

RANDELL RESIDENCE

34 BEATTY ST, BALGOWLAH HEIGHTS

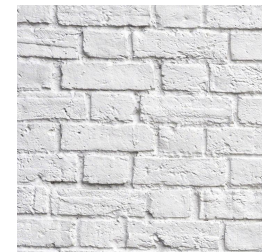


DA-000	COVER PAGE	NTS	A3	ARBORIST	HYDRAULIC ENGINEER
DA-001	SURVEY	1:200	A3	RAINTREE CONSULTING	NORTHERN BEACHES CONSULTING
DA-002	SITE PLAN	1:200	A3	CONTACT: MARK KOKOT	ENGINEERS
DA-003	SITE ANALYSIS	1:200	A3	E: mark@raintreeconsulting.com.au	CONTACT: CHRIS FERRY
DA-004	GROUND FLOOR DEMOLITION PLAN	1:200	A3	T: +61 419250248	E: chris@nbconsulting.com.au
DA-005	FIRST FLOOR DEMOLITION PLAN	1:200	A3		T: +61 2 9984 7000
DA-006	ROOF LEVEL DEMOLITION PLAN	1:200	A3	BASIX	LANDSCAPE DESIGNER
DA-007	WASTE MANAGEMENT PLAN	1:200	A3	ECO MODE	LIBBY BIRLY GARDEN DESIGN
DA-008	CUT AND FILL PLAN	1:200	A3	CONTACT: ZOLTAN LIPOVSKI	CONTACT: LIBBY BIRLEY
DA-101	GROUND FLOOR PLAN	1:200	A3	E: zoltan@ecomode.com.au	E: info@libbybirleygardendesign.com.au
DA-102	FIRST FLOOR PLAN	1:200	A3	T: +61 410 605 614	T: +61 411 082 380
DA-103	SECOND FLOOR PLAN	1:200	A3	BUSHFIRE	PLANNER
DA-104	ROOF PLAN	1:200	A3	BUSHFIRE PLANNING SERVICES	SYMONS GOODYER
DA-105	EXISTING GARAGE STUDIO	1:100	A3	CONTACT: MATT WILLIS	CONTACT: GEOFF GOODYER
DA-201	ELEVATIONS	1:200	A3	E: mattw@bushfireconsultants.com.au	E: goodyer@bigpond.net.au
DA-202	ELEVATIONS	1:200	A3	T: +61 428408577	T: +61 2 9949 2130
DA-301	SECTIONS	1:200	A3	ENVIRONMENTAL CONSULTANT	STRUCTURAL ENGINEER
DA-302	SECTIONS	1:200	A3	GIS CONSULTING	SDA STRUCTURES
DA-901	SHADOW PLANS	NTS	A3	CONTACT: NICK SKELTON	CONTACT: CHARLES BLUMER
DA-902	SHADOW PLANS	NTS	A3	E: ecology@ecology.net.au	E: Charles@sdastructures.com.au
DA-903	SHADOW PLANS	NTS	A3	T: +61 419438672	T: +61 404 068 200
DA-904	DCP CONTROLS	NTS	A3	GEOTECHNICAL ENGINEER	
DA-905	3D MONTAGE	NTS	A3	WHITE GEOTECHNICAL GROUP	
DA-906	NOTIFICATION PLAN	NTS	A4	CONTACT: NATHAN GARDENER	
				E: info@whitegeo.com.au	
				T: +61 279003214	

SCHEDULE OF FINISHES



SANDSTONE



WHITE PAINTED BRICK



LIGHT COLOURED CLADDING

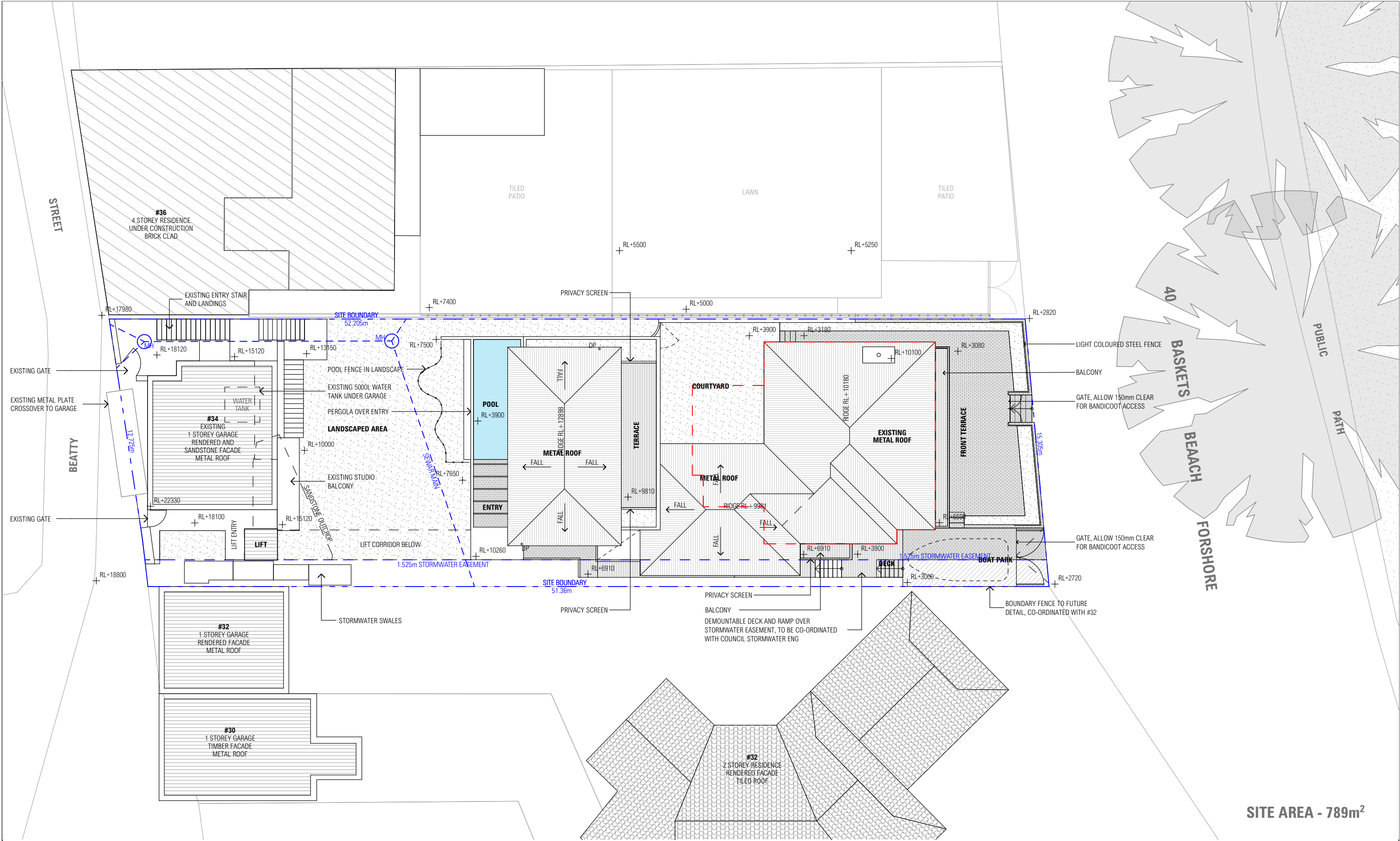


LIGHT COLOURED METAL ROOF



STEEL BALUSTRADES/FENCES

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	ARCHITECT					PROJECT					NORTH	SHEET TITLE	
A	1.2.19	FOR DA SUBMISSION				CHROFI					34 Beatty St, Balgowlah Heights						COVER PAGE	
						3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					LOT 21A, DP 350345							
						CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187 NOMINATED ARCHITECT JOHN CHOI 8708 TAI ROPHA 8568 STEVEN FIGHERA 8609 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.					PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE
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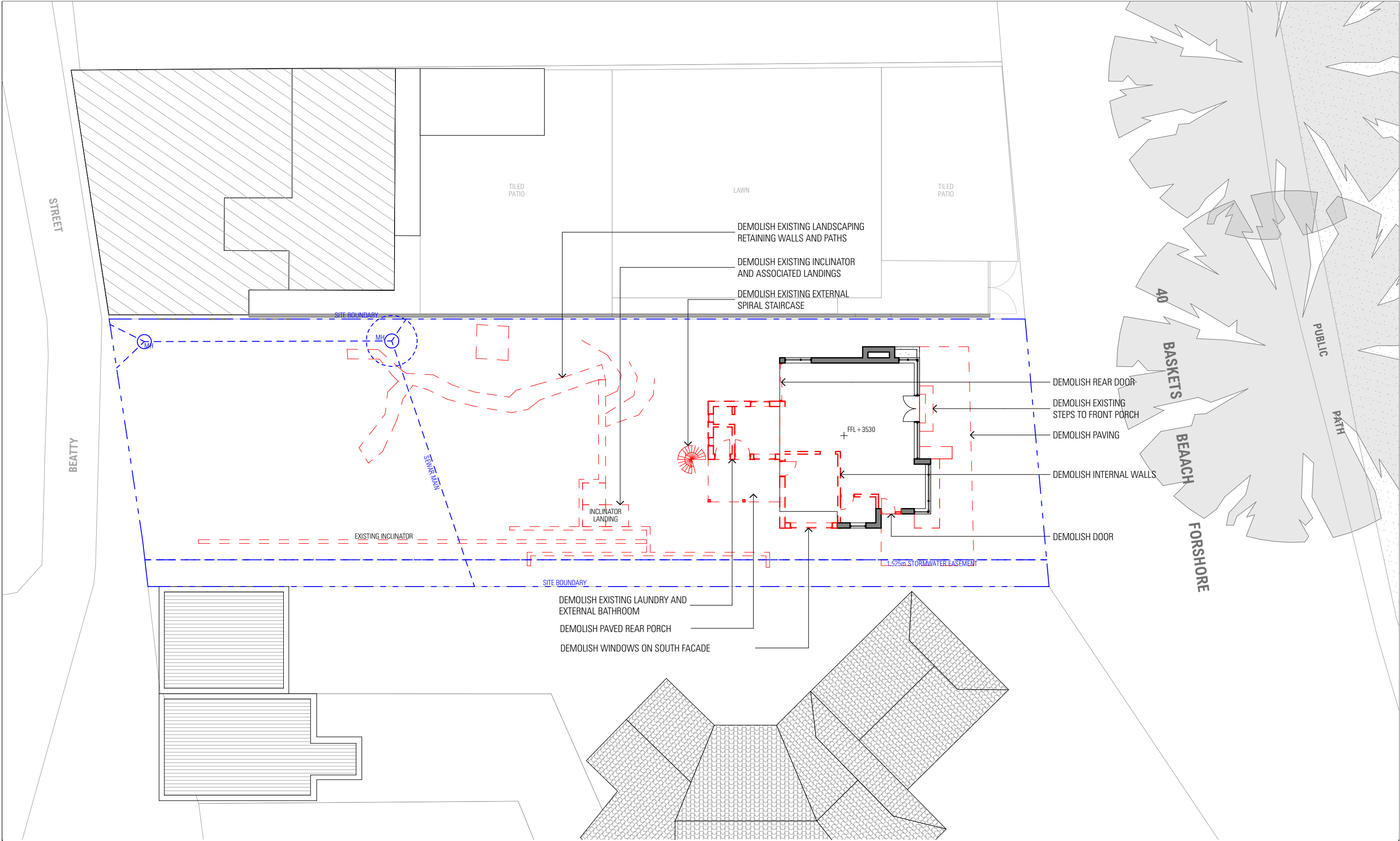


SITE AREA - 789m²

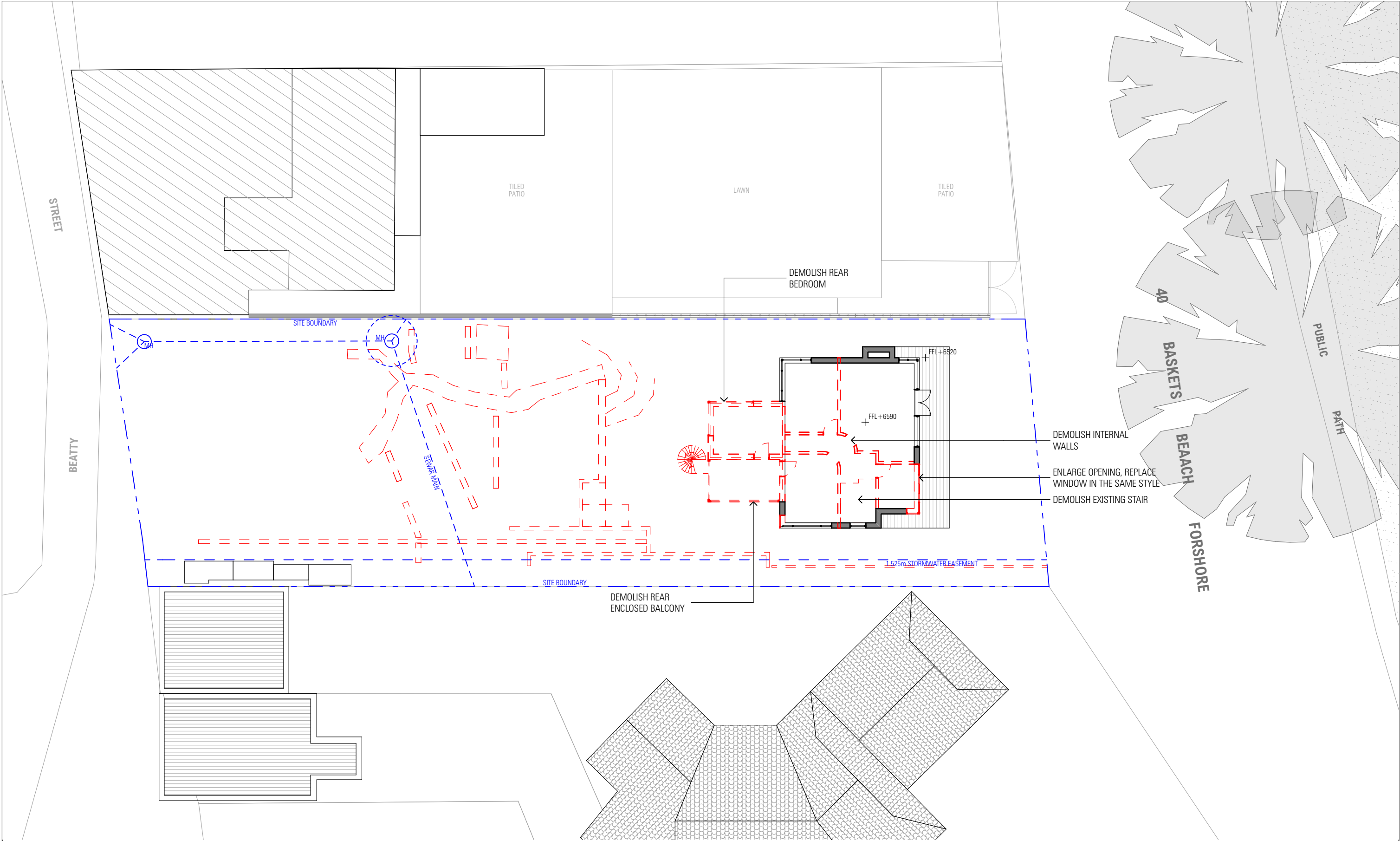
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						3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com	LOT 21A, DP 350345		
						CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187	PROJECT NUMBER	SHEET SIZE	SHEET NUMBER
						NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6609	1816	A3	
						THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS.	PLOT DATE		
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							TR		
							SHEET SCALE		
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DA-002

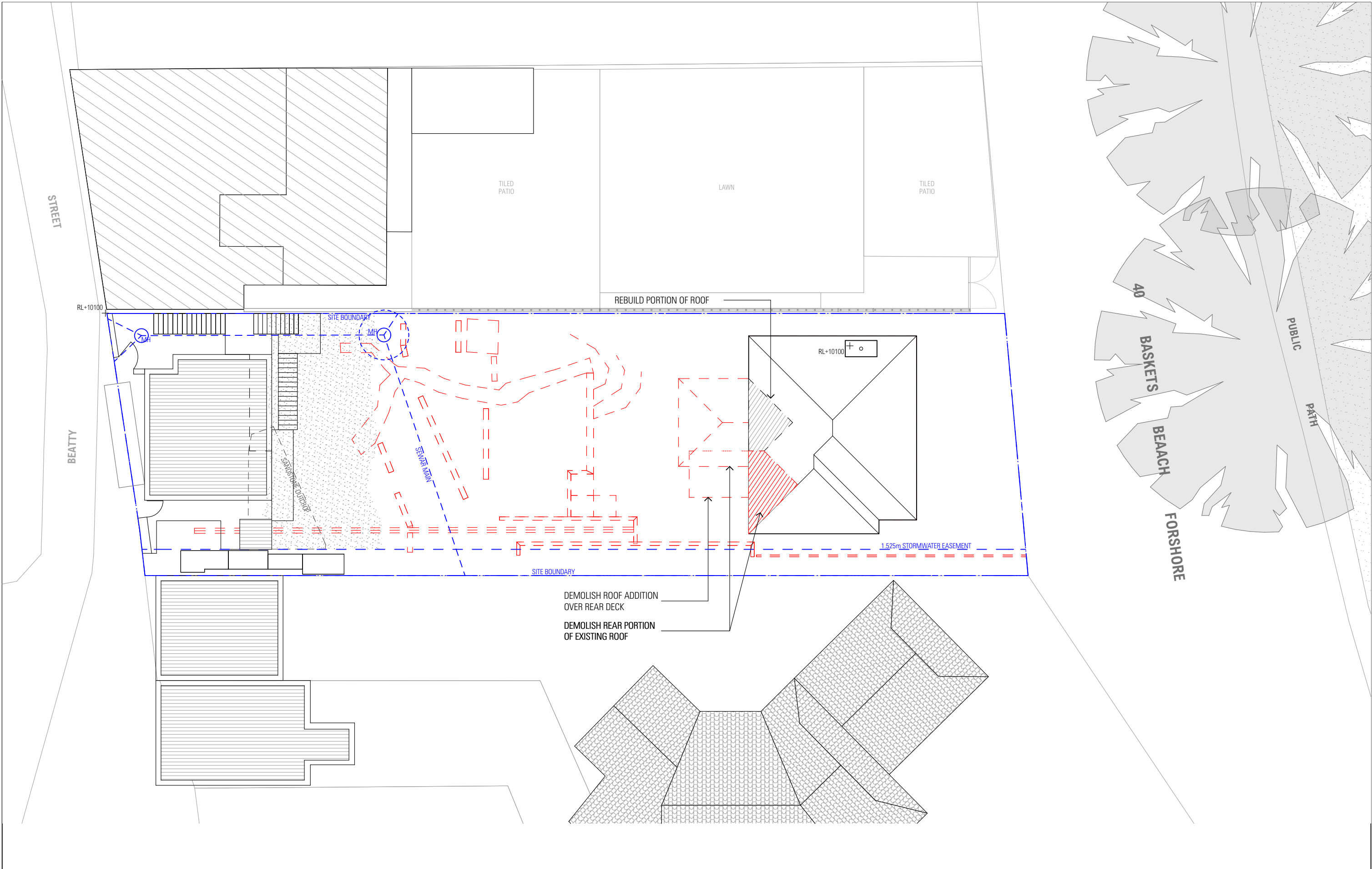
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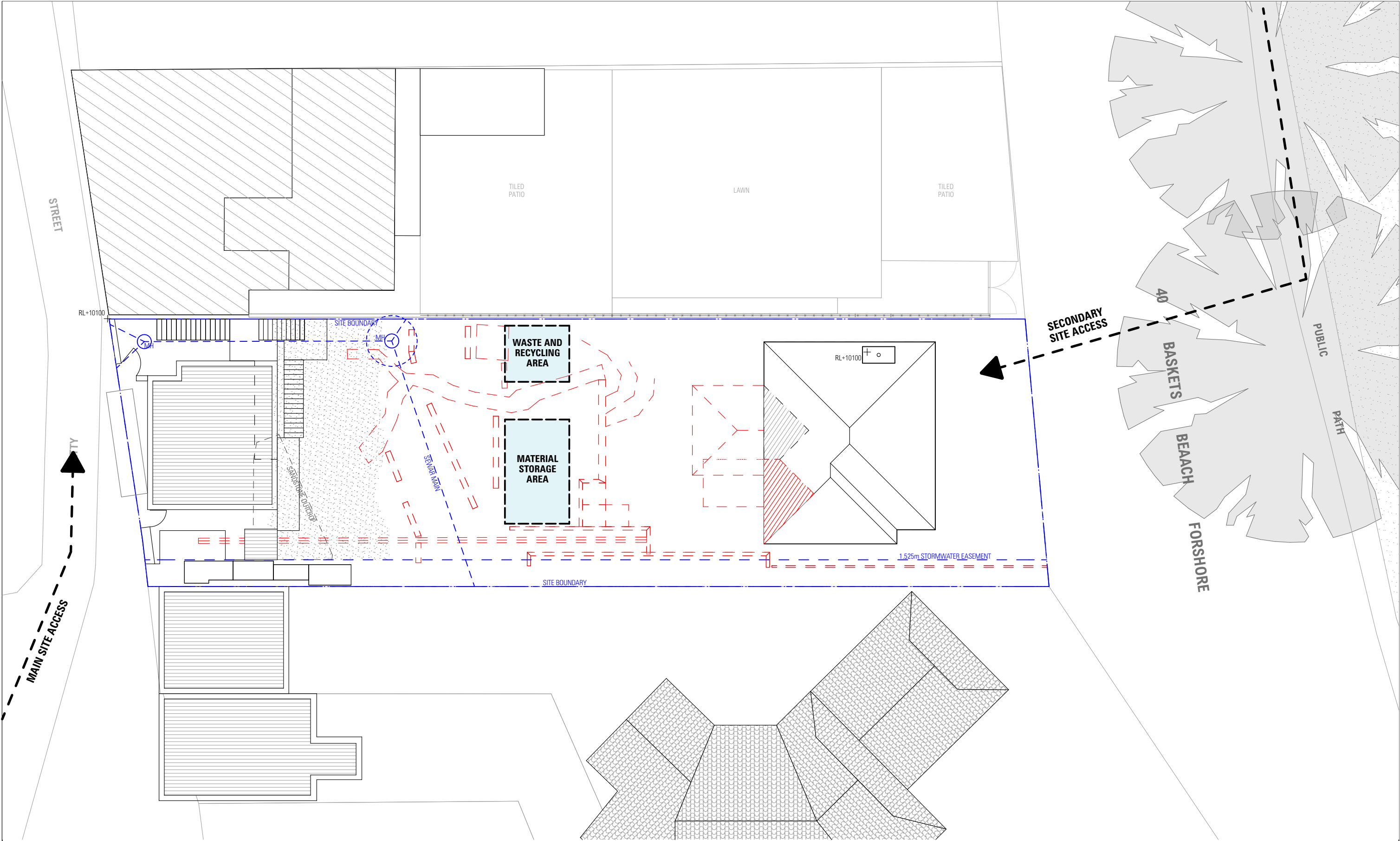
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											CHROFI					34 Beatty St, Balgowlah Heights										
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												CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187					PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE		
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											3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					LOT 21A, DP 350345										
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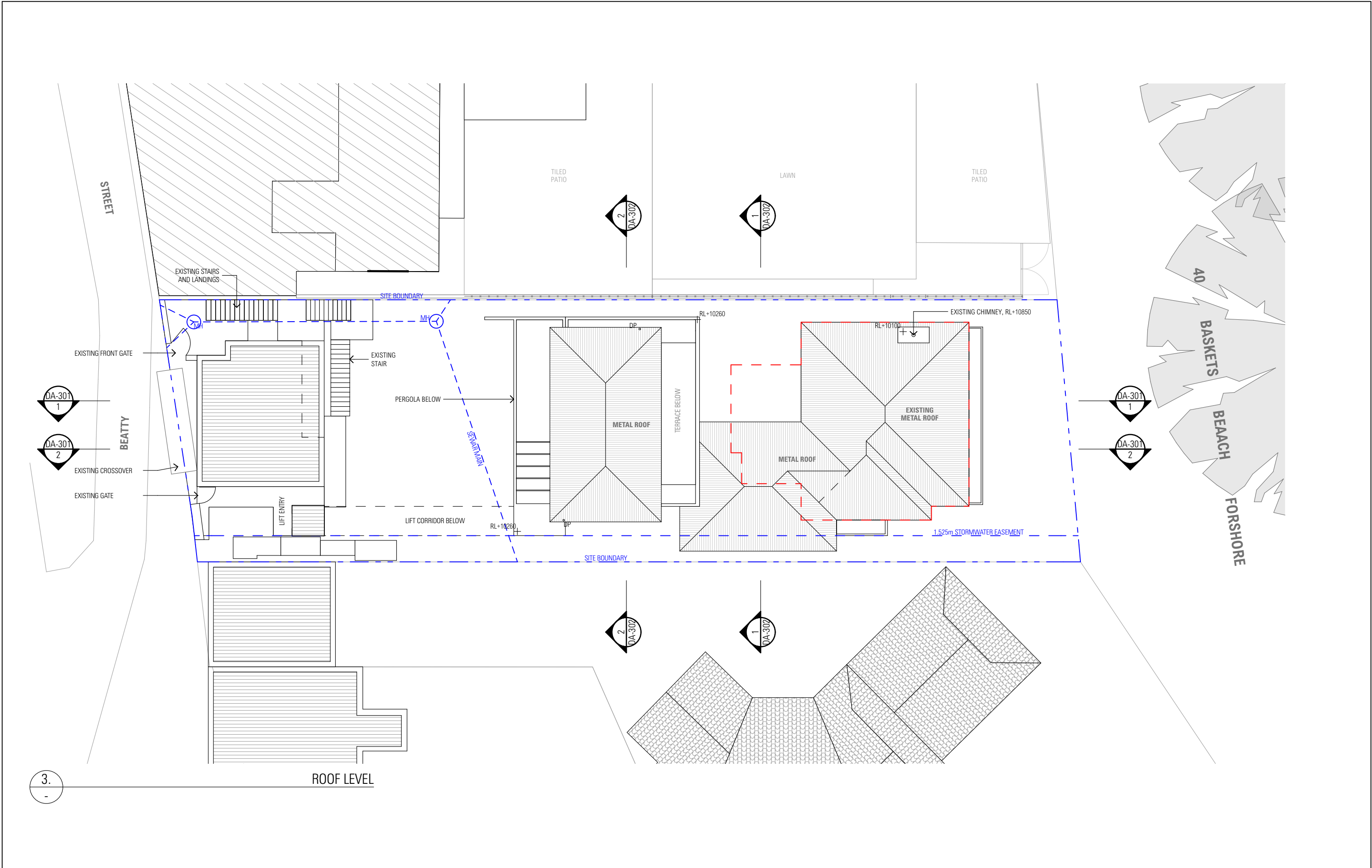


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												CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187					PROJECT NUMBER		PLOT DATE		DRAWN		CHECKED		SHEET SCALE		SHEET SIZE		SHEET NUMBER		ISSUE	
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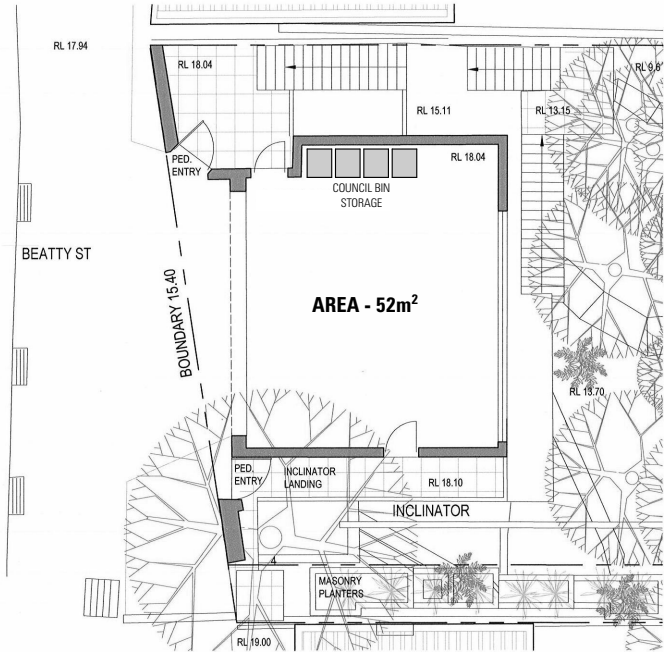


PLEASE REFER TO DA-004, DA-005, DA-006
FOR DETAILED DEMOLITION PLAN

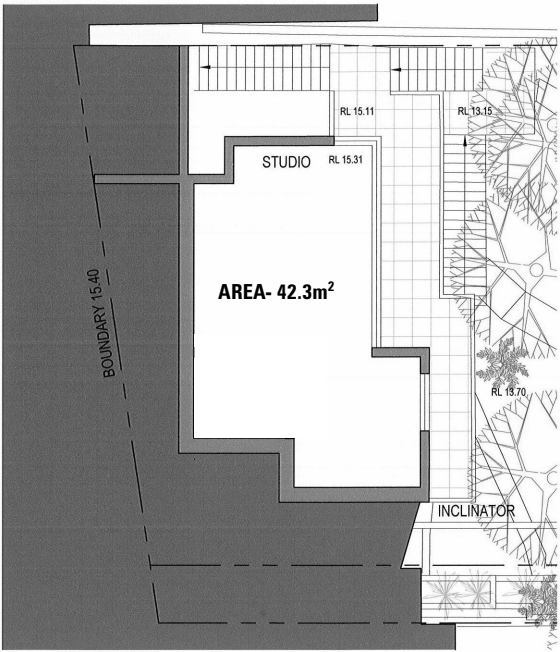
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									CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187					PROJECT NUMBER		PLOT DATE		DRAWN		CHECKED		SHEET SCALE		SHEET SIZE		SHEET NUMBER		ISSUE	
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ISSUE			ISSUE			ARCHITECT					PROJECT					NORTH		SHEET TITLE	
A	1.2.19	FOR DA SUBMISSION				CHROFI 3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					34 Beatty St, Balgowlah Heights LOT 21A, DP 350345							ROOF PLAN	
						CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6609 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.					PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	DA-104	A
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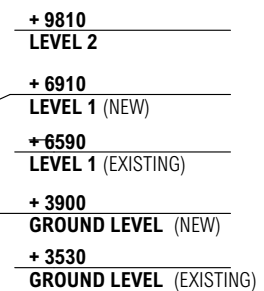


GARAGE LEVEL



STUDIO LEVEL

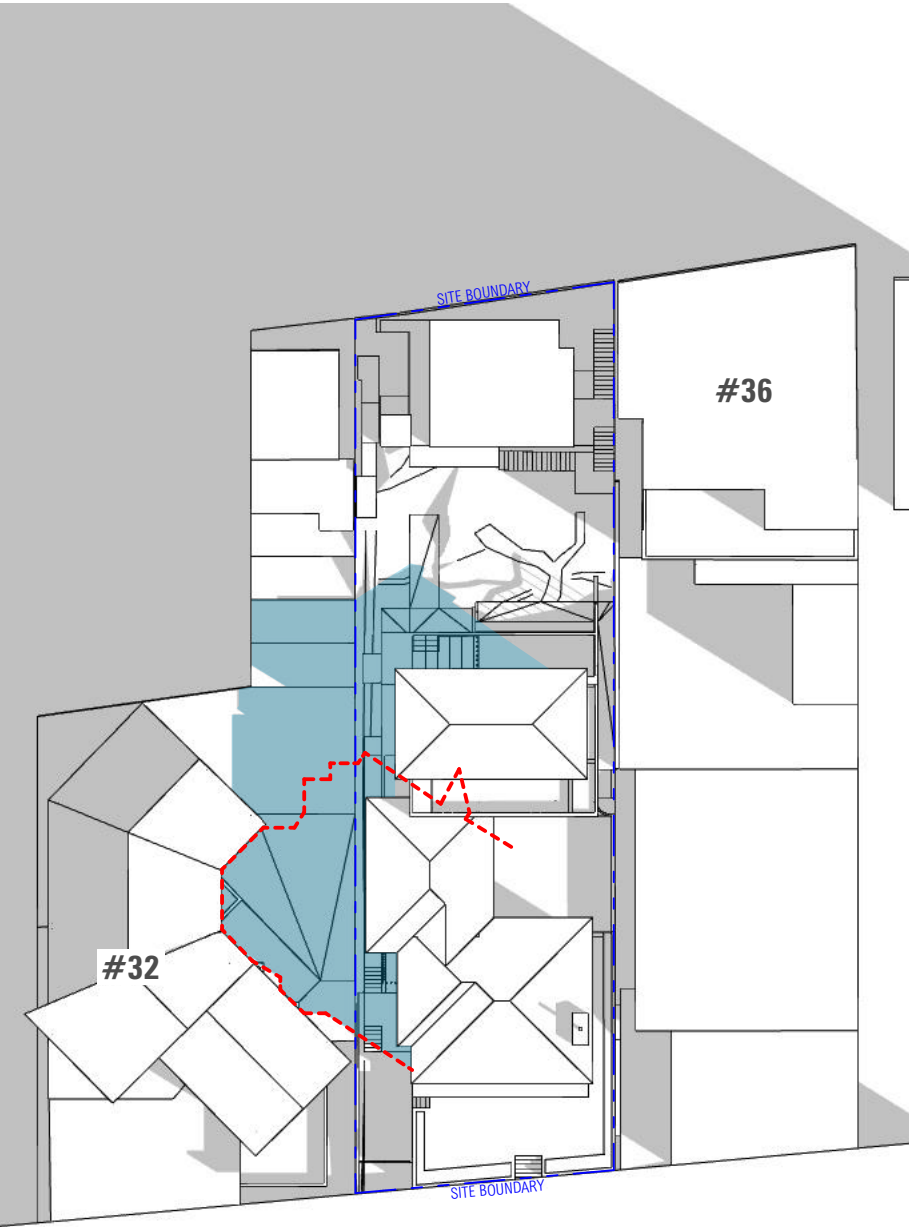
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															3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187					PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER
															NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6609					THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS.					1816	1/2/19	DC	TR	1:200	A3	
															DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.					DA-105											
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ISSUE			DATE			DESCRIPTION			ISSUE			DATE			DESCRIPTION			ARCHITECT					PROJECT					NORTH	SHEET TITLE						
A			1.2.19			FOR DA SUBMISSION												CHROFI					34 Beatty St, Balgowlah Heights						ELEVATIONS						
															3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					LOT 21A, DP 350345															
															CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 365 257 187					PROJECT NUMBER		PLOT DATE		DRAWN		CHECKED		SHEET SCALE		SHEET SIZE		SHEET NUMBER			
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															THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																				

----- EXISTING SHADOW LINE

NEW SHADOW LINE

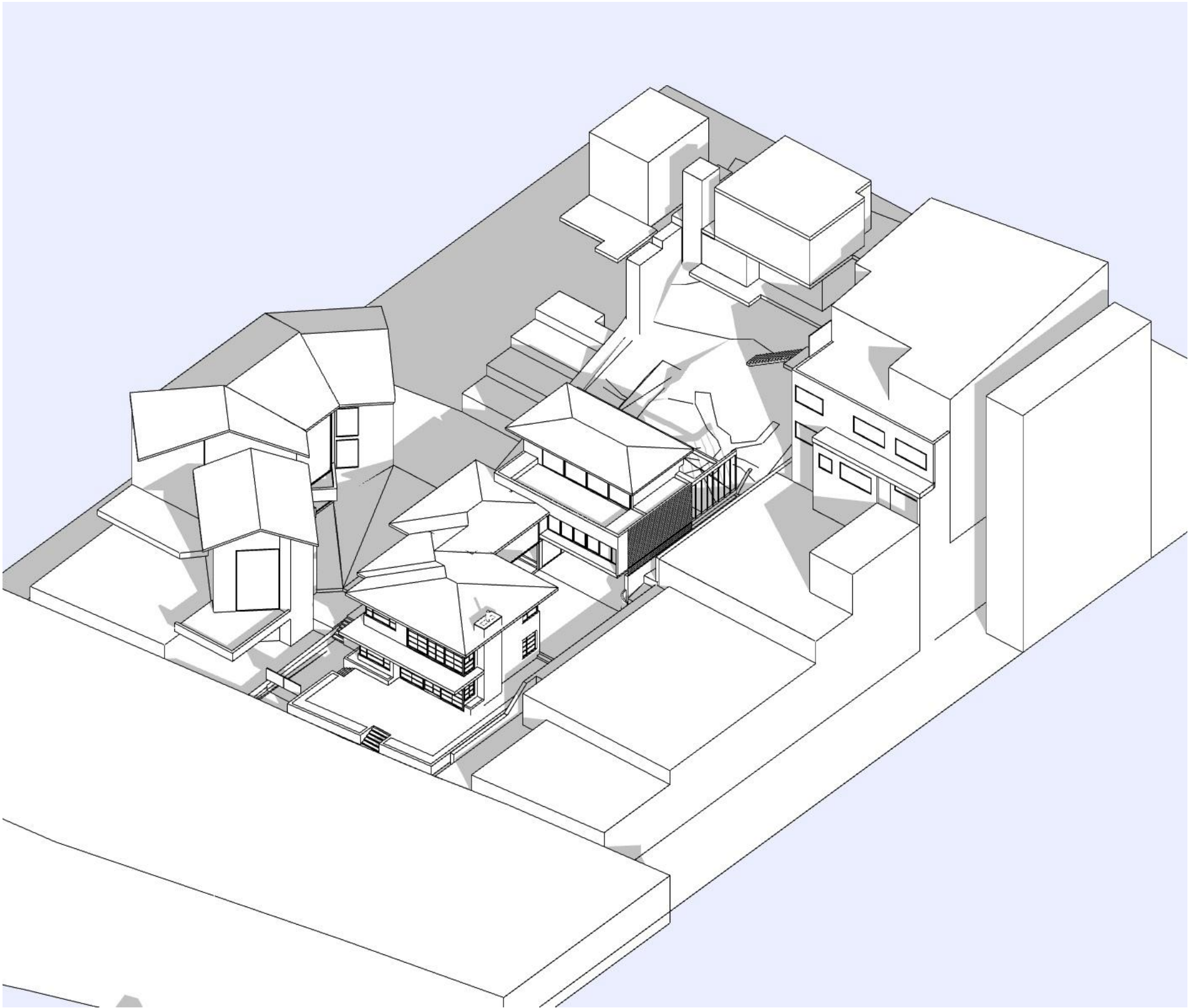


1
-

9 AM - JUNE 21

2
-

9AM - JUNE 21 AXO



ISSUE	DATE	DESCRIPTION
A	1.2.19	FOR DA SUBMISSION

ISSUE	DATE	DESCRIPTION

ARCHITECT
CHROFI
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187
NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6609
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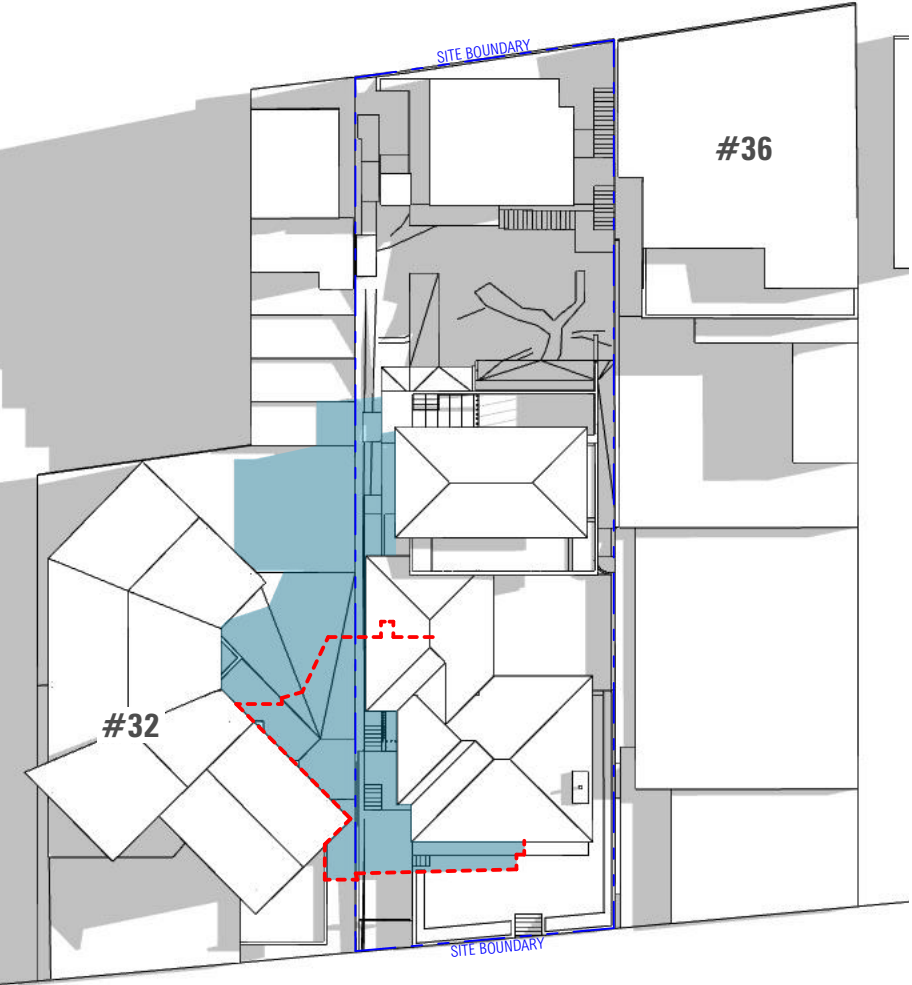
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LOT 21A, DP 350345
PROJECT NUMBER
1816
PLOT DATE
1/2/19
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SHEET SIZE
A3

SHEET TITLE
SHADOW PLANS
SHEET NUMBER
ISSUE
DA-901 A

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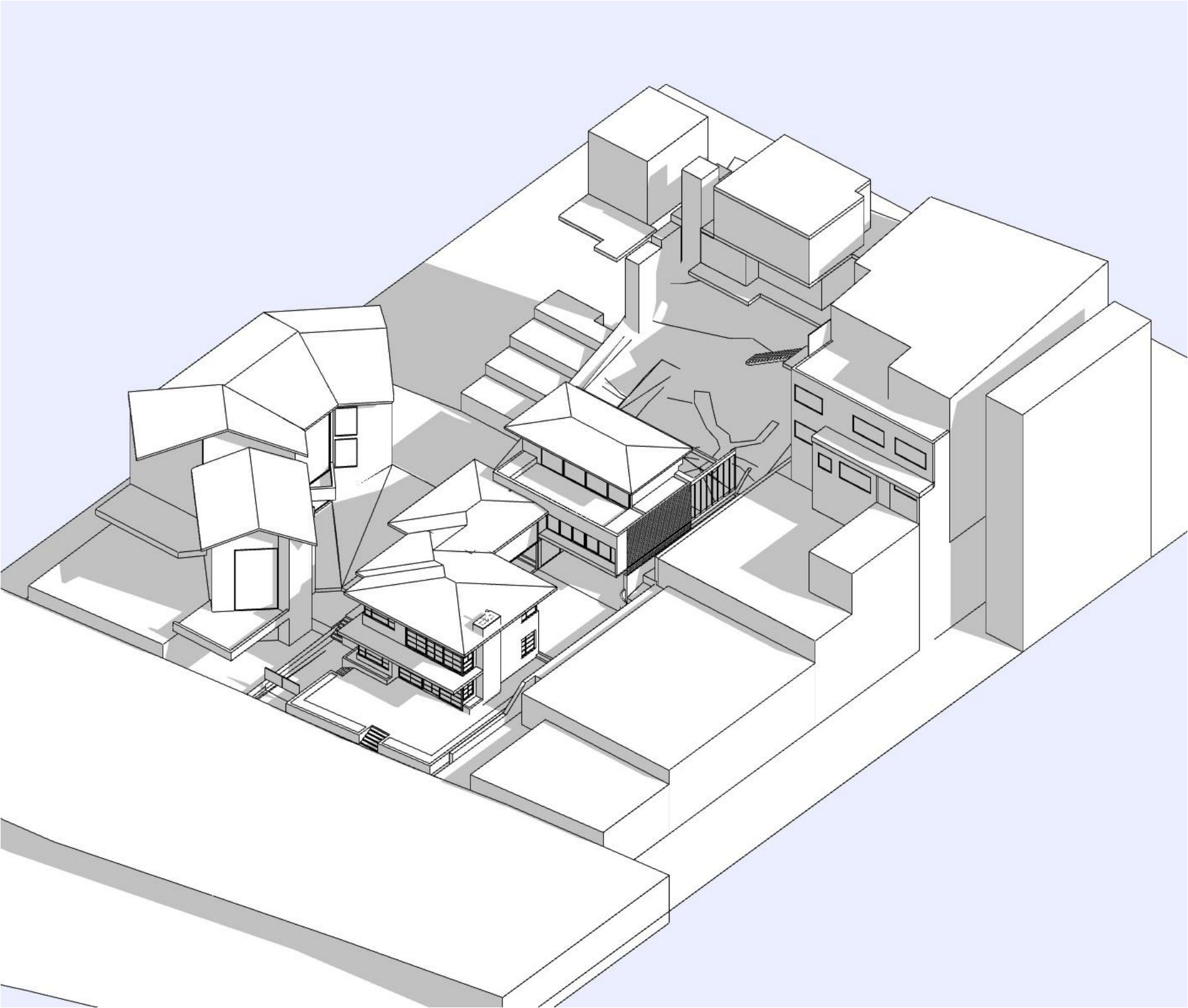


1
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12 PM - JUNE 21

2
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12 PM - JUNE 21 AXO



ISSUE	DATE	DESCRIPTION
A	1.2.19	FOR DA SUBMISSION

ISSUE	DATE	DESCRIPTION

ARCHITECT
CHROFI
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187
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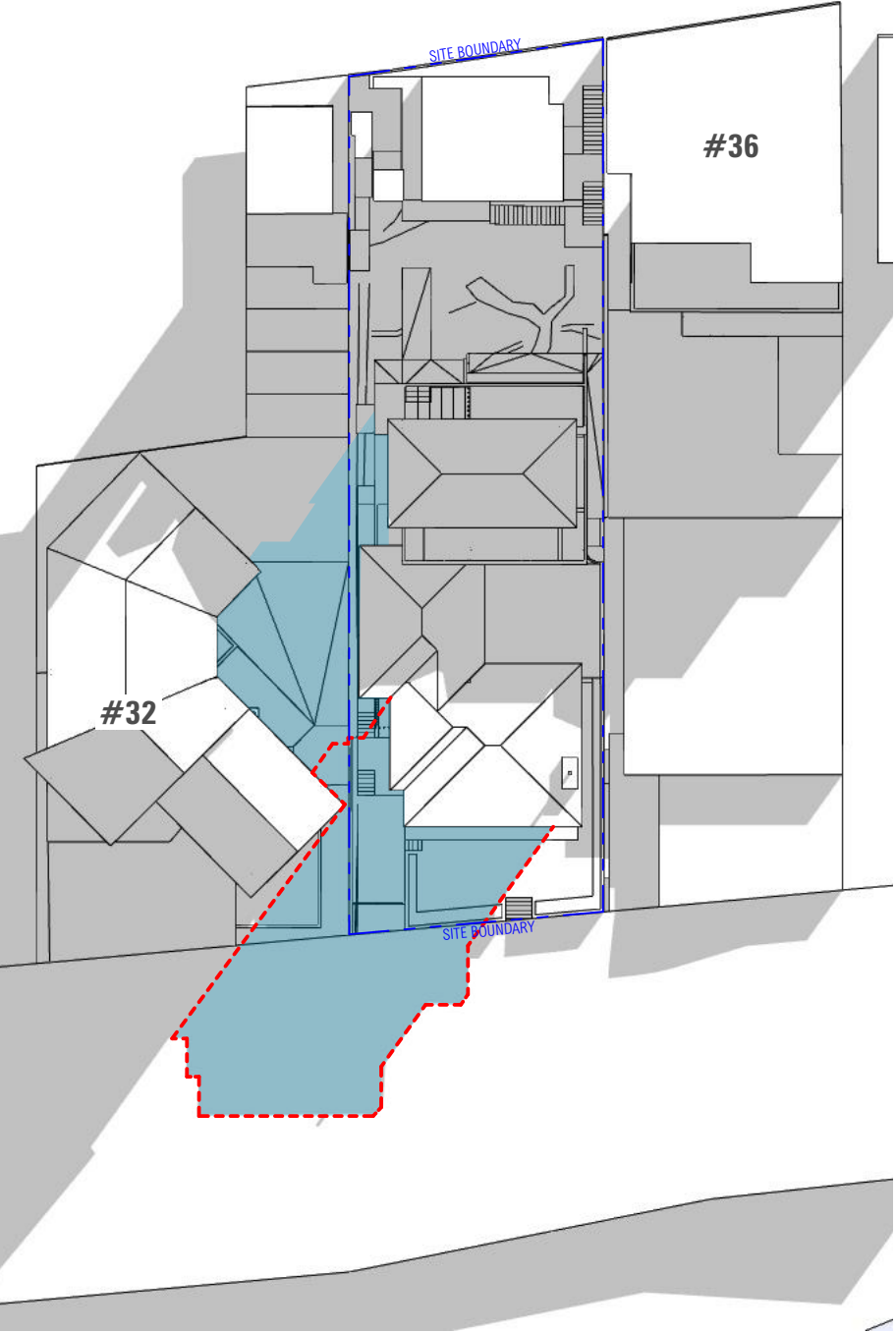
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LOT 21A, DP 350345
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SHEET SIZE
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ISSUE
DA-902 A

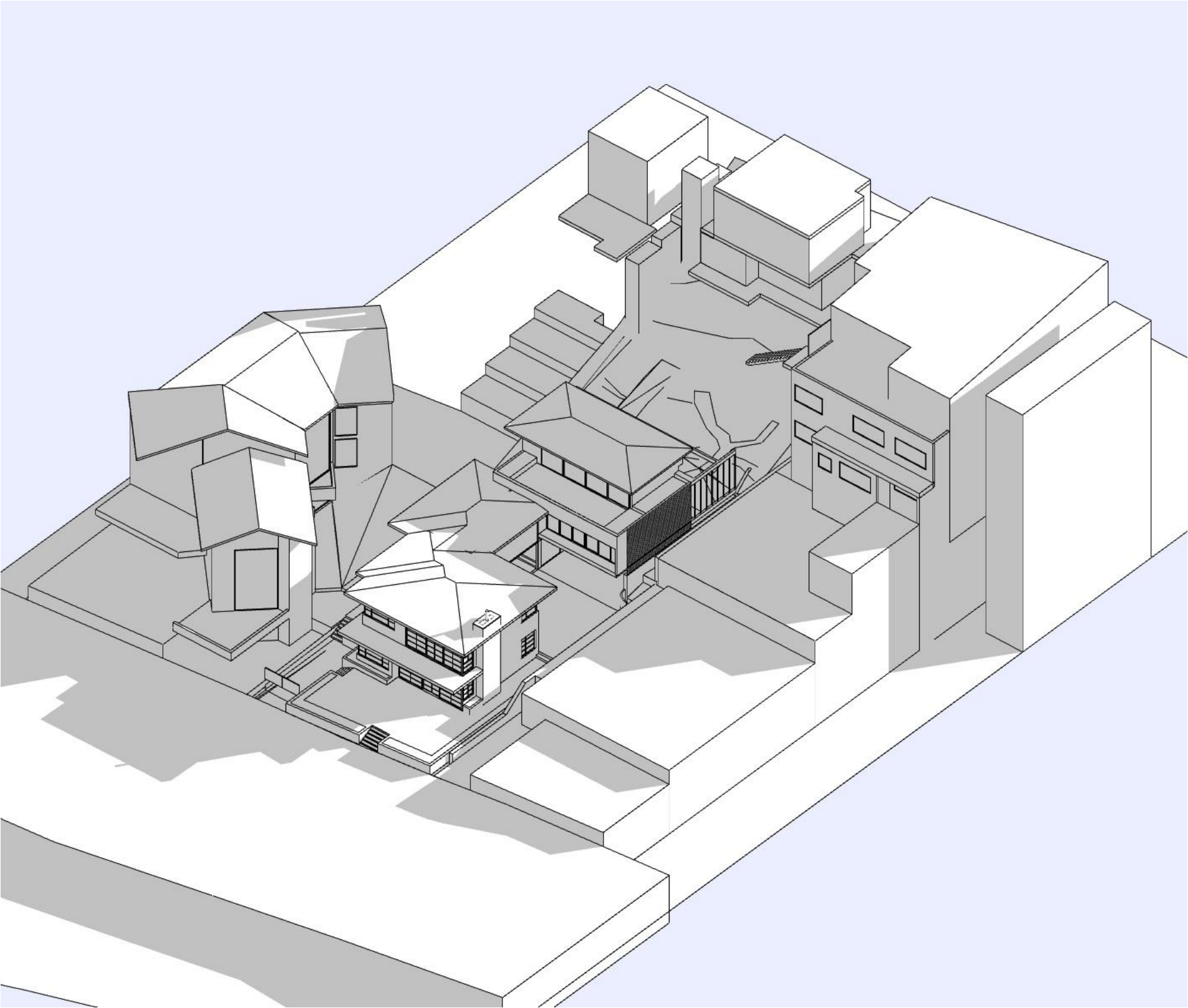
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NEW SHADOW LINE



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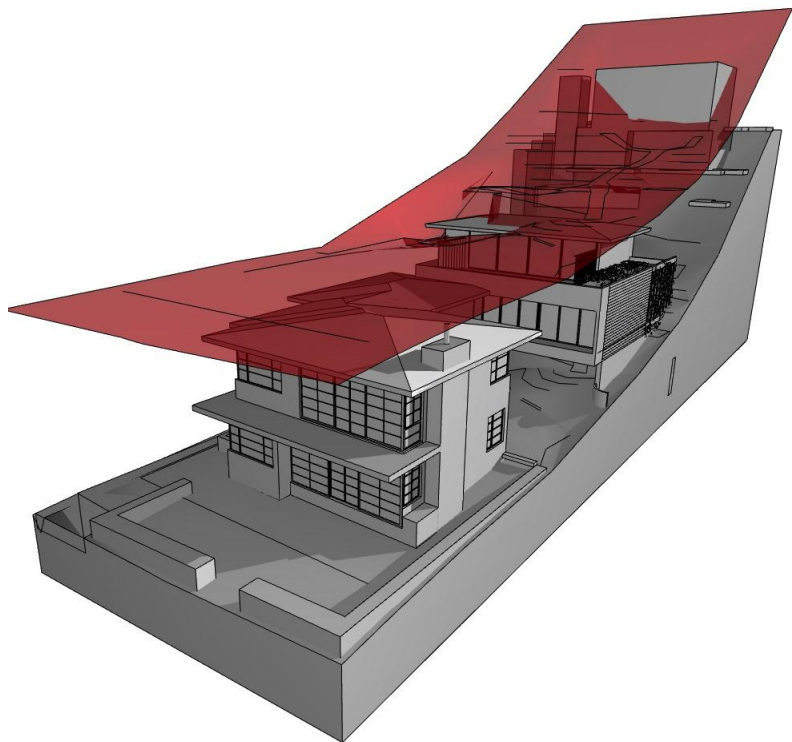
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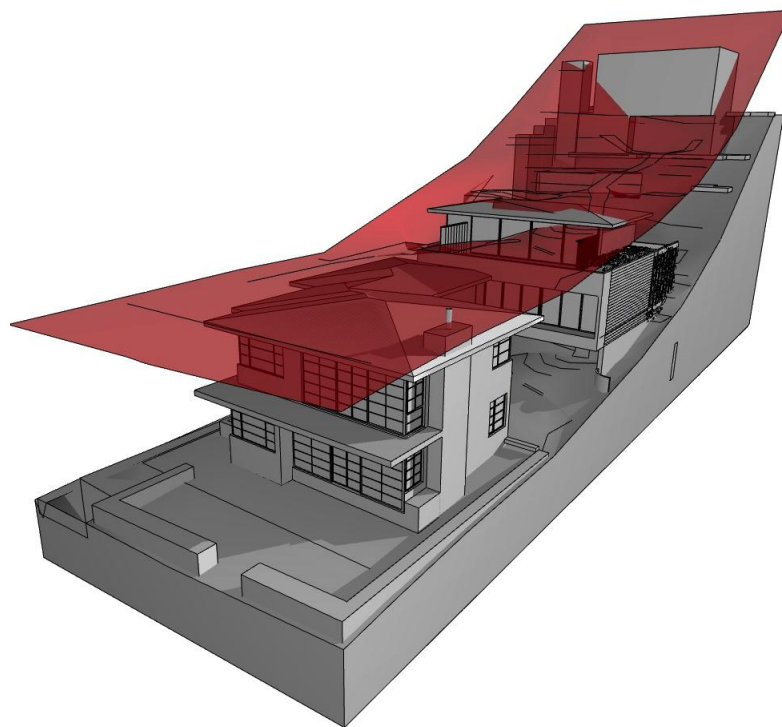
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3 PM - JUNE 21 AXO

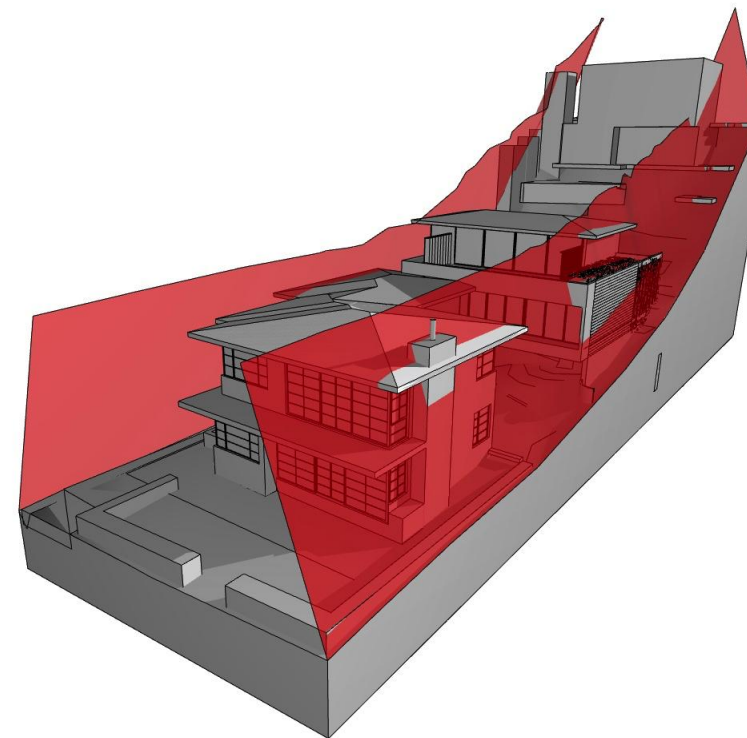
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																		3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					LOT 21A, DP 350345																			
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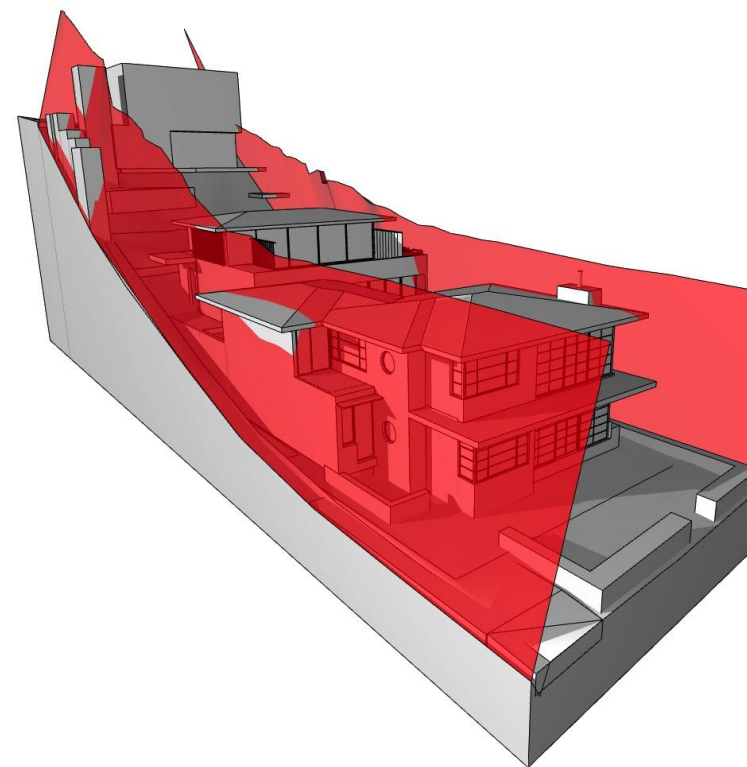
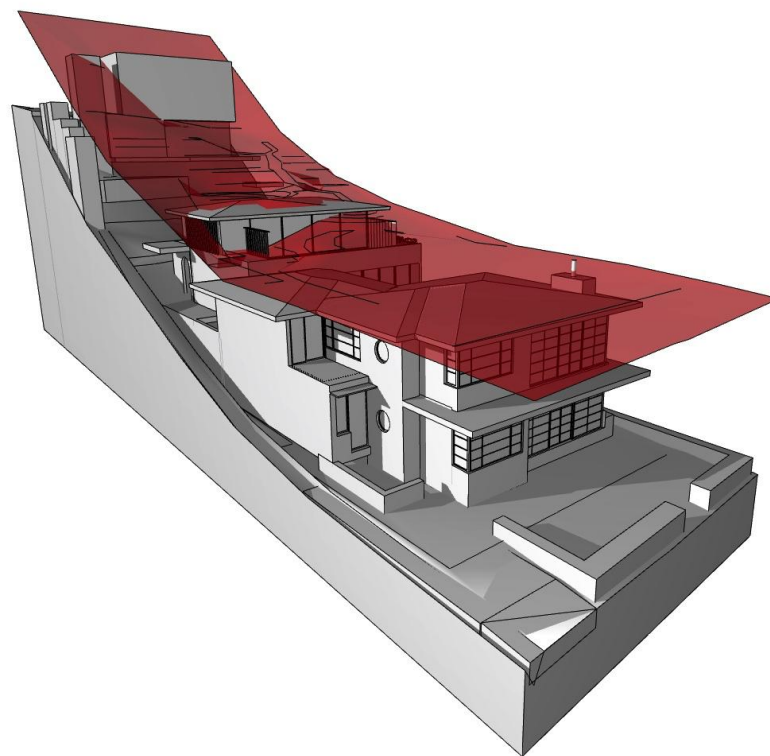
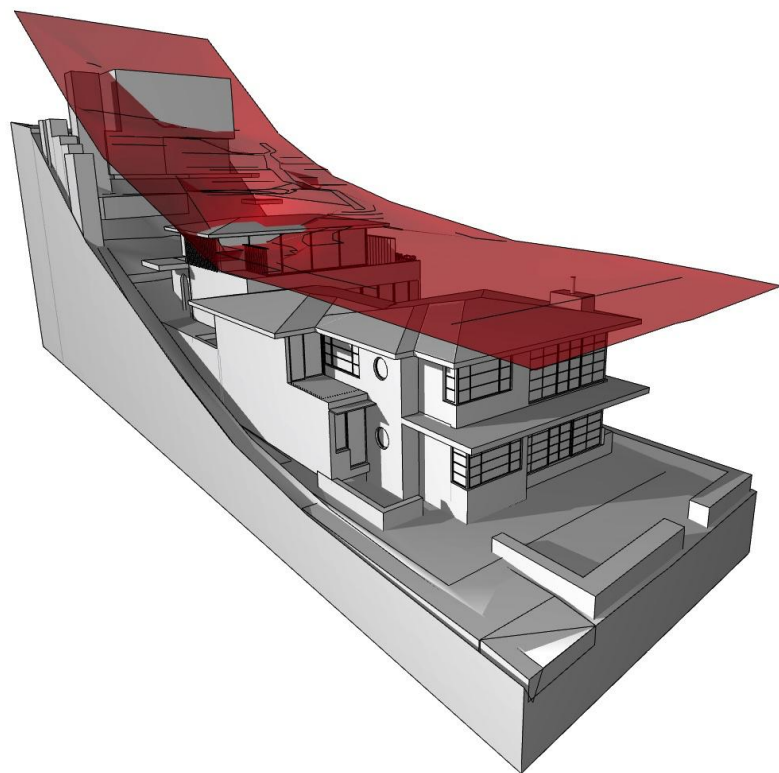
HEIGHT PLANE 8.5m



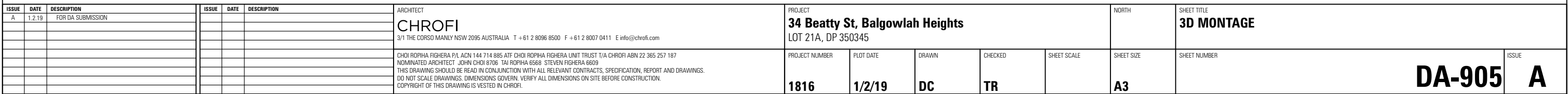
WALL HEIGHT 7.35m

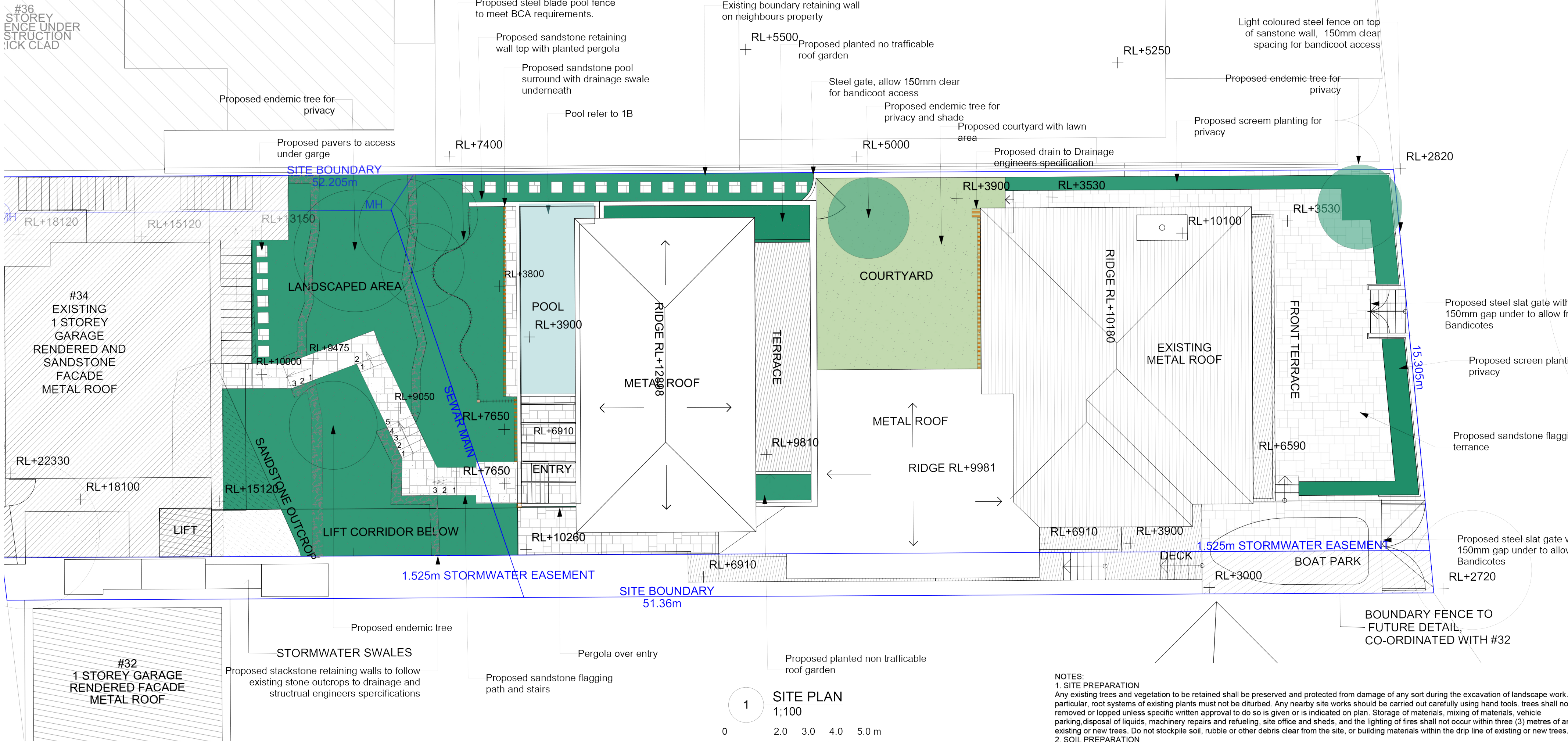


SIDE SETBACK 1/3 HEIGHT



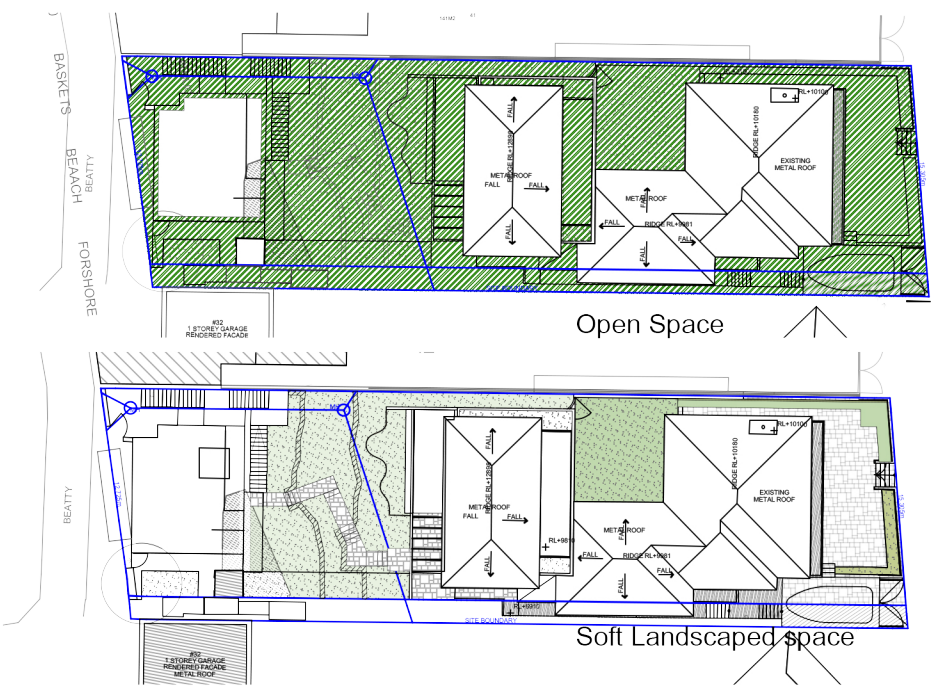
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A	1.2.19	FOR DA SUBMISSION				CHROFI					34 Beatty St, Balgowlah Heights							DCP CONTROLS	
						3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 F +61 2 8007 0411 E info@chrofi.com					PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE		SHEET NUMBER	DA-904
						CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A CHROFI ABN 22 385 257 187 NOMINATED ARCHITECT JOHN CHOI 8706 TAI ROPHA 6568 STEVEN FIGHERA 6609 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.					1816	1/2/19	DC	TR	1:200	A3			





1 SITE PLAN
1:100
0 2.0 3.0 4.0 5.0 m

- LEGEND
- Planted area
 - Turf Area
 - Sandstone flagging
 - Decking
 - Existing area to remain
 - Pool
 - Existing Trees
 - Proposed Trees



SITE RATIOS			
TOTAL SITE AREA		789 M2	
CLOSED SPACE + RESIDENCE/GARAGE		333.25 M2	
OPEN SPACE and LANDSCAPE SPACE LEP ZONE OS4			
	MINIMUM OPEN SPACE PERCENTAGE	60%	
	PROPOSED OPEN SPACE	56%	455.75 M2
	MINIMUM PERCENTAGE OF TOTAL OPEN SPACE AS LANDSCAPED AREA	40%	
	PROPOSED SOFT LANDSCAPED AREA	22.69%	179.06 M2

NOTES:

1. SITE PREPARATION
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the excavation of landscape work. In particular, 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 refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing or new trees. Do not stockpile soil, rubble or other debris clear from the site, or building materials within the drip line of existing or new trees.

2. SOIL PREPARATION
All purposed planting areas to have 75mm depth of A.N.L Organic Mix imported and combined with 25mm depth 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.

3. NEW PLANTINGS
Newly planted super advanced trees are to be secured with 3 @ 1.8mx 22mm hardwood stacksto prevent excessive movement. Planting holes for plants to be large enough to take the root ball with additional space for back fill.

4. MULCHING
All planting areas to be mulch with A.N.L Greenlife Mulch to 50mm depth with catchment dish to be left around base of plants. All pebble areas to be mulch with 50mm 20-40mm Nepean river pebbles.

5. FERTILISER
On completion of work all areas to be fertilised with Organic Life slow release fertiliser which is to be sufficiently watered in.

6. PAVING
All paving to be laid to manufactures recommendations. All paving adjacent to house to have a minimum fall of 1.10 directed away from residence. Paving as specified on Architects plan.

7. POOL ENCLOSURE
Pool fencing and gate by others to comply with Australian Standards for Pool enclosure requirements regarding height and gate fixtures.

8. TURF
Turf to be 'Sir Walter' Buffalo. Turf to be laid on 50mm turf underlay over evenly grade and weed free topsoil. Adequate drainage to be provided under lawn area.

9. PLANTER BOXES
Brick construction planter boxes to be rendered externally and water proofed internally.

10. GARDEN EDGING
Garden edging to be Formboss corten steel egding 100mm installed as per manufacturers instructions.

10. PLANTING
Unless supplied by Libby Birley Garden Design no responsibility is taken for the vigor, condition or life span of any plant material.

11. COPYRIGHT
The design of this project is copyright and shall not be copied or reproduced in any way without prior written permission of Libby Birley Garden Design.

15. SPOT HEIGHTS
RL+1101 Indicates proposed levels



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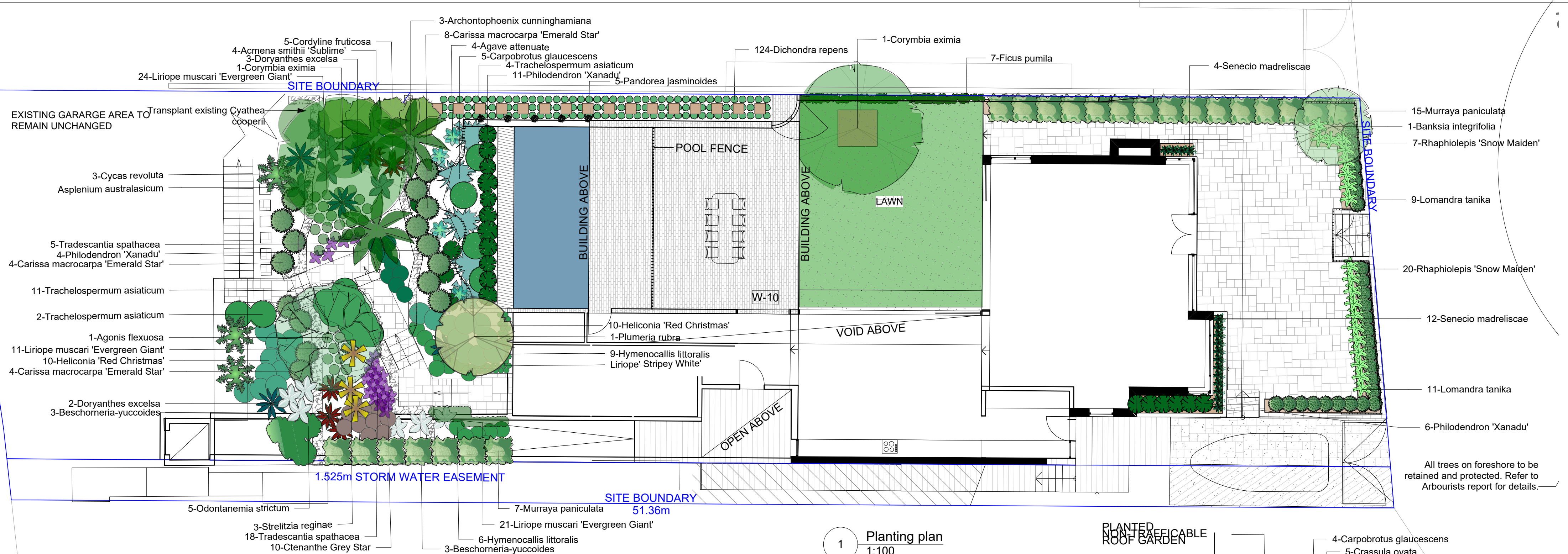
NOTES:
THIS DRAWING IS FOR GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, REVELANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS. VERIFY ALL DIMANSIONS ON SITE AND WITH DETAILED SITE SURVEY PRIOR TO OFF SITE FABRICATIONS. PLEASE NOTE THAT THE PLANT GRAPHICS ARE INDICATIVE SIZES ONLY AND NOT AN ACCURATE REPRESENTATION AT TIME OF PURCHASE.



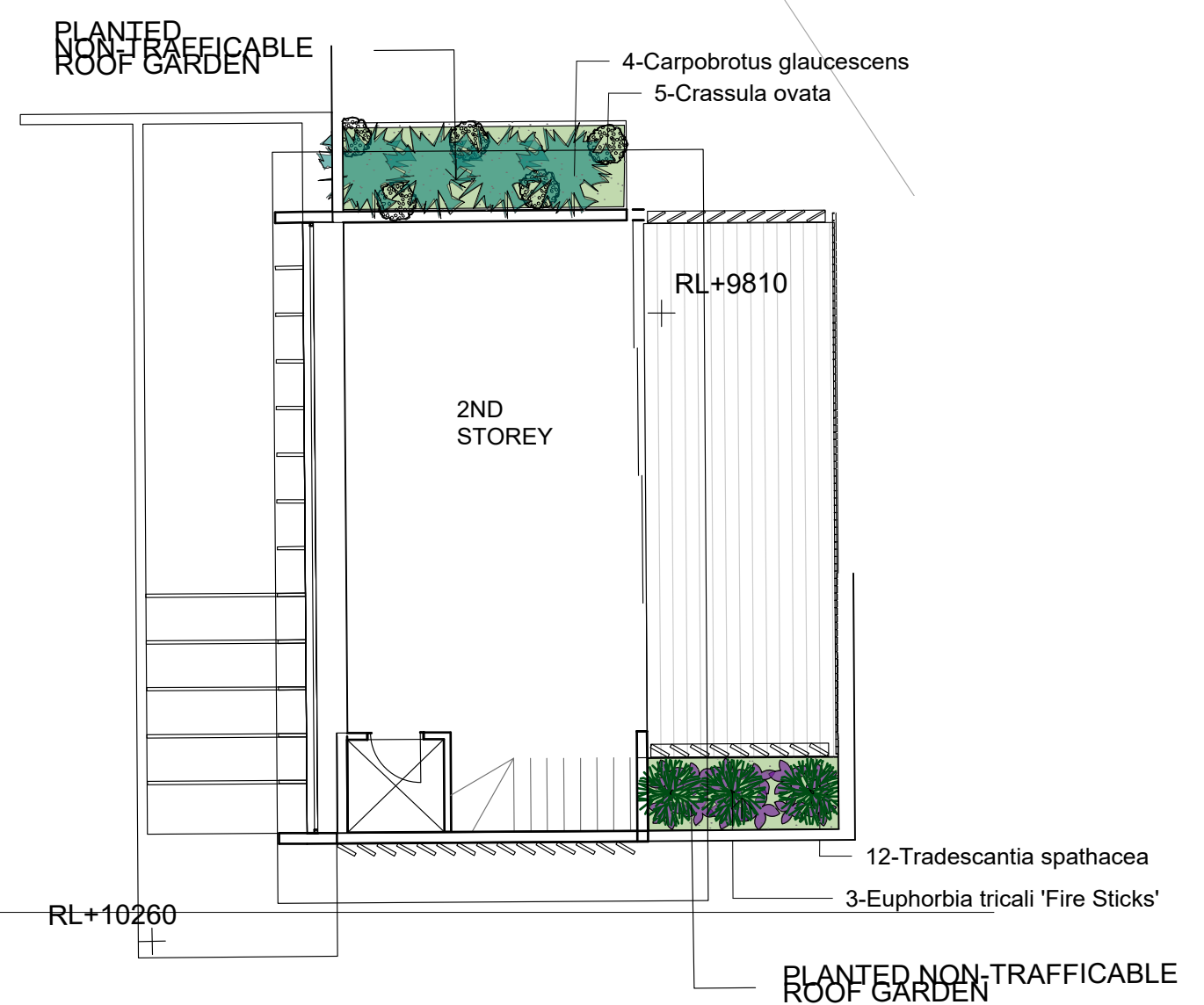
PROJECT:
RANDELL RESIDENCE
34 BEATTY STREET
BALGOWLAH HEIGHTS

TITLE:		
LANDSCAPE SITE PLAN		
SCALE:	DATE:	DRAWN BY:
1:200	17/1/19	LB
DWG NO	SHEET	REVISION
BT1	13	A

ISSUE	DESCRIPTION	DATE:
ref: 24 Beatty Final 2019.vwx		



1 Planting plan
1:100



2 Planting plan roof terrace
1:100



Plant Schedule					
ID	Qty	Common Name	Botanical Name	Scheduled Size	Remarks
Trees					
As M	4	Lillypilly	Acmena smithii 'Sublime'	300MM	Hedge to 3m
Ca-2-1	1	Willow myrtle	Agonis flexuosa	75 Ltr	Tree to 10m+
Ac	3	Bangalow Palm, Piccabean	Archontophoenix cunninghamiana	45 Ltr	Triple and double trunks
Bi	1	Coastal Banksia	Banksia integrifolia	75Ltr	Tree to 6m+
Ce 2	2	Yellow Bloodwood	Corymbia eximia	75Ltr	Tree to 10m+
Cr	3	Sago Palm	Cycas revoluta	200mm	
Pr	1	Frangipani	Plumeria rubra		Transplanted on site
Shrubs					
Aa	5	Agave	Agave attenuate	200MM	
BY	6	Mexican lily	Beschorneria-yuccoides	200MM	
Cm-ES	16	carissa	Carissa macrocarpa 'Emerald Star'	200mm	
Cf-1	5	Cordylina	Cordylina fruticosa	200mm	
De	5	Gymea Lily, Giant Lily	Doryanthes excelsa	200mm	
Et FS	3	Fire sticks	Euphorbia tricali 'Fire Sticks'	200MM	
Mp	22	Orange Jessamine	Murraya paniculata	200mm	
Os	5	Fire spike	Odontanemia strictum	200mm	
Ru-SM	27	Snow maiden	Rhaphiolepis 'Snow Maiden'	200mm	
Sr	3	Bird Of Paradise	Strelitzia reginae	300mm	
Ground Covers					
Cz	8	Zebra plant	Calathea zebrina	200mm	
Cg-1	9	Coastal Moonflower, Pigface, Iceplant	Carpobrotus glaucescens	140mm	
D SF 10-1	124	Kidney Weed	Dichondra repens	100mm	
H-1-1	20	Heliconia Red Christmas	Heliconia 'Red Christmas'	200mm	
Hi	15	Spider Lily	Hymenocallis littoralis	170mm	
Lt	20	Lomandra	Lomandra tanika	175MM	
P-X	21	Philodendron 'Xanadu'	Philodendron 'Xanadu'	200MM	
Ts	35	Moses in the cradle	Tradescantia spathacea	140mm	
Grasses					
Fp	7	Creeping Fig	Ficus pumila	100mm	
Pj	5	Bower Vine	Pandorea jasminoides	200mm	
Ta	17	Asiatic Jasmine	Trachelospermum asiaticum	200MM	
Perennials					
Az-V-1	10	Grey Star	Ctenanthe Grey Star	200mm	
Lm-EG	56	Evergreen Giant Lilyturf	Liriope muscari 'Evergreen Giant'	160mm	
LEG-1	36	Stripey white	Liriope 'Stripey White'	140MM	
Total	480				