

Certificate number: 1018158S_03

<u>AREAS</u>	
SITE:	820 m ²
GROUND FLOOR:	<u>147.45 m²</u>
FIRST FLOOR:	<u>160.26 m²</u>
GARAGE:	<u>33.92 m²</u>
PORCH:	<u>10.51 m²</u>
BALCONY:	<u>29.72 m²</u>
ALFRESCO:	<u>35.48 m²</u>
	<u>m²</u>
TOTAL:	<u>417.35 m²</u>

2.5	ELEVATIONAL SHADOW
2.4	SHADOW DIAGRAM
2.3	SITE ANALYSIS
2.2	CONSTRUCTION MANAGEMENT
2.1	NEIGHBOUR NOTIFICATION PLAN
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2.2	POST DISPLAY DRIVEWAY
2	SITE PLAN
1.1	RENDER
1	COVER SHEET
SHEET	DESCRIPTION

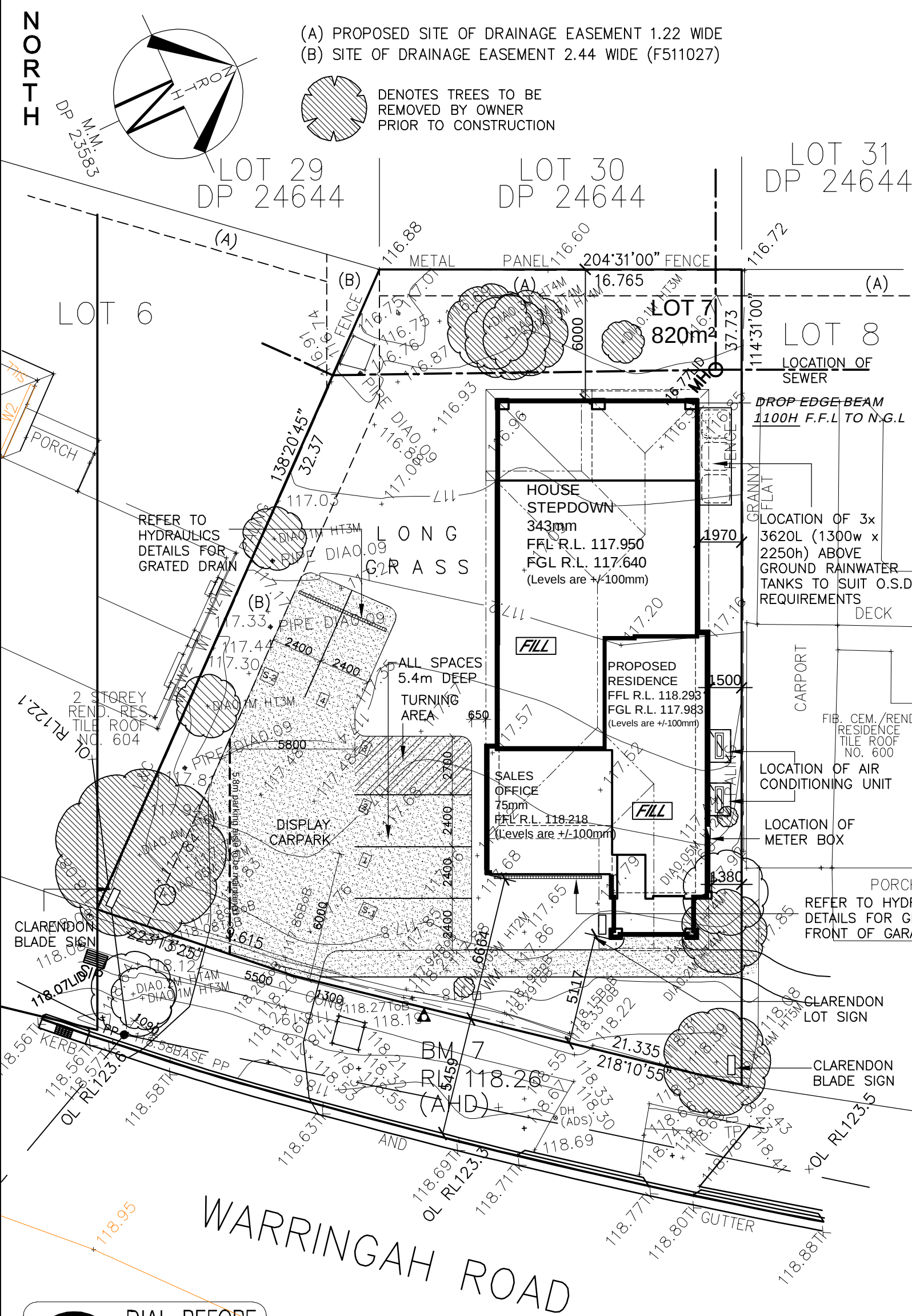
ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300 © ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 37 (AS DISPLAYED Brighton 44.9 SQS) L/H Garage Sapphire Specification Master Issued: 09.01.18 Revision: B	CIENT: Clarendon Homes	DA. Drawings		
		SITE ADDRESS: Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087	DRAWN: SMC	DATE: 10.05.19	Rev: M
			RATIO @ A3: N/A	CHECKED: Checked By	
				SHEET: 1	JOB No: 29800312



ARTIST'S IMPRESSION

CLIENT'S SIGNATURE: _____ DATE: _____

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			SITE ADDRESS:			DRAWN: SMC	DATE: 10.05.19	Rev:
			Lot 7 No.602 (DP 23583)			RATIO @ A3: 1:100	CHECKED: Checked By	M
			Warringah Road FORESTVILLE 2087			SHEET: 1.1	JOB No: 29800312	NSW



LOT 7
D.P: 23583
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

SITE AREA	820 m²
ROOF AREA	250.06 m²
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA: (MIN. DIMENSION OF 2.0m)	337.7 m² 41.1 %
MIN. REQUIRED BY COUNCIL:	40 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA: (MIN. DIMENSION OF 5.0m)	108.5 m² 60 m²
MIN. REQUIRED BY COUNCIL:	60 m²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	8.5 m
MAXIMUM CEILING HEIGHT	7.2 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	
BUILDING ENVELOPE	
BUILDING ENVELOPE TO BE PROJECTED AT 45° FROM A HEIGHT OF 4.0m AT BOUNDARY	
SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	250.06m²
DRIVEWAY/ PAVED AREAS:	209.7m²
TOTAL:	459.76m² 56.1 %
MAX SITE COVERAGE FOR OSD:	40%
Maximum 1000mm CUT	
DROP EDGE BEAM TO NATURAL GROUND NO EXPOSED FILL PERMITTED OUTSIDE BUILDING PERIMETER	

WIND CLASSIFICATION: "N2 "
SLAB CLASSIFICATION: "P "

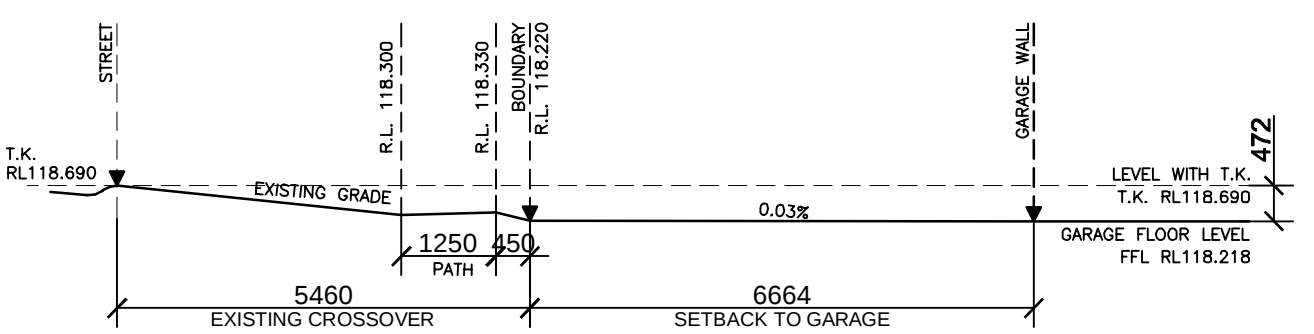
NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

**STORMWATER TO
EASEMENT VIA RAINWATER
TANK AND O.S.D**
REFER TO HYDRAULIC DETAILS



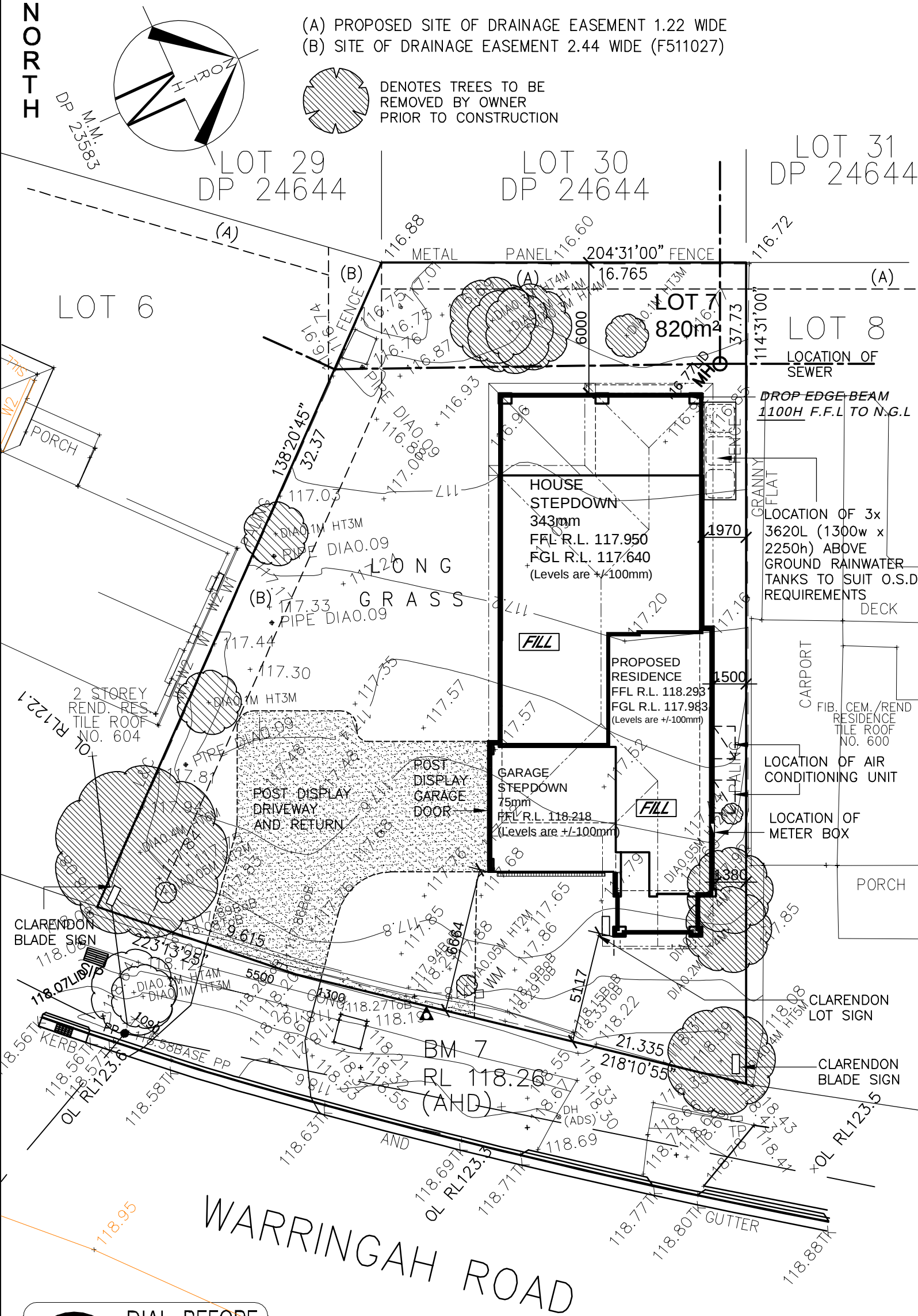
SITE PLAN
SCALE 1:200
GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
- B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
- C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
- D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.



DRIVEWAY GRADIENT PROFILE
SCALE-1:100

CLIENT'S SIGNATURE: _____		DATE: _____								
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								DRAWN: SMC	DATE: 10.05.19	Rev: M
								RATIO @ A3: 1:200	CHECKED: Checked By	
								SHEET: 2	JOB No: 29800312	



LOT 7
D.P: 23583
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011**

SITE AREA	820 m²
ROOF AREA	250.06 m²
LANDSCAPED AREA	
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**STORMWATER TO
EASEMENT VIA RAINWATER
TANK AND O.S.D**
REFER TO HYDRAULIC DETAILS



SITE PLAN-POST DISPLAY

SCALE 1:200

GENERAL NOTES
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DRIVEWAY GRADIENT PROFILE
SCALE-1:100

CLIENT'S SIGNATURE: _____ DATE: _____		CLIENT'S SIGNATURE: _____ DATE: _____		CLIENT'S SIGNATURE: _____ DATE: _____		
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				BOSTON 37 (AS DISPLAYED 44.9 SQS) Brighton L/H Garage		
				Sapphire Specification		
				CLIENT: Clarendon Homes		
		SITE ADDRESS:				
		Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087				
				DA. Drawings		
				DRAWN: SMC	DATE: 10.05.19	Rev: M
				RATIO @ A3: 1:200	CHECKED: Checked By	
				SHEET: 2.1	JOB No: 29800312	NSW

(S) SMOKE ALARM

ARTICULATION JOINTS TO
ENGINEERS DETAILS

1 FLOOR
JOIST
DIRECTION

EXHAUST FAN

DP ° DOWN PIPE
LOCATION

TAP X GARDEN TAP
LOCATION

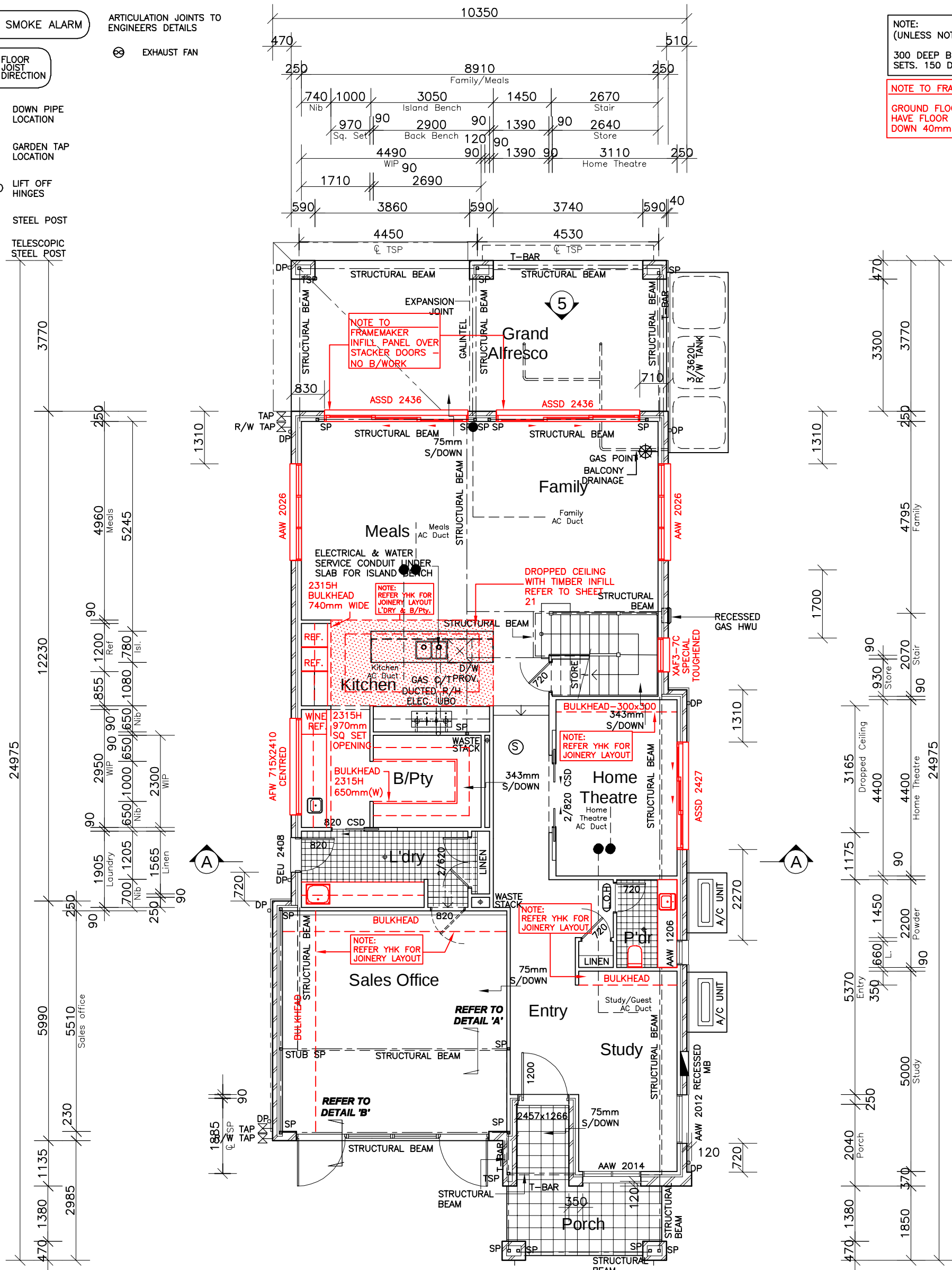
COB LIFT OFF
HINGES

SP ° STEEL POST

TSP ° TELESCOPIC
STEEL POST

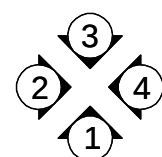
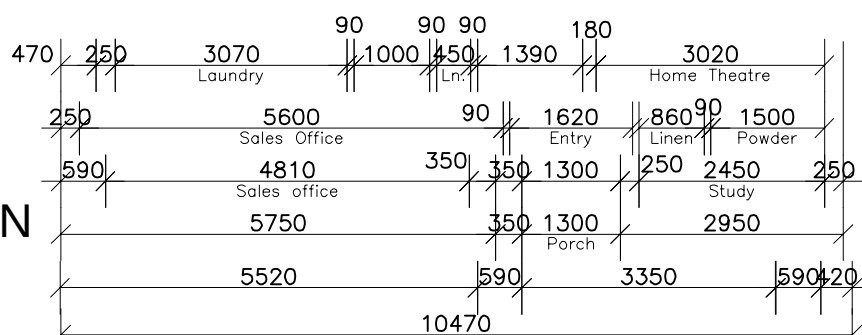
NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ.
SETS. 150 DROPPED CEILINGS

NOTE TO FRAMEMAKER:
GROUND FLOOR WET AREAS TO
HAVE FLOOR STEPPED
DOWN 40mm



REV M (17.06.20)
1. REVISED TURNING BAY

GROUND FLOOR PLAN



CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

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ABN 18 003 892 706

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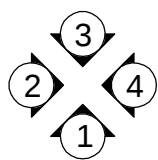
PRODUCT:
BOSTON 37 (AS DISPLAYED
Brighton 44.9 SQS)
L/H Garage
Sapphire Specification

CLIENT:
Clarendon Homes
SITE ADDRESS:
Lot 7 No.602 (DP 23583)
Warringah Road
FORESTVILLE 2087

DA. Drawings

DRAWN: SMC	DATE: 10.05.19	Rev: M
RATIO @ A3: 1:100	CHECKED: Checked By	
SHEET: 3	JOB No: 29800312	NSW

 EXHAUST FAN



160 590 2930 590

250 3660 70 1420 3690 90

Bed 3 Ensuite

90 3460 70 550 1000 70 2650 140 90 90

Bed 4 WIR

310 3690 90

Bed 1

90 4910

9410

2750 CEILING TO G.F., 2600 TO F.F.
300 DEEP BULKHEADS & SQ. SETS

INCREASE INTERNAL DOORS TO
2340mm HIGH TO GROUND FLOOR

INCREASE INTERNAL DOORS TO
2340mm HIGH TO FIRST FLOOR

INCREASE INTERNAL ROBE DOORS
TO 2340mm HIGH TO FIRST FLOOR

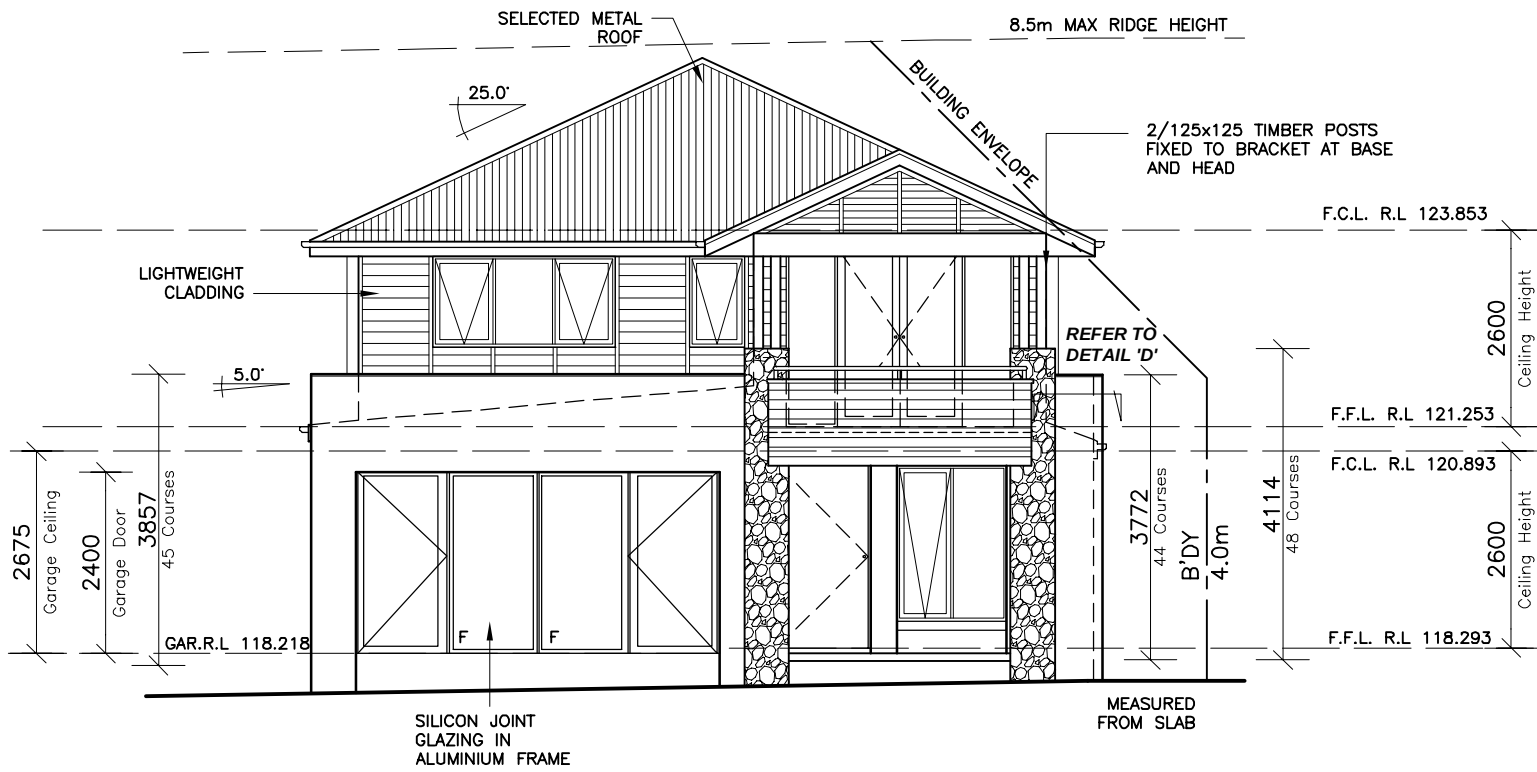
DATE: _____

DRAWN: SMC	DATE: 10.05.19	Rev: M
RATIO @ A3: 1:100	CHECKED: Checked By	
SHEET: 4	JOB No: 29800312	NSW

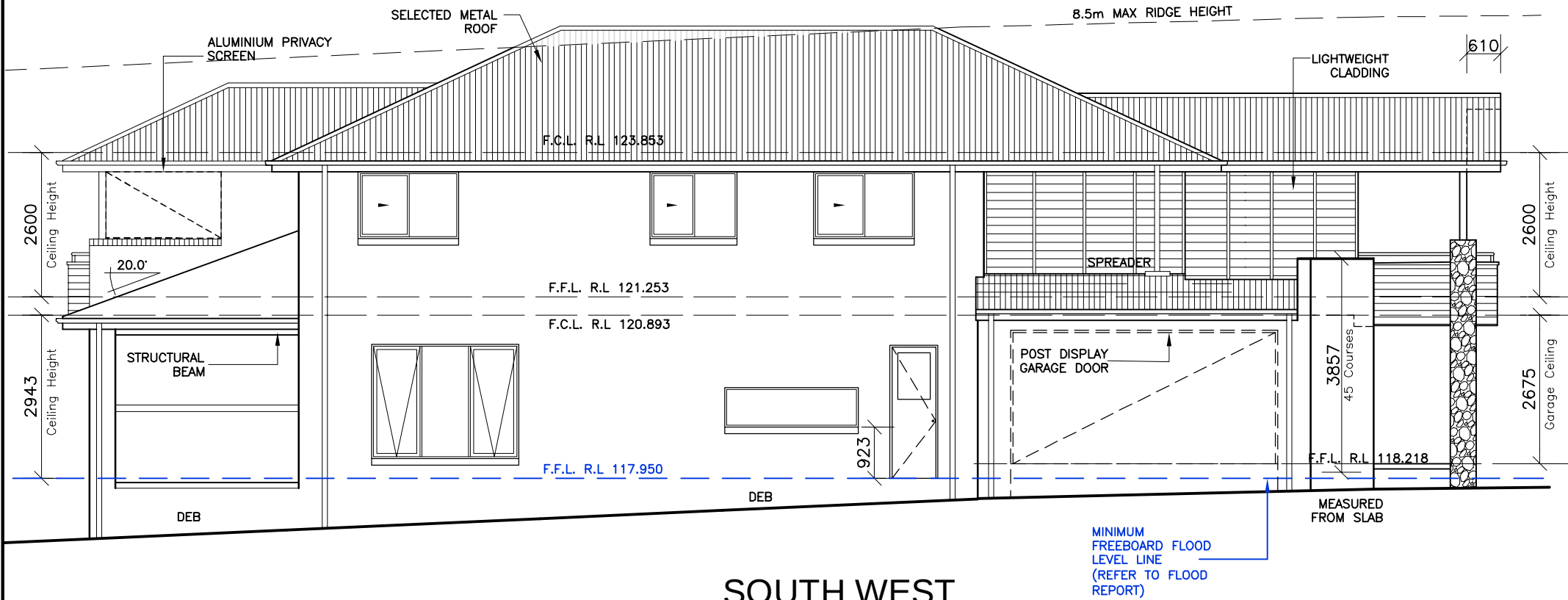
NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080

NOTE TO FRAMEMAKER:

FIRST FLOOR WET AREAS TO
HAVE FLOOR JOISTS STEPPED
DOWN 40mm



SOUTH EAST
ELEVATION



SOUTH WEST
ELEVATION

SECTIONAL O/H DOOR

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
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IN PREFERENCE TO SCALING.

PRODUCT:
BOSTON 37 (AS DISPLAYED
Brighton 44.9 SQS)
L/H Garage
Sapphire Specification

CLIENT:
Clarendon Homes
SITE ADDRESS:
Lot 7 No.602 (DP 23583)
Warringah Road
FORESTVILLE 2087

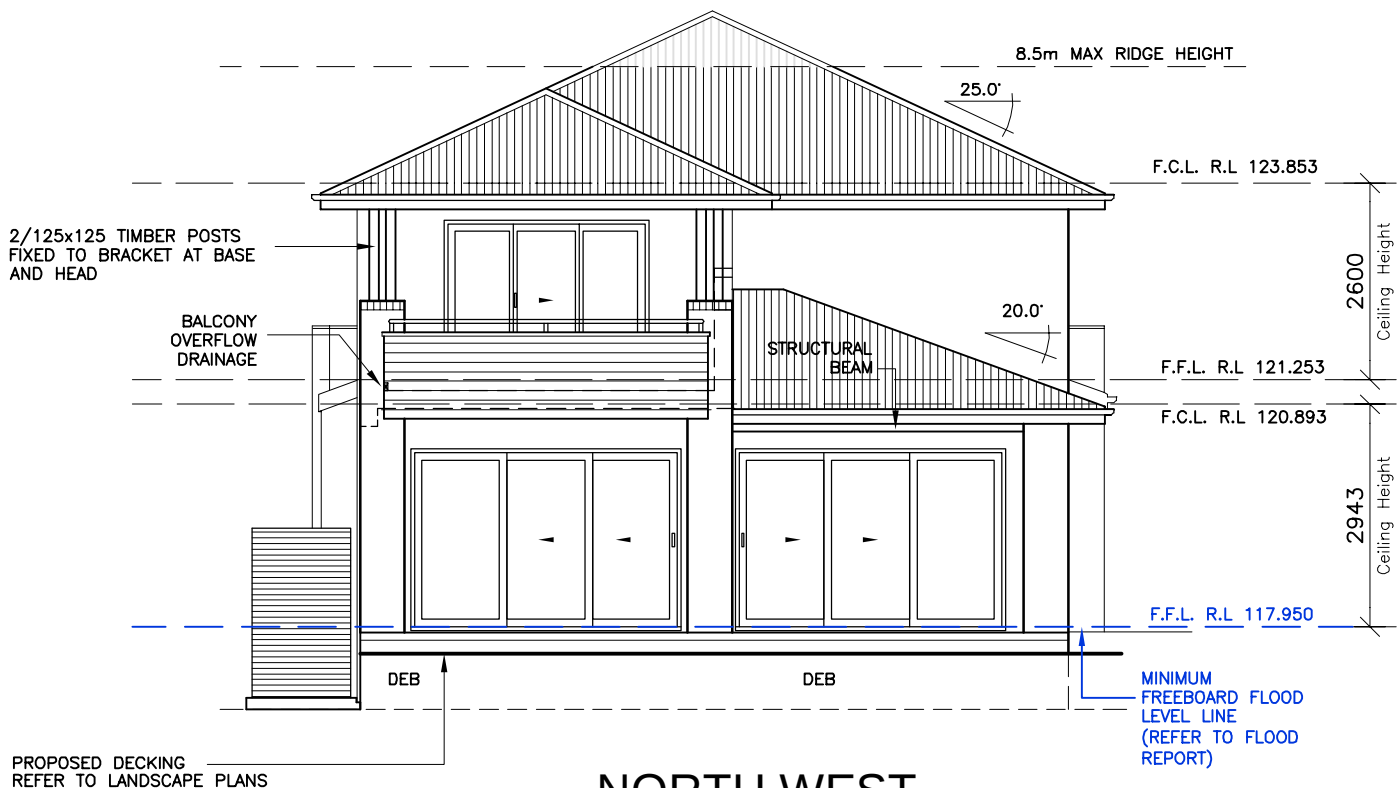
DA. Drawings

DRAWN: SMC	DATE: 10.05.19	Rev:
RATIO @ A3: 1:100	CHECKED: Checked By	M
SHEET: 5	JOB No: 29800312	NSW

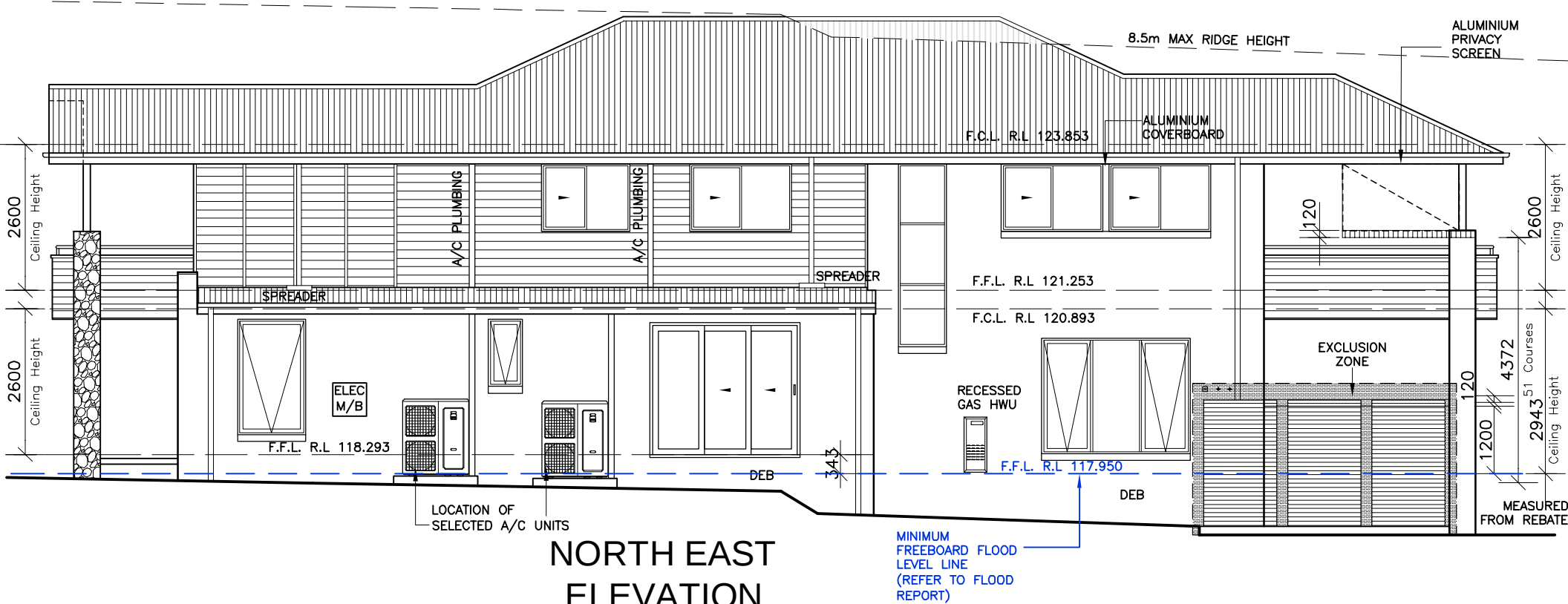
NOTES:
FOR DROP-OFF's REFER
TO FRAMING DETAILS
CDN 21.010-21.080

NOTE TO FRAMEMAKER:

FIRST FLOOR WET AREAS TO
HAVE FLOOR JOISTS STEPPED
DOWN 40mm



NORTH WEST
ELEVATION



NORTH EAST
ELEVATION

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
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PRODUCT:
BOSTON 37
Brighton
L/H Garage

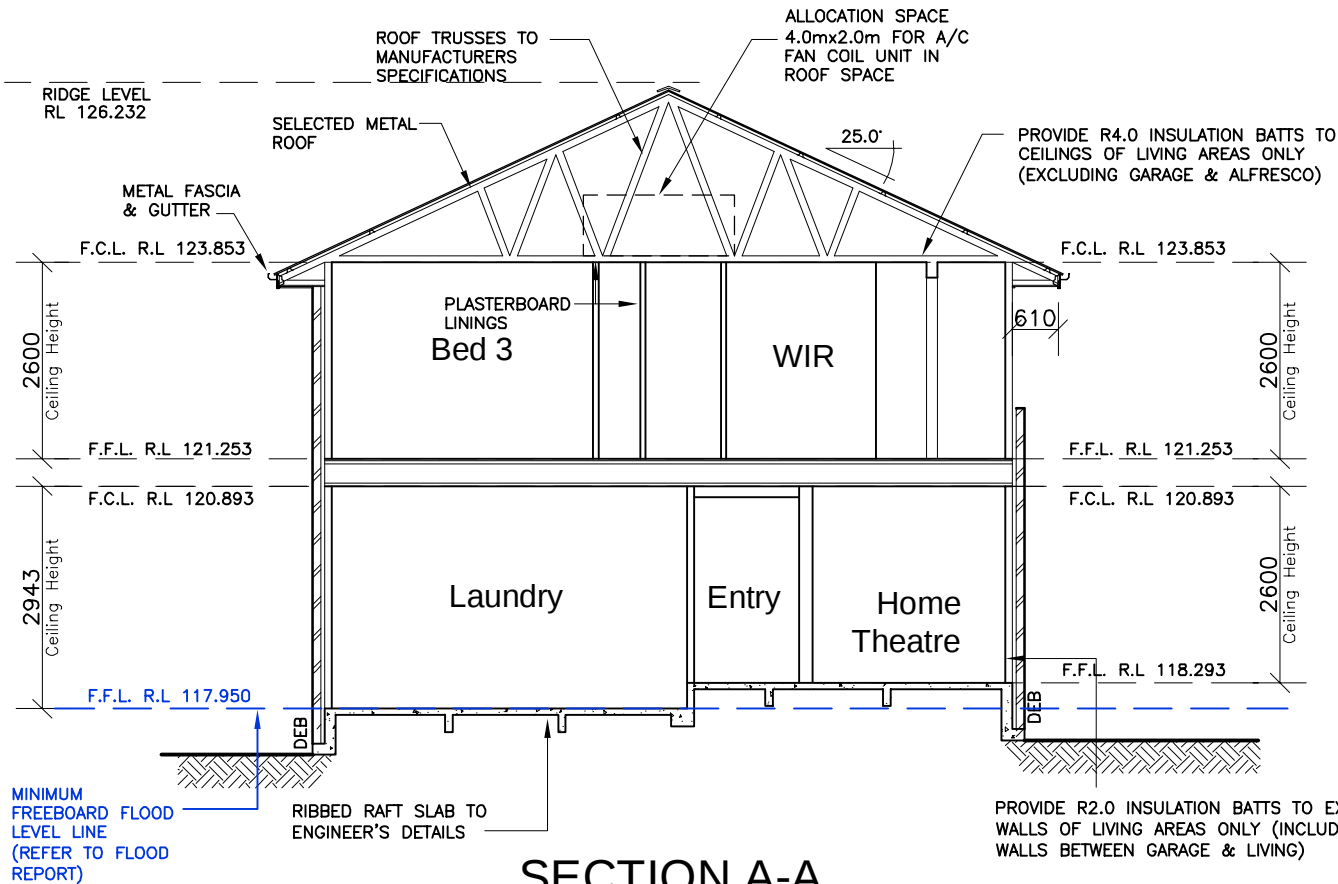
Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 7 No.602 (DP 23583)
Warringah Road
FORESTVILLE 2087

DA. Drawings

DRAWN: SMC	DATE: 10.05.19	Rev: M
RATIO @ A3: 1:100	CHECKED: Checked By	
SHEET: 6	JOB No: 29800312	NSW



NOTE TO FRAMEMAKER:
FIRST FLOOR AND GROUND
FLOOR WET AREAS TO
HAVE FLOOR STEPPED
DOWN 40mm

NOTE:
R4.0 BULK INSULATION TO
BED 1 SUSPENDED FLOOR
OVERHANG

SECTION A-A.

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

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ABN 18 003 892 706
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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PRODUCT:
BOSTON 37
Brighton
L/H Garage

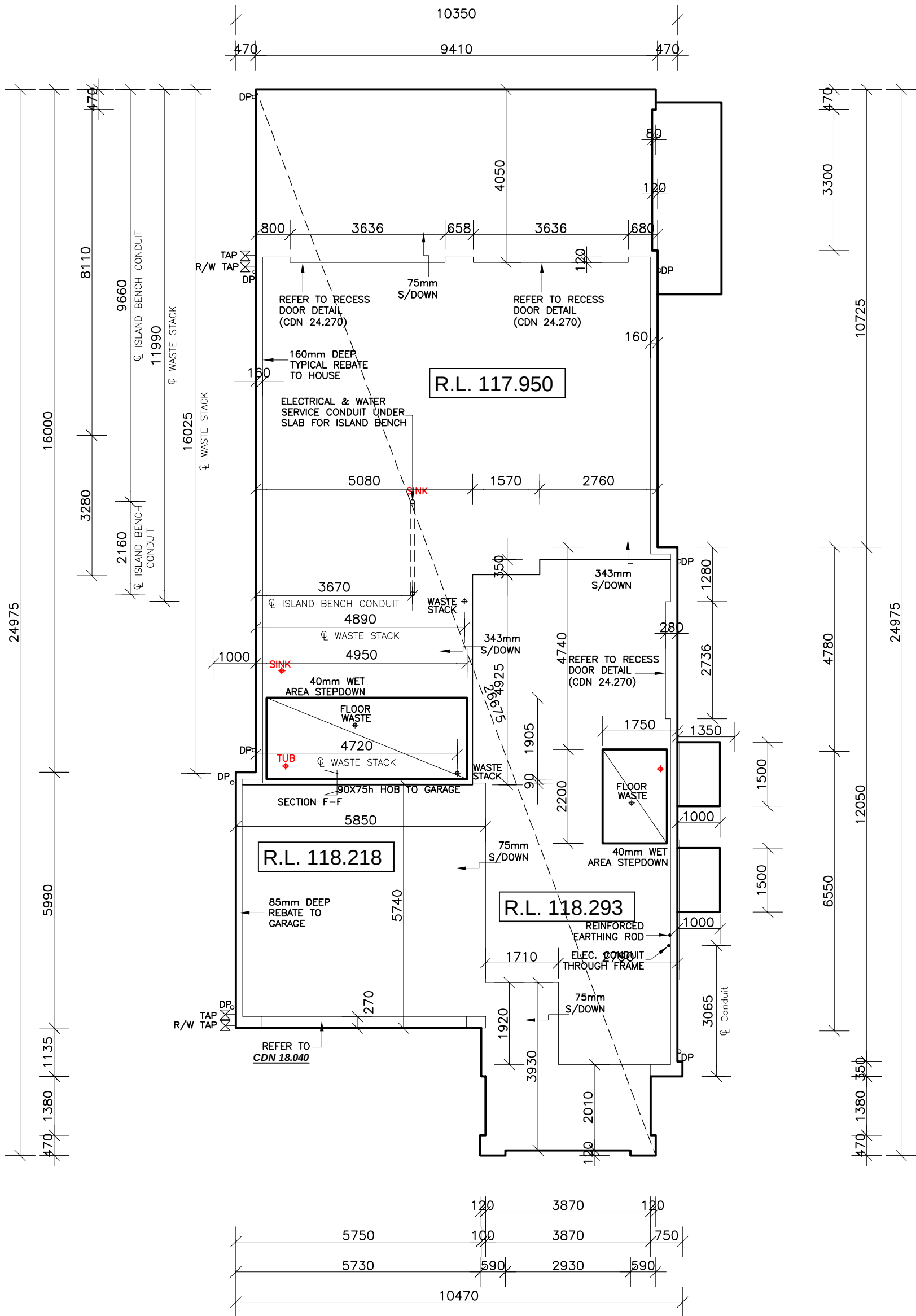
Sapphire Specifcation

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 7 No.602 (DP 23583)
Warringah Road
FORESTVILLE 2087

DA. Drawings			
DRAWN: SMC	DATE: 10.05.19	Rev: M	
RATIO @ A3: 1:100	CHECKED: Checked By		
SHEET: 7	JOB No: 29800312	NSW	

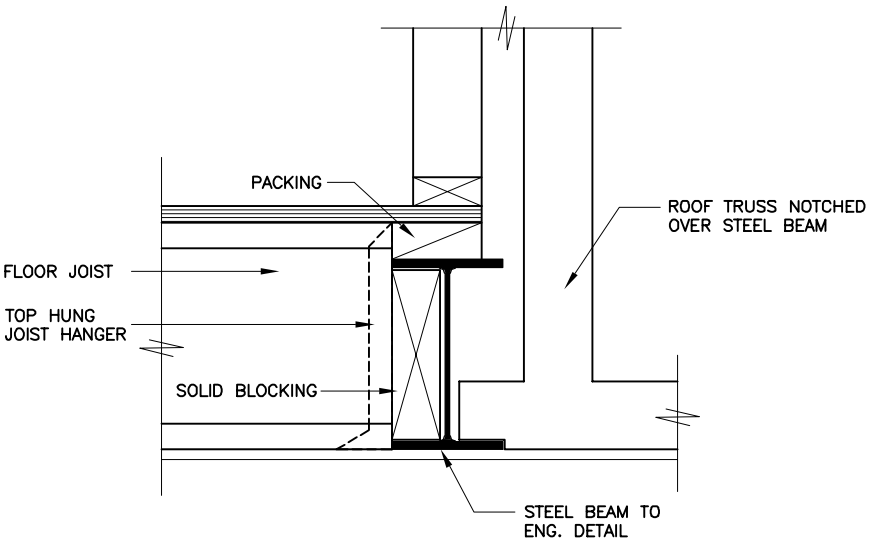
DP o DOWN PIPE LOCATION
TAP X GARDEN TAP LOCATION



SLAB PLAN

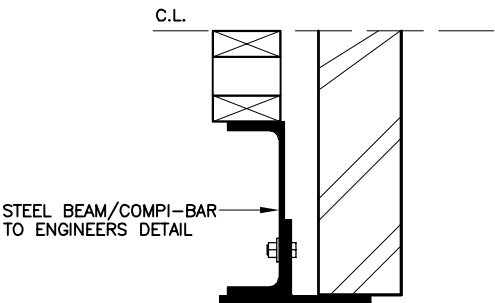
CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 37 Brighton L/H Garage Sapphire Specification	CLIENT: Clarendon Homes	DA. Drawings		
			SITE ADDRESS: Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087	DRAWN: SMC	DATE: 10.05.19	Rev: M
				RATIO @ A3: 1:100	CHECKED: Checked By	
				SHEET: 12	JOB No: 29800312	



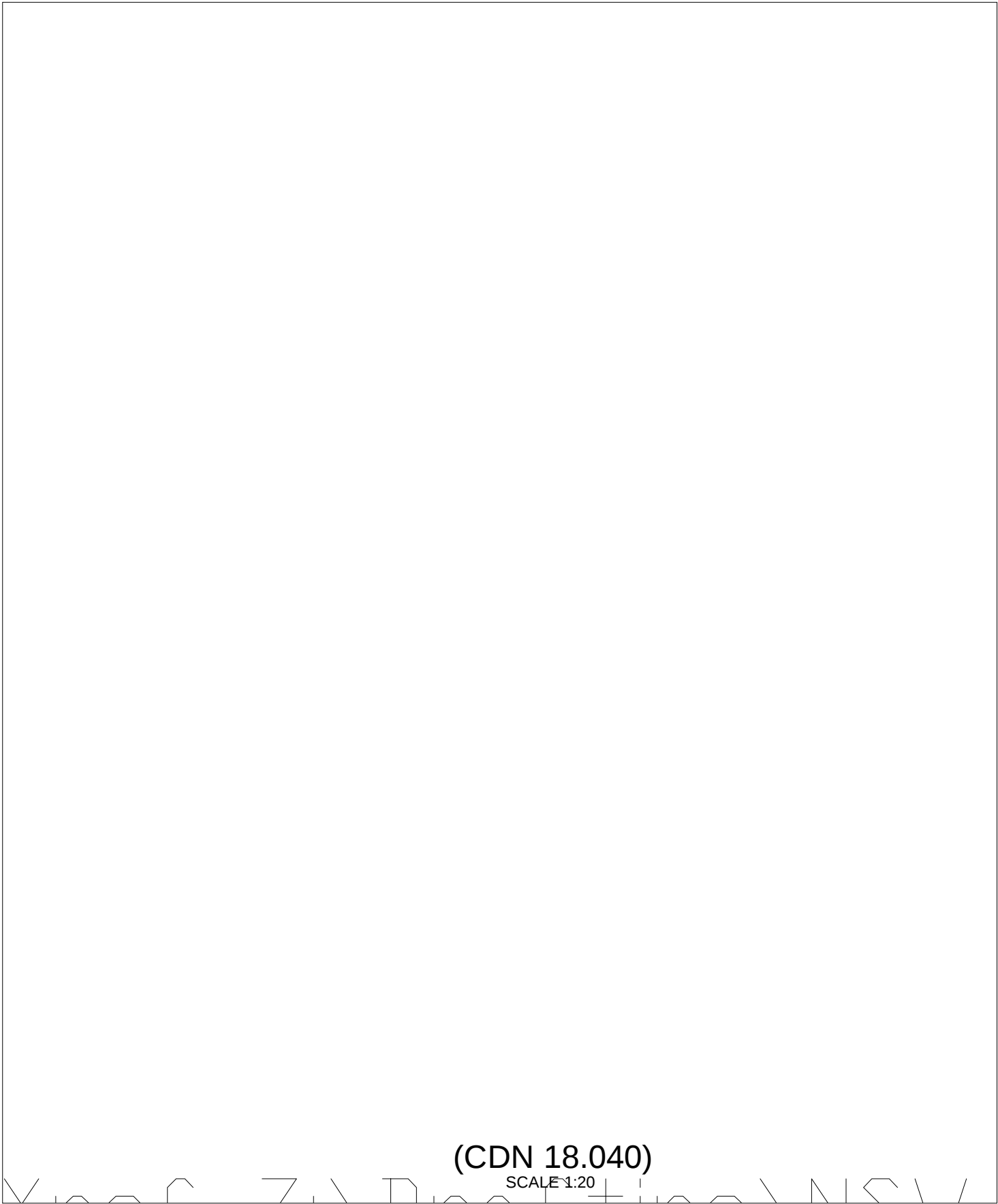
TYPICAL DETAIL
GENERIC STEEL BEAM SHOWN FOR
ILLUSTRATION PURPOSES ONLY.
REFER TO ENGINEERS DETAILS

DETAIL 'A'
(CDN 27.020)



TYPICAL DETAIL
GENERIC STEEL BEAM SHOWN FOR
ILLUSTRATION PURPOSES ONLY.
REFER TO ENGINEERS DETAILS

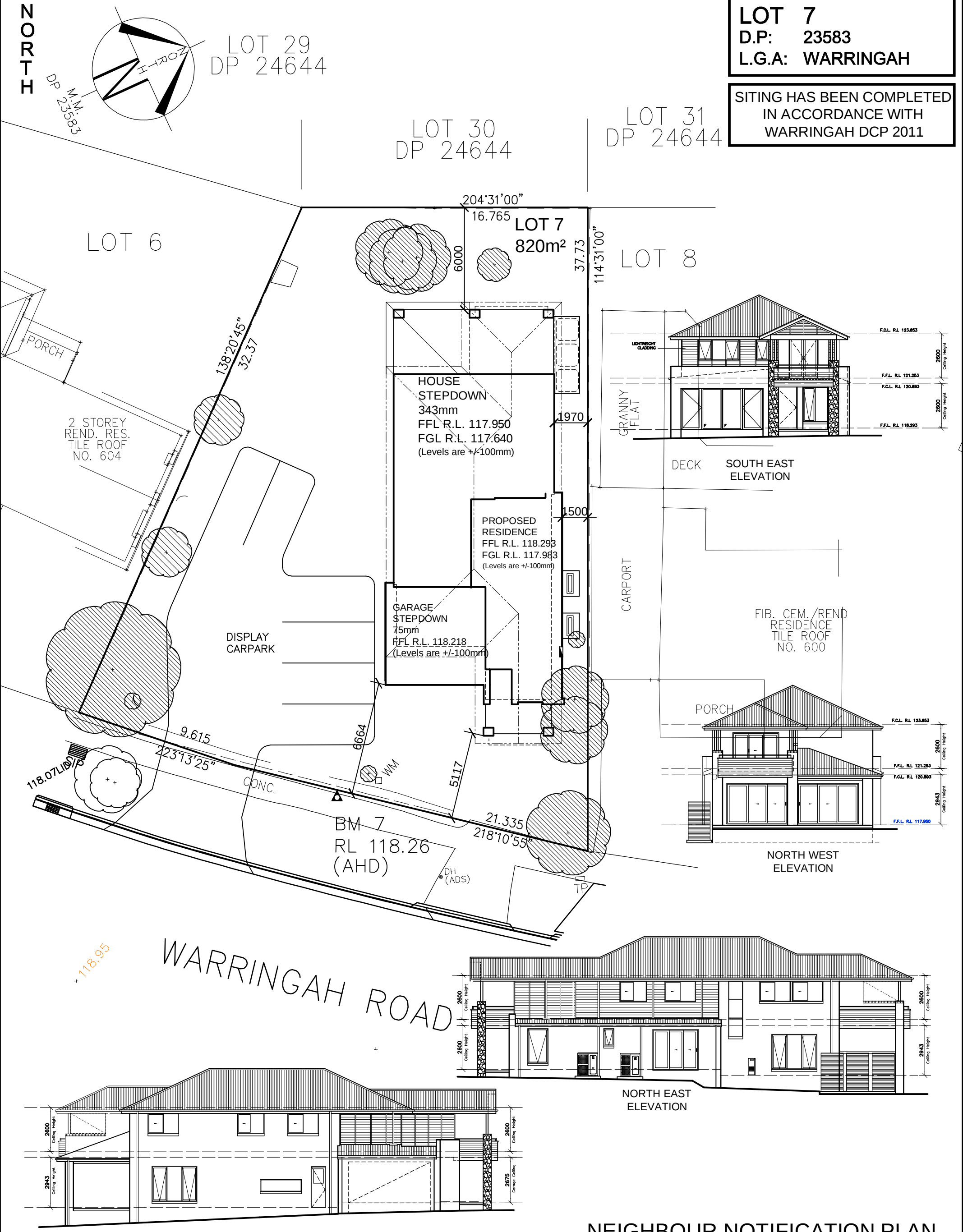
DETAIL 'B'
(CDN 27.050)



(CDN 18.040)
SCALE 1:20

CLIENT'S SIGNATURE: _____ DATE: _____

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			SITE ADDRESS: Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087	DRAWN: SMC	DATE: 10.05.19	Rev: M
				RATIO @ A3: 1:10	CHECKED: Checked By	
				SHEET: 13	JOB No: 29800312	NSW



LOT 7
D.P: 23583
L.G.A: WARRINGAH

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

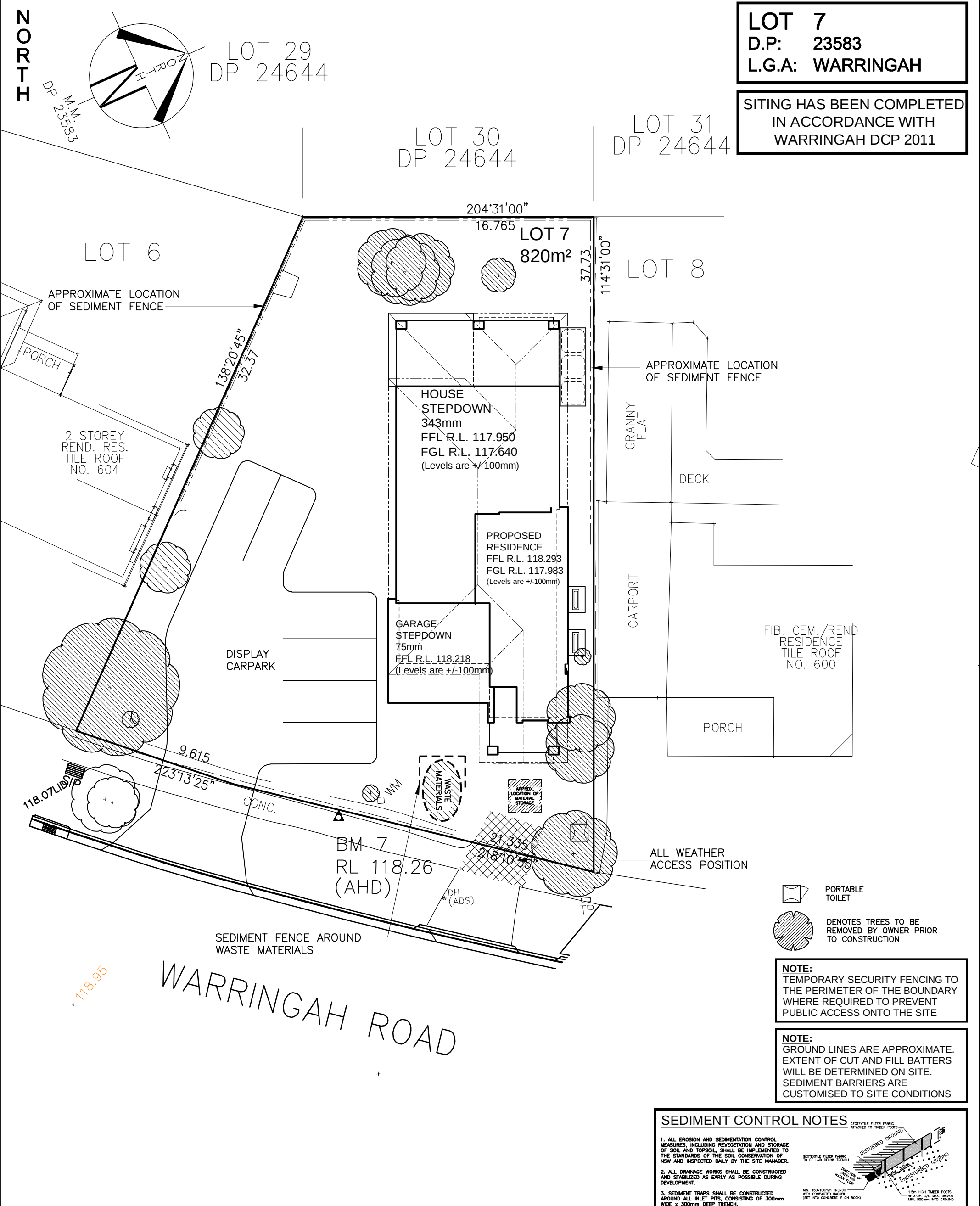
NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____		DATE: _____										
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				SHEET: 2.1		JOB No: 29800312		NSW				

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WARRINGAH DCP 2011

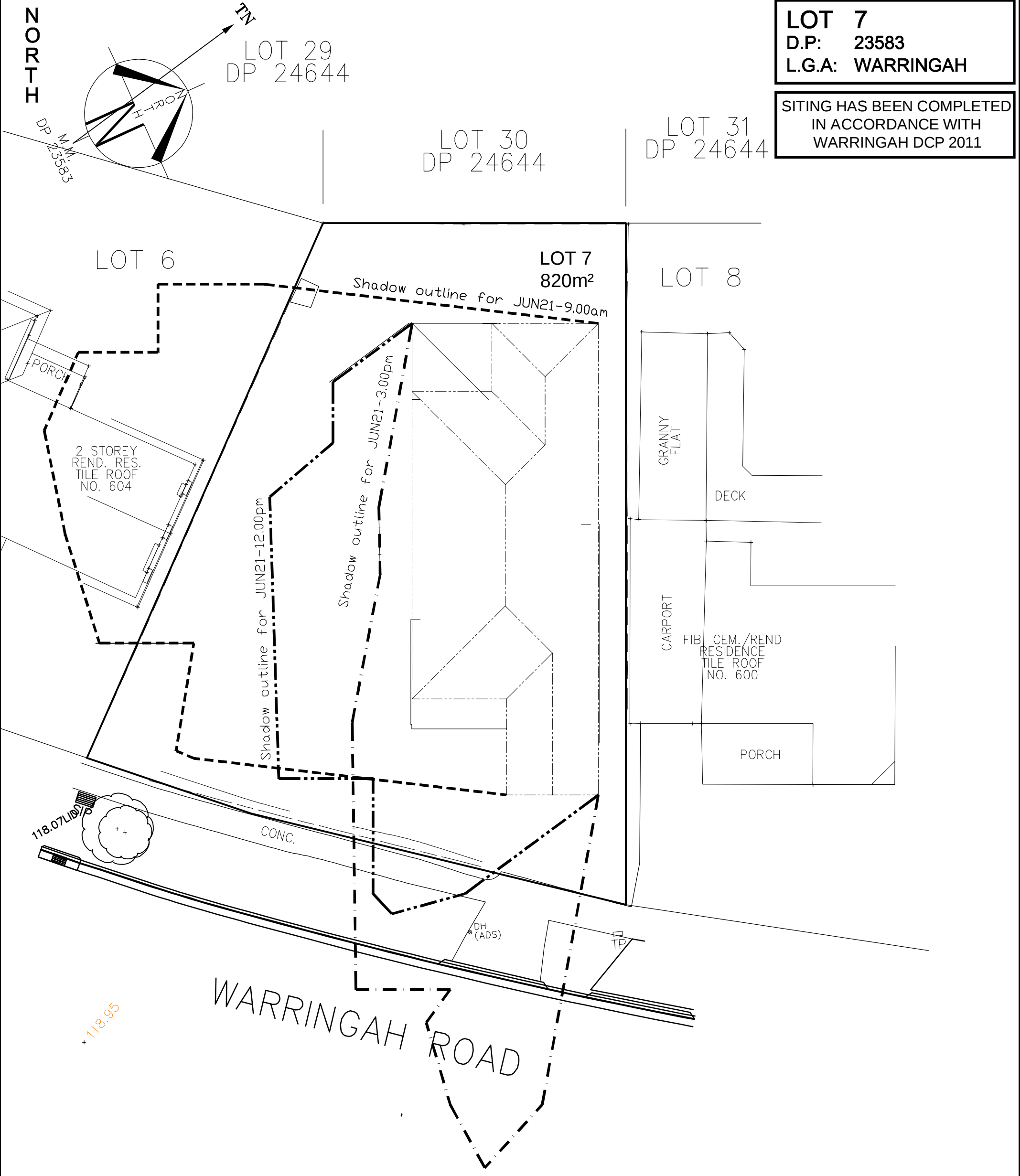


DRAWN: SMC	DATE: 10.05.19	Rev: M
RATIO @ A3: 1:200	CHECKED: Checked By	
SHEET: 2.2	JOB No: 29800312	NSW



CONSTRUCTION MANAGEMENT PLAN
EROSION AND SEDIMENT CONTROL PLAN

CLIENT'S SIGNATURE: _____		DATE: _____			
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				BOSTON 37	
				Brighton	
				L/H Garage	
		Sapphire Specifcation			
		CLIENT:		Clarendon Homes	
		SITE ADDRESS:		Lot 7 No.602 (DP 23583)	
				Warringah Road	
				FORESTVILLE 2087	
				DA. Drawings	
		DRAWN:		DATE:	Rev:
		SMC		10.05.19	M
		RATIO @ A3:		CHECKED:	
		1:200		Checked By	
		SHEET:		JOB No:	
		2.3		29800312	NSW



LOT 7
D.P: 23583
L.G.A: WARRINGAH

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011

SHADOW DIAGRAM @ 21st JUNE

SHADOW CAST AT 9.00am
ON JUNE 21st

SHADOW CAST AT 12.00pm
ON JUNE 21st

SHADOW CAST AT 3.00pm
ON JUNE 21st

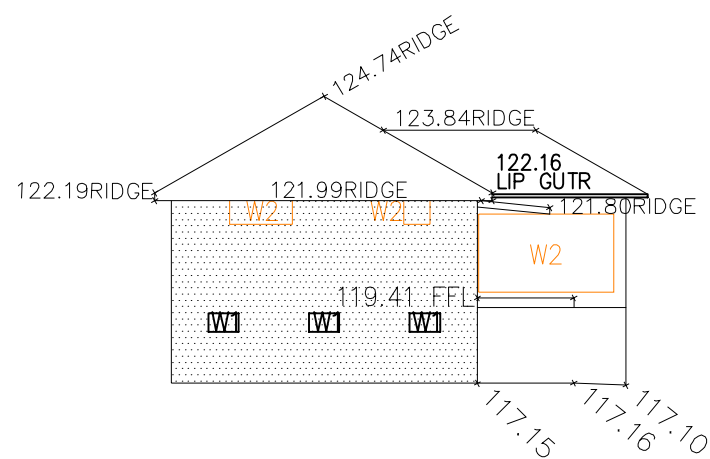
CLIENT'S SIGNATURE: _____		DATE: _____					
ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 37 Brighton L/H Garage Sapphire Specifcation	CLIENT: Clarendon Homes		DA. Drawings		
			SITE ADDRESS: Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087		DRAWN: SMC	DATE: 10.05.19	Rev: M
					RATIO @ A3: 1:200	CHECKED: Checked By	
					SHEET: 2.4	JOB No: 29800312	NSW

LOT 7

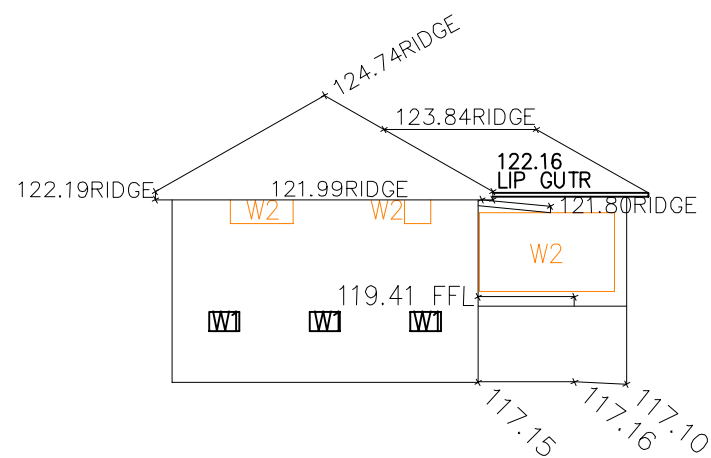
D.P: 23583

L.G.A: WARRINGAH

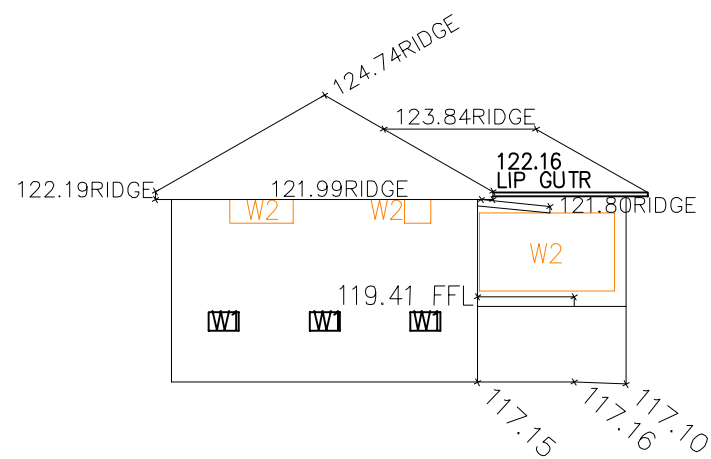
SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
WARRINGAH DCP 2011



Shadow outline for JUN21-9.00am



Shadow outline for JUN21-12.00pm

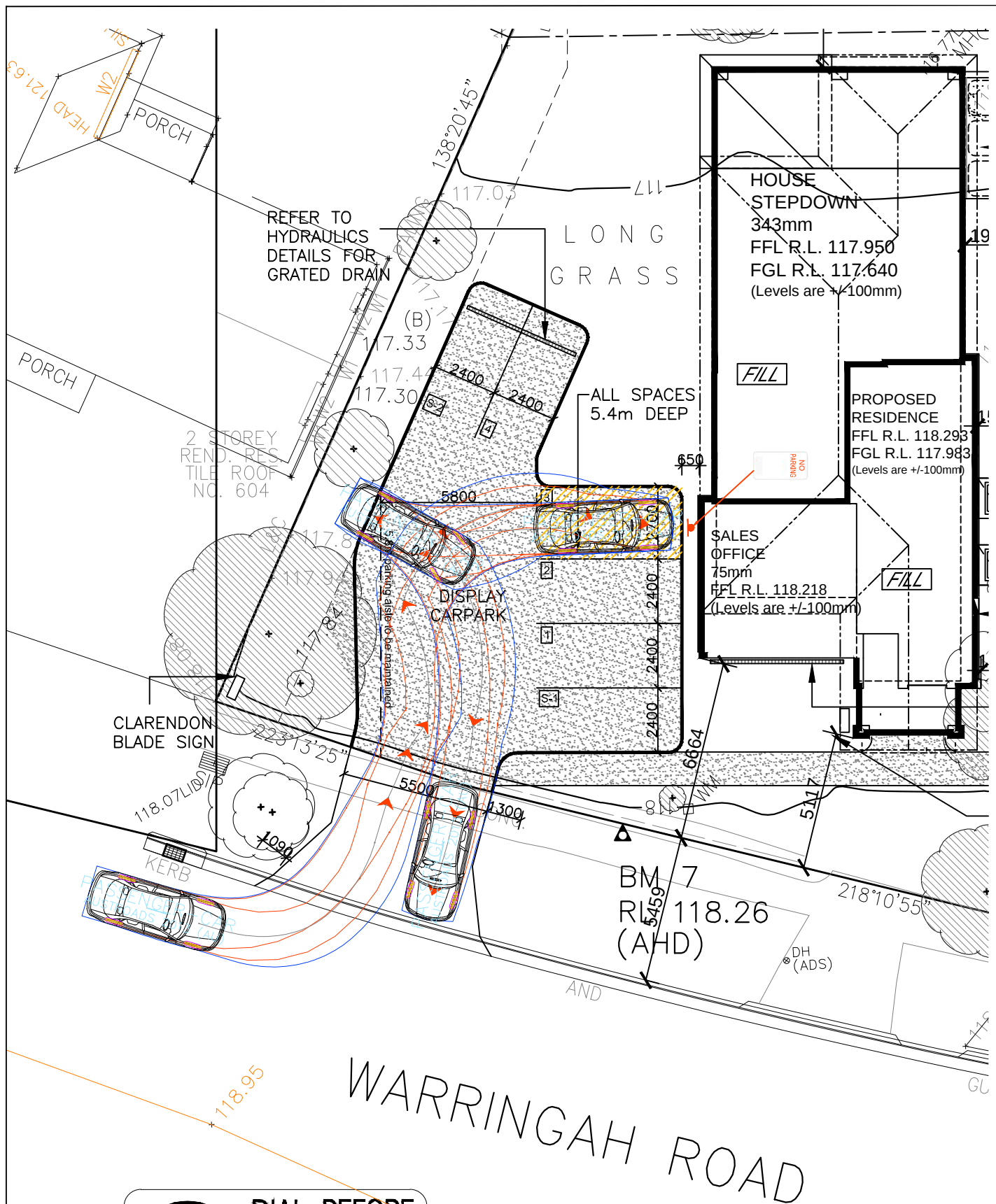


Shadow outline for JUN21-3.00pm

ELEVATIONAL SHADOWS @ 21st JUNE

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes BL No. 2298C ABN 18 003 892 706 Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: BOSTON 37 Brighton L/H Garage Sapphire Specification	CLIENT: Clarendon Homes SITE ADDRESS: Lot 7 No.602 (DP 23583) Warringah Road FORESTVILLE 2087	DA. Drawings		
				DRAWN:	DATE:	Rev:
				SMC	10.05.19	M
				RATIO @ A3: 1:200	CHECKED: Checked By	
				SHEET:	JOB No:	NSW
				2.5	29800312	



Lot 7 602 WARRINGAH ROAD, FORESTVILLE

TURNING AREA

SCALE 1:200 @ A4

LEGEND

	Coloured Concrete
	Millboard Decking
	Paving
	Pebble Mulch
	Lawn
	Gardens
	1800mm High Boundary Fencing
	1200mm High Palisade Fencing
	Retaining Walls (+TW = Top of Wall, BW = Bottom of Wall)
	Existing Trees To Be Removed - Subject To Council Approval
	Existing Trees To Be Retained
	Proposed Hydraulic Levels
	Proposed Levels
	Natural Ground Level
	Proposed Display Signage



(A) PROPOSED SITE OF DRAINAGE EASEMENT 1.22 WIDE
(B) SITE OF DRAINAGE EASEMENT 2.44 WIDE (F511027)

General Notes:
1. See Architects drawings for site levels, setbacks and extent of cut and fill.
2. All civil, structural and hydraulic work associated with this project shall be to consulting engineer's details.
3. Exact location of site boundaries are to be confirmed on site prior to commencement of work
4. This plan is conceptual only and not for construction purposes.
5. Existing trees are to be protected in accordance with Councils Tree Preservation Order

Clarendon Homes

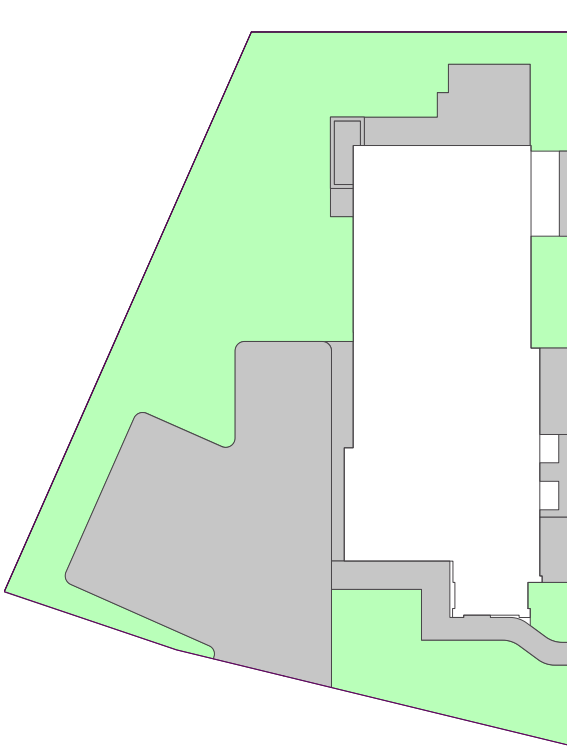
Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
(02) 8851 5300
BL No 2298C
ABN 18003892706

JOB NUMBER	29800312 - BOSTON	DRAWING	Landscape Plan	COUNCIL	DA - NORTHERN BEACHES	REVISIONS	
CLIENT NAME	Clarendon Homes	SHEET	01 of 02			ISSUE	DESCRIPTION
SITE ADDRESS	Lot 7 - 602 Warringah Road FORESTVILLE 2087	SCALE	1:100 @ A2			A	SUBMISSION PLANS
							DATE
							31/01/20

INDICATIVE PLANT SCHEDULE

Symbol	Type	Botanic Name	Common Name	Mature Height	Qty	Pot Size
	Small/ Medium Trees	Buckinghamia celsissima Magnolia grandiflora 'Teddy Bear' Plumeria acutifolia Waterhousea floribunda	Ivory Curl Magnolia Teddy Bear Frangipani Weeping Lilly Pilly	6 - 12m	10	100Ltr
	Tall Shrubs	Elaeocarpus eumundii Syzygium australe 'Resilience'	Smooth Leaved Quondong Resilience Lilly Pilly	3 - 6m	46	45Ltr
	Medium Shrubs	Dodonaea viscosa 'Purpurea' Laurus nobilis Raphiolepis indica 'Cosmic White' Viburnum odoratissimum 'Dense Fence'	Purple Hop Bush Bay Tree Cosmic White Raphiolepis Dense Fence	2 - 3m	43	300mm
	Small Shrubs	Gardenia augusta 'Florida' Nandina domestica 'Sekia' Philodendron 'Xanadu' Pittosporum tobira 'Miss Muffet'	Gardenia Florida Obsession Nandina Philodendron Xanadu Miss Muffet Pittosporum	1 - 2m	164	200mm
	Groundcovers	Ajuga reptans 'Atropurpurea' Convolvulus cneorum Senecio serpens Trachelospermum jasminoides	Ajuga Atropurpurea Silver Bush Blue Chalk Sticks Star Jasmine	0.3m	89	150mm
	Hedges	Metrosideros collina 'Spring Fire' Acmena smithii 'Cherry Surprise' Loropetalum chinense rubrum 'China Pink'	Metrosideros Spring Fire Cherry Surprise Lilly Pilly Chinese Fringe Flower	1m	33	300mm
	Tall Grasses/Accent Plants	Alpinia caerulea 'Redback' Bambusa textilis var. gracilis Doryanthes excelsa Strelitzia reginae	Redback Ginger Slender Weavers Bamboo Gymea Lily Bird Of Paradise	varies	61	300mm
	Small Grasses	Festuca glauca Ficinia nodosa Liriope muscari 'Stripey White' Liriope muscari	Blue Fescue Knobby Club Rush Liriope Stripey White Lily Turf	0.3-0.6m	162	150mm

SMALL/MEDIUM TREES



SITE CALCULATIONS		m2
LOT AREA		820 sq m
SITE COVERAGE		
GROUND LIVING AREA		147.5 sq m
GARAGE AREA		33.9 sq m
PORCH AREA		10.5 sq m
OUTDOOR LEISURE		35.5 sq m
TOTAL	227.4 sq m	27.73%
HARDSCAPE AREAS		
DRIVEWAY AREA		211.7 sq m
CROSSOVER		38 sq m
CONCRETE PATHS		21.5 sq m
DECKING		32.1 sq m
TOTAL (exc. crossover)	265.3 sq m	32.36%
FRONT LANDSCAPED AREA		
LAWN AREAS		28 sq m
GARDEN AREAS		125.6 sq m
PEBBLE/GRAVEL AREAS		0 sq m
MULCH AREAS		0 sq m
REAR LANDSCAPED AREA		
LAWN AREAS		71.1 sq m
GARDEN AREAS		121.5 sq m
PEBBLE/GRAVEL AREAS		0 sq m
MULCH AREAS		0 sq m
TOTAL LANDSCAPED AREA	346.3 sq m	42.23%
MINIMUM LANDSCAPE REQUIREMENT:		328 sq m 40%

- Landscape Area
- Hardstand Area/Area Less than 2m Wide

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Area to be free of weeds and debris before the commencement of any landscape works. Weeds are to be sprayed with Glyphosate solution, leave adequate time for the weeds to die off prior to removal. Final levels and grades are to be determined at site inspection by the landscape contractor. The landscape plan is to be used as an indication only.
2. LAWN AREAS

Excavate all areas to be turfed to 100mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur. Install 100mm depth of approved underlay. Just prior to laying turf, spread 'Sir Launcher' fertiliser at the recommended rate. Lay turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly. Turf to be used shall be 'Sir Walter Buffalo'.
3. GARDEN AREAS

Ensure that planting areas have been excavated to 250mm below finished levels. Supply and install 250mm of premium garden mix free of weeds, seeds and any foreign material. Topsoil Shall be either imported topsoil or stockpiled site topsoil (if suitable ie, no clay). Install 75mm depth of organic Eucalyptus Mulch.
4. SHRUB PLANTING

All plants shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the plant, ensuring that the top of the pot is the same height as the adjacent ground level. The roots should be gently teased to promote healthy root growth and discourage girdling (pot bound circular root growth). Leave mulch free from around the base of the plants. Water well after planting.
5. TREE PLANTING

Trees shall be supplied in good condition exhibiting good form and vigour, free from all pests and diseases. The hole is to be dug to a radius twice the width of the rootball of the tree. Tree pit and plant container are to be thoroughly watered prior to planting. The roots should be gently teased to promote healthy root growth and discourage girdling (Pot bound circular root growth). The tree is to be planted so that the base of the tree is level with the top of the ground. Backfill with a mixture of imported soil and natural soil, or imported soil only. Mulch should be kept clear of the base to prevent collar rot. Water well after planting.
6. CONCRETE PATHS

Concrete pathways are to be installed to a minimum depth of 100mm and include reinforcement. Concrete areas are to conform to relevant Australian standards.
7. GARDEN EDGING

Garden edging is to be installed to all garden beds where no divide exists between garden and lawn areas. Use Havenbrick 50 by Adbri Masonry, or similar. The pavers are to be laid on a minimum of 40mm of mortar, with no mortar joint between the pavers. Refer to the brick edging typical detail.
8. FENCING

1800mm high timber lapped and capped or colourbond fences, unless otherwise specified by council or estate requirements. Retain existing fences where possible. Final fence type and colour to be confirmed with neighbour as required, prior to installation.