

23 WOLLOMBI ROAD, BILGOLA PLATEAU

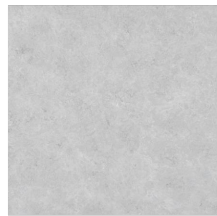
JEAN-FRANCOIS & MARIA DYONIZIAK

PROPOSED ALRTERATIONS & ADDITIONS TO EXISTING RESIDENTIAL DWELLING.

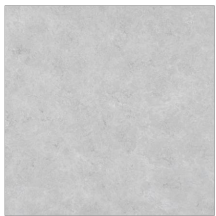
23 WOLLOMBI ROAD, BILGOLA PLATEAU, NSW.

DA DOCUMENTATION SCHEDULE

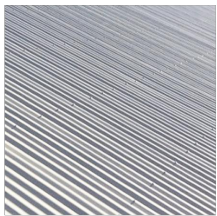
DWG NO.	TITLE	SCALE	REV.	DATE:	DESCRIPTION:
DA_000	Cover Page & Drawing Schedule	NTS	-	25.02.2019	DA SUBMISSION
DA_001	Site Plan	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_100	Lower Ground General Arrangement Floor Plan	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_101	Ground Floor General Arrangement Floor Plan	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_102	First Floor General Arrangement Floor Plan	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_300	Elevations Sheet 01	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_301	Elevations Sheet 02	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_302	Elevations Sheet 03	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_400	Section Sheet 01	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_401	Section Sheet 02	1:50 @ A1 / 1:100 @ A3	-	25.02.2019	DA SUBMISSION
DA_500	Landscape Concept Plan	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_501	Site Analysis Plan	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_502	Waste Management, Erosion & Sediment Control Plan	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_900	Shadow Diagram 9am	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_901	Shadow Diagram 12pm	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION
DA_902	Shadow Diagram 3pm	1:100 @ A1 / 1:200 @ A3	-	25.02.2019	DA SUBMISSION



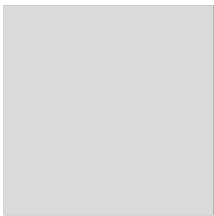
1. Grey Cement Rendered External Walls



2. Concrete Roof with Waterproof Membrane



3. Carport Colorbond Roofsheeting - "Windspray" or Similar



3. Steel Carport Structure - Mid Tone Grey to Match External Render



5. Steel Balustrading



6. Aluminium Framed Windows and Doors with Fire Shutters where required



7. Concrete Topping Pool Coping and Proposed Terrace Areas



8. Native Gardens

EXTERNAL FINISHES
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
INCLUDING ASSOCIATED LANDSCAPING
23 WOLLUMBI ROAD, BILGOLA PLATEAU, NSW.



SCHEDULE OF BASIX COMMITTMENTS

23 WOLLOMBI
23 WOLLOMBI ROAD BILGOLA PLATEAU 2107
NORTHERN BEACHES COUNCIL
DEPOSITED PLAN 27540
LOT NUMBER 1
SECTION NUMBER 0
SEPARATE DWELLING HOUSE
ALTERATION AND ADDITION
MY RENOVATION WORK IS VALUED AT \$50,000 OR MORE,
AND DOES NOT INCLUDE A POOL (AND/OR SPA).
NAME / COMPANY NAME: DANIEL RAYMOND ARCHITECT
ABN (IF APPLICABLE): 612713425

FIXTURES AND SYSTEMS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS INSTANTANEOUS.

LIGHTING

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.

THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

CONSTRUCTION

INSULATION REQUIREMENTS

CONCRETE SLAB ON GROUND FLOOR. NIL

FLOOR ABOVE EXISTING DWELLING OR BUILDING. NIL

EXTERNAL WALL: CAVITY BRICK NIL

FLAT CEILING, FLAT ROOF: CONCRETE/PLASTERBOARD

INTERNAL

CEILING: R2.50 (UP), ROOF: NONE LIGHT (SOLAR ABSORPTANCE < 0.475)

GLAZING REQUIREMENTS

WINDOWS AND GLAZED DOOR

WINDOW/DOOR NO.

ORIENTATION

AREA OF GLASS INC. FRAME (M2)

OVERSHADOWING HEIGHT (M2)

OVERSHADOWING DISTANCE (M2)

SHADING DEVICE

FRAME AND GLASS TYPE

W01

E

1.25

5

4.5

EXTERNAL LOUVRE/BLIND (ADJUSTABLE)

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

W02

E

1.7

0

0

EAVE/VERANDAH/PERGOLA/BALCONY >=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

W03

N

1.85

2.5

5

EXTERNAL LOUVRE/BLIND (ADJUSTABLE) STANDARD ALUMINIUM, SINGLE CLEAR,

(OR U-VALUE: 7.63, SHGC: 0.75)

W04 S 0.85 4.4 2.5 NONE STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63,

SHGC: 0.75)

W05

SW

0.66

0

0

NONE STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

W06

SW

6.3

2.6

1.5

NONE STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)

W07

W

0.66

0

0

EXTERNAL LOUVRE/BLIND (ADJUSTABLE) STANDARD ALUMINIUM, SINGLE CLEAR,

(OR U-VALUE: 7.63, SHGC: 0.75)

W08

W

0.66

0

0

EXTERNAL LOUVRE/BLIND (ADJUSTABLE) STANDARD ALUMINIUM, SINGLE CLEAR,

(OR U-VALUE: 7.63, SHGC: 0.75)

W09

W

0.66

0

0

AWNING (ADJUSTABLE) >=900 MM STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D02

E

2.73

0

0

EAVE/VERANDAH/PERGOLA/BALCONY >=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D03

N

3.4

0

0

EAVE/VERANDAH/PERGOLA/BALCONY >=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D04

E

3.4

0

0

EAVE/VERANDAH/PERGOLA/BALCONY >=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D05

E

3.4

0

0

PERGOLA (ADJUSTABLE SHADE) >=900

MM STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D06

S

1.9

8

4.4

NONE

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D07

S

3.4

5.8

2.5

NONE

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D09

E

21.4

0

0

EAVE/VERANDAH/PERGOLA/BALCONY>=600 MM

IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW-E,
(U-VALUE: 4.48, SHGC: 0.46)

D11

S

3.1

0

0

EAVE/VERANDAH/PERGOLA/BALCONY>=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D12

W

3.1

0

0

EAVE/VERANDAH/PERGOLA/BALCONY>=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D13,D14

W

6.2

0

0

EXTERNAL LOUVRE/BLIND (ADJUSTABLE) STANDARD ALUMINIUM, SINGLE CLEAR,

(OR U-VALUE: 7.63, SHGC: 0.75)

D15,16

W

6.2

0

0

EXTERNAL LOUVRE/BLIND (ADJUSTABLE) STANDARD ALUMINIUM, SINGLE CLEAR,

(OR U-VALUE: 7.63, SHGC: 0.75)

D17

E

5.88

0

0 EAVE/VERANDAH/PERGOLA/BALCONY

>=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D18

NE

7.35

0

0

EAVE/VERANDAH/PERGOLA/BALCONY>=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D19

E

9.4

0

0

EAVE/VERANDAH/PERGOLA/BALCONY>=900 MM

STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D20

N

4.4

2.6

2.3

AWNING (ADJUSTABLE) >=900 MM STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

D21

N

3.5

2.6

1.7

AWNING (ADJUSTABLE) >=900 MM STANDARD ALUMINIUM, SINGLE CLEAR, (OR

U-VALUE: 7.63, SHGC: 0.75)

SKYLIGHTS

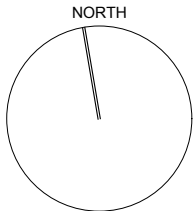
S1

1.77

EXTERNAL ADJUSTABLE AWNING OR BLIND ALUMINIUM, MOULDED PLASTIC SINGLE

CLEAR, (OR U-VALUE:

6.21, SHGC: 0.808)



LEGEND:



DENOTES EXISTING SPOT LEVEL

RL 7.10

DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY.
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

KEY:



DENOTES AREA OF PROPOSED ADDITION



DENOTES AREA OF PROPOSED LANDSCAPING



DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING



DENOTES AREA OF EXISTING POOL



DENOTES PROPOSED WALLS



DENOTES EXISTING WALLS TO REMAIN

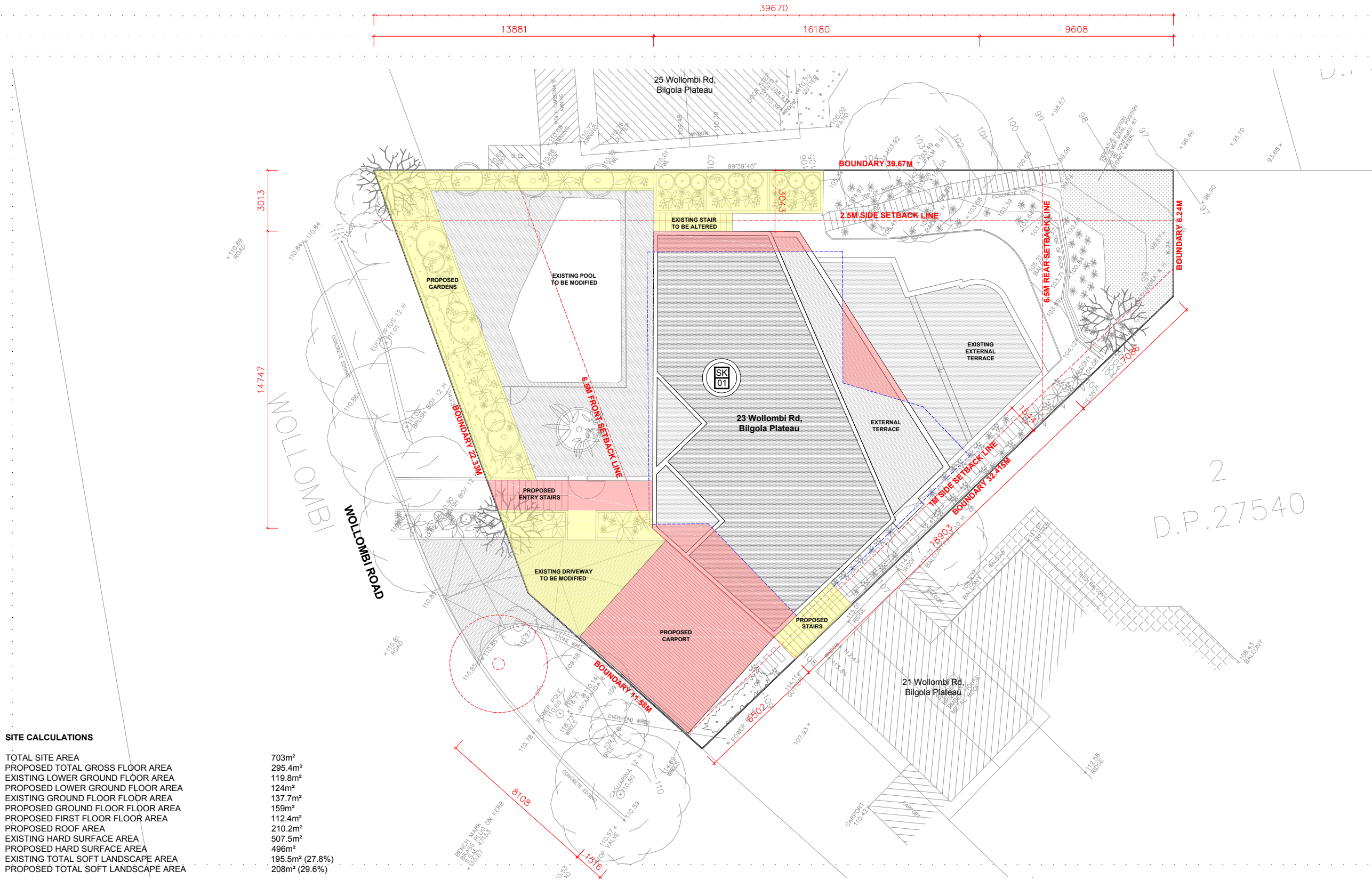


DENOTES OUTLINE OF EXISTING BUILDING



DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

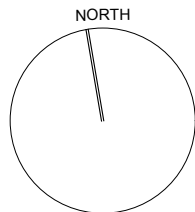
PROJECT:
ALTERATIONS & ADDITIONS
TO EXISTING DWELLING



SITE CALCULATIONS

TOTAL SITE AREA	703m ²
PROPOSED TOTAL GROSS FLOOR AREA	295.4m ²
EXISTING LOWER GROUND FLOOR AREA	119.8m ²
PROPOSED LOWER GROUND FLOOR AREA	124m ²
EXISTING GROUND FLOOR FLOOR AREA	137.7m ²
PROPOSED GROUND FLOOR FLOOR AREA	159m ²
PROPOSED FIRST FLOOR FLOOR AREA	112.4m ²
PROPOSED ROOF AREA	210.2m ²
EXISTING HARD SURFACE AREA	507.5m ²
PROPOSED HARD SURFACE AREA	496m ²
EXISTING TOTAL SOFT LANDSCAPE AREA	195.5m ² (27.8%)
PROPOSED TOTAL SOFT LANDSCAPE AREA	208m ² (29.6%)

SITE PLAN 1:100 @ A1 OR 1:200 @ A3



LEGEND:

- 7.03 DENOTES EXISTING SPOT LEVEL
- RL 7.10 DENOTES PROPOSED LEVEL

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KEY:

- DENOTES AREA OF PROPOSED ADDITION
- DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING
- DENOTES AREA OF PROPOSED LANDSCAPING
- DENOTES AREA OF EXISTING POOL
- DENOTES PROPOSED WALLS
- DENOTES EXISTING WALLS TO REMAIN
- DENOTES OUTLINE OF EXISTING BUILDING
- DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED

PROJECT:
ALTERATIONS & ADDITIONS
TO EXISTING DWELLING

CLIENT:
JEAN-FRANCOIS &
MARIA DYONIZIAK

LOCATION:
23 WOLLOMBI ROAD,
BILGOLA PLATEAU, NSW.

PROJECT STAGE:
DA

DRAWING TITLE:
SITE PLAN

SCALE:
1:100 @ A3

DATE OF ISSUE:
25.02.2019

DRAWING NO.
DA-001

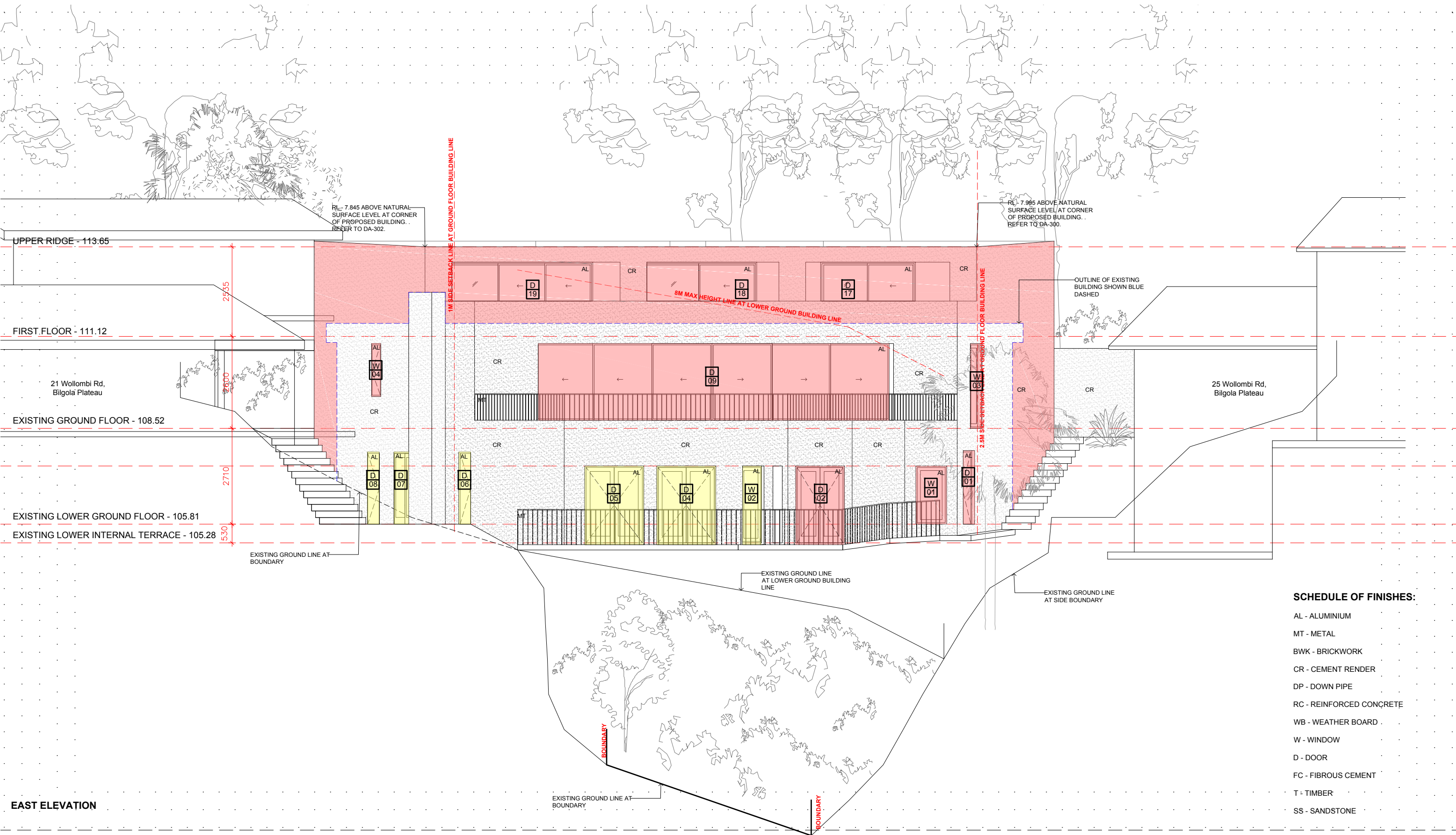
REVISION:



DANIEL RAYMOND
ARCHITECT
B. ARCHITECTURE (LIVD)
NSW REG. #1016

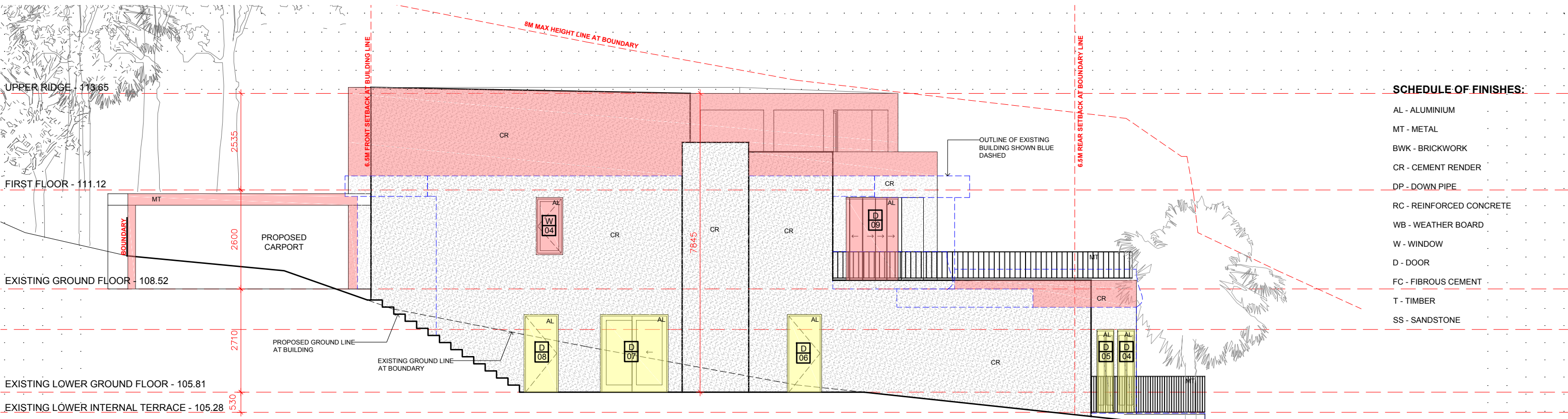
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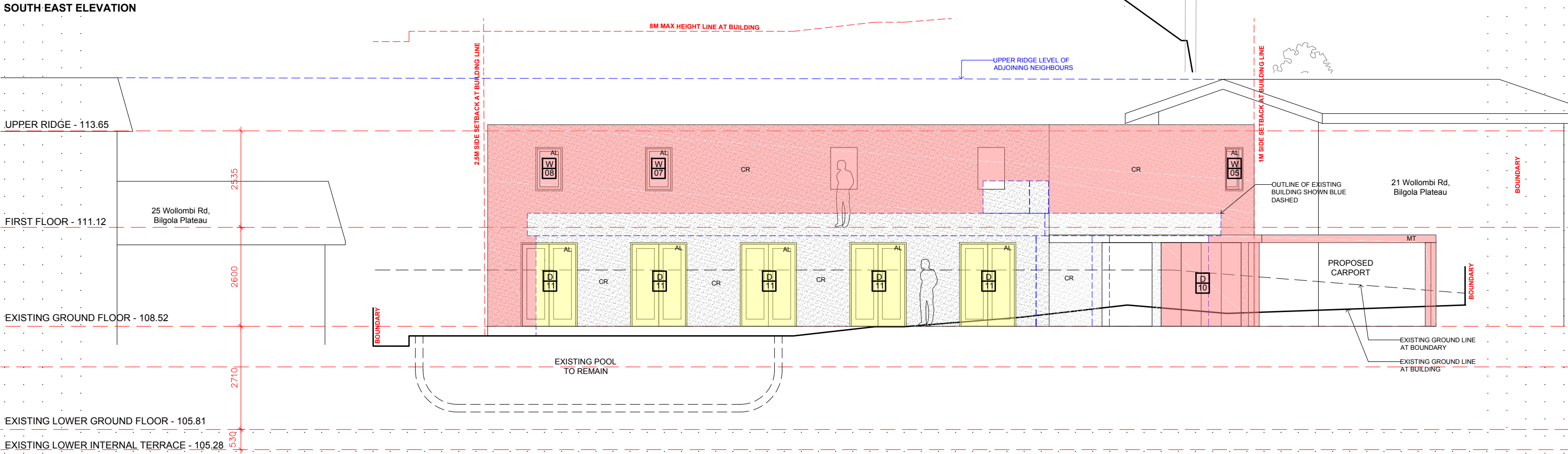
ELEVATION SHEET 01 1:50 @ A1 OR 1:100 @ A3

	<p>LEGEND:</p> <p>7.03 DENOTES EXISTING SPOT LEVEL</p> <p>RL 7.10 DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>KEY:</p> <p>DENOTES AREA OF PROPOSED ADDITION</p> <p>DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p>DENOTES PROPOSED WALLS</p> <p>DENOTES EXISTING WALLS TO REMAIN</p> <p>DENOTES OUTLINE OF EXISTING BUILDING</p> <p>DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p> <p>DENOTES AREA OF PROPOSED LANDSCAPING</p> <p>DENOTES AREA OF EXISTING POOL</p>	<p>PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING</p> <p>CLIENT: JEAN-FRANCOIS & MARIA DYONIZIAK</p> <p>LOCATION: 23 WOLLOMBI ROAD, BILGOLA PLATEAU, NSW.</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: ELEVATION SHEET 02</p> <p>SCALE: 1:100 @ A3</p>	<p>DATE OF ISSUE: 25.02.2019</p> <p>DRAWING NO. DA-301</p> <p>REVISION: -</p>	<p>D & R</p> <p>DANIEL RAYMOND ARCHITECT B. ARCHITECTURE (LIVD) NSW REG. 90181</p> <p>1/6 WARATAH ST. MORRISVILLE, NSW 21103 www.danielraymond.co e. info@danielraymond.co m. 0429 969 275 ACN 612 713 425</p> <p><small>COPYRIGHT © DANIEL RAYMOND ARCHITECT PTY LTD. NSW REG. 41878 THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING.</small></p>
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SCHEDULE OF FINISHES:














- AL - ALUMINIUM
- MT - METAL
- BWK - BRICKWORK
- CR - CEMENT RENDER
- DP - DOWN PIPE
- RC - REINFORCED CONCRETE
- WB - WEATHER BOARD
- W - WINDOW
- D - DOOR
- FC - FIBROUS CEMENT
- T - TIMBER
- SS - SANDSTONE



WEST ELEVATION

	<p>LEGEND:</p> <p>7.03 DENOTES EXISTING SPOT LEVEL</p> <p>RL 7.10 DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p> <p>KEY:</p> <p>DENOTES AREA OF PROPOSED ADDITION</p> <p>DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p>DENOTES PROPOSED WALLS</p> <p>DENOTES EXISTING WALLS TO REMAIN</p> <p>DENOTES OUTLINE OF EXISTING BUILDING</p> <p>DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p> <p>DENOTES AREA OF PROPOSED LANDSCAPING</p> <p>DENOTES AREA OF EXISTING POOL</p>	<p>PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING</p> <p>CLIENT: JEAN-FRANCOIS & MARIA DYONIZIAK</p> <p>LOCATION: 23 WOLLOMBI ROAD, BILGOLA PLATEAU, NSW.</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: ELEVATION SHEET 03</p> <p>SCALE: 1:100 @ A3</p>	<p>DATE OF ISSUE: 25.02.2019</p> <p>DRAWING NO. DA-302</p> <p>REVISION: -</p>	<p>D & R</p> <p>DANIEL RAYMOND ARCHITECT B. ARCHITECTURE (1970) NSW REG. 90781</p> <p>1/6 WARATAH ST. MORNA VALE, NSW 2103 www.danielraymond.co e. info@danielraymond.co m. 0429 969 275 ACN 612 713 425</p> <p><small>COPYRIGHT © DANIEL RAYMOND ARCHITECT PTY LTD. NSW REG. 41558 THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT SHEET 03A FROM THIS DRAWING</small></p>
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KEY:

	DENOTES CALCULATED SOFT LANDSCAPE AREA		DENOTES PROPOSED SCREENING HEDGE
	DENOTES EXISTING POOL AREA		DENOTES PROPOSED SHRUBS
	DENOTES GRASS LAWN AREA		DENOTES PROPOSED FEATURE PLANT
	DENOTES OUTLINE OF EXISTING BUILDING		DENOTES PROPOSED GRASSES & GROUND COVER
	DENOTES TREE		DENOTES TERRACE AREA
	DENOTES EXISTING TREE TO BE REMOVED		DENOTES CONCRETE DRIVEWAY AREA
	DENOTES PROPOSED FEATURE TREE		

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
TREES				
LC	-	Lophostemon confertus	Brush Box	75Lt
ER	-	Elaeocarpus reticulatus	Blueberry Ash	45Lt
DR	-	Dracaena Draco	Dragon Tree	
YU	-	Yucca Brevifolia	Yucca	
GC	-	Dypsis Lutescens	Golden Cane Palm	
FR	-	Plumeria	Frangipani Tree	
P	1	Pandanus amaryllifolius	Pandanus	
B	3	Banksia Integrifolia	Coastal Banksia	75Lt
HEDGING				
SA	20	Sysygium australe 'Resilience'	Lilly Pilly	300mm
VO	-	Viburnum odoratissimum 'Emerald Lustre'	Viburnum	300mm
SHRUBS				
GR	-	Grevillea 'Robyn Gordon'	Grevillea	300mm
XA	-	Philodendron xanadu	Xanadu	300mm
DP	13	Doryanthes palmeri	Gymea Lilly	300mm
SN	-	Strelitzia Nicolai	Giant Strelitzia	
AZ	-	Alpinia Zerumbet	Variegated Shell Ginger	
AA	-	Agave Attenuata	Foxtail Agave	
WF	12	Westringia Fruticosa	Coastal Rosemary	
FERNS				
AA	-	Asplenium australascum	Birds Nest Fern	200mm
CC	-	Cyathea cooperi	Scaly Tree Fern	25Lt
BSL	-	Blechnum 'Silver Lady'	Silver Lady Fern	300mm
GRASSES/ GROUNDCOVERS				
LT	30	Lomandra longifolia	Spiny-headed mat Rush	
VH	40	Viola hederacea	Native Violet	100mm
LM	-	Liriope 'Evergreen Giant'	Giant Mondo Grass	150mm

LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION

All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The Project Arborist must be present to supervise any excavation, trenching or tunnelling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use hand saw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the Project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions. SUBSOIL

Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots. If necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil. TOPSOIL

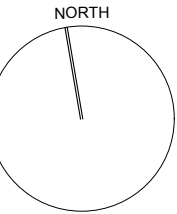











Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting. Spread topsoil to the following typical depths: Planting beds: 300mm Grass areas: 100mm TOPSOIL

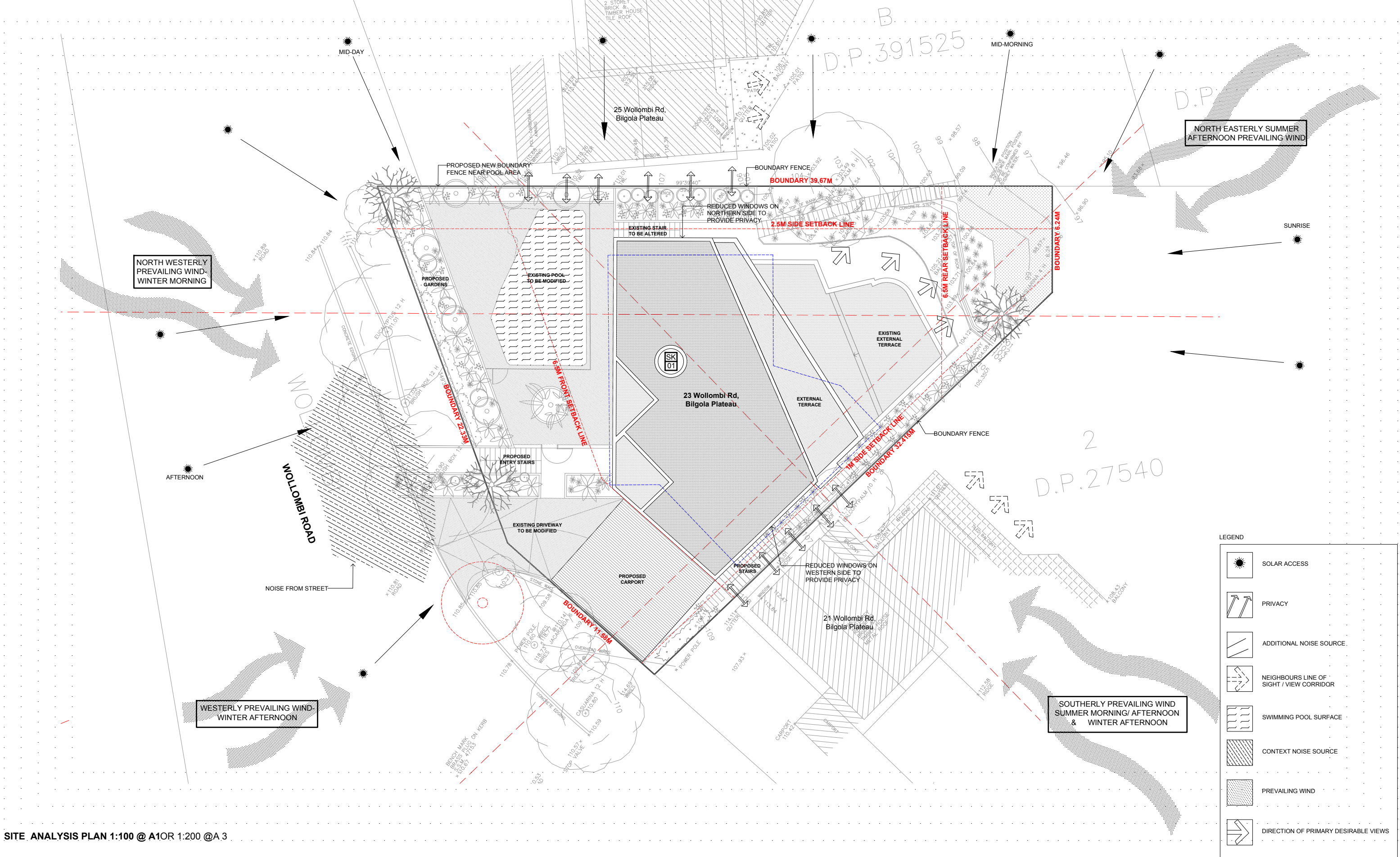
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PLANTING TREES: EXCAVATE A PLANT HOLE TO TWICE THE DIAMETER OF THE ROOT BALL AND AT LEAST 100MM DEEPER THAN THE ROOT BALL. BREAK UP THE BASE OF THE HOLE TO A FURTHER DEPTH OF 100MM, AND LOOSEN THE COMPACTED SIDES OF THE HOLE. SHRUBS/GROUND COVERS: EXCAVATE A HOLE BIG ENOUGH FOR THE PLANT PLUS 100MM ALL ROUND. PROVIDE PLANTS WHICH HAVE LARGE HEALTHY ROOT SYSTEMS, WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE, ARE VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS, OF GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY, AND ARE HARDENED OFF, NOT SOT OR FORCED AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE. TREES: PROVIDE TREES WHICH, UNLESS REQUIRED TO BE MULTI-STEMMED, HAVE A SINGLE LEADING SHOOT. TREES SHOULD BE STAKED AS SPECIFIED. LABEL AT LEAST ONE PLANT OF EACH SPECIES OR VARIETY IN A BATCH USING A DURABLE, READABLE TAG. DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. OTHER THAN SANDY SOILS. SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. WHEN THE HOLE IS OF THE CORRECT SIZE, REMOVE THE PLANT FROM THE CONTAINER WITH MINIMUM DISTURBANCE TO THE ROOT BALL. ENSURE THAT THE ROOT BALL IS MOIST AND PLACE IN THE FINAL POSITION, IN THE HOLE AND PLUMB, WITH THE TOP SOIL LEVEL OF THE PLANT ROOT BALL LEVEL WITH THE FINISHED SURFACE.

OF THE SURROUNDING SOIL, OR 75MM BELOW PAVING LEVEL TO ALLOW PLACEMENT OF MULCH, BACKFILL WITH TOPSOIL MIXTURE. LIGHTLY TAMP AND WATER TO ELIMINATE AIR POCKETS. ENSURE THAT TOPSOIL IS NOT PLACED OVER THE TOP OF THE ROOTBALL, SO THAT THE PLANT STEM IS THE SAME HEIGHT AS IN THE CONTAINER. THOROUGHLY WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER PLANTING. IN PLANTING BEDS AND INDIVIDUAL PLANTINGS, PLACE SLOW RELEASE FERTILISER PELLETS AROUND PLANTS AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER. MULCHING All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels. DECORATIVE GRAVEL All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same of similar to that supplied by Australian Native Landscapes. Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks. Tamp pebbles to an even surface flush with the surrounding finished levels. DECORATIVE ROCK MULCH All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benedicts Sand and Gravel. DECOMPOSED GRANITE PAVEMENT Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface. INSTALLATION OF BRICK GARDEN EDGE A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turfing detail. FERTILISER Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates. DRAINAGE Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering). RETAINING WALLS Retaining walls to be constructed as per Engineer's details. CONCRETE WORKS All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation. Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, moving, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants. GENERAL NOTES 1. I advise that this plan has been designed to comply with council requirements. 2. Lighting and irrigation to be designed and installed by specialist. 3. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 4. Do not scale from drawings. 5. Detailing of all structural components of design shall be by Consulting Structural Engineer. 6. Existing levels refer survey by others. 7. All landscape components of this design require Council Approval prior to construction.

LANDSCAPE CONCEPT PLAN 1:100 @ A1 OR 1:200 @ A3

	<p>LEGEND:</p> <p> DENOTES EXISTING SPOT LEVEL</p> <p> DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>KEY:</p> <p> DENOTES AREA OF PROPOSED ADDITION</p> <p> DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p> DENOTES PROPOSED WALLS</p> <p> DENOTES EXISTING WALLS TO REMAIN</p> <p> DENOTES OUTLINE OF EXISTING BUILDING</p> <p> DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p> <p> DENOTES AREA OF PROPOSED LANDSCAPING</p> <p> DENOTES AREA OF EXISTING POOL</p>	<p>PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING</p> <p>CLIENT: JEAN-FRANCOIS & MARIA DYONIZIAK</p> <p>LOCATION: 23 WOLLOMBI ROAD, BILGOLA PLATEAU, NSW.</p>	<p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3</p>	<p>DATE OF ISSUE: 25.02.2019</p> <p>DRAWING NO. DA-500</p> <p>REVISION:</p>	<p></p> <p>DANIEL RAYMOND ARCHITECT B. ARCHITECTURE (LIVD) NEW BED. 4/19/14</p> <p>1/5 WARRATAH ST. MONA VALE, NSW. 2103</p> <p>www.danielraymond.co e. info@danielraymond.co m. 0429 369 275</p> <p>ACTN 613 713 425</p> <p>COPYRIGHT © DANIEL RAYMOND ARCHITECT PTY LTD. NEW BED. 4/19/14 THIS DRAWING IS NOT TO BE USED OR REPRODUCED WITHOUT PERMISSION FROM THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING</p>
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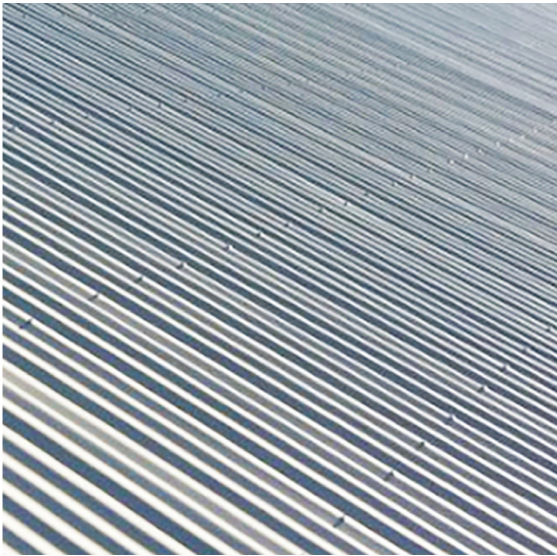




1. Grey Cement Rendered External Walls



2. Concrete Roof with Waterproof Membrane



3. Carport Colorbond Roofsheets - "Windspray" or Similar



3. Steel Carport Structure - Mid Tone Grey to Match External Render



5. Steel Balustrading



6. Aluminium Framed Windows and Doors with Fire Shutters where required



7. Concrete Topping Pool Coping and Proposed Terrace Areas



8. Native Gardens

EXTERNAL FINISHES
ALTERATIONS & ADDITIONS TO EXISTING DWELLING
INCLUDING ASSOCIATED LANDSCAPING
23 WOLLIMBI ROAD, BIGOLA PLATEAU,, NSW.

