ISSUE FOR DA APPROVAL

272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING SCHEDULE

| SHEET NO. | DRAWING NAME | SHEET NO. | DRAWING NAME |
|-----------|--------------------------------------|-----------|--------------------------------------|
| A000 | Title Sheet | A302 | Eastern Elevation: Proposed |
| A100 | Erosion and Sediment Control Plan | A303 | Northern Elevation: Proposed |
| A101 | Site Analysis Plan | A304 | Western Elevation: View from No. 270 |
| A200 | Ground Floor: Demolition Plan | A305 | Building Envelope Diagram |
| A201 | Basement: Proposed Plan | A400 | Longitudinal Section: Proposed |
| A202 | Lower Ground Floor: Proposed Plan | | |
| A203 | Ground Floor: Proposed Plan | | |
| A204 | First Floor: Proposed Plan | | |
| A205 | Second Floor: Proposed Plan | | |
| A206 | Roof: Proposed Plan | | |
| A207 | Basement: Area Calculation | | |
| A208 | Lower Ground Floor: Area Calculation | | |
| A209 | Ground Floor: Area Calculation | | |
| A210 | First Floor: Area Calculation | | |
| A211 | Second Floor: Area Calculation | | |
| A300 | Southern Elevation: Proposed | | |
| A301 | Western Elevation: Proposed | | |

BASIX NOTES

THE APPLICANT MUST INSTALL SHOWER HEADS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TOILETS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING

THE APPLICANT MUST INSTALL TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL BASIN TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING

THE APPLICANT MUST INSTALL A RAIN WATER TANK OF AT LEAST 3,000L, WHICH MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AUTHORITIES TO COLLECT RAIN RUNOFF FROM AT LEAST 265 M2 OF THE ROOF AREA OF THE DEVELOPMENT & CONNECTED TO ALL TOILETS & 1 OUTDOOR TAP

THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER UNIT WITH A MINIMUM 6 STAR RATING

THE APPLICANT MUST INSTALL A COOLING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING THE APPLICANT MUST INSTALL A HEATING SYSTEM IN AT LEAST 1 LIVING ROOM & REDROOM WITH AN EER 3.5 - 4 RATING

ALL HEATING & COOLING SYSTEMS MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING ROOMS & BEDROOMS THE APPLICANT MUST INSTALL EXHAUST SYSTEMS TO THE KITCHEN, LAUNDRY & AT LEAST 1 BATHROOM WITH OPERATION CONTROL & A MANUAL ON/OFF SWITCH DUCTED TO THE FACADE OR ROOF

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING

THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN THE KITCHEN FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN 4 BATHROOMS FOR NATURAL LIGHTING

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN

THE APPLICANT MUST CONSTRUCT EACH FRIDGE SPACE IN THE DEVELOPMENT SO THAT IS WELL VENTILATED

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

EXTERNAL WALL: OFF FORMED CONCRETE - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) INTERNAL WALL: THROUGHOUT - REQUIRES ADDITIONAL INSULATION R2.5

FLOOR: SUSPENDED CONCRETE SLAB / CONCRETE SLAB ON GROUND - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) + R1.0 TO EDGE OF SUSPENDED CONCRETE SLABS

GLAZING GENERALLY TO HAVE COMBINED FRAME & GLASS VALUES OF U-VALUE: 2.23, SHGC: 0.39

EASTERN & WESTERN WINDOWS TO HABITABLE ROOMS MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED SKYLIGHTS THROUGHOUT MUST HAVE ADJUSTABLE EX

2 X 1200MM CEILING FANS MUST BE INSTALLED TO THE

CALCULATIONS

SITE AREA

PROPOSED AREAS BASEMENT / GARAGE LOWER GROUND FLOOR **GROUND FLOOR** SECOND FLOOR

TOTAL AREA

TOTAL AREA (EXCLUDING GARAGE) PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014 MAXIMUM F.S.R. (EXCLUDING GARAGE) = 0.5:1

TOTAL LANDSCAPED AREA (INCLUDING GREEN ROOFS) PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014

MINIMUM LANDSCAPED AREA = 60% OF TOTAL SITE AREA

beaches THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT

> CONSENT DA2022/2277

EXTERNAL FINISHES & MATERIALS SELECTION

FINISH

| AREA | FINISH | IMAGE |
|---|---|-------|
| EXTERNAL MASONRY WALLS OFF-FORMED CONCRETE | OFF-FORMED CONCRETE COLOUR: NATURAL CONCRETE | |
| | | |
| EXTERNAL LIGHT WEIGHT CLADDING TIMBER CLADDING: HARDWOOD | NATURAL HARDWOOD CLADDING COLOUR: NATURAL | |
| EXTERNAL MASONRY WALLS DRY STACKED STONE | SANDSTONE BLOCK, DRY STACKED COLOUR: NATURAL | |
| EXTERNAL DOORS & WINDOWS | ALUMINIUM FRAMED, PRE-FINSHED COLOUR: MONUMENT | |
| TIMBER SCREENING | TIMBER BATTENS CONCEAL FIXED TO POWDER-COATED STEEL FRAME BATTEN COLOUR: NATURAL FRAME COLOUR: MONUMENT | |
| FLASHING, GUTTERS & DOWNPIPES | ALUMINIUM, PRE-FINSHED COLOUR: MONUMENT | |

IMAGE



AVENUE ONE DESIGN

- SURRY HILLS, NSW : +612 9054 1234 : INFO@AVENUEONEDESIGN.COM.AU

27.07.2023 PROJECT NO AO242 SCALE

NTS

JASON & TANYA PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING ISSUE DATE ISSUED ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL 30.01.2023 22.05.2023 26.05.2023 ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL

PROJECT

20.06.2023

22.06.2023

COVER PAGE Title Sheet

NEW BUILD

Whale Beach House

PROJECT STATUS DA APPROVAL

DRAWING ID A000

REVISION Ν

SITE NOTES

EROSION & SEDIMENT CONTROL NOTES

SLOPING SITE FROM NORTH TO SOUTH

RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS

RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE

DOWNSTREAM EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION

BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE

REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)

ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS

THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT & OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS

ALL EROSION & SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT

CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS

ALL DISTURBED AREAS ARE RENDERED FROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR

ALL WATER PUMPED OR OTHERWISE REMOVED FROM ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH & MARINE WATERS

PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (& UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)

ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION

ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED, INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOLIRS, IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED & A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.

IN THE EVENT OF A STORM, ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSTREAM



THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/2277



PROVISION AREA FOR STOCKPILING OF MATERIALS AREA FOR STORING EXCAVATED MATERIAL



TRADE WASTE RECEPTABLE LOCATION

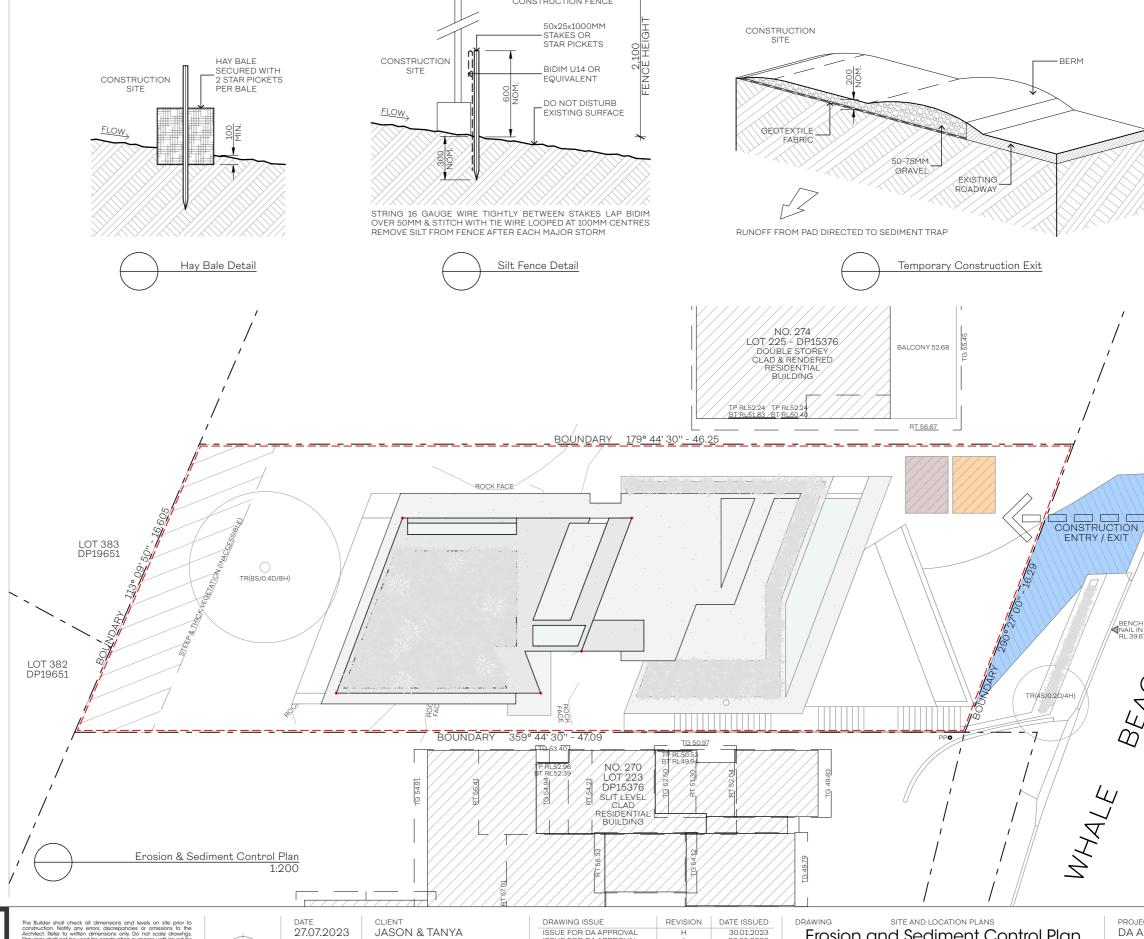
2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL

IMPERVIOUS AREA CALCULATIONS

NOTE: UNCOVERED DECK IS NOT INCLUDED AS IMPERVIOUS AREA

TEMPORARY CONSTRUCTION EXIT, REFER TO DETAIL

EXISTING IMPERVIOUS AREA NEW IMPERVIOUS AREA



STEEL FRAMED CYCLONE



AVENUE ONE DESIGN

- SURRY HILLS, NSW +612 9054 1234
- Builder shall check all dimensions and levels on site prior truction. Notify any errors, discrepancies or omissions to t tect. Refer to written dimensions only. Do not scale drawin ings shall not be used for construction purposes until issued ruction. This drawing reflects a design by Avenue One and is ed only for work when authorised in writing by Avenue One.



PROJECT NO AO242

1:200@A3

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL 30.01.2023 22.05.2023 26.05.2023 20.06.2023 ISSUE FOR DA APPROVAL 22.06.2023 ISSUE FOR DA APPROVAL ISSUE FOR DA APPROVAL

Erosion and Sediment Control Plan

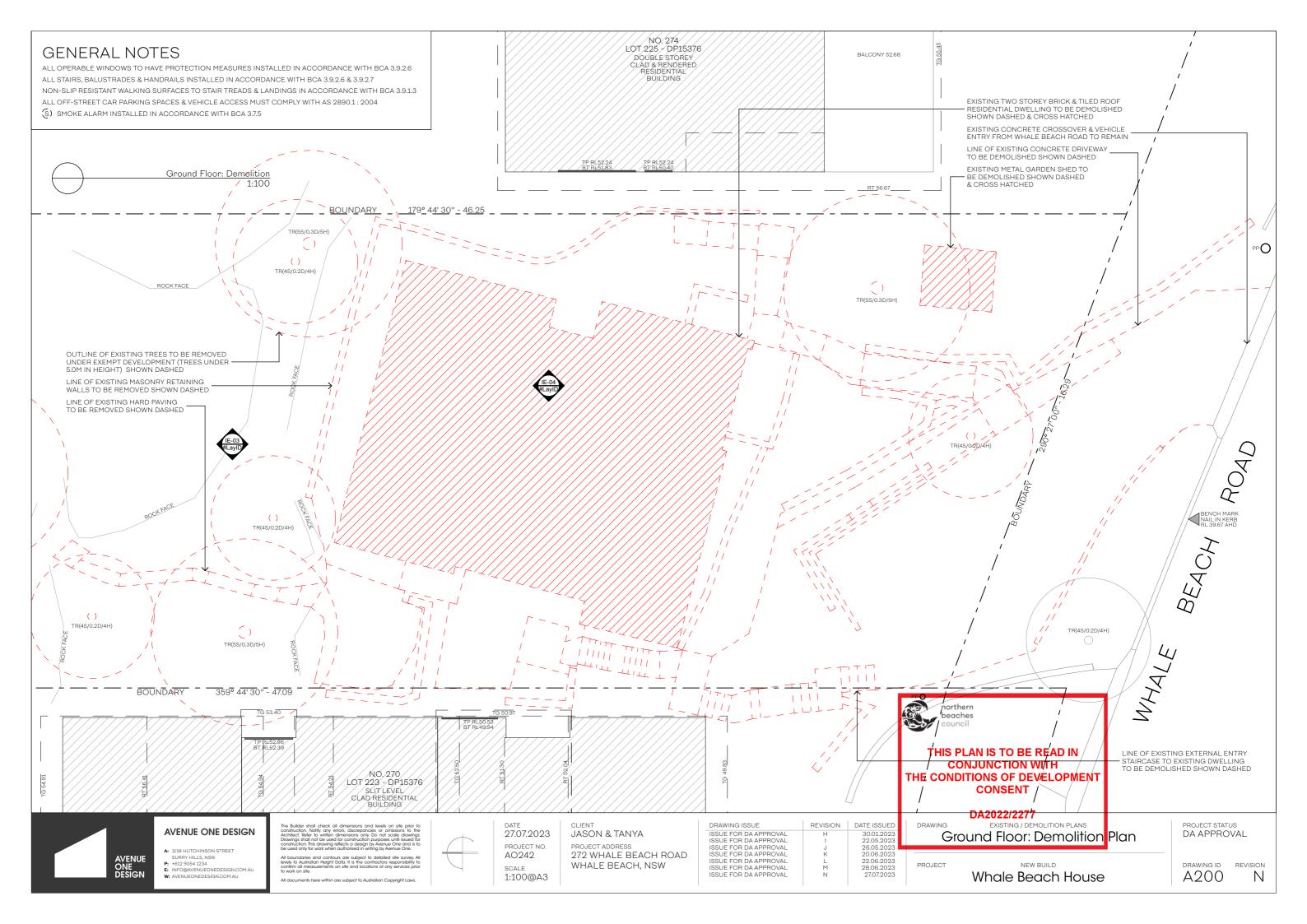
PROJECT NEW BUILD Whale Beach House

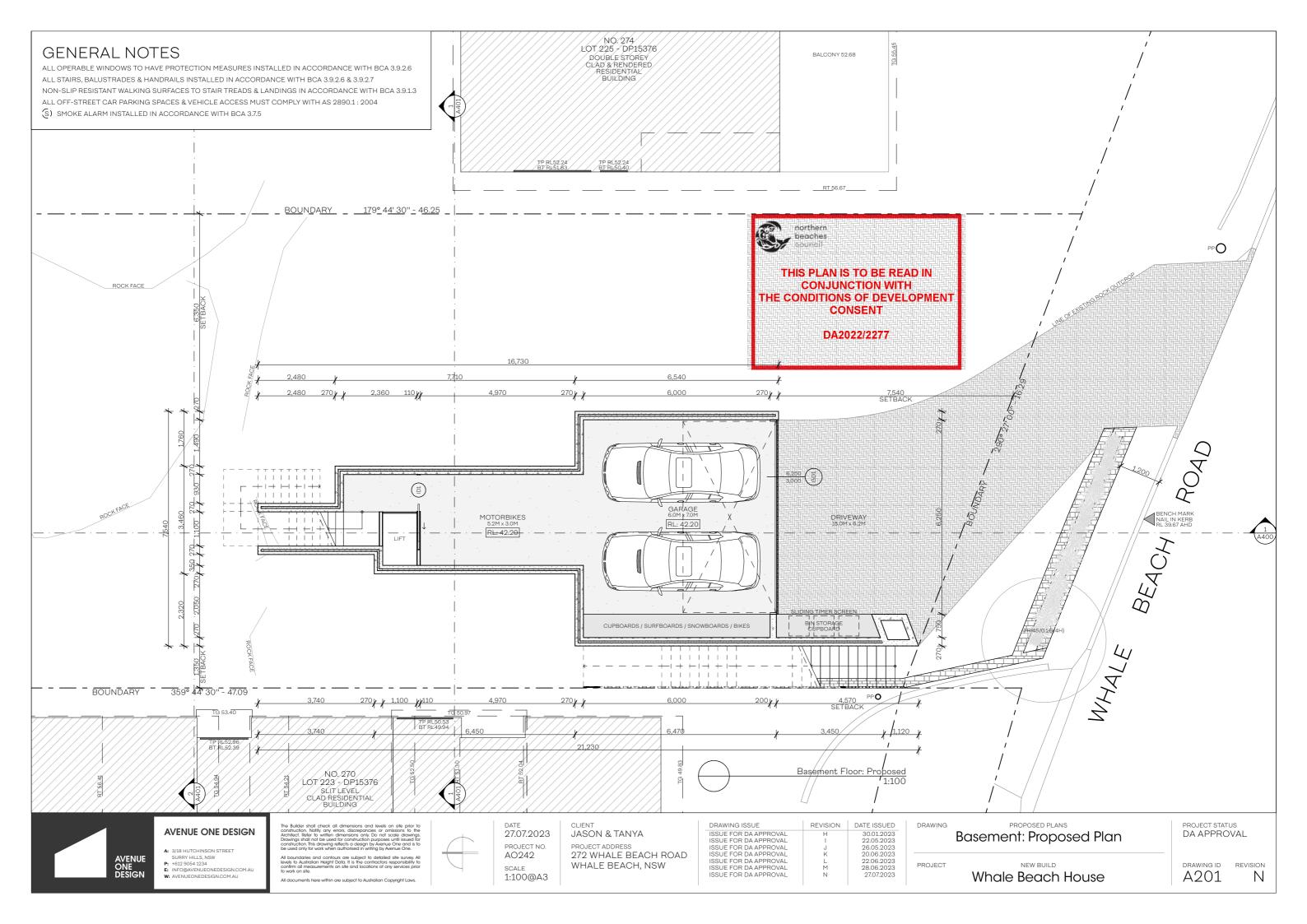
PROJECT STATUS DA APPROVAL

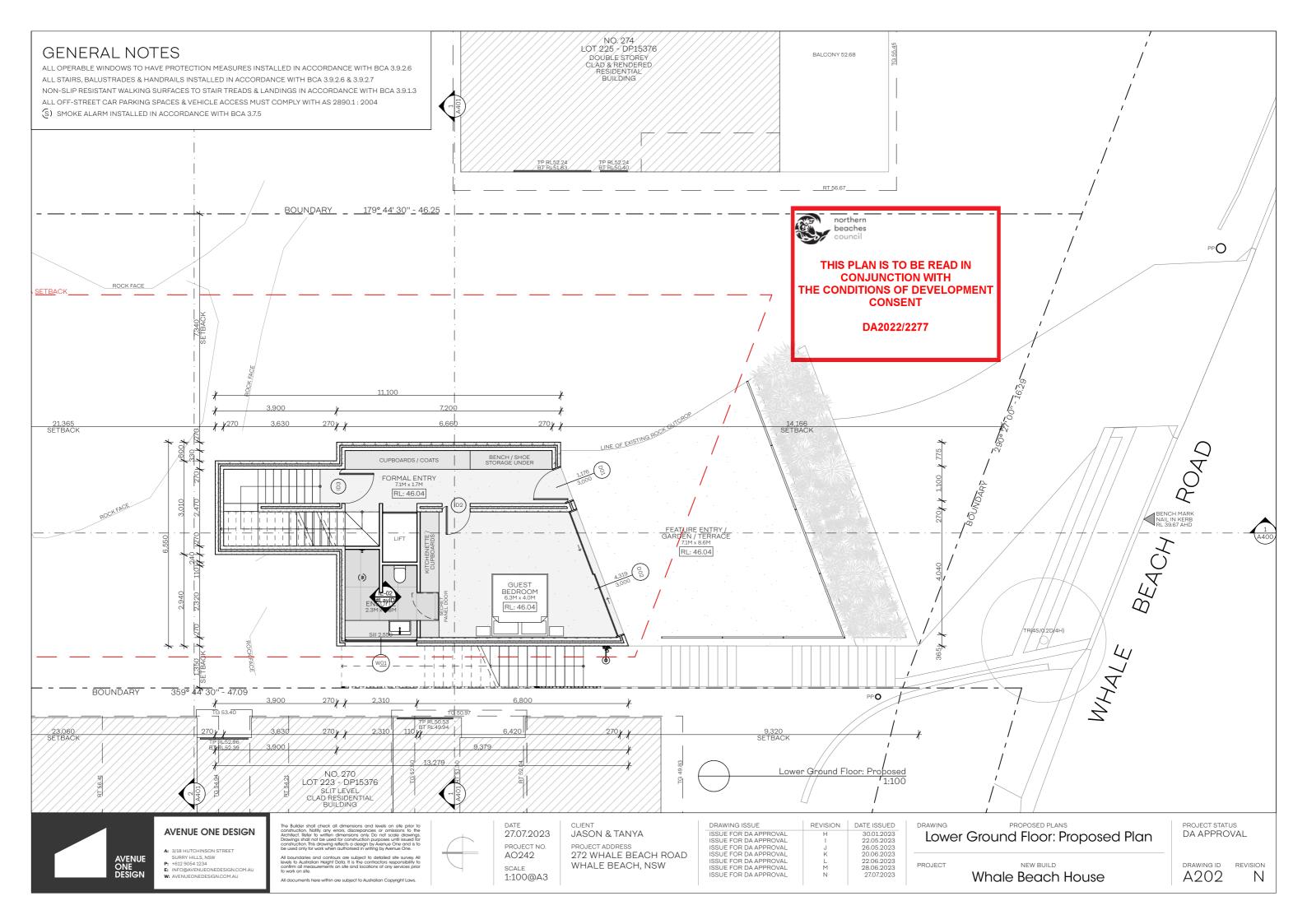
PPO

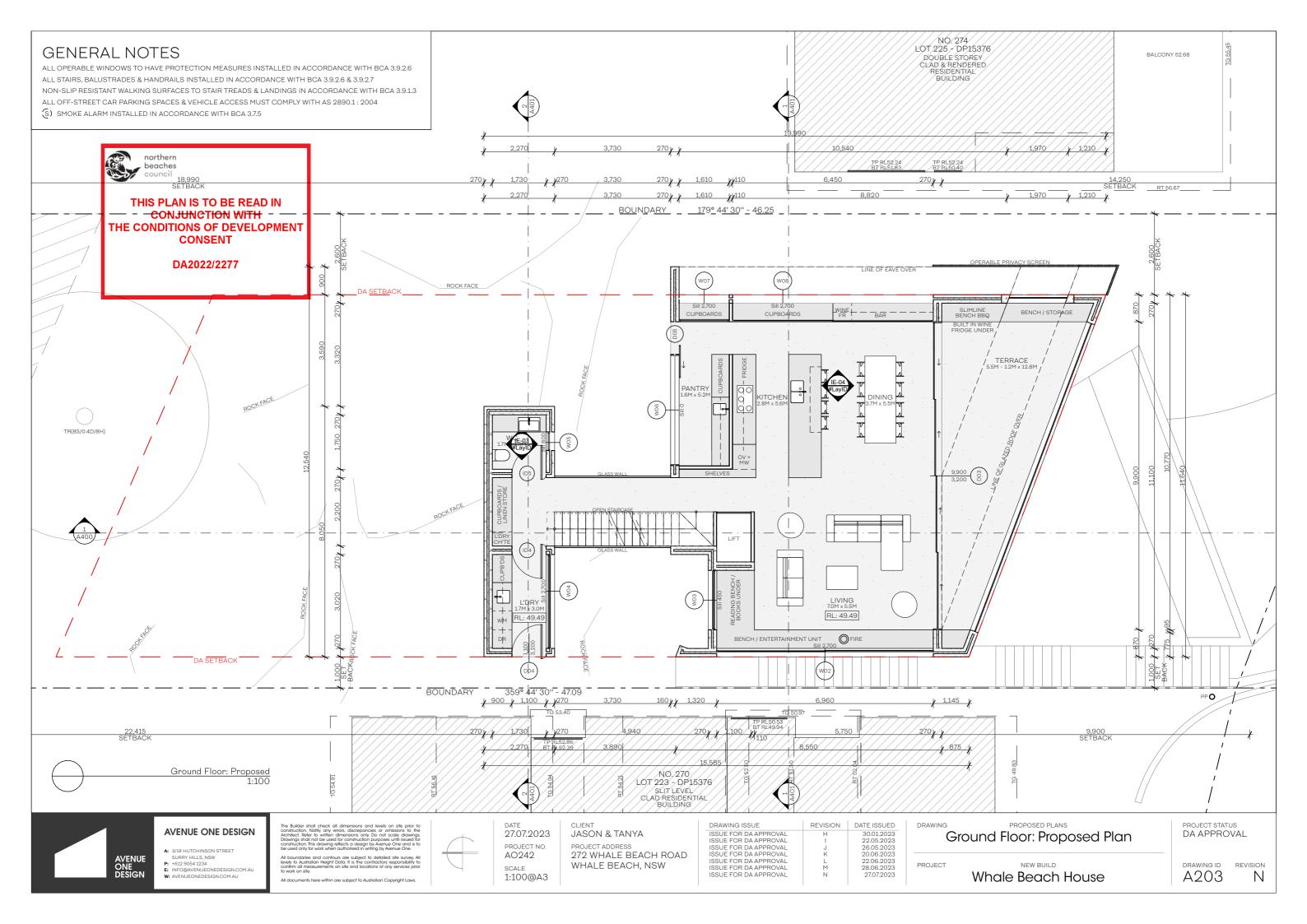
DRAWING ID A100

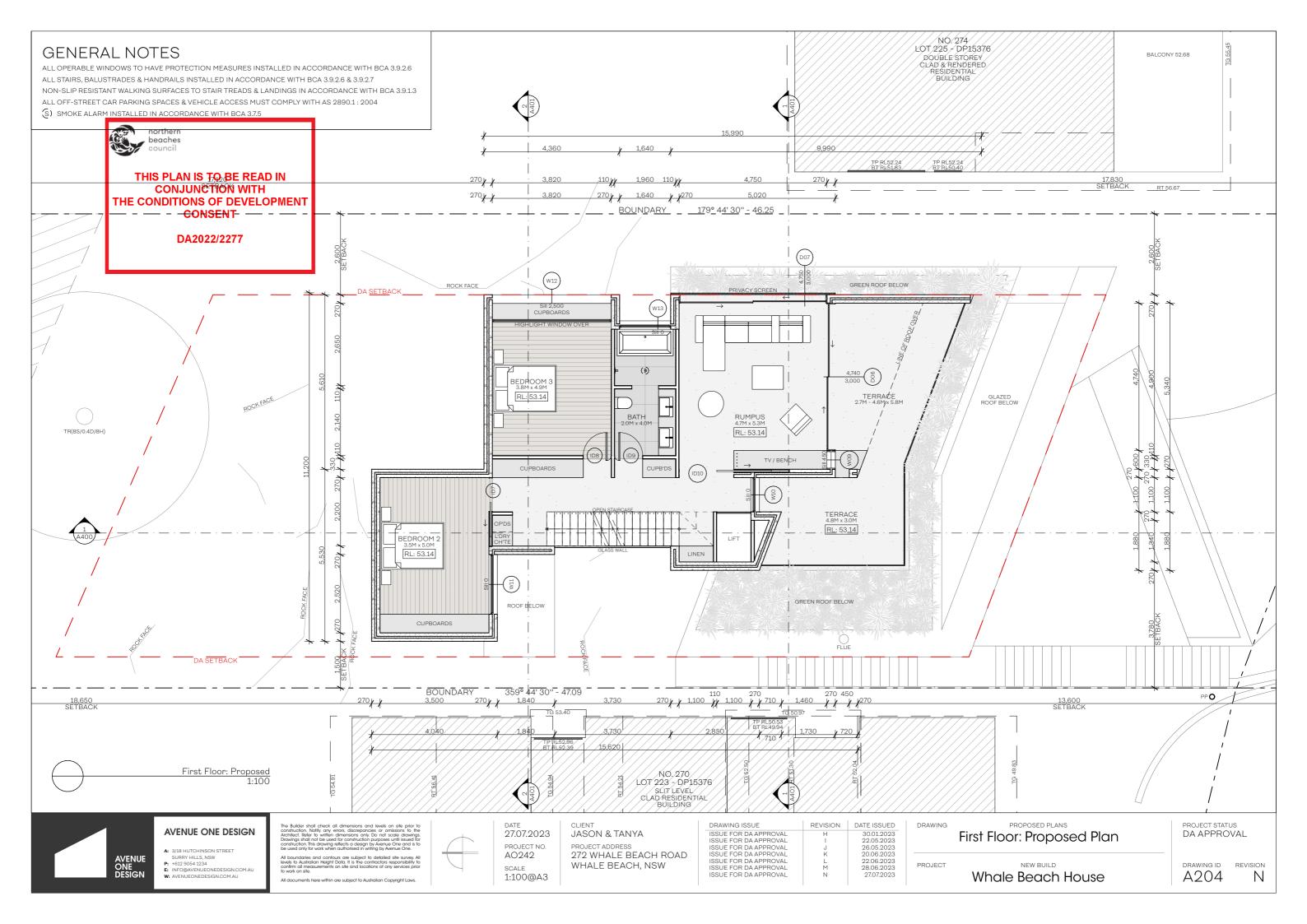
REVISION Ν

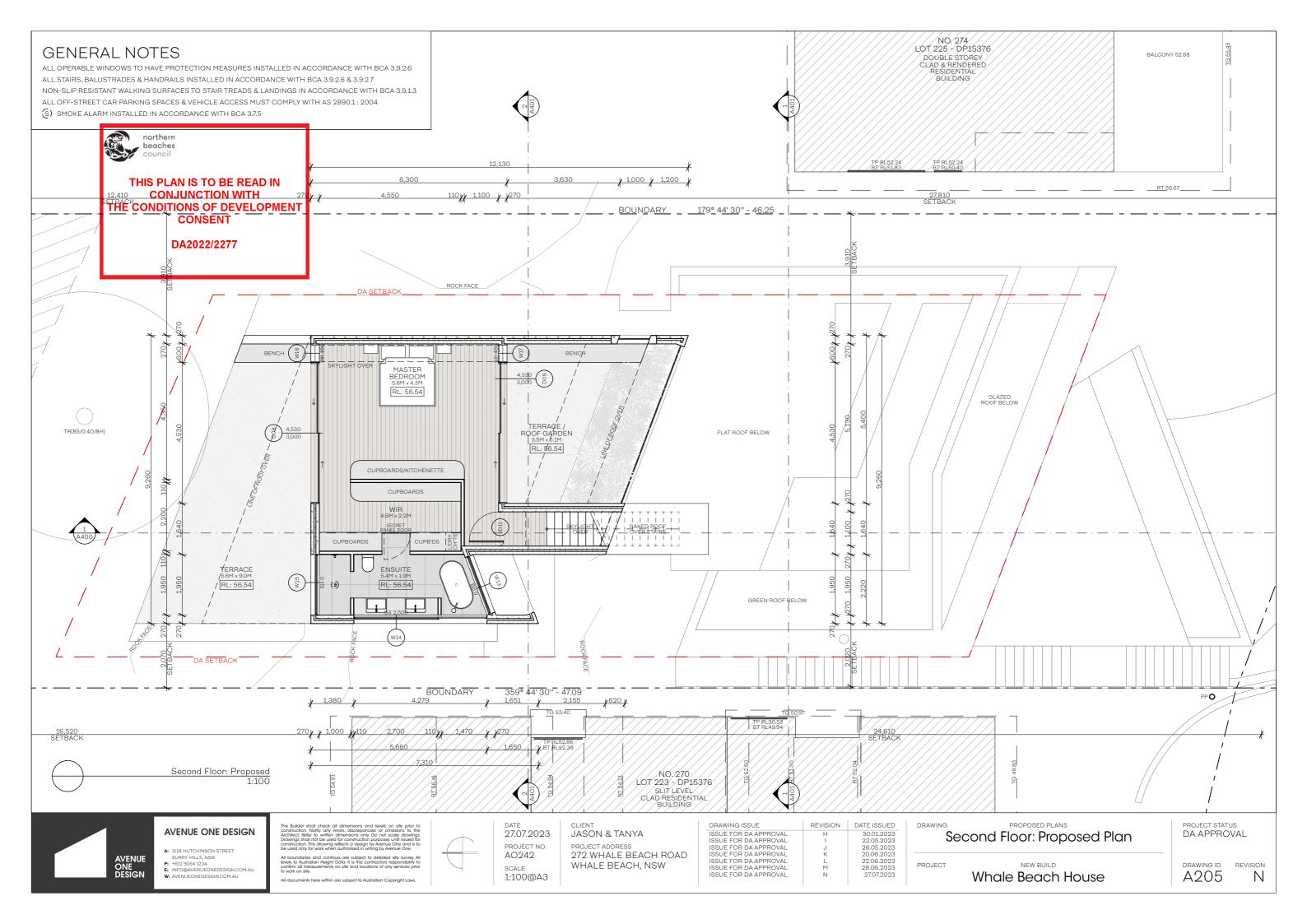


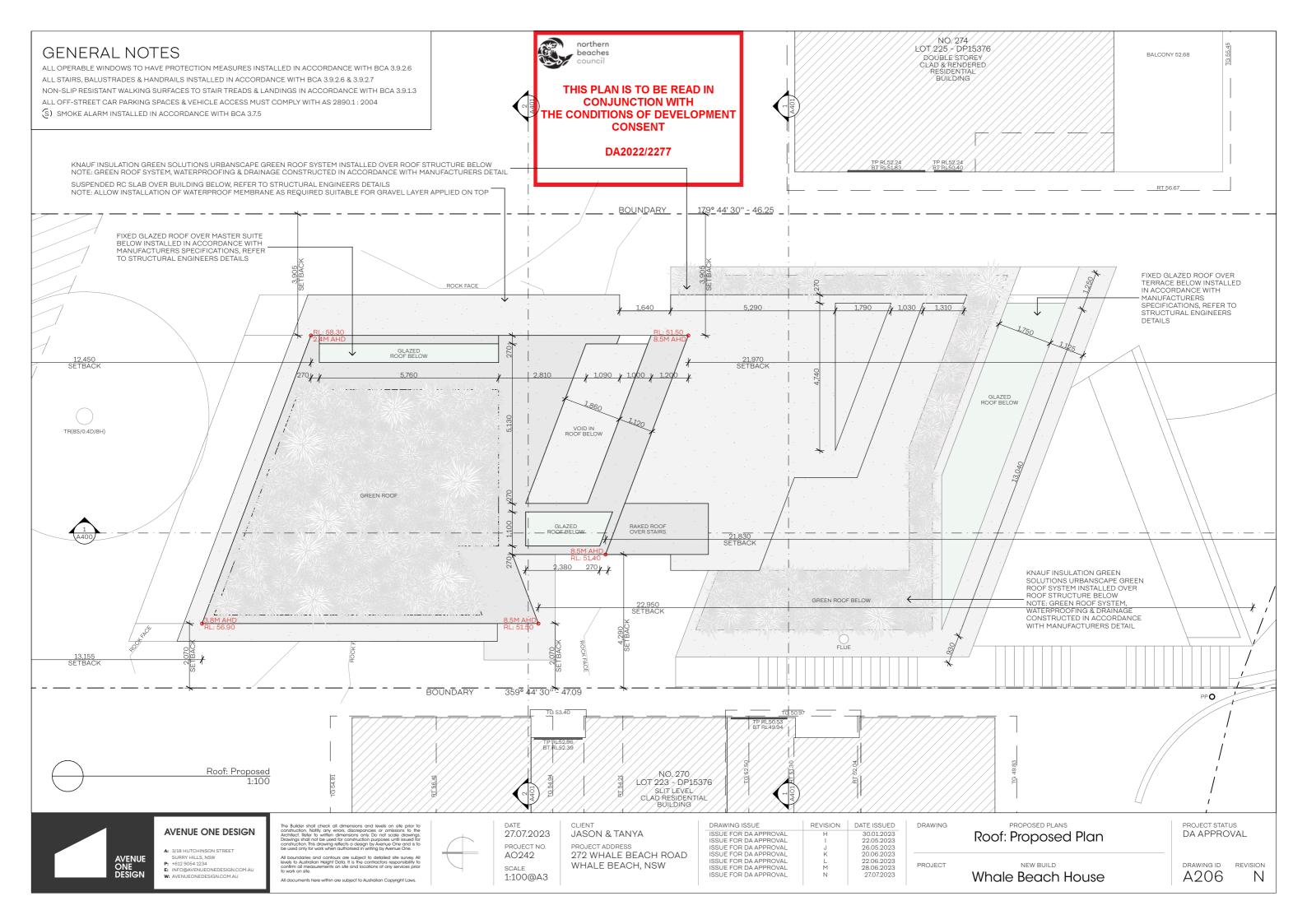


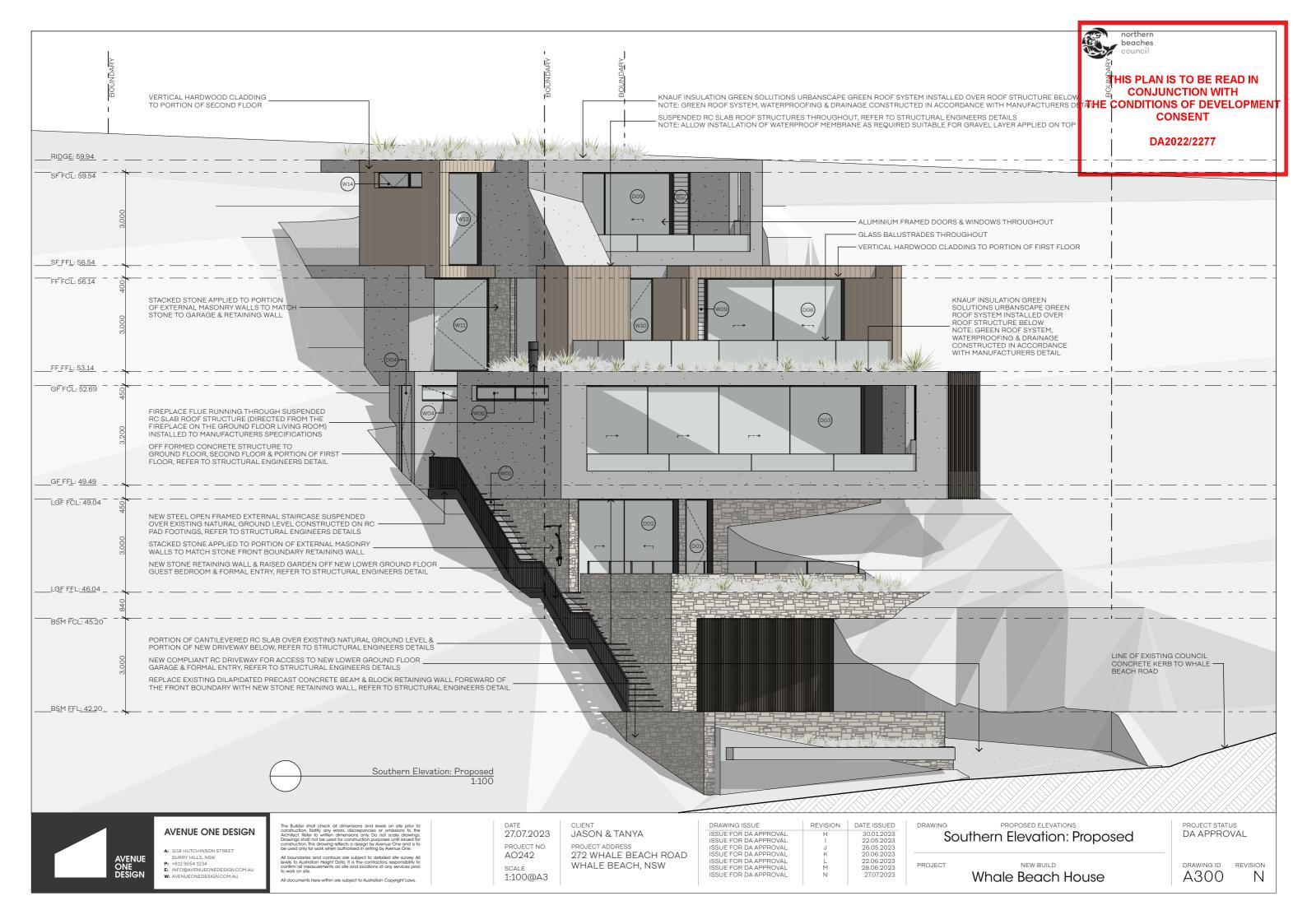


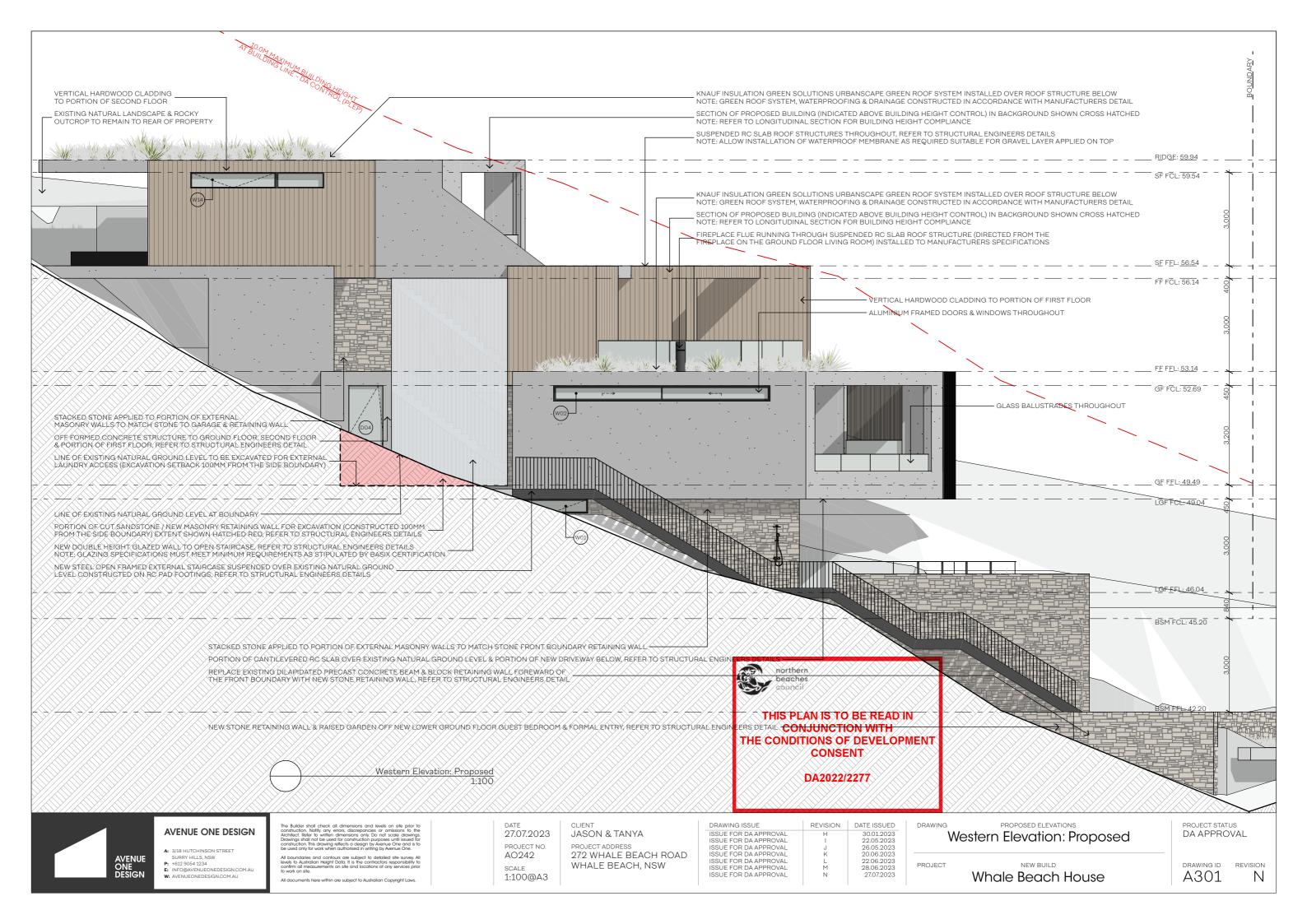


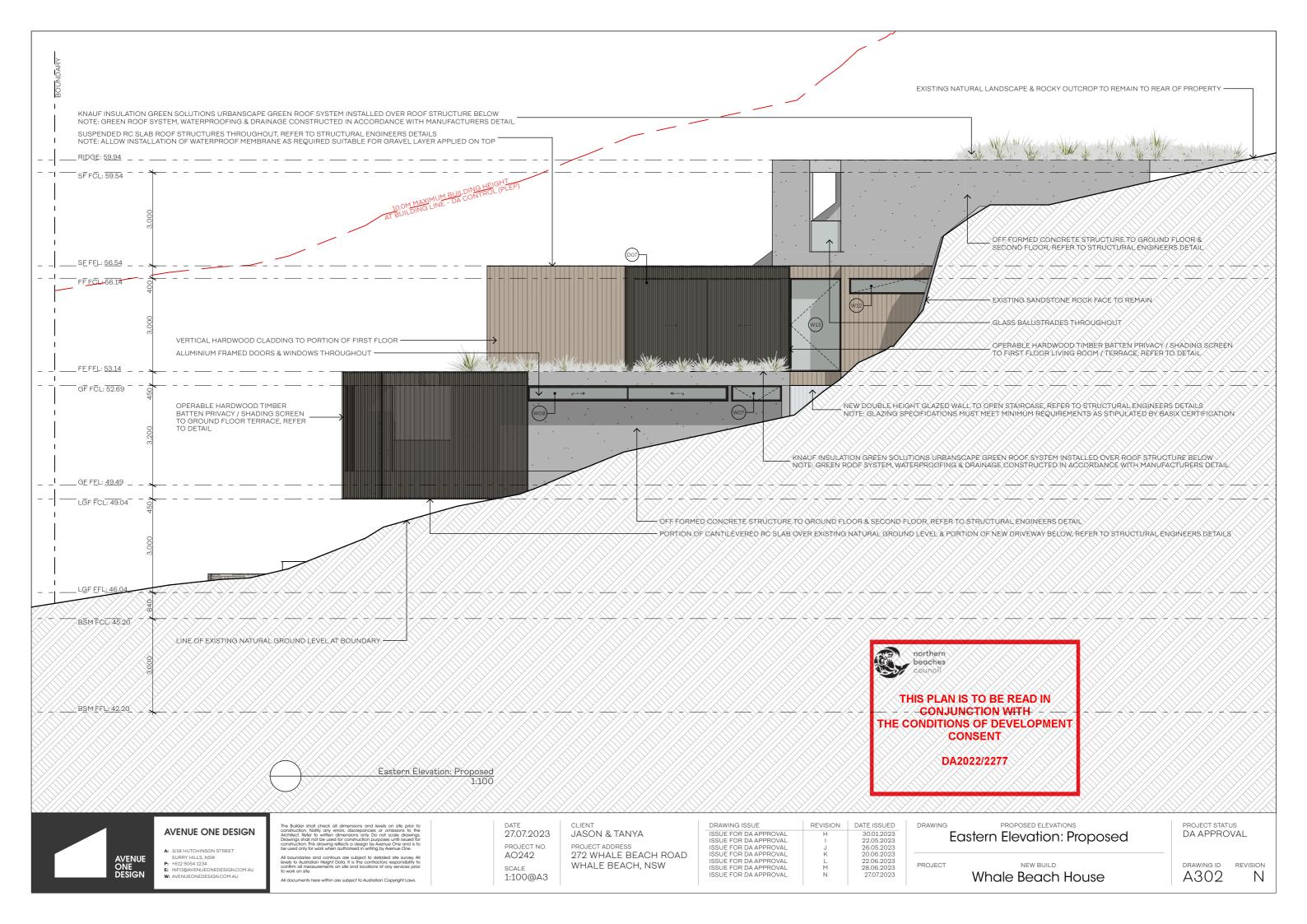


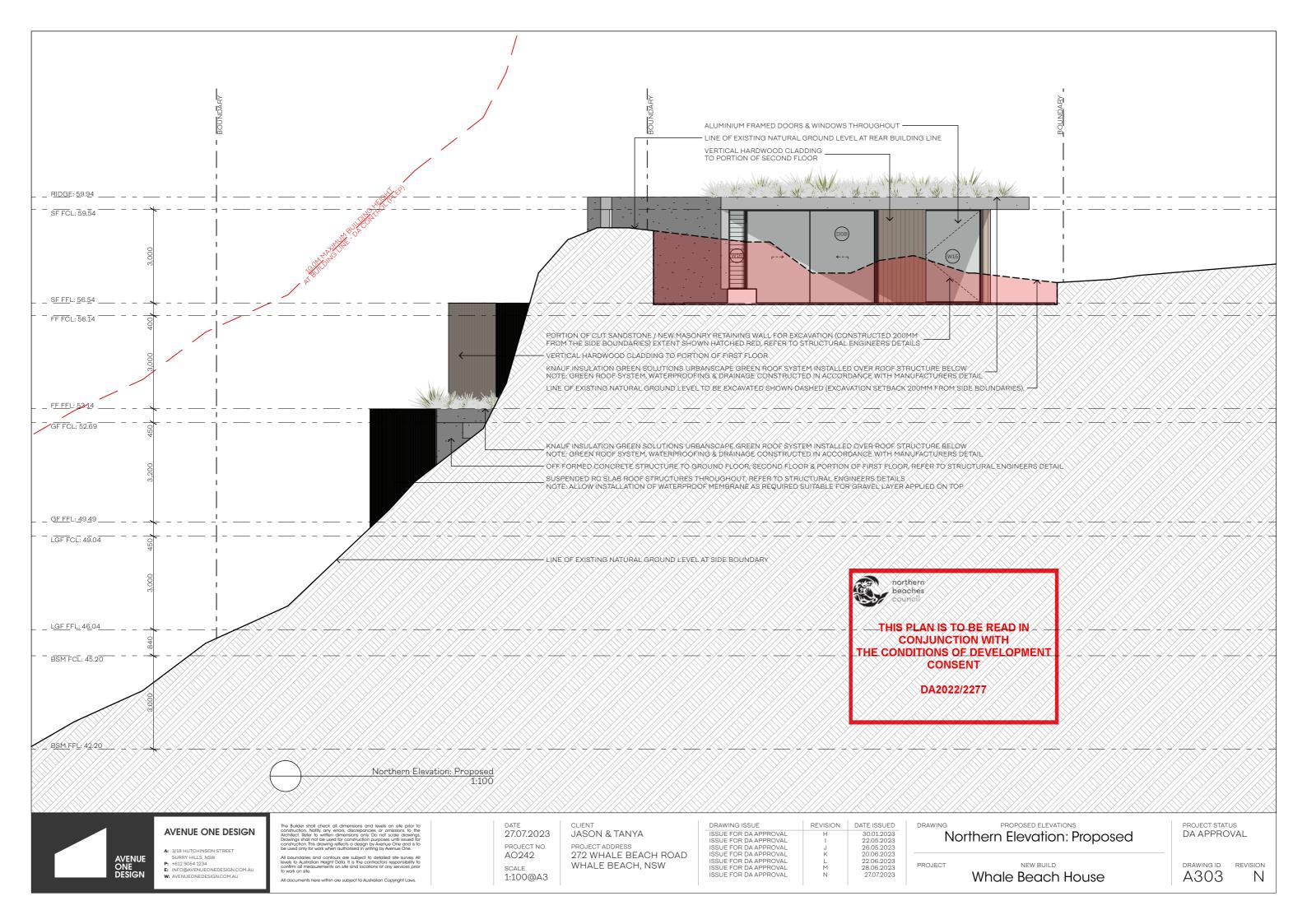


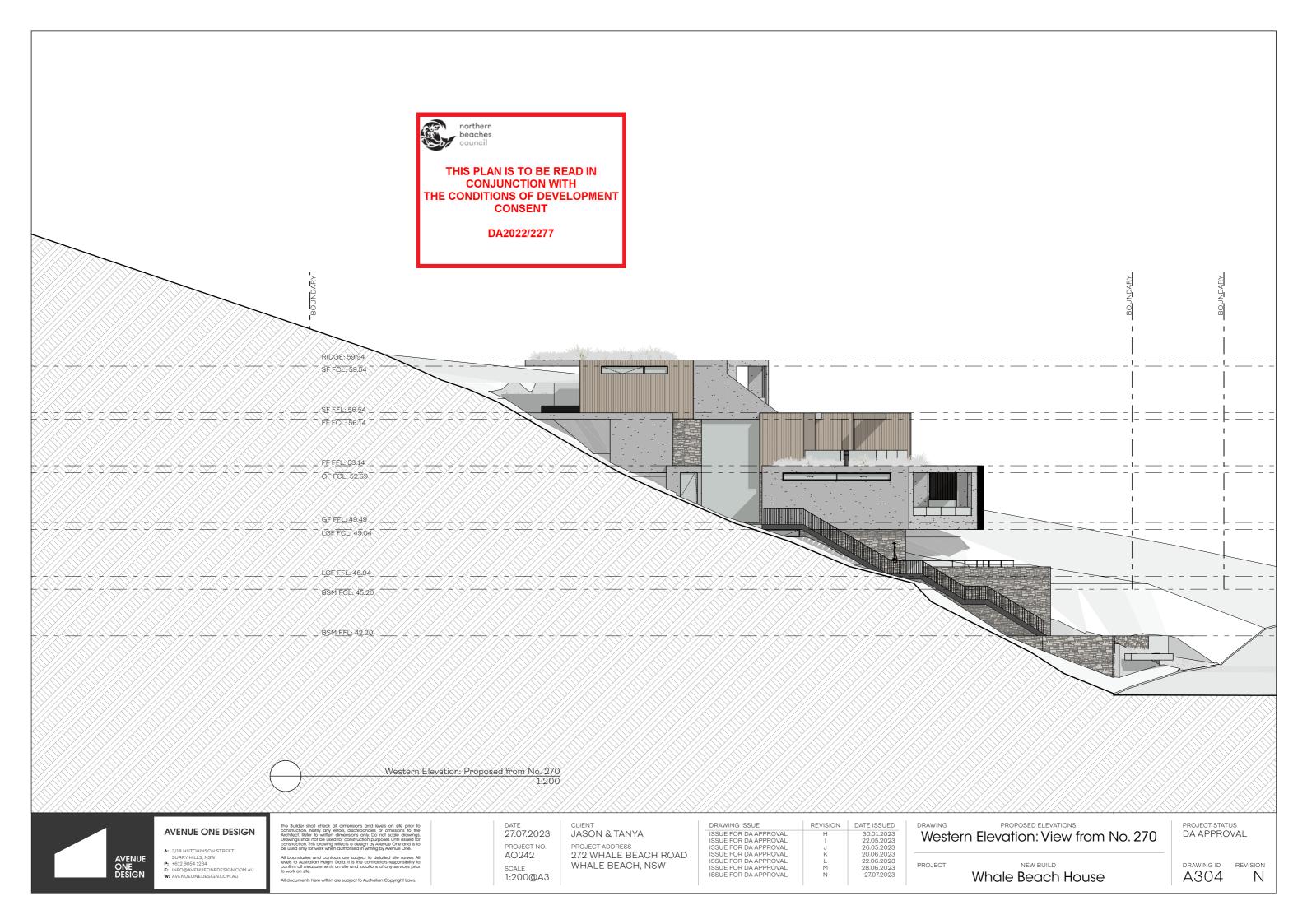


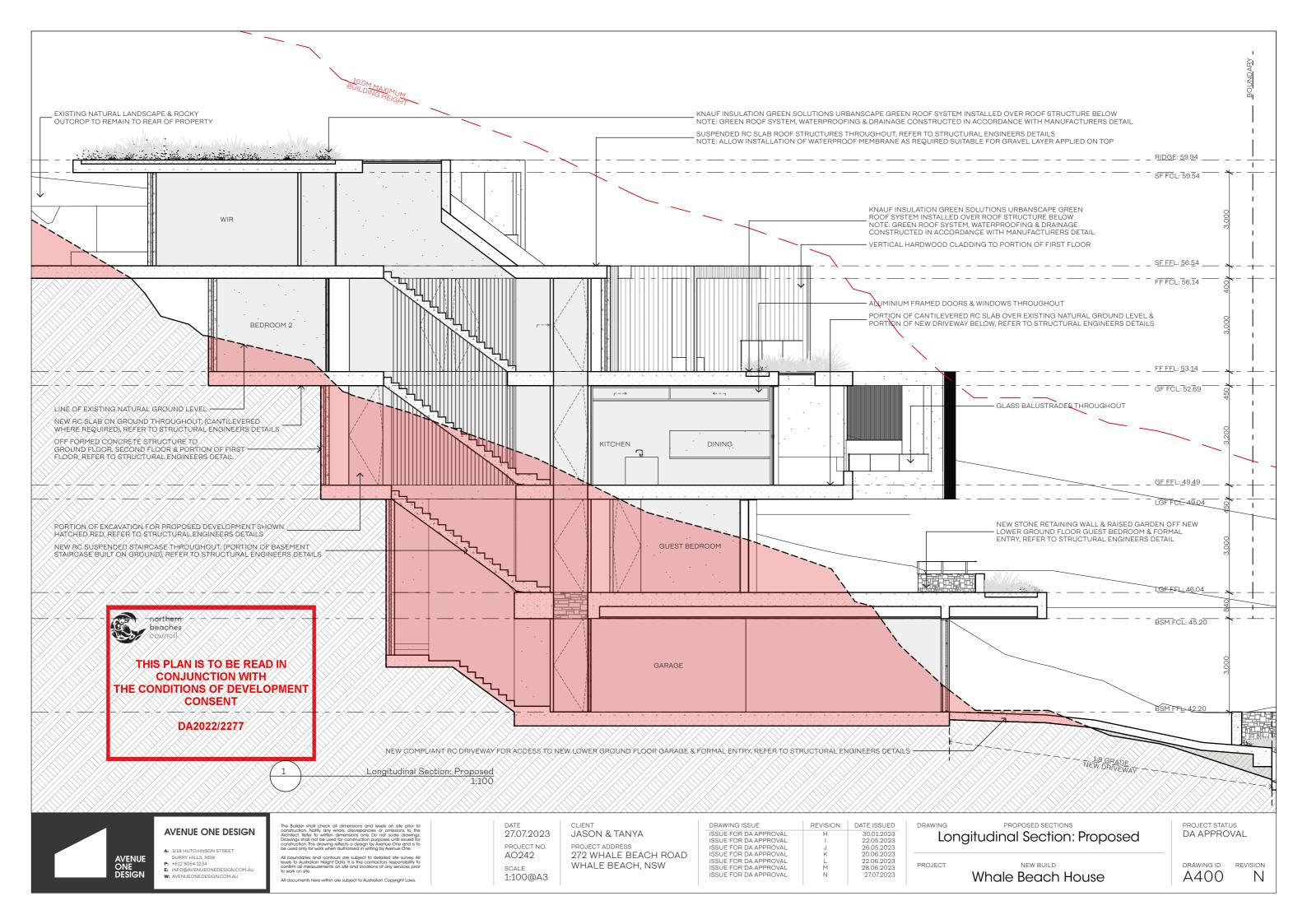


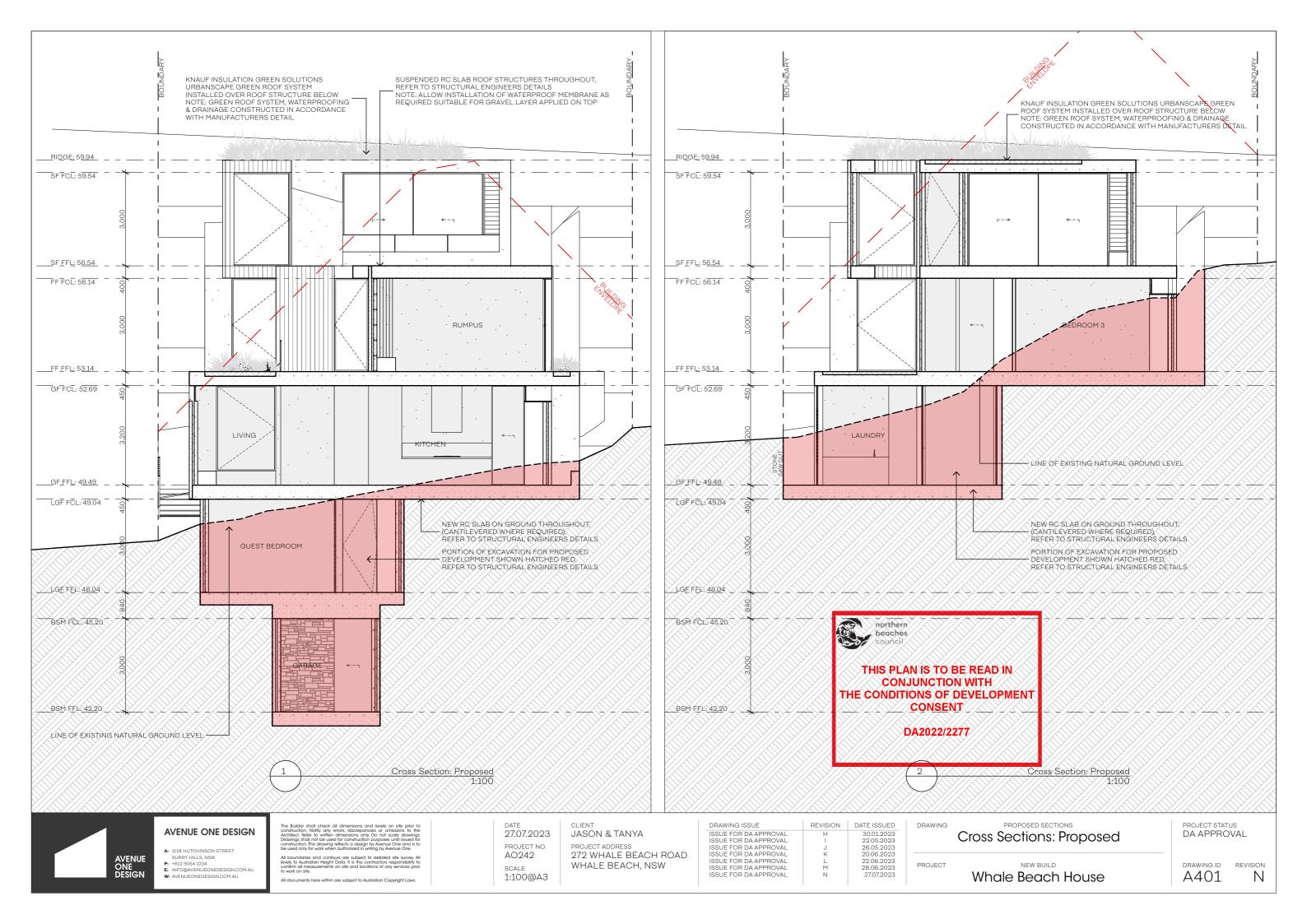


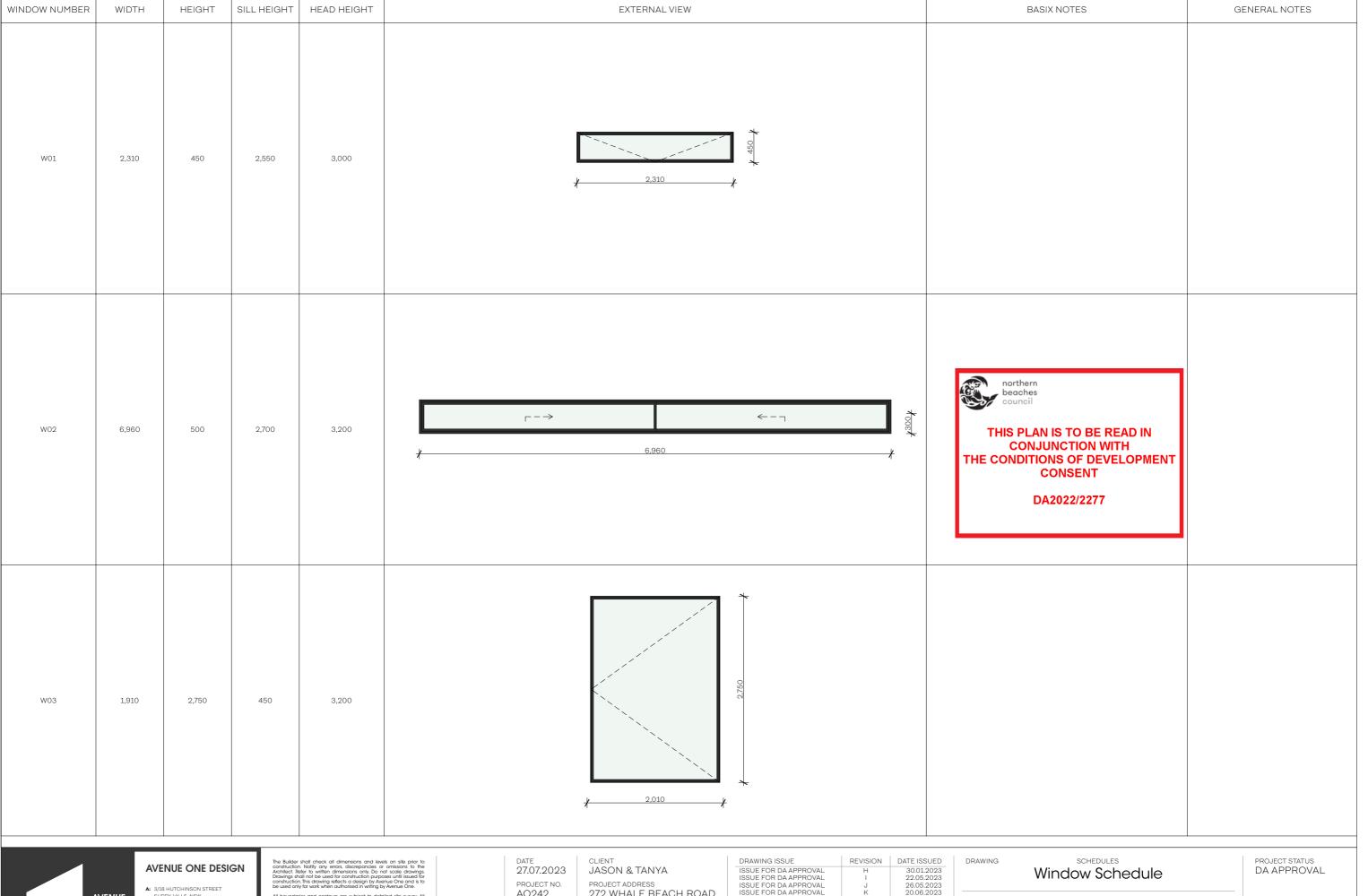














- P: +612 9054 1234
 E: INFO@AVENUEONEDESIGN.COM.AU
 W: AVENUEONEDESIGN.COM.AU

AO242 SCALE NTS

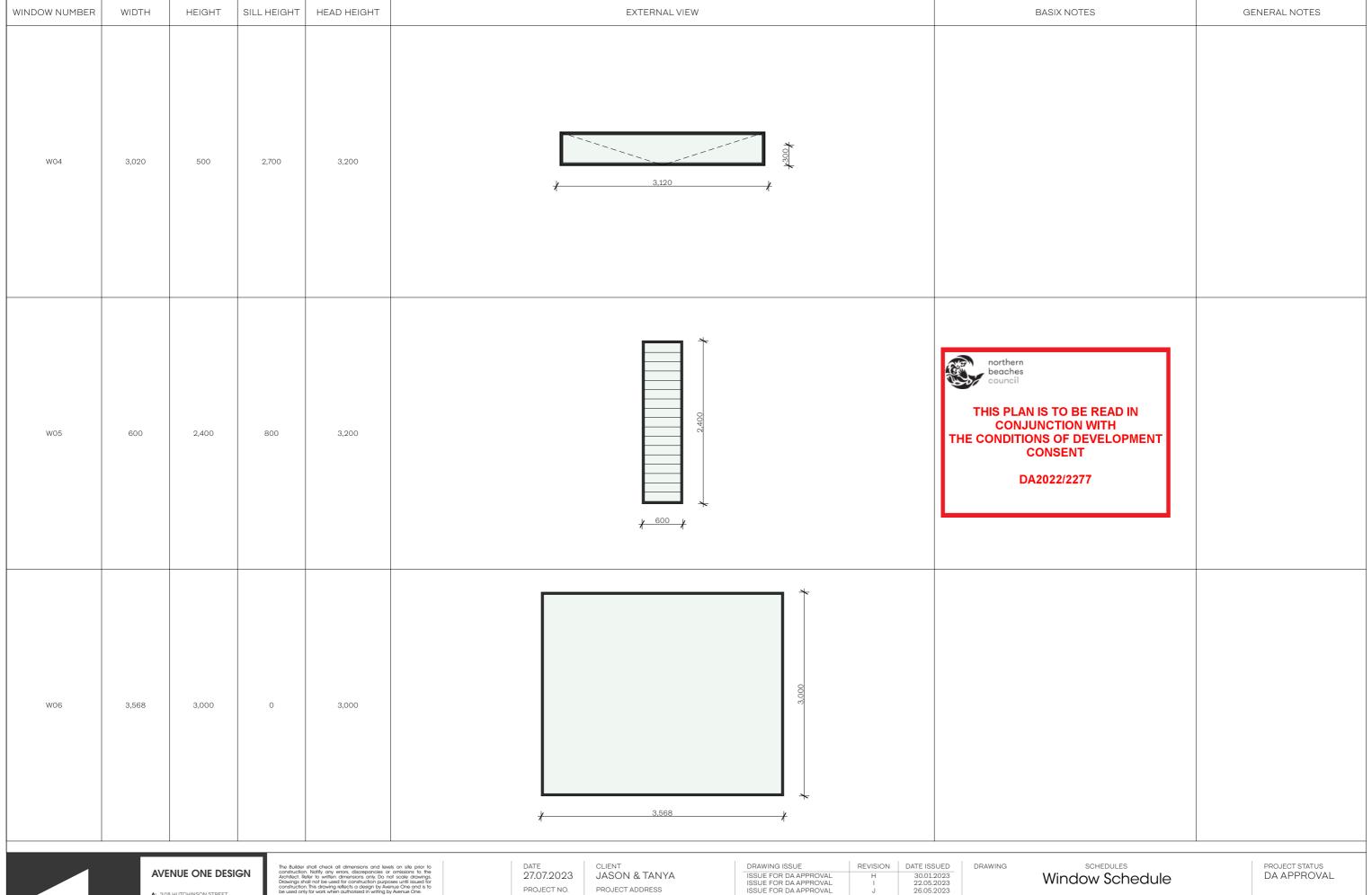
PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |
| | | |

PROJECT

NEW BUILD DRAWING ID REVISION A600 Whale Beach House

Ν





- SURRY HILLS, NSW
 P: 4612 9054 1234
 E: INFO@AVENUEONEDESIGN.COM.AU
 W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242

SCALE NTS

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

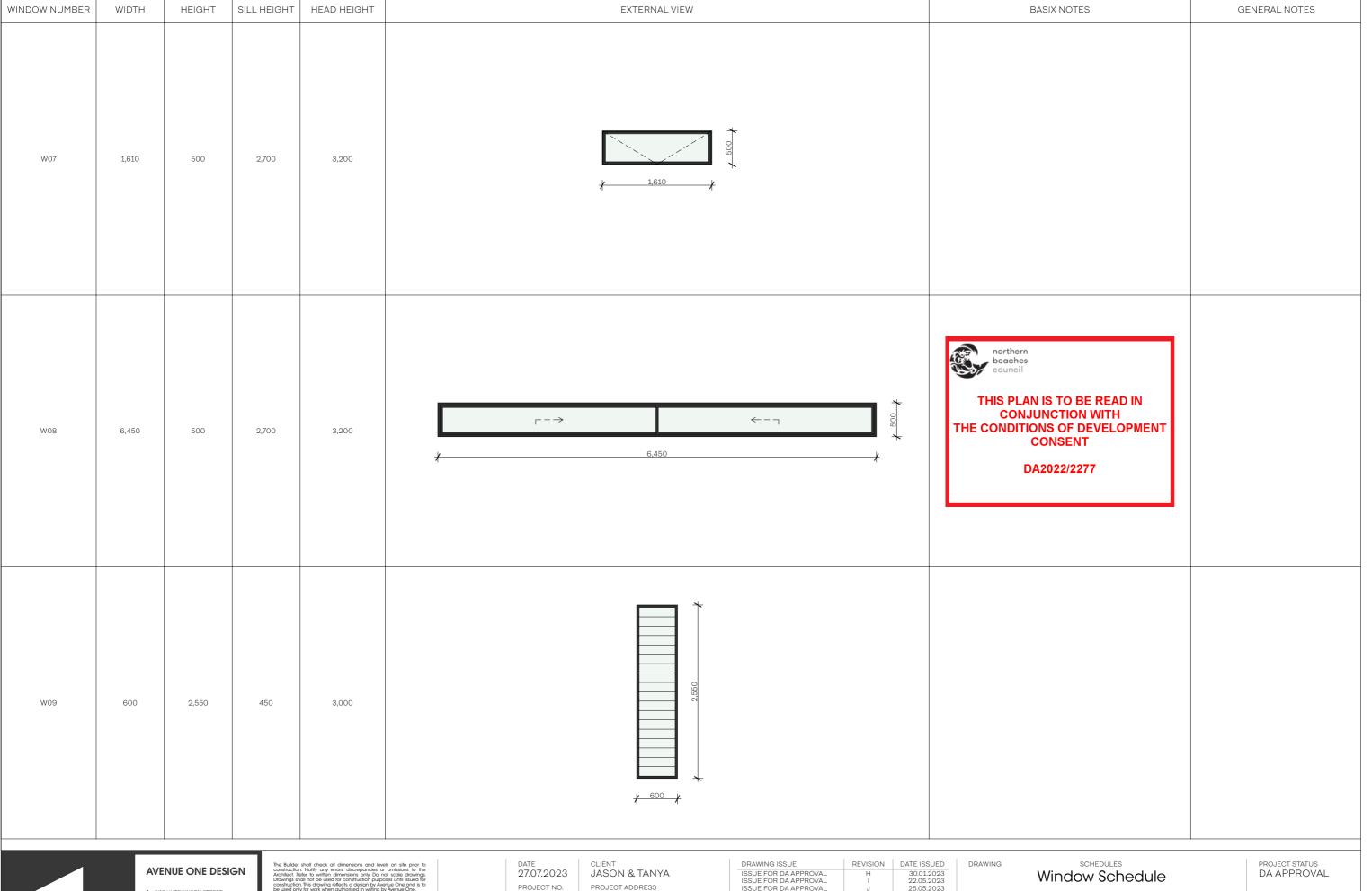
| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | 1 | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

NEW BUILD Whale Beach House

PROJECT

DRAWING ID REVISION A601

Ν





- SURRY HILLS, NSW
 P: 4612 9054 1234
 E: INFO@AVENUEONEDESIGN.COM.AU
 W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242 SCALE NTS

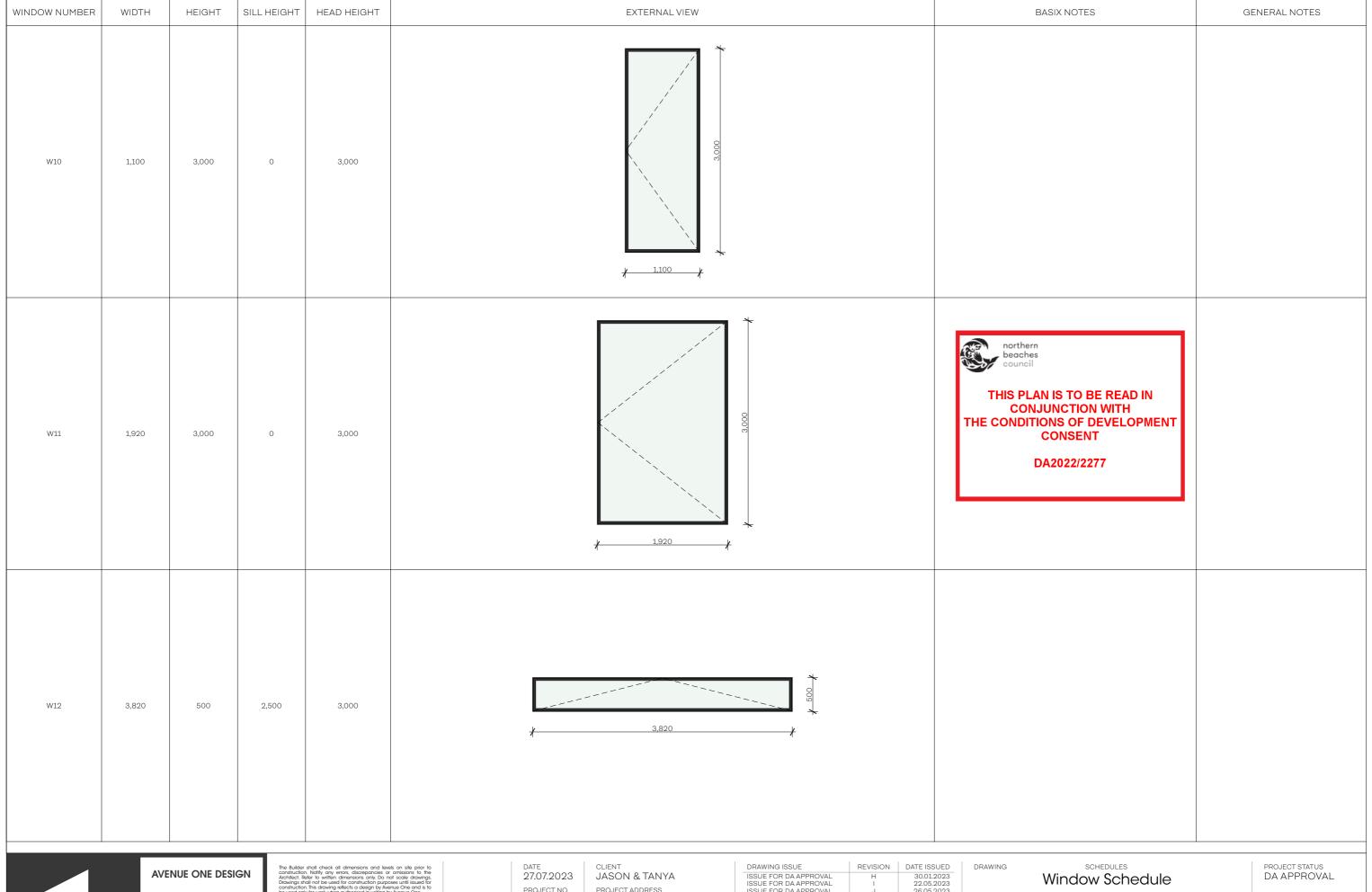
PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

NEW BUILD Whale Beach House

PROJECT

DRAWING ID REVISION A602 Ν





- SURRY HILLS, NSW
 P: +612 9054 1234
 E: INFO@AVENUEONEDESIGN.COM.AU
 W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242

SCALE NTS

PROJECT ADDRESS
272 WHALE BEACH ROAD WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

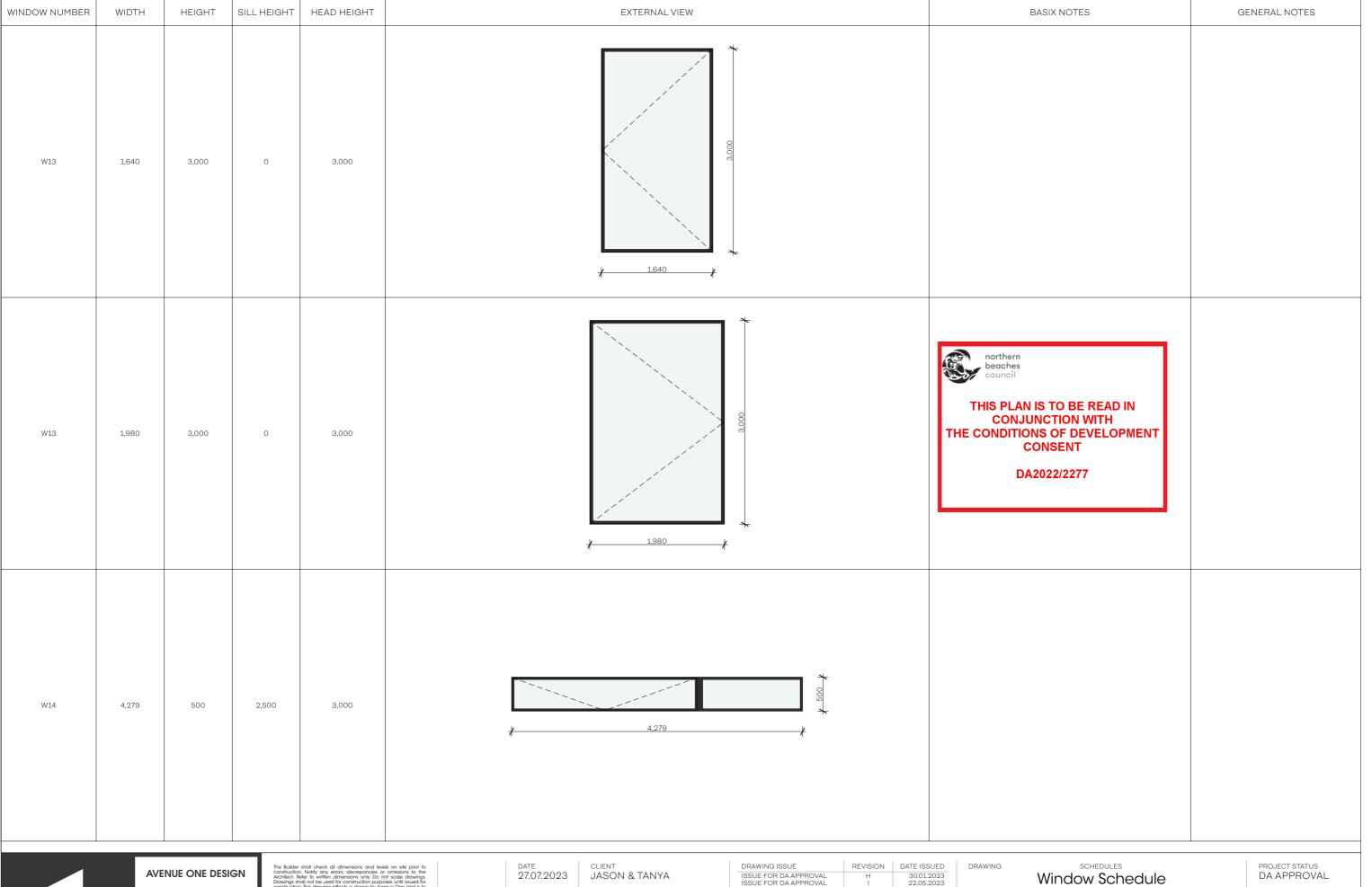
NEW BUILD

Whale Beach House

PROJECT

A603

DRAWING ID REVISION Ν





- SURRY HILLS, NSW
 P: 4612 9054 1234
 E: INFO@AVENUEONEDESIGN.COM.AU
 W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242

SCALE NTS

PROJECT ADDRESS
272 WHALE BEACH ROAD WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | 1 | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

| RAWING | SCHEDULES | |
|--------|-----------------|--|
| | Window Schedule | |

NEW BUILD

Whale Beach House

PROJECT

DRAWING ID REVISION A604 Ν





- A: 3/18 HUTCHINSON STREET SURRY HILLS, NSW P: +612 9054 1234 E: INFO@AVENUEONEDESIGN.COM.AU W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242 SCALE NTS

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | Н | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27072023 |

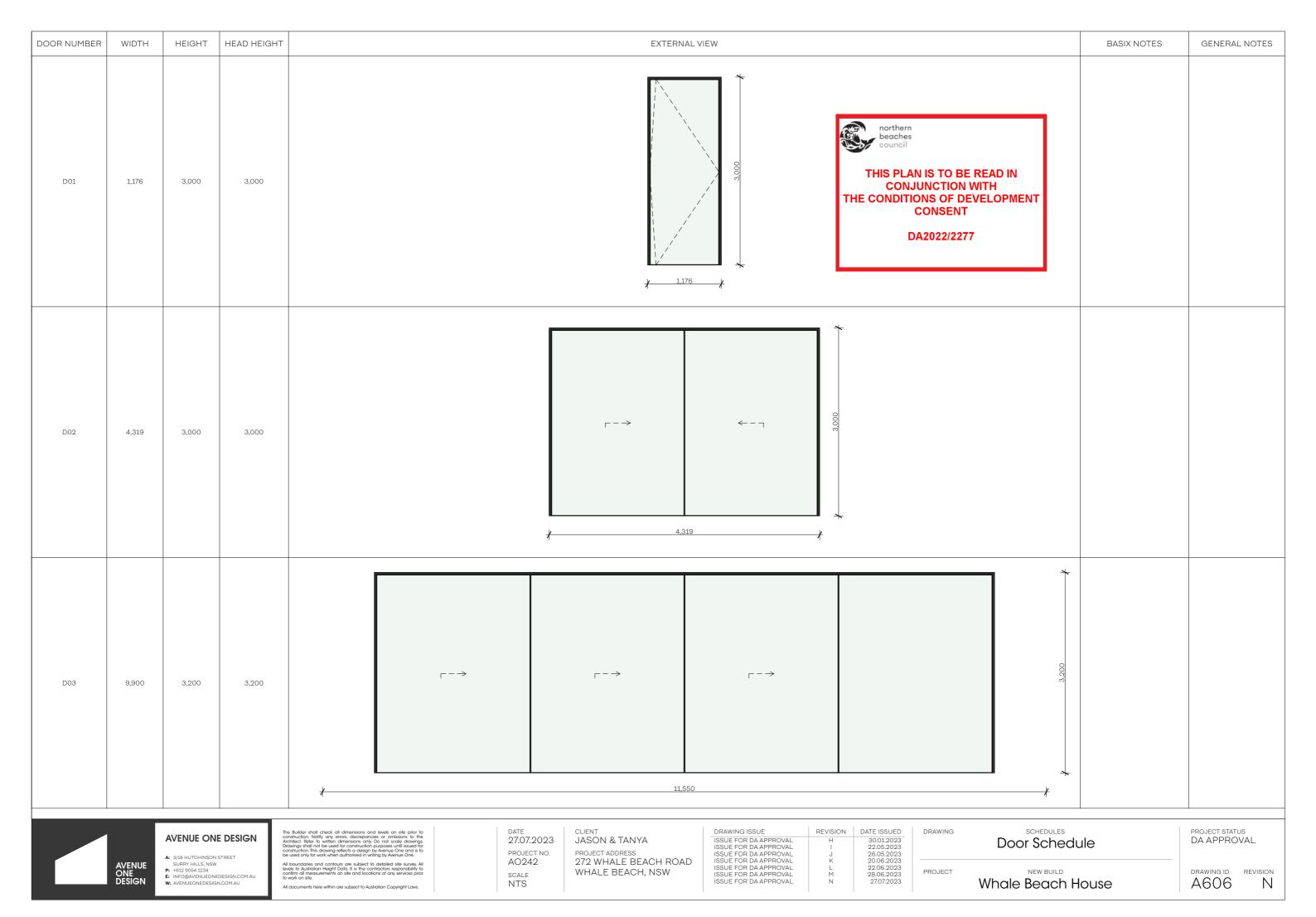
A605

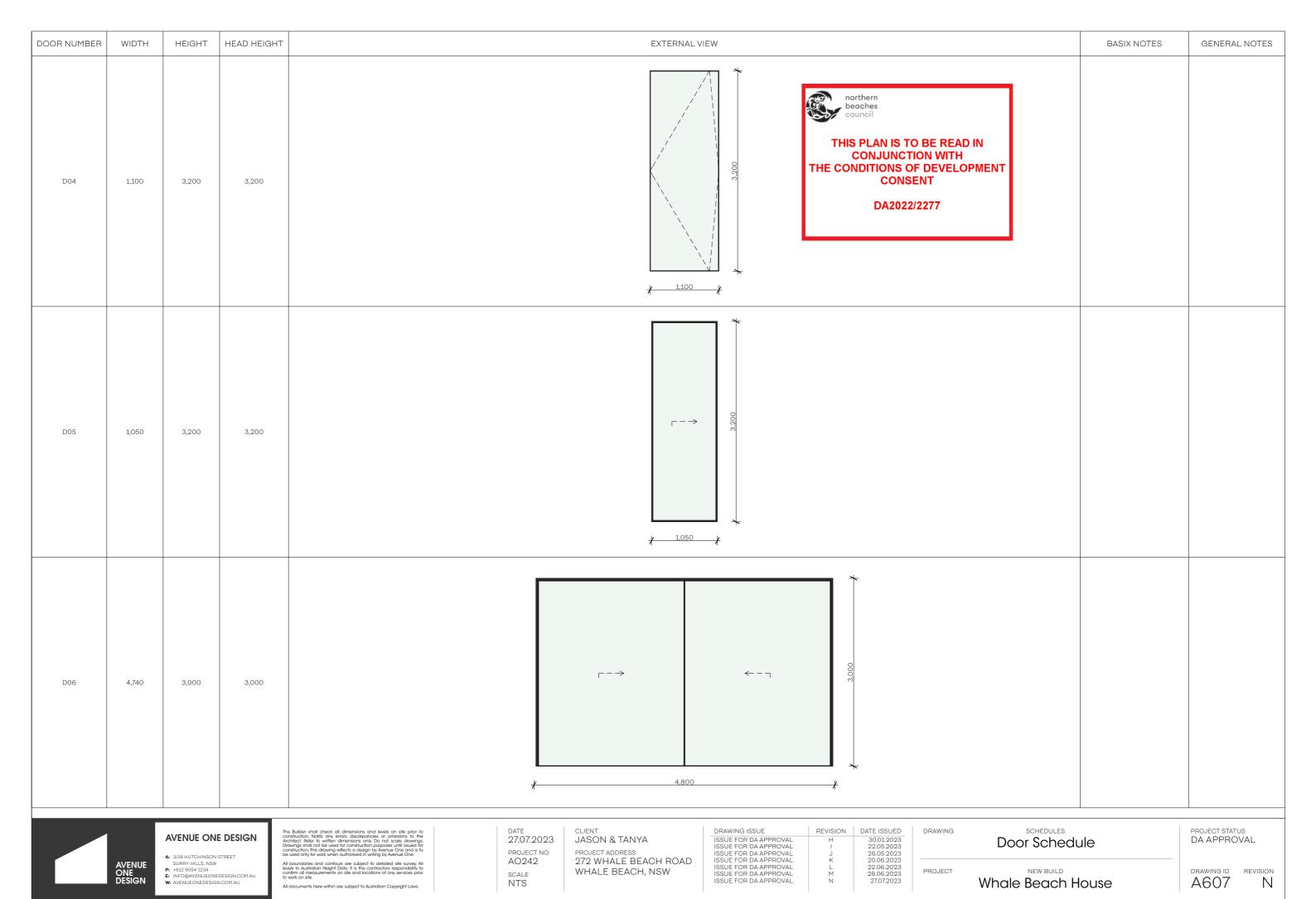
NEW BUILD Whale Beach House

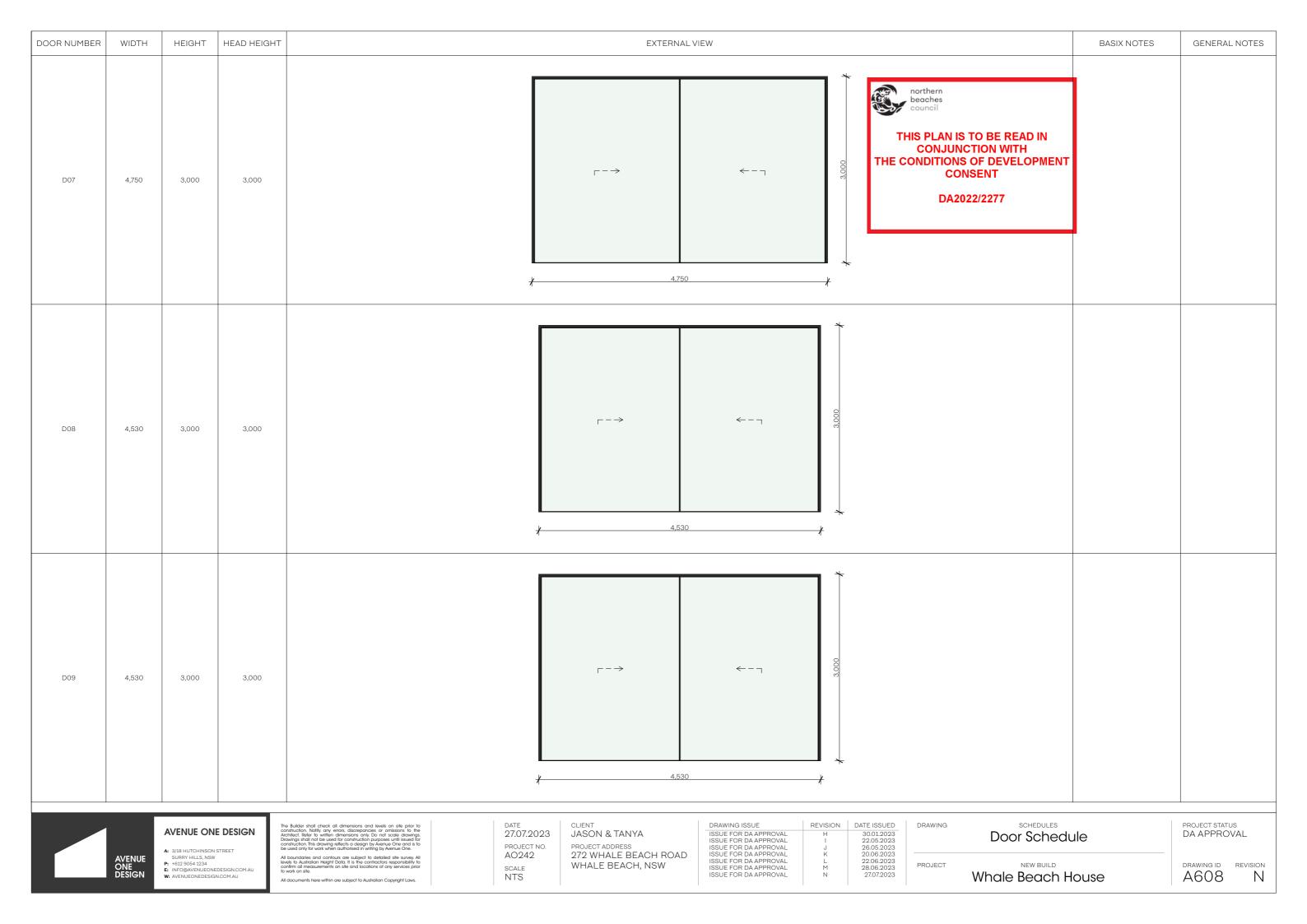
PROJECT

DRAWING ID REVISION

Ν











- A: 3/18 HUTCHINSON STREET SURRY HILLS, NSW P: +612 9054 1234 E: INFO@AVENUEONEDESIGN.COM.AU W: AVENUEONEDESIGN.COM.AU

PROJECT NO. AO242

SCALE NTS

PROJECT ADDRESS 272 WHALE BEACH ROAD WHALE BEACH, NSW

| RAWING ISSUE | REVISION | DATE ISSUE |
|----------------------|----------|------------|
| SSUE FOR DA APPROVAL | Н | 30.01.202 |
| SSUE FOR DA APPROVAL | I | 22.05.202 |
| SSUE FOR DA APPROVAL | J | 26.05.202 |
| SSUE FOR DA APPROVAL | K | 20.06.202 |
| SSUE FOR DA APPROVAL | L | 22.06.202 |
| SSUE FOR DA APPROVAL | M | 28.06.202 |
| CLIE EOD DA ADDDOVAL | l NI | 2707200 |

| DRAWING | SCHEDULES | |
|---------|---------------|--|
| | Door Schedule | |

PROJECT

NEW BUILD DRAWING ID REVISION Whale Beach House

A609 Ν

272 WHALE BEACH ROAD, WHALE BEACH STORWATER MANAGEMENT PLAN

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT

DA2022/2277

Rev. Description

ISSUED FOR CC

© Copyright. This plan and design is the property of HYTEN ENGINEERING, and must not be used,

reproduced or copied wholly or in part without written

Do not scale drawings, use figured dimensions only.

WHEN IN DOUBT, ASK. It is your responsibility.

permission from the company.

GENERAL

- ANY DEVIATIONS FROM LEVELS AND DETAILS SHOWN WITHIN THIS PACKAGE TO BE CONSULTED WITH THE ENGINEER CONSULTANT PRIOR TO ON-SITE CHANGES BEING MADE.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL ENGINEERING SPECIFICATIONS.
- FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND OTHER CONSULTANT DRAWINGS. ANY DISCREPANCIES MUST BE REFEREED TO THE ENGINEER BEFORE PROCEEDING.
- INSPECTIONS BY THE CERTIFIEING AUTHORITY SHALL BE CARRIED OUT FOR ALL THE CIVIL WORKS PRIOR TO RELEASE OF THE HOLD POINTS INCLUDING THE FOLLOWING STAGES: 5.1. PRIOR TO INSTALLATION OF EROSION AND SEDIMENT CONTROL
- 5.2. FINAL INSPECTION AFTER ALL WORKS ARE COMPLETED AND 'WORK AS EXECUTED' PLANS HAVE BEEN SUBMITTED TO COUNCIL
- 6. MAKE SMOOTH JUNCTIONS WITH EXISTING WORKS.
- NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION FROM THE
- 8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.
- 9. ALL RUBBISH, BUILDINGS, SHEDS AND FENCES TO BE REMOVED TO SATISFACTION OF COUNCIL'S ENGINEER.
- 10. THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCH MARKS ONLY.

WARNING BEWARE OF UNDERGROUND SERVICES

The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown. ocate all underground services before commencement of works **BEFORE YOU DIG** www.byda.com.au



TABLE 7.1 MINIMUM PIPE COVER (from finished surface to top of pipe)

| Location | | Cast iron, ductile iron, galvanized steel | Other authorized ⁹ products | | | |
|----------|------|---|---|--|---------|---------|
| | | | | | Minimun | n cover |
| 1 | Not | subje | ct to v | ehicular loading: | | |
| | (a) | with | out pa | vement— | | |
| | | (i) | for sin | ngle dwellings | Nil | 100 |
| | | (ii) | for ot | her than Item (i) | Nil | 300 |
| | (b) | with | | nent of brick or unreinforced | Nil† | 50† |
| 2 | Subj | ect to | vehici | ılar loading: | | |
| | (a) | othe | r than i | roads— | | |
| | | (i) | witho | ut pavement | 300 | 450 |
| | | (ii) | with p | pavement of- | | |
| | | | (A) | reinforced concrete for heavy vehicular loading | Nil†‡ | 100†‡ |
| | | | (B) | brick or unreinforced concrete for light vehicular loading | Nil†‡ | 75†‡ |
| | (b) | road | s | | | |
| | | (i) | sealed | i | 300 | 500‡ |
| | | (ii) | unsca | led | 300 | 500‡ |
| 3 | | | | struction equipment loading or t conditions | 300 | 500‡ |

EXISTING UNDERGROUND SERVICES

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING HAND EXCAVATION WHERE NECESSARY. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

SITEWORKS NOTES

1. ORIGIN OF LEVELS:- REFER SURVEY NOTES.

2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO CARDNO.

3. MAKE SMOOTH CONNECTION WITH EXISTING WORKS.

4. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

5. BASE AND SUB-BASE LAYERS ARE TO BE INSPECTED AND TESTED BY AN INDEPENDENT GEOTECHNICAL TESTING AUTHORITY TO LEVEL 1 RESPONSIBILITY AS DEFINED IN AS3798.

6. ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS FORM 3051, COMPACTED TO MINIMUM 98% MODIFIED DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m3 OF BASECOURSE MATERIAL PLACED.

7. ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS FORM 3051, AND COMPACTED TO MINIMUM 95% MODIFIED DENSITY IN ACCORDANCE WITH A.S 1289 5.2.1 FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m3 OF SUB-BASE COURSE MATERIAL PLACED.

8. SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THIS SHALL BE CLEARLY INDICATED IN THEIR TENDER AND THE PRICE DIFFERENCE BETWEEN AN IGNEOUS PRODUCT AND A RECYCLED PRODUCT SHALL BE CLEARLY INDICATED.

9. WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (eg. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.

MINIMUM GRADIENT OF SITE STORMWATER DRAINS

| Nominal size | Minimum gradient | | Nominal size | Minimum gradient | | |
|-----------------|------------------|-------|-----------------|------------------|-------|--|
| DN | Aust. | NZ | DN | Aust. | NZ | |
| 90 | 1:100 | 1:90 | 225 | 1:200 | 1:350 | |
| 100 | 1:100 | 1:120 | 300 | 1:250 | 1:350 | |
| 150 | 1:100 | 1:200 | 375 | 1:300 | 1:350 | |

<u>AS3500.3</u>

| Depth to invert | | Minimum internal dimensions mm | | | |
|-----------------|-------|-----------------------------------|----------|----------|--|
| | | Recta | Circular | | |
| | | Width | Length | Diameter | |
| | ≤600 | 450 | 450 | 600 | |
| >600 | ≤900 | 600 | 600 | 900 | |
| >900 | ≤1200 | 600 | 900 | 1 000 | |
| > 1 200 |) | 900 | 900 | 1 000 | |

STORMWATER DRAINAGE NOTES

- ALL PIPES ON DRAWINGS TO BE MIN 1% GRADE UNLESS NOTED OTHERWISE.
- 2. ALL DOWNPIPES TO BE 100ϕ PVC UNLESS NOTED OTHERWISE.
- . PIPES 375 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O.
- . PIPES 300 DIA AND LESS SHALL BE DWV GRADE (CLASS SN8) uPVC WITH SOLVENT WELDED JOINTS.
- . EQUIVALENT STRENGTH FRC PIPES MAY BE USED.
- ALL PIPES ARE TO BE UNIFORMLY SUPPORTED ALONG THE LENGTH OF THE BARREL BY SUITABLE FILL MATERIAL. REFER TO BEDDING SUPPORT TYPE.
- PIPES WITH SOCKETS SHALL BE LAID IN BEDDING WHERE SUITABLE RECESSES HAVE BEEN PROVIDED TO ENSURE PIPES DO NOT BEAR ON THEIR SOCKETS.
- B. ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE UPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE upvc pressure PIPE, GRADE 6 FOR A MIN OF 3.0m IN
- . PIPES TO BE INSTALLED TO TYPE HS1 SUPPORT IN ACCORDANCE WITH AS 3725 (2007) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
- 10. REFER TO AS/NRS 3725:2007 TABLE B1 FOR REQUIRED FILL DEPTHS ABOVE PIPE BARREL PRIOR TO USE OF COMPACTION MACHINERY OR TRAVERSING OF PIPES BY GENERAL SITE EQUIPMENT.
- . WHERE WORKING METHODS REQUIRE HIGHER CLASS PIPE. THE CONTRACTOR SHALL REFER TO AS 3725 (2007) TO DETERMINE THE
- 12. ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 (2018) AND AS/NZS 3500 3.2
- 3. ENLARGERS. CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
- +. WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
- 15. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
- 16. GRATES AND COVERS SHALL CONFORM TO AS 3996.
- 17. ALL BOX CULVERTS SHALL BE STRUCTURALLY DESIGNED BY THE MANUFACTURER AND DELIVERED TO SITE AS FIT FOR PURPOSE.
- 18. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS. ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- 19. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.

AS3500.3

By. | App. |

Date

Subject to compliance with AS 1762, AS 2033, AS/NZS 2566.1, AS 3725 or AS 4060.

M.A. M.A. 01.08.2023 0413 863 363 michael@hyten.com.au www.hyten.com.au

JASON & TANYA

272 WHALE BEACH ROAD, WHALE BEACH

Title **COVER SHEET**

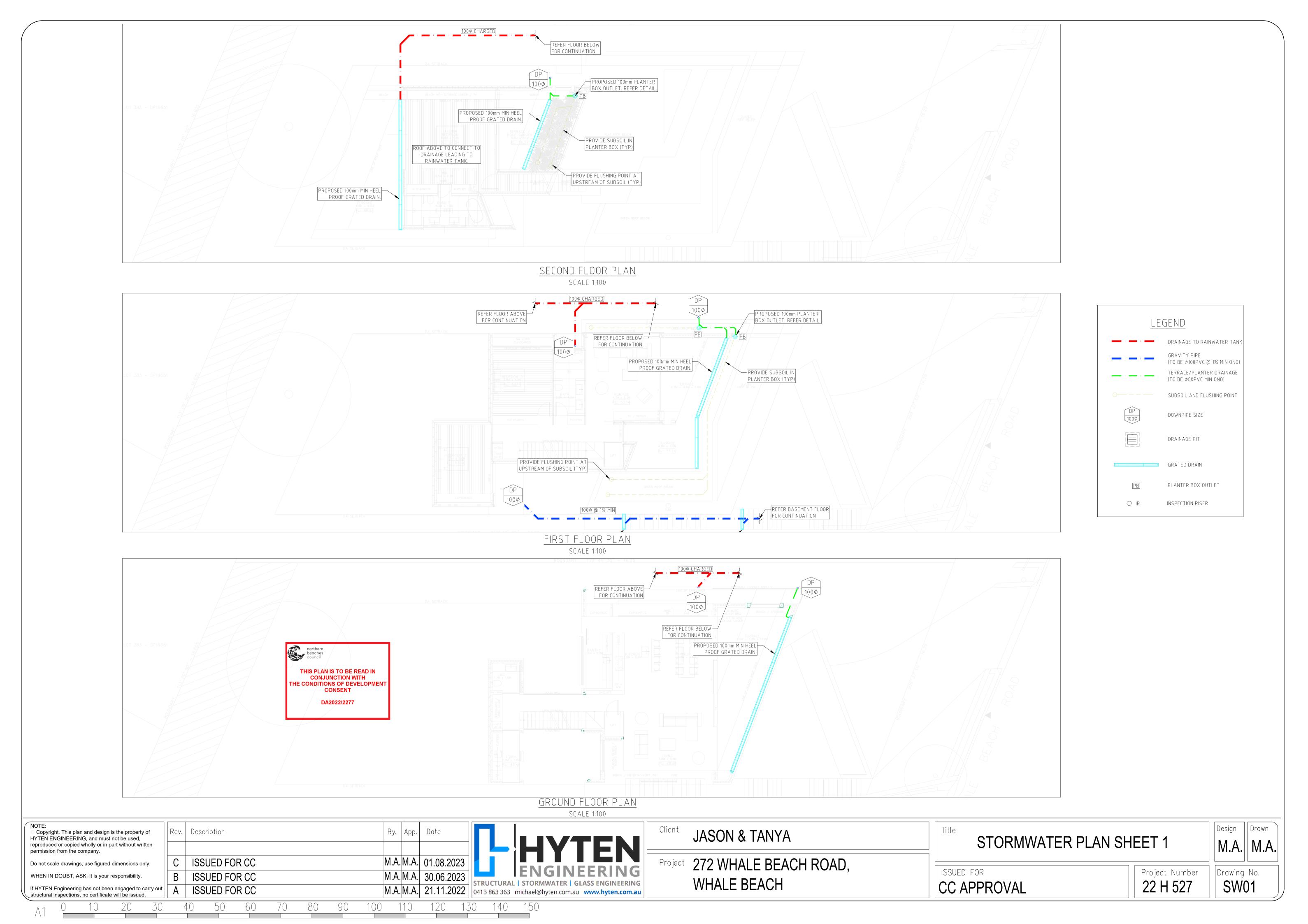
ISSUED FOR

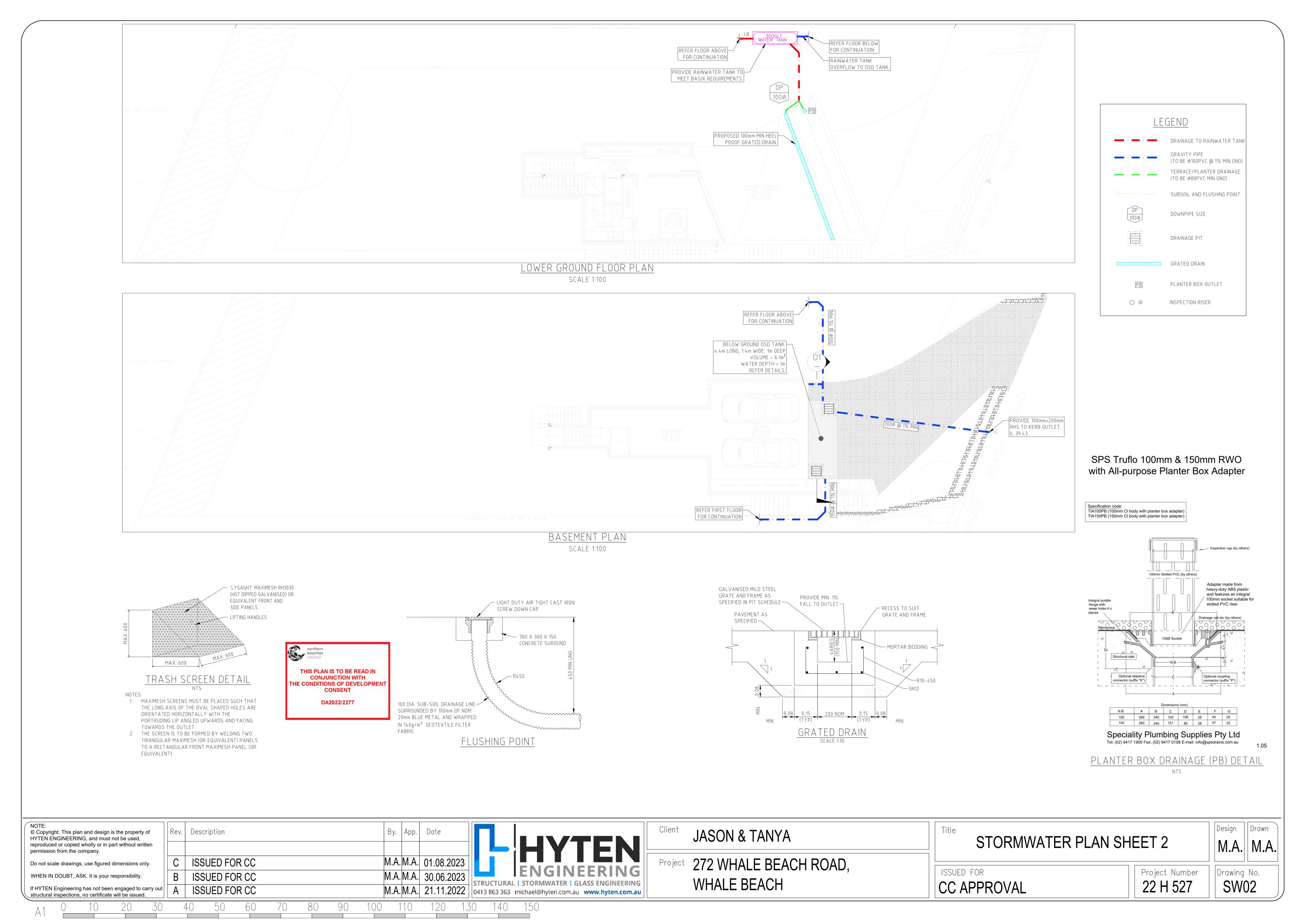
CC APPROVAL

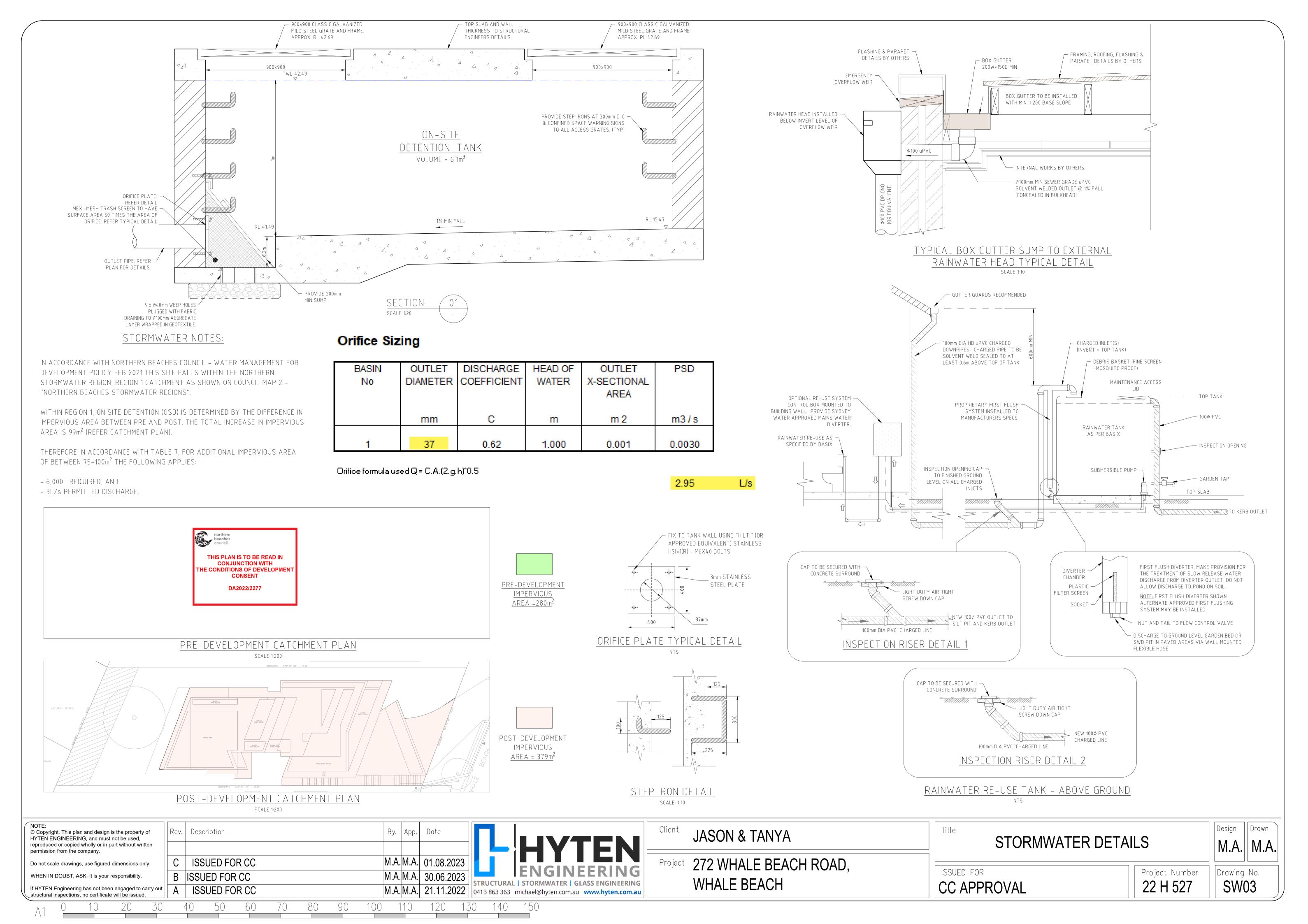
Drawn M.A.||M.A.|

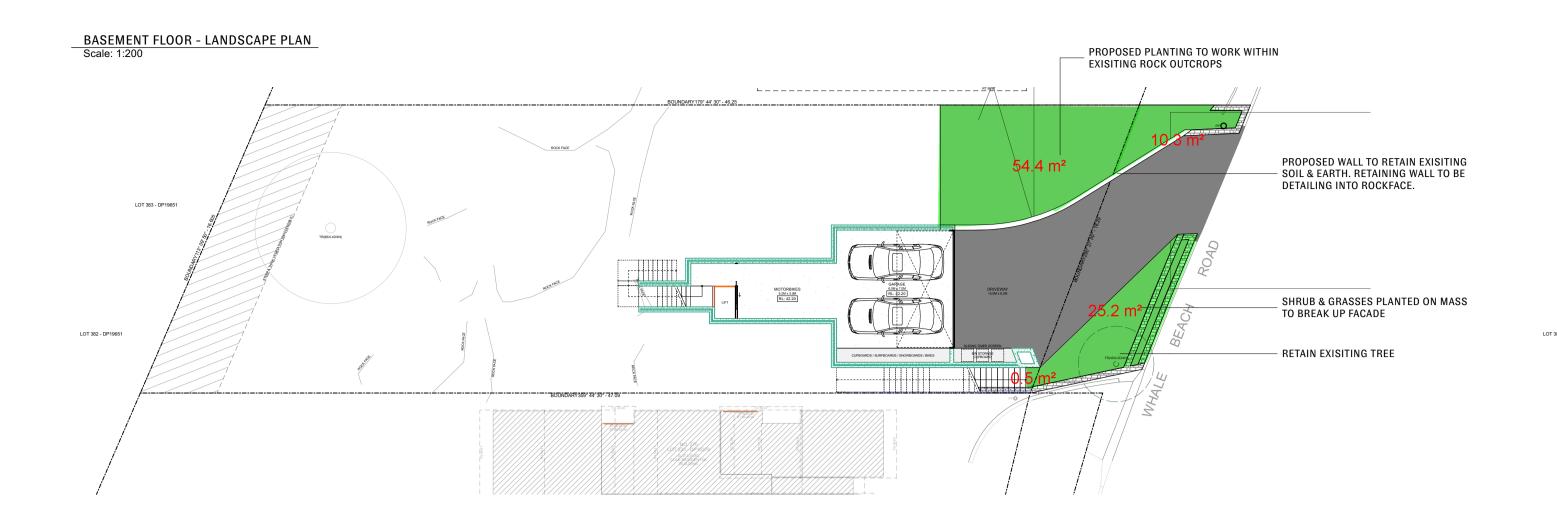
Project Number Drawing No. 22 H 527 SW00

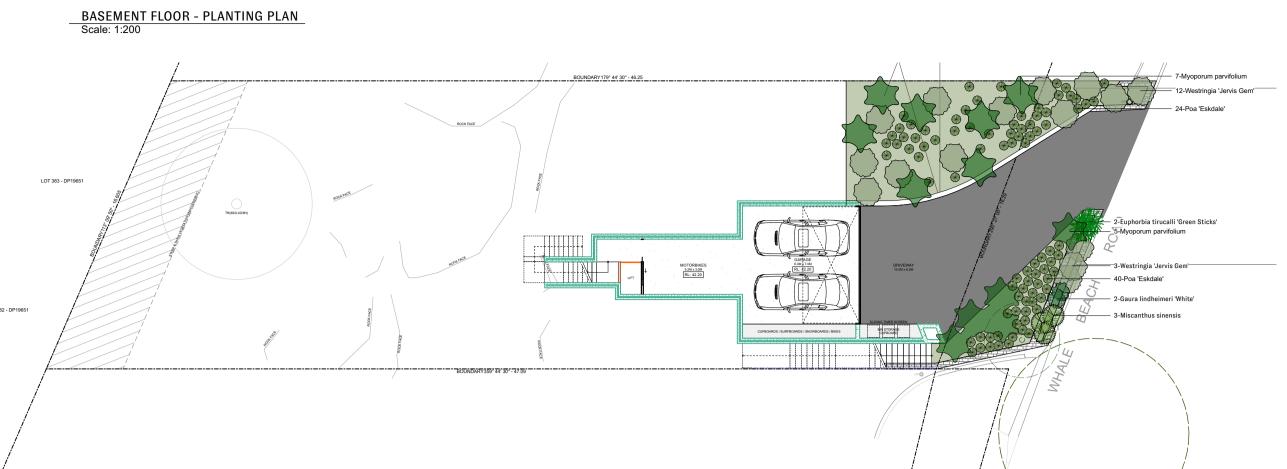
M.A. M.A. 30.06.2023 ISSUED FOR CC M.A. M.A. 21.11.2022 If HYTEN Engineering has not been engaged to carry out ISSUED FOR CC structural inspections, no certificate will be issued



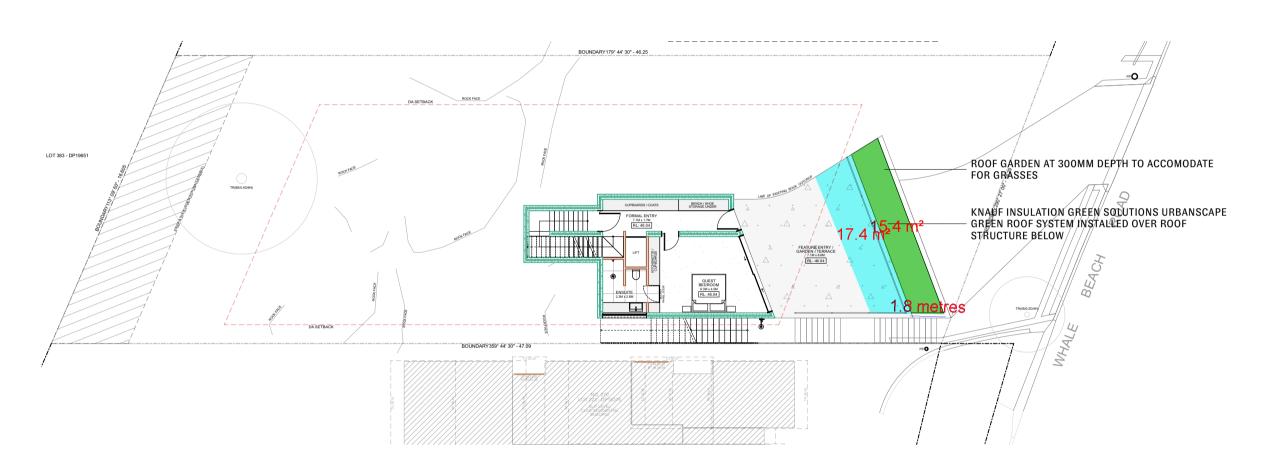


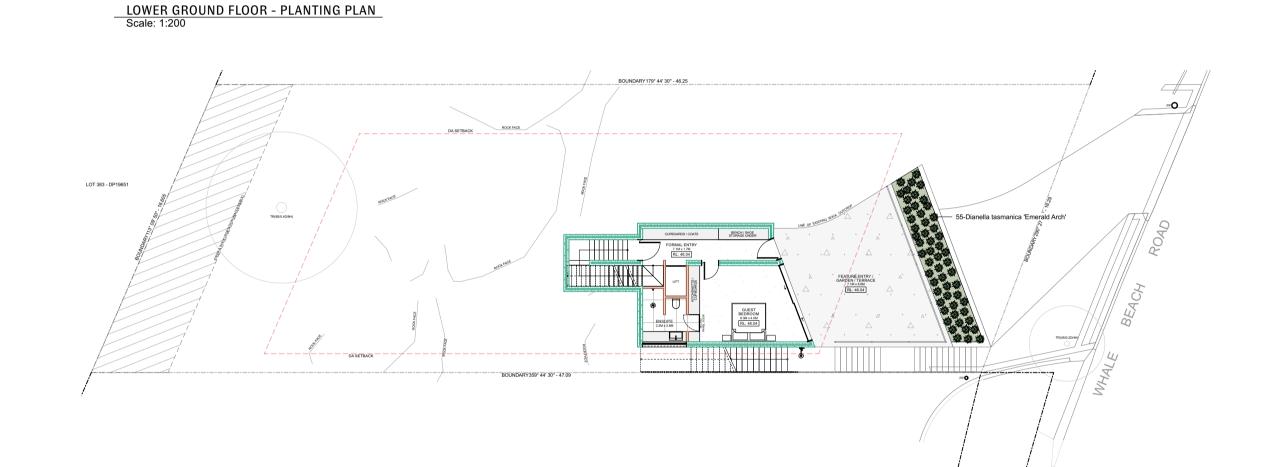




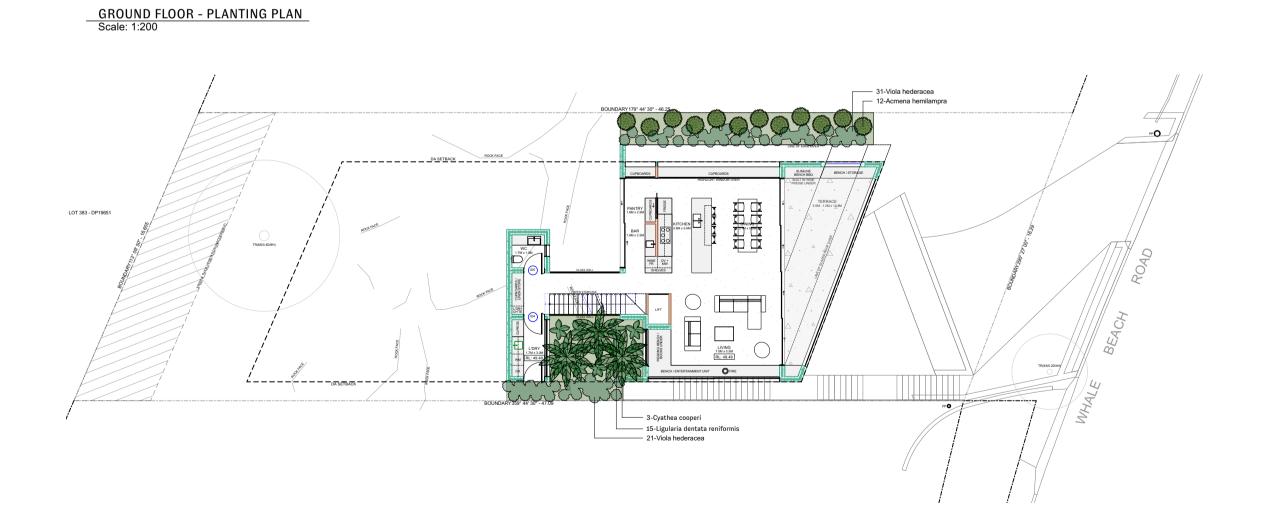


LOWER GROUND FLOOR - LANDSCAPE PLAN Scale: 1:200





PLANTING ALONG BOUNDARY WHERE
SOIL DEPTH AND TOPOGRAPHY CAN
ACCOMODATE. IN SHALLOW AREAS,
GROUNDCOVERS HAVE BEEN SELECTED GROUND FLOOR - LANDSCAPE PLAN Scale: 1:200 LOT 383 - DP19651 PLANTING ALONG BOUNDARY WHERE SOIL DEPTH AND TOPOGRAPHY CAN ACCOMODATE.
IN SHALL WATER STATES HAVE BEEN SELECTED ATRIUM GARDEN WITH NATIVE TREE FERNS & LOWER UNDERPLANTING



THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT DA2022/2277

NOTES:

 Do not scale from drawings
 Verify all measurements on site 3. Notify Nelson Thomas of any inconsistencies 4. Copyright Nelson Thomas. All rights 7. All work to be performed by suitably

5. Drawing remains the property of 6. All works to comply with relevent Australian Standards & Building Code of

qualified tradperson

8. For application purposes only - NOT FOR CONSTRUCTION UNLESS SPECIFIED 9. Nelson Thomas must be present for on-site for the positioning of ALL PLANTS.

10. Conctact designer if discrepancies occur between landscape & consultants documents

Z

CLIENT **PROJECT ADDRESS**

TANYA & JASON FERRIS

272 WHALE BEACH RD, **WHALE BEACH**

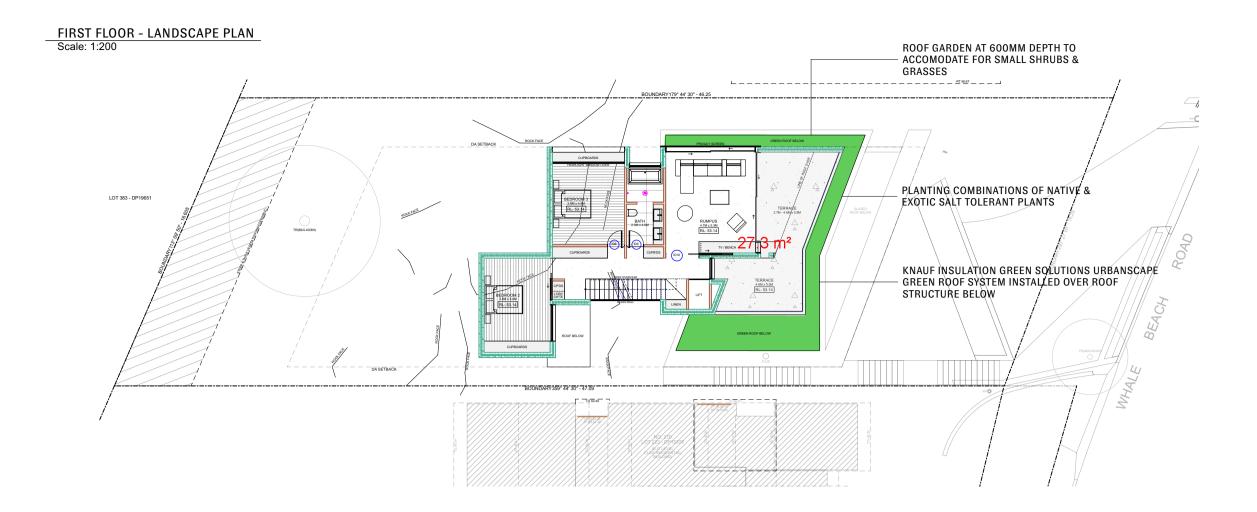
DRAWING TITLE LANDSCAPE DESIGN FOR DA

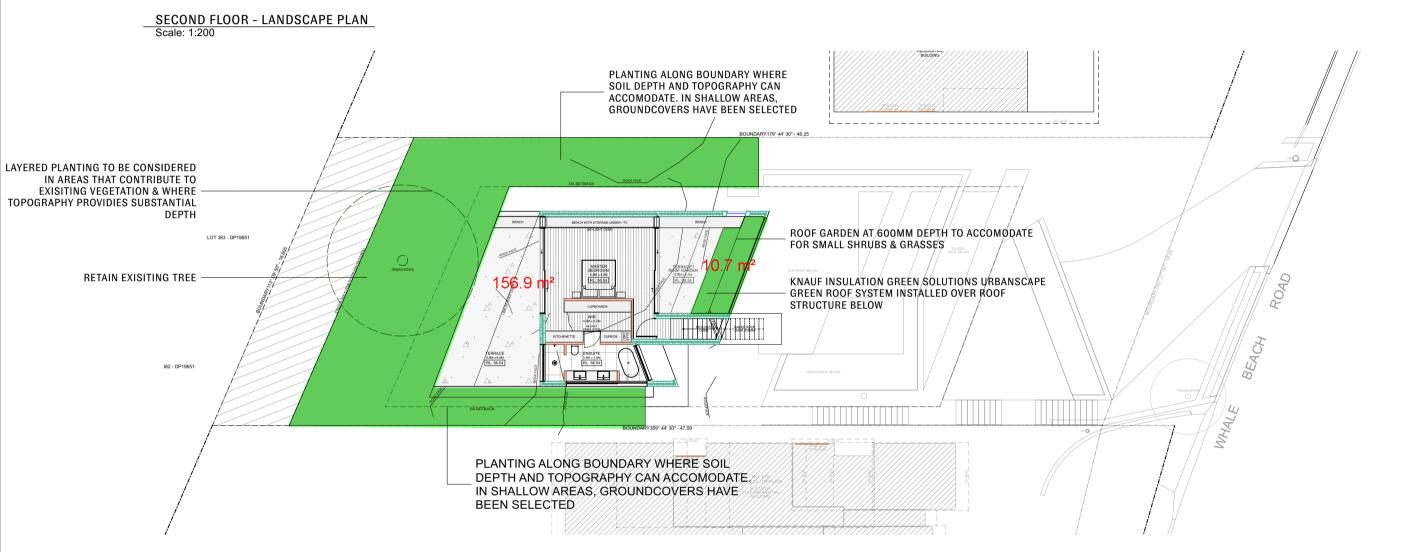
DATE DRAWN 29/06/23 DRAWN BY

SCALE 1:100 SHEET NO.

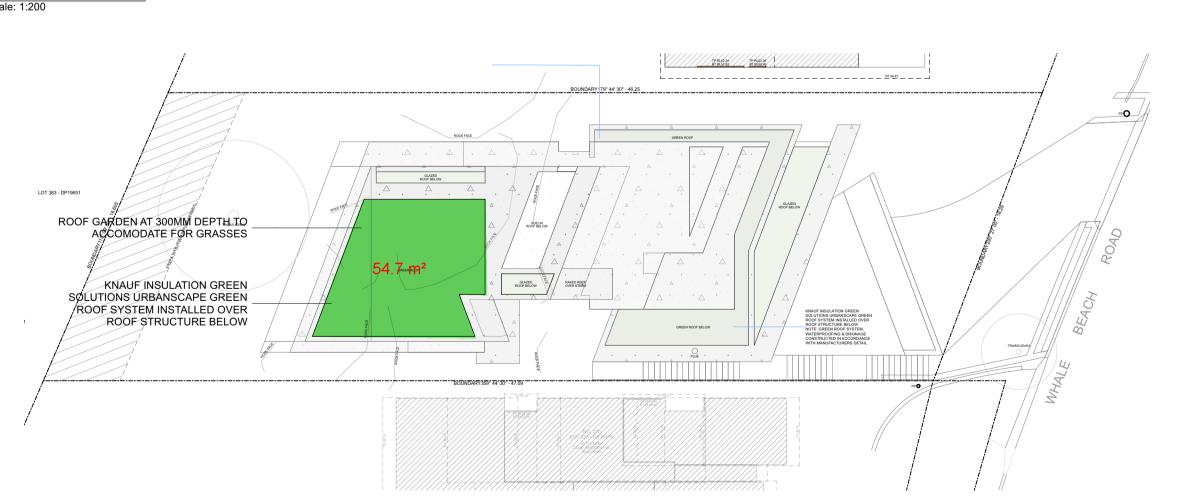
DA01

DP NO. 2022/2277 REV#

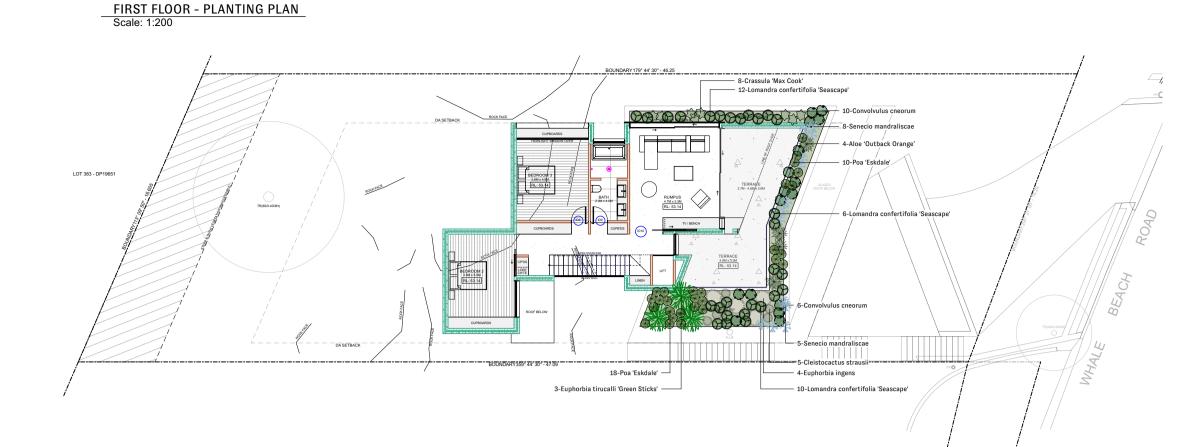


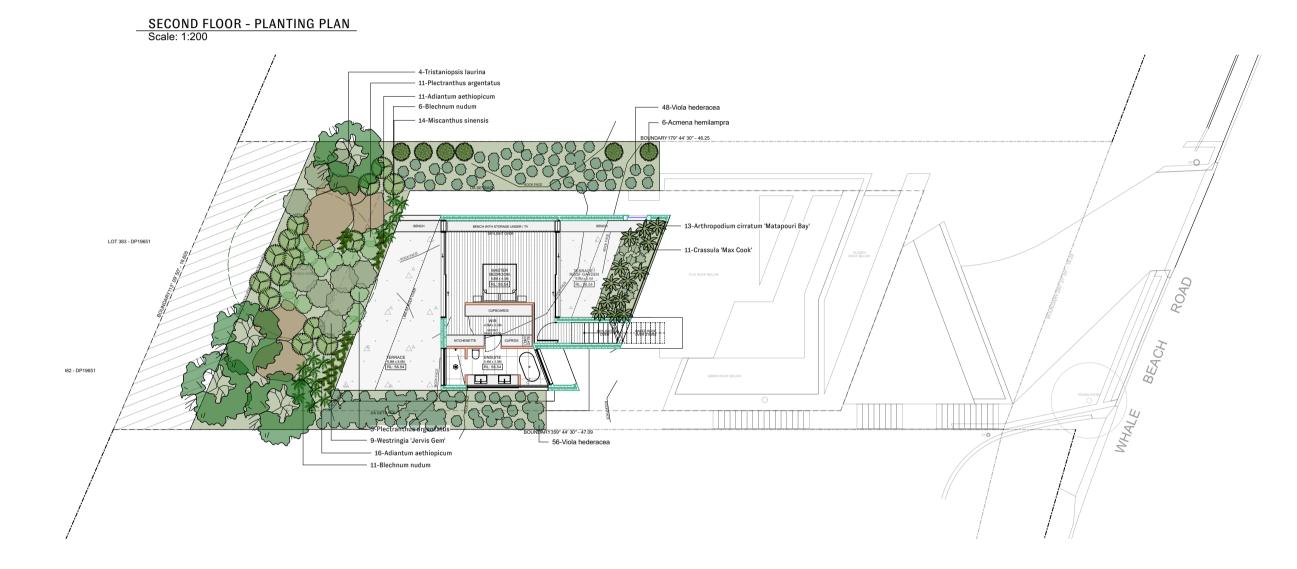


ROOF - LANDSCAPE PLAN Scale: 1:200













NOTES:

reserved

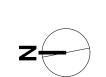
 Do not scale from drawings
 Verify all measurements on site 3. Notify Nelson Thomas of any inconsistencies 4. Copyright Nelson Thomas. All rights 7. All work to be performed by suitably

5. Drawing remains the property of 6. All works to comply with relevent Australian Standards & Building Code of

qualified tradperson

8. For application purposes only - NOT FOR CONSTRUCTION UNLESS SPECIFIED 9. Nelson Thomas must be present for on-site for the positioning of ALL PLANTS.

10. Conctact designer if discrepancies occur between landscape & consultants documents



CLIENT

ROOF - PLANTING PLAN
Scale: 1:200

TANYA & JASON FERRIS

272 WHALE BEACH RD, **WHALE BEACH**

PROJECT ADDRESS

LANDSCAPE DESIGN FOR DA

DRAWING TITLE

29/06/23 DRAWN BY

DATE DRAWN

SCALE SHEET NO.

DA02

DP NO. 2022/2277 REV#

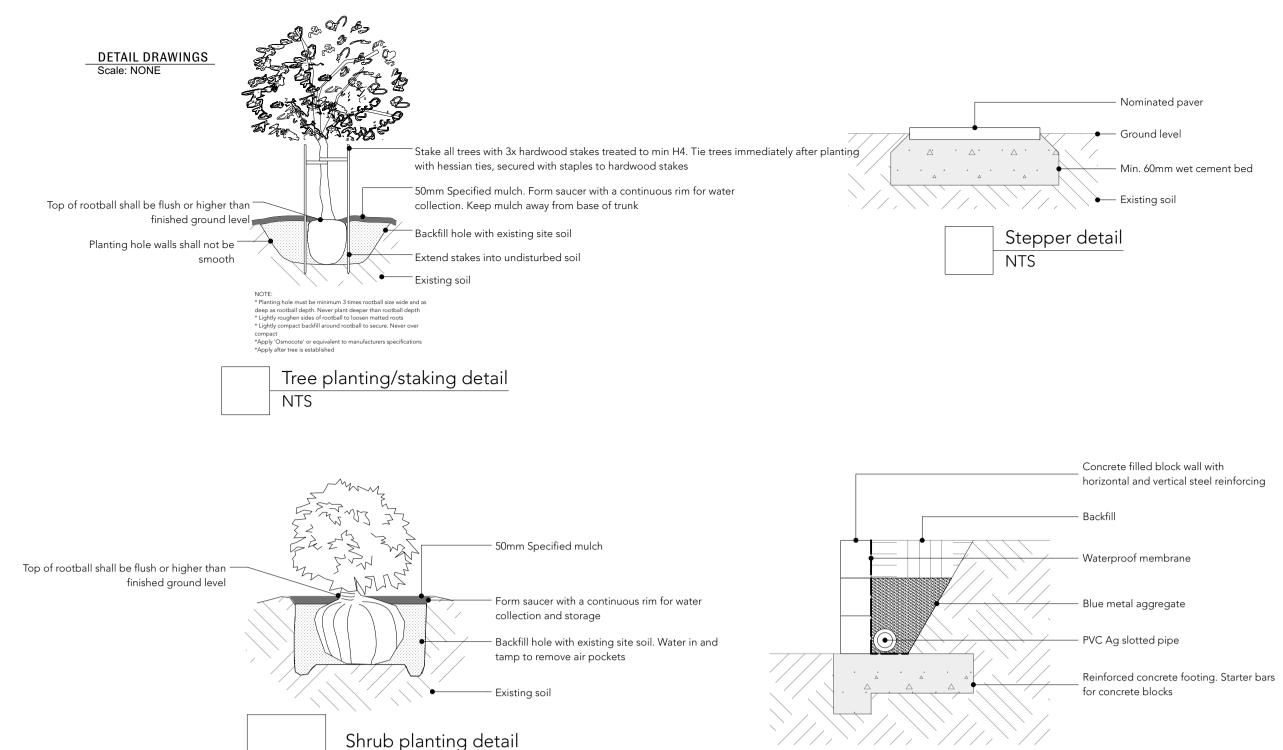
SITE - 708.2sqm

NATURAL LANDSCAPED AREA - 290.17sgm

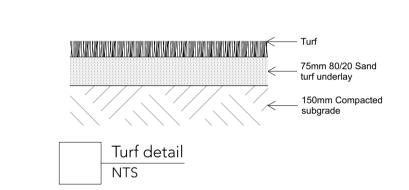
LANDSCAPE ON SLAB - 135.83sqm

41%

19.18%



scape Green Roll substrate 4cr aterproofing membrane with root protection rock mineral wool Knauf Insulation DDP, DDP-X vapour barrier high-profiled trapezoidal metal shee waterproofing has no root protection Urbanscape Roof planter detail NTS



Block retaining wall detail

PLANT IMAGES







PLANT SCHEDULE Scale: NONE

| ID | Qty | Common Name | Botanical Name | Pot Size | Mature Height | Mature Spread | Notes |
|---------------|-----|-------------------------|---------------------------------------|----------|---------------|---------------|--------|
| Trees | | | | | | | |
| TIL | 4 | Water Gum Luscious | Tristaniopsis laurina | 75L | 8000mm | 4000mm | Native |
| Shrubs | | | | | | | |
| Ahmp | 18 | Broad-leafed Lillypilly | Acmena hemilampra | 45 Ltr | 3000mm | 900mm | Native |
| AcMB | 13 | New Zealand Rock Lily | Arthropodium cirratum 'Matapouri Bay' | 200mm | 900mm | 900mm | |
| Gl-1 | 2 | White Gaura | Gaura lindheimeri 'White' | 140mm | 1000mm | 1000mm | |
| Ldr | 15 | Tractor Seat Plant | Ligularia dentata reniformis | 200mm | 800mm | 800mm | |
| Par | 14 | Plectranthus argentatus | Plectranthus argentatus | 200mm | 800mm | 1000mm | Native |
| WJG | 24 | Jervis Gem | Westringia 'Jervis Gem' | 200mm | 1200mm | 1500mm | Native |
| Ground Covers | | | | | | | |
| CoCn | 16 | Silver Bush | Convolvulus cneorum | 140mm | 600mm | 600mm | Native |
| Мра | 12 | Creeping Boobialla | Myoporum parvifolium | 140mm | 200mm | 2000mm | Native |
| Sm | 13 | Blue Chalk Sticks | Senecio mandraliscae | 140mm | 300mm | 600mm | |
| Vh | 156 | Native Violet | Viola hederacea | 140mm | 100mm | 600mm | Native |
| Grasses | | | | | | | |
| Tfl | 55 | Tasman Flax Lily | Dianella tasmanica 'Emerald Arch' | 140mm | 550mm | 500mm | Native |
| LirJR-1 | 86 | Mat-rush | Lomandra confertifolia 'Seascape' | 140mm | 600mm | 600mm | Native |
| Mss | 17 | Chinese Silver Grass | Miscanthus sinensis | 140mm | 1200mm | 1200mm | |
| Pek | 201 | Tussock Grass | Poa 'Eskdale' | 140mm | 600mm | 500mm | Native |
| Cacti | | | | | | | |
| Csi | 5 | Silver Torch | Cleistocactus strausii | 200mm | 2500mm | 500mm | |
| Succulents | | | | | | | |
| Aoo | 24 | Aloe Outback Orange | Aloe 'Outback Orange' | 140mm | 1000mm | 900mm | |
| EtGS | 5 | Green Sticks | Euphorbia tirucalli 'Green Sticks' | 200mm | 3000mm | 1500mm | |
| Euln | 4 | Candelabra Tree | Euphorbia ingens | 200mm | 3000mm | 900mm | |
| CrMC | 19 | Jade Plant Max Cook | Crassula 'Max Cook' | 200mm | 600mm | 600mm | |
| Ferns | | | | | | | |
| Arm-1 | 27 | Maindenhair Fern | Adiantum aethiopicum | 140mm | 500mm | 500mm | Native |
| Fwf | 17 | Fishbone Water Fern | Blechnum nudum | 140mm | 800mm | 800mm | Native |
| Cci | 3 | Scaly Tree Fern | Cyathea cooperi | 25L | 8000mm | 3000mm | Native |
| Total | 750 | | | | | | |



NOTES:

reserved

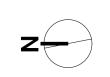
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify Nelson Thomas of any inconsistencies 4. Copyright Nelson Thomas. All rights

5. Drawing remains the property of **Nelson Thomas** 6. All works to comply with relevent Australian Standards & Building Code of Australia

qualified tradperson

7. All work to be performed by suitably

8. For application purposes only - NOT FOR CONSTRUCTION UNLESS SPECIFIED 9. Nelson Thomas must be present for on-site for the positioning of **ALL PLANTS**. 10. Conctact designer if discrepancies occur between landscape & consultants documents



CLIENT TANYA & JASON FERRIS

272 WHALE BEACH RD, WHALE BEACH

PROJECT ADDRESS

DRAWING TITLE LANDSCAPE DESIGN

FOR DA

DATE DRAWN 29/06/23 DRAWN BY

DP NO. SCALE 1:100 2022/2277 SHEET NO.

REV#

All landscape drawings are to be read in conjunction with the architect and additional consultants' drawings, specifications, and

All public utility services are to be located on site by the contractor prior to the commencement of works. The location, presence and

extent of services shown are not guaranteed complete or correct. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The contractor bears all responsibility for the works. Disruption or damage to utilities shall be repaired immediately and no expense to the owner.

All paving is indicative and to be set out on site. All work to be carried out in accordance with the local council's approval standards and codes.

The contractor is to ensure that all the works area carried out in accordance with the workplace health and safety act. Nelson Thomas to review plant material at source prior to purchase and delivery. Exact locations of new plant materials to be set out and approved by Nelson Thomas before installation.

SPECIFICATIONS

The following general information should be considered prior to the commencement of landscape works: landscape plans should be read in conjunction with architectural plans, hydraulic plans, service plans and survey prepared for the proposed development. All services should be accurately located and clearly marked prior to the commencement of any landscape installation. Installation of all conduits required for irrigation, electrical and other services shall be completed before any commencement of

hardscapes works and hardstand pours. All out outdoor lighting specified must be installed by a licenced electrician.

Irregularities associated with this plan should be brought to the immediate attention of Nelson Thomas. Where an Australian Standard applies for any landscape materials or installation techniques, those standards shall be applied.

SITE PREPARATION

Pollution and sediment control The contractor shall take proper precautions to prevent the erosion of soils from the site. Erosion and sediment control barriers shall be set up as required by council and maintained throughout the construction period.

TREE PROTECTION

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape works. Root systems of existing plants must not be disturbed. Any nearby site works should be carried out carefully using hand tools. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refuelling, site office and sheds shall not occur within three (3) metres of any existing or new trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials within the drip line of existing or new trees.

All proposed planting areas to be deep ripped to 300mm. Clay soils to be combined with 50-100mm of A.N.L 'Organic clay breaker'. 75mm depth of A.N.L 'Organic garden mix' to be imported and combined with 25mm depth of A.N.L 'Greenlife' compost or approved equivalent. Care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

TOPSOIL AND SOIL TESTING

Where possible, site topsoil should be used for garden beds and lawns. Strip the top 100mm layer of vegetation and stockpile on the site. Soil for use in garden bed and lawn areas may then be obtained from the stockpile soil provided the soil is clean and free from unwanted matter such as gravel, clay lumps, grass, weeds, building waste and any materials toxic to plants. The soil must have a PH between 5.5 and 7.

Use 100% imported mix as above when site soils run out.

EXCAVATION

All excavations are to be carried out in a safe manner. No excavations are to be carried out within the "zone of influence" of any adjacent/surrounding structures. Any excavation works are to include measures to ensure the temporary and long-term stability of any existing structure within its vicinity. During construction, the structure and surrounds shall be always kept stable utilizing temporary shoring, bracing etc.

INSTALLATION

CONCRETE SUB BASE AND FOOTINGS

All workmanship and materials shall be in accordance with AS3600. Concrete quality shall be verified by tests and all construction joints shall be located to the approval of the engineer. All concrete is to be cured by keeping the surfaces continuously wet for a period of 3 days followed by the prevention of loss of moisture for a further 7 days. All formworks shall be installed and stripped in accordance with AS3610. All formwork is to be free of debris prior to pouring of concrete. All concrete is to engineer's specifications and inspection.

All civil, structural, and hydraulic work associated with this project shall be to consulting engineers' details. All external stairs to be constructed in accordance with clause d2.13 of the building code of Australia. Materials specified include recycled brick, travertine pavers and sandstone blocks. Retaining walls all retaining walls over 600mm to be constructed to engineer's specifications.

Will be constructed in a variety of materials including recycled bricks and rendered block walls. Refer to drawings.

All paving to be selected by client.

All paving to be laid to manufacturers recommendations. All paving adjacent to house to have a minimum fall of 1:100 directed away from residence. Sealing of all paving should be a consideration with the supplier.

To intercept rainwater at the bottom of a fall, install a grated surface drain at the edge of the paving. If draining a large area or you are likely to get a lot of silt in the runoff captured by the drain, install a sump or clean-out section between the drain and the stormwater pipe to collect soil and sand. Clean it out periodically

Newly planted advanced trees are to be secured with 3 @ 1.8mm x 22mm x 22mm hardwood stakes with hessian ties to prevent excessive movement. Planting holes for plants are to be large enough to take the root ball with additional space for back fill with soil prepared as specified.

PLANTING AND ESTABLISHMENT

All plant material shall be planted as soon after delivery as possible.

Planting holes for trees and shrubs shall be excavated as detailed and specified. Plant containers shall be removed and discarded.

The outer roots shall be gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix incorporating the approved fertilizer for each plant type. Ensure that plants are set plumb vertically and root crown is level with finished soil level.

Hand water immediately

Substitution of plant species/varieties must be signed off by client or landscape designer.

If the work to be done includes the provision and installation of grass and/or plants then the Client acknowledges that the grass and/or plants must be maintained by the Owner from the date that the landscape contractor is last on the site to carry out work. The Owner agrees that Nelson Thomas will not be liable for any defect or damage to grass and/or plants unless written notification of any such defect or damage is given to within 7 days of landscape contractor last being on site to carry out work. For the avoidance of doubt, the Client acknowledges that grass and plants are highly perishable and deteriorate rapidly in the absence of proper maintenance and that 7 days is sufficient time for the Client to identify any defect or damage and to notify Nelson Thomas of such defect or damage.

Turf to be Buffalo sapphire. Turf to be laid on 50mm topsoil over 200mm deep rotary hoed prepared area. Turf areas to be evenly graded. Adequate drainage to be provided under lawn area. Keep irrigated.

All planting areas, unless otherwise specified to me mulched with A.N.L 'Droughtmaster' to 50mm deep with catchment dish to be left around base of plants.

FERTILISER

On completion of work all planting areas are to be fertilised with 'Osmocote pro (8-9mo) controlled release fertiliser' which is to be

sufficiently watered in

All planter beds adjacent to lawn areas to have flush 3mm ZAM steel.

Identify weed species and eradicate as per best horticultural practice. Ongoing maintenance plan to be discussed with client.

DRAINAGE AND IRRIGATION NOTES

Refer to engineer's utility and drainage plans for utility location and drainage information. Requirements for landscape drainage to be confirmed on site unless otherwise shown on the landscape plans.

All planter boxes to have drip or spray irrigation. All lawn areas to have pop up rotors. All garden beds to have fixed solid risers with sprays locations of irrigation lines, valves, spray heads etc are shown indicatively only and exact location will be nominated by the irrigation provider. Plants require hand watering until established, in addition to irrigation.

Irrigation to be supplied by others.

POOL AND ENCLOSURE Nominated pool construction contractor to build pool to engineer's specifications.

Pool fencing material to comply Australian standards for pool enclosure requirements regarding height and gate fixtures. AS1926

DA03

80mm dia conduit required under all paving and paths for cable access.

See lighting plan. All works shall be completed by an authorised electrician.