

1 SITE
00 1 : 200




northern
beaches
council

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

DA2019/0741

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<div>ARCHITECT</div> <div></div> <div>reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107</div>	SURVEY			PROJECT 3 Beaconsfield Street, Newport, NSW, 2106			JOB NUM# 144	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
				CLIENT Therese Rushby crather@live.com			PROJECT NAME BEACONSFIELD		SCALE 1 : 200	
							DRAWING NAME SITE PLAN		DRAWING NUMBER MD 00 -B	
							B A IS	29/05/19 27/11/18 DATE	MD MD COMMENTS	

1 PROPOSED SITE
00 1 : 200

BASIX NOTES

NUM #	SHADING	FRAME & GLASS
W01, W02, W03	eave/verandah/pergola/balcony>=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04	eave/verandah/pergola/balcony>=450 mm	standard aluminium, single pyrolytic low-e,(U-value: 5.7, SHGC: 0.47)
W05	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	eave/verandah/pergola/balcony>=450 mm	standard aluminium, single pyrolytic low-e,(U-value: 5.7, SHGC: 0.47)
D02	eave/verandah/pergola/balcony>=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	eave/verandah/pergola/balcony>=450 mm	standard aluminium, single pyrolytic low-e,(U-value: 5.7, SHGC: 0.47)

LIGHTING
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

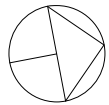
FIXTURES
New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

CONSTRUCTION
Concrete slab on ground floor nil
External wall: Concrete block retaining wall R1.70 (including construction)
Flat ceiling, flat roof: framed Ceiling: R0.58 (up), roof: foil backed blanket (100 mm), Medium (solar absorptance 0.475 - 0.70)

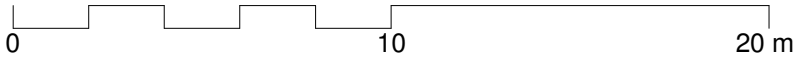


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- - - - - DEMOLISHED
- - - - - HIDDEN
- - - - - OVERHEAD
- █ EXISTING
- █ PROPOSED
- █ NEW WORK



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	<div>PLANNER</div> <div>VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 P. 9999 4922</div>	<div>ARBORIST / LANDSCAPE</div> <div>SAS LANDSCAPES</div>		<div>CLIENT</div> <div>Therese Rushby crather@live.com</div>		<div>PROJECT NAME</div> <div>3 BEACONSFIELD</div> <div>SCALE</div> <div>1 : 200</div>
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PROP ROOF
RL 55550

ROOF
RL 52570

FIRST FLOOR
RL 49785

GROUND
RL 47000

LOWER GROUND
RL 44200

GARAGE
RL 43850

RENDER AND PAINT

TIMBER TILT DOOR

RENDER/PAINT FINISH

NEW ALUMINIUM WINDOWS TO MATCH EXISTING

DEMOLISH EXISTING PITCHED ROOF

NEW FRAMELESS GLASS BALUSTRADE

NEW FLAT ROOF

STEEL PAINT FINISH

EXISTING RL 56580

600

450

2530

1100

300

1100

200

240

2585

1000

240

2460

1100

600

2100

W01 / W02 / W03

W03

W02

W01

D02

1

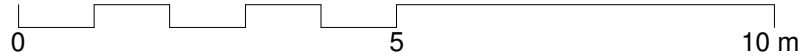
NORTH ELEVATION

10


1 : 100

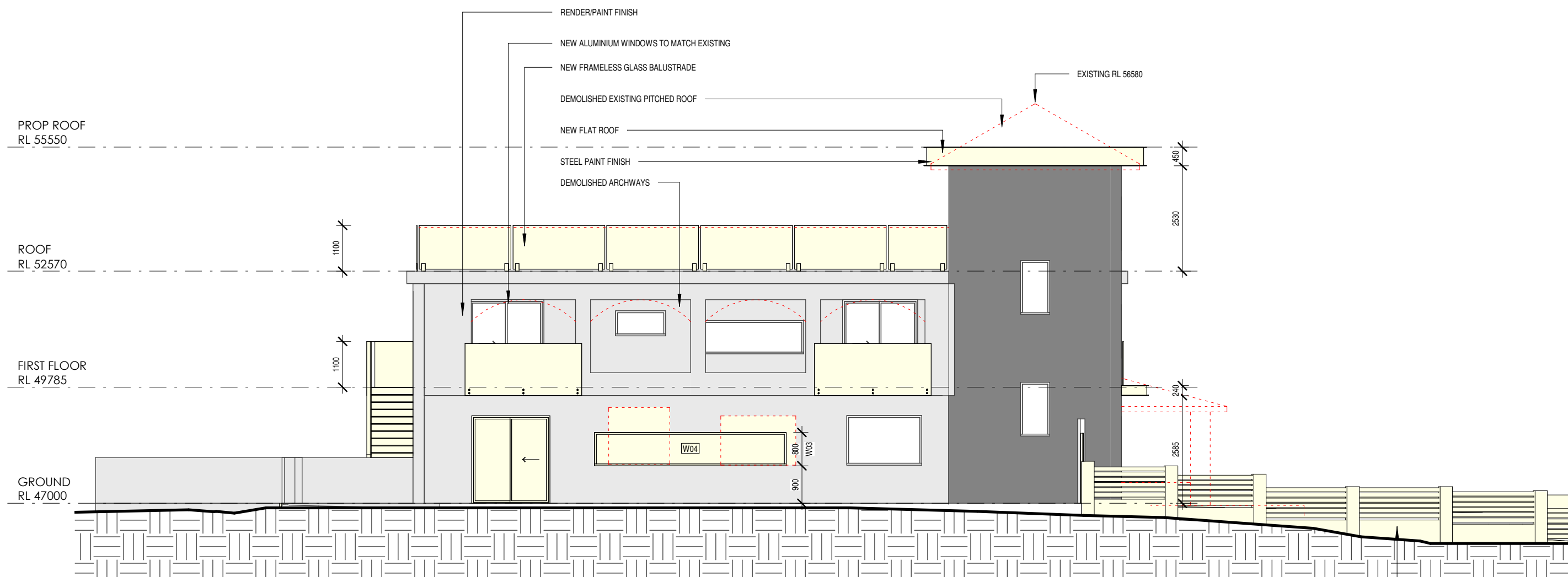
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								<div>DRAWING NAME NORTH ELEVATION</div>		<div>DRAWING NUMBER A 10 -A</div>	



1 SOUTH ELEVATION
11 1 : 100

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ARBORIST / LANDSCAPE
SAS LANDSCAPES

GEO
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(02) 9939 1883

PROJECT
ALTERATIONS & ADDITIONS
3 BEACONSFIELD STREET, NEWPORT, NSW, 2106

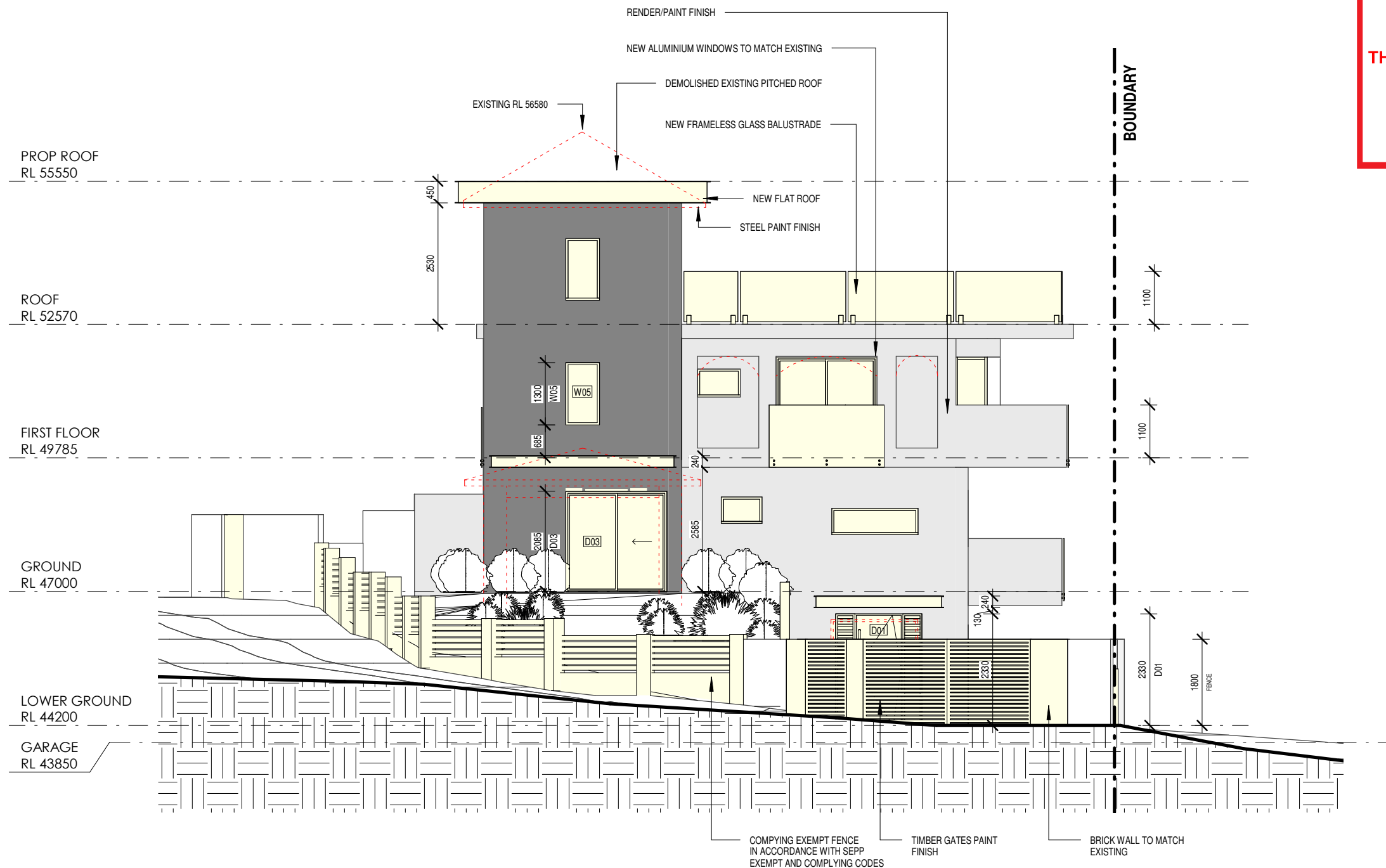
CLIENT
Therese Rushby
crather@live.com



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DRAWING NAME SOUTH ELEVATION			DRAWING NUMBER A 11 -A

A	31/05/2019	DA
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1 EAST ELEVATION
12 1:100

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--- OVERHEAD
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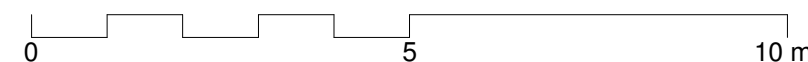
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				<div>DRAWING NAME</div> <div>WEST ELEVATION</div>				<div>DRAWING NUMBER</div> <div>A 13 -A</div>			



Banksia integrifolia fastigata .



Kingsdale poa



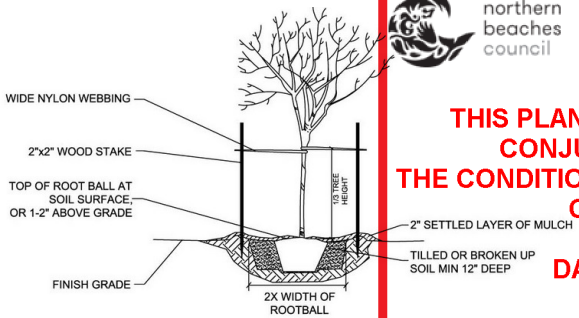
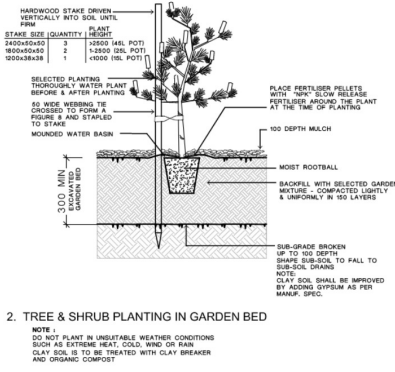
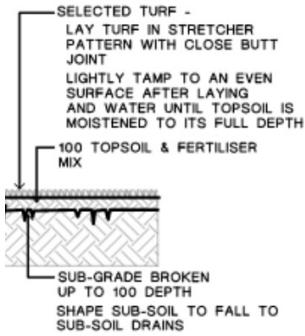
Westringia

SOFT LEAF BUFFALO (SHADE TOLERANT SPECIES)

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	POT SIZE	SPREAD	HEIGHT	
Bambusa textilis Gracilis	slender weavers	15	200mm	1 - 2 m	2 m	
Westringia longifolia 'Snow Flurry' – Coastal Rosemary		15	200mm	1 m	1m	
Banksia integrifolia fastigata	coastal banksia	3	25 LTR	1 - 6 m	4 - 15m	
Tristaniopsis laurina	Kanooka, or Water Gum		25 LTR	1 - 6 m	3 - 15m	
Backhousia citriodora	Lemon Myrtle	9	25 LTR	1 - 5 m	3 - 15m	
Callistemon viminalis	scarlet flame CC19		25 LTR	1 - 2 m	2 m	
Polygala x Dalmaisiana Dazzler	Polygala Dazzler		200mm	1 - 2 m	2 m	

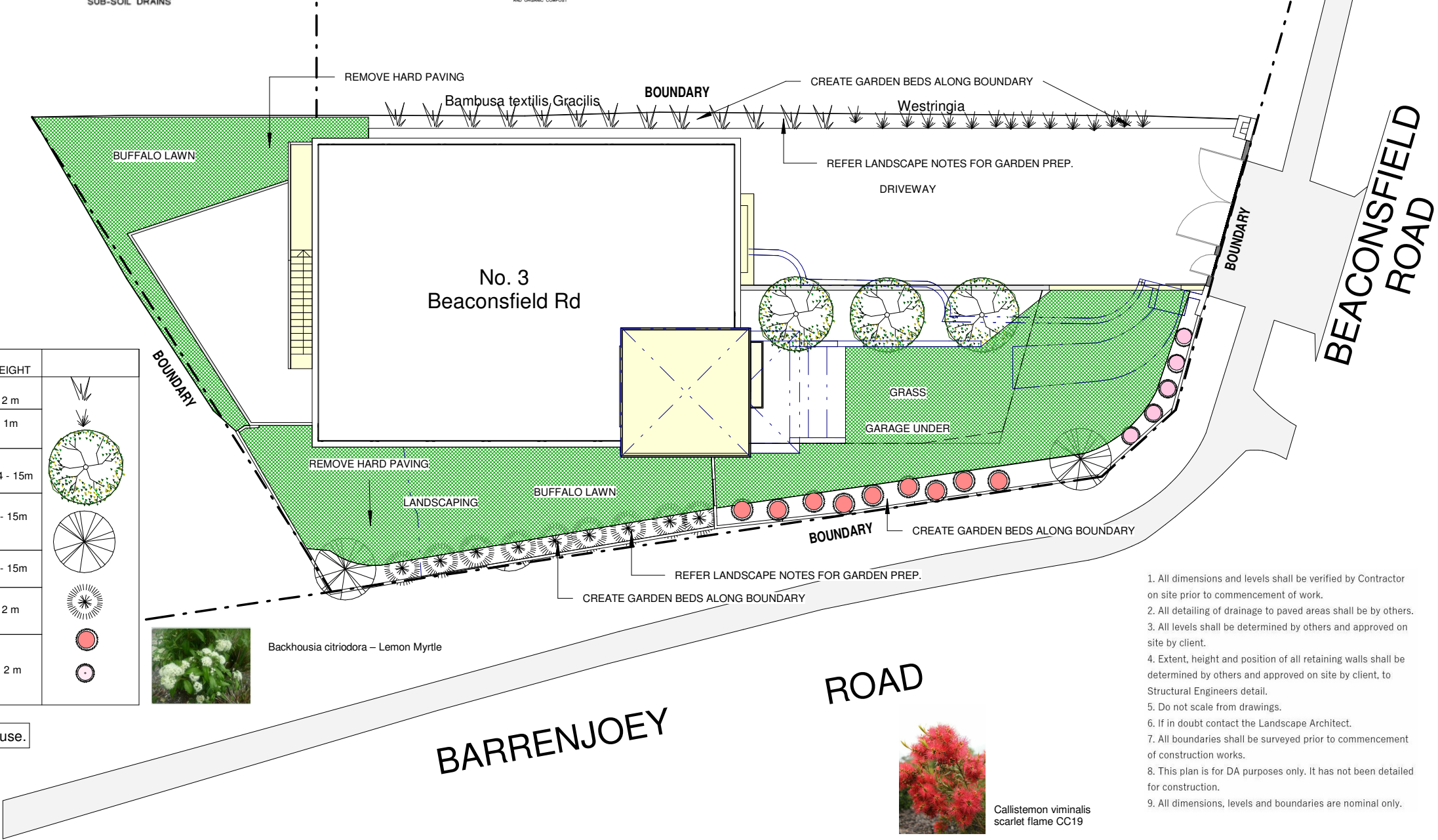
All tree plantings - AS - 2303 : 2015 tree stock for landscape use.



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- 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
- 2. All detailing of drainage to paved areas shall be by others.
- 3. All levels shall be determined by others and approved on site by client.
- 4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
- 5. Do not scale from drawings.
- 6. If in doubt contact the Landscape Architect.
- 7. All boundaries shall be surveyed prior to commencement of construction works.
- 8. This plan is for DA purposes only. It has not been detailed for construction.
- 9. All dimensions, levels and boundaries are nominal only.

SAS Landscapes

abn 52 288 031 668

3 Ross st
Newport
e : saslandscapes@gmail.com
p : 0438 182 455

Therese Rushby
3 Beaconsfield St
Newport

LANDSCAPE CONCEPT PLAN

Project number	1619	L1
Date	15-6-2109	
Drawn by	Author	
Checked by	Checker	Scale
		1 : 200

LANDSCAPE GENERAL
SPECIFICATION AND NOTES

All landscape works and material supply to be in accordance with AS 4000, LCA guidelines and Occupational Health & Safety standards.

All landscape works to comply with relevant Australian Standards and relevant Building Codes of Australia.

All dimensions and locations to be checked on site and confirmed by landscape site supervisor before commencement of works.

Do not scale from drawings. Dimensions take preference.

Plant schedule and quantities to be used as guide only and to be confirmed by contractor before final purchase of plants.

Final plant positions to be determined on site (by Landscape Supervisor).

REMOVAL OF NOXIOUS WEEDS: As a duty of care exists for all contractors, if a noxious weed exists onsite it should be removed after discussion with the owner or site supervisor.

ENVIRONMENTAL MANAGEMENT AND SEDIMENT CONTROL: All Landscape works to adhere with Environmental Legislation outlined in the *Protection of the Environment Operations Act 1997*, by the EPA NSW.

It is highly recommended to use Dial Before You Dig services – contact for information at www.dialbeforeyoudig.com.au or call 1100.

TREES: All trees to be staked: use 2 x hardwood 50x50mm stakes and hessian webbing. See detail.

TURF:

1. Install turf rolls diagonal to the fall of the land. Roll turf following installation, and water as required. Use soft leaf Buffalo sp.

2. 50 - 70mm topsoil underlay to be used in ground preparation. Note: check ph after construction and before laying turf, adjust as required for optimum plant growth.

SOIL:

1. Contractor is to check soil pH levels two weeks prior to planting, and allow for reasonable adjustments, using lime or similar to ensure plant viability.

2. Break up existing ground surface using mattock, rotary hoe or tractor line as required.

3. Topsoil sandy loam 50mm depth to turf areas.

4. Where necessary mound soil to assist in soil drainage to avoid root rot and poor plant growth.

5. Incorporate ¼ tonne organic soil mix into holes where trees are planted, using recycled leaf litter as mulch.

6. Soil quality to be Australian Native Landscape Standard.

7. Supply and install 'Garden Mix' to all garden beds incorporated into the top 300mm of existing site profile. Note: use rotary hoe as required. Do not just place on top of ground.

MULCH: Mulch to be installed to all planter beds to a depth of 75mm. Mulch type to be Recycled Leaf Litter ideally from local tree company based on more native plants than general exotics.

EDGING: See plan for locations. Top edge higher than lawn to allow garden beds to be aerated and mounded.

LIGHTING: Future plans TBA

MAINTENANCE: New plants to receive regular deep irrigation for a minimum of 12 weeks establishment period. Seasonal pruning, fertilising and pest and disease checks to be carried out. Advice by qualified horticulturalist recommended.

IRRIGATION: Drip irrigation TBA.



Westringia



polygala



teucrium fruticans



Melaleuca bracteata



Banksia integrifolia fastigata



Kingsdale poa



Bambusa textilis Gracilis



Westringia longifolia 'Snow Flurry' – Coastal Rosemary

Site Area	698 sqm
Landscaping	
Existing Landscaping	233 sqm 33%
Proposed Landscaping	338 sqm 48%
Height	
Existing	12.4m
Proposed	11.3m
Setbacks	
Existing Front Set Back	14.66m
Proposed Front Set Back	6.5m
Existing Rear Set Back	0.86m
Proposed Rear Set Back	Unchanged
Existing Side Set Backs	3.19m/3.06m
Proposed Side Set Backs	2.41m/Unchanged

LIST OF PREFERED SUPPLIERS

Alpine nurseries



The Bamboo Man (mona vale)

Green Life Turf suppliers



SAS Landscapes

abn 52 288 031 668

3 Ross st
Newport
e : saslandscapes@gmail.com
p : 0438 182 455

Therese Rushby
3 Beaconsfield St
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PLANT DETAILS / NOTES

Project number	1619	L2
Date	15-6-2109	
Drawn by	Author	
Checked by	Checker	
		Scale