

LEGEND

BOUNDARY

SEWER

EXISTING CONTOURS

BOUNDARY FENCE

BALUSTRADE

RETAINING WALL

ALUMINIUM EDGE

CONCRETE

PROPOSED PAVING

GRAVEL

DECKING

TURF

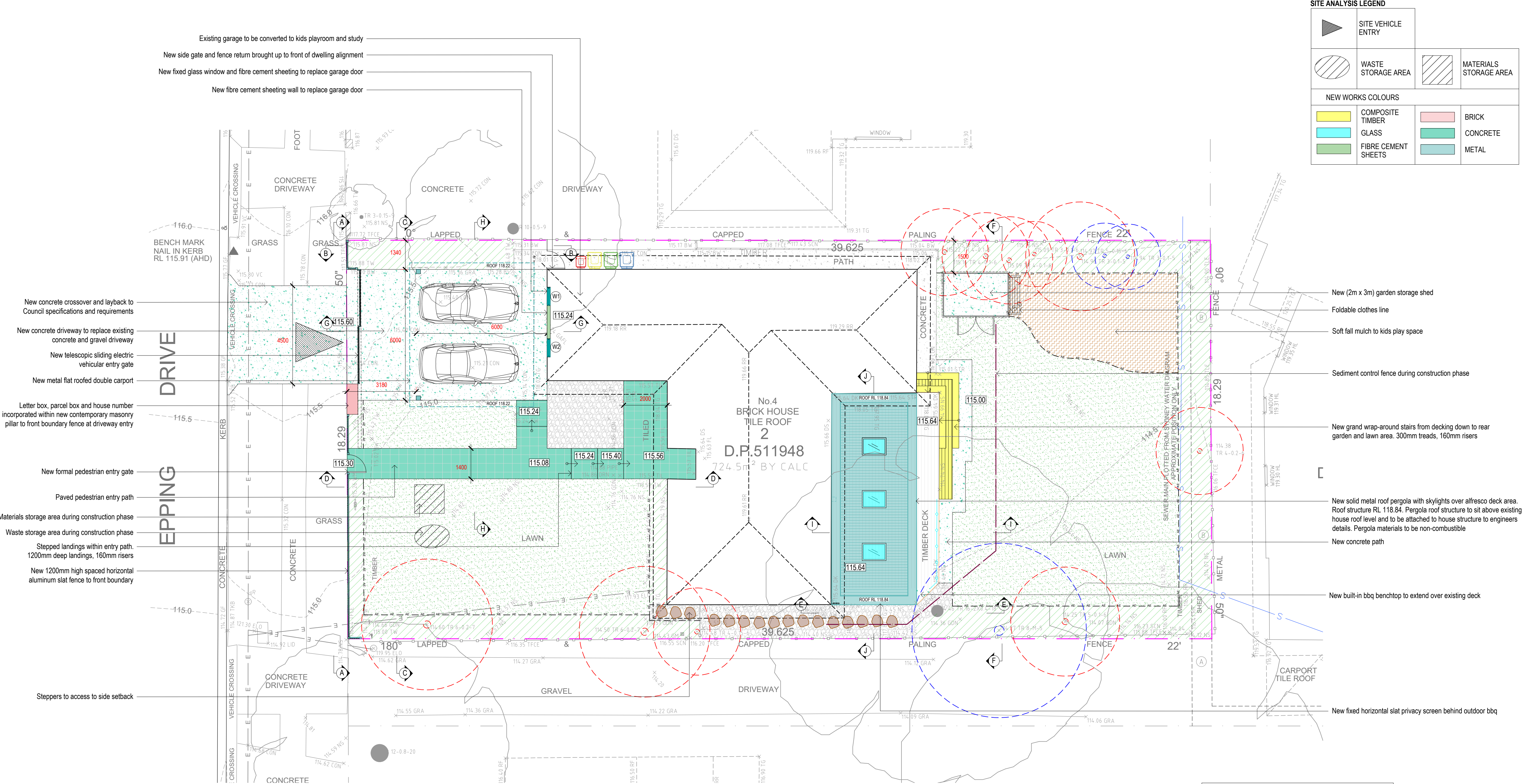
PROPOSED PLANTING

PROPOSED LEVELS

TREE TO BE RETAINED

TREE TO BE REMOVED  
SITE LOCATED WITHIN  
10/50 AREA

EXEMPT SHRUB TO BE REMOVED  
UNDER 5m HIGH



SITE ANALYSIS LEGEND

SITE VEHICLE ENTRY

WASTE STORAGE AREA

MATERIALS STORAGE AREA

NEW WORKS COLOURS

COMPOSITE TIMBER

GLASS

FIBRE CEMENT SHEETS

BRICK

CONCRETE

METAL

BASIX CERTIFICATE

Certificate number: A1752577

Construction

Insulation requirements

| Construction                                            | Additional insulation required (R-value) | Other specifications |
|---------------------------------------------------------|------------------------------------------|----------------------|
| external wall: framed (weatherboard, fibre, metal clad) | R1.30 (or R1.70 including construction)  |                      |

Glazing requirements

Windows and glazed doors

| Window/door number | Orientation | Area of glass including frame (m2) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type                                             |
|--------------------|-------------|------------------------------------|--------------------------|----------------------------|----------------|------------------------------------------------------------------|
| W1                 | S           | 0.72                               | 2.9                      | 5.7                        | none           | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |
| W2                 | S           | 0.72                               | 2.9                      | 5.7                        | none           | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |

Installation and Maintenance of Sediment and Erosion Controls

The public footpaths and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the works.

Tree Protection

Should any problems arise with regard to the existing trees on public land during the construction period, immediately contact Council's Tree Services section.

Maintenance of Road Reserve

The public footpaths and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the works.

Hazardous Materials Management Plan

- Should any hazardous materials be identified by the contractor, contact SafeWork NSW to find a licensed removalist and assessor.
- Notify SafeWork NSW five calendar days before undertaking any licenced asbestos removal work.
- The site must be fenced prior to demolition and must comply with SafeWork NSW requirements.
- Demolition to be carried out in accordance with AS 2601-2001, *The Demolition of Structures*.

Work Plan

- No demolition material shall be placed on Council's footpath, road or grass verges without Council Approval.
- Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- Demolition works are restricted to 8am to 5pm Monday to Friday only
- Where demolition works have been completed and new construction works have not commenced within 4 weeks of completion of the demolition works that area affected by the demolition works shall be maintained in a safe and clean state until such time new construction works commence.

SOUTH WEST WINDS AND STORMS

SUN

SUMMER IDEAL

WINTER IDEAL

NORTH EAST BREEZE

SEDIMENT FENCE

SECTION DETAIL

SCALE: NTS

SEDIMENT & EROSION CONTROL NOTES

During earthworks the following procedures shall be followed:  
1. Install silt barriers where shown on plan prior to commencement of works.  
2. Silt barriers to be maintained regularly & after heavy rain by removal of built up silt & spreading silt on existing site when 50% capacity.  
3. Repair any damages to fence immediately.  
4. Clean up spillages outside silt fence immediately.  
5. Sediment control measures to be left in place until works completed.  
6. Topsoil from the work's area will be stockpiled for later use in landscaping if necessary.  
7. Approved bins for building waste, concrete and mortar slurries, paints and acid washings will be provided by contractor.

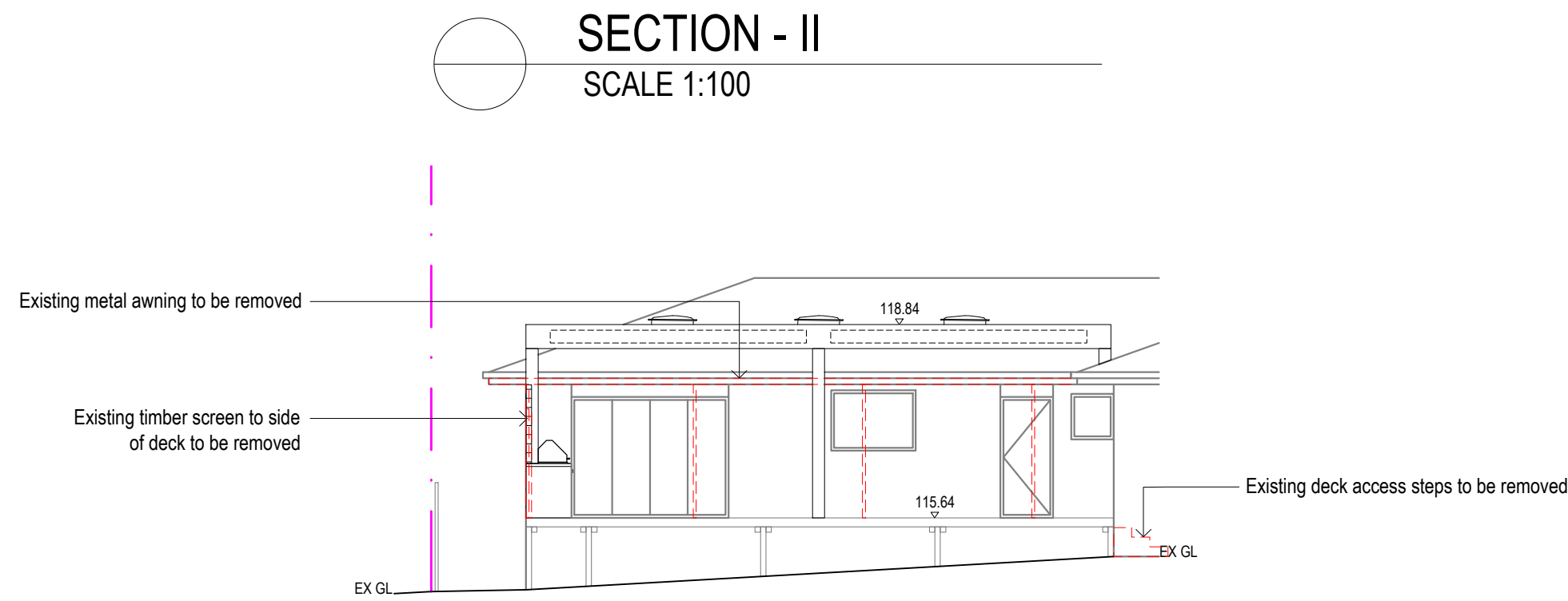
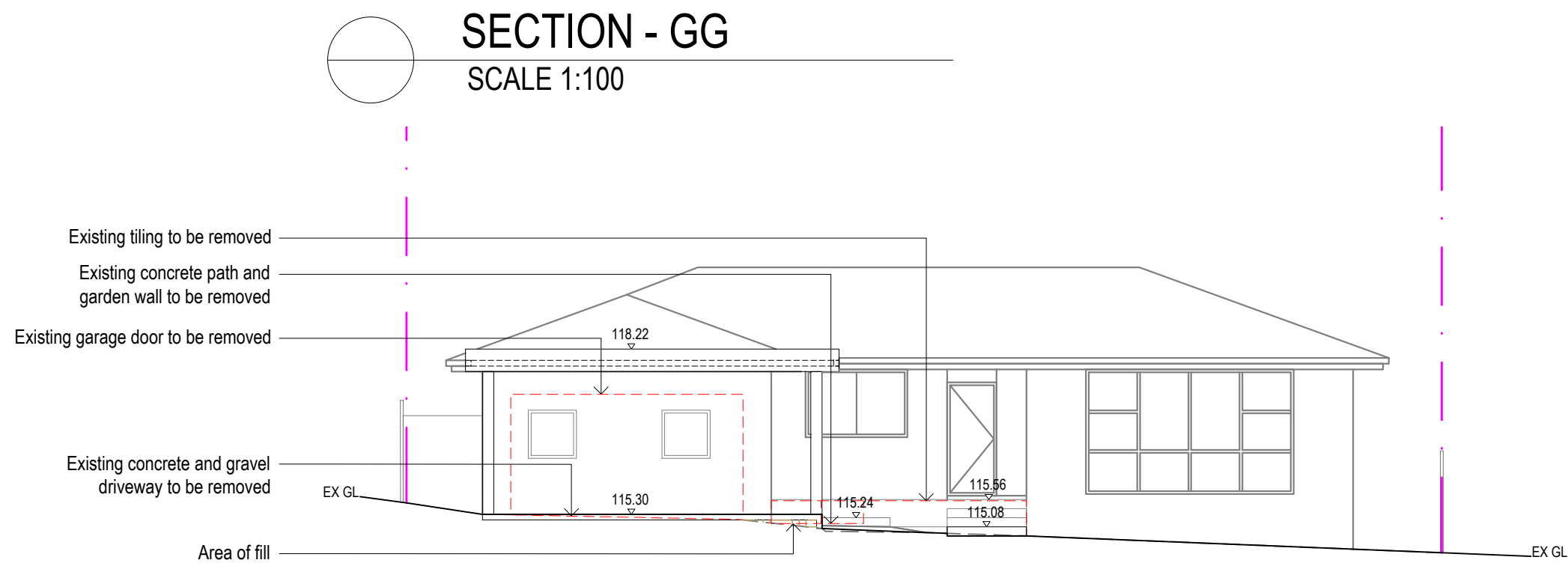
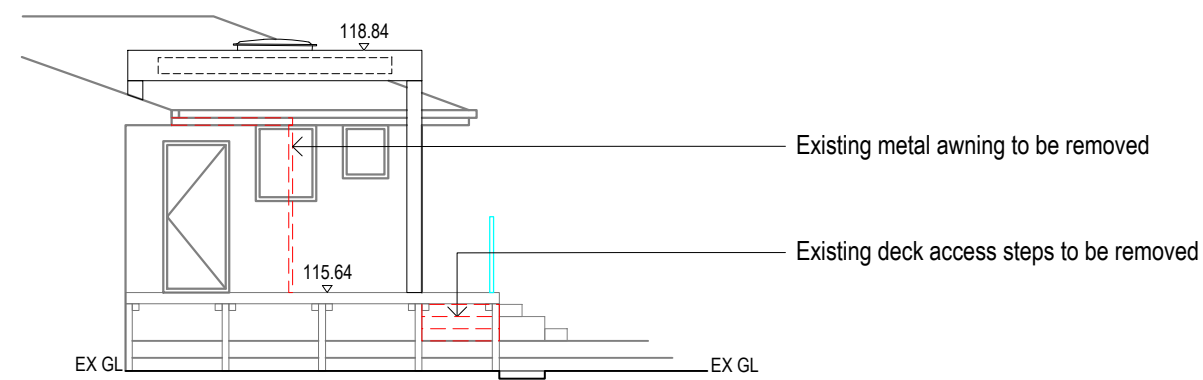
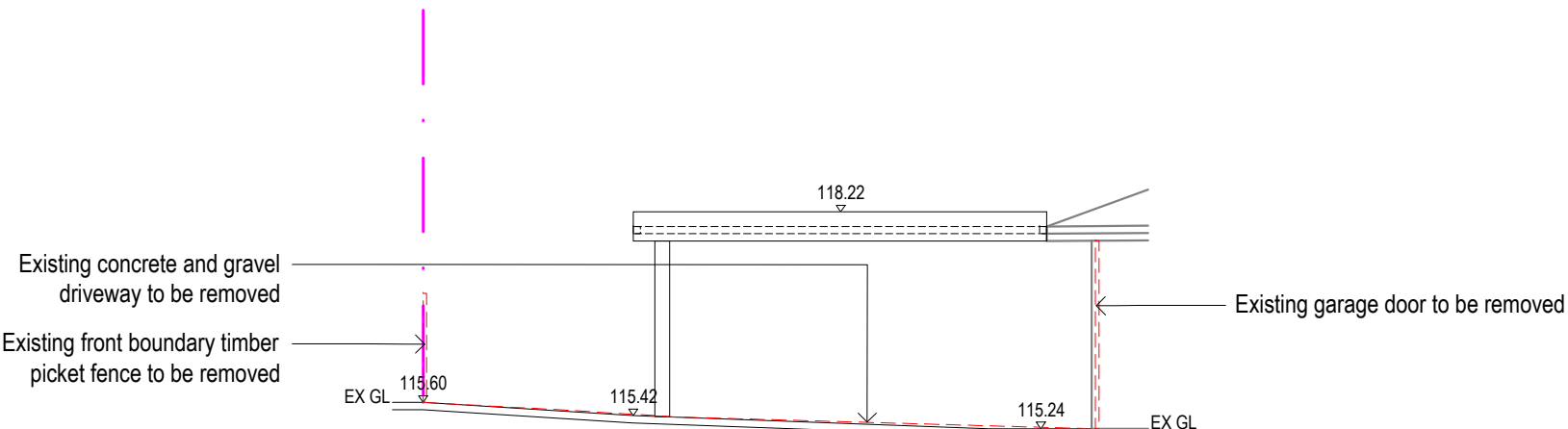
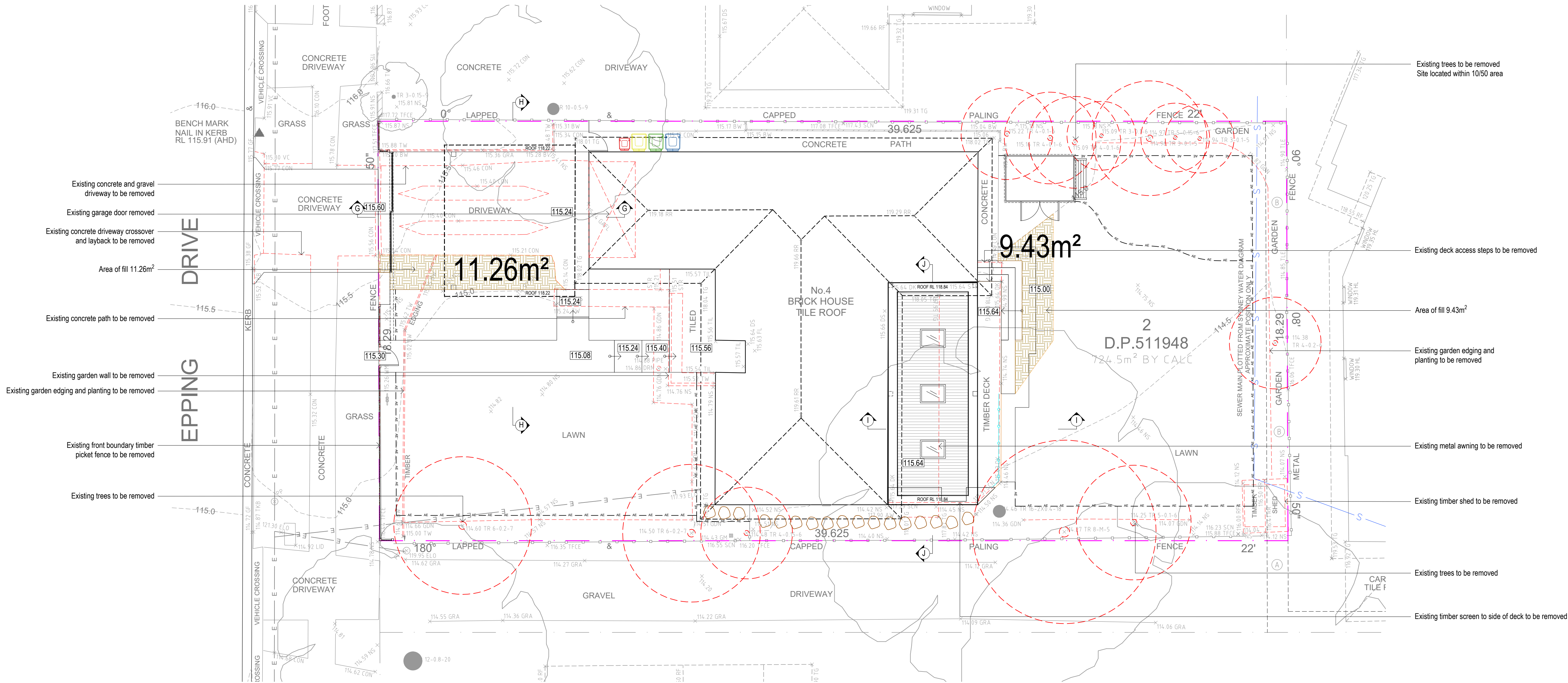
SOIL STOCKPILE

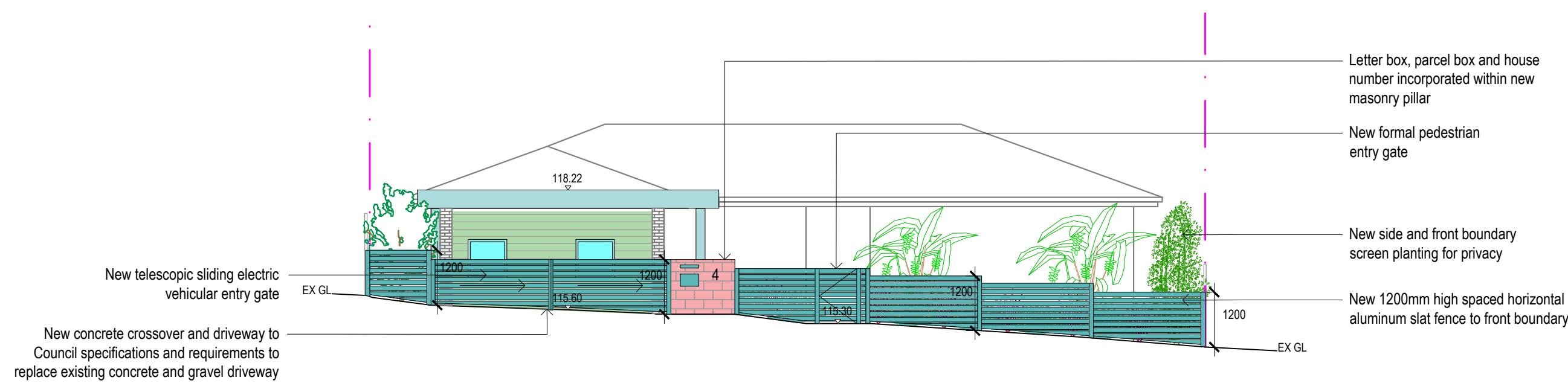
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BUILDING MATERIAL STOCKPILES

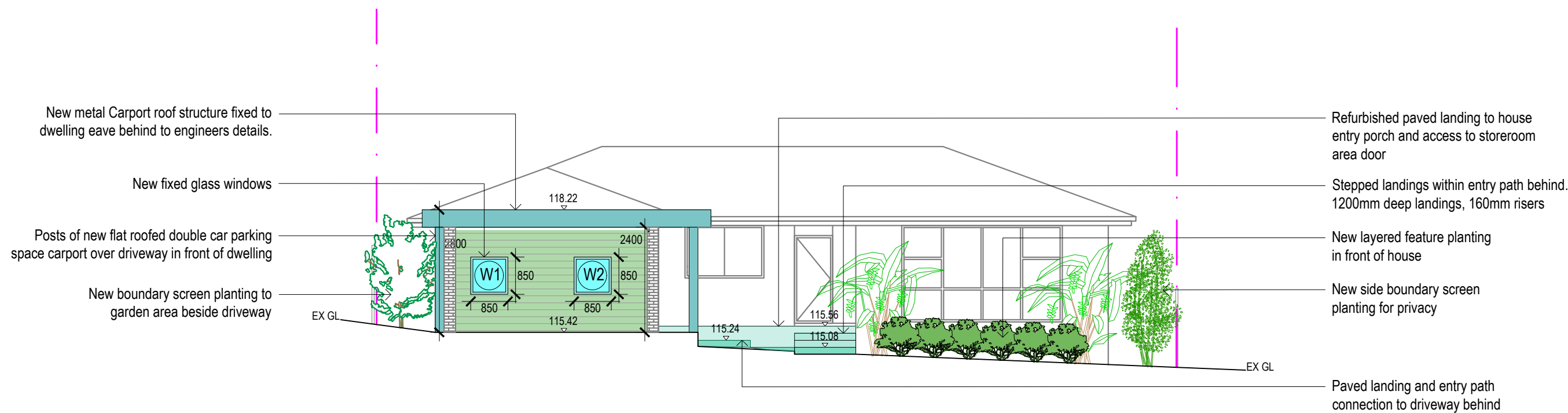
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- LEGEND
- EXISTING STRUCTURES TO BE REMOVED
  - AREA OF CUT
  - AREA OF FILL

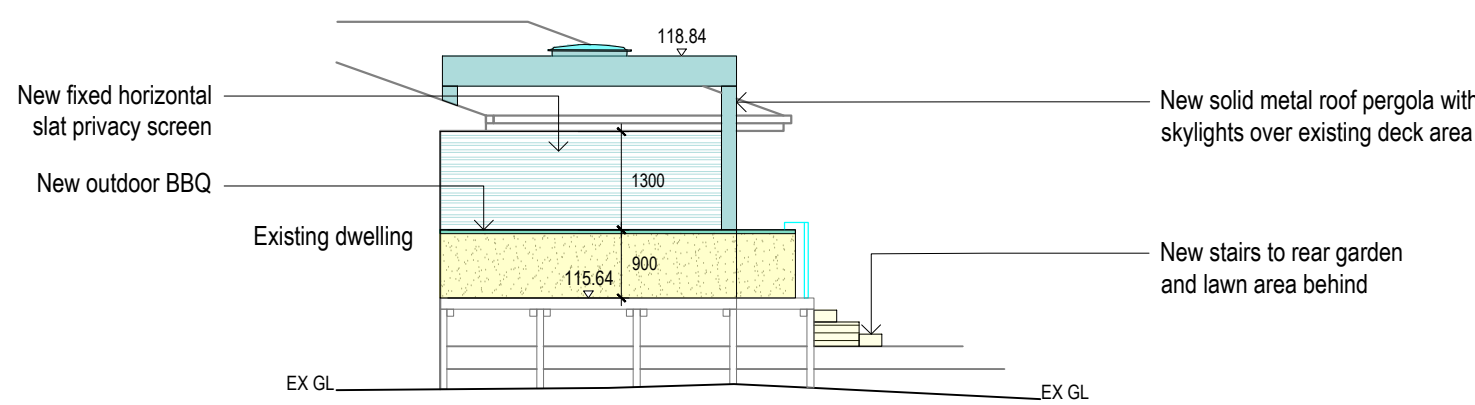




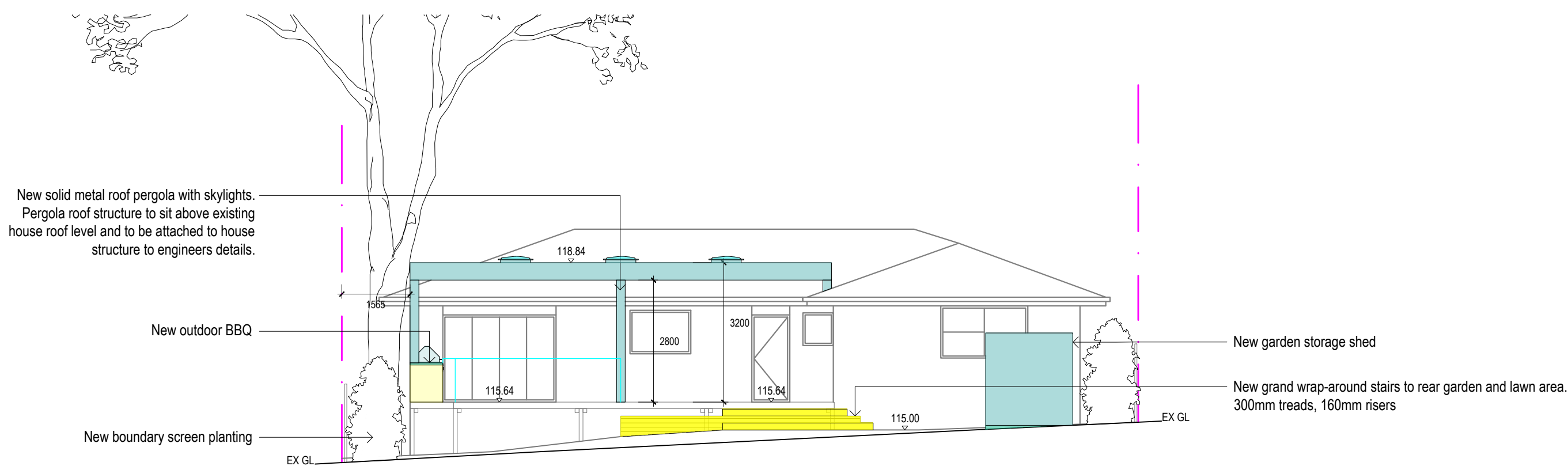
EPPING DRIVE FRONT FENCE ELEVATION - AA  
SCALE 1:100



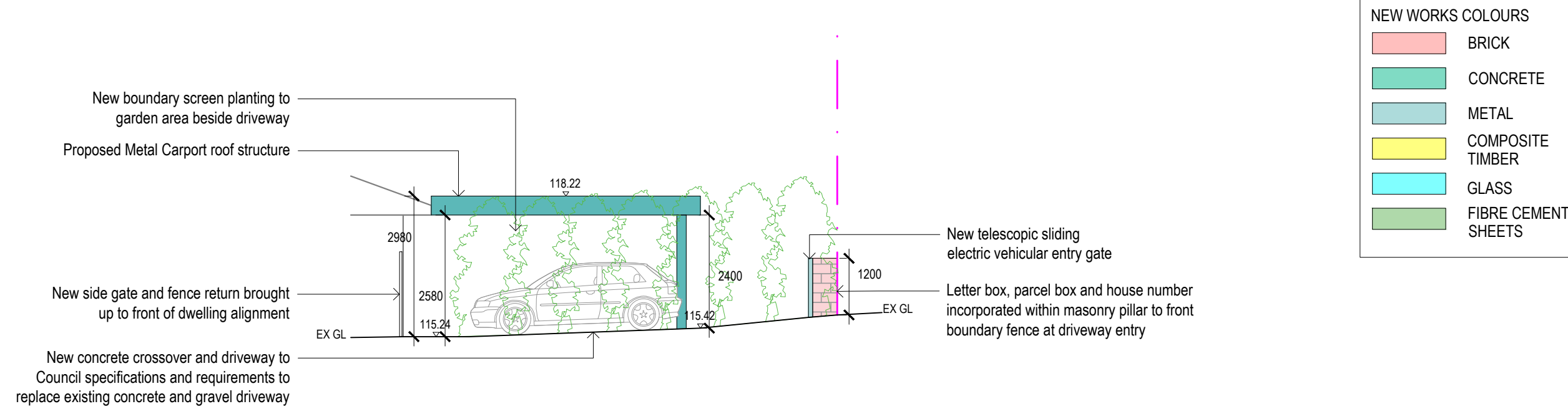
ELEVATION - CC  
SCALE 1:100



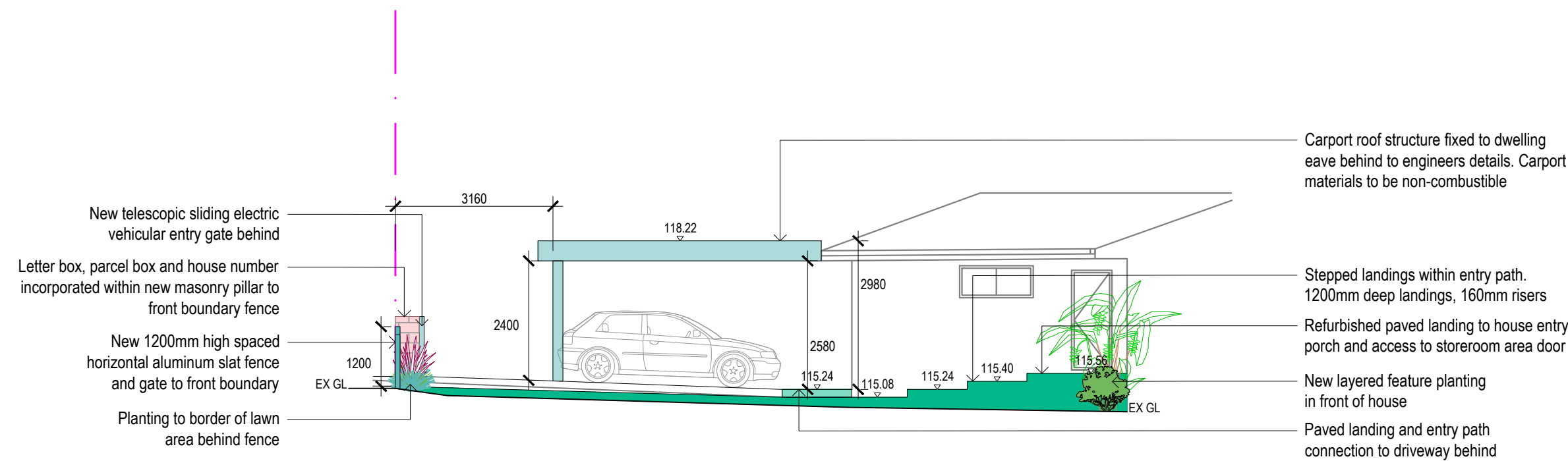
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SCALE 1:100



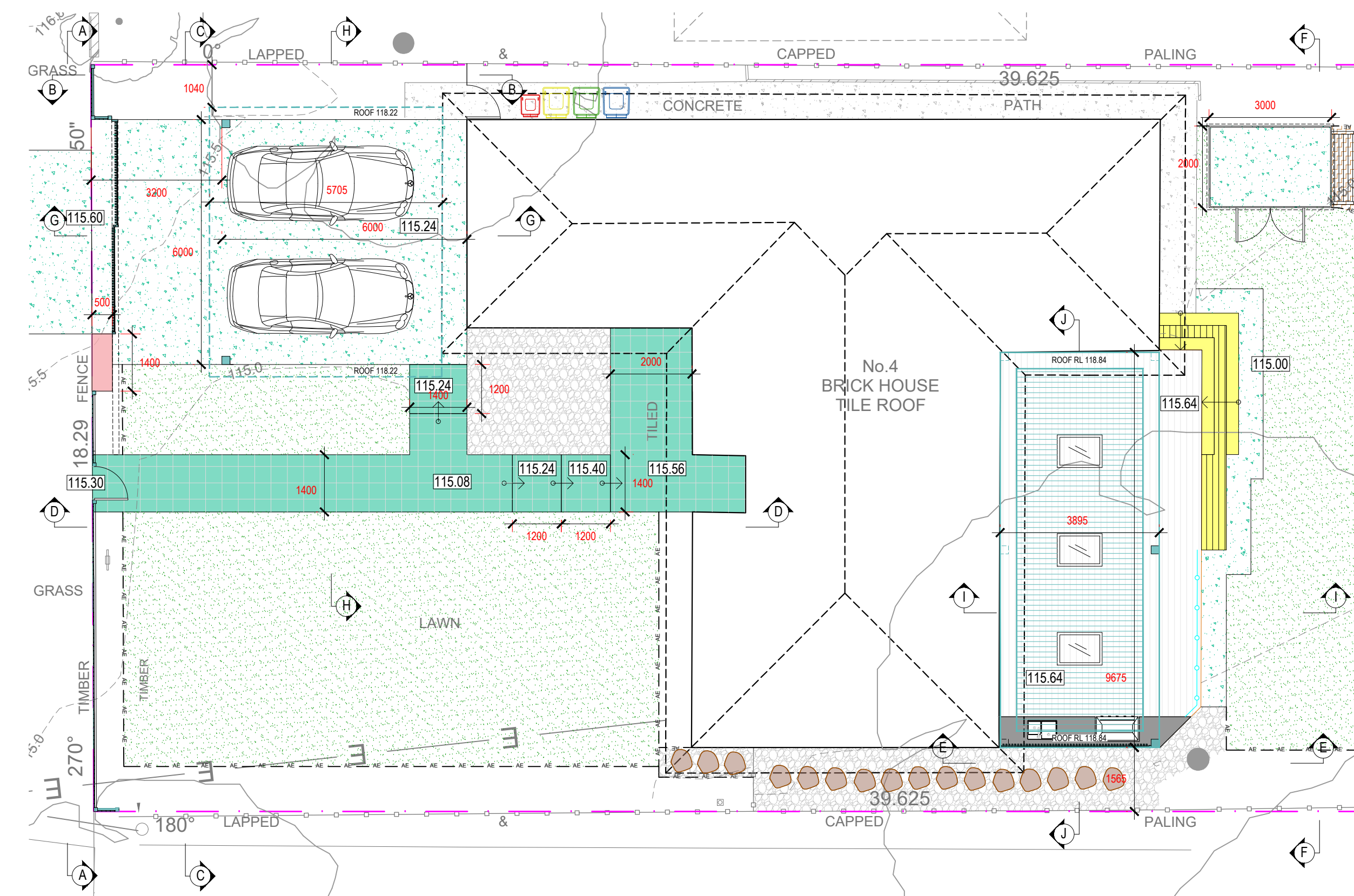
ELEVATION - FF  
SCALE 1:100



ELEVATION - BB  
SCALE 1:100



ELEVATION - DD  
SCALE 1:100



STRUCTURE SETOUT PLAN  
SCALE 1:100

| NEW WORKS COLOURS                                                                                                       |                        |
|-------------------------------------------------------------------------------------------------------------------------|------------------------|
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| <span style="display:inline-block; width:15px; height:10px; background-color: #90ee90; border:1px solid black;"></span> | CONCRETE               |
| <span style="display:inline-block; width:15px; height:10px; background-color: #add8e6; border:1px solid black;"></span> | METAL                  |
| <span style="display:inline-block; width:15px; height:10px; background-color: #ffff00; border:1px solid black;"></span> | COMPOSITE<br>TIMBER    |
| <span style="display:inline-block; width:15px; height:10px; background-color: #00ffff; border:1px solid black;"></span> | GLASS                  |
| <span style="display:inline-block; width:15px; height:10px; background-color: #90ee90; border:1px solid black;"></span> | FIBRE CEMENT<br>SHEETS |

NOTES:  
- Contractors to check and verify all dimensions and all levels on site prior to any works.  
- Any discrepancies should be immediately referred to Space Landscape Designs.  
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.  
- Dimensions designed over existing. All measurements are in millimetres.

| Rev. | Date     | Issue             |
|------|----------|-------------------|
| A    | 23/02/24 | Preliminary Issue |
| B    | 28/05/24 | DA Issue          |
| C    | 18/06/24 | DA Issue          |

| Checked |
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| AE      |
| AE      |
| AE      |

**SPACE**  
LANDSCAPE DESIGNS

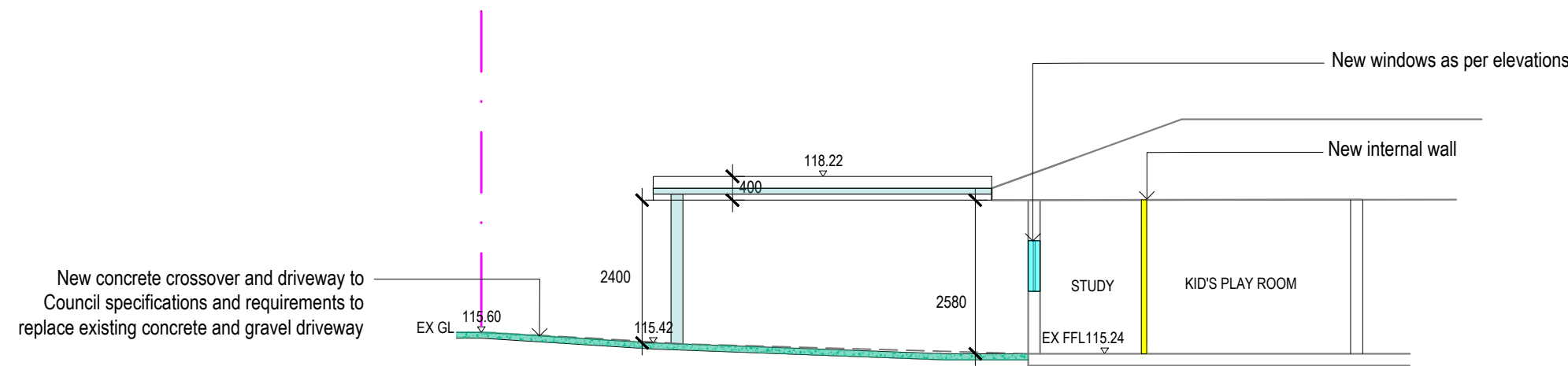
Space Landscape Designs Pty Ltd  
ABN 60 799 663 674 ACN 139 316 251  
info@spacelandscape.com.au  
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P 02 9905 7870 F 02 9905 7657  
Suite 138, 117 Old Pittwater Rd,  
Brookvale NSW 2100

PROJECT:  
Alterations & Additions  
SITE ADDRESS:  
4 Epping Drive,  
FRENCHS FOREST NSW 2086

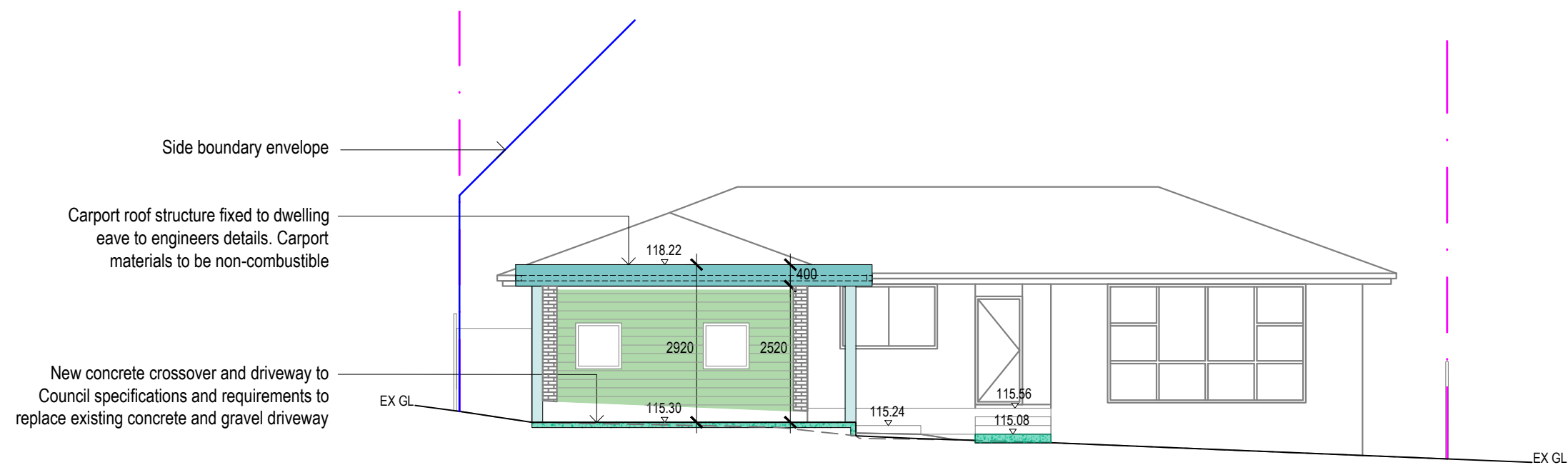
CLIENT: Ritika & Abhi Jhaver  
DRN: T.Browne (B.L.Arch)  
SCALE: 1:100@A1  
PROJECT NO: 232147

DRAWING TITLE:  
SECTION ELEVATIONS &  
SETOUT PLAN  
DRAWING NO:  
DA-03

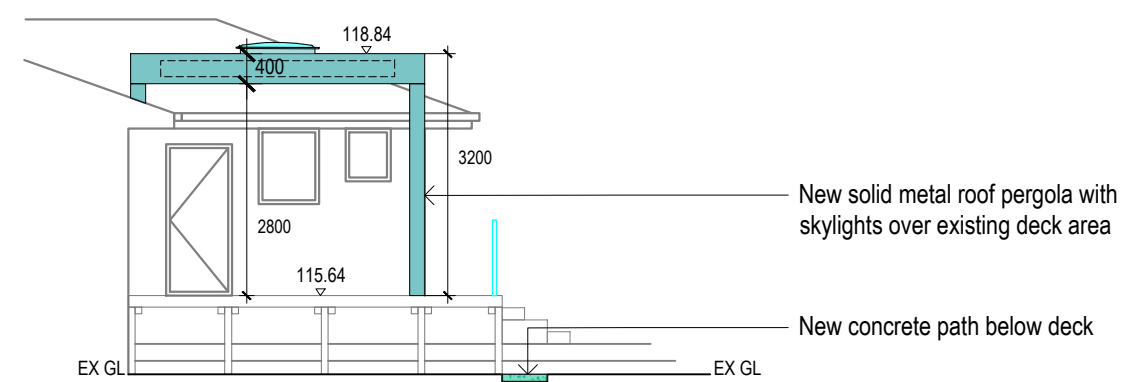
Rev: C



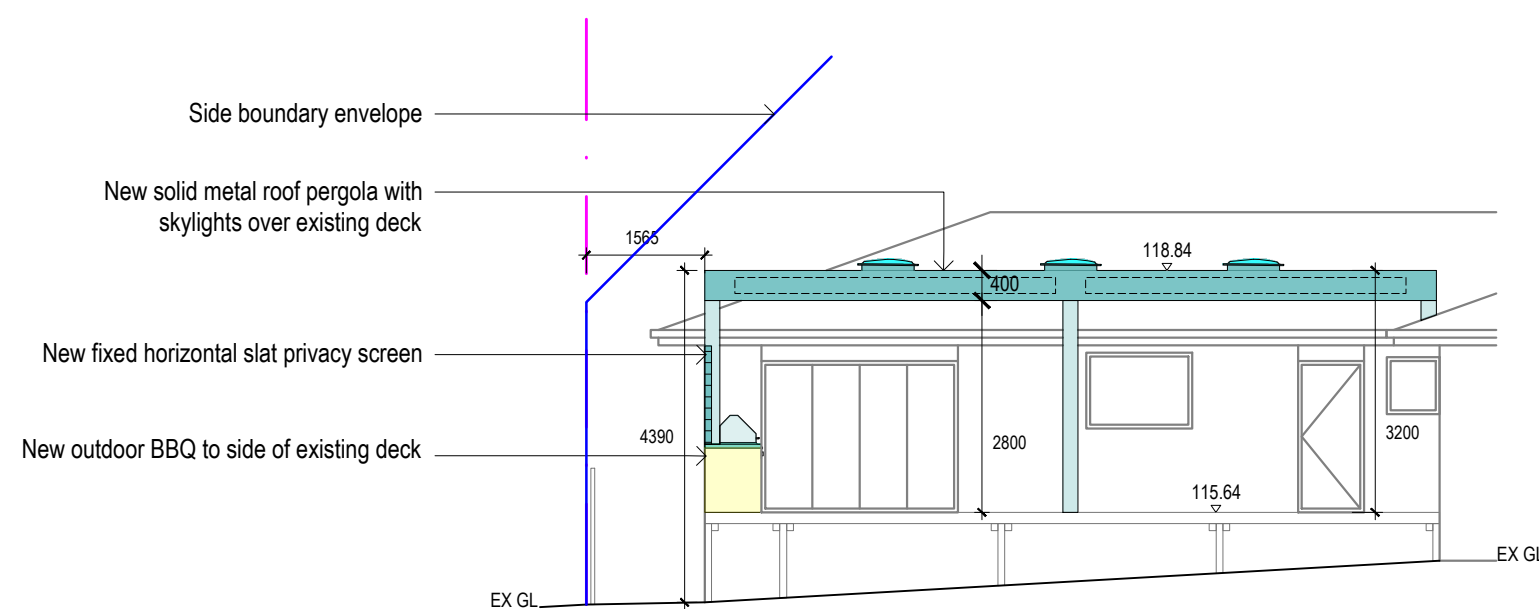
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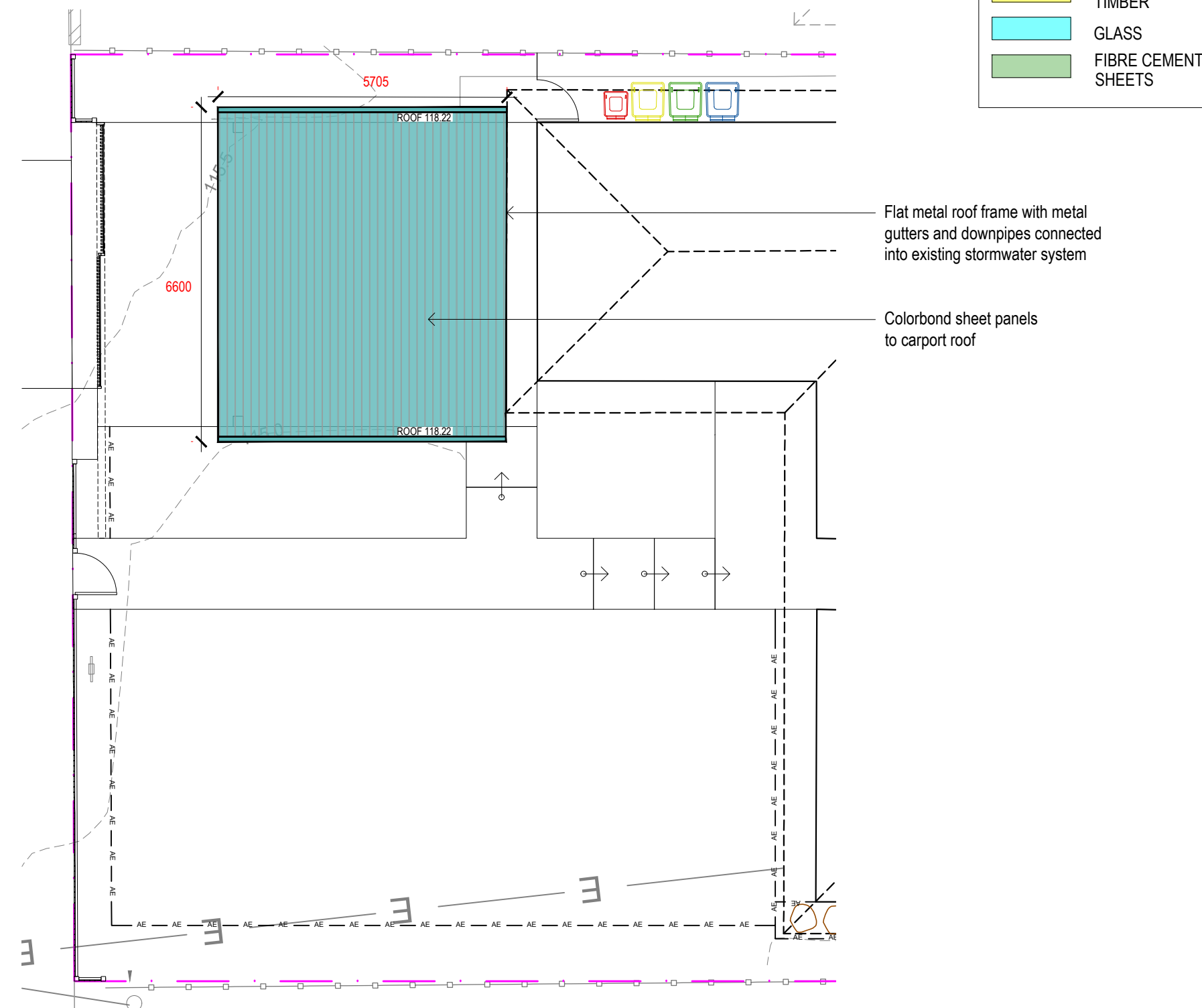
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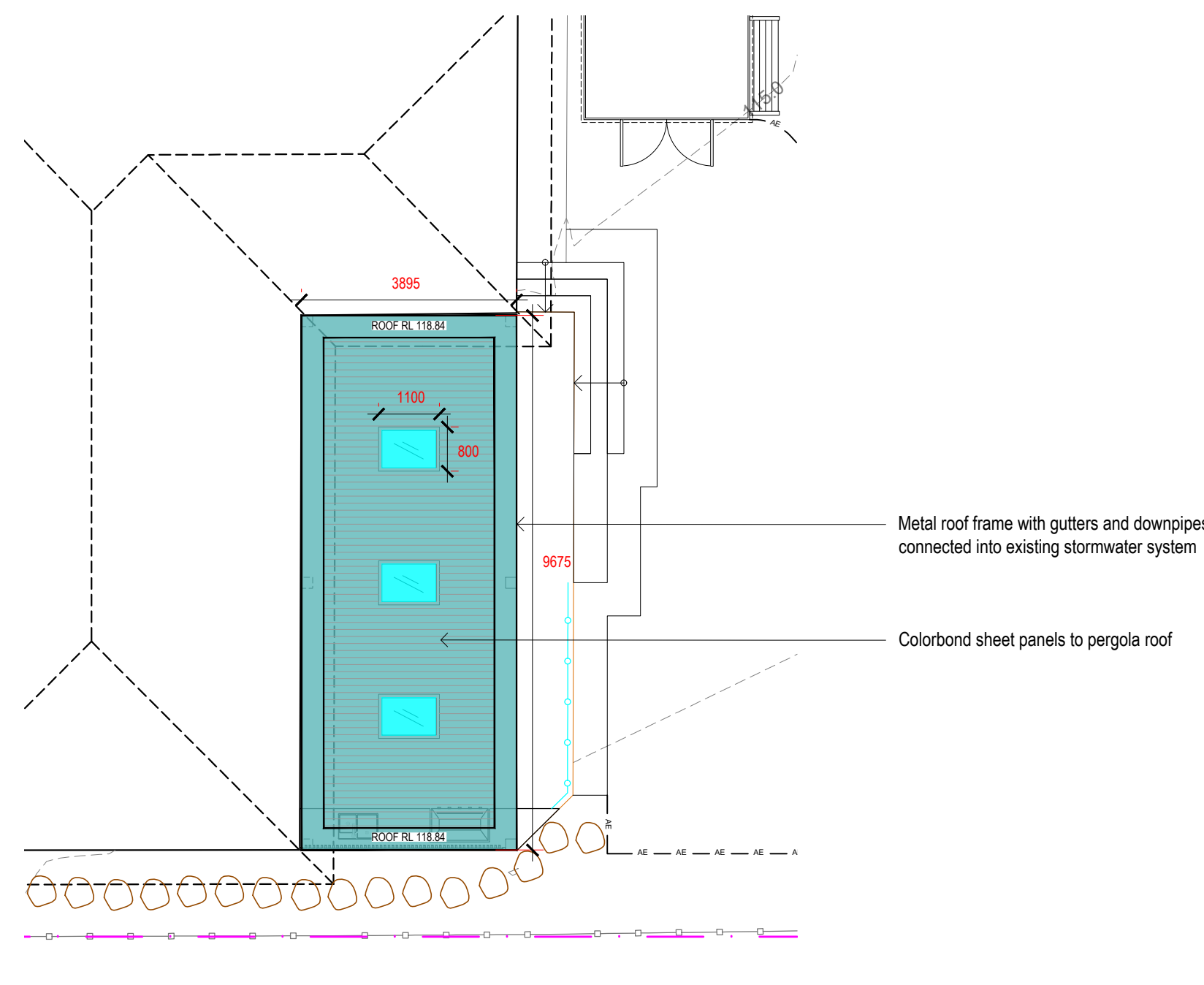
SECTION - II  
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SECTION - JJ  
SCALE 1:100



CARPORT ROOF PLAN  
SCALE 1:100



PERGOLA ROOF PLAN  
SCALE 1:100

| NEW WORKS COLOURS      |  |
|------------------------|--|
| BRICK                  |  |
| CONCRETE               |  |
| METAL                  |  |
| COMPOSITE<br>TIMBER    |  |
| GLASS                  |  |
| FIBRE CEMENT<br>SHEETS |  |

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- Dimensions designed over existing. All measurements are in millimetres.

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LANDSCAPE DESIGNS

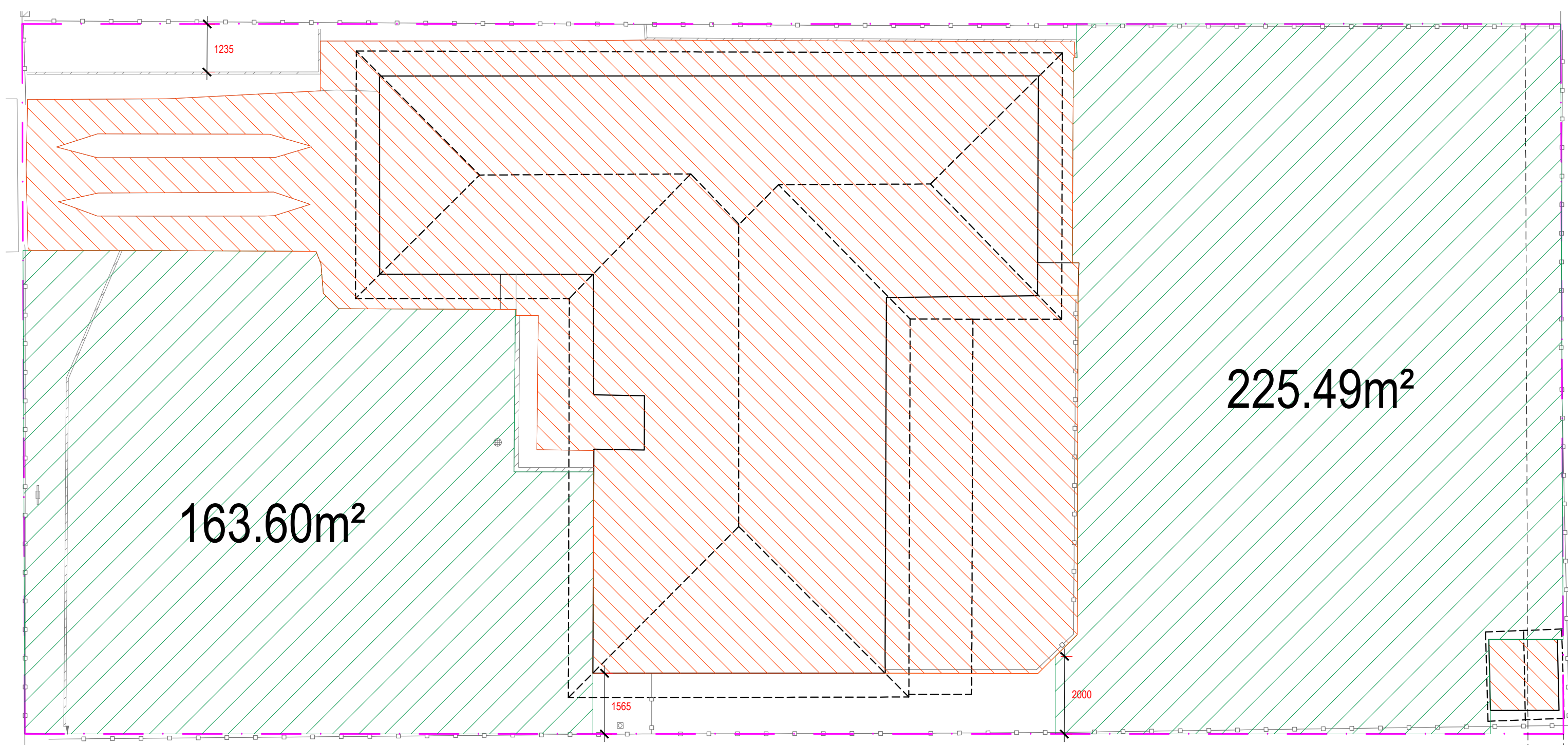
Space Landscape Designs Pty Ltd  
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Brookvale NSW 2100

PROJECT:  
Alterations & Additions  
SITE ADDRESS:  
4 Epping Drive,  
FRENCHS FOREST NSW 2086

CLIENT: Ritika & Abhi Jhaver  
DRN: T.Browne (B.L.Arch)  
SCALE: 1:100@A1  
PROJECT NO: 232147

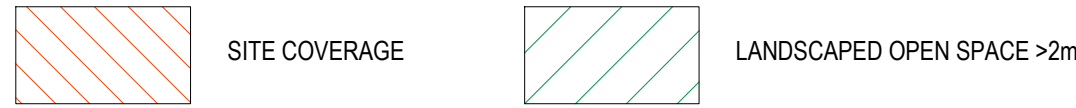
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SECTION ELEVATIONS &  
ROOF PLAN  
DRAWING NO:  
DA-04

Rev: C



EXISTING LANDSCAPE OPEN SPACE CALCULATIONS PLAN  
SCALE 1:100

SITE CALCUALTIONS KEY

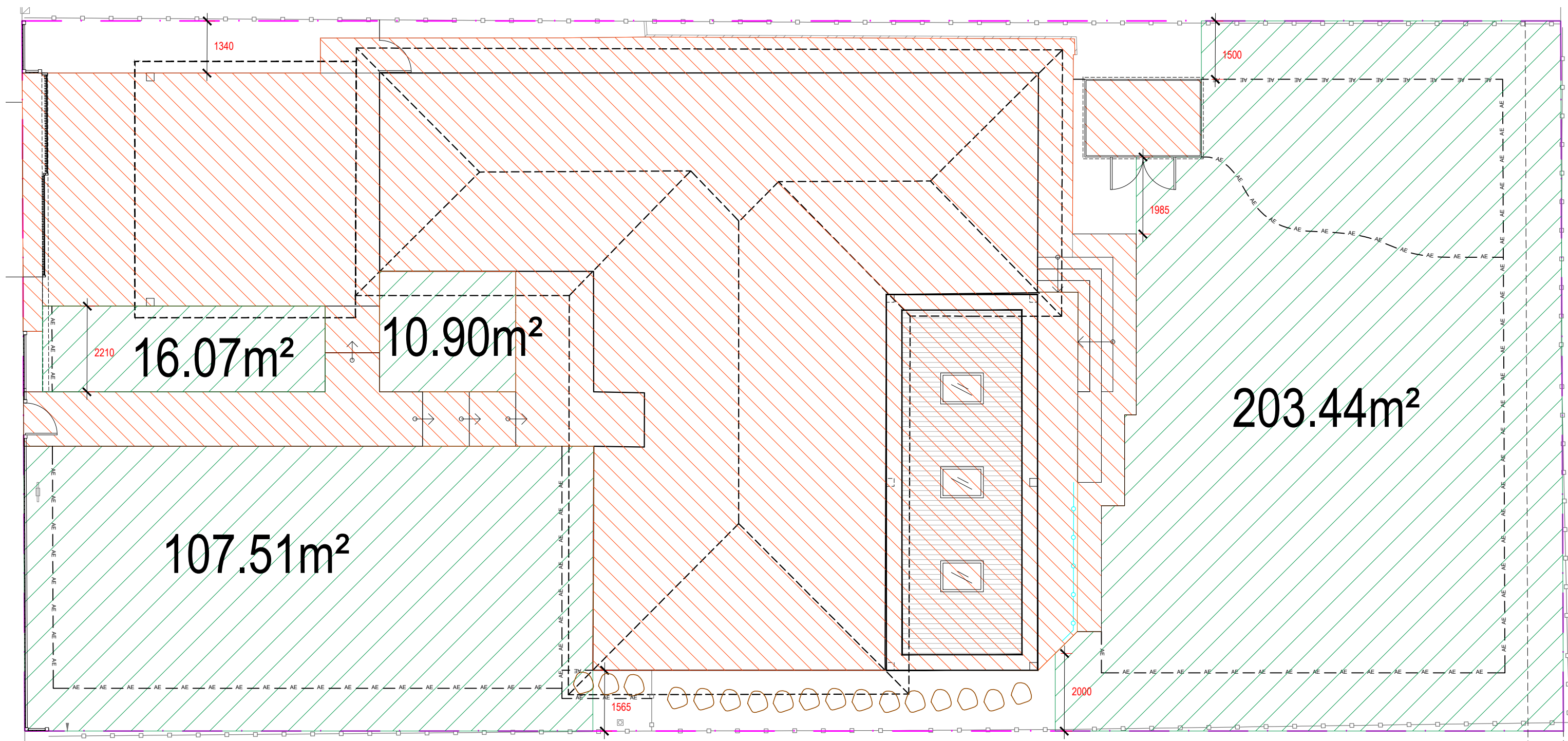


LANDSCAPE OPEN SPACE CALCULATIONS

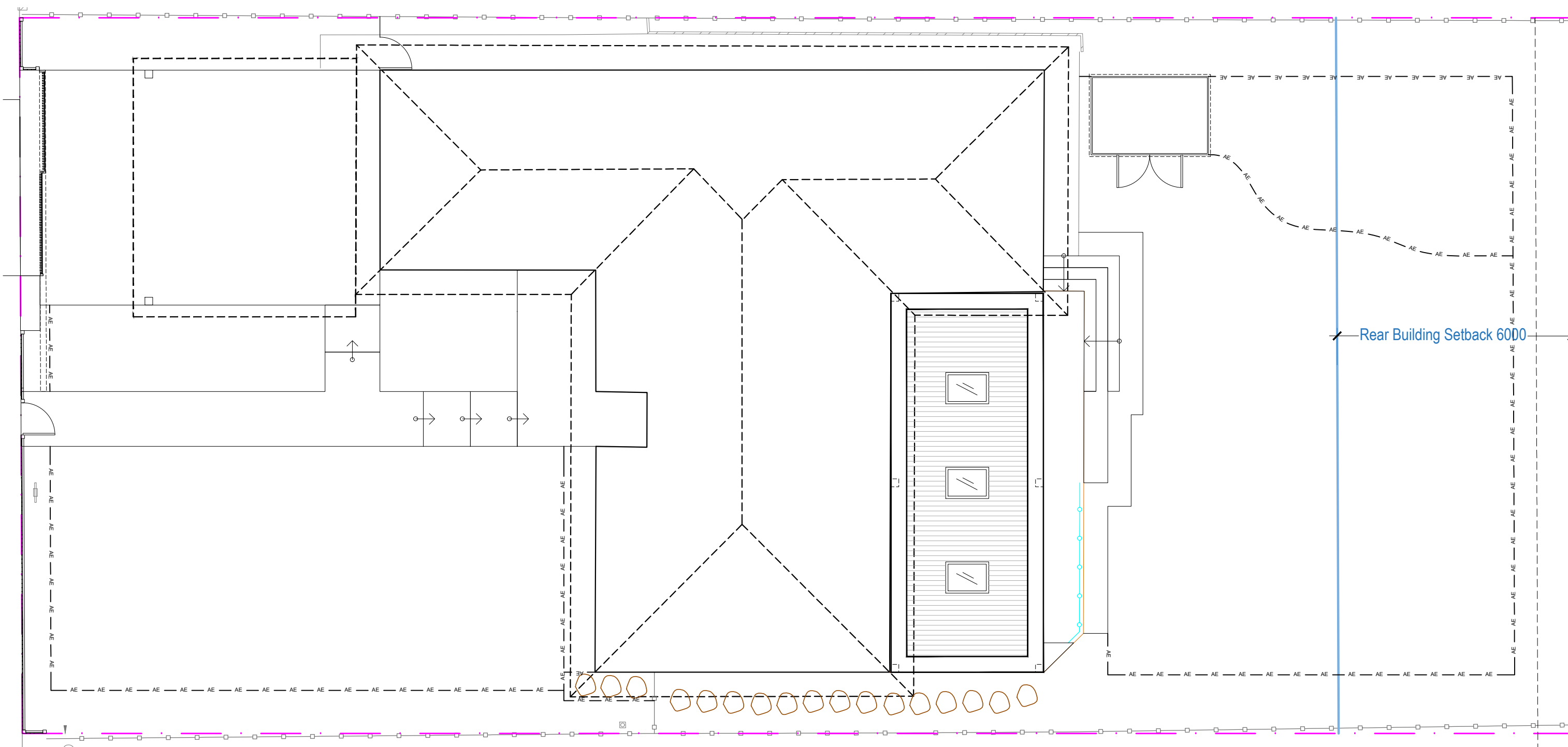
|                               |                              |
|-------------------------------|------------------------------|
| Site Area                     | 724.5m <sup>2</sup>          |
| Required Landscape Open Space | 289.80m <sup>2</sup> (40%)   |
| Existing Landscape Open Space | 389.09m <sup>2</sup> (53.7%) |
| Proposed Landscape Open Space | 337.92m <sup>2</sup> (46.6%) |

REAR BUILDING SETBACK CALCULATIONS

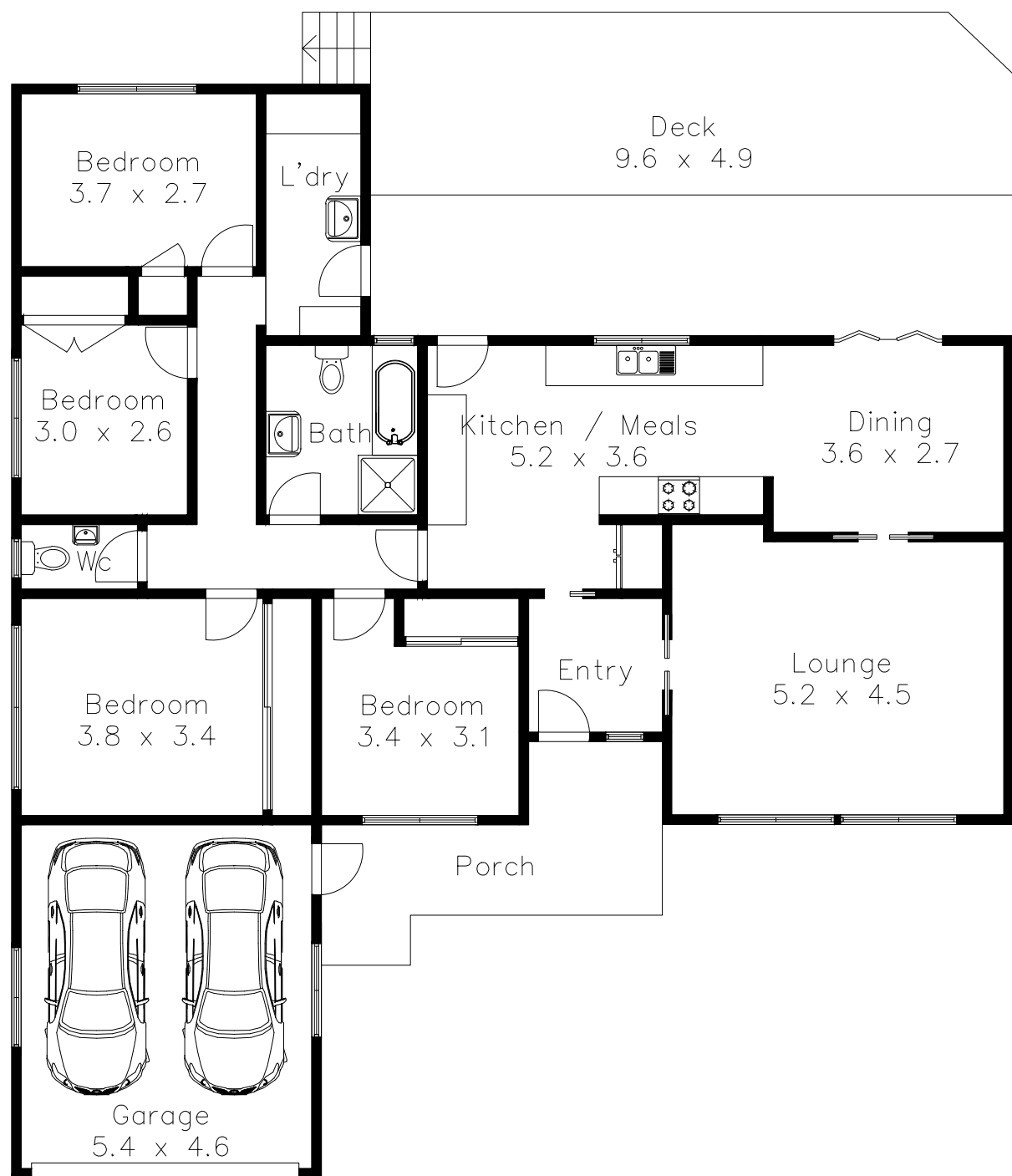
|                                     |                           |
|-------------------------------------|---------------------------|
| Rear Building Setback Area 6m       | 109.71m <sup>2</sup>      |
| Maximum Rear Building Setback Area  | 54.86m <sup>2</sup> (50%) |
| Proposed Rear Building Setback Area | 0m <sup>2</sup> (0%)      |



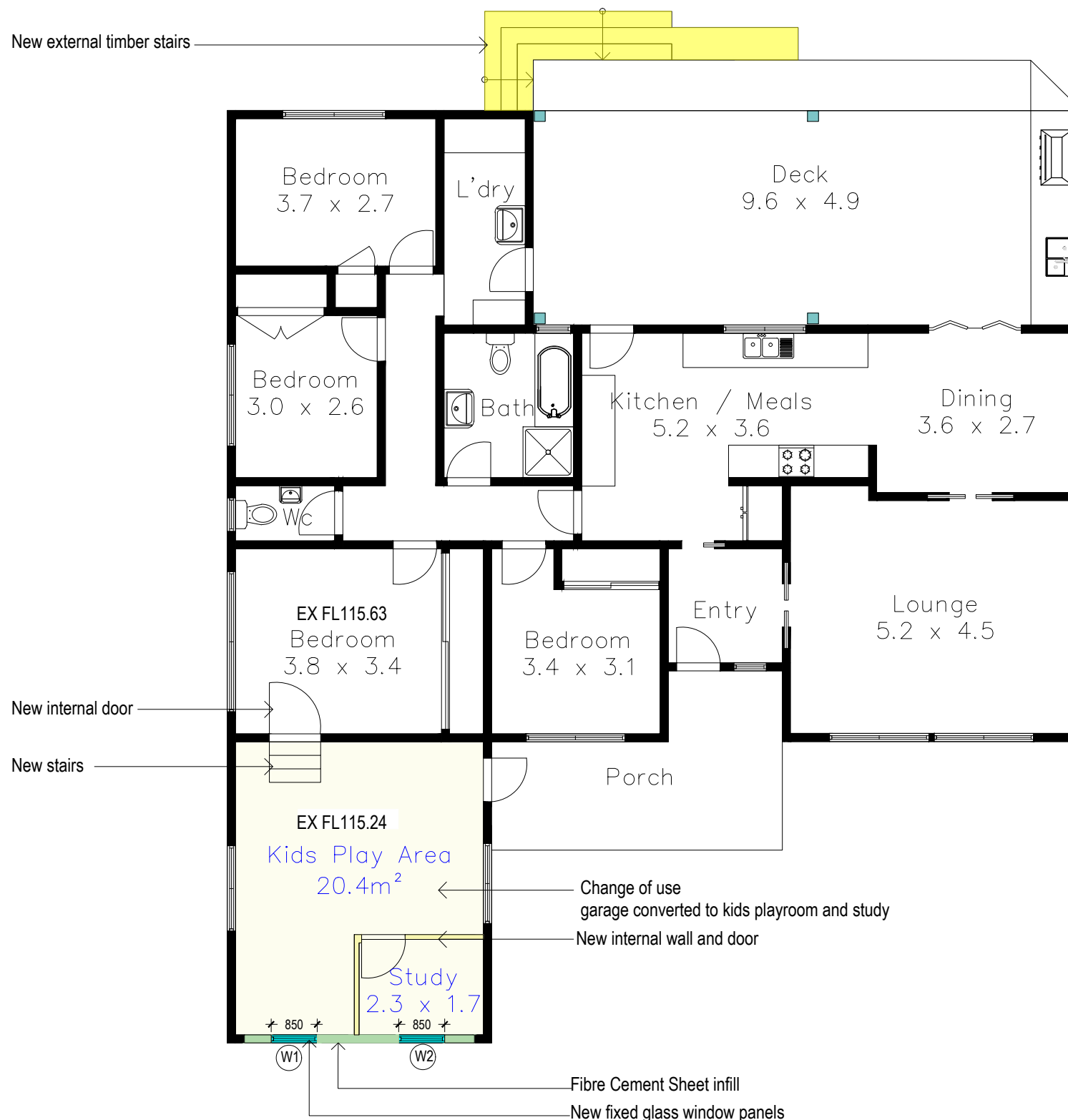
PROPOSED LANDSCAPE OPEN SPACE CALCULATIONS PLAN  
SCALE 1:100



REAR BUILDING SETBACK CALCULATIONS PLAN  
SCALE 1:100



EXISTING GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

**NOTES:**  
- Contractors to check and verify all dimensions and all levels on site prior to any works.  
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- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.  
- Dimensions recognised over scaling. All measurements are in millimetres.

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**SPACE**  
LANDSCAPE DESIGNS

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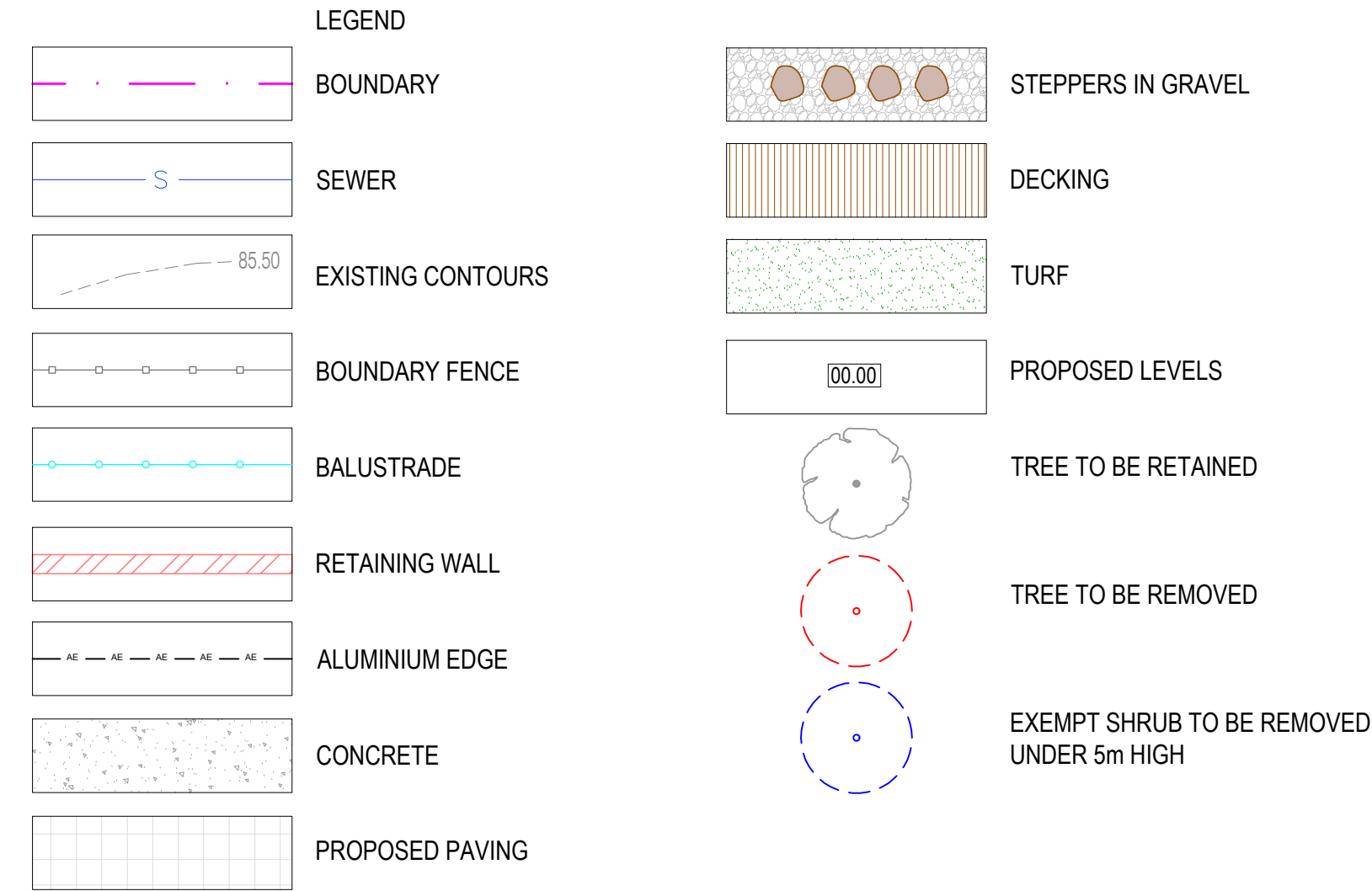
PROJECT:  
**Alterations & Additions**  
SITE ADDRESS:  
**4 Epping Drive,  
FRENCHS FOREST NSW 2086**

CLIENT: **Ritika & Abhi Jhaver**  
DRN: **T.Browne (B.L.Arch)**  
SCALE: **1:100@A3**  
PROJECT NO: **232147**



DRAWING TITLE:  
**FLOOR PLANS**  
DRAWING No:  
**DA-07**

Rev: **C**



**LANDSCAPE SPECIFICATION NOTES**  
**SITE PREPARATION**  
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

**WORKMANSHIP AND MATERIAL QUALITY**  
Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes. Any work or materials, which, in the opinion of the Site Manager do not meet appropriate industry standards should be rejected. Where works are adjacent to existing works, make proper junctions between new and existing works and make good any damage caused to adjoining existing and retained works.

**ELIMINATE WEEDS**  
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

**IMPORTED TOPSOIL**  
All construction must comply with AS 4419:2018 Soils for Landscaping and Garden Use. Spread the topsoil on the prepared subsoil and grade evenly, making allowances, if appropriate, for the following:  
- Required finished levels and contours after light compaction.  
- Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:  
- Finished to design levels, smooth and free from stones or lumps of soil. Graded to drain freely, without ponding, to catchment points. Grade evenly into adjoining ground surfaces ready for planting.

**PLANTING AREA**  
Remove weeds, rubbish, mulch and other debris. Do not disturb tree roots or services and if necessary cultivate these areas by hand. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowance to permit the required finished levels and contours after a light compaction. Spread topsoil to the typical depth of 300mm. Feather edges into adjoining undisturbed ground.

**PLANT STOCK**  
Plant stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.  
Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, <= 20%. Stock selection should also be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

**TREE DELIVERY**  
Carefully load, transport and unload, at the nominated site, the specified trees. All trees are to be delivered in such a way to prevent in transit wind damage. All trees shall be watered prior to loading for delivery. Plants shall not be contained within delivery vehicles for a period longer than 24hrs. Trees shall be carefully unloaded using methods appropriate to the size and weight of the trees. Damage to trees sustained during transport or unloading will result in those plants being rejected. Plants shall conform to the requirements at the time of delivery to the planting site. Transportation shall be minimised during transport to prevent subsequent wilting or unseasonal defoliation. Plants that have been allowed to wilt or dry out during transport shall be rejected, irrespective of any previous acceptance. The soil mass of the root ball shall be securely contained and supported during transport. Root balls that have been unreasonably fractured, deformed or slumped during transit or unloading should not be accepted.

**TREE PLACEMENT AND ALIGNMENT**  
When the tree pit is excavated and the hole is the correct size, place the rootball in its final position. Ensure the trees are centred and plumb and the top of the rootball level with the finished surface of the surrounding soil mix. Do not use the trunk of the tree as a lever in positioning or moving the tree in the planting hole. Position the tree at the set out distances as indicated in the details. Ensure trunks are set vertically and aligned with other new or existing trees. Orientate the trees trunk north where indicated by supplied markings where applicable.

**ROOT TRIMMING**  
All trees shall have the outer 10-25mm of the external root ball faces pruned or sliced away using secateurs or a sharp and clean spade. Avoid excessive disturbance to the remaining root ball during this trimming and discontinue if excessive root ball soil begins to fall away. Do not leave the root balls exposed for extended periods. Cover the root ball with moist hessian if backfilling cannot occur immediately.

**STAKING**  
Install 3 x 2100mm (H) x 50mm x 50mm hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

**BACKFILLING**  
Backfill with soil mix as specified in soil mixes and in accordance with the details and specification. Lightly compact the soil to ensure all voids around root balls are filled and that no air pockets are retained. Ensure that the backfill soil is not paced over the top of the potted root ball. The top of the root ball and plant stem must be kept level with the top of the backfill.

**FERTILISING**  
Fertiliser to be applied at time of planting. Slow release landscape fertiliser suitable for trees and shrubs, 9 to 12 months release time. Osmocote or approved equivalent applied according to manufacturers directions.

**COMPOSITE TIMBER STAIRS & BENCH SEAT**  
Supply and install composite timber stairs and bench seat to BCA requirements and to Australian Standards. All steps and bench seat to be non-combustible composite timber.

**ALUMINIUM GARDEN EDGING**  
Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into preunched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

**MULCHING**  
All landscaping must comply with AS 4454:2012 Compost, soil conditioners and mulches. All planting areas to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

**TURFING**  
New turf: Sir Walter Softleaf Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

**WATERING**  
Water in immediately after plant installation & allow for soil settlement. Watering program: Minimum 3 complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

**PAVERS ON SLAB**  
Pavers to be laid over a suitably constructed reinforced concrete base to engineer specifications. Provide movement joints over any expansion joints in the substrate, changes in background substrate or at a maximum of 5m intervals when in large areas. Joints shall go through the paver and mortar bed to the substrate. Seal all movement joints with a high quality flexible sealant.  
Mortar bedding: Use clean washed sand and cement at a ratio of 3 parts sand to 1 part cement thoroughly mixed screeded accurate to fall to a depth of approximately 25mm just the surface of the mortar liberally with dry neat cement allowing the moisture from the mortar to wet the neat cement. Do not spread more mortar than can be covered by the paving before it commences to set.  
Adhesive Bedding: use a good quality flexible adhesive such as Readyfix Elasta Grip, mix according to the instructions, notch the adhesive out with a 12mm x 12mm notch trowel (do not spread more adhesive than be covered before it commences to skin over) approximately 1m2 at a time.  
Place the pavers in the required pattern, taking care to keep the lines straight by checking each row with a string line and fitting the cut pieces as you go, until the area is paved. Ensure any excess cement, mortar or dust from cutting is removed from the surface of the paver before it commences to set. Grouting can commence after 24 hours. Pavers to comply with slip resistance AS 4586:2013.

**STEPPING STONES**  
Install each stepping stone on a 75mm thick mortar bed and space according to plan. Stones to finish 10mm above adjacent surface. Fill gaps as specified.

**STAIRS AND BALUSTRADES**  
The stairs, balustrades and handrail are to comply with Part 3.9.1 and Part 3.9.2 of the BCA.

**ESTABLISHMENT MAINTENANCE**  
The Contractor shall monitor and maintain all planting and associated landscaping works for the duration of the maintenance period. This shall generally include lawn mowing, watering, failed plant replacements, pest and disease control, weed control and monitoring. Maintenance to be carried out to all areas where new planting is installed. Weeding shall extend around and in between individual plants and up to paths, kerms or other defining edges. Carry out all maintenance activities for all new garden and lawn areas as required to ensure the plants and turf become established within the maintenance period and are kept in a healthy and tidy state in accordance with best horticultural practices.

