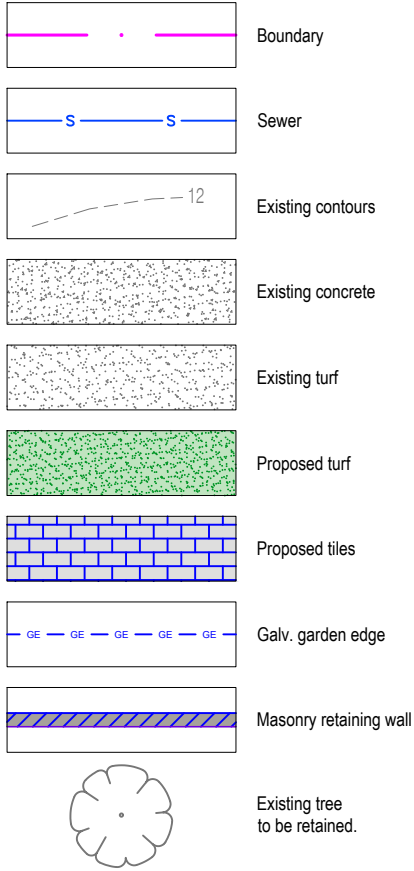


Legend

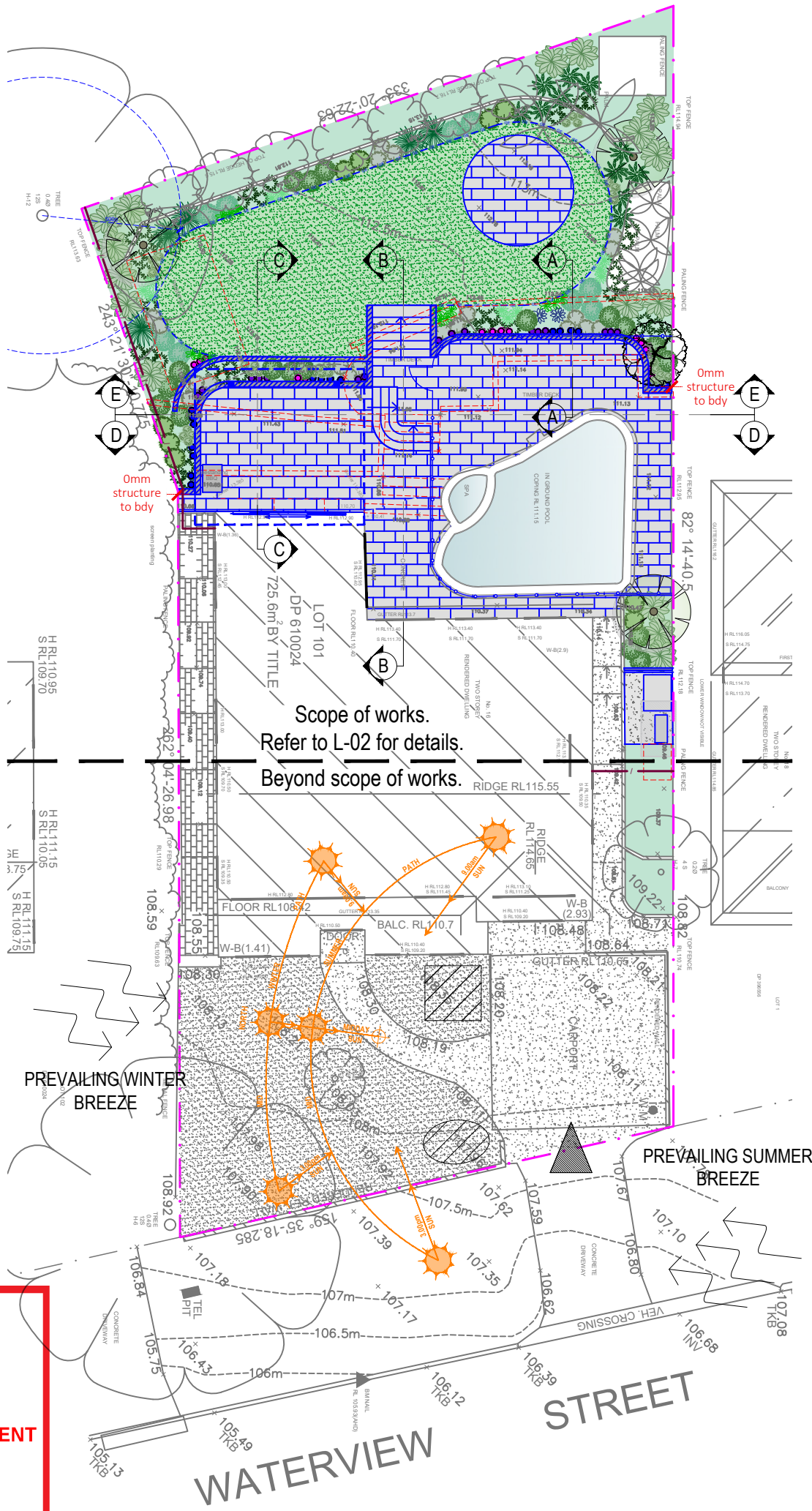


Site Analysis Legend

	Site vehicle entry
	Waste storage area during construction phase
	Sediment control device during construction phase
	Prevailing wind
	Materials storage area during construction phase
	Proposed 'hard' works shown blue

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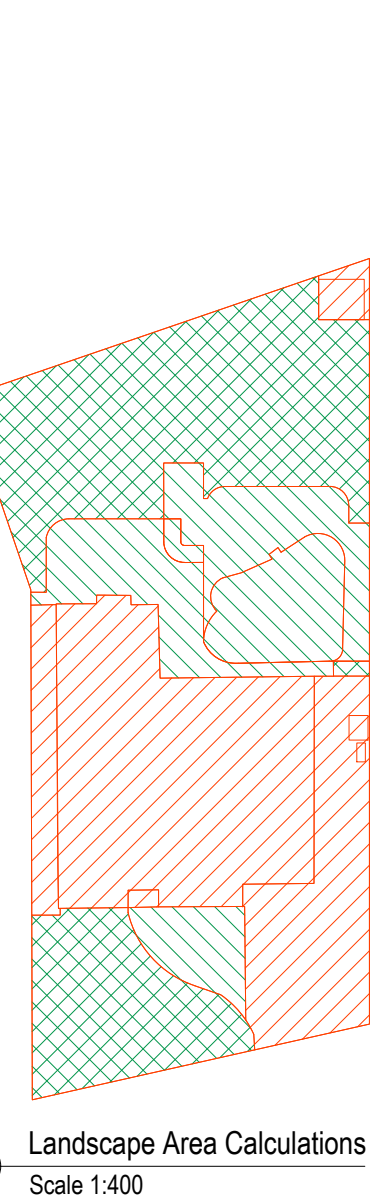
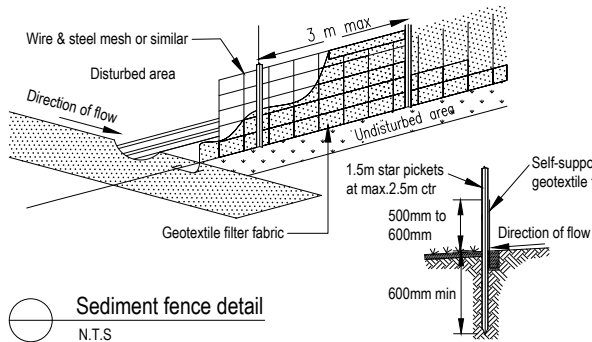
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Landscape Site Plan
Scale 1:200

Sediment & erosion control notes

- During earthworks the following procedures shall be followed:
1. Install silt barriers where shown on plan prior to commencement of works.
 2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.
 3. Repair any damages to fence immediately.
 4. Clean up spillages outside silt fence immediately.
 5. Sediment control measures to be left in place until works completed.
 6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.
 7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.



Landscape Area Calculations Legend

	Excluded from Open Space Area
	Open Space Area
	Landscape Area

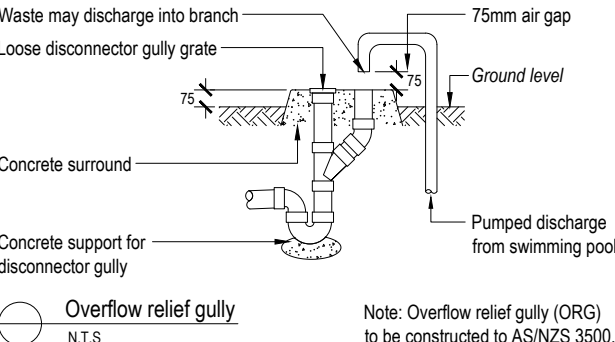
Landscape Area Calculations

Total Open Space Area (OS3) requires 55% of site area to be Open Space with 35% of that Open Space to be Landscape Area.

Site Area:	725.60m ²	
Open Space required:	399.08m ²	55% of site area
Open Space existing:	427.80m ²	58.96%
Open Space proposed:	427.69m ²	58.94%
Pool component of open space max.:	128.31m ²	30% of 427.69
Pool component of open space:	39.79m ²	9.30%
Landscape Area required:	149.69m ²	35% of 427.69m ²
Landscape Area existing:	289.29m ²	67.64%
Landscape Area proposed:	268.01m ²	62.66%

Note:

- 1/ Pool pavement pattern and setout shown is indicative only. No allowance has been made for coping overhang, mortar gaps and joints.
- 2/ Pool fence shown is the approximate position of proposed 1200mm(h) minimum childproof safety barrier with sc/sl gate in accordance with AS1926.1-2012 as adopted by the Swimming Pools Regulation 2008. The proposed pool enclosure has been designed to comply with the Australian standard, the swimming pools act and swimming pools regulation. Serenescape Landscapes Designs accepts no responsibility if changes during construction & installation cause any non-compliance.
- 3/ The boundary fence inside the pool zone must be a minimum height of 1800mm with a non climbable zone of 900mm on the inside of the fencing in accordance with the Australian Standard prescribed by the Swimming Pools Regulation 2008.
- 4) Any shrubs or plants located adjacent to the pool enclosure must be maintained for the lifetime of the development at a height that does not interfere with the required non climbable zones.
- 5) Any level changes (steps, walls, benches) must be a minimum of 500mm from a barrier used as part of the swimming pool enclosure.



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Client:
Purvis Residence

Site Address:
16 Waterview Street, Seaforth

Drawing Title:
**Site Plan / Site Analysis /
Sedimentation Control Plan**

Drawn by:
Sam Snaith
AILDM # 1229

Project Number:
231013

Scale:
As shown @ A3

Sheet Number:
L-01 of 6

Rev: A
Date: 15/05/2023
Issue: DA Issue
Checked: BF

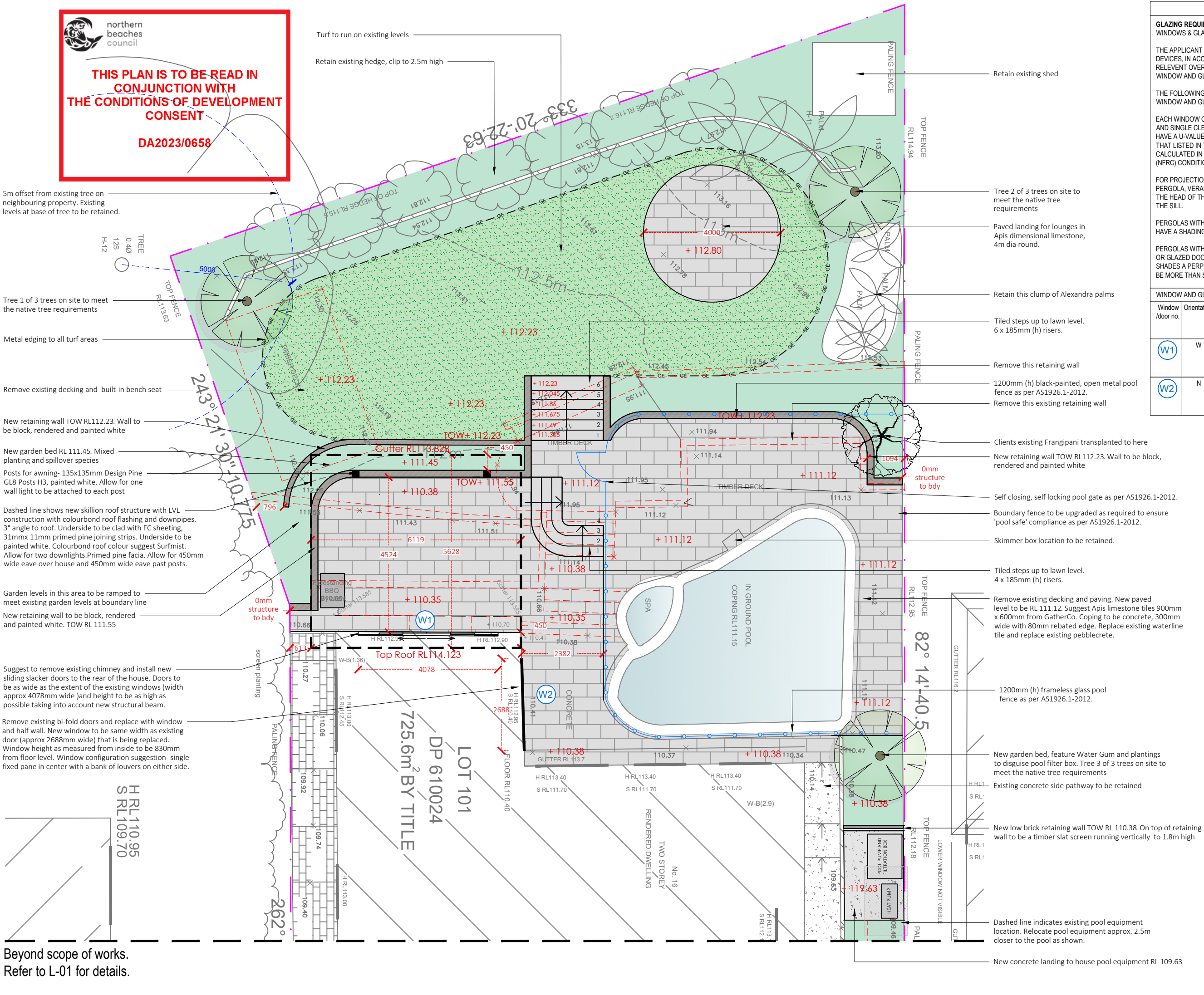
Note:
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BASIX REQUIREMENTS					
GLAZING REQUIREMENTS WINDOWS & GLAZED DOORS					
THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.					
THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:					
EACH WINDOW OR GLAZED DOOR WITH STANDARD ALUMINIUM OR TIMBER FRAMES AND SINGLE CLEAR OR TONED GLASS MAY EITHER MATCH THE DESCRIPTION, OR, HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE BELOW. TOTAL SYSTEM U-VALUES AND SHGC'S MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.					
FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500mm ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400mm ABOVE THE SILL.					
PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.					
PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50mm.					
WINDOW AND GLAZED DOORS GLAZING REQUIREMENTS					
Window /door no.	Orientation	Area of glass inc. frame (m²)	Overshadowing Height (m)	Shading device Distance (m)	Frame and glass type
W1	W	10.25	0	0	eave/verandah/pergola /balcony >=900mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	4.6	0	0	awning (adjustable) >=900mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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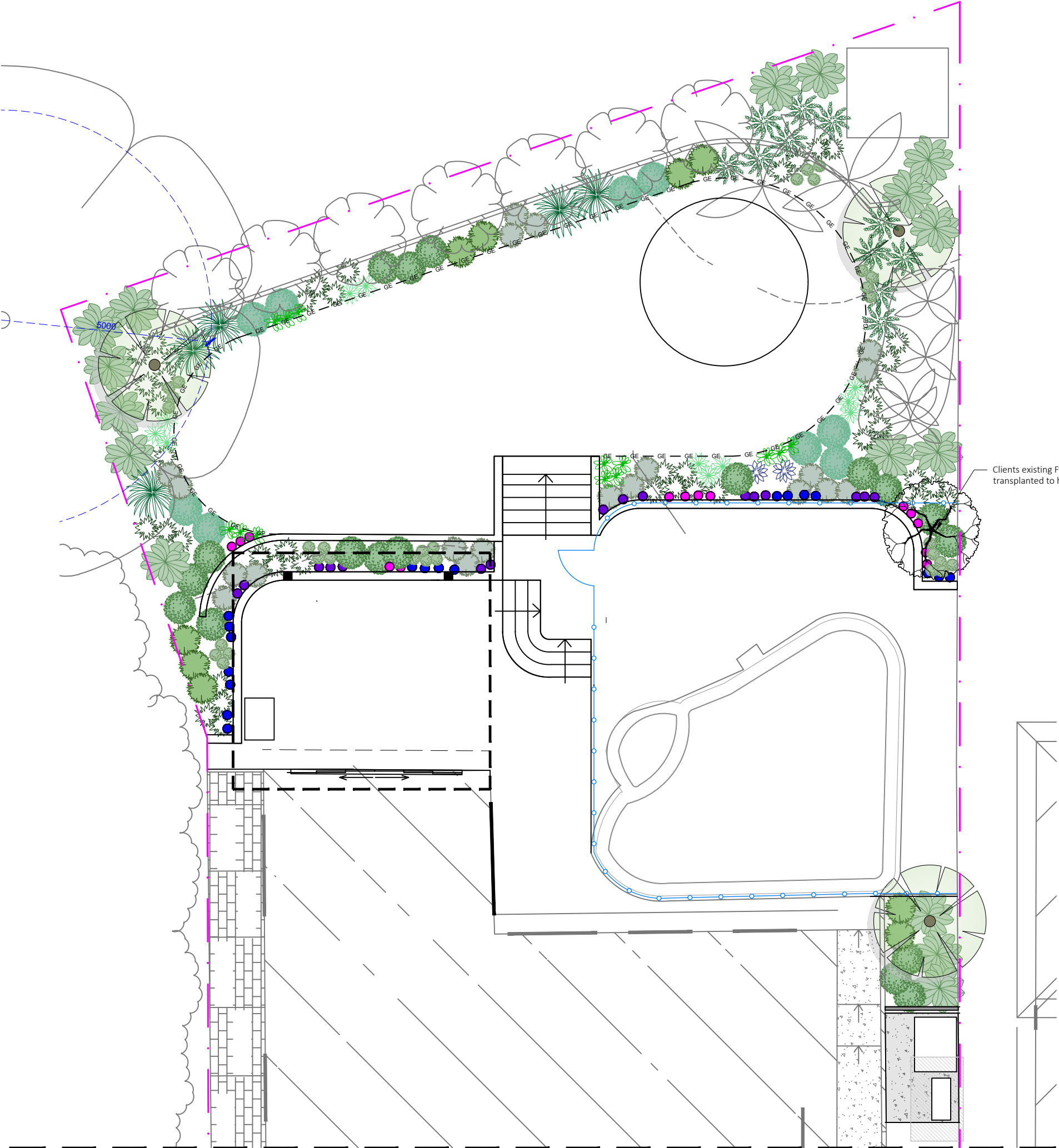
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Client:			
Purvis Residence			
Site Address:			
16 Waterview Street, Seaforth			
Drawing Title:			
Detail Plan			
Drawn by:		Project Number:	Scale:
Sam Snaith		231013	1:100 @ A3
AILDM # 1229			
Sheet Number:			
L-02 of 6			
Rev:	Date:	Issue:	Checked:
A	15/05/2023	DA Issue	BF

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Beyond scope of works.
Refer to L-01 for details.

Plant Schedule					
Sym	No.	Botanical Name	Common Name	Pot Size	Mature Height
	3	Agave 'Blue Glow'	Agave 'Blue Glow'	300mm	0.6m
	16	Alpinia nutans	Native Ginger	300mm	1.0m
	16	Casuarina 'Cousin It'	Casuarina 'Cousin It'	300mm	0.3m
	13	Cerastium tomentosum	Snow in Summer	150mm	0.2m
	20	Crassula 'Bluebird'	Crassula 'Bluebird'	200mm	0.7m
	11	Cycas revoluta	Cycad	200mm	1.0m
	11	Dianella 'Border Silver'	Dianella 'Border Silver'	200mm	0.6m
	18	Dichondra 'Silver Trails'	Dichondra 'Silver Trails'	150mm	0.1m
	5	Miscanthus sinensis 'Adagio'	Miscanthus sinensis 'Adagio'	200mm	1.0m
	42	Philodendron Zanadu	Philodendron Zanadu	200mm	0.6m
	18	Raphiolepis 'Oriental Pearl'	Raphiolepis 'Oriental Pearl'	200mm	1.0m
	14	Rosmarinus prostrata	Trailing Rosemary	150mm	0.3m
	9	Salvia 'Santa Barbara Purple'	Salvia 'Santa Barbara Purple'	200mm	0.8m
	27	Sansevieria trifasciata Green	Mother-in-laws Tongue	200mm	0.6m
	9	Strobilanthus gossypinus	Persian Shield	200mm	1.0m
	3	Tristanopsis laurina	Water Gum	75Ltr	5.0m

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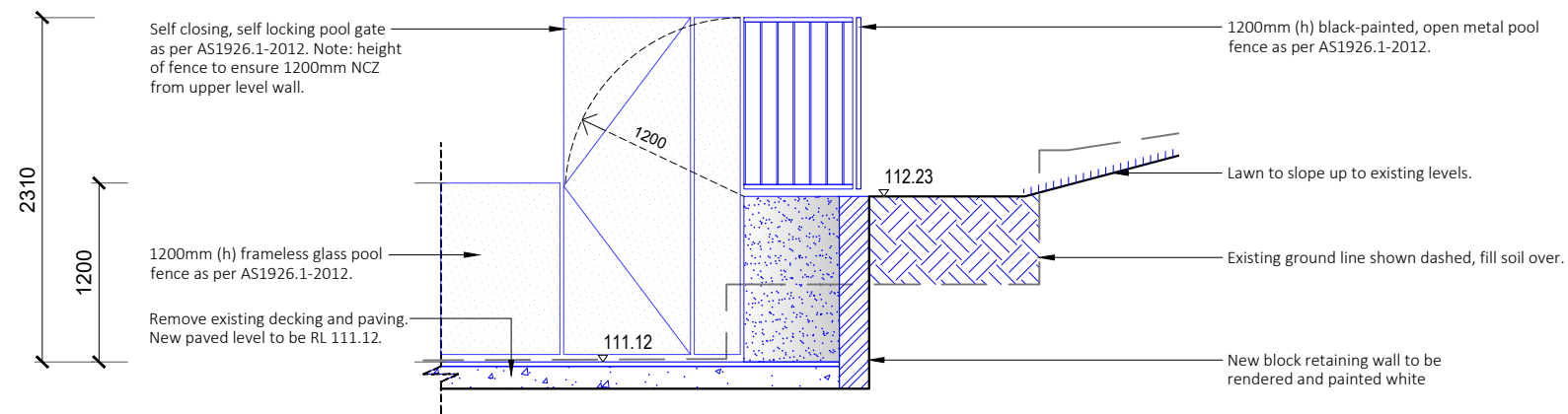
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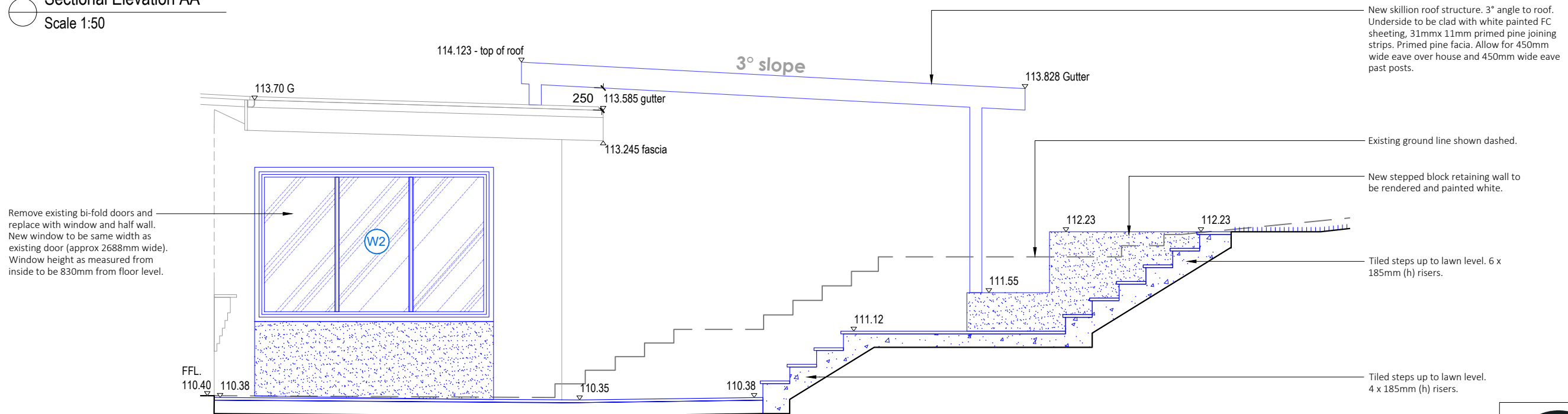
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Purvis Residence			
Site Address:			
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AILDM # 1229			
Sheet Number:			
L-03 of 6			
Rev:	Date:	Issue:	Checked:
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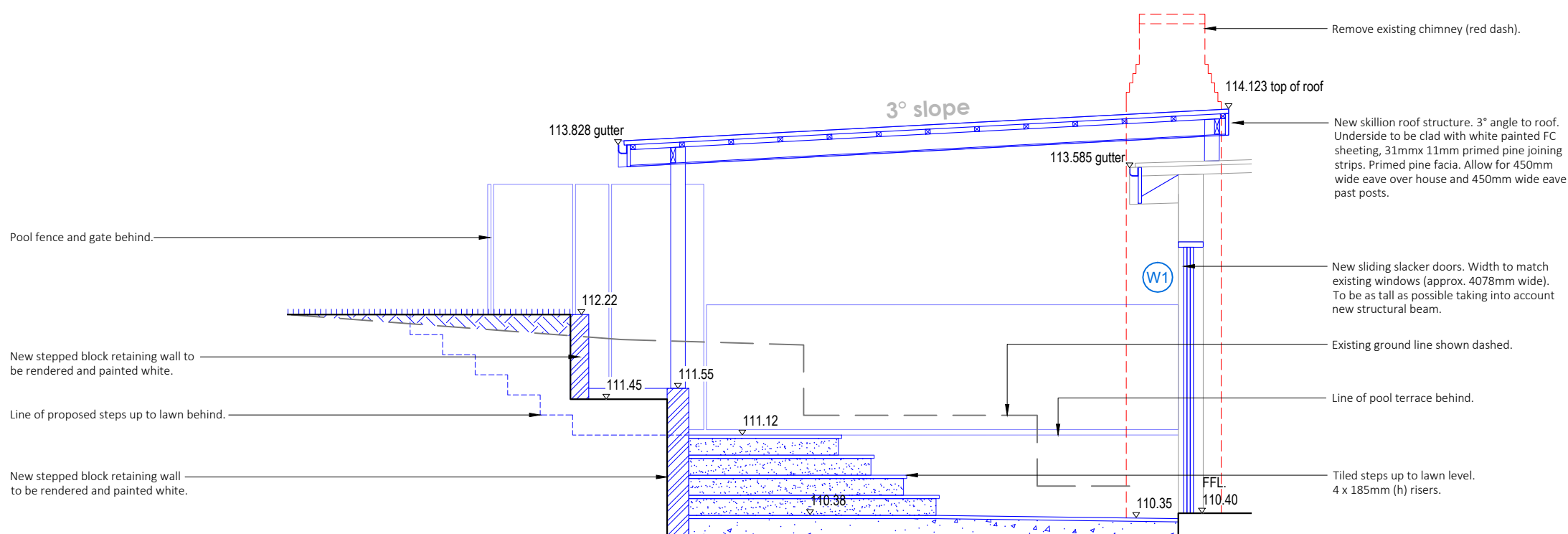
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Sectional Elevation AA
Scale 1:50



Sectional Elevation BB
Scale 1:50



Sectional Elevation CC
Scale 1:50



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Client:

Purvis Residence

Site Address:

16 Waterview Street, Seaforth

Drawing Title:

Sections and elevations

Drawn by:

Sam Snaith
AILDM # 1229

Project Number:

231013

Scale:

1:50 @ A3

Sheet Number:

L-04 of 6

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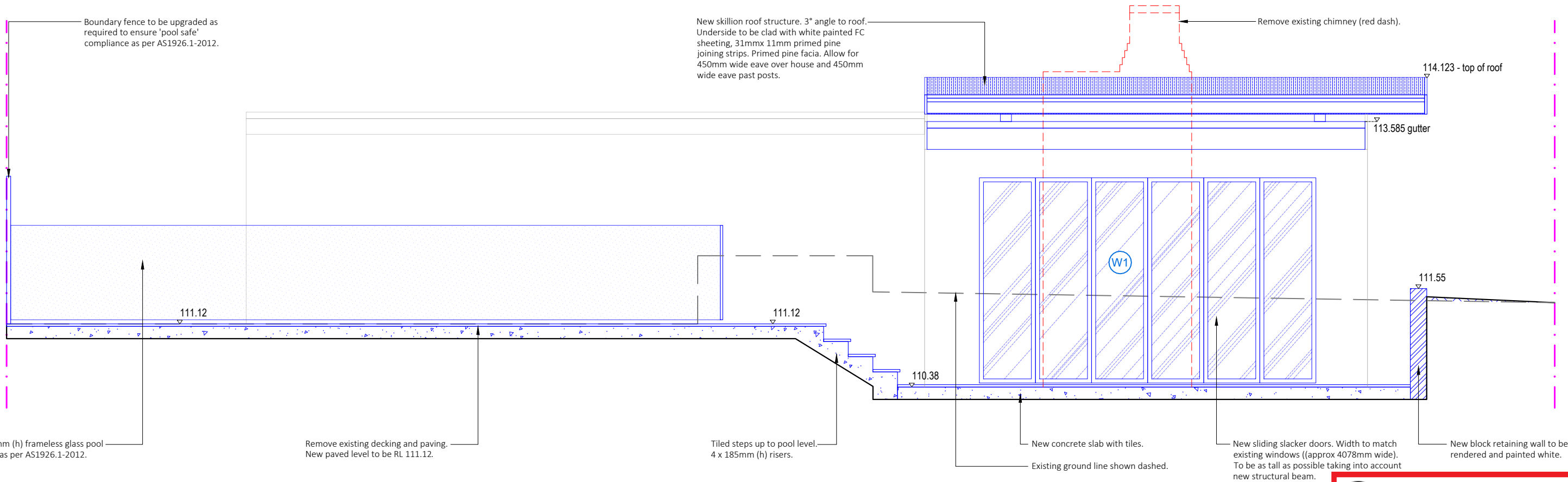
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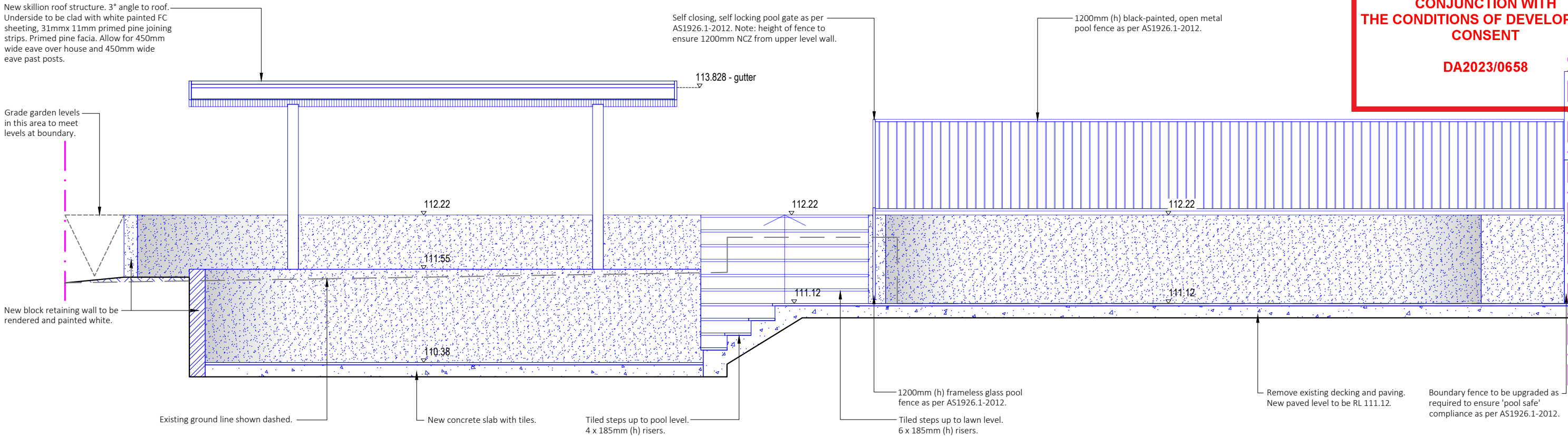
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Sectional Elevation DD
Scale 1:50




Sectional Elevation EE
Scale 1:50

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	Site Address: 16 Waterview Street Seaforth		Drawn by: Sam Snaith AILD # 1229	Project Number: 231013	Scale: 1:50 @ A3	Sheet Number: L-05 of 6							