

ISSUE	DESCRIPTION	BY	DATE
A	ISSUE FOR CLIENT REVIEW	RD	22.08.08
B	RE-DESIGN FOR CLIENT REVIEW	RD	27.08.08
C	AMEND GARAGE SIZE & FACADE	RD	29.08.08
D	MARK-UP 01.09.08 - AMEND SIZE	JR	01.09.08
E	CLIENT APPROVAL - M-UP 09.09.08	RD	11.09.08
F	CLIENT APPROVAL - M-UP 12.09.08	RD	12.09.08
G	CLIENT APPROVAL - M-UP 16.09.08	RD	19.09.08
H	DEVELOPMENT APPLICATION	RD	08.10.08
I	RE-DESIGN FOR D.A APPROVAL	RD	16.01.09
J	AMENDED - REVISED BASIX / ABSA	RD	13.03.09
K	D.A - STEPPED SOUTHERN WALL	JR	02.06.08

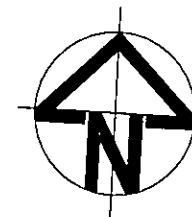
APPROXIMATE SITE AREA: 1112 sqm	
SPACE NAME	AREAS
first floor:	172.53 sqm
front porch:	5.62 sqm
rear & side balcony:	59.82 sqm
garage:	110.29 sqm
ground level store:	112.79 sqm
(by owner-Incl. it TTL)	
total area:	461.05 sqm
total SQ:	49.68 SQ
Floor Space Ratio:	

NOTE: SITE PLAN IS BASED ON SURVEY DRAWINGS PROVIDED. REFER TO SITE SURVEY PLAN PREPARED BY: ASPECT DEVELOPMENT & SURVEY PTY.LTD. ON THE 31.07.08. REFERENCE # 21/1009620/80203.

LEGEND

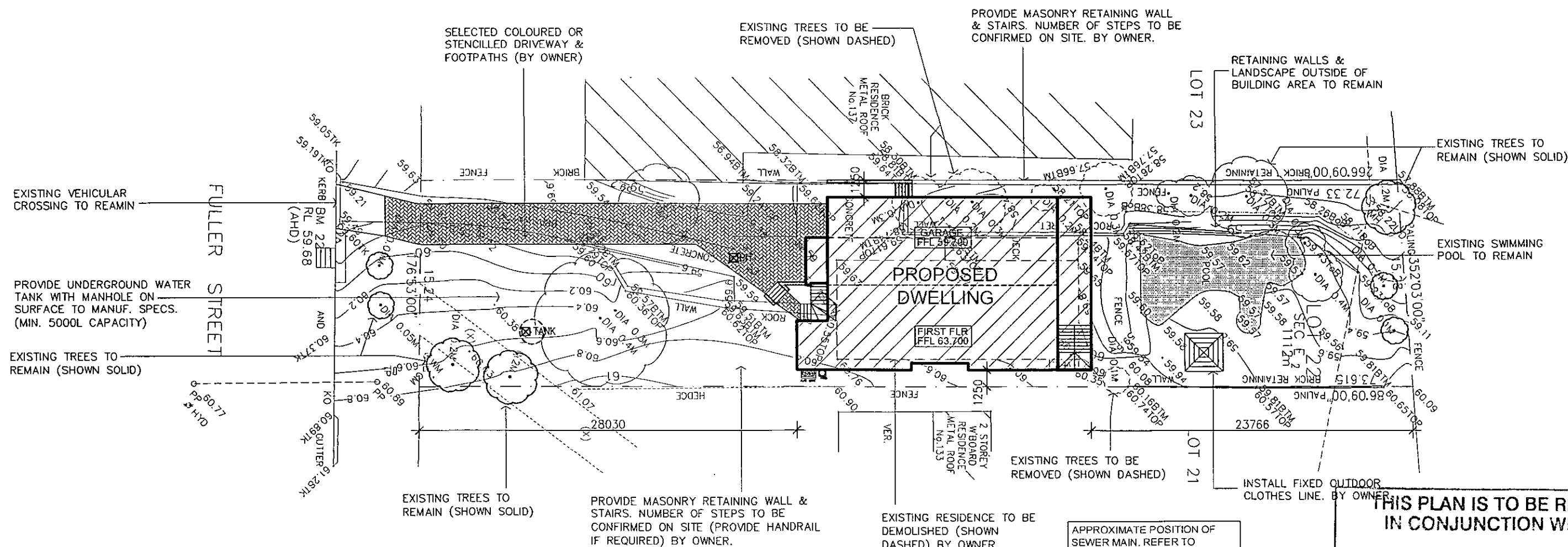
AC - AIR CONDITIONER
DPC - DAMP PROOF COURSE
EBOX - ELECTRICITY BOX
EP - ELECTRICITY PIT
FL - FLOOR LEVEL
GAS - GAS METER
GP - GULLY PIT
HW - HOT WATER HEATER
HYD - HYDRANT
IC - INSPECTION COVER
LH - LAMP HOLE
LP - LIGHT POLE

MH - MANHOLE
PB - POWER BOX
PC - PRAM CROSSING
PP - POWER POLE
SMH - SEWER MANHOLE
SO - STORMWATER OUTLET
SV - STOP VALVE
S/W - STORMWATER
TEL - TELECOMMUNICATIONS PIT
VC - VEHICLE CROSSING
WM - WATER METER
WS - WATER SERVICE



BASIX COMMITMENTS - NOTE:

1. ALL SHOWERHEADS TO HAVE A MIN. 3 STAR RATING
2. ALL TOILET FLUSHING SYSTEMS MIN. 4 STAR
3. KITCHEN TO HAVE MIN. 4 STAR TAPS
4. ALL BASIN TAPS MIN 4 STAR
5. INSTALL MIN. 5000L WATER TANK.
6. CONNECT RAINWATER TANK TO AT LEAST 1 GARDEN TAP & COLD WATER SUPPLY TO CLOTHS WASHING & ALL TOILETS.
7. PROVIDE MIN. STANDARD ALUMINIUM, SINGLE CLEAR (U-VALUE:6.5, SHGC:0.76) TO ALL GLAZED EXTERNAL OPENINGS.
8. PROVIDE MIN. R3.5 INSULATION TO ROOF. PROVIDE MIN. R1.5 INSULATION TO EXTERNAL WALLS.
9. INSTALL GAS HW STORAGE MIN 4 STARS
10. PROVIDE A/C MIN. EER 2.5-3.0 COOLING, EER 3.0-3.5 HEATING
11. PROVIDE DUCTED MECH. VENT TO MIN. 1 BATHROOM, KITCHEN INDIVIDUAL FAN/DUCTED TO ROOF OR FACADE
12. INSTALL GAS COOKTOP & ELECTRIC OVEN
13. CONSTRUCT WELL VENTILATED FRIDGE SPACE
14. INSTALL FIXED OUTDOOR CLOTHES LINE
15. INSTALL FIXED SHELTERED CLOTHES LINE



(X): EASEMENT FOR DRAINAGE 3.048 (F813844)

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

DA 2008 / 1494

WARRINGAH COUNCIL

SITE LAYOUT PLAN

GENERAL NOTES:
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6. OTHER CONSULTANT DRAWINGS TAKE PRECEDENCE.
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E: admin@lifestyledesignerhomes.com.au
I: www.lifestyledesignerhomes.com.au

PROPOSED DOUBLE STOREY DWELLING:

FOR: MR & MRS SOMERVILLE

AT: LOT 22 (DP 7090) SEC. E
No.135 FULLER STREET NARRABEEN 2101

ISSUE DESCRIPTION:

DEVELOPMENT APPLICATION

LGA: WARRINGAH COUNCIL

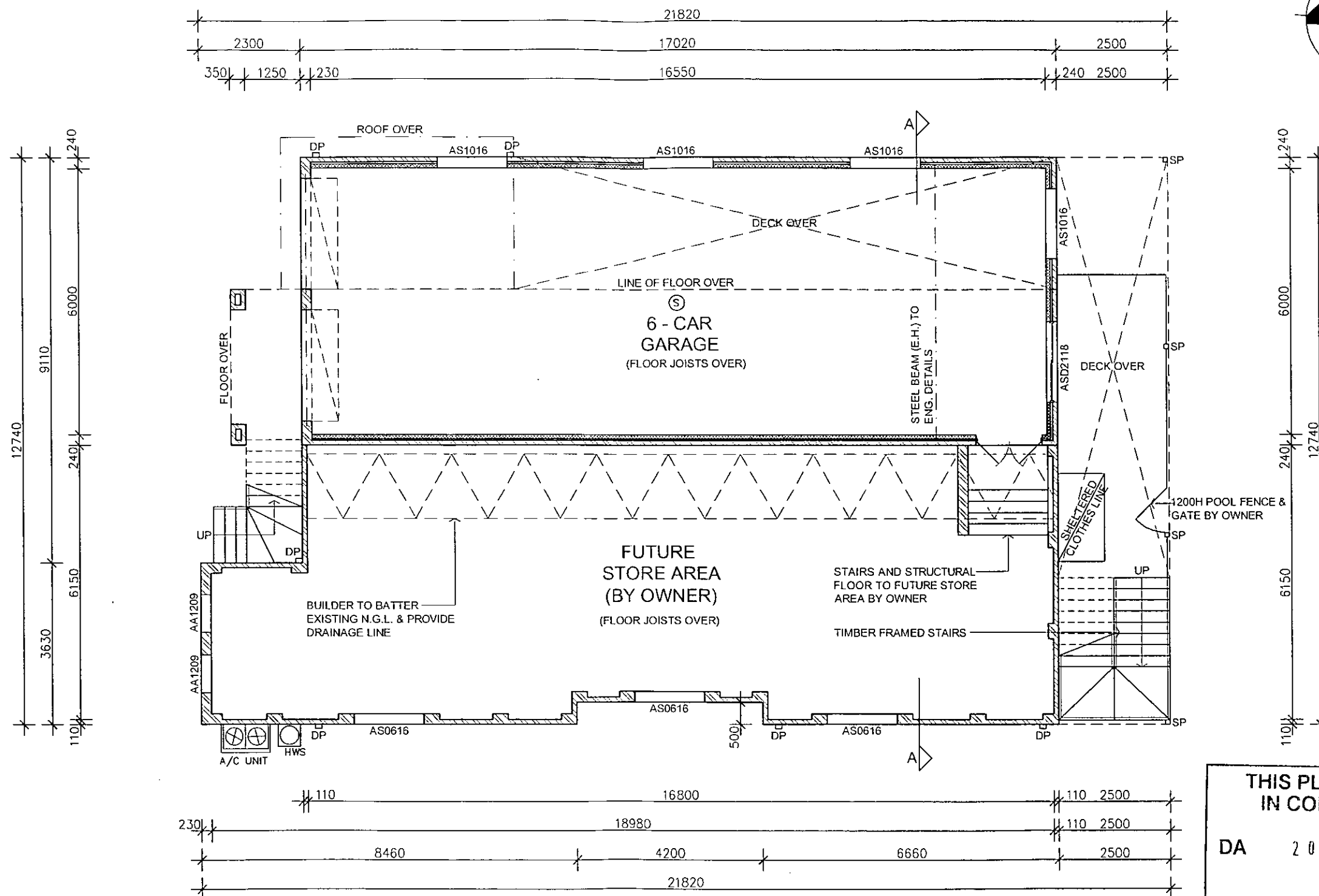
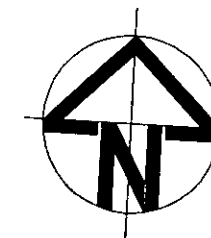
SCALE: 1:300

ISSUE: K

DRAWN: RD

SHEET: 01 OF 11

REFERENCE:
08.76



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GROUND FLOOR PLAN

- (S) DENOTES SMOKE DETECTOR
— DENOTES FULL HT
TIMBER STUD WALL
— DENOTES BRICK WALL

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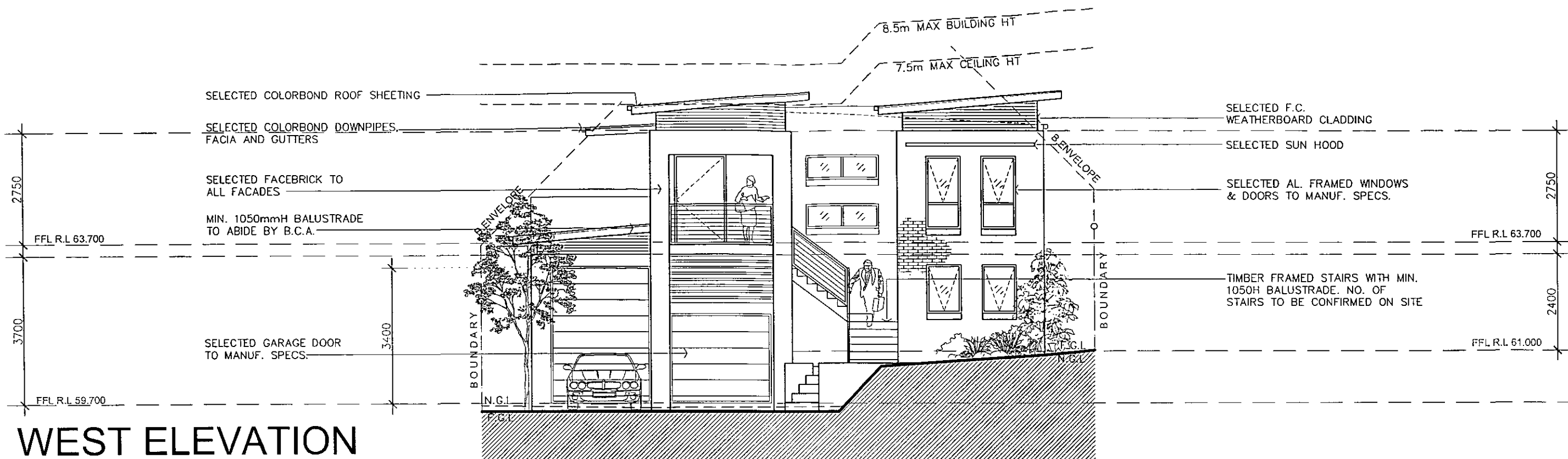
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ISSUE: K

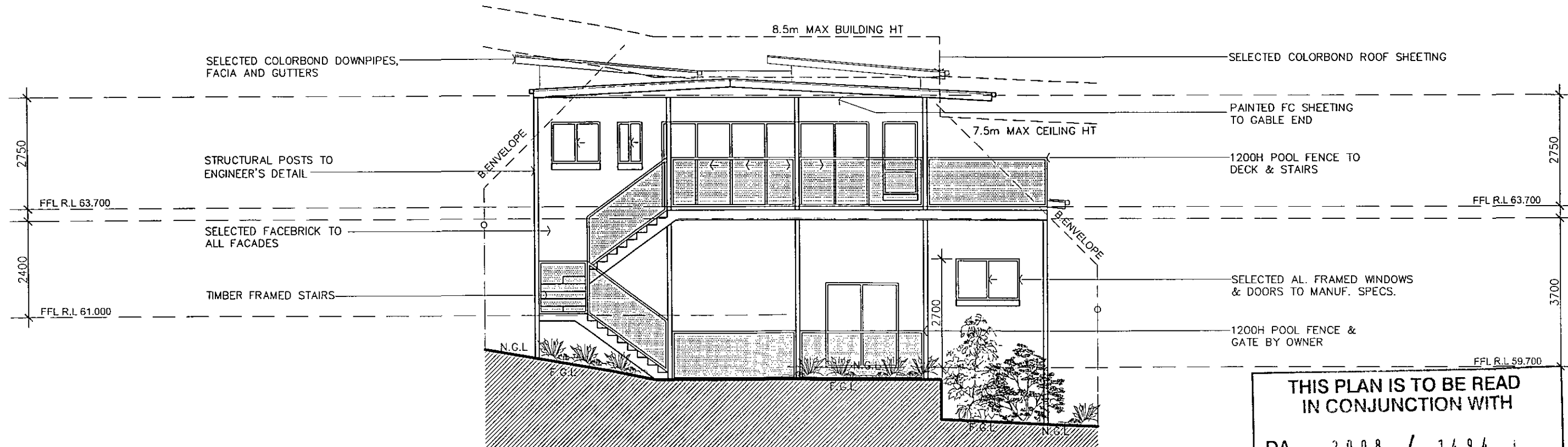
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SHEET: 02 OF 11

REFERENCE
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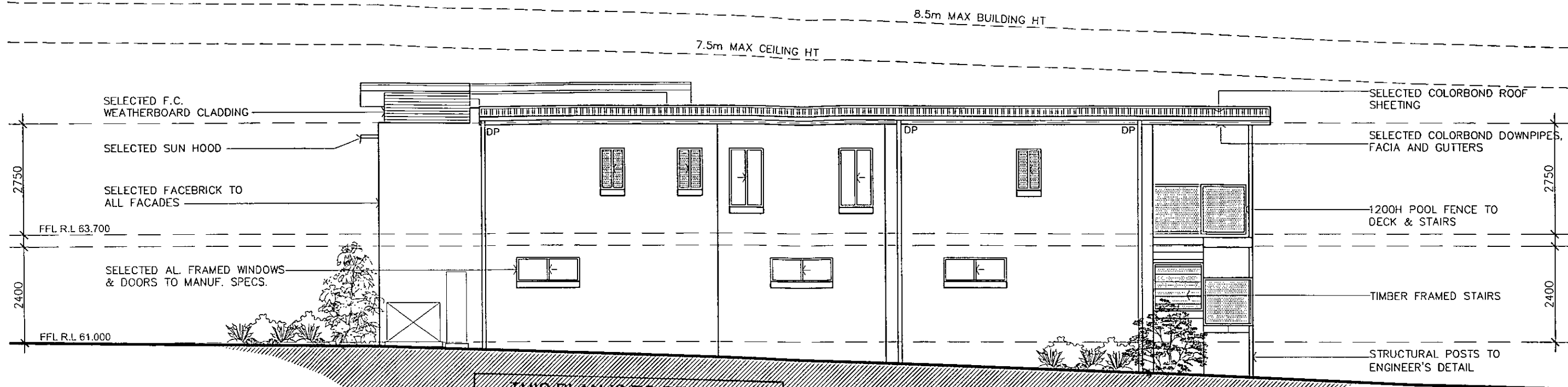
WEST ELEVATION



EAST ELEVATION

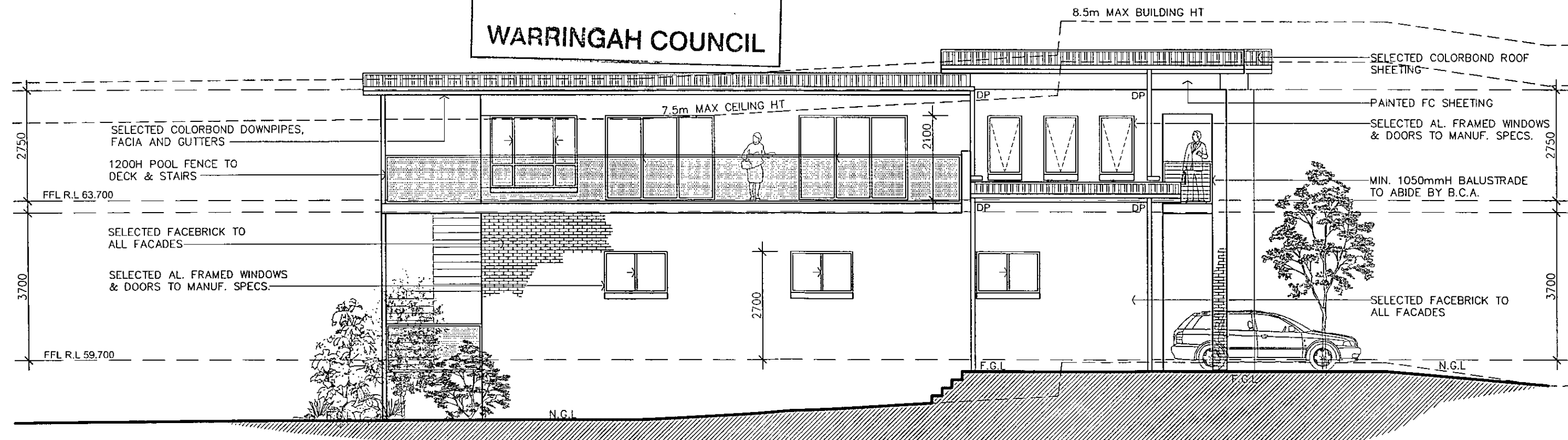
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					LGA: WARRINGAH COUNCIL	SCALE: 1 : 100		
					ISSUE: K	DRAWN: RD	SHEET: 04 OF 11	



SOUTH ELEVATION

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NORTH ELEVATION

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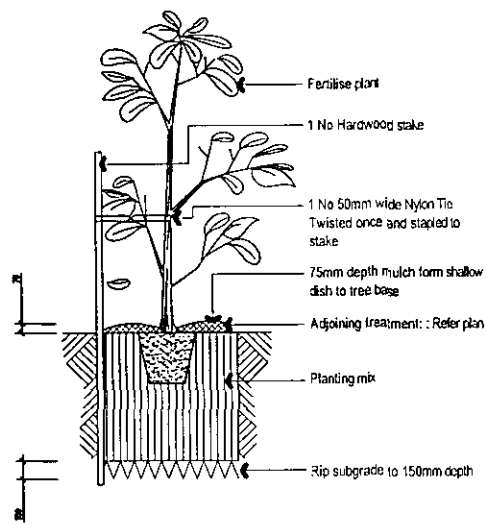
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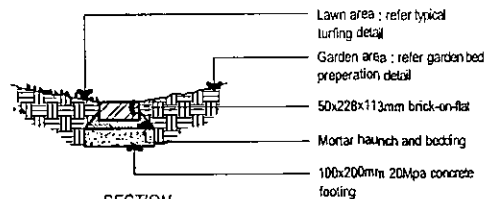
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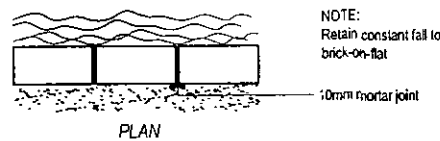
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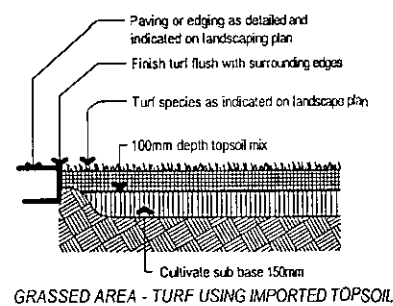
15-35 LITRE TREE PLANTING



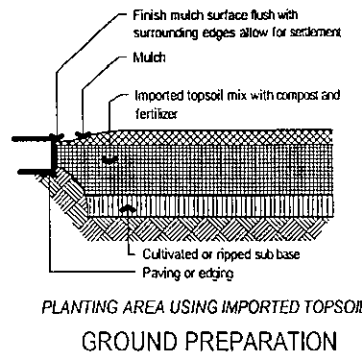
SECTION
BRICK GARDEN EDGE



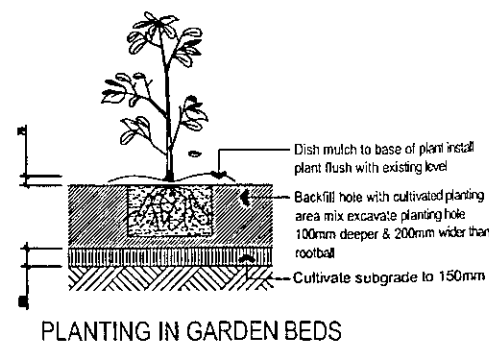
PLAN



GRASSED AREA - TURF USING IMPORTED TOPSOIL



PLANTING AREA USING IMPORTED TOPSOIL
GROUND PREPARATION



PLANTING IN GARDEN BEDS

IMPORTANT NOTES :

TURF

Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Brick garden edging

Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Planting areas

Ensure that the mass planting areas have been excavated to 300 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 topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay) Install 75mm depth of selected mulch.

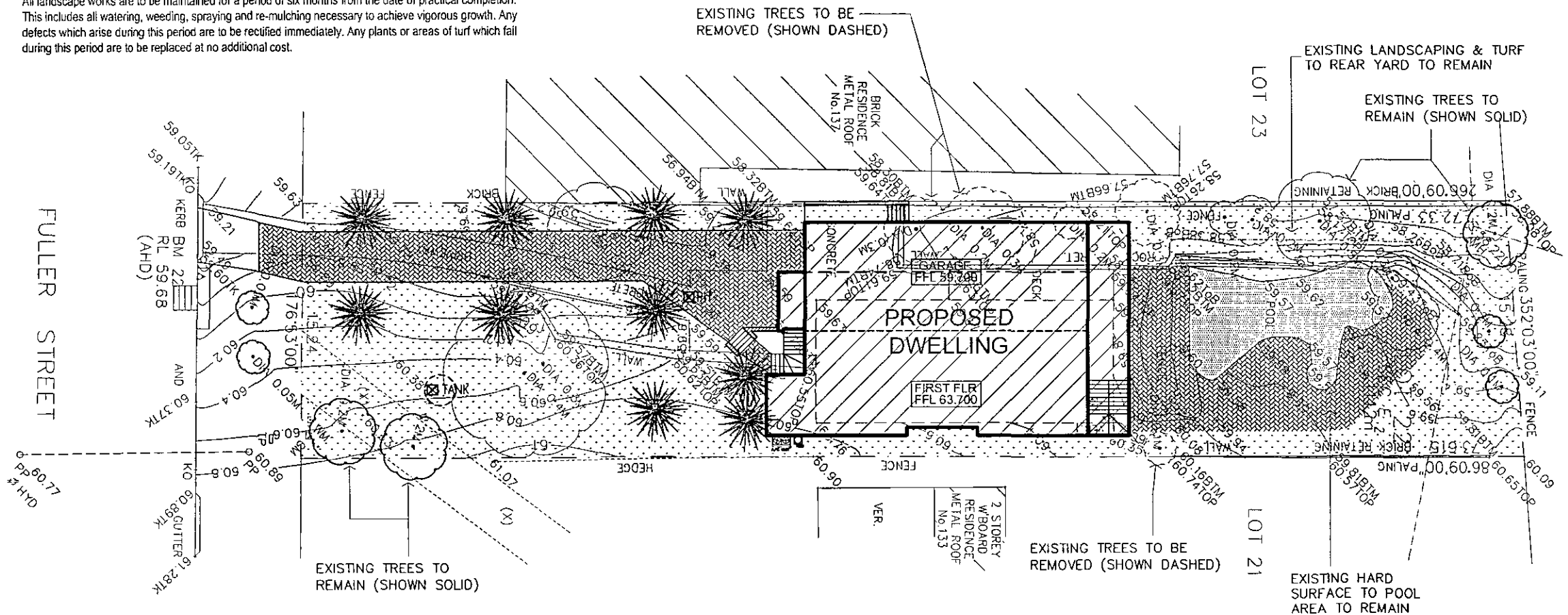
Maintenance:

All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fall during this period are to be replaced at no additional cost.

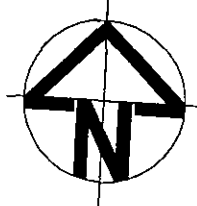
INDICATIVE PLANTING SCHEDULE

KEY SPECIES	SHRUBS	GROUND COVERS - to be plant on mass at high densities	SURFACE FINISHES - where indicated at a suitable density
BOTANICAL NAME	Murraya paniculata	Callistemon 'Captain Cook'	Lomandra 'lanika'
COMMON NAME	cosmetic bark tree	Bottlebrush	Matt Grass
HEIGHT	3M	2M	1.0M
QUANTITY	0	0	10
			PEBBLES Cushed River Pebbles
			LAWN Buffalo Grass
			PAVERS/TILES
			GARDEN EDGING

NOTE: CONFIRM ALL INFORMATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL PRIOR TO COMMENCING ANY WORKS.



LANDSCAPE CALCULATIONS	
TOTAL SOFT SURFACE AREA:	571.70sqm
SOFT SURFACE RATIO:	1: 51 (51.41%)



CONCEPT LANDSCAPE PLAN

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ISSUE DESCRIPTION :

DEVELOPMENT APPLICATION

LGA: WARRINGAH COUNCIL

SCALE: 1 : 300

ISSUE: K

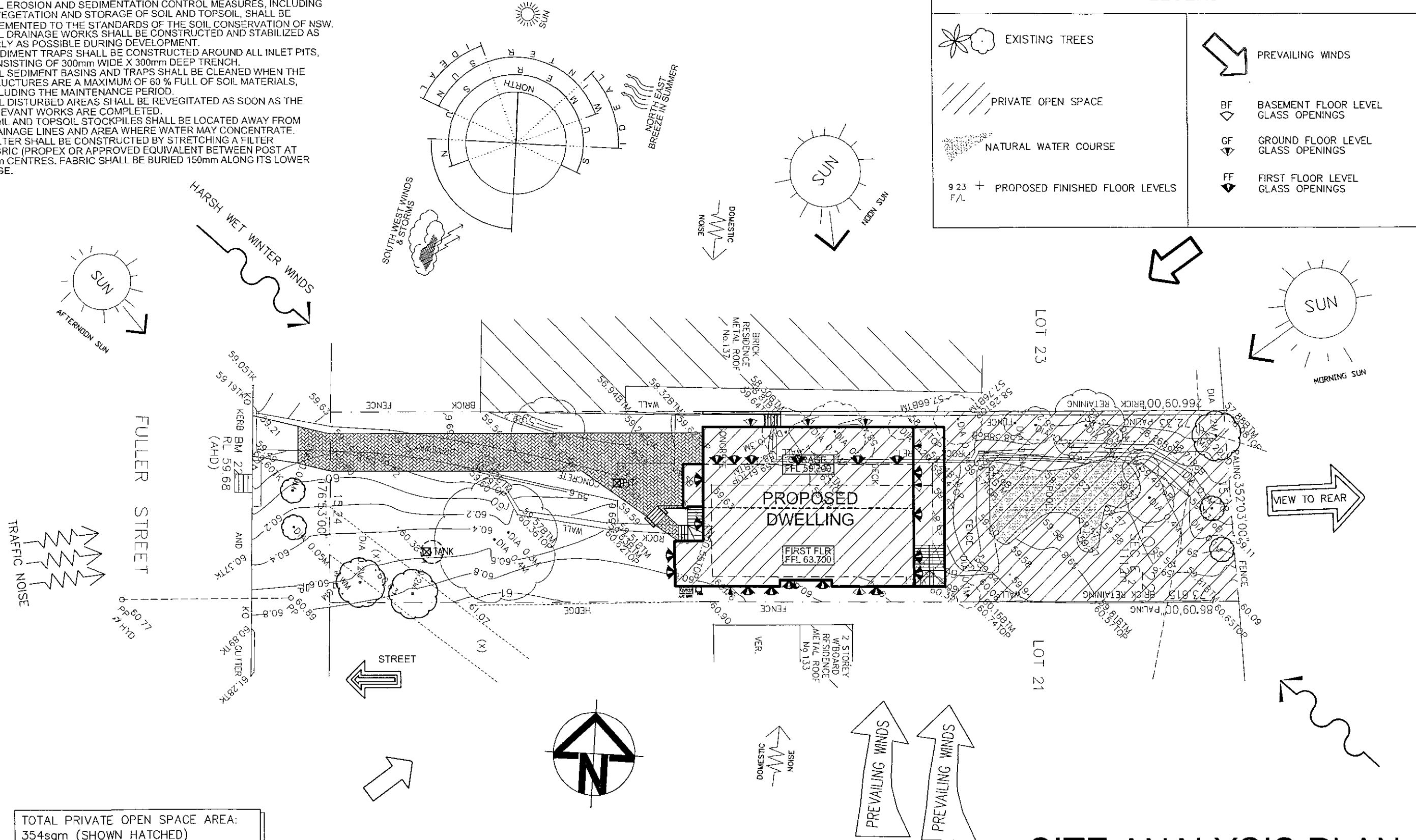
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REFERENCE:
08.76

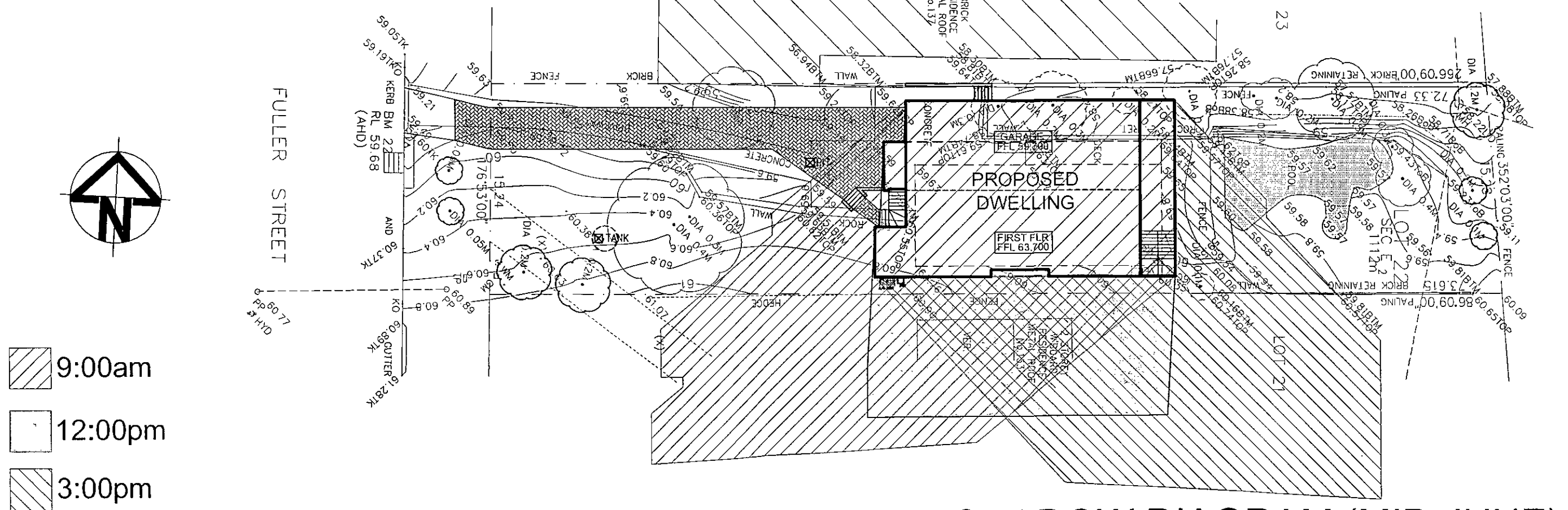
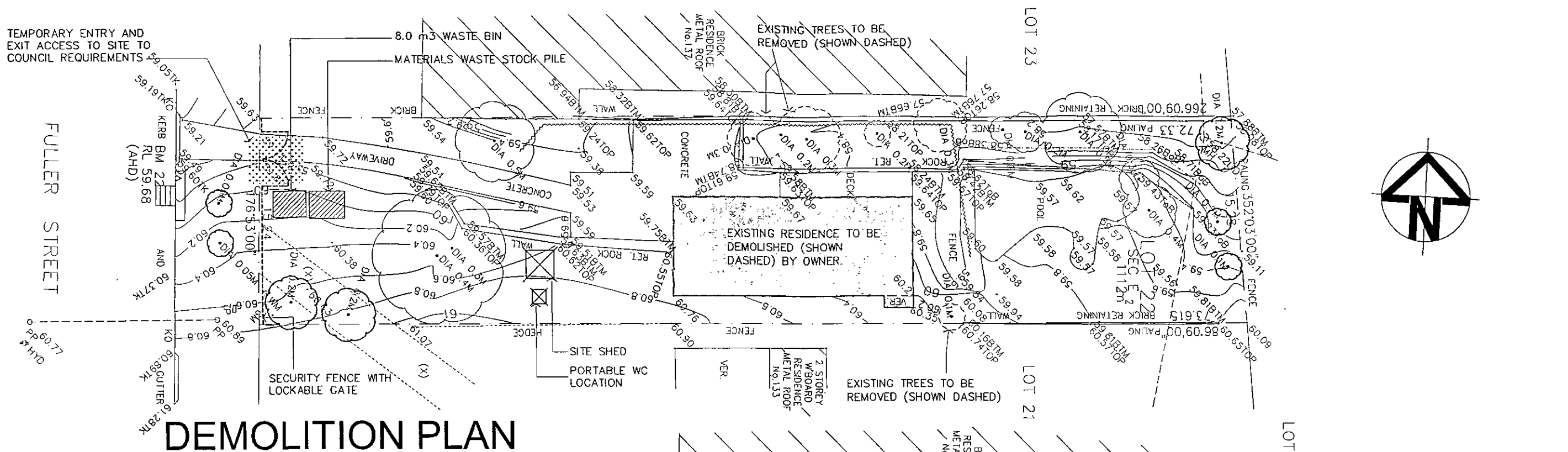
SEDIMENT CONTROL NOTES

- 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.
- 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.
- 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 IT'S LOWER EDGE.



SITE ANALYSIS PLAN

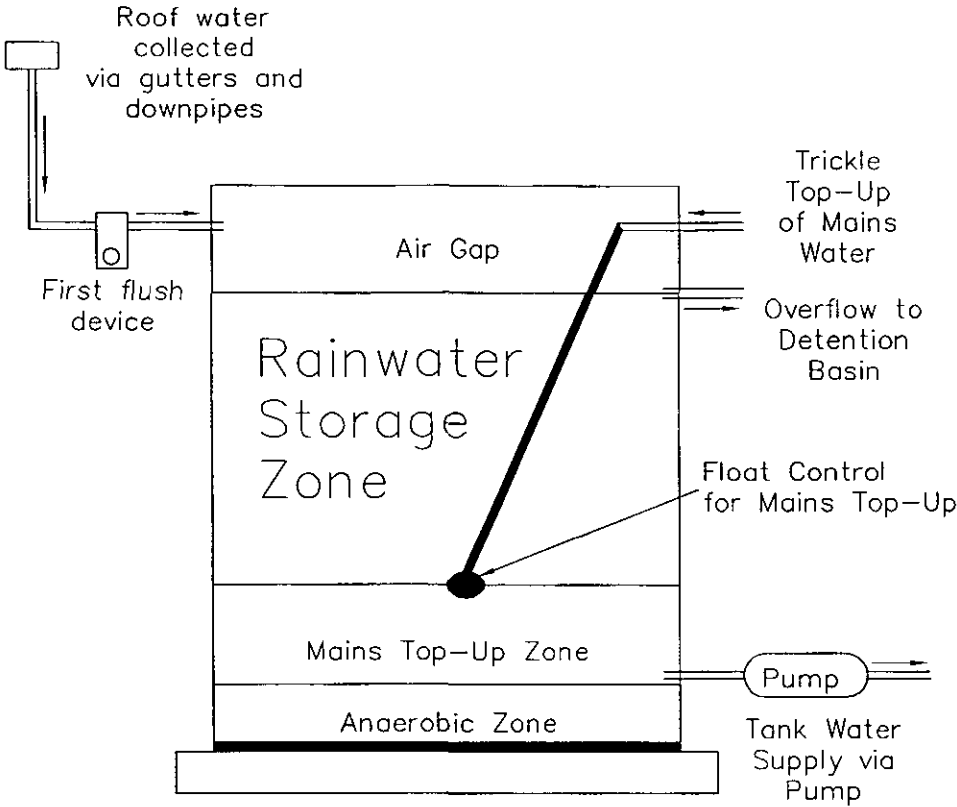
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NOTES

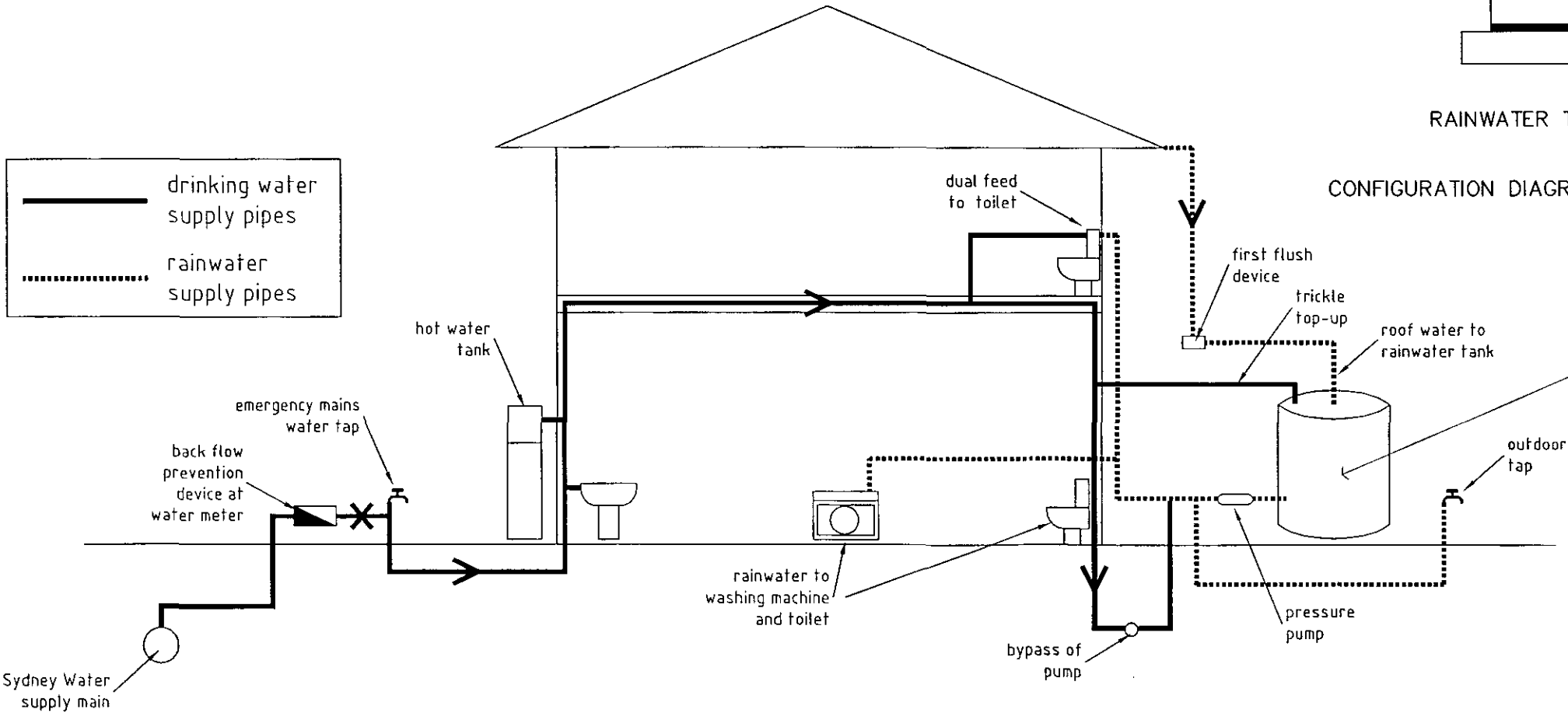
- 1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
- 2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- 3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- 4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALIZED PONDING OF SURFACE RUN-OFF.
- 5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- 6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- 7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
- 8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450mm SQ. UP TO 600mm DEEP, 600mm SQ. UP TO 1000mm DEEP
- 9. ALL PITS LOCATED IN TRAFFIC ABLE AREAS, (I.E., DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- 10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
- 11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- 12. TOPSOIL SHALL BE STRIPPED DN. STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
- 13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- 14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



RAINWATER TANK

CONFIGURATION DIAGRAM

PROVIDE UNDERGROUND WATER TANK WITH MANHOLE ON SURFACE TO MANUF. SPECS. (5000L CAPACITY)



TYPICAL RAINWATER TANK EXPLANATORY DIAGRAM

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PROPOSED DOUBLE STOREY DWELLING:
FOR: MR & MRS SOMERVILLE
AT: LOT 22 (DP 7090) SEC. E
No.135 FULLER STREET NARRABEEN 2101

ISSUE DESCRIPTION:
DEVELOPMENT APPLICATION
LGA: WARRINGAH COUNCIL SCALE: 1 : 100
ISSUE: K DRAWN: RD SHEET: 11 OF 11