

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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ARBORIST / LANDSCAPE

SAS LANDSCAPES

GEO

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PROJECT

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

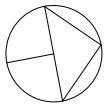
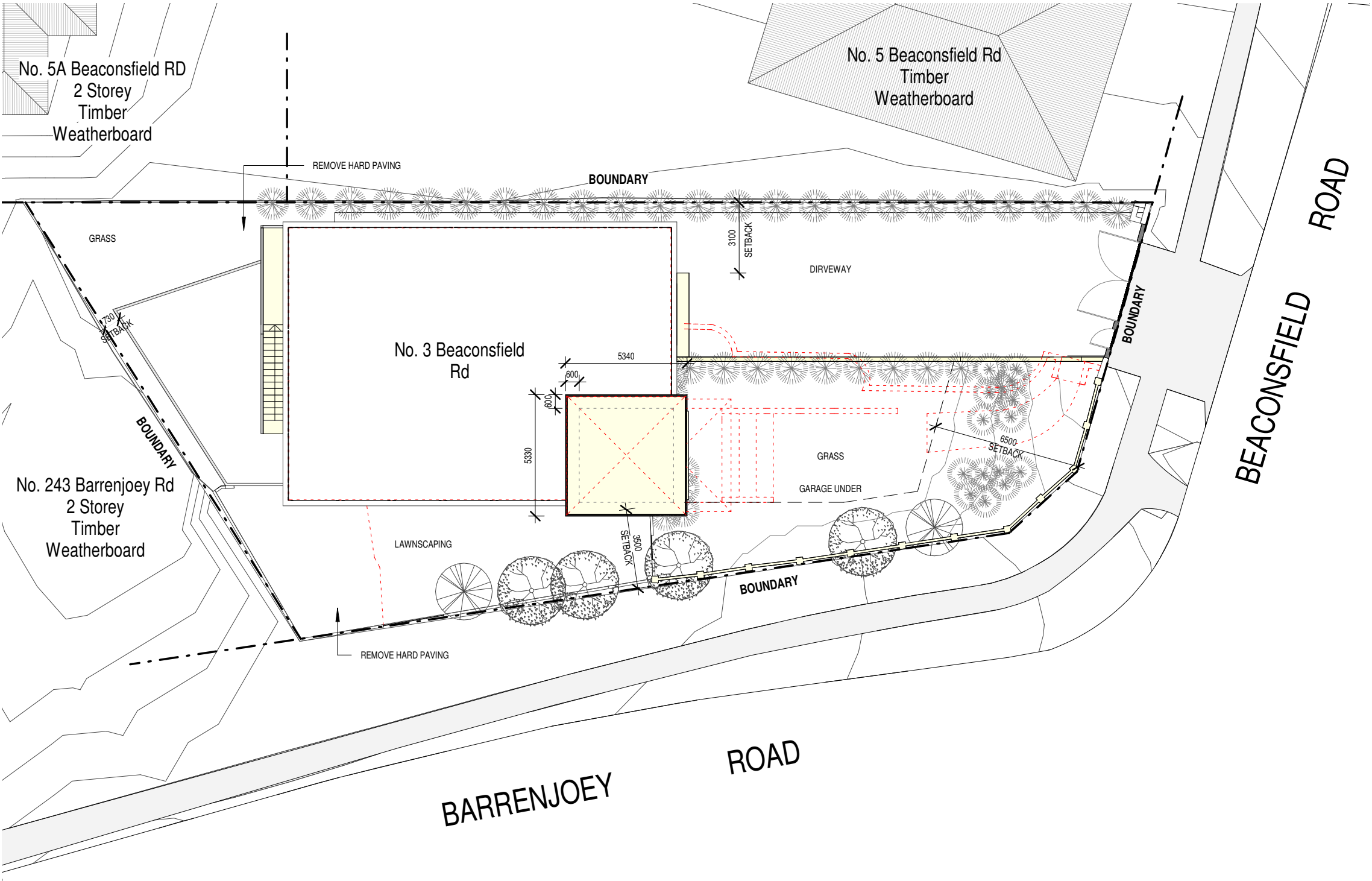
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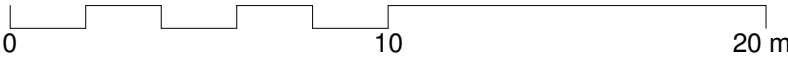
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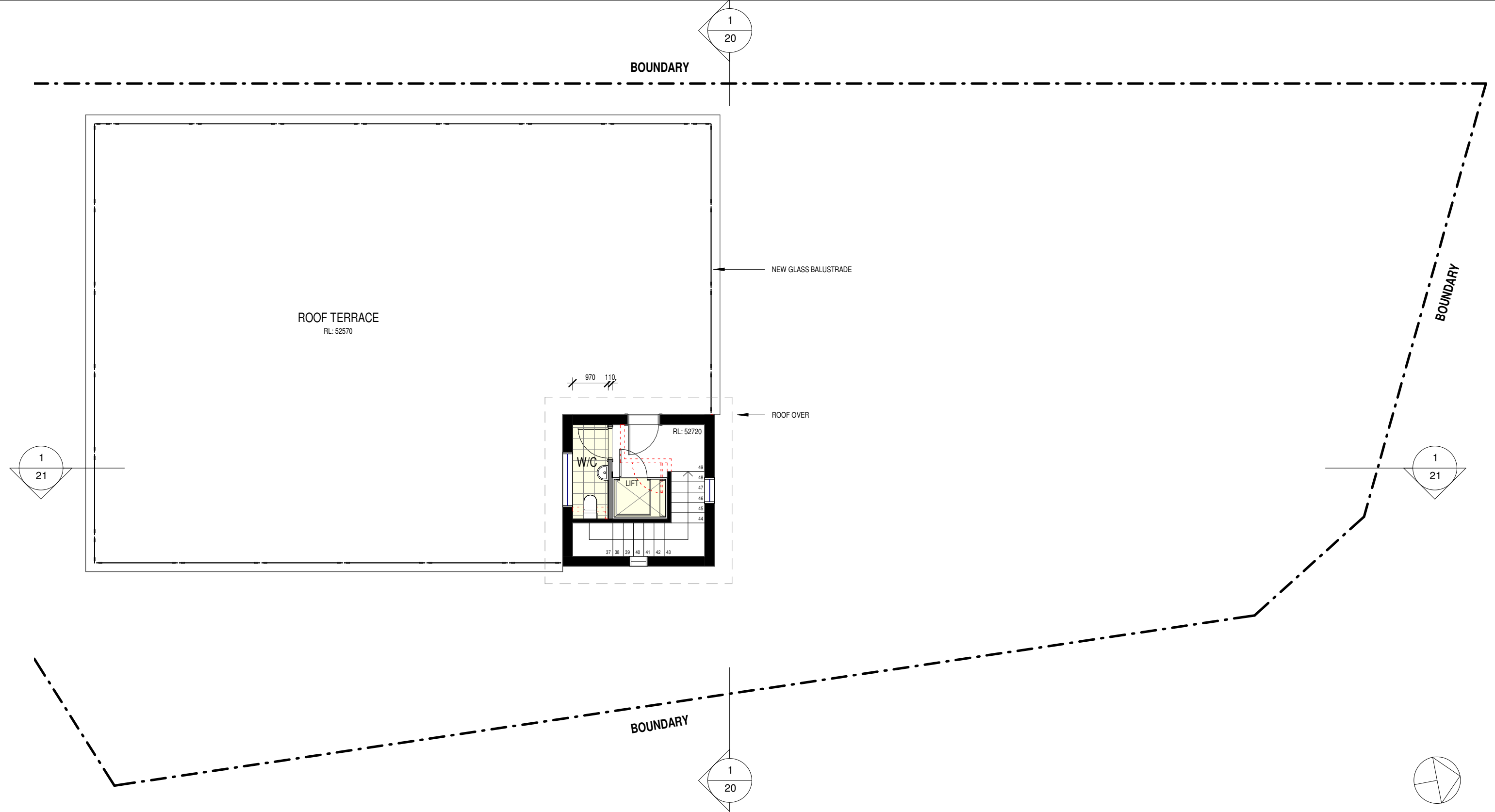
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PROJECT NAME 3 BEACONSFIELD			SCALE 1 : 200
DRAWING NAME SITE PLAN			DRAWING NUMBER A 00 -A



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- NEW WORK



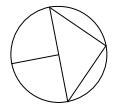
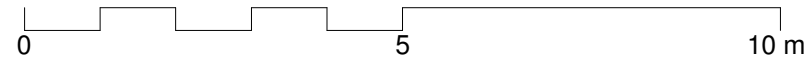


## PROPOSED ROOF


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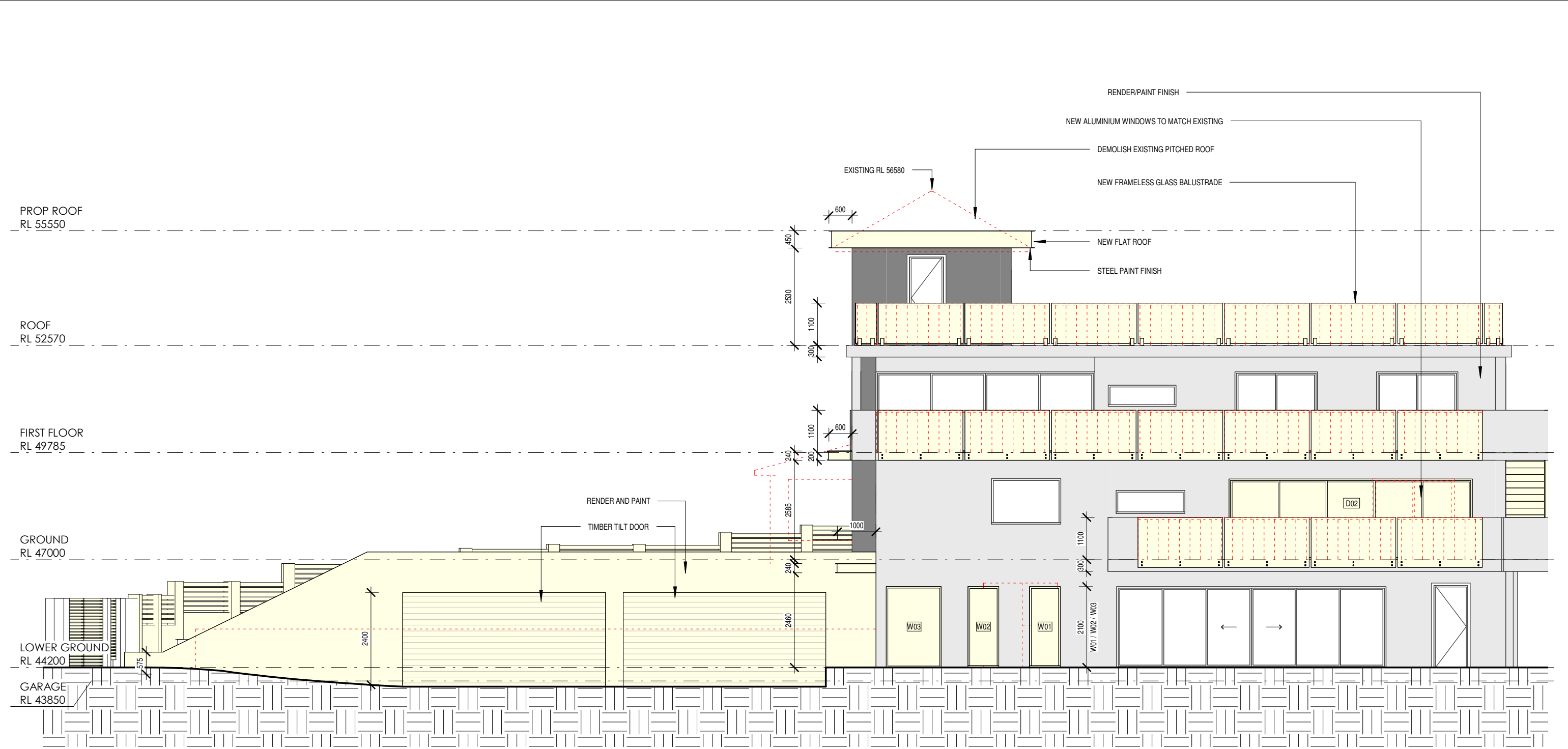
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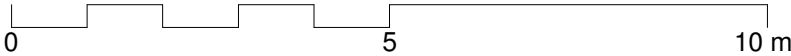
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	<div><b>PLANNER</b> VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 P. 9999 4922</div>	<div><b>ARBORIST / LANDSCAPE</b> SAS LANDSCAPES</div>	<div>PROJECT NAME 3 BEACONSFIELD</div>					<div>SCALE 1 : 100</div>			
			<div>DRAWING NAME ROOF PLAN</div>					<div>DRAWING NUMBER A 04 -A</div>			




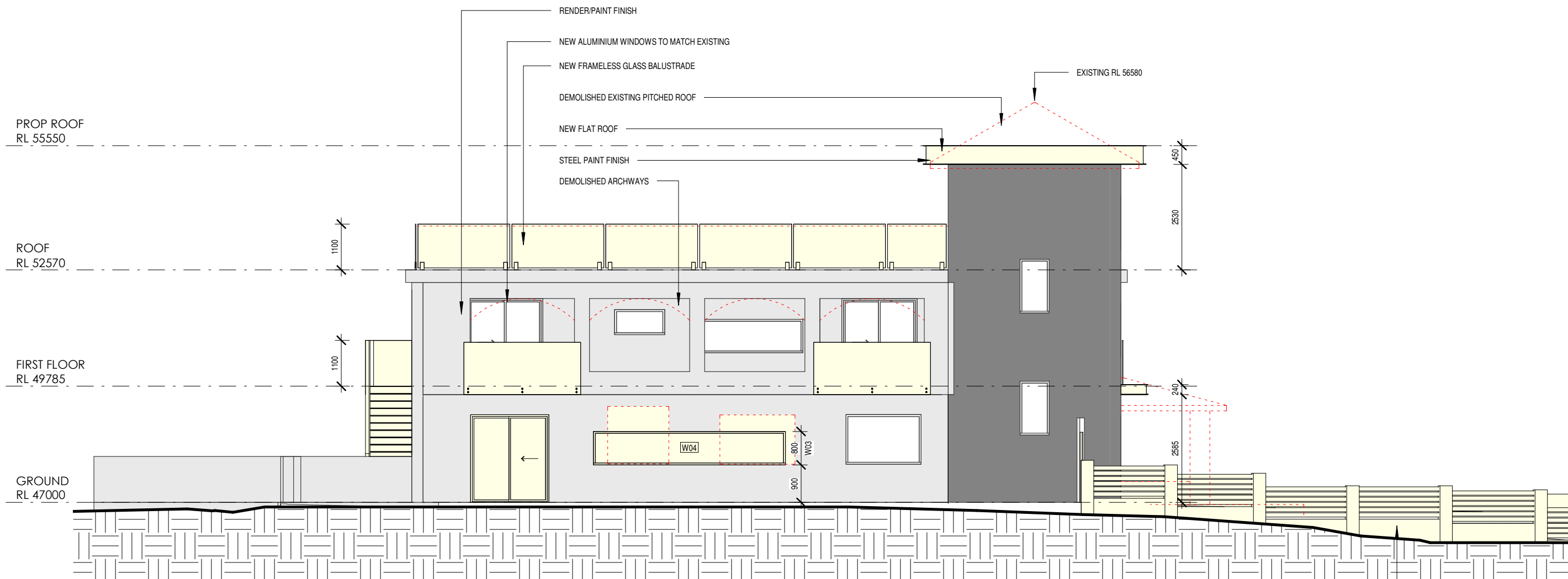
1 NORTH ELEVATION  
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								DRAWING NAME NORTH ELEVATION		DRAWING NUMBER A 10 -A	



1 SOUTH ELEVATION  
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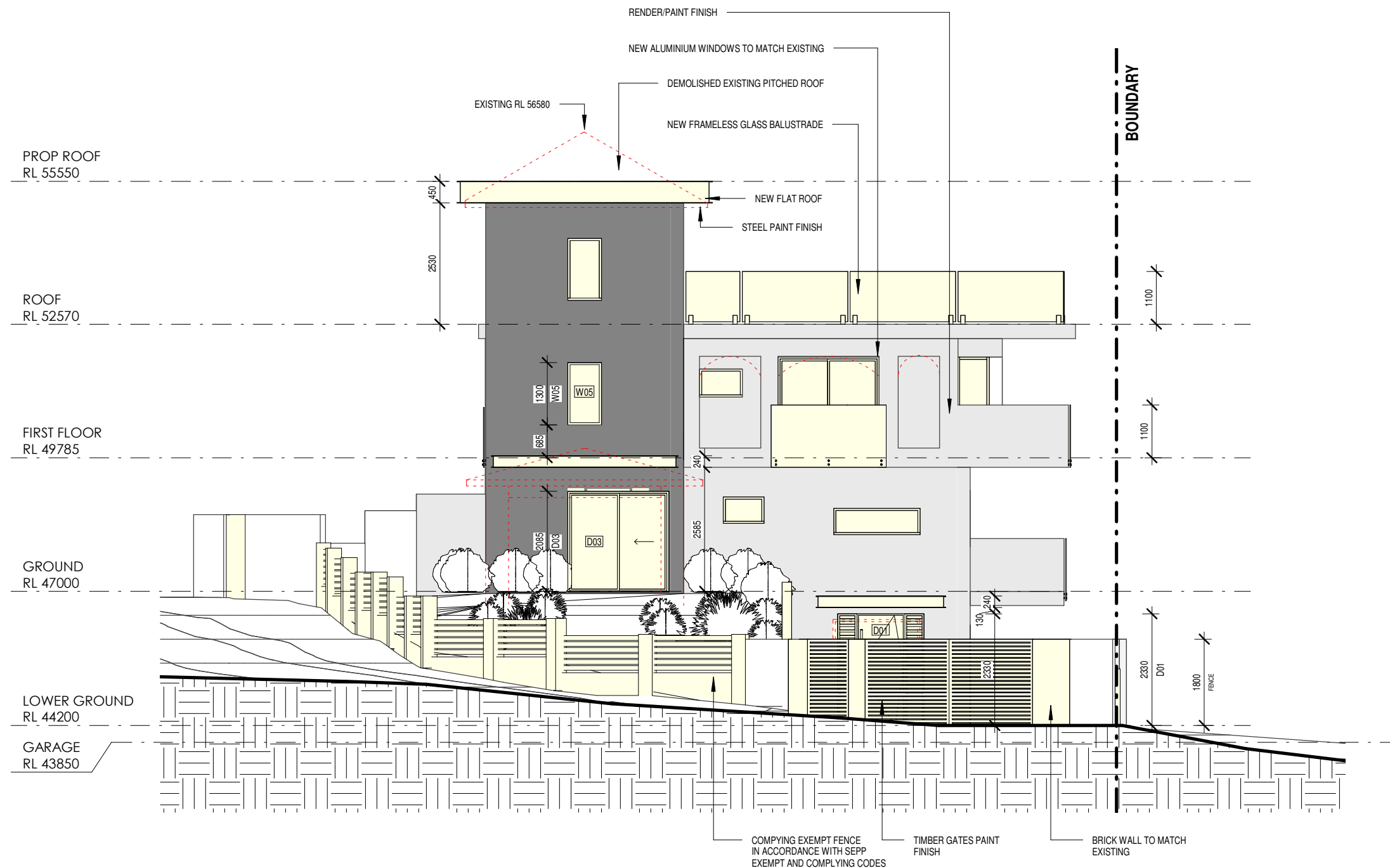
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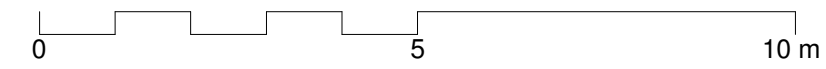
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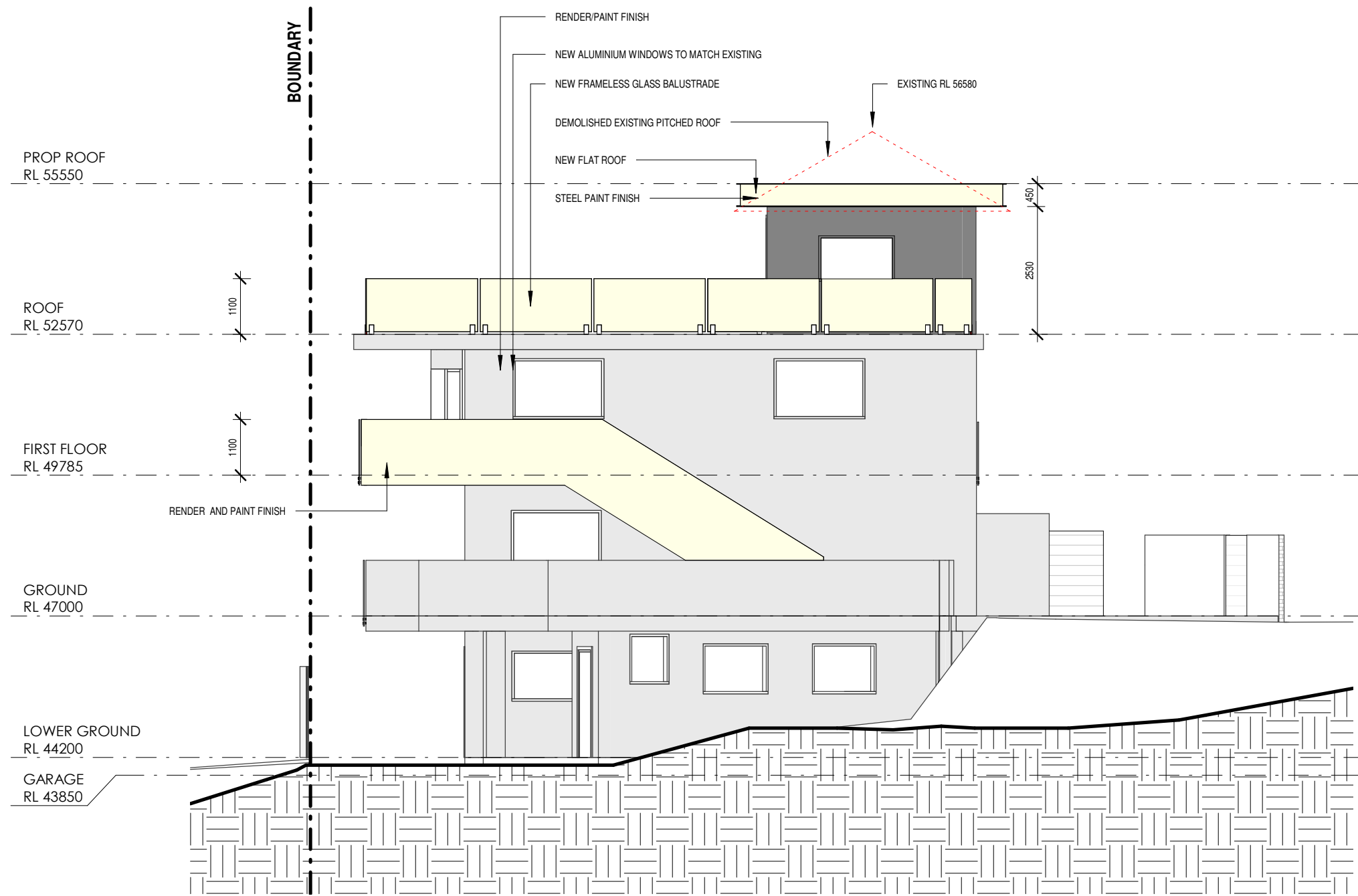
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1 WEST ELEVATION  
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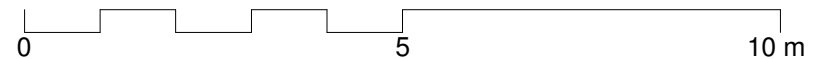
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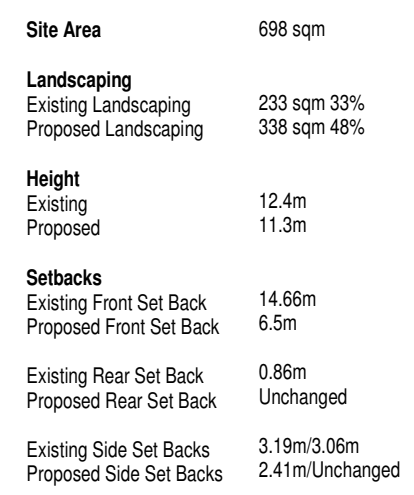
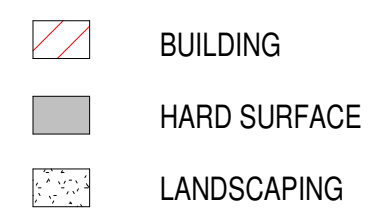
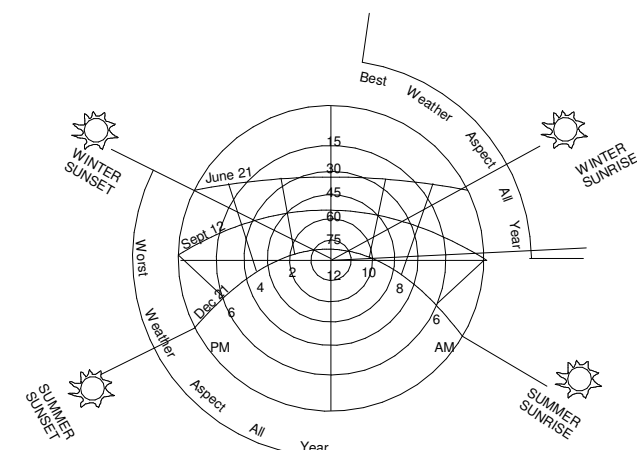
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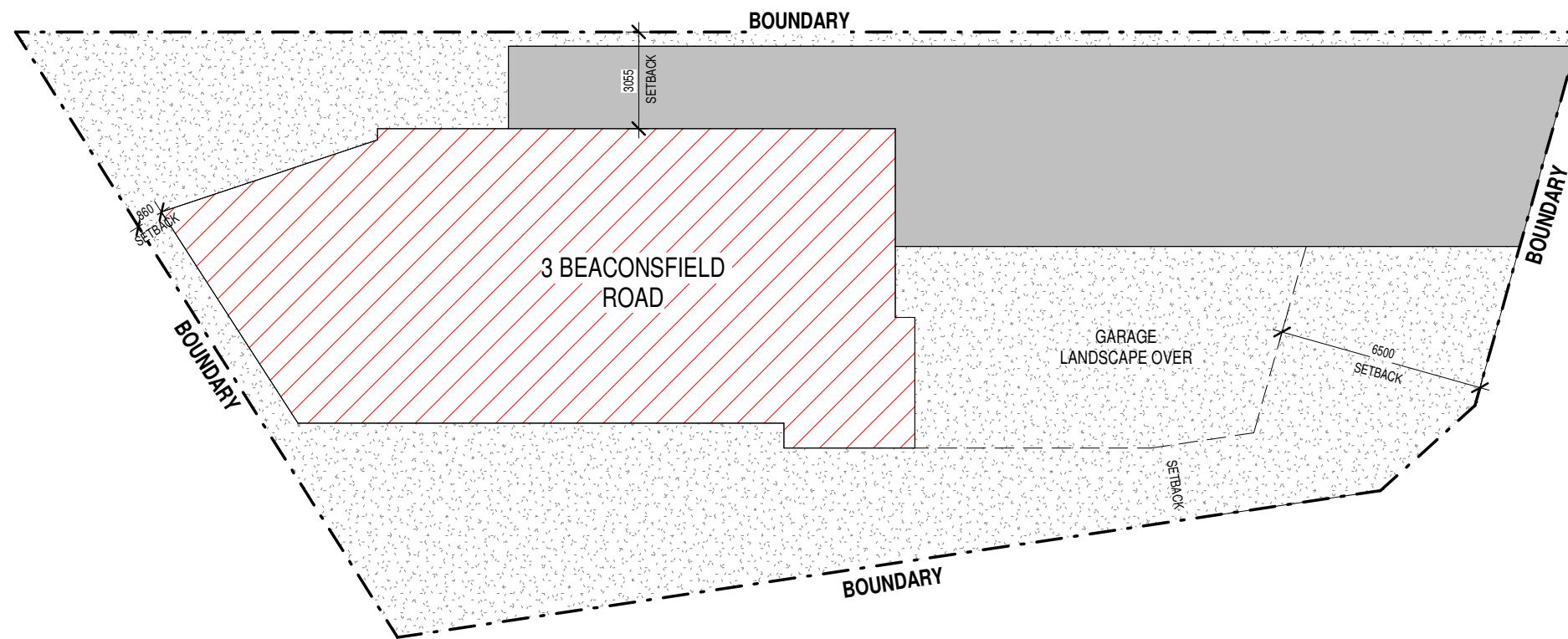




1 SITE ANALYSIS EXISTING

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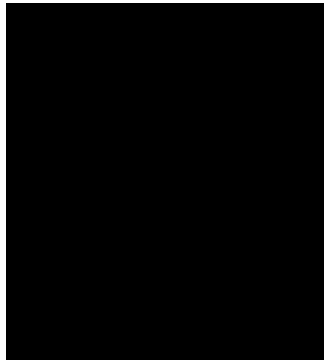
2 SITE ANALYSIS PROPOSED  
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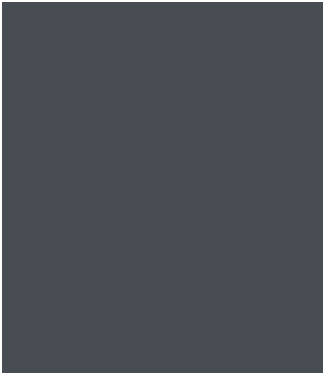
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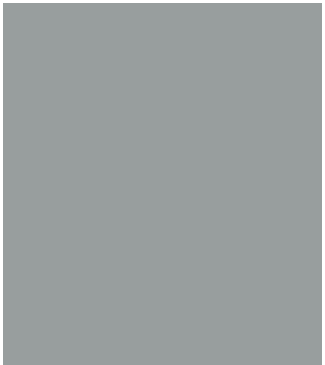
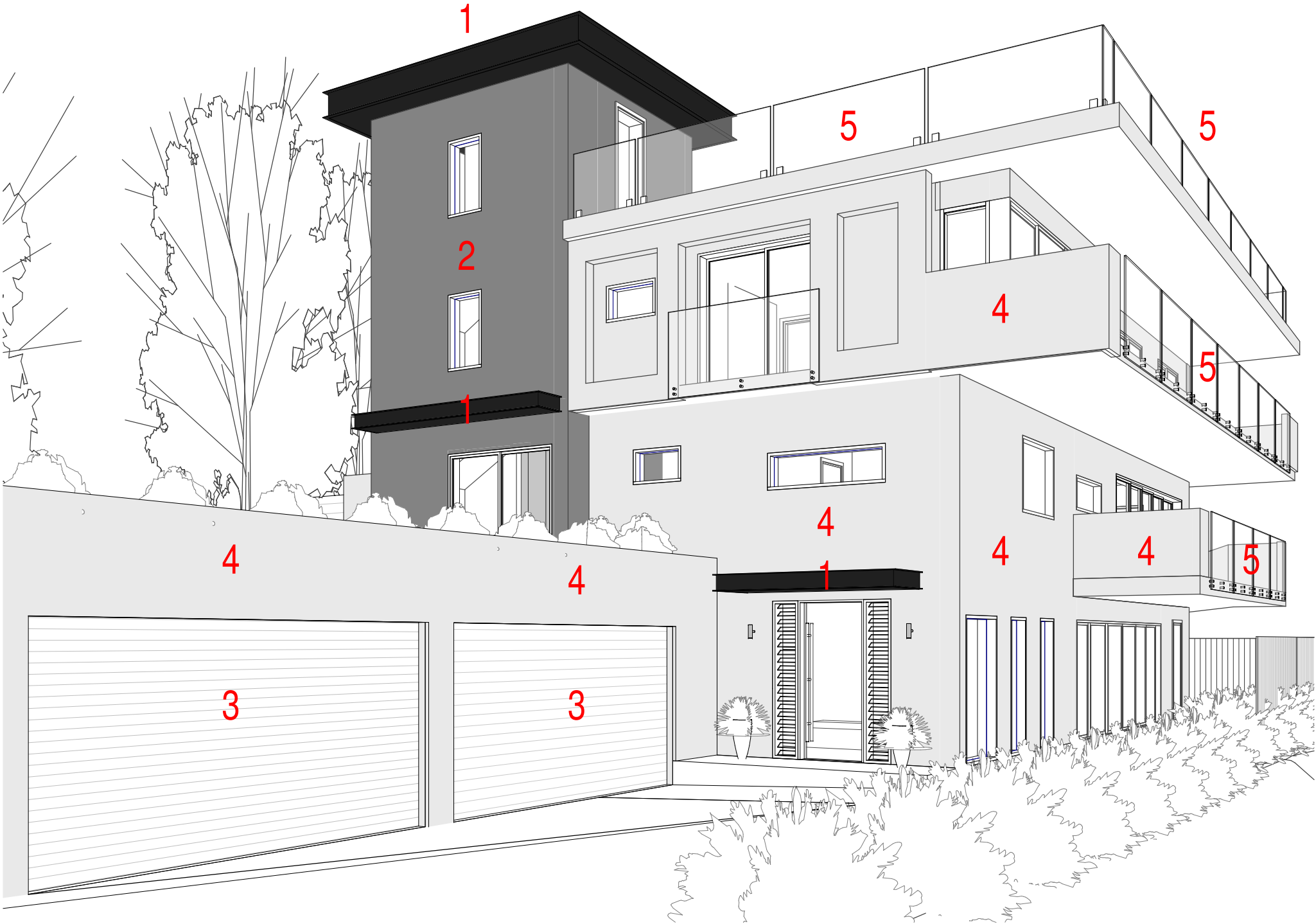
1. ROOF & EAVE STEEL  
PAINT FINISH: COLORBOND -  
NIGHT SKY



2. BRICK RENDER PAINT  
FINISH: DULUX - TICKING  
(TOWER ONLY)



3. GARAGE DOOR  
TIMBER FINISH



4. BRICK RENDER PAINT  
FINISH: DULUX - ENDLESS  
DUSK (ALL BUT TOWER)



5. GLASS BALUSTRADE




6. ALL WINDOW FRAMES PAINT  
FINISH: COLORBOND - NIGHT SKY

1 COLOURS & FINISHES

103

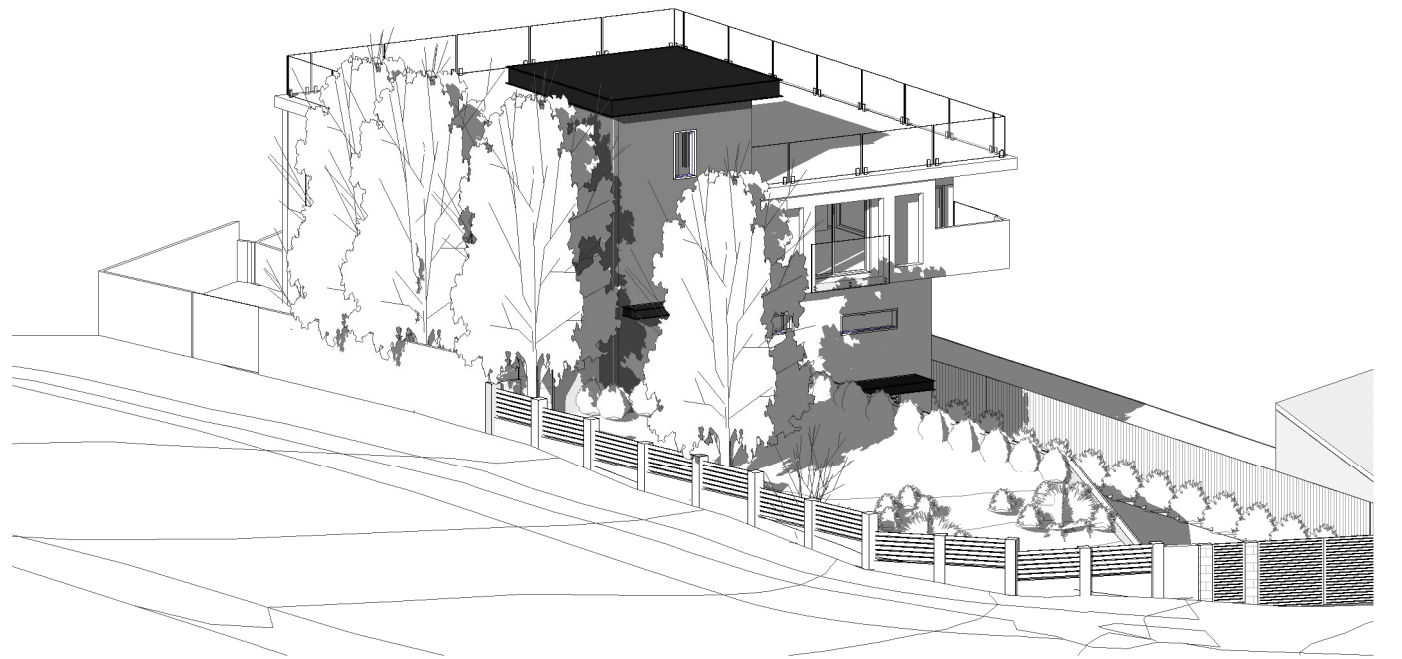
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	<div>PLANNER</div> <div>VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 P. 9999 4922</div>	<div>ARBORIST / LANDSCAPE</div> <div>SAS LANDSCAPES</div>		<div>CLIENT</div> <div>Therese Rushby crather@live.com</div>		<div>PROJECT NAME</div> <div>3 BEACONSFIELD</div>			<div>SCALE</div>
						<div>DRAWING NAME</div> <div>COLOURS &amp; FINISHES</div>			<div>DRAWING NUMBER</div> <div>A 103 -A</div>



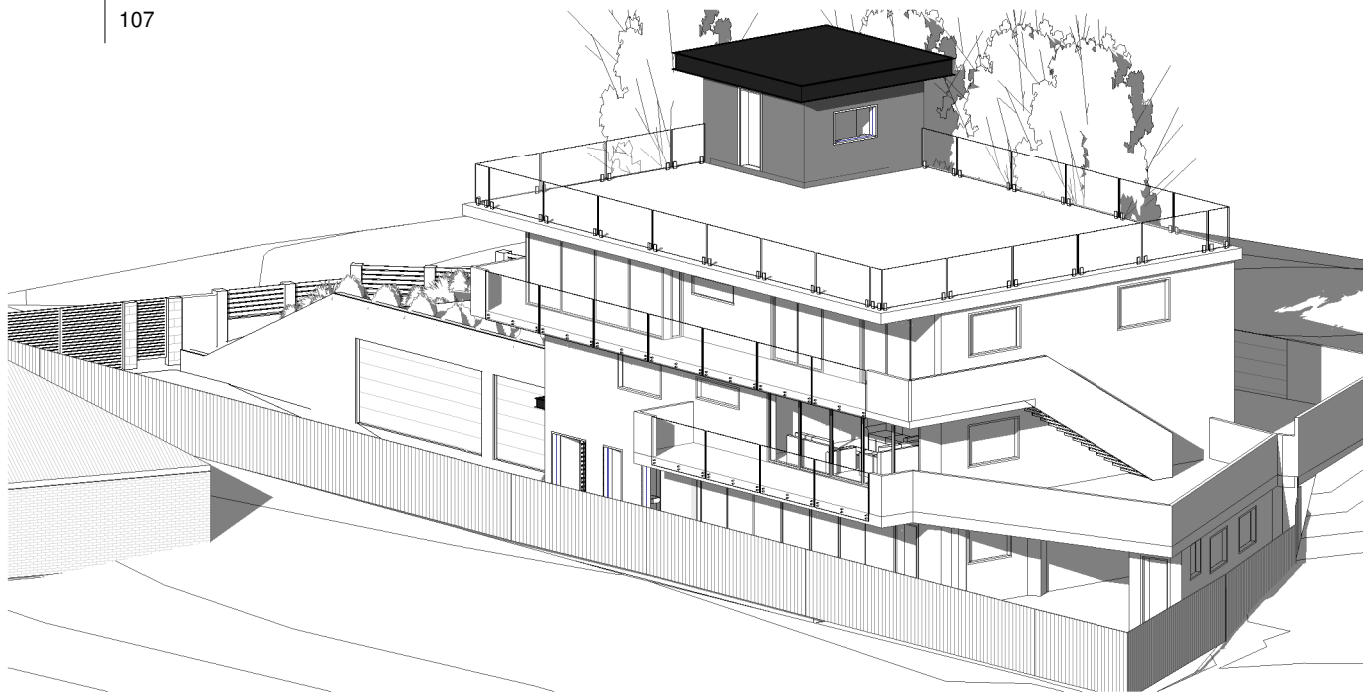
1 FRONT VIEW 1

107



2 FRONT VIEW 2

107



3 REAR VIEW 1

107




4 REAR VIEW 2

107

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	PROJECT NAME 3 BEACONSFIELD							SCALE			
	DRAWING NAME 3D VIEWS							DRAWING NUMBER A 107 -A			
	IS DATE							COMMENTS			





Banksia integrifolia fastigata .



Kingsdale poa



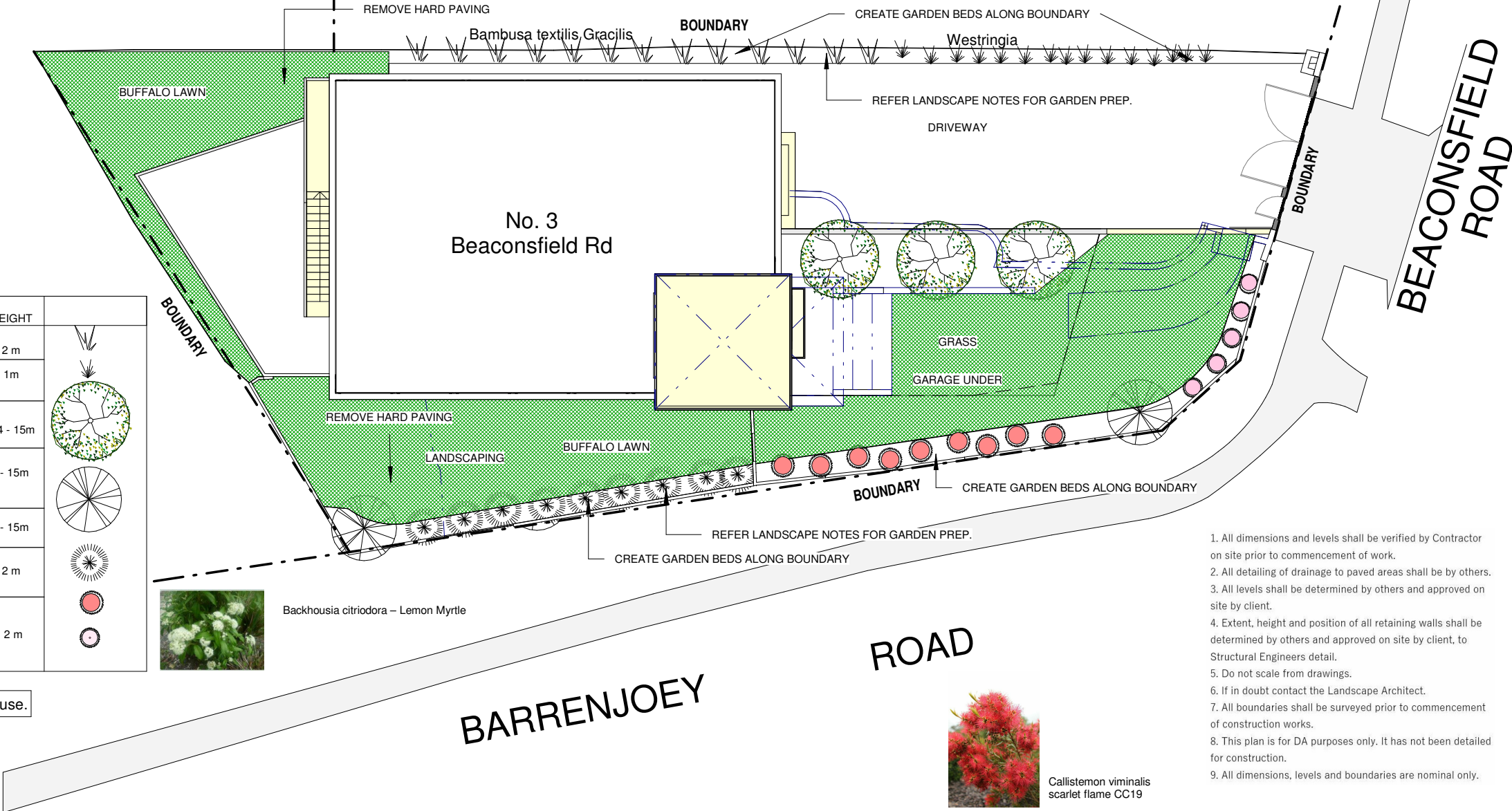
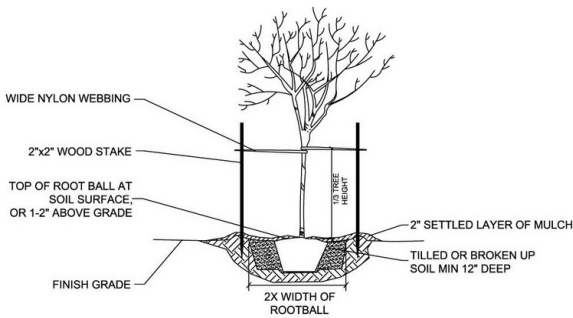
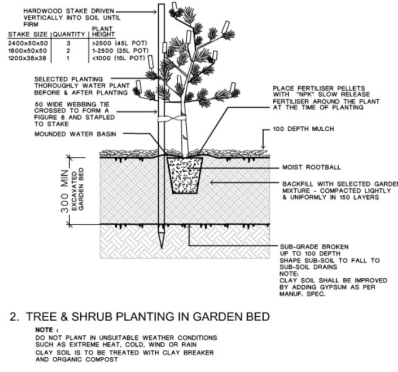
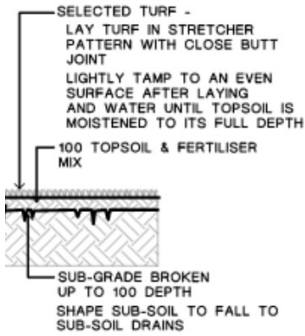
Westringia

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.



- 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.



Callistemon viminalis scarlet flame CC19

SAS Landscapes

abn 52 288 031 668

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Therese Rushby  
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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](http://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

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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