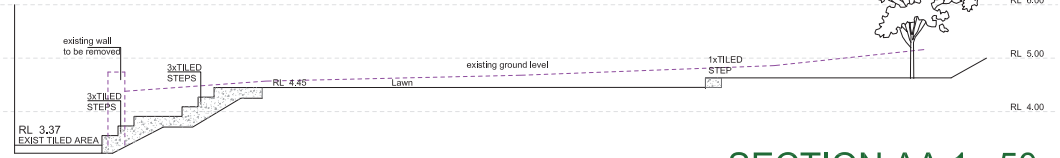
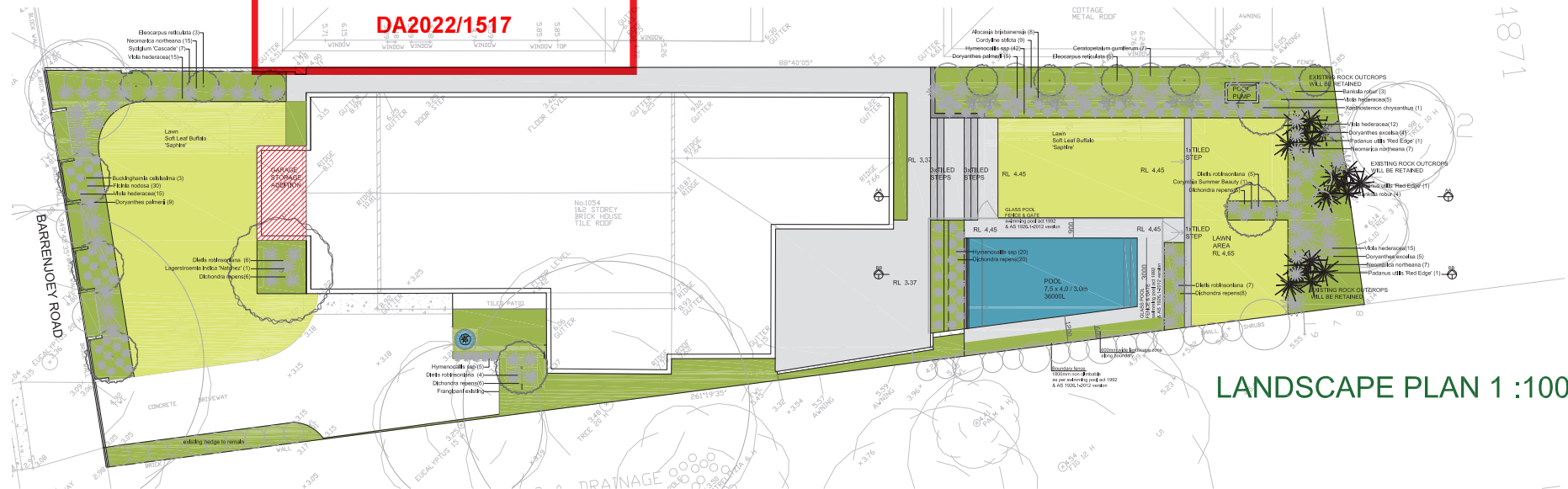


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SECTION AA 1 : 50

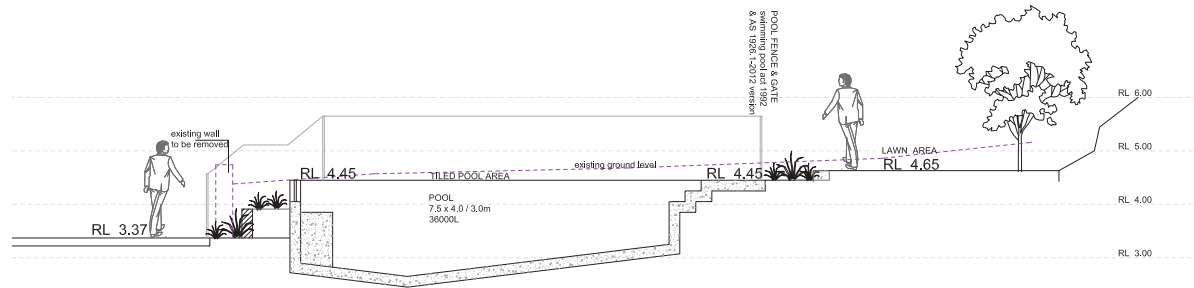


LANDSCAPE PLAN 1 : 100

PLANT LIST

botanical name	common name	quantity	pot size
TREES			
Buckinghamia celsissima	Ivory curl flower	3	25l
Corymbia Summer Baety	dwarf flowering eucalypt	1	25l
Elaeocarpus reticulatus	blueberry ash	8	25l
Lagerstroemia Indica/Natchez'	crape myrtle white	1	45l
Xanthostemon chrysanthus	golden penda	1	25l
Pandanus uittils	screw pine	3	25l
SHRUBS			
Banksia robur	swamp banksia	7	200mm
Ceratopetalum gummiferum	nsw Christmas bush	7	25l
Syzygium 'Cascade'	miniature weeping lillypilly	7	25l
GRASSES			
Ficinia nodosa	knobby club-rush	30	150mm
PERENNIALS			
Alocasia brisbanensis	elephant's ear	8	200mm
Cordyline petiolata	broadleaf palm lily	9	200mm
Dietes robinsoniana	wedding lily	22	200mm
Doryanthes excelsa	gymea lily	9	25l
Doryanthes palmeri	giant spear lily	14	25l
Hymenocallis	sacred lily of the Incas	67	150mm
Neomarcia northeana	walking lily	29	200mm
GROUNDCOVERS			
Dichondra repens	native kidney weed	47	150mm
Viola hederacea	australian native violet	62	150mm

NOTE:
80% OF ALL SUGGESTED PLANT SPECIES ARE NATIVE OR LOCAL SPECIES



SECTION BB 1 : 50

LANDSCAPE CALCULATIONS

SITE AREA	809.0 m2
HARD STAND (incl. Pool 35m2)	251.0 m2
HOUSE FOOTPRINT	252.0 m2
TOTAL AVAILABLE SOFT LANDSCAPE AREA	330.0 m2 41%

POOL SAFETY :

All Pool Fencing and Included boundary fence will be built to SHOW COMPLIANCE with relevant legislative requirements and relevant Australian Standards (including but not limited to: (i) Swimming Pools Act 1992; (ii) Swimming Pools Amendment Act 2009; (iii) Swimming Pools Regulation 2008; (iv) Australian Standard AS1926 Swimming Pool Safety; (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools

WARNING

BWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.



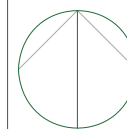
Notes:
This Drawing is for design guidance only. Final details must meet site conditions, relevant authorities and applicable building standards. Verify all dimensions on site and with detailed site survey prior to off site fabrication

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 TEL/FAX 02 9973 3797 MOBILE 0403 193 337

project

**1054 Barrenjoey Rd.
PALM BEACH**



drawn

VK

Scale

DA LANDSCAPE PLAN

Scale

1 : 100 @ A1 11/22

date

Drawing No

DA 01

Revision

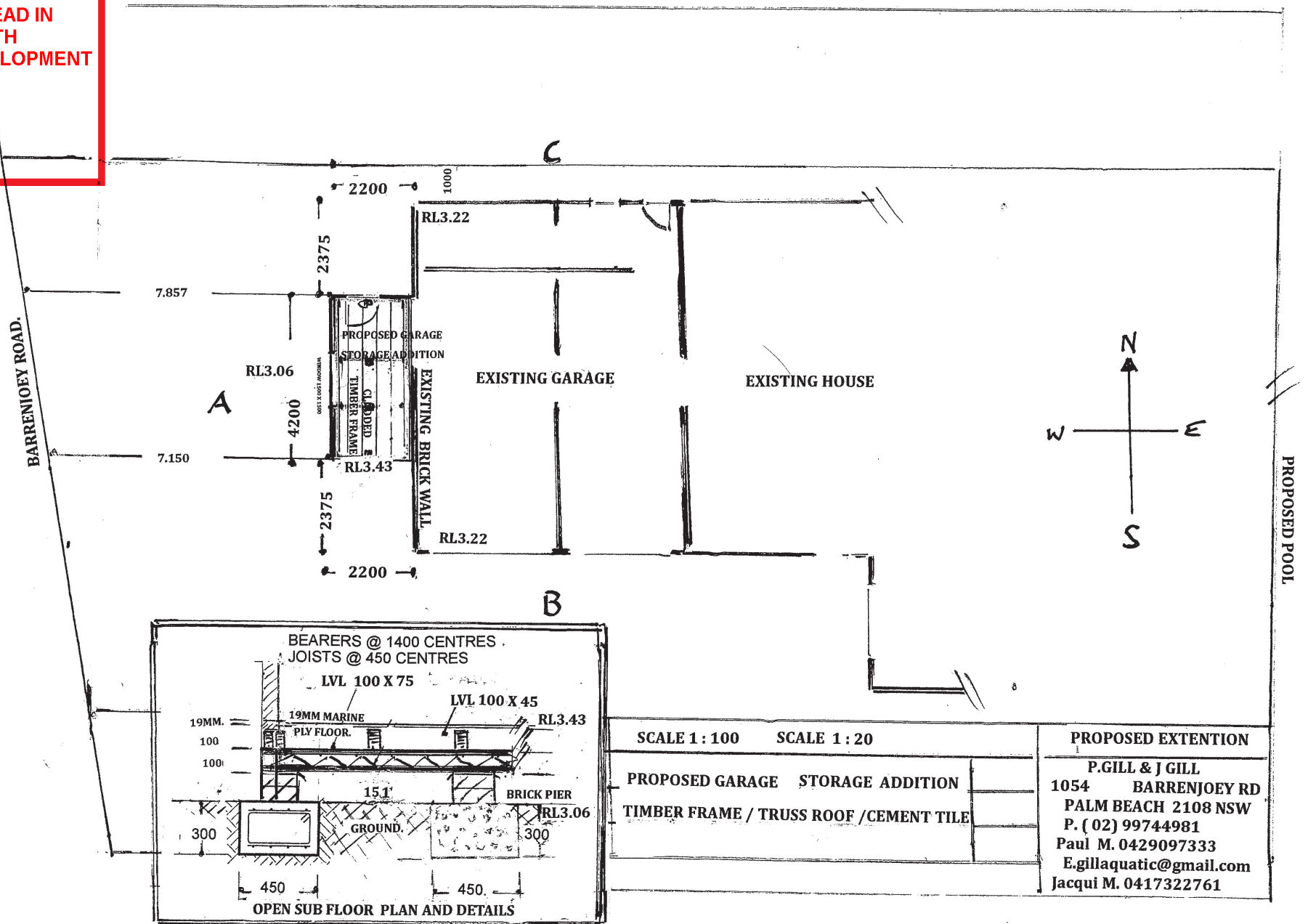
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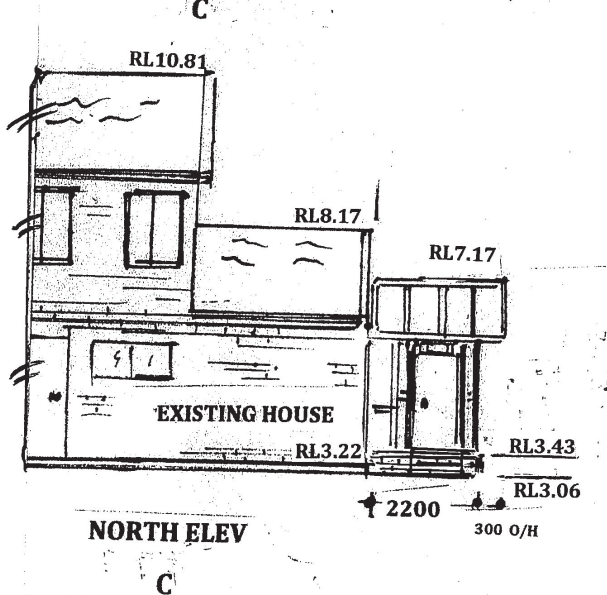
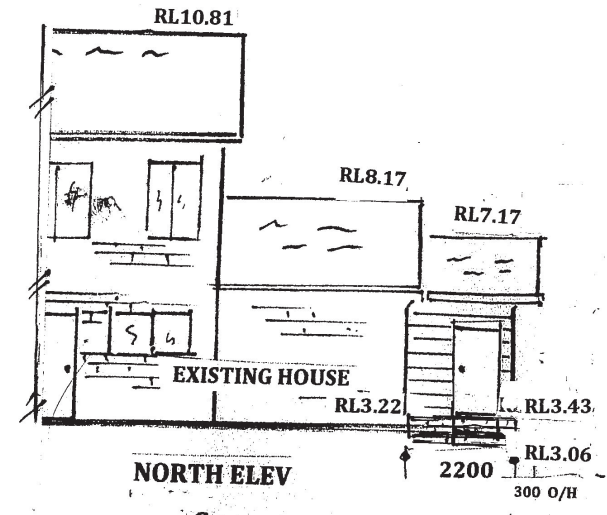
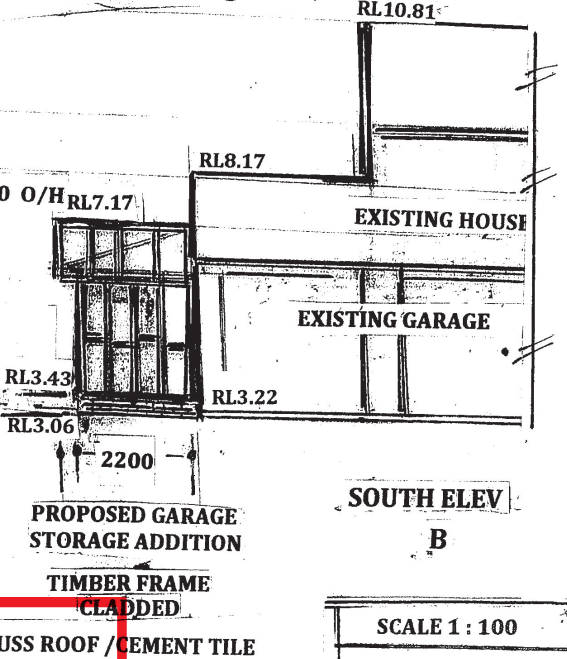
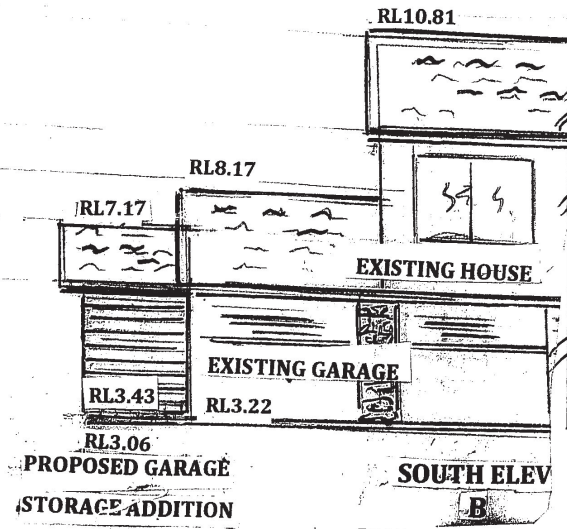
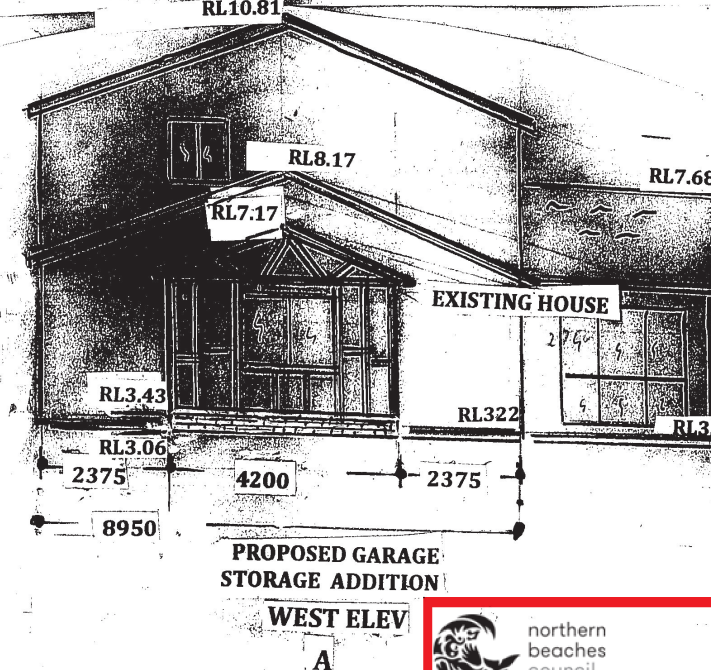
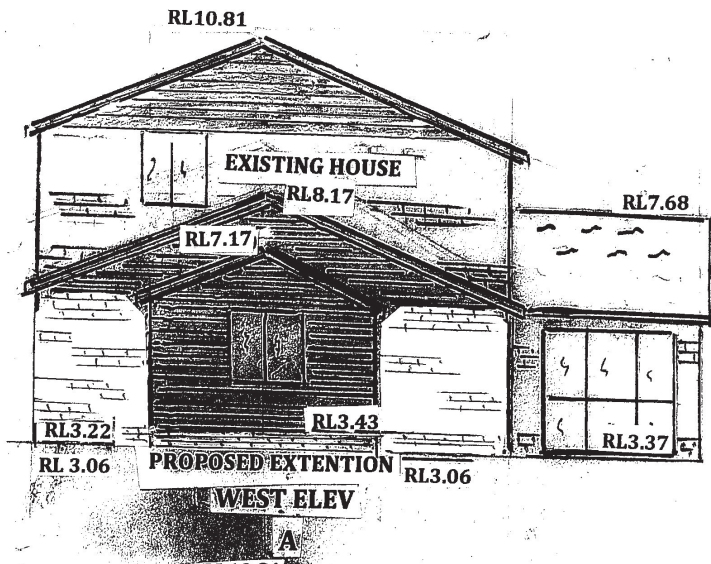


northern
beaches
council

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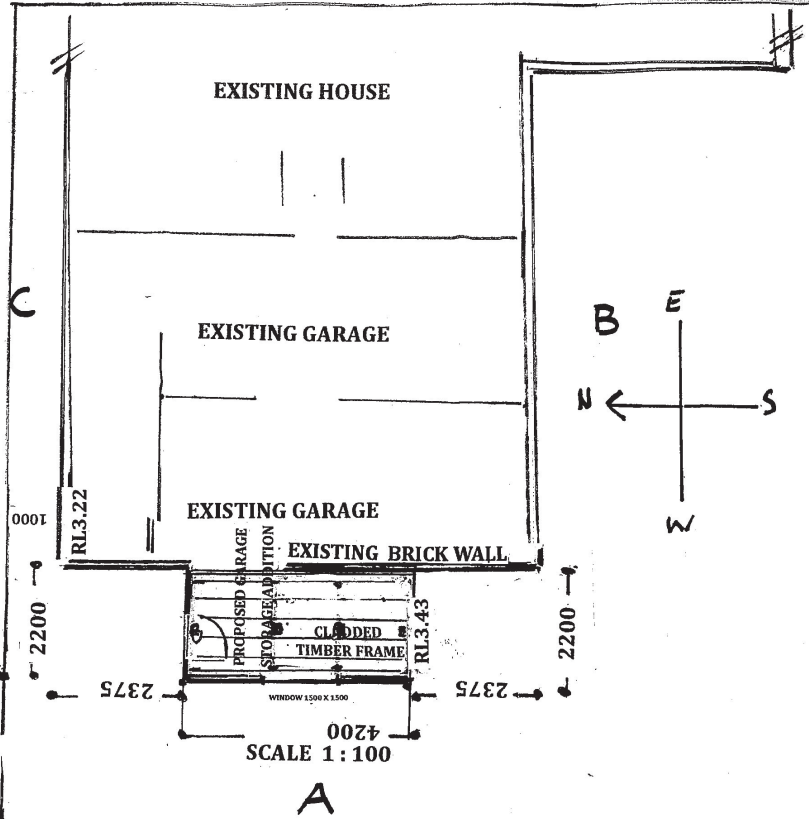
DA2022/1517

SCALE 1 : 100

**PROPOSED GARAGE STORAGE ADDITION
TIMBER FRAME / TRUSS ROOF / CEMENT TILE**

PROPOSED EXTENTION

**P.GILL & J GILL
1054 BARRENJOEY RD
PALM BEACH 2108 NSW
P. (02) 99744981
Paul M. 0429097333
E.gillaquatic@gmail.com
Jacqui M. 0417322761**



FOOTING PLAN (1:100)

DOMESTIC CONSTRUCTION

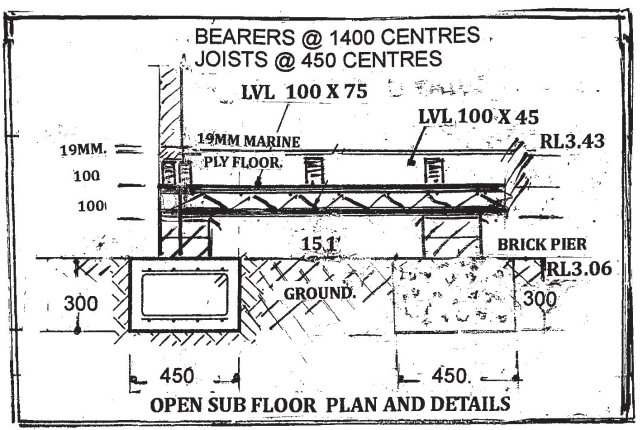
The site classification is Class 'A' (Stable) in accordance with AS 2870 'Residential Slabs and Footings Code'. Care shall be taken to ensure that excavations for services or other excavations adjacent to the structure will not undermine the footings.

FOUNDATIONS

Footings have been designed for an allowable bearing of 100 kPa on sand. Footings shall be located centrally under walls or columns unless noted otherwise. The foundation material shall be approved by the Inspecting Authority prior to construction proceeding. Any loose or soft material found in excavations shall be referred to the Engineer for advice before proceeding.

DESIGN GUST WIND SPEED

The design wind loading category for this site is assessed as N1, in accordance with AS 4055.



SCALE 1:20

STRIP FOOTING NOTES

All strip footings are to be founded on consistent natural sand material throughout. Step strip footings in brick courses to suit falls in natural ground and to maintain consistent foundation. Reinforcement to be carried across full width of adjoining footings at all corners and intersections.

UNDER-SLAB FILL

Under-slab fill shall be clean sharp sand or similar material, spread and compacted in layers of not more than 150mm thickness. Each layer is to be well compacted using a vibrating plate compactor.

TIMBER FRAMING NOTE

All timber framing and connections shall be in accordance with AS 1684 (2006) Residential Timber Framing Code. All exposed timbers to have a durability class of 2 or better, or preservative treated to H3, level.

ARTICULATED BRICKWORK

The site is classified as Class A. In accordance with the Cement and Concrete Association publication TN-61 'Articulated Walling', Articulation joints in walls up to 2.7m high are required only to minimise the effects of brick growth. Articulation joints should be provided in all straight runs of brickwork 5.0m or more in length and at junction of new and existing.

TERMITE PROTECTION

This drawing does not specify the methods of termite control on this project. Halcrow & Associates are not responsible for the method chosen. It is the builders responsibility to ensure that the termite control's used are in accordance with AS3660.1 "Protection of Buildings from Subterranean Termites" and it is the owners responsibility to conduct regular inspections of the termite controls.

NOTES -

GENERAL

These drawings are to be read in conjunction with the Architectural and other consultants drawings and Specifications.

DO NOT SCALE. All dimensions shall be obtained from the Architects drawings unless specifically shown hereon.

All workmanship and materials shall be in accordance with the requirements of the current editions, including amendments, of the Building Code of Australia, relevant S.A.A. Standards, S.A.A. Codes of Practice and the By-Laws of the Local Government Authority except as varied by the Contract Documents.

Design Live Loads are as follows:-

Roof = 0.25 kPa
Floors = 3.0 kPa

Loads have been assessed in accordance with AS/NZS 1170.1

The site of the works shall be stripped of all grass, roots vegetable matter and compressible topsoil.

The ground or finished surface level surrounding the slab shall have its surface at least 150mm lower than the slab surface or as shown on the various drawings and be graded away from the slab edge to the site drainage system.

FOUNDATIONS

Footings have been designed for an allowable bearing pressure of 100 kPa on SAND. Foundation material shall be approved prior to construction proceeding.

DOMESTIC CONSTRUCTION

Site classification is Class 'S' to AS 2870. Footing system designation is 'ST' & 'SOG'.

The owners attention is drawn to the C.S.I.R.O. publication "A Guide to Home Owners on Foundation Maintenance and Footing Performance".

CONCRETE

Concrete shall have the following properties in accordance with AS3600:-

	FOOTINGS & PIERS	SLABS	BLOCKWORK FILLING
Characteristic Strength f_c	20	25	
Slump	80	80	
Max. Aggregate Size	20	20	

Cement Type A

Minimum lap to form shall be largest cross wire spacing plus 25mm.

Lengths of reinforcing shall not be scaled from the drawing. Lengths shall be calculated using specified dimensions and concrete covers. Splices in reinforcing bars shall be made only in the positions shown.

The sizes of bar chairs shall be selected to suit the specified cover to reinforcing. Place sufficient supports under reinforcement to maintain correct position during construction. The maximum spacing of supports shall be 900mm in each direction beneath fabric.

All concrete sizes shown are minimum and do not include thickness of applied finishes. Do not make unspecified construction joints without the approval of the Engineer. Do not place conduits, pipes, etc., within the concrete cover.

A vapour barrier of 0.2mm polythene shall be placed beneath all floor slabs. The plastic shall be lapped a minimum of 200mm and taped at all joints and around all plumbing fittings.

COVER TO REINFORCEMENT	
Footings	50
Slabs	30

PROPOSED EXTENTION

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