

①	Concrete (cast in situ); a: natural rough off-shutter finish b: concrete blocks - natural concrete finish		⑫	Glass a: clear b: opaque		⑳	Hardwood timber garden gate a: finish = natural silver grey	
②	Steel H-section frame a: painted colour = dark grey b: painted colour = white c: galvanised grey		⑬	Aluminium louvre window frame a: colour = white b: colour = dark grey		㉑	Hardwood timber decking a: finish = natural silver grey	
③	Facebrick a: colour = dark grey		⑭	Aluminium (opening) louvres a: colour = white b: colour = dark grey		㉒	steel gas fireplace flue a: finish = pre- painted charcoal grey	
④	Smooth plastered brickwork a: painted colour = white b: painted colour = dark grey		⑮	Motorized louvres a: clear glass b: opaque glass		㉓	Painted elements a: colour = white b: colour = dark grey c: colour = light grey	
⑤	Fibre cement shiplap siding; a: colour = dark grey b: colour = light grey		⑯	Aluminium pergola by Vergola auto/manual motorized fins a: pre-painted colour = white		㉔	Natural stone cladding a: colour = natural stone	
⑥	Hardwood timber shiplap siding; a: colour = natural silver-grey		㉕	Natural rock gabion wall; a: 500x500x500 stainless steel cages;		㉖	existing plants a: trees b: shrubs & bushes	
⑦	Metal sheet standing seam roofing; a: colour = zinc		㉗	Frameless glass movable wall; 'ALLVU' by Hufcor a: clear tempered 12mm safety glass stacking panels;		㉘	new screen plants a: trees b: shrubs & bushes	
⑧	Aluminium half-round rainwater gutters a: pre-painted colour = dark grey b: painted colour = white		㉙	Frameless glass balcony balustrading min 1.0m high; clear 12mm tempered safety glass stainless steel bottom channel & stainless steel top		㉚	Garde a: natl	
⑨	PVC 100mm diam rainwater downpipes; a: painted colour = white b: painted colour = dark grey		㉛	Hardwood timber screen a: finish = natural silver grey b: frosted glass panels				
⑩	Aluminium fixed horizontal shade louvre; a: colour = white b: colour = dark grey							
⑪	Aluminium door & window frames; a: frame colour = white b: frame colour = dark grey							



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drawn:  
Andre Steyn BArch

Date:  
12-08-2019

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New residence to replace existing cottage: DA Colour schedule - refer to elevation drawings

DA-CSM001

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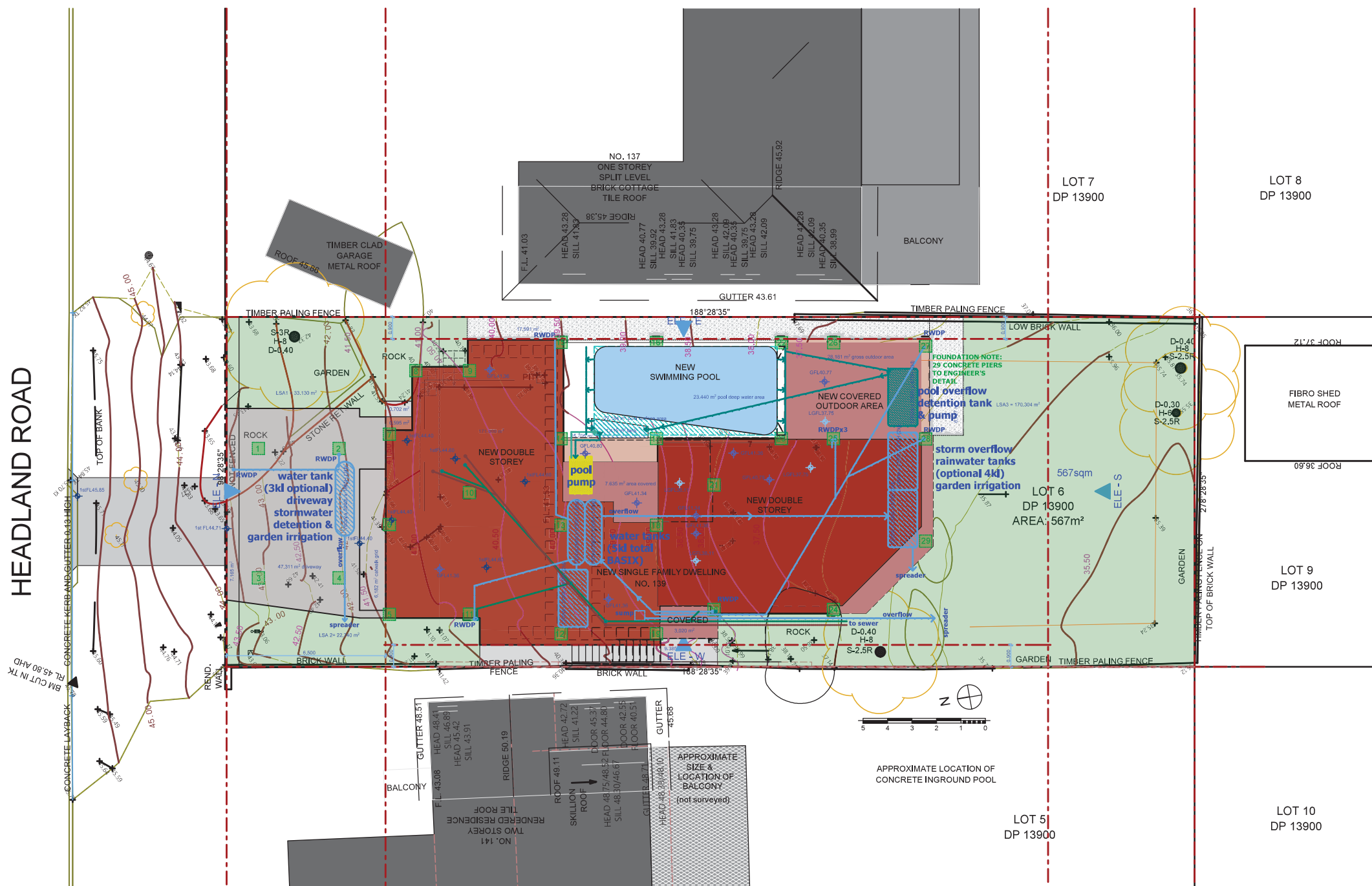
soft landscaping areas wider than 2m  
(DA planning control)  $226.174\text{m}^2$   
site area  $567.628\text{m}^2$   
**soft landscaping areas > 2m wide = 40%**

soft landscaping areas < 2m wide at GL  $29.738\text{m}^2$   
**soft landscaping areas excluded  
from DA control  $29.738\text{m}^2$   
site area  $567.628\text{m}^2$   
soft landscaping areas < 2m wide/  
above GL excluded from DA control = 5.0%**

swimming pool  $23.440\text{m}^2$   
site area  $567.628\text{m}^2$   
**pool landscaping area = 4.0%**

hard landscaping  $72.400\text{m}^2$   
site area  $567.628\text{m}^2$   
**hard landscaping area = 13%**

total building footprint  $216.010\text{m}^2$   
site area  $567.628\text{m}^2$   
**total building coverage = 38%**



**\*Site Plan - overlaid onto \*survey**  
\*\*includes heights relative to AHD

Site Plan 1:200

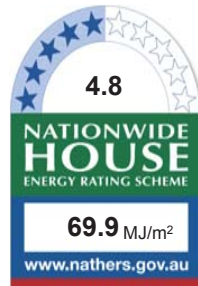
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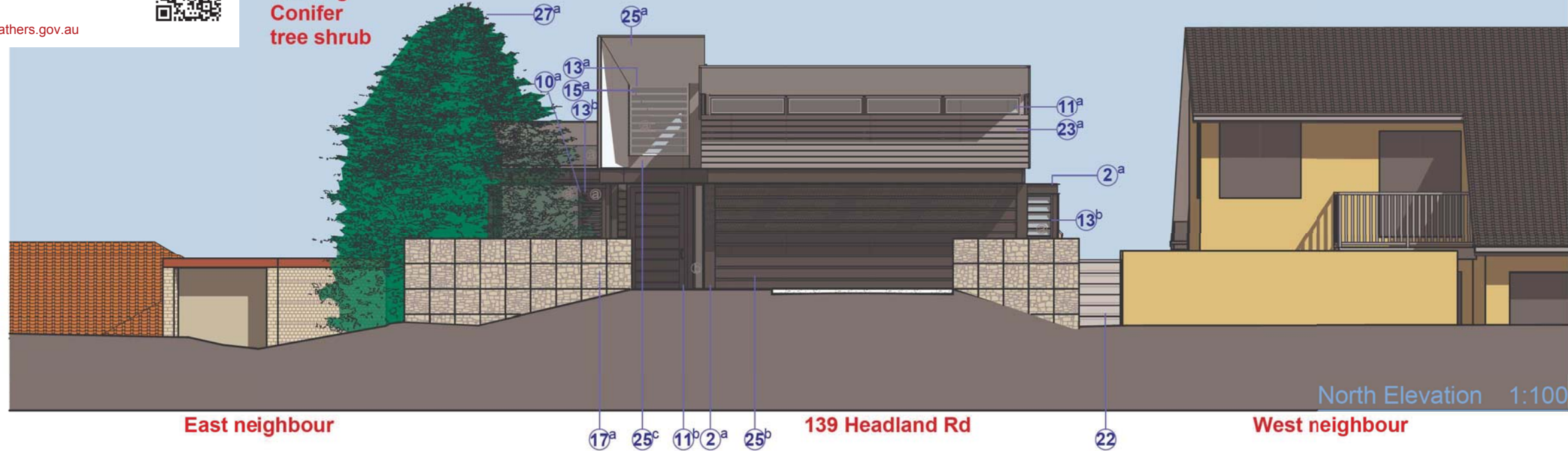




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**Note:**  
retain  
existing  
Conifer  
tree shrub



- |   |   |  |   |
|---|---|--|---|
| ① Concrete<br>a: natural rough off-shutter finish<br>b: concrete blocks - natural concrete finish           | ⑨ PVC 100mm diam rainwater downpipes;<br>a: painted colour = white<br>b: painted colour = dark grey | ⑮ Motorized louvres<br>a: clear glass<br>b: opaque glass   | ⑳ Hardwood timber garden gate<br>a: finish = natural silver grey<br>Hardwood timber decking |
| ② Steel H-section frame<br>a: painted colour = dark grey<br>b: painted colour = white<br>c: galvanised grey | ⑩ Aluminium fixed horizontal shade louvre;<br>a: colour = white<br>b: colour = dark grey            | ⑯ Aluminium pergola by Vergola<br>auto/manual motorized fins<br>a: pre-painted colour = white  | ㉑ steel gas fireplace flue<br>a: finish = pre-painted charcoal grey                         |
| ③ Facebrick<br>a: colour = dark grey  | ⑪ Aluminium door & window frames;<br>a: frame colour = white<br>b: frame colour = dark grey         | ⑰ Natural rock gabion wall;<br>a: 500x500x500 stainless steel cages;   | ㉒ Painted elements<br>a: colour = white<br>b: colour = dark grey<br>c: colour = light grey  |
| ④ Smooth plastered brickwork<br>a: painted colour = white<br>b: painted colour = dark grey                  | ⑫ Glass<br>a: clear<br>b: opaque  | ⑱ Frameless glass movable wall; 'ALLVU' by Hufcor<br>a: clear tempered 15mm safety glass stacking panels;<br>Frameless glass balcony balustrading min 1.0m high;<br>clear 12mm tempered safety glass<br>stainless steel bottom channel & stainless steel top | ㉓ Natural stone cladding<br>a: colour = natural sandstone                                   |
| ⑤ Fibre cement shiplap siding;<br>a: colour = dark grey<br>b: colour = light grey                           | ⑬ Aluminium louvre window frame<br>a: colour = white<br>b: colour = dark grey                       | ㉔ stainless steel bottom channel & stainless steel top<br>Frameless glass pool fencing min 1.2m high;<br>clear 12mm tempered safety glass<br>stainless steel bottom channel & stainless steel top  | ㉕ existing plants<br>a: trees<br>b: shrubs & bushes   |
| ⑥ Hardwood timber shiplap siding;<br>a: colour = natural silver-grey  | ⑭ Aluminium (opening) louvres<br>a: colour = white<br>b: colour = dark grey                         | ㉖ Hardwood timber screen<br>a: finish = natural silver grey<br>b: frosted glass panels   | ㉗ new screen plants<br>a: trees<br>b: shrubs & bushes                                       |
| ⑦ Metal sheet standing seam roofing;<br>a: colour = zinc  |   |  | ㉘ Garden walls & balustrades<br>a: natural hardwood timber sleepers                         |
| ⑧ Aluminium half-round rainwater gutters<br>a: pre-painted colour = dark grey                               |   |  |   |

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DA-ELE001

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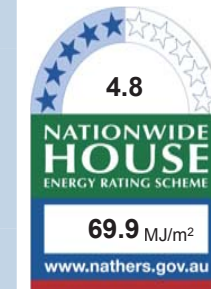
New residence to replace existing cottage: DA

NORTH ELEVATION



Note:  
retain  
existing  
8m tree

Note:  
retain  
existing  
Conifer  
tree shrub



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South Elevation 1:100

- |   |   |   |  |
|---|---|---|--|
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| ⑧ Aluminium half-round rainwater gutters<br>a: pre-painted colour = dark grey                               |   |   | ㉘ Garden walls & balustrades<br>a: natural hardwood timber sleepers                        |
|   |   |   | ㉙ PV solar panels  |

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New residence to replace existing cottage: DA

SOUTH ELEVATION

Lewis/Wells

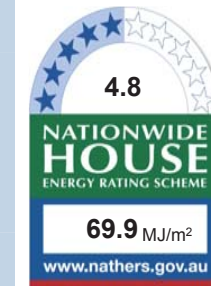
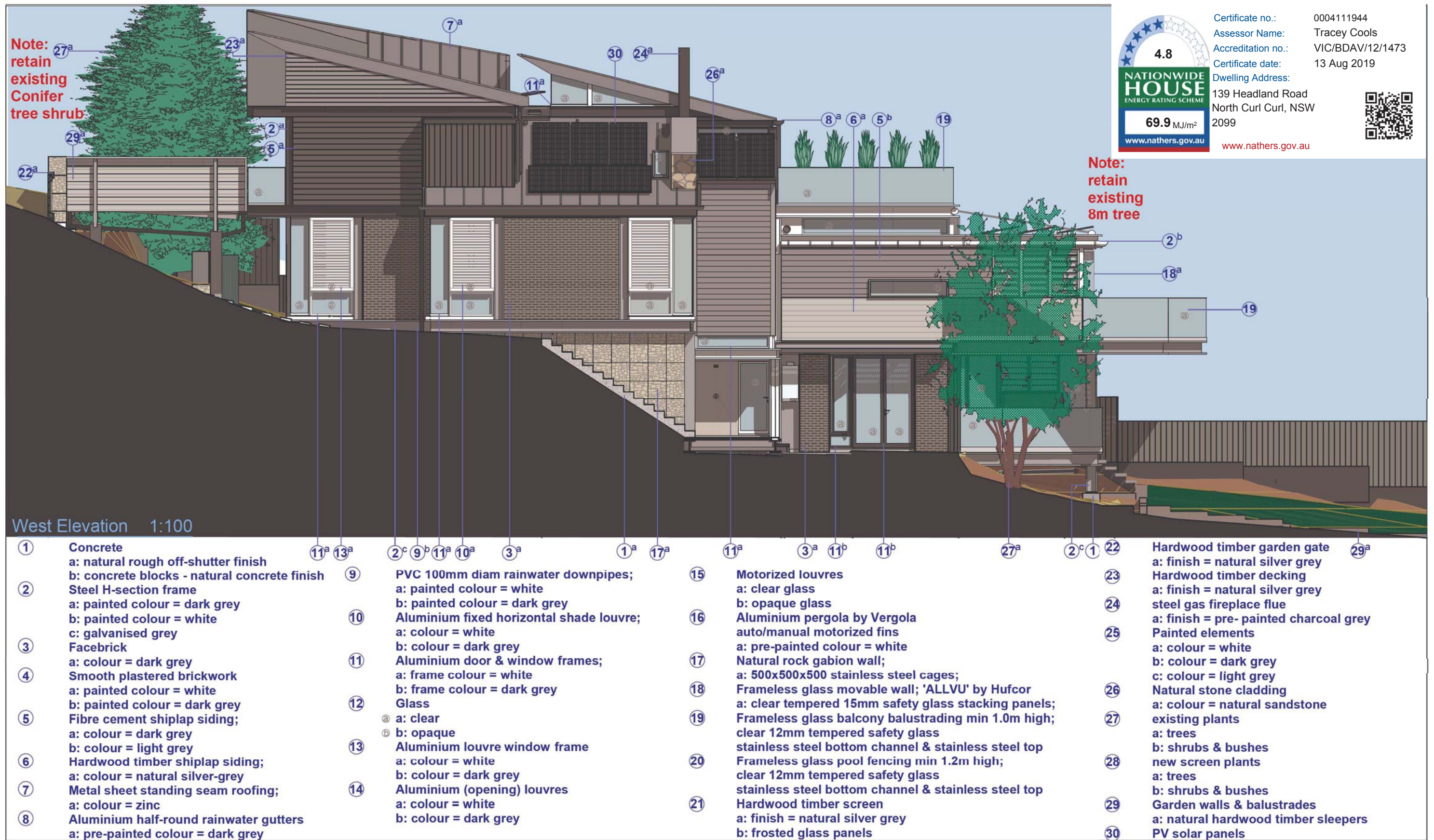
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DA-ELE003

Status Revision

prelim M





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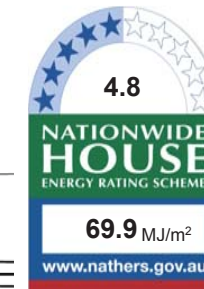
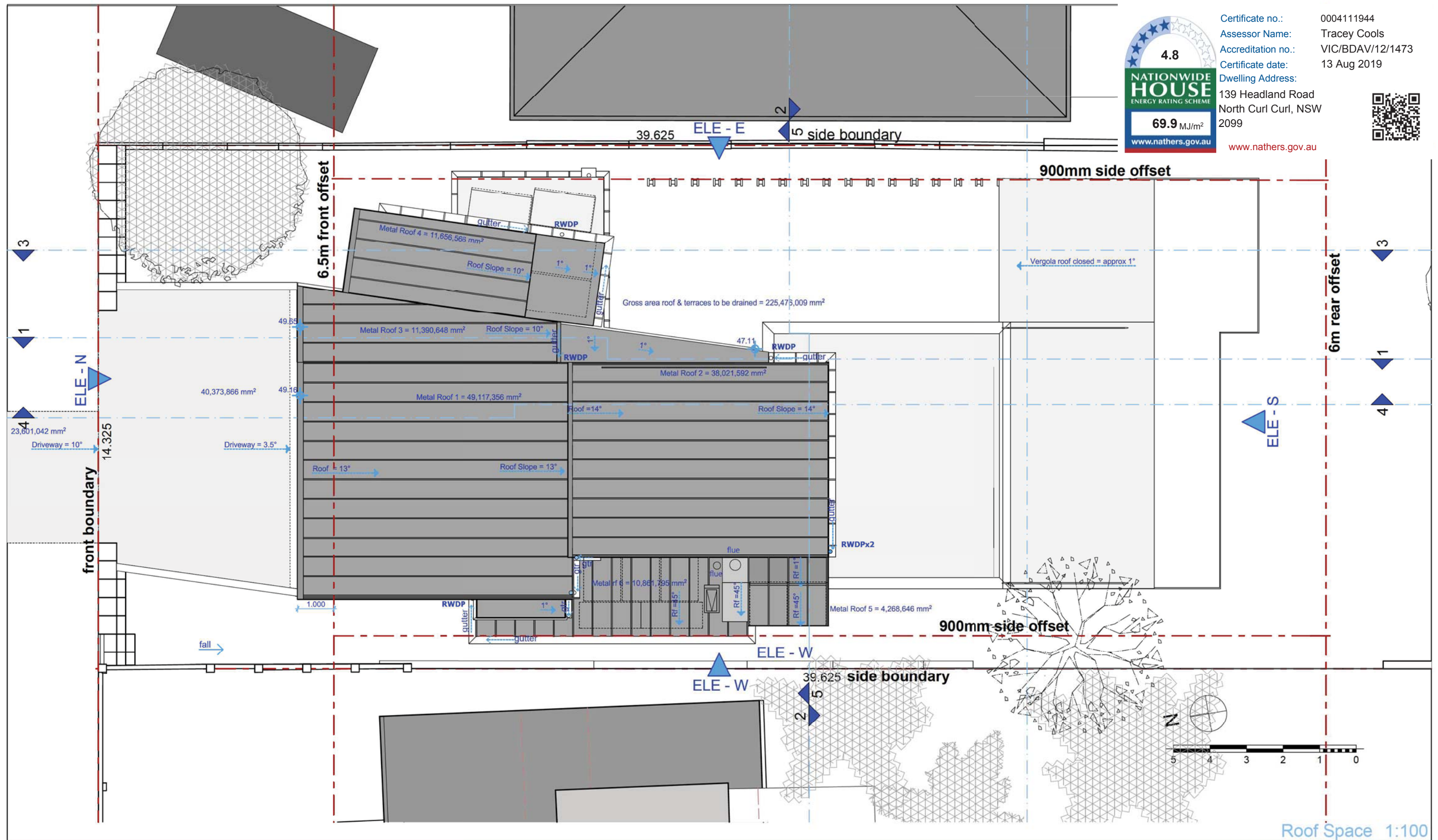
New residence to replace existing cottage: DA

WEST ELEVATION

DA-ELE004

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**New residence to replace existing cottage: DA**

**Roof Plan**

**Lewis/Wells**

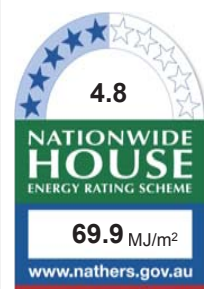
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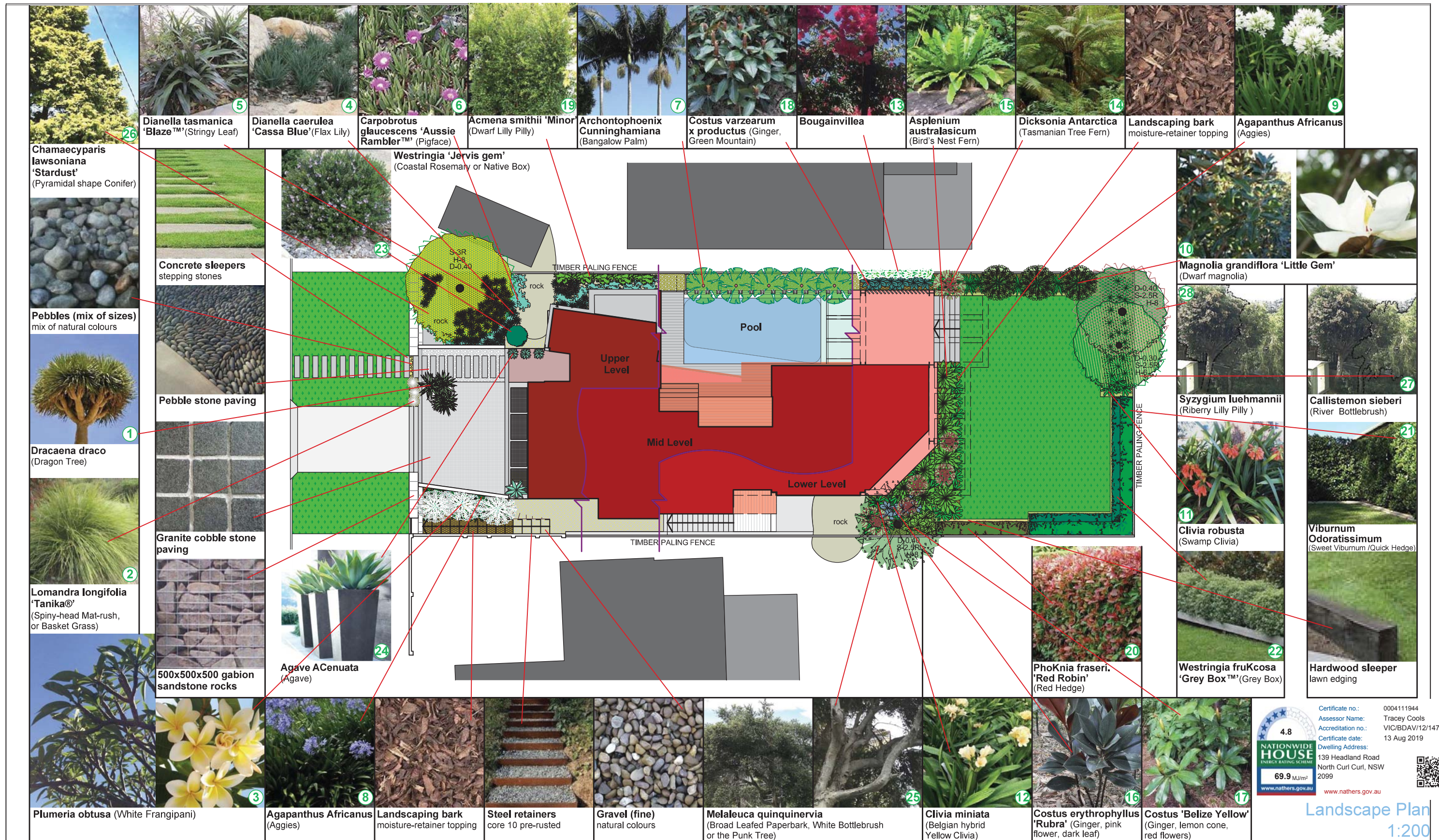
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**SHADOW DIAGRAMS**

(3D model projections; trees & vegetation excluded)





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**4.8**  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
69.9 MJ/m²  
www.nathers.gov.au

QR Code





①

### **Dracaena draco**

(Dragon Tree or Dragon's Blood Tree)

A strong form plant for an architectural statement in a modern garden. Ancient, slow growing tree species now only native to Canary Islands. Much folklore connected to this plant. Can reach heights of 10-12m. Perennial, full sun, drought tolerant, warm temperatures. Not tolerant to frost.



②

### **Lomandra longifolia 'Tanika®'**

(Spiny-head Mat-rush, Spiky-headed Mat-rush or Basket Grass)

A rhizomatous evergreen herb native to eastern Australia. 60x60cm, clean fine dark green foliage & bright golden flowers, low maintenance suited to modern gardens. Perennial, full sun to moderate shade, sandy, sandy loam to clay soil, drought tolerant, moderate to little water.



③

### **Plumeria obtusa**

(Frangipani or "The Temple Tree")

Native to Mexico, small to medium deciduous tree, sparsely branched, thick stems, wide umbrella shape, large green leaves, fragrant yellow-eyed white flowers summer to autumn, slow growing up to 8m, low maintenance, dry soils & full sun (6 hrs/day). Strong shape in summer & winter (bare stems). Deciduous, full sun, well drained soil, drought tolerant, salt tolerant, frost tender, water only in warm months. Thrive in heat radiated from walls & driveways. Prefer wind sheltered areas.



④

### **Dianella caerulea 'cassa blue'**

(Flax Lily)

A tough low maintenance native plant, clean blue-green foliage up to 1m tall. Perennial, full sun to semi shade, drought tolerant, moderate water.



⑤

### **Dianella tasmanica 'Blaze™'**

(Stringy Leaf)

A heat tolerant & tough small strappy leaf native plant, deep purple foliage throughout most of the year. Perennial, full sun, light to heavy shade, drought tolerant, sandy to clay soil, moderate water.



⑥

### **Carpobrotus glaucescens 'Aussie Rambler™'**

(Pigface)

A hardy creeping succulent native ground cover, long trails up to 2m, large deep pink flowers, purple stems in spring & autumn. Rockeries, mass plantings, low maintenance gardens, inland & coastal. Perennial, full sun to light shade, most soil types, frost, drought, humidity & salt tolerant. Moderate to little water - avoid prolonged wet feet.



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**DA-LSP002**

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**New residence to replace existing cottage: DA Landscape Plan - plant details**





7

**Archontophoenix Cunninghamiana**

(Bangalow Palm)

A sleek, tall, fast-growing native palm with bright green leaves & slender trunk producing red fruits that attract birds. Sub-tropical palm species, up to 20m tall, 6m wide. Ideal around pools, non-invasive root system, self-shedding. Mild silvery tinge to fronds, can be mulC-planted, very robust & quite easy to grow. Generally pest & disease resistant. Evergreen, prefers mild condiCons, diverse range very hot to relaCvely cool; drought tolerant.



8

**Agapanthus Africanus**

(Aggies)

Native to Africa. Genus name meaning flower of love, Greek agape (love) & anthos (flower). Long, strap-like, fleshy leaves forming dense clumps of evergreen foliage. Towering tall stems, bearing heads of bell-shaped or tubular flowers, in shades of blue to purple or white. Frost-free climates; Sydney summer flowering season. Sizes between 20cm-2m high. Perennial, full sun but will tolerate shade, hardy & almost indestruCble, prefer free draining soil, low water requirement, drought tolerant but will live in wetter areas equally.



9

**Magnolia grandiflora 'Little Gem'**

(Dwarf magnolia)

An evergreen Magnolia, by Warren Steed of Steed's Nursery in North Carolina, U.S.A. SimilariCes to its parent, large white fragrant perfumed flowers, smaller & more compact. Will reach 4m high, 2.5m wide, dense growth, glossy leaves with dark underside, creamy white flowers in spring & summer. Perennial, grows well in Sydney, frost tolerant once established, relatively insect & disease resistant, well-drained soil, full sun or part shade, mulch to keep roots cool & moist, occasional deep soaking in prolonged dry periods. Remove seed heads aber flowering - encourages new growth & more flowers



11

**Clivia robusta**

(Swamp Clivia)

Pendulous, trumpet shaped flowers of clivia robusta, clivia x crytanthiflora & clivia mirabilis are pollinated by sunbirds so the flowers are rich in nectar & develop from autumn to late winter. Family: AMARYLLIDACEAE. Native to South Africa, rhizomatous evergreen clumping perennial, thick roots close to the surface, large long slender dark green strappy leaves. There are six recognised species in the Clivia genus including Clivia minata, Clivia caulescens, Clivia mirabilis, Clivia nobilis, Clivia robusta, Clivia gardenii; decorative pots or mass planting under large trees & shrubs. One of the few plants that will flower in heavy shade. Ideal for use as indoor/outdoor landscape feature, clusters of berries produce seed. Plants 50cm high, 60cm round. Perennial, well drained soil in filtered shade, low light areas otherwise leaves become bleached, tolerates long periods of dryness once established, frost sensitive. Not easily pest infected but strappy leaves attract slugs, snails & Lily Caterpillar. Feeding with a good quality complete fertiliser in Spring helps maintain flower quality & foliage colour. Thrives on being rootbound in containers, no need to re-pot very oben, can be divided up to obtain more plants.



12

**Clivia miniata**

(Belgian hybrid Yellow or Red Clivia)

Best suited in dry shade under trees, perfoms best in filtered light in most reasonable soils. Flowering clusters late winter & early spring.



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Dwelling Address:  
139 Headland Road  
North Curl Curl, NSW  
2099

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drawn:

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13

### Bougainvillea

Woody climber native to South America, needs strong support to grow on & some training. Main flowers are actually colour adapted leaves. Many colour variations available. Will produce less growth but more flowers during low rainfall periods. Evergreen, full sun for maximum flowering, will tolerate light frosts. Most soil types with good drainage. Thrives with compost, aged manure & organic fertilizer. Hardy, easy care, drought tolerant, low maintenance.



14

### Dicksonia Antarctica

(Tasmanian Tree Fern)

One of the oldest plants in the world, one of the easier tree ferns to grow & one of the most affordable. Native from Queensland to Tasmania, grows up to 2.4m high x 4m producing masses of large, ornate, dark-green fronds. Evergreen, prefers a sheltered spot with partial to full shade. One of the hardier tree ferns. Slow growing about 3-5cm per year; a three foot tree fern is approximately 36 years old.



15

### Asplenium australasicum

(Bird's Nest Fern)

Australian native, Bird's Nest Ferns bear beautiful thick foliage which fan out from their central crown like a giant bird's nest. Suited to rainforest or tropical garden designs, span up to 1.8 meters. Also good for pots, grow in trees. Evergreen, likes moist soils & shaded areas, suitable for indoors or container growth. Needs regular watering, otherwise hardy & maintenance free.



16

### Costus erythrophyllus 'Rubra'

A beautiful colour-contrasting understorey plant. Waxy leaves with dark green tops and deep burgundy undersides. White & pink flowers cradled within the dark coloured foliage; clumping upright; height: 0.5 to 1m. Perennial, prefers tropical or subtropical climates; medium to heavy shade; moist well drained soil, rich in organic matter. Flowers: Summer



17

### Costus 'Belize Yellow'

A great hardy landscaping ginger with red edible flowers produced from lemon yellow cones. Clumping, upright; height: 1 to 2m, quite cold tolerant. Grows well in most parts of Australia, prefers part shade, moist well drained soil, rich in organic matter. Flowers: Spring through to late Autumn

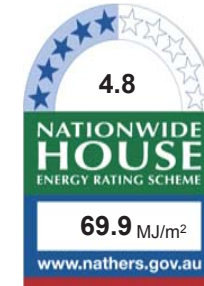


18

### Costus varzeorum x productus

(Green Mountain)

A hybrid which shares properties from both varzeorum & productus. Great contrasting foliage with maroon undersides. Pink bracts with green tips producing orange tubular flowers. A great landscaping plant. Clumping, upright; height: 1 to 1.5m; quite cold tolerant. Grows well in most parts of Australia. Perennial, part shade / Shade; moist well drained soil, rich in organic matter. Flowers: Spring through to Autumn



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Lewis/Wells

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19

**Acmena smithii 'Minor'**

(Dwarf Lilly Pilly)

A compact, low-growing naCve shrub able to grow up to 2 - 5 m tall. Young leaves are red in colour.

Perennial, full sun, well drained soil, moderate to little water



20

**PhoKnia fraseri. 'Red Robin'**

(Red Hedge)

A hardy shrub, quick growing, colorful hedge to 5m tall. Young foliage is red turning deep glossy green, holds on to colour whole year, clumps of small white flowers.

Evergreen, full sun/light shade, resistant to drought, heat, neglect &amp; short bouts of frost.



21

**Viburnum Odoratissimum**

(Sweet Viburnum or Quick Hedge)

A dense hardy exotic shrub, medium to fast growing, impenetrable hedge/screen plant. Used for noise control; may be pruned to be tall (3m) &amp; narrow, used for complete enclosure of small gardens. Do not plant too close to buildings or other structures.

Evergreen, full sun to part shade, most soil types, well drained, hardy. Requires little maintenance.



22

**Westringia fruKcosa 'Grey Box'™**

(Grey Box)

A native Rosemary, provides colour contrast, silvery-grey foliage &amp; white flowers September - May. Prune to hedge or leave in its natural ball shape, Drought tolerant alternative to English Box; hedges, borders, containers &amp; mass plantings, 50 x 50cm.

Perennial, full sun to light shade, most soil types, tolerates frost &amp; drought. Requires little maintenance.



23

**Westringia 'Jervis gem'**

(Coastal Rosemary or Native Box)

A hardy, bird-attracting shrub with small purple flowers 1-2m tall

Perennial, full sun to partial shade, free draining soil, moderate to little water



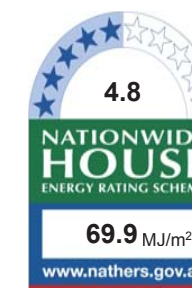
24

**Agave ACenuata**

(Agave)

Native to Mexico, rosettes of succulent-like, sob fleshy, lime green to bluish leaves, used as features plants in pots, courtyards and landscapes. Popular in modern garden designs. Hardy, one of the easiest plants to establish and maintain.

Perennial, full sun to shade in most soil types, reasonably well drained, will tolerate an exposed position, water regularly, weekly to fortnightly, but will thrive in periods of dryness.



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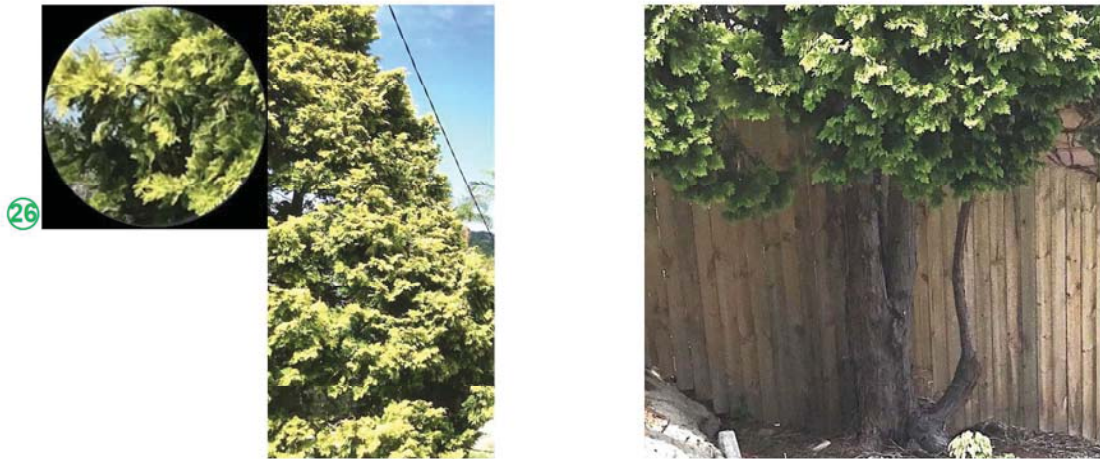
**Melaleuca quinquinervia**  
(Broad Leafed Paperbark, White Bottlebrush or the Punk Tree)  
Medium sized native with a spreading canopy. Popular for peeling pale orange-brown paper like bark. Dark green leaves , creamy-white to pink in spring, then spasmodically through out the year. Excellent tree for nectar feeding birds. Up to 8m tall, 6m wide. Low water but will grow in swamps.

**Existing tree surveyed:**  
Height : 8m  
Canopy : 2.5m radius  
Trunk : 30mm diameter



**Chamaecyparis lawsoniana 'Stardust'**  
Pyramidal shape Conifer, green & bright yellow to gold, most colour on sun side. Grows to 3m in 10 years; up to 12-15m. Hardy, good as screen & in rockeries.

**Existing tree surveyed:**  
Height : 8m  
Canopy : 3m radius  
Trunk : 40mm diameter

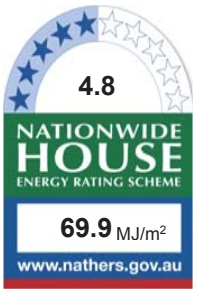


**Syzygium luehmannii**  
(Riberry Lilly Pilly )  
Ornamental native tree, edible fruit resemble cranberries, New leaves pinkish red to glossy dark green, white flowers, grows to 8m tall, 3m canopy. Psyllid resistant variety.

**Existing tree surveyed:**  
Height : 8m  
Canopy : 2.5m radius  
Trunk : 40mm diameter



**Callistemon sieberi**  
(River Bottlebrush)  
Small evergreen tree 5-7m tall with dark foliage & small dense yellow/orange brushes Nov-Jan.  
**Existing tree surveyed:**  
Height : 6m  
Canopy : 2.5m radius  
Trunk : 30mm diameter



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