

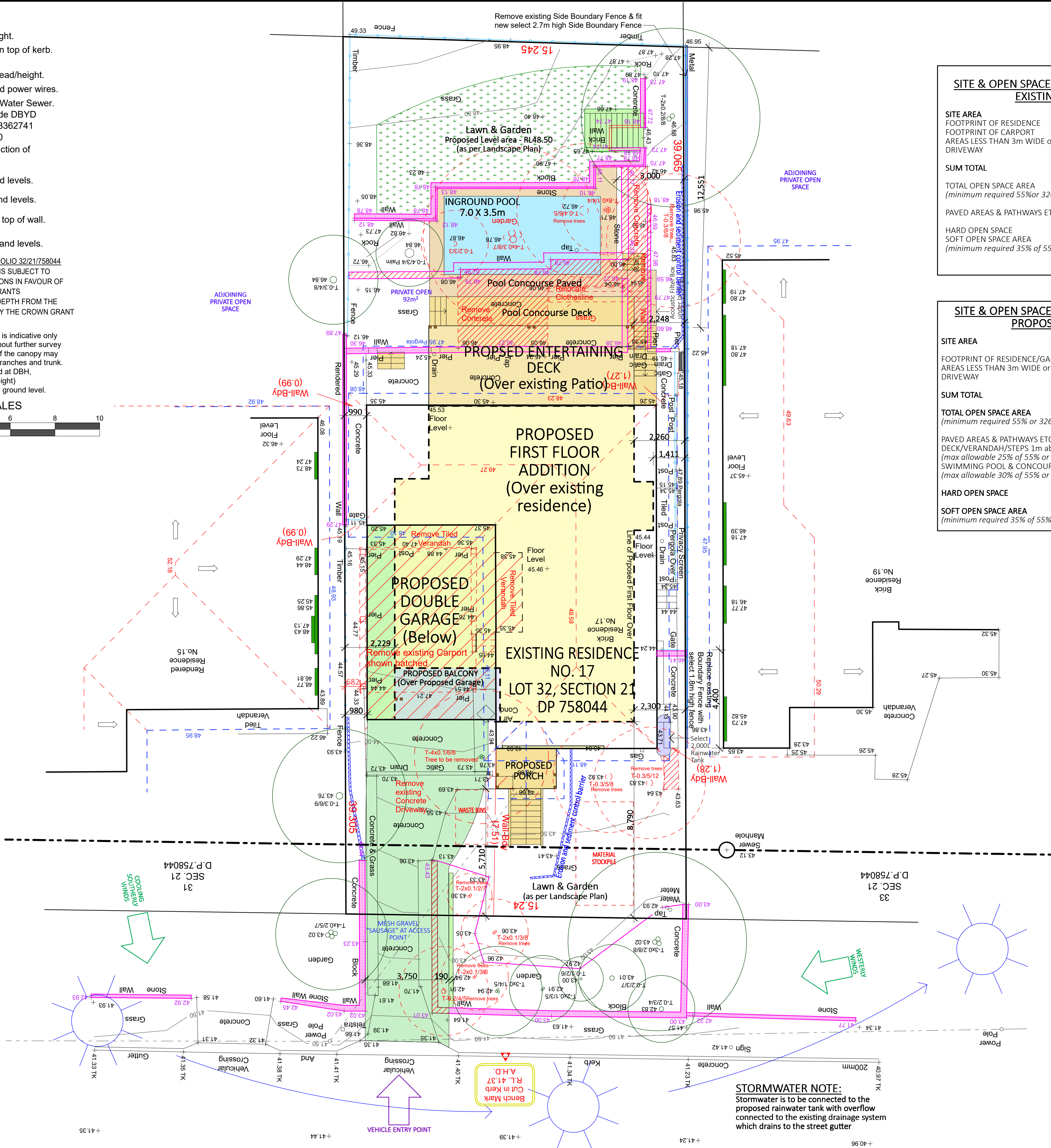
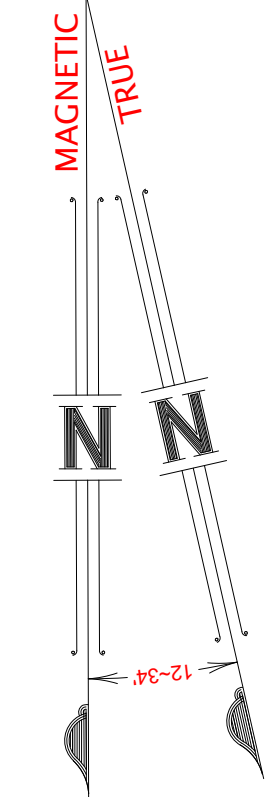
LEGEND

- +26.23 Denotes spot height.  
+25.37 TK Denotes height on top of kerb.  
Denotes tree-diameter/spread/height.  
Denotes overhead power wires.  
Denotes Sydney Water Sewer.  
Plotted approx vide DBYD Sequence No. 103362741 Dated 29/10/2020  
Denotes flow direction of roof waters.  
78.37 Denotes ridge and levels.  
74.26 Denotes gutter and levels.  
63.14 Denotes level on top of wall.  
76.85 Denotes window and levels.  
75.42

ENCUMBRANCES NOTED ON TITLE FOLIO 32/21/758044  
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS  
2. EXCEPTING THE LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES BY THE CROWN GRANT

TREE NOTE  
The spread and height of each tree is indicative only and cannot be shown accurately without further survey. The shape and size of the spread of the canopy may vary due to lack of uniformity of the branches and trunk. All tree trunks are measured at DBH. (Diameter at Breast Height) approximately 1.3 metres above ground level.

BAR SCALES



STORMWATER NOTE:  
Stormwater is to be connected to the proposed rainwater tank with overflow connected to the existing drainage system which drains to the street gutter

ERNEST STREET

SITE PLAN

1:100

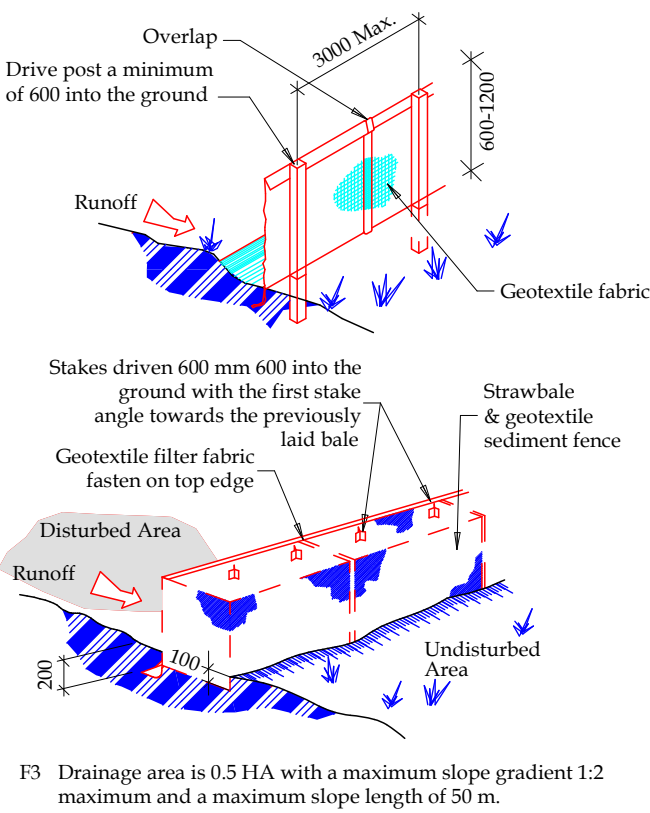
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

Sediment and Erosion control fences:

The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

SEDIMENT FENCE

- F1 Provide sediment fence on down slope boundary as shown on plan.  
F2 Geotextile fabric to be buried 200 mm below ground at the lower edge.



SITE & OPEN SPACE AREA RATIOS - EXISTING:

SITE AREA	594.4m <sup>2</sup>
FOOTPRINT OF RESIDENCE	137m <sup>2</sup>
FOOTPRINT OF CARPORT	37m <sup>2</sup>
AREAS LESS THAN 3m WIDE or 12m <sup>2</sup> DRIVEWAY	27m <sup>2</sup>
	38m <sup>2</sup>
SUM TOTAL	239m <sup>2</sup>
TOTAL OPEN SPACE AREA (minimum required 55% or 326.92m <sup>2</sup> )	355.4m <sup>2</sup>
	59.8%
PAVED AREAS & PATHWAYS ETC	108m <sup>2</sup>
HARD OPEN SPACE	108m <sup>2</sup>
SOFT OPEN SPACE AREA (minimum required 35% of 55%)	247.4m <sup>2</sup>
	69.6%

SITE & OPEN SPACE AREA RATIOS - PROPOSED:

SITE AREA	594.4m <sup>2</sup>
FOOTPRINT OF RESIDENCE/GARAGE	192m <sup>2</sup>
AREAS LESS THAN 3m WIDE or 12m <sup>2</sup> DRIVEWAY	31m <sup>2</sup>
	43m <sup>2</sup>
SUM TOTAL	266m <sup>2</sup>
TOTAL OPEN SPACE AREA (minimum required 55% or 326.92m <sup>2</sup> )	328.4m <sup>2</sup>
	55.3%
PAVED AREAS & PATHWAYS ETC	50m <sup>2</sup>
DECK/VERANDAH/STEPS 1m above ground (max allowable 25% of 55% or 81.73m <sup>2</sup> )	35.5m <sup>2</sup>
SWIMMING POOL & CONOURSE & DECK (max allowable 30% of 55% or 98.1m <sup>2</sup> )	54m <sup>2</sup>
HARD OPEN SPACE	139.5m <sup>2</sup>
SOFT OPEN SPACE AREA (minimum required 35% of 55% or 114.4m <sup>2</sup> )	188.9m <sup>2</sup>
	57.5%

NOTES:

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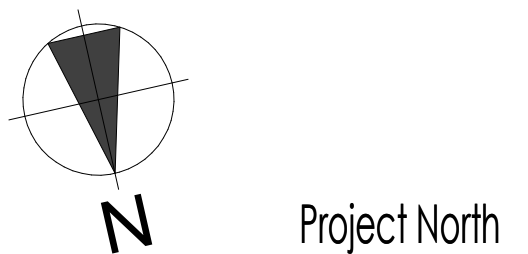
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BASIX INFORMATION REQUIREMENTS:

**LIGHTING:**  
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.  
**WATER COMMITMENTS:**  
New or altered fixture requirements:  
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m<sup>2</sup> of roof.  
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

**HOT WATER SYSTEM:**  
Existing Hot water system shall remain  
**INSULATION REQUIREMENTS:**  
Construction / Additional insulation requirement (R-value)  
floor above existing dwelling or building: / nil  
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)  
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)  
internal wall shared with garage: plasterboard (R0.36) / nil  
flat ceiling, pitched roofceiling: / R0.95 (up),  
roof: foil backed blanket (75 mm)  
The roof shall be of dark colour (solar absorption >0.70)  
**WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.  
**SKYLIGHTS:**  
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.  
Each skylight 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 on the BASIX certificate



LIFESTYLE HOME DESIGNS  
LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

Client  
**MR & MRS SIPPEL**  
Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 32, SECTION 21, DP 758044**  
**17 ERNEST STREET**  
**BALGOWLAH HEIGHTS NSW 2093**

Drawing Title:

SITE PLAN

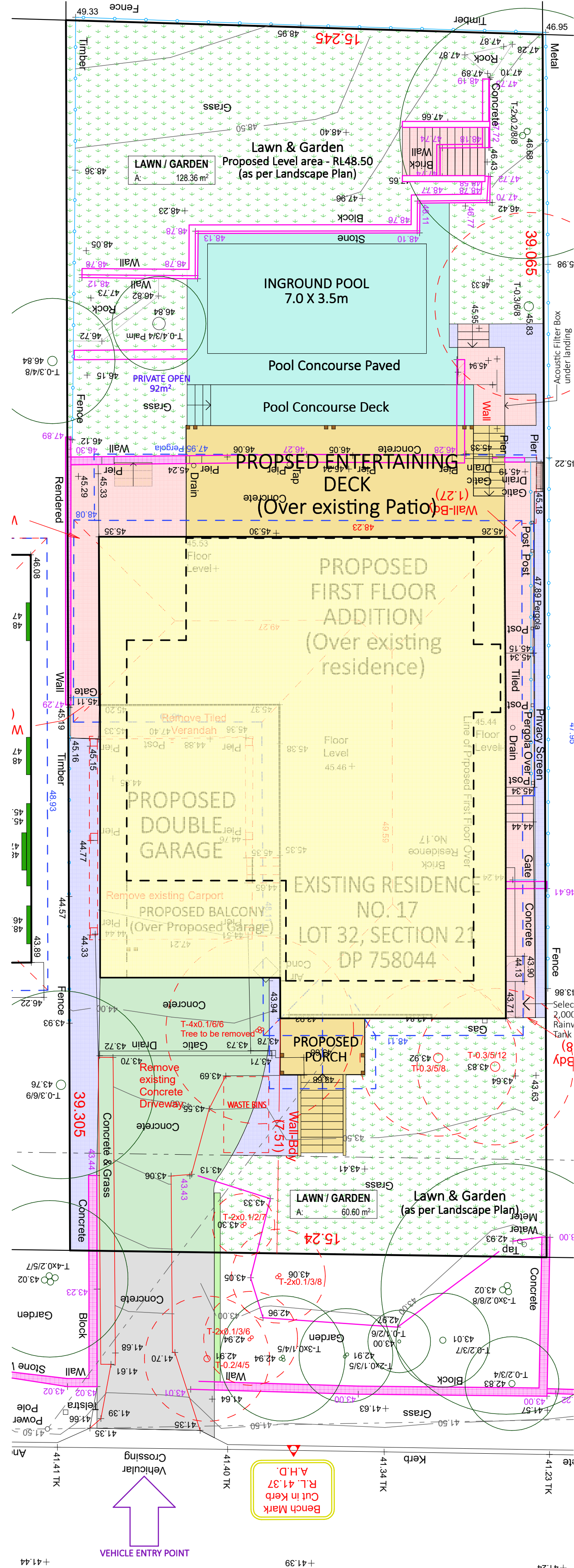
Scale : 1:100 (A1) Date : MAY 2021

Council : NORTHERN BEACHES Checked By : J. ADAMS

Project No : 2034 Drawing # : (A)

ANNEXURE "A" Plot Date: 27/05/2021



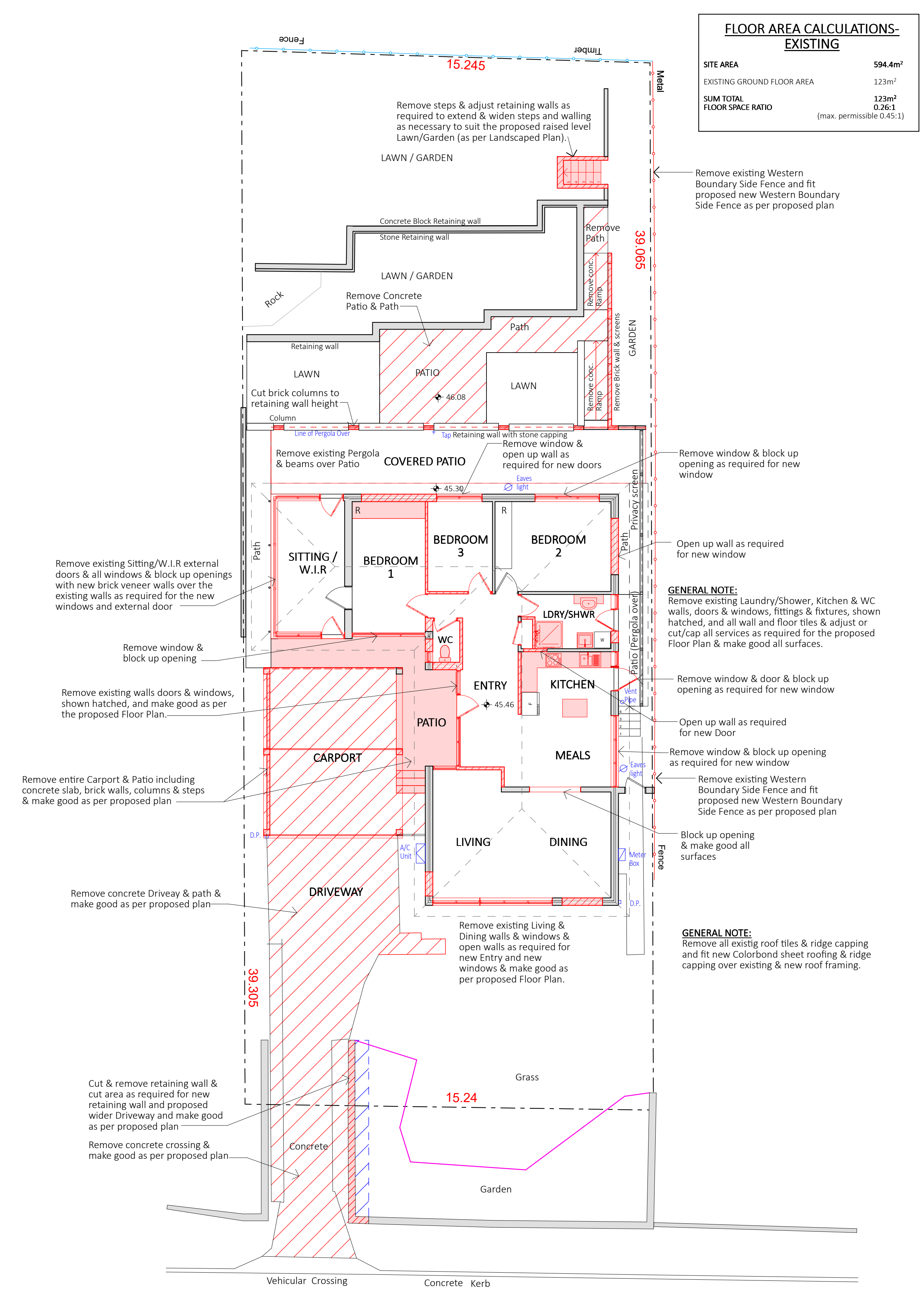


ERNEST STREET

1 SITE BUA & OPEN SPACE PLAN 1:100

SITE & OPEN SPACE AREA RATIOS - PROPOSED:

SITE AREA	594.4m <sup>2</sup>
FOOTPRINT OF RESIDENCE/GARAGE	192m <sup>2</sup>
AREAS LESS THAN 3m WIDE or 12m <sup>2</sup>	31m <sup>2</sup>
DRIVEWAY	43m <sup>2</sup>
SUM TOTAL	266m <sup>2</sup>
TOTAL OPEN SPACE AREA (minimum required 55% or 326.92m <sup>2</sup> )	328.4m <sup>2</sup> 55.3%
PAVED AREAS & PATHWAYS ETC	50m <sup>2</sup>
DECK/VERANDAH/STEPS 1m above ground (max allowable 25% of 55% or 81.73m <sup>2</sup> )	35.5m <sup>2</sup>
SWIMMING POOL & CONOURSE & DECK (max allowable 30% of 55% or 98.1m <sup>2</sup> )	54m <sup>2</sup>
HARD OPEN SPACE	139.5m <sup>2</sup>
SOFT OPEN SPACE AREA (minimum required 35% of 55% or 114.4m <sup>2</sup> )	188.9m <sup>2</sup> 57.5%



2 EXISTING GROUND FLOOR 1:100

FLOOR AREA CALCULATIONS- EXISTING	
SITE AREA	594.4m <sup>2</sup>
EXISTING GROUND FLOOR AREA	123m <sup>2</sup>
SUM TOTAL FLOOR SPACE RATIO	123m <sup>2</sup> 0.26:1 (max. permissible 0.45:1)

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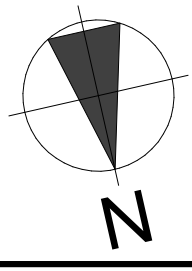
**WATER COMMITMENTS:**  
New or altered fixture requirements:  
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m<sup>2</sup> of roof.  
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

**HOT WATER SYSTEM:**  
Existing Hot water system shall remain

**INSULATION REQUIREMENTS:**  
Construction / Additional insulation requirement (R-value)  
floor above existing dwelling or building, / nil  
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)  
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)  
internal wall shared with garage: plasterboard (R0.36) / nil  
flat ceiling, pitched roofceiling: / R0.95 (up),  
roof: foil backed blanket (75 mm)  
The roof shall be of dark colour (solar absorption >0.70)

**WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

**SKYLIGHTS:**  
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 Project North

  
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Client  
**MR & MRS SIPPEL**  
Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 32, SECTION 21, DP 758044**  
**17 ERNEST STREET**  
**BALGOWLAH HEIGHTS NSW 2093**

Drawing Title: **SITE BUA & OPEN SPACE**  
**AREA PLAN & EXISTING FLOOR PLAN**

Scale: 1:100 (A1)	Date: MAY 2021
Council: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: 2034	Drawing #: DA02

**ANNEXURE "A"** Plot Date: 27/05/2021



WINDOW / DOOR SCHEDULE

- NOTE:** The Builder shall source all windows and doors from "Stegbar"
- NOTE:** All windows & doors will be Aluminium framed & complete with keyed alike locks and flyscreens by the manufacturer
- NOTE:** All new windows and new external doors are to comply with the Basix Certificate.
- NOTE:** The Builder shall check measure all windows and doors on site prior to order
- GD 1 2400h x 5035w Selected Panel Lift Garage Door  
GD 2 2100h x 720w Select Solid Core Door  
GW 1 Special - 600h x 5035w 6 Panel fixed window with glazing bars  
GW 2 x 2 FW0624 Aluminium Framed window with **Obscure Glass**
- D 1 Select - 2500h x 1020w Aluminium Framed Glass Panel Entry Door with 2 x 2500h x 400w Aluminium Framed Fixed Glass sidelights  
D 2 Select - 2400h x 820w Aluminium Framed Glass Panel Door with Obscure Glass  
D 3 2400h x 4500w Aluminium Framed Glass 3 Panel Stack Door (3R)  
D 4 Select - 2400h x 3600mm Aluminium Framed Glass Panel Double sliding doors with select glazing Bars  
D 5 Select - 2400h x 2/820mm Aluminium Framed Glass Panel Double hinged French doors with select glazing Bars  
D 6 2400h x 2/620mm Aluminium Framed Glass Panel Double hinged French doors with select glazing Bars
- W 1 2400h x 900w Aluminium Framed Glass Louvre Window  
W 2 SW 0709 Aluminium Framed Sliding Window with **Obscure Glass**  
W 3 SW 1014 Aluminium Framed Sliding Window with **Obscure Glass**  
W 4 Special - 1200h x width to fit existing opening (Approx. 2400w) Aluminium Framed Louvre / Fixed / Louvre Window - Check measure on site  
W 5 SW 0621 Aluminium Framed Sliding Window  
W 6 SW 1518 Aluminium Framed Sliding Window with Obscure Glass  
W 7 1480h x 600w Aluminium Framed Glass Louvre window with Obscure Glass  
W 8 1500h x 2400w Aluminium Framed Louvre / Fixed / Louvre Window  
W 9, W 10 Special - 1800h x 1500w Aluminium Framed Casement Window with fixed lower transom & with select glazing bars  
W 11 SW 0624 Aluminium Framed Sliding Window  
W 12 SW 0915 Aluminium Framed Sliding Window with Obscure Glass  
W 13 SW 0624 Aluminium Framed Sliding Window  
W 14 1200h x 2400w Aluminium Framed Louvre / Fixed / Louvre Window  
W 15 Special - 1350h x 3000w Aluminium Framed 3 panel Stack Door (3L)  
W 16 CW 1021 Aluminium Framed Casement Window  
W 18, 19, 20 Special - 1800h x 1500w Aluminium Framed Casement Window with fixed lower transom & with select glazing bars  
W 21 2400h x 750w Aluminium Framed Glass Louvre window
- S 1 x 3 Special - 780 x 980mm "Velux" fixed roof windows - over Kitchen  
S 2 Select 780 x 980mm Fixed "Velux" Skylight - Over Powder room  
S 3 Select 550 x 700mm Fixed "Velux" Skylight - Over Ensuite  
S 4 Removed
- ⚡ S.A. Smoke-alarm - indicates a hard-wired smoke alarm installed in accordance with Clause 3.7.2.3 of the BCA and AS 3786-2014.

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Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.  
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.  
**HOT WATER SYSTEM:**  
Existing Hot water system shall remain  
**INSULATION REQUIREMENTS:**  
Construction / Additional insulation requirement (R-value)  
floor above existing dwelling or building, / nil  
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)  
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)  
internal wall shared with garage: plasterboard (R0.36) / nil  
flat ceiling, pitched roof/ceiling: / R0.95 (up), / nil  
roof: foil backed blanket (75 mm)  
The roof shall be of dark colour (solar absorption >0.70)  
**WINDOWS & GLAZED DOORS:**  
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Project North

**LIFESTYLE HOME DESIGNS**

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PH. (02)9986 1311 FAX (02)9986 1322

Client  
**MR & MRS SIPPEL**

Project Name  
**ALTERATIONS & ADDITIONS  
LOT 32, SECTION 21, DP 758044  
17 ERNEST STREET  
BALGOWLAH HEIGHTS NSW 2093**

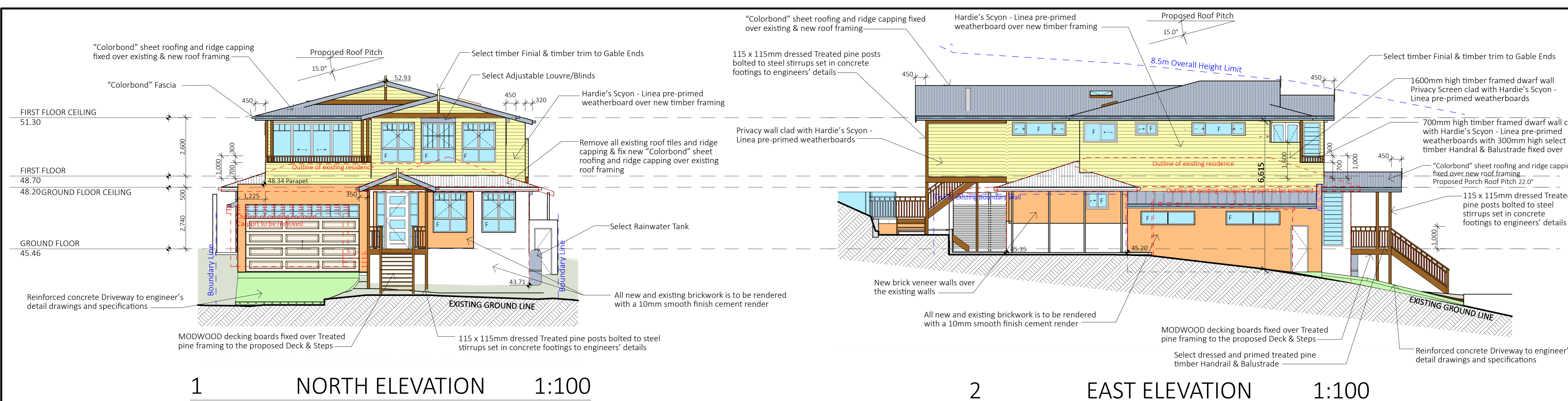
Drawing Title:  
**PROPOSED FLOOR PLANS**

Scale: 1:100 (A1)	Date: MAY 2021
Council: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: 2034	Drawing #: DA03
ANNEXURE "A" Plot Date: 27/05/2021	

1 PROPOSED GROUND FLOOR 1:100

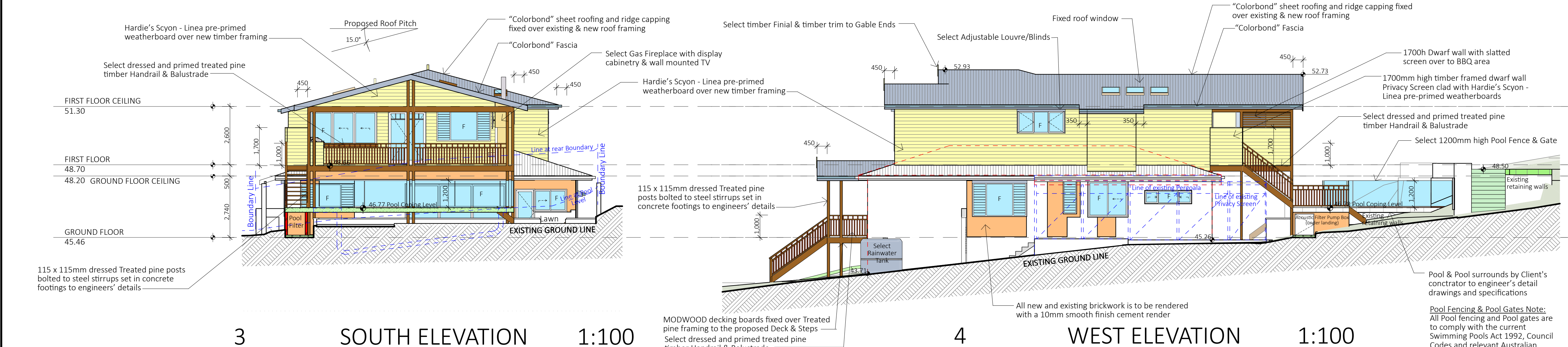
2 PROPOSED FIRST FLOOR 1:100





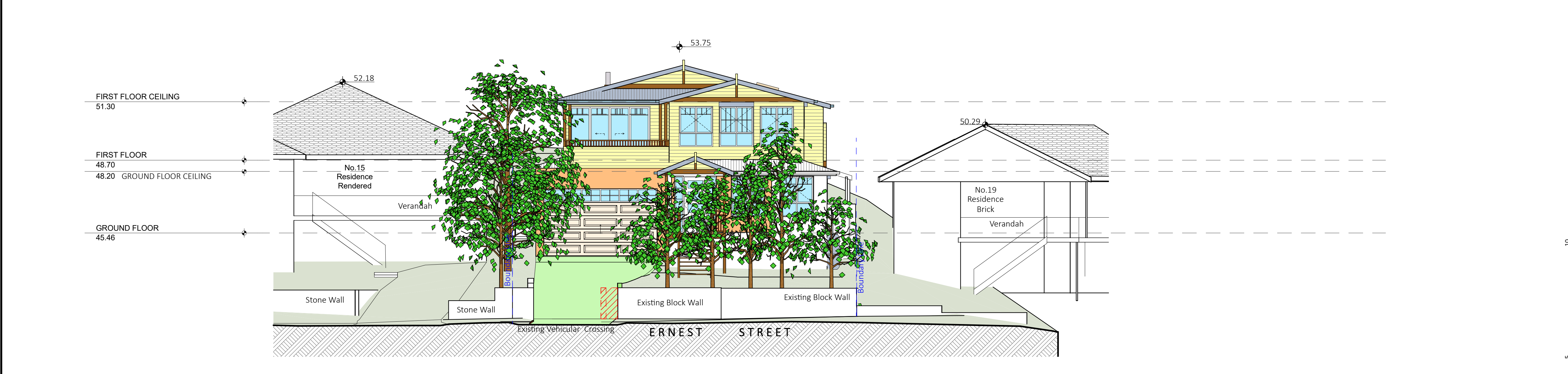
1 NORTH ELEVATION 1:100

2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100

4 WEST ELEVATION 1:100



5 STREET-SCAPE ELEVATION 1:100

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Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

**HOT WATER SYSTEM:**  
Existing Hot water system shall remain

**INSULATION REQUIREMENTS:**  
Construction / Additional insulation requirement (R-value)  
floor above existing dwelling or building: / nil  
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)  
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)  
internal wall shared with garage: plasterboard (R0.36) / nil  
flat ceiling, pitched roof/ceiling: / R0.95 (up),  
roof: foil backed blanket (75 mm)  
The roof shall be of dark colour (solar absorption >0.70)

**WINDOWS & GLAZED DOORS:**  
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Project North

**LIFESTYLE**  
HOME DESIGNS

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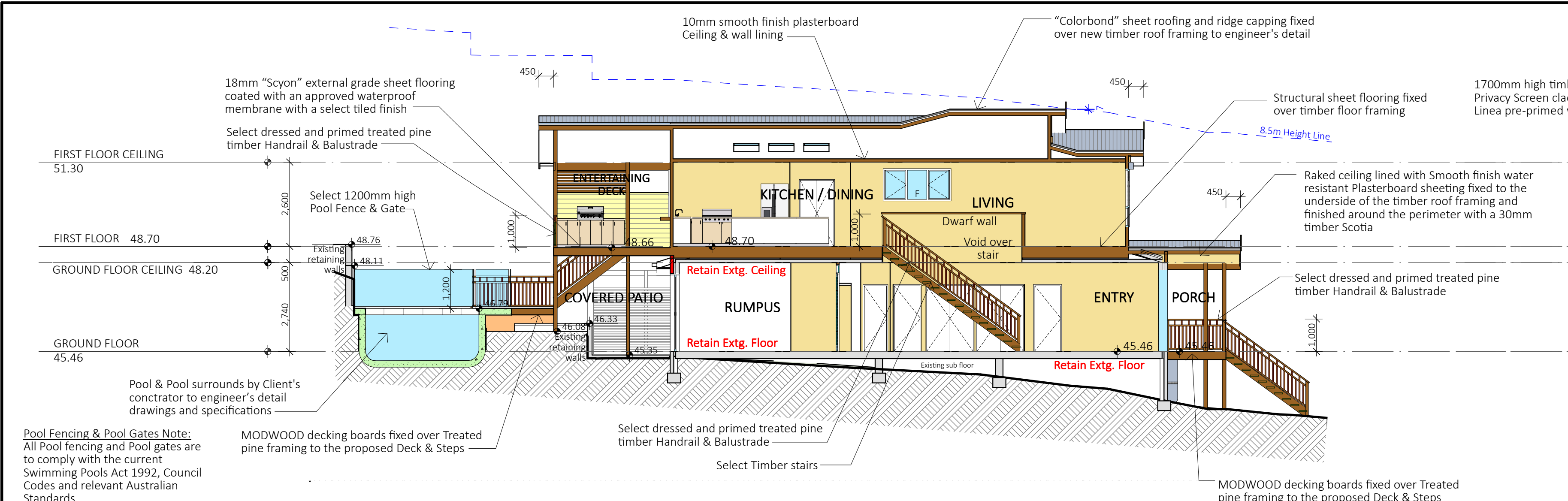
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Drawing Title:

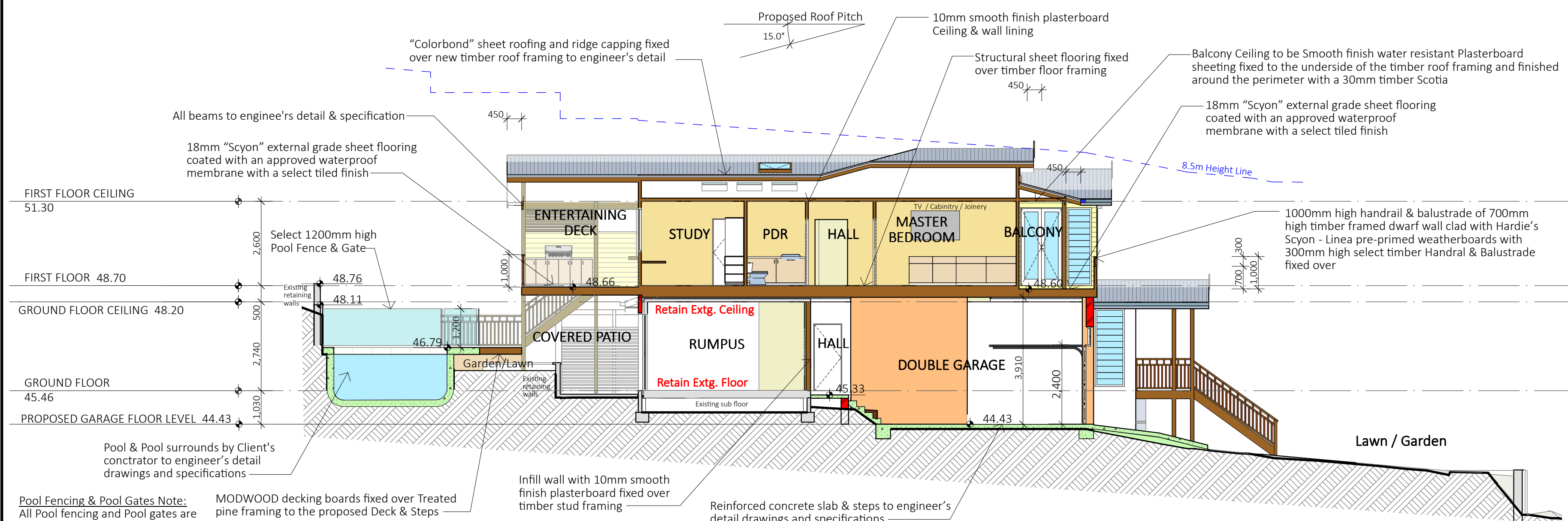
**ELEVATIONS**

Scale : 1:100 (A1)	Date : MAY 2021
Council : NORTHERN BEACHES	Checked By : J. ADAMS
Project No : <b>2034</b>	Drawing # : <b>DA04</b> (A)
<b>ANNEXURE "A"</b> Plot Date: 27/05/2021	

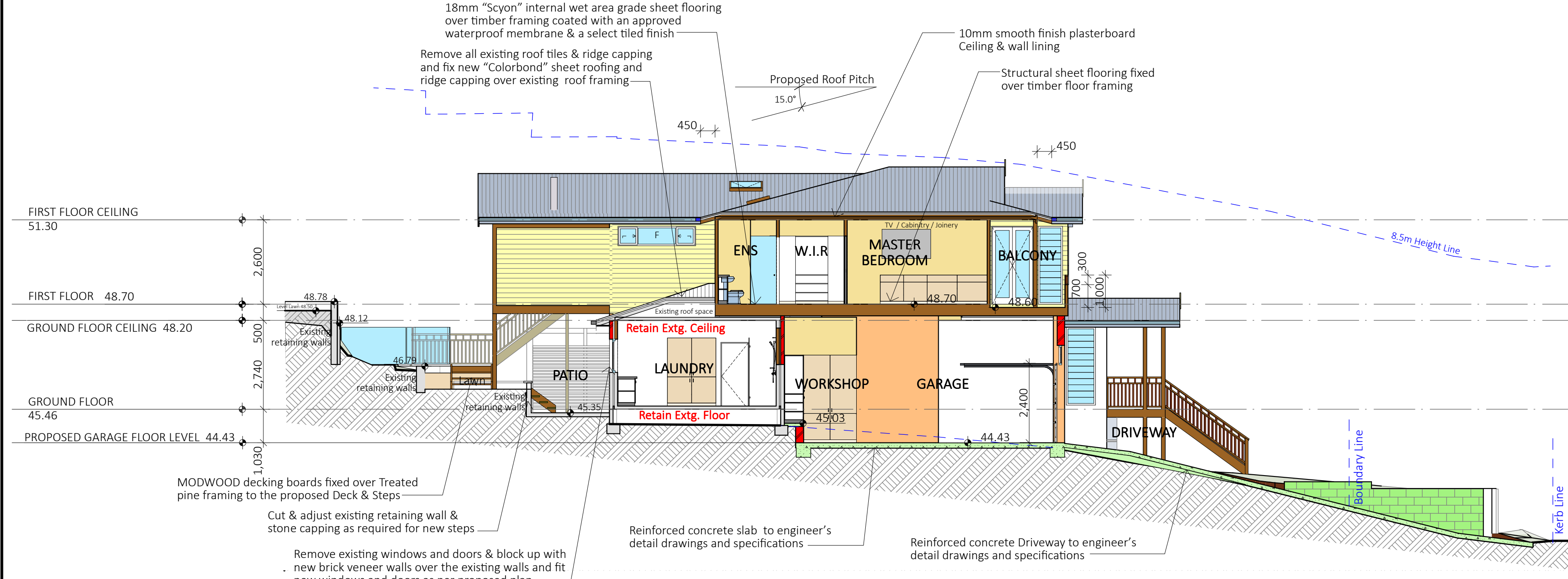




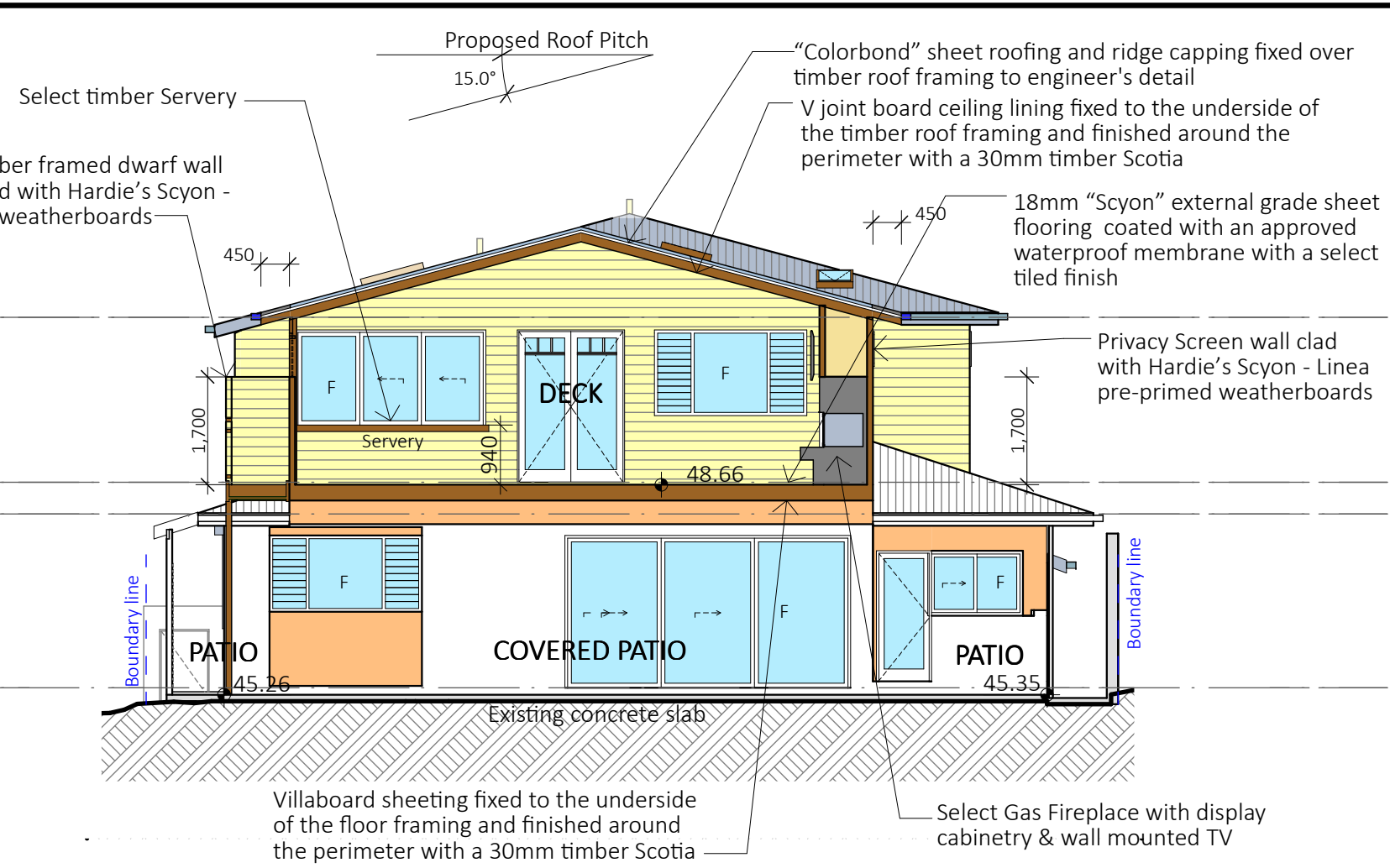
1 SECTION A - A 1:100



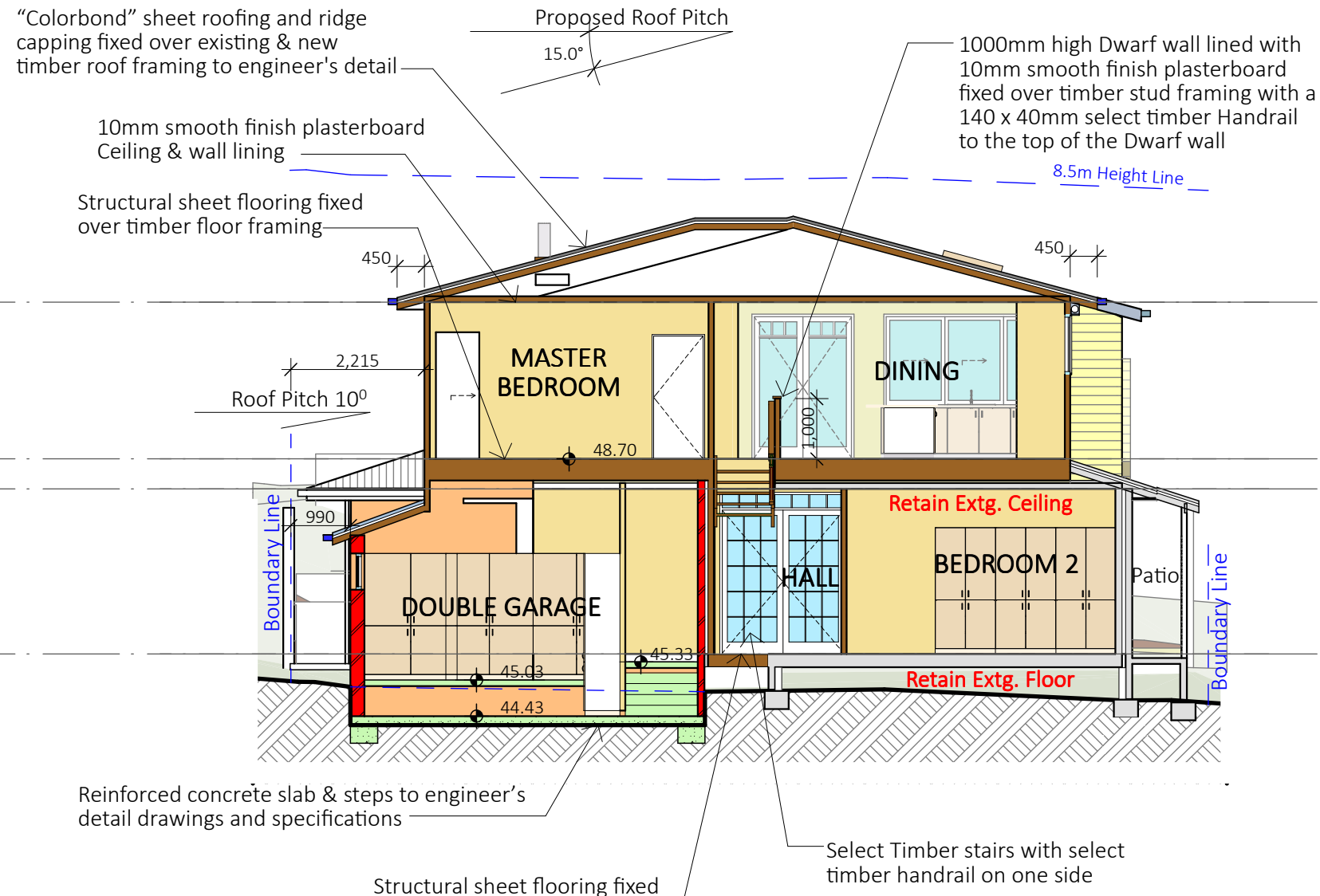
2 SECTION B - B 1:100



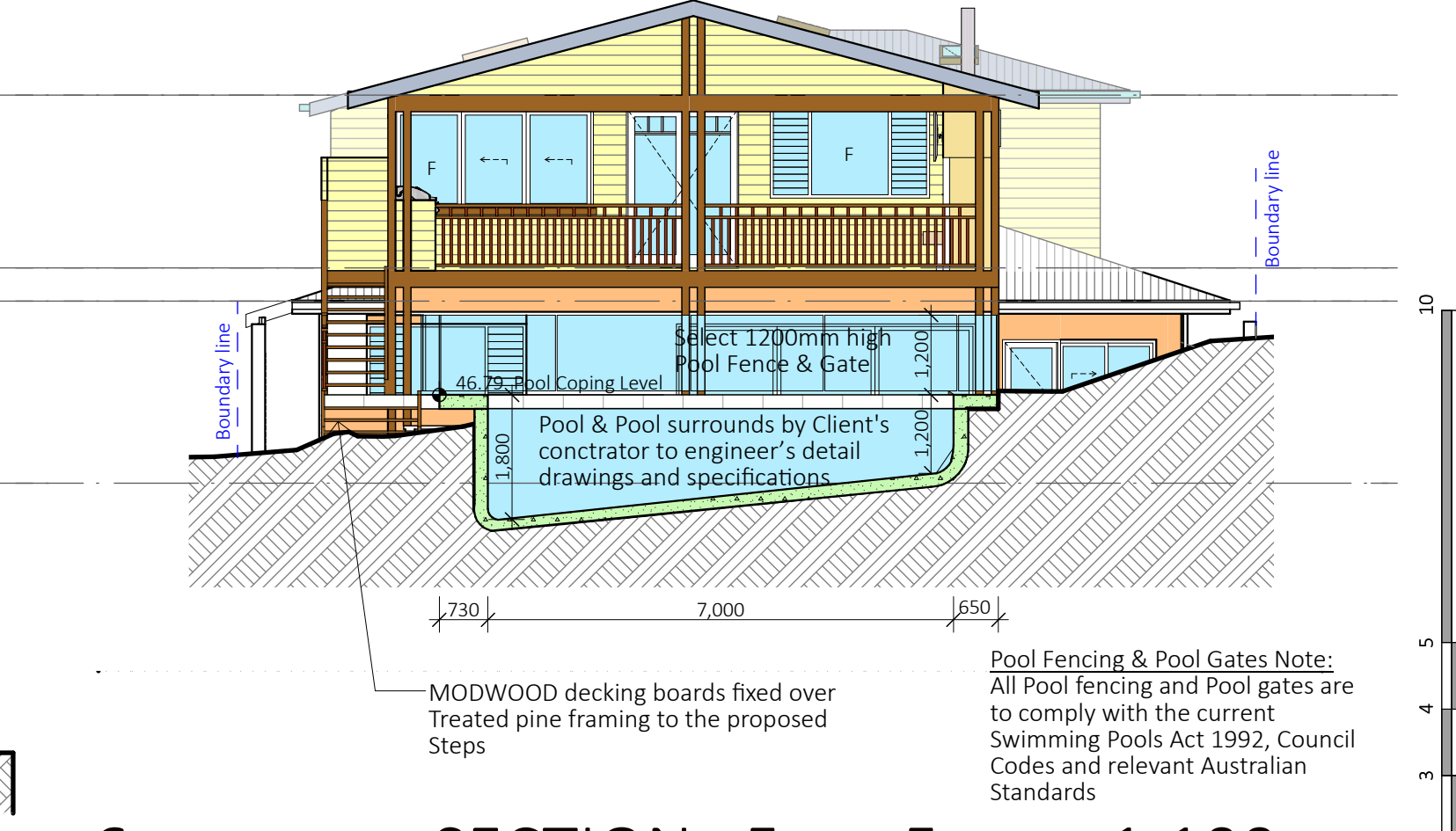
3 SECTION C - C 1:100



4 SECTION D - D 1:100



5 SECTION E - E 1:100



6 SECTION F - F 1:100

**NOTES:**  
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**BASIX INFORMATION REQUIREMENTS:**  
**LIGHTING:**  
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.  
**WATER COMMITMENTS:**  
New or altered fixture requirements:  
Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
Alternative Water: A minimum of 2,000 Litre rainwater tank shall be installed, to collect runoff from at least 20m² of roof.  
Swimming pool: Maximum size pool shall be 37 Kilolitres. It must have a pool pump timer, pool cover and be heated with an electric heat pump.

**HOT WATER SYSTEM:**  
Existing Hot water system shall remain  
**INSULATION REQUIREMENTS:**  
Construction / Additional insulation requirement (R-value)  
floor above existing dwelling or building: / nil  
external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)  
external wall: framed (weatherboard, fibro, metal clad) (R0.40) / R1.30 (or R1.70 including construction)  
internal wall shared with garage: plasterboard (R0.36) / nil  
flat ceiling, pitched roofceiling: / R0.95 (up),  
roof: foil backed blanket (75 mm)  
The roof shall be of dark colour (solar absorption >0.70)

**WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
You have selected one or more standard windows or glazed doors (i.e. standard aluminium or timber frames and single clear or toned glass). Your windows must either match the description or have better performance than the typical performance of that type of window or glazed door. You have selected one or more high performance windows or glazed doors (i.e. improved frames, pyrolytic low-e glass or clear/air gap/clear glazing, or toned/air gap/clear glazing). You will need to provide certification that the installed window or glazed door has the required performance. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

**SKYLIGHTS:**  
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.  
Each skylight 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 on the BASIX certificate

  
Project North

  
LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

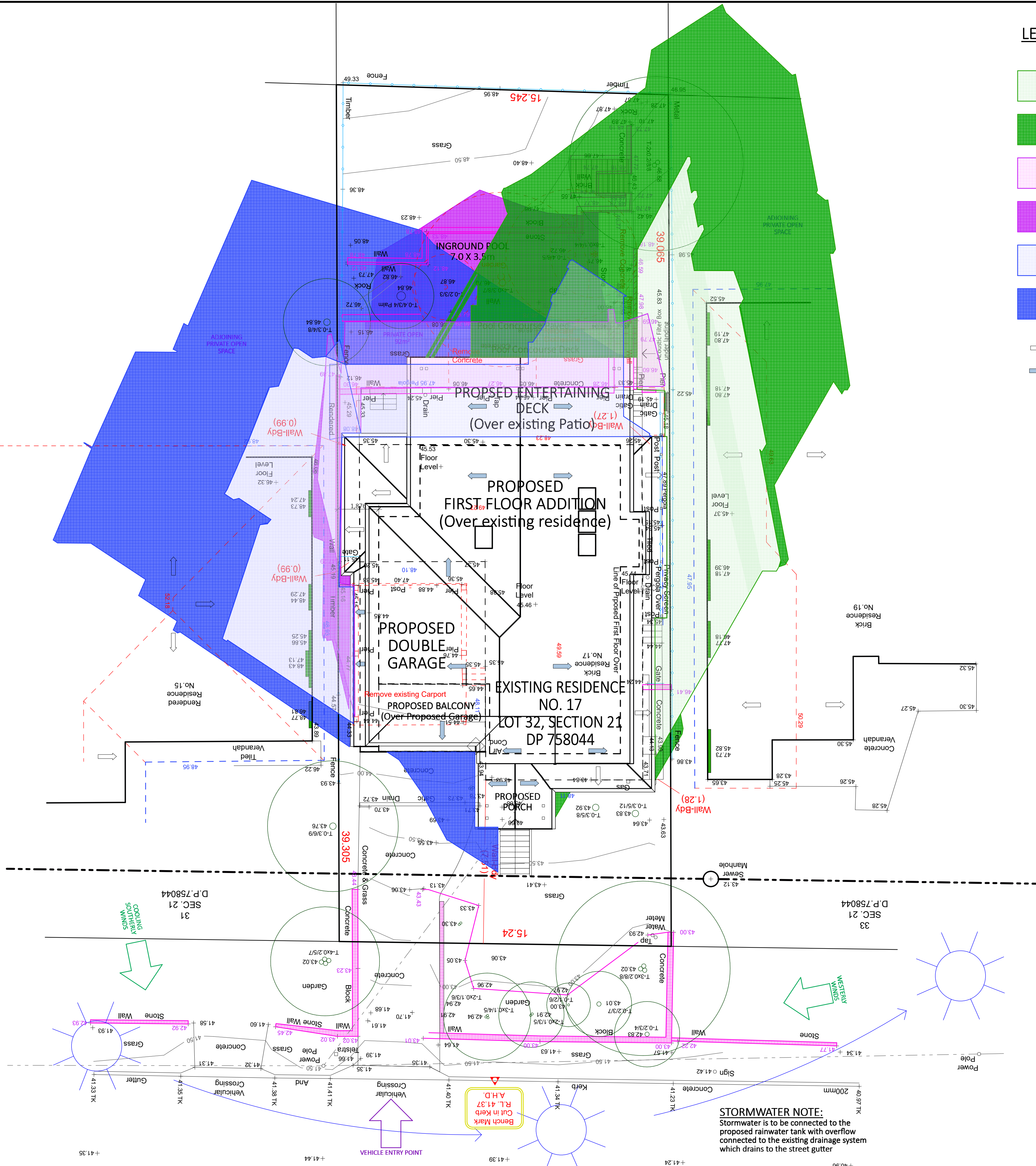
Client  
**MR & MRS SIPPEL**  
Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 32, SECTION 21, DP 758044**  
**17 ERNEST STREET**  
**BALGOWLAH HEIGHTS NSW 2093**

Drawing Title:

**SECTIONS**

Scale :	1:100 (A1)	Date :	MAY 2021
Council :	NORTHERN BEACHES	Checked By :	J. ADAMS
Project No :	<b>2034</b>	Drawing # :	<b>DA05</b>
<b>ANNEXURE "A"</b>		Plot Date: 27/05/2021	





- LEGEND**
- EXISTING SHADOWS - 9AM 21 JUNE
  - ADDITIONAL SHADOWS - 9AM 21 JUNE
  - EXISTING SHADOWS - 12PM 21 JUNE
  - ADDITIONAL SHADOWS - 12PM 21 JUNE
  - EXISTING SHADOWS - 3PM 21 JUNE
  - ADDITIONAL SHADOWS - 3PM 21 JUNE
  - ROOF FALL - EXISTING ROOF
  - ROOF FALL - PROPOSED NEW ROOF

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flat ceiling, pitched roofceiling: / R0.95 (up),  
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Project North

**LIFESTYLE HOME DESIGNS**  
LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)6986 1322

Client  
**MR & MRS SIPPEL**  
Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 32, SECTION 21, DP 758044**  
**17 ERNEST STREET**  
**BALGOWLAH HEIGHTS NSW 2093**

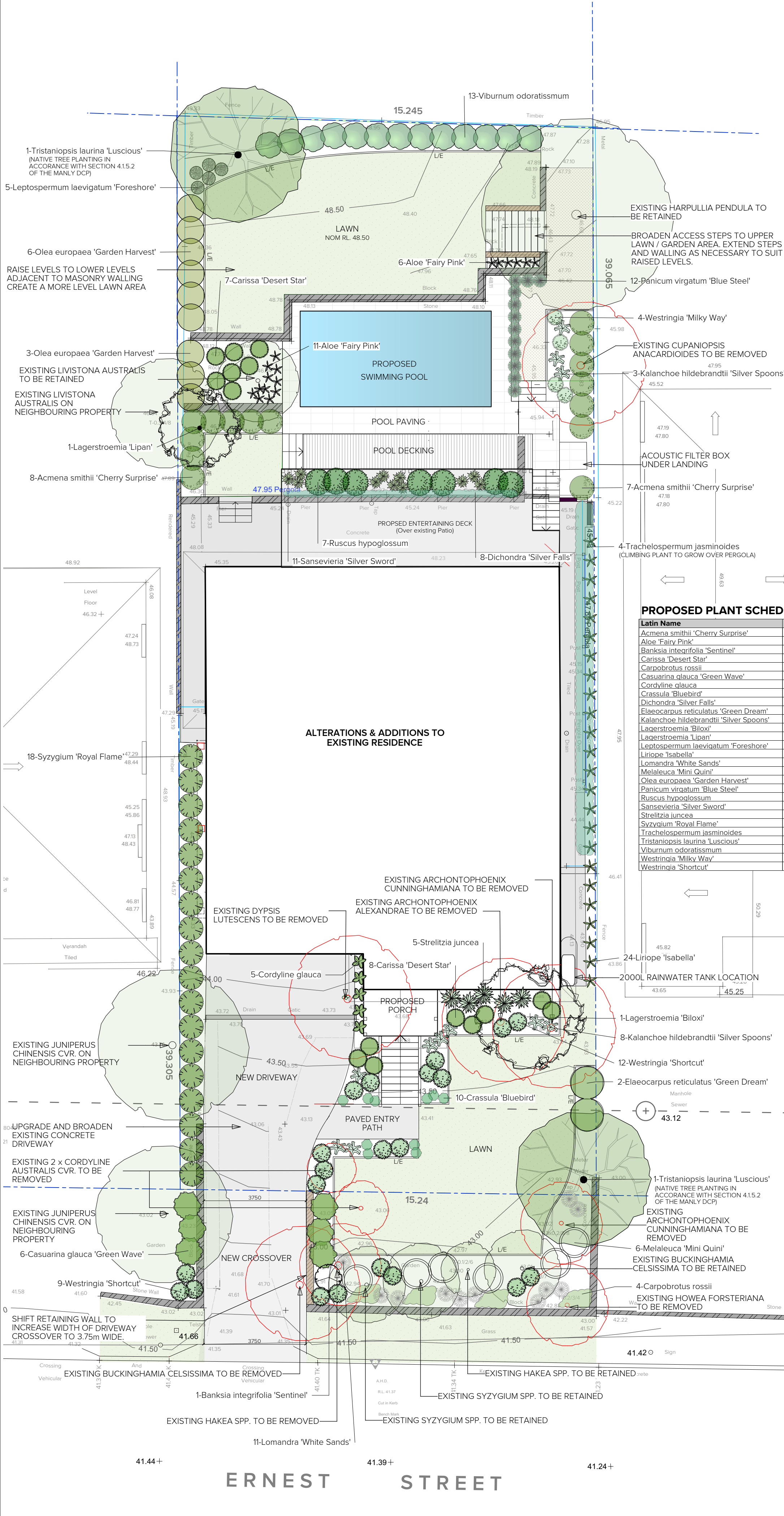
Drawing Title: **ROOF PLAN & SHADOW DIAGRAM - JUNE 21**

Scale : 1:100 (A1)	Date : MAY 2021
Council : NORTHERN BEACHES	Checked By : J. ADAMS
Project No : 2034	Drawing # : (A) DA06

**ANNEXURE "A"** Plot Date: 27/05/2021

1 SHADOW DIAGRAM - EXISTING & PROPOSED - JUNE 21 at 9am, 12 noon & 3pm 1:100





LEGEND

- CONCRETE / PAVING
- POOLSIDE PAVING
- POOLSIDE DECKING
- LAWN AREA
- DECOMPOSED CRUSHED GRANITE OR MULCHED AREA
- EXISTING RETAINING WALL
- NEW RETAINING WALL
- BOUNDARY LINE
- L/E LAWN EDGE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED

PROPOSED PLANT SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acmena smithii 'Cherry Surprise'	Lillypilly cvr.	15	200mm	900	4000
Aloe 'Fairy Pink'	Dwarf Aloe cvr.	17	200mm	400	400
Banksia integrifolia 'Sentinel'	Dwarf Coastal Banksia	1	200mm	1000	4000
Carissa 'Desert Star'	Desert Star	15	200mm	700	900
Carpobrotus rossii	Pigface	4	140mm	1800	100
Casuarina glauca 'Green Wave'	Dwf. Casuarina	6	140mm	1000	1000
Cordylina glauca	Green Ti	5	200mm	500	1000
Crassula 'Bluebird'	Bluebird Crassula	10	200mm	400	300
Dichondra 'Silver Falls'	Silver Falls	8	140mm	800	100
Elaeocarpus reticulatus 'Green Dream'	Blueberry Ash cvr.	2	200mm	1200	3000
Kalanchoe hildebrandtii 'Silver Spoons'	Silver Spoons	11	200mm	600	1200
Lagerstroemia 'Biloxi'	Crepe Myrtle cvr.	1	45lt	4000	7000
Lagerstroemia 'Lipan'	Crepe Myrtle cvr.	1	45lt	3000	2500
Leptospermum laevigatum 'Foreshore'	Dwf. Coastal Tea Tree cvr.	5	200mm	500	1000
Liriope 'Isabella'	Lilly Turf cvr.	24	140mm	500	400
Lomandra 'White Sands'	Variegated Lomandra	11	140mm	600	600
Melaleuca 'Mini Quini'	Paperbark dwf. cvr	6	200mm	1100	1300
Olea europaea 'Garden Harvest'	Olive cvr.	9	200mm	1000	2000
Panicum virgatum 'Blue Steel'	Blue Steel Switch Grass	12	140mm	500	1000
Ruscus hypoglossum	Butchers Broom	7	140mm	1000	1000
Sansevieria 'Silver Sword'	Mother in Law's Tongue cvr.	11	200mm	500	900
Strelitzia juncea	Narrow Leafed Bird of Parad	5	300mm	800	1000
Syzygium 'Royal Flame'	Royal Flame Lilly Pilly	18	200mm	900	4000
Trachelospermum jasminoides	Star Jasmine	4	200mm	2500	4000
Tristaniopsis laurina 'Luscious'	Water Gum cvr.	2	45lt	5000	7000
Viburnum odoratissimum	Viburnum	13	200mm	1000	4000
Westringia 'Milky Way'	Dwf. Coastal Rosemary	4	140mm	600	500
Westringia 'Shortcut'	Dwf. Coastal Rosemary	21	140mm	700	700

woodside

PLANTS & DESIGN  
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W: www.woodsideplantsanddesign.com.au

Client: QUYNH & GRANT SIPPEL

Project: 17 ERNEST STREET  
BALGOWLAH HEIGHTS NSW 2093

Dwg: LANDSCAPE PLANTING PLAN

Date: 27/5/21 Scale: 1:100 @ A2

Job Ref: 21.368 Sheet No: 1 of 2

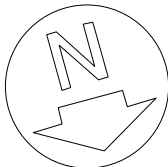
Issue: A

Contractors to check and verify all dimensions, levels and boundaries prior to commencement of any work on site. Check location of all underground services prior to excavations or drilling. All workmanship to be in accordance with current trade practice, new standards, specifications and local authority bylaws. Seek resource and building consents as required.

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Revisions:

- A (26/5/21) prelim for DA
- B (27/5/21) LP for DA





# OUTLINE SPECIFICATION FOR FUTURE LANDSCAPE WORKS

All landscape works to be undertaken in accordance with Council approved documentation

**Site Preparation:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor. Builder shall install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect/Designer and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of the Project Arborist. Existing trees shall be pruned to Project Arborist onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging:** Contractor shall install steel edge or brick paver as indicated on Plan and shown on the detail drawing. Top of edging shall finish flush with surrounding finished surfaces.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay 'Sir Walter' Buffalo or as otherwise specified turf to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

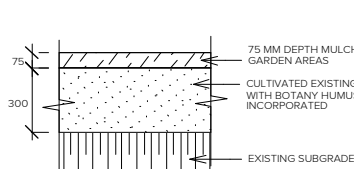
**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

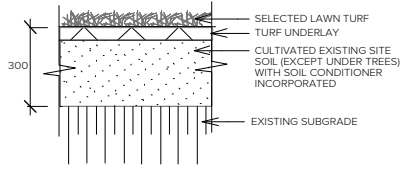
**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

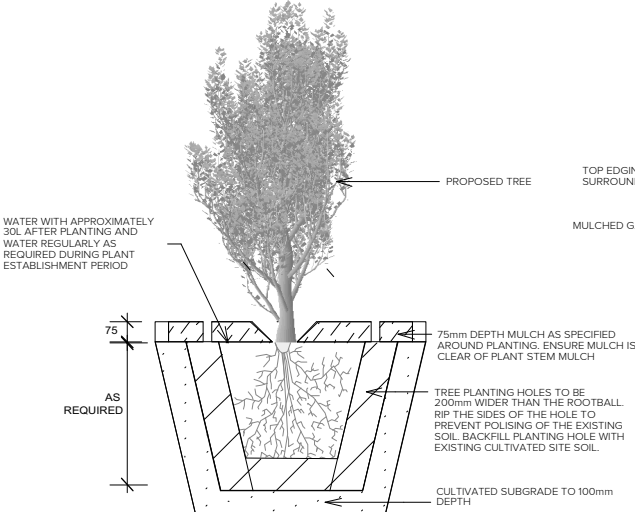
**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any recommended rectification work.



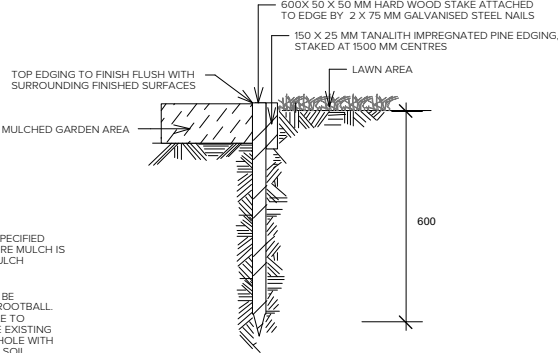
SOIL TO GARDEN AREAS  
DO NOT SCALE



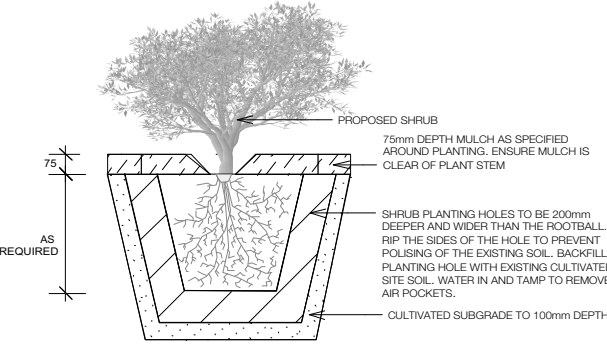
TYPICAL TURF DETAIL



TREE PLANTING DETAIL  
DO NOT SCALE



TYPICAL TIMBER EDGE DETAIL  
DO NOT SCALE



PLANTING DETAIL  
DO NOT SCALE

## woodside

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Client: QUYNH & GRANT SIPPTEL

Project: 17 ERNEST STREET  
BALGOWLAH HEIGHTS NSW 2093

Dwg: LANDSCAPE NOTES

Date: 27/5/21 Scale: as shown @ A3

Job Ref: 21.368 Sheet No: 2 of 2

Issue: B

Contractors to check and verify all dimensions, levels and boundaries prior to commencement, of any work or site. Obtain location of all underground services prior to excavation or drilling. All workmanship to be in accordance with current trade practices, new standards, specifications and local authority schemes. Stake resources and building consents as required.  
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Revisions:	
A(26/5/21) prelim for DA	
B(27/5/21) LP for DA	



# Schedule of Colours & Materials for Property at:

17 Ernest Street. Balgowlah heights NSW 2093

Lot 32, Section 21, DP 758044,

## External finishes

**Roof** - Remove all existing roof tiles & ridge capping.

All new Corrugated “*Colorbond*” sheet roofing and ridge capping fixed over existing & new roof framing.

Colour to be Monument



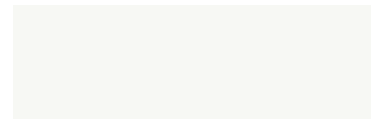
**Brickwork** – All new and existing brickwork is to be rendered with a 10mm smooth finish cement render finish.

Colour to be Tranquil Retreat (GR24)



**Timber Frame walls** – The new timber frame walls will be clad with *Hardie’s Scyon - Linea pre-primed* weatherboards.

Colour to be Vivid White



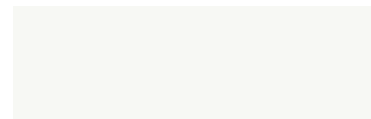
**Windows & Doors** - All windows, Hinged doors, sliding and stacker doors will be Aluminium framed

Colour to be Pearl White with front door to be Black



**Fascia** - “colorbond” fascias to the new work.

Colour to be Vivid White



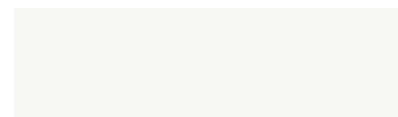
**Gutters** - Colorbond quad gutters to new work.

Colour to be Monument



**Down pipes** - 90mm diameter PVC downpipes to new work.

Colour to be Vivid White







Residence as viewed from the front yard.



Residence as viewed from the front yard.



Residence as viewed from the rear yard.





Existing rear Patio – Area of Proposed Deck over Patio



Rear Yard - Area of Proposed Swimming Pool



Residence as viewed from Ernest Street.