

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A000350 Boyle & Lemma-10 Courtley Road, Beacon Hill\A000350 Amended Submission Plan.rvt



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INCLUSIONS ARE CORRECT

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**SCHEDULE OF DRAWINGS:**

<u>SHEET</u>	<u>CONTENTS</u>
01	COVER SHEET
02	SITE PLAN
03	GROUND FLOOR
04	FIRST FLOOR
05	ELEVATIONS 1-2
06	ELEVATIONS 3-4
07	SECTIONS
08	SLAB SETOUT PLAN (NOT IN SET)
09	WET AREA PLANS
10	SEDIMENT/ANALYSIS PLANS
11	SHADOW DIAGRAMS
KP	KITCHEN PLAN
KV	KITCHEN VIEW

**AMENDMENTS**

ISS	DESCRIPTION	BY	DATE
A	SUBMISSION PLANS (TENDER 34-1)	GD	12.08.22
B	AMENDED SUBMISSION PLANS(PCV: 1,2&4)	SM	04.10.22

CLIENT INITIALS: 1.\_\_\_\_\_ 2.\_\_\_\_\_

**AMENDED SUBMISSION PLANS - DA**

SIGNATURE: \_\_\_\_\_

NOTES:  
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TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO  
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**RAWSON HOMES**

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LEVEL 7  
RHODES NSW 2138  
TELEPHONE 02 8765 5500  
FAX 02 8765 8099  
Builder's licence No. 33493C




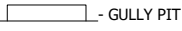

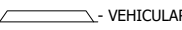
CLIENT:  
MS. OLIVIA BOYLE & MR. ANDREW IEMMA

SITE ADDRESS:  
LOT 7 (DP 238331)  
10 COURTLEY RD  
BEACON HILL NSW 2100

HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**COVER SHEET**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: NORTHERN BEACHES		SCALE:	
JOB No: <b>A000350</b>	DRWG No: <b>01</b>	ISSUE: <b>B</b>	

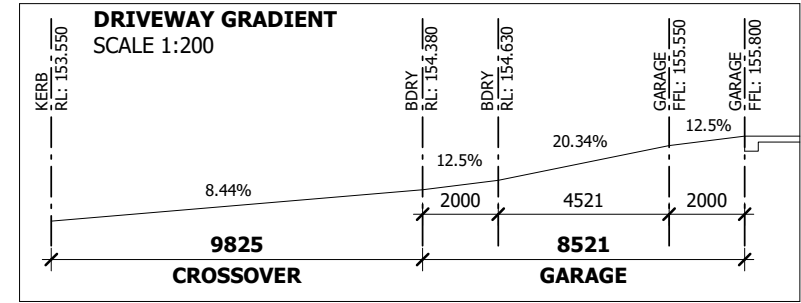
LEGEND			
DT	- DENOTES DEAD TREE	PP	- POWER POLE
EB	- ELECTRICAL BOX	SMH	- SEWER MAN HOLE
EM	- ELECTRICAL METER	SIO	- SEWER INSPECTION OPENING
G	- GAS METER	SV	- SEWER VENT PIPE STOP VALVE
H	- HYDRANT	S	- DENOTES TREE STUMP
R	- HYDRANT RECYCLED	SWO	- DENOTED STORM WATER PIT
KO	- DENOTES KERB OUTLET	T	- DENOTES TREE
LP	- LIGHT POLE	TP	- TELESTRA PIT
LH	- LAMP POLE	WT	- WATER TAG
MH	- MAN HOLE	WM	- WATER METER
	- BENCH MANR		- GULLY PIT
	- PHOTO POINT		- VEHICULAR CROSSING

- GENERAL SITING NOTES
- ALL PROPOSED FINISH FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFORMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
  - ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO CONFORMATION WITH STEP-DOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.
  - ALL AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.
  - ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
  - NO ALLOWANCE HAS BEEN MADE FOR RETAINING WALLS, BY OWNER AFTER HANDOVER IF REQUIRED

EXISTING TREES GREATER THAN 8m IN HEIGHT WITHIN 3m OF THE PROPOSED BUILDING OR ANY TREES WITHIN PROPOSED DRIVEWAY TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

- GENERAL SURVEY NOTES
- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
  - DIMENSIONS SHOWN (BEARINGS & DISTANCES) HAVE BEEN DETERMINED BY NSW LAND REGISTRY SERVICES PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED. BUILDINGS AND FENCES ARE SHOWN IN APPROXIMATE POSITIONS ONLY AND COULD VARY + OR - 100MM.
  - SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
  - DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.

SITE CALCULATIONS DA		
GROUND FLOOR	143.40	m <sup>2</sup>
FIRST FLOOR	106.72	m <sup>2</sup>
GARAGE AREA	45.17	m <sup>2</sup>
TOTAL LIVING AREA	250.12	m <sup>2</sup>
SITE AREA	557.30	m <sup>2</sup>
BUILDING FOOTPRINT (INCLUDING UNENCLOSED AREA)	213.46	m <sup>2</sup>
DRIVEWAY & PATH	53.69	m <sup>2</sup>
CROSSOVER	51.31	m <sup>2</sup>
TOTAL FRONT AREA	103.88	m <sup>2</sup>
FRONT LANDSCAPE AREA	48.32	%
TOTAL LANDSCAPE AREA	290.15	m <sup>2</sup>
LANDSCAPE AREA (%)	52.06	%
TOTAL BUILT UPON AREA	43.47	%
FLOOR SPACE RATIO	0.45	:1
SITE COVERAGE	38.30	%
SITE COVERAGE FF	19.15	%



RETAINING WALLS BY OWNER IF REQUIRED

## SITE NOTES:

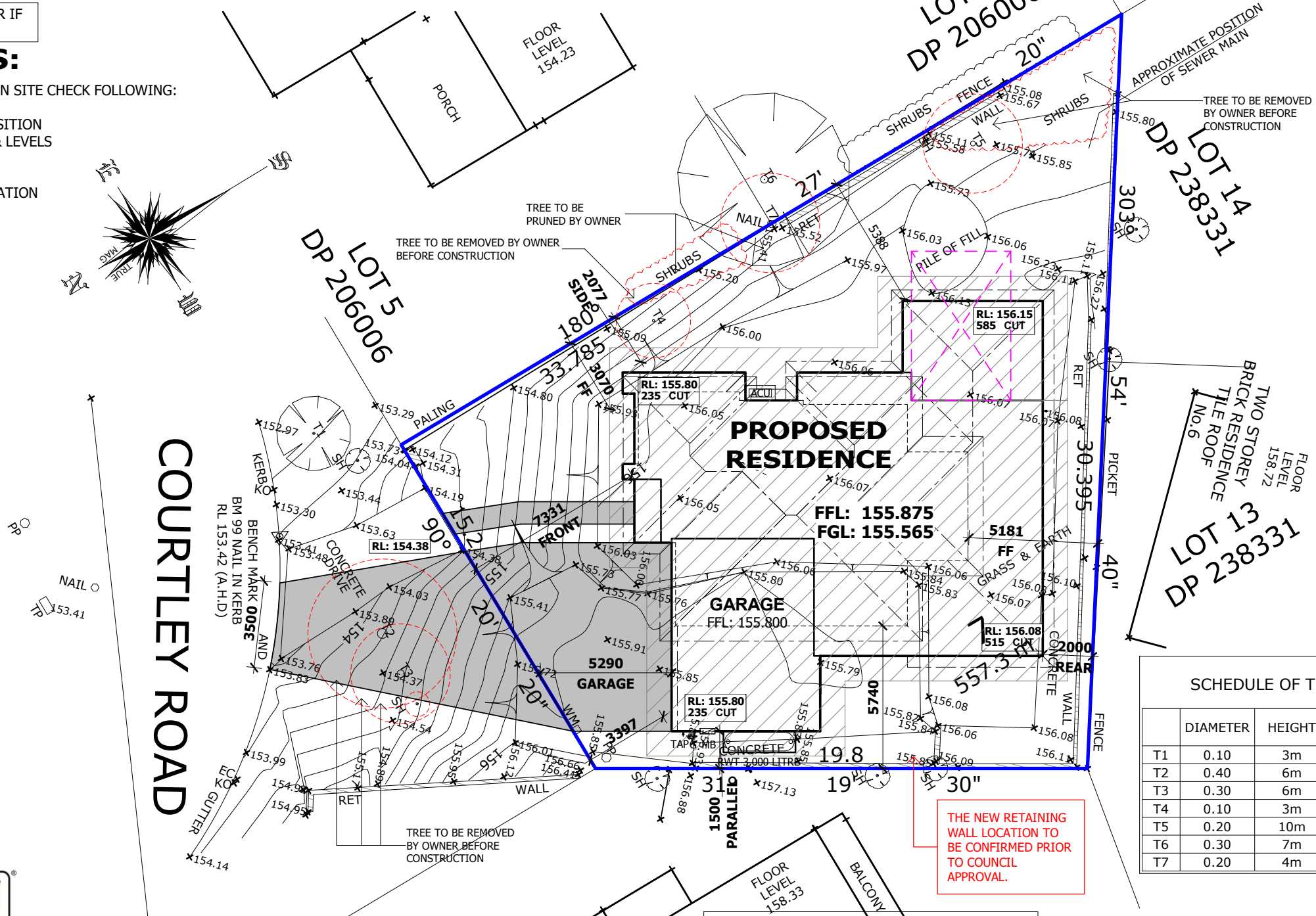
BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

- SERVICE LOCATIONS
  - SEWER CONNECTION POSITION
  - DRIVEWAY ALIGNMENT & LEVELS
- N2 WIND CATEGORY**

DPo INDICATES DOWNPIPE LOCATION



COURTLEY ROAD



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SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.10	3m	-
T2	0.40	6m	-
T3	0.30	6m	PALM
T4	0.10	3m	-
T5	0.20	10m	PALM
T6	0.30	7m	-
T7	0.20	4m	-

NOTES:

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FAX 02 8765 8099  
Builder's licence No. 33493C



CLIENT:  
MS. OLIVIA BOYLE & MR. ANDREW IEMMA

SITE ADDRESS:  
LOT 7 (DP 238331)  
10 COURTLEY RD  
BEACON HILL NSW 2100

CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

HOUSE TYPE  
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FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

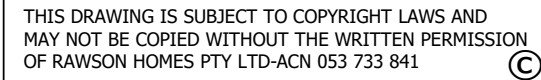
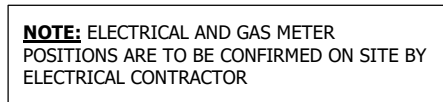
DRAWING TITLE:  
**SITE PLAN**

DRAWN BY: GD  
DATE DRAWN: 12.08.22  
CHECKED BY: MS  
APPROVED FOR CONSTRUCTION

COUNCIL AREA: NORTHERN BEACHES  
SCALE: 1 : 200

JOB No: A000350  
DRWG No: 02  
ISSUE: B

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- SQUARE SET WALL/CEILING JUNCTIONS THROUGHOUT GROUND FLOOR & FIRST FLOOR
- 2750mm H CEILING TO GROUND FLOOR ONLY
- 2340mmH INTERNAL DOORS , INCLUDING 2400H SQUARE SET OPENING TO GROUND FLOOR ONLY (EXCLUDES BEDROOM ROBES).



POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR

FLOOR AREAS	
GROUND FLOOR	143.40 m <sup>2</sup>
FIRST FLOOR	106.72 m <sup>2</sup>
GARAGE	45.17 m <sup>2</sup>
ALFRESCO	22.17 m <sup>2</sup>
PORCH	2.73 m <sup>2</sup>
<b>TOTAL</b>	<b>320.19 m<sup>2</sup></b>

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FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

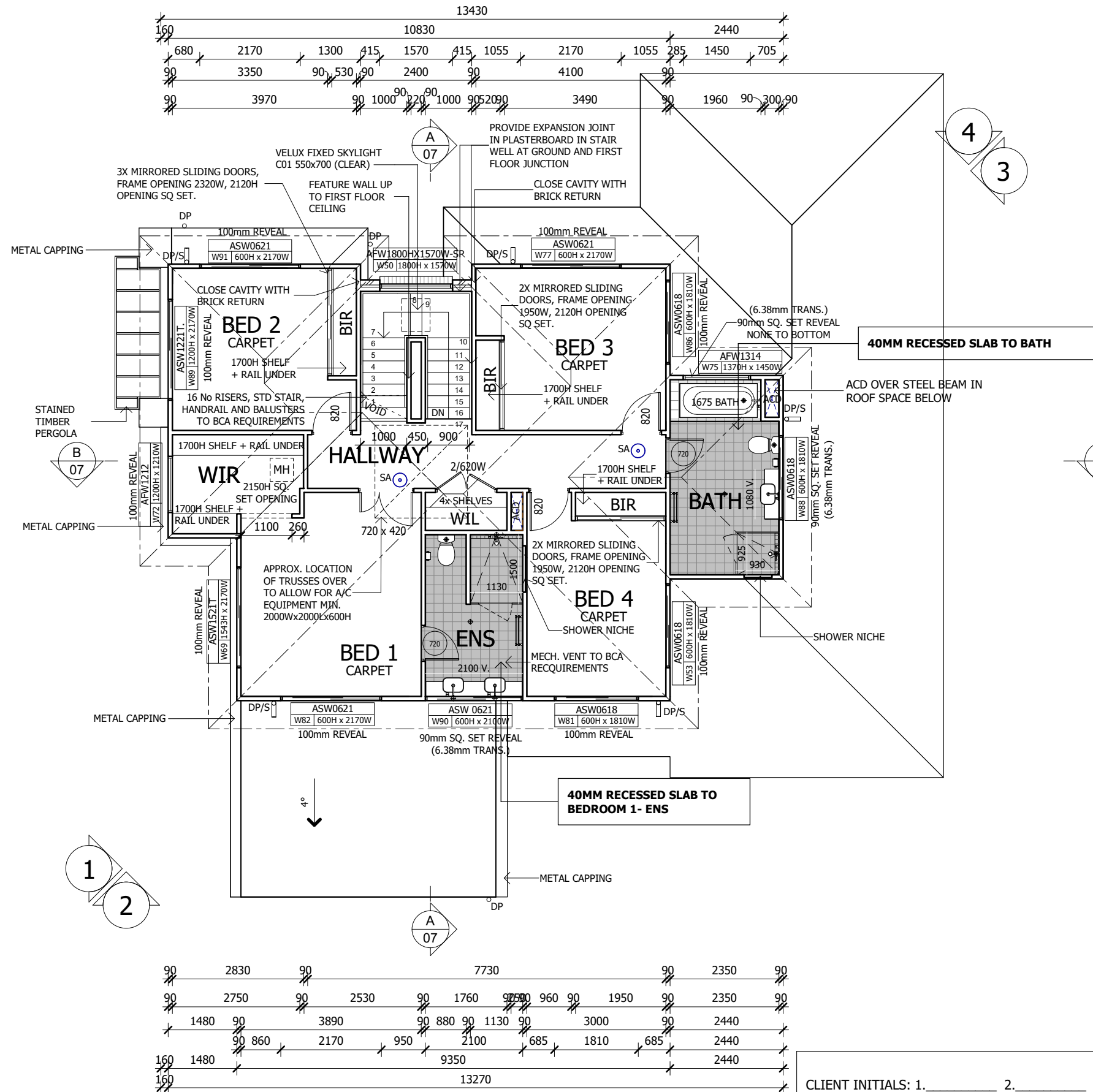
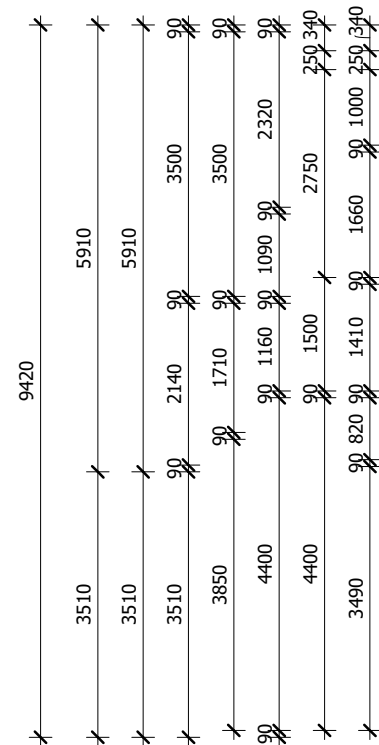
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DRAWING TITLE:  
**GROUND FLOOR**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 03	ISSUE: B

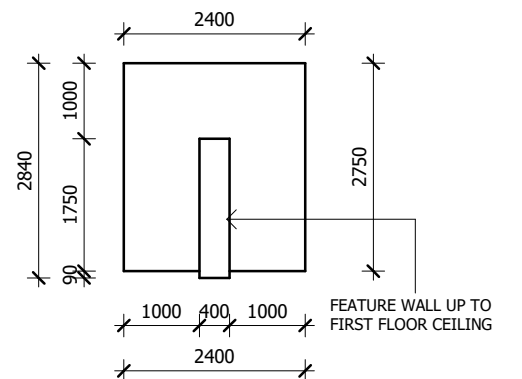
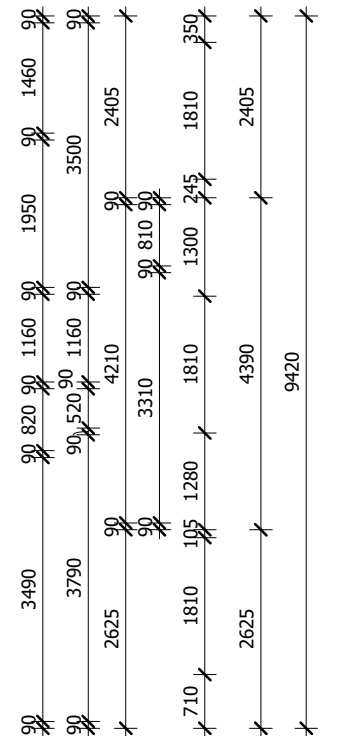


- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- SQUARE SET WALL/CEILING JUNCTIONS
- THROUGHOUT GROUND FLOOR & FIRST FLOOR



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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR  
OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m  
ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

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HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**FIRST FLOOR**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 04	ISSUE: B

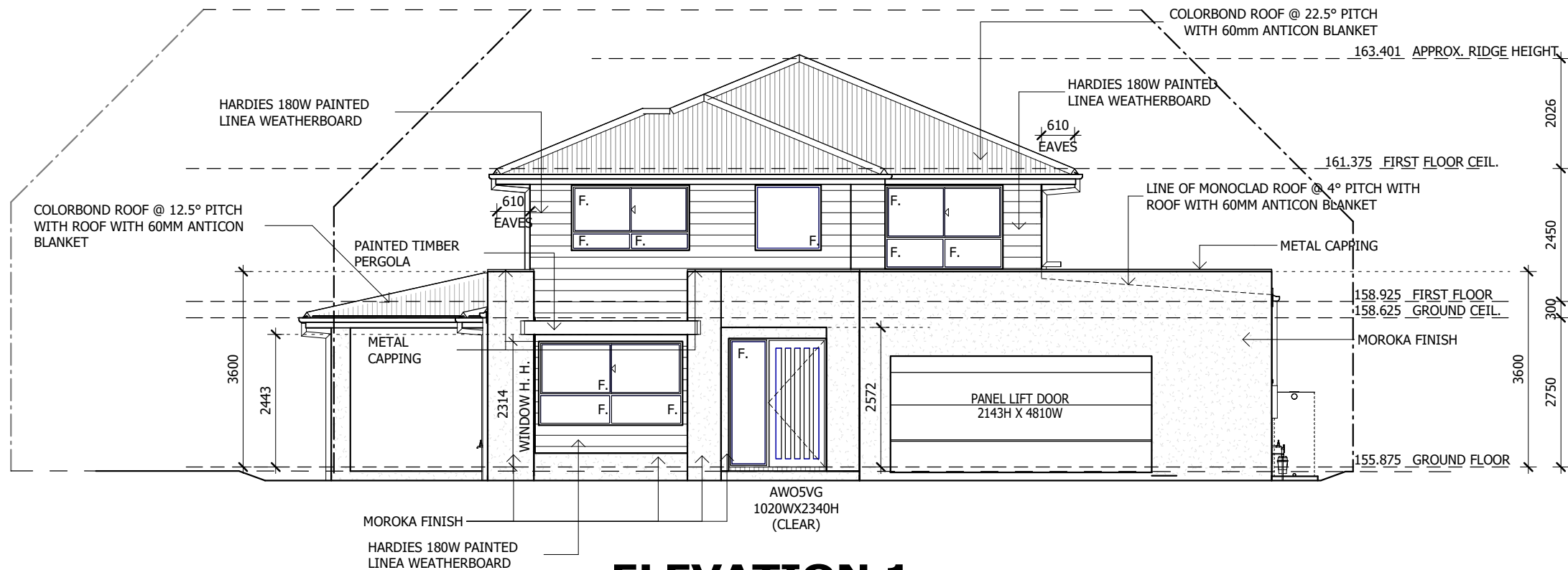
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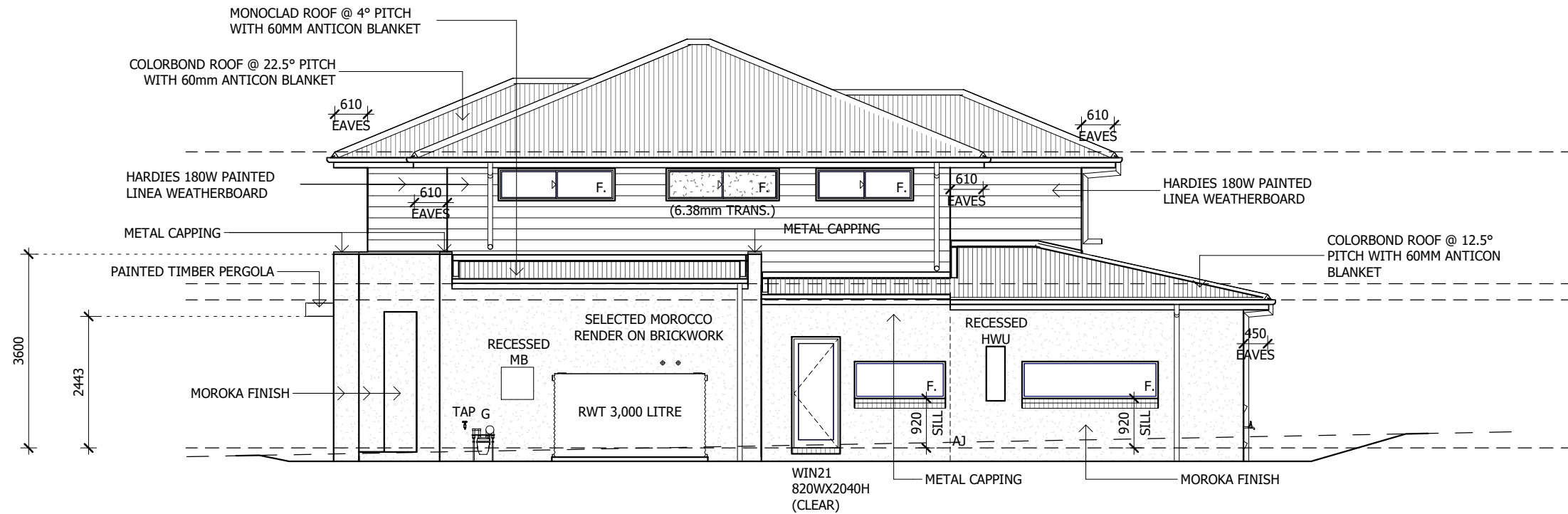


NYLON MESH FLYSCREENS TO ALL OPENING WINDOWS,  
SLIDING AND STACKER DOORS (EXCLUDING HINGED DOORS)

CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



ELEVATION 1



ELEVATION 2

CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

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FAX 02 8765 8099  
Builder's licence No. 33493C



CLIENT:  
MS. OLIVIA BOYLE & MR. ANDREW IEMMA  
SITE ADDRESS:  
LOT 7 (DP 238331)  
10 COURTLEY RD  
BEACON HILL NSW 2100

HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2  
DRAWING TITLE:  
ELEVATIONS 1-2

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350	DRWG No: 05	ISSUE: B	

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CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



DRAWING TITLE:  
**ELEVATIONS 3-4**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 06	ISSUE: B

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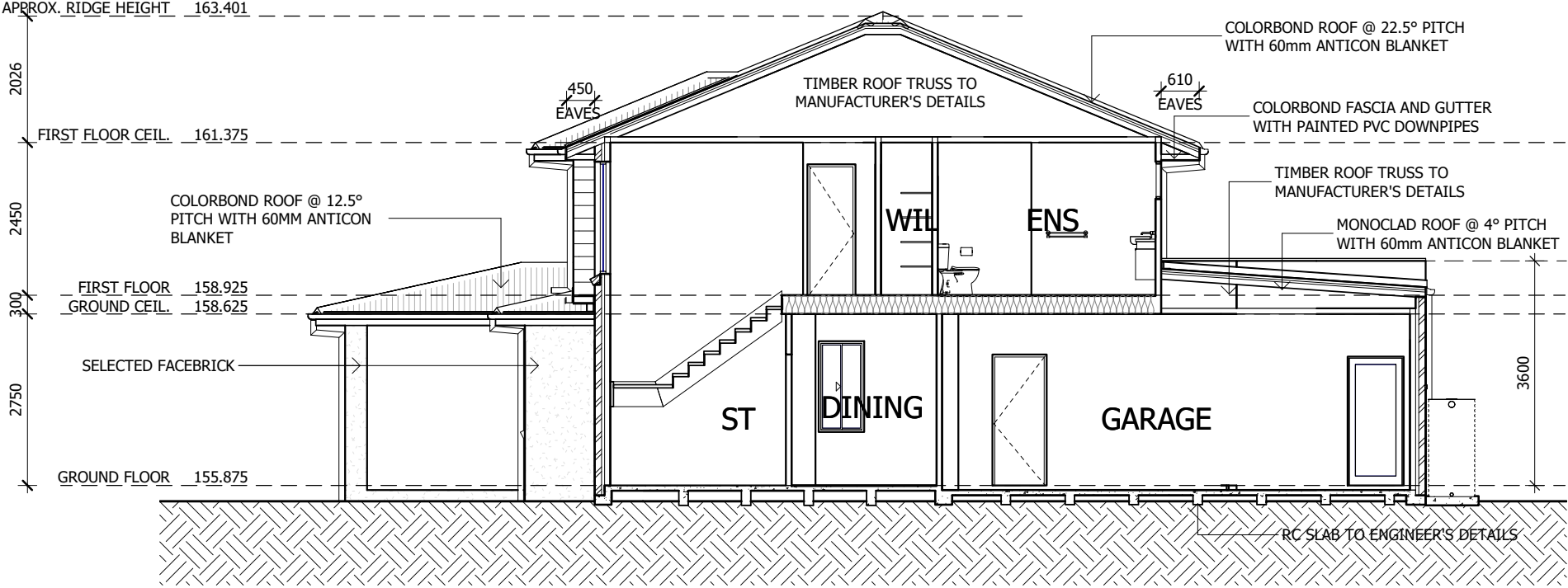
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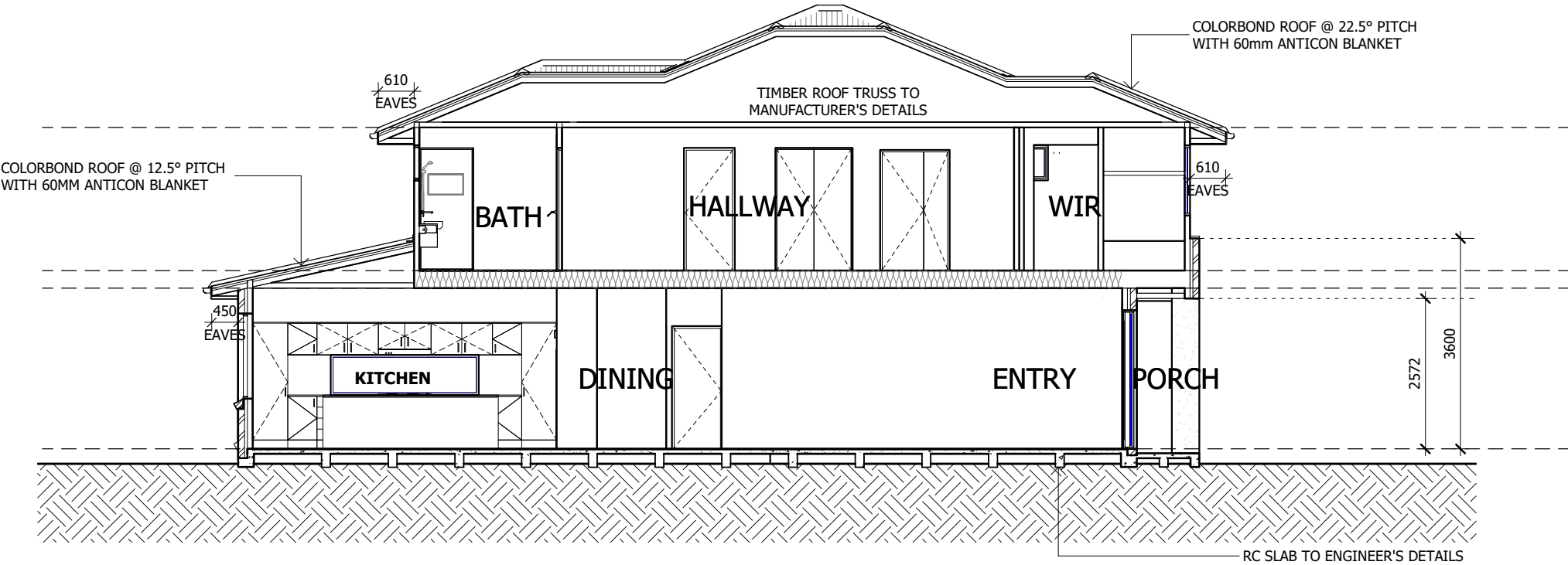
CLIENT: MS. OLIVIA BOYLE & MR. ANDREW IEMMA
SITE ADDRESS: LOT 7 (DP 238331) 10 COURTLEY RD BEACON HILL NSW 2100

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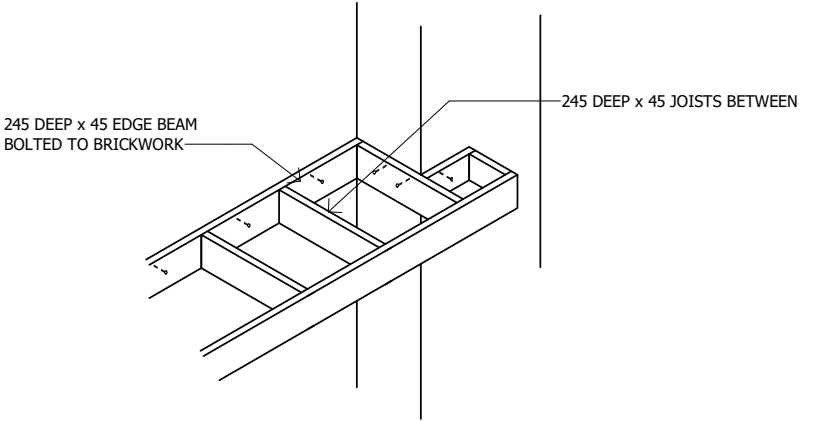
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SECTION A-A



SECTION B-B



PERGOLA DETAIL  
NOT TO SCALE

1 TYPICAL PERGOLA PERSPECTIVE  
SCALE: 1 : 50

NOTES:

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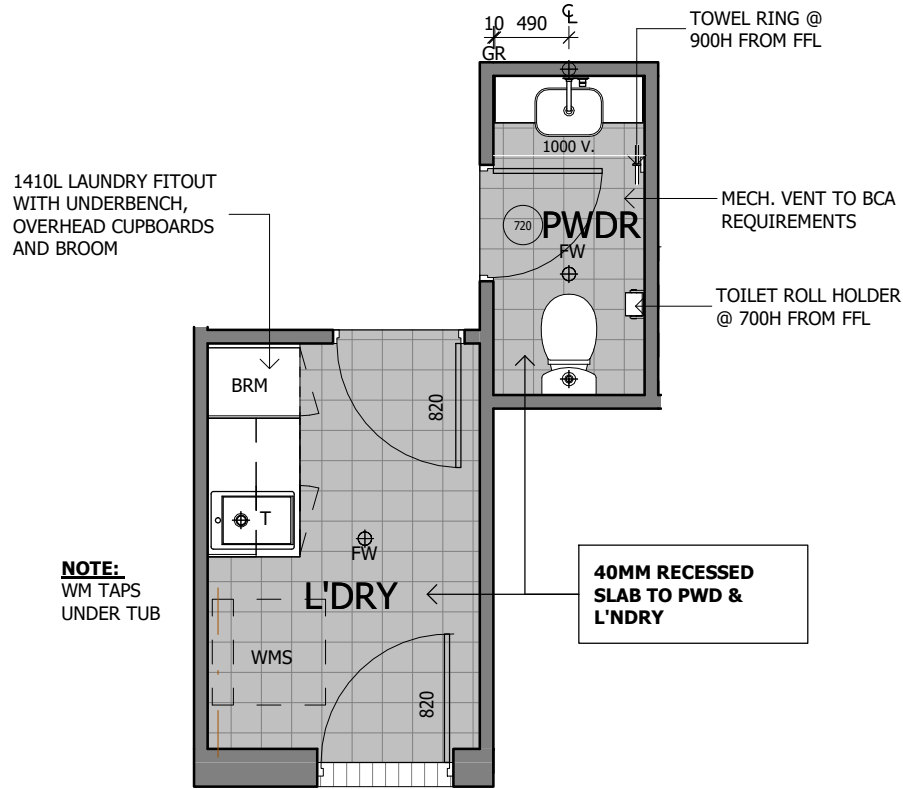
HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**SECTIONS**

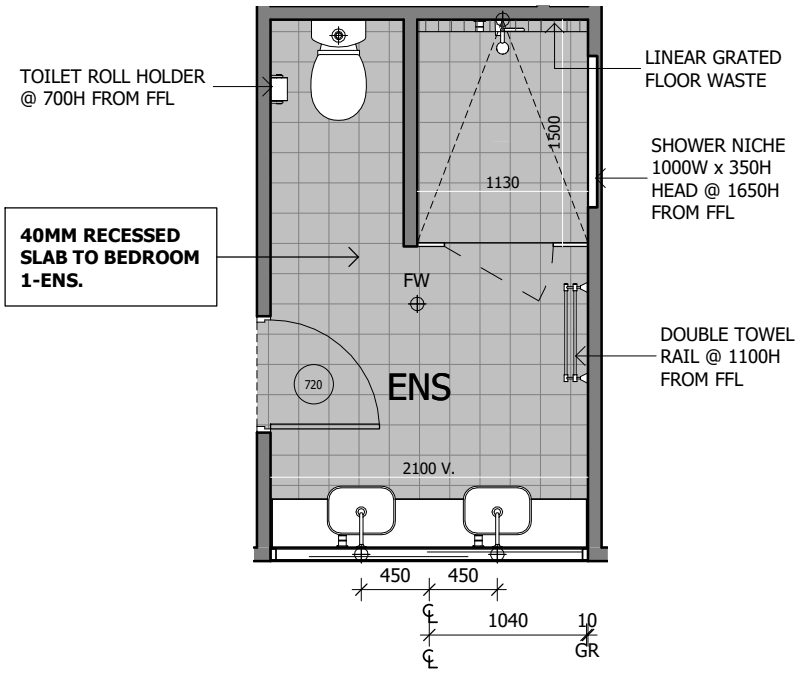
DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: As indicated	
JOB No: <b>A000350</b>	DRWG No: <b>07</b>	ISSUE: <b>B</b>	



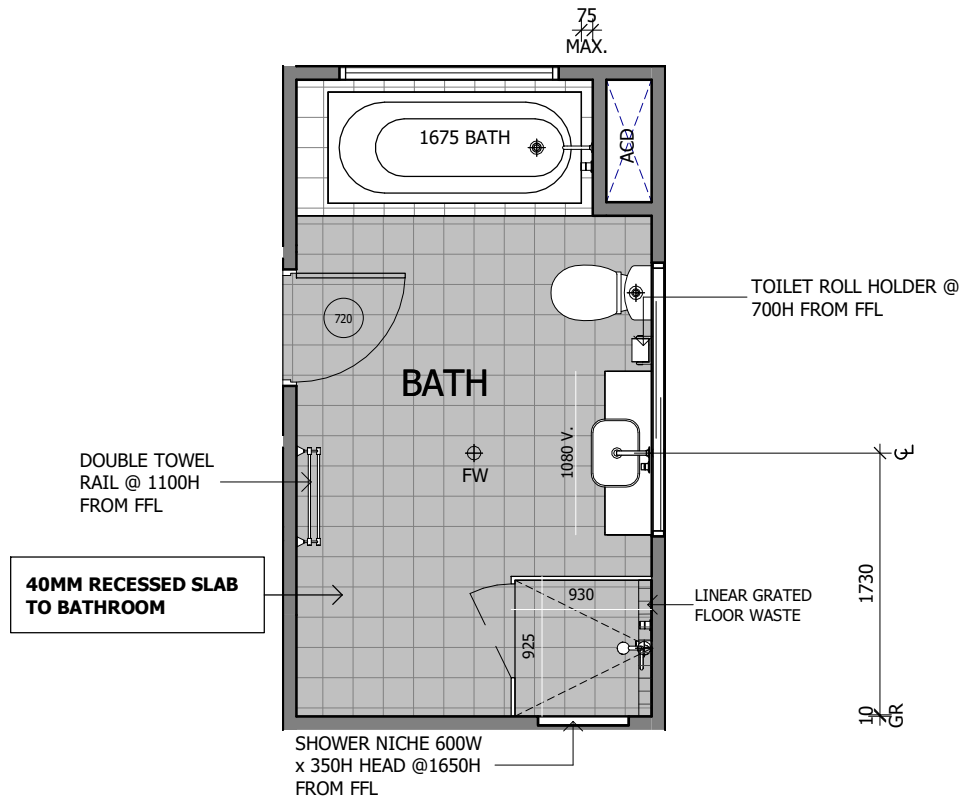
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## L'DRY & PWDR



## ENS



## BATH

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HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**WET AREA PLANS**

DRAWN BY: GD  
DATE DRAWN: 12.08.22  
CHECKED BY: MS  
APPROVED FOR CONSTRUCTION

COUNCIL AREA: NORTHERN BEACHES  
SCALE: 1 : 50

JOB No: A000350  
DRWG No: 09  
ISSUE: B

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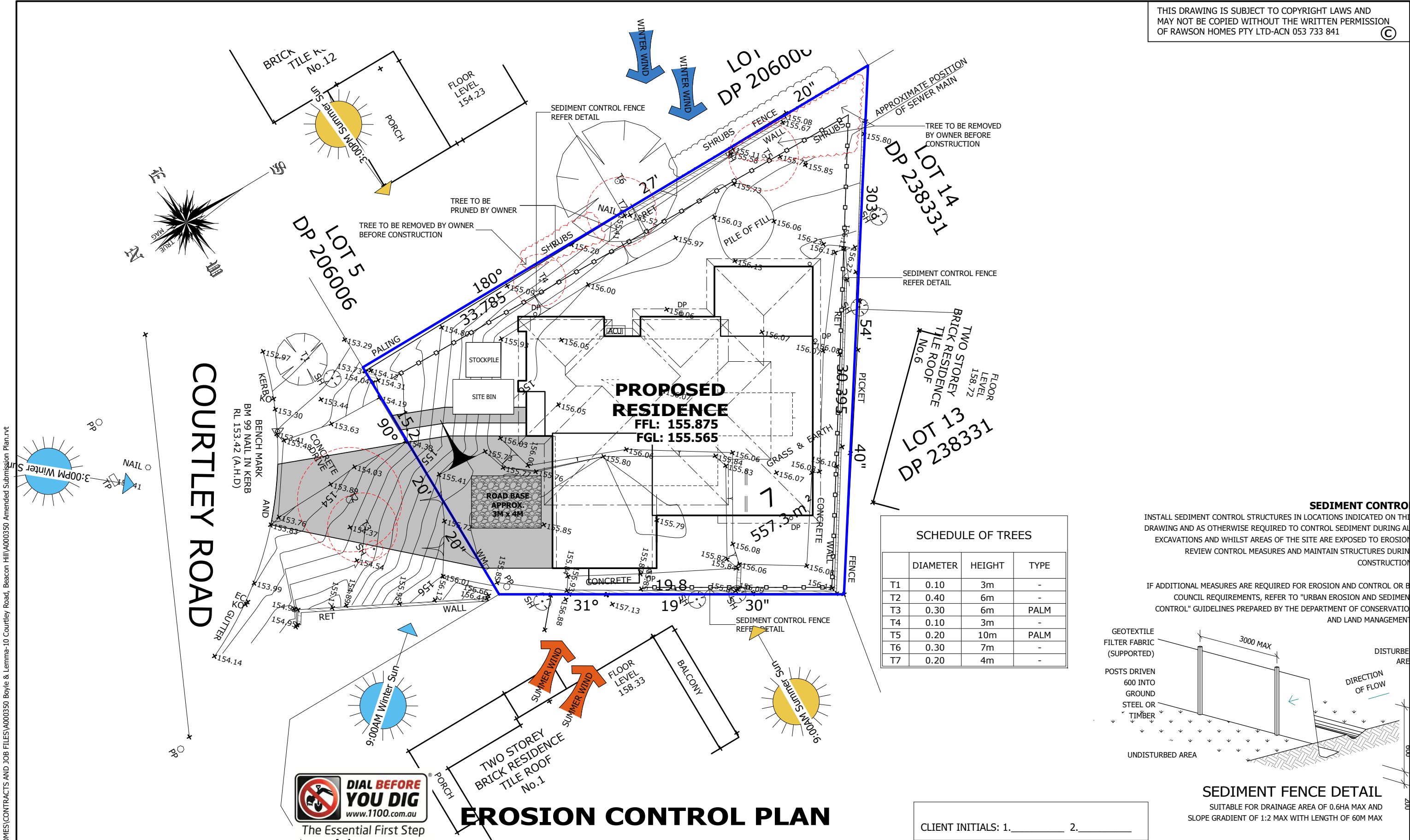
### LAUNDRY / WC

- PROVIDE SKIRTING TILE TO PERIMETER WALLS OF LAUNDRY
- TILED SPLASHBACK OVER LAUNDRY TUB & BENCH @ 300mm HIGH

### BATHROOM

- FULL HEIGHT TILING TO BEDROOM 1-ENS, & MAIN BATHROOM
- 1900H SHOWER HEAD FROM FFL TO UNDERSIDE OF SHOWER HEAD
- FLOATING VANITIES
- 340H TILED SPLASHBACKS ABOVE VANITIES WITH FLOATING MIRROR OVER ON 32mm BOARD, 130mm FROM SIDE OF VANITY, MAX. HEIGHT 880mm
- PROVIDE KICKER TO BATH HOB 140H x 70W
- WALL MOUNTED TAPS & SPOUT TO VANITIES & BATH
- SQUARE SET WALL/CEILING JUNCTION TO MAIN BATHROOM, ENSUITE AND POWDER ROOM (INCLUDING SEPARATE WC ONLY WHEN WITHIN BATHROOM OR ENSUITE)
- SQ. SET WINDOW TO MAIN BATHROOM ENSUITE, POWDER ROOM AND WC

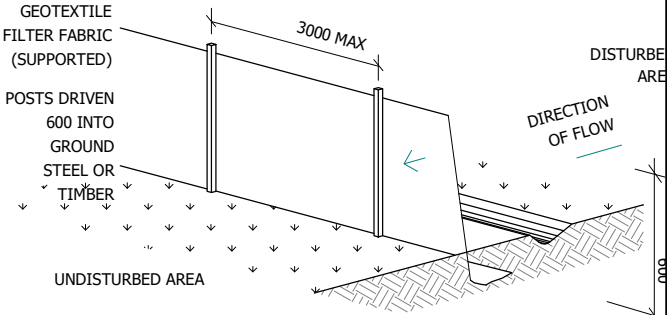




SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.10	3m	-
T2	0.40	6m	-
T3	0.30	6m	PALM
T4	0.10	3m	-
T5	0.20	10m	PALM
T6	0.30	7m	-
T7	0.20	4m	-

**SEDIMENT CONTROL**  
INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS  
DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL  
EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.  
REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING  
CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY  
COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT  
CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION  
AND LAND MANAGEMENT.



**SEDIMENT FENCE DETAIL**

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND  
SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

**EROSION CONTROL PLAN**

**NOTES:**

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TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO  
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\* ALL DIMENSIONS ARE IN MILLIMETRES  
\* DO NOT SCALE - USE WRITTEN DIMENSIONS  
\* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING  
FINISHED SURFACES

**RAWSON HOMES**  
5 RIDER BOULEVARD  
LEVEL 7  
RHODES NSW 2138  
TELEPHONE 02 8765 5500  
FAX 02 8765 8099  
Builder's licence No. 33493C



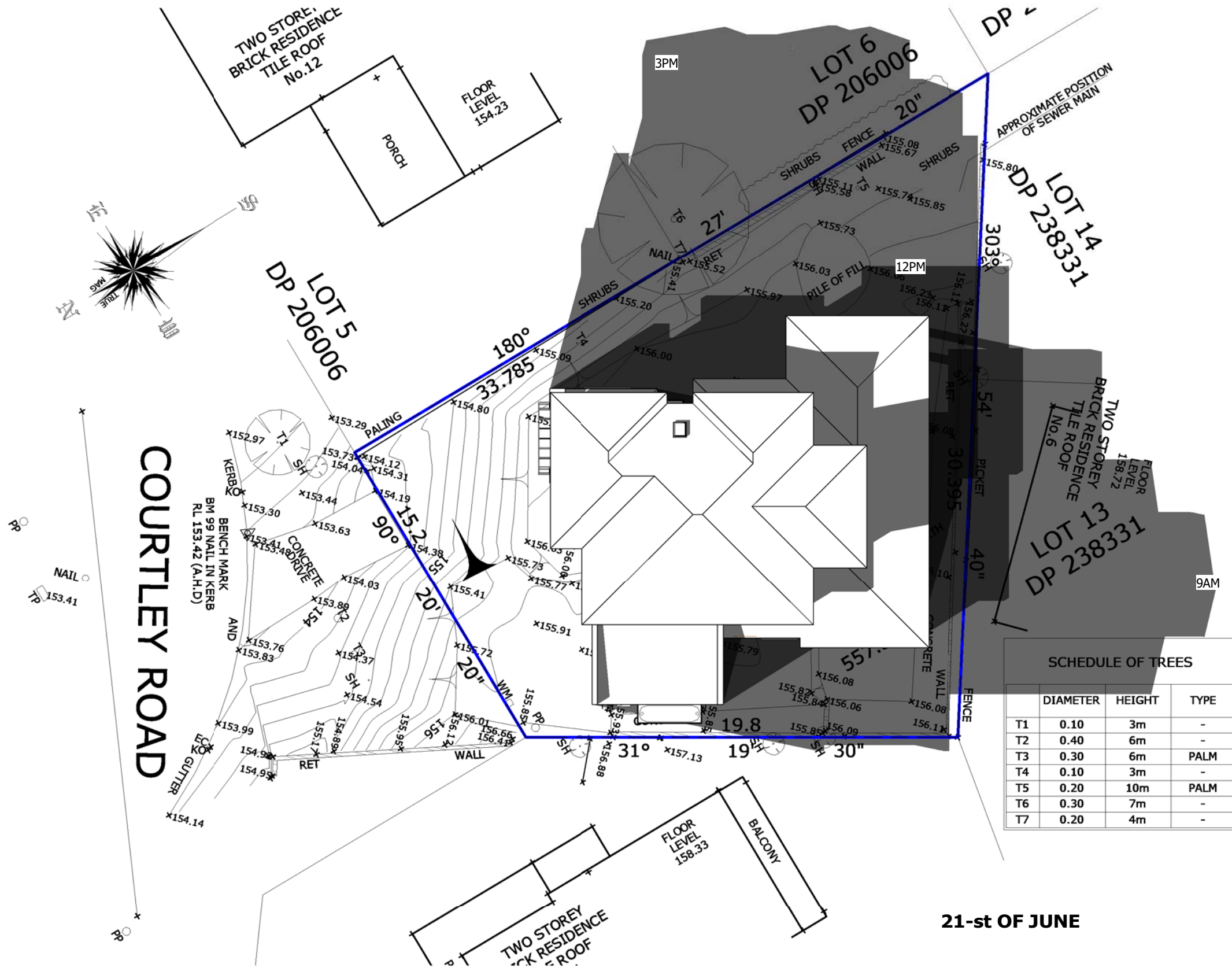
CLIENT:  
MS. OLIVIA BOYLE & MR. ANDREW IEMMA  
SITE ADDRESS:  
LOT 7 (DP 238331)  
10 COURTLEY RD  
BEACON HILL NSW 2100

CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**SEDIMENT/ANALYSIS**

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: <b>A000350</b>	DRWG No: <b>10</b>	ISSUE: <b>B</b>	



SCHEDULE OF TREES			
	DIAMETER	HEIGHT	TYPE
T1	0.10	3m	-
T2	0.40	6m	-
T3	0.30	6m	PALM
T4	0.10	3m	-
T5	0.20	10m	PALM
T6	0.30	7m	-
T7	0.20	4m	-

NOTES:

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FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
**SHADOW DIAGRAMS**

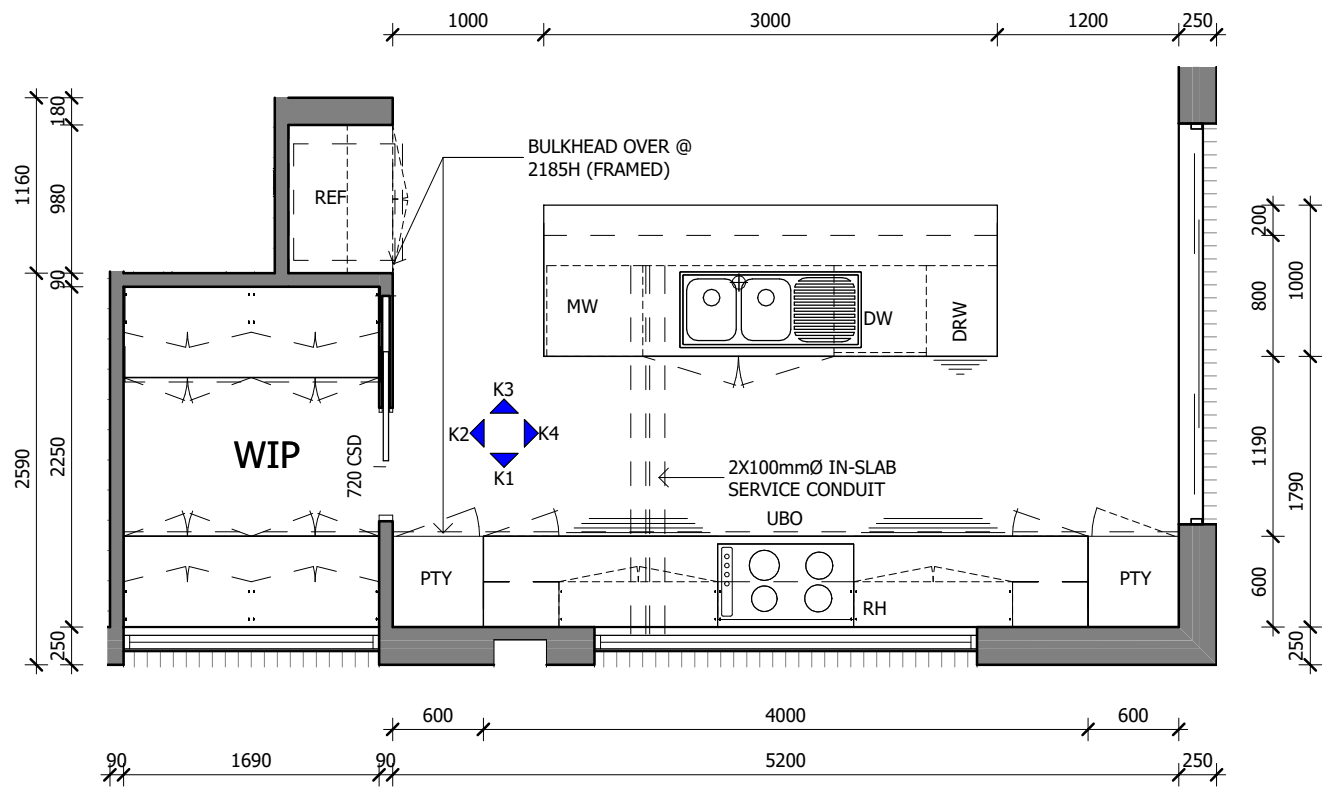
DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 200	
JOB No: <b>A000350</b>	DRWG No: <b>11</b>	ISSUE: <b>B</b>	

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A000350 Boyle & Lemma-10 Courtley Road, Beacon Hill\A000350 Amended Submission Plan.rvt

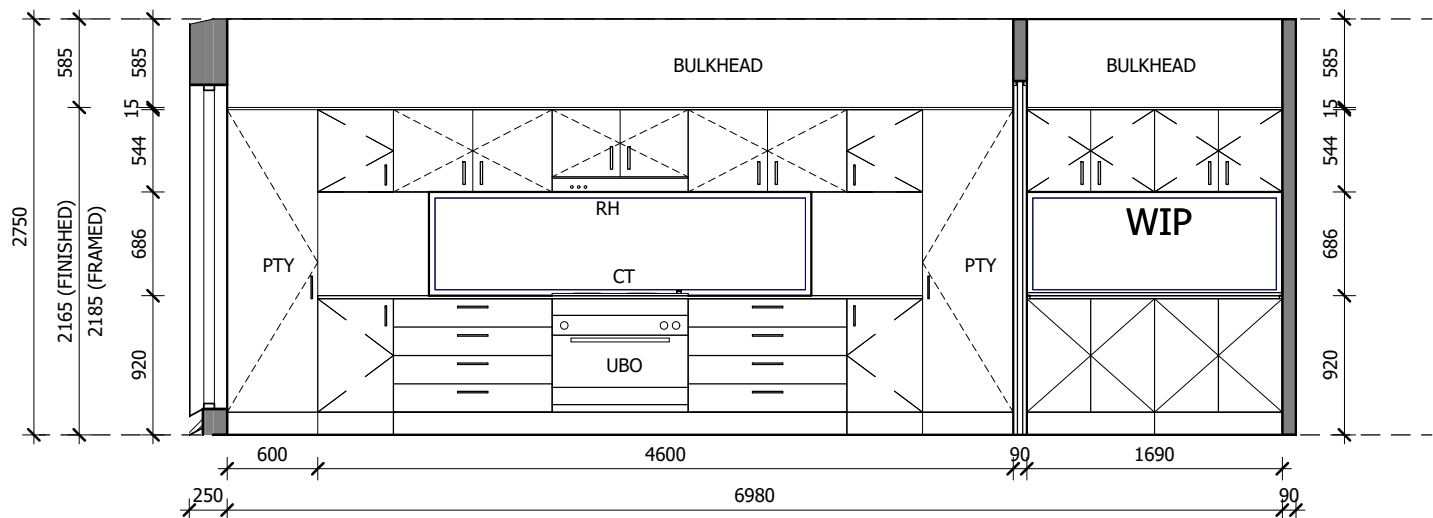
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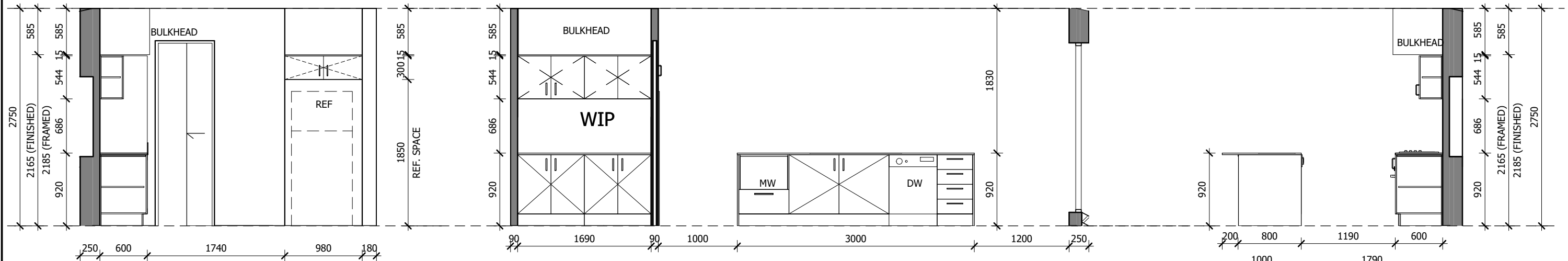
THE KITCHEN LAYOUT SHOWN IS ONLY DIAGRAMATIC ALL  
DETAILS AND DIMENSIONS TO BE CONFIRMED BY THE MAKER  
PRIOR TO MANUFACTURE



KITCHEN PLAN



ELEVATION K1



ELEVATION K2

ELEVATION K3

ELEVATION K4

NOTES:

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CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

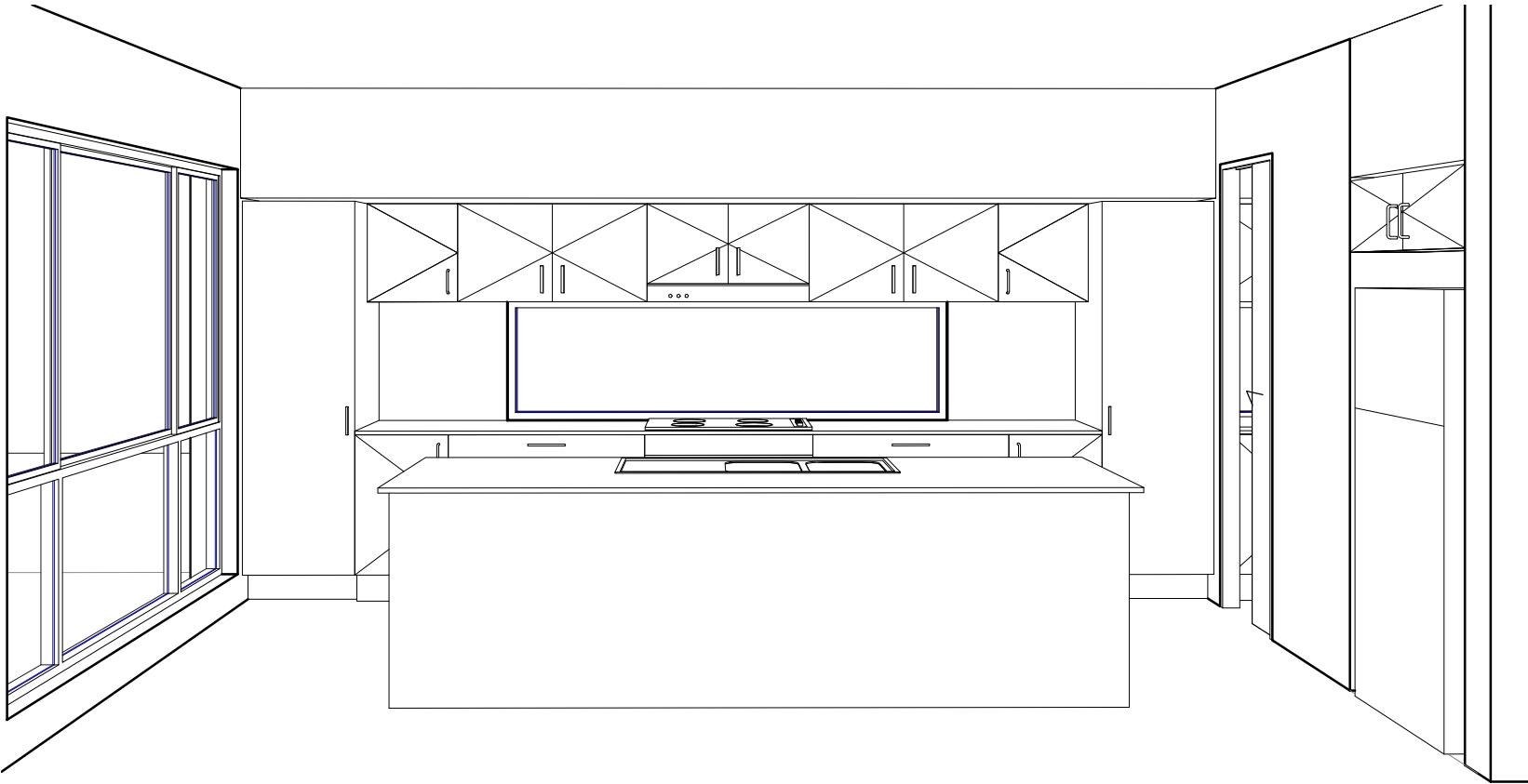
HOUSE TYPE  
MODEL: WINDERMERE ACT 31  
FACADE: CLASSIC  
TYPE: DOUBLE GARAGE  
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:  
KITCHEN PLAN

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 50	
JOB No: A000350	DRWG No: KP	ISSUE: B	



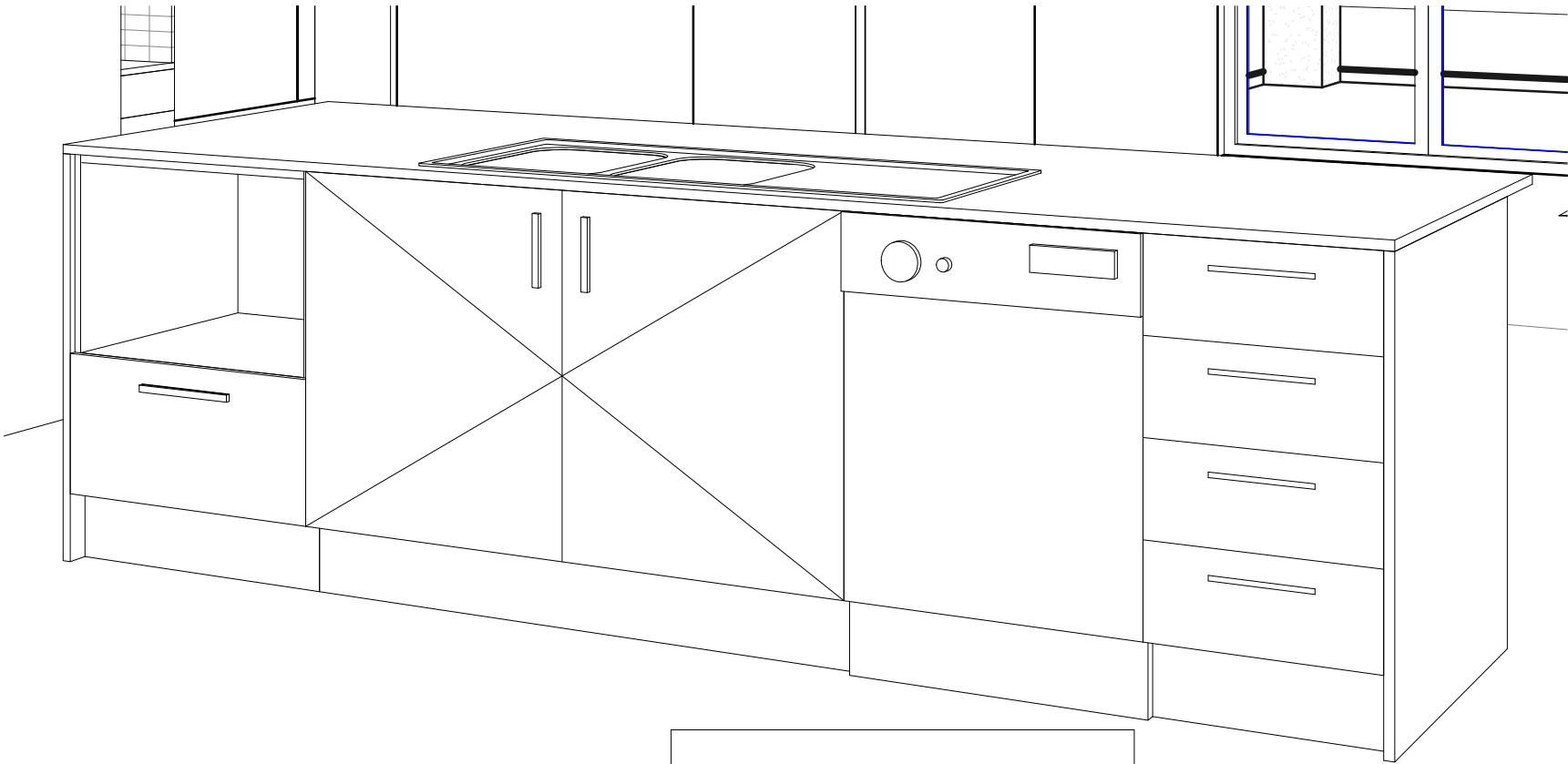
S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A000350 Boyle & Lemma-10 Courtley Road, Beacon Hill\A000350 Amended Submission Plan.rvt



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**NOTE: PERSPECTIVE IS FOR  
DIAGRAMMATIC PURPOSES ONLY**



CLIENT INITIALS: 1. \_\_\_\_\_ 2. \_\_\_\_\_

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SPECIFICATION: CORE SPEC. V2  
DRAWING TITLE:  
KITCHEN VIEW

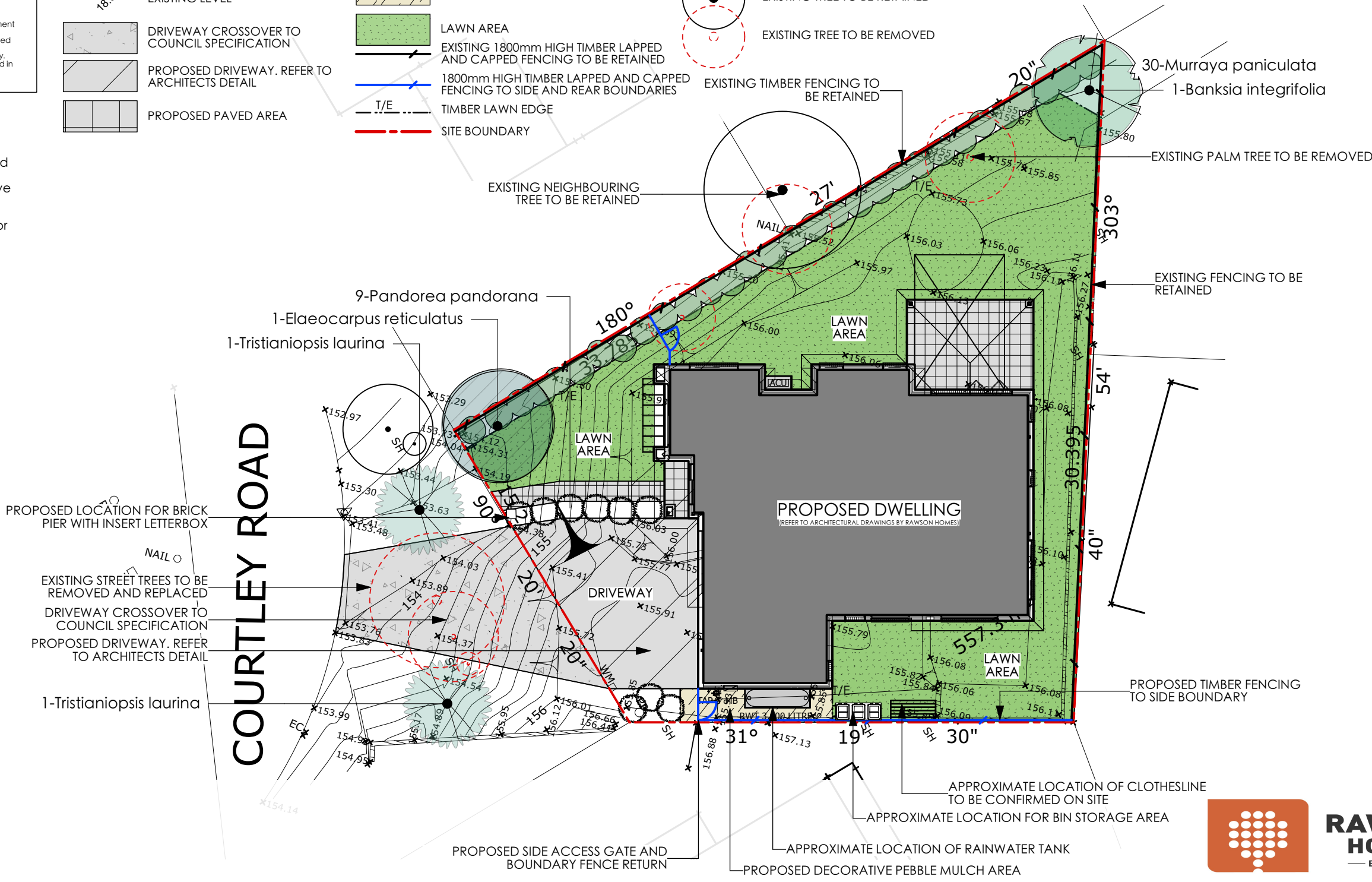
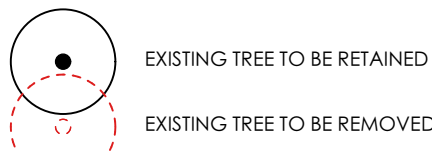
DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE:	
JOB No: A000350		DRWG No: KV	ISSUE: B

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4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.  
5. Do not scale from drawings.  
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Note:  
Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50. and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

LEGEND:

- RL. 17.625 PROPOSED LEVEL  
18.02 EXISTING LEVEL
- DRIVEWAY CROSSOVER TO COUNCIL SPECIFICATION
- PROPOSED DRIVEWAY. REFER TO ARCHITECTS DETAIL
- PROPOSED PAVED AREA
- PROPOSED DECORATIVE PEBBLE MULCH AREA
- LAWN AREA
- EXISTING 1800mm HIGH TIMBER LAPPED AND CAPPED FENCING TO BE RETAINED
- 1800mm HIGH TIMBER LAPPED AND CAPPED FENCING TO SIDE AND REAR BOUNDARIES
- T/E ... TIMBER LAWN EDGE
- SITE BOUNDARY



PLANTING SCHEDULE

INDICATES AUSTRALIAN NATIVE SPECIES

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Banksia integrifolia	Coastal Banksia	1	45lt	5000	10000
Elaeocarpus reticulatus	Blueberry Ash	1	45lt	5000	12000
Murraya paniculata	Orange Jessamine	30	200mm	1200	2500
Pandorea pandorana	Wonga Wonga Vine	9	150mm	1500	300
Tristaniopsis laurina	Water Gum	2	45lt	4000	7000



DATE

REVISION

PROPOSED LANDSCAPE PLAN

ADDRESS

LOT 7, 10 COURTLEY ROAD, BEACON HILL

CLIENT

OLIVIA BOYLE & ANDREW IEMMA

DATE #

27.10.22

SCALE @ A3

1:200

DRAWN

OC

CHKD

JC

PROJECT #

RAWSON HOMES

DWG #

L/01

REVISION

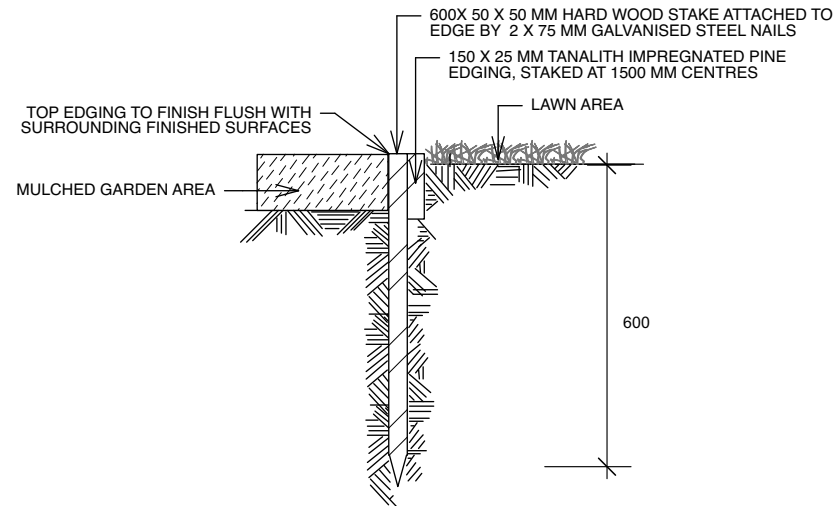
Discount Landscape Plans

65 West Street, North Sydney NSW 2060

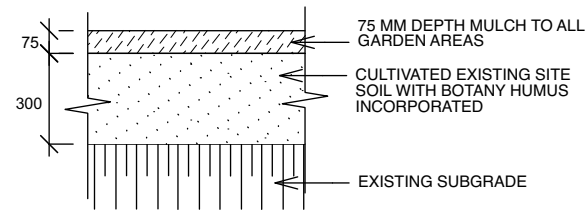
Tel: (02) 9959 4055 Fax: (02) 9957 5922

discount landscape plans

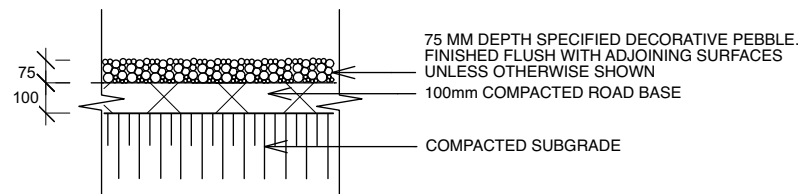
quick - guaranteed - affordable



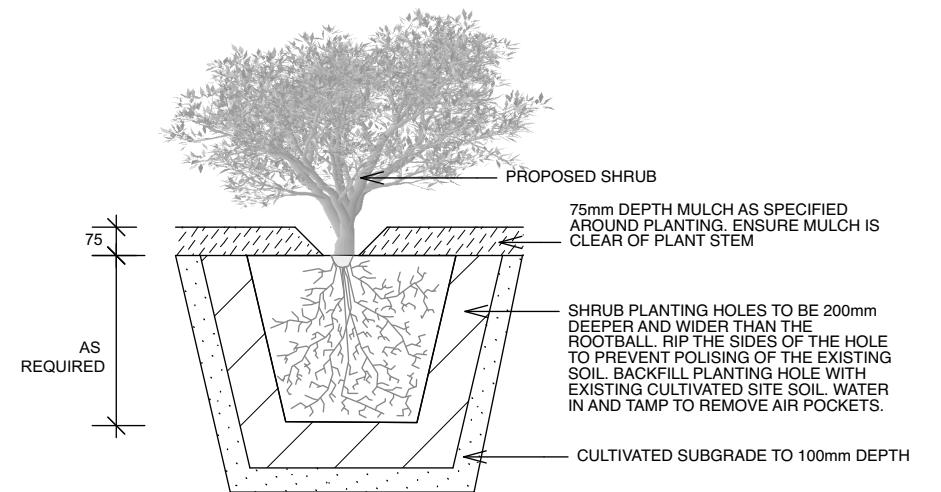
**TYPICAL TIMBER EDGE DETAIL**  
SCALE 1:10  
DO NOT SCALE



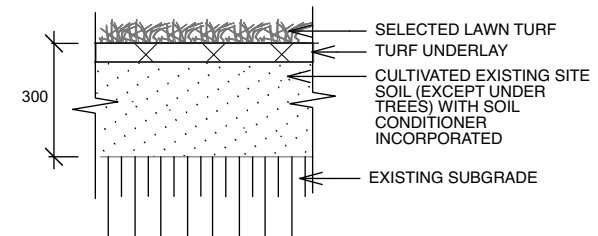
**SOIL TO GARDEN AREAS**  
SCALE 1:20



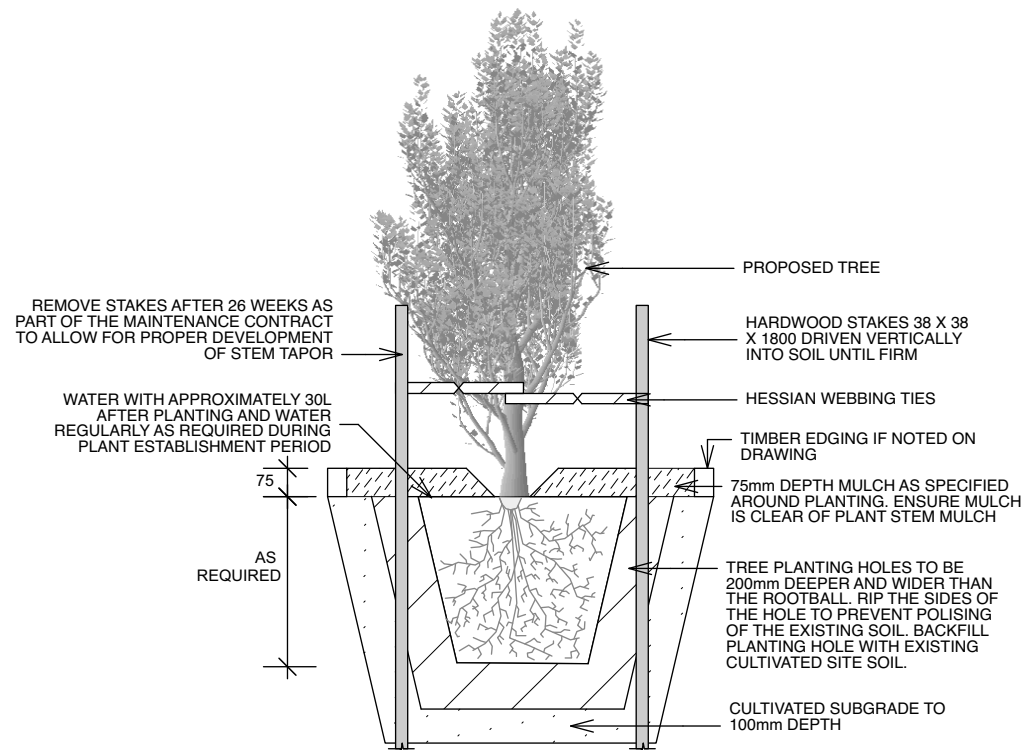
**PEBBLE PATHWAY**  
SCALE 1:10



**PLANTING DETAIL**  
SCALE 1:20




**TYPICAL TURF DETAIL**  
SCALE 1:20



**TREE PLANTING & STAKING DETAIL**  
SCALE 1:20

- Notes:**
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DATE		REVISION	
DRAWING			
LANDSCAPE DETAILS			
ADDRESS		PROJECT #	
LOT 7, 10 COURTLEY ROAD, BEACON HILL		RAWSON HOMES	
CLIENT		DATE #	DWG #
OLIVIA BOYLE & ANDREW IEMMA		25.10.22	L/02
		SCALE @ A3	AS NOTED
		DRAWN	OC
		CHKD	JC
		REVISION	
Discount Landscape Plans			
65 West Street, North Sydney NSW 2060			
Tel: (02) 9959 4055 Fx: (02) 9957 5922			
 discount landscape plans quick - guaranteed - affordable			



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: 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 (Contractor). Builder shall also 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 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. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

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 Landscape Architect. Existing trees shall be pruned to Landscape Architects 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 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 and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii)Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

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.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of gravel/crushed rock mulch to all garden areas, covering mulch down around all plant stems & to finish flush with adjacent surfaces. No woodchip mulch permitted on-site.

Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves 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 returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install non-combustible 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.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

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.

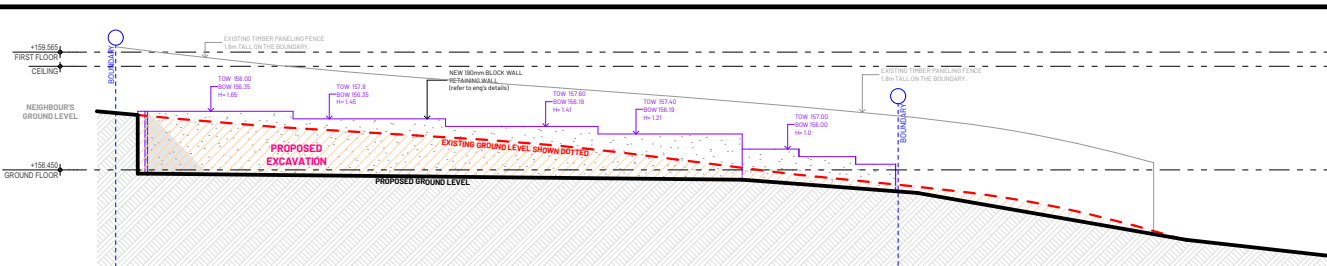
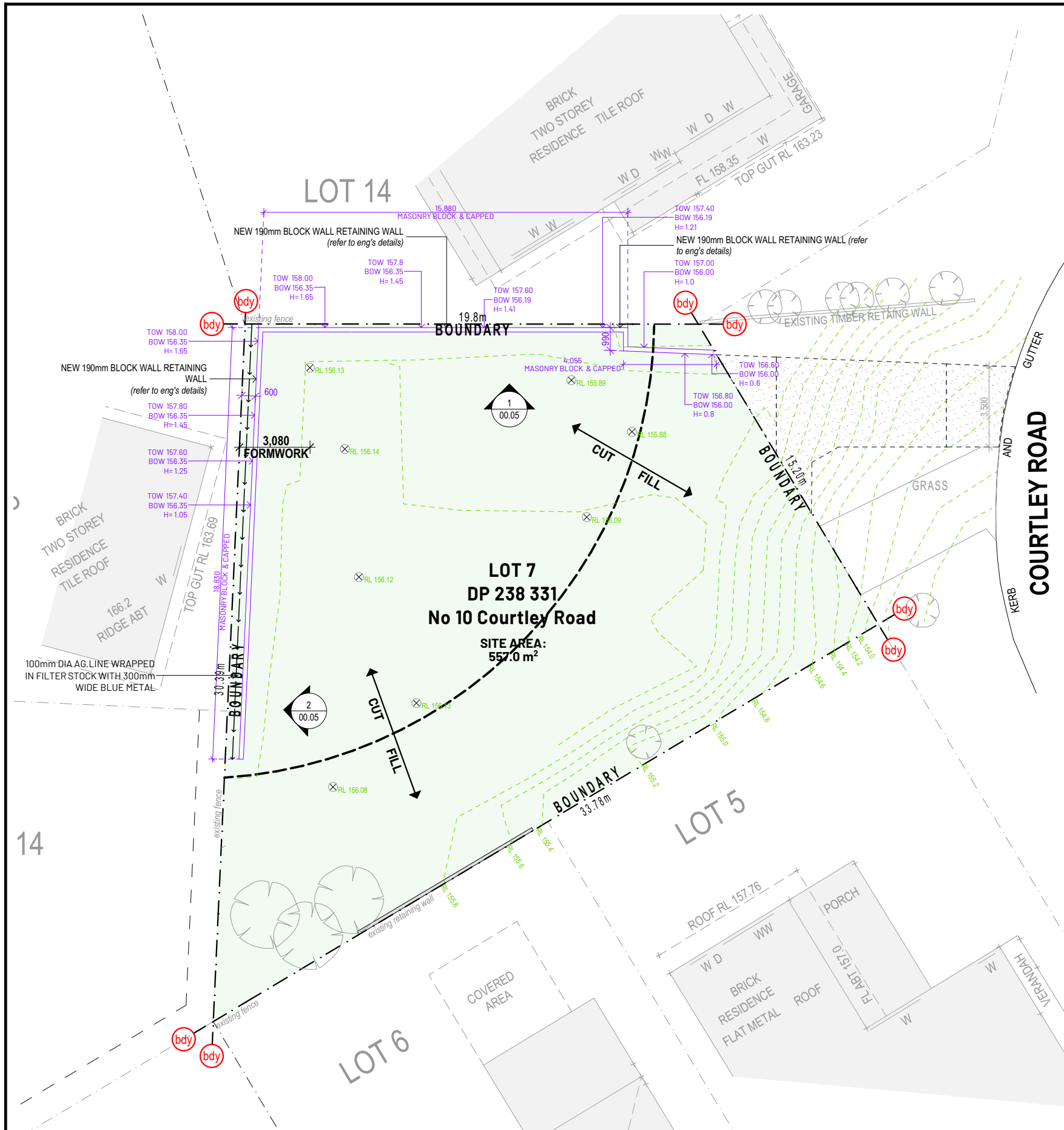
(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(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.

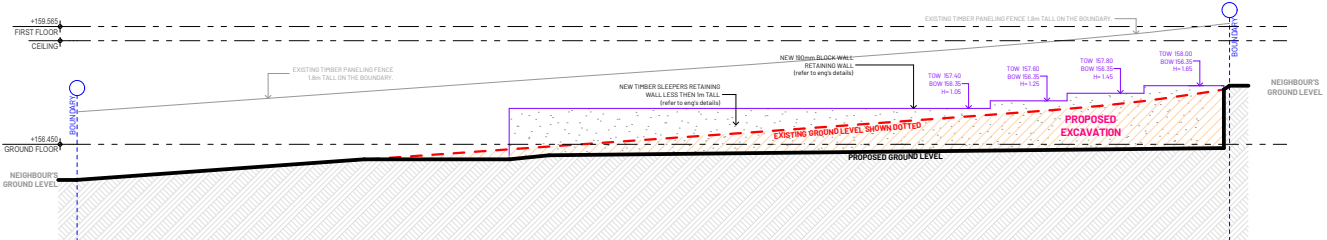
(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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DATE		REVISION	
DRAWING LANDSCAPE SPECIFICATION			
ADDRESS		PROJECT #	
LOT 7, 10 COURTLEY ROAD, BEACON HILL		RAWSON HOMES	
CLIENT	DATE #	DWG #	
OLIVIA BOYLE & ANDREW IEMMA	25.10.22	L/03	
	SCALE @ A3		
	DRAWN		
Discount Landscape Plans 65 West Street, North Sydney NSW 2060 Tel: (02) 9959 4055 Fx: (02) 9957 5922	CHKD	JC	REVISION
			



01 ELEVATION 1  
1:200



02 ELEVATION 2  
1:200



01

SITE PLAN  
1:200

## DEVELOPMENT APPLICATION

AUSTRALIAN STANDARDS AND BCA  
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

- EARTHWORKS
- GUTTERS / DOWNPIPES
- FOOTINGS AND SLABS
- MASONRY
- GLAZING
- SMOKE ALARMS
- WATERPROOFING WET AREAS
- ARTIFICIAL LIGHTING
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- BALUSTRADES

- TO COMPLY WITH BCA pt 3.1.1
- TO COMPLY WITH AS/NZS 3600.3.2
- TO COMPLY WITH AS2670
- TO COMPLY WITH AS3700
- TO COMPLY WITH AS1288 and AS2047
- TO COMPLY WITH BCA pt 3.7.2.2 & AS3796
- TO COMPLY WITH AS3740
- TO COMPLY WITH BCA pt 3.8.4.3
- TO COMPLY WITH AS1686.2
- TO COMPLY WITH BCA pt 3.9.1
- TO COMPLY WITH BCA pt 3.9.2

smith&

smith & smith studio  
architectural drafting & building design

client  
**ANDREW IEMMA**  
project  
**RETAINING WALLS**  
site address  
**10 COURTLEY ROAD, BEACON HILL,  
NSW, 2100**

DA01 rev 18/05/2022 DA ISSUE revision notes KS by

North  
project No.  
**20-057**

RETAINING WALLS			
0 1 2 3 metres 4			
stage	drawn	checked	scale @ A3
DA	KS	KS	1:200

drawing  
**NOTIFICATION PLANS**

lot no. | D.P. no. | dwelling type  
**Lot 7 | D.P. 238331**

drawing #  
**ADV**

revision  
**DA01**



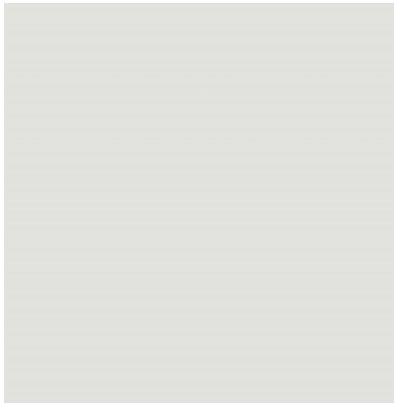
**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

### External Materials & Fixtures Selection

#### Roofing

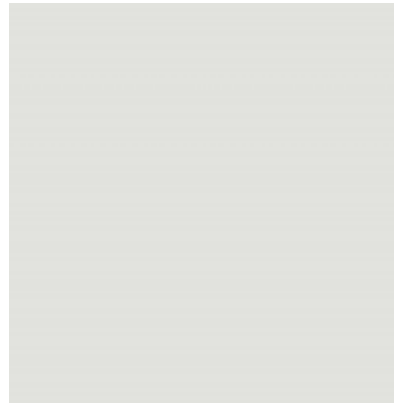
##### Main Roof - Colorbond Sheet Roof

Surfmist ®



##### Secondary Roof - Colorbond Sheet Roof

Surfmist ®



\* Please note colour images are an indication only and may not be a true representation of the final product.  
THIS DOES NOT FORM PART OF YOUR HOME BUILDING AGREEMENT. Please refer to your colour selection documentation





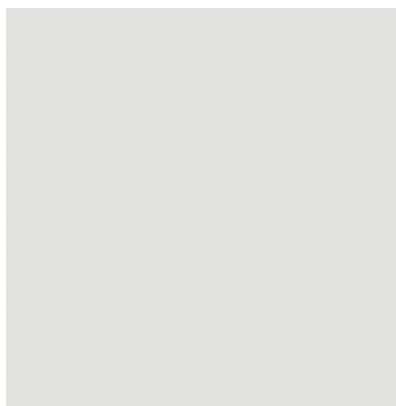
**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma

**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

#### Fascia, Gutter & Downpipes

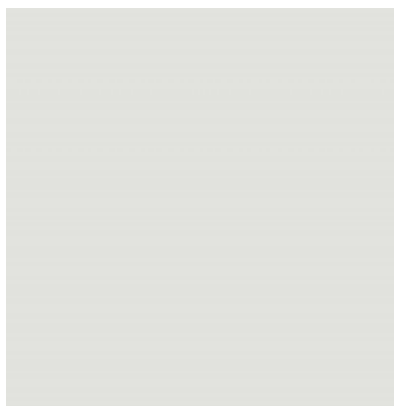
##### Fascia

Surfmist ®



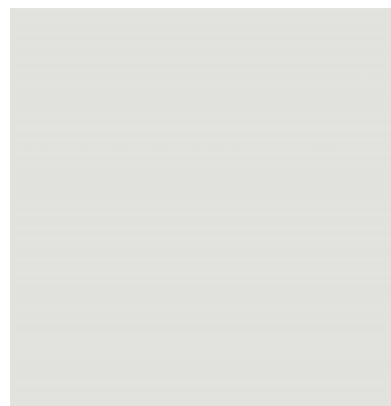
##### Gutter

Surfmist ®



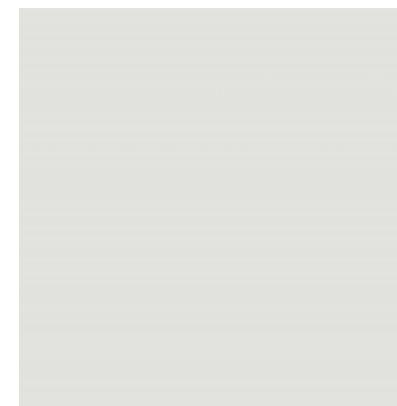
##### Barge

Surfmist ®



##### Rainwater Tank

Surfmist ®



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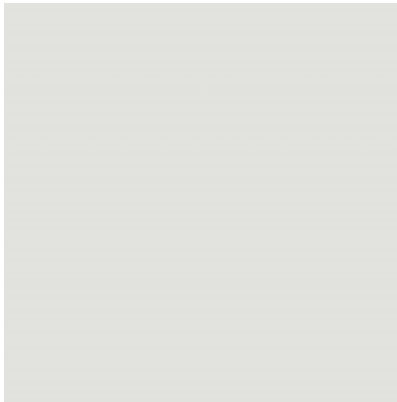
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**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma

**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

**Metal Capping**

Surfmist ®



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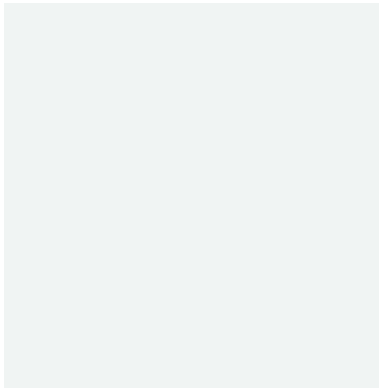
\* Please note colour images are an indication only and may not be a true representation of the final product.  
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#### Windows & Flyscreens

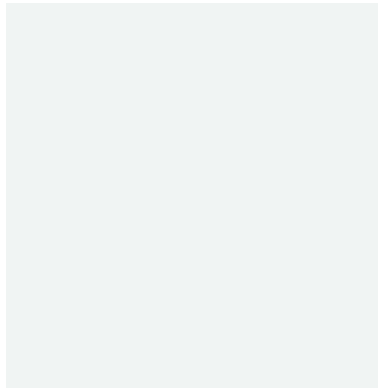
##### Window & Sliding Door Frames

STD Pearl White Gloss



##### Flyscreens - Windows & Sliding Doors

STD Pearl White Gloss



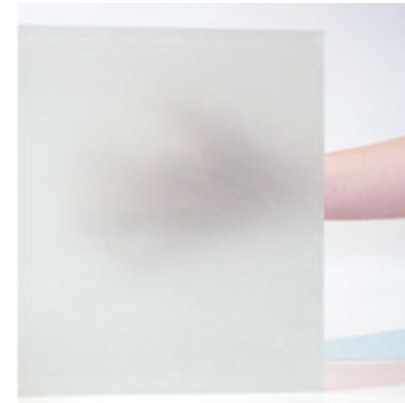
##### Wet Area Glazing

Translucent



##### Wet Area Glazing 2

Translucent



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#### Garage

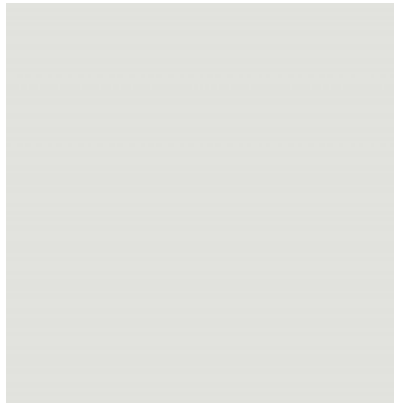
##### Garage- Main

Nullabor Woodgrain



##### Garage- Main

Surfmist ®



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#### External Doors

##### Entry Door

AWO5VG Blonde Oak



##### Entry Door

Clear



##### Laundry External Door

Windsor WIN 21



##### Laundry External Door

Clear



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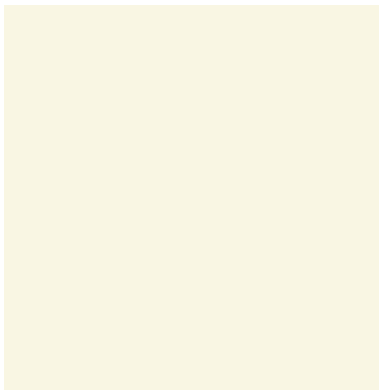


**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma  
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#### External Paint Schedule

##### Cladding Style 1

Cradle White T15 9.1



##### Entry Door

White Wash



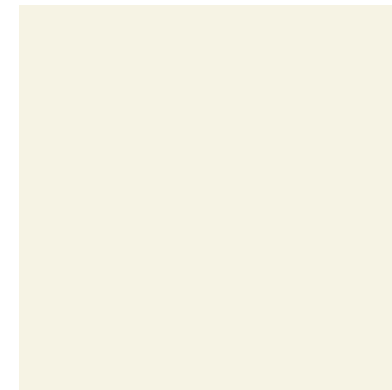
##### Entry Door Frame

White Wash



##### Laundry Door

Crisp White T15 3.1



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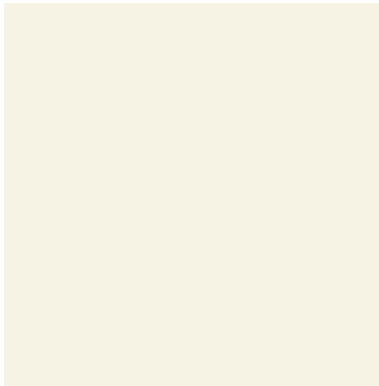
**RAWSON  
HOMES**  
— EST 1978 —

**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James Iemma

**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

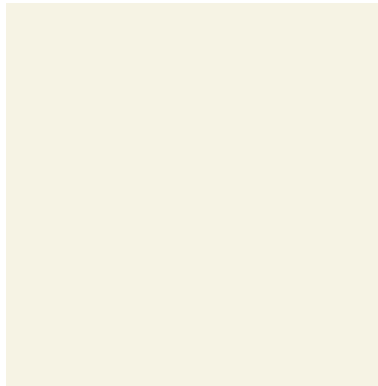
**Laundry Door Frame**

Crisp White T15 3.1



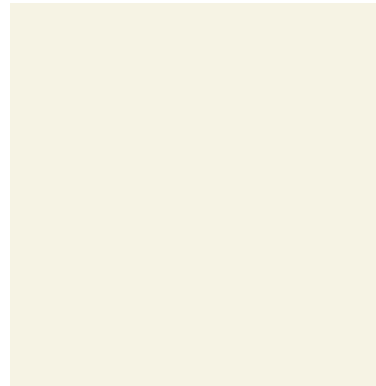
**Garage Door**

Crisp White T15 3.1



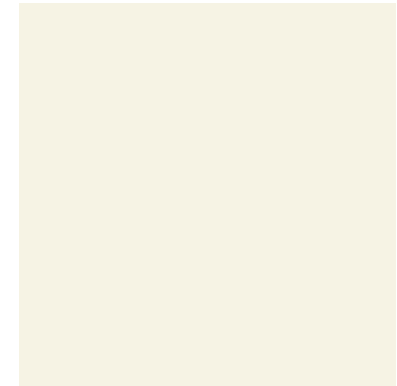
**Garage Door Frame**

Crisp White T15 3.1



**Eaves/Alfresco/Soffit**

Crisp White T15 3.1



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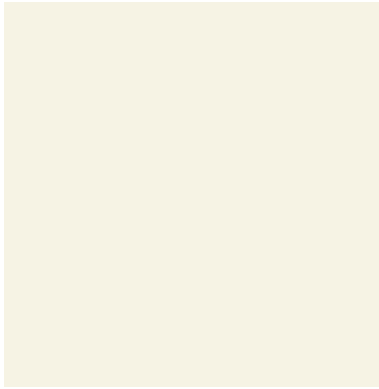




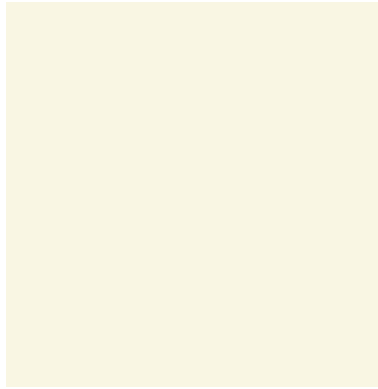
**Client Name:** Mrs Olivia Paige Boyle & Mr Andrew James lemma  
**Site Address:** Lot 7, 10 Courtley Road BEACON HILL NSW 2100

**Pergola**

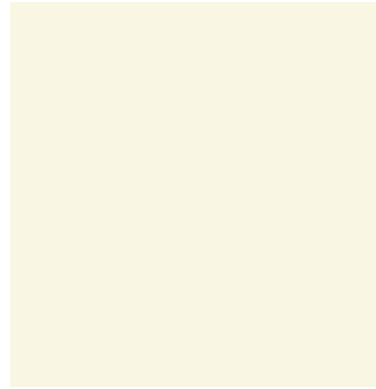
Crisp White T15 3.1

**Meter Box**

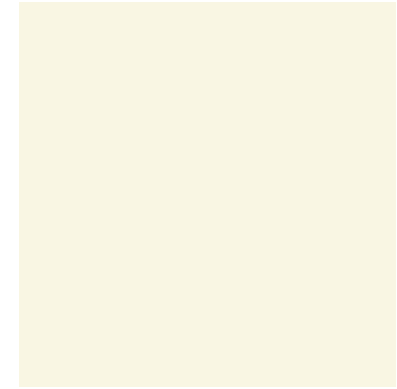
Cradle White T15 9.1

**Downpipes**

Cradle White T15 9.1

**AC Cover**

Cradle White T15 9.1



- I/we acknowledge that this colour schedule is final. No changes will be permitted unless required by the developer and or council. Changes outside of this will incur an administration fee.
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Client Signature \_\_\_\_\_

*Olivia Boyle**Andrew lemma*

Date 26/09/2022

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