

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE )				
Assessor # 20901		BASIX Certificate # 1061333S		Assessor's Certificate # 20901220
Assessor's name: Ved Baheti		m: 0421 530 876		e: ved@outsourcideas.com.au
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>6.0 But<=7.5L/Min)	4 star	5 star	5 star
Alternate water source				
	Type	Size	Roof area connected	Connections
	Over or under ground	4000L	80 m2	Landscape Only
Swimming pool	----			
	Volume	Heated	Cover	Shaded
	40 KL	No	Yes	No
ENERGY				
Hot water	Type			Rating
	Individual, gas instantaneous			6 star
Mech. Ventilation	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Kitchen	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Cooling System	Type	Living areas	Bed rooms	
	3 Phase Air conditioning: Day / Night Zoned	EER 3.0- 3.5	EER 3.0- 3.5	
Heating System	Type	Living areas	Bed rooms	
	3 Phase Air conditioning: Day / Night Zoned	EER 3.0- 3.5	EER 3.0- 3.5	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	Toilets, L'dry & Hallway	Living	Kitchen	Bed rooms
Dedicated	Yes	Yes	Yes	Yes
Others	Indoor private Cloth Line		No	
	Outdoor or sheltered Cloth Line		Yes	
	Well ventilated Fridge space		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
THERMAL	As per thermal simulation carried out by assessor			
	External Wall Insulation: R2.0 (New walls)			
	Ceiling Insulation: R3.5 (New ceiling with direct roof above)			
	Roof type : Metal roof, Medium Col. (SA 0.475 - 0.7) + min 55mm foil blanket (R1.3)			
	Glazing: Standard timber frame clear glass = U-Value 6.7 and SHGC 0.7			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			

### BASIX NOTES

#### GLAZING

ALL GLAZING TO BE STANDARD SINGLE CLEAR

#### WATER

RAINWATER TANK: AT LEAST 4000L  
SWIMMING POOL: VOLUME < 40L WITH POOL COVER

#### THERMAL COMFORT

FLOORS AND WALLS OF THE DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW  
FLOOR : CONCRETE SLAB ON GROUND - ALL OR PART OF FLOOR AREA  
: SUSPENDED FLOOR ABOVE GARAGE - ALL OR PART OF FLOOR AREA

#### ENERGY COMFORT

HOT WATER: GAS INSTANTANEOUS 6 STARS  
COOLING SYSTEM: 3-PHASE AIRCONDITIONING  
ENERGY RATING: EER 3.0 - 3.5  
HEATING SYSTEM: 3-PHASE AIRCONDITIONING  
ENERGY RATING: EER 3.0 - 3.5

### DRAWING SCHEDULE

A000	COVER SHEET
A001	SITE PLAN
A100	ROOF PLAN
A101	LEVEL 5 FLOOR PLAN
A102	LEVEL 4 FLOOR PLAN
A103	LEVEL 3 FLOOR PLAN
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 1 FLOOR PLAN
A106	LANDSCAPE PLAN
A201	NORTH ELEVATION
A202	SOUTH ELEVATION
A203	EAST AND NORTH ELEVATION
A204	SOUTH ELEVATION - ENVELOPE
A221	SECTION A-A
A222	SECTION B-B
SK01	VIEW 1
SK02	VIEW 2
SK03	VIEW 3
SK04	VIEW 4
SK05	EXTERNAL FINISHES
SK06	SEDIMENT AND EROSION CONTROL PLAN
SK11	FSR CALCULATION
SK12	TOS CALCULATION
SK13	PHOTOMONTAGE
SK14	SHADOW DIAGRAM - WINTER 0900
SK15	SHADOW DIAGRAM - WINTER 1200
SK16	SHADOW DIAGRAM - WINTER 1500
SK17	SHADOW DIAGRAM - EQUINOX 0900
SK18	SHADOW DIAGRAM - EQUINOX 1200
SK19	SHADOW DIAGRAM - EQUINOX 1500

### LEGEND

AU	-	AIR CONDITIONING UNIT
BG	-	BOX GUTTER
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
CB	-	CEILING BULKHEAD DOTTED OVER
CF	-	CHIMNEY FLUE
CL	-	CEILING LEVEL
COL 1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC 1	-	STEEL TROWEL FINISH R.C. SLAB TO ENG. DETAILS
COS	-	CHECK ON SITE
CP	-	CONCRETE CAPPING
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND FINISHED RAINWATER SPREADER
CT 1	-	CERAMIC FLOOR TILES (REFER FINISHES SCHEDULE)
DD	-	CONCRETE DISH DRAIN
DP	-	COLORBOND FINISH RAINWATER CIRCULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER
EB	-	EXPRESSED CONCRETE EDGE BEAM & PAINT FINISH
EJ	-	EXPANSION JOINT
ESS	-	EXTERNAL SLIDING SHUTTER PANEL
EV	-	EXHAUST VENT
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
F1-4	-	WALL FINISH - REFER EXTERNAL FINISHES SCHEDULE
F1	-	SMOOTH FINISH CEMENT RENDER
F2	-	HEAVY BAGGED CEMENT RENDER
F3	-	ROUGH CAST / FLYASH TEXTURED RENDER
F4	-	BAGGED MORTAR FINISH
FC 1	-	COMPRESSED FIBROUS CEMENT WALL CLADDING - SET JOINTS & TEXTURE PAINT FINISH (R1.5 WALL INSULATION)
FC 2	-	COMPRESSED FIBROUS CEMENT WEATHERBOARD CLADDING - PAINT FINISH (R1.5 WALL INSULATION)
FEN1	-	PAINT FINISH GALV. M.S. FENCE AND GATES
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	COLORBOND FINISH EAVES GUTTER
GD	-	GRATED DRAIN
GL 1	-	POWDERCOAT ALUMINIUM FRAMED GLAZED DOORS
GL 2	-	POWDERCOAT ALUMINIUM FRAMED GLAZED WINDOWS
GL 3	-	POWDERCOAT ALUMINIUM FRAMED LOUVRE WINDOWS
GLB	-	STEEL FRAMED GLAZED BALUSTRADE
GLPF	-	1200H GLAZED POOL FENCE TO COMPLY WITH THE SWIMMING POOLS ACT 1992 + AS 1926
HWU	-	GAS STORAGE HOT WATER UNIT WITH MIN. 4.5 STAR ENERGY RATING
MHR	-	PAINT FINISH GALV. M.S. HANDRAIL
MR 1	-	COLORBOND METAL ROOF SHEET ON SARKING AND INSULATION – (R2.5 CEILING INSULATION)
MR 2	-	ZINC METAL ROOF PANS ON SARKING AND INSULATION
MC 1	-	COLORBOND METAL SHEET WALL CLADDING ON SARKING AND INSULATION – (R2.5 CEILING INSULATION)
NTS	-	NOT TO SCALE
O	-	OBSCURE GLAZING
OF	-	OVERFLOW OUTLET
P	-	PAINT FINISH
PAR 1	-	PAINT FINISH PLASTERBOARD 90mm PARTITION WALL
PAV 1	-	CERAMIC FLOOR TILES ON WATERPROOF MEMBRANE
PAV 2	-	TRAFFICABLE EXTERNAL PAVING
PD	-	PANELIFT DOOR
PL	-	PLANTER
RL	-	STRUCTURAL LEVEL
RO	-	RAINWATER OUTLET
RT	-	CONCRETE ROOF TILES ON SARKING AND INSULATION
RWH	-	RAINWATER HEAD
SKL	-	NEW ROOF SKYLIGHT
SL	-	SOFFIT LINING
SP	-	SPITTER OUTLET
SSBLK	-	SANDSTONE BLOCK WALL
SSC	-	SANDSTONE CLADDING
TB 1	-	INTERNAL POLISHED TIMBER FLOOR BOARDS
TD 1	-	EXTERNAL TIMBER DECKING
TIM 1	-	STRUCTURAL TIMBER FLOOR FRAMING TO SAA LIGHT TIMBER FRAMING CODE REQUIREMENTS
WPM	-	WATERPROOF MEMBRANE

FOR DEVELOPMENT APPLICATION ONLY

COVER SHEET

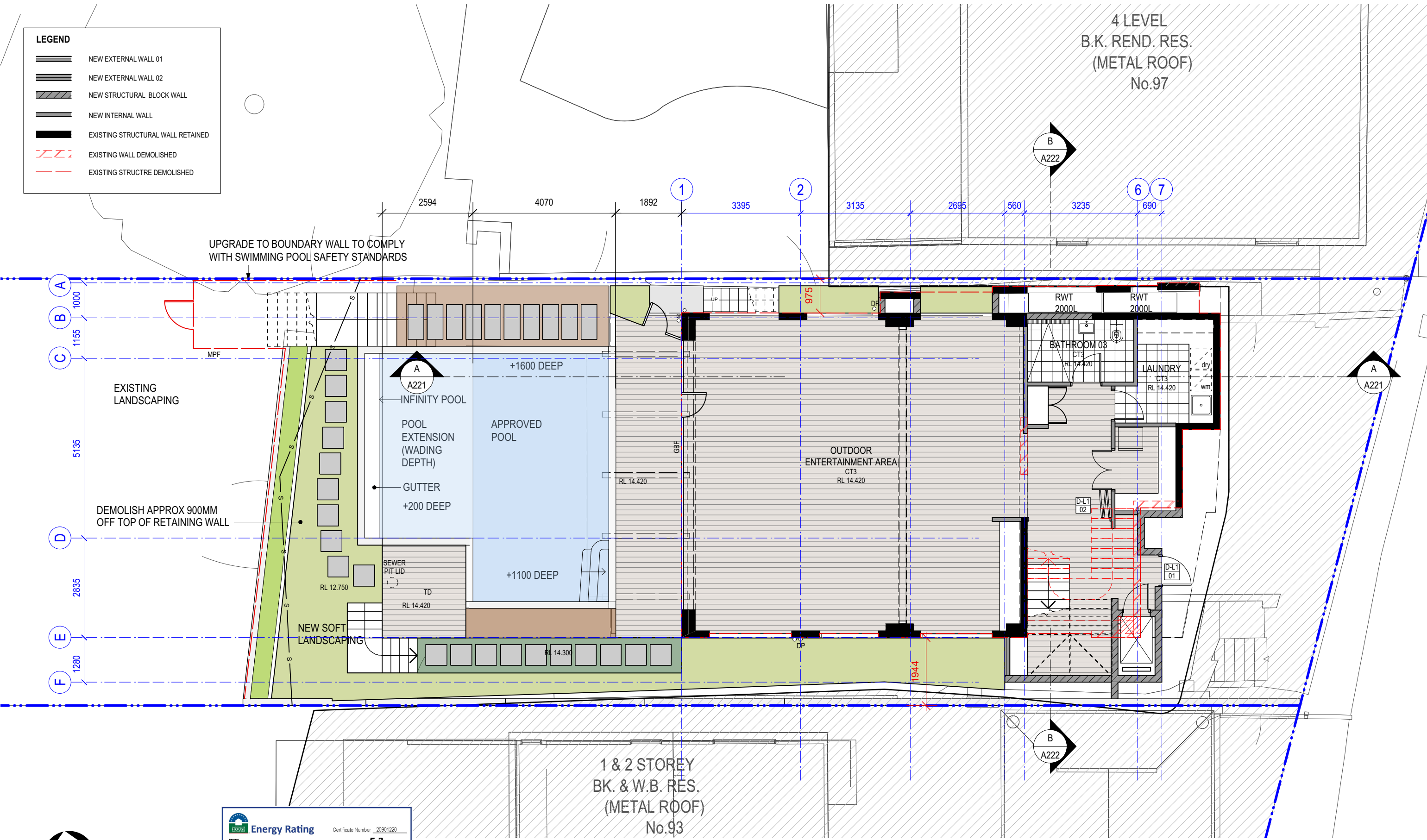
# NEW DWELLING ON EXISITNG STRUCTURE

## 95 GURNEY CRESCENT SEAFORTH

A000 A

1:200 @ A3

Monday, 16 December 2019



**Energy Rating** Certificate Number 20501220

☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings) heating **38.0** MJ/m<sup>2</sup> cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20501 Assessor Signature *[Signature]* Date 16/12/2019

LEVEL 1 PLAN

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A105 A

1:100 @ A3

Monday, 16 December 2019

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT  
DATE 16/12/19  
ISSUE A  
A/P4

MARK HURCUM DESIGN PRACTICE  
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608

DESIGN PRACTICE

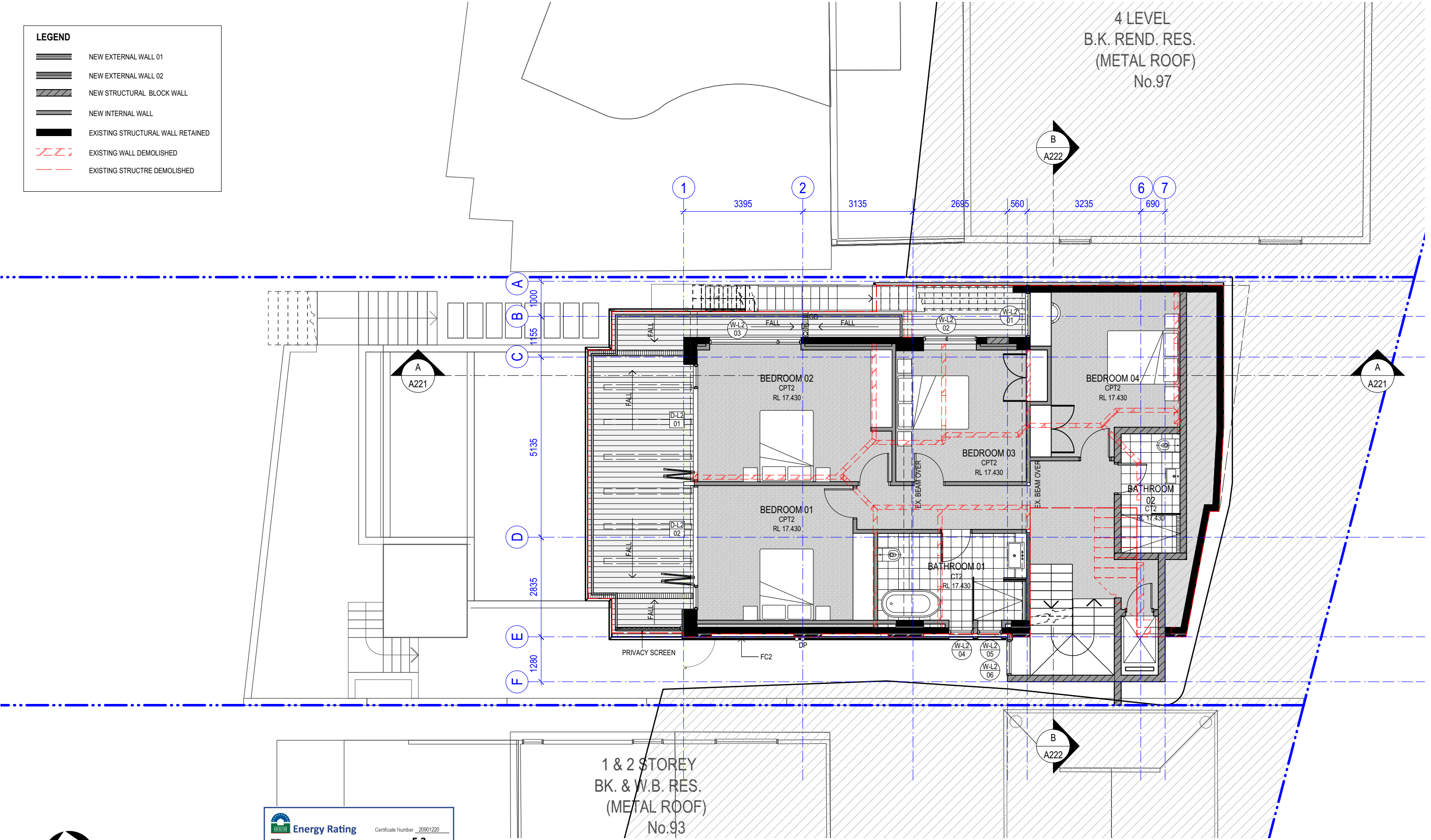
© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND  
MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT

MARK HURCUM DESIGN PRACTICE PTY LIMITED 2019



**LEGEND**

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED



**Energy Rating**

Certificate Number 20901220

☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings)

heating **38.0** MJ/m<sup>2</sup>

cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20901

Assessor Signature *[Signature]* Date 16/12/2019



LEVEL 2 PLAN

© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT  
MARK HURCUM DESIGN PRACTICE PTY LIMITED 2019

NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

FOR DEVELOPMENT APPLICATION ONLY

A104 A

1:100 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION

ISSUED FOR CLIENT MEETING

AMENDMENT

MARK HURCUM DESIGN PRACTICE

ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH

NORTH SYDNEY NSW 2060

FACSIMILE 02) 9955 5063

TELEPHONE 02) 9955 5608

16/12/19

27/11/19

DATE

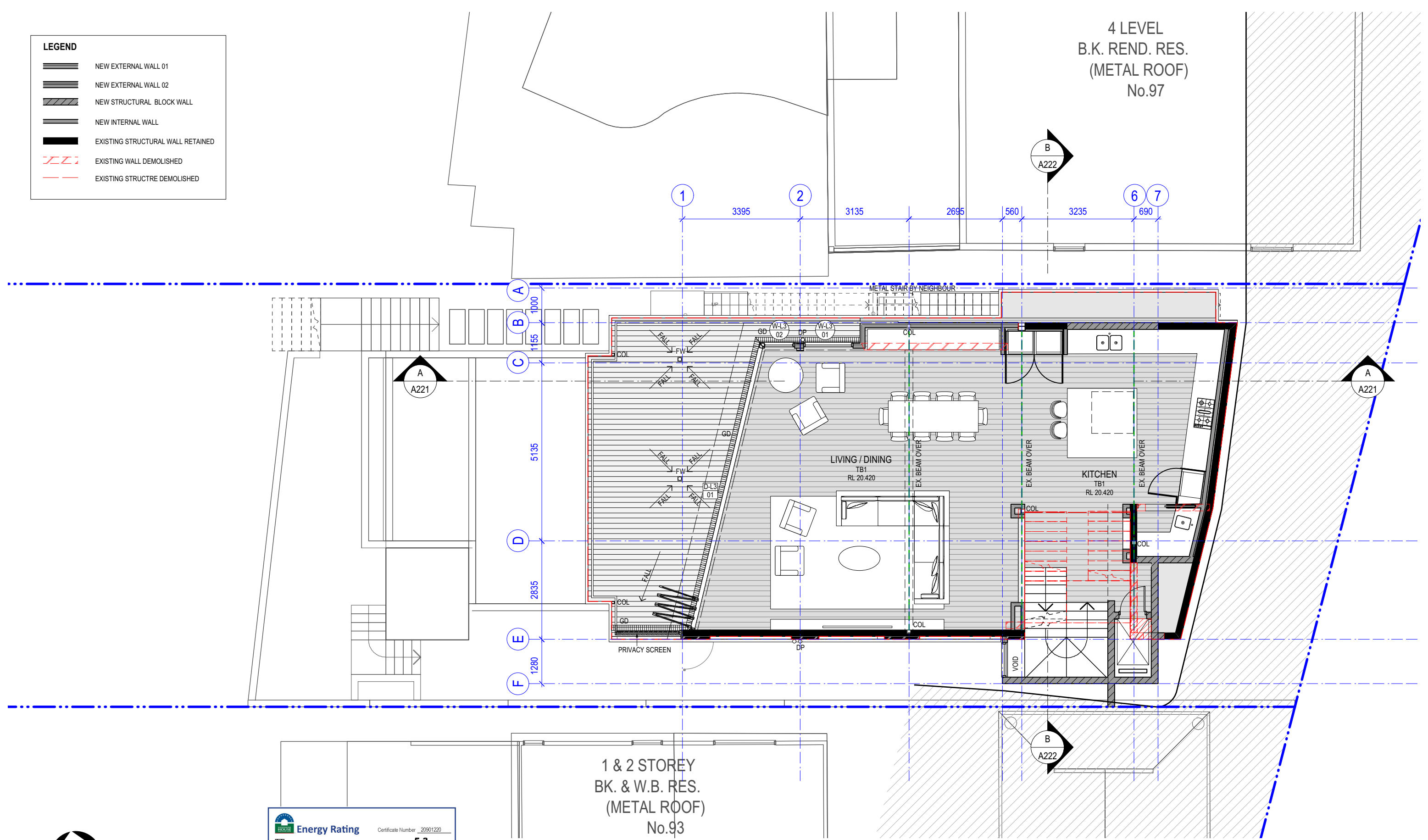
A

A/P4

ISSUE

**LEGEND**

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED



**Energy Rating** Certificate Number 20901220

☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings) heating **38.0** MJ/m<sup>2</sup> cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20901  
Assessor Signature *[Signature]* Date 16/12/2019



LEVEL 3 PLAN

© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND  
MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT  
MARK HURCUM DESIGN PRACTICE PTY LIMITED 2019

NEW DWELLING ON EXISITNG STRUCTURE

**95 GURNEY CRESCENT SEAFORTH**

FOR DEVELOPMENT APPLICATION ONLY

A103 A

1:100 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT

16/12/19  
27/11/19  
DATE

A  
A/P4  
ISSUE

**MARK HURCUM DESIGN PRACTICE**  
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608

**DESIGN PRACTICE**

LEGEND

NEW EXTERNAL WALL 01

NEW EXTERNAL WALL 02

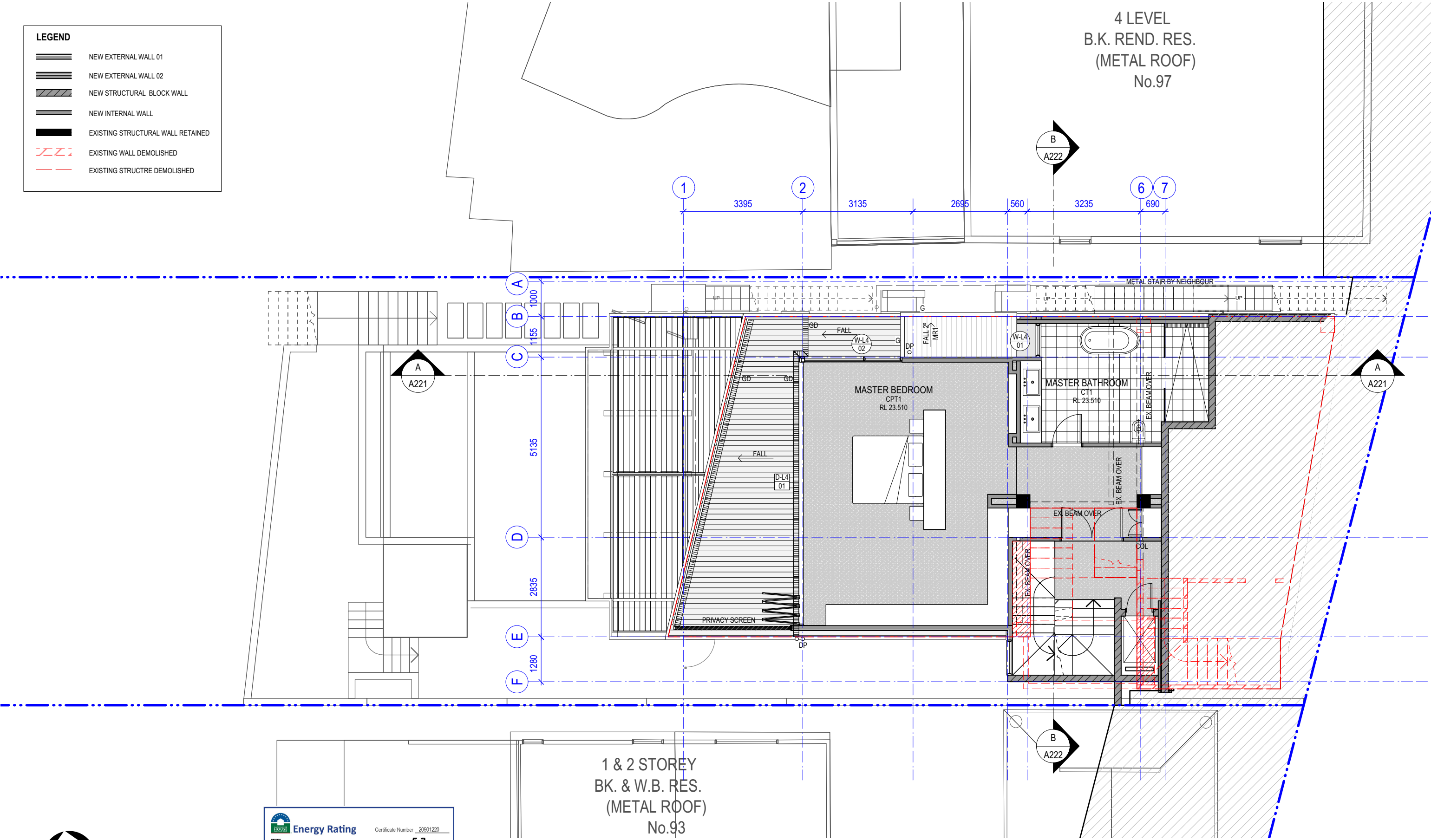
NEW STRUCTURAL BLOCK WALL

NEW INTERNAL WALL

EXISTING STRUCTURAL WALL RETAINED

EXISTING WALL DEMOLISHED

EXISTING STRUCTRE DEMOLISHED



Energy Rating

Certificate Number 20901220

☒ single-dwelling rating

☐ multi-unit development (attach listing of ratings)

heating 5.3 stars

cooling 24.0 MJ/m<sup>2</sup>

Recessed downlights confirmation:

☐ Rated with
 ☒ Rated without

Assessor Number 20901

Assessor Signature

Date 16/12/2019

LEVEL 4 PLAN

NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A102 A

1:100 @ A3

Monday, 16 December 2019

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION

ISSUED FOR CLIENT MEETING

AMENDMENT

MARK HURCUM DESIGN PRACTICE

A R C H I T E C T S

16/12/19

27/11/19

DATE

A

A/P4

ISSUE

LEVEL 2 271 ALFRED STREET NORTH

NORTH SYDNEY NSW 2060

FACSIMILE 02) 9955 5063

TELEPHONE 02) 9955 5608

DESIGN PRACTICE

LEGEND

NEW EXTERNAL WALL 01

NEW EXTERNAL WALL 02

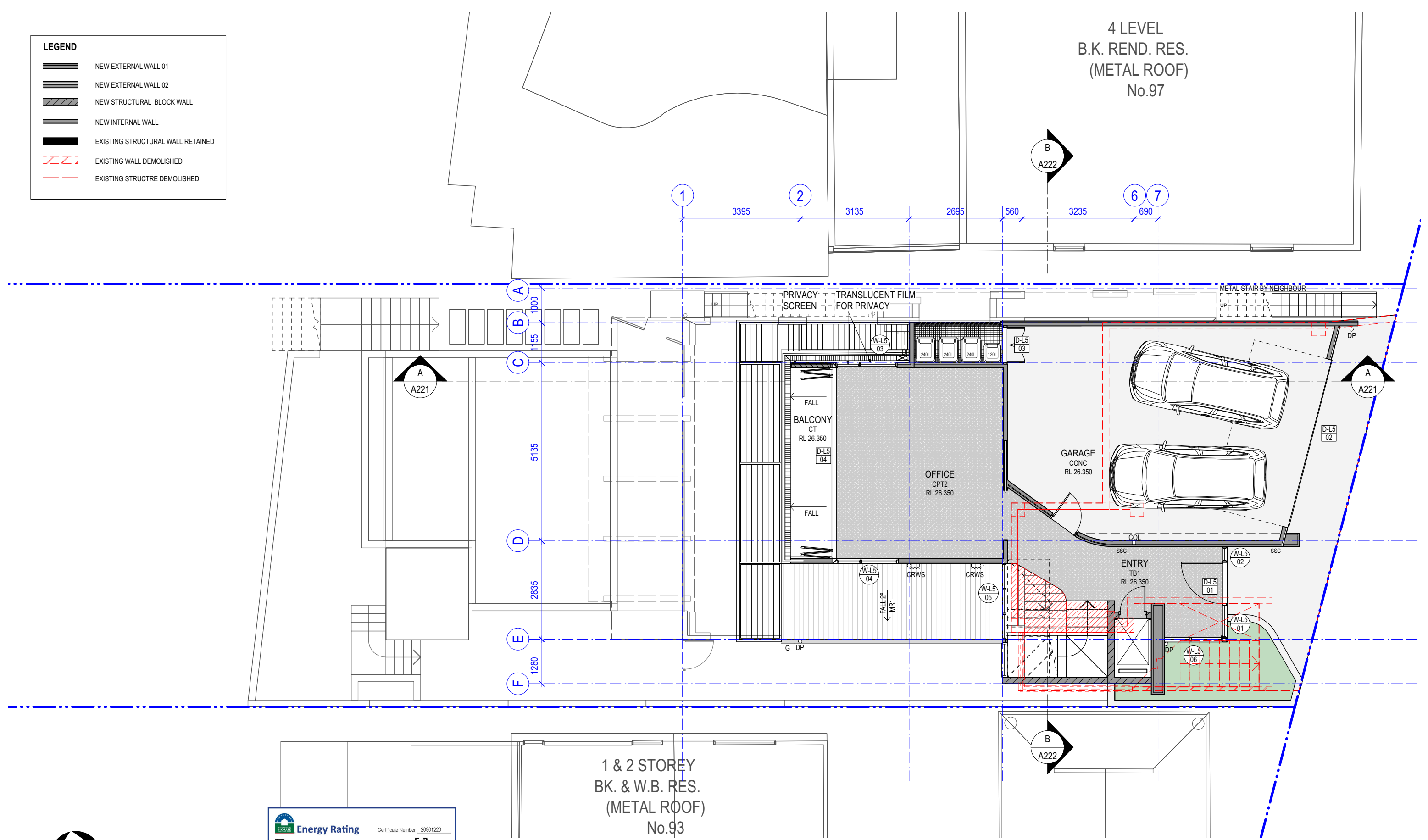
NEW STRUCTURAL BLOCK WALL

NEW INTERNAL WALL

EXISTING STRUCTURAL WALL RETAINED

EXISTING WALL DEMOLISHED

EXISTING STRUCTRE DEMOLISHED



HOUSE

Energy Rating

Certificate Number

20901220

☒ single-dwelling rating

**5.3** stars

☐ multi-unit development (attach listing of ratings)

heating **38.0** MJ/m<sup>2</sup>

cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Number

20901

Assessor Signature

*[Signature]*

Date

16/12/2019

LEVEL 5 PLAN

NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A101 A

1:100 @ A3

Monday, 16 December 2019

FOR DEVELOPMENT APPLICATION ONLY

ISSUED FOR DEVELOPMENT APPLICATION

ISSUED FOR CLIENT MEETING

AMENDMENT

MARK HURCUM DESIGN PRACTICE

A R C H I T E C T S

16/12/19

27/11/19

DATE

A

A/P4

ISSUE

LEVEL 2 271 ALFRED STREET NORTH

NORTH SYDNEY NSW 2060

FACSIMILE 02) 9955 5063

TELEPHONE 02) 9955 5608

DESIGN PRACTICE



LEGEND

NEW EXTERNAL WALL 01

NEW EXTERNAL WALL 02

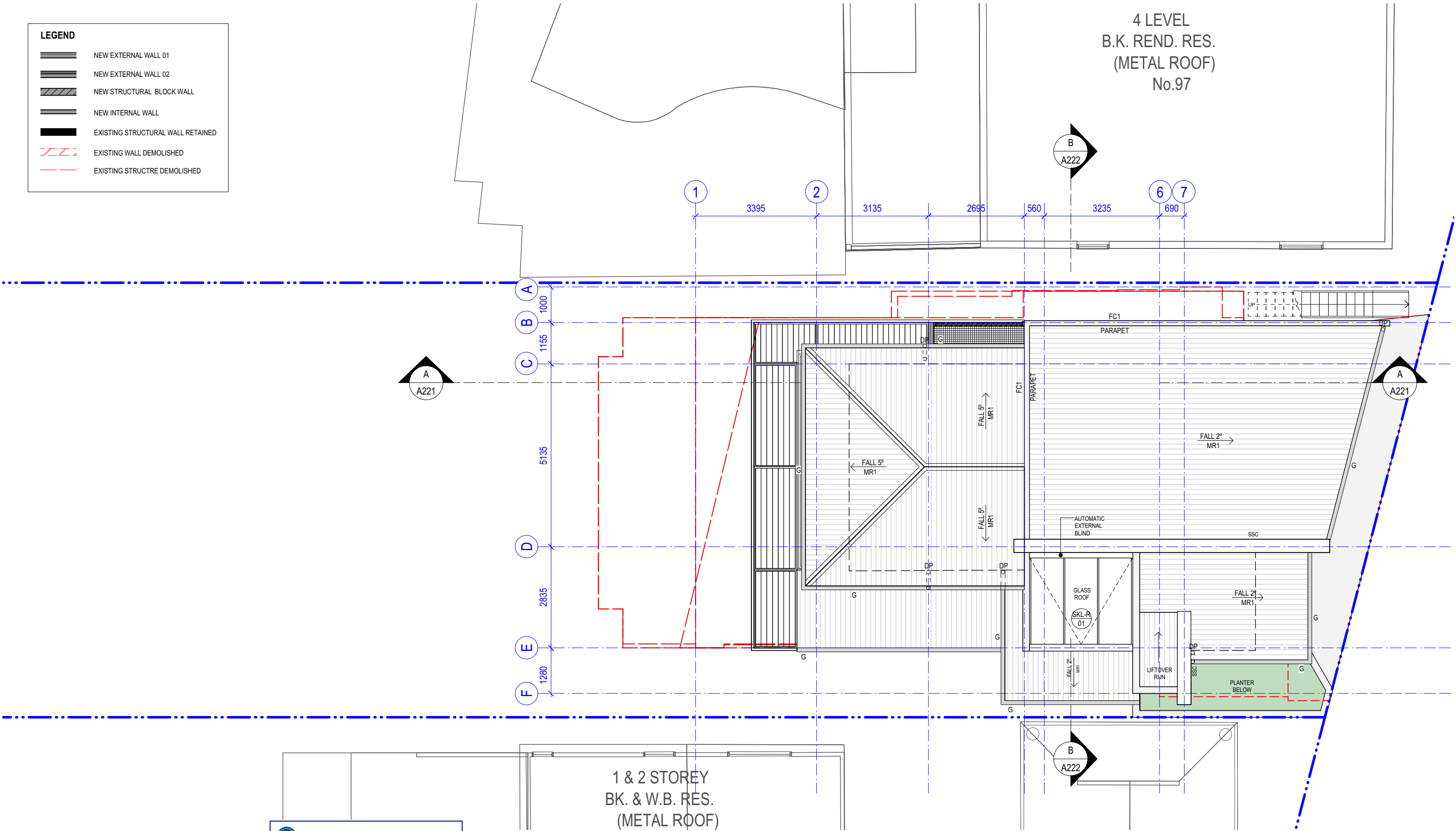
NEW STRUCTURAL BLOCK WALL

NEW INTERNAL WALL

EXISTING STRUCTURAL WALL RETAINED

EXISTING WALL DEMOLISHED

EXISTING STRUCTRE DEMOLISHED



HOUSE

Energy Rating

Certificate Number

20901220

☒ single-dwelling rating

**5.3** stars

☐ multi-unit development (attach listing of ratings)

heating **38.0** MJ/m<sup>2</sup>

cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation:

☐ Rated with

☒ Rated without

Assessor Number

20901

Assessor Signature

*[Signature]*

Date

16/12/2019



ROOF LEVEL PLAN

NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

FOR DEVELOPMENT APPLICATION ONLY

A100 A

1:100 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION

ISSUED FOR CLIENT MEETING

AMENDMENT

MARK HURCUM DESIGN PRACTICE

A R C H I T E C T S

16/12/19

27/11/19

DATE

A

A/P3

ISSUE

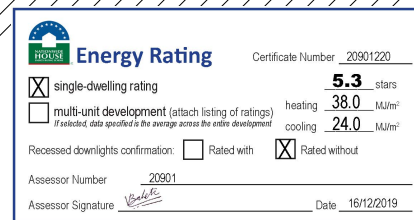
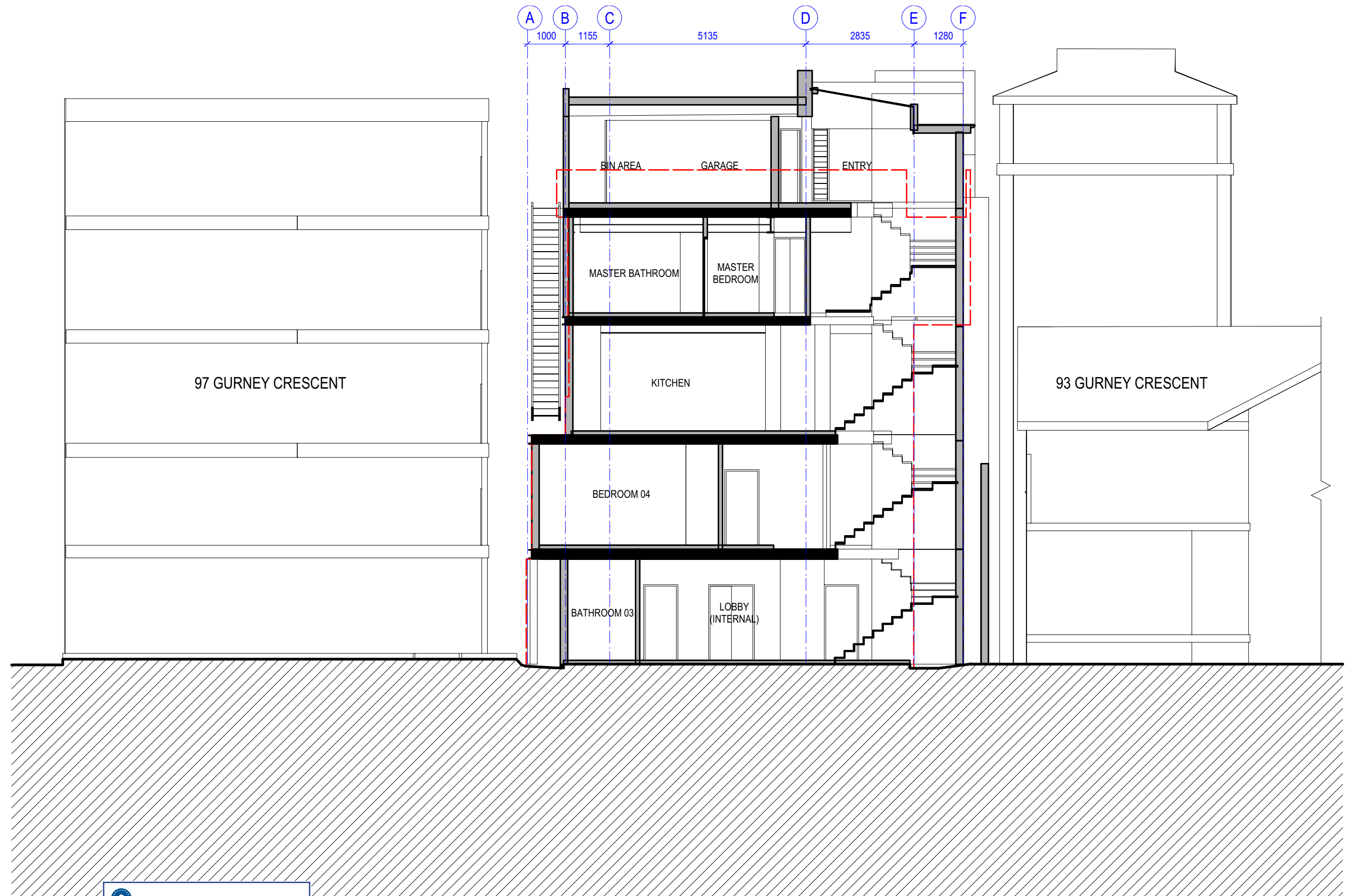
LEVEL 2 271 ALFRED STREET NORTH

NORTH SYDNEY NSW 2060

FACSIMILE 02) 9955 5063

TELEPHONE 02) 9955 5608

DESIGN PRACTICE



FOR DEVELOPMENT APPLICATION ONLY

SECTION B-B

# NEW DWELLING ON EXISITNG STRUCTURE

## 95 GURNEY CRESCENT SEAFORTH

A222 A

1:100 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT

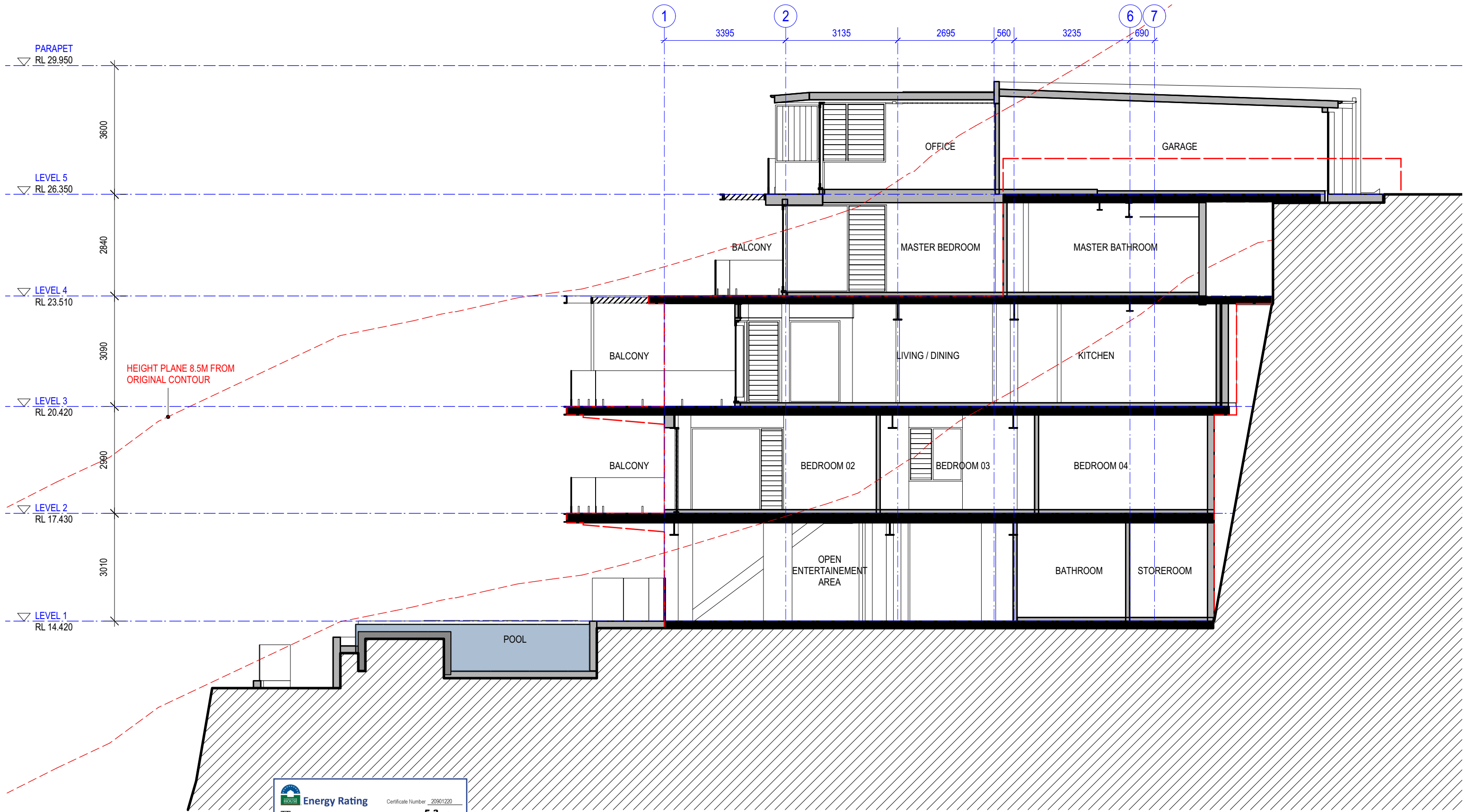
16/12/19  
27/11/19  
DATE  
A  
A/P2  
ISSUE

MARK HURCUM DESIGN PRACTICE  
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608







**Energy Rating** Certificate Number 20901220

☒ single-dwelling rating **5.3** stars

☐ multi-unit development (attach listing of ratings) heating **38.0** MJ/m<sup>2</sup> cooling **24.0** MJ/m<sup>2</sup>

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Number 20901  
Assessor Signature *[Signature]* Date 16/12/2019

FOR DEVELOPMENT APPLICATION ONLY

SECTION A-A

NEW DWELLING ON EXISITNG STRUCTURE  
95 GURNEY CRESCENT SEAFORTH

A221 A

1:100 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT

16/12/19  
27/11/19  
DATE

A  
A/P2  
ISSUE

MARK HURCUM DESIGN PRACTICE  
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608

DESIGN PRACTICE

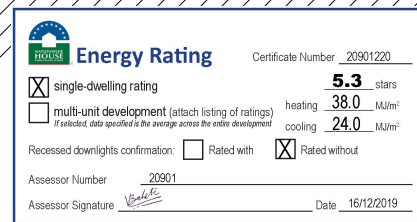
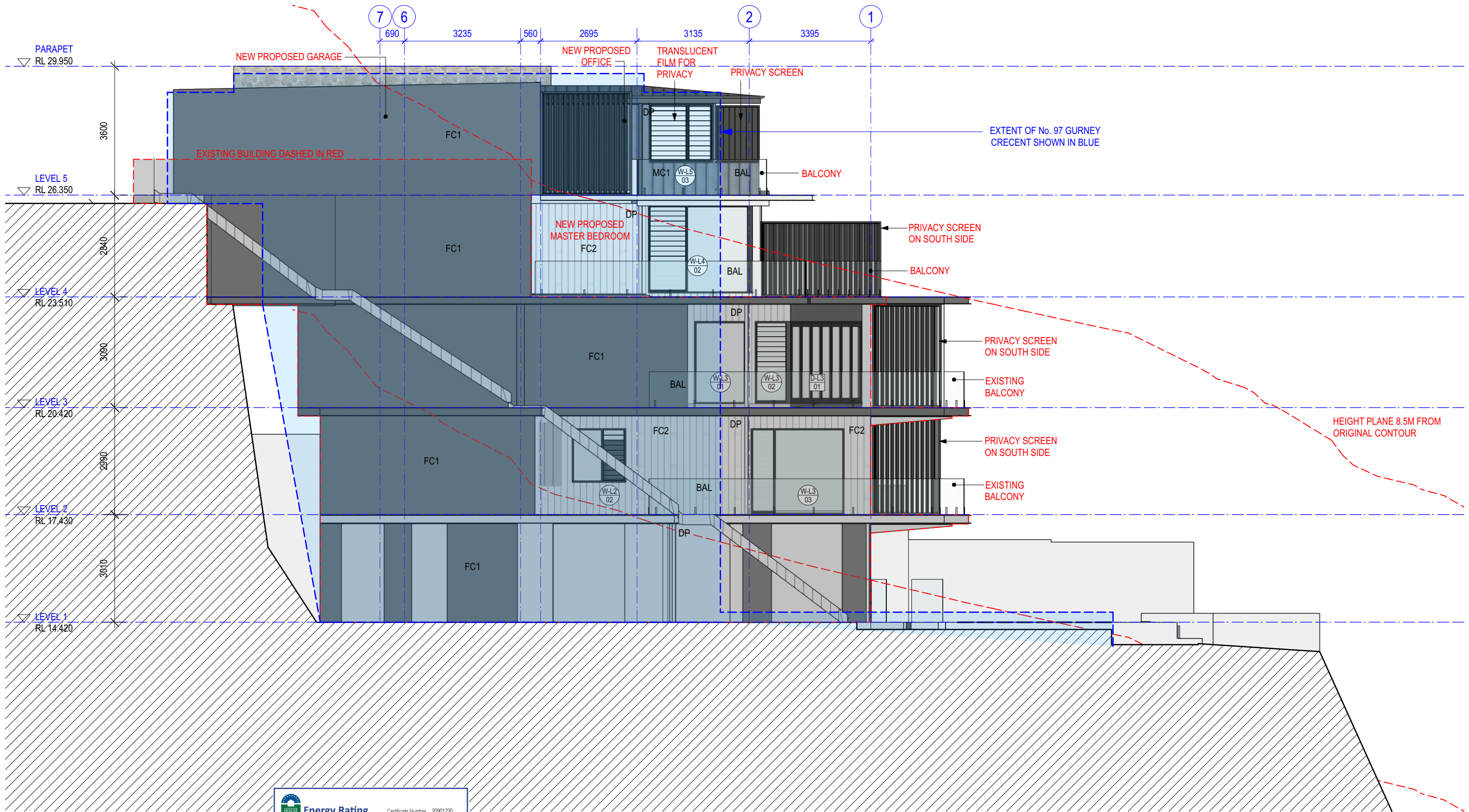
© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND  
MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT  
MARK HURCUM DESIGN PRACTICE PTY LIMITED 2019











FOR DEVELOPMENT APPLICATION ONLY

NORTH ELEVATION

NEW DWELLING ON EXISTING STRUCTURE  
95 GURNEY CRESCENT SEAFORTH

A201 A

1:100 @ A3

Monday, 16 December 2019

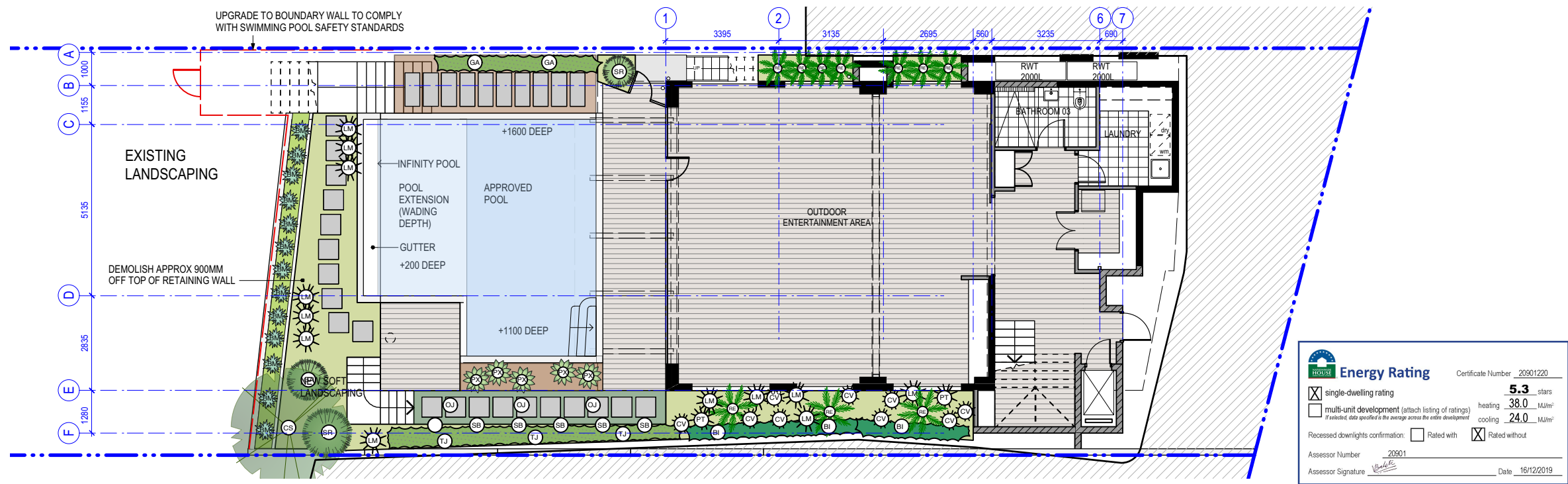
ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT

MARK HURCUM DESIGN PRACTICE  
ARCHITECTS

LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608

16/12/19 A  
27/11/19 A/P3  
DATE ISSUE





TREES

SHRUBS

GROUND COVERS

CLIMBERS

SURFACES



**SR**  
**LILLY PILLY**  
Syzygium Resilience  
3-5m  
Fast growing for instant results, to 5m unclipped. Compact tightly growing pale green foliage that emerges with a reddish bronze tinge. Excellent for hedging and screening.



**RE**  
**RHAPIS PALM**  
Rhapis Excels  
Rhaps Palm is a densely clustering, deep green fan palm, grows to 3-4 metres, has a long life, and is slow growing. It grows best in partial shade. The Rhaps Palm is cold tolerant. It likes well-drained organic soils and can cope with dry conditions for short periods of time.



**SR**  
**ROSEMARY**  
Salvia rosmarinus  
Salvia rosmarinus, commonly known as rosemary, is a woody, perennial herb with fragrant, evergreen, needle-like leaves and white, pink, purple, or blue flowers, native to the Mediterranean region.



**BM**  
**JAPANESE BOX (HEDGE)**  
Buxus microphylla  
Japanese Box is a species of Buxus native to Japan and Taiwan. It is an evergreen shrub or small tree growing to 2-3 m tall. The leaves are bright green, 10-25 mm long, oval with a rounded or notched tip.



**PT**  
**NEW ZEALAND FLAX**  
Phormium Bronze Warrior  
The plant grows as a clump of long, straplike leaves, up to two metres long, from which arises a much taller flowering shoot, with dramatic yellow or red flowers



**SB**  
**LAMBS EARS**  
Stachys byzantina  
Lamb's-ear plants are perennial herbs usually densely covered with gray or silver-white, silky-lanate hairs. They are named lamb's ears because of the leaves' curved shape and white, soft, fur-like hair coating. Flowering stems are erect, often branched, and tend to be 4-angled, growing 40-80 cm tall.



**BI**  
**BOSTON IVY**  
Parthenocissus tricuspidata  
It's a particularly good climber for covering large walls or fences, with the added bonus of a magnificent display of foliage colour in autumn.



**P1**  
**WASHED RIVER PEBBLES**



**CS**  
**CAMELLIA SASANQUA**  
Camellia Sasanqua  
- Up to 5m tall, evergreen  
- Can be pruned to a 1m hedge or shrub or can be pruned to a small tree  
- Flowers are white/pink 5-7cm diameter  
- Blooms in Autumn to Winter in part shade or full sun  
- Enjoys well-drained, humus-rich, slightly acidic soil



**PX**  
**PHILODENDRON**  
Philodendron xanadu  
Philodendron xanadu is a plant that belongs to the family Araceae and subgenus Meconostigma, one of three subgenera within the genus Philodendron. This plant is native to Brazil, but is widely cultivated as a landscape plant in tropical, subtropical and warm temperate climates. Philodendron xanadu eventually forms dense clumps up to 1.5 metres tall by 2 metres wide.



**GA**  
**GARDENIA FLORIDA**  
Gardenia augusta 'Florida'.  
Gardenia is native to the tropical and subtropical regions of Africa, southern Asia, Australasia and Oceania. They are evergreen shrubs and small trees growing to 1-15 metres tall. The leaves are opposite or in whorls, broad, dark green and glossy with a leathery texture. The flowers are solitary, white. Flowering is from about mid-spring to mid-summer and many species are strongly scented.



**CV**  
**KAFFIR LILLY**  
Clivia  
Clivia is a genus of monocot flowering plants native to southern Africa. They are herbaceous evergreen plants, with green, strap-like leaves. Individual flowers are more or less bell-shaped, occurring in umbels on a stalk above the foliage; colors typically range from yellow through orange to red.



**LM**  
**LIRIOPE**  
Liriope muscari  
A perennial (30-60 cm) which grows as an arching clump of shiny, slim, evergreen leaves and is happy to grow in dry, shady spots, although will also cope with some sun. It flowers in February and March with purple flower spikes.



**OJ**  
**MONDO GRASS**  
Ophiopogon japonicus 'Nanus'  
Mini or dwarf mondo grass is a hardy plant which will tolerate very dry conditions and is frost tolerant. It grows to 75mm



**TJ**  
**STAR JASMINE**  
Trachelospermum Jasminoides  
This climber plant features attractive, glossy, oval leaves that are pointed at both ends, and fragrant, white, starry, jasmine-like flowers, in summer. They are also useful for softening the appearance of outdoor walls, will absorb heat in urban landscapes.



**DR**  
**Kidney Weed**  
Dichondra Repens  
- Ground Cover  
- Attractive between pavers and is useful for shaded areas steep banks and other inaccessible positions  
- Preferred aspect is full sun to 80% shade



LANDSCAPE PLAN

© THIS DESIGN REMAINS THE PROPERTY OF MARK HURCUM DESIGN PRACTICE AND MUST NOT BE COPIED OR LOANED WITHOUT WRITTEN CONSENT  
MARK HURCUM DESIGN PRACTICE PTY LIMITED 2019

NEW DWELLING ON EXISITNG STRUCTURE  
95 GURNEY CRESCENT SEAFORTH

FOR DEVELOPMENT APPLICATION ONLY

A106 A

1:200 @ A3

Monday, 16 December 2019

ISSUED FOR DEVELOPMENT APPLICATION  
ISSUED FOR CLIENT MEETING  
AMENDMENT  
MARK HURCUM DESIGN PRACTICE  
ARCHITECTS  
LEVEL 2 271 ALFRED STREET NORTH  
NORTH SYDNEY NSW 2060  
FACSIMILE 02) 9955 5063  
TELEPHONE 02) 9955 5608  
16/12/19  
27/11/19  
DATE  
A  
A/P4  
ISSUE  
DESIGN PRACTICE