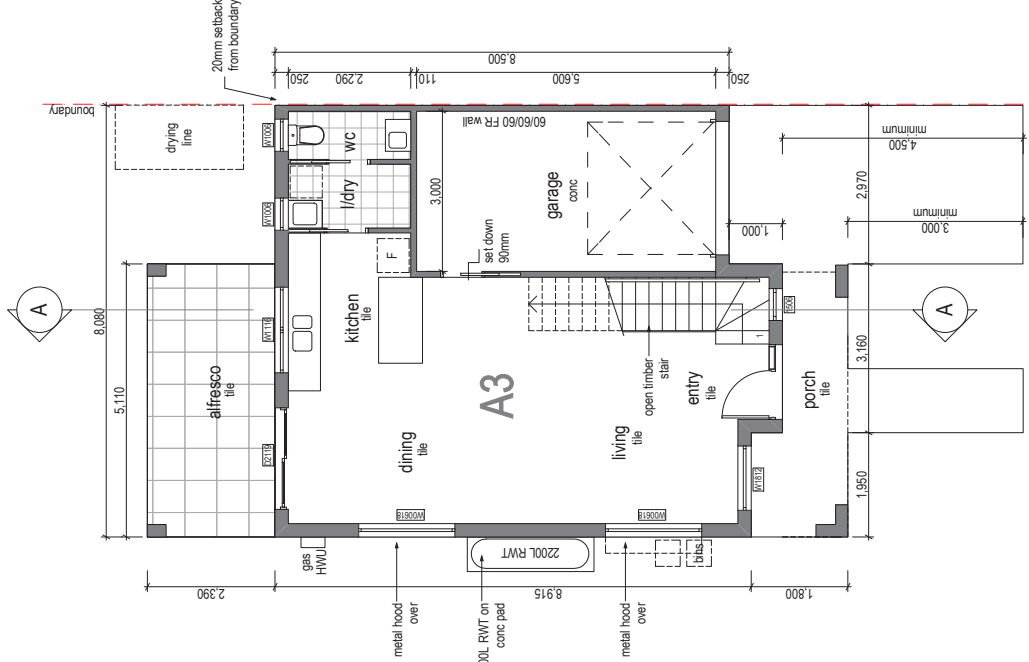
SYSTEM NAME AND DESCRIPTION	WALL COMPONENTS	STUD SIZE (mm)	WALL THICKNESS (mm)	FRL	ACOUSTIC PERFORMANCE ¹ R _w	R VALUE R _s + C _{tr}	BRACING (kN/m)
HardieSmart™ Boundary For use where a zone away from the boundary is required. 60/60/60 min is required when using James Hardie® cladding.	- Internal (from 100mm) HardieSmart™ lining - External min. 30mm JH External Cladding + HardieWrap™ - Minimum insulation = 90mm JH Mineral Wool	90x45	104.5	49/60/60 roof/external side	47	35	2.7*
							4.0



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

REFER LANDSCAPE PLANS FOR EXTERNAL DETAIL

REFER STREETSCAPE VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS, LEVELS, LOCATION AND ORIENTATION

project
SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields
drawing title
House Type A3 Plans

client



project status

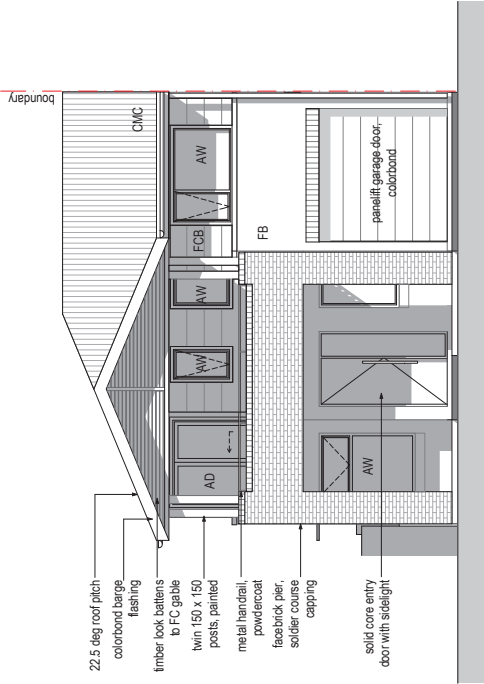
Development Application

date
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drawn
JK
scale
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drawing Number
A 3.01
revision

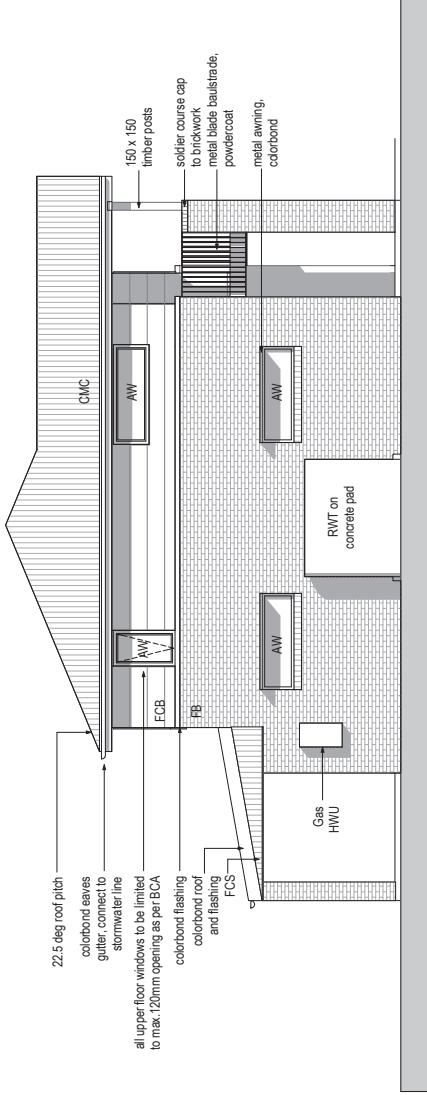


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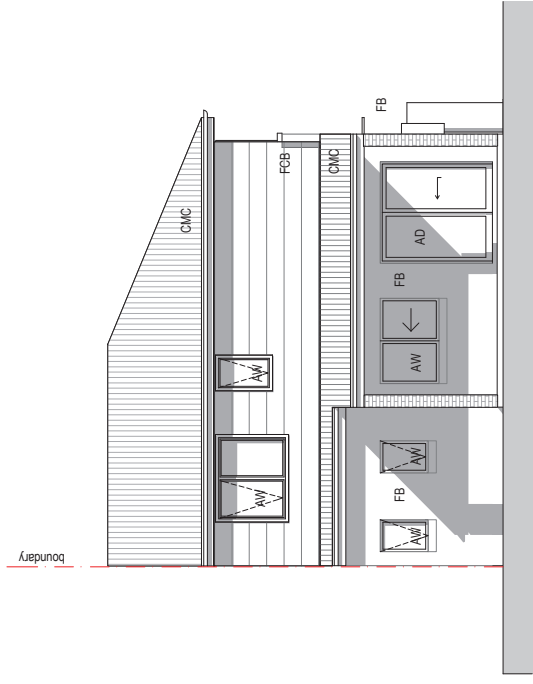
- LEGEND
- ACR soldier under paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CMC colorbond metal cladding
 - CMC concrete, bush finish
 - CST concrete, smooth roof tile
 - FB face brick pier, rendered cap
 - FB face brickwork
 - FCB face cement cladding, boards
 - FCS face cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



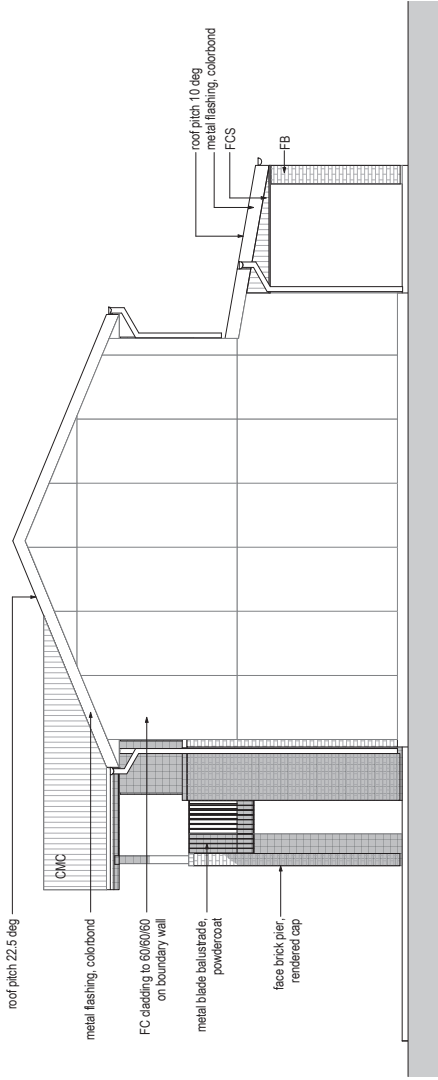
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REFER LANDSCAPE PLANS
FOR EXTERNAL DETAIL

REFER STREETSCAPE
VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS,
LEVELS, LOCATION AND ORIENTATION

project	client	project status
SCHOFIELDS DEMONSTRATION PROJECT 108 Burdekin Road, Schofields	LANDCOM	Development Application
drawing title		drawn JK
House Type A3 Elevations		date 05.06.2019
		scale 1:100
		drawing Number A 3.02
		revision

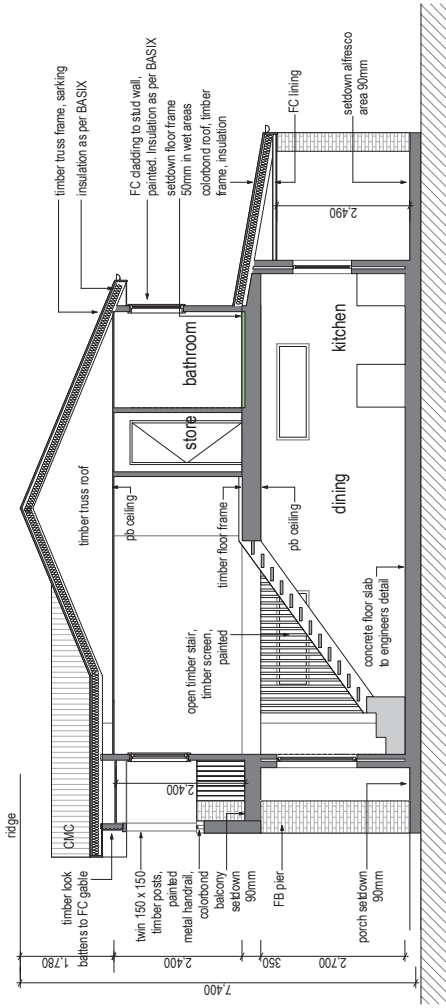
JEFF KARKENS DESIGNER
Level 2, 20 Hutchinson St, Surry Hills NSW 2010
studio@jksdesigner.com.au
m. 0406 557 957



01.07.2019 date
Development Application revision

DO NOT SCALE FROM DRAWINGS

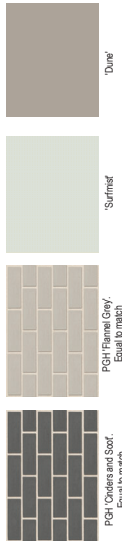
- LEGEND
- ACR acrylic render, paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CAC colorbond metal cladding
 - CMC concrete, bush finish
 - CST concrete, smooth roof tile
 - FB floor brickwork
 - FCB floor cement cladding, boards
 - FCS floor cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



SECTION A



EXTERIOR COLOUR SCHEDULE A



EXTERIOR COLOUR SCHEDULE B



REFER LANDSCAPE PLANS FOR EXTERNAL DETAIL

REFER STREETSCAPE VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS, LEVELS, LOCATION AND ORIENTATION

project
SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields
drawing title
House Type A3 Section, External
Colour Schedule



client
JEFF KARKENS DESIGNER
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studio@kdesigner.com.au
m. 0408 557 957

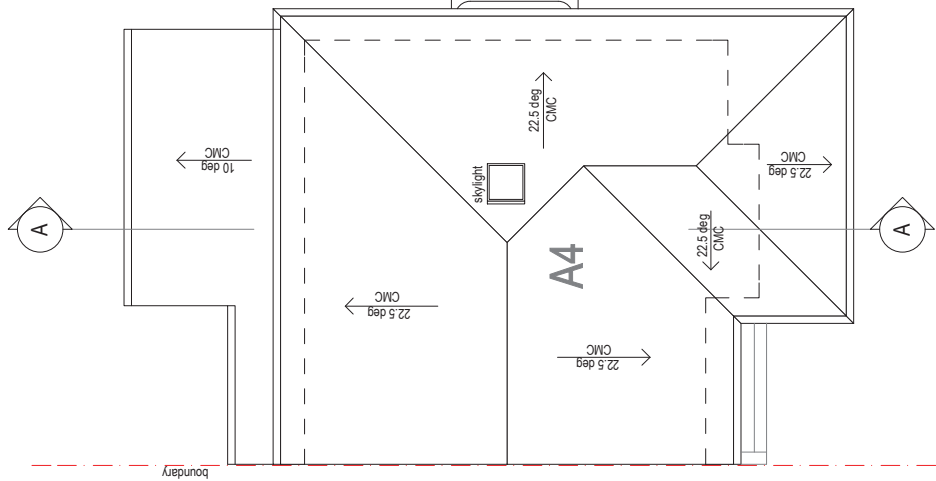
project status
Development Application
drawn JK
date 05.06.2019
scale 1:100
drawing Number A 3.03
revision



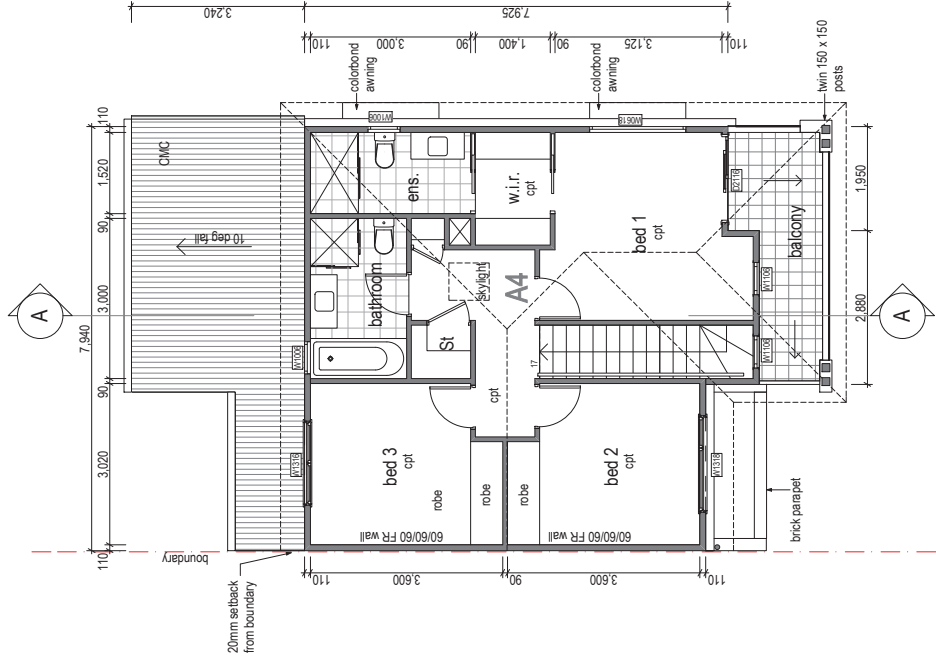
01.07.2019
date
Development Application
revision

- LEGEND
- ACR acrylic render, paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CAC colorbond metal cladding
 - CMC concrete, bush finish
 - CST concrete, smooth finish
 - CB concrete, bush finish
 - FB floor brickwork
 - FCB floor cement cladding, boards
 - FCS floor cement cladding, sheets
 - TMB timber floorboards
 - TD timber cladding

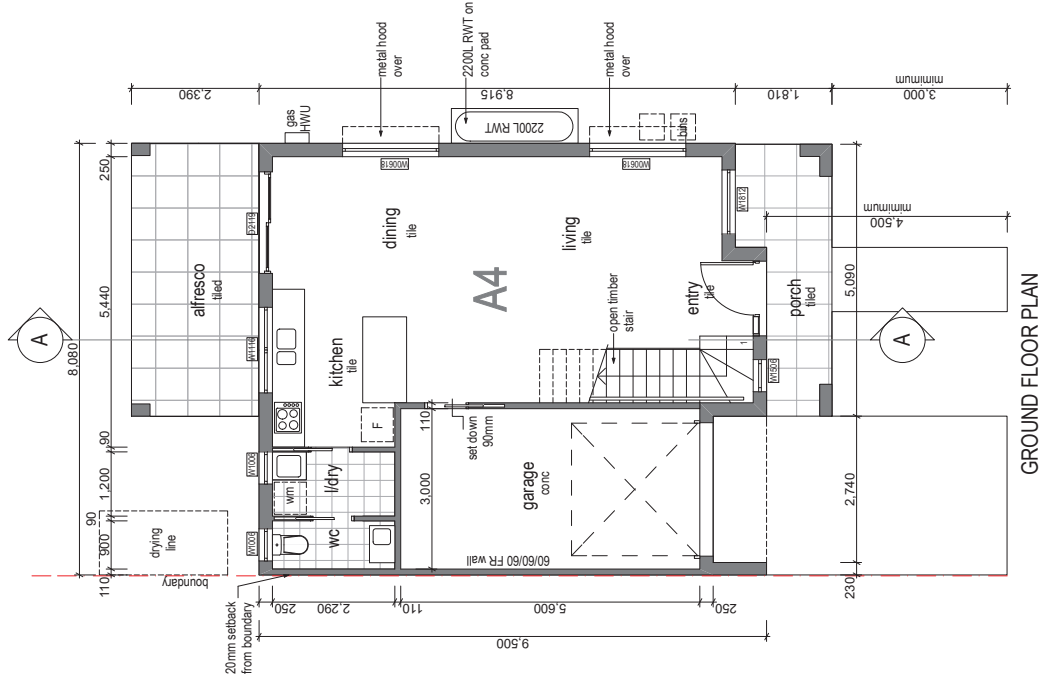
SYSTEM NAME AND DESCRIPTION	WALL COMPONENTS	STUD SIZE (mm)	WALL THICKNESS (mm)	FRL	ACOUSTIC PERFORMANCE ¹ R _w	R VALUE R _s + C _{tr}	BRACING (kN/m)
HardieSmart™ Boundary	- Internal (from 100mm to 1000mm) lining - External (min. 30mm JH External Cladding + HardieWrap™) - External (min. 30mm JH External Cladding + 30mm JH Mineral Wool)	90x45	104.5	49/60/60 external side	47	35	2.7*
For use where a zone way is required, the minimum zone way width is 300mm and the minimum zone way height is 1000mm when using James Hardie® cladding							4.0



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

REFER LANDSCAPE PLANS FOR EXTERNAL DETAIL

REFER STREETSCAPE VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS, LEVELS, LOCATION AND ORIENTATION

project
SCHOFIELDS DEMONSTRATION PROJECT
108 Burdekin Road, Schofields
drawing title
House Type A4 Plans

client

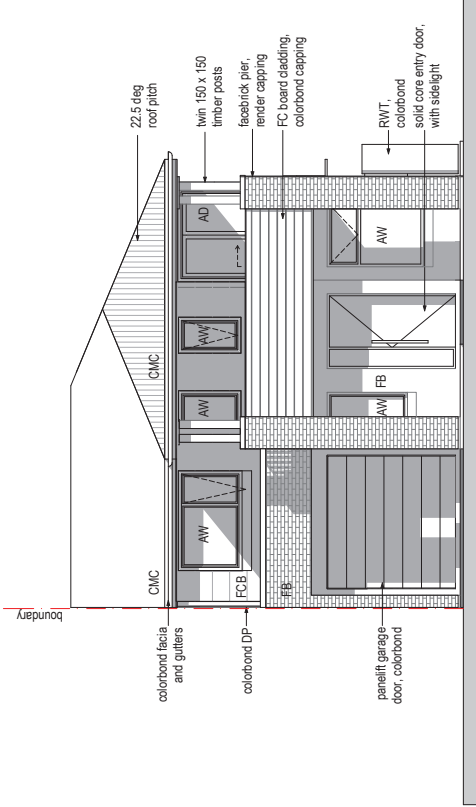


project status
Development Application
date
05.06.2019
drawn
JK
scale
1:100
drawing Number
A 4.01
revision

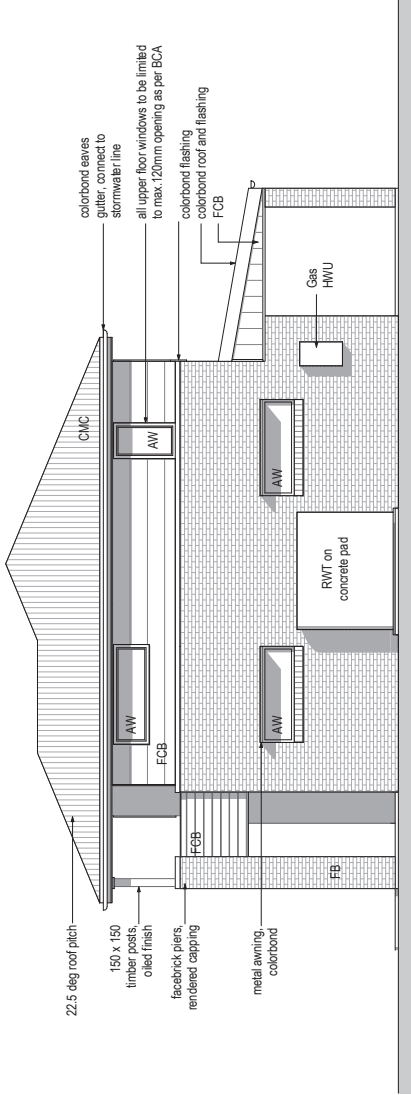


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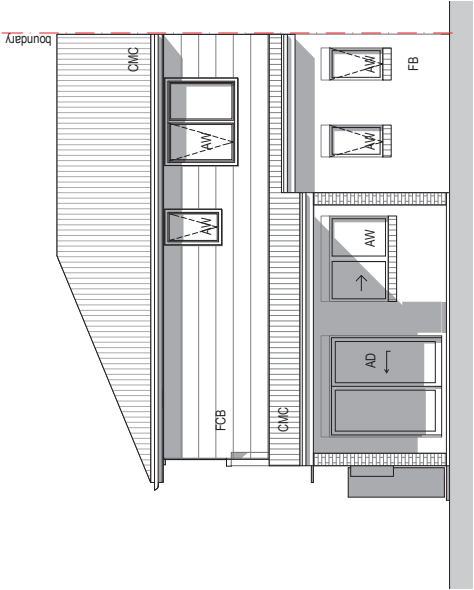
- LEGEND
- ACR acrylic render, paint finish
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - CNC colorbond metal cladding
 - CNT concrete, bush finish
 - CST concrete, smooth finish
 - FB face brick, roof tile
 - FB face brickwork
 - FCB face cement cladding, boards
 - FCS face cement cladding, sheets
 - TMB timber floorboards
 - TD timber cladding



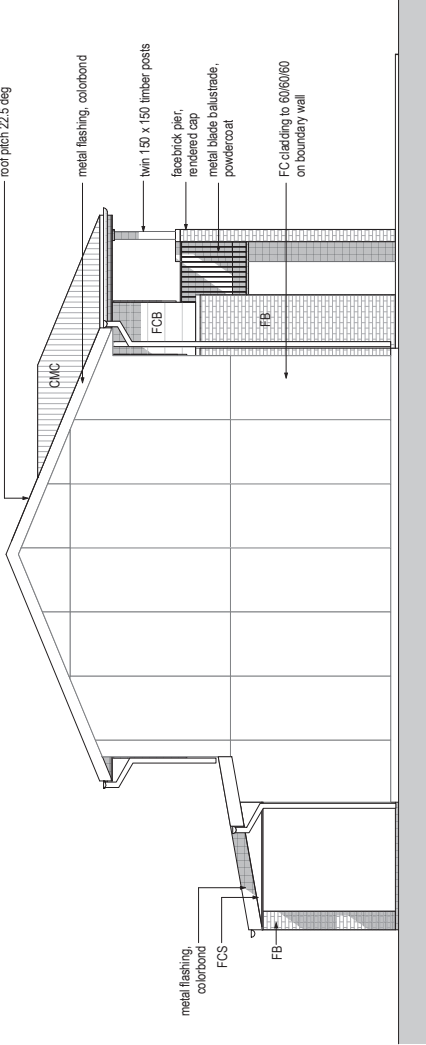
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

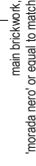
REFER LANDSCAPE PLANS
FOR EXTERNAL DETAIL

REFER STREETSCAPE
VIEWS FOR RIDGE LEVELS

REFER BLOCK PLANS FOR SITING DETAILS, SETBACKS,
LEVELS, LOCATION AND ORIENTATION

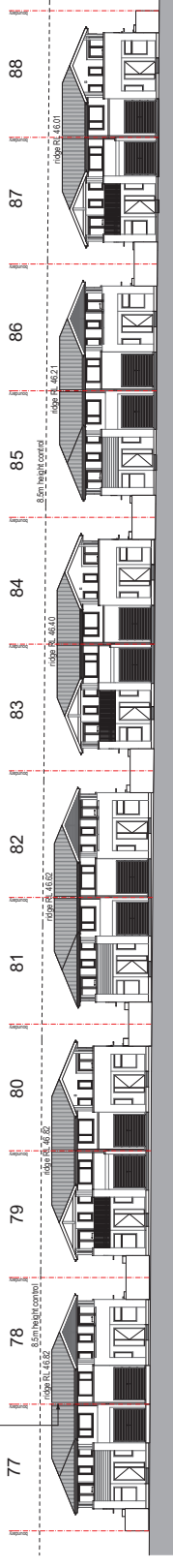


	"Walley"
	"Dune"
	"Sunset"
	Pqt "Planet Gray" or equal to match
	Pqt "Moon Nero" or equal to match



 PGH Marbled Nerd® Marbled Paper	 Diffused Gray	 Sunfast	 Dune
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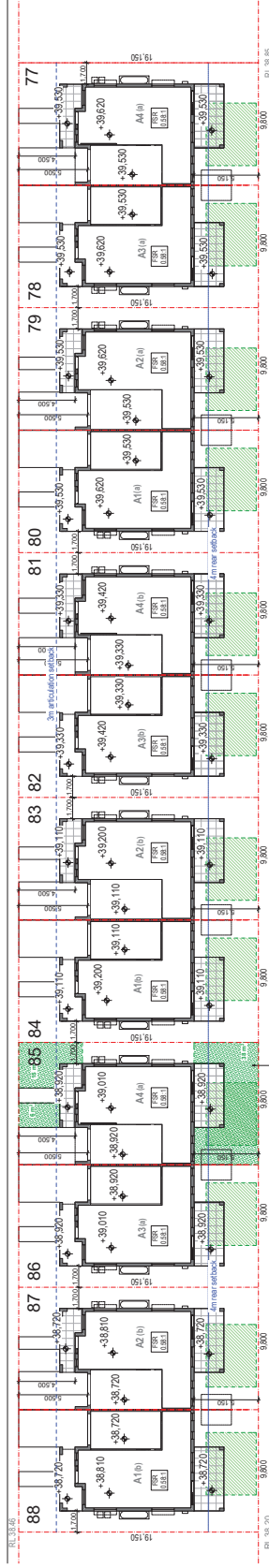
generally coloured
facing over gap
between dwellings



GRIMA ST STREETVIEW

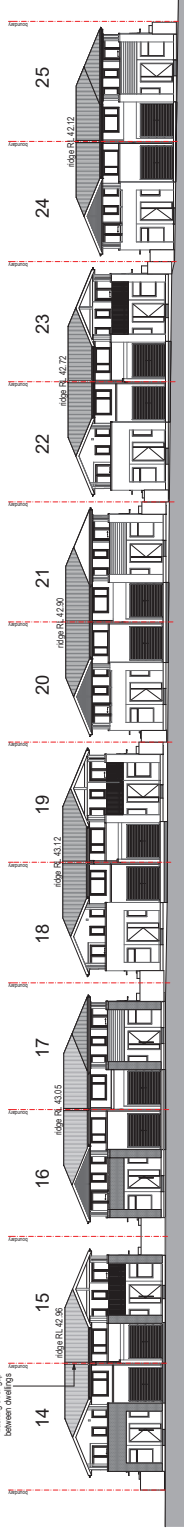
GRIMA STREET

RL 35.56 / TDK 35.71 refer Public Domain Plan for driveway and crossing detail RL 35.70 / TDK 35.91 RL 35.87 / TDK 36.22 refer Public Domain Plan for driveway and crossing detail RL 36.37 / TDK 36.52 RL 36.57 / TDK 36.72

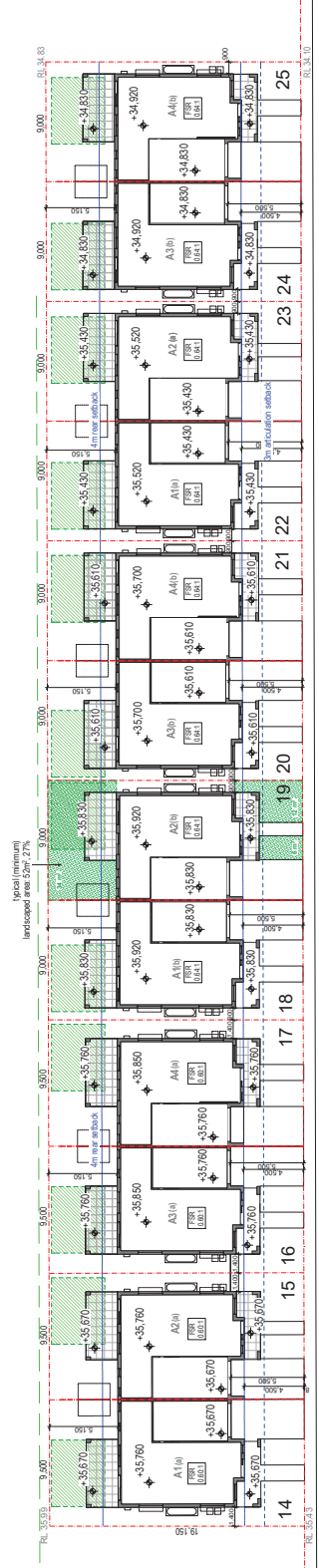


GRIMA ST BLOCK PLAN

generally coloured
facing over gap
between dwellings



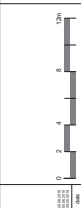
ROAD No.2 (WEST) STREETVIEW

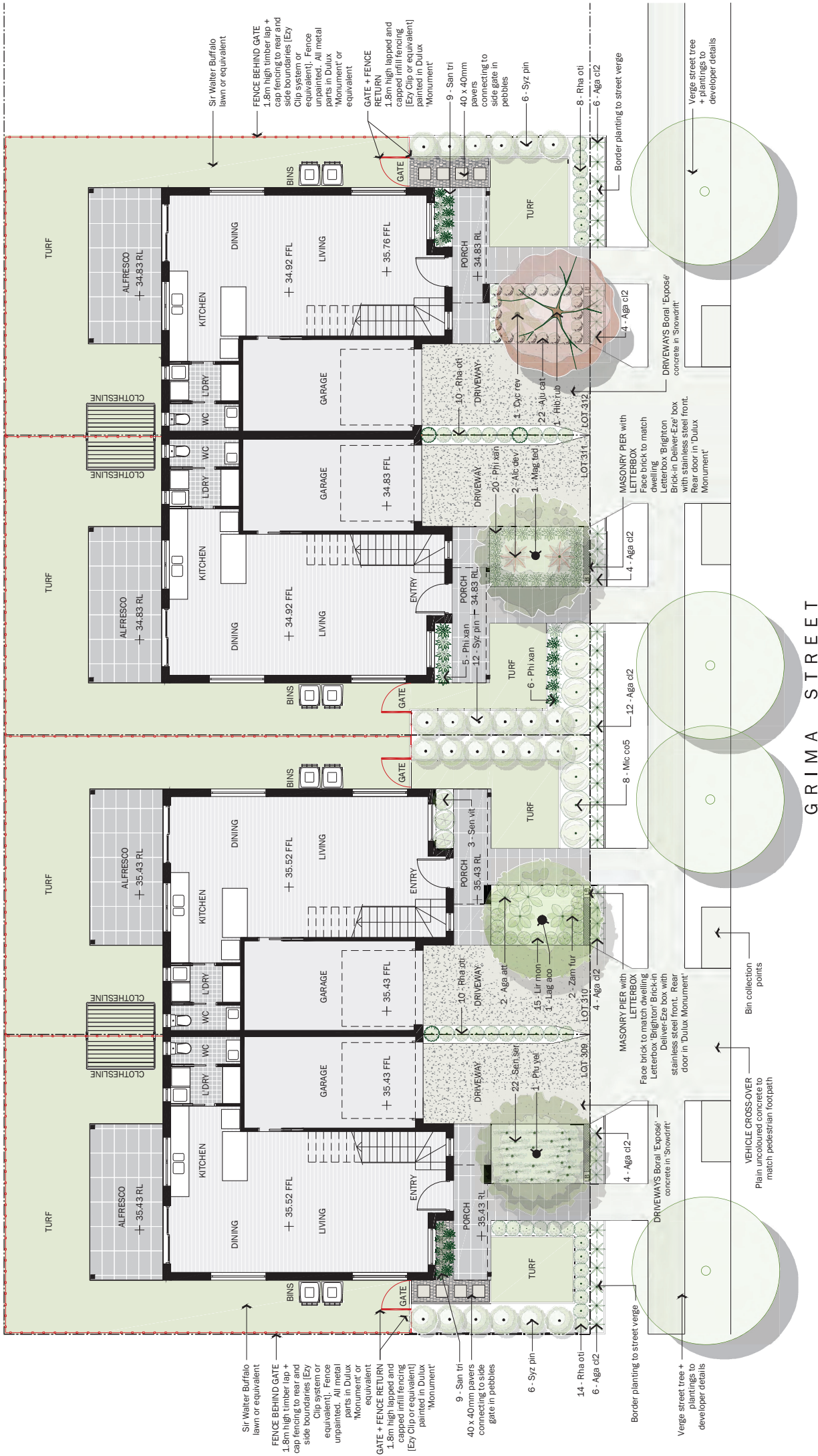


ROAD No.2 (WEST) BLOCK PLAN

KEY

76	Lot number
A1(a)	House Type (colour scheme)
±0.00	Floor Level (to AHD)
PPDS (20qpm)	





NOTES

Outside Design Group Pty Ltd is the owner of the design and specifications. They must not be used for any other project without the written consent of Outside Design Group Pty Ltd. All participants must have a minimum L100 (if possible) and L200 (if not possible) for possible cost and design changes.

LEGEND

1. 1.8m high timber lap + cap fencing to rear and side boundaries (Ezy Clip system or equivalent). Fence unpainted. All metal parts in Dulux 'Monument' or equivalent

2. 1.8m high lapped and capped infill fencing (Ezy Clip or equivalent) painted in Dulux 'Monument'

3. 40 x 40mm pavers connecting to side gate in pebbles

4. 6 - Syc pin

5. 9 - San tri

6. 14 - Rha oti

7. 6 - Aga cl2

8. Border planting to street verge

9. Verges street tree + plantings to developer details

10. DRIVEWAYS Boral 'Expose' concrete in 'Snowdrift'

11. MASONRY PIER with LETTERBOX Face brick to match dwelling Letterbox Brighton Brick/Dulux 'Ear' box with stainless steel front. Rear door in Dulux 'Monument'

12. TURF

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CLIENT

LANDSCAPE DEMONSTRATION PROJECT
PRIVATE DOMAIN
308 BURDEN ROAD, SCHOFIELDS

DATE

07/08/19

SCALE

1:100 @ A3

PROJECT NO.

07

DESIGNER

RS

REVISIONS

REV 1: 14/10/18

APPROVED

APR 13/12/2018

LANDCOM

outside
DESIGN GROUP

NOTES

Verify all measurements on site. Outside Design Group Pty Ltd is the owner of the design and specifications. They must not be used for any other project without the written consent of Outside Design Group Pty Ltd. All participants must have a minimum L100 (if possible) and L200 (if not possible) for possible cost and design changes.

LEGEND

1. 1.8m high timber lap + cap fencing to rear and side boundaries (Ezy Clip system or equivalent). Fence unpainted. All metal parts in Dulux 'Monument' or equivalent

2. 1.8m high lapped and capped infill fencing (Ezy Clip or equivalent) painted in Dulux 'Monument'

3. 40 x 40mm pavers connecting to side gate in pebbles

4. 6 - Syc pin

5. 9 - San tri

6. 14 - Rha oti

7. 6 - Aga cl2

8. Border planting to street verge

9. Verges street tree + plantings to developer details

10. DRIVEWAYS Boral 'Expose' concrete in 'Snowdrift'

11. MASONRY PIER with LETTERBOX Face brick to match dwelling Letterbox Brighton Brick/Dulux 'Ear' box with stainless steel front. Rear door in Dulux 'Monument'

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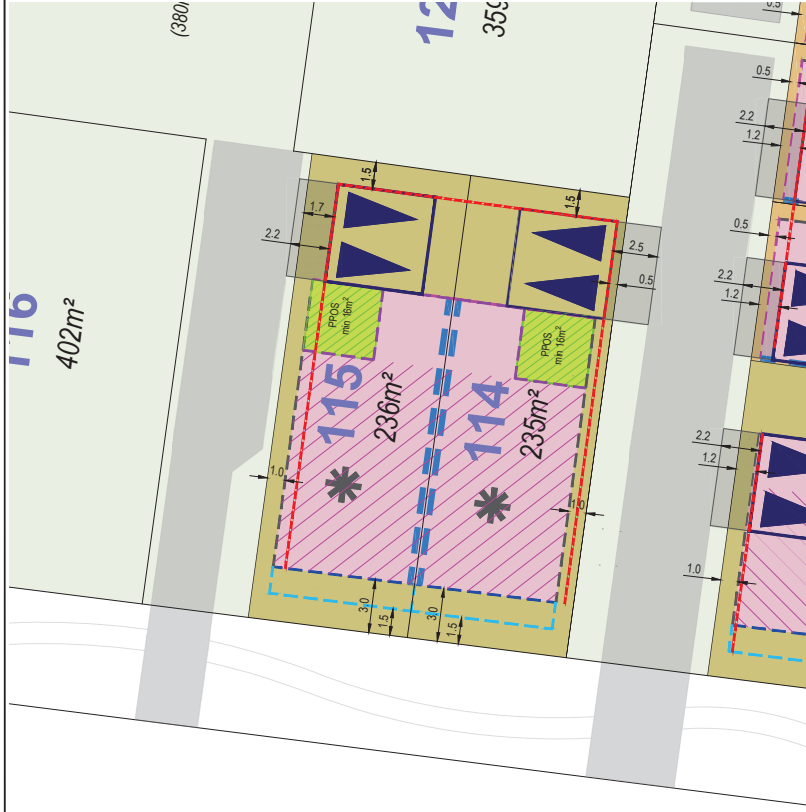


NOTES:
*Location of upper floor is indicative and subject to a separate future application.



- NOTES:
*Location
future ap





BRISBANE
31 Robertson Street
FORTITUDE VALLEY QLD 4006
P +617 3852 3822
F +617 3852 4766

PLACE Design Group Pty Ltd ACN 102 974 983
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PROJECT

SCHOFFELDS

CLIENT
LANDCOM

KEY PLAN NOTES

NO.	DATE	DESCRIPTION	BY	CHECK	DATE
A	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
B	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
C	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
D	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
E	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
F	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
G	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
H	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
I	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
J	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
K	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
L	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
M	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
N	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
O	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
P	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
Q	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
R	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
S	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
T	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
U	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
V	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
W	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
X	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
Y	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020
Z	15/01/2020	BUILDING ENVELOPE PLAN	SC	CH	15/01/2020

DRAWING TITLE

Building Envelope Plan
03

DESIGN : CK
DOCUMENT : CK/SC
PROJECT : 15/01/2020
SCALE : 1:100 @ A3

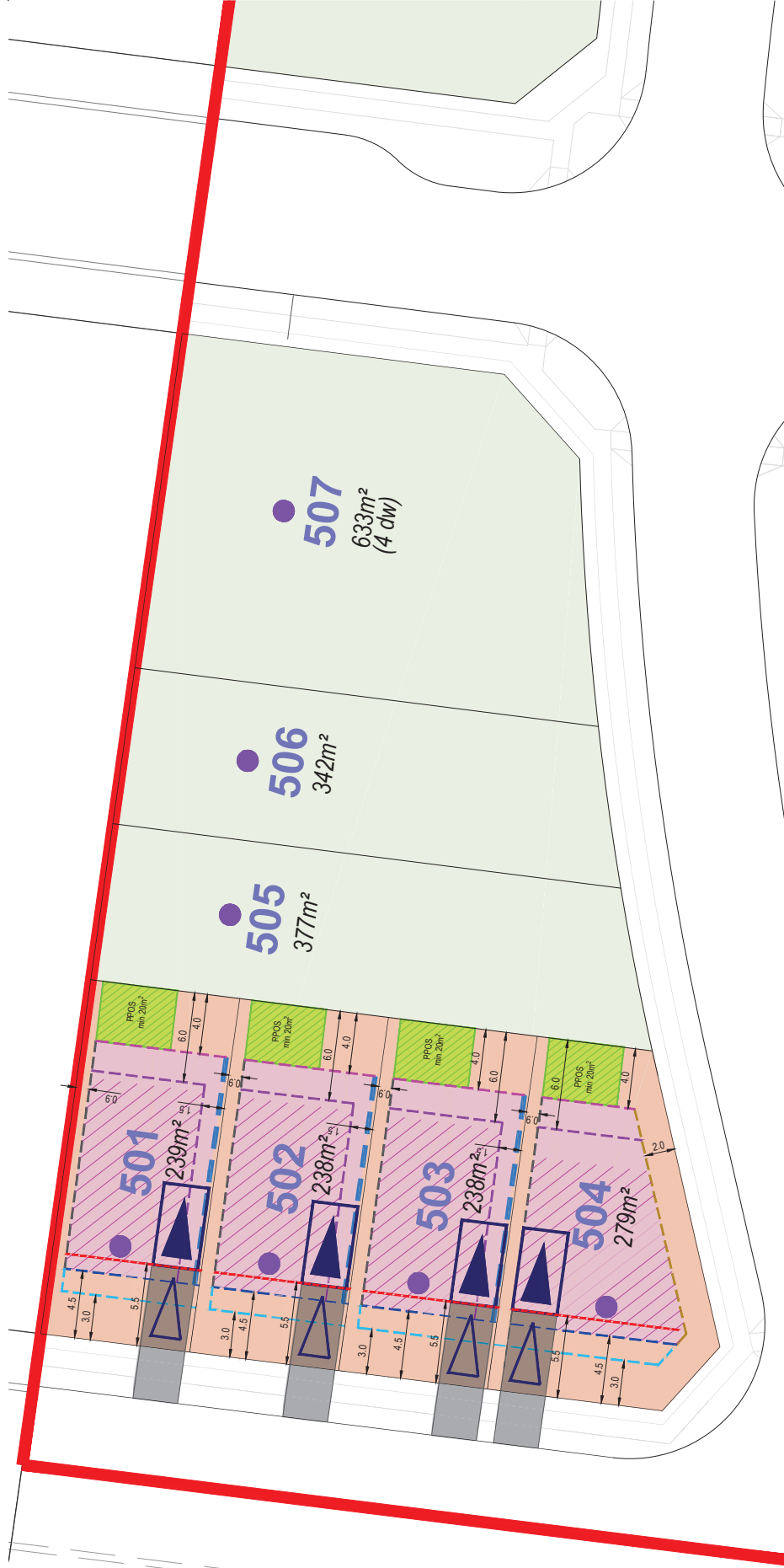
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REVISION
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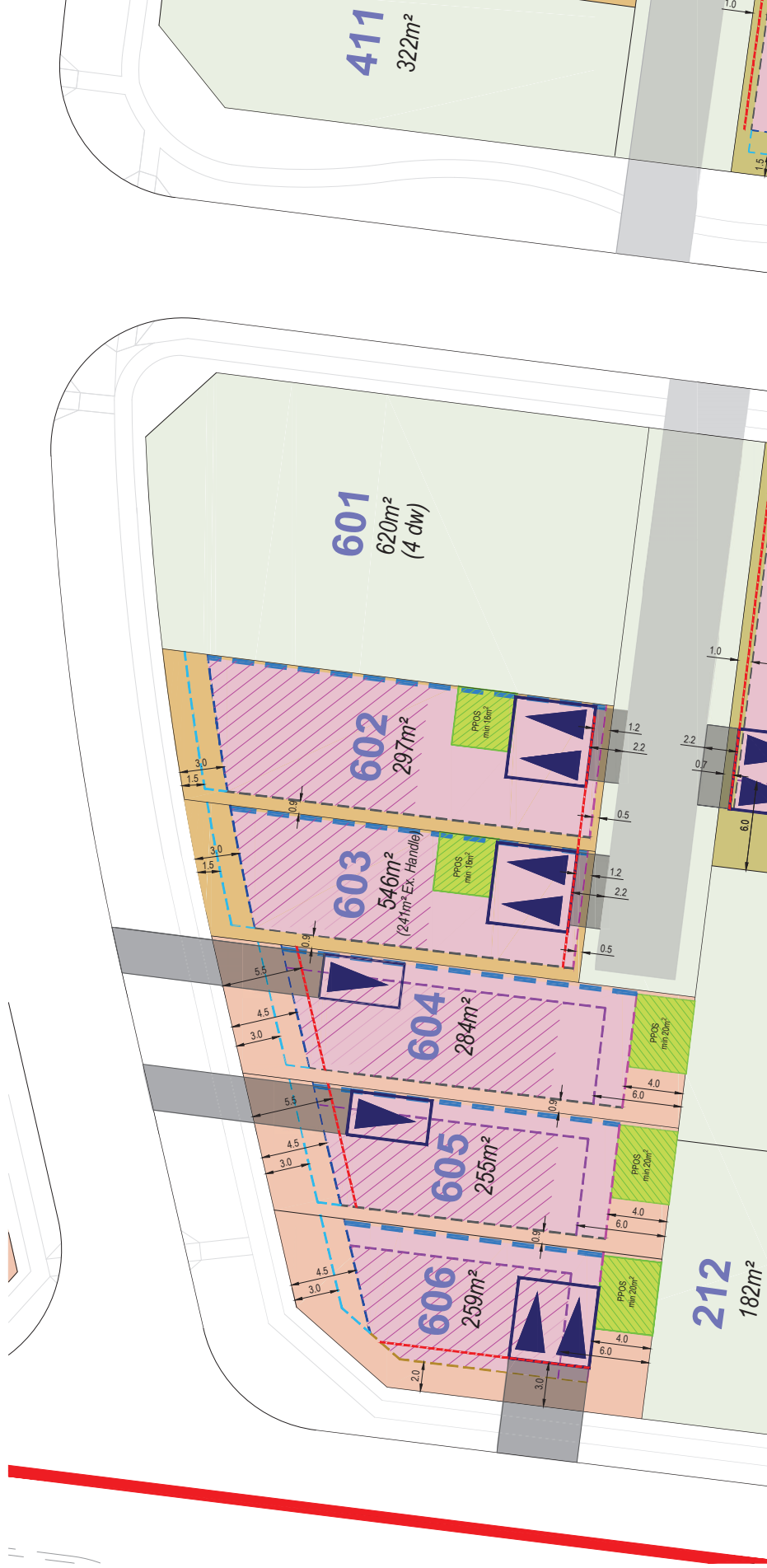
KEY PLAN - inset 1



KEY PLAN - inset 1

- LEGEND**
-  Site Boundary
 -  Allotments - Rear Access Garage (Table 4.2)
 -  Allotments - Side Access Garage (Table 4.2)
 -  Allotments 9 - 15m Front Access Garage (Table 4.4)
 -  Allotments over 15m Front Access Garage (Table 4.5)
 -  Zero Lot Line on Boundary
 -  Building Setbacks - Max. Ground Floor Building Envelope
 -  Building Setbacks - Indicative Upper Floor Building Envelope*
 -  Building Articulation Zone
 -  Garage Setback
 -  Front Building Setback
 -  Side Setback (non-built to boundary)
 -  Rear Setback
 -  Upper Floor Setback
 -  Indicative Garage Location
 -  Off-street Car Space
 -  Indicative Driveway Location
 -  Shared Driveway
 -  Indicative Principal Private Open Space (PPOS)
- Symbol denotes lots that must provide for a 3 storey element to transition the building height between the neighbouring buildings to the north and dwellings to the south.*

NOTES:
*Location of upper floor is indicative and subject to a separate future application.



- LEGEND**
- Site Boundary
 - Allotments - Rear Access Garage (Table 4.2)
 - Allotments - Side Access Garage (Table 4.2)
 - Allotments 9 - 15m Front Access Garage (Table 4.4)
 - Allotments over 15m Front Access Garage (Table 4.5)
 - Zero Lot Line on Boundary
 - Building Setbacks - Max. Ground Floor Building Envelope
 - Building Setbacks - Indicative Upper Floor Building Envelope
 - Building Articulation Zone
 - Garage Setback
 - Front Building Setback
 - Side Setback (non-built to boundary)
 - Rear Setback
 - Upper Floor Setback
 - Indicative Garage Location
 - Off-street Car Space
 - Indicative Driveway Location
 - Shared Driveway
 - Indicative Principal Private Open Space (PPOS)

NOTES:
*Location of upper floor is indicative and subject to a separate future application.

[illegible]

DRAWING TITLE

Building Envelope Plan
05

DESIGN : CK
DOCUMENT : CK/SC
PROJECT : 2518023
SCALE : 1/50 @ A1
1/300 @ A3

NORTH



SHEET NUMBER	REVISION
2518023 55	C



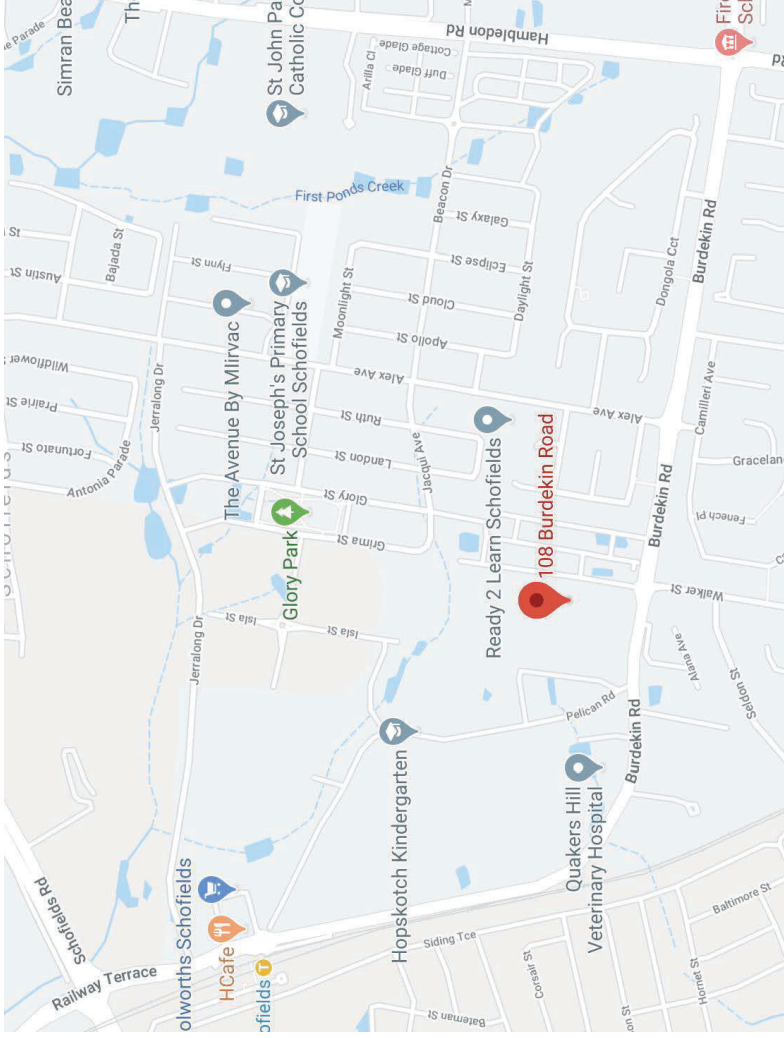
- NOTES:
*Location of upper floor is indicative and subject to a separate future application.

108 BURDEKIN ROAD, SCHOFIELDS NSW

LANDSCAPE STREETScape DEVELOPMENT APPLICATION

Location Plan

Drawing No.	Title
LA-000	COVER SHEET AND LOCATION PLAN
LA-100	REFERENCE PLAN
LA-101	LANDSCAPE PLAN
LA-102	LANDSCAPE PLAN
LA-103	LANDSCAPE PLAN
LA-104	LANDSCAPE PLAN
LA-200	LANDSCAPE DETAILS
LA-300	PLANTING SCHEDULE



NOTES:

Co-ordination must be read in conjunction with Calibre drawings
Plans are designed to be read and printed in colour

C	03	COUNCIL AMENDMENT'S REQUEST	FA	GP	27.03.20
B	02	AMENDMENTS	FA	GP	25.03.20
A	01	DEVELOPMENT APPLICATION	FA	GP	18.03.20
REV	NO	DESCRIPTION	DWNC-HK	DATE	

CLIENT



PROJECT
108 BURDEKIN ROAD
STREETSCAPE DESIGN

DRAWING TITLE
COVER SHEET AND
LOCATION PLAN

DESIGNED:	DRAWN:	QC:	CHECK:	GP:
APPROVAL:	Quoted Design			
SIGNED: <i>Simon Payne</i>			DATE: 01.01.00	
ISSUE			PROJECT NO.	
DA ISSUE				
SCALE				

SCALE
DRAWING NO. LA-000
REVISION C
N

REFERENCE PLAN
1:500

LEGEND

- Extent of works
- Turf
- Massplanting, refer schedule
- 1.2m concrete footpath, refer Civil
- Driveway location, refer Civil
- Angophora costata*
- Angophora floribunda*
- Brachychiton acerifolius*
- Brachychiton discolor*
- Lophostemon confertus*
- Waterhousea floribunda*

REV	NO	DESCRIPTION	DATE
C	01	COLLATE AMENDMENTS REQUEST	18/03/20
B	02	AMENDMENTS	18/03/20
A	03	DEVELOPMENT APPLICATION	18/03/20
REV	NO	DESCRIPTION	DATE

CLIENT: LANDCOM

PROJECT: 108 BURDEKIN ROAD
STREETSCAPE DA

DRAWING TITLE: LANDSCAPE MASTERPLAN

DESIGNED: CHAMBERLAIN	CHECKED: CHAMBERLAIN	DATE: 09/03/20
APPROVAL: CHAMBERLAIN	DATE: 09/03/20	PROJECT NO: LA-102
DA ISSUE		
SCALE: 1:200 @ A1, 1:400 @ A3		
DRAWING NO: LA-102		
REVISION: C		



ADJOINS SHEET LA101

REFER DA PLANS DATED 09.03.20 - DRAWING LA-8 FOR FURTHER DETAIL

ADJOINS SHEET LA104

Lophostemon confertus

Brachychiton discolor

Angophora costata

LEGEND

- Extent of works
- Turf
- Massplanting, refer schedule
- 1.2m concrete footpath, refer Civil
- Driveway location, refer Civil
- Angophora costata*
- Angophora floribunda*
- Brachychiton acerifolius*
- Brachychiton discolor*
- Lophostemon confertus*
- Waterhousea floribunda*

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PROJECT
108 BURDEKIN ROAD
STREETSCAPE DA

LANDSCAPE MASTERPLAN

REVISIONS

NO	DESCRIPTION	DATE
1	ISSUE	09/03/20

DAISSUE

SCALE 1:200 @ A1 1:400 @ A3

0 2 4 6 8 10m

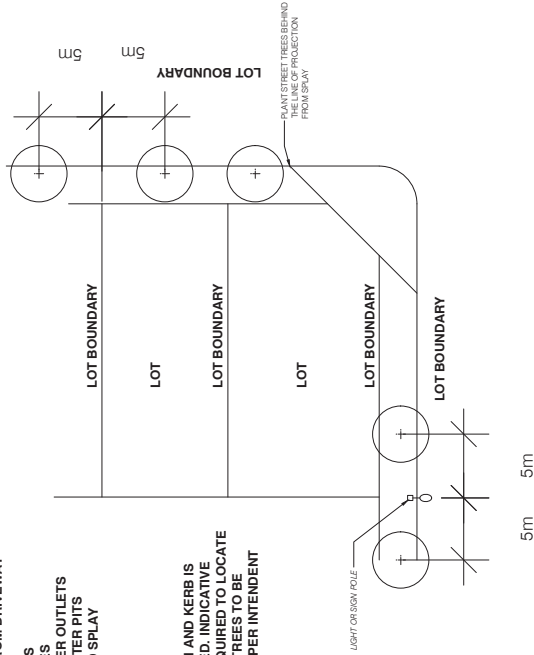
LA-103



REFER DA PLANS DATED 09.03.20 - DRAWING LA-8 FOR FURTHER DETAIL

1. SURFACE (MIN 1.5M CLEARANCE FROM ANY CONCRETE
SUBSTRUCTURE, DRIVEWAYS, CROSSEOVERS, FOOTPATHS ETC.)
DESIRED MINIMUM 3.0M CLEARANCE FROM DRIVEWAY
CROSSEOVERS
2. MIN 3M FROM SERVICE LINES INTO LOTS
3. MIN. 5M CLEARANCE FROM LIGHT POLES
4. MIN 3M CLEARANCE FROM STORMWATER OUTLETS
5. MIN 1.5M CLEARANCE FROM STORMWATER PITS
6. CORNER INTERSECTION PLANT BEHIND SPLAY
PROTECTION LINE
7. MIN 7M FROM PEDESTRIAN CROSSING
8. SPACING GENERALLY 10M

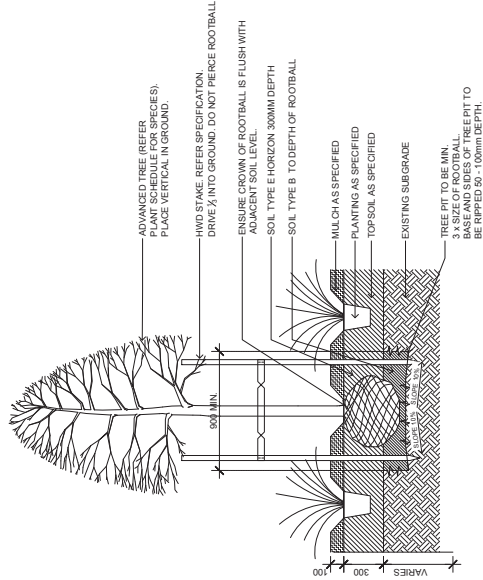
NOTE: IF THE DISTANCE BETWEEN FOOTPATH AND KERB IS LESS THAN 1200MM NO TREE IS TO BE PLANTED. INDICATIVE SERVICE LOCATION ONLY. CONTRACTOR REQUIRED TO LOCATE ALL SERVICES. FINAL LOCATION OF STREET TREES TO BE DETERMINED ON SITE AS INSTRUCTED BY SUPER INTENDENT



② STREET TREE LAYOUT DETAIL NTS



3 SITE PREPARATION TURF



5 TREE + LOW NATIVE GRASSES 120

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PROJECT

108 BURDEKIN ROAD
STREETSCAPE DA

CONCLUSIONS

LANDSCAPE DETAILS

DESIGNED:	DRAWN:	QC:	CHECK:
APPROVAL:		BIA (CARE) (HIA) (HW) F (AIA) - Registered Landscape Architect, TBC	
SIGNED: <i>Steven Brown</i>		DATE: 00/00/00	
ISSUE		PROJECT NO.	

31926

AS SHOWN

CH. 20

LA-200

