

5.8

NATIONWIDE
ENERGY RATING SCHEME

53.9 MJ/m²

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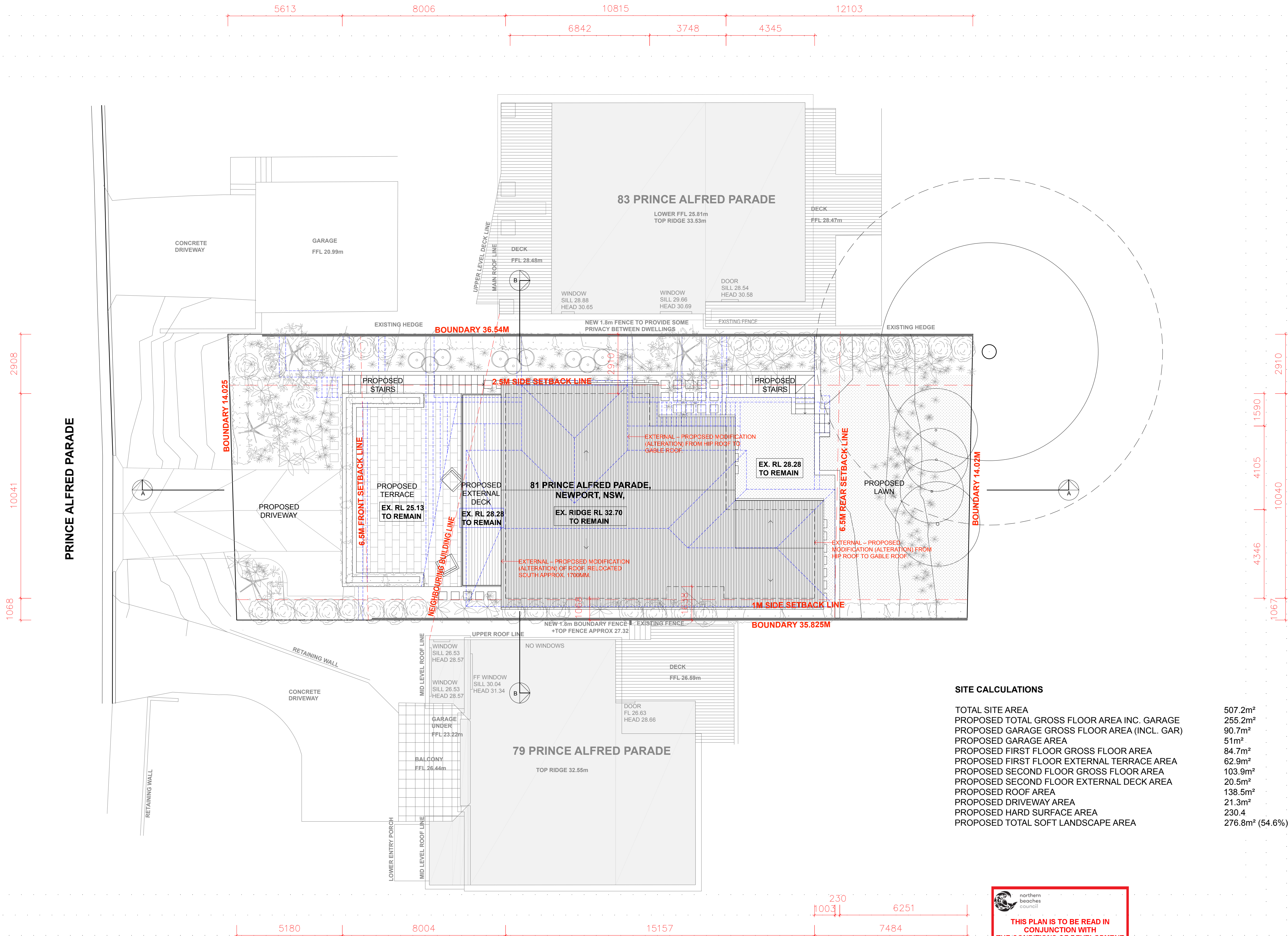
Certificate no.: 0004008983-01

Assessor Name: Scott Douglass

Accreditation no.: 13/1547

Certificate date: 01 Oct 2019

Dwelling Address: 81 Prince Alfred Parade
Newport, NSW
2106



SITE CALCULATIONS

TOTAL SITE AREA	507.2m ²
PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE	255.2m ²
PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR)	90.7m ²
PROPOSED GARAGE AREA	51m ²
PROPOSED FIRST FLOOR GROSS FLOOR AREA	84.7m ²
PROPOSED FIRST FLOOR EXTERNAL TERRACE AREA	62.9m ²
PROPOSED SECOND FLOOR GROSS FLOOR AREA	103.9m ²
PROPOSED SECOND FLOOR EXTERNAL DECK AREA	20.5m ²
PROPOSED ROOF AREA	138.5m ²
PROPOSED DRIVEWAY AREA	21.3m ²
PROPOSED HARD SURFACE AREA	230.4
PROPOSED TOTAL SOFT LANDSCAPE AREA	276.8m ² (54.6%)

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0484

SITE PLAN 1:100 @ A1 OR 1:200 @ A3

NORTH

KEY:

--- DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED

■ DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION

IMPORTANT NOTE: ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

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NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BASIX REQUIREMENTS

NOTE: ALL STRUCTURAL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS

NOTE: ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DA CONSENT, CC & ALL RELEVANT SUPPORTING DOCUMENTS

PROJECT:

DEMOLITION OF AN EXISTING DWELLING & PROPOSED NEW RESIDENTIAL DWELLING

CLIENT:

MATTHEW & KELLY SCHOTT

LOCATION:

81 PRINCE ALFRED PARADE,
NEWPORT, NSW.

PROJECT STAGE:

S4.55

DRAWING TITLE:

SITE PLAN

SCALE:

1:100 @ A1

DATE OF ISSUE:

20.09.2019

DRAWING NO.

S4.55-001

REVISION:

A

rama

daniel raymond
architect
new reg. #9788

thomas martin
architect
new reg. #10383

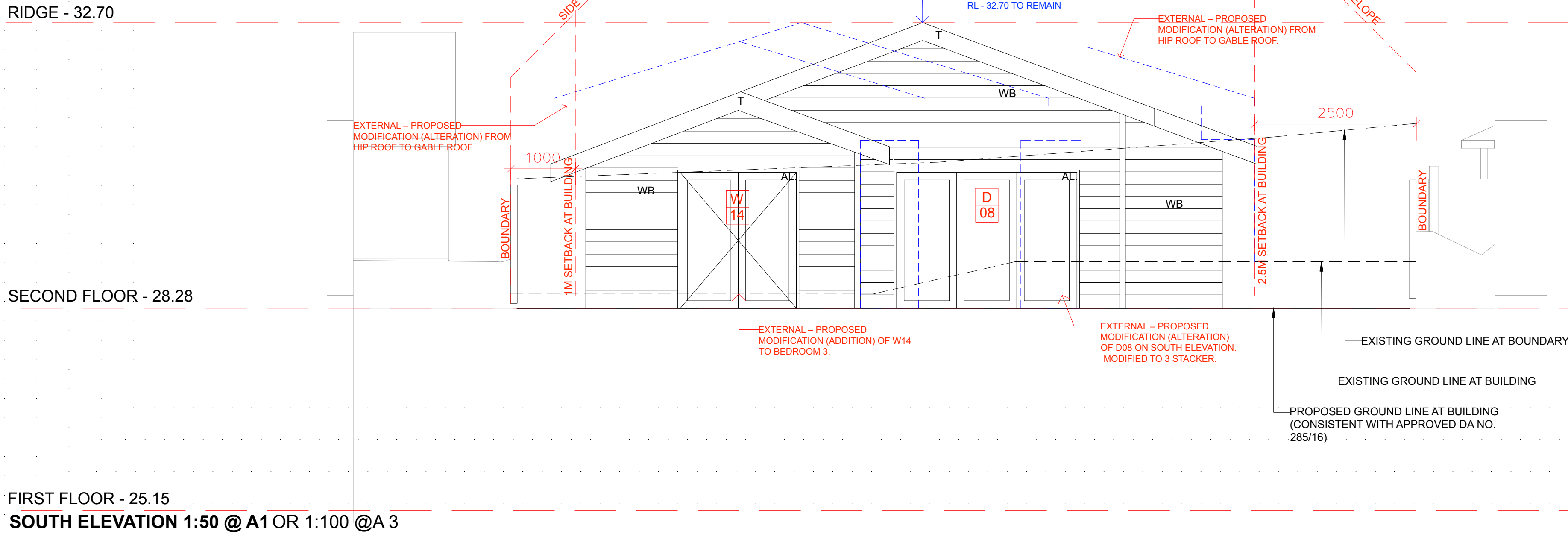
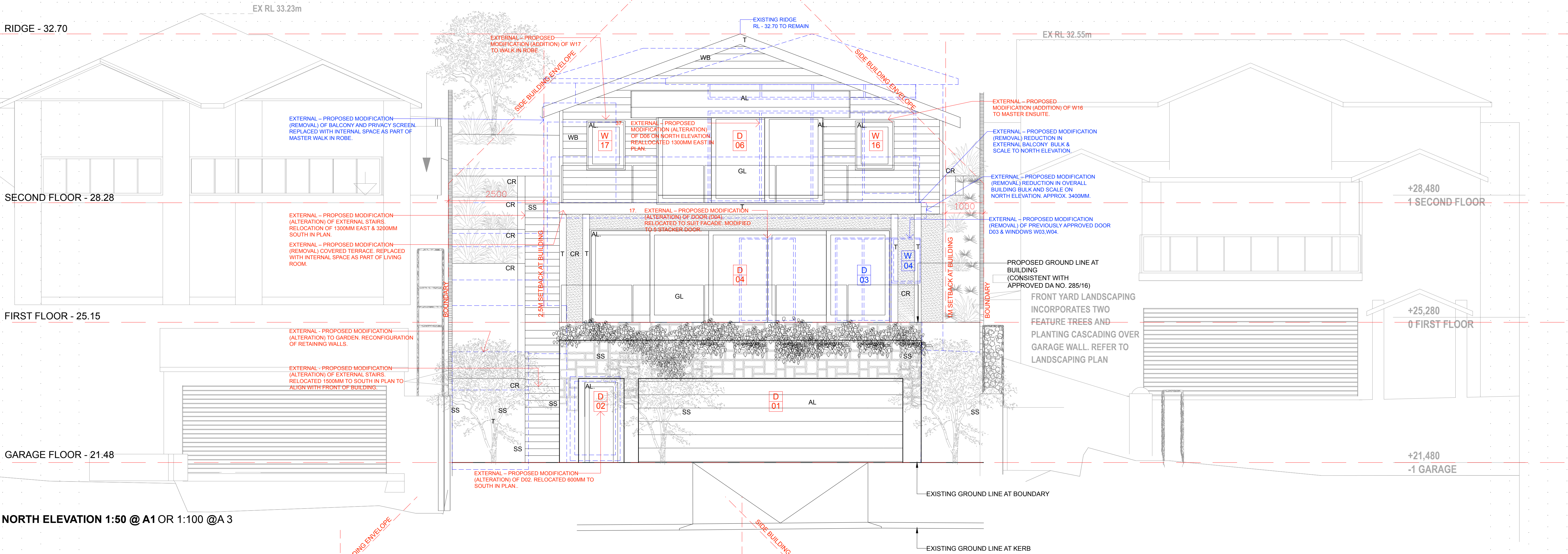
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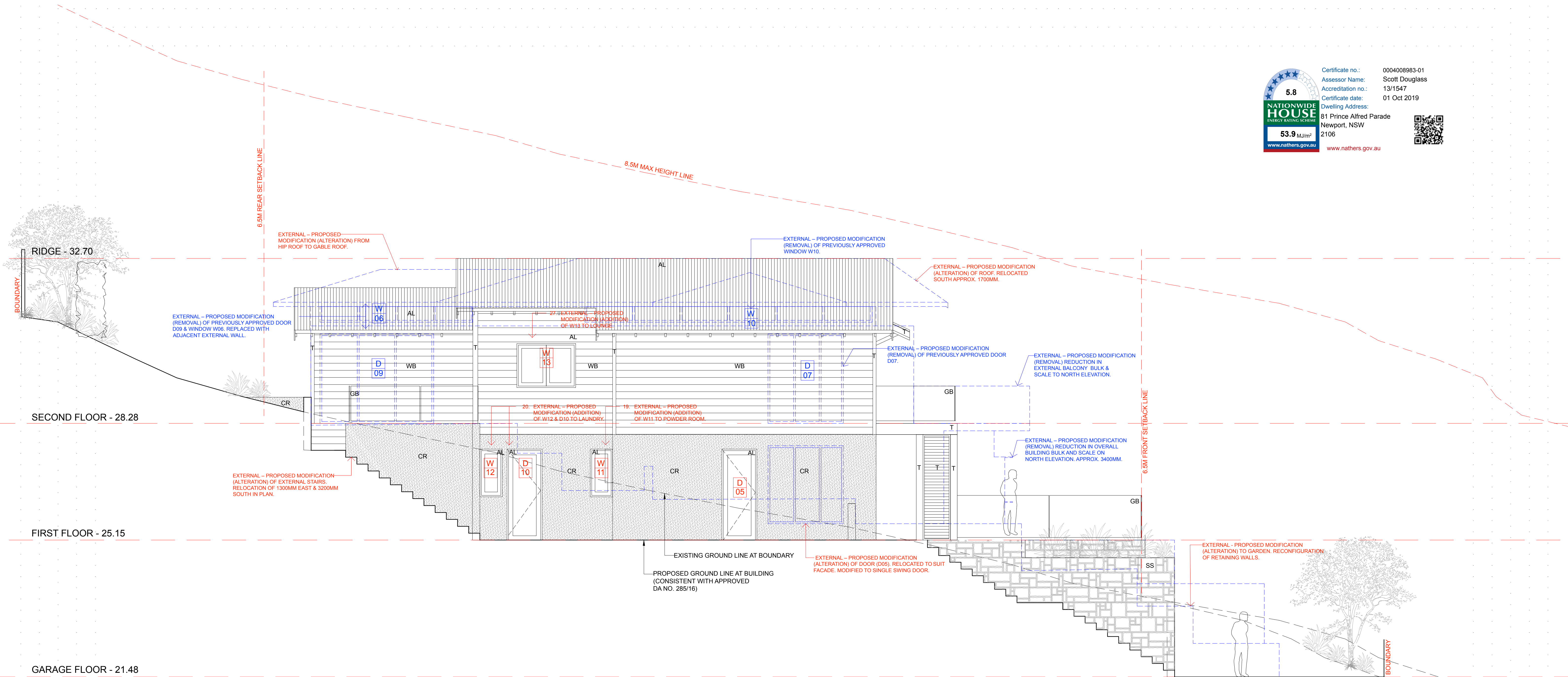
5.8
NATIONWIDE HOUSE
ENERGY RATING SCHOOL
53.9 MJ/m²
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Dwelling Address: 81 Prince Alfred Parade
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SCHEDULE OF FINISHES:

- AL - ALUMINIUM
- CR - CEMENT RENDER
- DP - DOWN PIPE
- D - DOOR
- GB - GLASS BALUSTRADING
- MT - METAL
- SS - SANDSTONE
- T - TIMBER
- WB - WEATHER BOARD
- W - WINDOW

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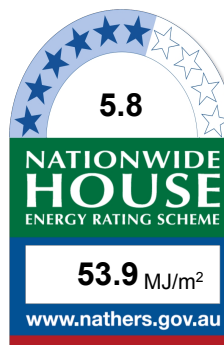
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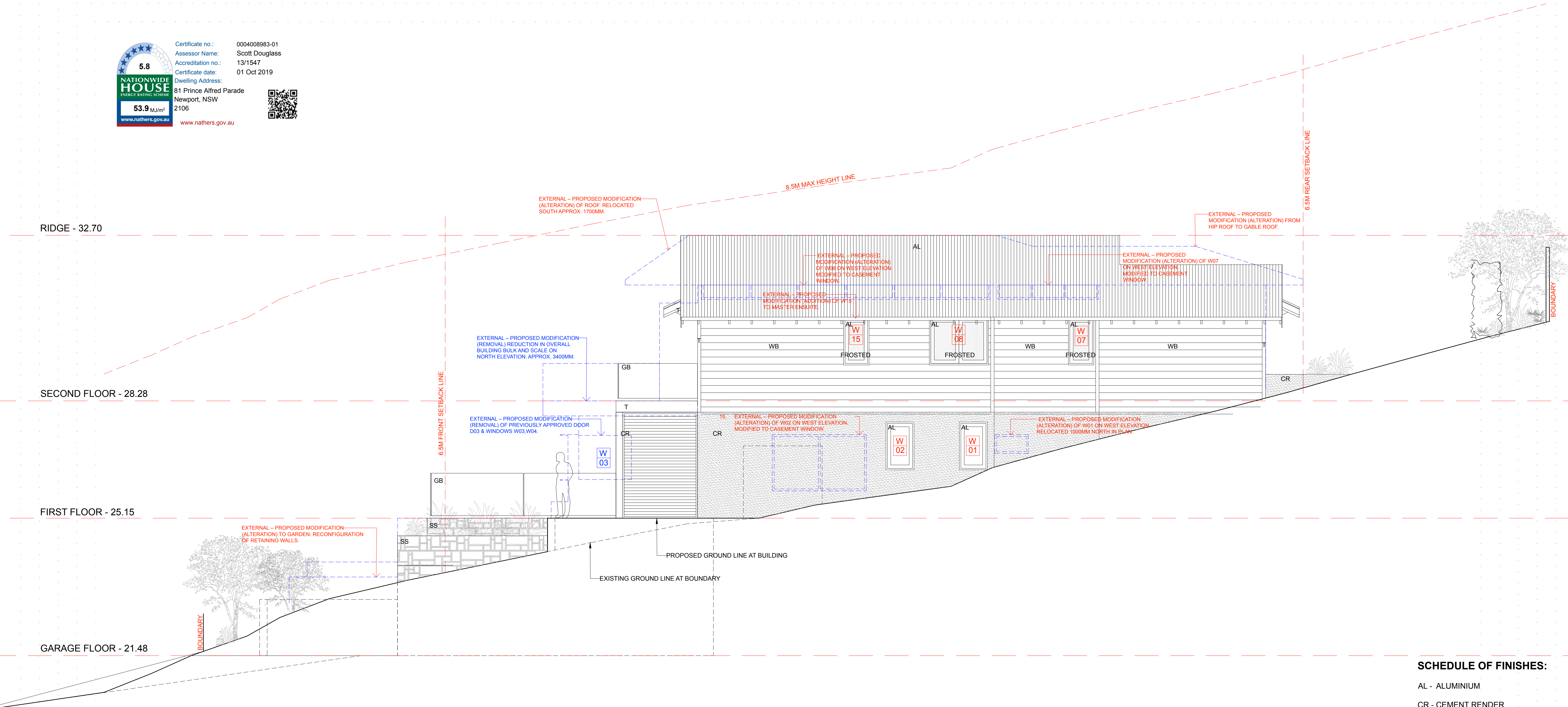
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MOD2019/0484

EAST ELEVATION 1:50 @ A1 OR 1:100 @ A3

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WEST ELEVATION 1:50 @ A1 OR 1:100 @A 3

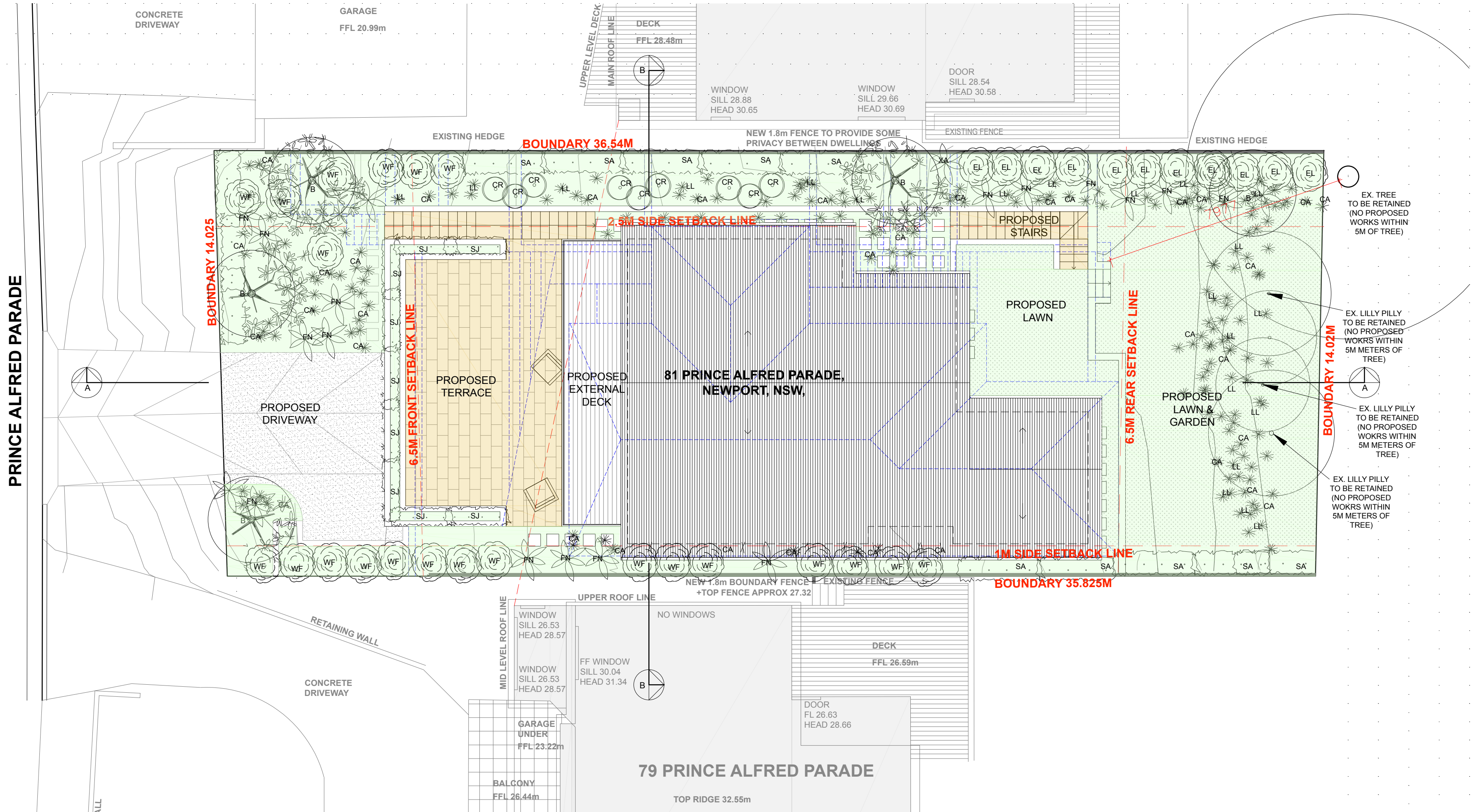
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ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE
TREES				
B	5	Banksia Integrifolia	Coastal Banksia	75Lt
SA	10	acmena smithii	Lilly Pilly/ Broad-leaf	
EL	11	allocasuarina distyla allocasuarina elaecarpus	Coastal She-Oak Drooping She-oak Blueberry Ash	
SHRUBS				
WF	22	Westringia Fruticosa Acacia longifolia var. Acacia myrtifolia suaveolens Breyinia oblongifolia Common Correa Callistemon rigidus gahnia melonocarpa goodenia Hakea teretifolia Jacksonia scoparia Kunzea ambigua Lasiopetalum Leptospermum Lomatia silaifolia Olearia tomentosa Melaleuca Pittosporum revolutum Platysace lanceolata Native Parsnip Pultenaea daphnoides Pultenaea elliptica Rapanea variabilis Zieria smithii	Coastal Rosemary Sydney golden Wattle Myrtle Wattle Sweet-Scented acacia Breyinia Correa reflexa Stiff Bottlebrush Saw Sedge goodenia ovata Dagger Hakea Dogwood Butter y Bush/ White Rusty Petals Coastal Tee Tree Native Parsley Bush Toothed Daisy Bush/ Melaleuca Rough Fruit Pittosporum Native Parsnip Large-leaved Bush Pea Elliptical bush-pea Rapanea Zieria	
CR	10			
GRASSES/ GROUNDCOVERS				
CA	35	actinotus helianthi Billardiera scandens Centella asiatica Clematis Desmodium varians Dianella caerulea Ficinia nodosa glycine sp. goodenia ovata Hibbertia scandens Kennedia rubicunda Lomandra longifolia Stephania japonica Themeda australis	Flannel Flowers Appleberry Centella Native Clematis Desmodium Dianella Knobbly Club Rush Love Creeper Hop goodenia golden guinea Dusky Coral Pea Spiny-headed Mat- Snake Vine Kangaroo grass	
FN	17			
LL	21			
SJ	10			



SITE CALCULATIONS

TOTAL SITE AREA	507.2m ²
PROPOSED TOTAL GROSS FLOOR AREA INC. GARAGE	255.2m ²
PROPOSED GARAGE GROSS FLOOR AREA (INCL. GAR)	90.7m ²
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PROPOSED HARD SURFACE AREA	230.4
PROPOSED TOTAL SOFT LANDSCAPE AREA	276.8m ² (54.6%)

KEY:

	DENOTES CALCULATED SOFT LANDSCAPE AREA		DENOTES PROPOSED SCREENING HEDGE
	DENOTES GRASS LAWN AREA		DENOTES PROPOSED SHRUBS
	DENOTES OUTLINE OF EXISTING BUILDING		DENOTES PROPOSED FEATURE PLANT
	DENOTES TREE		DENOTES PROPOSED GRASSES & GROUND COVER
	DENOTES EXISTING TREE TO BE REMOVED		DENOTES TERRACE AREA
	DENOTES PROPOSED FEATURE TREE		DENOTES CONCRETE DRIVEWAY AREA

LANDSCAPE CONSTRUCTION NOTES

<p>TREE PROTECTION</p> <p>All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the PZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunnelling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use hand saw, cut cleanly, do not rip with machinery and such that the cutting does not occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.</p> <p>SUBSOIL</p> <p>Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.</p> <p>Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots. If necessary, cultivate these areas by hand.</p> <p>During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system.</p> <p>Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.</p> <p>TOPSOIL</p> <p>Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas.</p> <p>Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction.</p> <p>Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.</p> <p>Spread topsoil to the following typical depths:</p> <p>Planting beds: 300mm Grass areas: 100mm</p> <p>PLANTING</p> <p>TREES: EXCAVATE A PLANT HOLE TO TWICE THE DIAMETER OF THE ROOT BALL AND AT LEAST 100MM DEEPER THAN THE ROOT BALL. BREAK UP THE BASE OF THE HOLE TO A FURTHER DEPTH OF 100MM, AND LOOSEN THE COMPACTED SIDES OF THE HOLE.</p> <p>SHRUBS/GROUND COVERS: EXCAVATE A HOLE BIG ENOUGH FOR THE PLANT PLUS 100MM ALL ROUND. PROVIDE PLANTS WHICH HAVE LARGE HEALTHY ROOT SYSTEMS, WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE, ARE VIGOROUS, WELL ESTABLISHED, FREE FROM DISEASE AND PESTS, OF GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY AND ARE HARDENED OFF, NOT SOFT OR FORCED, AND SUITABLE FOR PLANTING IN THE NATURAL CLIMATIC CONDITIONS PREVAILING AT THE SITE.</p> <p>TREES: PROVIDE TREES WHICH, UNLESS REQUIRED TO BE MULTI-STEMMED, HAVE A SINGLE LEADING SHOOT. TREES SHOULD BE STAKED AS SPECIFIED.</p> <p>LABEL AT LEAST ONE PLANT OF EACH SPECIES OR VARIETY IN A BATCH USING A DURABLE, READABLE TAG. DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. IN OTHER THAN SANDY SOILS, SUSPEND EXCAVATION WHEN THE SOIL IS WET, OR DURING FROST PERIODS. WHEN THE HOLD IS OF THE CORRECT SIZE, REMOVE THE PLANT FROM THE CONTAINER WITH MINIMUM DISTURBANCE TO THE ROOT BALL. ENSURE THAT THE ROOT BALL IS MOIST AND PLACE IN THE FINAL POSITION, IN THE HOLE AND PLUMB, WITH THE TOP SOIL LEVEL OF THE PLANT ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL, OR 75MM BELOW PAVING LEVEL TO ALLOW PLACEMENT OF MULCH. BACKFILL WITH TOPSOIL MIXTURE. LIGHTLY TAMP AND WATER TO ELIMINATE AIR POCKETS. ENSURE THAT TOPSOIL IS NOT PLACED OVER THE TOP OF THE ROOTBALL, SO THAT THE PLANT STEM IS THE SAME HEIGHT AS IN THE CONTAINER.</p> <p>THOROUGHLY WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER PLANTING.</p> <p>IN PLANTING BEDS AND INDIVIDUAL PLANTINGS, PLACE SLOW RELEASE FERTILISER PELLETS AROUND PLANTS AT THE TIME OF PLANTING AT THE RATE RECOMMENDED BY THE MANUFACTURER.</p> <p>MULCHING</p> <p>All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.</p> <p>Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.</p> <p>DECORATIVE GRAVEL</p> <p>All areas nominated as Decorative Gravel are to be finished as detailed with sandstone pebbles 10mm-20mm average diameter, same or similar to that supplied by Australian Native Landscapes.</p>	<p>Selected pebbles are to be free of deleterious and extraneous matter such as stones, cement, soil, weeds and sticks.</p> <p>Tamp pebbles to an even surface flush with the surrounding finished levels.</p> <p>DECORATIVE ROCK MULCH</p> <p>All areas nominated as Decorative Rock Mulch are to be finished with sandstone spalls, average diameter 80mm-120mm, same or similar to those supplied by Benefields Sand and Gravel.</p> <p>DECOMPOSED GRANITE PAVEMENT</p> <p>Decomposed granite is to be fine-crushed river gravel (5mm-7mm), to a depth of 50mm, placed on a 50mm bed of coarse gravel on 100mm consolidated hardcore. Gravel is to be compacted and trimmed to provide falls and a free draining surface.</p> <p>INSTALLATION OF BRICK GARDEN EDGE</p> <p>A stretcher or single paver brick edge is to be installed to separate turf and garden beds. Secure pavers on rough mortar footing 100mm thick and ensure uniform 10mm joints between each brick to create flush struck joints. Refer to edging and turling detail.</p> <p>FERTILISER</p> <p>Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.</p> <p>DRAINAGE</p> <p>Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).</p> <p>RETAINING WALLS</p> <p>Retaining walls to be constructed as per Engineer's details.</p> <p>CONCRETE WORKS</p> <p>All paths, steps, slabs and footings shall be to Engineer's specification.</p> <p>Materials and construction to AS3600 and AS3610.</p> <p>Supply and install ready mixed concrete to AS1379 with selected aggregate.</p> <p>Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.</p> <p>MAINTENANCE</p> <p>Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, reurfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.</p> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> I advise that this plan has been designed to comply with council requirements. Lighting and irrigation to be designed and installed by specialist. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. Do not scale from drawings. Detailing of all structural components of design shall be by Consulting Structural Engineer. Existing levels refer survey by others. All landscape components of this design require Council Approval prior to construction.
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MOD2019/0484

LANDSCAPE CONCEPT PLAN 1:100 @ A1 OR 1:200 @ A3

<p>NORTH</p>	<p>KEY:</p> <p>--- DENOTES OUTLINE OF AREA/ELEMENT OF PREVIOUSLY APPROVED BUILDING UNDER DA 285/16 TO BE MODIFIED</p> <p>■ DENOTES AREA/ELEMENT OF BUILDING PREVIOUSLY APPROVED UNDER DA0285/16 TO REMAIN IN EXISTING LOCATION</p>	<p>PROJECT: DEMOLITION OF AN EXISTING DWELLING & PROPOSED NEW RESIDENTIAL DWELLING</p> <p>CLIENT: MATTHEW & KELLY SCHOTT</p> <p>LOCATION: 81 PRINCE ALFRED PARADE, NEWPORT, NSW.</p>	<p>PROJECT STAGE: \$4.55</p> <p>DRAWING TITLE: LANDSCAPE CONCEPT PLAN</p> <p>SCALE: 1:100 @ A1</p>	<p>DATE OF ISSUE: 20.09.2019</p> <p>DRAWING NO. \$4.55-500</p> <p>REVISION: A</p>	<p>ram a</p> <p>daniel raymond architect new reg. #9788</p> <p>thomas martin architect new reg. #10383</p> <p>6/20 AVALON PARADE, AVALON BEACH, NSW. 2107</p> <p>www.ramarchitects.com</p> <p>e. info@ramarchitects.com</p> <p>ABN 612 713 425</p> <p>COPYRIGHT © RAMA ARCHITECTS PTY LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
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