

19 ASHMEAD AVENUE, REVESBY, 2212
 LOT 89 /DP35604

DEMOLISH EXISTING DWELLING & CONSTRUCTION OF A 2 STOREY DWELLING & POOL

Thermal notes for 19 Ashmead Ave.

| | | | | |
|--|--|--|----------------------------------|---|
| Conditioned Area | 280.7 | Unconditioned Area | 24.8 | |
| Max. Heating Load is (MJ/m ²) | 40 | Actual Heating Load | 38.8 | |
| Max. Cooling Load is (MJ/m ²) | 26 | Actual Cooling Load | 25.8 | |
| | | | Star Rating | 5.1 |
| Thermal Performance Assessment Based on the Following Requirements | | | | |
| Floor Types | Concrete slab on ground | with | No insulation required | |
| | Suspended timber | with | R2.5 bulk insulation | |
| Floor Coverings | Tiles | Living & Wet Areas | Timber | Living |
| | Carpet | Bedrooms | Concrete | Garage |
| External Walls | Brick veneer | with | Sarking and R2.5 bulk insulation | Colour Medium |
| | Timber framed Polystyrene clad | with | Sarking and R2.5 bulk insulation | Colour Medium |
| Internal Walls | Plasterboard | with | R2.5 bulk insulation | |
| Ceiling (floor over) | Timber above plasterboard | with | Nil | |
| Ceilings (roof over) | Timber above plasterboard | with | R4.1 bulk insulation | |
| Roof | Metal | 6 degrees | with | R1.3 roof blanket |
| | Tiles | 22.5 degrees | with | Sarking |
| Windows and Doors | AF double glazed argon filled LowE | Fixed Windows | DOW-023-01 | U-Value 4.80 or less SHGC 0.51 +/- 5% |
| | to all windows and glazed doors unless noted otherwise | Awning Windows | DOW-021-05 | U-Value 4.80 or less SHGC 0.51 +/- 5% |
| | | Sliding Doors | DOW-025-01 | U-Value 4.80 or less SHGC 0.51 +/- 5% |
| | | Hinged Doors | ATB-005-03 | U-Value 4.80 or less SHGC 0.51 +/- 5% |
| | | Group A windows are Awning, Bifold, Casement or Tilt n' turn | | Group A doors are Bifold, Entry, French or Hinged |
| Group B windows are Double hung, Fixed, Louvre or Sliding | | Group B doors are Sliding or Stacker | | |
| AF = Aluminium Framed TB = Thermally Broken Aluminium Framed TF = Timber Framed | | | | |
| <p><i>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</i></p> <p><i>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</i></p> <p><i>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</i></p> <p><i>If there is a discrepancy between this document and the NatHERS Certificate, then the NatHERS Certificate shall take precedence</i></p> | | | | |

Notes

W1 requires as pull down blind/awning



CONCEPT STREET VIEW



CONCEPT REAR VIEW

Sheet List Table

| Number | Sheet Title |
|--------|--------------------------------|
| A101 | COVER SHEET AND NOTES |
| A102 | SITE PLAN AND COMPLIANCE TABLE |
| A103 | PROPOSED GROUND FLOOR PLAN |
| A104 | PROPOSED FIRST FLOOR PLAN |
| A105 | ELEVATIONS (1) |
| A106 | ELEVATIONS (2) |
| A107 | SECTIONS |
| A110 | SCHEDULES |
| A111 | NOTIFICATION PLAN |
| A201 | SITE ANALYSIS PLAN |
| A202 | DRAINAGE CONCEPT PLAN |
| A203-B | SHADOW DIAGRAMS |
| A203-A | SHADOW DIAGRAMS |
| A204 | ROOF PLAN |
| A205 | CONSTRUCTION MANAGEMENT PLAN |
| A206 | LANDSCAPING CONCEPT PLAN |
| A207 | CONCRETE LAYOUT |

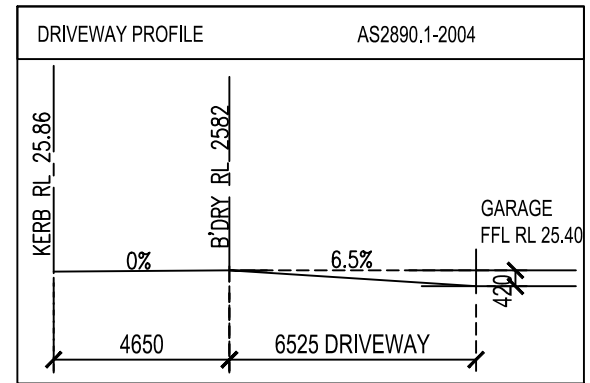
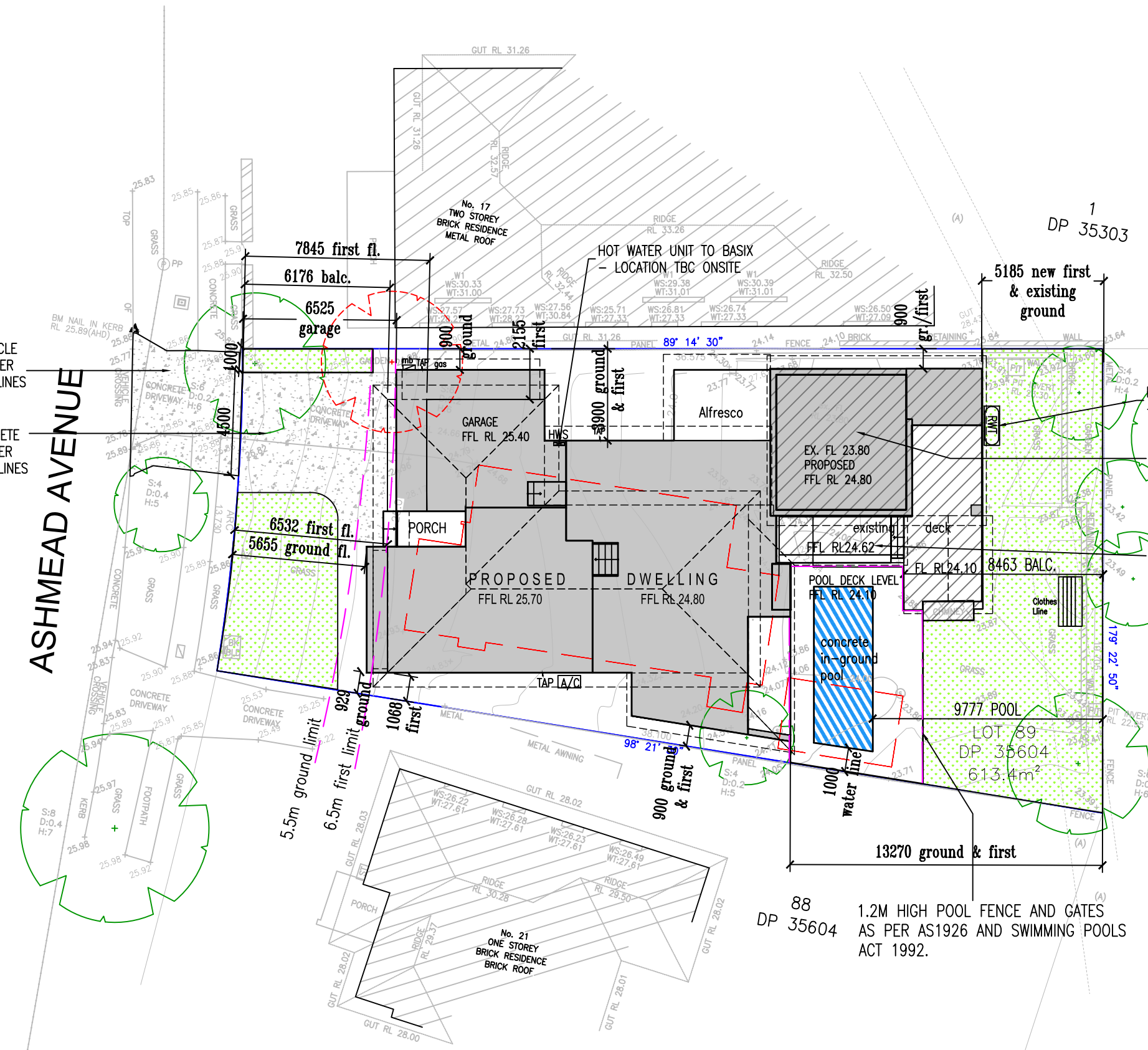
SPECIFICATIONS OF BUILDING WORKS (SUMMARY):

REFER DETAILED SPECIFICATIONS ATTACHED TO CC PLANS

- EARTHWORKS AND EXCAVATIONS: AS3798. OR AS/NZS3500.
- TERMITE MANAGEMENT SYSTEM: NCC VOL. 2 PART 3.1.3
- DRAINAGE WORK SHALL COMPLY WITH PART 3.1.2 OF NCC VOL.2 AND AS3500.
- FOOTINGS AND SLABS: AS PER BCA VOL.2 PART 3.2.5.
- CONCRETE /STRUCTURAL CONCRETE : VOL. 2 PART 3.2.3 AND AS3600,
- BRICK AND BLOCKWORK: AS3700 OR AS4773
- SUBFLOOR VENTILATION: IN ACCORDANCE WITH VOL. 2 PART 3.4.1
- TIMBER FRAMING: NCC VOL. 2 PART 3.4.3 TO COMPLY WITH AS1684.
- STEEL CONSTRUCTION, NCC VOL.2 PART 3.4.2, AND NCC VOL.2 PART 3.4.4
- WALL AND FLOOR TILES: AS3958 PARTS 1 AND 2.
- ROOFING - NCC VOL. 2 PART 3.5.1,
- CONCRETE TILES: AS2049, AS4046 AND AS2050
- FIXING ROOF TILES: NCC VOL. 2, FIG. 3.5.1.1
- WALL CLADDING TO COMPLY WITH PART 3.5.3 OF NCC 2016 VOL. 2
- EAVE AND SOFFIT LININGS TO COMPLY WITH NCC VOL. 2 PART 3.5.3.5
- GLAZING: NCC VOL. 2 PART 3.6
- SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
- HEATING APPLIANCES NCC VOL 2 PART 3.7.3
- BUSHFIRE PRONE AREAS NCC VOL. 2 PART 3.7.4.
- WET AREAS: NCC VOL. 2 PART 3.8.1
- LIGHTING; NCC VOL. 2 PART 3.8.4.2
- ROOM VENTILATION: PART 3.8.5.2
- PROTECTION OF OPENABLE WINDOWS: (AGAINST FALLING) NCC VOL.2 PART 3.9.2.5
- STAIRS, HANDRAILS AND BALUSTRADES: NCC VOL. 2 PARTS 3.9.1 AND 3.9.2
- SLIP RESISTANCE: TO COMPLY WITH PART 3.9.1.4, AS4586 AND HB198.
- ENERGY EFFICIENCY : NCC VOL. 2 PART 3.12
- EXTERNAL GLAZING: NCC VOL. 2 PART 3.12.2
- HOT WATER SERVICE: AS3500.4
- GAS INSTALLATIONS: 'GAS SAFETY REGULATIONS AND ACT' AND AS5601.

CONCRETE VEHICLE CROSSING AS PER COUNCIL GUIDELINES
 COLOUR CONCRETE DRIVEWAY AS PER COUNCIL GUIDELINES

ASHMEAD AVENUE



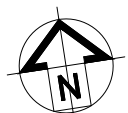
LEGEND

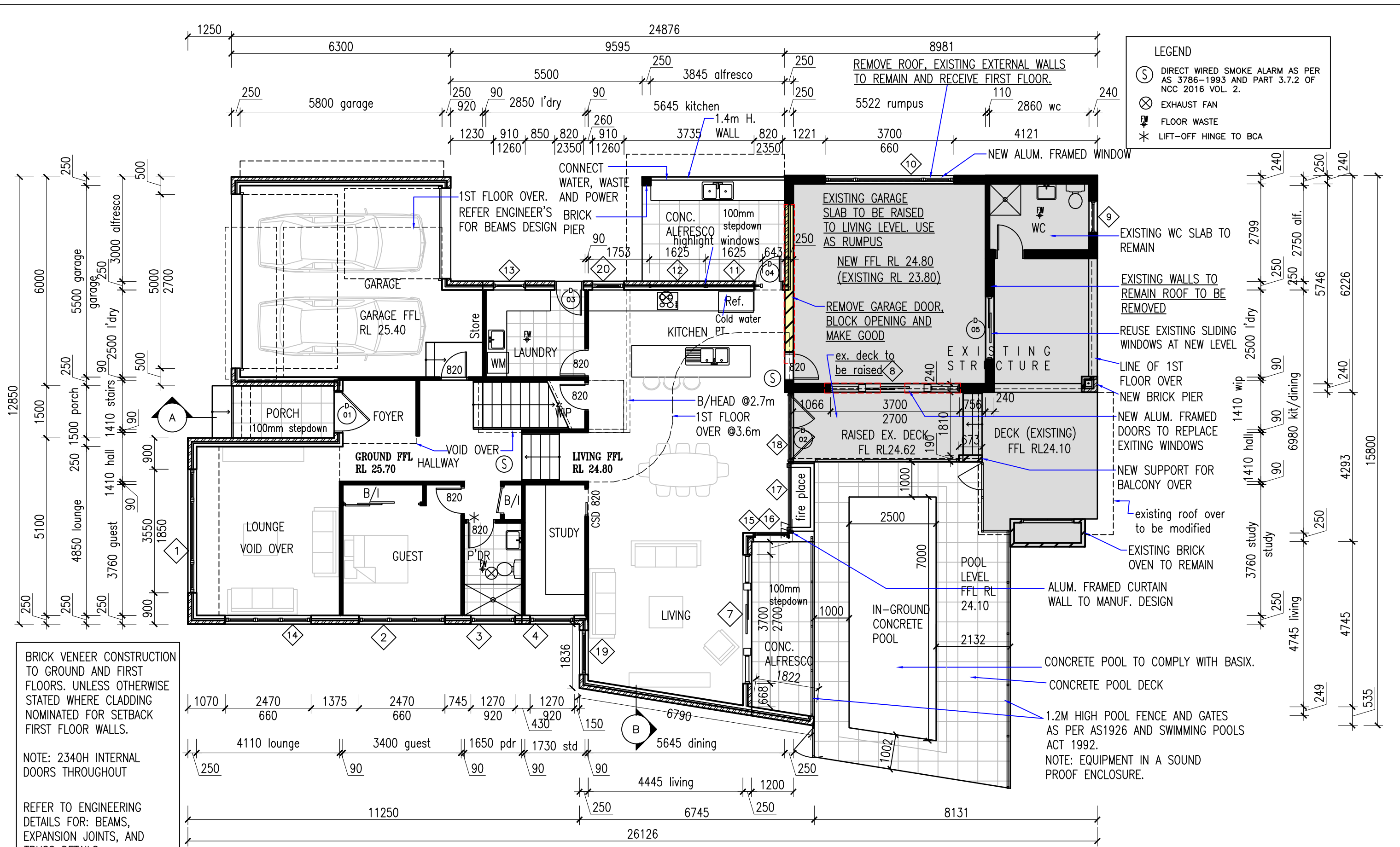
- EXISTING STRUCTURE TO REMAIN
- DEMOLISH
- PROPOSED DWELLING
- PROPOSED DRIVEWAY
- PROPOSED LANDSCAPING
- TREES TO BE REMOVED

AREA SCHEDULE
 Bankstown local environmental plan 2015 and the Bankstown development control plan 2015

| Site Area: | 613.4 | | | |
|---|---|---|---------------------------|-----|
| ZONE R2 LOW DENSTY RESIDENTIAL | Provided | Control | Compliance | |
| Ground Floor area -excluding garage | 173.2 | | | |
| First Floor area - excluding voids and balconies | 133.8 | | | |
| Double Garage | 35 | | | |
| Gross dwelling floor area excl. Garages and voids - sqm | 307 | | | |
| Floor space ratio (FSR) - | | 0.50 :1 | 0.50 :1 | YES |
| front porch | 4.6sqm | | | |
| front balcony | 6.5sqm | | | |
| rear balcony | 9.5sqm | | | |
| Side alfresco area | 12.3sqm | | | |
| rear deck areas | 75sqm | | | |
| pool incl. coping | 23sqm | | | |
| Building height | 9m max. | 9m max. | | YES |
| Front setback | 5.655m ground - 6.532m first | 5.5m min. to ground level and 6.5m to first floor | | YES |
| side setback | 0.9m minimum for wall heights up to 7m. | 0.9m minimum for wall heights up to 7m | | YES |
| Landscaping | 159 sqm | | | |
| Landscaping forward building line | 42 sqm (of 90sqm front setback) (46%) | 46% | 45% Min. of front setback | YES |

1 SITE PLAN AND COMPLIANCE TABLE
 1:200





LEGEND

- ⊙ DIRECT WIRED SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
- ⊗ EXHAUST FAN
- ⬇ FLOOR WASTE
- * LIFT-OFF HINGE TO BCA

BRICK VENEER CONSTRUCTION TO GROUND AND FIRST FLOORS. UNLESS OTHERWISE STATED WHERE CLADDING NOMINATED FOR SETBACK FIRST FLOOR WALLS.

NOTE: 2340H INTERNAL DOORS THROUGHOUT

REFER TO ENGINEERING DETAILS FOR: BEAMS, EXPANSION JOINTS, AND TRUSS DETAILS.
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.

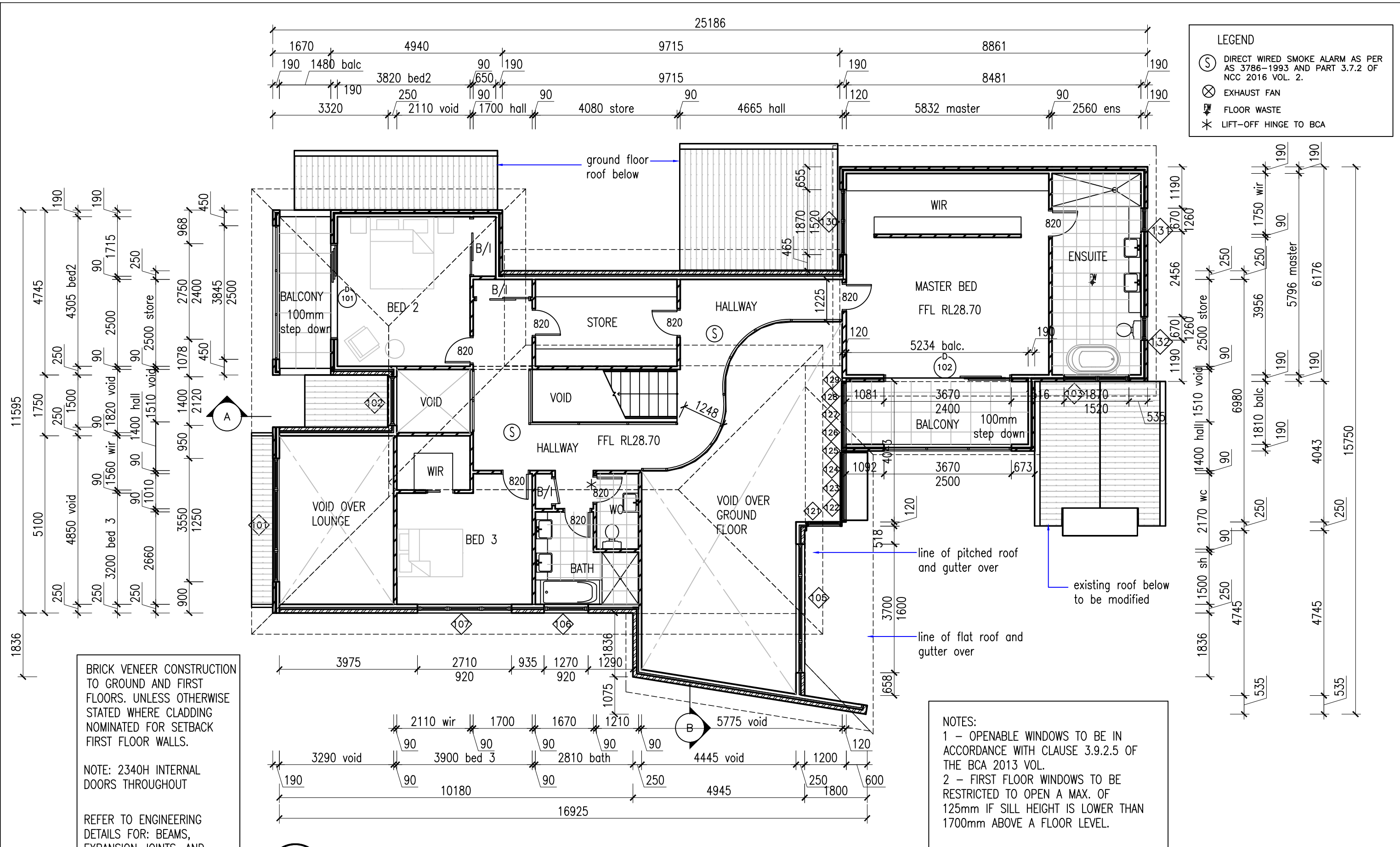
1 GROUND FLOOR PLAN
1:100

HousePlan | Design and Drafting
m: +61 404013693
houseplandrafting.com.au
info@houseplandrafting.com.au
Building Designers Australia (member)



Address: 19 ASHMEAD AVENUE, REVESBY, 2212
LOT 89 /DP35604
Project: DEMOLISH EXISTING DWELLING & CONSTRUCTION OF A 2 STOREY DWELLING & POOL

| | | | |
|---|---------------|--------|----------|
| Drawing Title: PROPOSED GROUND FLOOR PLAN | | | |
| Date | Scale | Drw no | Revision |
| 04/06/2019 | AS NOTED @ A3 | A103 | A |



LEGEND

- ⊙ DIRECT WIRED SMOKE ALARM AS PER AS 3786-1993 AND PART 3.7.2 OF NCC 2016 VOL. 2.
- ⊗ EXHAUST FAN
- ⚡ FLOOR WASTE
- * LIFT-OFF HINGE TO BCA

BRICK VENEER CONSTRUCTION TO GROUND AND FIRST FLOORS. UNLESS OTHERWISE STATED WHERE CLADDING NOMINATED FOR SETBACK FIRST FLOOR WALLS.

NOTE: 2340H INTERNAL DOORS THROUGHOUT

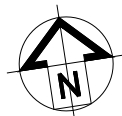
REFER TO ENGINEERING DETAILS FOR: BEAMS, EXPANSION JOINTS, AND TRUSS DETAILS. REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.

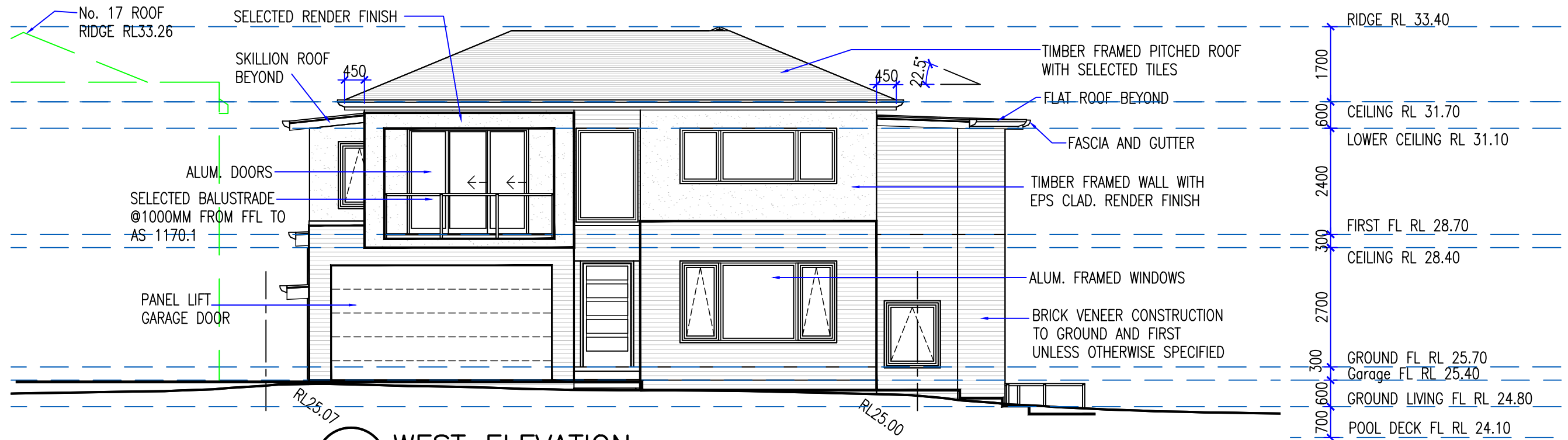
NOTES:

1 - OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL.

2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

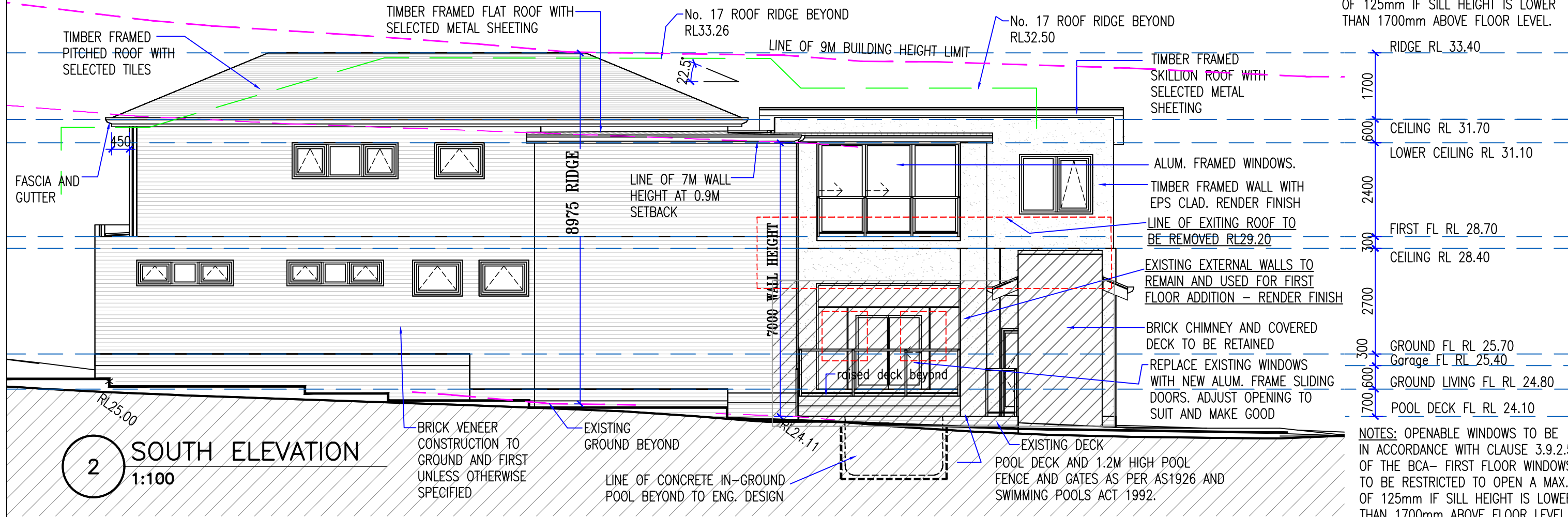
1 FIRST FLOOR PLAN
1:100





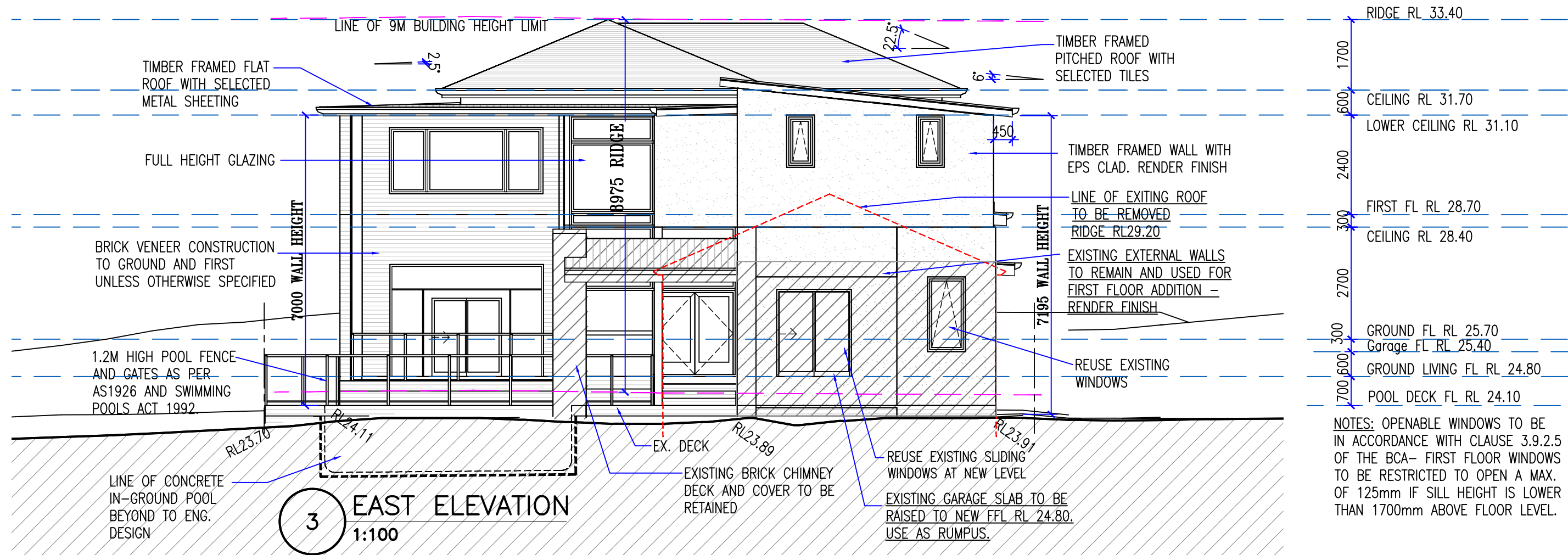
1 WEST ELEVATION
1:100

NOTES: OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE FLOOR LEVEL.

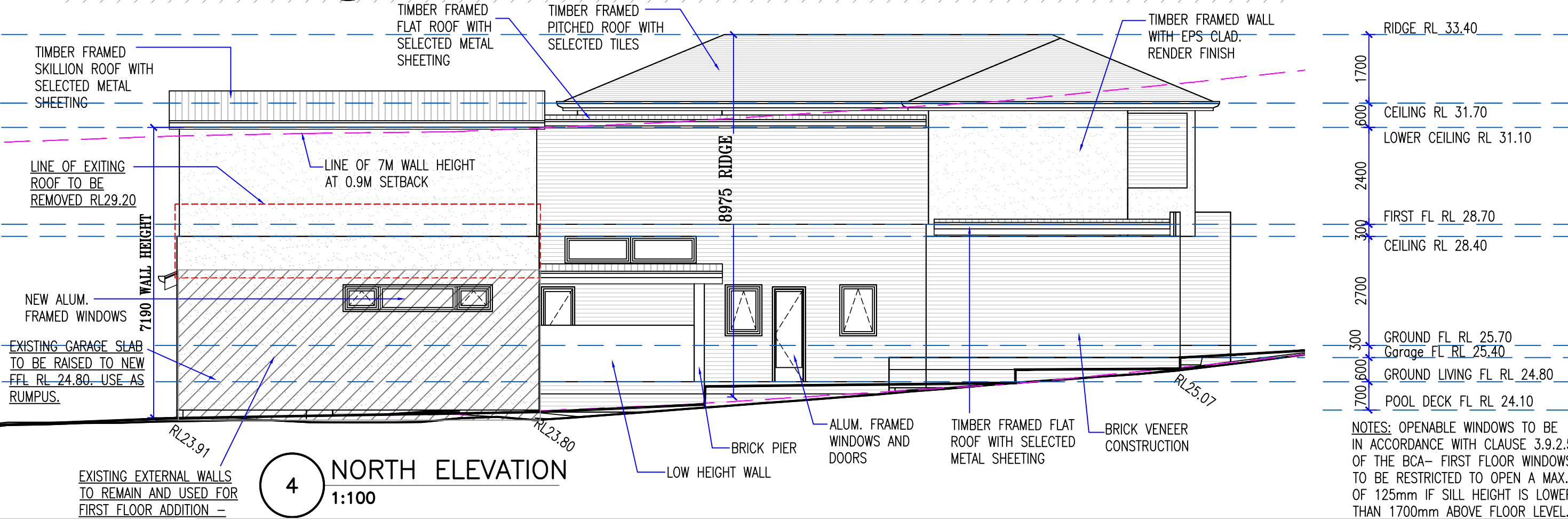


2 SOUTH ELEVATION
1:100

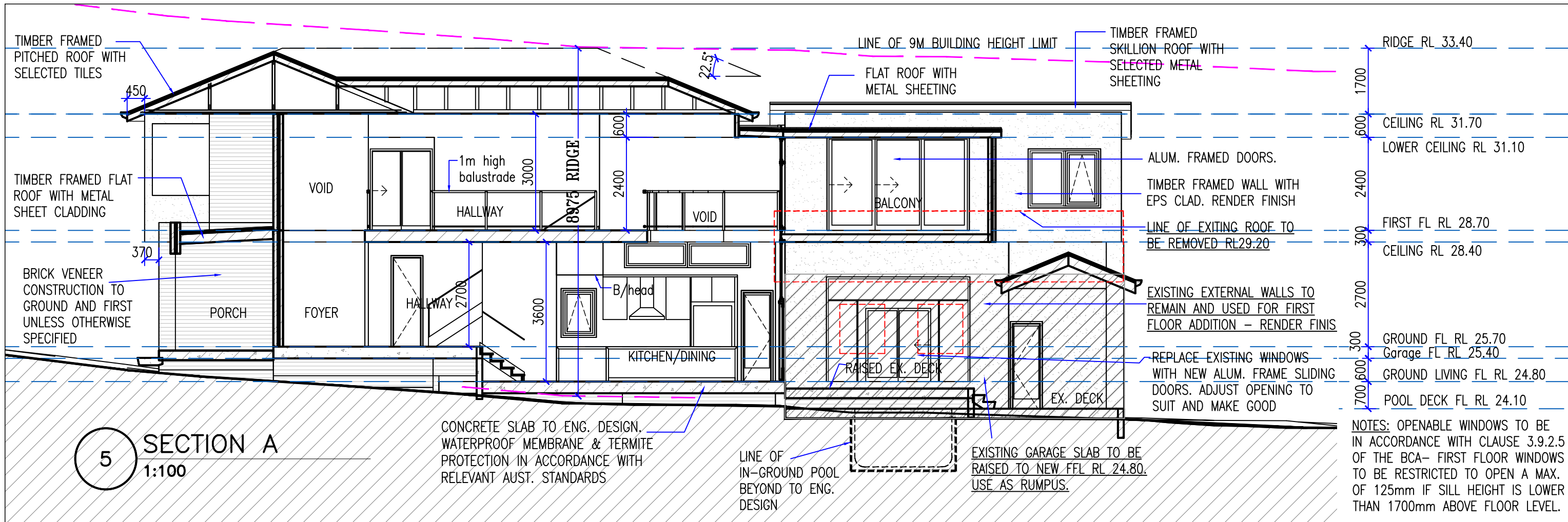
NOTES: OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE FLOOR LEVEL.



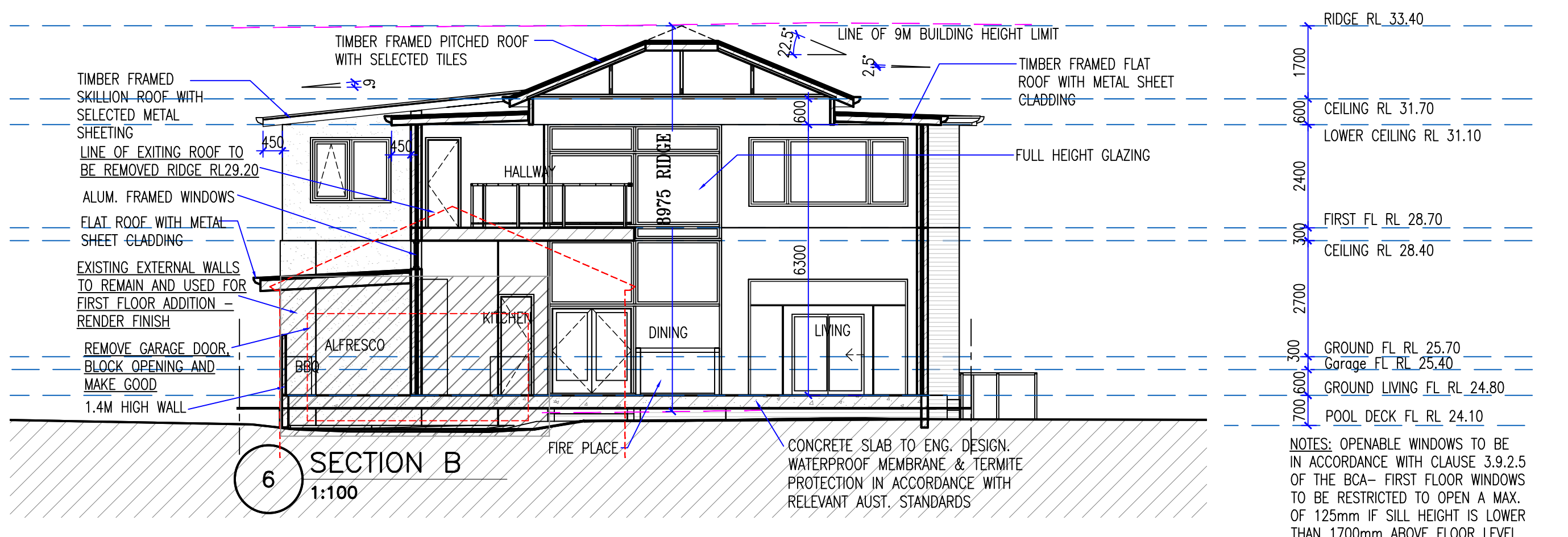
3 EAST ELEVATION
1:100



4 NORTH ELEVATION
1:100



5 SECTION A
1:100



6 SECTION B
1:100

GROUND FLOOR

WINDOW SCHEDULE

| No. | SIZE | | Head | Sill | Style | AREA |
|-----|------|------|------|------|------------------------------|-------|
| | WD | HGT | | | | |
| 1 | 3550 | 1850 | 2400 | 550 | 2AWNING- 1FIX | 6.568 |
| 2 | 2470 | 660 | 2400 | 1740 | 2AWNING- 1FIX | 1.606 |
| 3 | 1270 | 920 | 2400 | 1480 | AWNING- single | 1.143 |
| 4 | 1270 | 920 | 2400 | 1480 | AWNING- single | 1.143 |
| 7 | 3700 | 2700 | 2700 | 0 | Sliding - side and top fixed | 9.99 |
| 8 | 3700 | 2700 | 2700 | 0 | Sliding - side and top fixed | 9.99 |
| 9 | 910 | 1800 | 2400 | 600 | Awning | 1.638 |
| 10 | 3700 | 660 | 2400 | 1740 | 2AWNING- 1FIX | 2.405 |
| 11 | 1625 | 660 | 3600 | 2940 | HIGHLIGHT | 1.056 |
| 12 | 1625 | 660 | 3600 | 2940 | HIGHLIGHT | 1.056 |
| 13 | 910 | 1260 | 2400 | 1140 | Awning | 1.138 |
| 14 | 2470 | 660 | 2400 | 1740 | 2AWNING- 1FIX | 1.606 |
| 15 | 920 | 2025 | 1175 | -850 | curtain wall fixed glazing | 1.886 |
| 16 | 920 | 1475 | 2700 | 1225 | curtain wall fixed glazing | 1.38 |
| 17 | 1947 | 1475 | 2700 | 1225 | curtain wall fixed glazing | 2.921 |
| 18 | 1947 | 1475 | 2700 | 1225 | curtain wall fixed glazing | 2.921 |
| 19 | 1270 | 1520 | 2400 | 880 | AWNING- single | 1.905 |
| 20 | 910 | 1260 | 2400 | 1140 | AWNING- single | 1.138 |

DOOR SCHEDULE

| No. | SIZE | | Style | Area |
|-----|------|------|--------------------------------------|-------|
| | WD | HGT | | |
| 1 | 1200 | 2400 | entry -half glazing | 2.88 |
| 2 | 1847 | 1975 | Hinged - Double - full glazing | 3.648 |
| 3 | 820 | 2350 | hinged single -half glazing | 1.927 |
| 4 | 820 | 2350 | hinged single -half glazing | 1.927 |
| 5 | 1800 | 2100 | Reuse - Sliding - Double - Full Lite | 3.78 |

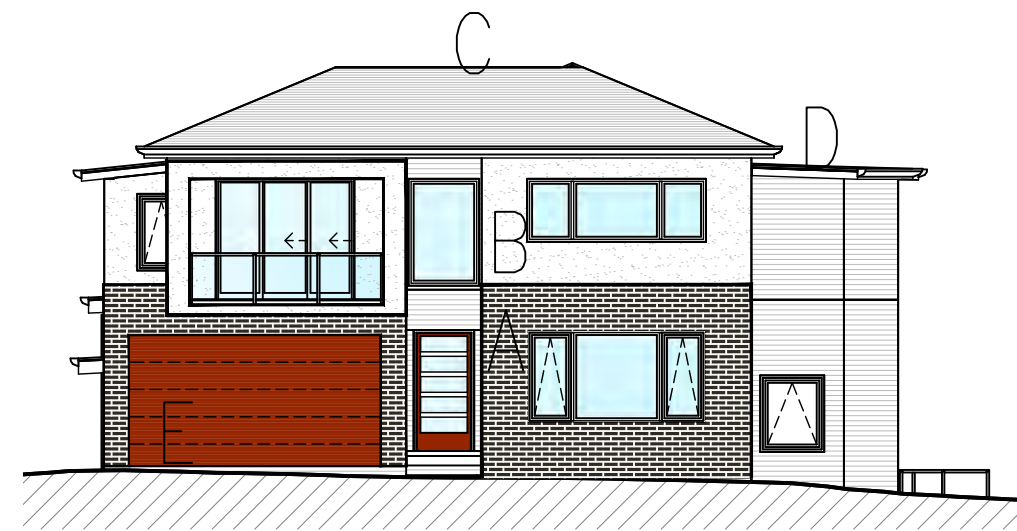
FIRST FLOOR

WINDOW SCHEDULE

| No. | SIZE | | Head | Sill | Style | AREA |
|-----|------|------|------|------|----------------------------|-------|
| | WD | HGT | | | | |
| 101 | 3550 | 1250 | 2400 | 1150 | FIX (3) | 4.438 |
| 102 | 1400 | 2120 | 2400 | 280 | ENTRY FIXED SPECIAL (2) | 2.94 |
| 103 | 1870 | 1520 | 2100 | 580 | AWNING- 1X2 | 2.805 |
| 105 | 3700 | 1600 | 2100 | 500 | FIX (3) (2) | 5.92 |
| 106 | 1270 | 920 | 2400 | 1480 | AWNING- single | 1.143 |
| 107 | 2710 | 920 | 2400 | 1480 | 2AWNING- 1FIX | 2.439 |
| 121 | 920 | 275 | 25 | -250 | curtain wall fixed glazing | .276 |
| 122 | 1947 | 275 | 25 | -250 | curtain wall fixed glazing | .584 |
| 123 | 1947 | 275 | 25 | -250 | curtain wall fixed glazing | .584 |
| 124 | 1947 | 575 | 2350 | 1775 | curtain wall fixed glazing | 1.168 |
| 125 | 1947 | 575 | 2350 | 1775 | curtain wall fixed glazing | 1.168 |
| 126 | 920 | 575 | 2350 | 1775 | curtain wall fixed glazing | .552 |
| 127 | 920 | 1650 | 1725 | 75 | curtain wall fixed glazing | 1.518 |
| 128 | 1947 | 1650 | 1725 | 75 | curtain wall fixed glazing | 3.213 |
| 129 | 1947 | 1650 | 1725 | 75 | curtain wall fixed glazing | 3.213 |
| 130 | 1870 | 1520 | 2100 | 580 | AWNING- 1X2 | 2.805 |
| 131 | 670 | 1260 | 2400 | 1140 | AWNING- single | .838 |
| 132 | 670 | 1260 | 2400 | 1140 | AWNING- single | .838 |

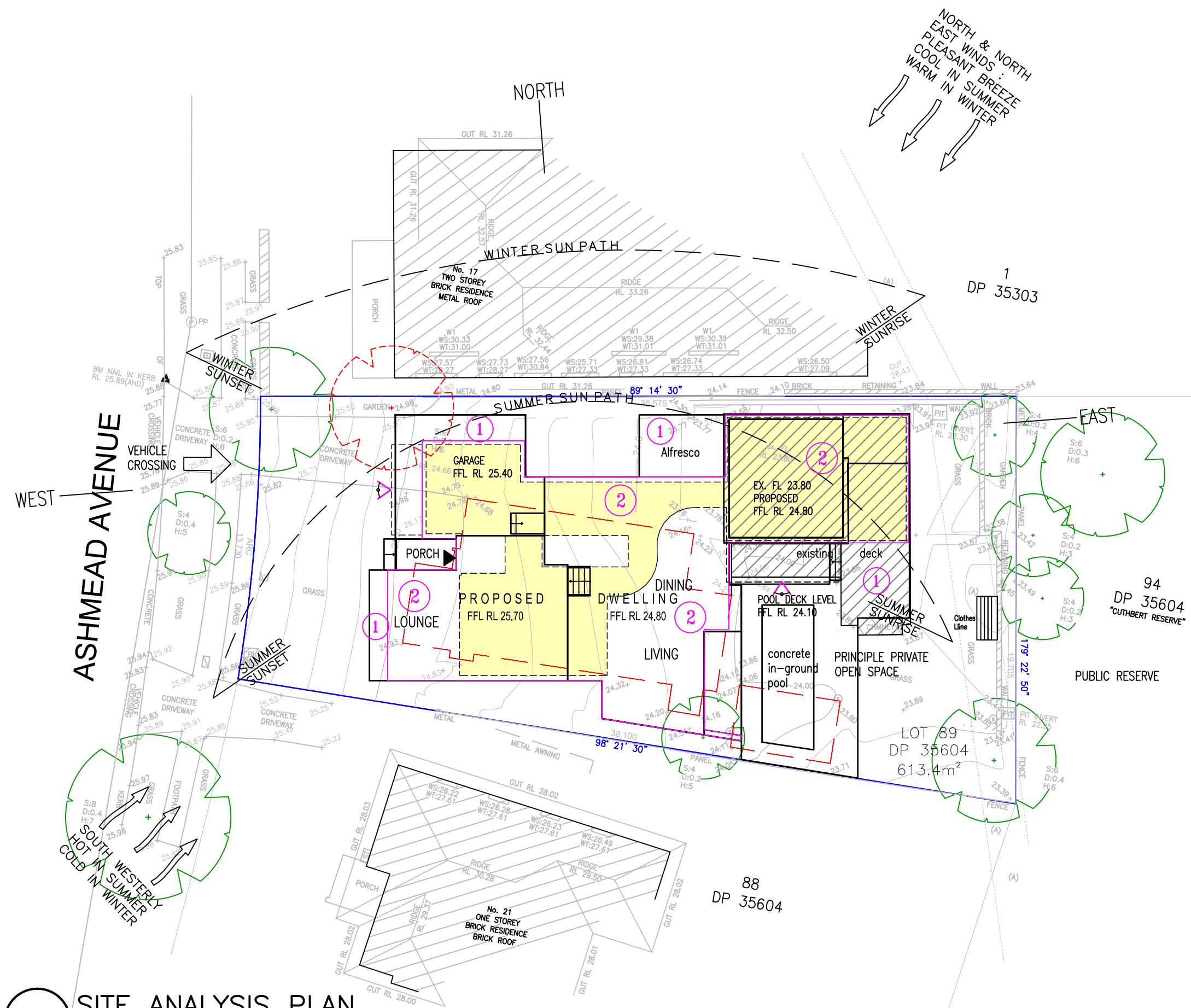
DOOR SCHEDULE

| No. | SIZE | | Style | Area |
|-----|------|------|-------------------|-------|
| | WD | HGT | | |
| 101 | 2750 | 2400 | STACKING - Triple | 6.6 |
| 102 | 3670 | 2400 | STACKING - Triple | 8.808 |



COLOUR SELECTION

| LOCATION | COLOUR | SAMPLE |
|--|--|---|
| A BRICK | TO MATCH BORAL BLUE |  |
| B RENDER | WHITE |  |
| C ROOF TILES | TO MATCH BLACK BORAL TERRACOTTA |  |
| D METAL SHEET ROOF, GUTTERS AND FASCIA | TO MATCH COLORBOND DARK GREY- OR SIMILAR |  |
| E GARAGE DOORS | METAL - WOOD GRAIN EFFECT |  |



LEGEND

- SILL LEVEL LESS THAN 1.6M AT 1ST FLOOR HABITABLE SPACES
- EXTENT OF BUILDING
- EXTENT OF 1ST FLOOR AREA
- EXTENT OF 1ST FLOOR WALLS
- NUMBER OF BUILDING LEVELS
- EXISTING STRUCTURE TO REMAIN
- DEMOLISH
- TREES TO BE REMOVED

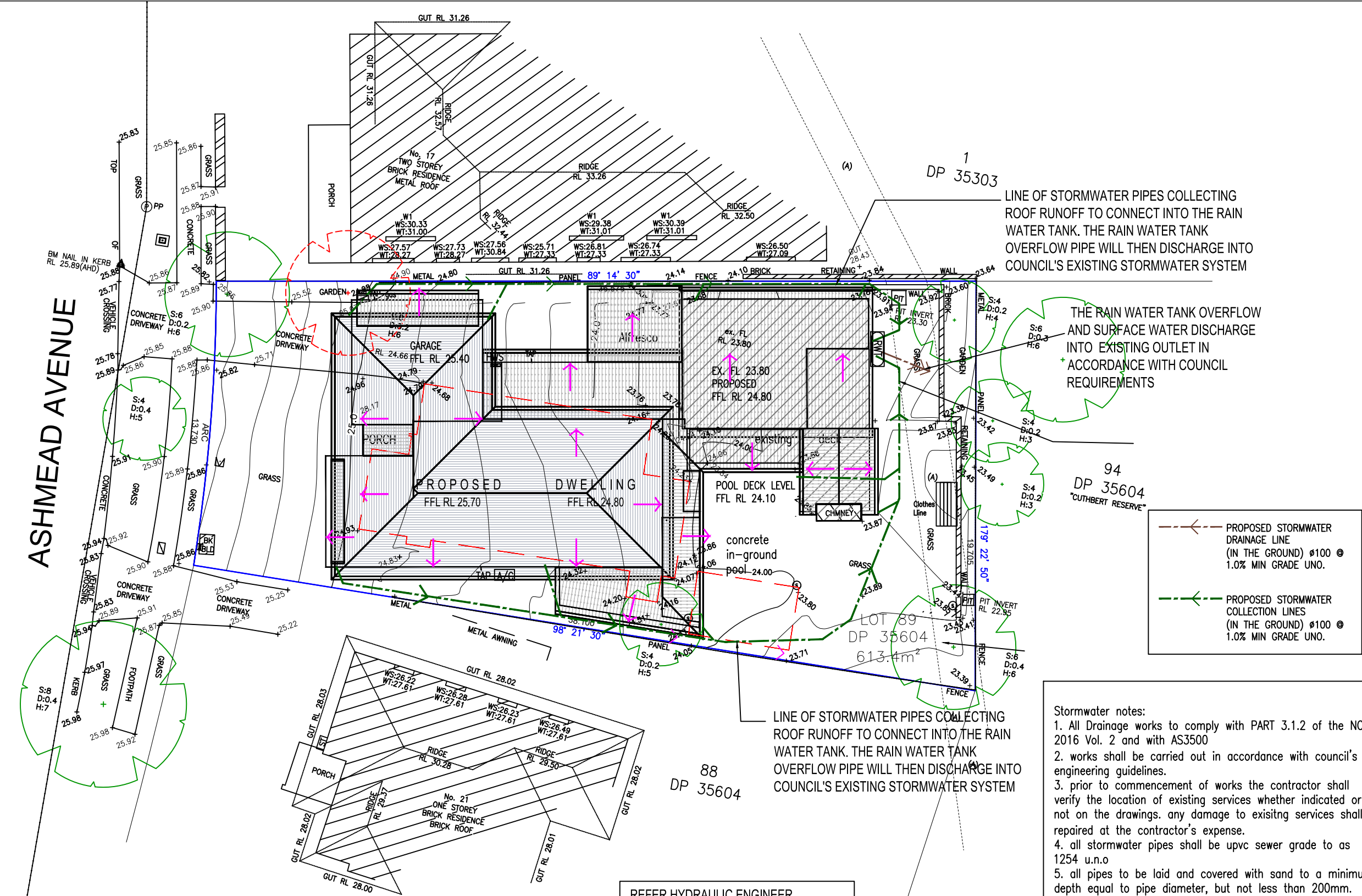
1 SITE ANALYSIS PLAN
1:200

HousePlan | Design and Drafting
 m: +61 404013693
 houseplandrafting.com.au
 info@houseplandrafting.com.au
 Building Designers Australia (member)



Address: 19 ASHMEAD AVENUE, REVESBY, 2212
 LOT 89 /DP35604
 Project: DEMOLISH EXISTING DWELLING & CONSTRUCTION OF A 2 STOREY DWELLING & POOL

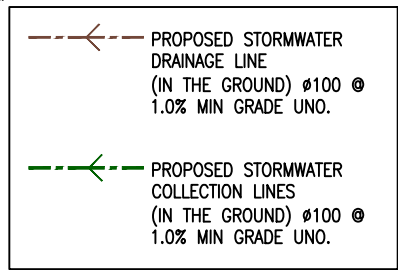
| | | | |
|-----------------------------------|---------------|--------|----------|
| Drawing Title: SITE ANALYSIS PLAN | | | |
| Date | Scale | Drw no | Revision |
| 04/06/2019 | AS NOTED @ A3 | A201 | A |



LINE OF STORMWATER PIPES COLLECTING ROOF RUNOFF TO CONNECT INTO THE RAIN WATER TANK. THE RAIN WATER TANK OVERFLOW PIPE WILL THEN DISCHARGE INTO COUNCIL'S EXISTING STORMWATER SYSTEM

THE RAIN WATER TANK OVERFLOW AND SURFACE WATER DISCHARGE INTO EXISTING OUTLET IN ACCORDANCE WITH COUNCIL REQUIREMENTS

LINE OF STORMWATER PIPES COLLECTING ROOF RUNOFF TO CONNECT INTO THE RAIN WATER TANK. THE RAIN WATER TANK OVERFLOW PIPE WILL THEN DISCHARGE INTO COUNCIL'S EXISTING STORMWATER SYSTEM

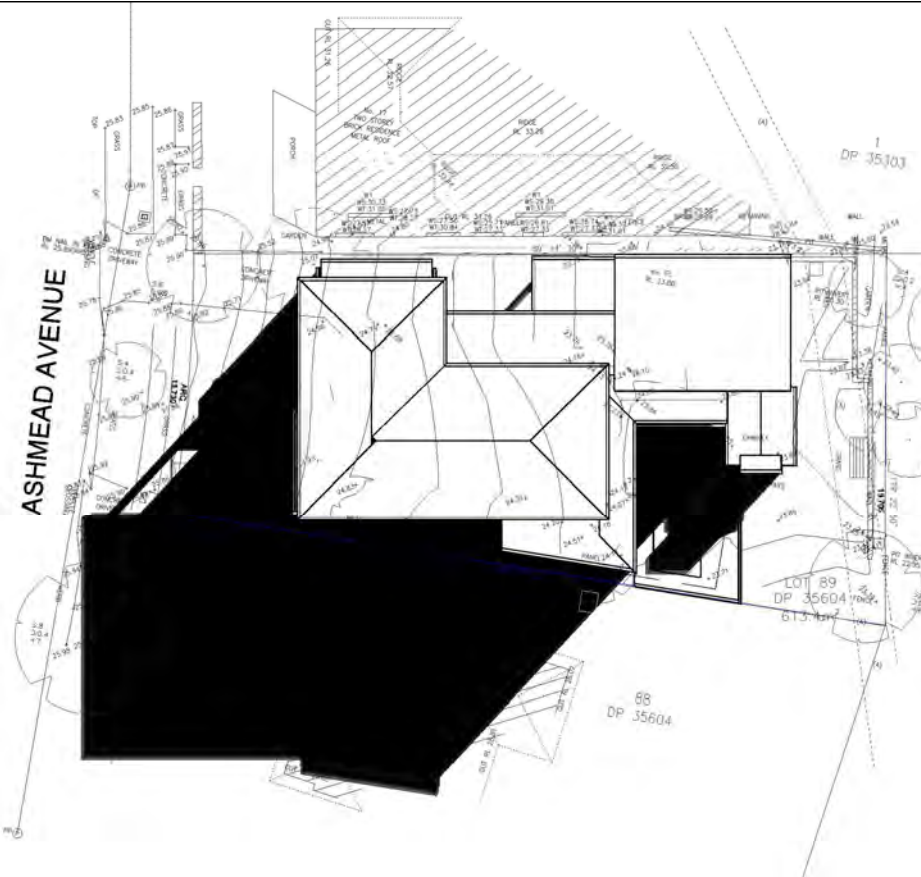


- Stormwater notes:
1. All Drainage works to comply with PART 3.1.2 of the NCC 2016 Vol. 2 and with AS3500
 2. works shall be carried out in accordance with council's engineering guidelines.
 3. prior to commencement of works the contractor shall verify the location of existing services whether indicated or not on the drawings. any damage to existing services shall be repaired at the contractor's expense.
 4. all stormwater pipes shall be upvc sewer grade to as 1254 u.n.o
 5. all pipes to be laid and covered with sand to a minimum depth equal to pipe diameter, but not less than 200mm.
 6. pipe grades shall be minimum 1% grade u.n.o.
 7. downpipes to be 100x75 u.n.o.
 8. the contractor shall provide suitable erosion and sediment control measures to ensure that no silt or building materials enter the existing drainage system.

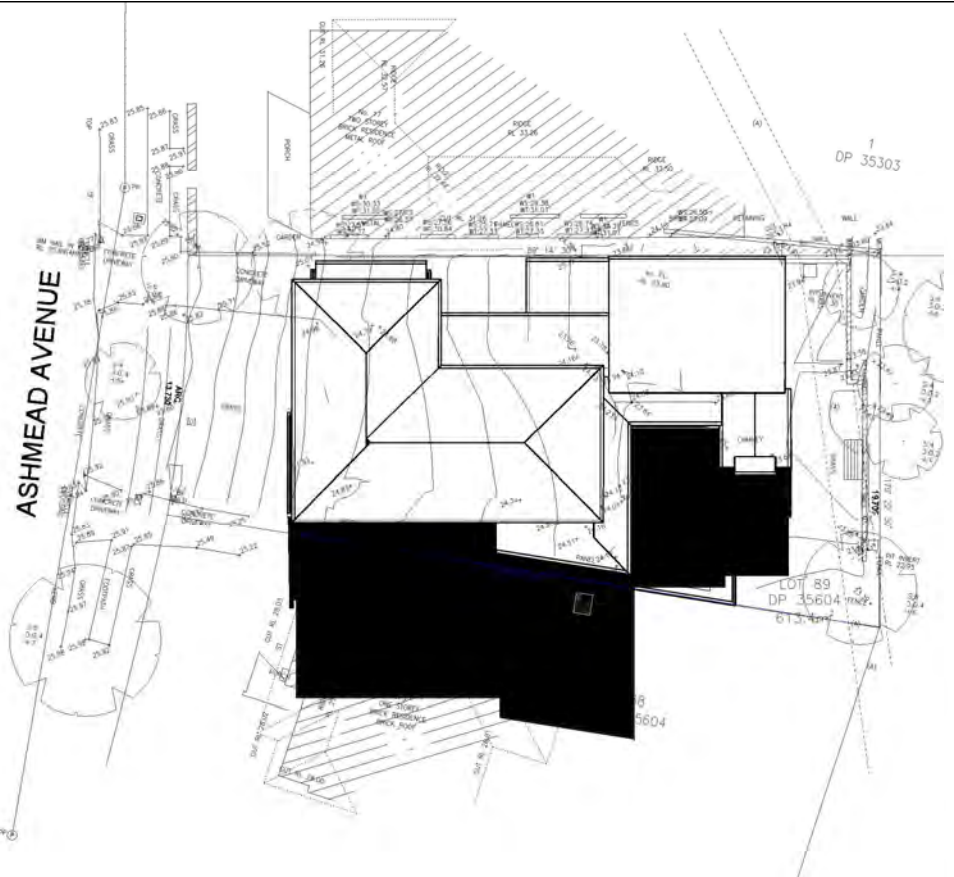
REFER HYDRAULIC ENGINEER PLANS FOR DESIGN DETAILS

1 DRAINAGE CONCEPT PLAN
1:200

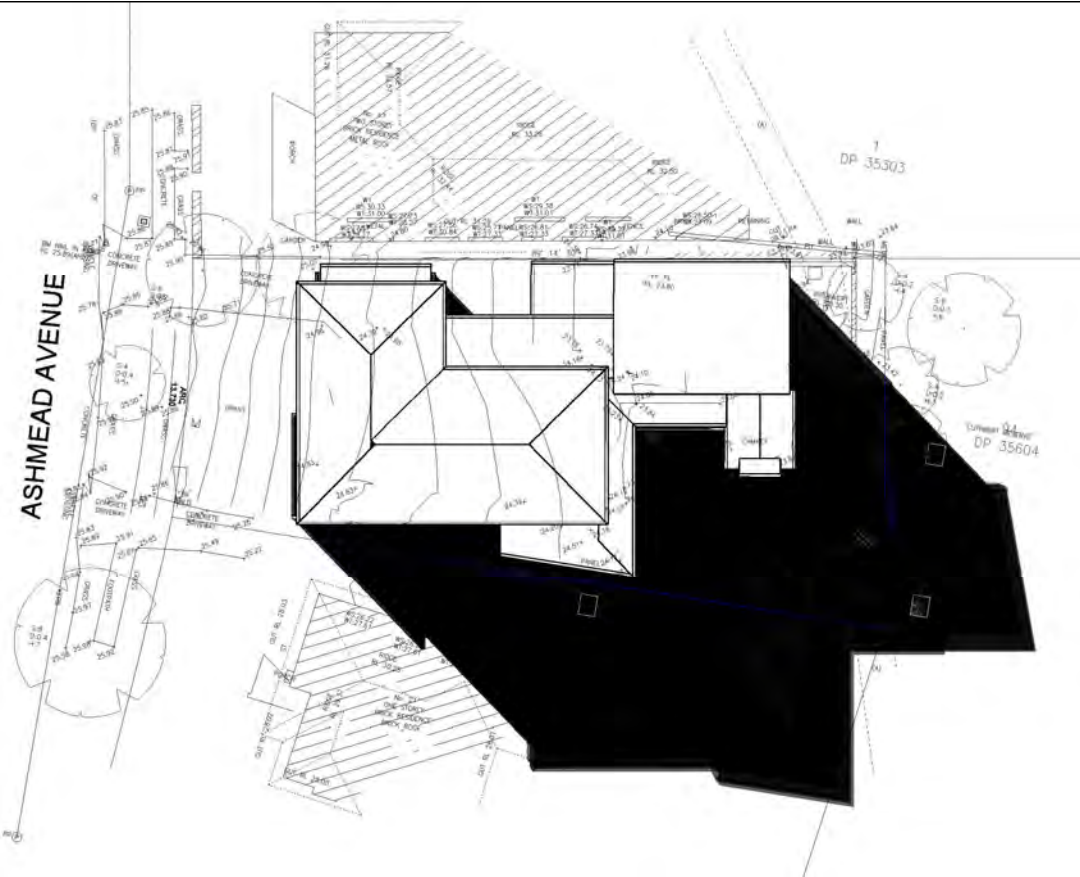




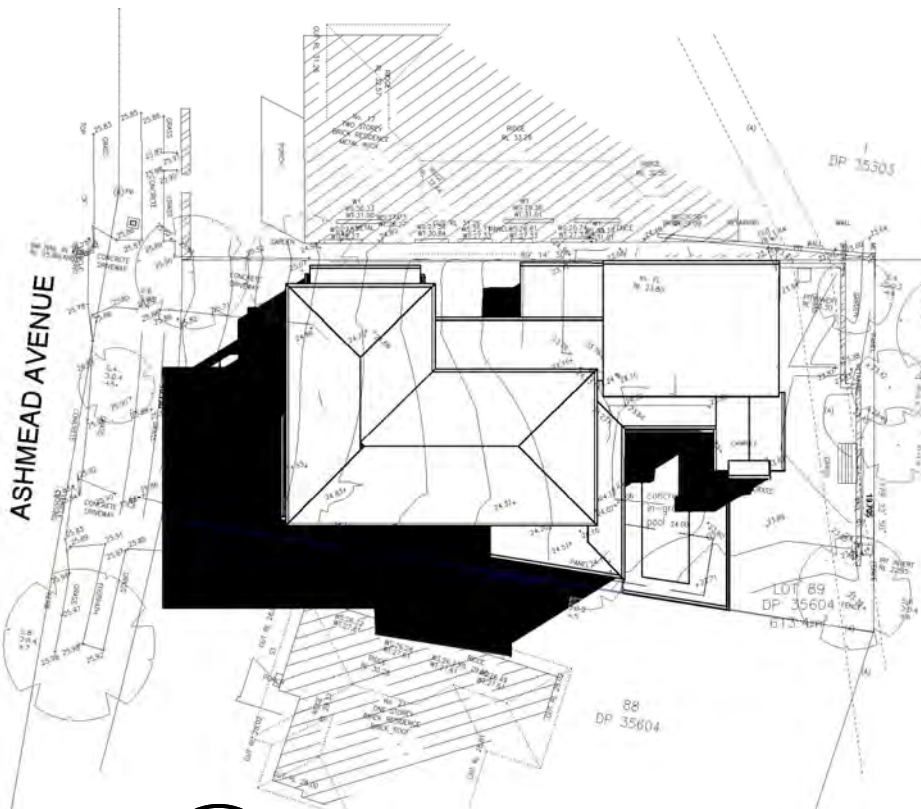
1 9AM - 21 JUNE
SCALE 1:400



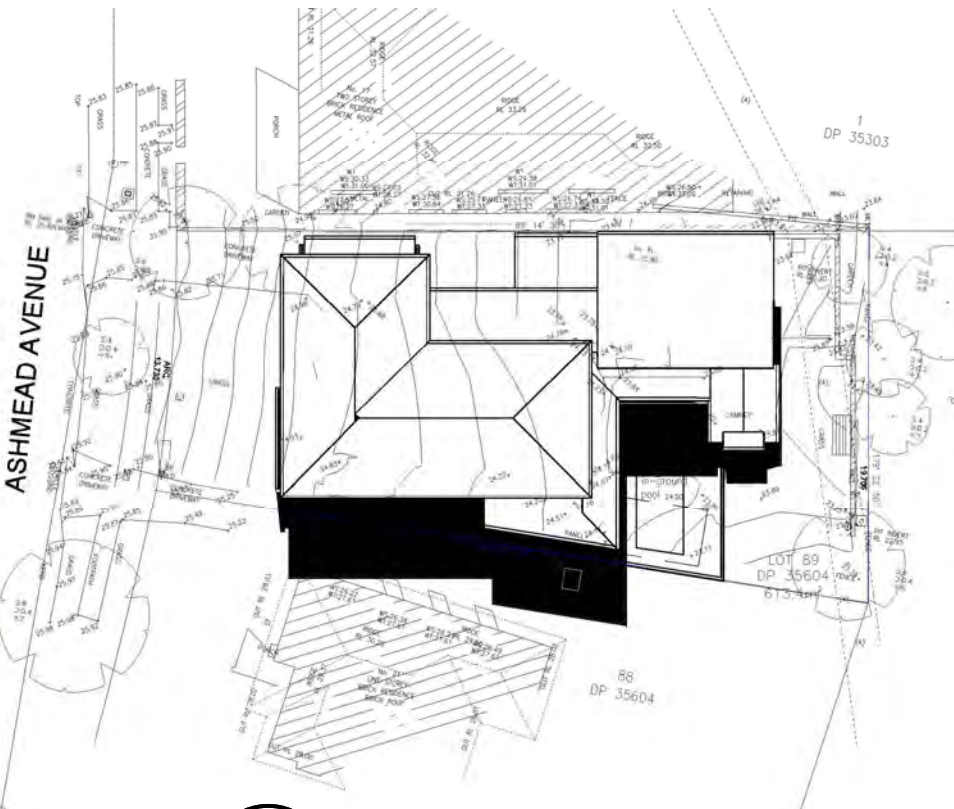
2 12PM - 21 JUNE
SCALE 1:400



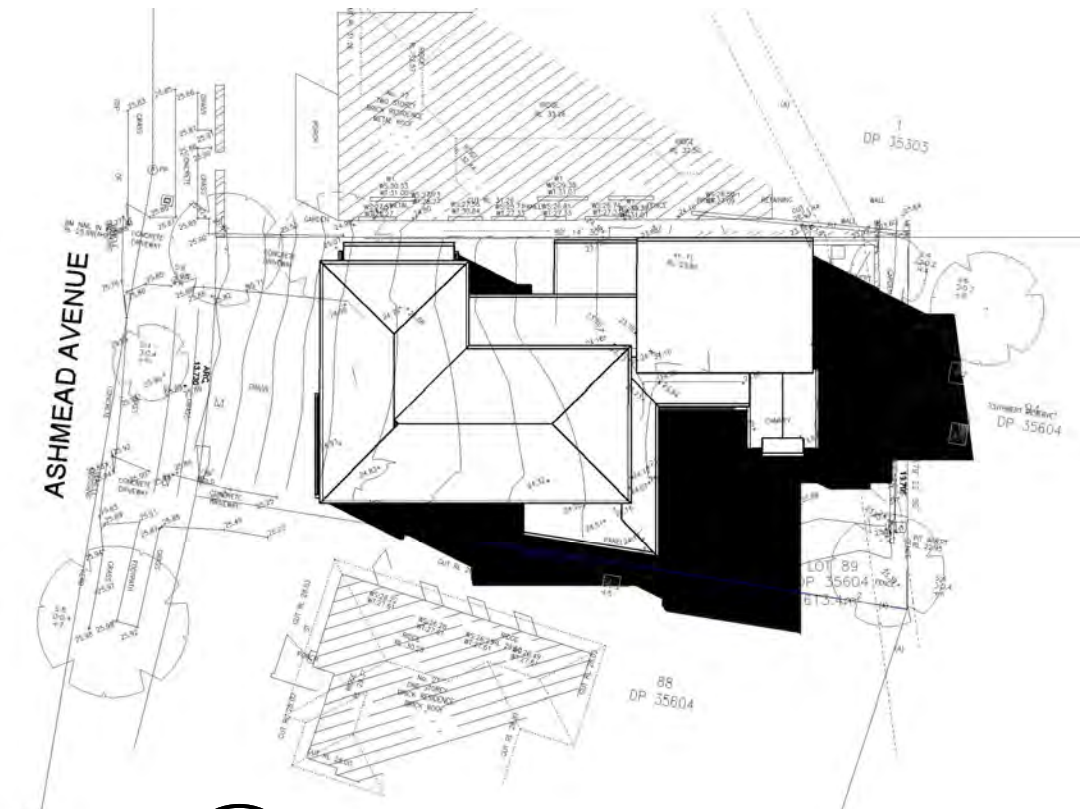
3 3PM - 21 JUNE
SCALE 1:400



1 9AM - 21 SEPTEMBER
SCALE 1:400

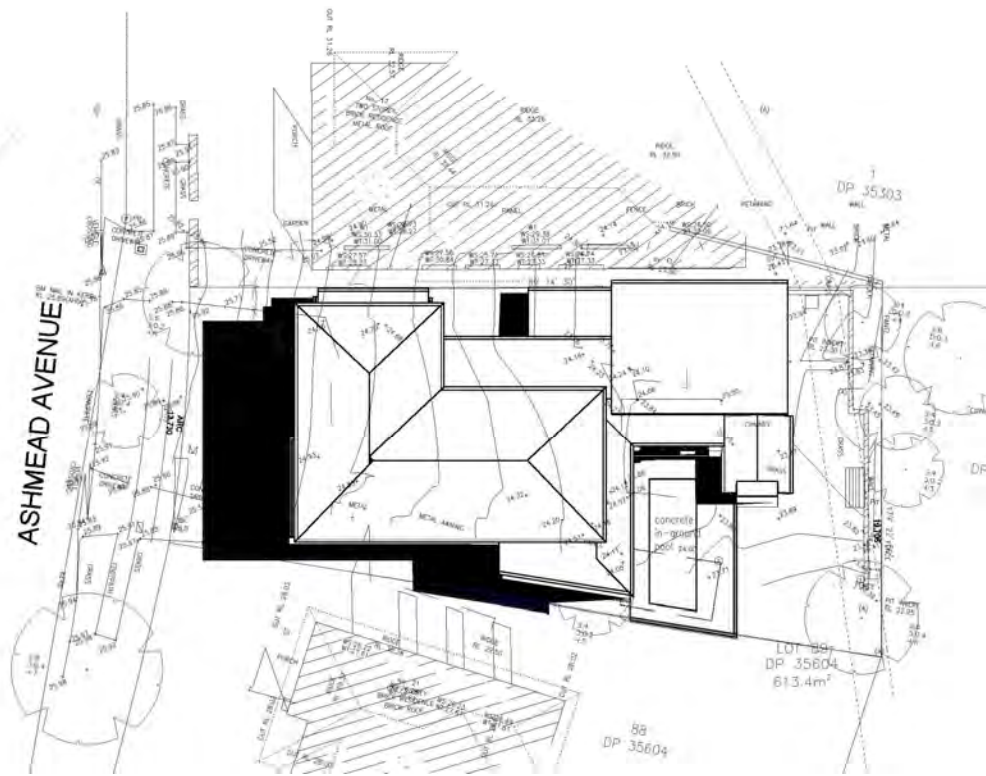


2 12PM - 21 SEPTEMBER
SCALE 1:400

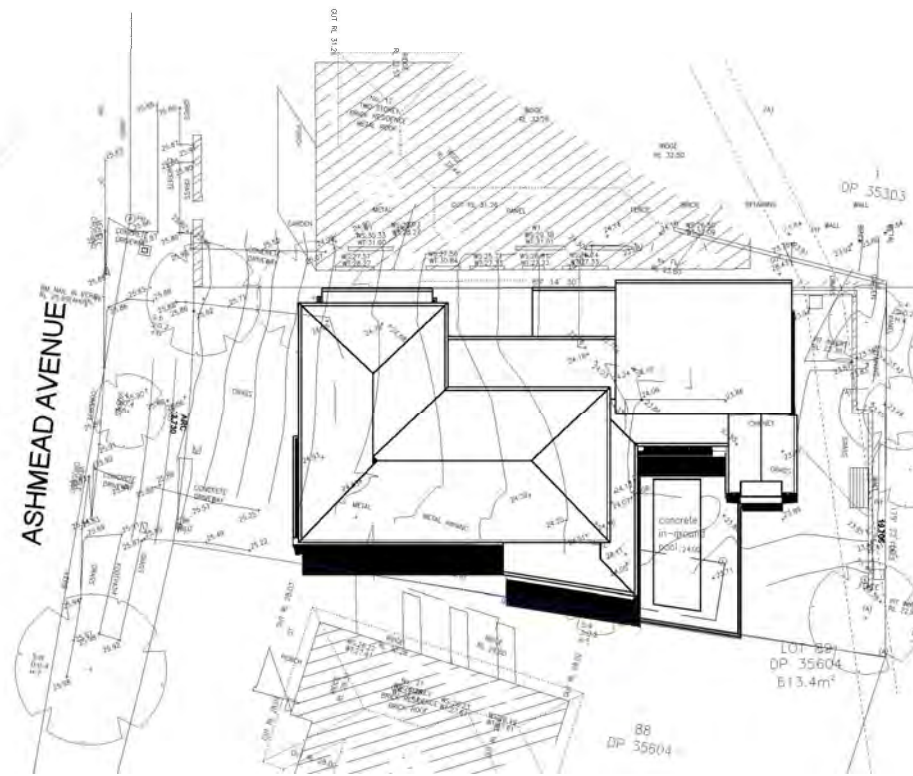


3 3PM - 21 SEPTEMBER
SCALE 1:400

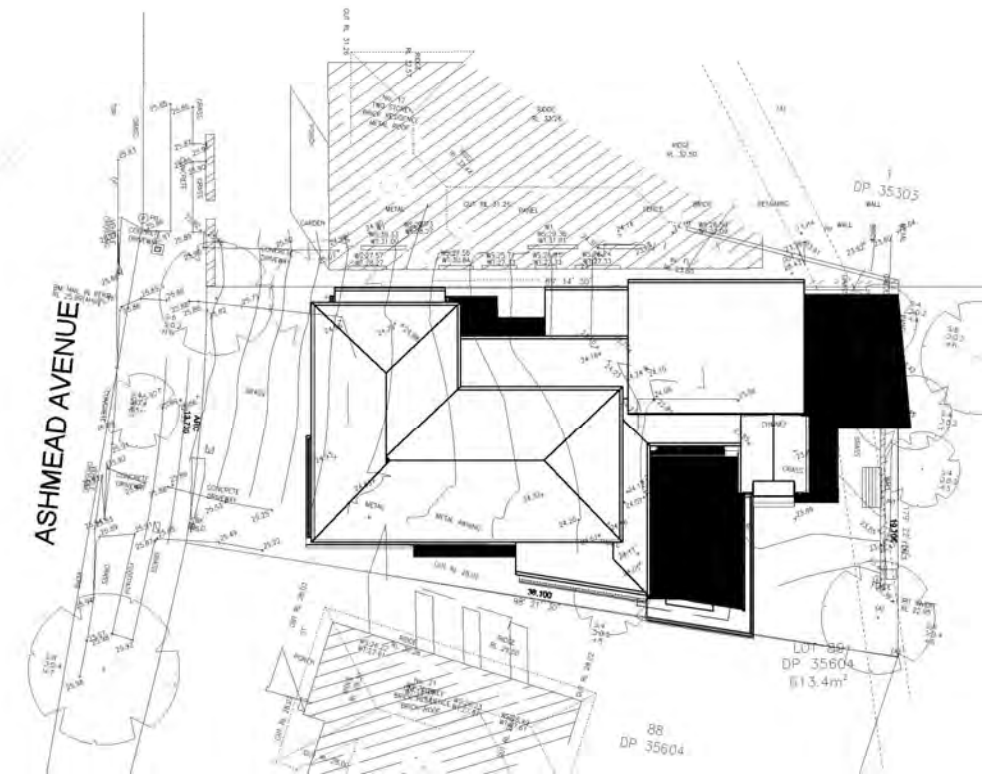




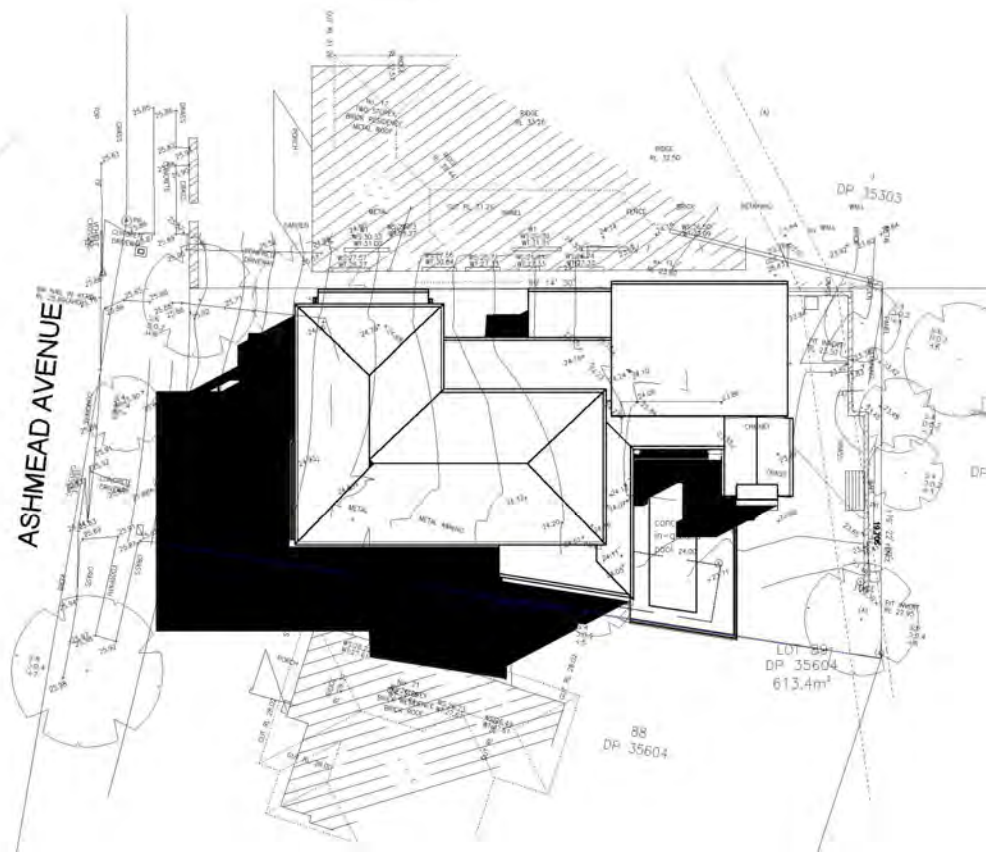
1 9AM - 21 DECEMBER
SCALE 1:400



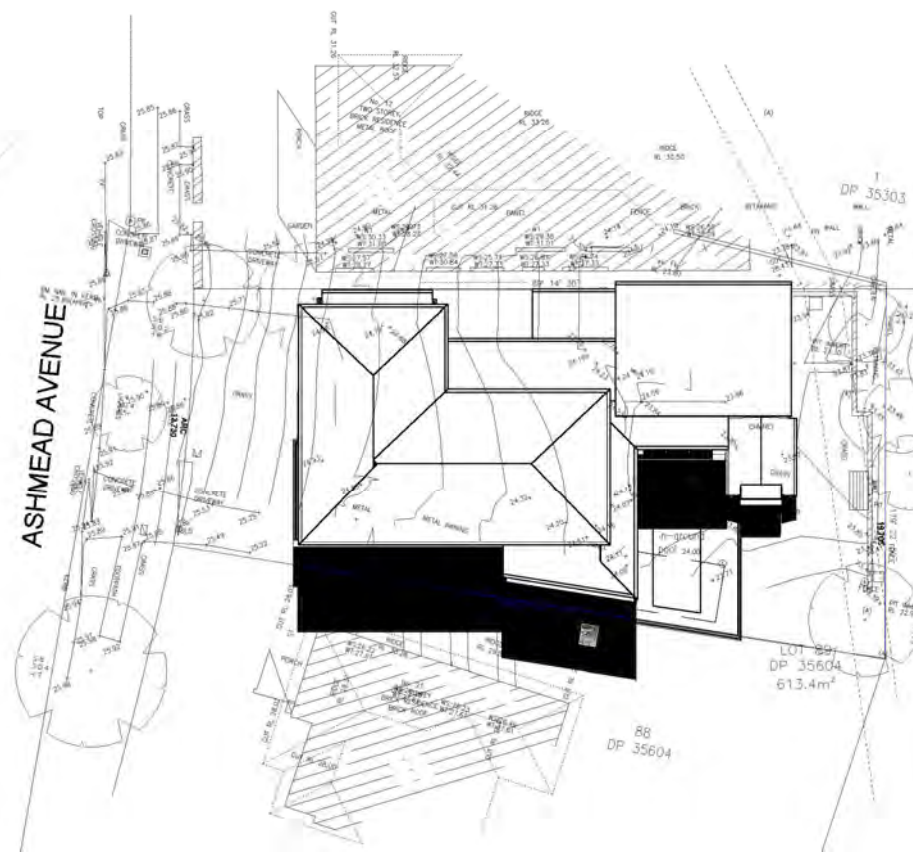
2 12PM - 21 DECEMBER
SCALE 1:400



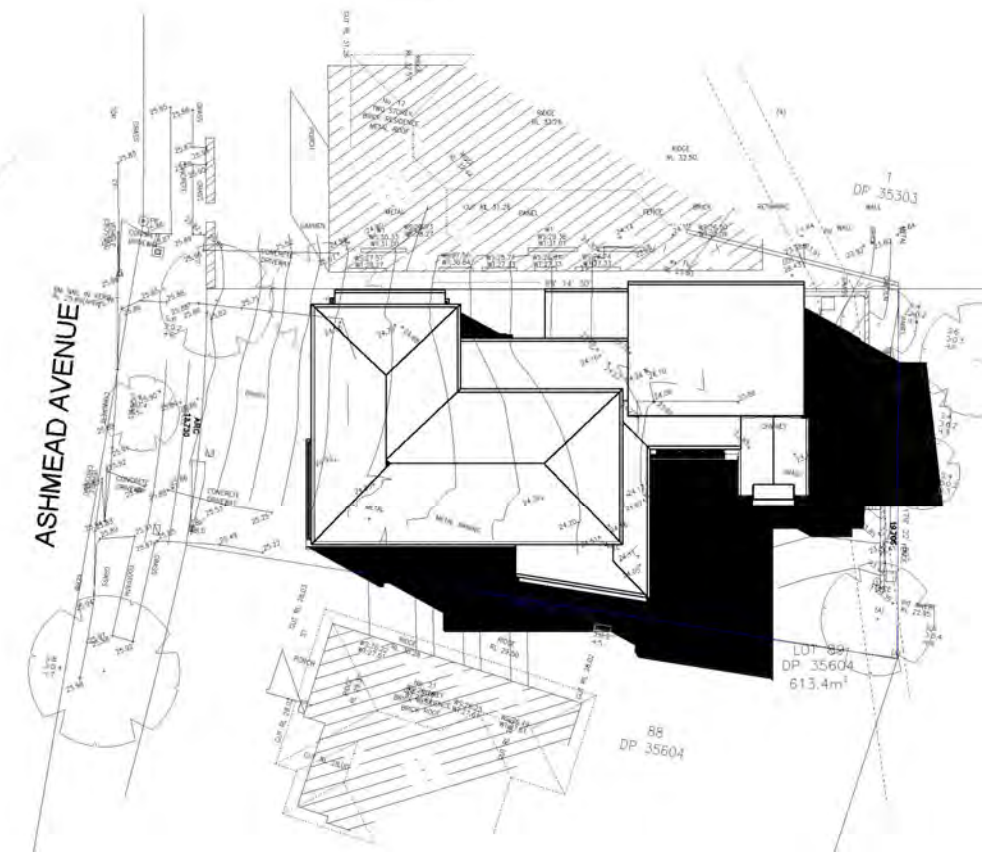
3 3PM - 21 DECEMBER
SCALE 1:400



1 9AM - 21 MARCH
SCALE 1:400

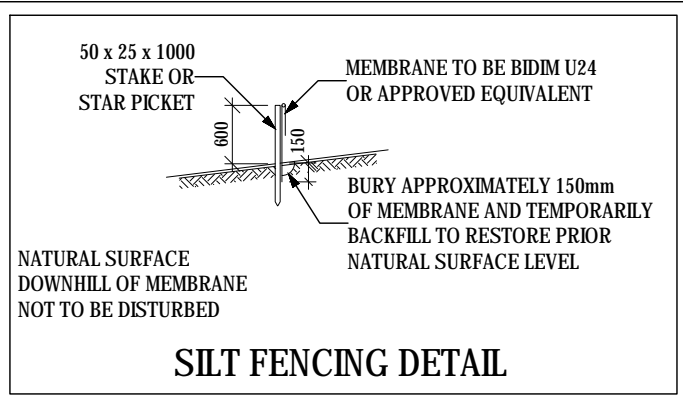
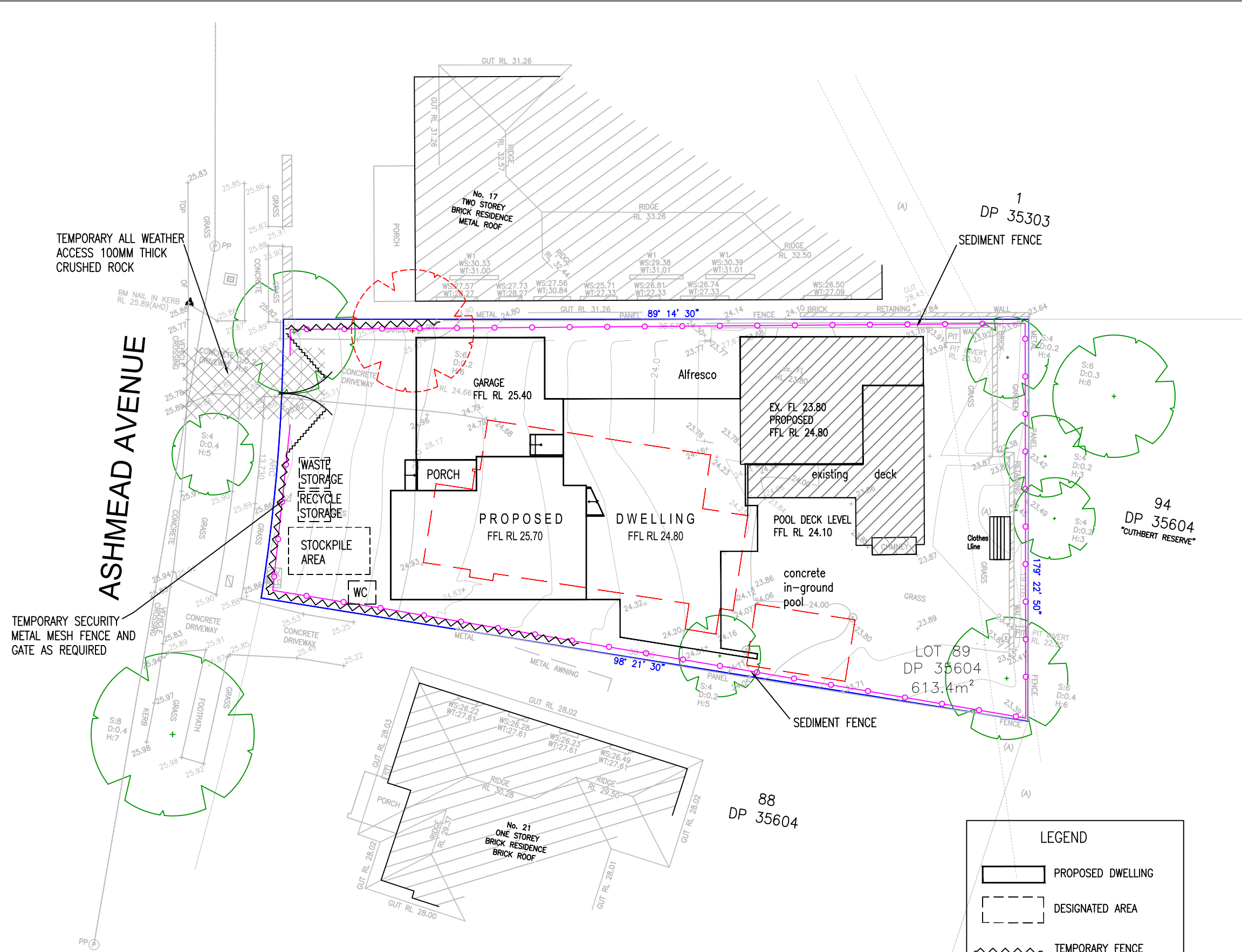


2 12PM - 21 MARCH
SCALE 1:400

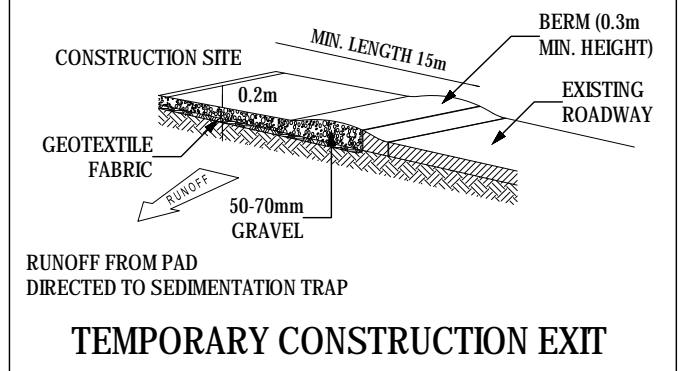
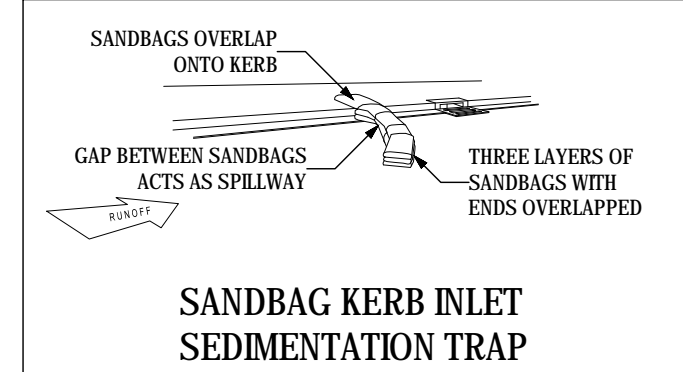


3 3PM - 21 MARCH
SCALE 1:400





- SEDIMENT FILTER FENCE NOTES**
1. Setout posts along the length of the proposed fence. Space posts a maximum of 3m apart and drive them at least 0.6m into the ground.
 2. Excavate a trench approximately 0.1m wide and 0.2m deep along the line of posts and upslope from the barrier
 3. Fasten wire mesh securely to the upslope side of posts. Use heavy-duty wire staples at least 2.5cm long and tie wire. Extend the wire mesh 0.15m into the trench wire fence reinforcement for sediment fences must be a minimum of 14 gauge & have a maximum mesh spacing of 0.15m
 4. Fasten the filter fabric to the uphill side of the fence posts, & extend it 0.2m into the trench. The height of the fence should not exceed 0.6m.
 5. Cut the filter fabric from a continuous roll to avoid the use of joints. When joints are necessary, splice the filter cloth at a support post, with a minimum 0.15m overlap, & securely fasten both ends to the post.
 6. Back fill the trench over the toe of the fabric & compact soil
 7. Inspect & repair fence after each rain event for undercutting, sagging and overtopping.



- Erosion control notes:**
1. All erosion and situation control devices are to be placed prior to commencement of any construction works.
 2. All silt traps are to have deposited silt removed regularly during construction.
 3. All trees are to be preserved unless indicated otherwise on drawings.
 4. Install temporary sediment barrier to all inlet pits likely to collect silt laden water, to council requirements.
 5. It is the contractors sole responsibility to ensure that all activities comply with requirements of the clean waters act.

1 CONSTRUCTION MANAGEMENT PLAN
1:200

LEGEND

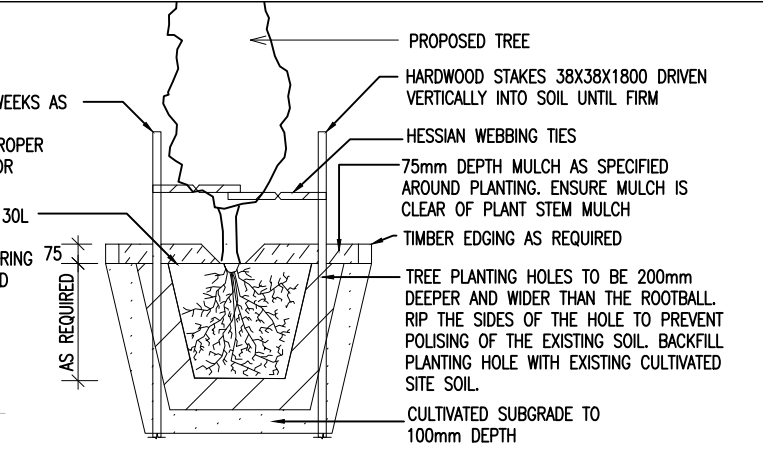
- PROPOSED DWELLING
- DESIGNATED AREA
- TEMPORARY FENCE
- SEDIMENT FENCE

HousePlan | Design and Drafting
m: +61 404013693
houseplandrafting.com.au
info@houseplandrafting.com.au
Building Designers Australia (member)



Address: 19 ASHMEAD AVENUE, REVESBY, 2212
LOT 89 /DP35604
Project: DEMOLISH EXISTING DWELLING & CONSTRUCTION OF A 2 STOREY DWELLING & POOL

| | | | |
|---|---------------|--------|----------|
| Drawing Title: CONSTRUCTION MANAGEMENT PLAN | | | |
| Date | Scale | Drw no | Revision |
| 04/06/2019 | AS NOTED @ A3 | A205 | A |



TREE PLANTING DETAIL

LANDSCAPING NOTES:

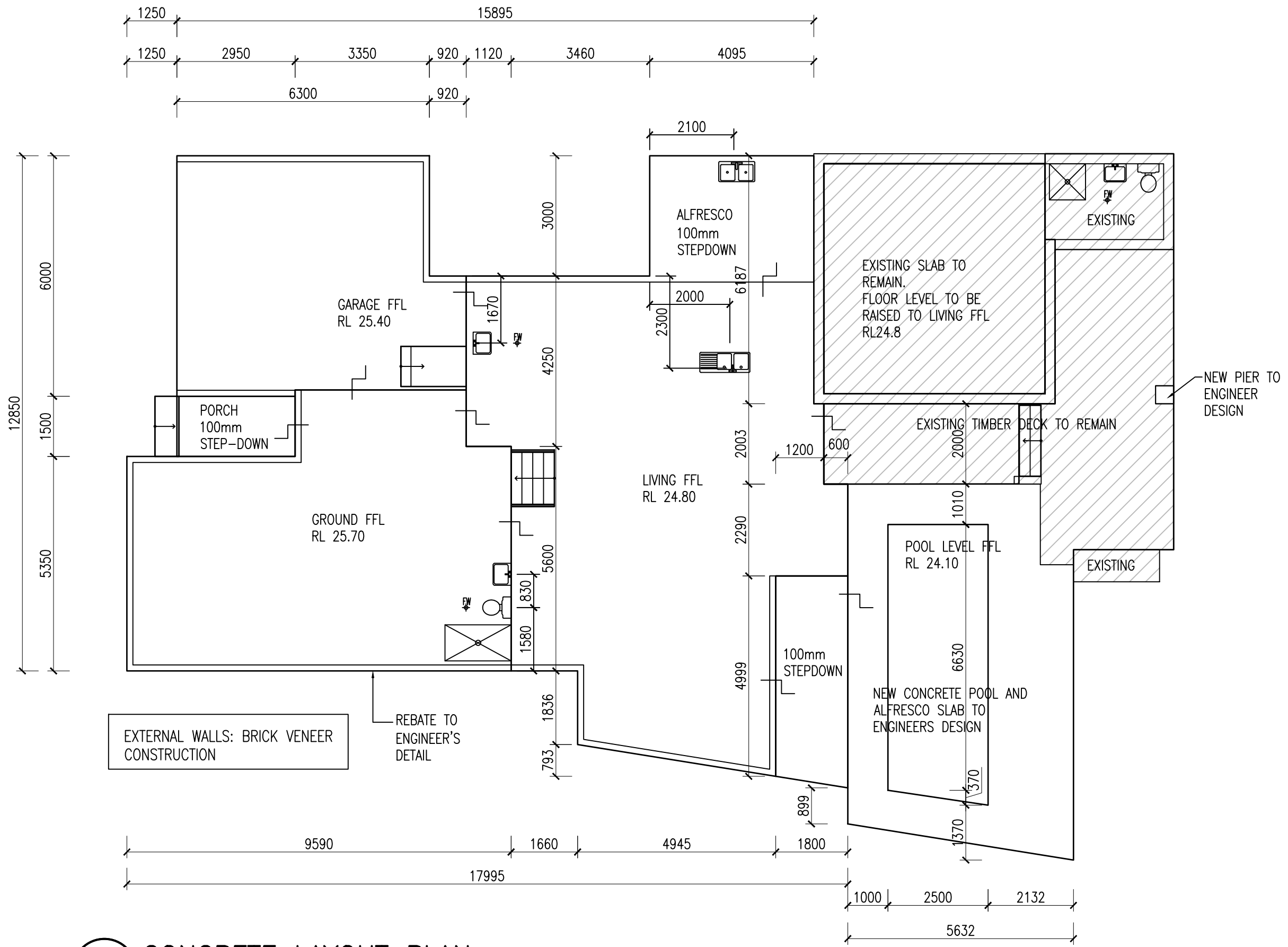
- GARDEN BEDS AND MULCH: TOPSOIL TO GARDEN BED AREAS TO BE GARDEN MIX 300MM DEEP. WOOD CHIP MULCH TO BE SPREAD OVER GARDEN BEDS TO A DEPTH OF 75MM
- PROPOSED TREES: ALL TREE PLANTING HOLES ARE TO BE EXCAVATED 200MM WIDER AND AT LEAST 200MM DEEPER THAN THE ROOTBALL SIZE. ALL TREES ARE TO BE DOUBLE STACKED AND SECURED WITH HESSIAN TIES.
- RETAINING WALLS: EXTENT, HEIGHT AND POSITION OF ALL RETAINING WALLS SHALL BE DETERMINED AND APPROVED ON SITE BY BUILDER/CLIENT, TO STRUCTURAL ENGINEERS DETAIL IF REQUIRED.
- STANDARDS: ALL MATERIALS AND STANDARDS OF WORKMANSHIP TO COMPLY WITH THE PROVISIONS OF RELEVANT AUSTRALIAN STANDARDS.

| PROPOSED PLANTING SCHEDULE | | | | |
|--|---|---------------|---------------------|--|
| PROPOSED NATIVE /LOW WATER USE TREES AND SHRUBS - (TO BE CONFIRMED BY OWNER) | | | | |
| CODE | PLANT SPECIES BOTANICAL NAME (COMMON NAME) | POT SIZE (mm) | MATURE SIZE (hwxw)m | PANT FEATURES |
| WF | WESTRINGIA FRUTICOSA (COAST ROSEMARY) | 200 | 1.5X1.5 | WHITE FLOWERS, BUSHY SHRUB |
| ER | ELAEOCARPUS RETICULATUS (BLUE BERRY ASH) | 75L | 6.0X4.0 | EVERGREEN SCREEN / SHADE WHITE FLOWERS |
| DR | DIANELLA REVOLUTA (BLUE FLAX-LILY) | 200 | 1.0X1.0 | BLUISH-GREEN LEAVES, STIFF, STRAP-LIKE |
| PH | PHOTINIA 'RED ROBIN' | 200 | 1X2 | A HEDGE PLANT WITH BRIGHT RED NEW FOLIAGE AND GLOSSY GREEN MATURE LEAVES |
| SC | (alternative hedge) SYZYGIUM 'CASCADE | 200 | 1X2 | SLIGHTLY DROOPING HABIT |

1 LANDSCAPE CONCEPT PLAN
1:200

PROPOSED DWELLING
 COLOURED CONCRETE DRIVEWAY, CROSSOVER & PATHWAY
 LAWN AREA
 MULCH OR PEBBLES
 TILES/ PAVERS
 P.P.O.S. PRINCIPLE PRIVATE OPEN SPACE
 DEMOLISH
 TREES TO BE REMOVED





1 CONCRETE LAYOUT PLAN
1:100

HousePlan | Design and Drafting
m: +61 404013693
houseplandrafting.com.au
info@houseplandrafting.com.au
Building Designers Australia (member)

Address: 19 ASHMEAD AVENUE, REVESBY, 2212
LOT 89 /DP35604
Project: DEMOLISH EXISTING DWELLING & CONSTRUCTION OF A 2 STOREY DWELLING & POOL

| | | | |
|--------------------------------|---------------|--------|----------|
| Drawing Title: CONCRETE LAYOUT | | | |
| Date | Scale | Drw no | Revision |
| 04/06/2019 | AS NOTED @ A3 | A207 | A |