

Certificate number: 1065350S



Certificate no.: 0004440376
 Assessor Name: Ian Fry
 Accreditation no.: VIC/BDAV/12/1441
 Certificate date: 09 Dec 2019
 Dwelling Address: 73 Lorikeet Grove, Warriewood, NSW 2102
www.nathers.gov.au



Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 176 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study;		✓	✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 4 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	✓

AREAS	
SITE:	344.10 m ²
GROUND FLOOR:	96.13 m ²
FIRST FLOOR:	109.58 m ²
GARAGE:	33.18 m ²
PORCH:	8.00 m ²
BALCONY:	5.80 m ²
ALFRESCO:	25.98 m ²
	m ²
TOTAL:	278.67 m ²

2.5	SITE COVERAGE & LANDSCAPE
2.4	NEIGHBOUR NOTIFICATION PLAN
2.3	SHADOW DIAGRAM
2.2	SITE ANALYSIS PLAN
2.1	CONSTRUCTION MANAGEMENT
10	WET AREA DETAILS
9	WET AREA DETAILS
8	ELECTRICAL LAYOUT
7	SECTION
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
SHEET	DESCRIPTION

QUOTE	DATE	QUOTE NUMBER	REV			
KITCHEN			-			
ELECTRICAL			-			
TILES			-			
CARPET			-			
ZURCORP			-			
EHI			-	G	12.02.20	HYDRAULICS CO-ORDINATED M.H.
AIR CONDITIONING			-	F	10.02.20	SPREAEDR DELETED, DP'S ADDED M.H.
STAIRS			-	E	02.01.20	DA DRAWINGS PG/mh
LANDSCAPE			-	D	11.12.19	BASIX AMENDMENTS M.H.
HYDRAULICS			-	C	05.12.19	POST CONTRACT VARIATION # 1 MCA
ENGINEER			-	B	26.11.19	CONTRACT DRAWINGS PG.
PEG OUT			-	A	11.11.19	TENDER BG
				REV	DATE	AMENDMENTS BY

CLIENT'S SIGNATURE: _____ DATE: _____



BL No. 2298C
 ABN 18 003 892 706
 Clarendon Homes (NSW) P/L
 21 Solent Circuit, Baulkham Hills NSW 2153
 T: (02) 8851 5300

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 # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:
BRONTE 26
 Hamptons
 R/H Garage
 Sapphire Specification
 Master Issued: 22.08.19 Revision: B

CLIENT:
 Mr. CARRAGHER
 Mrs. CARRAGHER
 SITE ADDRESS:
 Lot 3 No.73, D.P: 270907
 Lorikeet Grove
 WARRIEWOOD 2102

DA DRAWINGS			
DRAWN:	DATE:	Rev:	
PG.	26.11.19		G
RATIO @ A3:	CHECKED:		
NVA	J.S		
SHEET:	JOB No:		
1	29913970		NSW

Ⓢ SMOKE ALARM

● AIR CONDITIONING DUCT

DP ○ DOWN PIPE LOCATION

TAP X GARDEN TAP LOCATION

Ⓞ LIFT OFF HINGES

SP ○ STEEL POST

TSP ○ TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

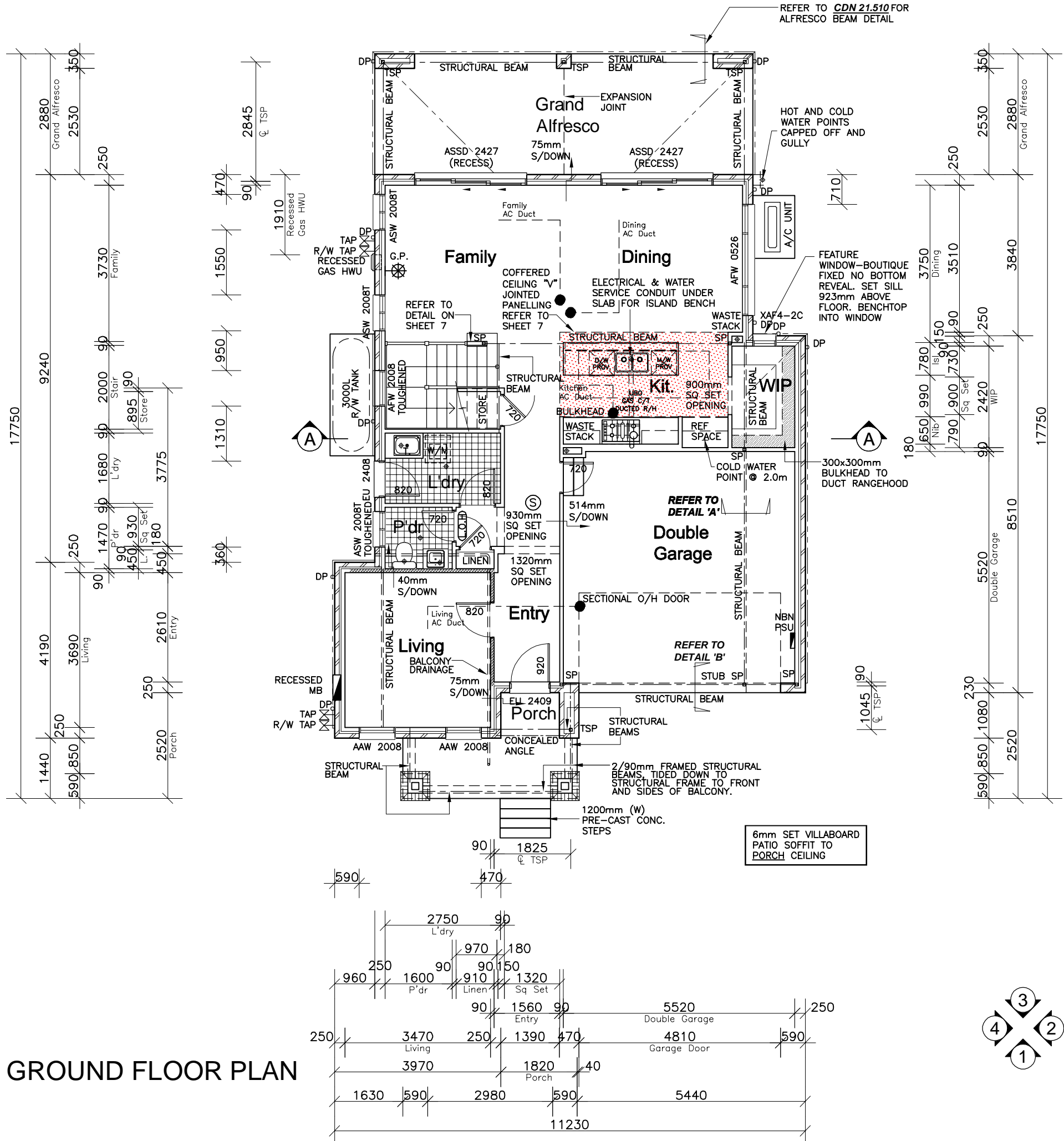
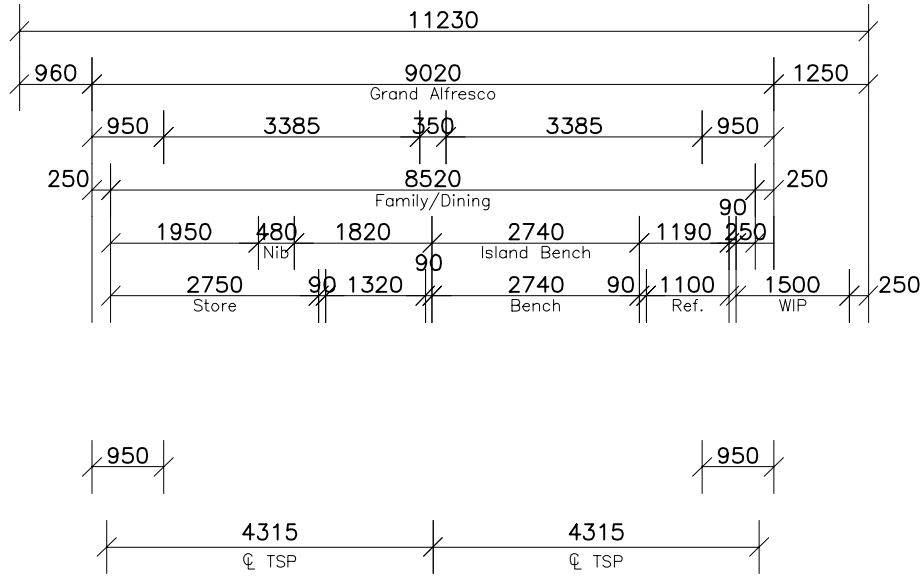
⊗ EXHAUST FAN

NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS

PROVIDE SOUND INSULATION WALL BATTS TO INTERNAL WALLS OF LIVING (ONLY)

NOTE:
INTERNAL DOOR LEAF HEIGHTS TO GROUND FLOOR TO BE 2340mm(H)

PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



GROUND FLOOR PLAN

CLIENT'S SIGNATURE: _____

DATE: _____

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Lorikeet Grove
WARRIEWOOD 2102

DA DRAWINGS

DRAWN: PG.	DATE: 26.11.19	Rev: G
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 3	JOB No: 29913970	NSW

(S) SMOKE ALARM

DP o DOWN PIPE LOCATION

(C.O.B) LIFT OFF HINGES

SP o STEEL POST

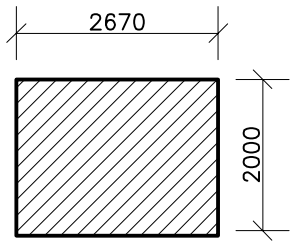
TSP o TELESCOPIC STEEL POST

ARTICULATION JOINTS TO ENGINEERS DETAILS

(E) EXHAUST FAN

(●) AIR CONDITIONING DUCT

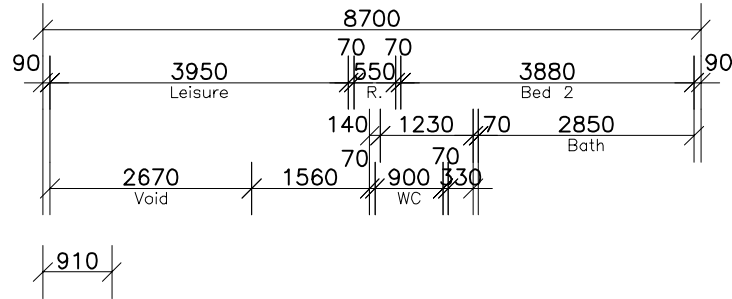
NOTE:
(UNLESS NOTED OTHERWISE)
300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS



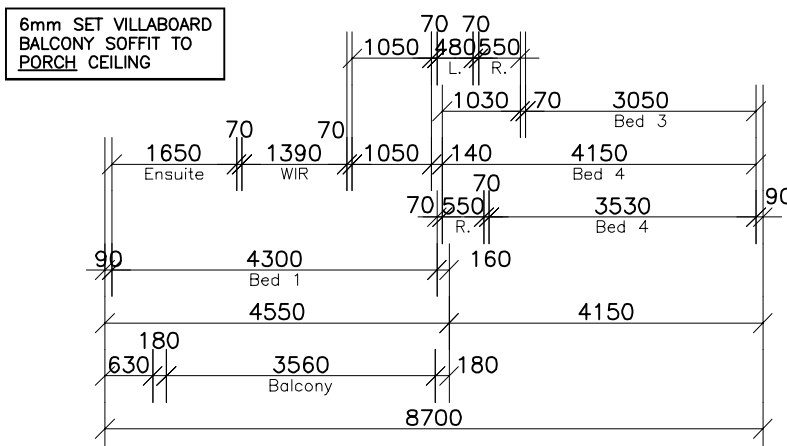
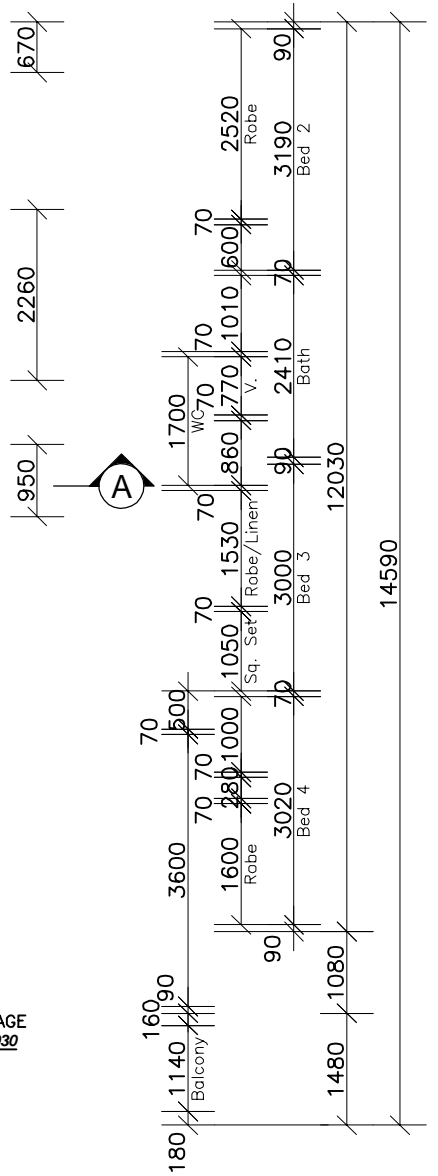
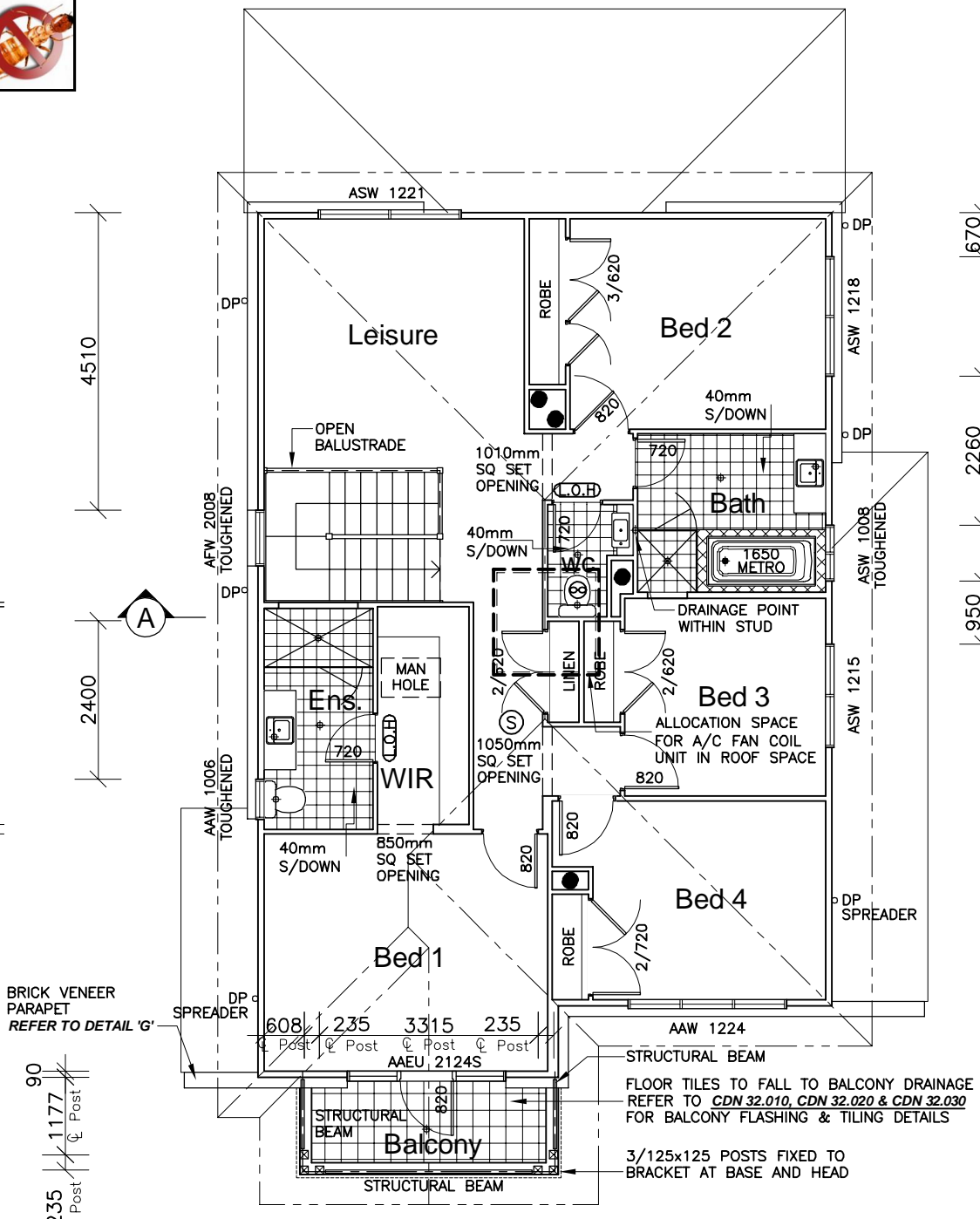
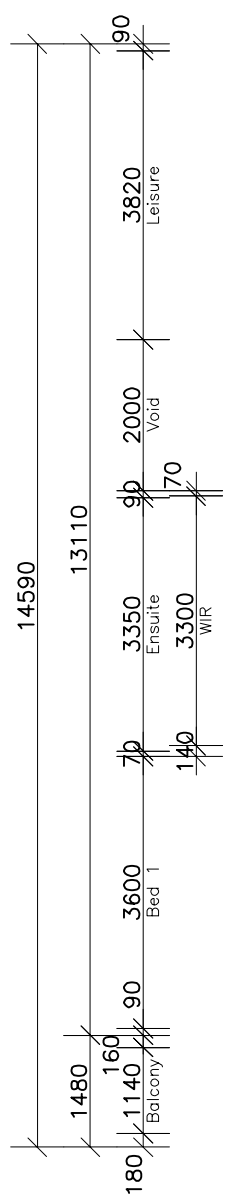
STAIR CUTOUT
SCALE 1:100

NOTE:
ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 3.9.2.5 OF THE B.C.A - PROTECTION OF OPENABLE WINDOWS

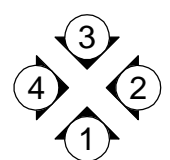
NOTE:
SHOWER NOOK/RECESS REFER TO **CDN 54.240** & SHEET 10 FOR DETAILS



PROVIDE T2 FRAMING TO DWELLING IN LIEU OF STANDARD



FIRST FLOOR PLAN



CLIENT'S SIGNATURE: _____

DATE: _____

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CLIENT:
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 Mrs. CARRAGHER
 SITE ADDRESS:
 Lot 3 No.73, D.P: 270907
 Lorikeet Grove
 WARRIEWOOD 2102

DA DRAWINGS		
DRAWN: PG.	DATE: 26.11.19	Rev: G
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 4	JOB No: 29913970	NSW

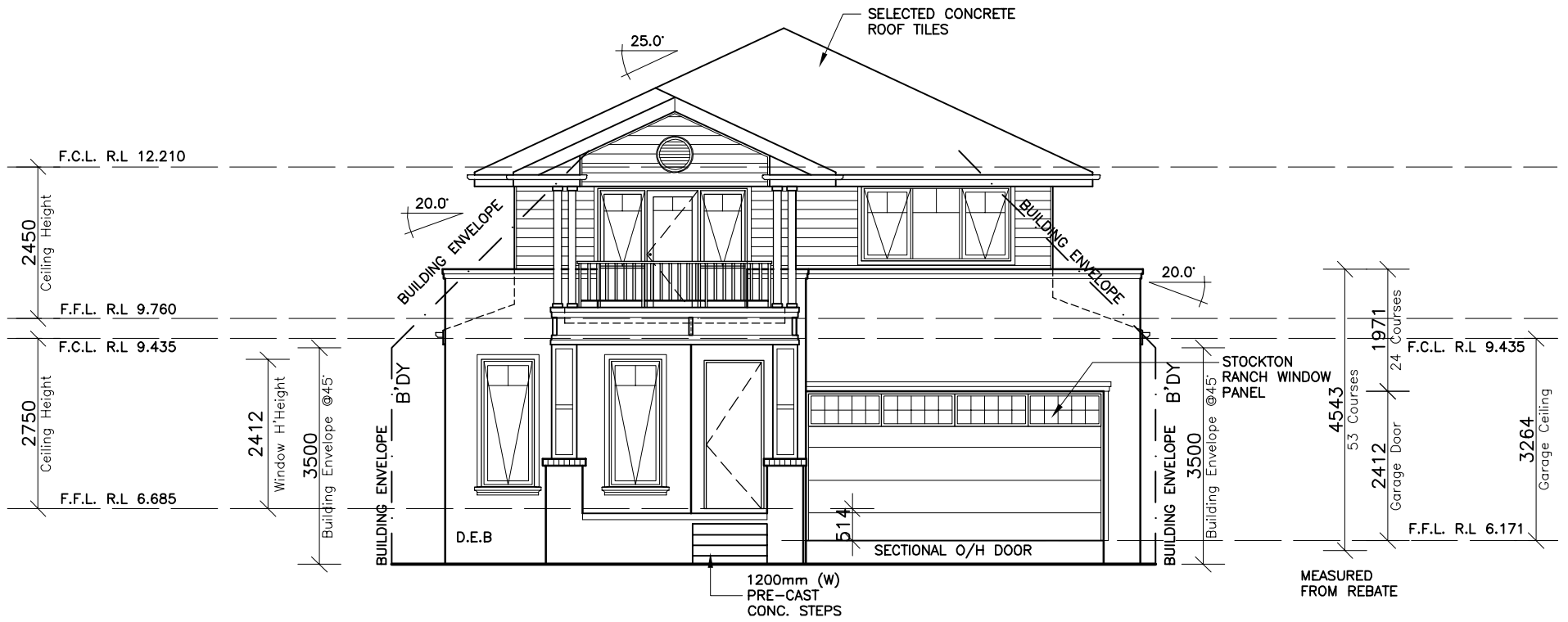
NOTE:
REFER TO SHEETS 13, 14 & 15 FOR ALL
MOULDING & TIMBER TRIM DETAILS

NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

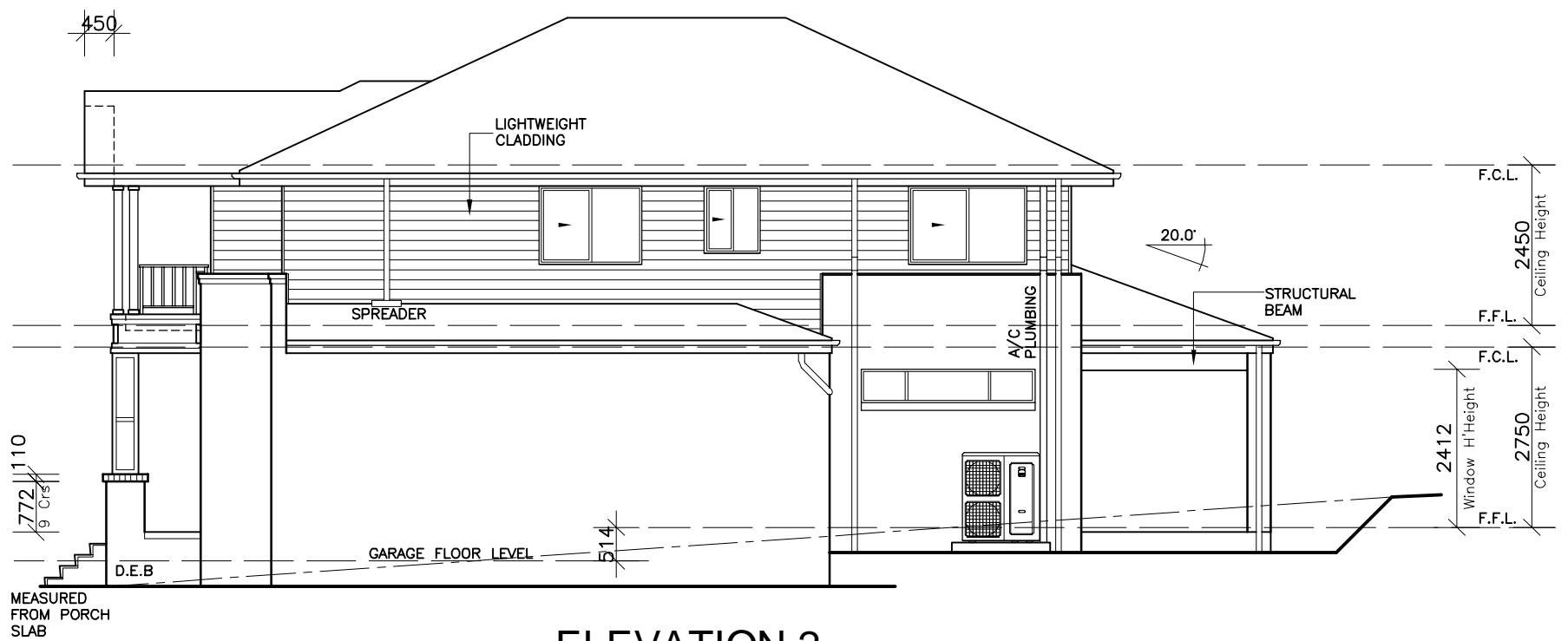
NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD



ELEVATION 1
-SOUTH WEST-



ELEVATION 2
-SOUTH EAST-

CLIENT'S SIGNATURE: _____ DATE: _____

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PRODUCT:
BRONTE 26
Hamptons
R/H Garage

Sapphire Specification

CLIENT:
Mr. CARRAGHER
Mrs. CARRAGHER
SITE ADDRESS:
Lot 3 No.73, D.P: 270907
Lorikeet Grove
WARRIEWOOD 2102

DA DRAWINGS

DRAWN: PG.	DATE: 26.11.19	Rev: G
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 5	JOB No: 29913970	NSW

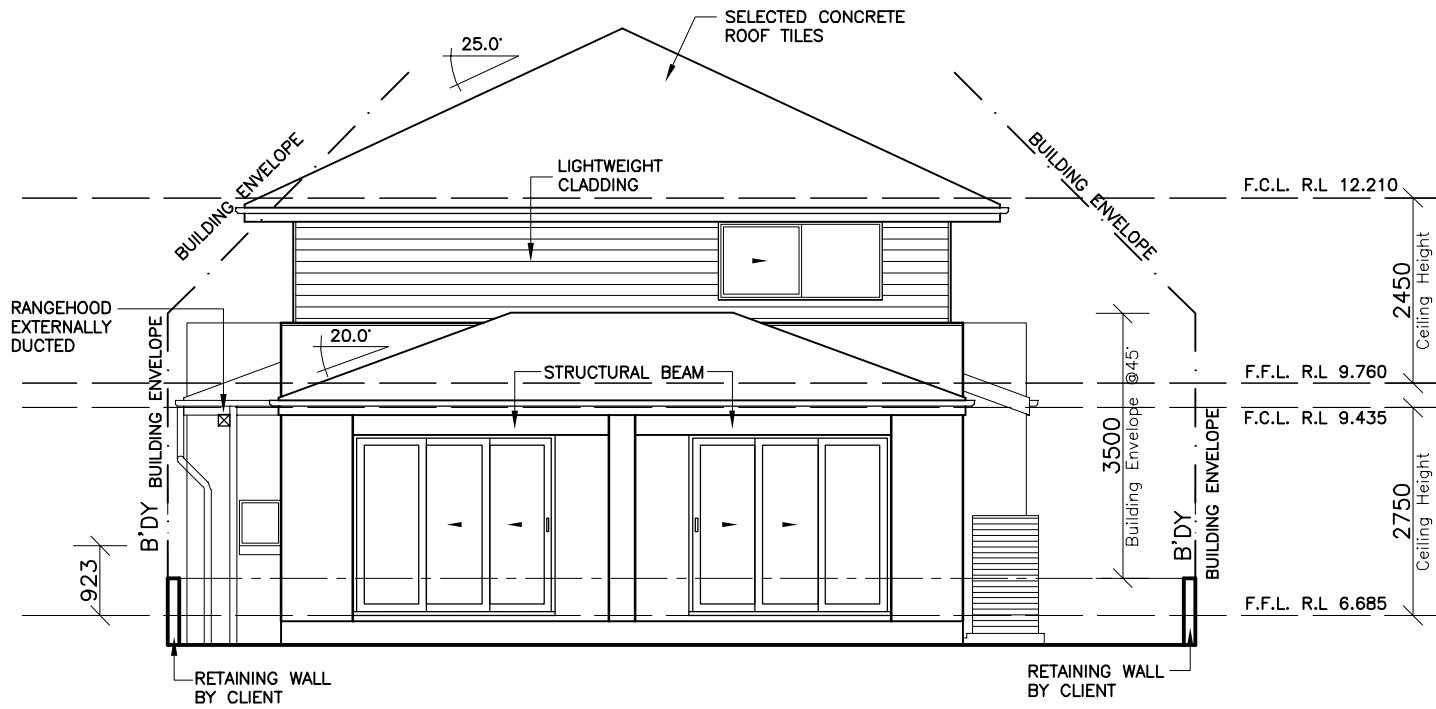
NOTE:
REFER TO SHEETS 13, 14 & 15 FOR ALL
MOULDING & TIMBER TRIM DETAILS

NOTE:
HEIGHT OF DROP EDGE BEAM MAY
VARY DUE TO SITE CONDITIONS
UPON COMPLETION OF SITE WORKS

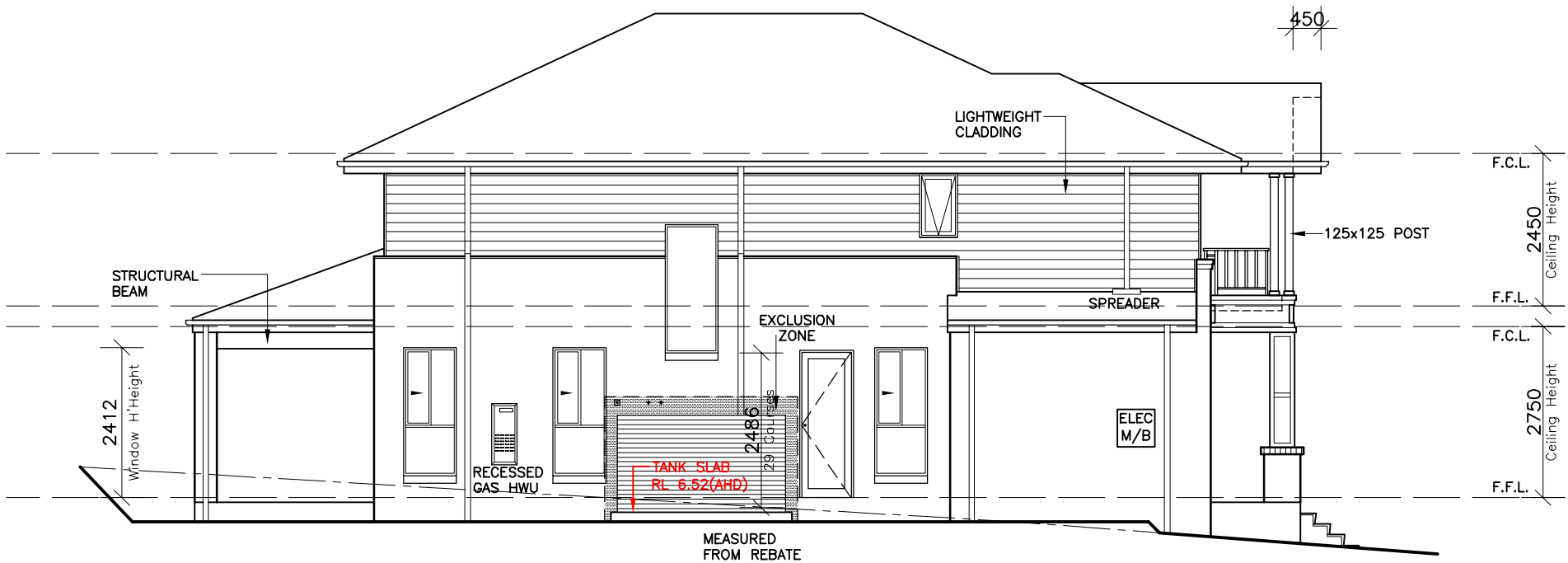
NOTE:
NUMBER OF STEPS REQUIRED MAY
VARY DEPENDING ON SITE
CONDITIONS

NOTES:
FOR DROP-OFF'S REFER
TO FRAMING DETAILS
CDN 21.010-21.080

PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD



ELEVATION 3
-NORTH EAST-



ELEVATION 4
-NORTH WEST-

CLIENT'S SIGNATURE: _____ DATE: _____

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Mrs. CARRAGHER
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Lorikeet Grove
WARRIEWOOD 2102

DA DRAWINGS

DRAWN: PG.	DATE: 26.11.19	Rev: G
RATIO @ A3: 1:100	CHECKED: J.S	
SHEET: 6	JOB No: 29913970	NSW

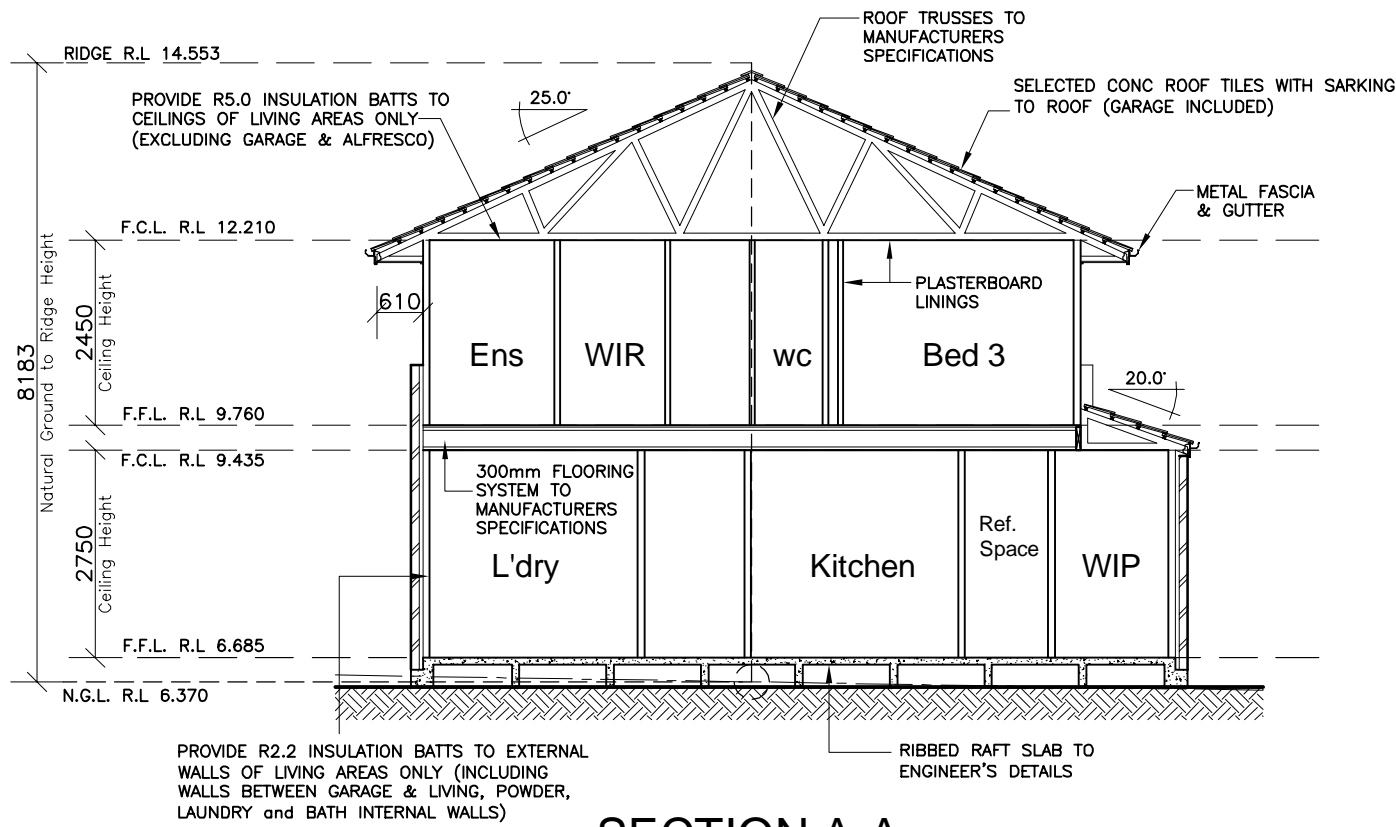
NOTE:
INTERNAL DOOR LEAF HEIGHTS TO
GROUND FLOOR TO BE 2340mm(H)

**PROVIDE T2 FRAMING
TO DWELLING IN LIEU
OF STANDARD**

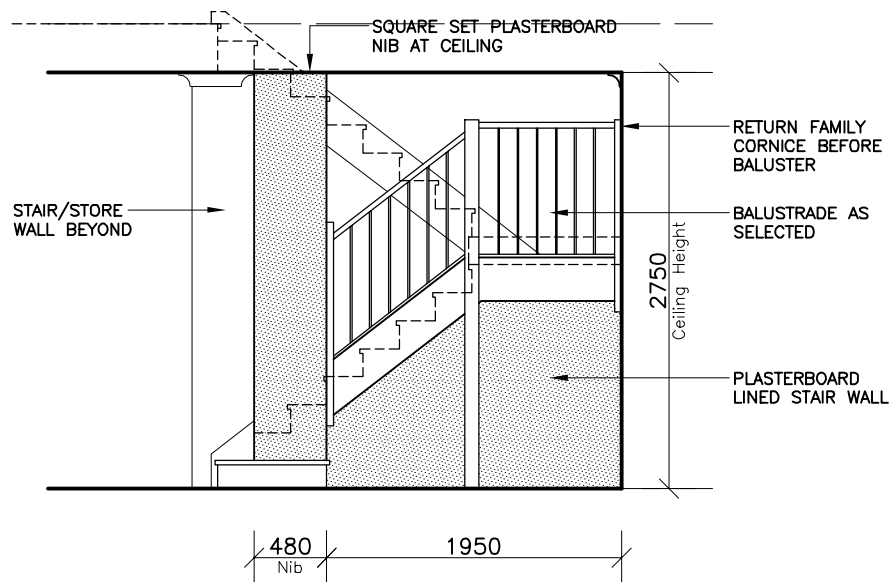


NOTE:
**PROVIDE THE FOLLOWING DUE TO
PROXIMITY TO COASTAL WATERS:**
* EXPOSURE GRADE BRICKS,
* STAINLESS STEEL WALL TIES,
* LINTELS AND EXPOSED
STRUCTURAL STEEL IN
ACCORDANCE WITH THE B.C.A.,
* COLORBOND VALLEY GUTTERS,
* EXPOSURE GRADE MORTAR

**PROVIDE R2.2 INSULATION BATTS TO CEILING
JOISTS BETWEEN GARAGE & FIRST FLOOR and
PORCH & FIRST FLOOR CANTILEVER (BED 1)**

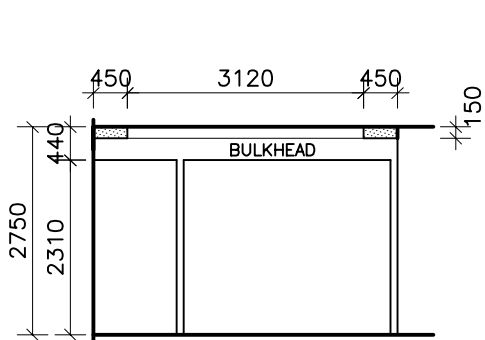


SECTION A-A.



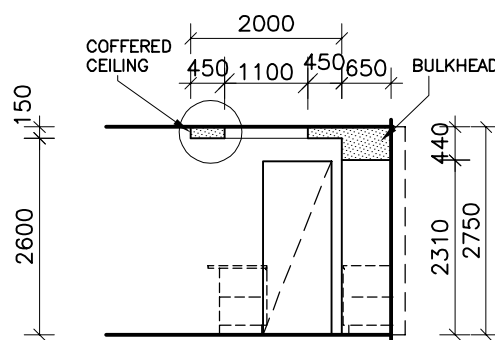
STAIR ELEVATION

VIEWED FROM FAMILY
SCALE 1:50



**KITCHEN COFFERED
CEILING DETAIL**

VIEWED FROM MEALS RM



**KITCHEN COFFERED
CEILING DETAIL**

VIEWED FROM FAMILY RM

CLIENT'S SIGNATURE: _____ DATE: _____

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

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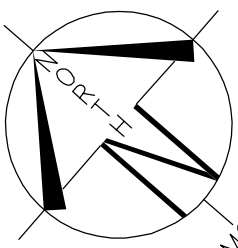
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R/H Garage
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WARRIEWOOD 2102

DA DRAWINGS

DRAWN: PG.	DATE: 26.11.19	Rev:
RATIO @ A3: 1:100	CHECKED: J.S	G
SHEET: 7	JOB No: 29913970	NSW

NORTH

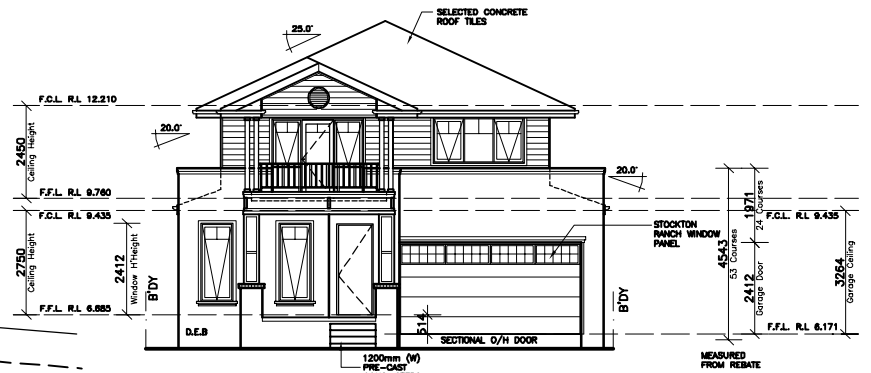


MGA
DP 270907

- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
- (BB) EASEMENT TO DRAIN WATER 2.5 WIDE
- (CC) EASEMENT TO DRAIN WATER 2 WIDE
- (EE) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE
- (HH) EASEMENT TO DRAIN WATER 1.5 WIDE
- (O) EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE 0.9 WIDE

LOT 3
D.P: 270907
L.G.A: NORTHERN BEACHES

**SITING HAS BEEN COMPLETED
 IN ACCORDANCE WITH
 PITTSWATER DCP 21 - D16**



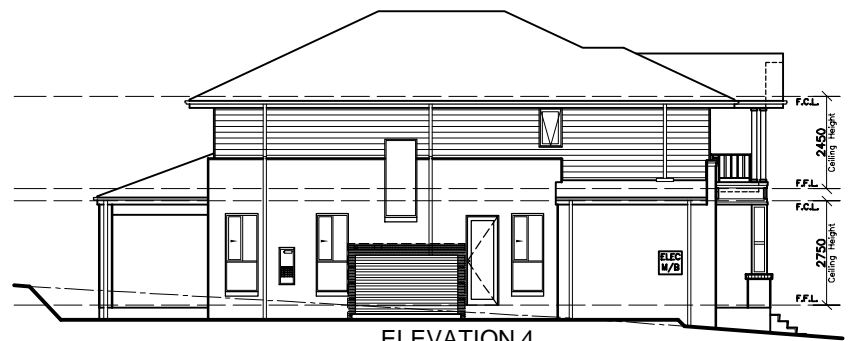
ELEVATION 1
-SOUTH WEST-



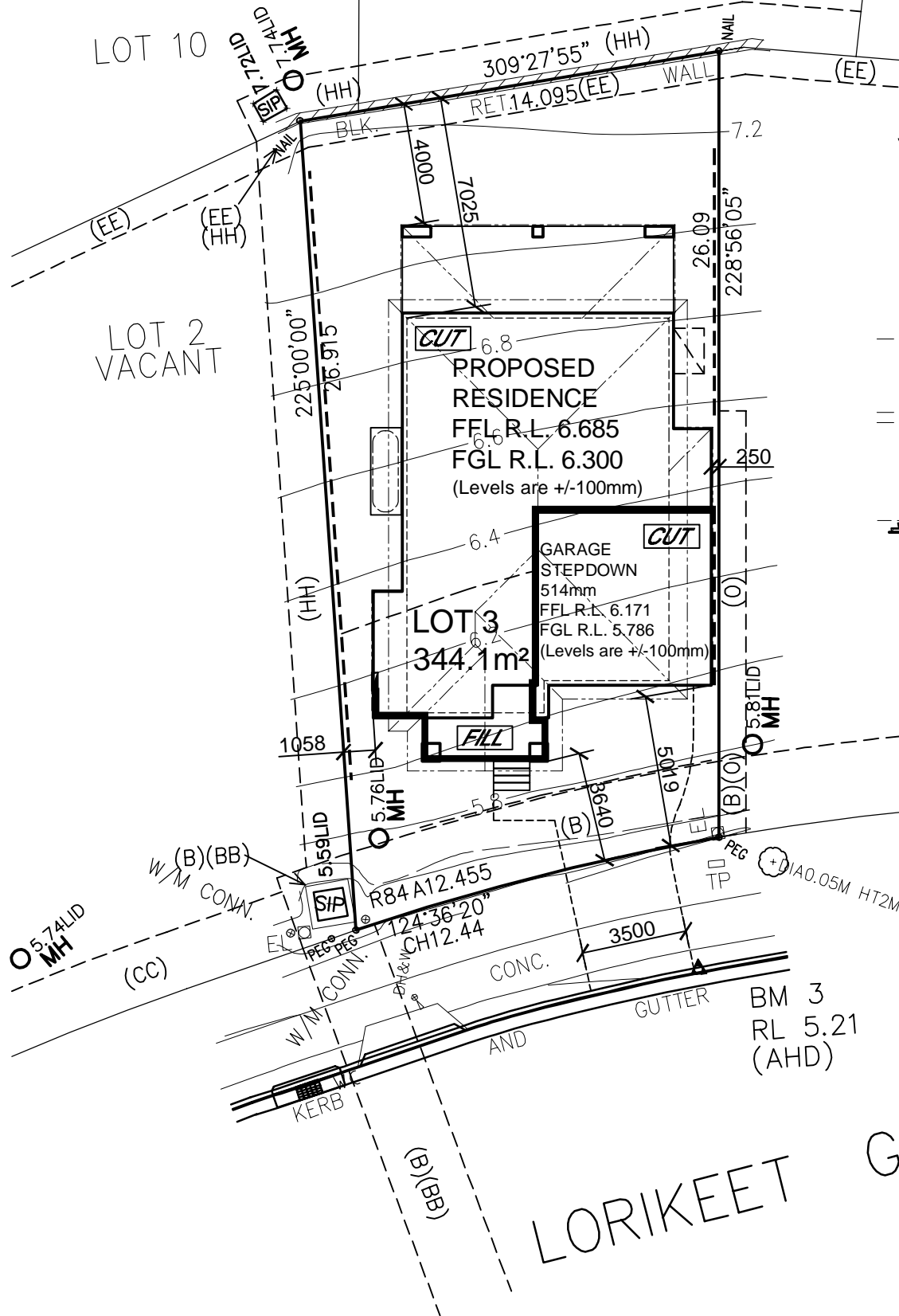
ELEVATION 2
-SOUTH EAST-



ELEVATION 3
-NORTH EAST-



ELEVATION 4
-NORTH WEST-



LORIKEET GROVE

NEIGHBOUR NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

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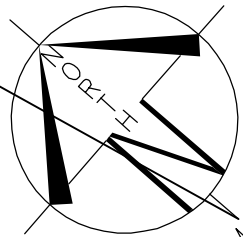
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SHEET: 2.3	JOB No: 29913970	NSW

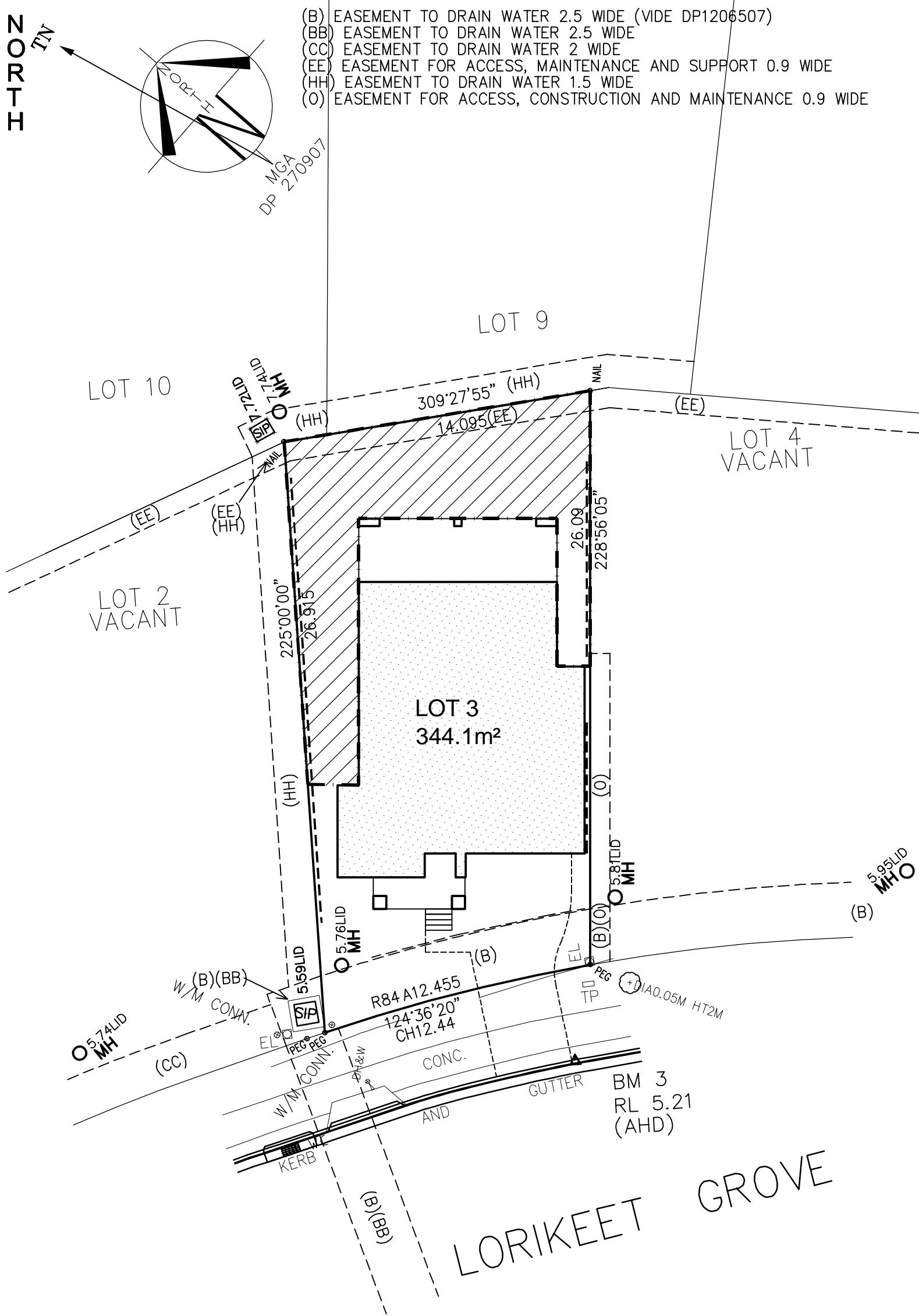
NORTH



- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
- (BB) EASEMENT TO DRAIN WATER 2.5 WIDE
- (CC) EASEMENT TO DRAIN WATER 2 WIDE
- (EE) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE
- (HH) EASEMENT TO DRAIN WATER 1.5 WIDE
- (O) EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE 0.9 WIDE

LOT 3
D.P: 270907
L.G.A: NORTHERN BEACHES

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
PITTWATER DCP 21 - D16



- PRIVATE OPEN SPACE AREA = 107.30m²
- LANDSCAPE AREA = 97.30m²
- SITE COVERAGE AREA = 129.82m²

SITE COVERAGE & LANDSCAPE PLAN

CLIENT'S SIGNATURE: _____ DATE: _____

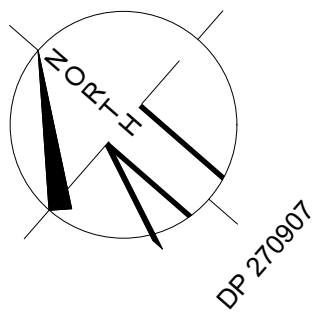
ClarendonHomes
 BL No. 2298C
 ABN 18 003 892 706
 Clarendon Homes (NSW) P/L
 21 Solent Circuit, Baulkham Hills NSW 2153
 T: (02) 8851 5300

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 CLARENDON HOMES (NSW) P/L
 # ALL DIMENSIONS TO STRUCTURAL
 ELEMENTS. DIMENSIONS TO BE READ
 IN PREFERENCE TO SCALING.

PRODUCT:
BRONTE 26
 Hamptons
 R/H Garage
 Sapphire Specification

CLIENT:
Mr. CARRAGHER
Mrs. CARRAGHER
 SITE ADDRESS:
 Lot 3 No.73, D.P: 270907
 Lorikeet Grove
 WARRIEWOOD 2102

DA DRAWINGS		
DRAWN: PG.	DATE: 26.11.19	Rev:
RATIO @ A3: 1:200	CHECKED: J.S	G
SHEET: 2.5	JOB No: 29913970	
		NSW



- Legend**
- Colour / Stencil Concrete
 - Pebbles / Decorative Gravel Areas
 - Planting Areas
 - Lawn Areas
 - Retaining Wall
 - 1800mm High Boundary Fencing

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	09/12/19

Drafted:	Scale: 1:200
JS	
Sheet:	Reference:
1 of 4	LP 01

Designed by:
Julian Saw
 Diploma of Horticulture
 (Landscape Design)

- General Notes:
- See Architects drawings for site levels, setbacks and extent of cut and fill.
 - This plan shall be read in conjunction with the Hydraulic Engineers drawings.
 - All relevant Australian standards are to be adhered to.
 - Any structural items are to be installed as per the manufacturer/engineers specifications.
 - This plan is indicative only and not for construction purposes.

SITE CALCULATIONS

LOT AREA	344.1 sq m
LANDSCAPED AREA TOTAL	94.1 sq m 27.345%

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Client: **Mr Carragher**
Mrs Carragher

Client Signatures:
 1.
 2.

Job No. **190433**

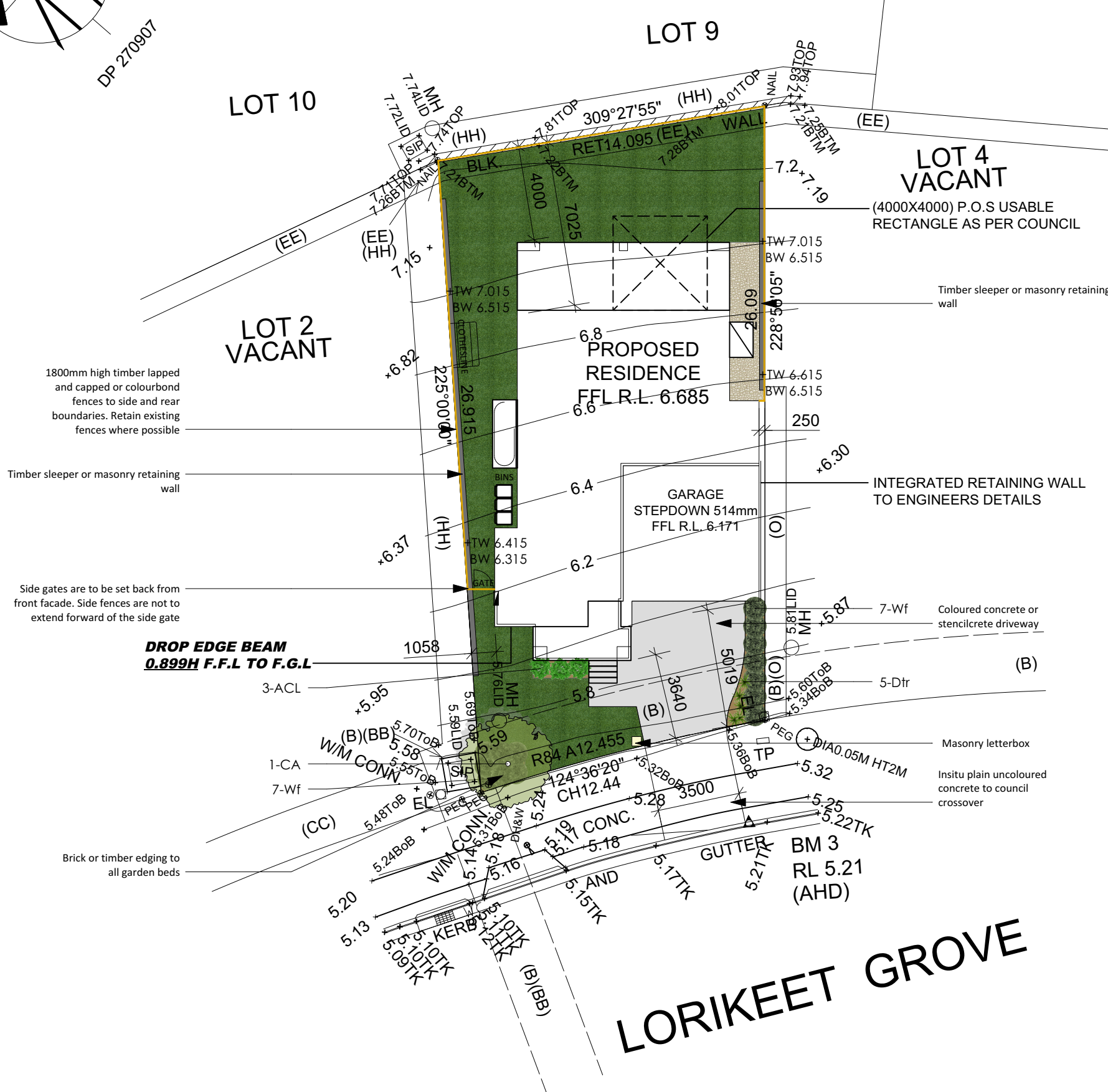
Drawing: **Landscape Plan**

Address: **Lot 3, No.73 Lorikeet Grove**
Warriewood

Council: **Northern Beaches**



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LORIKEET GROVE

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Any existing trees are to be protected in accordance with councils Tree Protection Detail

- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
- (BB) EASEMENT TO DRAIN WATER 2.5 WIDE
- (CC) EASEMENT TO DRAIN WATER 2 WIDE
- (EE) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE
- (HH) EASEMENT TO DRAIN WATER 1.5 WIDE
- (O) EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE 0.9 WIDE

LANDSCAPE SPECIFICATION

SITE ESTABLISHMENT

ALL RUBBISH, DEBRIS, FALLEN BRANCHES SHALL BE CLEARED FROM LANDSCAPED AREAS AND DISPOSED OF USING SKIP BINS ONSITE OR BY TRANSPORTING TO THE LOCAL WASTE MANANAGEMENT FACILITY. ANY UNUSED BRICKS, CONCRETE BLOCKS OR TIMBER SHOULD BE EITHER RE-USED ONSITE WHERE POSSIBLE OR RECYCLED AT THE LOCAL WASTE MANANAGEMENT FACILITY.

TREE PROTECTION

TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND TREE PROTECTION BARRIERS INSTALLED ACCORDING TO TREE PROTECTION DETAILS. NO EXCAVATION OR CHANGE IN SOIL LEVEL SHOULD TAKE PLACE AROUND THE BASE OF SUCH TREES. ANY ARBORIST REPORT MUST BE ADHERED TO AND TREE PROTECTION ZONES MAINTAINED WHERE APPLICABLE.

WEED ERADICATION

AREAS TO BE LANDSCAPED ARE TO BE SPRAYED WITH GLYPHOSATE AT THE RECOMMENDED RATE AT LEAST 1 WEEK PRIOR TO ANY LANDSCAPE WORKS TAKING PLACE IN ORDER TO ALLOW WEEDS TO DIE OFF. CARE IS TO BE TAKEN TO PROTECT REMAINING VEGETATION FROM THE HERBICIDE APPLICATION AND SHOULD ONLY BE UNDERTAKEN IN STILL WEATHER. ALL WEEDS ARE THEN TO BE DISPOSED OF APPROPRIATELY AT THE LOCAL WASTE MANANAGEMENT FACILITY.

GARDEN BED PREPERATION

ENSURE ALL GARDEN BEDS HAVE BEEN EXCAVATED TO 250MM BELOW FINISHED LEVELS. RIP THE SUBGRADE A FURTHER 100MM IN DEPTH. INSTALL PREMIUM GARDEN SOIL OR MIX NATURAL TOP SOIL WITH IMPORTED SOIL TO A DEPTH OF 250MM. INSTALL 75MM DEPTH OF LEAF LITTER MULCH FROM ANL LANDSCAPE SUPPLIES OR EQUIVALENT.

LAWN AREA PREPERATION

EXCAVATE LAWN AREAS TO A DEPTH OF 100MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES WHERE APPLICABLE OR WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREES TO BE RETAINED. ENSURE THAT ALL SURFACE WATER IS DIRECTED TOWARD ANY DRAINAGE PITS, KERBS AND AWAY FROM ANY BUILDINGS. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 150MM AND A 50MM DEEP LAYER OF TURF UNDERLAY INSTALLED ON TOP. LAWNS SHOULD HAVE AN EVEN GRADE SO THAT NO PONDING OR POOLING OCCURS. 'SIR LAUNCHER' FERTILISER OR EQUIVELANT SHOULD BE SPREAD OVER LAWN AREAS PRIOR TO LAYING TURF. LAY 'SIR WALTER BUFFALO' TURF ROLLS CLOSELY BUTTED ENSURING NO GAPS BETWEEN ARE PRESENT. ROLL AND WATER THOROUGHLY AFTER LAYING.

PLANTING

PLANTS ARE TO BE HEALTHY, FREE OF PEST/DISEASES AND TRUE TO TYPE & SPECIES. REFER TO LANDSCAPE PLAN FOR LOCATION AND SPACING. ALL PLANTS SHOULD BE PLACED IN A HOLE DUG TWICE THE SIZE OF THE POT. GENTLY TEESE THE ROOTS OF ANY POT BOUND PLANTS. THE BASE OF THE TRUNK SHOULD BE INSTALLED LEVEL WITH THE SURFACE OF THE GROUND AND DISH CREATED AROUND THE BASE OF EACH PLANT TO AID WITH WATER RETENTION. WATER THOROUGHLY AFTER PLANTING.

PLANT LIST

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	NATIVE?	QTY	POT SIZE
TREES							
	CA	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	8M X 4M	YES	1	45LTR
SHRUBS							
	Acl	ACACIA 'LIMELIGHT'	LIMELIGHT	1M X 1M	YES	3	200MM
	Wf	WESTRINGIA FRUITICOSA	COASTAL ROSEMARY	UP TO 1.5M TRIMMED	YES	14	200MM
GRASSES & STRAP LEAF PLANTS							
	Dtr	DIANELLA TASMANICA 'TAS RED'	TAS RED DIANELLA	0.45M X 0.45M	YES	5	140MM

STAKING

ALL TREES AND TOP HEAVY SCREENING SHRUBS SHOULD BE STAKED WITH 2 X 25MM X 25MM LONG TIMBER STAKES PER PLANT. LENGTH OF STAKES IS DEPENDENT ON THE HEIGHT AND STABILITY OF THE TREE/SHRUB. STAKES SHOULD BE FIRMLY POSITIONED. HESSIAN TAPE IS TO BE PLACED AROUND THE TREE AND STAKES ALLOWING SOME MOVEMENT IN ORDER TO ALLOW THE TRUNK TO DEVELOP STRENGTH OVERTIME.

GARDEN EDGING

USE EITHER '**HAVEN' BRICK EDGING** OR SIMILAR LAID ON A 50MM THICK BED OF MORTAR, OR '**TREATED TIMBER EDGING** SECURED WITH INGROUND TIMBER STAKES. ALL GARDENS ARE TO HAVE EDGING INSTALLED AND BE INSTALLED AS PER PLAN.

RETAINING WALLS

REFER TO MANUFACTURERS INSTRUCTIONS FOR CONSTRUCTION OF RETAINING WALLS. DETAILS ON THIS PLAN ARE A GUIDE ONLY.

COMPLETION

SITE IS TO BE CLEARED OF ANY SURPLUS MATERIALS AND DEBRIS PRIOR TO PRACTICAL COMPLETION. WORK IS TO BE COMPLETED TO THE SATISFACTION OF COUNCILS GUIDELINES AND ANY DA CONDITIONS

MAINTENANCE PERIOD

A 12 MONTH MAINTENANCE PERIOD FROM THE DATE OF PRACTICAL COMPLETION WILL APPLY. DURING THIS TIME THE OWNER IS RESPONSIBLE FOR RECTIFYING ANY DEFECTIVE WORK. DURING THE MAINTENACE PERIOD THE FOLLOWING ACTIVITIES ARE TO BE UNDERTAKEN.

a) REPLACEMENTS: ANY PLANTS/TREES THAT HAVE DIED SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS INDICATED ON THIS PLAN. THE SPECIMENS MUST BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES.

b) WATERING: REGULAR WATERING OF PLANTS IS REQUIRED. PLANTS SHOULD BE WATERED TWICE A WEEK WITHIN THE FIRST

2 MONTHS OF PLANTING AND AND DURING DRY PERIODS. LESS FREQUENT WATERING IS REQUIRED ONCE PLANTS ARE ESTABLISHED AND DURING PERIODS OF RAIN. THE CONTRACTOR/OWNER SHOULD USE THEIR DISCRETION.

c) GARDEN BEDS: GARDEN AREAS SHOULD BE REGULARLY WEEDED AND MULCH TOPPED UP IF REQUIRED. NO BARE SOIL IS TO BE PRESENT AND SPECIFIED DEPTHS MAINTAINED.

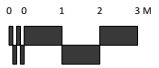
d) LAWN AREAS: LAWN AREAS SHALL BE MOWN REGULARLY (AT LEAST ONCE A WEEK IN GROWING SEASON) IN ORDER TO PROMOTE A THICK LAWN THAT OUTCOMPETES ANY WEEDS. LAWN CLIPPINGS ARE NOT TO BE SPREAD OVER GARDEN AREAS. ANY DEAD AREAS OF LAWN OCCURING THE MAINTENANCE PERIOD, ARE TO BE REPLACE WITH THE TURF VARIETY SPECIFED IN THE PLAN.

e) PRUNING: ADEQUATE HORTICULTURAL PRUNING METHODS SHOULD BE USED ON PLANTS AS BECOMES NECESSARY. ANY HEDGES ARE TO BE TRIMMED REGULARLY, DEAD AND DANGEROUS TREE BRANCHES PRUNED AND LIGHT PRUNING OF SHRUBS TO PROMOTE THICK FOLIAGE COVER.

f) FERTILISING: 'ORGANIC LIFE' FERTILISER OR EQUIVELANT SHALL BE APPLIED AS PER MANUFACTURERS INSTRUCTIONS TO ALL GARDEN BEDS ONCE PER MONTH. DYNAMIC LIFTER OR SIMILAR SHOULD BE APPLIED TO ALL LAWN AREAS TWICE A YEAR, ONCE IN MID SPRING AND ONCE IN EARLY SUMMER. WATER THOROUGHLY AFTER EACH APPLICATION OF FERTILISER.

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	09/12/19

Drafted:	Scale: 1:200
JS	
Sheet:	Reference:
2 of 4	LP 01

Designed by:

Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:

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SITE CALCULATIONS

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LANDSCAPED AREA TOTAL	94.1 sq m	27.345%

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Client: **Mr Carragher**
Mrs Carragher

Client Signatures:

-
-

Job No. **190433**

Drawing: **Plant List/Specification**

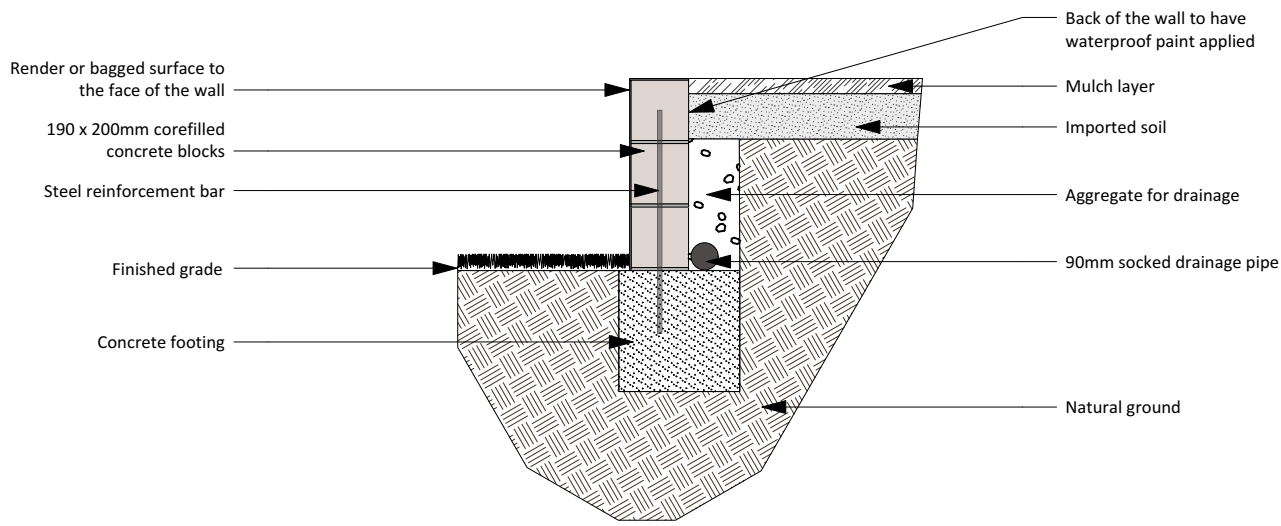
Address: **Lot 3, No.73 Lorikeet Grove**
Warriewood

Council: **Northern Beaches**

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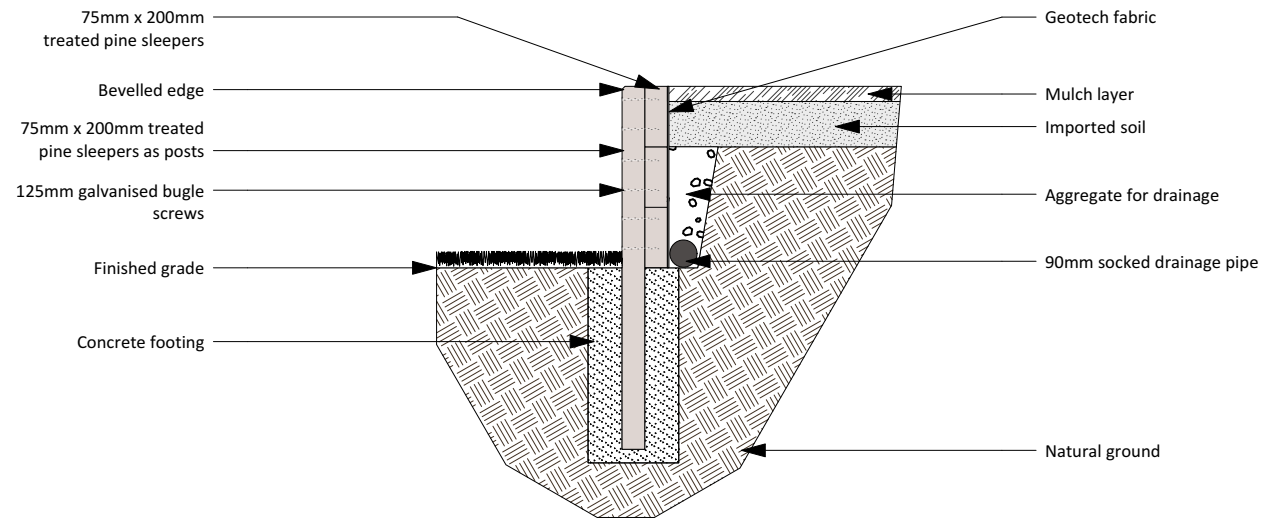


DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT
3. REFER TO PLAN FOR HEIGHTS
4. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS

RENDERED/BAGGED RETAINING WALL DETAIL

SCALE 1:25



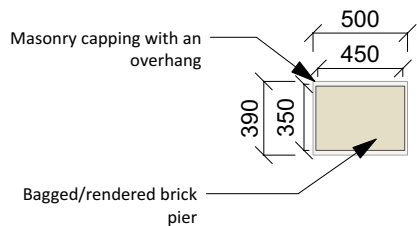
DETAILS

1. ENSURE THAT THERE IS ADEQUATE DRAINAGE BEHIND THE WALL
2. WALL IS TO BE STAIGHT OR SLIGHTLY SLANTED TOWARDS THE SOIL BEING RETAINED
3. TIMBER IS TO BE FREE OF CRACKS AND KNOTS
4. REFER TO PLAN FOR HEIGHTS
5. REFER TO ENGINEERS PLANS FOR WALLS OVER EXEMPT & COMPLYING DEVELOPMENT HEIGHTS

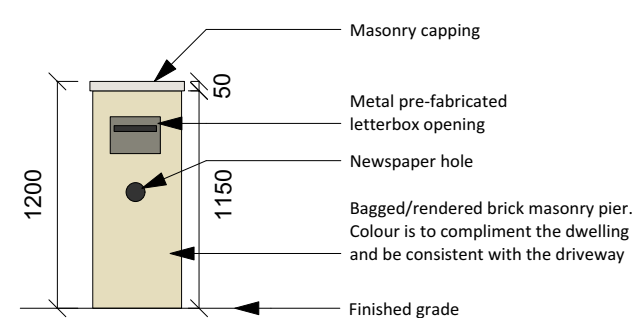
TREATED TIMBER RETAINING WALL DETAIL

SCALE 1:25

TOP VIEW



FRONT VIEW

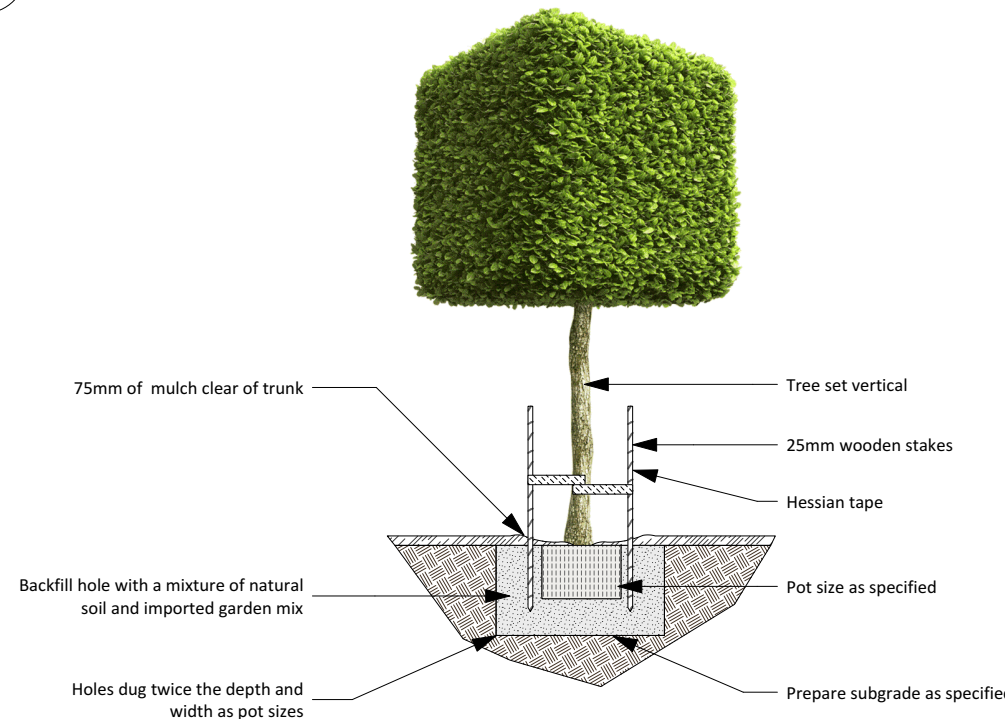


DETAILS

1. COLOUR CHOSEN IS TO COMPLIMENT THE DWELLING
2. ENSURE THAT NO CEMENT OR RENDER IS LEFT ON THE BRICKWORK OR LETTERBOX OPENING
3. BRICK PIER IS TO LEVEL AND STRAIGHT

LETTERBOX DETAIL

SCALE 1:40



DETAILS

1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
2. WATER THOROUGHLY AFTER PLANTING

TREE PLANTING DETAIL

SCALE 1:40

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	09/12/19

Drafted:	Scale: 1:200
JS	0 0 1 2 3 M
Sheet:	Reference:
3 of 4	LP 01

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Diploma of Horticulture
(Landscape Design)

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Client: **Mr Carragher**
Mrs Carragher

Client Signatures:

- 1.
- 2.

Job No. **190433**

Drawing: **Construction Details**

Address: **Lot 3, No.73 Lorikeet Grove**
Warriewood

Council: **Northern Beaches**

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Ph: 0437 043 112
 www.dappledesigns.com.au

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	09/12/19

Drafted: JS	Scale: 1:200
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Sheet: 4 of 4	Reference: LP 01
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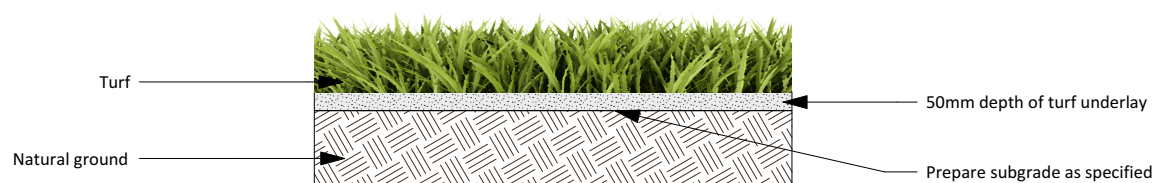
Drawing: **Planting Details**

Address: **Lot 3, No.73 Lorikeet Grove**
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Council: **Northern Beaches**

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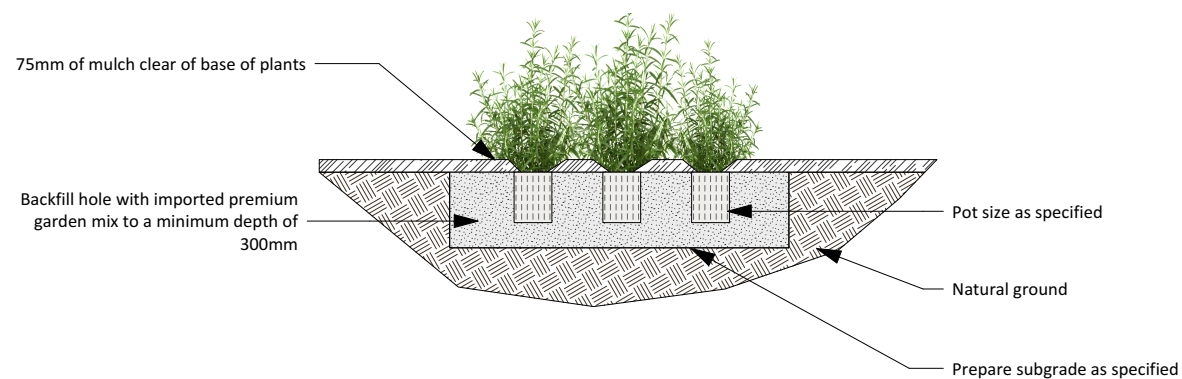


DETAILS

1. TURF ROLLS ARE TO BE IN GOOD HEALTH, FREE FROM PESTS AND DISEASES AND WITHOUT HOLES
2. APPLY WATER SAVING CRYSTALS TO THE GROUND PRIOR TO LAYING
3. BUT ROLLS CLOSELY TOGETHER TO AVOID GAPS AND DIEBACK
4. WATER THOROUGHLY AFTER PLANTING AND REGULARLY UNTIL ESTABLISHED

TURF LAYING DETAIL

SCALE 1:20



DETAILS

1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
3. WATER THOROUGHLY AFTER PLANTING
4. REFER TO PLAN FOR QUANTITIES AND SPACING

SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE 1:30