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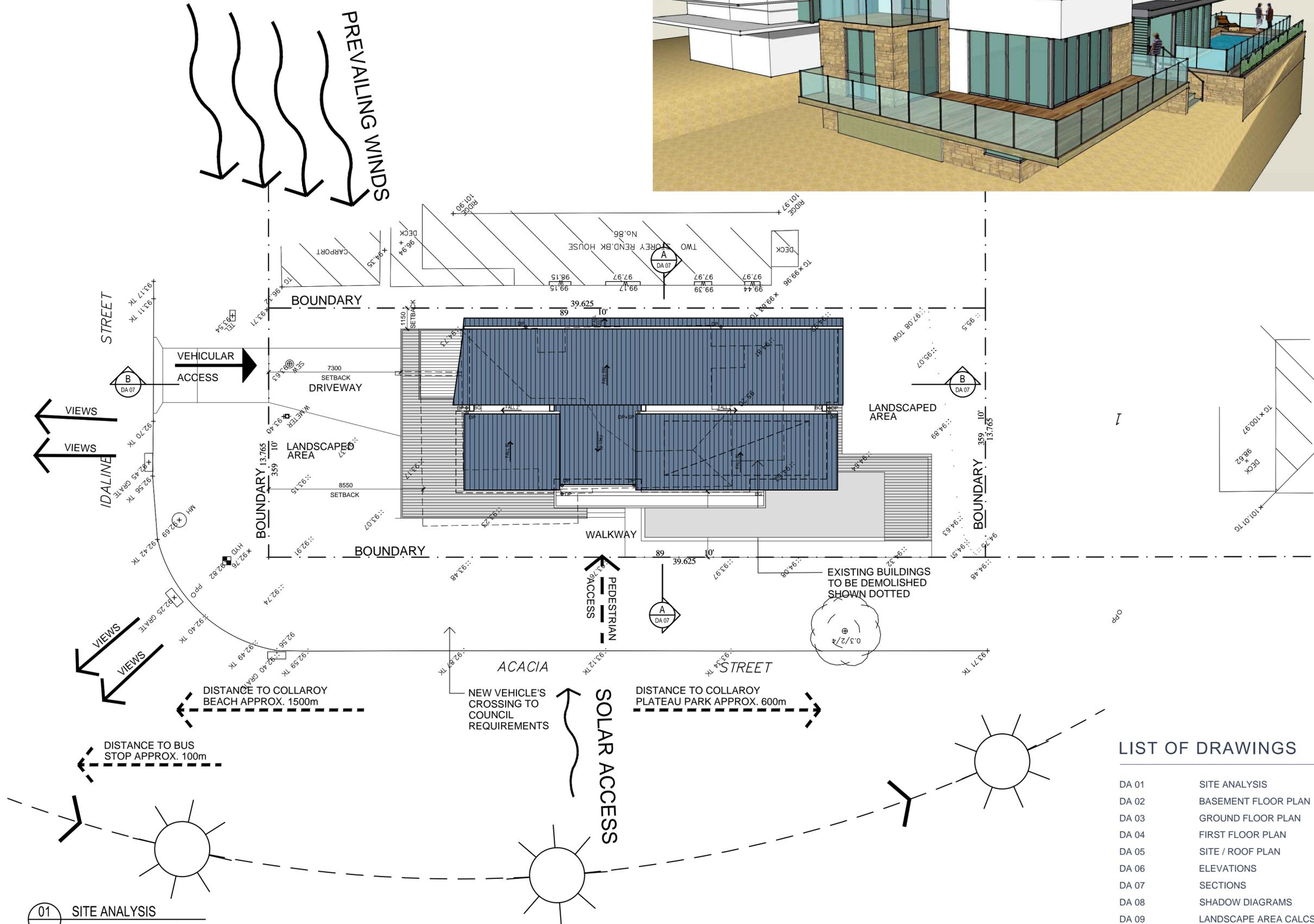
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DEVELOPMENT APPLICATION



NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	01/05/19
B	DRIVEWAY REVISED HOUSE MOVED TOWARDS THE WESTERN BOUNDARY	09/08/19



DEVELOPMENT DATA

SITE AREA	545m ²
LANDSCAPED AREA	218.7m ² / 40.1%

LIST OF DRAWINGS

DA 01	SITE ANALYSIS
DA 02	BASEMENT FLOOR PLAN
DA 03	GROUND FLOOR PLAN
DA 04	FIRST FLOOR PLAN
DA 05	SITE / ROOF PLAN
DA 06	ELEVATIONS
DA 07	SECTIONS
DA 08	SHADOW DIAGRAMS
DA 09	LANDSCAPE AREA CALCS

PROJECT
 Proposed New Dwelling
 88 Idaline Street, Collaroy Plateau

CLIENT
 Mr. James Millard & Ms. Sandra Nicola

Drawing: Site Analysis

Scale: 1:150@A2 Date: DEC 2018

PROJECT #	DRAWING #	REVISION
1402	DA-01	B

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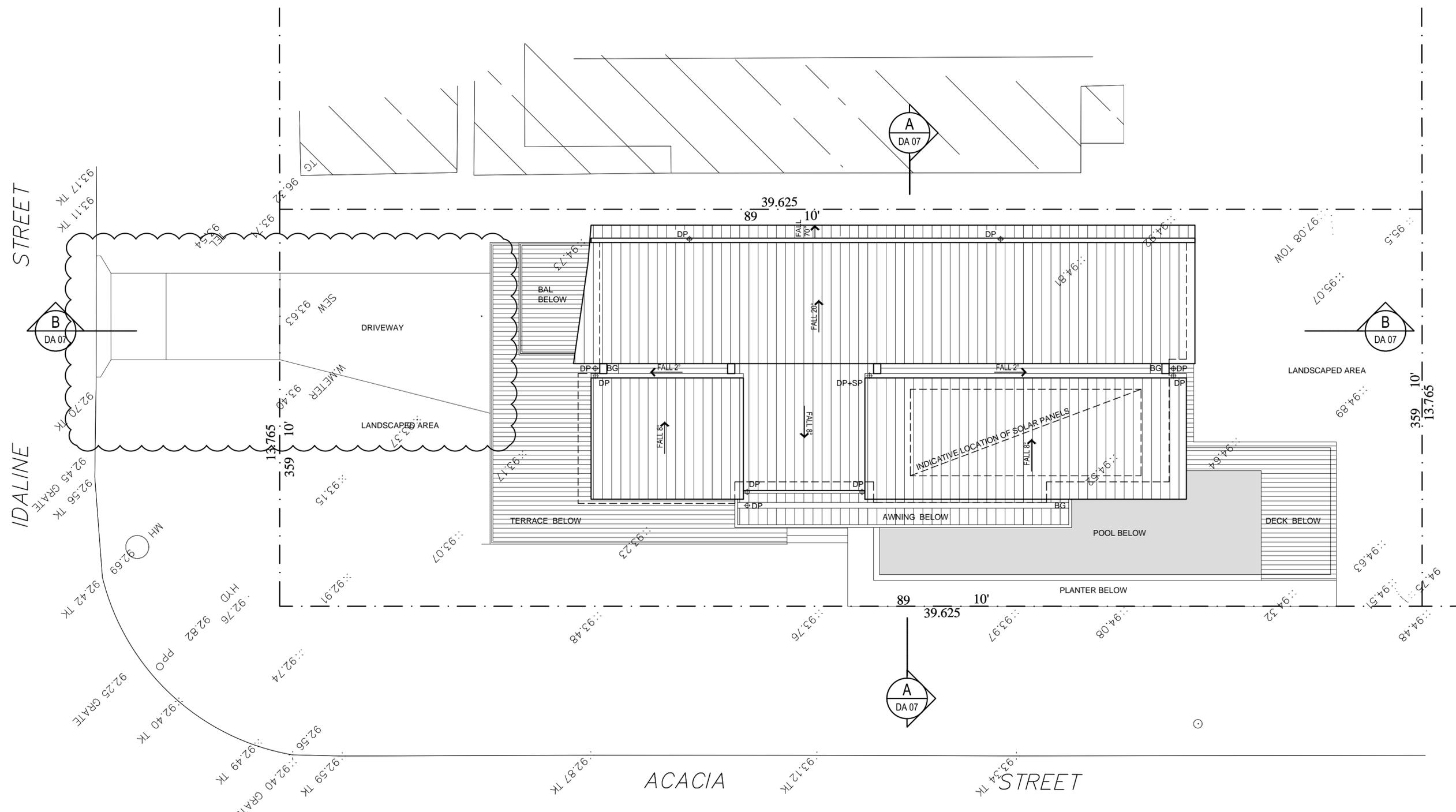
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01 SITE / ROOF PLAN
 Scale 1:100

PROJECT
 Proposed New Dwelling
 88 Idaline Street, Collaroy Plateau

CLIENT
 Mr. James Millard & Ms. Sandra Nicola

Drawing: Site / Roof Plan
Scale: 1:100@A2 **Date:** DEC 2018

PROJECT #	DRAWING #	REVISION
1402	DA-05	B

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DEVELOPMENT APPLICATION

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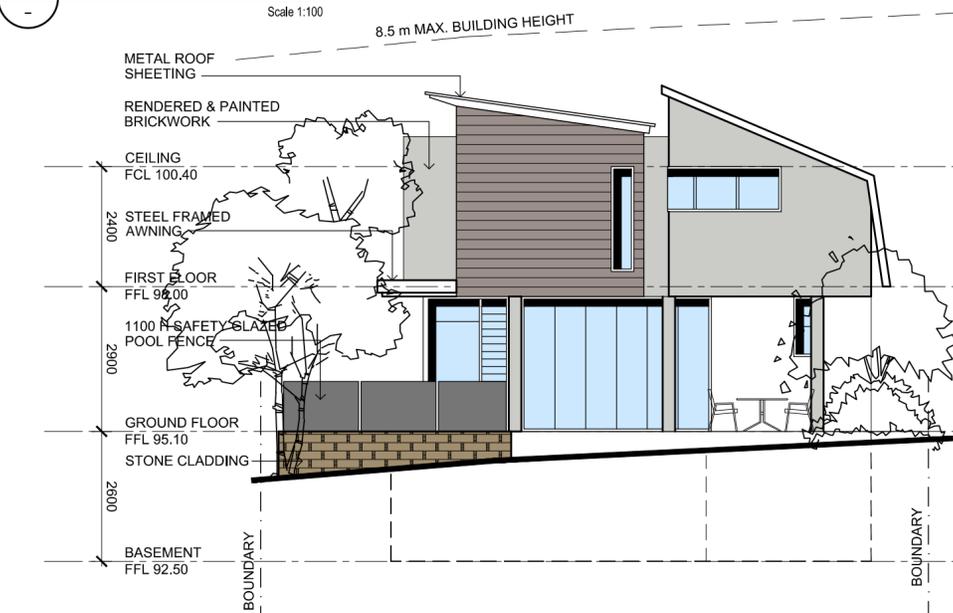
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01 NORTH ELEVATION
Scale 1:100



02 SOUTH ELEVATION
Scale 1:100



03 WEST ELEVATION
Scale 1:100



04 EAST ELEVATION
Scale 1:100

NOTE:
 FOR EXTERNAL FINISHES SELECTION REFER TO EXTERNAL FINISHES SCHEDULE

PROJECT
 Proposed New Dwelling
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CLIENT
 Mr. James Millard & Ms. Sandra Nicola

Drawing: Elevations
 Scale: 1:100@A2 Date: DEC 2018

PROJECT #	DRAWING #	REVISION
1402	DA-06	B

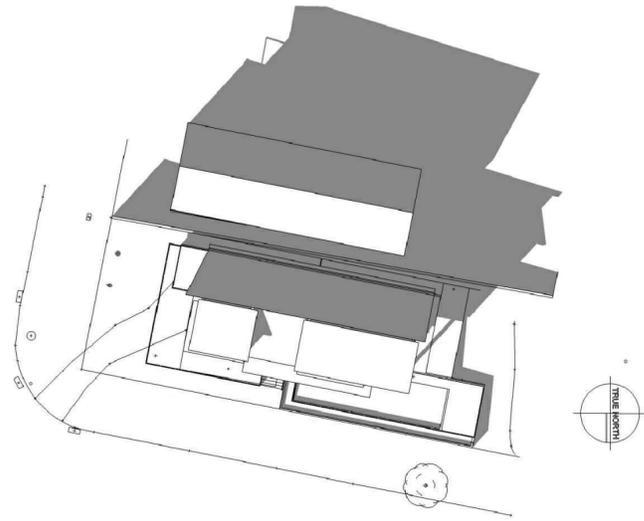
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DEVELOPMENT APPLICATION

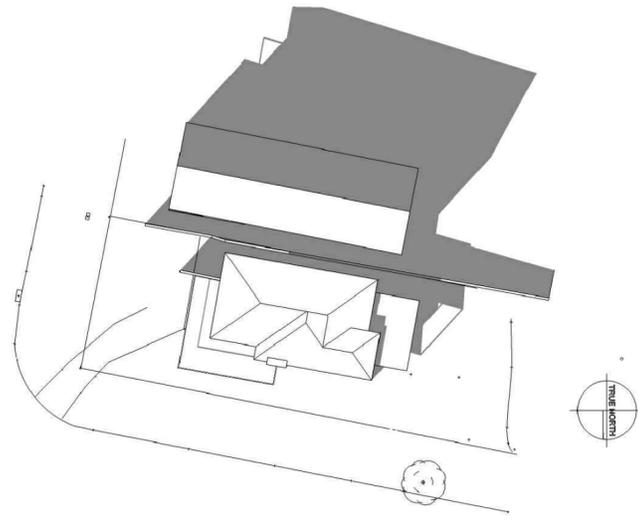


NOT FOR CONSTRUCTION

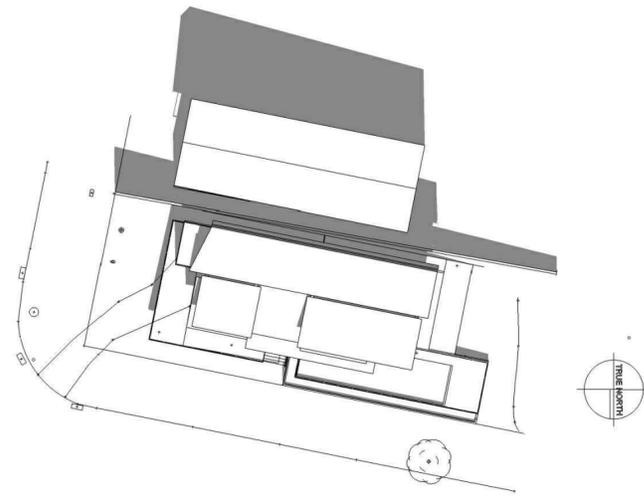
REV.	DESCRIPTION	DATE
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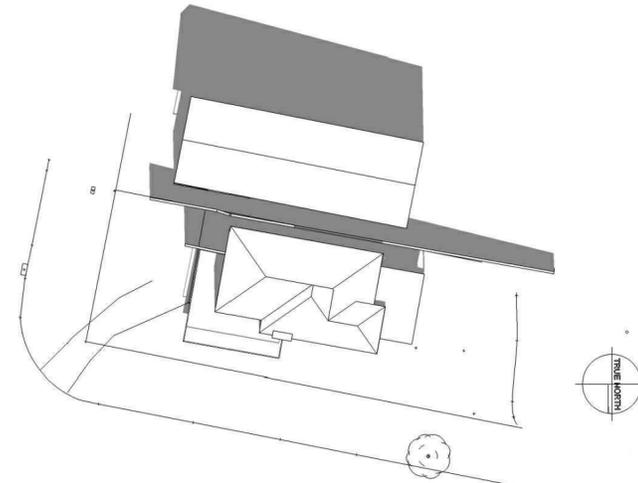
01 SHADOW DIAGRAMS - PROPOSED
 21 JUNE 9:00 AM



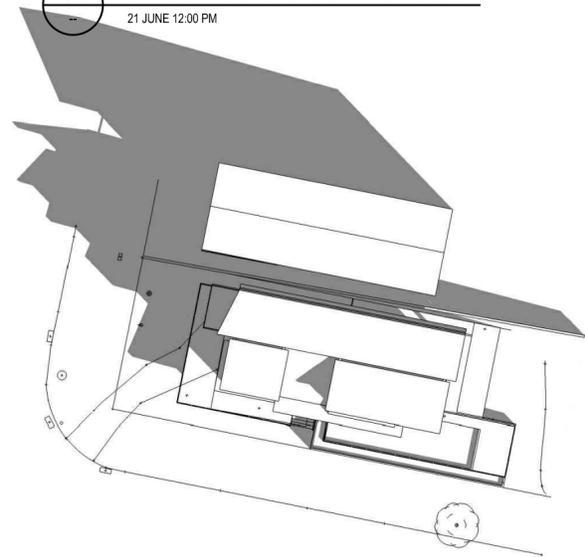
04 SHADOW DIAGRAMS - EXISTING
 21 JUNE 9:00 AM



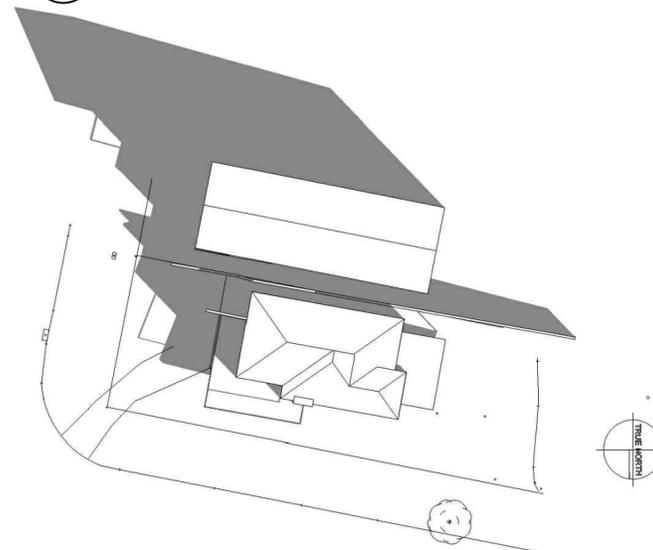
02 SHADOW DIAGRAMS - PROPOSED
 21 JUNE 12:00 PM



05 SHADOW DIAGRAMS - EXISTING
 21 JUNE 12:00 PM



03 SHADOW DIAGRAMS - PROPOSED
 21 JUNE 3:00 PM



06 SHADOW DIAGRAMS - EXISTING
 21 JUNE 3:00 PM

PROJECT
 Proposed New Dwelling
 88 Idaline Street, Collaroy Plateau

CLIENT
 Mr. James Millard & Ms. Sandra Nicola

Drawing: Shadow Diagrams (Existing & Proposed)

Scale: NTS@A2 Date: DEC 2018

PROJECT #	DRAWING #	REVISION
1402	DA-08	A

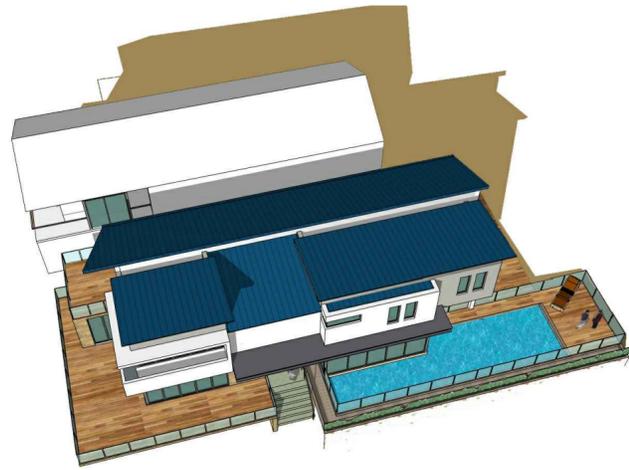
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DEVELOPMENT APPLICATION



NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	01/05/19
B	DRIVEWAY REVISED HOUSE MOVED TOWARDS THE WESTERN BOUNDARY	09/08/19



01 SHADOW DIAGRAMS
22 JUNE 9:00 AM



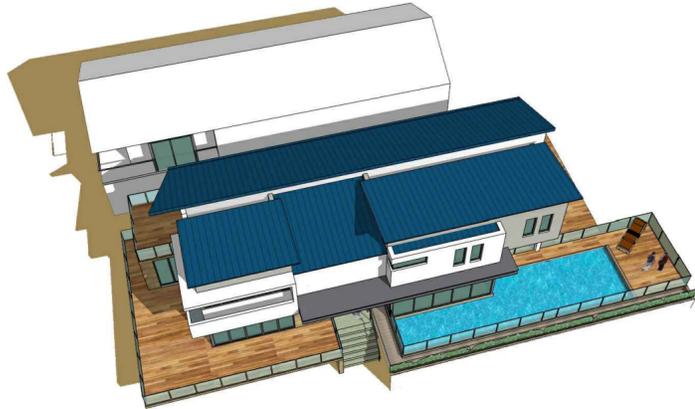
02 SHADOW DIAGRAMS
22 JUNE 10:00 AM



03 SHADOW DIAGRAMS
22 JUNE 11:00 AM



04 SHADOW DIAGRAMS
22 JUNE 12:00 NOON



05 SHADOW DIAGRAMS
22 JUNE 1:00 PM



06 SHADOW DIAGRAMS
22 JUNE 2:00 PM



07 SHADOW DIAGRAMS
22 JUNE 3:00 PM

PROJECT
Proposed New Dwelling
88 Idaline Street, Collaroy Plateau

CLIENT
Mr. James Millard & Ms. Sandra Nicola

Drawing: Shadow Diagrams

Scale: NTS Date: DEC 2018

PROJECT #	DRAWING #	REVISION
1402	DA-08	A

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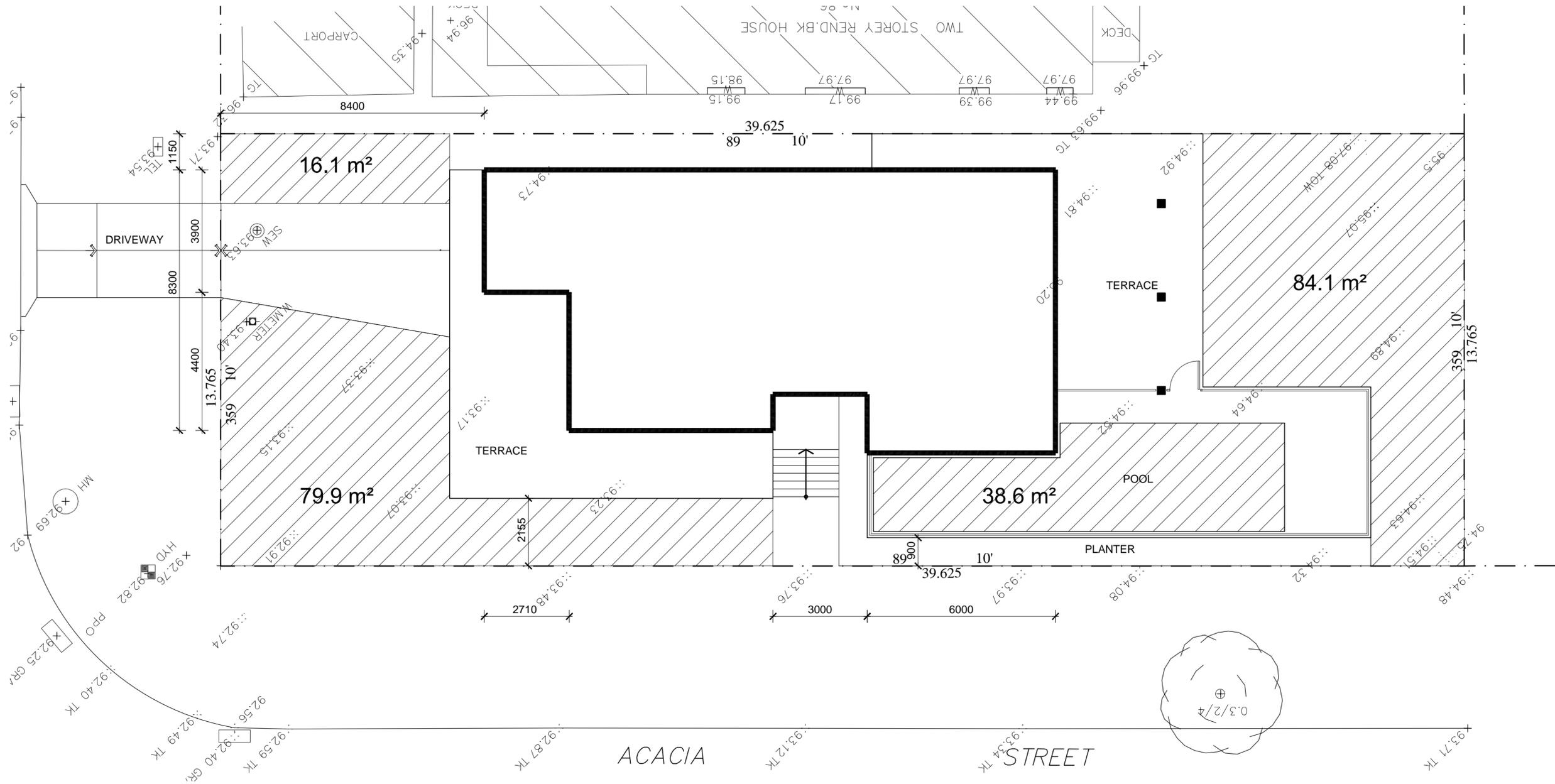
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DEVELOPMENT APPLICATION



NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
A	REVISED DEVELOPMENT APPLICATION	09/08/19



SITE AREA	545m ²
LANDSCAPED AREA	
Backyard	84.1m ²
Swimming pool	38.6m ²
Front yard	79.9+16.1m ²
Total	218.7m ² 40.1%

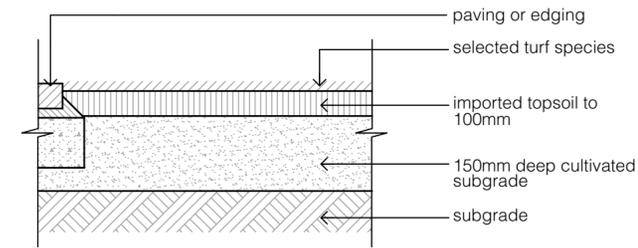
PROJECT
 Proposed New Dwelling
 88 Idaline Street, Collaroy Plateau

CLIENT
 Mr. James Millard & Ms. Sandra Nicola

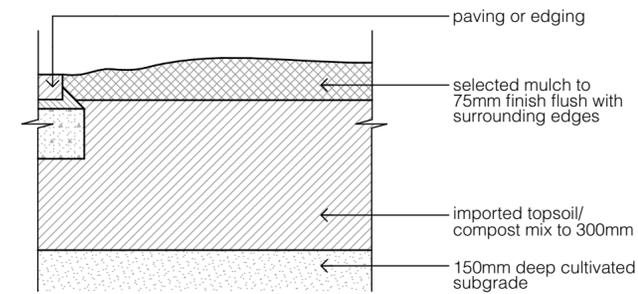
Drawing: Landscape area calculations

Scale: 1:100@A2 Date: DEC 2018

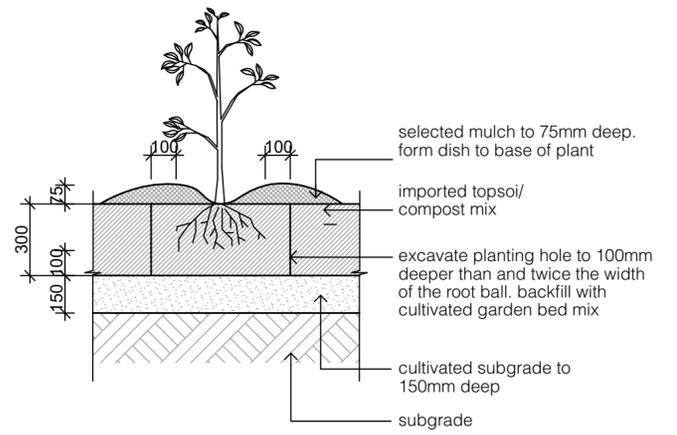
PROJECT #	DRAWING #	REVISION
1402	DA-09	A



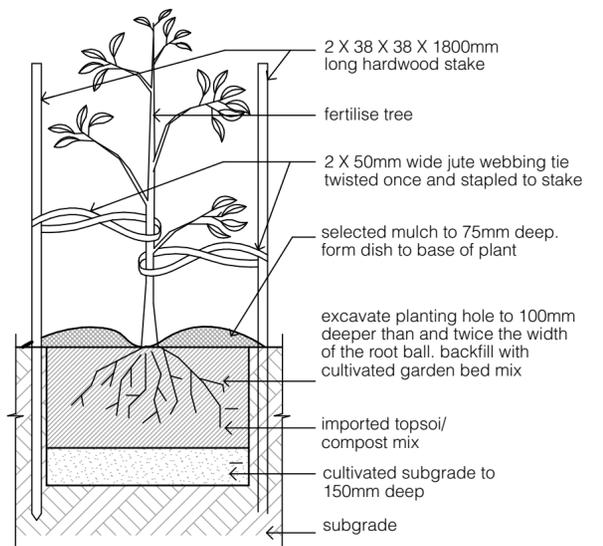
1 Turf Preparation



2 Garden Bed Preparation



3 Garden Bed Planting



4 15 - 45L Tree Planting

LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work. Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements. Protect any trees to be retained to council requirements. Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm. Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil. Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions. Gardens are to be mulched to a 75mm depth using mulch that meets Australian Standards. Keep mulch clear of all plant stems. Refer to Architectural drawings for fence types, retaining walls, paving and decking details.

SPECIFICATION NOTES

SERVICES

Before landscape work is commenced. The Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE

Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay) and mix shall be a homogenous blend of existing garden bed soil and additive of spent mushroom compost. Additive to be to a depth of 100mm, cultivated with existing garden bed soil to 300mm depth. Install 75mm of selected mulch.

RAISED PLANTER BEDS MIXTURE

Shall be a homogenous blend of soil and additives in the following proportions:

Imported Black Soil	30%
D/W Sand	30%
Composted Hardwood Sawdust	20%
Graded Ash	10%
Composted Pine Bark	10%

MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings), clear of plant stems and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

MULCH TYPE:

ANL - Forest blend

PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

PLANTING AREAS

Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts top soil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay). Install 75mm of selected mulch. Install root barrier to trees near services.

TURF

Excavate/ grade areas to be turfed to 100mm below the required finished levels. Do not excavate with 1500mm of any existing tree to be retained. Ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. Ensure that no pooling or ponding will occur. Rip subgrade to 150mm deep. Install 100mm depth of 5 parts imported topsoil mixed with 1 part compost. Just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. Lay Sir Walter Buffalo turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

FERTILISER

MASS PLANTING AREAS: Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants. Apply as per manufacturer's instructions.

ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

- a. 5-15 litre size plant 1x(1200x25x25mm)
- b. 35-75 litre size plant 2x(1500x38x38mm)
- c. 100-greater than 200litre 3x(1800x50x50mm)

Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

METAL EDGING

Formboss Galvanised Steel Edging. Use Cold Galvanised Spray Paint to spray areas that are screwed and cut (areas that have exposed inner metal due to installation). Over time if the edging is damaged or surface rust is identified use a wire brush to brush down the area first, ensure it's dry, and coat the areas generously.

Profile: 150mm

Edge buried: Minimum 1/3 of profile height.

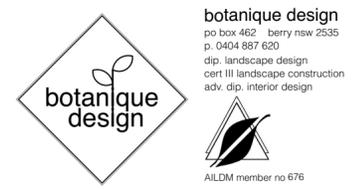
Stake spacing: Three per length at 810mm spacing.

Stake length: Minimum twice the edging profile height.

Straight lines: Ideally 2mm+ for decent straight lines. Higher gauge = better straight lines.

Drainage: Back the edging (over 150mm high) with screenings before backfilling with soil.

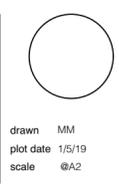
Screws: Must be under soil level. One screw for each side of the connection, one per stake.



botanique design
 po box 462 berry nsw 2535
 p. 0404 887 620
 dip. landscape design
 cert III landscape construction
 adv. dip. interior design
 AILDM member no 676

1	DA Issue	01/05/18
amendment		date

note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.



Mr. J Millard & Ms. S Nicola
 Proposed New Dwelling
 88 Idaline Street,
 Collaroy Plateau
Details and Specification
 job number 02.19
 dwg. no. L02



TIBA ARCHITECTURE GROUP
Architecture · Interior Design · Project Management

External Finishes Schedule
Proposed Residence 88 Idaline Street – Colloary Plateau

<p>1. COLORBOND ROOF SHEETING, DOWNPIPES, & GUTTERS</p> <p>COLORBOND Deep ocean</p>	
<p>2. ALUMINIUM FRAMED WINDOWS & DOORS</p> <p>White</p>	
<p>3. STONE CLADDING</p>	
<p>4. RENDER & PAINT FINISH</p> <p>DULUX – GRAND PIANO QUARTER</p>	
<p>5. EXTERNAL CLADDING,</p> <p>CSR- CEMINTEL, WEATHERBOARD, SCARBOROUGH – OFF WHITE PAINT FINISH</p>	

Tiba Architecture Group - ABN 68 160 403 831. Nominated Architect: Ihab Sidrak - NSW ARB 6545

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