



LOCATION DIAGRAM



DEVELOPMENT DATA:

SITE AREA	1269 m ²
FLOOR AREA	727m ²
FSR	0.57:1
LANDSCAPE AREA	485.6 m ² (38%)
DEEP SOIL AREA	239 m ² (18.8%)
DEEP SOIL AT REAR	147.3m ²

UNIT	GFA (SEPP SL) including external walls	GFA (LEP)	POS
1	135.7m ²	119m ²	43m ²
2	135.8m ²	119m ²	33m ²
3	135.7m ²	119m ²	19m ²
4	135.8m ²	119m ²	19m ²
5	95.3m ²	86.7m ²	85m ²
6	88.7m ²	83.6m ²	84m ²
TOTAL	727m ²	646.3m ²	

3 BERITH STREET WHEELER HEIGHTS

LIST OF DRAWINGS

- A01 LOCATION DIAGRAM
- A02 SITE ANALYSIS PLAN
- A03 BASEMENT PLAN
- A04 FOOTPATH PLAN
- A05 SITE / GROUND FLOOR PLAN
- A06 FIRST FLOOR PLAN
- A07 ROOF PLAN
- A08 ELEVATIONS
- A09 ELEVATION & SECTION A-A
- A10 SHADOW DIAGRAMS
- A11 EXTERNAL COLOUR SCHEDULE
- A12 DEMOLITION PLAN

LEGEND

ISSUE	DATE	AMENDMENTS


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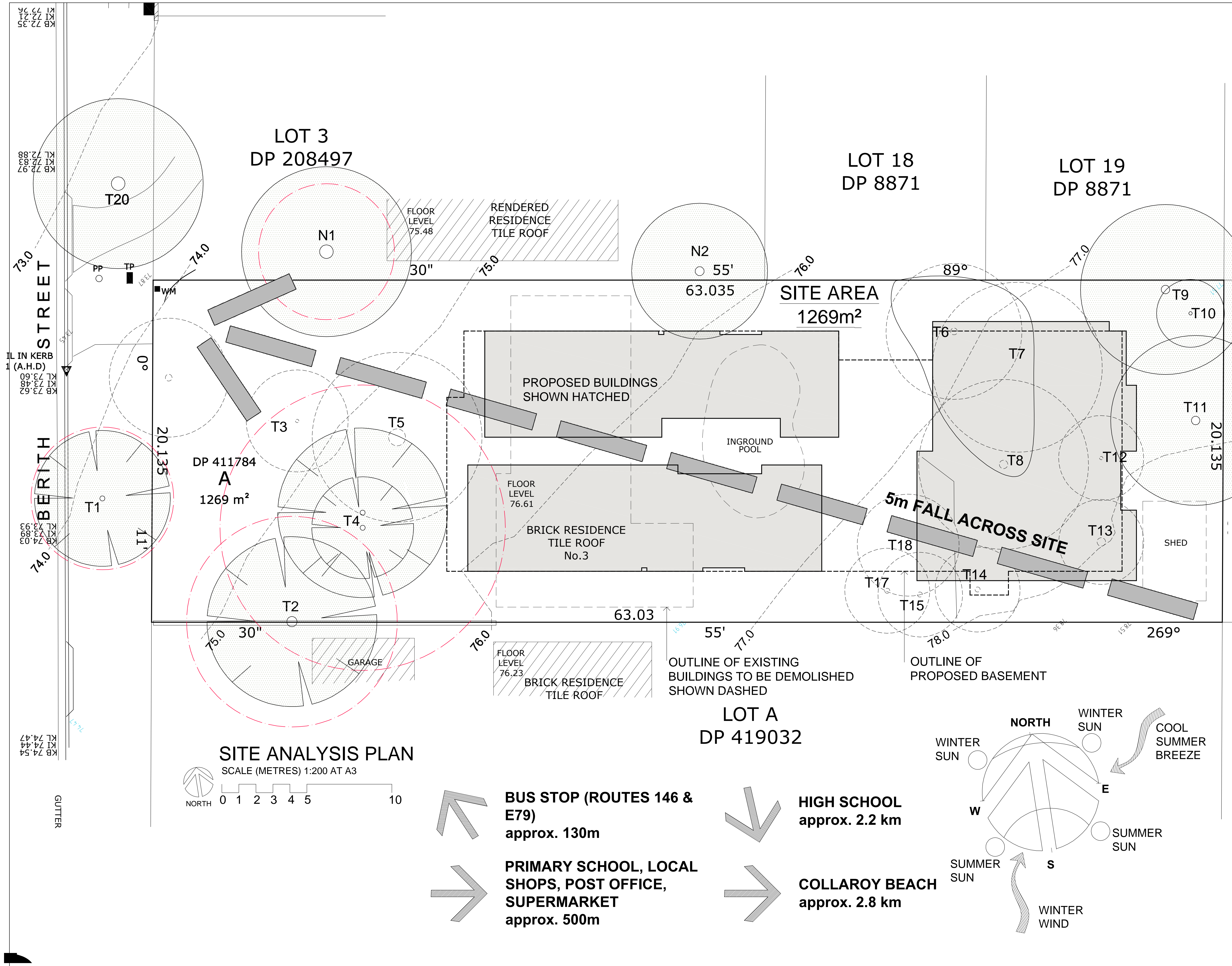
Client
ASTUTE INVEST Pty Ltd
ACN 629 772 765

Project
**3 BERITH STREET
WHEELER HEIGHTS**
LOT A IN DP 411784

Drawing
LOCATION DIAGRAM

Scale	NTS	Drawn	BR
File	DA Berith St A.dwg	Checked	BR
Plotted	7/11/2018 4:22 PM		
Job No	1715		
Version	DA	Drawing No:	A01

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1	7/11/2018	4:22 PM

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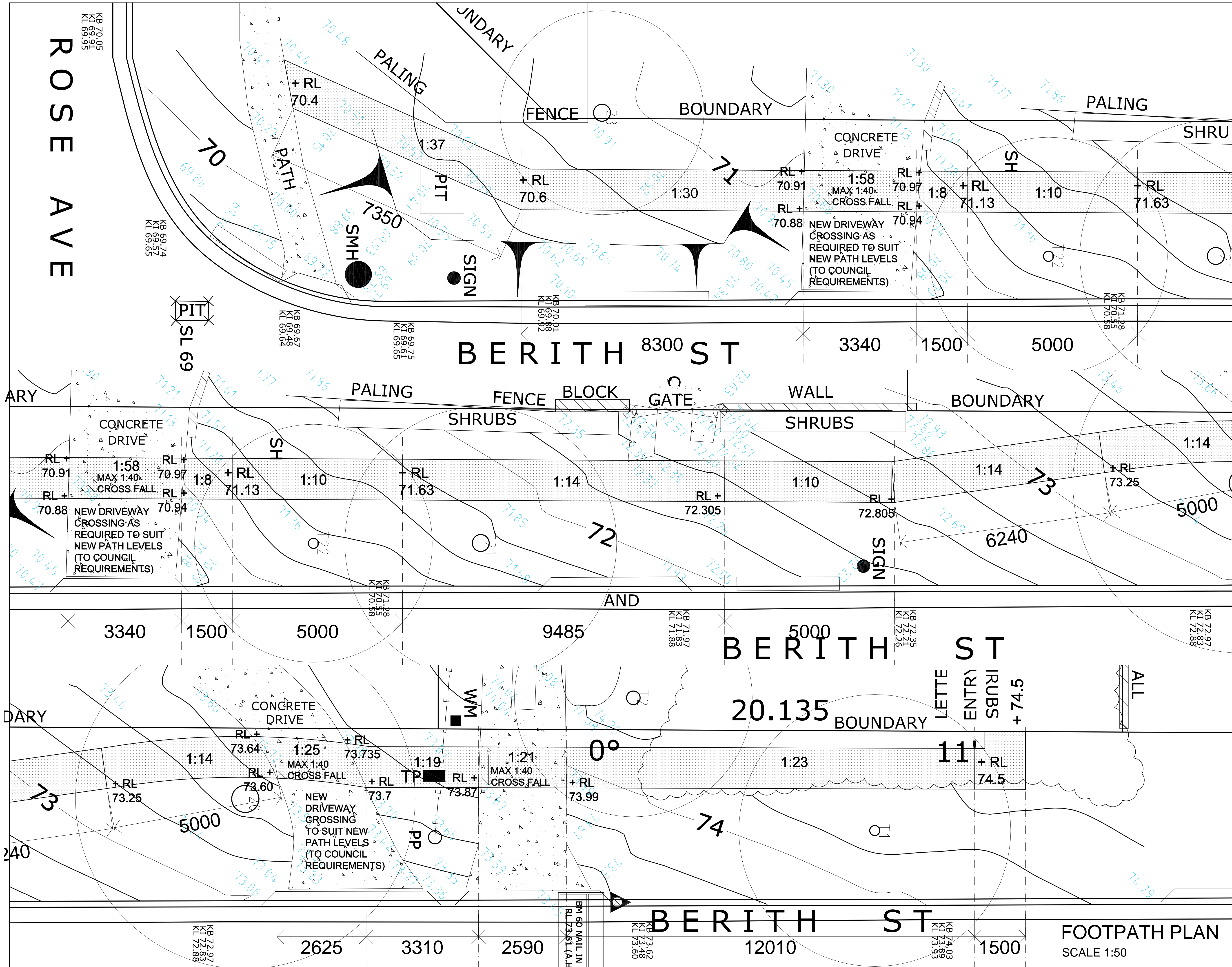
Project
**3 BERITH STREET
WHEELER HEIGHTS**

Lot A IN DP 411784

Drawing
SITE ANALYSIS PLAN

Scale	1:100	Drawn	BR
File	DA Berith St A.dwg	Checked	BR
Plotted	7/11/2018 4:22 PM		
Job No	1801		
Version	DA	Drawing No:	A02

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Project
**3 BERITH STREET
WHEELER HEIGHTS**

LOT A IN DP 411784

Drawing
FOOTPATH PLAN

Scale 1:50 Drawn BR

File DA Berith St A.dwg Checked BR

Plotted 7/11/2018 4:22 PM

Job No 1801

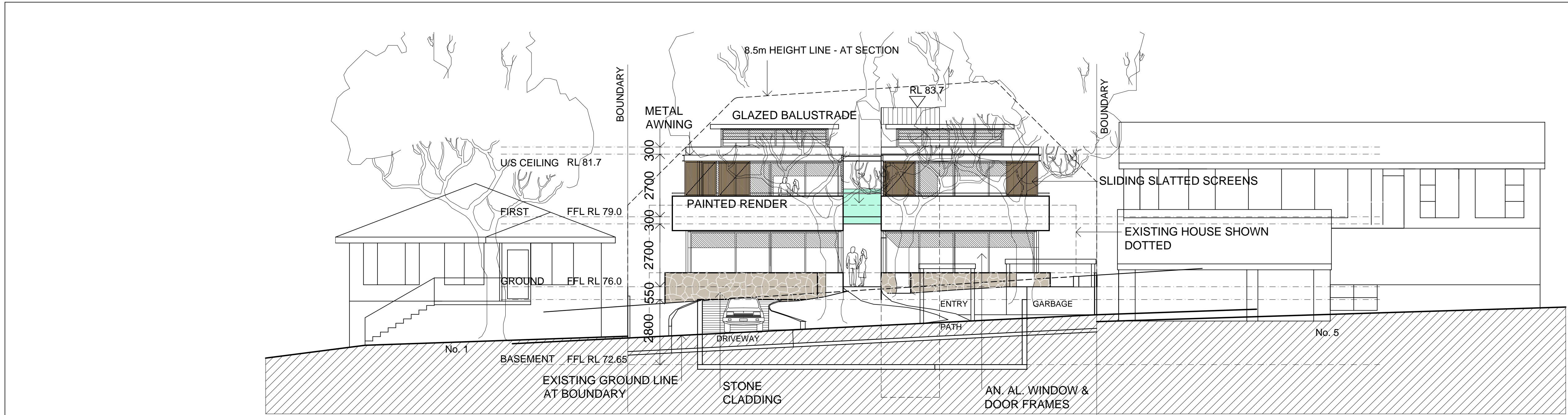
Version DA Drawing No: **A04**

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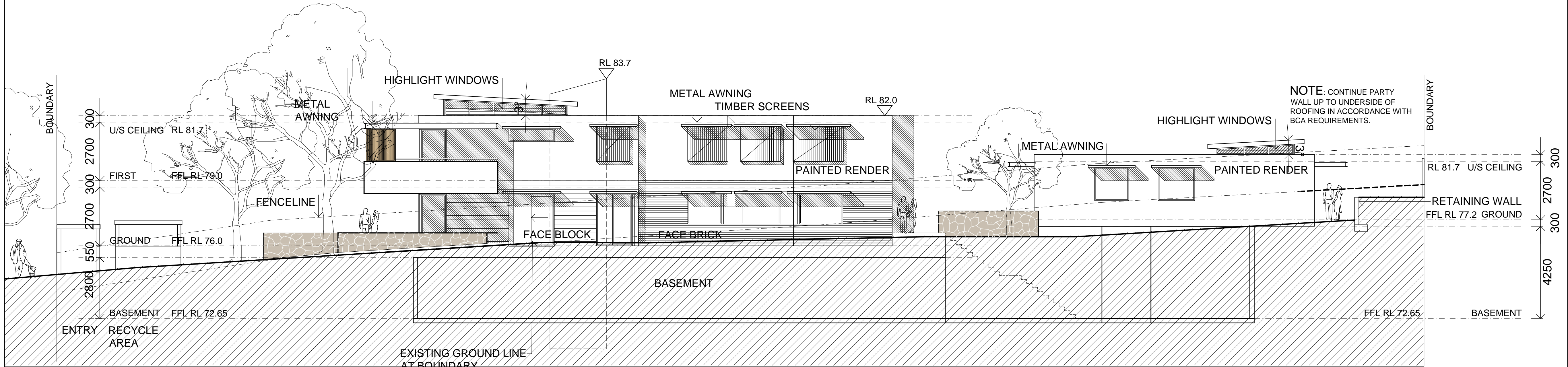
No adjustment has been made for losses to insulation arising from ceiling penetrations.

17.5/

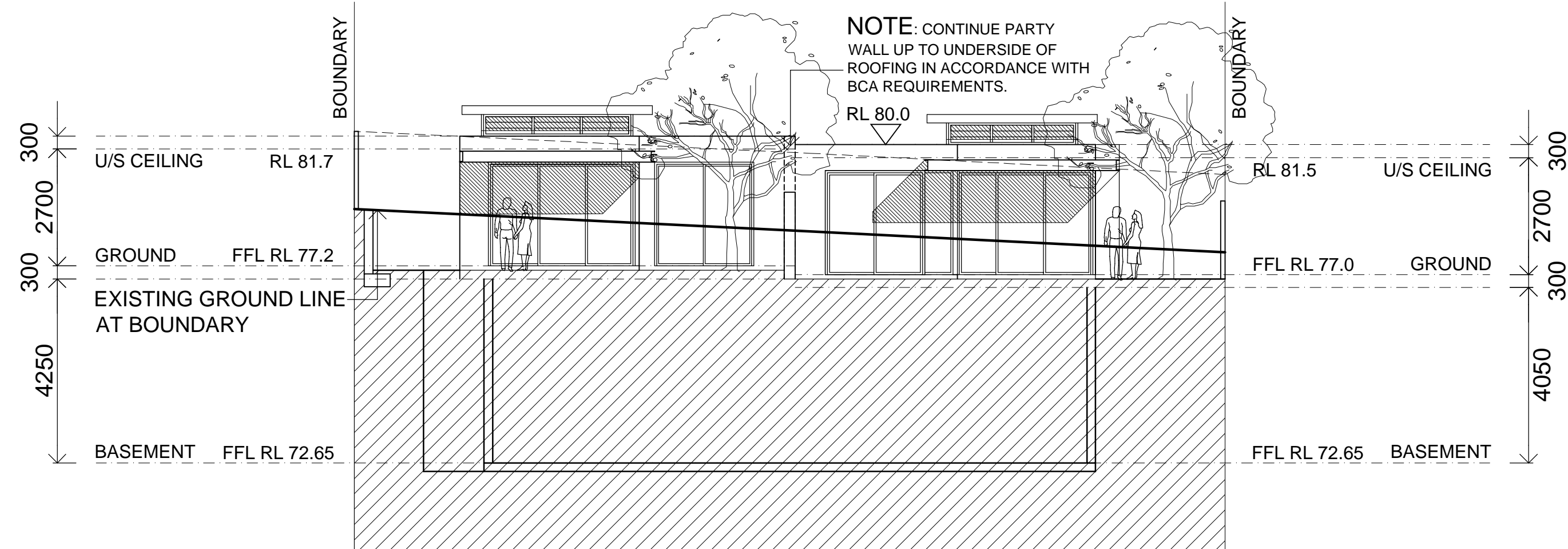
Verify all dimensions on site.



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION UNITS 5 & 6

LEGEND

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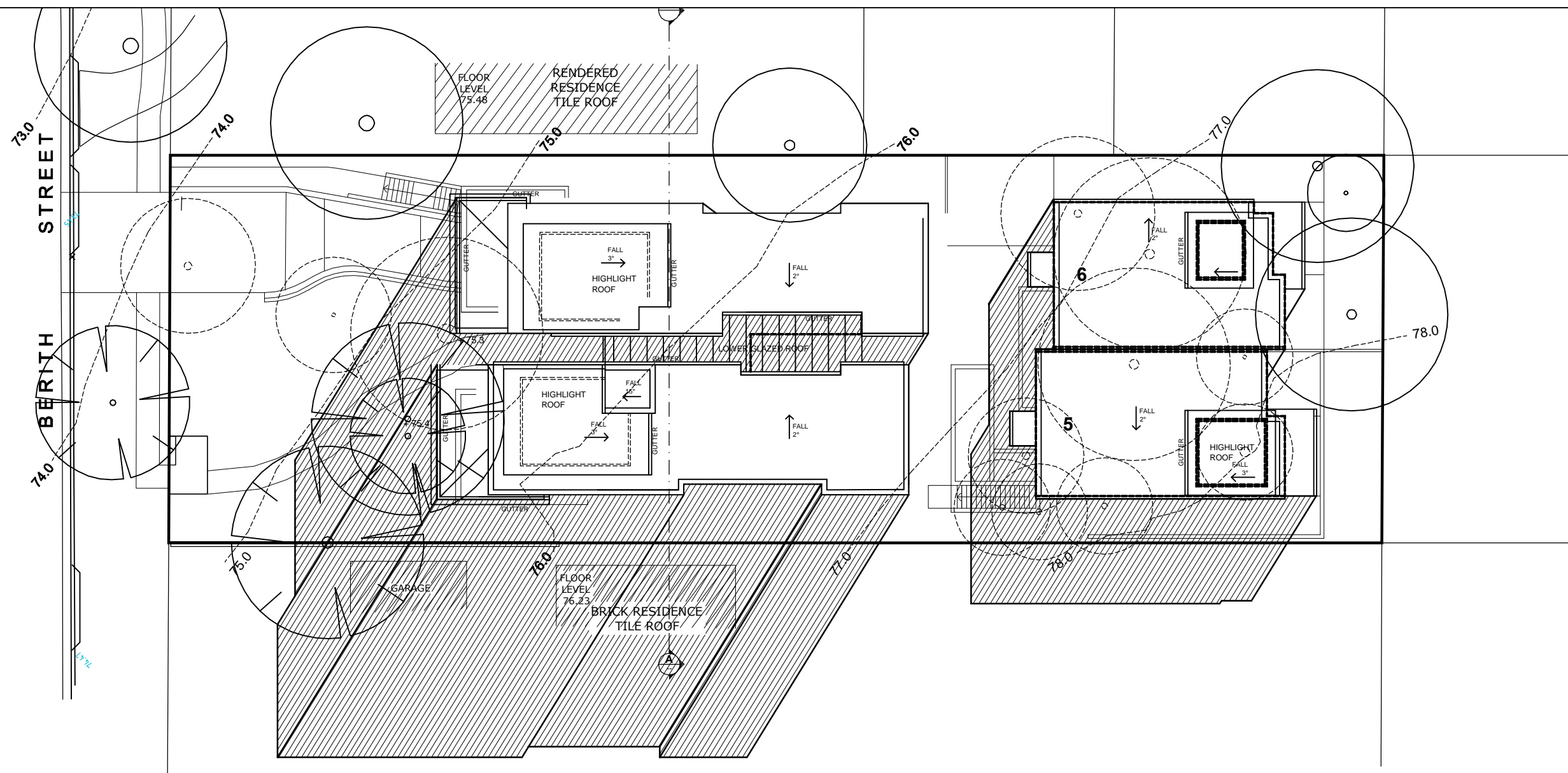
Project
**3 BERITH STREET
WHEELER HEIGHTS**

LOT A IN DP 411784

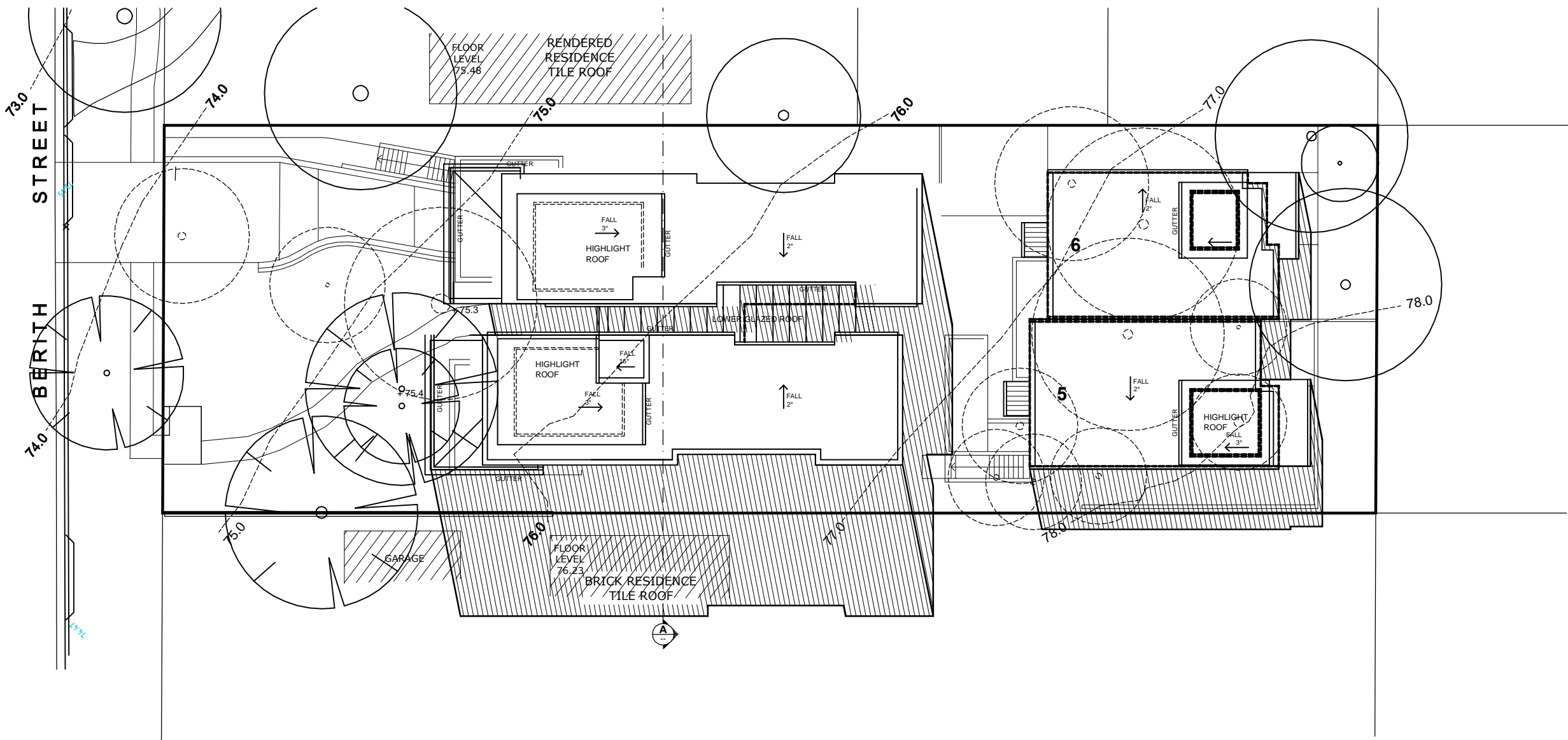
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ELEVATIONS

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File DA Berith St A.dwg Checked BR
Plotted 7/11/2018 4:22 PM
Job No 1801
Version DA Drawing No: **A08**

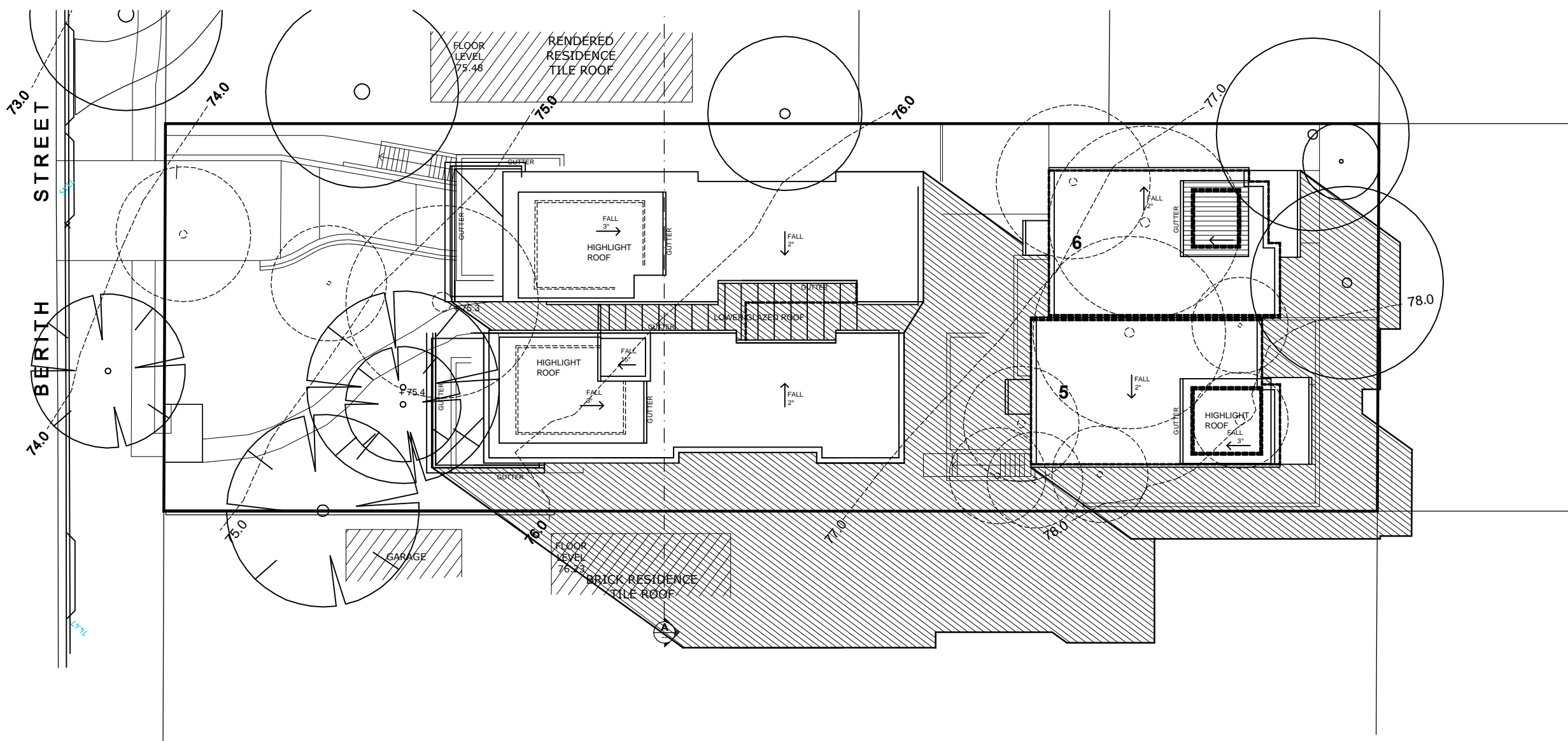
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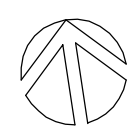


 **9 AM**
SHADOW DIAGRAM
MID WINTER (21 JUNE)



 **NOON**
SHADOW DIAGRAM
MID WINTER (21 JUNE)



 **3 PM**
SHADOW DIAGRAM
MID WINTER (21 JUNE)

LEGEND

ISSUE	DATE	AMENDMENTS
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Project
3 BERITH STREET
WHEELER HEIGHTS

LOT A IN DP 411784

Drawing
SHADOW DIAGRAMS
MID WINTER
9 AM, NOON & 3 PM

Scale	1:100	Drawn	BR
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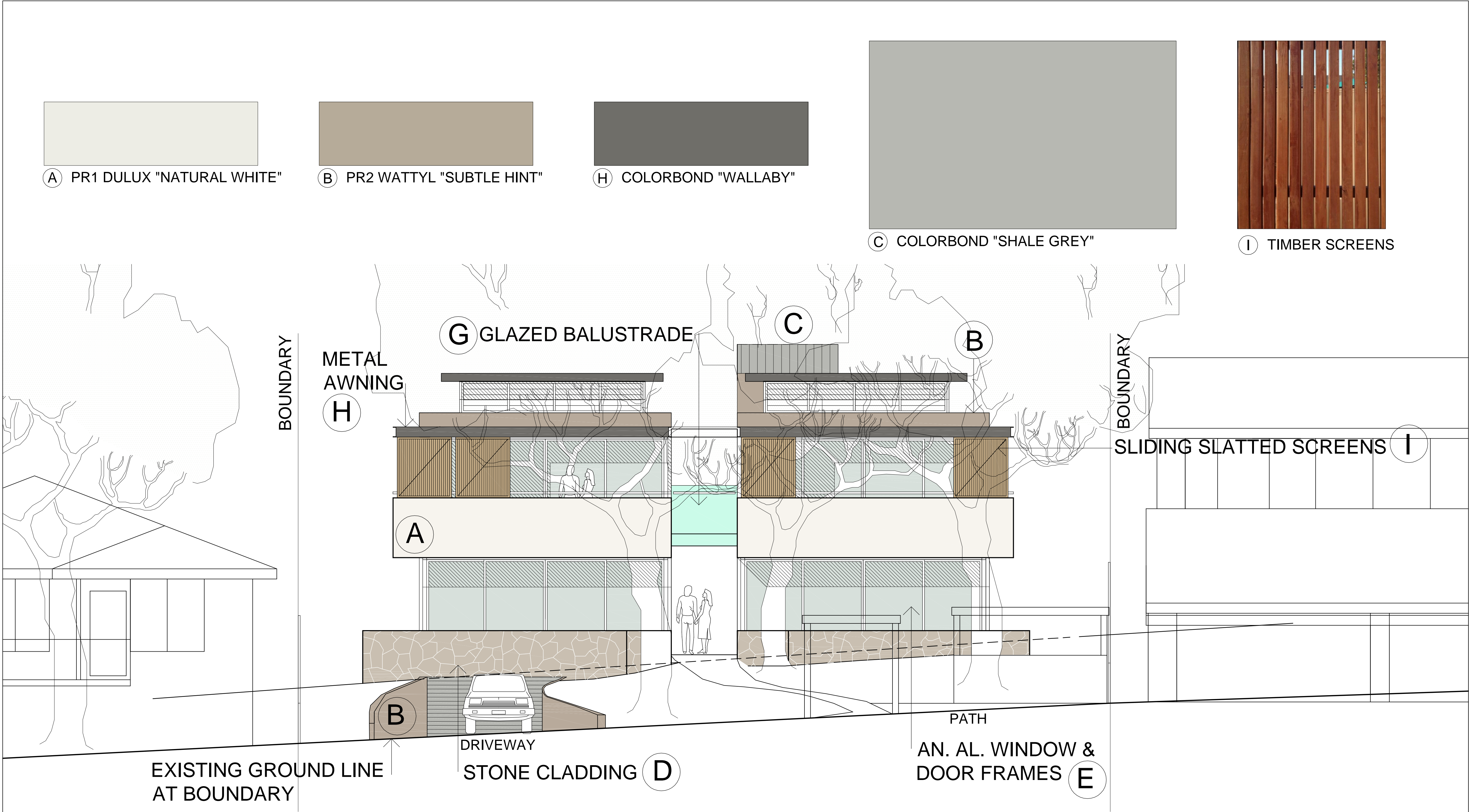
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Plotted	7/11/2018 4:22 PM
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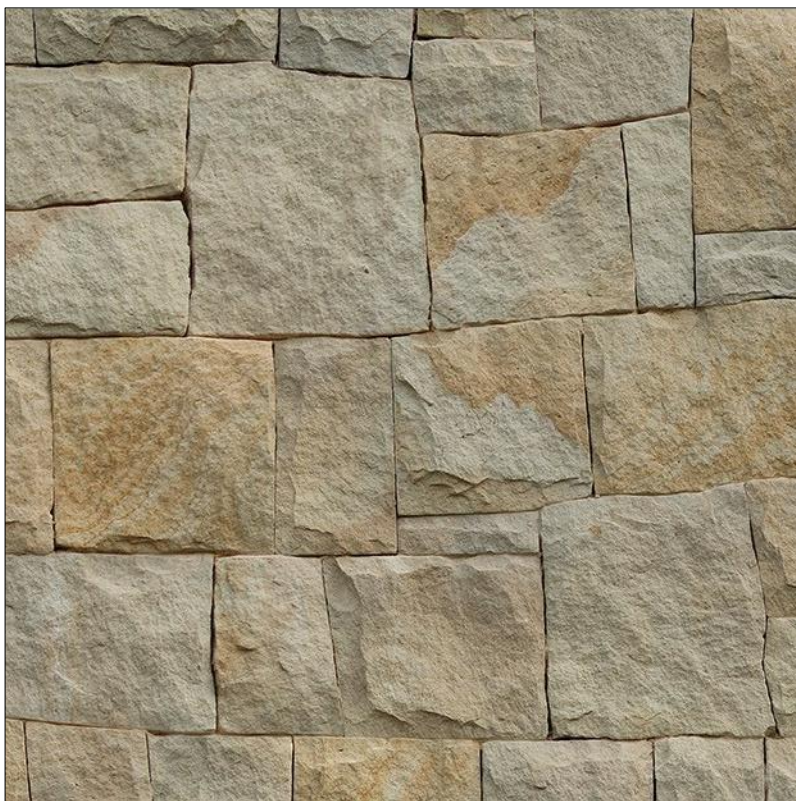
Job No	1801
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Version	DA	Drawing No:	A10
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WEST ELEVATION (FACING BERITH ST)



D SANDSTONE CLADDING

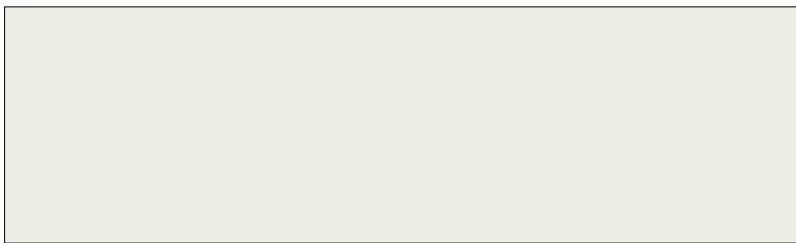


E "SATIN SPANISH SILVER" ANODISED ALUMINIUM

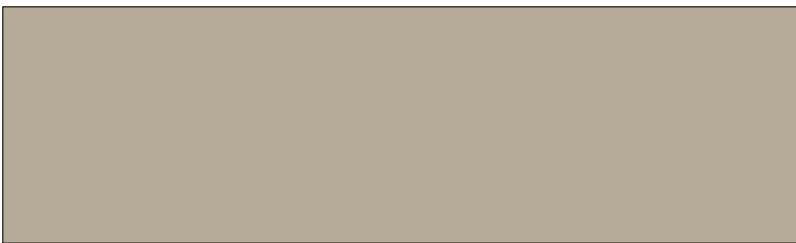
EXTERNAL FINISHES & COLOURS SCHEDULE

A	PR1 PAINTED RENDER	WATTYL "CHALKDUST"
B	PR2 PAINTED RENDER	WATTYL "CASTLE GREY"
C	METAL ROOFING, FLASHINGS & DP'S	COLORBOND "WINDSPRAY"
D	STONE CLADDING	IRREGULAR SANDSTONE
E	DOOR & WINDOW FRAMES	"SATIN SPANISH SILVER" ANODISED ALUMINIUM
F	HANDRAILS	SATIN STAINLESS STEEL
G	BALUSTRADE	GLAZED
H	METAL AWNINGS	POWDERCOAT "COLORBOND WINDSPRAY"
I	SLIDING TIMBER SCREENS	TIMBER

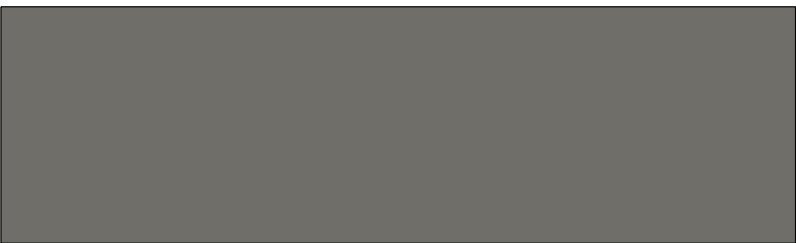
LEGEND



A PR1 DULUX "NATURAL WHITE"



B PR2 WATTYL "SUBTLE HINT"



H COLORBOND "WALLABY"



C COLORBOND "SHALE GREY"



I TIMBER SCREENS

ISSUE	DATE	AMENDMENTS
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Client

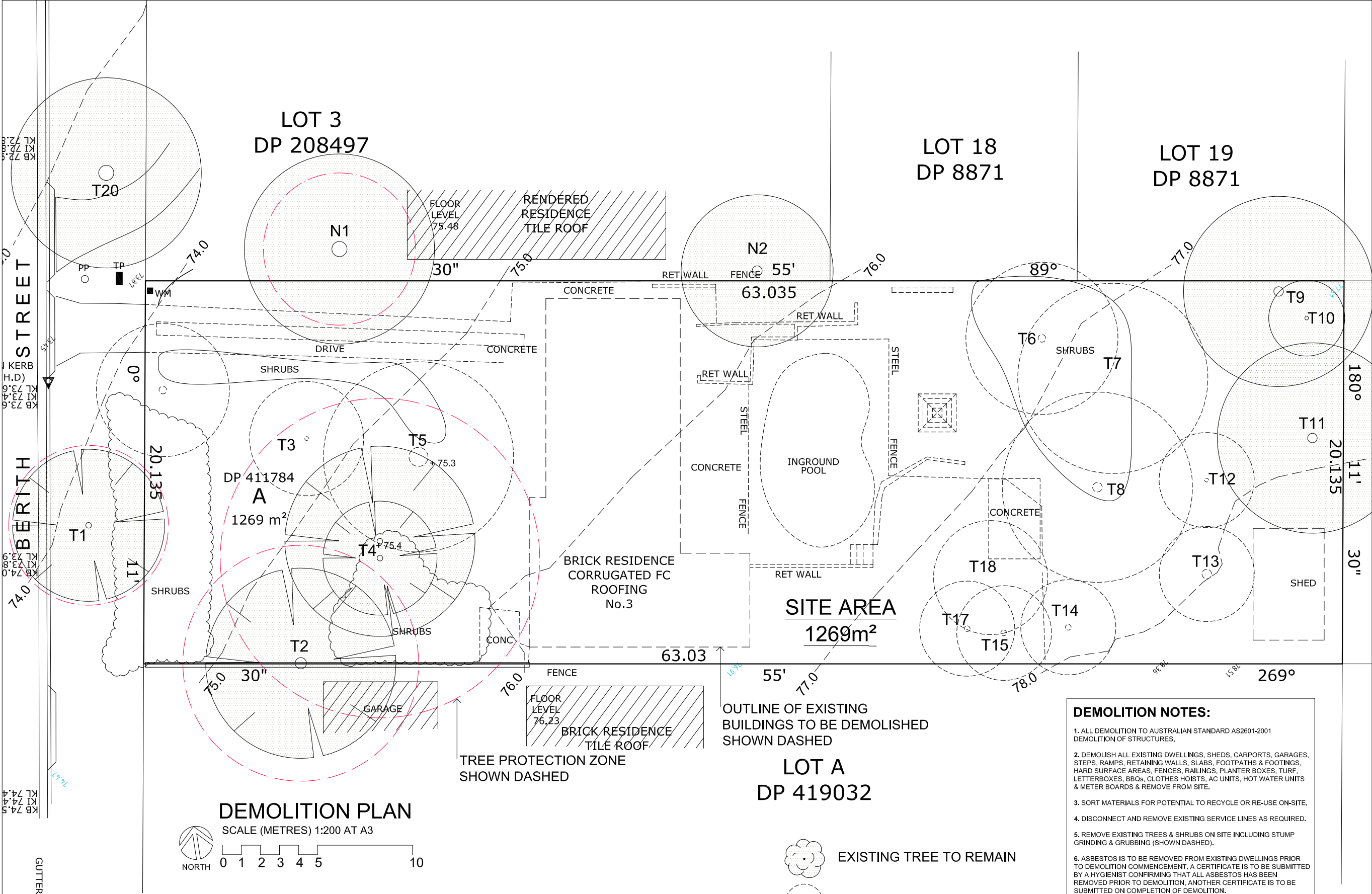
ASTUTE INVEST Pty Ltd
ACN 629 772 765

Project
3 BERITH STREET
WHEELER HEIGHTS
LOT A IN DP 411784

Drawing
EXTERNAL COLOUR
SCHEDULE

Scale	NTS	Drawn	LB
File	DA Berith St A.dwg	Checked	BR
Plotted	7/11/2018 4:22 PM		
Job No	1801		
Version	DA	Drawing No:	A11

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- DEMOLITION NOTES:**
1. ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
 2. DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS & METER BOARDS & REMOVE FROM SITE.
 3. SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
 4. DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
 5. REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).
 6. ASBESTOS IS TO BE REMOVED FROM EXISTING DWELLINGS PRIOR TO DEMOLITION COMMENCEMENT. A CERTIFICATE IS TO BE SUBMITTED BY A HYGIENIST CONFIRMING THAT ALL ASBESTOS HAS BEEN REMOVED PRIOR TO DEMOLITION. ANOTHER CERTIFICATE IS TO BE SUBMITTED ON COMPLETION OF DEMOLITION.
 7. REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.
 8. REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED, THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.
 9. REFER TO WASTE MANAGEMENT PLAN FOR RECYCLING OF MATERIAL.

LEGEND

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1	7/11/2018	4:22 PM

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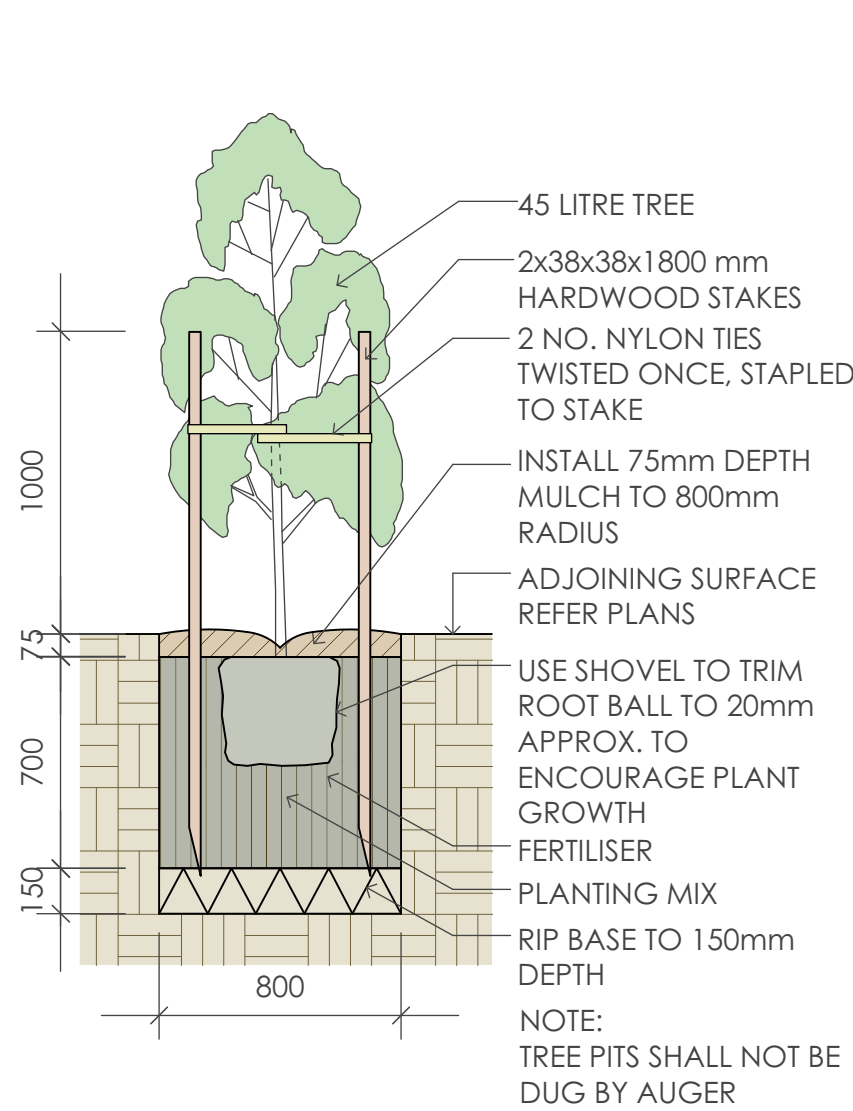
Client
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ACN 629 772 765

Project
**3 BERRITH STREET
WHEELER HEIGHTS**
LOT A IN DP 411784

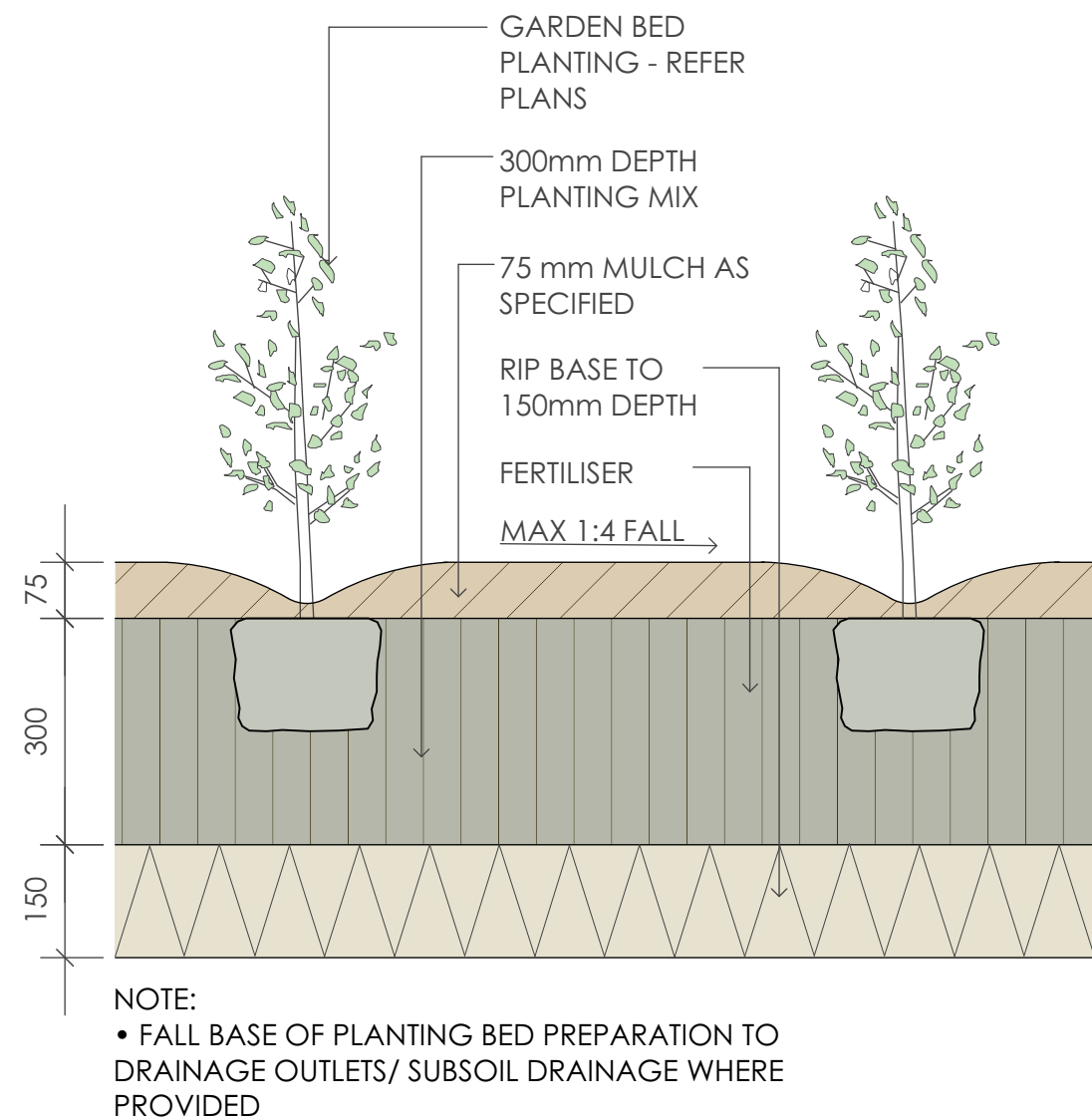
Drawing
DEMOLITION PLAN

Scale	1:100	Drawn	BR
File	DA Berrith St A.dwg	checked	BR
Plotted	7/11/2018 4:22 PM		
Job No	1801		
Version	DA	Drawing No:	A12

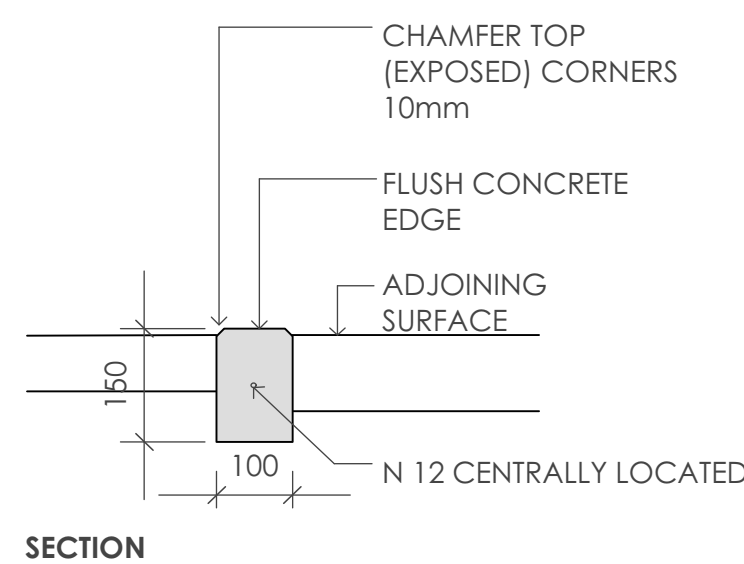
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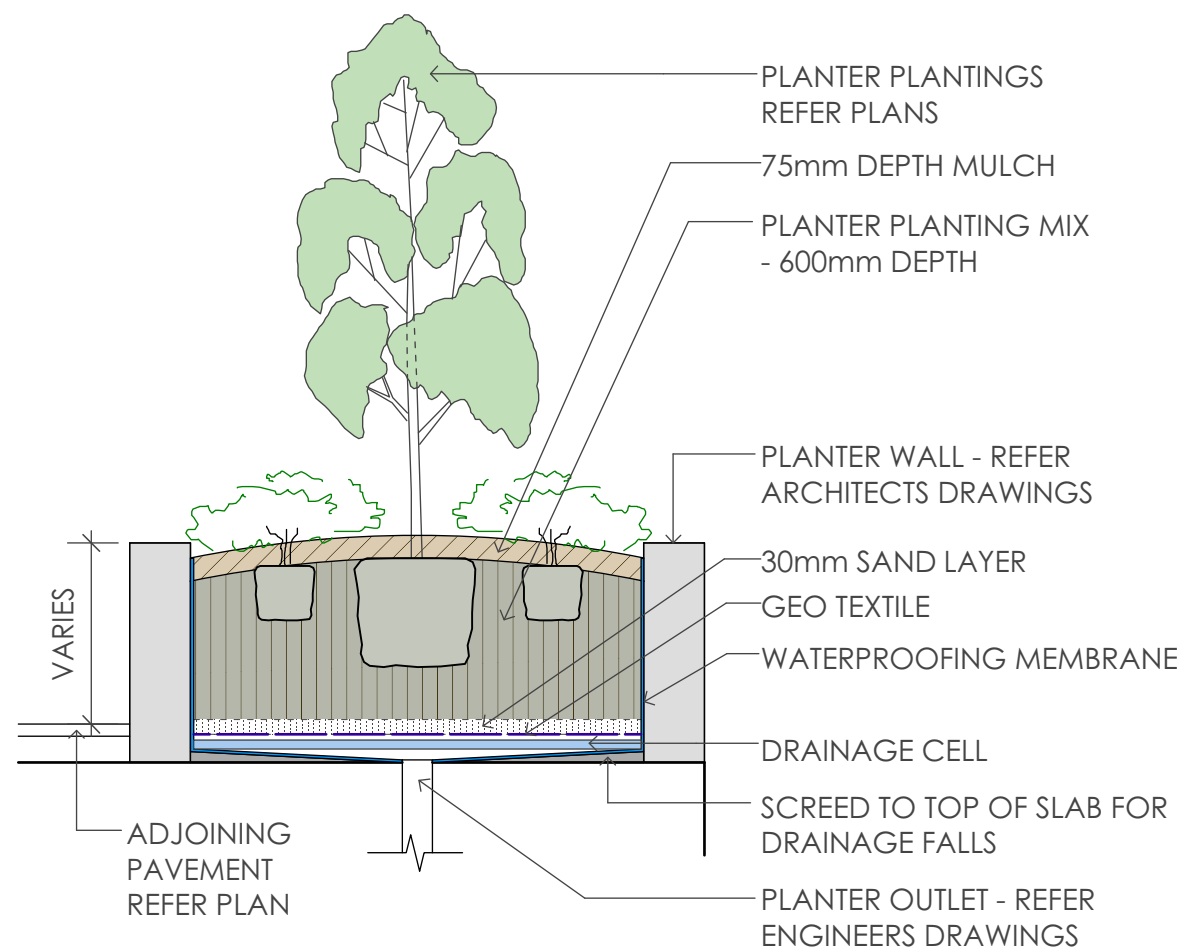
1 45 Litre Tree Planting
scale 1:25



2 Planting Bed Detail
scale 1:10



3 Concrete Edge
scale 1:10



4 Planter Bed On Slab
scale 1:25

SPECIFICATION NOTES

PLANTING MATERIALS

Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of
50% Black Soil
20% Coarse Sand
30% Organic Material

as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Planter Mix:

Planter mix shall be Peat and Planter Mix as supplied by Australian Native Landscape Pty Ltd (ph [02] 9450 1444 or approved equivalent).

Planter Drainage Cell:

Planter drainage cell shall be VersiCell as supplied by Elmich Australia Pty Ltd (ph [02] 9648 2073 or approved equivalent).

Mulch:

Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent.

Mulch to planter beds:

Mulch to planter beds shall be Pine bark mini nuggets mulch (25mm grade), free from fines and as available from Australian Native Landscapes Pty Ltd Phone [02] 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Plants are available from **Andreassens Green** wholesale nursery, contact Darren [02] 8777 4713, email darren@andreassensgreen.com.au or approved equivalent.

Turfed areas:

All new turfing areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfing area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

- 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie
- TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Porous Pavement

MATERIAL: Porous pavement shall be Stoneset Pour On Gravel binder pavement colour Gold as available from Pour On Pty Ltd (Phone 1300 392 155) or approved equivalent. Install to manufacturer's recommendations. Sample to be provided for approval by Superintendent.

Concrete Edge

MATERIALS: Concrete to be off white colour.

INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

Loose Nepean River Pebble / No Floating Mulch

MATERIAL: Nepean river pebble gravel to be of uniform size or graded material in the size 20mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: [02] 9450 1444.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfing areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

<div>GENERAL NOTES:</div> <div><div>1. Do not scale of drawings. Follow written dimensions. If in doubt obtain written advice from the Superintendent.</div><div>2. Verify all dimensions on site.</div><div>3. Refer to legend for all symbol and code keys.</div><div>4. Read in conjunction with the specifications</div><div>5. Read in conjunction with all associated drawings</div></div>					DESIGNED:	PREPARED FOR:	PREPARED BY:	PROJECT:	DRAWING TITLE:	DATE:				
					GD	M ZHOU	<div><div><div></div><div></div></div><div>GREENLAND DESIGN</div><div>Landscape Architects</div></div> <div><div>Greenland Design Pty Ltd</div><div>ABN 73 139 152 855</div><div>Registered Landsc. Architect: Bao Ly</div><div>PO Box 3228 Wetherill Park NSW 2164</div><div>T: 0403 164 198</div><div>E: gd@greenlanddesign.com.au</div></div>	PROPOSED RESIDENTIAL DEVELOPMENT	Landscape Details & Specification	SEPTEMBER 2018				
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	A	FOR DA	CL	10.09.18	CL									
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								NO. 3 BERITH STREET WHEELER HEIGHTS		FULL SIZE: A1	A			
										DRAWING NO:				
										1921.GD.02				