

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works:
- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
 - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
 - Earth banks to prevent scour of stockpiles
 - Sandbagged sediment traps
 - Straw bales & geotextile sediment filter.
 - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Siltwater Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New gardens and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composters, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Testing

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm.

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with Clarke, R. 1996 Purchasing Landscape Trees: A guide to assessing tree quality. NatSpec Guide No. 2. Certification that trees have been grown to NatSpec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure.

Below - Ground Assessment

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clarke's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grade detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Brick edging

The Contractor shall install brick edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.

The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 and the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Northern Beaches Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

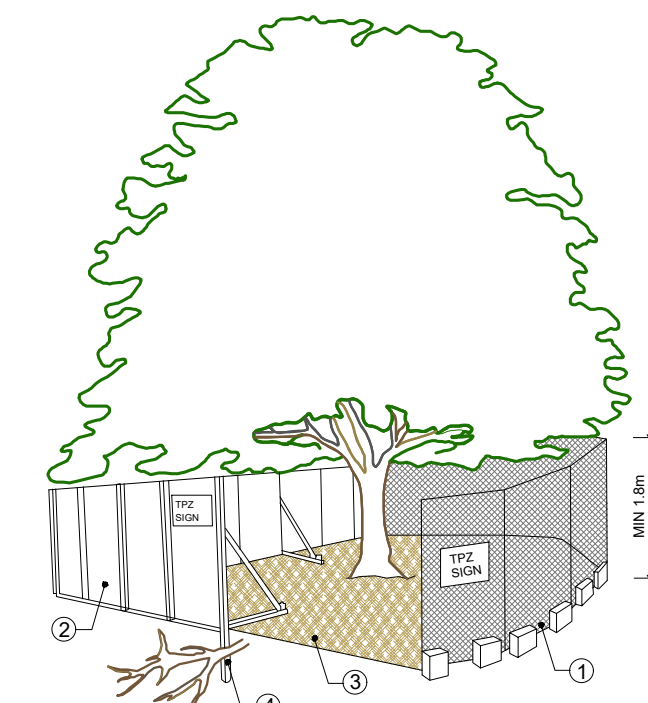
6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

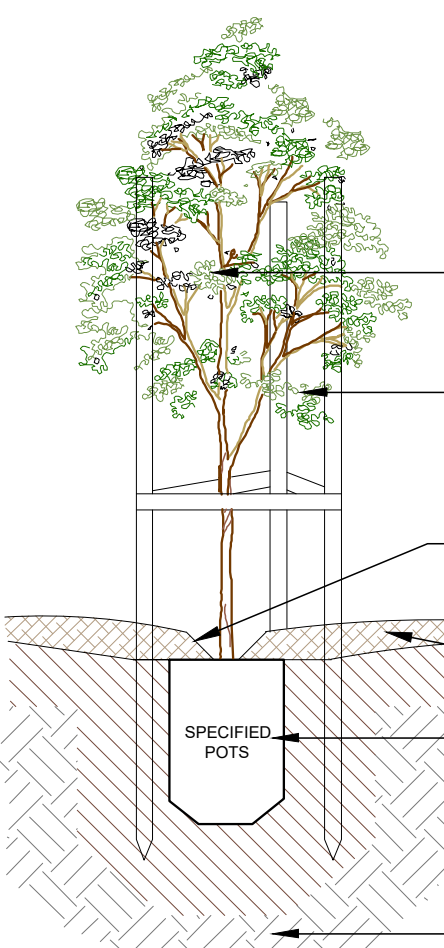


- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS FENCING MATERIALS OR SOIL ENTERING THE TPZ
- MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
- BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE

N.T.S



PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NATSPEC GUIDE 'SPECIFYING TREES' BY ROSS CLARKE. THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.6m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

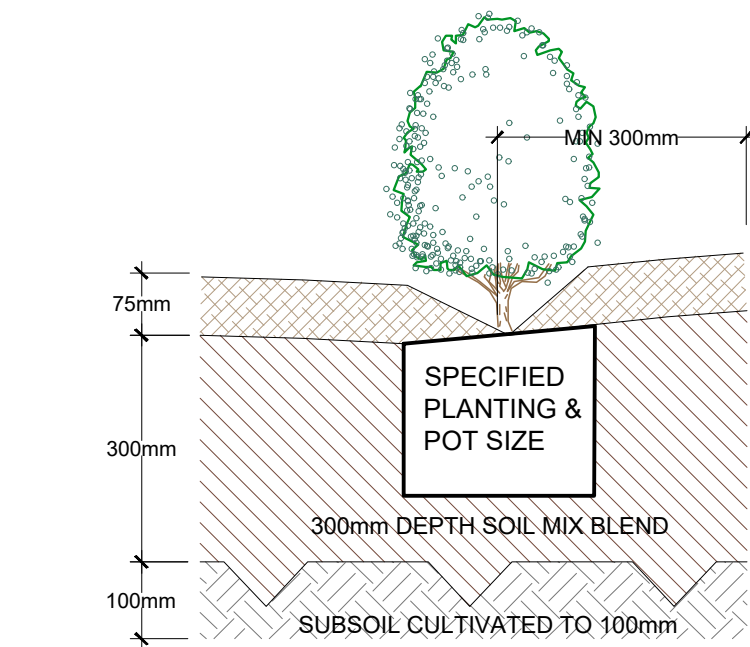
75mm 'FOREST BLEND' MULCH OR EQUAL

BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE

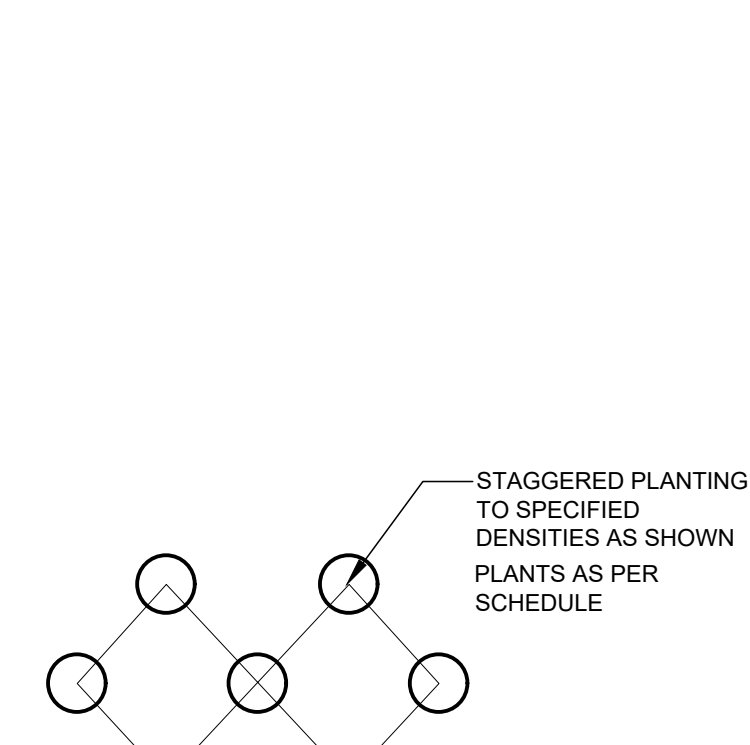
TREE PLANTING DETAIL

SCALE: 1:10



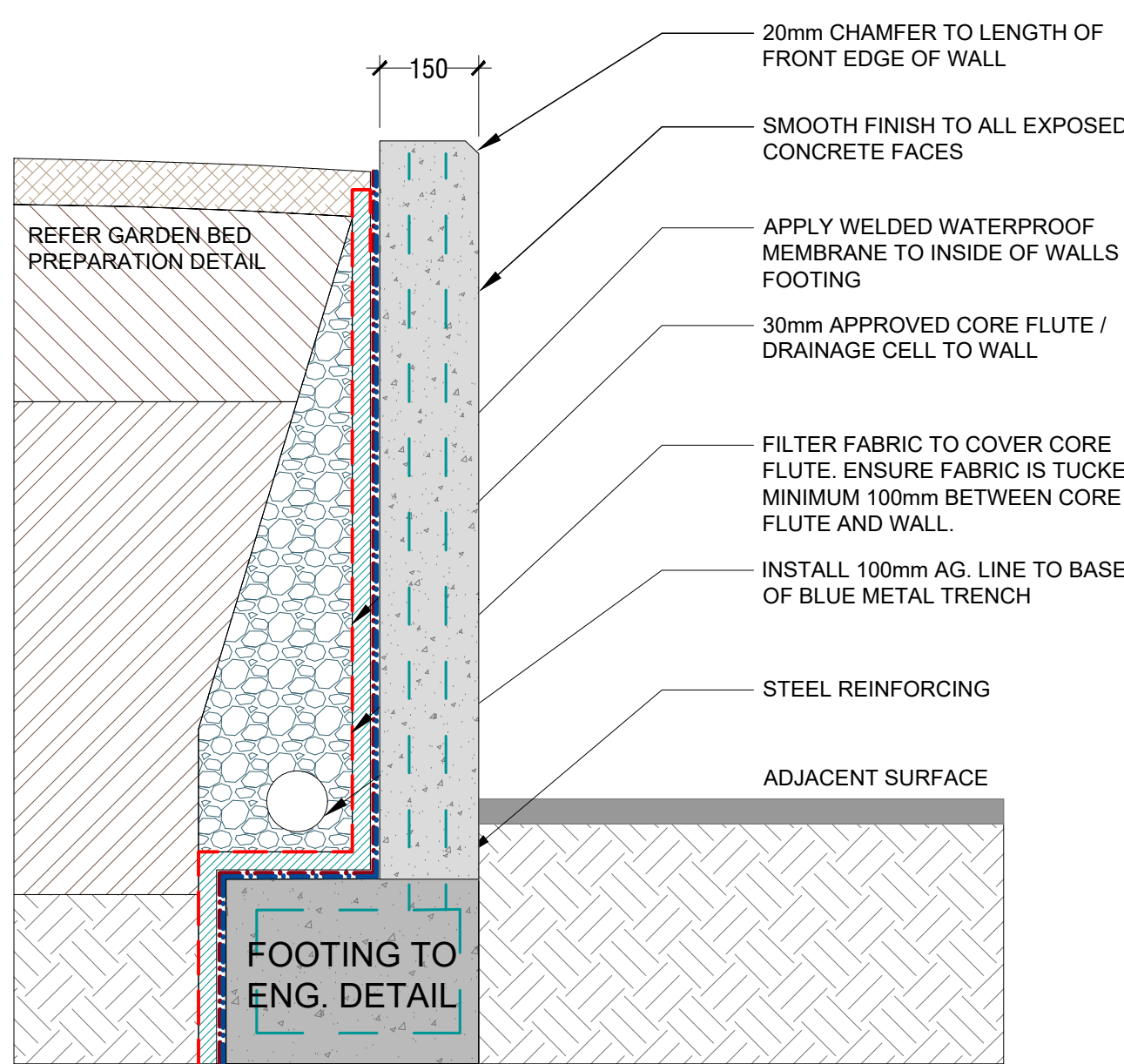
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



MASS PLANTING SETOUT

N.T.S

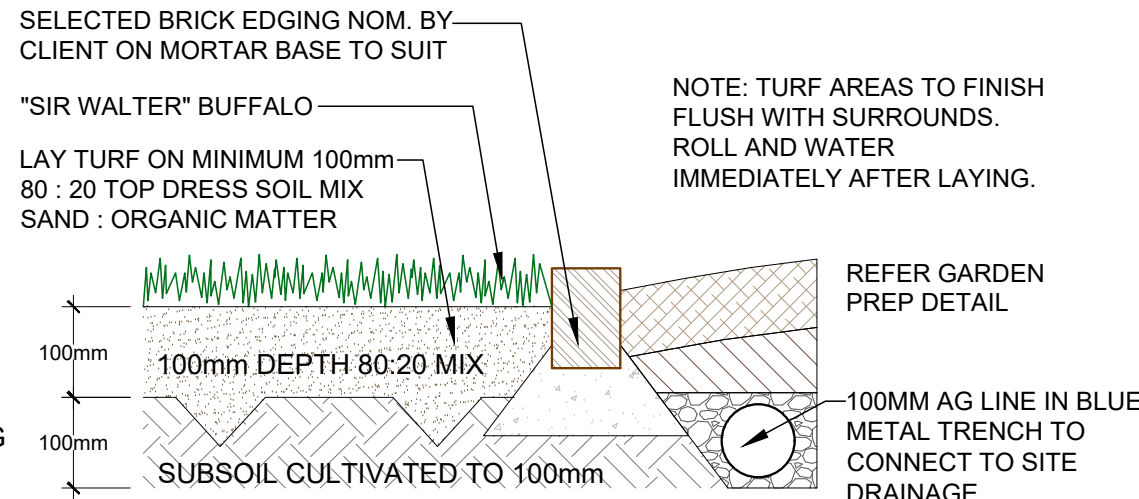


TYPICAL IN SITU RETAINING WALL DETAIL

SCALE 1:10

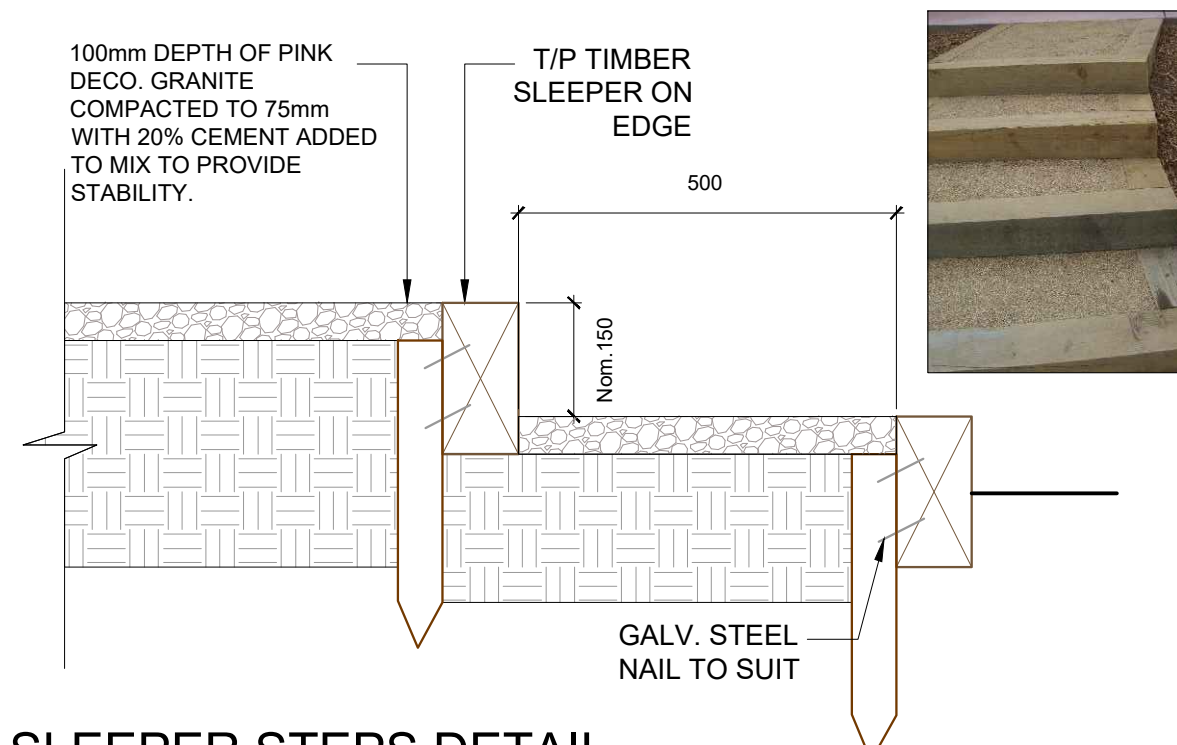


SAMPLE IMAGE: BRICK EDGING



TYPICAL TURF AND BRICK EDGE DETAIL

SCALE: 1:10



SLEEPER STEPS DETAIL

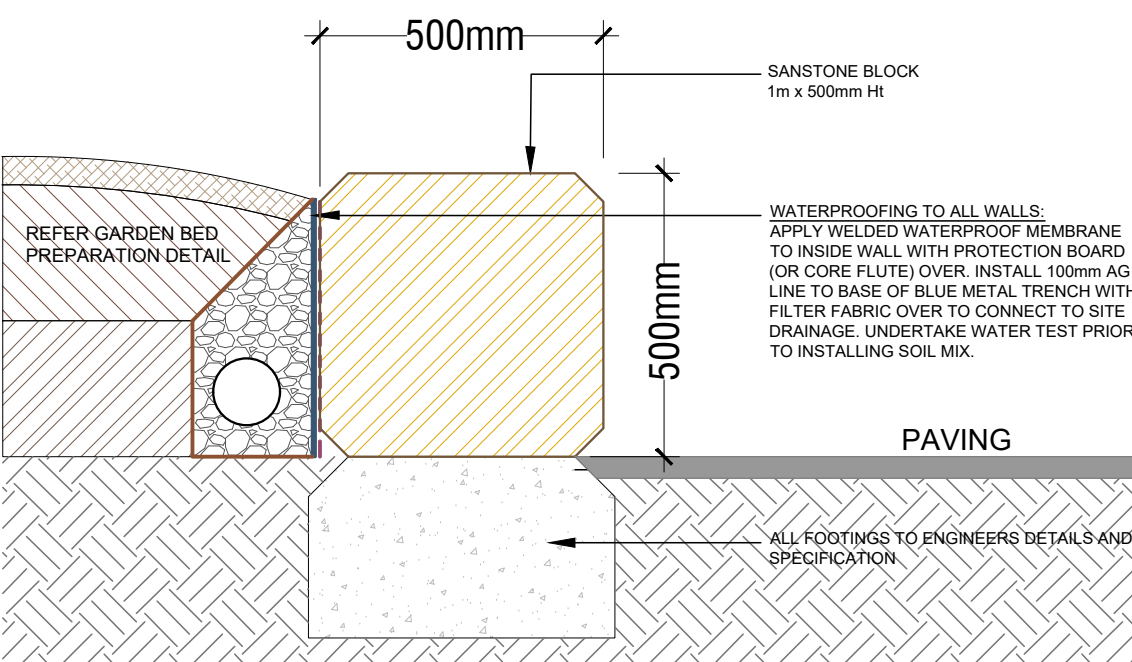
approx 1:20



Sandstone Block

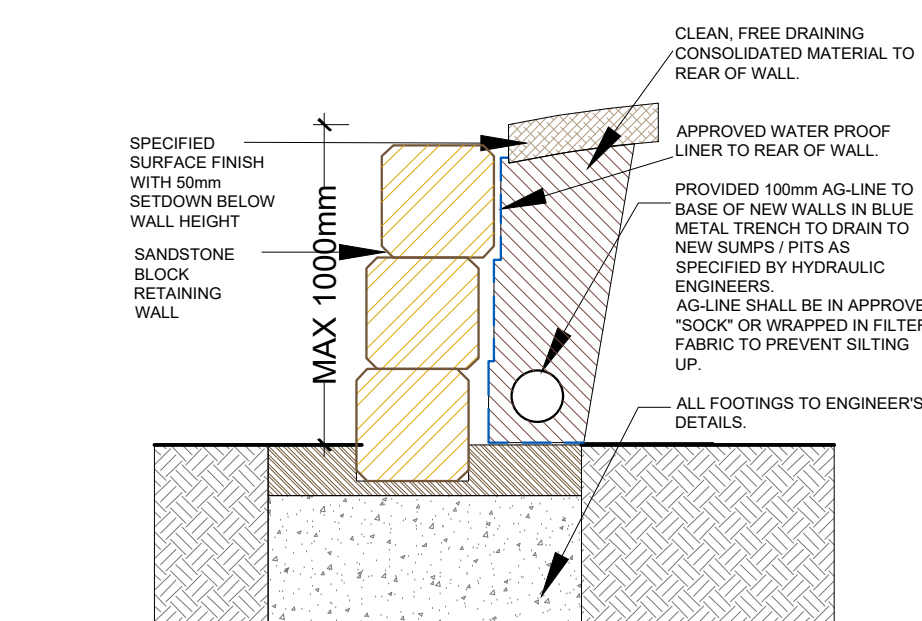


Sandstone Seating



SANDSTONE BLOCK RETAINING WALL DETAIL (retaining below 500mm)

SCALE 1:10



TYPICAL SANDSTONE BLOCK RETAINING WALL DETAIL

N.T.S

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions as written, specific, consistent, direct and unambiguous to the Landscape Architect before proceeding with the work.

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The Client agrees to indemnify and hold R. & L. Landscape Architects harmless from and against all claims, damages, losses, costs and expenses, including reasonable legal fees, arising out of or in connection with the execution of this contract.



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ALA ASSOCIATES

If the Contract is not taken to any loss, damage, harm or injury, the Client agrees to indemnify and hold R. & L. Landscape Architects harmless from and against all claims, damages, losses, costs and expenses, including reasonable legal fees, arising out of or in connection with the execution of this contract.

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The Client agrees to indemnify and hold R. & L. Landscape Architects harmless from and against all claims, damages, losses, costs and expenses, including reasonable legal fees, arising out of or in connection with the execution of this contract.

ARCHITECT:

BARRY RUSH & ASSOCIATES

LANDSCAPE ARCHITECT:



Suit 101, 506 Miller Street, CAMMERAY NSW 2062
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Mob: 0413 861 351
www.concept.net.au
enquiries@concept.net.au

COUNCIL:

NORTHERN BEACHES

CLIENT

LOTUS PROJECTS

REV DATE

A 13.02.18

NOTATION/AMENDMENT

Preliminary DA prepared for review

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

4 BROOKVALE AVE, BROOKVALE

TITLE:

LPDA 18 - 205

PAGE NUMBER

2

DRAWN

E.W

STATUS:

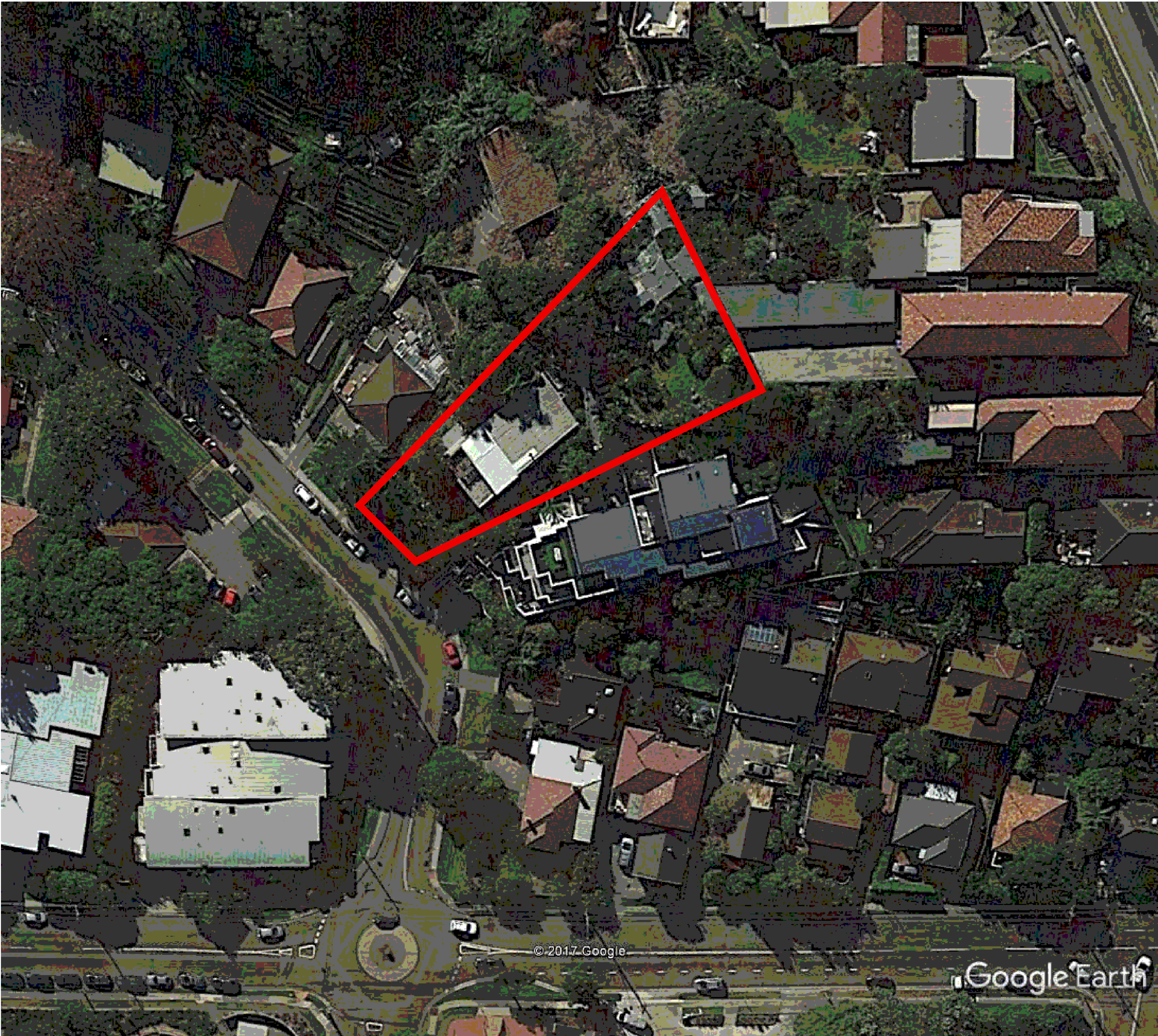
DEVELOPMENT APPLICATION

DATE:

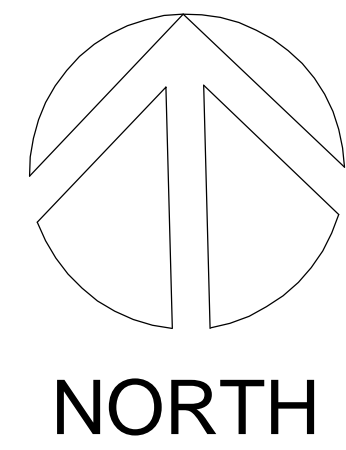
FEB 2018

CHECKED:

R.F



LOCATION DIAGRAM



4 BROOKVALE AVE BROOKVALE

LIST OF DRAWINGS

- A01 LOCATION DIAGRAM
- A02 SITE ANALYSIS PLAN
- A03 GROUND FLOOR PLAN
- A04 FIRST FLOOR PLAN
- A05 SECOND FLOOR PLAN
- A06 THIRD FLOOR PLAN
- A07 FOURTH FLOOR PLAN
- A08 FIFTH FLOOR PLAN
- A09 SIXTH FLOOR PLAN
- A10 ROOF PLAN
- A11 SOUTH ELEVATION
- A12 WEST ELEVATION
- A13 NORTH & EAST ELEVATIONS
- A14 SECTIONS
- A15 SHADOW DIAGRAMS - SHEET 1
- A16 SHADOW DIAGRAMS - SHEET 2
- A17 DEMOLITION PLAN
- A18 EXTERNAL COLOUR SCHEDULE

SURVEY

PLAN OF LOT 45 IN D.P. 6040
AT No. 4 BROOKVALE AVE., BROOVEVALE.
BY: DP Surveying
DATE: 23 May, 2017
REF: 2999

LEGEND

ISSUE	DATE	AMENDMENTS



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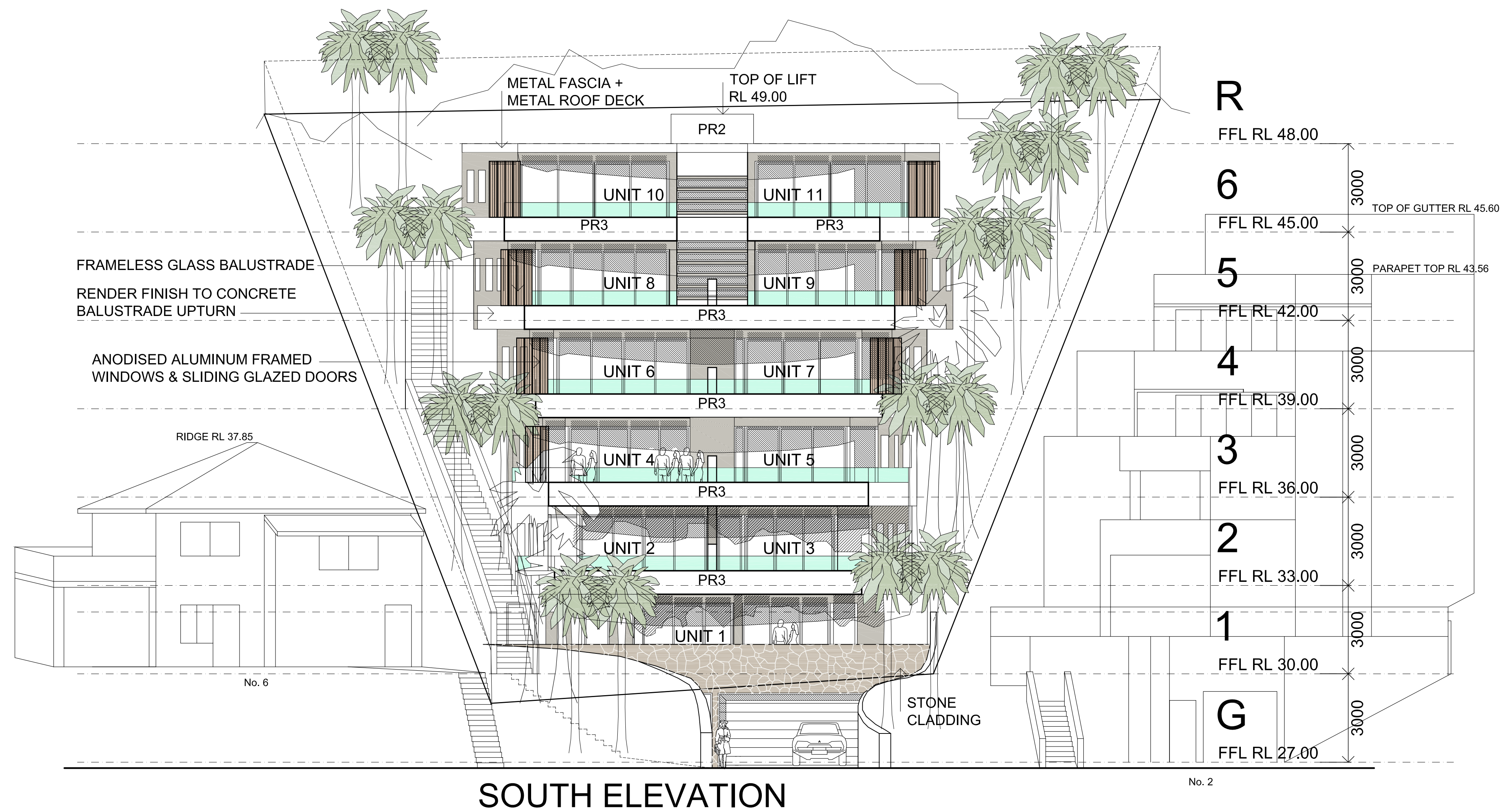
Client
LOTUS PROJECTS

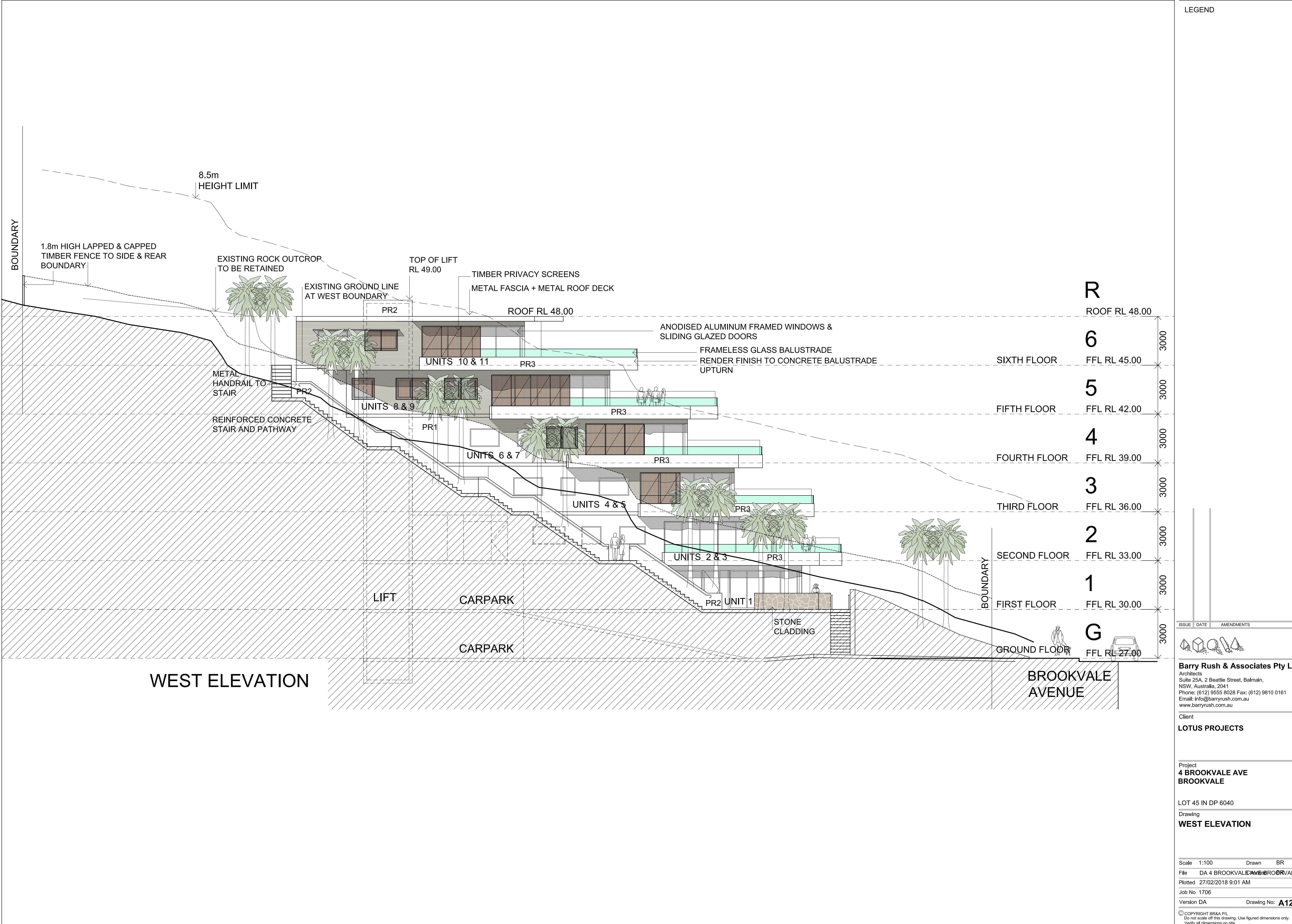
Project
4 BROOKVALE AVE BROOKVALE

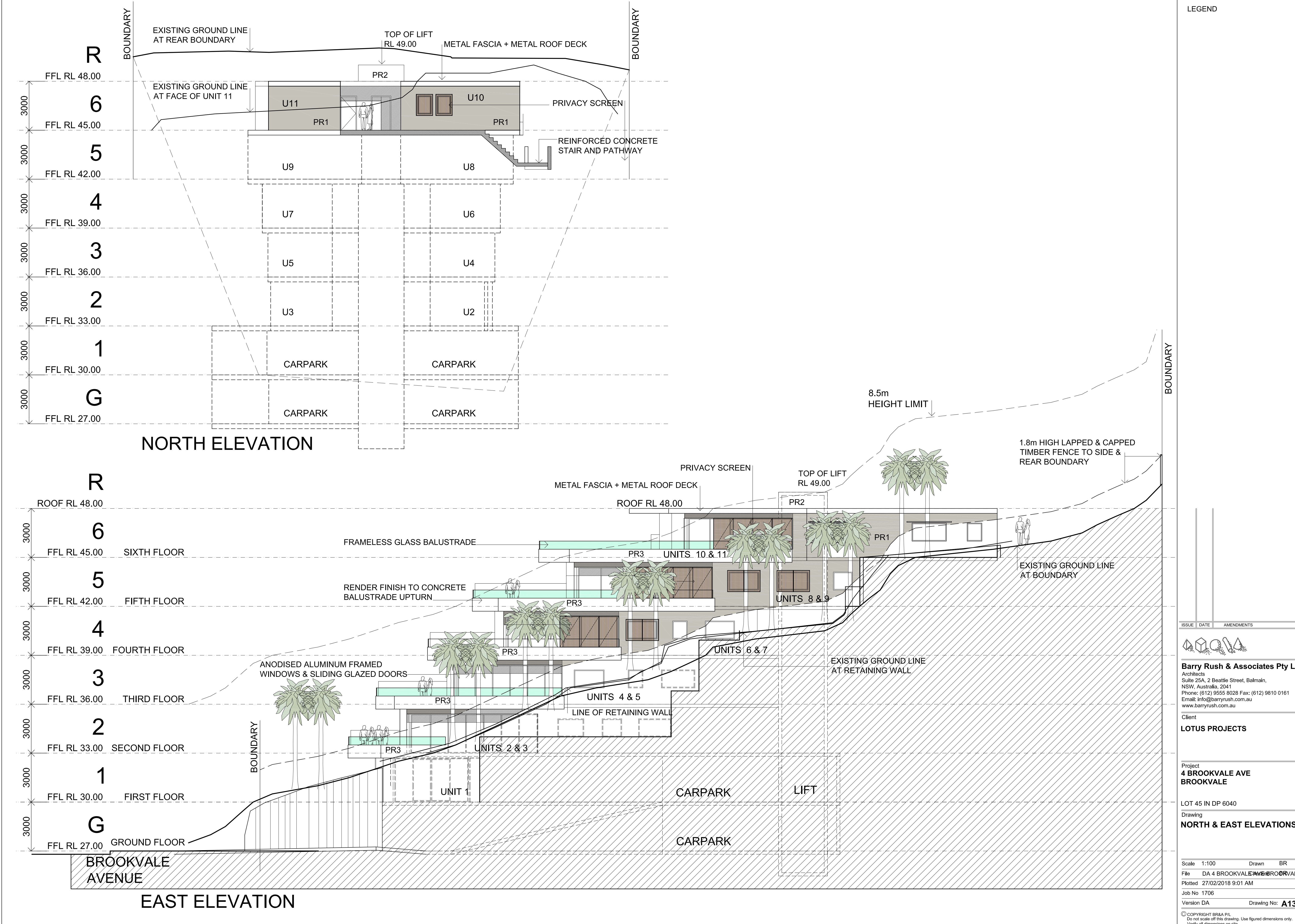
LOT 45 IN DP 6040
Drawing
LOCATION PLAN

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	27/02/2018 9:01 AM		
Job No	1706		
Version	DA	Drawing No:	A01

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Verify all dimensions on site.







LEGEND

ISSUE	DATE	AMENDMENTS

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Client
LOTUS PROJECTS

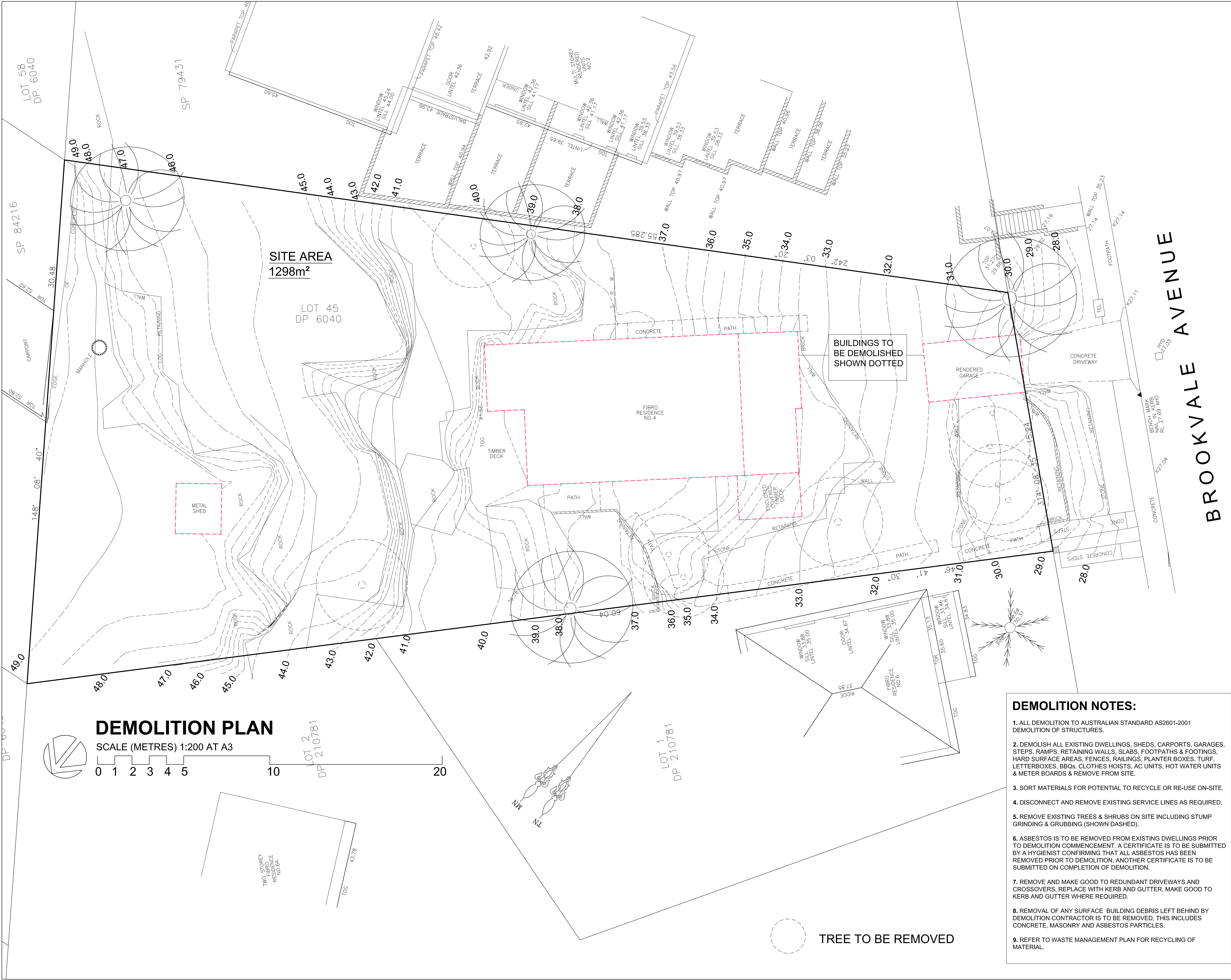
Project
4 BROOKVALE AVE BROOKVALE

Lot 45 IN DP 6040

Drawing
NORTH & EAST ELEVATIONS

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	27/02/2018 9:01 AM		
Job No	1706		
Version	DA	Drawing No:	A13

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LEGEND

ISSUE

DATE

AMENDMENTS

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Client

LOTUS PROJECTS

Project

4 BROOKVALE AVE

BROOKVALE

Lot 45 in DP 6040

Drawing

DEMOLITION PLAN

Scale 1:100

Drawn BR

File DA Site Analysis a6040.dwg

Plotted 27/02/2018 9:59 AM

Job No 1706

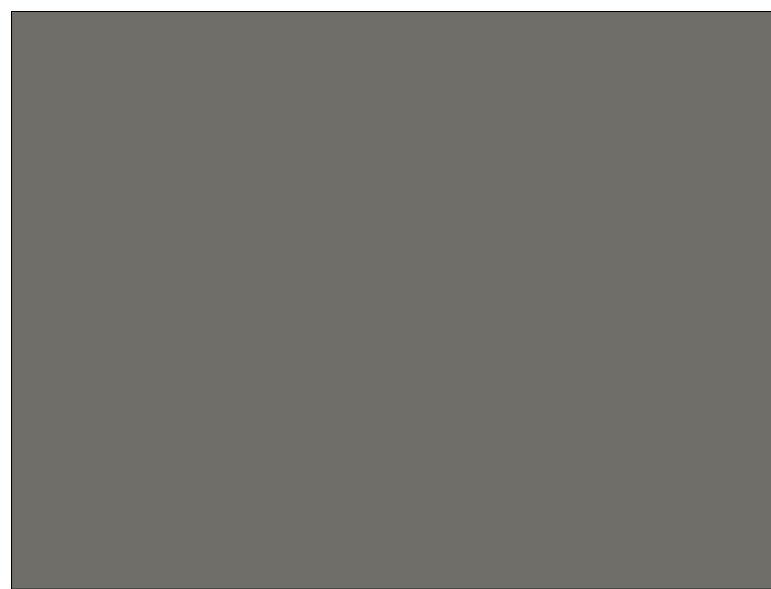
Version DA

Drawing No: A17

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Verify all dimensions on site.



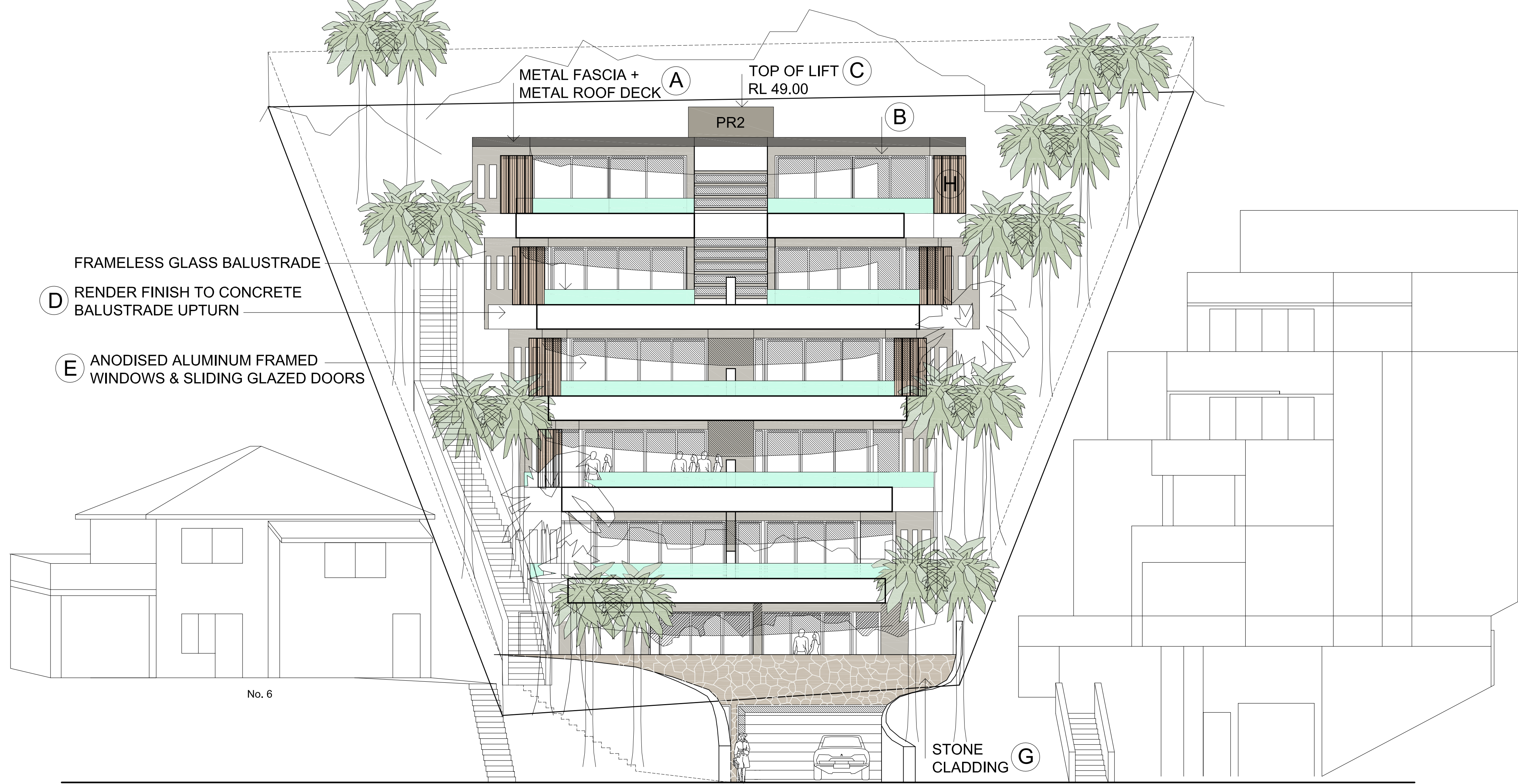
A COLORBOND "WALLABY"



G STONE CLADDING



H TIMBER SCREENS



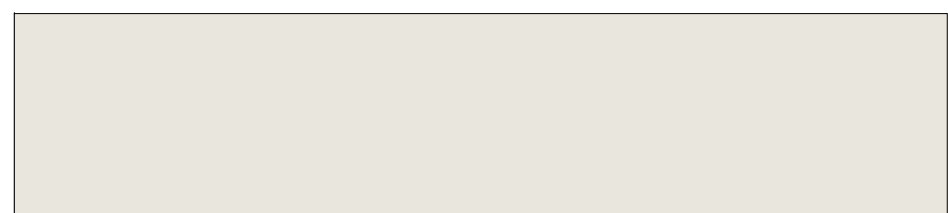
SOUTH ELEVATION (FACING BROOKVALE AVE)



B PR1 WATTYL "DEWKIST"



C PR2 WATTYL "BOTANY GREY"



D PR3 WATTYL "COTTON GREY"



E "SATIN SPANISH SILVER" ANODISED ALUMINIUM

EXTERNAL FINISHES & COLOURS SCHEDULE

A	ROOFING, GUTTERS, DOWNPIPES, COLORBOND WALLABY FASCIAS, BARGES	
B	PR1 PAINTED RENDER	WATTYL "DEWKIST"
C	PR2 PAINTED RENDER	WATTYL "BOTANY GREY"
D	PR3 PAINTED RENDER	WATTYL "COTTON GREY"
E	DOOR & WINDOW FRAMES	SATIN SPANISH SILVER ANODISED ALUMINIUM
F	HANDRAILS, BALUSTRADE	SATIN STAINLESS STEEL
G	RETAINING WALLS, FENCES	STONE CLADDING
H	BALCONY SLIDING SCREENS	TIMBER

ISSUE	DATE	AMENDMENTS
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Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

Lot 45 IN DP 6040

Drawing

EXTERNAL COLOUR SCHEDULE

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	27/02/2018 9:01 AM		
Job No	1706		
Version	DA	Drawing No:	A18

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Verify all dimensions on site.