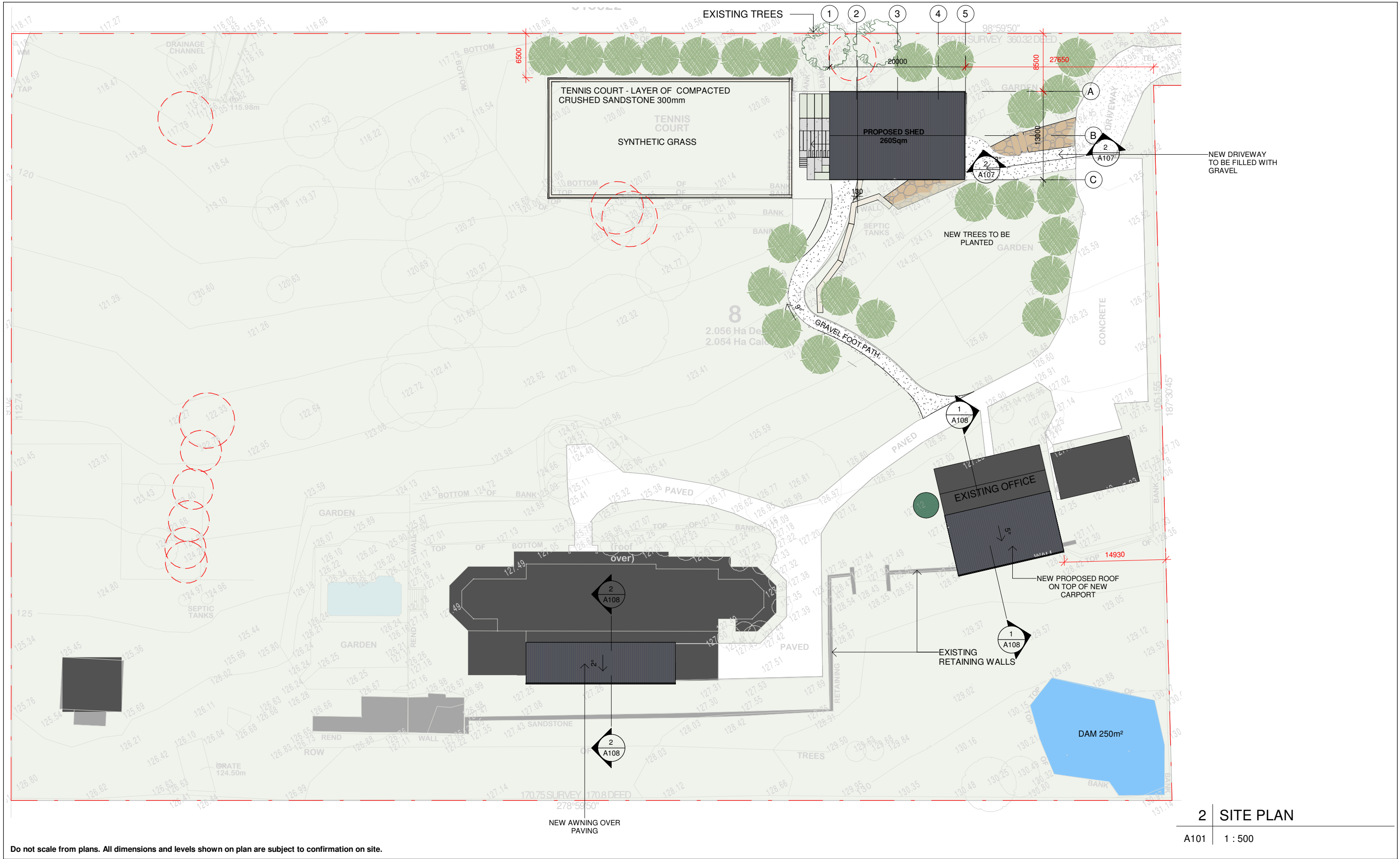


13 Minkara Rd, Bayview



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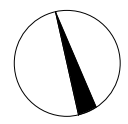
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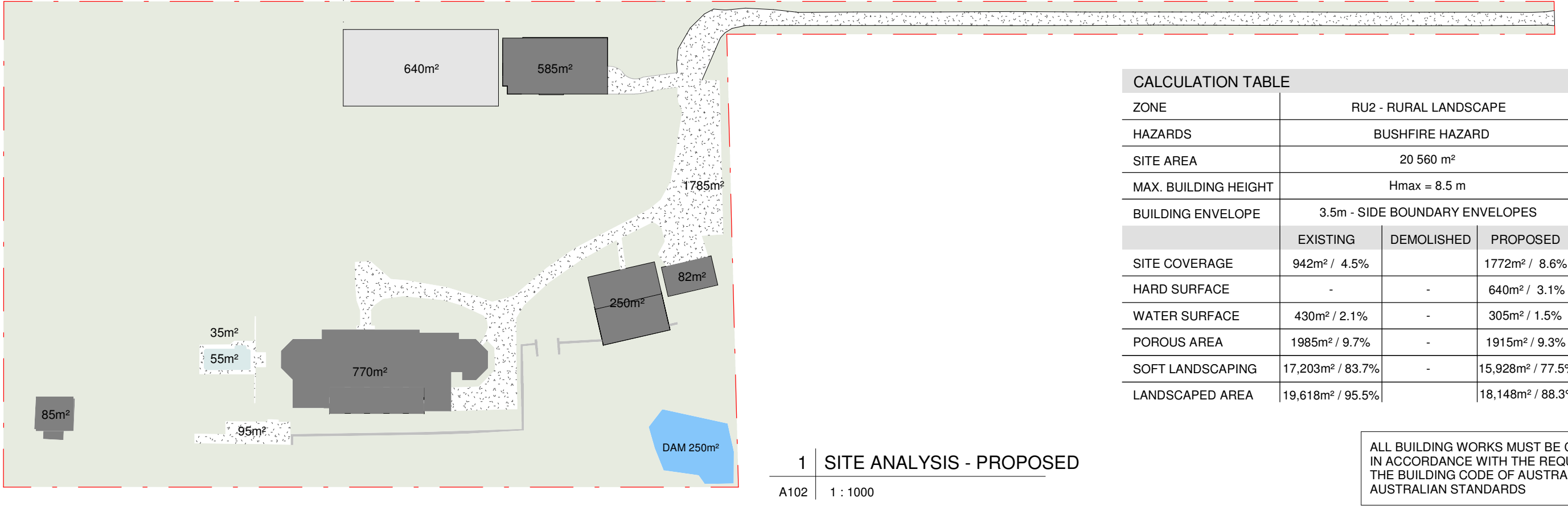
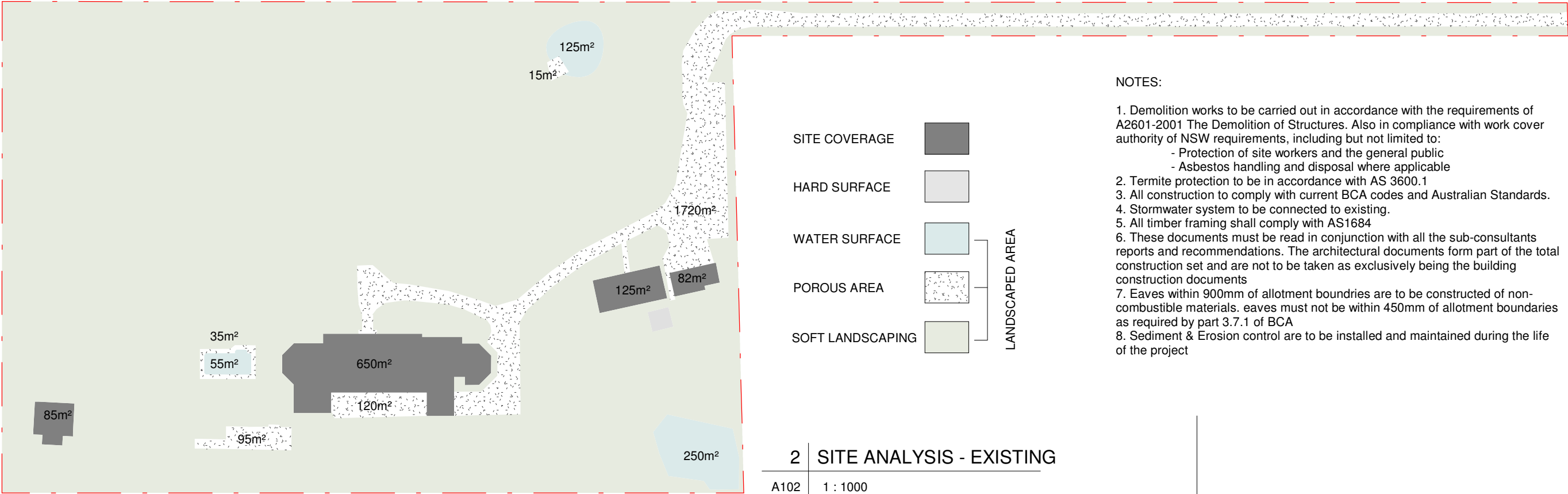
Mobile: 0 414 310 171
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PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	1 : 500





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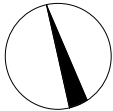
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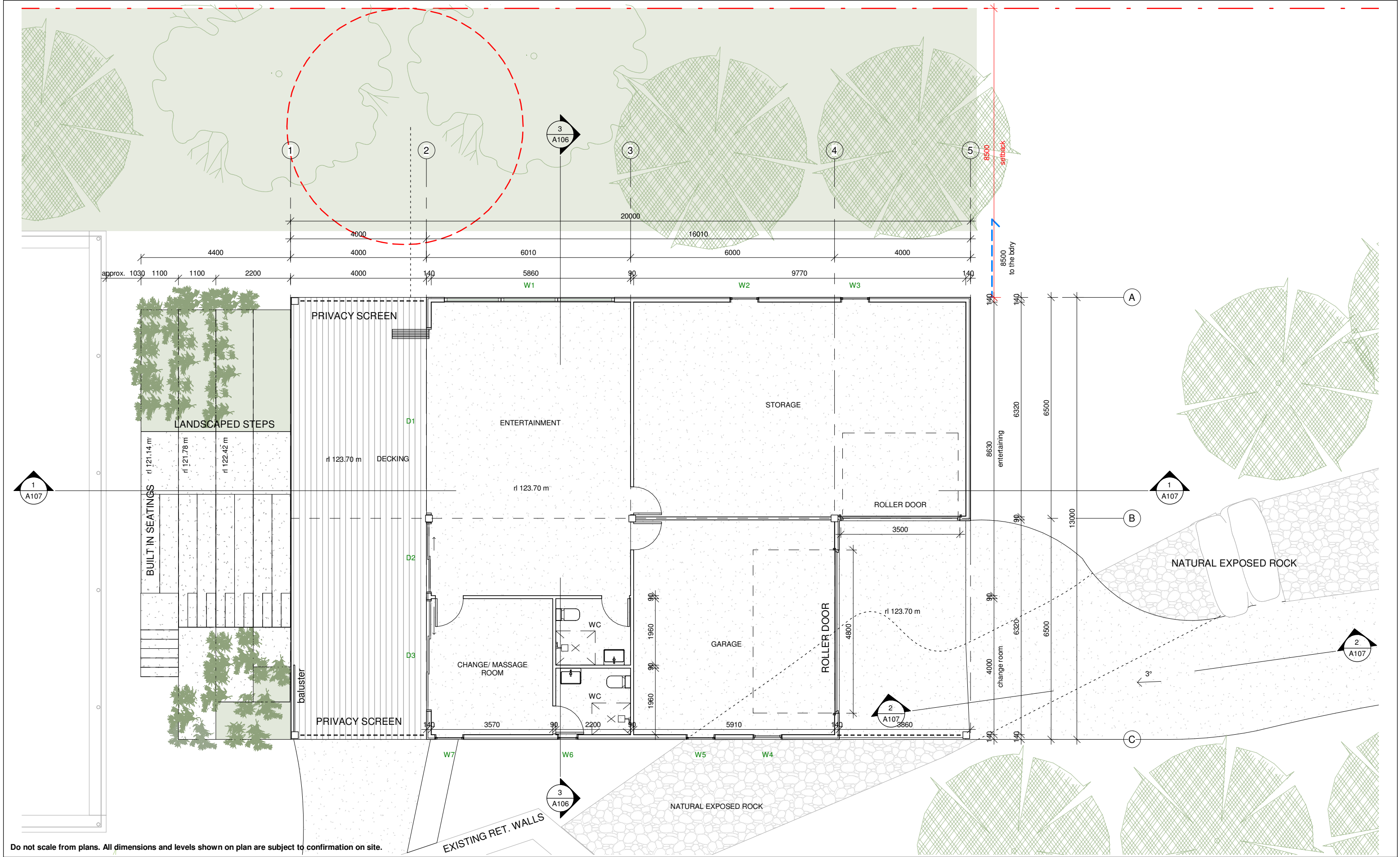
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PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SITE ANALYSIS
SHEET NO:	A102
SCALE A3:	As indicated





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	25.02.2019	DA ISSUE 2	KM	
A103	1 : 100			

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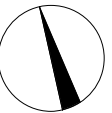
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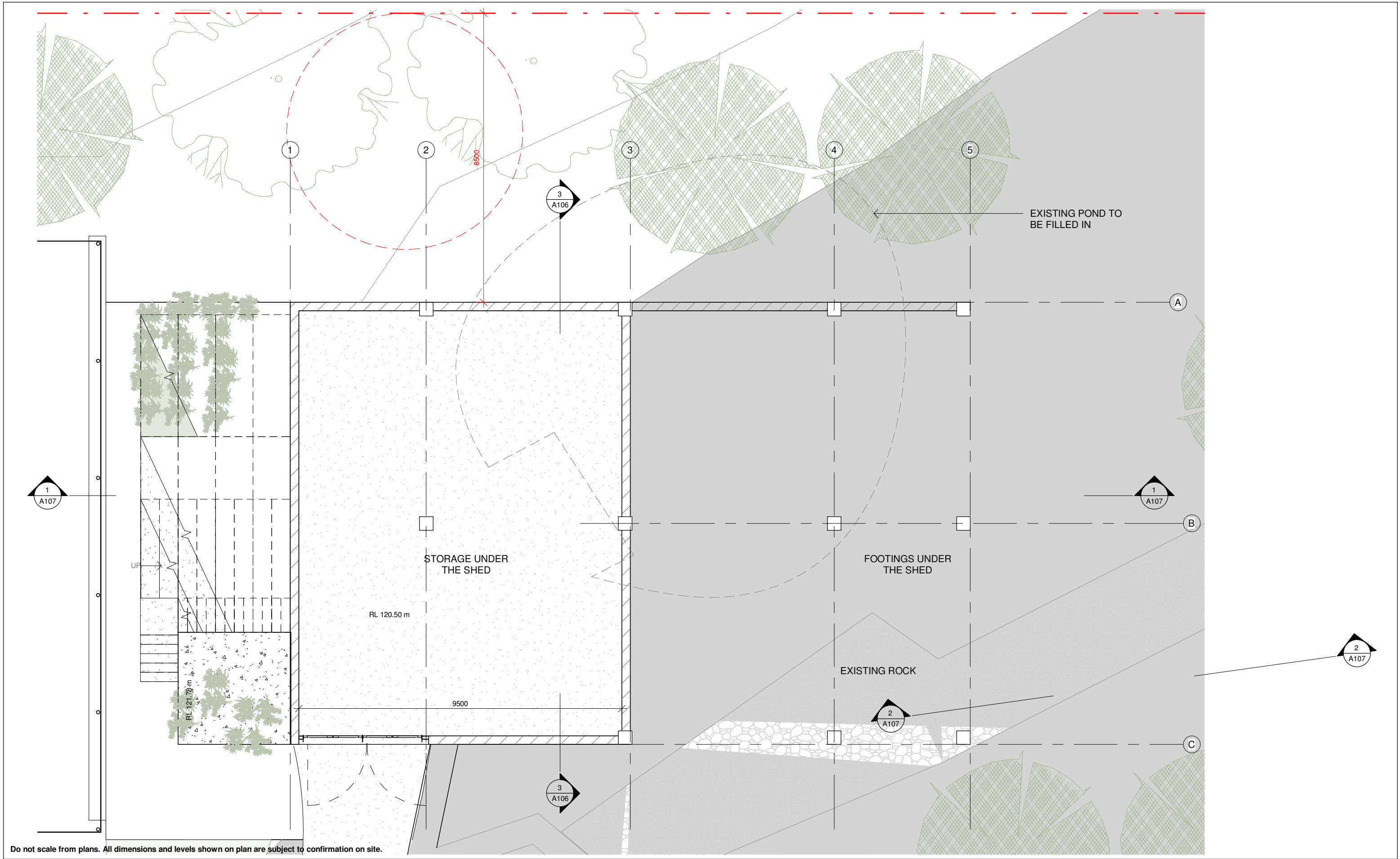
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PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	FLOOR PLAN SHED
SHEET NO:	A103
SCALE A3:	1 : 100





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
2	25.02.2019	DA-ISSUE 2	KM	
A104	1 : 100			

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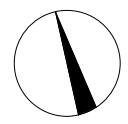
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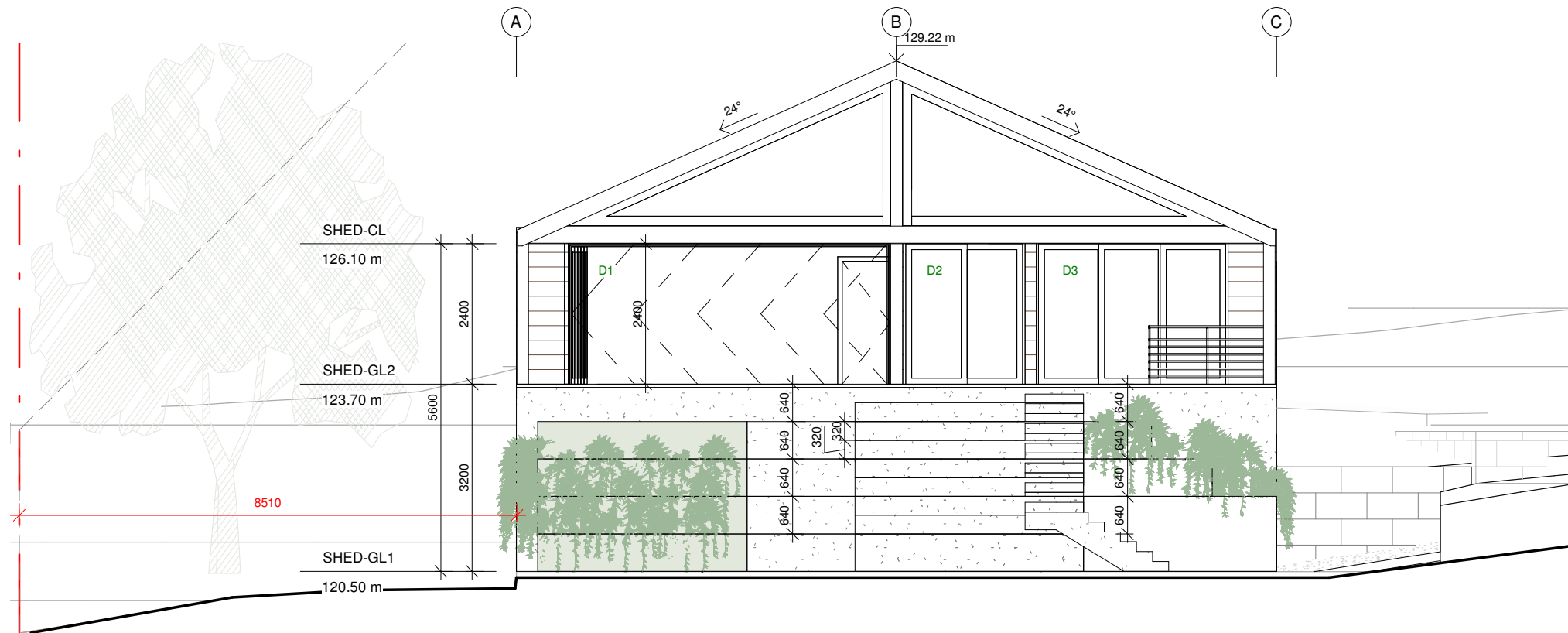
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PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SHED STORAGE
SHEET NO:	A104
SCALE A3:	1 : 100





1 SHED - WEST ELEVATION

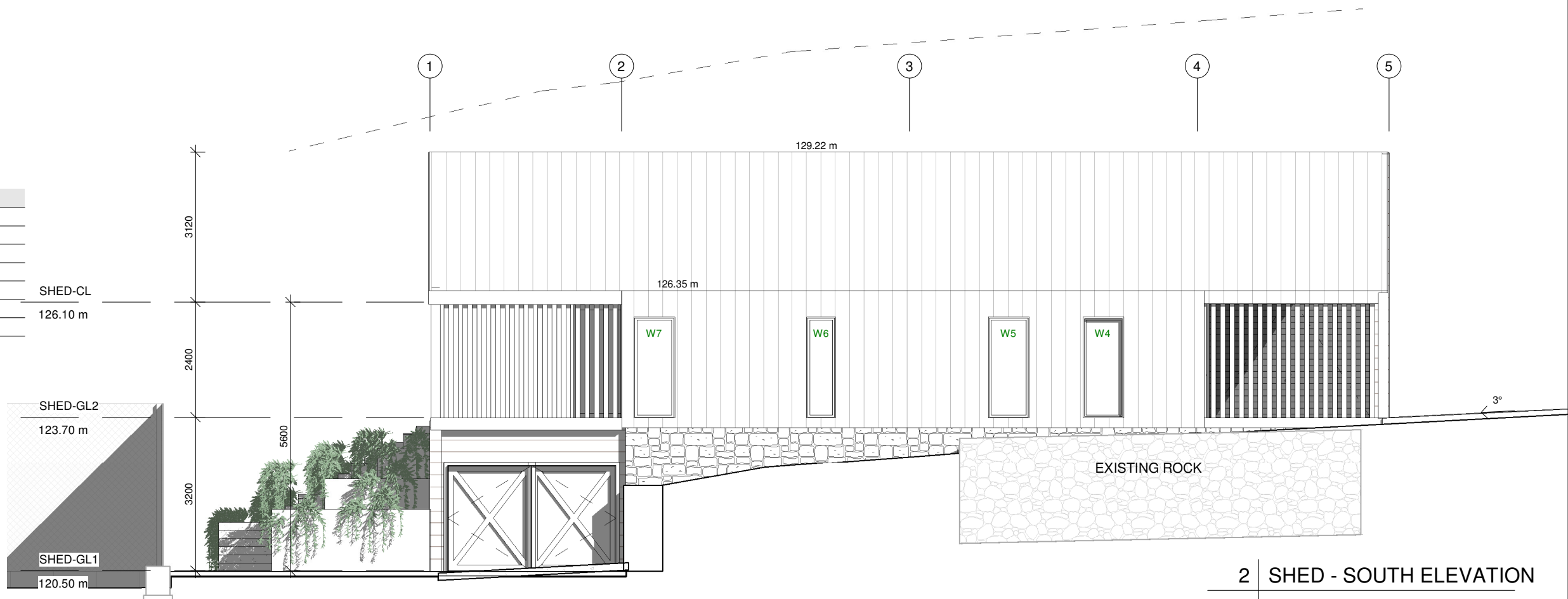
A105 1 : 100

WINDOW SCHEDULE

Mark	Width	Height	Sill Height	Comments
W1	5000	600	1000	
W2	850	2100	0	
W3	850	2100	0	
W7	850	2100	0	
W5	850	2100	0	
W4	850	2100	0	
W6	600	2100	0	

DOOR SCHEDULE

Mark	Width	Height	Comments
D1	5500	2400	
D3	3200	2400	
D2	2000	2400	



2 SHED - SOUTH ELEVATION

A105 1 : 100



3 PROPOSED COLOURS

A105

Monument®

Monument® is unashamedly a city colour. It will emphasise the modernity of today's architecture. It is a strong, confident, neutral colour adding depth and strength to the colour palette.

DECO WOOD - IRONBARK



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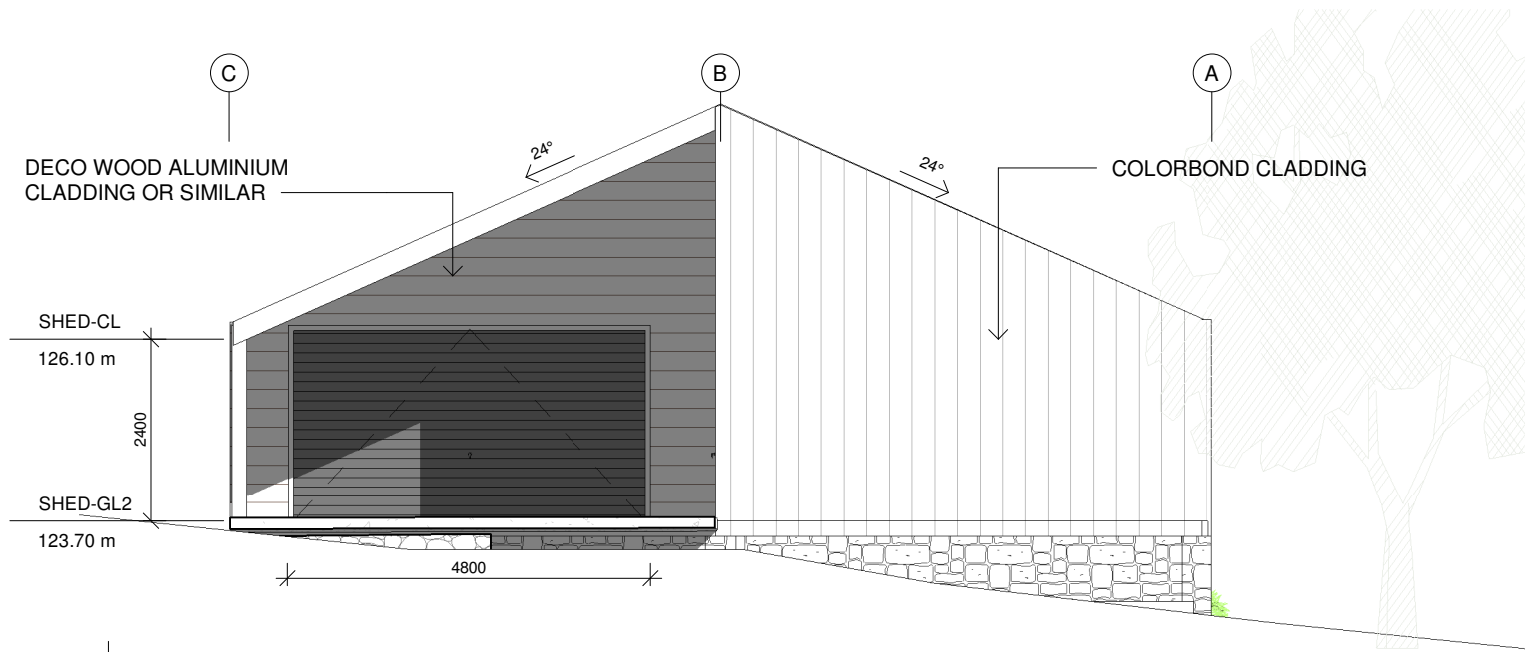
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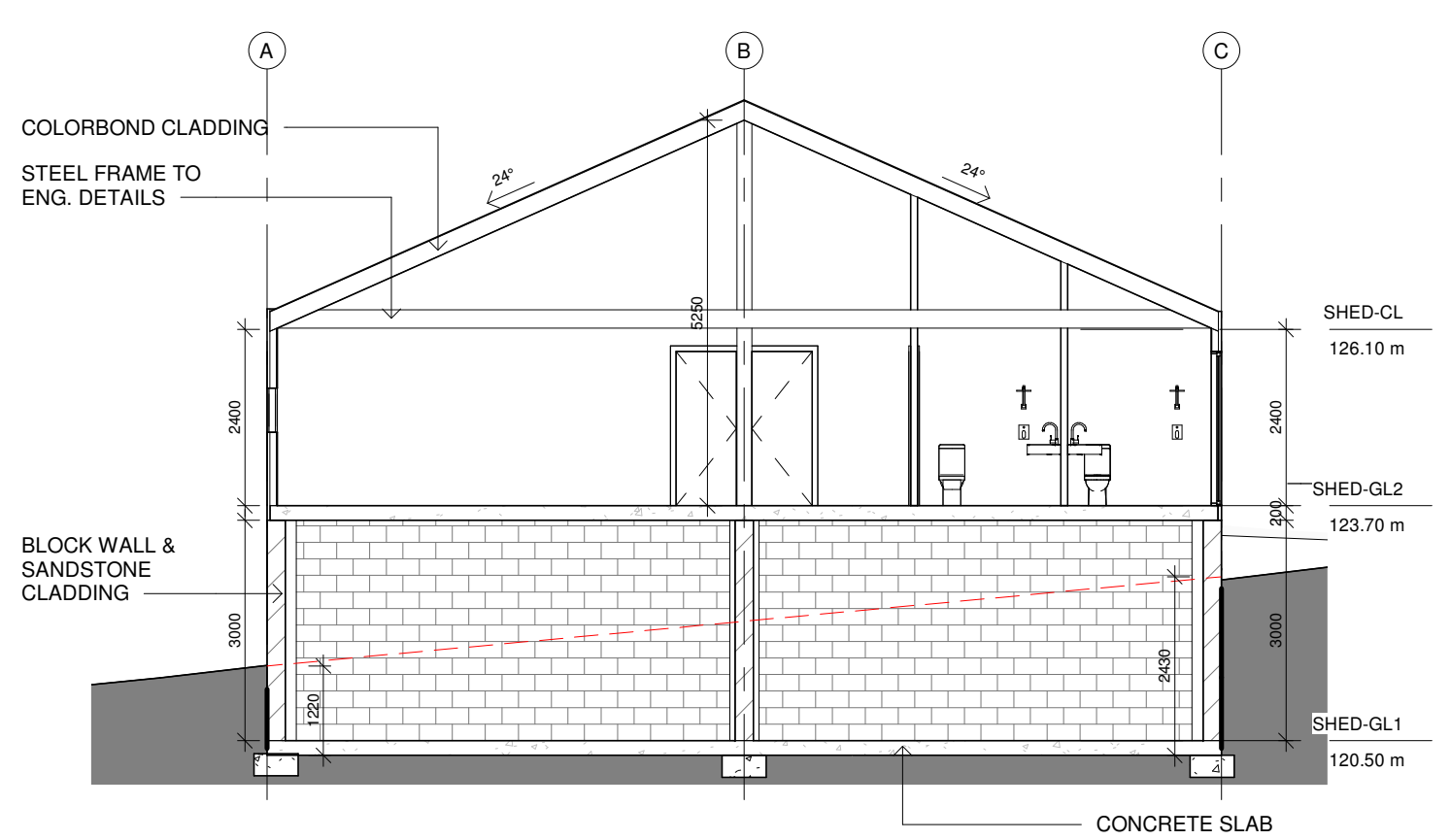
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PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

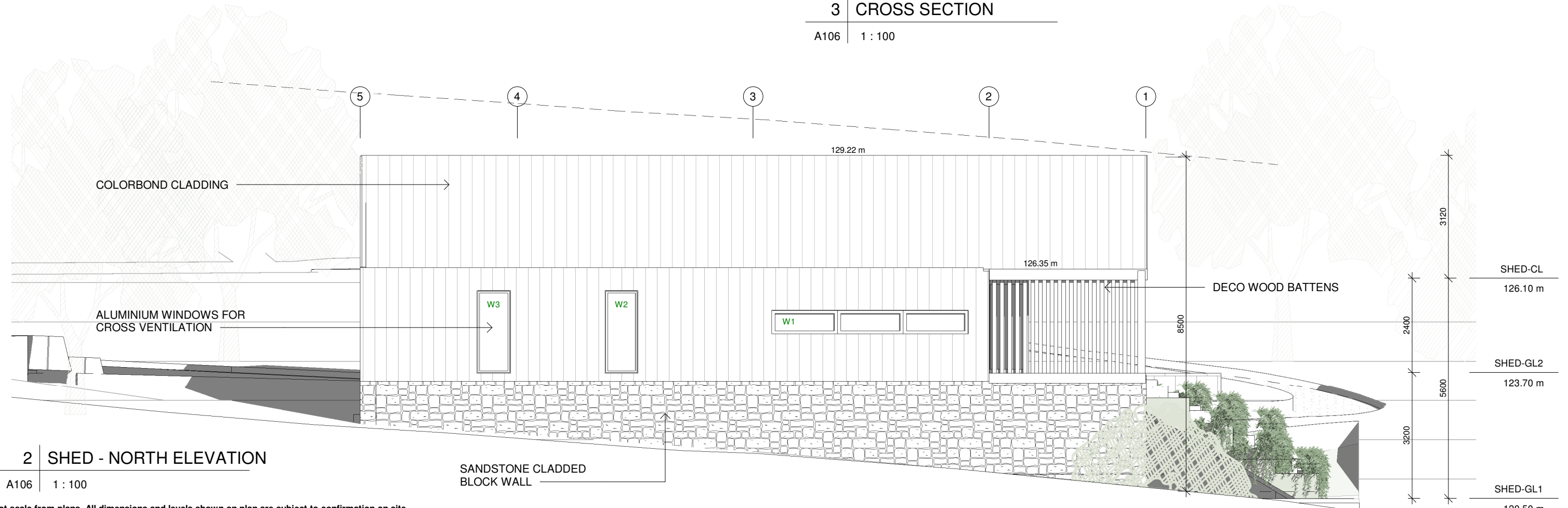
SHEET TITLE:	ELEVATIONS
SHEET NO:	A105
SCALE A3:	1 : 100



1 SHED - EAST ELEVATION
A106 1 : 100



3 CROSS SECTION
A106 1 : 100



2 SHED - NORTH ELEVATION
A106 1 : 100

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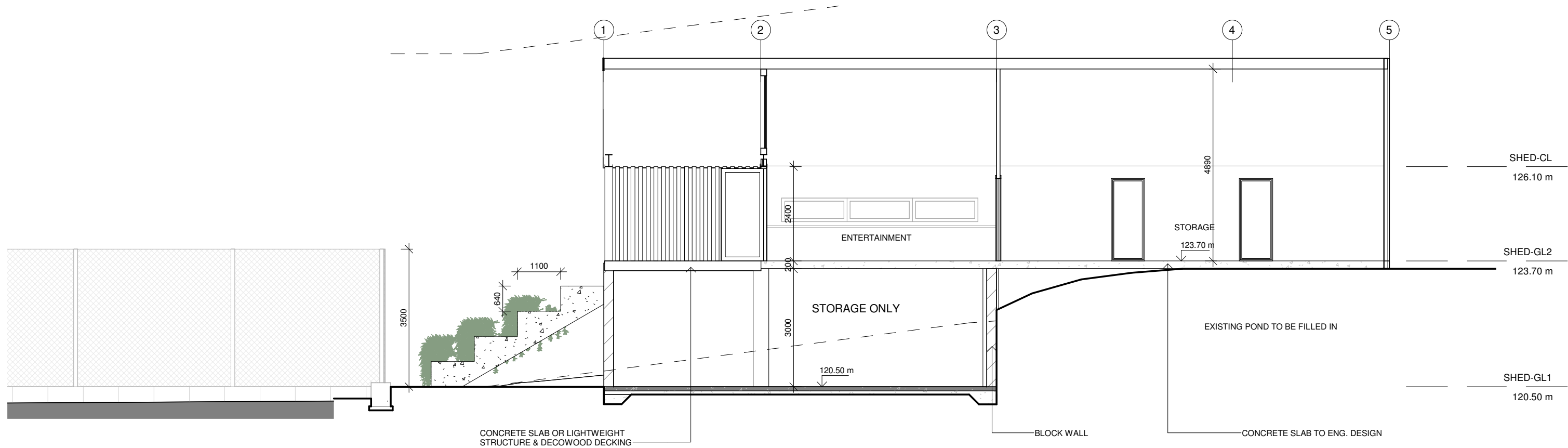
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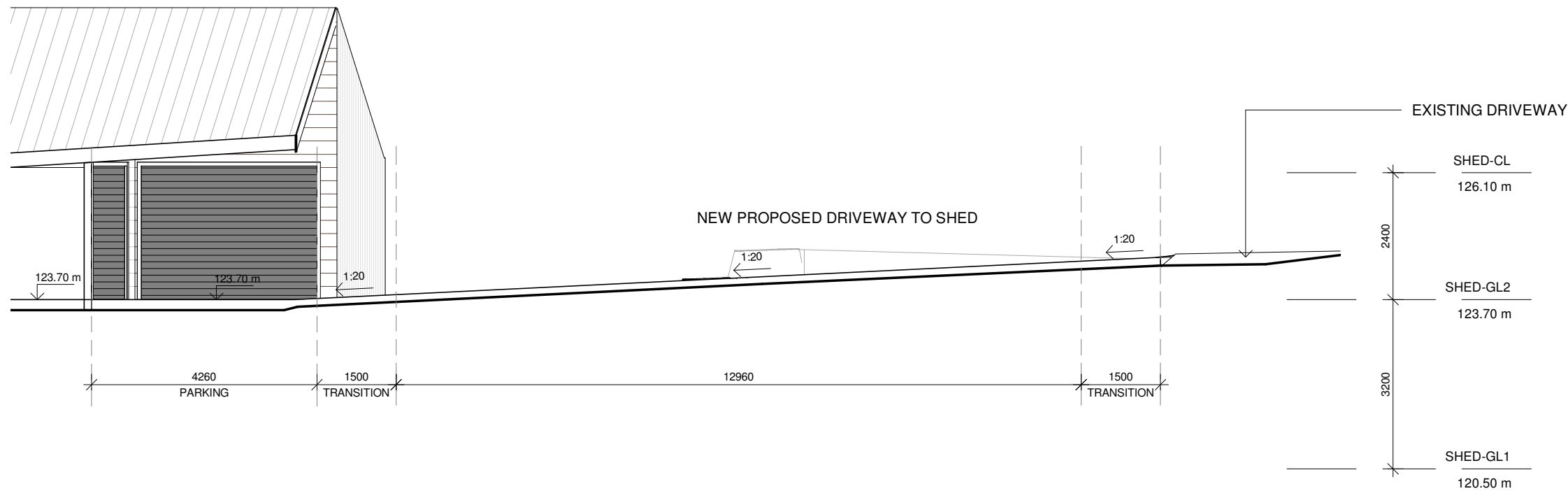
PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	ELEVATIONS
SHEET NO:	A106
SCALE A3:	1 : 100



1 | LONG SECTION A - A'

A107 | 1 : 100



2 | NEW DRIVEWAY LONG SECTION

A107 | 1 : 100

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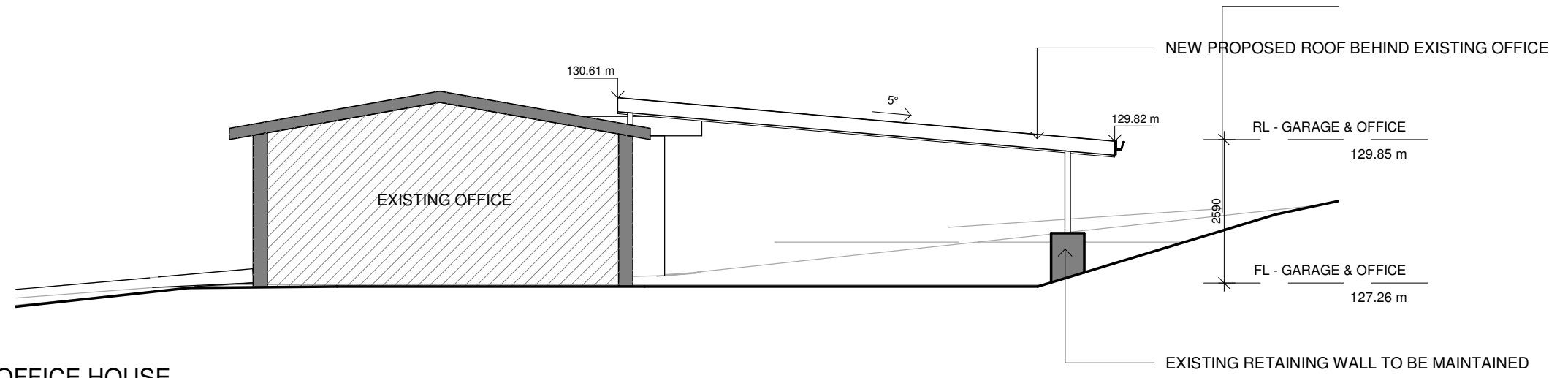
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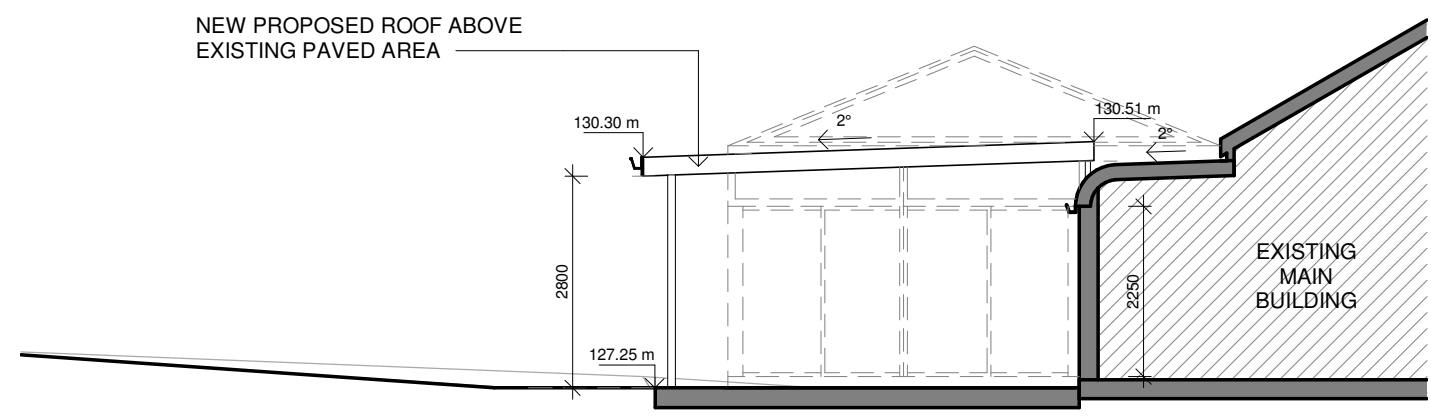
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PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SECTIONS
SHEET NO:	A107
SCALE A3:	1 : 100



1 | NEW CARPORT BEHIND EXISTING OFFICE HOUSE - SECTION
A108 | 1 : 100



2 | NEW PROPOSED ROOF BEHIND MAIN BUILDING
A108 | 1 : 100

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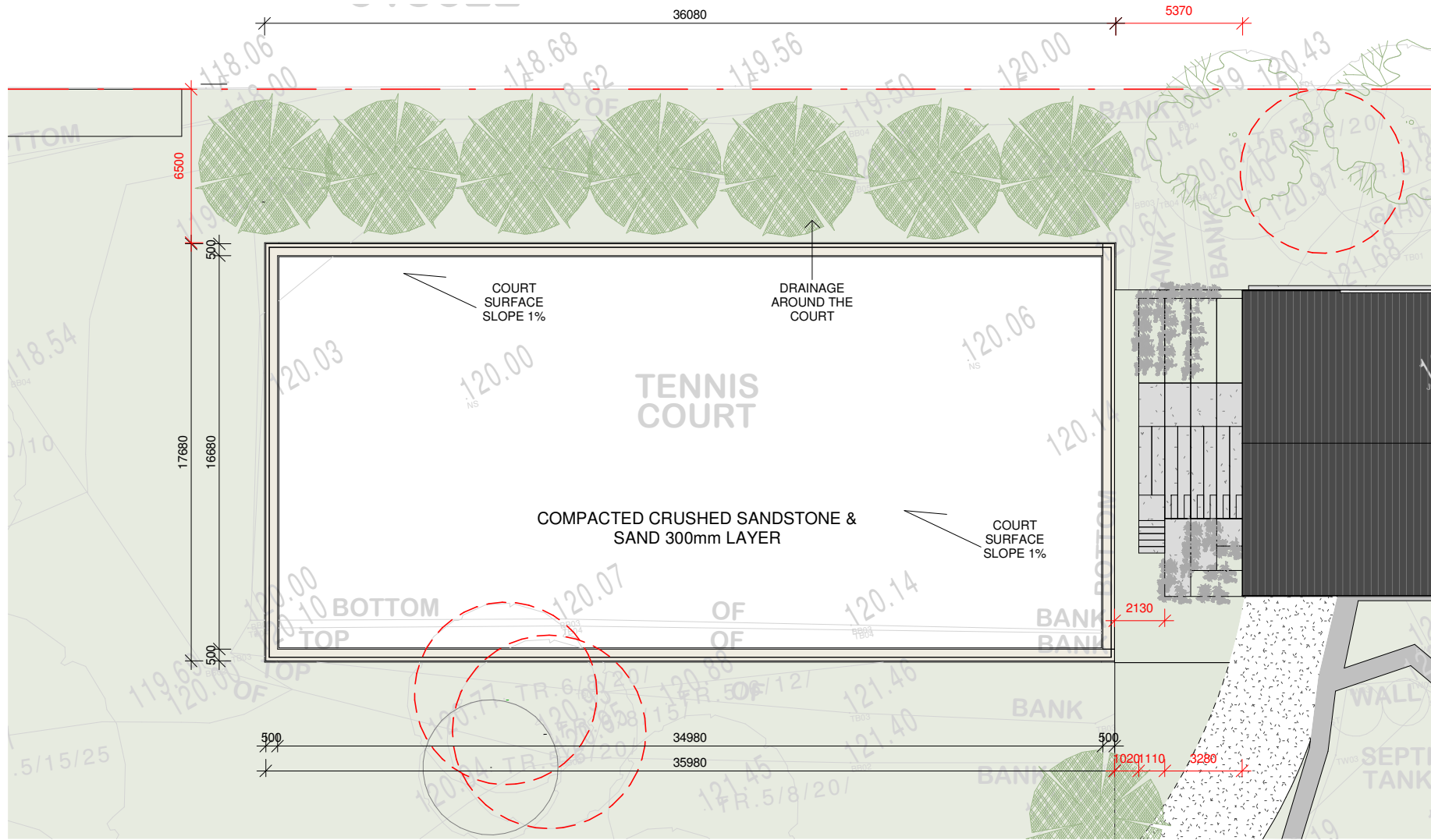
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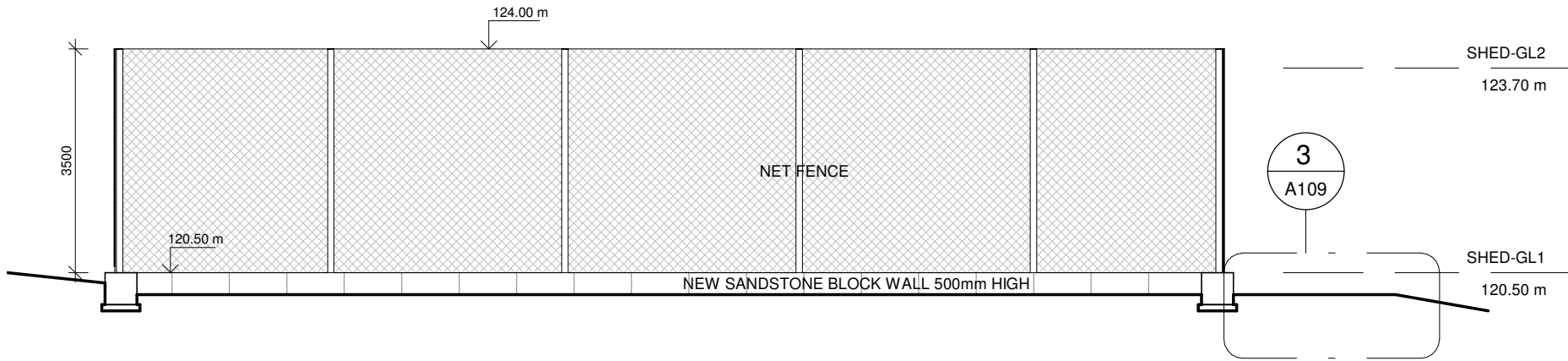
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PROJECT NO.:	2018049
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FOR:	3rd Solution Investment Pty Ltd

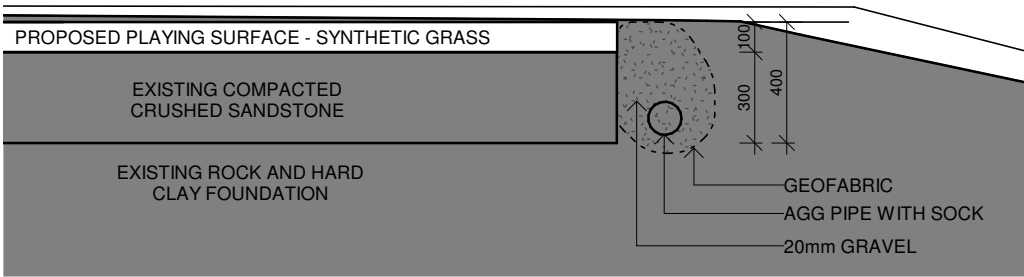
SHEET TITLE:	SECTIONS - CARPORTS
SHEET NO:	A108
SCALE A3:	1 : 100



1 | TENNINS COURT PLAN
A109 | 1 : 250



2 | TENNIS COURT SECTION 1
A109 | 1 : 100



3 | TENNIS COURT - DETAIL
A109 | 1 : 25

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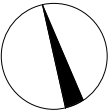
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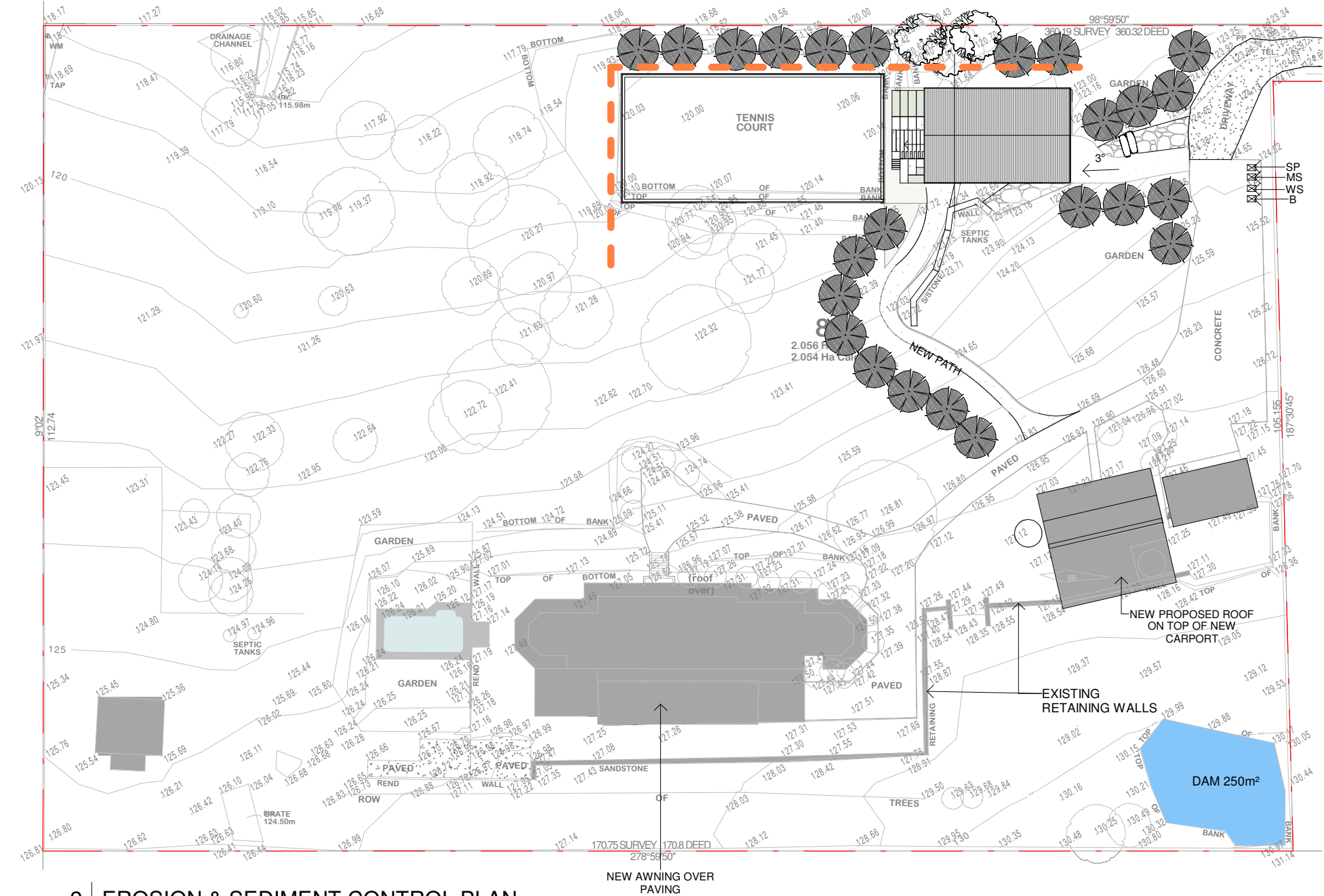
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PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	TENNIS COURT DETAIL
SHEET NO:	A109
SCALE A3:	As indicated



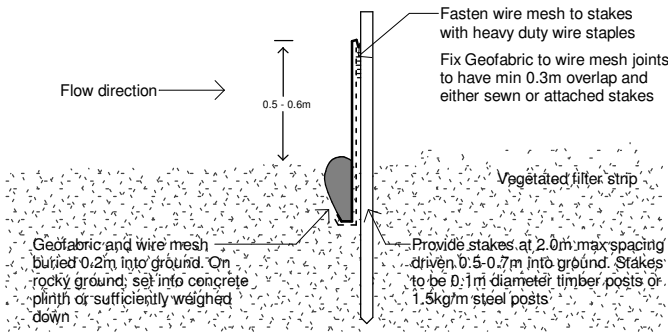


2 EROSION & SEDIMENT CONTROL PLAN

A110 1 : 700

DISTURBED AREA

UNDISTURBED AREA



SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

GENERAL LEGEND

- SILT FENCE
- STOCKPILE
- MATERIAL STORAGE
- WASTE STORAGE & RECYCLING AREA
- GARBAGE BIN
- ONSITE TOILET
- ACCESS FOR VEHICLES

WASTE MANAGEMENT PLAN

MATERIAL ON SITE		DESTINATION			
TYPE OF MATERIAL	ESTIMATED VOLUME	REUSE OR RECYCLING		DISPOSAL	
		DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE
EXCAVATION MATERIAL	90m³			DISPOSED ON SITE	
GREEN WASTE	8m³			DISPOSED ON SITE	
BRICKS					
CONCRETE					
TIMBER (OFF -CUTS)		2m³			KIMBRIKI RECYCLE
PLASTER BOARDS		0.2m³			KIMBRIKI BY BUILDER
ASBESTOS					
ROOF TILES / TILES		0.2m³			
METALS		0.2m³			KIMBRIKI RECYCLE
GLASS					KIMBRIKI RECYCLE
PLASTIC					
OTHERS		1m³			KIMBRIKI BY BUILDER

WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

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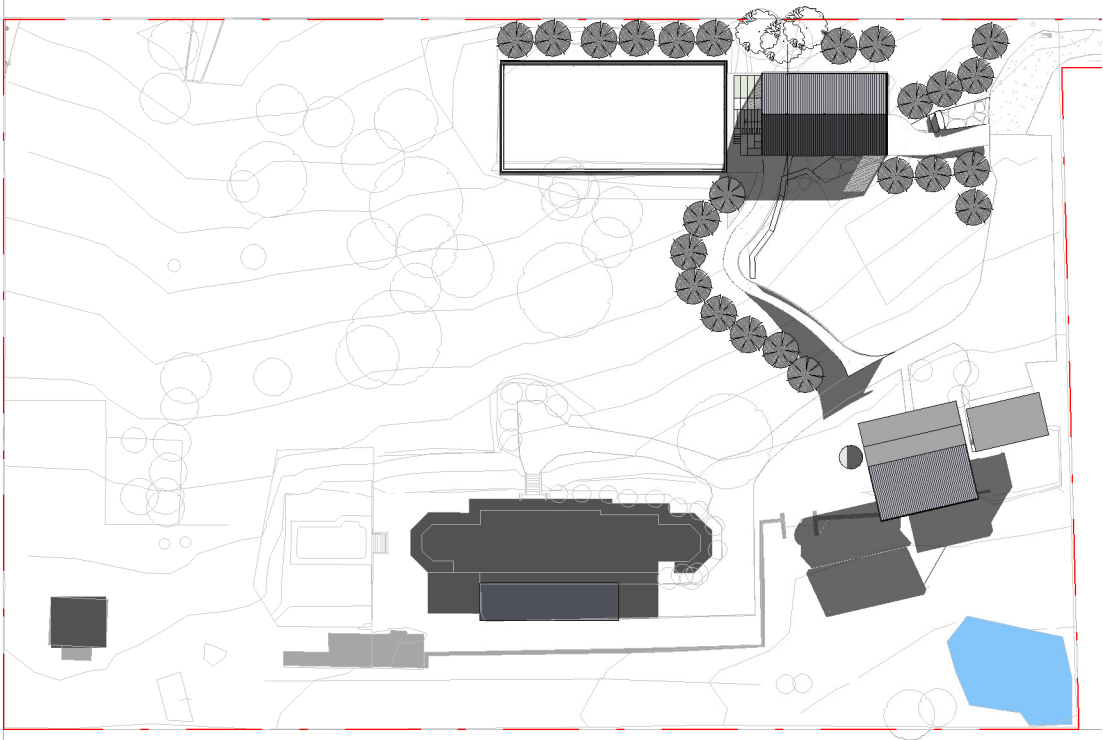
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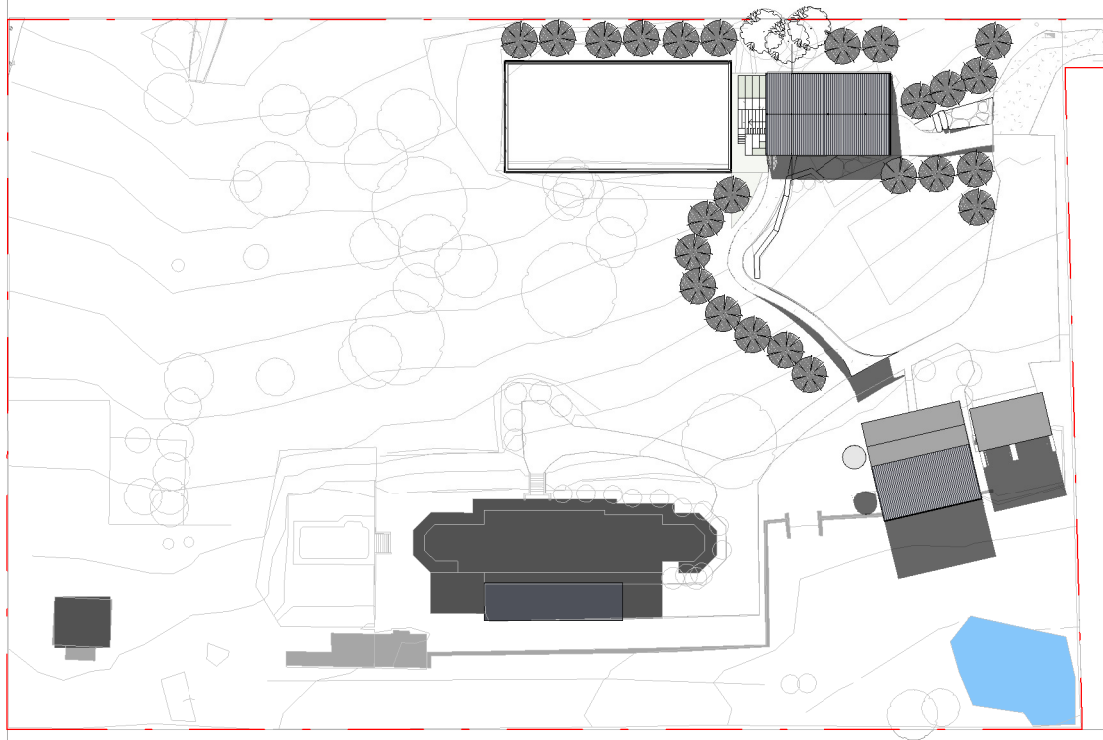
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PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SEDIM. CONTROL & WASTE MANAG. PLAN
SHEET NO:	A110
SCALE A3:	As indicated



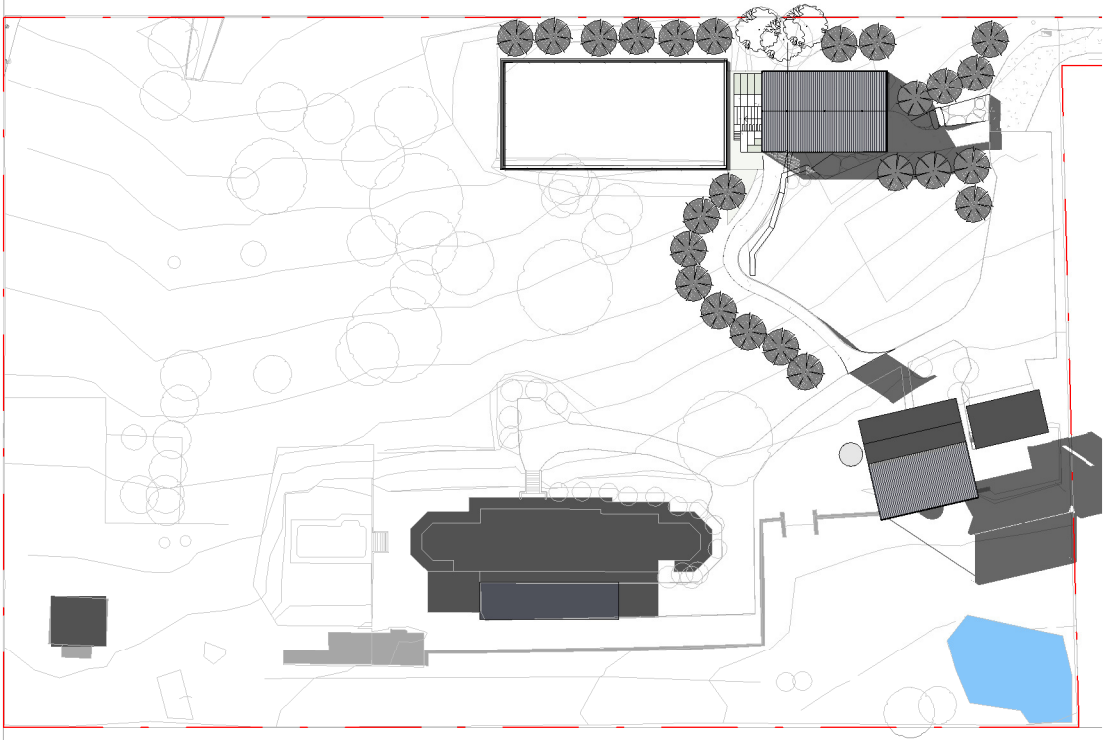
1 | SHADOW DIAGRAM - JUNE - 9AM

A111 | 1 : 1200



2 | SHADOW DIAGRAM - JUNE - 12PM

A111 | 1 : 1200



3 | SHADOW DIAGRAM - JUNE - 3PM

A111 | 1 : 1200

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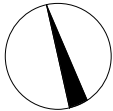
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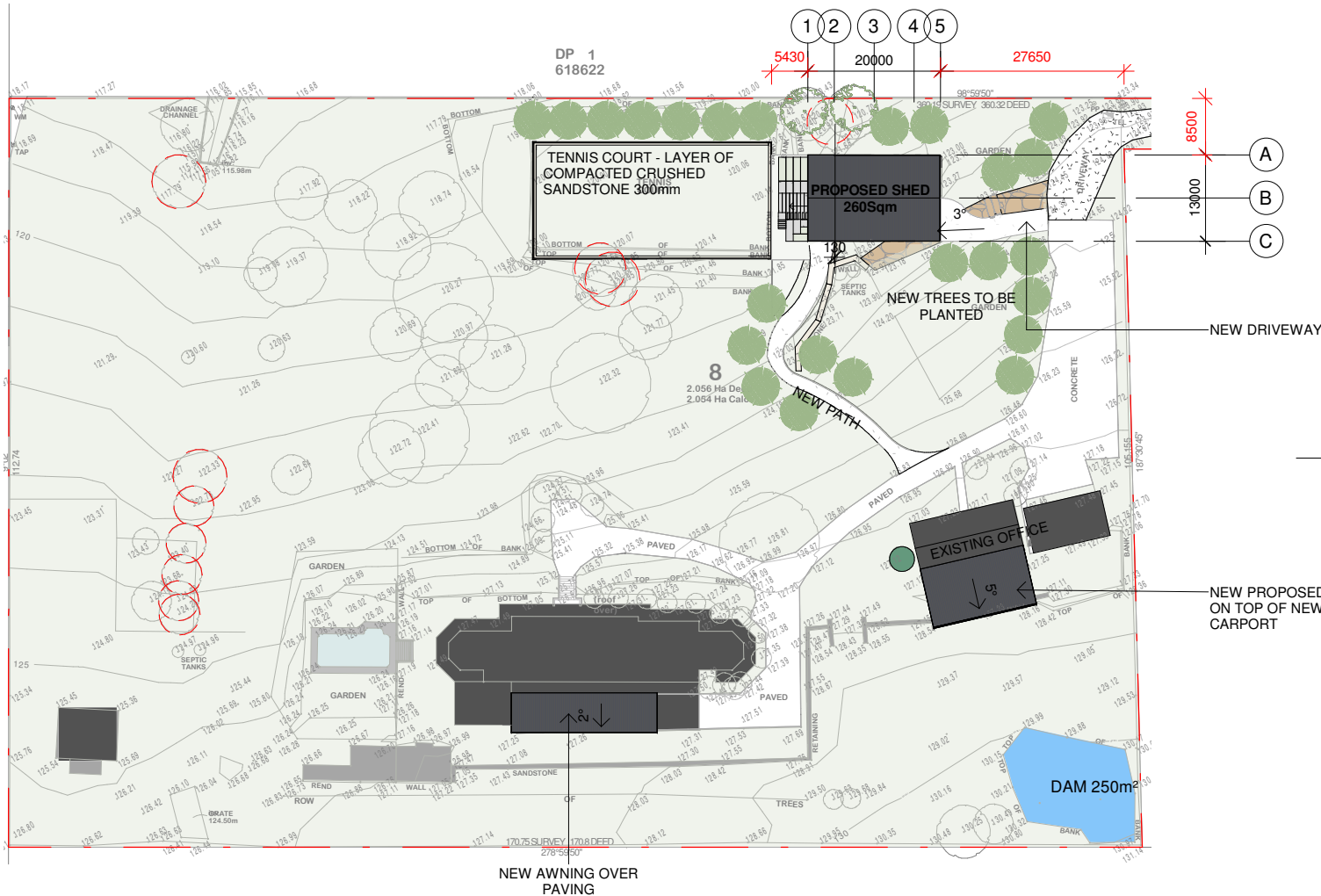
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PROJECT TITLE:	NEW PROPOSED SHED
PROJECT NO.:	2018049
AT:	13 Minkara Rd, Bayview
FOR:	3rd Solution Investment Pty Ltd

SHEET TITLE:	SHADOW DIAGRAMS
SHEET NO:	A111
SCALE A3:	1 : 1200

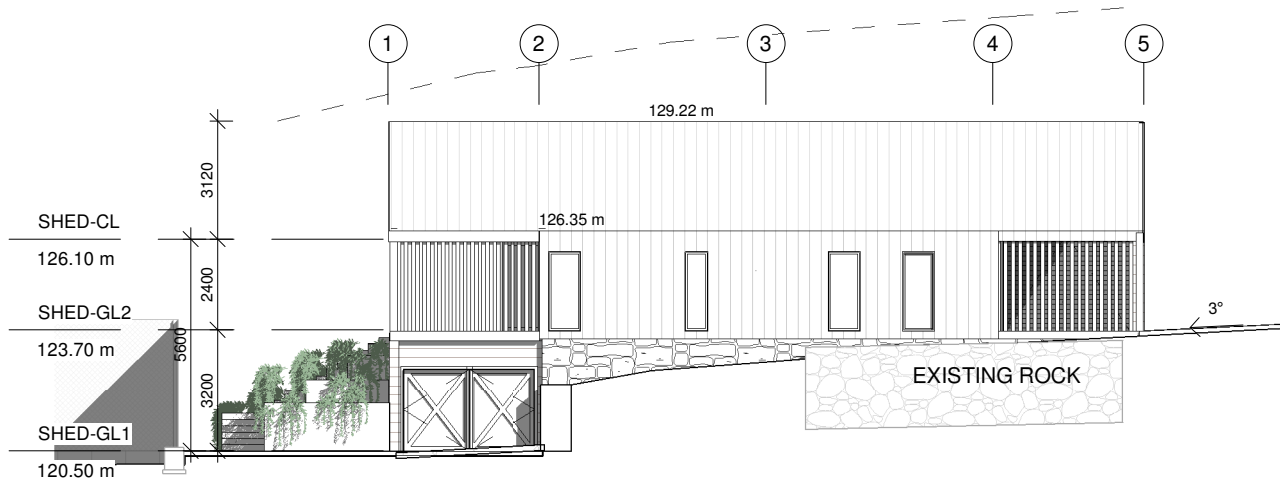


NOTIFICATION



1 SITE PLAN.

NP 1 : 1000



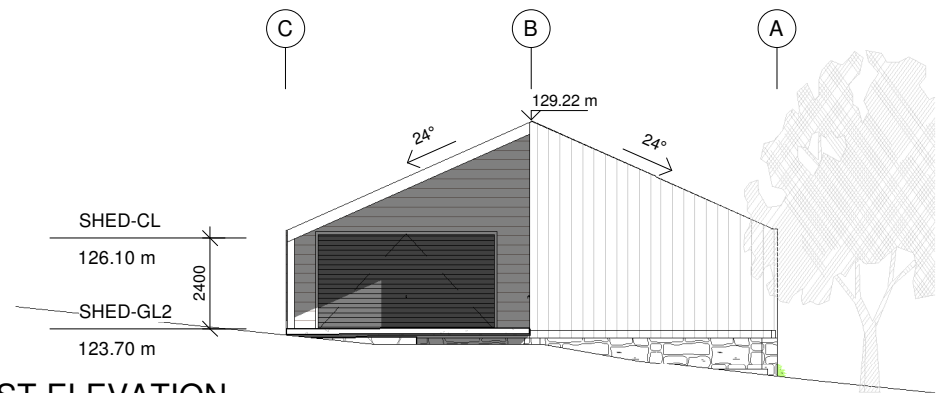
4 SHED - SOUTH ELEVATION.

NP 1 : 200

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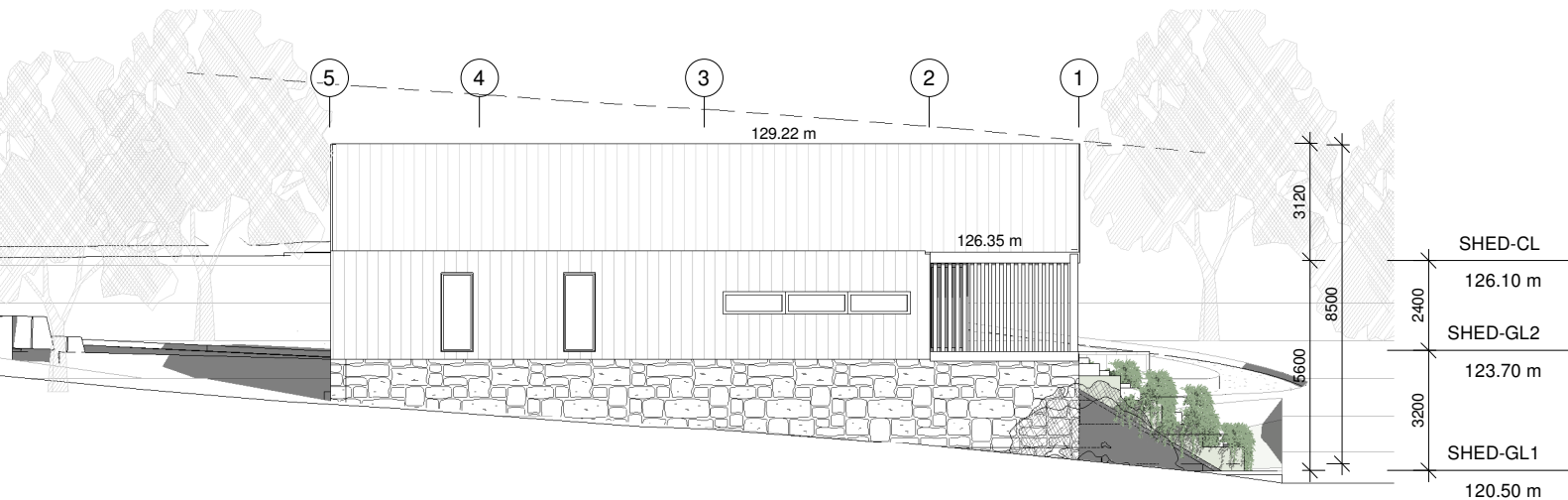
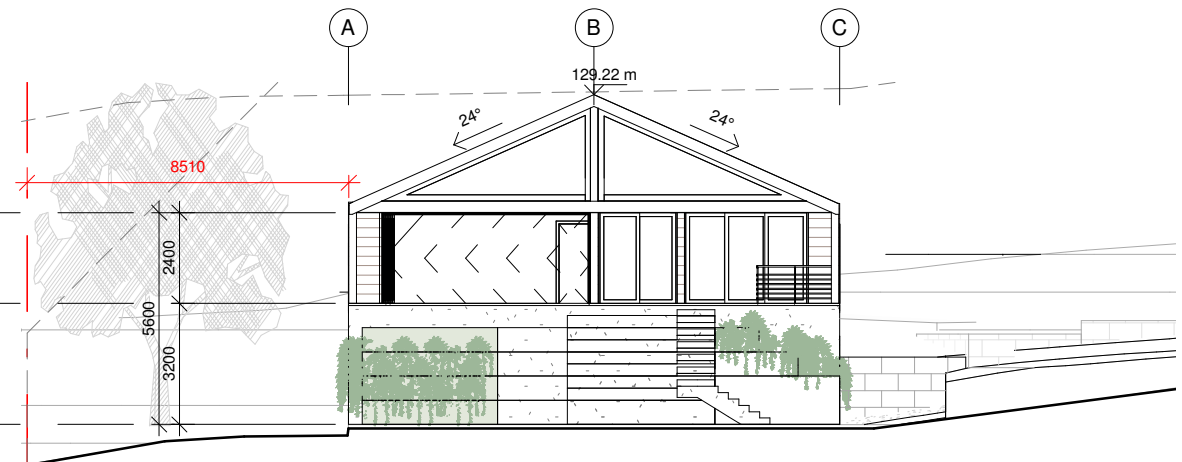
2 SHED - EAST ELEVATION.

NP 1 : 200



3 SHED - WEST ELEVATION.

NP 1 : 200



5 SHED - NORTH ELEVATION.

NP 1 : 200

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
2	25.02.2019	DA ISSUE 2	KM	

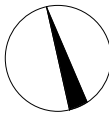
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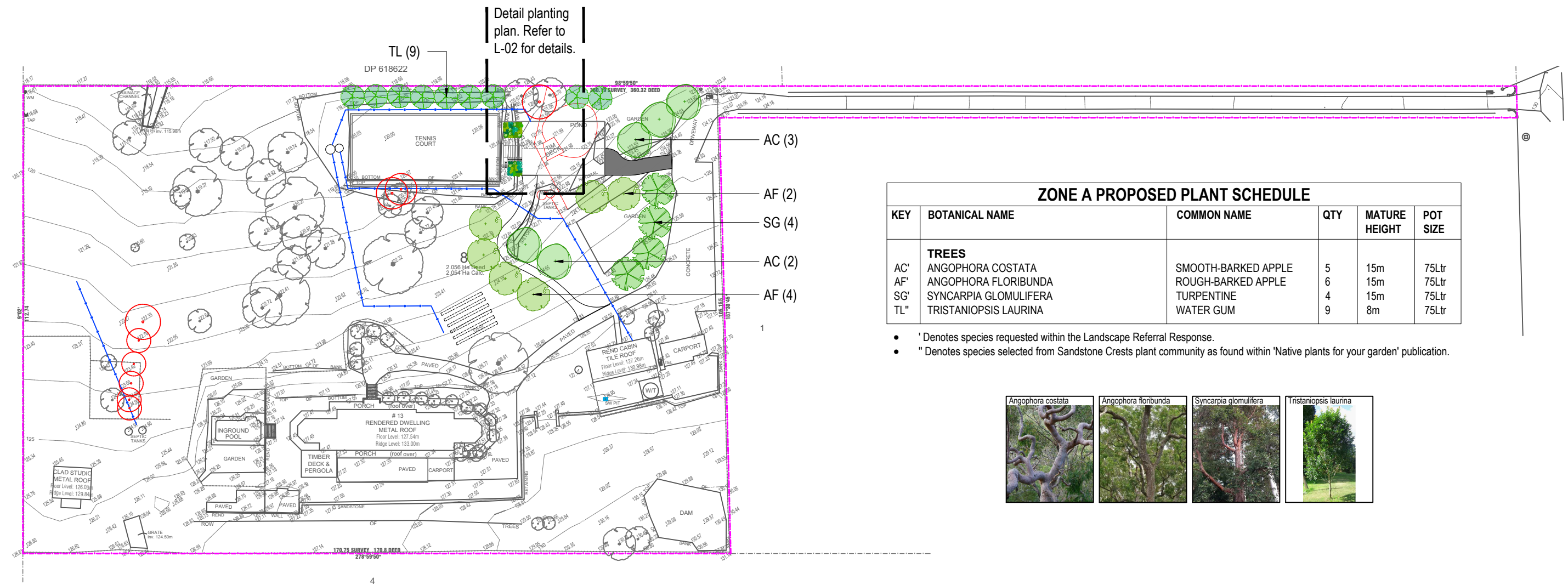
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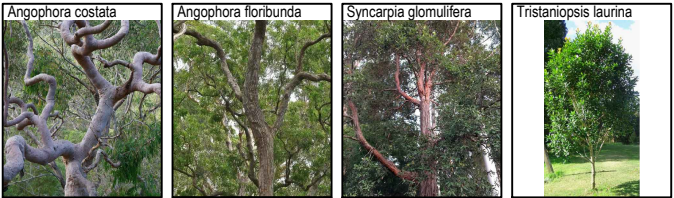
SHEET TITLE:	NOTIFICATION
SHEET NO:	NP
SCALE A3:	As indicated





ZONE A PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
AC'	ANGOPHORA COSTATA	SMOOTH-BARKED APPLE	5	15m	75Ltr
AF'	ANGOPHORA FLORIBUNDA	ROUGH-BARKED APPLE	6	15m	75Ltr
SG'	SYNCARPIA GLOMULIFERA	TURPENTINE	4	15m	75Ltr
TL"	TRISTANIOPSIS LAURINA	WATER GUM	9	8m	75Ltr

- ' Denotes species requested within the Landscape Referral Response.
- " Denotes species selected from Sandstone Crests plant community as found within 'Native plants for your garden' publication.



Note: All proposed canopy trees are to be planted a minimum of 5 metres from existing & proposed wastewater assets. All small trees (*Tristaniopsis*) are to be planted a minimum of 3 metres from existing & proposed wastewater assets.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2019.



Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:	Carey Lee	Drawing Title:	Site Plan / Tree Planting Plan				Rev:	Date:	Issue:	Checked:
Site Address:	13 Minkara Road Bayview	Drawn by:	Project Number:	Scale:	Sheet Number:		A	16/12/19	DA Issue	BF
		Eduardo Casellato TLA Member	19613	1:1000 @ A3	L-01 of 3					

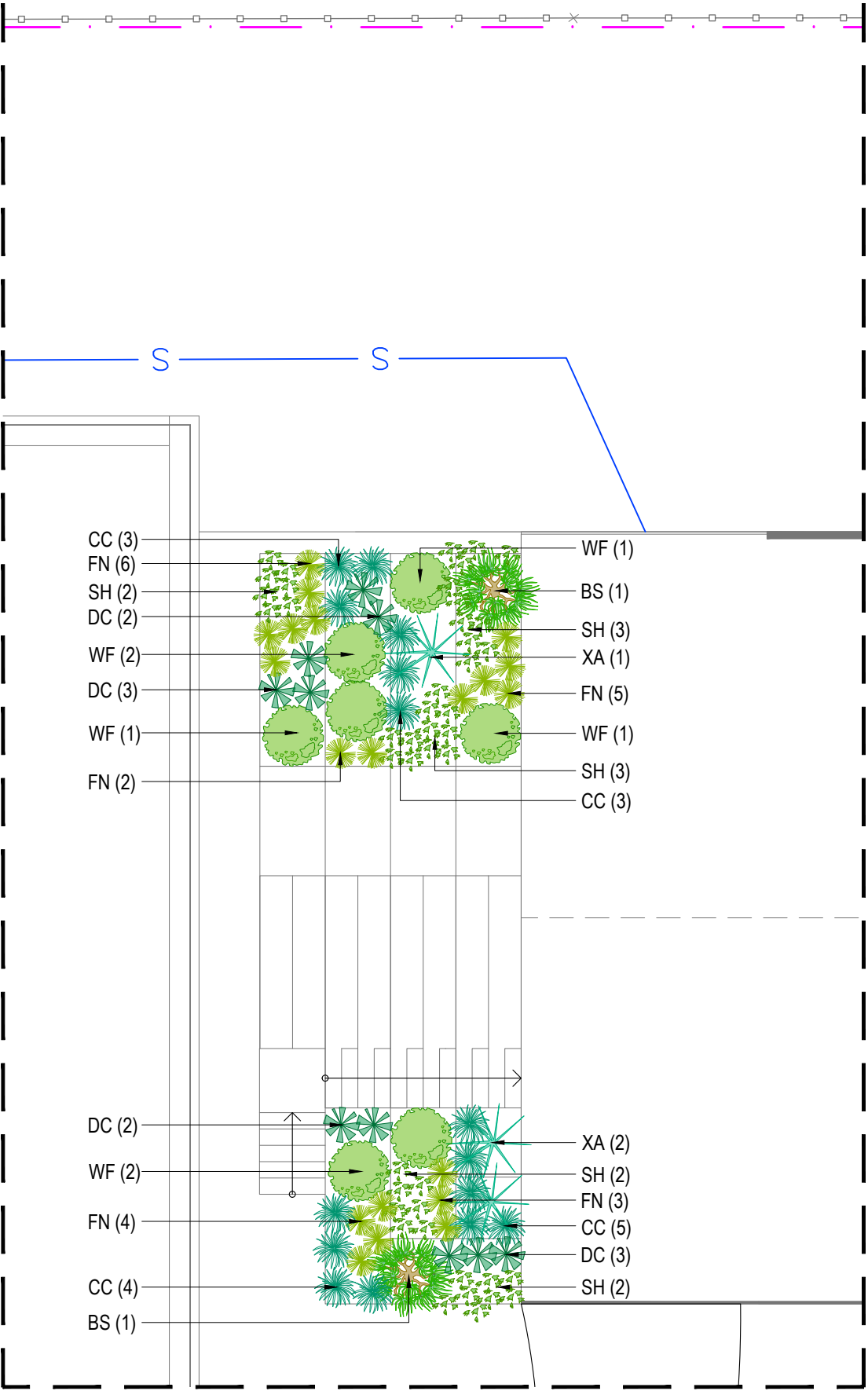


ZONE A PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
BR' WF' XA'	SHRUBS				
	BANKSIA SPINULOSA	HAIRPIN BANKSIA	2	2m	200mm
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	7	1.5m	200mm
	XANTHORRHOEA ARBOREA	GRASS TREE	3	3m	45Ltr
CC" DC' FN' SH"	GRASSES / GROUND COVERS				
	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT	15	0.5m	140mm
	DIANELLA CAERULEA	BLUE FLAX LILY	8	0.6m	140mm
	FICINIA NODOSA	KNOBBY CLUBRUSH	20	0.6m	140mm
	SCAEVOLA HUMILIS 'PURPLE FUSION'	PURPLE FUSION	12	0.2m	140mm

- ' Denotes species selected from Sandstone Crests plant community as found within 'Native plants for your garden' publication.
- " Denotes native species.



Refer to L-01
for details.



Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
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Client:	Carey Lee	Drawing Title:	Detail Planting Plan				Rev:	Date:	Issue:	Checked:
Site Address:	13 Minkara Road Bayview	Drawn by:	Project Number:	Scale:	Sheet Number:		A	16/12/19	DA Issue	BF
		Eduardo Casellato TLA Member	19613	1:100 @ A3	L-02 of 3					



SITE PREPARATION

PROTECTION OF EXISTING TREES:

The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm.

Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works within the CRZ:

- entry of machinery or storage of building materials
- parking of any kind of vehicle
- erection or placement of site facilities
- removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree
- placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%.

Stock selection should be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

IRRIGATION SYSTEM

New dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

MULCHING

Quality system: AS 4454

All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

New turf- Sir Walter Soft Leafed Buffalo.

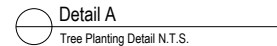
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the sub-grade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

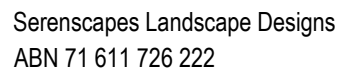
RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



Note:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised on scaling. All measurements are in millimetres.
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Client:	Carey Lee	Drawing Title: Landscape Specification & Details				Rev:	Date:	Issue:	Checked:
						A	16/12/19	DA Issue	BF
Site Address:	13 Minkara Road Bayview	Drawn by: Eduardo Casellato TLA Member	Project Number: 19613	Scale: 1:100 @ A3	Sheet Number: L-03 of 3				

