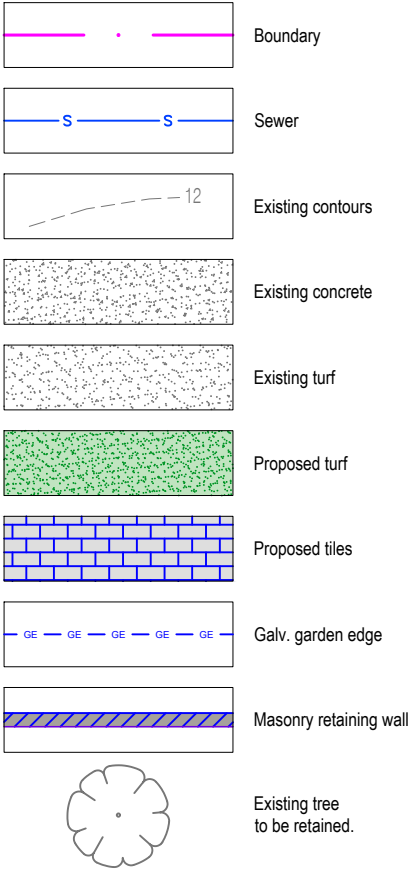
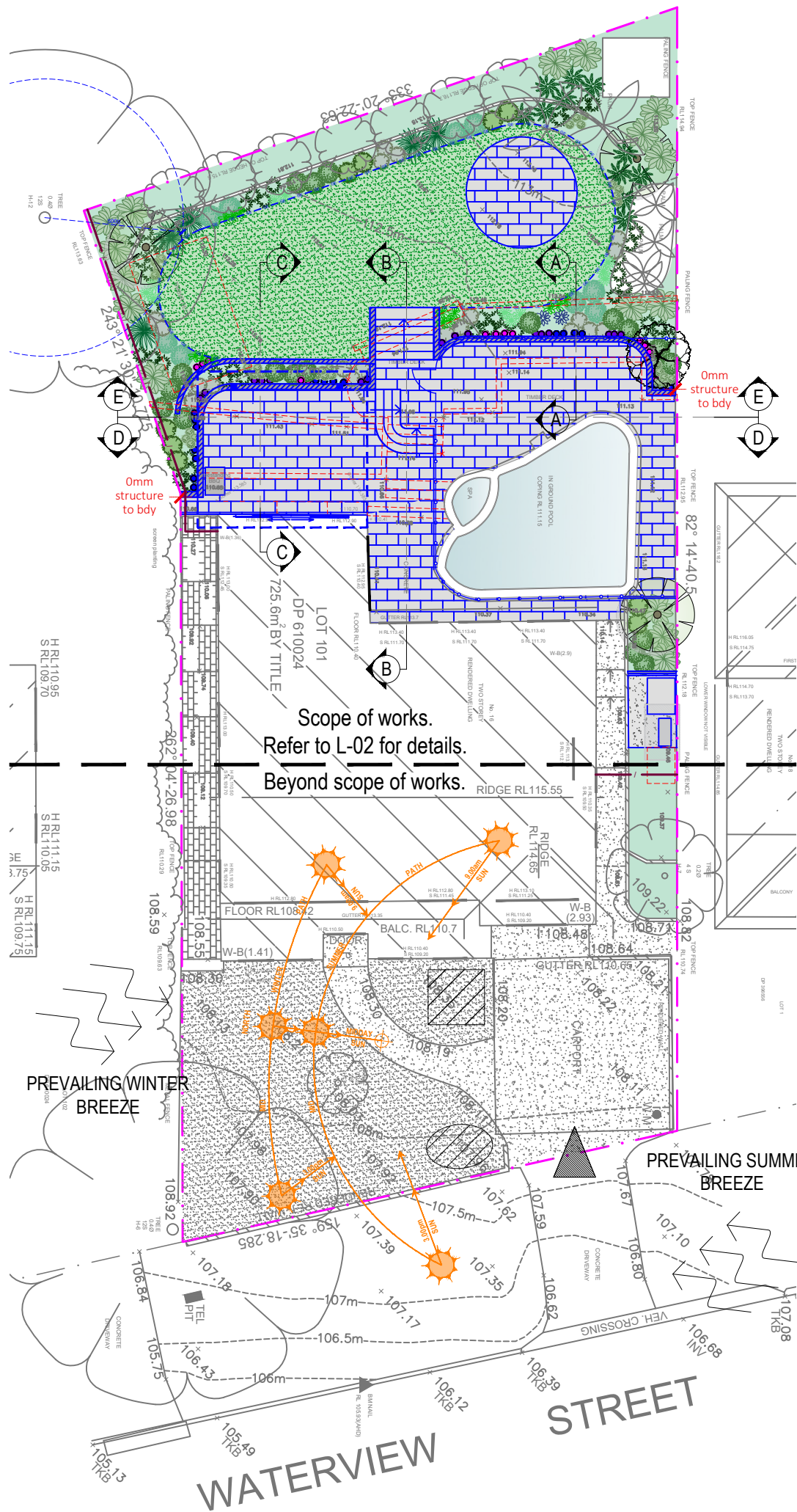
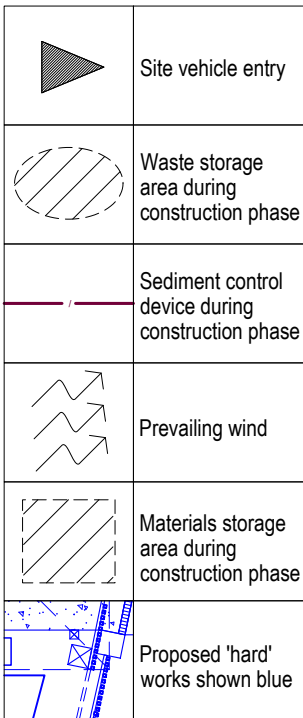


Legend



Site Analysis Legend



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 Distance (m)	Shading device	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)



Harrison's Landscaping
PO Box 682, Manly, NSW, 1655
Studio 7, 19 Rodborough Road,
Frenchs Forest NSW 2086
www.harrisonslandscaping.com.au
P: 9451 2366
E: info@harrisonslandscaping.com.au

Client:

Purvis Residence

Site Address:

16 Waterview Street, Seaforth

Drawing Title:

Detail Plan

Drawn by:

Sam Snaith
AILDM # 1229

Project Number:

231013

Scale:

1:100 @ A3

Sheet Number:

L-02 of 6



Rev:

A

Date:

15/05/2023

Issue:

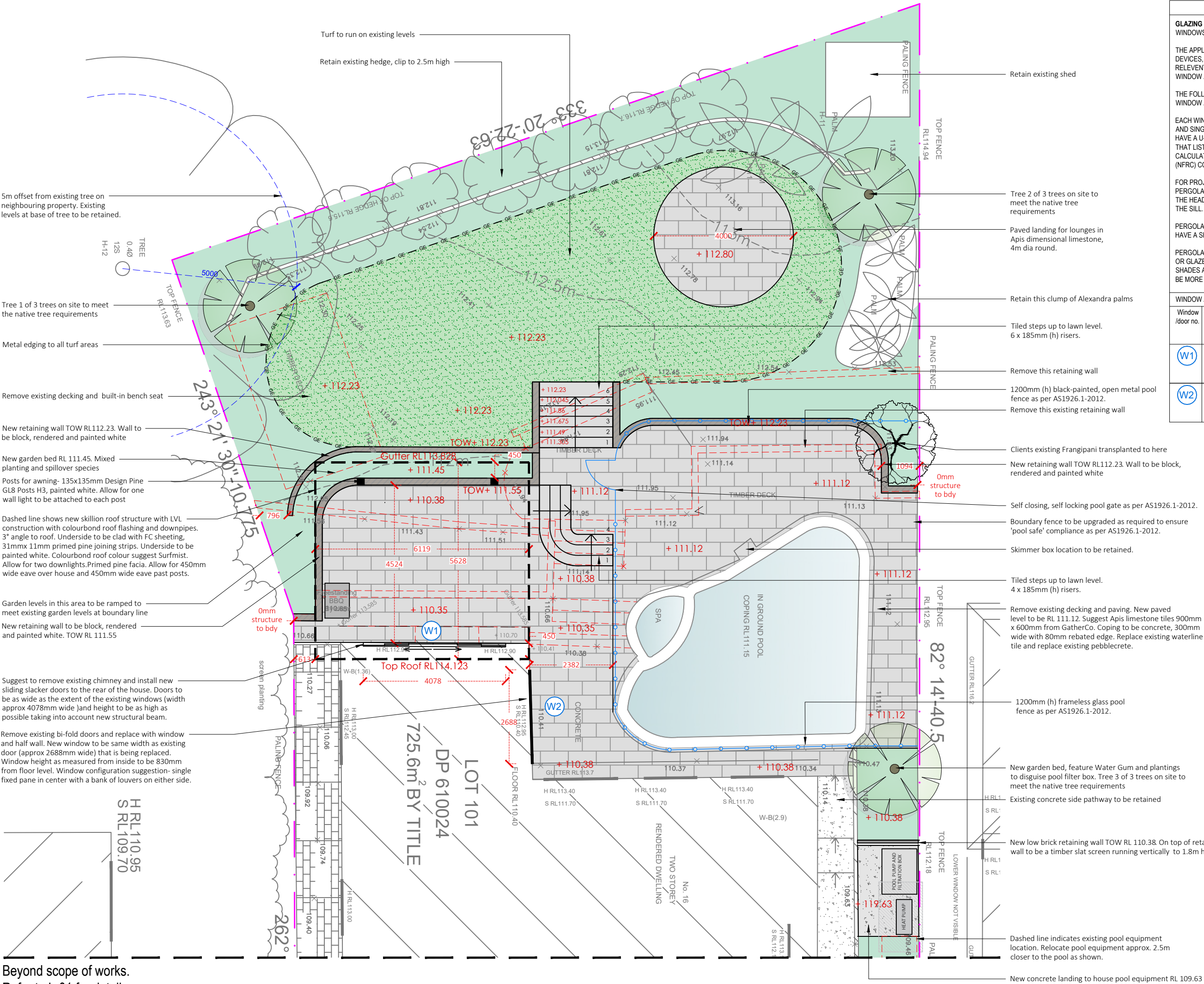
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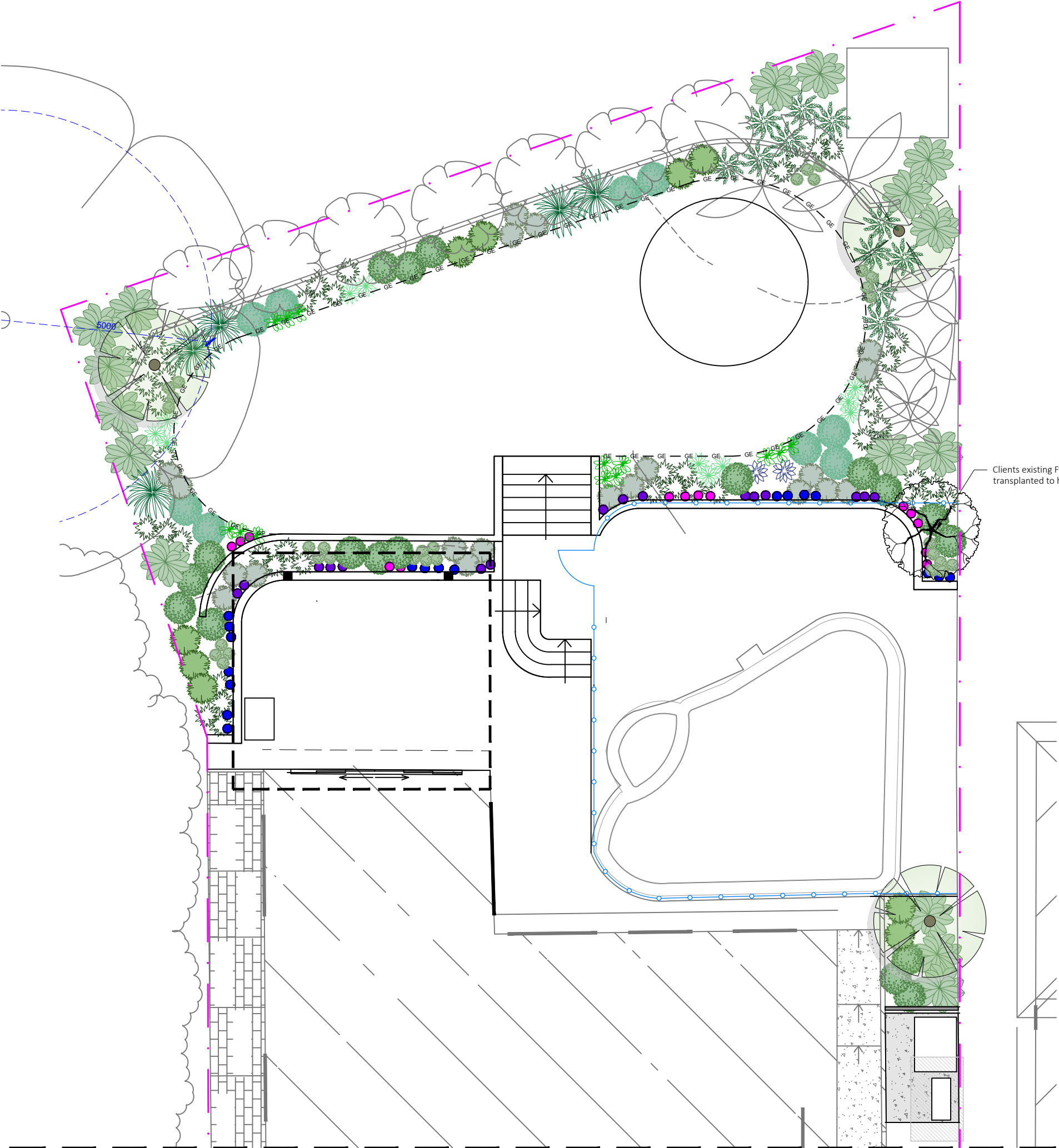
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Note:

















- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2023.



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

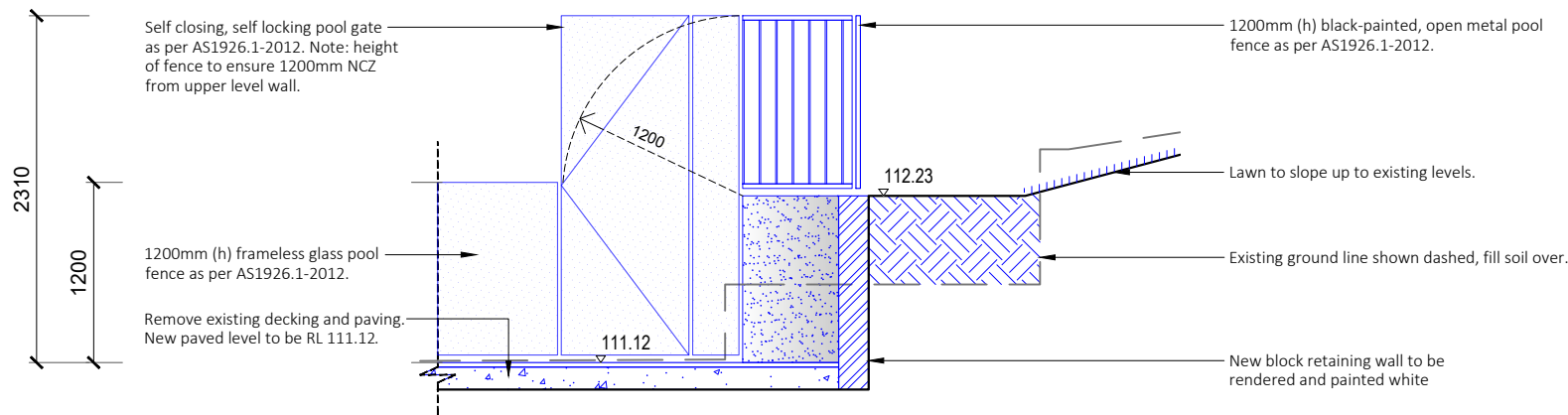


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Frenchs Forest NSW 2086
www.harrisonslandscaping.com.au
P: 9451 2366
E: info@harrisonslandscaping.com.au

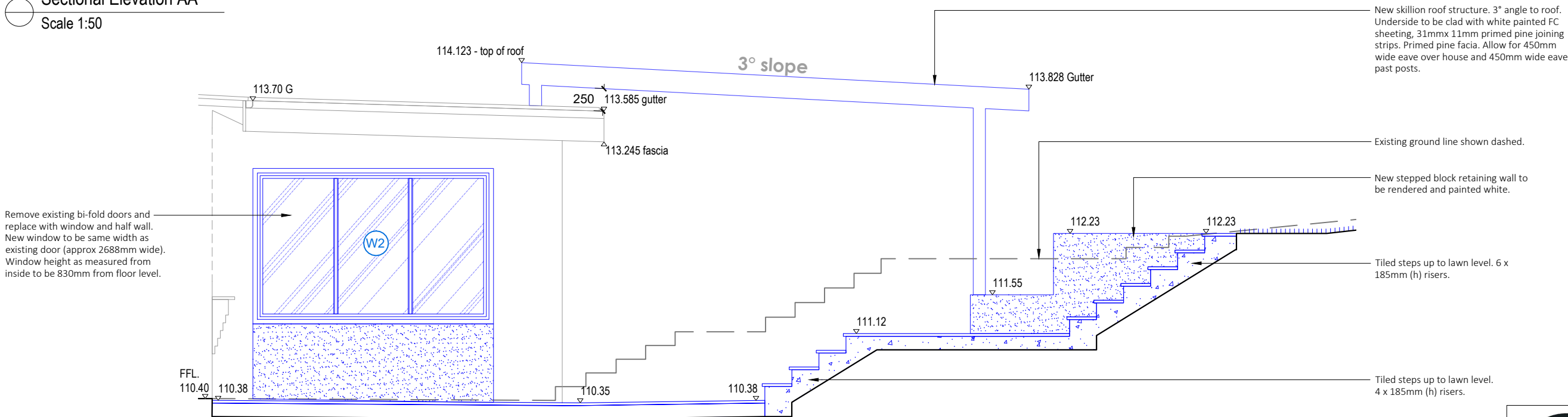
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Purvis Residence			
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Sam Snaith		231013	1:100 @ A3
AILDM # 1229			
Sheet Number:			
L-03 of 6			
Rev:	Date:	Issue:	Checked:
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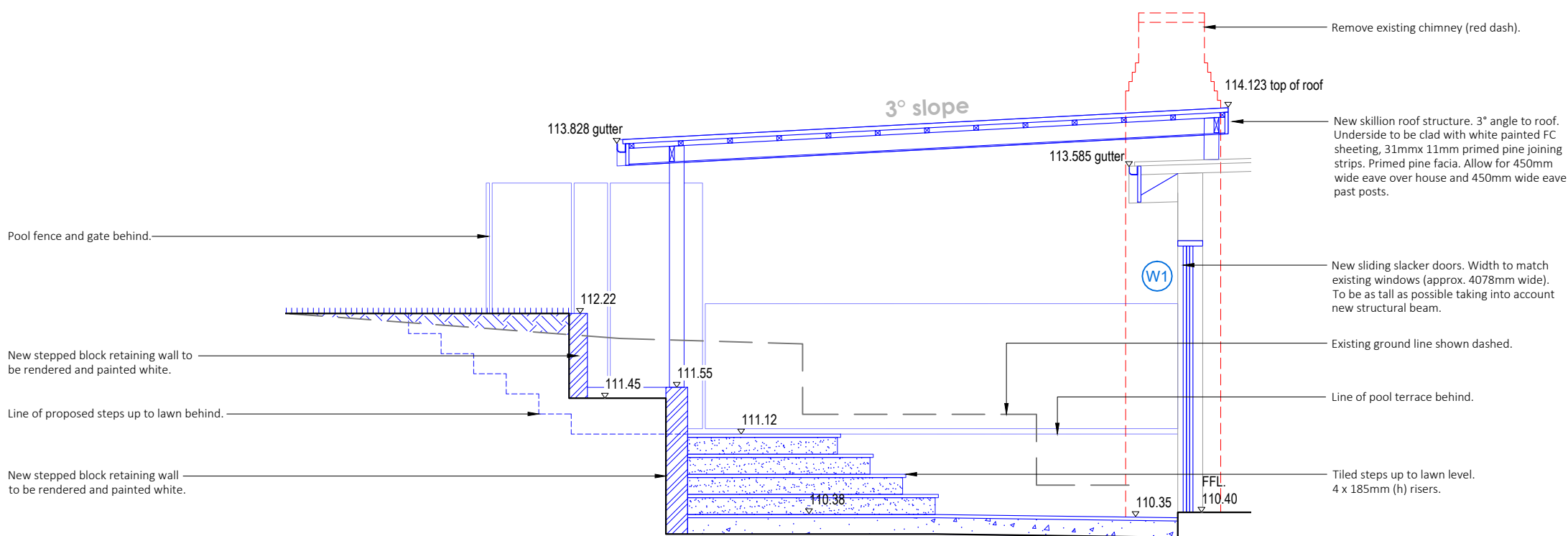
Beyond scope of works.
Refer to L-01 for details.



Sectional Elevation AA
Scale 1:50



Sectional Elevation BB
Scale 1:50



Sectional Elevation CC
Scale 1:50



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Studio 7, 19 Rodborough Road,
Frenchs Forest NSW 2086
www.harrisonslandscaping.com.au
P: 9451 2366
E: info@harrisonslandscaping.com.au

Client:
Purvis Residence

Site Address:
16 Waterview Street, Seaforth

Drawing Title:
Sections and elevations

Drawn by: Sam Snaith AILD # 1229	Project Number: 231013	Scale: 1:50 @ A3
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Sheet Number:
L-04 of 6

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

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SITE PREPARATION

PROTECTION OF EXISTING TREES:

Protection of trees on development sites.

Fencing is to consist of Chain wire mesh panels at least 1.8m in height, anchored with concrete feet.

According to AS 4970-2009, activities excluded from the TPZ include but are not limited to;

- ## REMOVAL OF EXISTING TREES

ELIMINATE WEEDS

EXCAVATION & SUB SOIL PREPARATION

SUB SOIL DRAINAGE

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%

STAKING

ALUMINIUM GARDEN EDGING

IRRIGATION SYSTEM

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

Quality system: AS 4454

TURFING

New turf- Sir Walter Soft Leafed Buffalo.

Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



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Site Address:	16 Waterview Street Seaforth

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