

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate Prepared by
Name / Company Name: Home Design Services
ABN (if applicable): 219 598 782 11

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1069566S Friday, 10 January 2020 page 4/7

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1069566S Friday, 10 January 2020 page 5/7

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1069566S Friday, 10 January 2020 page 6/7

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1069566S Friday, 10 January 2020 page 77

Building Sustainability Index www.basix.nsw.gov.au

Certificate number: 1069566S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 10 January 2020
To be valid, this certificate must be lodged within 3 months of the date of issue



Planning,
Industry &
Environment

Project address	
Project name	0446 - LOT 14
Street address	- WOODSIDE GROVE FORESTVILLE 2087
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 30742
Lot no.	14
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m ²)	1037
Roof area (m ²)	283
Conditioned floor area (m2)	249.0
Unconditioned floor area (m2)	40.0
Total area of garden and lawn (m2)	630

Assessor details and thermal loads		
Assessor number	BD4V13/1524	
Certificate number	0004501232	
Climate zone	56	
Area adjusted cooling load (MJ/m² year)	15	
Area adjusted heating load (MJ/m² year)	34	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 68	Target 50

Schedule of BASIX commitments

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 282.75 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:			
<ul style="list-style-type: none"> all toilets in the development 		✓	✓
<ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development 		✓	✓
<ul style="list-style-type: none"> 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.) 		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_6 Certificate No.: 1069566S Friday, 10 January 2020 page 3/7



















Legend

In these commitments, "applicant" means the person carrying out the development.


























































Commitments identified with a in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

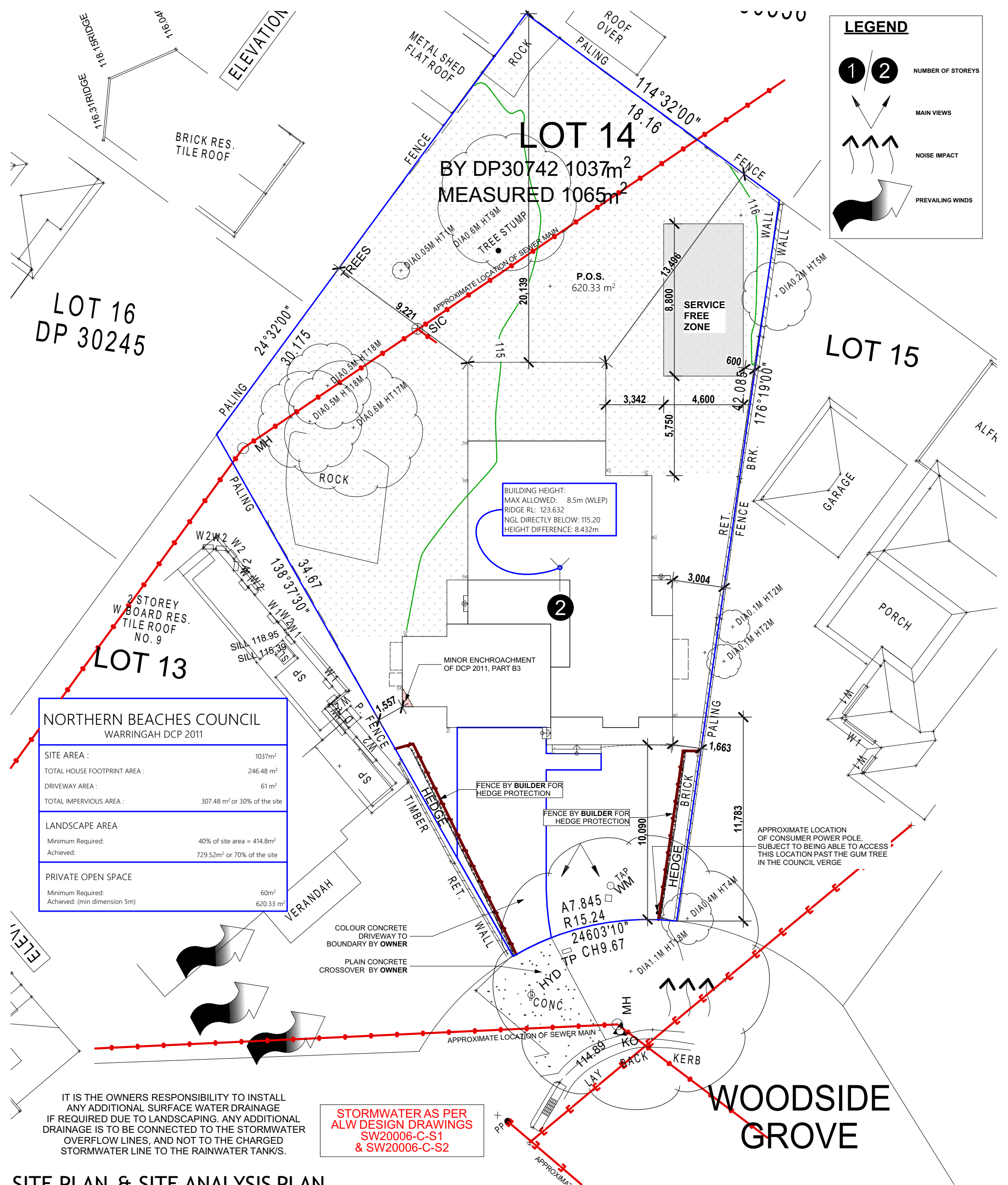
Commitments identified with a in the "Show on CC/CD plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

SOIL S	SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or the Emergency Contact Number located on the sign.	ET : Electric Turret		HW : Headwall	
		LP : Light Pole		LIN : Linetel	
		PP : Power Pole		SLH : Sewer Lamphole	
		WC : Water Connection		SMH : Sewer Manhole	
		WM : Water Meter		SMS : Sewer Maint. Shaft	
		GM : Gas Meter		TEL : Telecom Pit	
		SV : Stop Valve		PC : Pram Crossing	
		HYD : Hydrant		VC : Vehicle Crossing	
	SWP : Stormwater Pit		DrH&W:Drillhole & Wing		

ISSUES:		PLAN REVISION			
Gordon		ISSUE	BY	DATE	DESCRIPTION
da Gordon		A	MS	24.10.19	Tender Plans
SS:		B	MS	13.11.19	Action Tender Pres. changes- 29.10.19
14, DP30742		C	MS	20.11.19	PRE - Plan Pres changes
Grove,		D	MS	27.11.19	Plan Pres Meeting changes
ILLE. 2087		E	JV	08.01.19	Submission Plan
E:		F	JV	21.01.20	Hydraulic Details
ustom		G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps
n Hampton		H			
SCALE		JOB #			
NTS	0446-GOR				
SHEET		K			
1 of 10		L			

SIGNATURE:			DATE:																																					
SITE NOTES -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE			 																																					
SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.			 LICENCE NUMBER 244242C																																					
SURVEY KEY			<table border="1"> <tr> <td>ET : Electric Turret</td> <td></td> <td>HW : Headwall</td> <td></td> </tr> <tr> <td>LP : Light Pole</td> <td></td> <td>LIN : Lintel</td> <td></td> </tr> <tr> <td>PP : Power Pole</td> <td></td> <td>SLH : Sewer Lamphole</td> <td></td> </tr> <tr> <td>WC : Water Connection</td> <td></td> <td>SMH : Sewer Manhole</td> <td></td> </tr> <tr> <td>WM : Water Meter</td> <td></td> <td>SMS : Sewer Maint. Shaft</td> <td></td> </tr> <tr> <td>GM : Gas Meter</td> <td></td> <td>TEL : Telecom Pit</td> <td></td> </tr> <tr> <td>SV : Stop Valve</td> <td></td> <td>PC : Pram Crossing</td> <td></td> </tr> <tr> <td>HYD : Hydrant</td> <td></td> <td>VC : Vehicle Crossing</td> <td></td> </tr> <tr> <td>SWP : Stormwater Pit</td> <td></td> <td>DH&W-Drillhole & Wing</td> <td></td> </tr> </table>		ET : Electric Turret		HW : Headwall		LP : Light Pole		LIN : Lintel		PP : Power Pole		SLH : Sewer Lamphole		WC : Water Connection		SMH : Sewer Manhole		WM : Water Meter		SMS : Sewer Maint. Shaft		GM : Gas Meter		TEL : Telecom Pit		SV : Stop Valve		PC : Pram Crossing		HYD : Hydrant		VC : Vehicle Crossing		SWP : Stormwater Pit		DH&W-Drillhole & Wing	
ET : Electric Turret		HW : Headwall																																						
LP : Light Pole		LIN : Lintel																																						
PP : Power Pole		SLH : Sewer Lamphole																																						
WC : Water Connection		SMH : Sewer Manhole																																						
WM : Water Meter		SMS : Sewer Maint. Shaft																																						
GM : Gas Meter		TEL : Telecom Pit																																						
SV : Stop Valve		PC : Pram Crossing																																						
HYD : Hydrant		VC : Vehicle Crossing																																						
SWP : Stormwater Pit		DH&W-Drillhole & Wing																																						
WIND N2	SITE P	SOIL S																																						



SITE PLAN & SITE ANALYSIS PLAN													
CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon			PLAN REVISION				SIGNATURE:			DATE:			
			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			<div><div><div><div></div></div><div>DIAL 1100 BEFORE YOU DIG <small>www.dialbeforeyoudig.com.au</small></div></div><div><div>ORIENTATION</div><div></div></div></div>			
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087			A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE						
HOUSE NAME: Custom			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19							
			C	MS	20.11.19	PRE - Plan Pres changes							
			D	MS	27.11.19	Plan Pres Meeting changes							
FACADE: Custom Hampton			E	JV	08.01.19	Submission Plan	SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.						
			F	JV	21.01.20	Hydraulic Details							
INCLUSION Better Luxury			SCALE	JOB #	I					SURVEY KEY			
			1:200	0446-GOR									
GARAGE HAND LH			SHEET		K					ET : Electric Turret LP : Light Pole PP : Power Pole WC : Water Connection WM : Water Meter GM : Gas Meter SV : Stop Valve HYD : Hydrant SWP : Stormwater Pit HW : Headwall LIN : Lintel SLH : Sewer Lamphole SMH : Sewer Manhole SMS : Sewer Maint. Shaft TEL : Telecom Pit PC : Pram Crossing VC : Vehicle Crossing DH&W:Drillhole & Wing			
			2 of 10		L								
WIND N2										SITE P		SOIL S	
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD													
Contact: [P] 1300 100 922 [W] www.betterbulthomes.com.au [FB] Better Built Homes Sydney													

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

GEOTEXTILE FILTER FABRIC TO BE LAID BELOW TRENCH

DIRECTION OF WATER FLOW

MML 150/300mm TRENCH WITH COMPACTED BACKFILL (SET INTO CONCRETE IF ON ROCK)

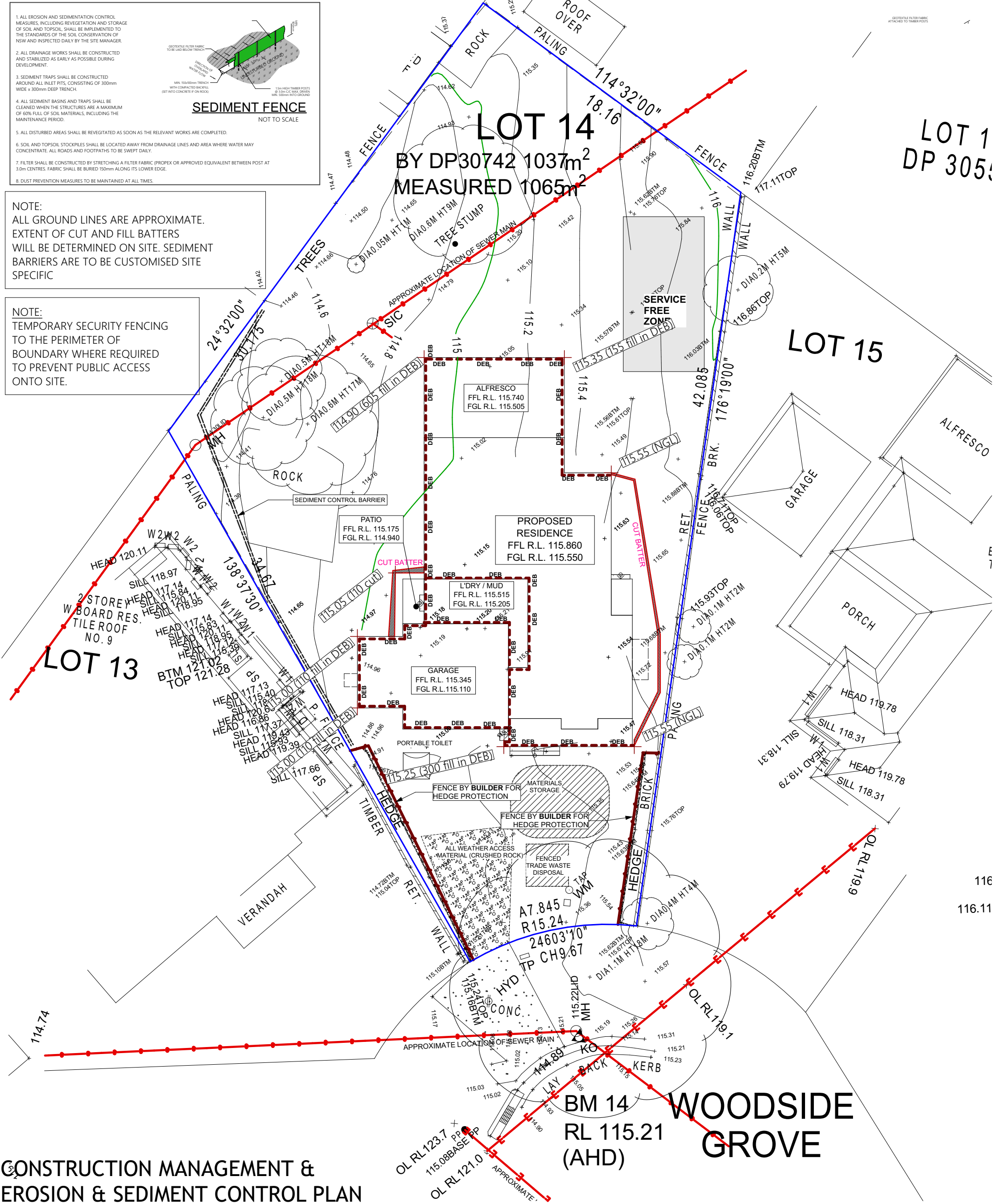
150mm HIGH TIMBER POSTS (8-10m C/C MAX) DRIVEN INTO GROUND

SEDIMENT FENCE

NOT TO SCALE

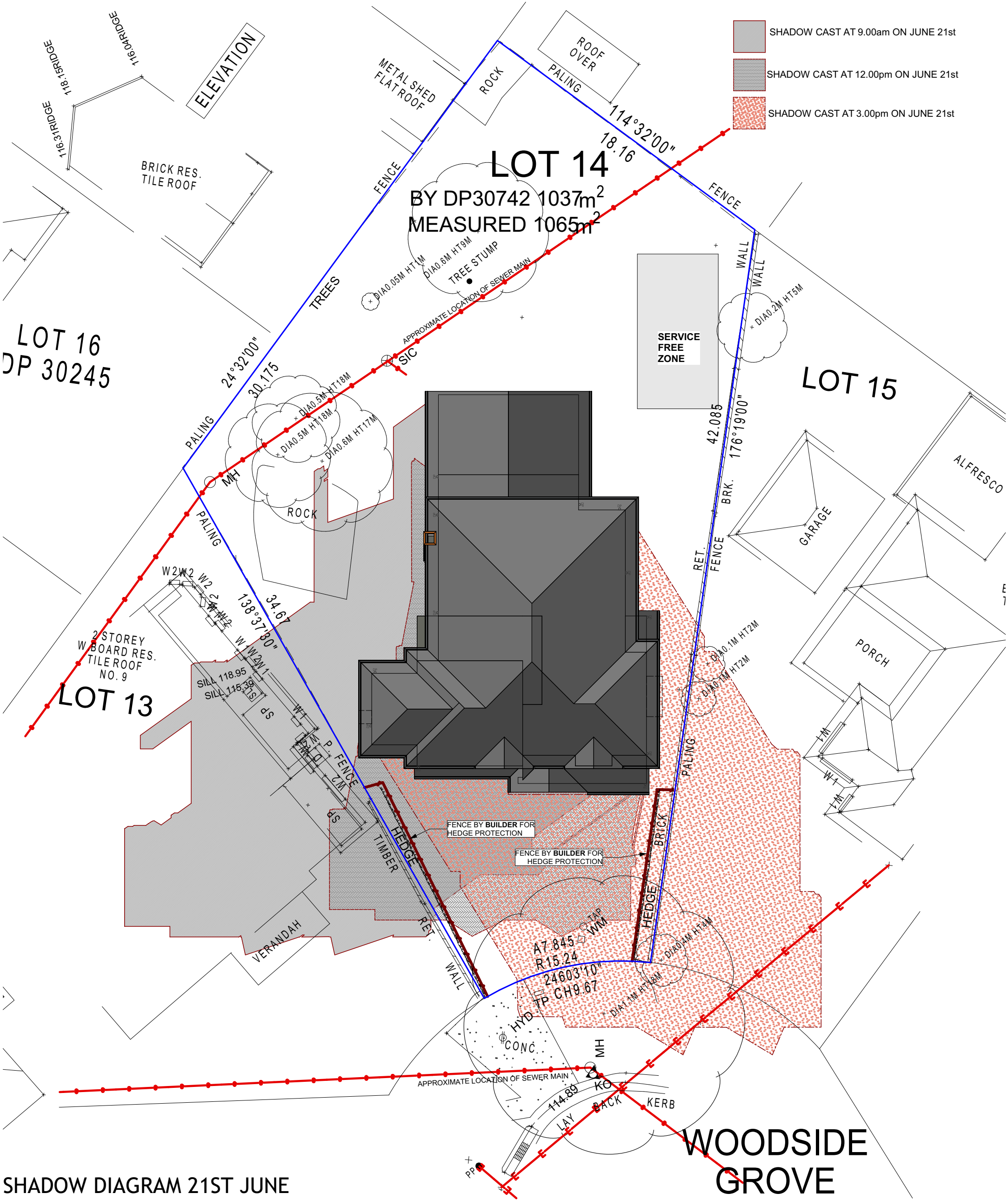
NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE. SEDIMENT
BARRIERS ARE TO BE CUSTOMISED SITE
SPECIFIC

NOTE:
TEMPORARY SECURITY FENCING TO
THE PERIMETER OF
BOUNDARY WHERE REQUIRED
TO PREVENT PUBLIC ACCESS
ONTO SITE.



CONSTRUCTION MANAGEMENT & EROSION & SEDIMENT CONTROL PLAN

CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon SITE ADDRESS: No. 10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087 HOUSE NAME: Custom FACADE: Custom Hampton INCLUSION Better Luxury GARAGE HAND LH			PLAN REVISION ISSUE BY DATE DESCRIPTION A MS 24.10.19 Tender Plans B MS 13.11.19 Action Tender Pres. changes- 29.10.19 C MS 20.11.19 PRE - Plan Pres changes D MS 27.11.19 Plan Pres Meeting changes E JV 08.01.19 Submission Plan F JV 21.01.20 Hydraulic Details G MS 27.1.2020 Updated as per Hydro rev B/ Add porch steps H I J K L			SIGNATURE: SITE NOTES -FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE WIND N2 SITE P SOIL S			DATE: BetterBuilt Homes LICENCE NUMBER 244242C SURVEY KEY ET : Electric Turret LP : Light Pole PP : Power Pole WC : Water Connection WM : Water Meter GM : Gas Meter SV : Stop Valve HYD : Hydrant SWP : Stormwater Pit HW : Headwall LIN : Lintel SLH : Sewer Lamphole SMH : Sewer Manhole SMS : Sewer Maint. Shaft TEL : Telecom Pit PC : Pram Crossing VC : Vehicle Crossing DH&W:Drillhole & Wing		
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD			Contact: [P] 1300 100 922			[W] www.betterbulthomes.com.au			[FB] Better Built Homes Sydney		



SHADOW DIAGRAM 21ST JUNE

CLIENT DETAILS: Mr Grant Gordon Mrs Belinda Gordon SITE ADDRESS: No. 10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087 HOUSE NAME: Custom FACADE: Custom Hampton INCLUSION Better Luxury GARAGE HAND LH			PLAN REVISION <table><thead><tr><th>ISSUE</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>A</td><td>MS</td><td>24.10.19</td><td>Tender Plans</td></tr><tr><td>B</td><td>MS</td><td>13.11.19</td><td>Action Tender Pres. changes- 29.10.19</td></tr><tr><td>C</td><td>MS</td><td>20.11.19</td><td>PRE - Plan Pres changes</td></tr><tr><td>D</td><td>MS</td><td>27.11.19</td><td>Plan Pres Meeting changes</td></tr><tr><td>E</td><td>JV</td><td>08.01.19</td><td>Submission Plan</td></tr><tr><td>F</td><td>JV</td><td>21.01.20</td><td>Hydraulic Details</td></tr><tr><td>G</td><td>MS</td><td>27.1.2020</td><td>Updated as per Hydro rev B/ Add porch steps</td></tr><tr><td>H</td><td></td><td></td><td></td></tr><tr><td>I</td><td></td><td></td><td></td></tr><tr><td>J</td><td></td><td></td><td></td></tr><tr><td>K</td><td></td><td></td><td></td></tr><tr><td>L</td><td></td><td></td><td></td></tr></tbody></table>			ISSUE	BY	DATE	DESCRIPTION	A	MS	24.10.19	Tender Plans	B	MS	13.11.19	Action Tender Pres. changes- 29.10.19	C	MS	20.11.19	PRE - Plan Pres changes	D	MS	27.11.19	Plan Pres Meeting changes	E	JV	08.01.19	Submission Plan	F	JV	21.01.20	Hydraulic Details	G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps	H				I				J				K				L				SIGNATURE: DATE: <div><div>DIAL 1100 BEFORE YOU DIG <small>www.dialbeforeyoudig.com.au</small></div><div>ORIENTATION </div></div>			DATE: <div>Better Built Homes LICENCE NUMBER 244242C</div> <table><thead><tr><th colspan="4">SURVEY KEY</th></tr></thead><tbody><tr><td>ET : Electric Turret</td><td>HW : Headwall</td><td></td><td></td></tr><tr><td>LP : Light Pole</td><td>LIN : Lintel</td><td></td><td></td></tr><tr><td>PP : Power Pole</td><td>SLH : Sewer Lamphole</td><td></td><td></td></tr><tr><td>WC : Water Connection</td><td>SMH : Sewer Manhole</td><td></td><td></td></tr><tr><td>WM : Water Meter</td><td>SMS : Sewer Maint. Shaft</td><td></td><td></td></tr><tr><td>GM : Gas Meter</td><td>TEL : Telecom Pit</td><td></td><td></td></tr><tr><td>SV : Stop Valve</td><td>PC : Pram Crossing</td><td></td><td></td></tr><tr><td>HYD : Hydrant</td><td>VC : Vehicle Crossing</td><td></td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td>DH&W: Drillhole & Wing</td><td></td><td></td></tr></tbody></table>			SURVEY KEY				ET : Electric Turret	HW : Headwall			LP : Light Pole	LIN : Lintel			PP : Power Pole	SLH : Sewer Lamphole			WC : Water Connection	SMH : Sewer Manhole			WM : Water Meter	SMS : Sewer Maint. Shaft			GM : Gas Meter	TEL : Telecom Pit			SV : Stop Valve	PC : Pram Crossing			HYD : Hydrant	VC : Vehicle Crossing			SWP : Stormwater Pit	DH&W: Drillhole & Wing		
ISSUE	BY	DATE	DESCRIPTION																																																																																																				
A	MS	24.10.19	Tender Plans																																																																																																				
B	MS	13.11.19	Action Tender Pres. changes- 29.10.19																																																																																																				
C	MS	20.11.19	PRE - Plan Pres changes																																																																																																				
D	MS	27.11.19	Plan Pres Meeting changes																																																																																																				
E	JV	08.01.19	Submission Plan																																																																																																				
F	JV	21.01.20	Hydraulic Details																																																																																																				
G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps																																																																																																				
H																																																																																																							
I																																																																																																							
J																																																																																																							
K																																																																																																							
L																																																																																																							
SURVEY KEY																																																																																																							
ET : Electric Turret	HW : Headwall																																																																																																						
LP : Light Pole	LIN : Lintel																																																																																																						
PP : Power Pole	SLH : Sewer Lamphole																																																																																																						
WC : Water Connection	SMH : Sewer Manhole																																																																																																						
WM : Water Meter	SMS : Sewer Maint. Shaft																																																																																																						
GM : Gas Meter	TEL : Telecom Pit																																																																																																						
SV : Stop Valve	PC : Pram Crossing																																																																																																						
HYD : Hydrant	VC : Vehicle Crossing																																																																																																						
SWP : Stormwater Pit	DH&W: Drillhole & Wing																																																																																																						
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD																																																																																																							
Contact: [P] 1300 100 922				[W] www.betterbulthomes.com.au				[FB] Better Built Homes Sydney																																																																																															

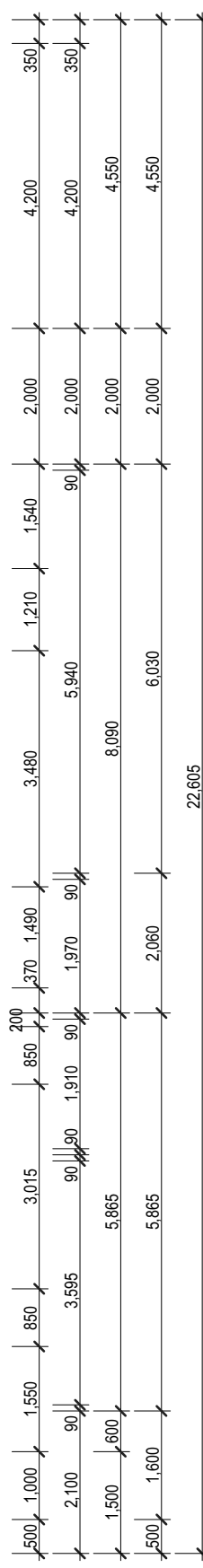
Technical drawing of a roof plan showing dimensions and structural elements. The drawing includes a grid of lines with various dimensions and annotations.

Dimensions (in meters):


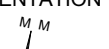

- Overall width: 15,620
- Overall depth: 11,670
- Horizontal segments (from left to right): 2,580, 9,180, 2,660, 1,200
- Vertical segments (from top to bottom): 3,790, 1,070, 5,830, 1,070, 3,860
- Internal horizontal dimensions: 6,280, 3,010, 1,900, 2,660, 1,200
- Internal vertical dimensions: 570, 1,760, 250, 180, 850, 180, 1,334, 5,302, 1,334, 87, 1,700, 873, 880, 180








Annotations:

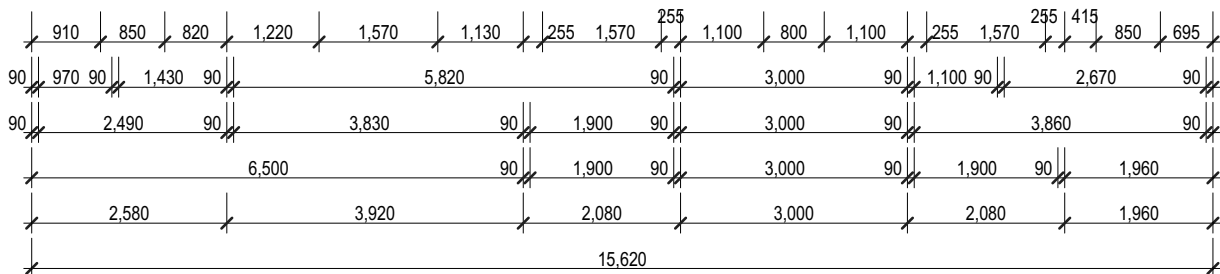
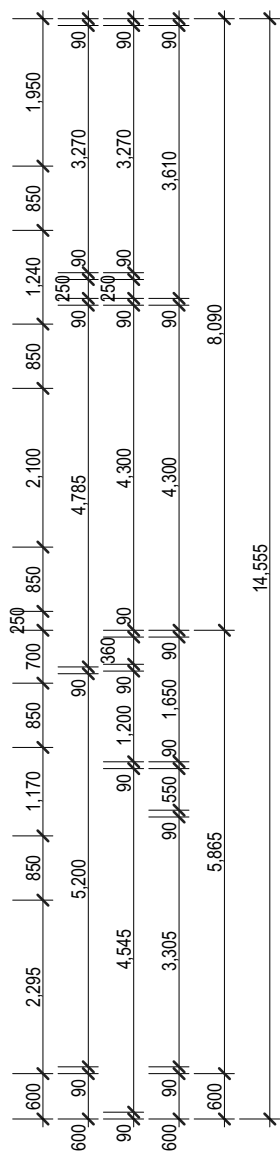
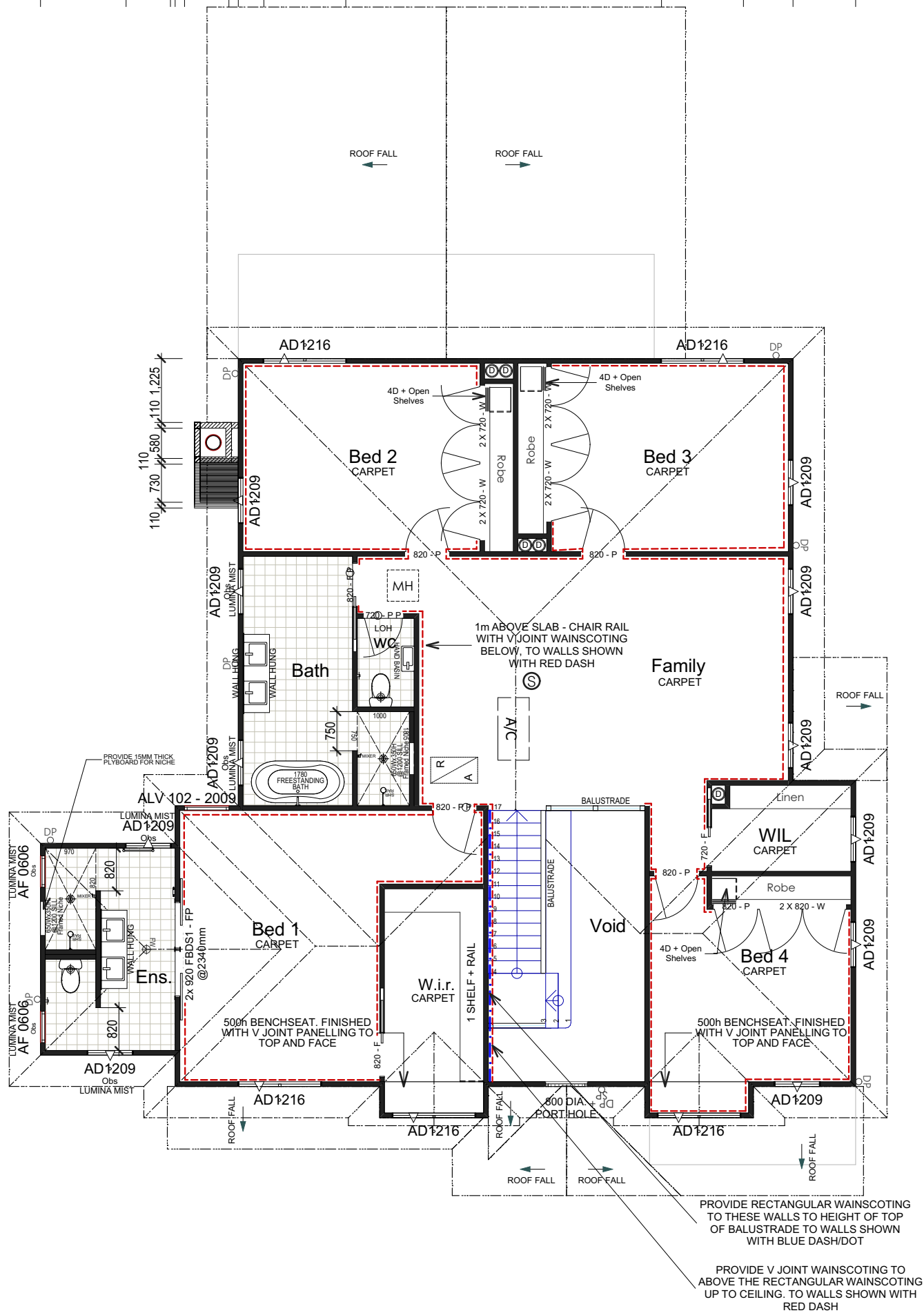
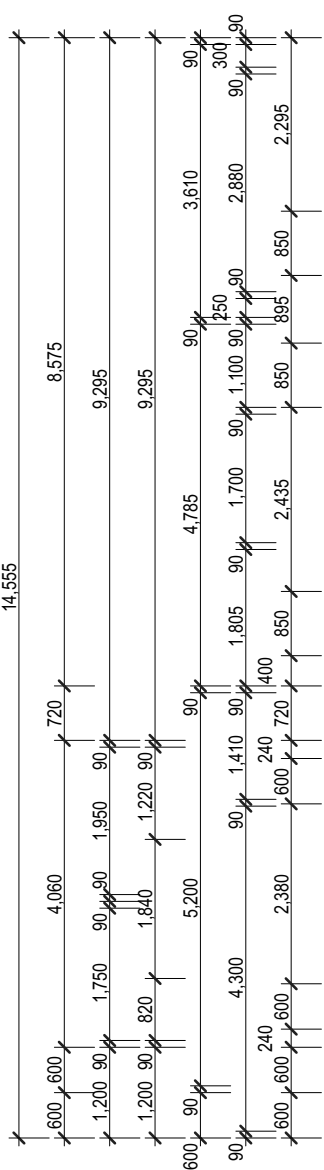
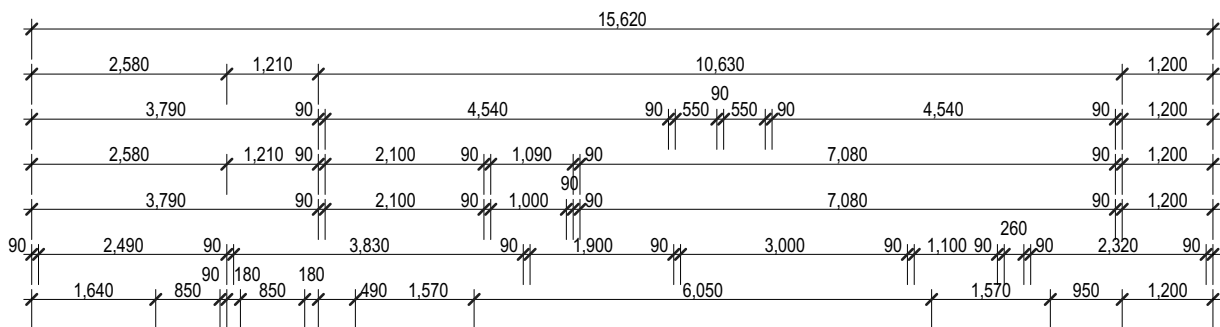
- 90 (indicating 90-degree angles)
- 120 (indicating 120-degree angles)
- 87 (indicating 87-degree angles)
- 140 (indicating 140-degree angles)




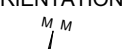
Areas	m ²
Lower Floor :	146.80 m ²
Upper Floor :	174.86 m ²
Garage :	47.46 m ²
Alfresco :	36.26 m ²
Patios :	5.55 m ²
Porch :	10.41 m ²
Total :	421.34 m ²

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:																												
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			ORIENTATION																												
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	<div><div>DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au</div></div> <div></div>			<div><div>Better Built Homes</div><div>LICENCE NUMBER 244242C</div></div>																												
SITE ADDRESS:			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19																																
No.10, Lot 14, DP30742			C	MS	20.11.19	PRE - Plan Pres changes																																
Woodside Grove, FORESTVILLE. 2087			D	MS	27.11.19	Plan Pres Meeting changes																																
HOUSE NAME:			E	JV	08.01.19	Submission Plan																																
Custom			F	JV	21.01.20	Hydraulic Details	<div>SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</div>			<div>SURVEY KEY<table><tr><td>ET : Electric Turret</td><td>HW : Headwall</td><td></td></tr><tr><td>LP : Light Pole</td><td>LIN : Lintel</td><td></td></tr><tr><td>PP : Power Pole</td><td>SLH : Sewer Lamphole</td><td>o</td></tr><tr><td>WC : Water Connection</td><td>SMH : Sewer Manhole</td><td>o</td></tr><tr><td>WM : Water Meter</td><td>SMS : Sewer Maint. Shaft</td><td>o</td></tr><tr><td>GM : Gas Meter</td><td>TEL : Telecom Pit</td><td>o</td></tr><tr><td>SV : Stop Valve</td><td>PC : Pram Crossing</td><td></td></tr><tr><td>HYD : Hydrant</td><td>VC : Vehicle Crossing</td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td>DH&W:Drillhole & Wing</td><td></td></tr></table></div>		ET : Electric Turret	HW : Headwall		LP : Light Pole	LIN : Lintel		PP : Power Pole	SLH : Sewer Lamphole	o	WC : Water Connection	SMH : Sewer Manhole	o	WM : Water Meter	SMS : Sewer Maint. Shaft	o	GM : Gas Meter	TEL : Telecom Pit	o	SV : Stop Valve	PC : Pram Crossing		HYD : Hydrant	VC : Vehicle Crossing		SWP : Stormwater Pit	DH&W:Drillhole & Wing	
ET : Electric Turret	HW : Headwall																																					
LP : Light Pole	LIN : Lintel																																					
PP : Power Pole	SLH : Sewer Lamphole	o																																				
WC : Water Connection	SMH : Sewer Manhole	o																																				
WM : Water Meter	SMS : Sewer Maint. Shaft	o																																				
GM : Gas Meter	TEL : Telecom Pit	o																																				
SV : Stop Valve	PC : Pram Crossing																																					
HYD : Hydrant	VC : Vehicle Crossing																																					
SWP : Stormwater Pit	DH&W:Drillhole & Wing																																					
FACADE:			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps	WIND			SITE																												
Custom Hampton			H				N2			P																												
INCLUSION	SCALE	JOB #	I				SOIL			S																												
Better Luxury	1:100	0446-GOR	J																																			
GARAGE HAND	SHEET		K																																			
LH	5 of 10		L																																			
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD																																						
Contact: [P] 1300 100 922				[W] www.betterbuilthomes.com.au				[FB] Better Built Homes Sydney																														

LEGEND:	
	AIR CONDITIONING DUCTS
	SMOKE ALARM
L.O.H	LIFT OFF HINGES
	FLOOR JOIST DIRECTION
	GARDEN TAP LOCATION
DP 	DOWN PIPE LOCATION
	STEEL POST
TSP 	TELESCOPIC STEEL POST



FIRST FLOOR

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:			
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			<div><div>DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au</div></div> <div></div>			
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	<div>-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS</div> <div>-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS</div> <div>-LANDSLIP AFFECTED SITE</div>						
SITE ADDRESS: No.10, Lot 14, DP30742 Woodside Grove, FORESTVILLE. 2087			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19							
			C	MS	20.11.19	PRE - Plan Pres changes							
			D	MS	27.11.19	Plan Pres Meeting changes							
HOUSE NAME:			E	JV	08.01.19	Submission Plan				<div>SITE INDUCTION</div> <div>Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign.</div> <div>If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</div>			
Custom			F	JV	21.01.20	Hydraulic Details							
FACADE:			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps							
Custom Hampton			H										
INCLUSION	SCALE	JOB #	I				WIND N2			SITE P		SOIL S	
Better Luxury	1:100	0446-GOR	J										
GARAGE HAND	SHEET		K										
LH	6 of 10		L										
<div>© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD</div>													
Contact: [P] 1300 100 922				[W] www.betterbuilthomes.com.au				[FB] Better Built Homes Sydney					

Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes various materials, dimensions, and annotations.

Materials and Finishes:

- SCYON LINEA 180 CLADDING
- TIMBER FASCIA AND COLORBOND GUTTER
- 800 DIA. PORT HOLE WINDOW WITH STICK-ON BARS
- FALSE EXPOSED RAFTER ENDS TO ALL EAVES SPACED ACCORDINGLY
- RAKED FINISH TO ALL EAVES
- SELECTED CONCRETE ROOF TILE + SARKING @ 20° PITCH
- 67mm WIDE TIMBER TRIM TO ALL WINDOWS AND DOORS
- SELECTED CONCRETE ROOF TILE + SARKING @ 22.5° PITCH
- RAKED FINISH TO ALL EAVES
- PAINTED EXPOSED TRUSSES, INCLUDING EXPOSED WEBBING, CEILING JOIST AND GANG NAILS. LINED TO UNDERSIDE OF RAFTERS. TO PORCH IN FRONT OF DOOR ONLY.
- FACE BRICK STEPS
- SELECTED BRICKWORK



Dimensions and Annotations:

- 8.5m BUILDING HEIGHT
- 45° PLANE
- BDY 4m BUILDING ENVELOPE
- WALL HEIGHT 6.535
- 3.265
- R.L. 115.345
- R.L. 123.632
- R.L. 121.535
- R.L. 118.935
- R.L. 118.610
- 325
- 2.750
- R.L. 115.860
- 4.810
- GARAGE DOOR WIDTH = 31% OF FACADE WIDTH
- 2.400
- 600

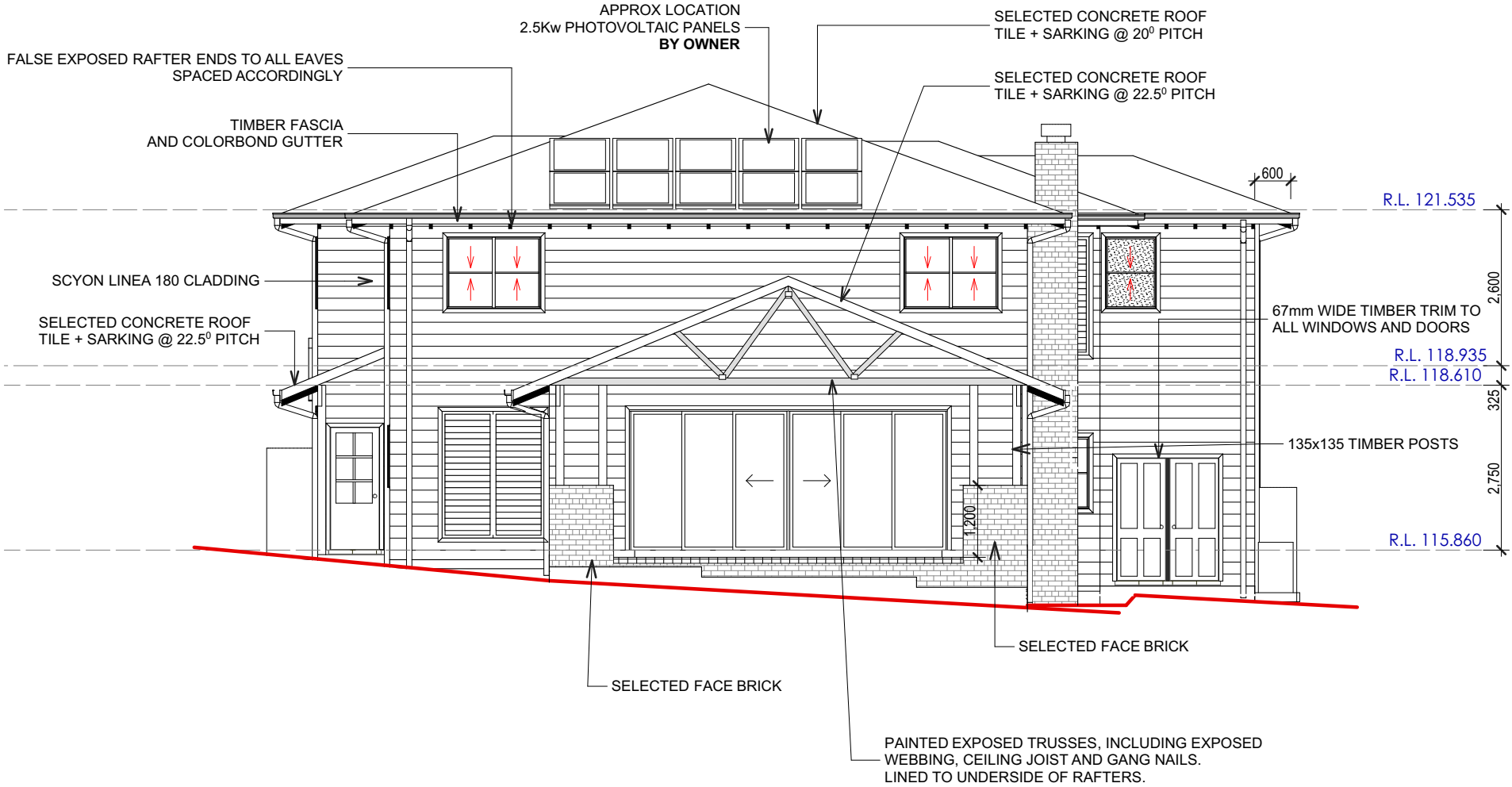
Structural and Other Details:

- 800 DIA. PORT HOLE WINDOW WITH STICK-ON BARS
- FALSE EXPOSED RAFTER ENDS TO ALL EAVES SPACED ACCORDINGLY
- RAKED FINISH TO ALL EAVES
- SELECTED CONCRETE ROOF TILE + SARKING @ 20° PITCH
- 67mm WIDE TIMBER TRIM TO ALL WINDOWS AND DOORS
- SELECTED CONCRETE ROOF TILE + SARKING @ 22.5° PITCH
- RAKED FINISH TO ALL EAVES
- PAINTED EXPOSED TRUSSES, INCLUDING EXPOSED WEBBING, CEILING JOIST AND GANG NAILS. LINED TO UNDERSIDE OF RAFTERS. TO PORCH IN FRONT OF DOOR ONLY.
- FACE BRICK STEPS
- SELECTED BRICKWORK

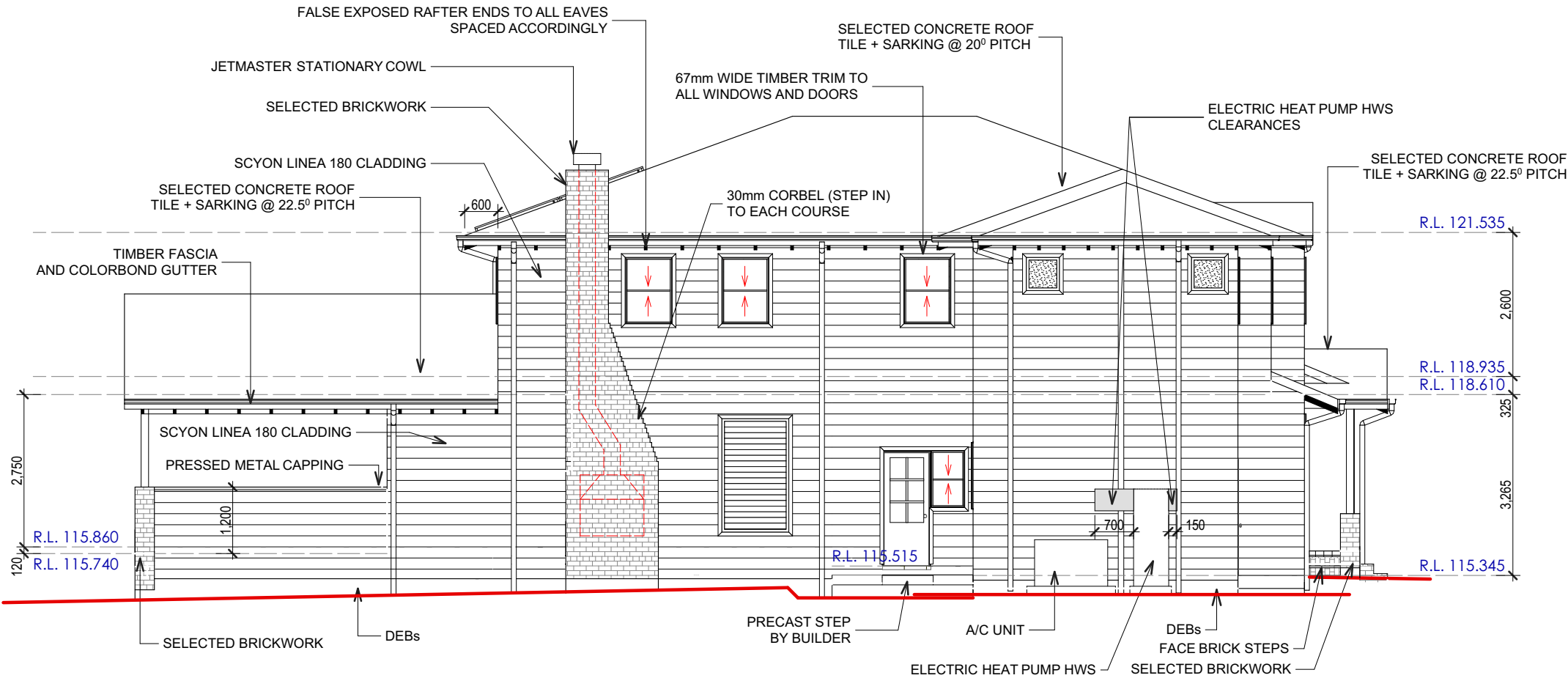
[illegible]

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:				DATE:	
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			<div><div>DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au</div><div></div></div>		
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS -SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS -LANDSLIP AFFECTED SITE					
SITE ADDRESS:			B	MS	13.11.19	Action Tender Pres. changes-						
No.10, Lot 14, DP30742			C	MS	20.11.19	PRE - Plan Pres changes						
Woodside Grove, FORESTVILLE. 2087			D	MS	27.11.19	Plan Pres Meeting changes						
HOUSE NAME:			E	JV	08.01.19	Submission Plan	<div>SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign</div>					
Custom			F	JV	21.01.20	Hydraulic Details						
FACADE:			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps						
Custom Hampton			H									
INCLUSION	SCALE	JOB #	I				WIND	SITE	SOIL			
Better Luxury	1:100	0446-GOR	J				N2	P	S			
GARAGE HAND	SHEET		K									
LH	7 of 10		L									
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD												
Contact: [P] 1300 100 922 [W] www.betterbuilthomes.com.au [FB] Better Built Homes Sydney												


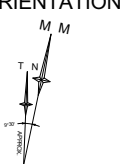
NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS
TO HAVE A RESTRICTED (R) RES OPENING OF 125MM
MAX. AS REQUIRED BY B.C.A. ON 01/05/13



ELEVATION 3



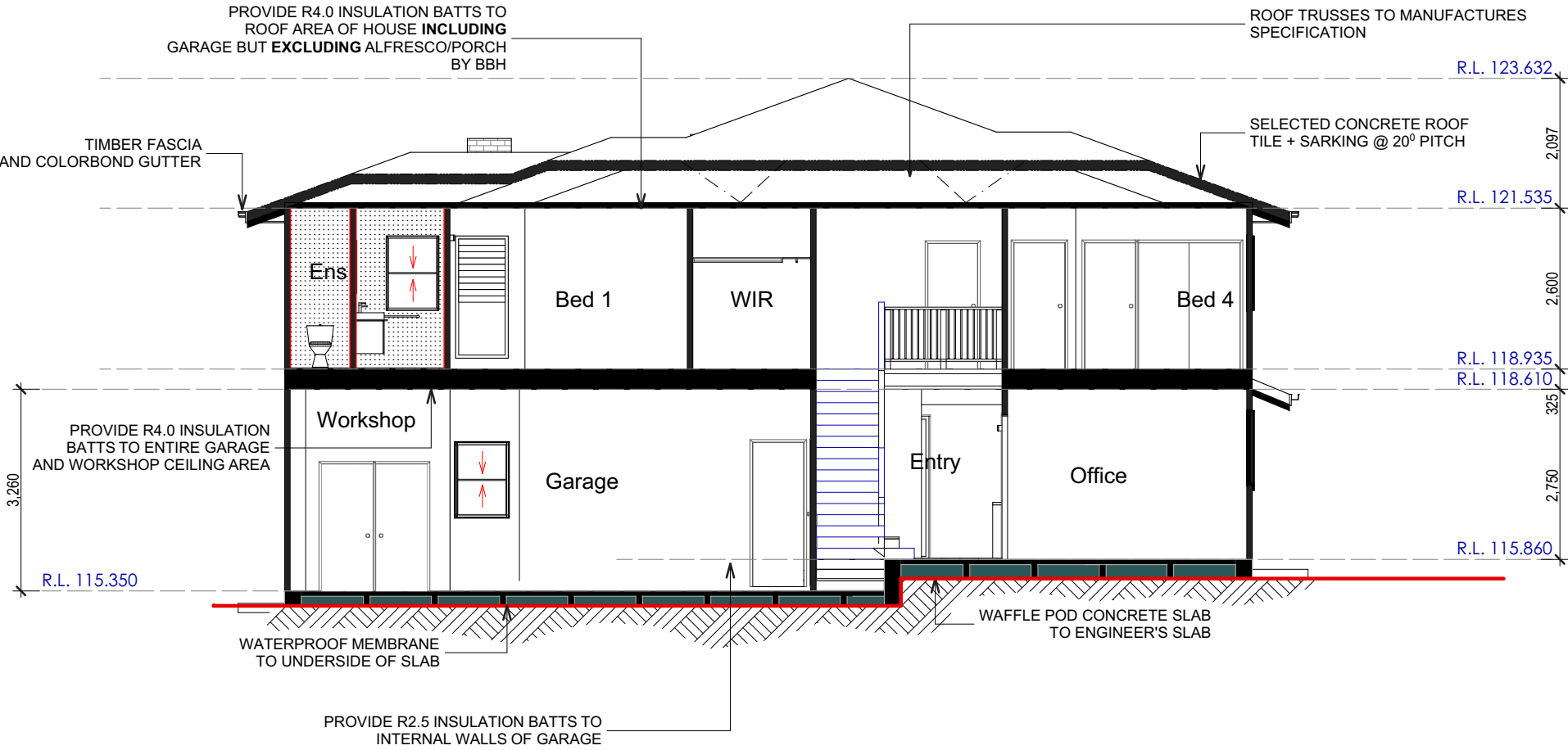
ELEVATION 4

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:						
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			<div><div>DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au</div></div> <div><div>ORIENTATION</div></div>						
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	<div>-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS</div> <div>-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS</div> <div>-LANDSLIP AFFECTED SITE</div>									
SITE ADDRESS:			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19										
No.10, Lot 14, DP30742			C	MS	20.11.19	PRE - Plan Pres changes										
Woodside Grove,			D	MS	27.11.19	Plan Pres Meeting changes										
FORESTVILLE. 2087			E	JV	08.01.19	Submission Plan										
HOUSE NAME:			F	JV	21.01.20	Hydraulic Details										
Custom			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps										
FACADE:			H													
Custom Hampton			I				WIND N2			SITE P			SOIL S			
INCLUSION			J													
Better Luxury		SCALE	JOB #	K				If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.								
GARAGE HAND		1:100	0446-GOR	L												
LH		8	SHEET													
		of	10													
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD																
Contact: [P] 1300 100 922 [W] www.betterbulthomes.com.au [FB] Better Built Homes Sydney																

NOTE: WINDOWS OF THE FIRST FLOOR BEDROOMS ONLY IS TO HAVE A RESTRICTED (R) RES OPENING OF 125MM MAX. AS REQUIRED BY B.C.A. ON 01/05/13




NOTE:

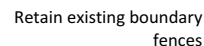
*ALL WINDOWS WITH BRICKWORK OVER TO HAVE A MINIMUM OF 3 COURSES ABOVE GALINTEL. EXTEND BRICKWORK ABOVE EAVES SOFFIT LINING IF REQUIRED.



SECTION X-X

RINNAI EHPA250VM 250LT ENVIROFLO ELECTRIC HEAT PUMP
3 STAR RATED SHOWERHEADS 4 STAR RATED TOILET FLUSHING SYSTEM *KITCHEN & BATHROOM TAPS WITH MINIMUM 4 STAR FLOW RATE *PROVIDE WATER SAVING FLICKMIXER KITCHEN TAP
PROVIDE ENERGY SAVING FLUORESCENT GLOBES TO: AS PER BASIX CERTIFICATE
WEATHER STRIP ACROSS ENTRY
RAINWATER TANK MUST CONNECT TO ALL TOILETS IN THE DEVELOPMENT WATER TAP THAT SUPPLIES WASHING MACHINE AND ONE GARDEN TAP.

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:			DATE:																													
Mr Grant Gordon			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			 DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au		 Better Built Homes LICENCE NUMBER 244242C																											
Mrs Belinda Gordon			A	MS	24.10.19	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS																																
SITE ADDRESS:			B	MS	13.11.19	Action Tender Pres. changes- 29.10.19	-SALINE EFFECTED SITE. REFER TO ENGINEERS PLANS FOR SLAB REQUIREMENTS			<div>SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.</div>																													
No.10, Lot 14, DP30742			C	MS	20.11.19	PRE - Plan Pres changes																																	
Woodside Grove, FORESTVILLE. 2087			D	MS	27.11.19	Plan Pres Meeting changes																																	
HOUSE NAME:			E	JV	08.01.19	Submission Plan																																	
Custom			F	JV	21.01.20	Hydraulic Details																																	
FACADE:			G	MS	27.1.2020	Updated as per Hydro rev B/ Add porch steps	WIND N2			SITE P	SOIL S	<div>SURVEY KEY<table><tr><td>ET : Electric Turret</td><td>EW : Headwall</td><td></td></tr><tr><td>LP : Light Pole</td><td>LIN : Lintel</td><td></td></tr><tr><td>PP : Power Pole</td><td>SLH : Sewer Lamphole</td><td></td></tr><tr><td>WC : Water Connection</td><td>SMH : Sewer Manhole</td><td></td></tr><tr><td>WM : Water Meter</td><td>SMS : Sewer Maint. Shaft</td><td></td></tr><tr><td>GM : Gas Meter</td><td>TEL : Telecom Pit</td><td></td></tr><tr><td>SV : Stop Valve</td><td>PC : Pram Crossing</td><td></td></tr><tr><td>HYD : Hydrant</td><td>VC : Vehicle Crossing</td><td></td></tr><tr><td>SWP : Stormwater Pit</td><td>DH&W:Drillhole & Wing</td><td></td></tr></table></div>	ET : Electric Turret	EW : Headwall		LP : Light Pole	LIN : Lintel		PP : Power Pole	SLH : Sewer Lamphole		WC : Water Connection	SMH : Sewer Manhole		WM : Water Meter	SMS : Sewer Maint. Shaft		GM : Gas Meter	TEL : Telecom Pit		SV : Stop Valve	PC : Pram Crossing		HYD : Hydrant	VC : Vehicle Crossing		SWP : Stormwater Pit	DH&W:Drillhole & Wing	
ET : Electric Turret	EW : Headwall																																						
LP : Light Pole	LIN : Lintel																																						
PP : Power Pole	SLH : Sewer Lamphole																																						
WC : Water Connection	SMH : Sewer Manhole																																						
WM : Water Meter	SMS : Sewer Maint. Shaft																																						
GM : Gas Meter	TEL : Telecom Pit																																						
SV : Stop Valve	PC : Pram Crossing																																						
HYD : Hydrant	VC : Vehicle Crossing																																						
SWP : Stormwater Pit	DH&W:Drillhole & Wing																																						
INCLUSION	SCALE	JOB #	I																																				
Better Luxury	1:100	0446-GOR	J																																				
GARAGE HAND	SHEET		K																																				
LH	9 of 10		L																																				
© copyright. ALL RIGHT RESERVED. UNDER THE PROVISIONS OF THE COPYRIGHT ACT 1968, THIS PLAN IS OWNED BY AND INTENDED FOR THE EXCLUSIVE USE OF BETTER BUILT HOMES PTY LTD																																							
Contact: [P] 1300 100 922				[W] www.betterbuilthomes.com.au				[FB] Better Built Homes Sydney																															



Retain existing boundary fences

	Colour Concrete / Paving
	Planting Areas
	Lawn Areas
	Retaining Wall
	1800mm High Boundary Fencing



Existing Trees To Be Retained

Issue:	Description:	By:	Date:
A	Submission Plan	JS	18/02/20
B	Client: Various	JS	19/02/20

JS

0 0 1 2 3 M

QUESTION

1 of 3

LP 01

Julian Saw
Diploma of Horticulture
(Landscape Design)

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

LOT AREA	1037 sq m	
LANDSCAPED AREA TOTAL	713.2 sq m	68.78%

Client:	Mr Grant Gordon Mrs Belinda Gordon
---------	---

- 1.
- 2.

Job No. **200047**

Drawing: **Landscape Plan**

Address: **No.14 Woodside Grove**
Forestville

Council/Lodgement:
Northern Beaches

DappleDesigns

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

LOT 19
DP 30556

DP 30245

245

Lot

0245

**KERB
OODSIDE
GROVE**

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

BUILDING HEIGHT:
MAX ALLOWED: 8.5m (WLEP)
RIDGE RL: 123.632
INGL DIRECTLY BELOW: 115.20
HEIGHT DIFFERENCE: 8.432m

LOT 13

Side gates are to be set back from front facade

[Click Here to View Our Plant Profiles!](#)

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 MAINTAINEDWHERE 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 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.

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.

PLANT LIST

TYPE	SYMBOL	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH	NATIVE?	QTY	POT SIZE
TREES							
	Cf	CORYMBIA FICIFOLIA CVS	RED FLOWERING GUM	8M X 3M	YES	1	45LTR
	Lin	LAGERSTROEMIA INDICA CVS.	CREPE MYRTLE CULTIVARS	6M X 4M	NO	1	45LTR
SHRUBS							
	Gf	GARDENIA FLORIDA	GARDENIA FLORIDA	1.5M X 1M	NO	7	200MM
	Pmm	PITTOSPORUM TOBIRA 'MISS MUFFET'	MISS MUFFET	0.75M X 0.75M	NO	8	200MM
	Rop	RHAPHIOLEPIS 'ORIENTAL PEARL'	INDIAN HAWTHORN	1M X 1M	NO	12	200MM
GROUNDCOVERS & PERENNIALS							
	Ct	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	0.2M X 0.75M	NO	29	140MM
GRASSES & STRAP LEAF PLANTS							
	Lmrp	LIRIOPE MUSCARI 'ROYAL PURPLE'	LILY TURF	0.4M X 0.4M	NO	24	140MM

Revision Schedule			
Issue:	Description:	By:	Date:
A	Submission Plan	JS	18/02/20
B	Client: Various	JS	19/02/20

Drafted: JS	Scale: 1:200 <div><div></div><div>00123M</div></div>
Sheet: 2 of 3	Reference: LP 01

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

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

SITE CALCULATIONS		
LOT AREA	1037 sq m	
LANDSCAPED AREA TOTAL	713.2 sq m	68.78%

[Click Here to View Our Plant Profiles!](#)

Client: **Mr Grant Gordon**
Mrs Belinda Gordon

Client Signatures:
1.
2.

Job No. **200047**

Drawing: **Plant List/Specification**

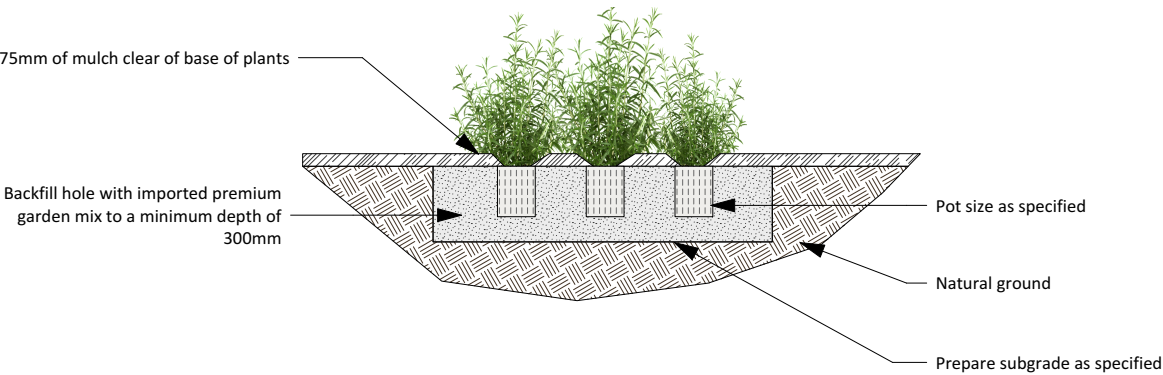
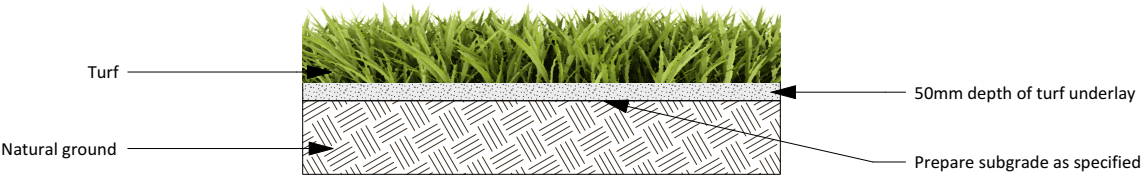
Address: **No.14 Woodside Grove**
Forestville

Council/Lodgement:
Northern Beaches



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

[Click Here to View Our Plant Profiles!](#)



- 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

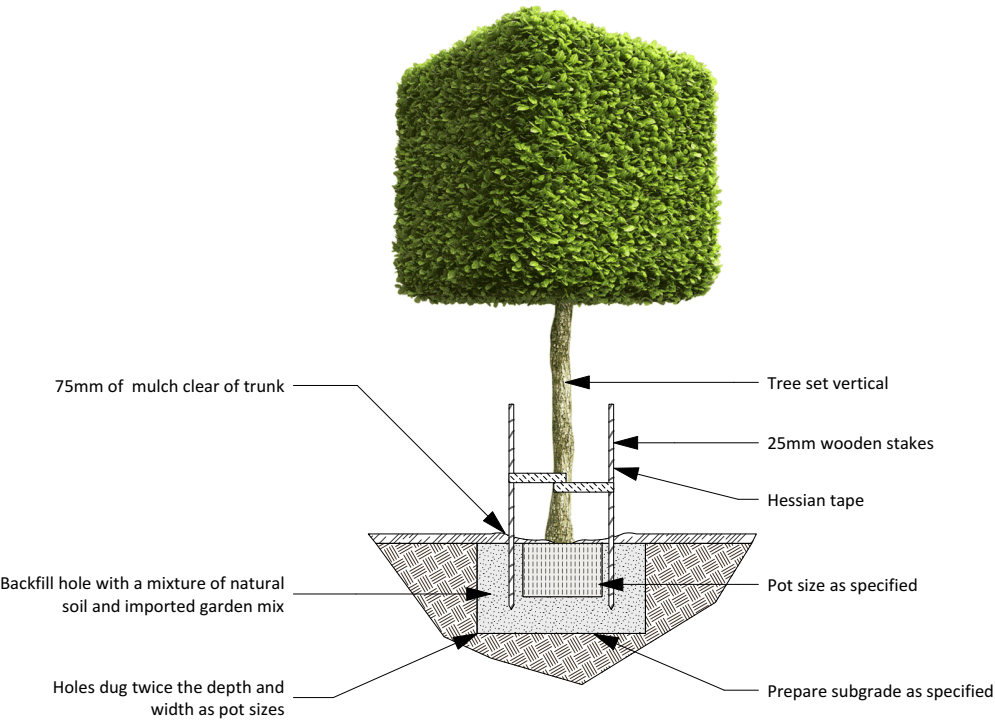
- DETAILS
1. SPECIMENS ARE TO BE IN GOOD HEALTH AND FREE FROM PESTS AND DISEASES
 2. GENTLY LOOSEN ROOTS IF REQUIRED, PRIOR TO PLANTING
 3. WATER THOROUGHLY AFTER PLANTING
 4. REFER TO PLAN FOR QUANTITIES AND SPACING

TURF LAYING DETAIL

SCALE 1:20

SHRUB & GROUNDCOVER PLANTING DETAIL

SCALE 1:30



- 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	18/02/20
B	Client: Various	JS	19/02/20

Drafted:
JS

Scale: 1:200
0 0 1 2 3 M

Sheet:
3 of 3

Reference:
LP 01

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

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

SITE CALCULATIONS

LOT AREA	1037 sq m
LANDSCAPED AREA TOTAL	713.2 sq m 68.78%

[Click Here to View Our Plant Profiles!](#)

Client: Mr Grant Gordon
Mrs Belinda Gordon

Client Signatures:
1.
2.

Job No. 200047

Drawing: Construction Details


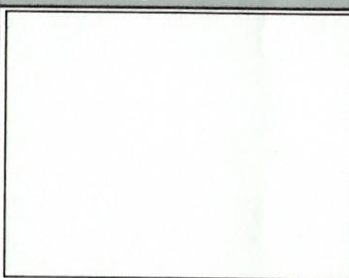

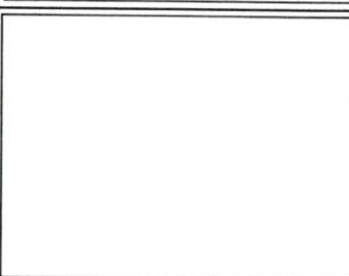
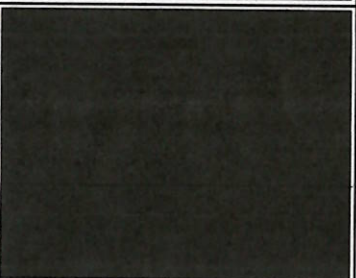
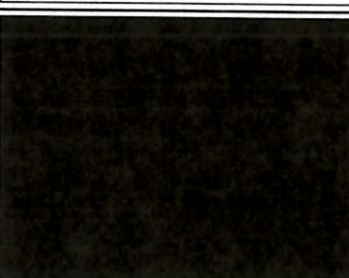
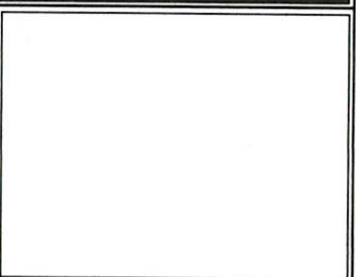
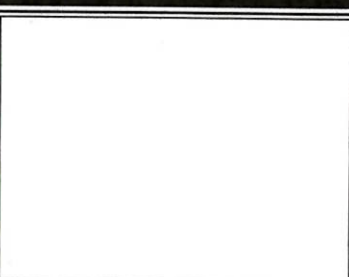
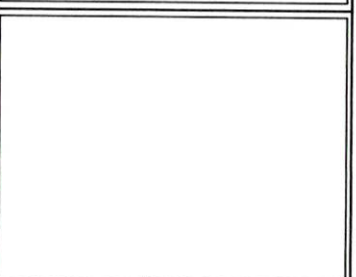
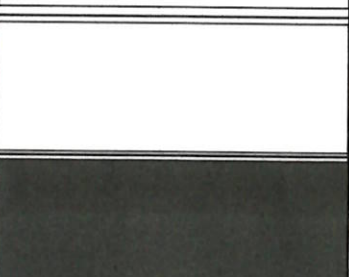
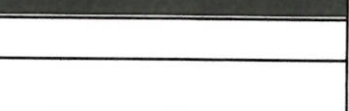
Address: No.14 Woodside Grove
Forestville

Council/Lodgement:
Northern Beaches

DappleDesigns

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

Clients Name:		Grant & Belinda Gordon	
Job Number		0446	
Lot Number		Lot 14, No. 10 Woodside Grove, Forestville NSW 2087	
Postal Address		10 Woodside Grove, Forestville NSW 2087	
Contact Number		Belinda 0414 845 157 & Grant 0406 131 210	

Item	Range / Colour	Item	Range / Colour
BRICKS - AUSTRAL BRICKS (CUSTOM BLEND) SAN SELMO - Original Reclaimed GOVERNORS - Foveaux & Darling		BARGE & RAINWATER TANK Colorbond Surfmist	
CONCRETE ROOF Vogue - Charcoal Grey		SCYON LINEA CLADDING TO ENTIRE DWELLING Taubmans Brilliant White	
GUTTER & BARGE CAPPING Colorbond Monument		GARAGE DOOR - RANCH PROFILE WITH STOCKTON RANCH WINDOWS Colorbond Night Sky	
PVC PAINTED DOWNPIPES Taubmans Brilliant White		TIMBER POSTS, DAR TRIMS TO WINDOW, FALSE RAFTER BEAMS, FC PANEL TO FACE OF SCISSOR TRUSSES & TIMBER FASCIA Taubmans Brilliant White	
WINDOWS Wideline Pearl White Gloss		LAUNDRY DOOR, WORKSHOP DOOR, POWDER ROOM DOOR Taubmans Brilliant White	
		FRONT DOOR Taubmans Trendy	

NOTE: DRIVEWAY BY OWNER AFTER HANDOVER

Client Signature: 