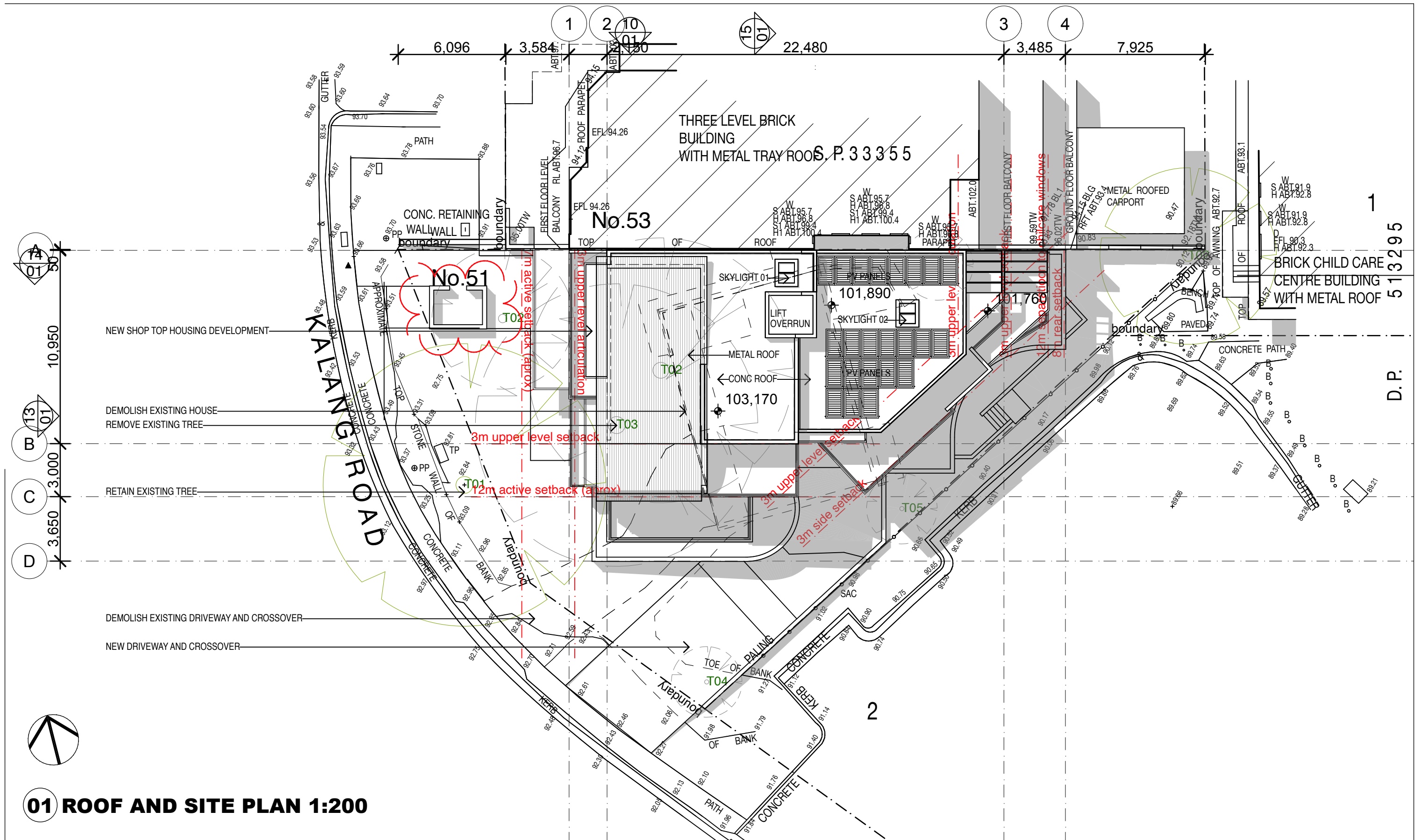


<div>Amendments</div> <div>A ISSUED FOR DA23/04/21</div>		<div>Architect</div> <div><div><div></div><div>Fortey + Grant Architecture</div><div>Suite 3/Level 1, 1141 Botany Lane</div><div>Mascot NSW 2020</div><div>mob: 0401 822 223</div><div>email: james@fgarch.com.au</div></div><div>Nominated Architect James Grant 6540</div></div>		<div>Project Details</div> <div>SHOP TOP HOUSING AT</div> <div>51 KALANG ROAD</div> <div>ELANORA HEIGHTS</div> <div>NSW 2101</div>		<div><div>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings . All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.</div><div><div><div>DrawnJG</div><div>ApprovedJG</div><div>Date Printed5/5/21</div></div><div><div>Job Number2002</div><div>ScaleAs shown @ A3</div></div></div></div> <div><div>Drawing name</div><div>SITE ANALYSIS</div><div>Drawing NumberDA-00</div><div>AmendmentA</div></div>	
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01 ROOF AND SITE PLAN 1:200

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

Architect

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Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

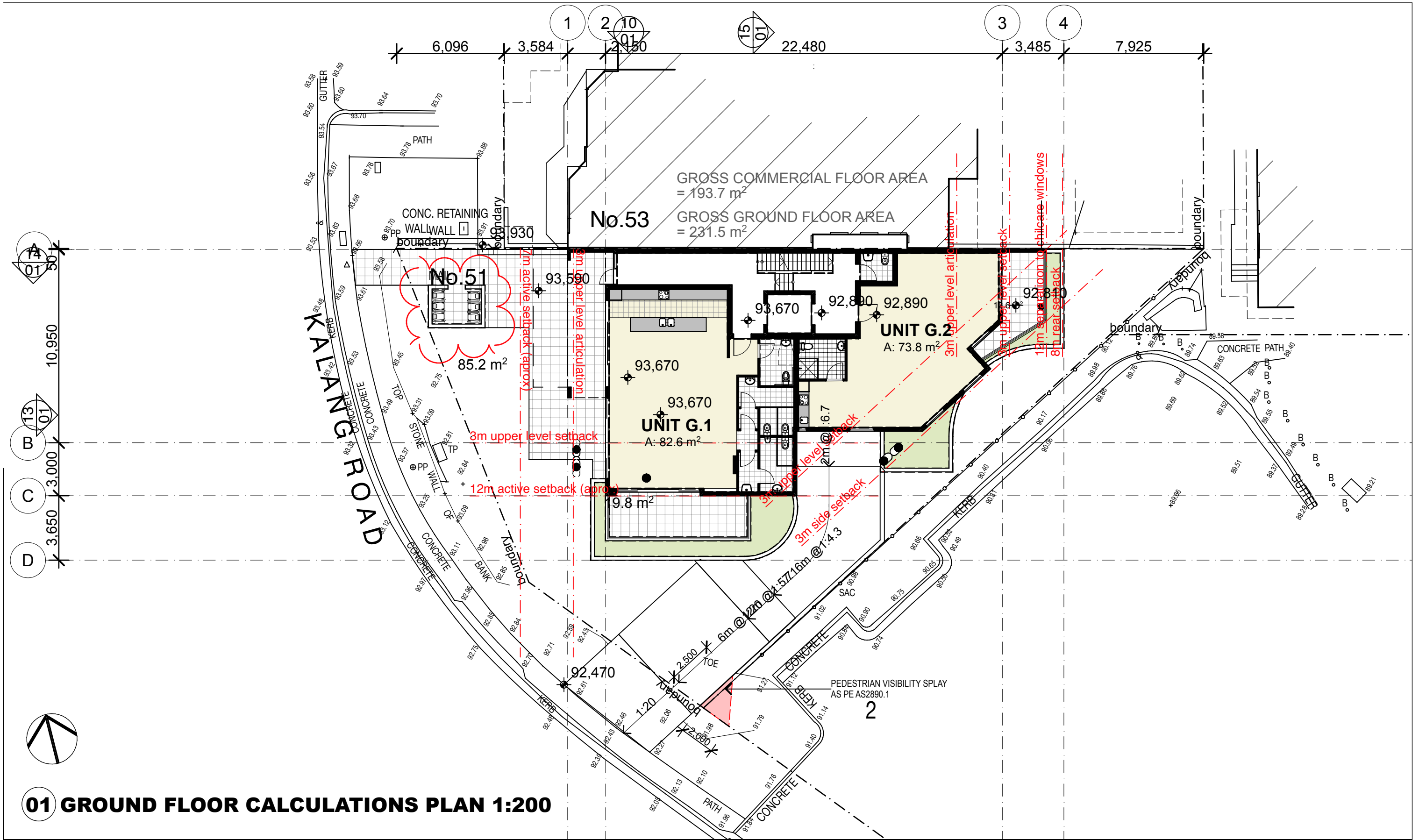
ROOF AND SITE PLAN

Drawing Number

DA-01

Amendment

C



01 GROUND FLOOR CALCULATIONS PLAN 1:200

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT
**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

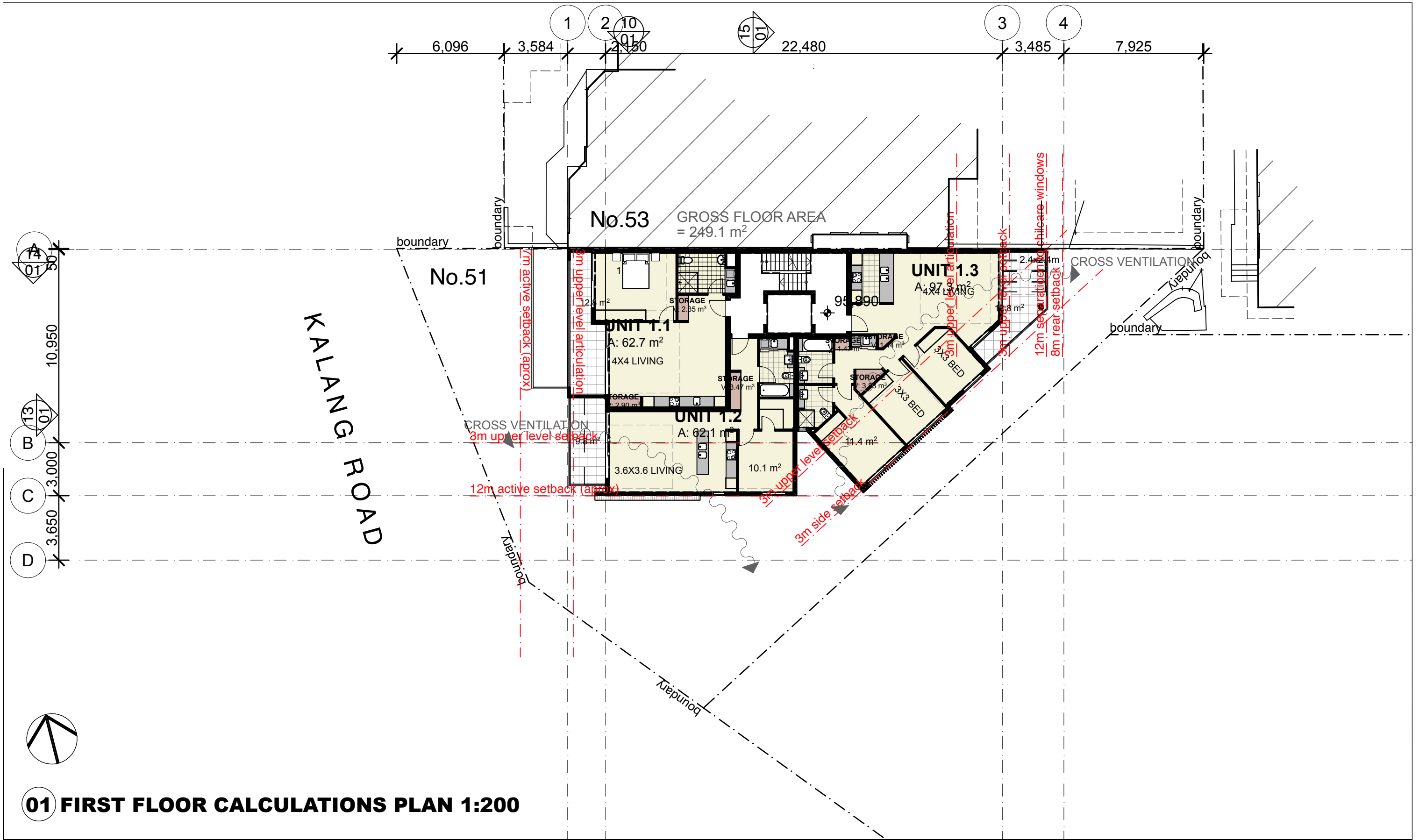
Drawing name

**GROUND FLOOR
CALCULATIONS**

Drawing Number

DA-03

Amendment
C



01 FIRST FLOOR CALCULATIONS PLAN 1:200

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

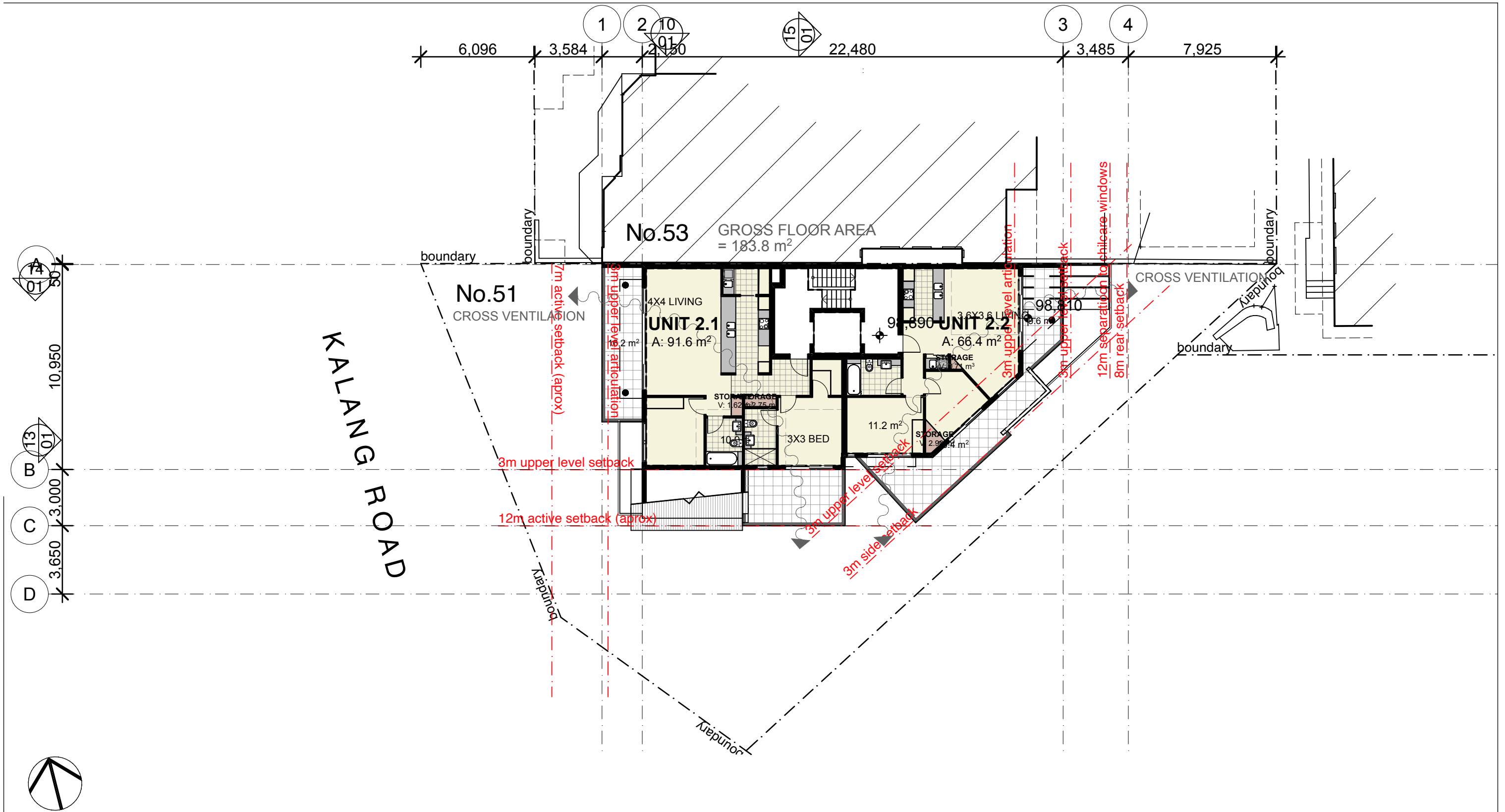
**FIRST FLOOR
CALCULATIONS**

Drawing Number

DA-04

Amendment

C



01 SECOND FLOOR CALCULATIONS PLAN 1:200

Amendments		
A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

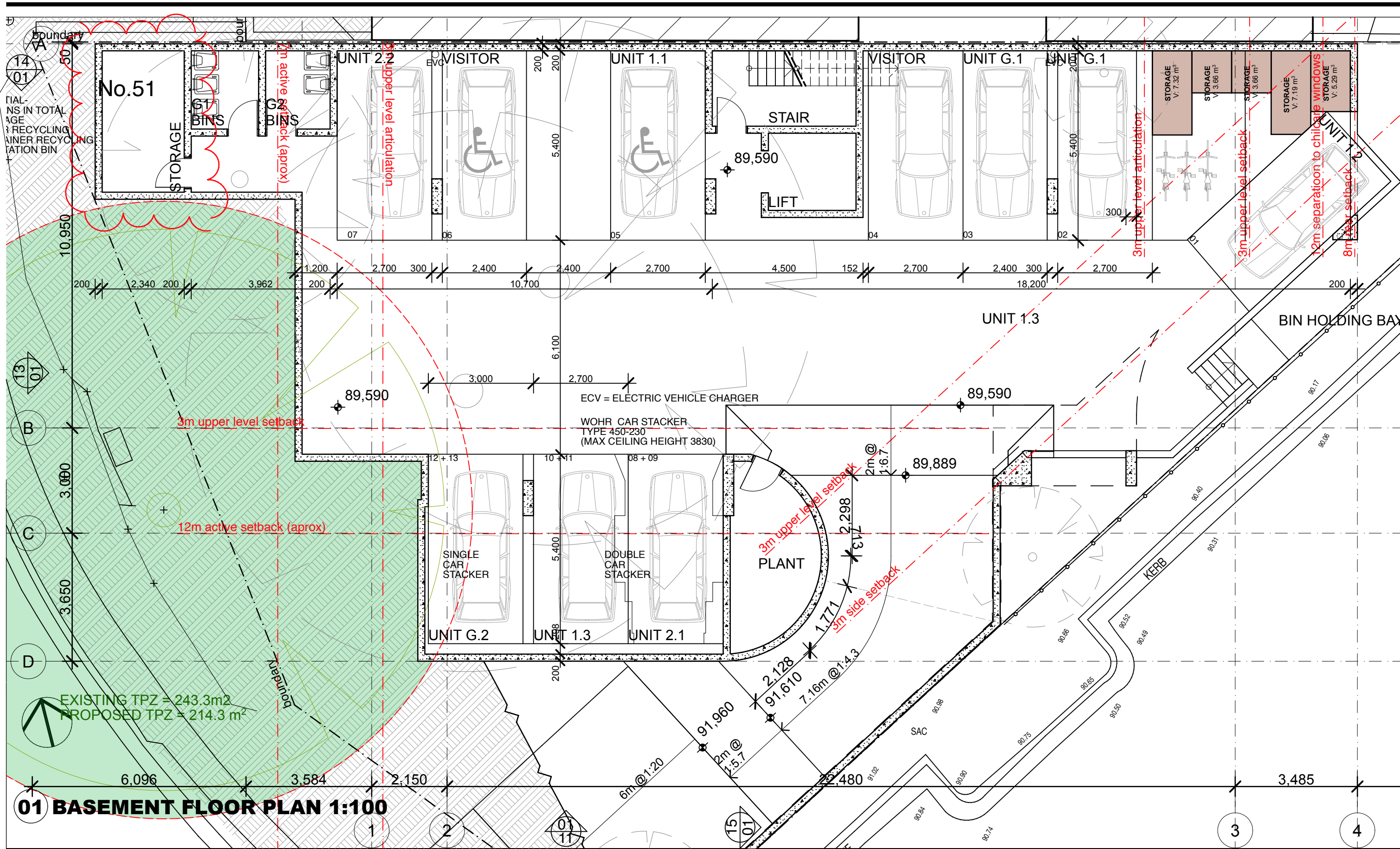
SECOND FLOOR CALCULATIONS

Drawing Number

DA-05

Amendment

C



Amendments		
A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

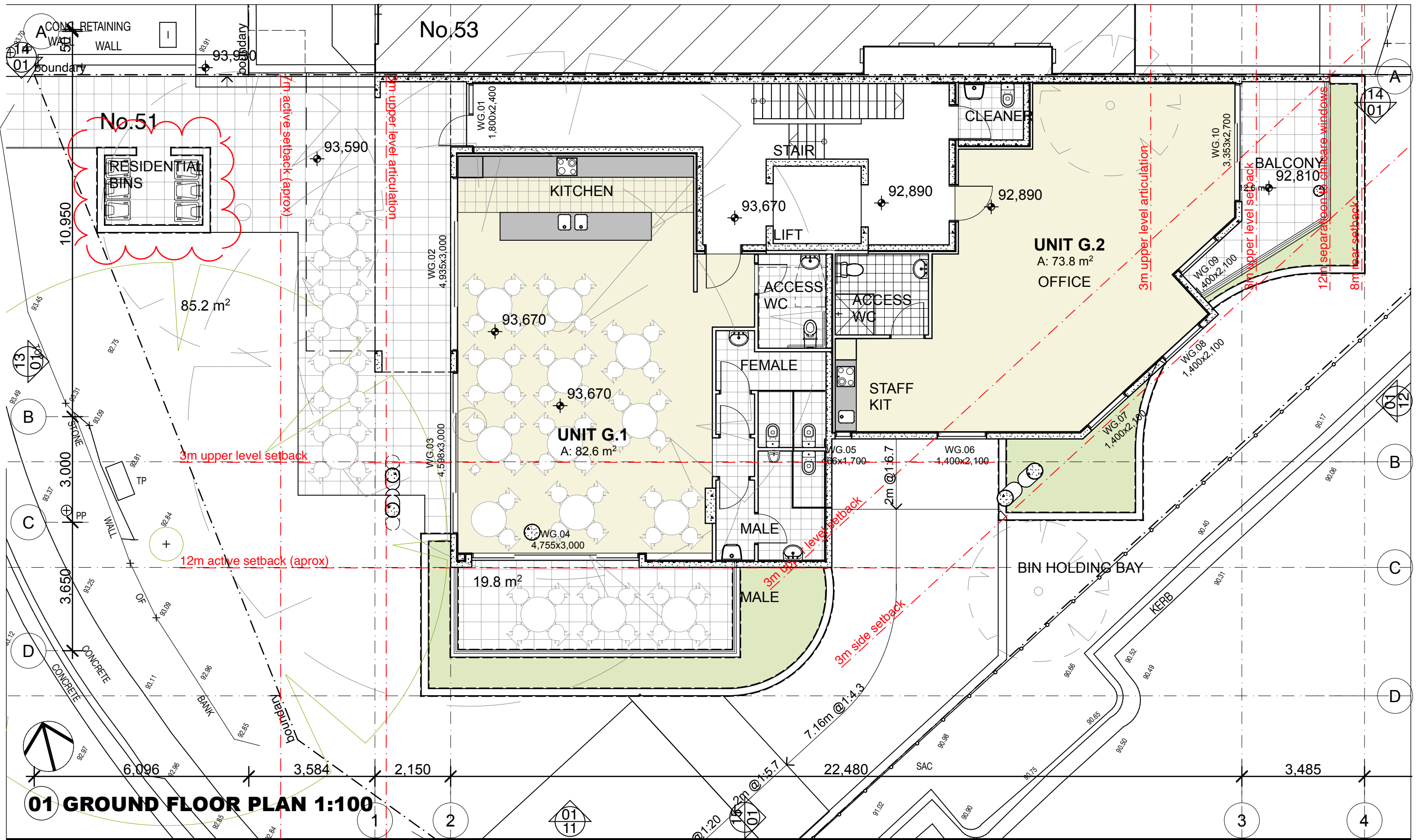
BASEMENT FLOOR PLAN

Drawing Number

DA-06

Amendment

C



Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

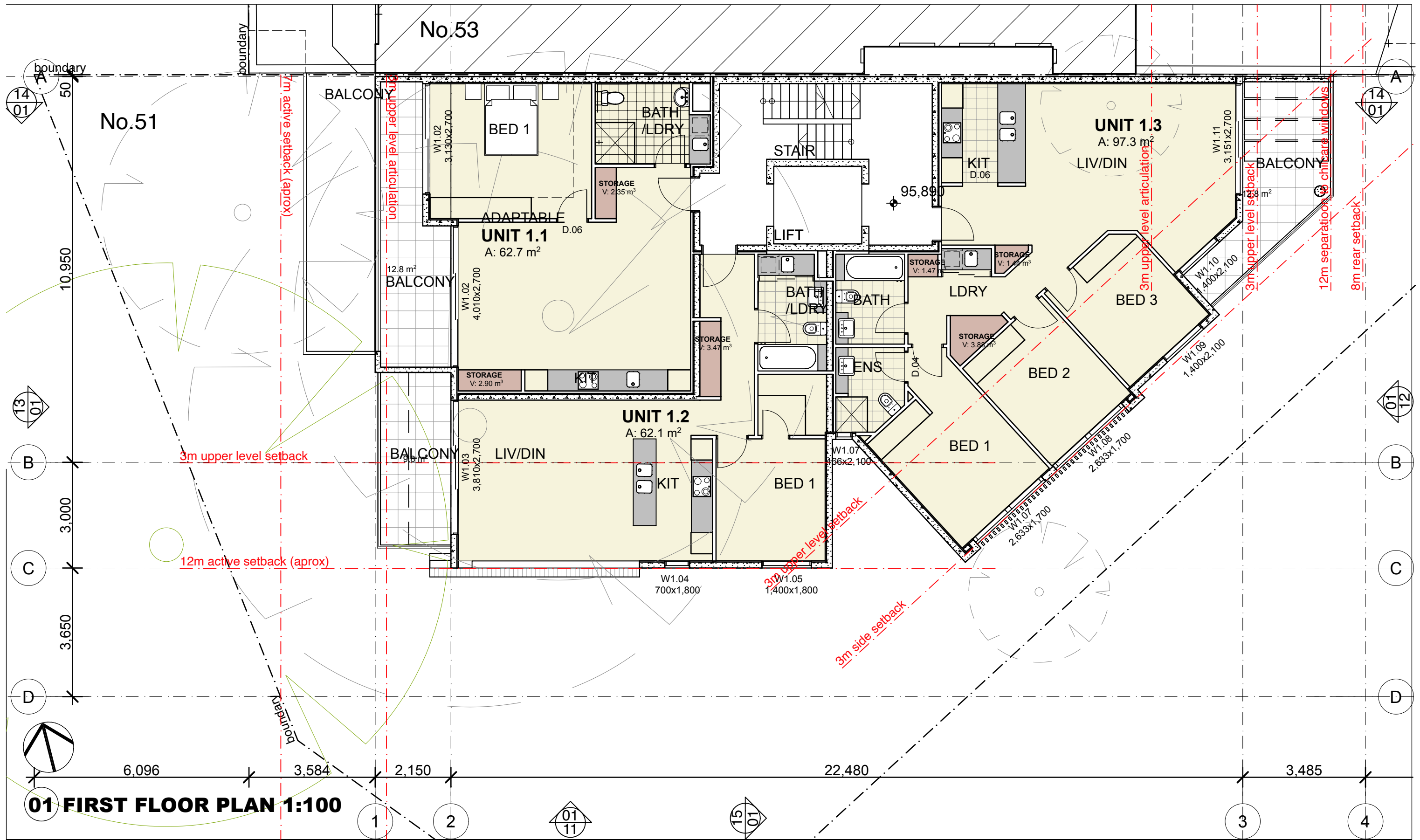
Drawing name

GROUND FLOOR PLAN

Drawing Number

DA-07

Amendment
C



Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

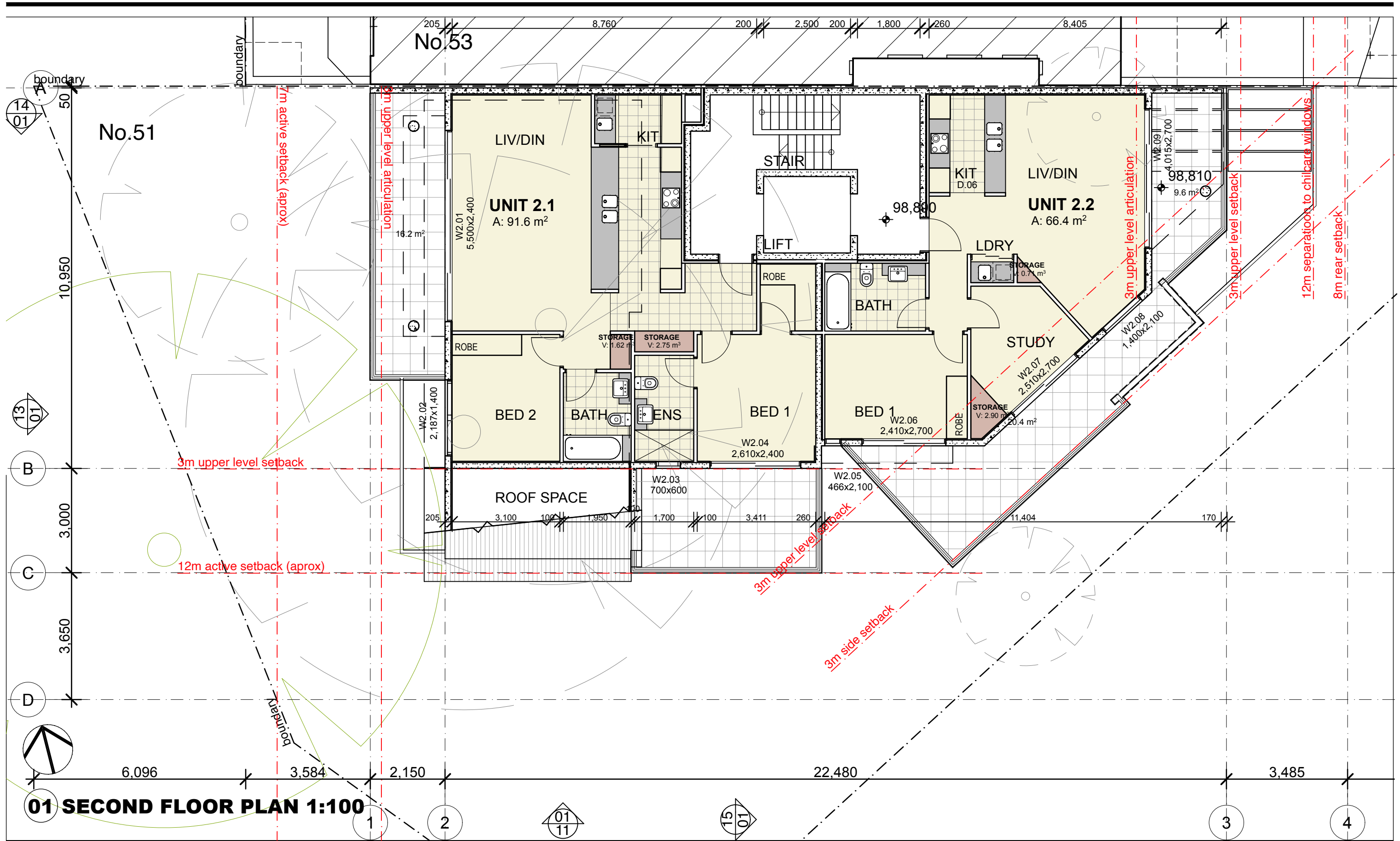
Drawing name

FIRST FLOOR PLAN

Drawing Number

DA-08

Amendment
C



Amendments		
A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.		
Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

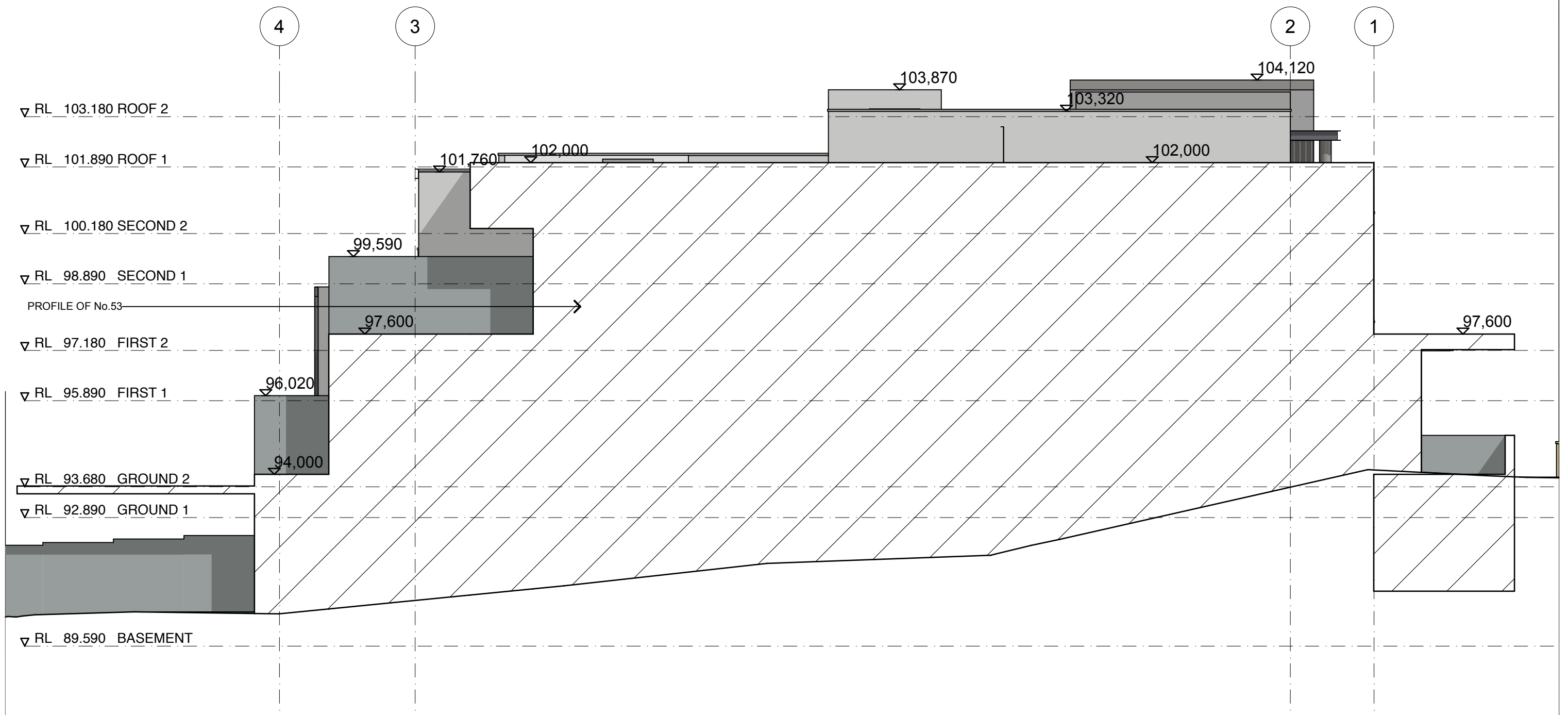
SECOND FLOOR PLAN

Drawing Number

DA-09

Amendment

C



01 NORTH ELEVATION 1:100

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

NORTH ELEVATION

Drawing Number

DA-10

Amendment
C



01 SOUTH ELEVATION 1:100

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

SOUTH ELEVATION

Drawing Number

DA-11

Amendment
C



01 EAST ELEVATION 1:100

Amendments		
A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

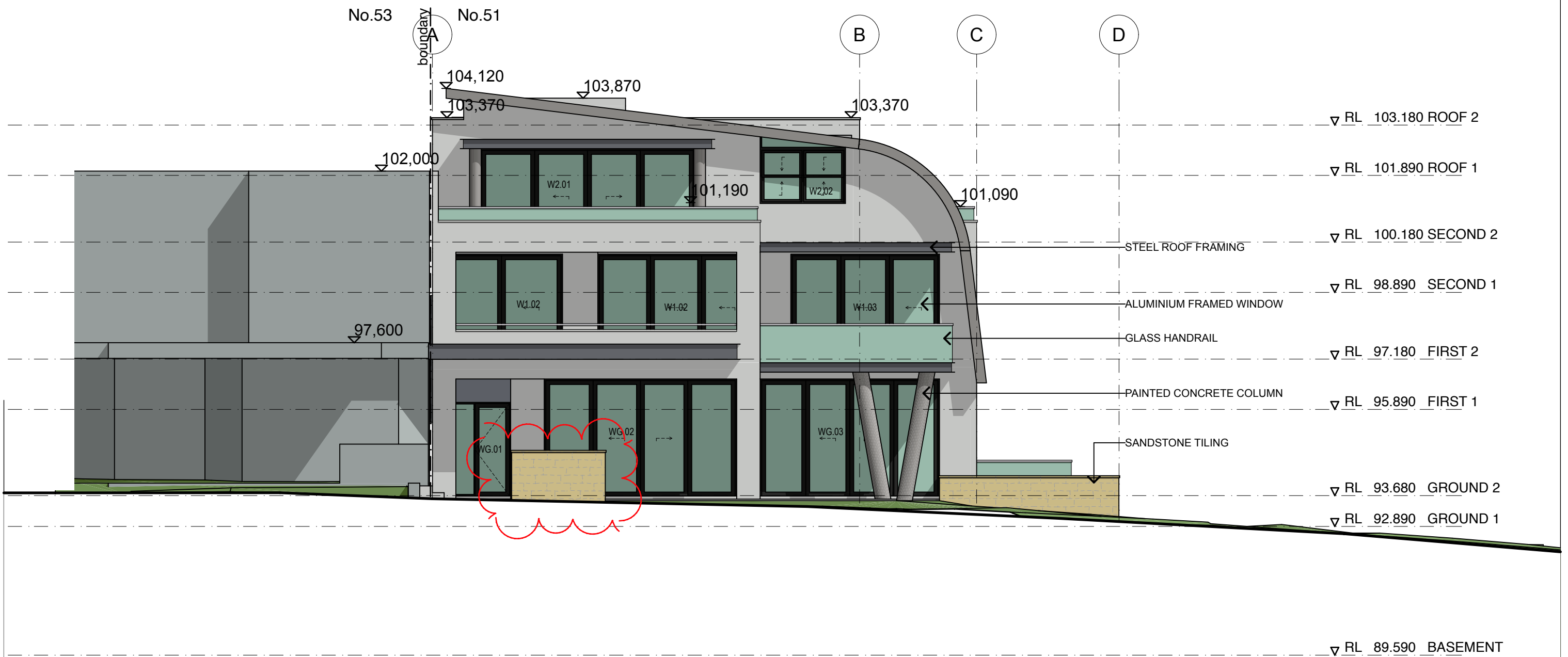
EAST ELEVATION

Drawing Number

DA-12

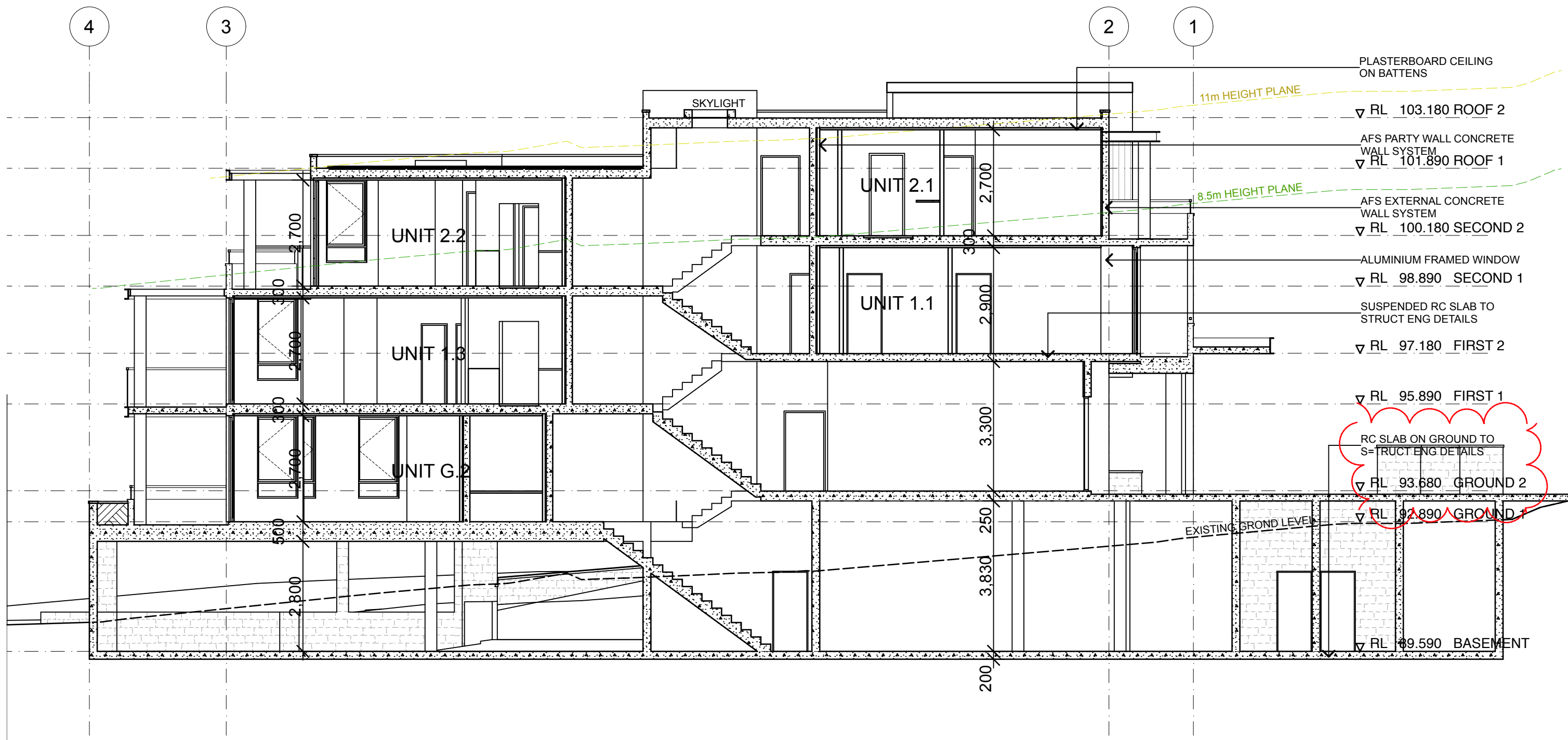
Amendment

C



01 WEST ELEVATION 1:100

Amendments		Architect		Project Details		Drawing name		
A	ISSUED FOR DA	23/04/21	<div><div></div><div>Fortey + Grant Architecture</div><div>Suite 3/Level 1, 1141 Botany Lane</div><div>Mascot NSW 2020</div><div>mob: 0401 822 223</div><div>email: james@fgarch.com.au</div><div>Nominated Architect James Grant 6540</div></div>	<div>SHOP TOP HOUSING AT</div> <div>51 KALANG ROAD</div> <div>ELANORA HEIGHTS</div> <div>NSW 2101</div>		This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings . All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.		
B	AMENDED RE COUNCIL'S COMMENT	21/01/22				Drawn	Approved	Date Printed
C	RESIDENTIAL BINS RELOCATED	21/04/22				JG	JG	21/4/22
				Job Number	2002		WEST ELEVATION	
				Scale	As shown @ A3			Drawing Number
						DA-13		Amendment
								C



01 SECTION 1:100

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

Architect

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

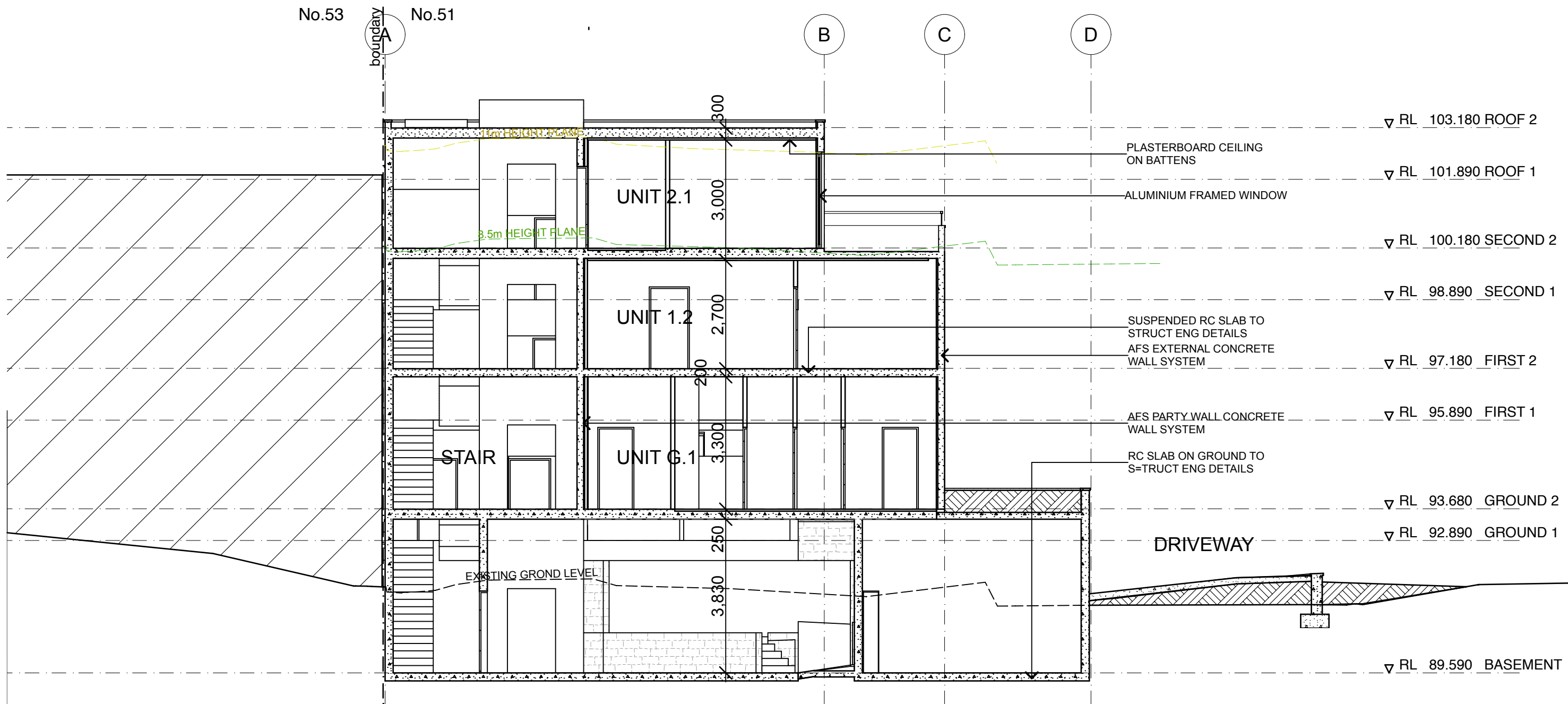
SECTION

Drawing Number

DA-14

Amendment

C



01 SECTION 1:100

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

SECTION

Drawing Number

DA-15

Amendment

C

CALCULATIONS

SITE AREA	661.7m2	ALLOWABLE LANDSCAPE AREA	132.3m2 (20%) or 5 x 35 = 175m2	PITTWATER LEP 2014 (Map 13) LAND ZONED B2 LOCAL CENTRE NO MIN LOT SIZE HEIGHT OF BUILDINGS 11m (map 13A) FLOOR SPACE RATIO - NONE ACID SULPHATE SOIL CLASS 5 NO LAND RESERVATIONS AND ACQUISITIONS NOT A HERITAGE ITEM NOT NEAR A HERITAGE ITEM NOT IN A CONSERVATION AREA NOT IN THE FORESHORE BUILDING LINE NO ADDITIONAL PERMITTED USES NO BIODIVERSITY NOT FORESHORE EFFECTED NO GEOTECHNICAL HAZARD NOT URBAN RELEASE LAND
SITE ZONE	D5 ELENORA HEIGHTS LOCALITY	PROPOSED LANDSCAPE AREA	176.8m2	
PROPOSED GROSS FLOOR AREA	663.4m2	ALLOWABLE SITE COVERAGE	693m2 (60%)	
ALLOWABLE FSR	NOT APPLICABLE	PROPOSED SITE COVERAGE	566.1m2 (excludes balconies)	
PROPOSED COMMERCIAL GROSS FLOOR AREA	193.7m2 (30%)	REQUIRED ACCESSIBLE UNITS	1 UNITS	
ALLOWABLE FSR	NOT APPLICABLE	PROPOSED ACCESSIBLE UNITS	1 UNITS (20%)	
ALLOWABLE DEEP SOIL	174m2 min (15%)	REQUIRED ADAPTABLE UNITS	2 - 1 = 1 UNITS (30%)	
DEEP SOIL AREA	123.6m2	PROPOSED ADAPTABLE UNITS	1 UNITS	

SEPP 65

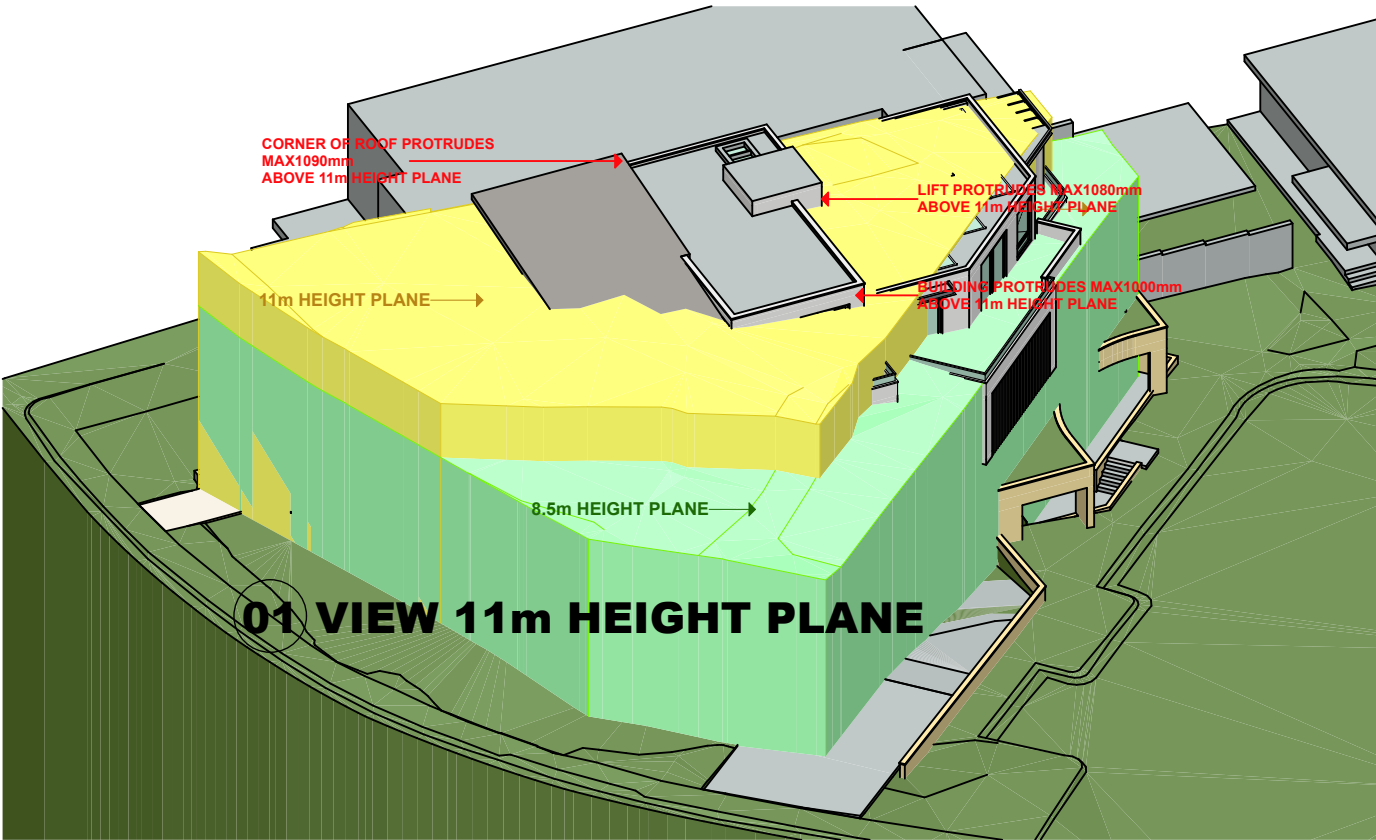
TOTAL NO OF UNITS = 5 Resideintial Units + 2 Commercial Units		
25% UNITS WITH EXTERNAL KITCHENS = 2	2 SUPPLIED (20%)	
70% UNITS WITH 3 HOURS SUN = 4 (4 out of 5 units get 2 hours sun)	4 SUPPLIED	
60% UNITS WITH CROSS VENTILATION = 3	4 SUPPLIED	
10% SINGLE ASPECT UNITS FACING SOUTH = 1	0 SUPPLIED	

UNIT YIELD

2 x COMERCIAL UNITS (TOTAL 138.7m2)
3 x 1 BED UNITS
1 x 2 BED UNITS
1 x 3 BED UNITS

CAR PARKING (Council requirements)

1 bed units	1 SPACE REQUIRED	3
2 bed units	2 SPACES REQUIRED	2
3 bed units	2 SPACES REQUIRED	2
VISITOR SPACES	1 SPACE PER 3 UNITS REQUIRED	1.7
CAFE	1 SPACE PER 30m2	3
VISITOR SPACES	1 SPACE PER 3 UNITS REQUIRED	2
BICYCLE PARKING	1 SPACE/3 DWELLINGS + 1 VISITOR SPACE /12 DWELLINGS	



Amendments

A

ISSUED FOR DA

23/04/21

B

AMENDED RE COUNCIL'S COMMENT

21/01/22

C

RESIDENTIAL BINS RELOCATED

21/04/22

Architect

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Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD

ELANORA HEIGHTS

NSW 2101

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Drawn

JG

Approved

JG

Date Printed

21/4/22

Job Number

2002

Scale

As shown @ A3

Drawing name

HEIGHT PLANE AND CALCULATIONS

Drawing Number

DA-16

Amendment

C



01 MATERIALS VIEW

1 - DULUX
LEXICON

2 - METALWORK
COLORBOND
WOODLAND GREY

4 - COLUMNS
COLORBOND
WALLABY

3 - SANDSTONE CLADDING

5 - GLASS HANDRAILS

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22
C	RESIDENTIAL BINS RELOCATED	21/04/22

Architect



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Project Details

SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

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Drawn JG	Approved JG	Date Printed 21/4/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

**MATERIALS AND
FINISHES SCHEDULE**

Drawing Number	Amendment
DA-17	C



Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22

Architect



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Project Details

SHOP TOP HOUSING AT

**51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101**

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Drawn JG	Approved JG	Date Printed 21/1/22
Job Number	2002	
Scale	As shown @ A3	

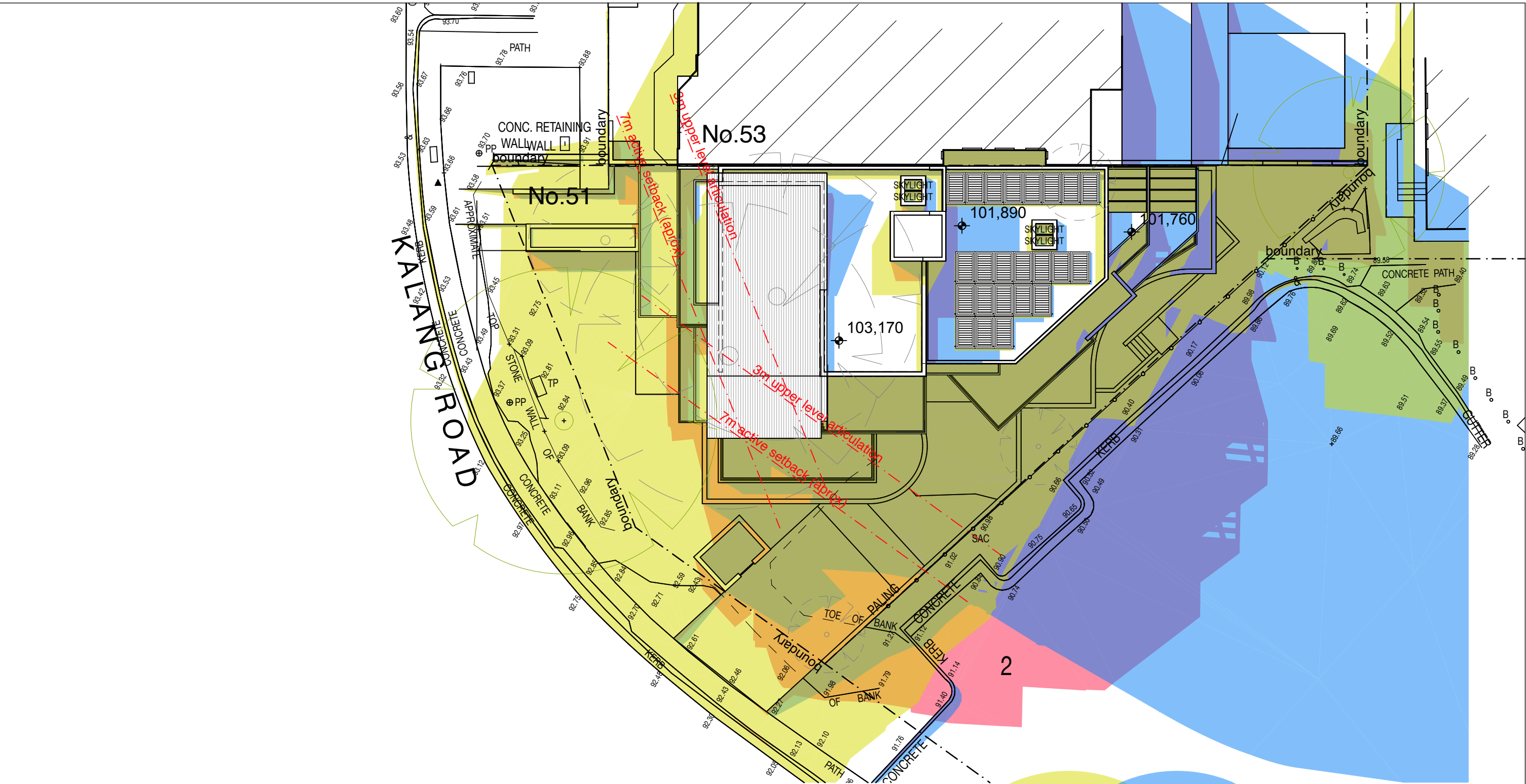
Drawing name

PHOTOMONTAGE

Drawing Number

DA-18

Amendment
B




01 SHADOW DIAGRAMS 1:200



Amendments		
A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22

Architect



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Project Details

SHOP TOP HOUSING AT

51 KALANG ROAD
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NSW 2101

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Drawn JG	Approved JG	Date Printed 21/1/22
Job Number	2002	
Scale	As shown @ A3	

Drawing name

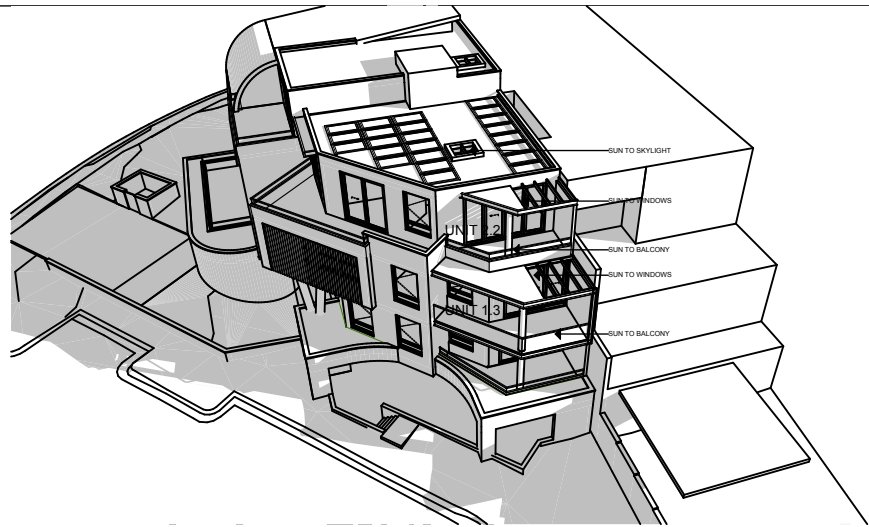
PLAN SHADOW
DIAGRAMS

Drawing Number

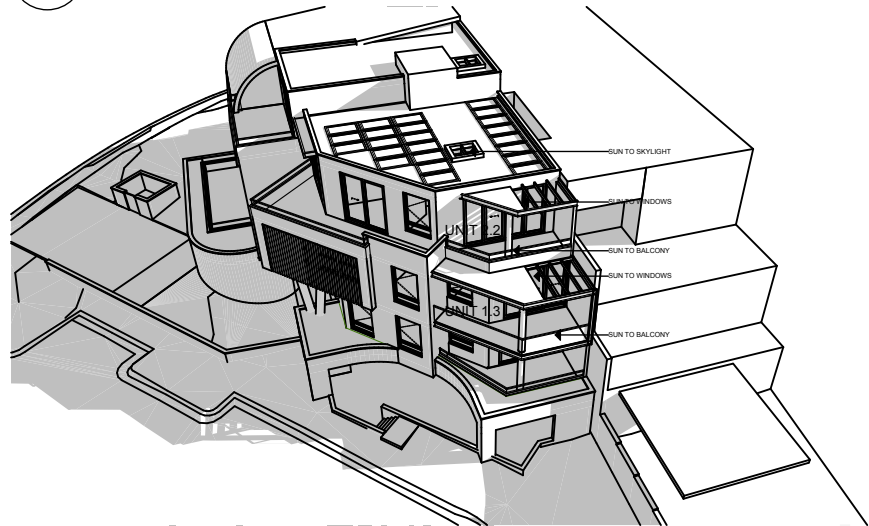
DA-19

Amendment

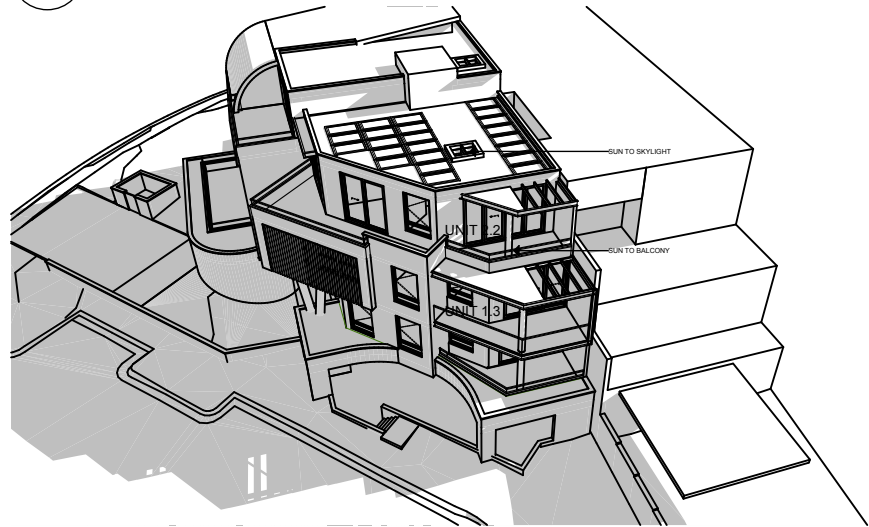
B



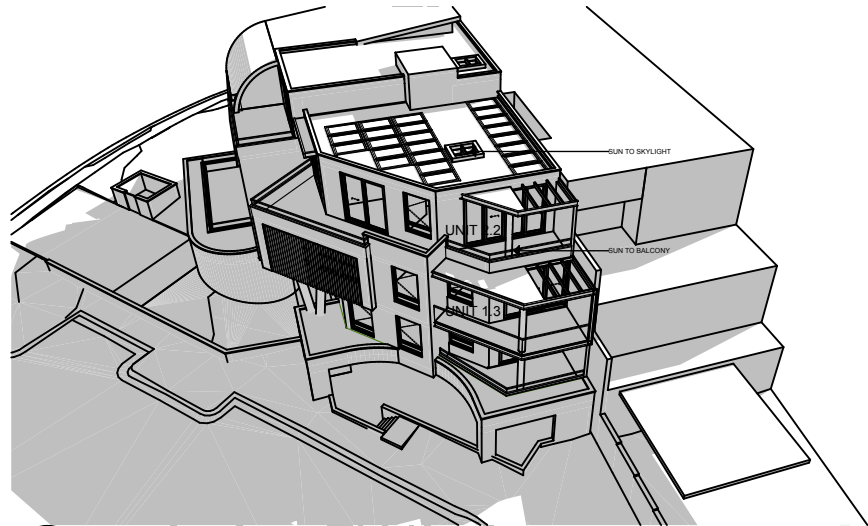
01 EAST VIEW JUNE 21ST 9AM



02 EAST VIEW JUNE 21ST 10AM



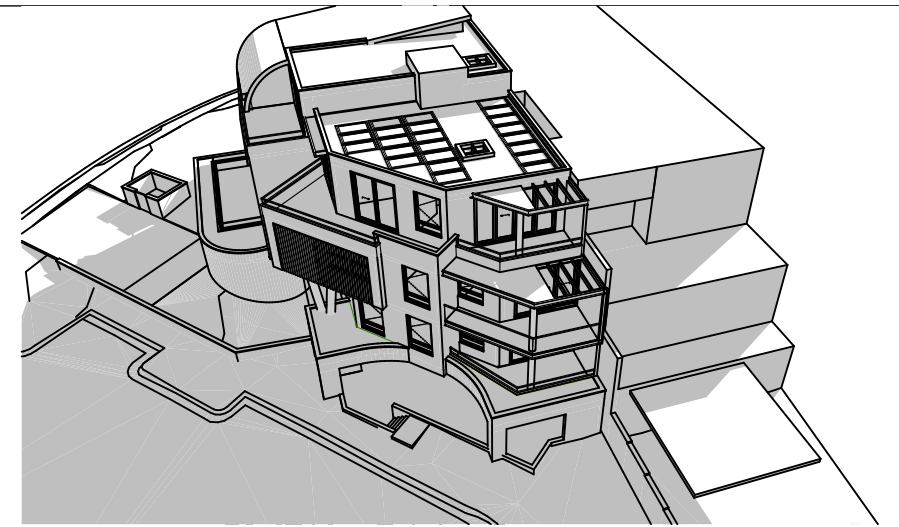
03 EAST VIEW JUNE 21ST 11AM



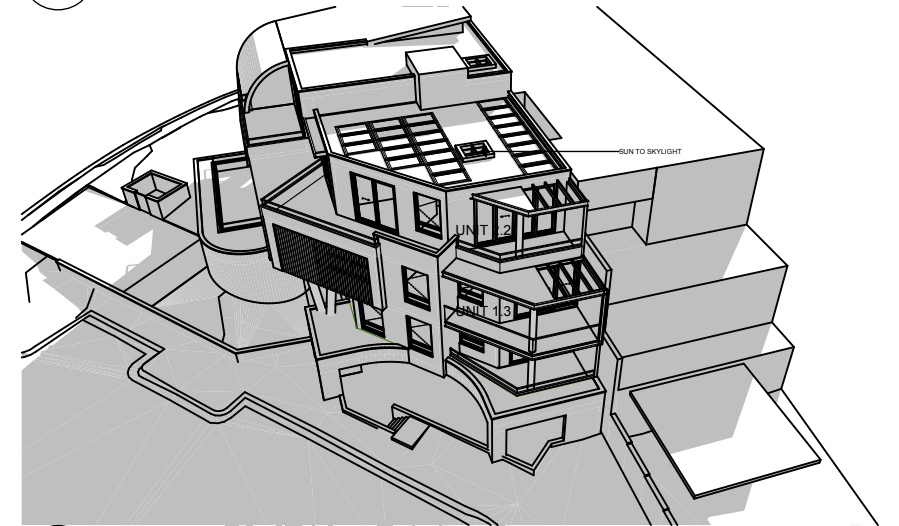
04 EAST VIEW JUNE 21ST 12NOON

UNIT 1.3
BALCONY - 1 HOUR SUN
LIVING - 1 HOUR SUN

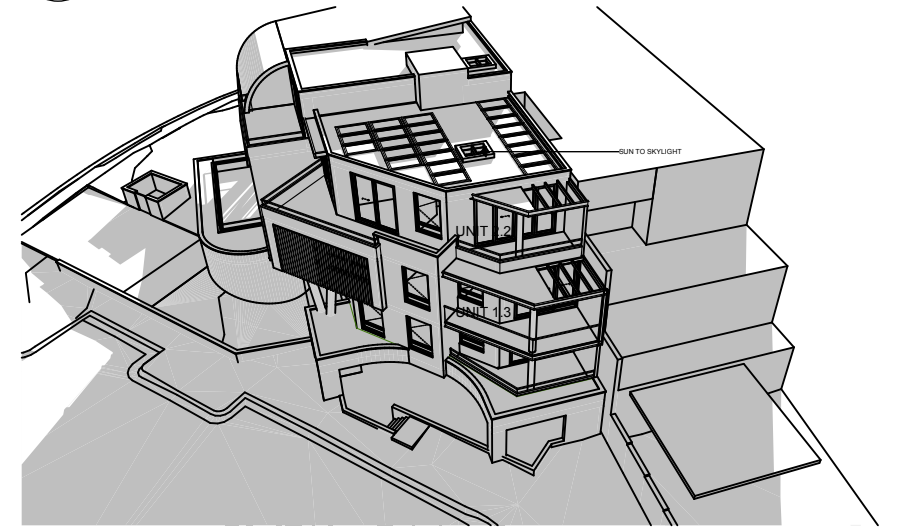
UNIT 2.2
BALCONY - 3 HOURS SUN
LIVING - 6 HOURS SUN



05 EAST VIEW JUNE 21ST 1PM



06 EAST VIEW JUNE 21ST 2PM



07 EAST VIEW JUNE 21ST 3PM

Amendments

A	ISSUED FOR DA	23/04/21
B	AMENDED RE COUNCIL'S COMMENT	21/01/22

Architect

Fortey + Grant Architecture
Suite 3/Level 1, 1141 Botany Lane
Mascot NSW 2020
mob: 0401 822 223
email: james@fgarch.com.au
Nominated Architect James Grant 6540

Project Details

SHOP TOP HOUSING AT
51 KALANG ROAD
ELANORA HEIGHTS
NSW 2101

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used to be figured dimensions only. Do not scale from drawings. Report any discrepancies to the Architect for a decision before proceeding with work.

Drawn JG	Approved JG	Date Printed 21/1/22
Job Number	2002	
Scale	As shown @ A3	

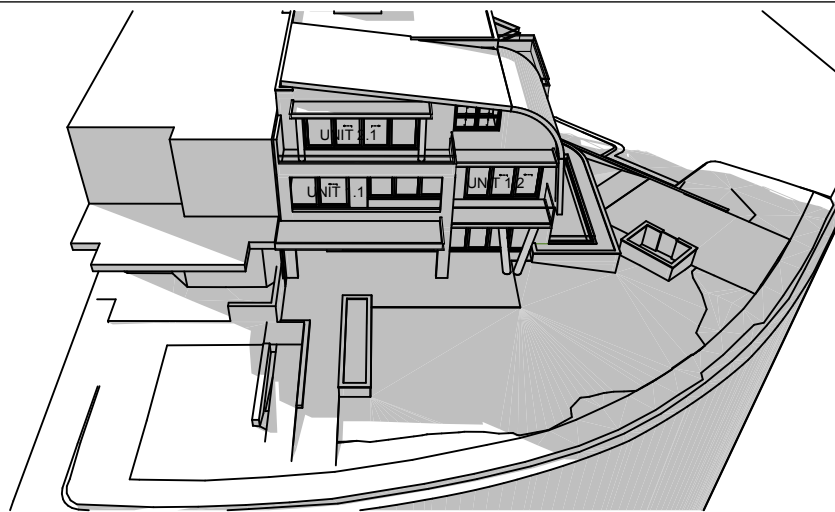
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EAST SHADOW VIEWS
21ST JUNE

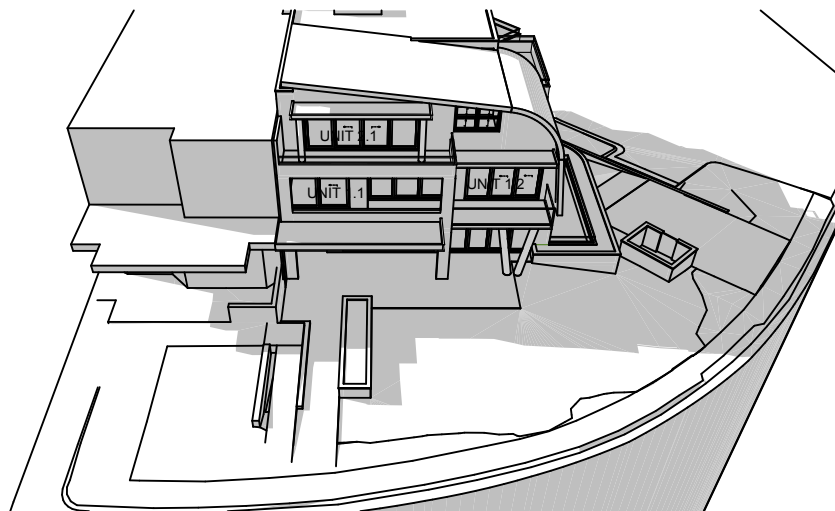
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DA-20

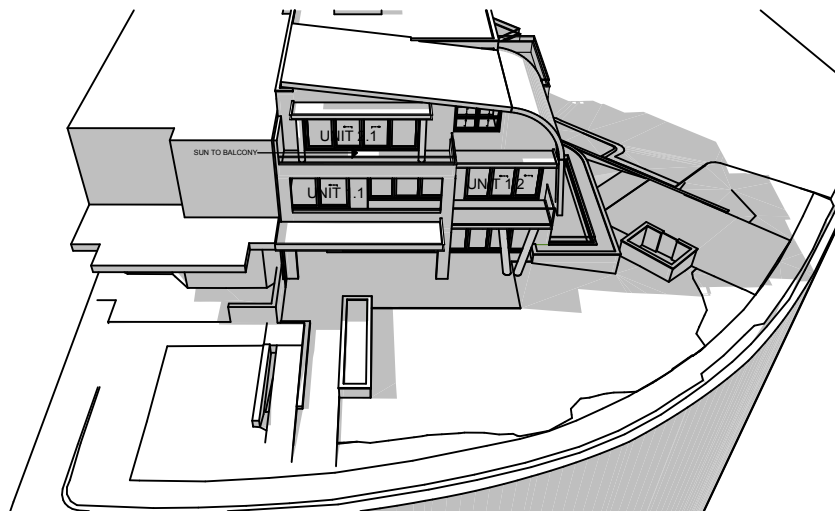
Amendment
B



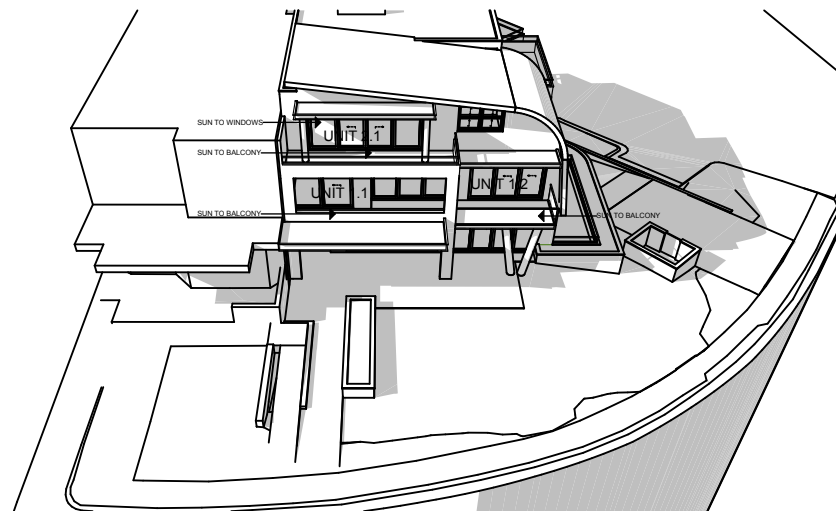
01 WEST VIEW JUNE 21ST 9AM



02 WEST VIEW JUNE 21ST 10AM



03 WEST VIEW JUNE 21ST 11AM

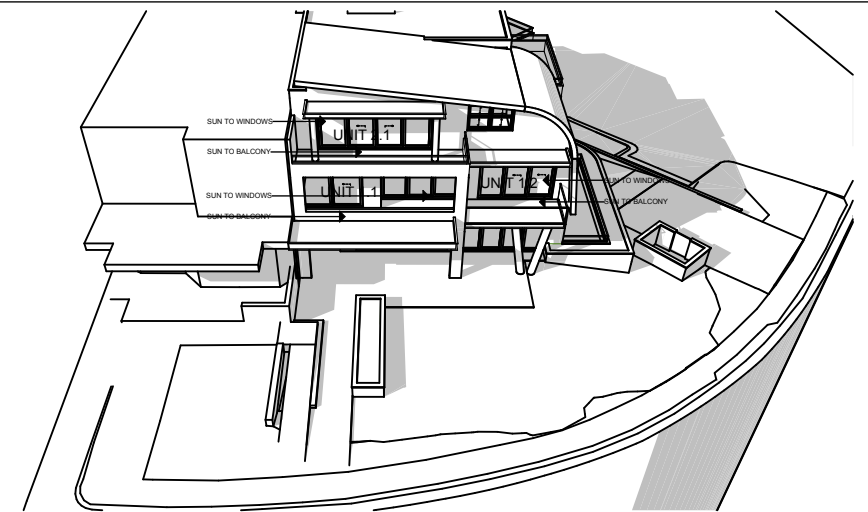


04 WEST VIEW JUNE 21ST 12NOON

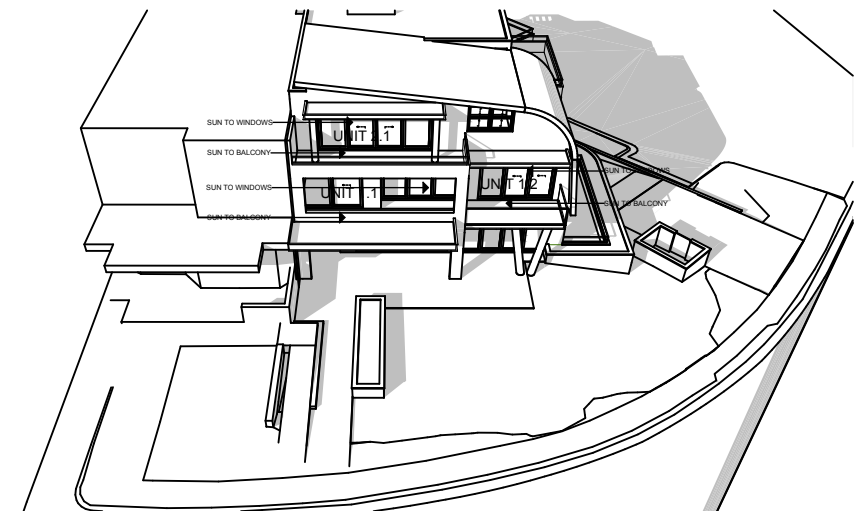
UNIT 1.1
BALCONY - 3 HOURS SUN
LIVING - 2 HOURS SUN

UNIT 1.2
BALCONY - 3 HOURS SUN
LIVING - 2 HOURS SUN

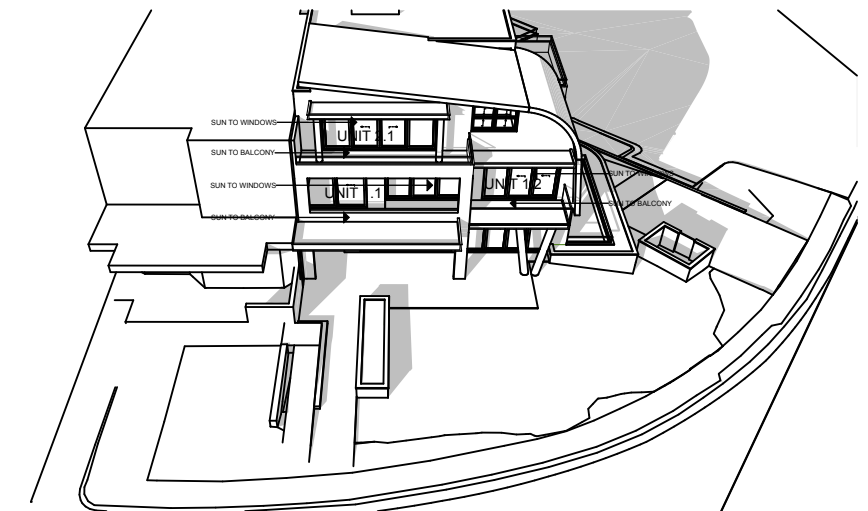
UNIT 2.1
BALCONY - 4 HOURS SUN
LIVING - 3 HOURS SUN



05 WEST VIEW JUNE 21ST 1PM



06 WEST VIEW JUNE 21ST 2PM



07 WEST VIEW JUNE 21ST 3PM

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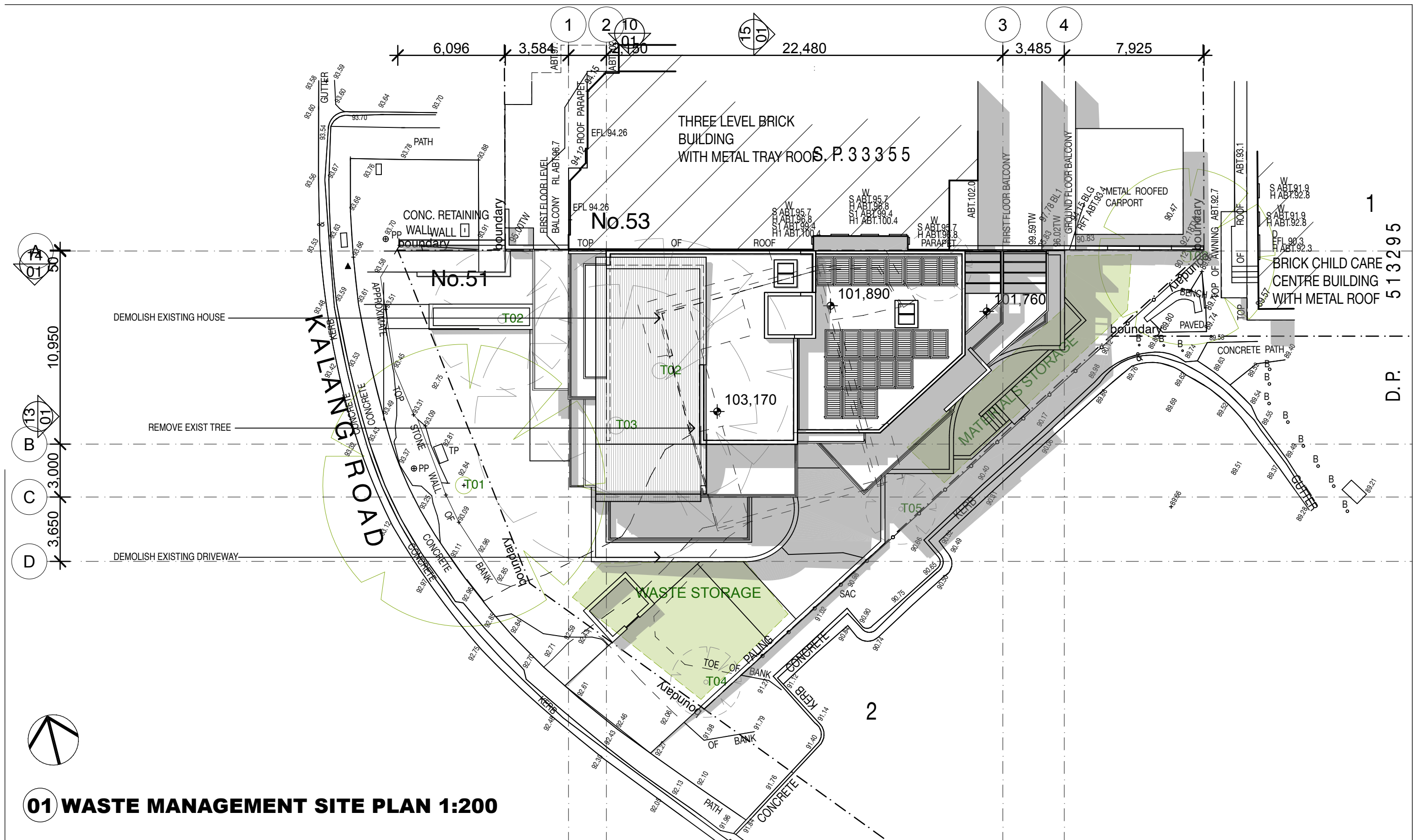
Drawing name

WEST SHADOW VIEWS
21ST JUNE

Drawing Number

DA-21

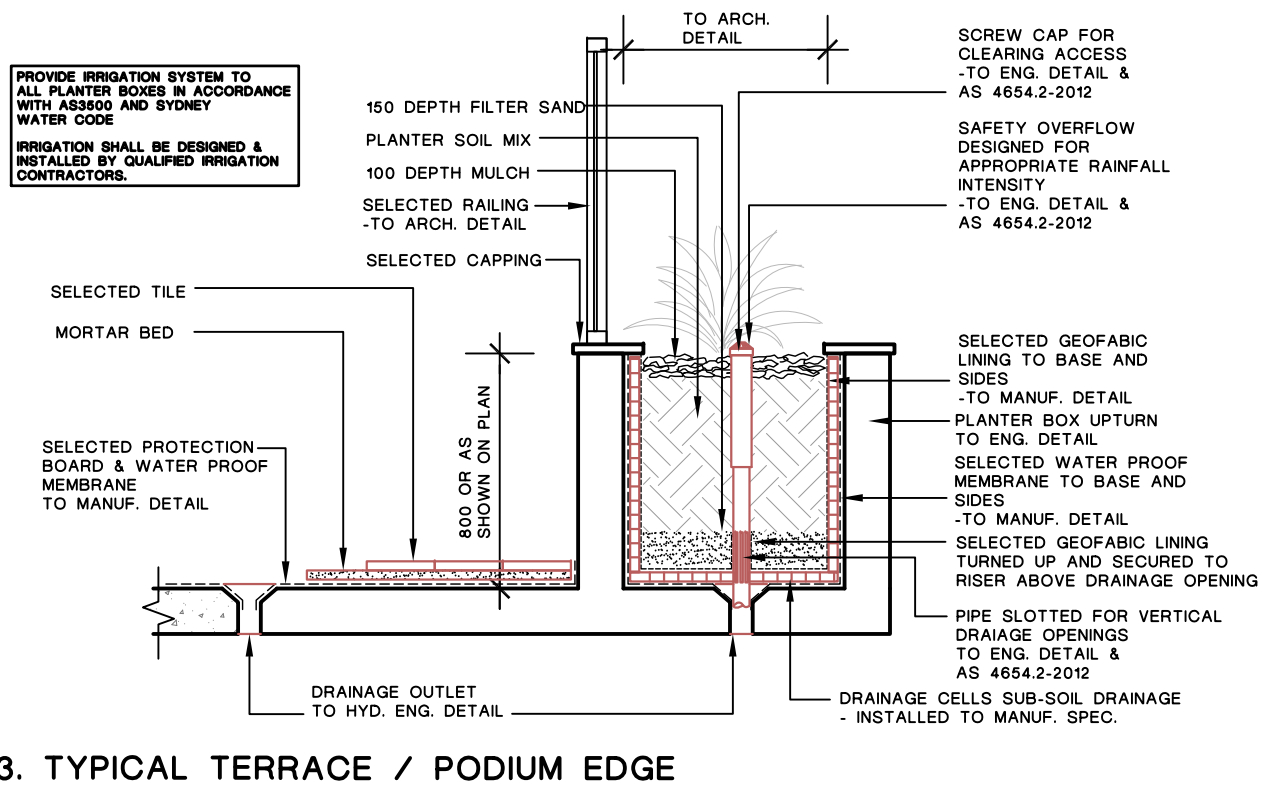
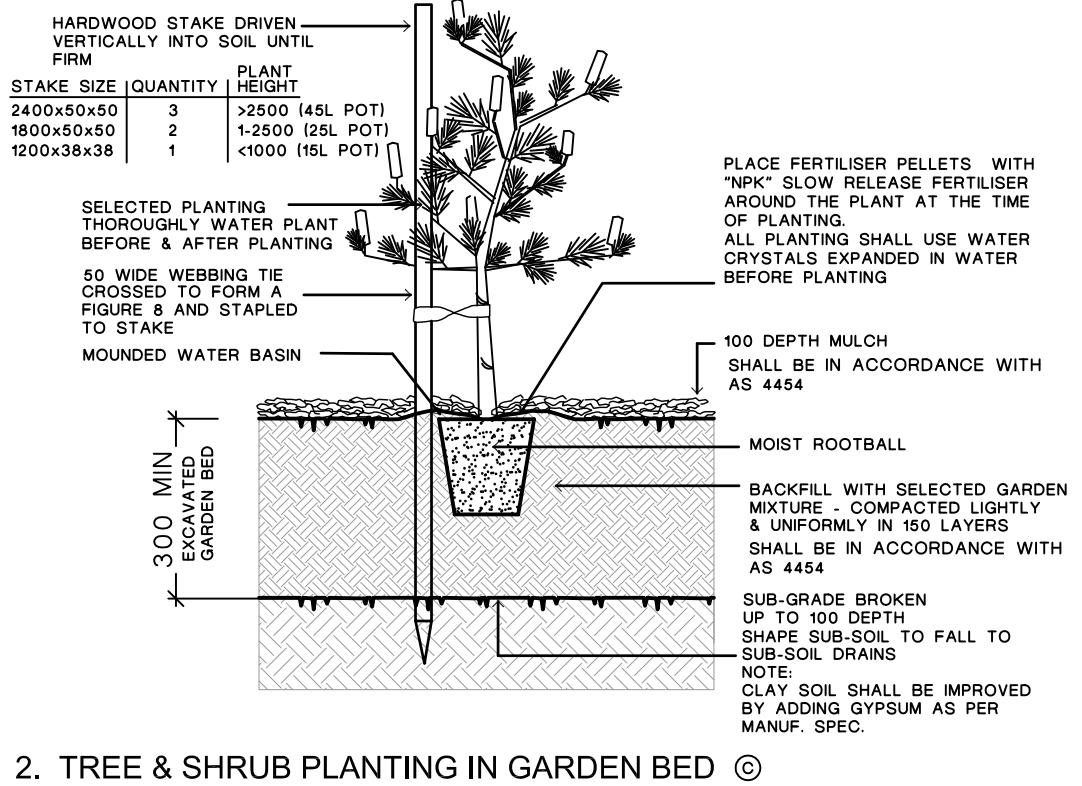
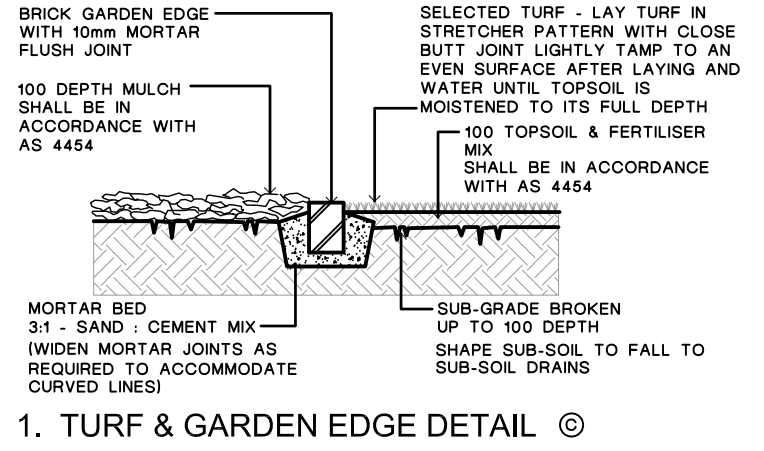
Amendment
B



LEGEND / FINISHES SCHEDULE

	<p>EXISTING RL</p> <p>EXISTING TREE TO BE REMOVED NOTE: All noxious weeds on the site shall be removed and destroyed as per their classification under the noxious weeds Act.</p> <p>EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS 4970-2009 TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373</p> <p>PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)</p> <p>BOUNDARY FENCE</p> <p>MULCHED GARDEN BED 900 WIDE MIN. OR AS SHOWN ON PLAN REFER TO DETAIL 1 & 2</p> <p>SELECTED BRICK GARDEN EDGE OR AS SELECTED REFER TO DETAIL 1</p> <p>SELECTED RETAINING WALL WOOD WALL ALL RETAINING WALL HEIGHT SHALL BE CONFIRM ON SITE AND TO -TO ENGINEER DETAIL & TO BCA REQUIREMENTS</p> <p>INSITU PLANTER BOX OVER PODIUM CONC. SLAB REFER TO DETAILS 3 & 4 AND TO ENGINEER DETAIL & TO BCA REQUIREMENTS</p> <p>LAWN AREA SOW WALTER BUFFALO REFER TO DETAIL 1</p> <p>PERMEABLE PEBBLE AREA SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER</p> <p>DRIVEWAY / PATH SELECTED STENCILED OR COLOURED CONCRETE</p> <p>PATIO / TERRACE / PATH SELECTED TILES</p> <p>SELECTED LETTER BOX -TO AUST POST REQUIREMENTS AND TO AS/NZS 4253:1994</p> <p>SELECTED ILLUMINATION ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND WITH AS 4282, AS 1660 & AS 1168 IN ACCORDANCE</p> <p>DRAINAGE REFER TO ENGINEER PLANS FOR DETAILS</p>
<p>ITEM</p>	<p>MATERIAL</p>
SOIL DETAIL 1 & 2	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX IN ACCORDANCE WITH AS4419:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
FENCE SIDES & REAR BOUNDARY	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
	NOTE: SIDE FENCES ARE TO BE TAPER FROM THE FRONT BUILDING LINE TO BE NOT MORE THAN 900mm HIGH AT THE FRONT BOUNDARY

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PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
2	Lomandra 'TANIKA'	Dwarf Lomandra	0.75	150mm	45
3	Agapanthus orientalis	Agapanthus	0.5	150mm	9
4	Liriope muscari 'Just Right'	Just Right Liriope	0.5	150mm	8
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	25
8	Crassula 'blue bird'	Crassula	0.3	150mm	46
10	Pennisetum alopecuroides	Fountain grass	0.6	150mm	41
LOW SHRUBS					
15	Correa reflexa	Correa	1.5	200mm	4
16	Murraya paniculata	Murraya	3	200mm	7
18	Dodonaea viscosa 'Purpurea'	Purple-leaved Hop bush	2	200mm	6
19	Acmena 'Allyn's Maglo'	Lilly pilly	1.5	200mm	5
20	Westringia Blue Gem	Westringia	1.2	200mm	23
TALL SHRUBS					
23	Backhousia myrtifolia	Grey Myrtle	3	200mm	1
24	Callistemon SLIM	Slim callistemon	3	200mm	8
25	Syzygium australe 'Resilience'	Lilly pilly	4	200mm	8
FEATURE SHRUBS					
32	Dorayanthus excelsa	Gymea Lilly	1.2	200mm	12
33	Yucca rostrata 'Sapphire Skies'	Blue yucca	2	25 L	3
35	Cordylina 'Red Sensation'	Red Sensation	1.2	25 L	2
37	Streptocarpus 'Bird of Paradise'	Bird of Paradise	1.2	25 L	2
40	Alpinia zerumbet variegata	Variegated Shell Ginger	1.5	200mm	11
TREES					
42	Glochidion ferdinandi	Cheese Tree	6-12	25 L	1
43	Elaeocarpus reticulatus	Blueberry Ash	5-10	45 L	1
44	Tristania laurina 'Luscious'	Water gum	5-10	45 L	2
48	Magnolia Teddy Bear	Magnolia	5	45 L	2

NOTE:
THE TREES SHALL COMPLY WITH NATSPEC SPECIFYING TREES:
A GUIDE TO ASSESSMENT OF TREE QUALITY (2003) OR AUSTRALIAN STANDARD AS 2303 - 2015 TREE STOCK FOR LANDSCAPE USE.
HEIGHT AND SPAN ARE INDICATIVE ONLY.SUBJECT TO ON SITE ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

REVDESCRIPTIONREVISION DATE

A DA ISSUE5.3.21

NOTE:

- In the event of any inconsistency between the architectural plans and stormwater plans, The architectural plan shall prevail to the extent of the inconsistency
- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION OF AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

MAINTENANCE

- All landscape works are to be maintained for a period of 12 months for as required by council DA Consent by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

PROPOSED MIXED DEVELOPMENT

51 Kalang Road
Elanora Heights

ARCHITECT: **Forley + Grant Architecture**
Suite 3/Level 1, 1141 Botany Lane
Mosman NSW 2020
mob: 0401 822 223
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vision dynamics
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8 Blaxland Road
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em : visiondynamics @westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN FFSCALE1:100@A1 OR 1:200@A3REV.

DRAWING NUMBER20155 DA 1REV.A

MEMBERFiona FongAssociate MemberAustralian Institute Landscape Designers & Managers Ltd of Membership No. 193

NORTH