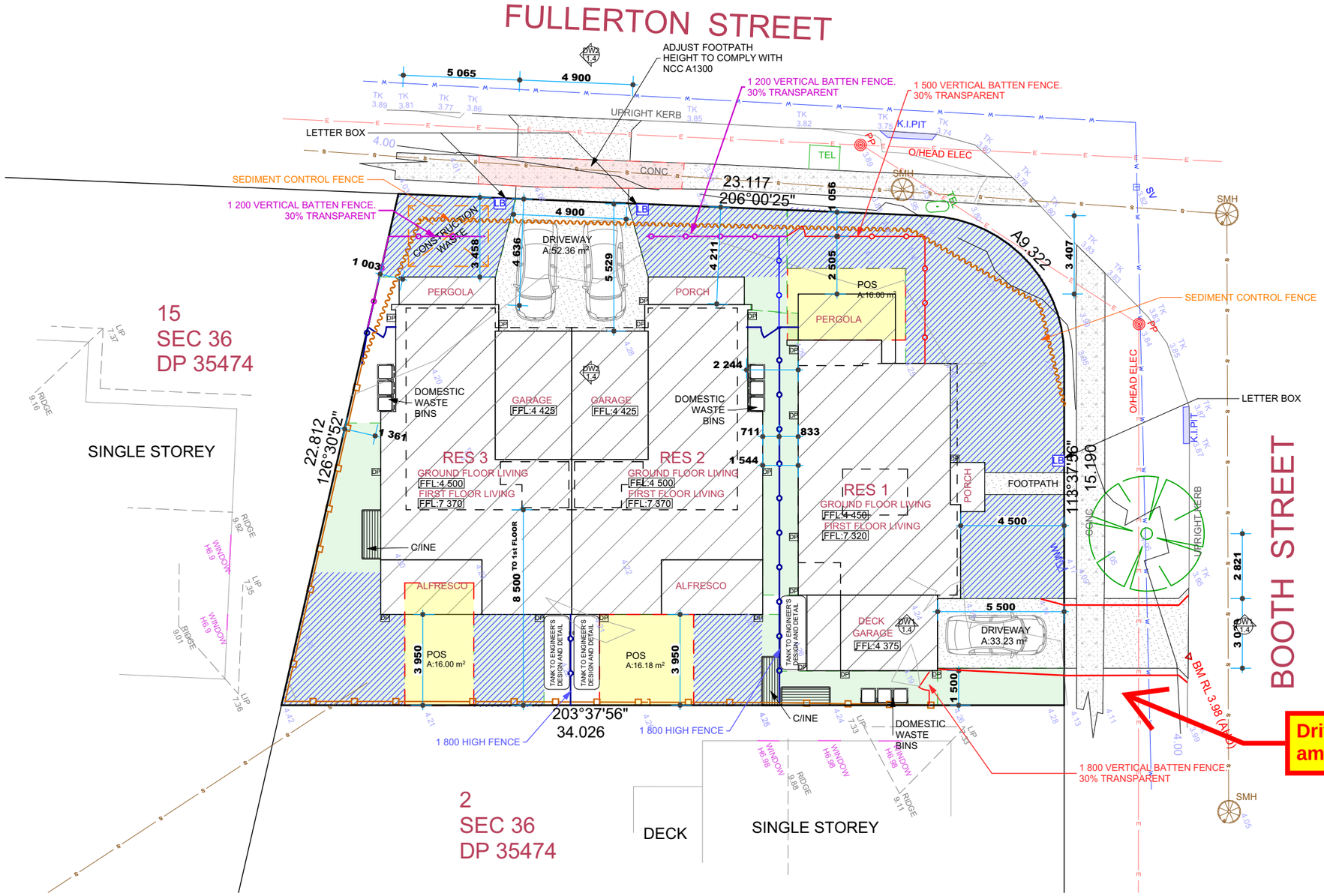
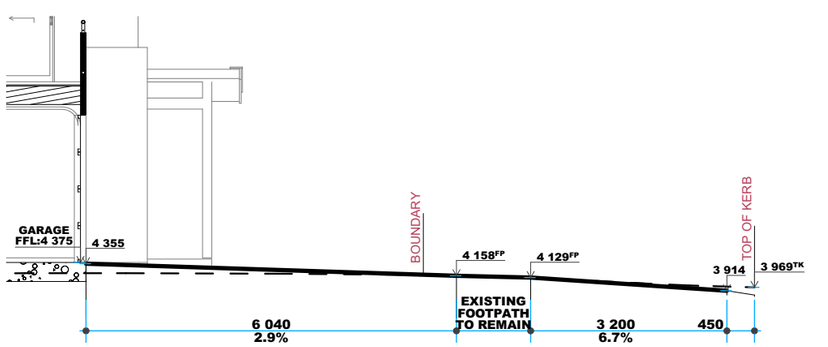
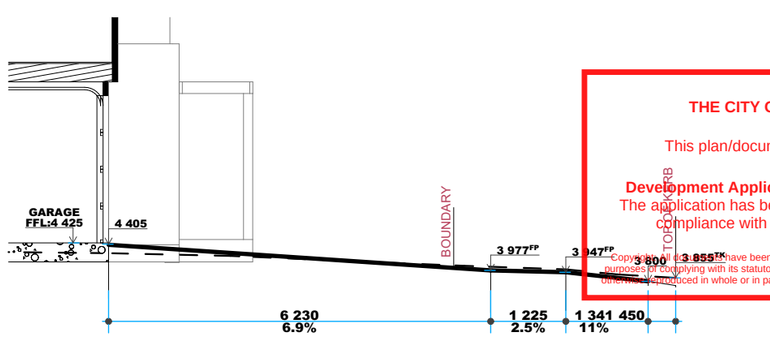



1 > SITE PLAN 1:200




2 > RES 1 DRIVEWAY PROFILE 1:100




3 > RES 2 & 3 DRIVEWAY PROFILE 1:100

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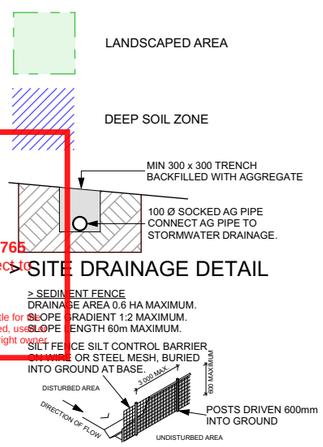


**> NOTE**

> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.

> NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNERTAKEN. IT IS THE CONTRACTORS RESPONSIBILTY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS

DIAL BEFORE YOU DIG www.1100.com.au

**> SEDIMENT CONTROLS**

> 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.

> 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.

> 3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.

> 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

**> SITE STATISTICS**

| | |
|---|---|
| FLOOR SPACE RATIO | 0.55:1.0 |
| LANDSCAPE COVERAGE | 35.9% |
| DEEP SOIL COVERAGE | 26.4% |
| FRONT LANDSCAPE (PERCENTAGE OF TOTAL LANDSCAPE) | 59.2% |

**> AREAS**

| | AREA (m²): |
|---|---|
| --- | --- |
| SITE AREA | 675.52 |
| GROSS FLOOR AREA | 368.97 |
| LANDSCAPE | 242.44 |
| DEEP SOIL ZONE | 178.87 |
| POS | 48.18 |
| DRIVEWAY | 85.59 |

**> LANDSCAPED AREAS**

| | AREA (m²): |
|---|---|
| LANDSCAPE | |
| FRONT | 143.75 |
| REAR | 98.69 |
| | **242.44 m²** |

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> Development
> MULTI RES.
> 214 FULLERTON STREET, STOCKTON
> LOT 1, SEC 36, DP 35474

> DEVELOPMENT APPLICATION

| > Designer | > Drafter |
|---|---|
| > DP JB | > DP JB |

| > Job No. | > Revision No. | > Drawing No. |
|---|---|---|
| > 5059 | > DA1 | > 1.4 |

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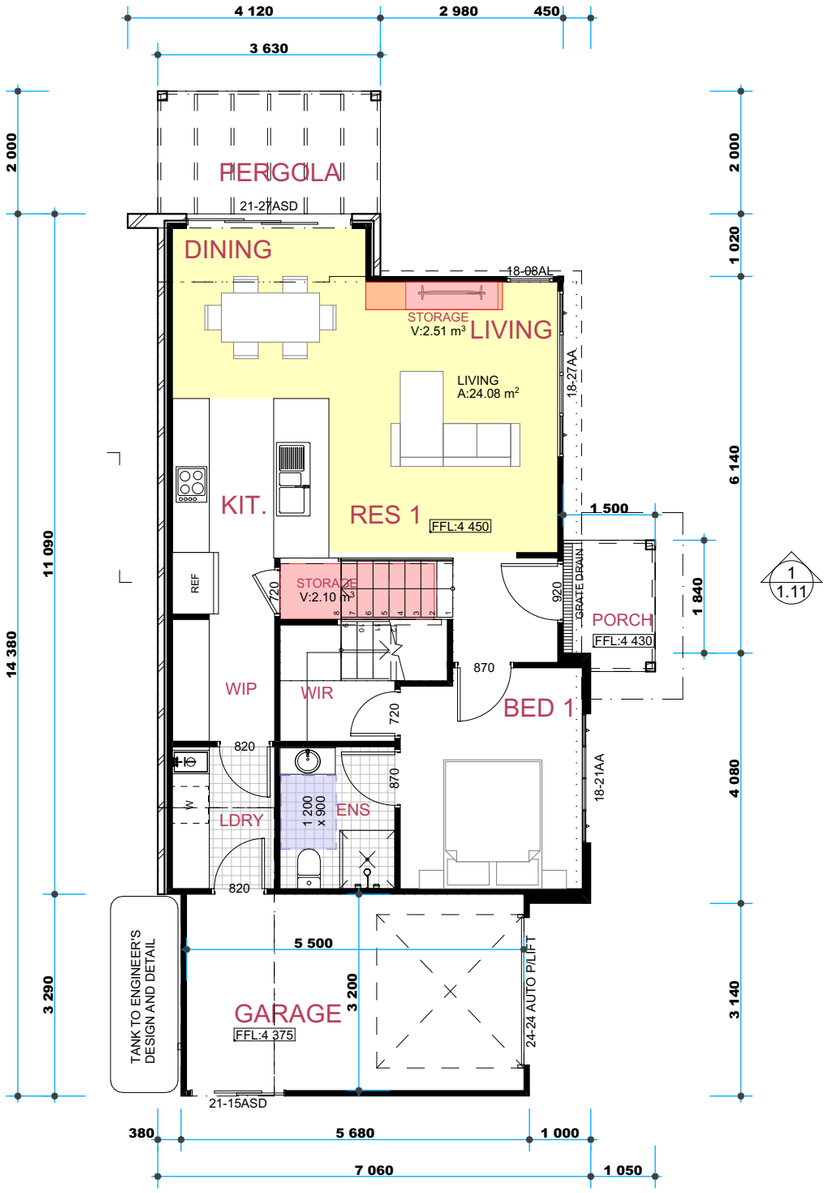
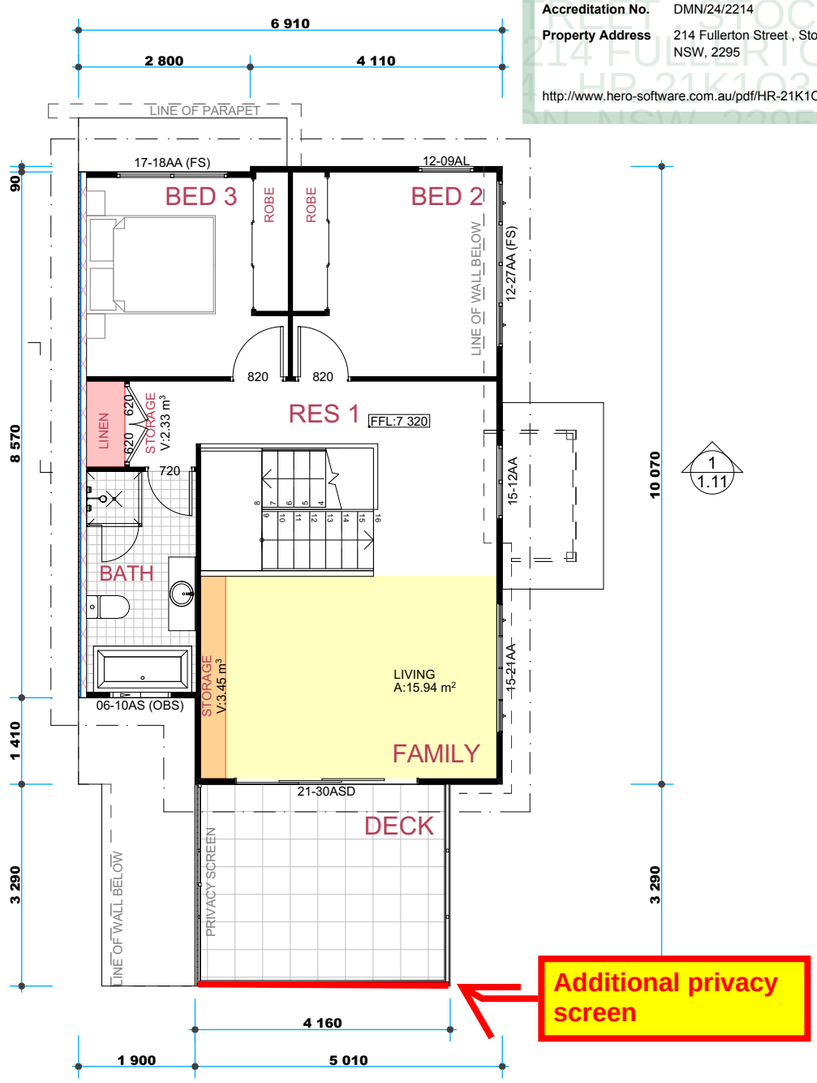



1 > RES 1 GROUND FLOOR PLAN 1:100




2 > RES 1 FIRST FLOOR PLAN 1:100

## Certificate No. #HR-21K1O3-01

Scan QR code or follow website link for rating details.

| | |
|---|---|
| Assessor name | Krzysztof Kwiatkowski |
| Accreditation No. | DMN/24/2214 |
| Property Address | 214 Fullerton Street , Stockton, NSW, 2295 |

http://www.hero-software.com.au/pdf/HR-21K1O3-01

**> DWELLING STATISTICS**

| | AREA (m²): |
|---|---|
| DWELLING 1 | |
| GROUND FLOOR LIVING | 72.30 |
| FIRST FLOOR LIVING | 61.10 |
| GARAGE | 18.69 |
| PERGOLA | 9.06 |
| DECK | 13.88 |
| PORCH | 3.07 |
| | **178.10 m²** |
| DWELLING 2 | |
| GROUND FLOOR LIVING | 76.20 |
| FIRST FLOOR LIVING | 55.34 |
| GARAGE | 18.57 |
| PORCH | 5.02 |
| ALFRESCO | 10.43 |
| | **165.56 m²** |
| DWELLING 3 | |
| GROUND FLOOR LIVING | 76.20 |
| FIRST FLOOR LIVING | 55.32 |
| GARAGE | 18.57 |
| ALFRESCO | 10.43 |
| PERGOLA | 5.02 |
| | **165.54 m²** |
| | 509.20 m² |

**> STORAGE VOLUME**

| | VOLUME (m³) |
|---|---|
| RES 1 | 10.39 |
| RES 2 | 10.90 |
| RES 3 | 10.90 |
| | **32.19 m³** |

**> GENERAL NOTES**

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> 10. BUILDER TO COMPLY WITH H4D9 OF THE NCC 2022 AND PART 10.8 CONDENSATION MANAGEMENT OF THE HOUSING PROVISIONS STANDARD 2022.

**> CONSTRUCTION MATERIALS**

> FRAME: TIMBER
> EXTERNAL WALLS: LIGHTWEIGHT / BRICK VENEER
> ROOF: METAL
> FLOOR: CONCRETE SLAB / SUSPENDED TIMBER FRAMED

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| > Designer | > Drafter | | |
|---|---|---|---|
| > DP JB | > DP JB | | |
| > Job No. | > Revision No. | > Drawing No. | > Date Published |
| > 5059 | > DA1 | > 1.5 | > 24/09/2024 |

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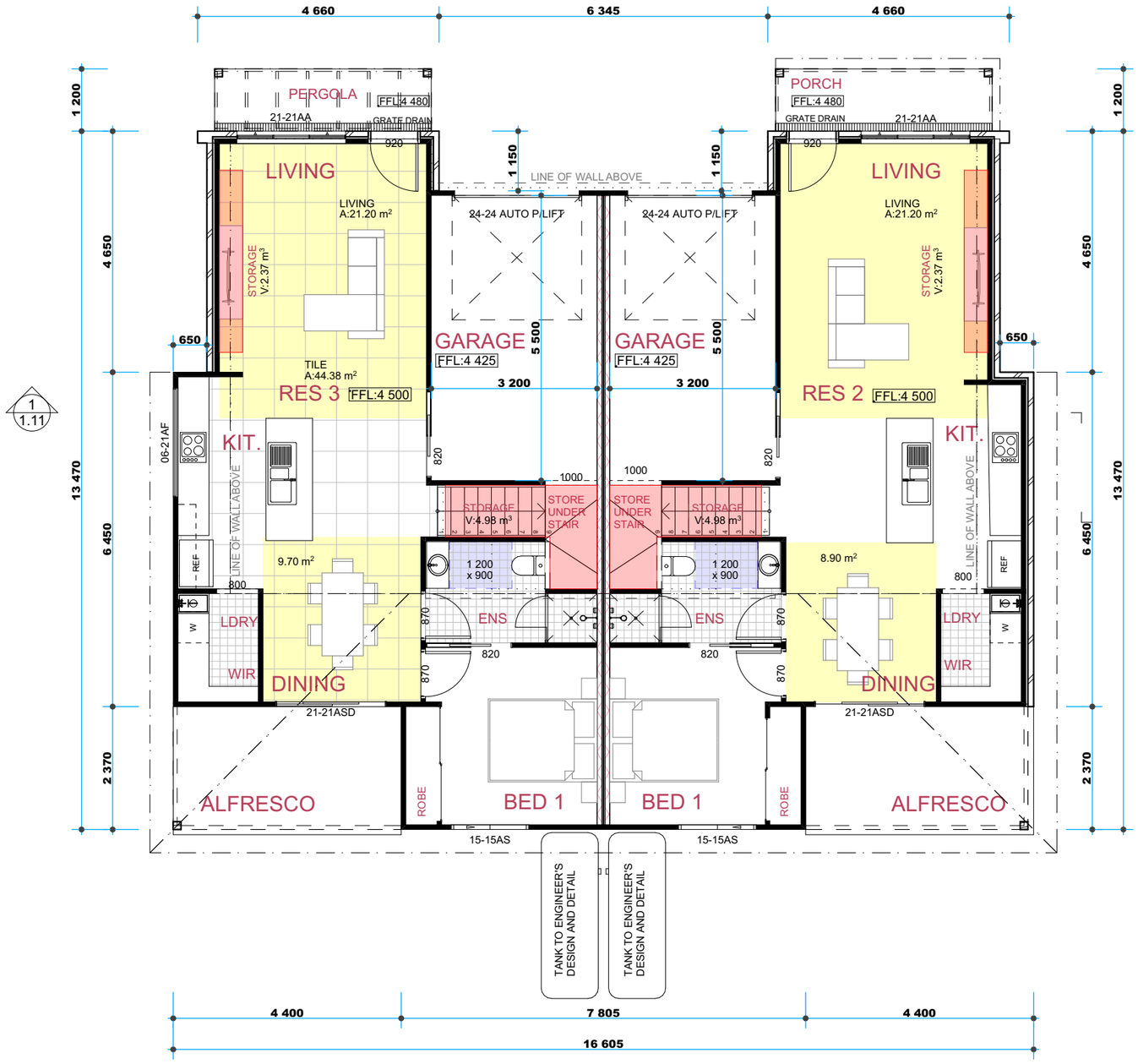


1 / 1.11

## 1 > RES 2 & 3 GROUND FLOOR PLAN 1:100

**Certificate No. #HR-21K1O3-01**

Scan QR code or follow website link for rating details.

| | |
|---|---|
| **Assessor name** | Krzysztof Kwiatkowski |
| **Accreditation No.** | DMN/24/2214 |
| **Property Address** | 214 Fullerton Street , Stockton, NSW, 2295 |

http://www.hero-software.com.au/pdf/HR-21K1O3-01

**> DWELLING STATISTICS**

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| DWELLING 1 | |
| GROUND FLOOR LIVING | 72.30 |
| FIRST FLOOR LIVING | 61.10 |
| GARAGE | 18.69 |
| PERGOLA | 9.06 |
| DECK | 13.88 |
| PORCH | 3.07 |
| | **178.10 m²** |
| DWELLING 2 | |
| GROUND FLOOR LIVING | 76.20 |
| FIRST FLOOR LIVING | 55.34 |
| GARAGE | 18.57 |
| PORCH | 5.02 |
| ALFRESCO | 10.43 |
| | **165.56 m²** |
| DWELLING 3 | |
| GROUND FLOOR LIVING | 76.20 |
| FIRST FLOOR LIVING | 55.32 |
| GARAGE | 18.57 |
| ALFRESCO | 10.43 |
| PERGOLA | 5.02 |
| | **165.54 m²** |
| | 509.20 m² |

**> STORAGE VOLUME**

| | VOLUME (m³) |
|---|---|
| RES 1 | 10.39 |
| RES 2 | 10.90 |
| RES 3 | 10.90 |
| | **32.19 m³** |

**> GENERAL NOTES**

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**> CONSTRUCTION MATERIALS**

> FRAME: TIMBER
> EXTERNAL WALLS: LIGHTWEIGHT / BRICK VENEER
> ROOF: METAL
> FLOOR: CONCRETE SLAB / SUSPENDED TIMBER FRAMED

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> LOT 1, SEC 36, DP 35474

> North Point

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| > Designer | > Drafter | | |
|---|---|---|---|
| > DP JB | > DP JB | | |
| > Job No. | > Revision No. | > Drawing No. | > Date Published |
| > 5059 | > DA1 | > 1.6 | > 24/09/2024 |

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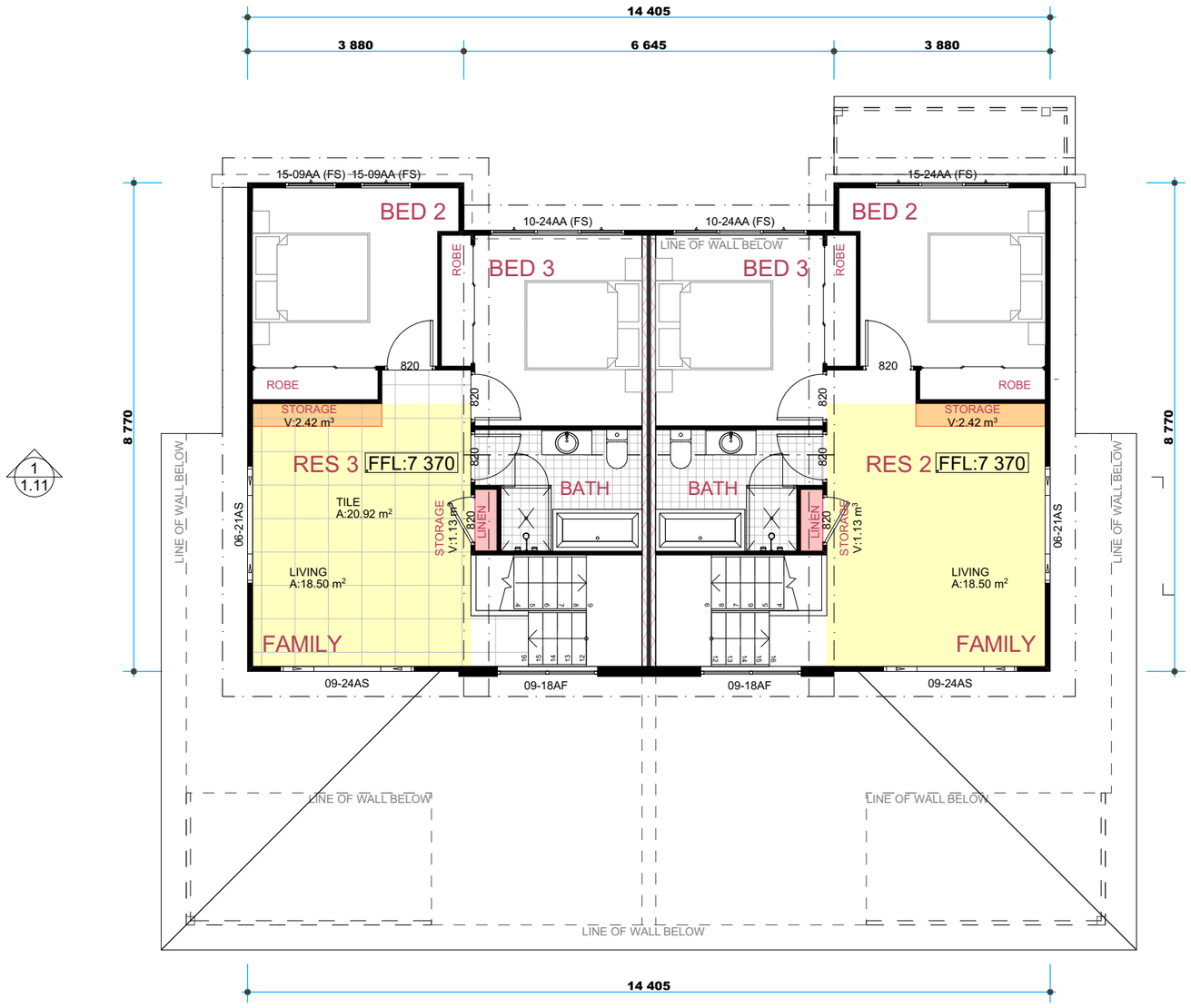


1
1.11

## Certificate No. #HR-21K1O3-01

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| **Accreditation No.** | DMN/24/2214 |
| **Property Address** | 214 Fullerton Street , Stockton, NSW, 2295 |

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| DECK | 13.88 |
| PORCH | 3.07 |
| | **178.10 m²** |
| DWELLING 2 | |
| GROUND FLOOR LIVING | 76.20 |
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| GARAGE | 18.57 |
| PORCH | 5.02 |
| ALFRESCO | 10.43 |
| | **165.56 m²** |
| DWELLING 3 | |
| GROUND FLOOR LIVING | 76.20 |
| FIRST FLOOR LIVING | 55.32 |
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| | **165.54 m²** |
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**> STORAGE VOLUME**

| | VOLUME (m³) |
|---|---|
| RES 1 | 10.39 |
| RES 2 | 10.90 |
| RES 3 | 10.90 |
| | **32.19 m³** |

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# 1 > RES 2 & 3 FIRST FLOOR PLAN 1.100

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**> CONSTRUCTION MATERIALS**

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> EXTERNAL WALLS: LIGHTWEIGHT / BRICK VENEER
> ROOF: METAL
> FLOOR: CONCRETE SLAB / SUSPENDED TIMBER FRAMED

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> LOT 1, SEC 36, DP 35474

> North Point

bdaa ACCREDITED BUILDING DESIGNER

| | | | |
|---|---|---|---|
| > Designer | > Drafter | | > Date Published |
| > DP JB | > DP JB | | > 24/09/2024 |
| > Job No. | > Revision No. | > Drawing No. | > Page Size |
| > 5059 | > DA1 | > 1.7 | A3 |




1 > WEST ELEVATION 1:100




2 > EAST ELEVATIONS 1:100

**Certificate No. #HR-21K1O3-01**

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| | |
|---|---|
| **Assessor name** | Krzysztof Kwiatkowski |
| **Accreditation No.** | DMN/24/2214 |
| **Property Address** | 214 Fullerton Street , Stockton, NSW, 2295 |

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> 7. CJ BRICKWORK CONTROL JOINT.

**> WINDOW NOTES**

WINDOWS LABELLED (FS) ARE TO COMPLY WITH PART 11.3.7 AND 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

WINDOWS LABELLED OBS - OBSCURED GLASS

**> EXTERNAL FINISHES**

> CLADDING: LIGHTWEIGHT / BRICK VENEER
> WINDOWS: ALUMINIUM
> HINGED DOORS: AS SELECTED
> ROOF CLADDING: METAL
> RIDGES AND HIPS: COLORBOND
> GUTTERS: COLORBOND
> DOWN PIPES: PVC

NOTE:
COLOUR SCHEMES SHOWN IN ELEVATION INDICATE COLOUR RANGE. FINAL COLOURS TO ADHERE WITH THIS RANGE.

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> Page Size
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> DEVELOPMENT APPLICATION

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| > DP JB | > DP JB |

| > Job No. | > Revision No. | > Drawing No. |
|---|---|---|
| > 5059 | > DA1 | > 1.8 |

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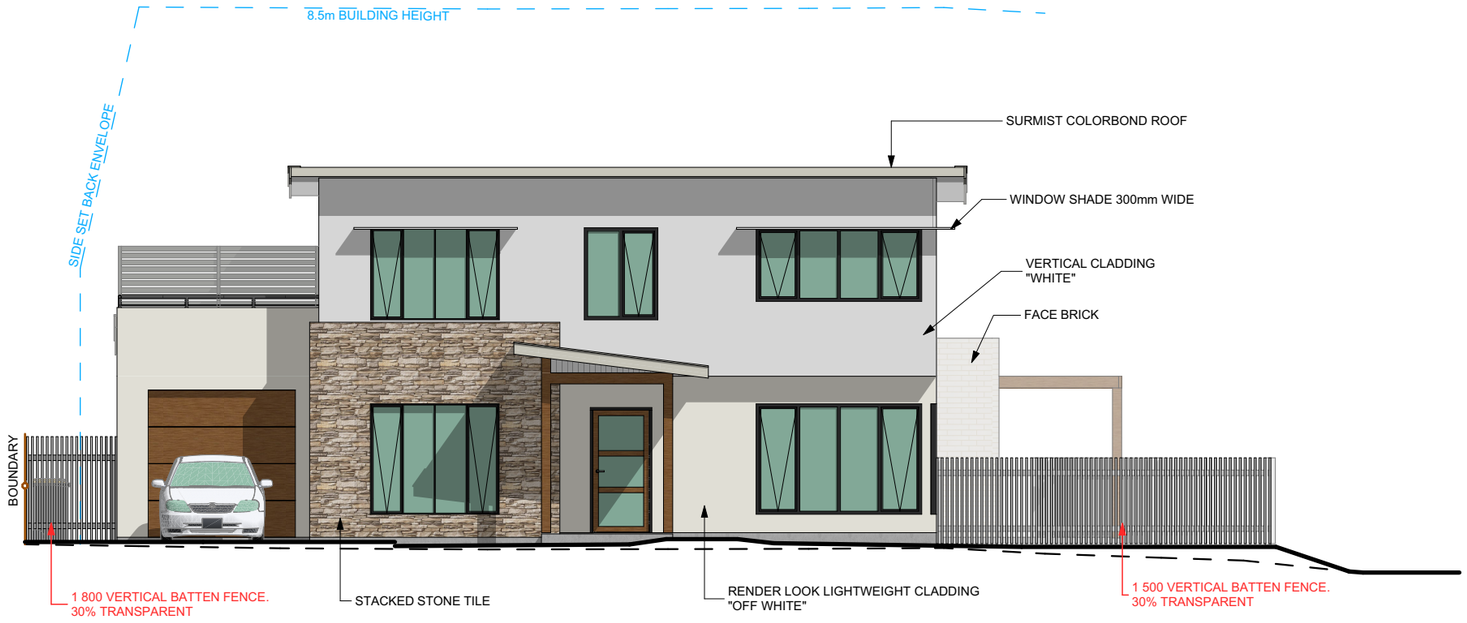
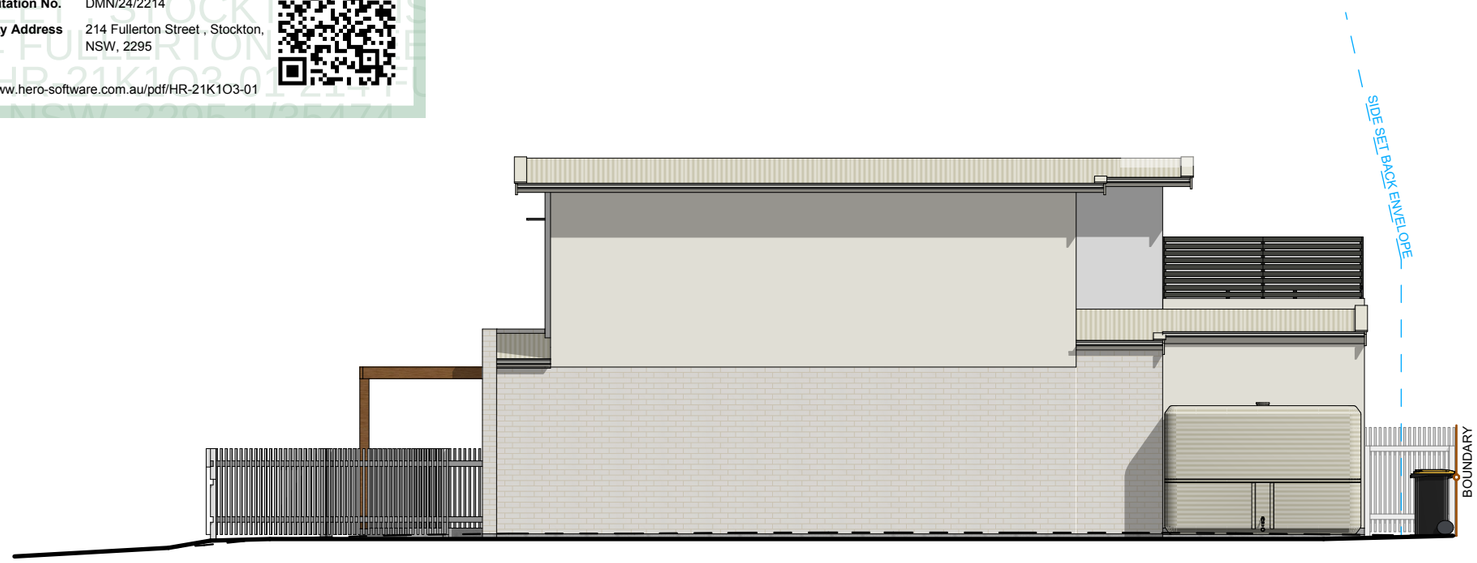



1 > RES 1 NORTH ELEVATION 1:100




2 > RES 1 SOUTH ELEVATION 1:100

**Certificate No. #HR-21K1O3-01**

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| | |
|---|---|
| **Assessor name** | Krzysztof Kwiatkowski |
| **Accreditation No.** | DMN/24/2214 |
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> 7. CJ BRICKWORK CONTROL JOINT.

**> WINDOW NOTES**

WINDOWS LABELLED (FS) ARE TO COMPLY WITH PART 11.3.7 AND 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

WINDOWS LABELLED OBS - OBSCURED GLASS

**> EXTERNAL FINISHES**

> CLADDING: LIGHTWEIGHT / BRICK VENEER
> WINDOWS: ALUMINIUM
> HINGED DOORS: AS SELECTED
> ROOF CLADDING: METAL
> RIDGES AND HIPS: COLORBOND
> GUTTERS: COLORBOND
> DOWN PIPES: PVC

NOTE:
COLOUR SCHEMES SHOWN IN ELEVATION INDICATE COLOUR RANGE. FINAL COLOURS MAY VARY WITH THIS RANGE.

THE CITY OF NEWCASTLE

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> Client
> HORIZON SPARKLES
> Development
> MULTI RES.
> 214 FULLERTON STREET, STOCKTON
> LOT 1, SEC 36, DP 35474

> DEVELOPMENT APPLICATION

| > Designer | > Drafter | |
|---|---|---|
| > DP JB | > DP JB | |
| > Job No. | > Revision No. | > Drawing No. |
| > 5059 | > DA1 | > 1.9 |

> DO NOT SCALE. IF IN DOUBT, ASK

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> 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

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> 7. CJ BRICKWORK 0

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| > 5059 | > DA1 | > 1.10 |

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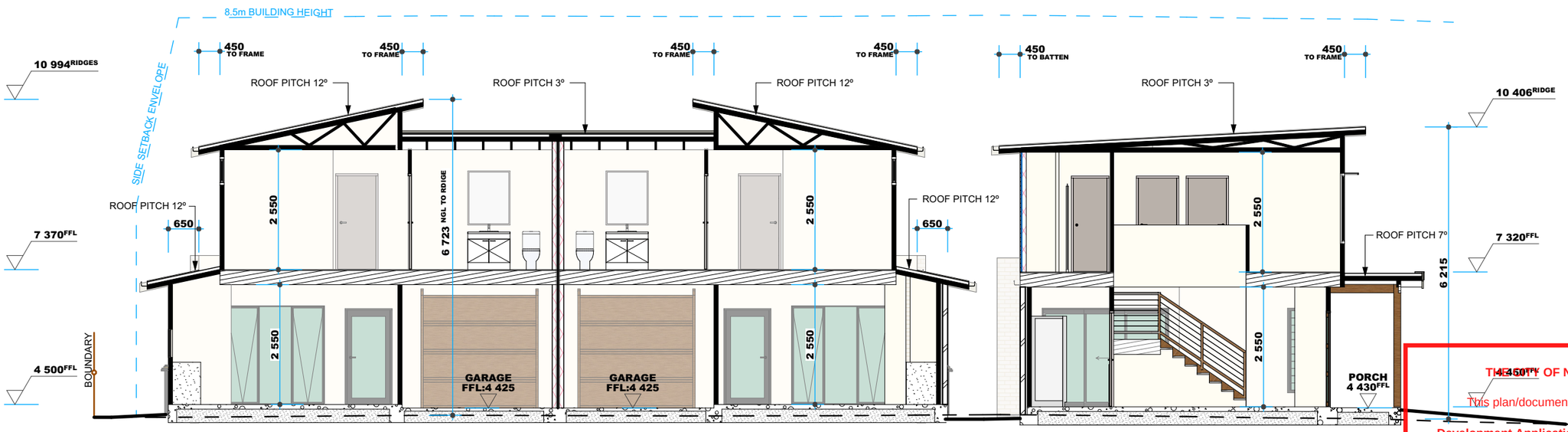


1 > SECTION 1:100


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| | | |
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| **September 2024** | | **BSA Reference: 20654** |
| **Building Sustainability Assessments** | | **Ph: (02) 4962 3439** |
| **enquiries@buildingsustainability.net.au** | | **www. buildingsustainability.net.au** |

**Important Note**

*The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.*
*Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.*

**Thermal Performance Specifications (does not apply to garage)**

| | | |
|---|---|---|
| **External Wall Construction** | | *Added Insulation* |
| Brick Veneer & Lightweight | | R2.7 |
| | | |
| **Internal Wall Construction** | | *Added Insulation* |
| Plasterboard on studs | | R2.7 to walls adjacent to garage |
| Plasterboard + studs + shaft liner + studs + Plasterboard (party walls) | | R2.0 + R2.0 |
| **Ceiling Construction** | | *Added Insulation* |
| Plasterboard | | R7.0 to ceilings adjacent to roof space |
| **Roof Construction** | *Colour (Solar Absorptance)* | *Added Insulation* |
| Metal | Surfmist (SA 0.33) | Foil + R1.3 blanket |
| | | |
| **Floor Construction** | *Covering (if not noted default values used)* | *Added Insulation* |
| Concrete (300mm Waffle pod) | As drawn | None |
| Timber | As drawn | R5.0 |

| **Windows** | *Glass and frame type* | *U value* | *SHGC Range* | *Area sq m* |
|---|---|---|---|---|
| Performance glazing Type A | | *4.50* | *0.48 - 0.53* | As drawn |
| Performance glazing Type B | | *4.50* | *0.58 - 0.64* | As drawn |

*Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors*
*Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres*

| **Skylights** | *Glass and frame type* | *U* | *SHGC* | *Area sq m* | *Detail* |
|---|---|---|---|---|---|
| *n/a* | | | | | |

*U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified*

| **Shade elements** | *(eaves, verandahs, awnings etc)* |
|---|---|
| All shade elements modelled as drawn | |
| **Ceiling Penetrations** | *(downlights, exhaust fans, flues etc)* |
| Downlights are modelled as IC rated with insulation fitted over the fixtures | |
| All exhaust fans are modelled as sealed | |
| **Ceiling Fans used in the Modelling and to be installed in the following areas:** | |
| 1x 1200mm to each bedroom; 3x 1200mm to living areas (dining, living and family). | |

**214 Fullerton Street Stockton**

## SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT

*This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au*

| | | | | |
|---|---|---|---|---|
| **WATER COMMITMENTS** | | | | |
| **Fixtures** | | | | |
| **3 Star Shower Heads** | Yes | | | |
| **4 Star Kitchen / Basin Taps** | Yes | **3 Star Toilet** | Yes | |
| **Alternative Water** | | | | |
| **Minimum Tank Size (L)** | 1500 | **Collected from Roof Area (m2)** | 60 | |
| **Tank Connected To:** | | | | |
| **All Toilets** | Yes | **Laundry W/M Cold Tap** | Yes | |
| **One Outdoor Tap** | Yes | | | |
| **THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans** | | | | |
| **ENERGY COMMITMENTS** | | | | |
| **Hot Water** | Heat Pump 15 to 20 STCs | | | |
| **Cooling System** | **Living** | 1 Phase A/C Ducted | EER 3.0 - 3.5 | |
| | **Bedrooms** | 1 Phase A/C Ducted | EER 3.0 - 3.5 | |
| **Heating System** | **Living** | 1 Phase A/C Ducted | EER 3.0 - 3.5 | |
| | **Bedrooms** | 1 Phase A/C Ducted | EER 3.0 - 3.5 | |
| **Ventilation** | **1 x Bathroom** | Fan ducted to exterior | Manual on/off | |
| | **Kitchen** | Fan ducted to exterior | Manual on/off | |
| | **Laundry** | As drawn | | |
| **Natural Lighting** | **Window/Skylight in Kitchen** | | No | |
| | **Window/Skylight in Bathrooms/Toilets** | | As drawn | |
| **OTHER COMMITMENTS** | | | | |
| **Outdoor clothes line** | Yes | | | |
| **Stove/Oven** | Induction cooktop & electric oven | | | |
| **Alternative Energy** | n/a | | | |

**Certificate No. #HR-21K1O3-01**

**Scan QR code or follow website link for rating details.**

| | |
|---|---|
| **Assessor name** | Krzysztof Kwiatkowski |
| **Accreditation No.** | DMN/24/2214 |
| **Property Address** | 214 Fullerton Street , Stockton, NSW, 2295 |

http://www.hero-software.com.au/pdf/HR-21K1O3-01

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| > Designer | > Drafter | |
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| > DP JB | > DP JB | |
| **> Job No.** | **> Revision No.** | **> Drawing No.** |
| > 5059 | > DA1 | > 1.11 |

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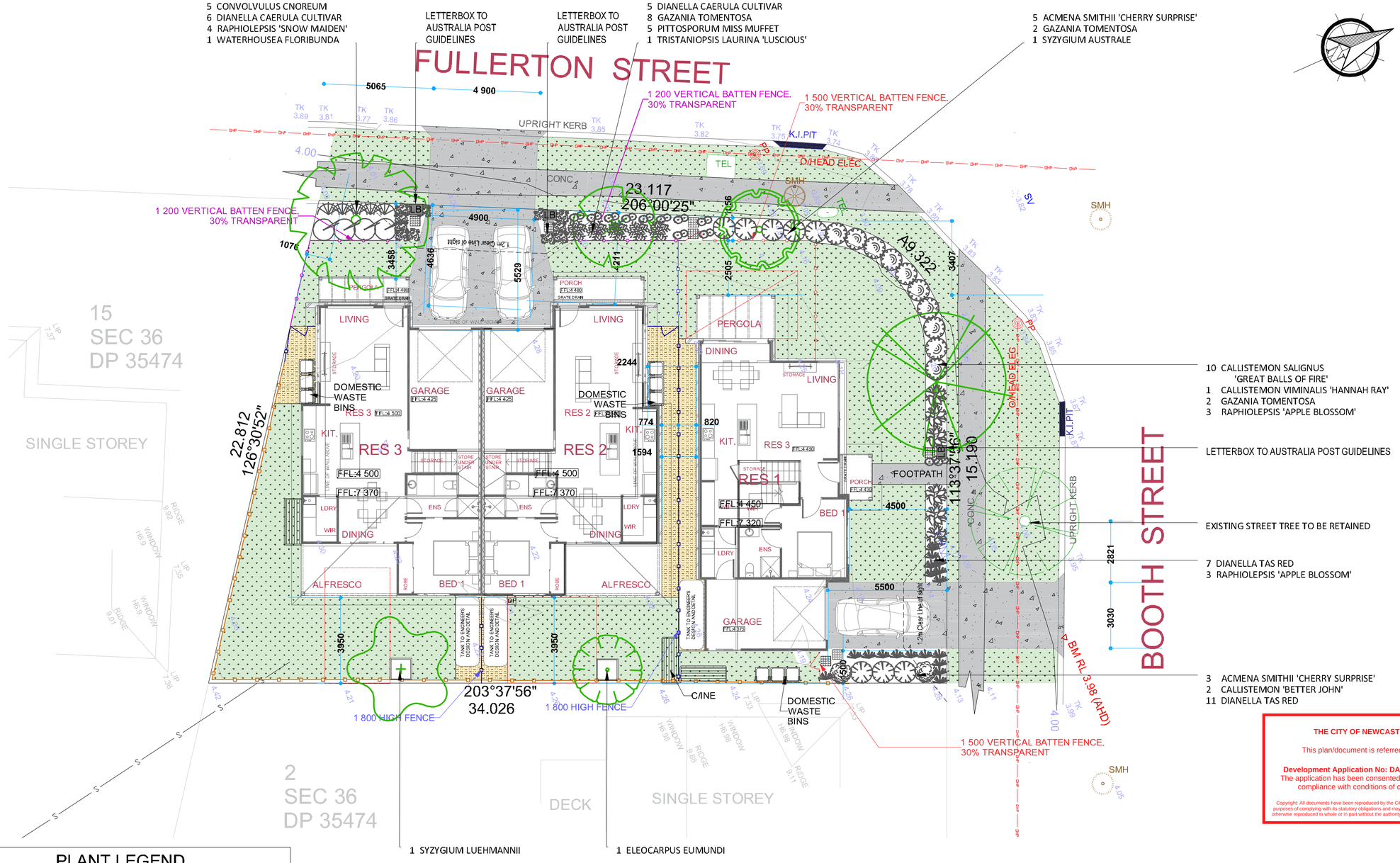


## PLANT LEGEND

- ACS ACMENA CHERRY SURPRISE
- CBJ CALLISTEMON 'BETTER JOHN'
- CGBF CALLISTEMON GREAT BALLS OF FIRE
- CHR CALLISTEMON HANNAH RAY
- CCN CONVOLVULUS CNOREUM
- DCTV DIANELLA CAERULEA CTV
- DTR DIANELLA TAS RED
- EE ELAEOCARPUS EUMUNDI
- GT GAZANIA TOMENTOSA
- PMM PITTOSPORUM MISS MUFFET
- RAB RAPHIOLEPSIS APPLE BLOSSOM
- RSM RAPHIOLEPSIS SNOW MAIDEN
- SA SYZYGIUM AUSTRALE
- SL SYZYGIUM LEUHMANNII
- TLL TRISTANIOPSIS LAURINA LUSCIOUS
- WF WATERHOUSIA FLORIBUNDA

Bar Scale 1: 100 (A1), 1: 200 (A3)

**> SITE STATISTICS**

| | |
|---|---|
| FLOOR SPACE RATIO | 0.55:1.0 |
| LANDSCAPE COVERAGE | 35.9% |
| DEEP SOIL COVERAGE | 26.4% |
| FRONT LANDSCAPE (PERCENTAGE OF TOTAL LANDSCAPE) | 59.2% |

**> AREAS**

| | AREA (m²): |
|---|---|
| --- | --- |
| SITE AREA | 675.52 |
| GROSS FLOOR AREA | 368.97 |
| LANDSCAPE | 242.58 |
| DEEP SOIL ZONE | 178.31 |
| POS | 48.18 |
| DRIVEWAY | 85.59 |

**> LANDSCAPED AREAS**

| | AREA (m²): |
|---|---|
| LANDSCAPE | |
| FRONT | 143.68 |
| REAR | 98.90 |
| | **242.58 m²** |

DIAL 1100 BEFORE YOU DIG

## PLANT SCHEDULE

| ID | Botanical Name | Common Name | Qty | Pot Size mm/ltr | Mature Size W x H mtrs |
|---|---|---|---|---|---|
| ACS | Acmena smithii 'Cherry Surprise' | Red tipped lilly pilly | 8 | 200mm | 2 x 2.5m |
| CBJ | Callistemon 'Better John' | Red bottlebrush | 2 | 150mm | .75 x 1m |
| CGBF | Callistemon salignus 'Great Balls of Fire' | Red bottlebrush | 10 | 150mm | 1.5x1.5m |
| CHR | Callistemon viminalis 'Hannah Ray' | Weeping red bottlebrush | 1 | 75ltr | 8x8m |
| CCN | Convolvulus cnoreum | Silver bush | 5 | 150mm | 1 x .5m |
| DCTV | Dianella caerula cultivar | Cultivar flax lillies | 11 | 150mm | .7 x .7m |
| DTR | Dianella tas red | Cultivar flax lillies | 18 | 150mm | 1 x 1m |
| EE | Eleocarpus eumundi | Eumundi quongdong | 1 | 25ltr | 4 x 9m |
| GT | Gazania tomentosa | | 12 | 150mm | G/cover |
| PMM | Pittosporum miss muffet | Dwarf Japanese mock orange | 5 | 200mm | 1.2x1.2m |
| RAB | Raphiolepsis 'Apple Blossom' | | 6 | 200mm | 1.2 x 1.2m |
| RSM | Raphiolepsis 'Snow Maiden' | | 4 | 200mm | 1.5 x 1.5m |
| SA | Syzygium australe | Bush cherry | 1 | 25ltr | 5 x 9m |
| SL | Syzygium luehmannii | Weeping lilly pilly | 1 | 25ltr | 6 x 9m |
| TLL | Tristaniopsis laurina 'Luscious' | Water gum | 1 | 25ltr | 5 x 9m |
| WF | Waterhousea floribunda | Weeping lilly pilly | 1 | 25ltr | 8 x 8m |

ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.

DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS-- STORMWATER-- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

## LEGEND

- CONCRETE PATHS & DRIVEWAY
- TURF - REFER TO SHEET 3 FOR DETAILS
- 100mm COMPACTED RHYOLITE TO SHADED AREAS - REFER TO SHEET 3 FOR DETAILS
- GARBAGE BINS
- CLOTHESLINES
- WATER TANKS
- 1.2M HIGH VERTICAL BATTEN BOUNDARY FENCE - MUST ARCHIVE 30% TRANSPARENCY
- 1.5M HIGH VERTICAL BATTEN BOUNDARY FENCE - MUST ARCHIVE 30% TRANSPARENCY
- 1.8M HIGH COLORBOND BOUNDARY FENCE AND DIVIDING FENCES PLUS RETURNS
- 1.5M HIGH SLATTED FRONT BOUNDARY FENCE PLUS INTERNAL PRIVACY FENCE
- EXTERNAL YARD TAP
- LB LETTERBOX
- x 26.00 DENOTES DESIGN SPOT LEVELS
- RWH DENOTES RETAINING WALL TO ENGINEERS DETAILS
- 450 x 450 STEPPING PAVERS
- PRIVATE OPEN SPACE

| DATE | BY | AMENDMENT |
|---|---|---|
| | | |


LANDSCAPE DESIGNER

tolero LANDSCAPE DESIGN

Mishka Stembeck
P.O. BOX 203 RUTHERFORD NSW 2320
Mob: 0422 406 688
Email: mishkas@optusnet.com.au
Landscape Design Institute Member
*Diploma in Landscape Design*


IN ASSOCIATION WITH:

**JK's GARDEN CREATIONS**
**John A. Kime** **LDI Member**
*Diploma in Horticulture Lscape Dsn, Cert. Ag*

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SITE ADDRESS

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LOT 1, SEC 36, DP 35474
214 FULLERTON STREET
STOCKTON

CLIENT

MELBOURNE


ARCHITECT

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| | |
|---|---|
| DRAWN MS | DATE 30/08/2024 |
| SCALES 1:100 @ A1<br>1:200 @ A3 | CHECKED JK |
| SHEET 2 OF 3<br>Landscape Plan | JOB No. MELB240724 |

# FOLLOW LANDSCAPE NOTES FOR INSTALLATION IN SAND

**INITIAL PREPARATION:**
Verify all dimensions on site prior to commencement. Locate all underground services and ensure no damage occurs to them throughout landscape works. Comply with the requirements of the Council site guidelines in reference to erosion and sediment control regulations and other environmental controls to contain all within confines of the site. Spray approved weedicide to all proposed lawn and garden areas to manufacturer's directions, so to maintain weed free gardens and turf areas. Usually, it takes 2-3 times to kill off grass in a garden, some customers have tendency to dig out grass but unless you weed kill the roots are still are there and will reshoot, as with weed killing the dead grass acts as a bulk and rots to add body to the garden with addition of extra garden soil. Be careful to get a good garden mix not a cheap one, as it might have nut grass etc, causing a major headache at a later stage. In sand be careful not to buy cheap sand as it may contain PENNYWORT and this is extremely difficult to eradicate out of the lawn and garden as it takes over garden and lawn. Source all plants before start of job so the time factor to purchase from species list, will be true to plant schedule. The trees and shrubs recommended may sometimes be difficult to source due to times of year, weather, disease etc, this being the case, please inform early so arrangements to substitute can be made. Excess soils and contaminated soil are to removed within the guidelines of the council requirements to approved sites.

**SOIL PREPARATION:**
Due to being in sand most plants die due to drying out due to the nature of sand, sand gets a silica film on the surface and this does not allow the water to penetrate into sand and soak plant giving plenty of moisture, so the addition of an organic mulch (eg. Mushroom compost, cow or horse manure, leaf mulch etc) breaks that surface tension and allows the water to soak plant. My recommendation is use mushroom compost, but not on sensitive native plants only use a composted leaf mulch or a garden mix for natives. The plans that I produce will indicate the more sensitive natives, that mushroom compost cannot be used.
Dig 400mm hole place 5 sheets of newspaper at base place 1-2 shovels of mushroom on top (newspaper for un irrigated gardens)
Add sand to level for plant placement, place plant add more sand and mushroom compost add water crystals and slow release fertilizer, then more sand and mushroom to soil level.
Add 50-100mm off mushroom compost on top of and around plant, then add a mulch (eg fine forest mulch, sugarcane mulch, Lucerne mulch, straw but if you use woodchip it attracts white ants and draws nitrogen from the plant as it rots effecting plant growth; thus, you need to keep the fertilizer up to the plants as they grow.

**LAWN AREAS:**
Prepare for, level and lay cultivated Buffalo turf to all areas nominated on the plan as being lawn. To be layed within 24 hrs of delivery on site, making sure all areas are level for drainage, garden edging and paths.
Water in thoroughly for the first week to establish root system, and next 2 weeks solid watering 2-3 times a week. There is no need to roll turf most modern cutters are sharp and give clean cuts, leaving turf to establish quicker, in the past, rolling leaves hills and hollows. REMEMBER to water thoroughly. Top dress with a 50% sand and 50% fowl manure base to level out lawn. Use a fowl manure base fertilizer to fertilize lawns as soluble manufactured fertilizer greens up for a while but does not retain moisture for the lawn as it grows.

**GARDEN EDGING:**
Timber edging shall be located to all planter bed edges were meeting new or existing turfed areas. Use 38x150mm treated pine edging with 50x50 pegs at 1200 centres finished 30mm below top of edging

**PLANTING**
Purchase plants from an approved nursery that supplies plants that are true to type and species, healthy and able to store at nursery to maintain vigor before planting. Plant within 24hrs of plants being delivered. Set out plants as indicated on plan. When first purchasing or planting for first it is a good idea to soak in a bucket till all the air bubbles have gone as this allows the plant to adjust when planted as most plants in pots are not saturated into the centre. It is best to water with the first water add seasol to allow roots to bed in and adjust. Remove plant from container install and backfill with garden soil as per above. Base of stem shall finish flush with finished soil level. Thoroughly water all plants on first planting to soak soil of plant and surrounding soil to allow roots to adjust, do not allow drying out. Water regular over the first 3-4 weeks.

**FERTILISING**
Use slow-release fertilizers such as osmocote and or agnform tablets on all plants, keeping in mind that natives require a low phosphorus level, to allow for NPK to suit these plants. Add per manufactures instructions.

**MULCHING**
Install 75mm minimum of forest mulch as a mulch over all gardens and other areas shown on plan, covering mulch around all plants keeping away from stems and finishing flush with adjacent surfaces.

**STORMWATER DRAINAGE**
All internal drainage sumps are to have soil contoured to existing drains as per plan and new storm water drainage sumps to be located in turf to suit final cut and fills taking excess water flows to these points.

**RETAINING WALLS**
Erection of treated timber retaining walls to be as per retaining wall specification guidelines and to height requirements for Engineers certificate for walls over 1mtr to Councils requirements. All retaining walls and footings to remain within the confines of boundary.

**COMPLETION**
Prior to practical completion removal from site all unwanted debris occurring from work. Satisfy council that all landscaping work has been undertaken in strict accordance with council's landscape codes and guide lines. At the completion of landscape works and prior to the issue of the Certificate of Practical Completion.
Carry out the following during the maintenance period (determined by Builder). These works shall include but not limited to watering, weeding, fertilizing, pest and disease control, re-turfing, staking and tying, replanting, cultivation, pruning, aerating, renovation, top dressing and the like.

**EXISTING TREES**
The existing trees to be retained on site are to be protected by surrounding with a 1.8m high chainmesh fence 3.00m from the base of the tree. This fence is to be erected prior to works commencing on site and is to be retained until all building works are completed. The enclosed area is to remain free of materials, machinery, vehicles or site sheds. With this preparation is to protect the existing tree and its critical roots from mechanical damage, compaction or any other adverse impacts resulting from construction activity and allowing the trees to grow the optimum growth once all works have been finalized.

## PLANT SCHEDULE

| ID | Botanical Name | Common Name | Qty | Pot Size mm/ltr | Mature Size W x H mtrs |
|---|---|---|---|---|---|
| | **TREES, SHRUBS, GRASSES & GROUNDCOVERS** | | | | |
| ACS | Acmena smithii 'Cherry Surprise' | Red tipped lilly pilly | 8 | 200mm | 2 x 2.5m |
| CBJ | Callistemon 'Better John' | Red bottlebrush | 2 | 150mm | .75 x 1m |
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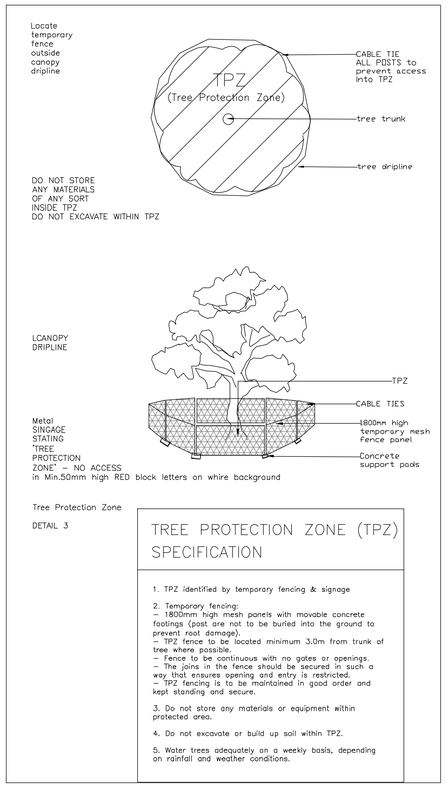
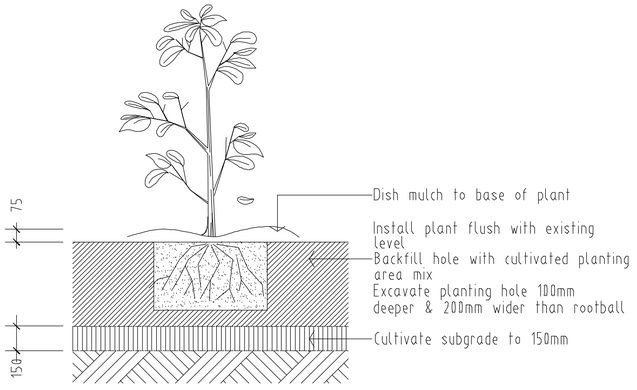
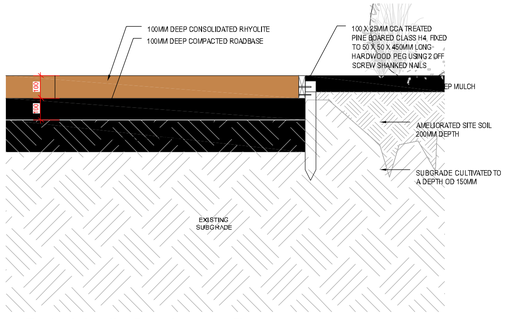
| WF | Waterhousea floribunda | Weeping lilly pilly | 1 | 25ltr | 8 x 8m |

ALL HEIGHTS ARE AVERAGE DEPENDENT ON SOIL, CLIMATE, MAINTENANCE, ETC.



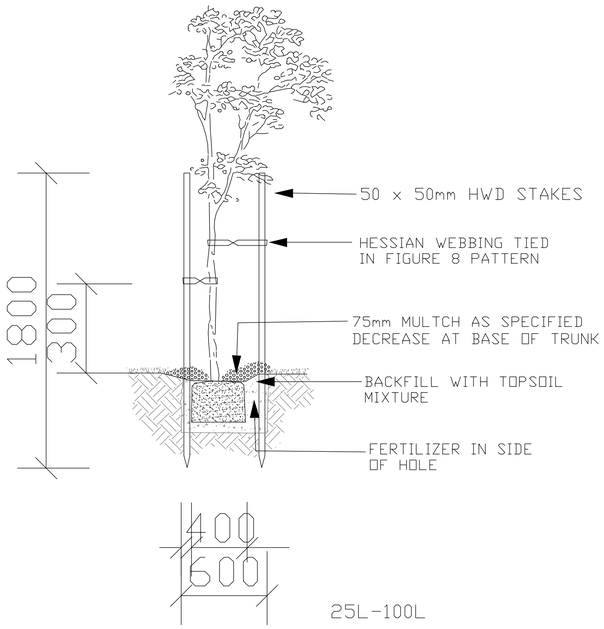



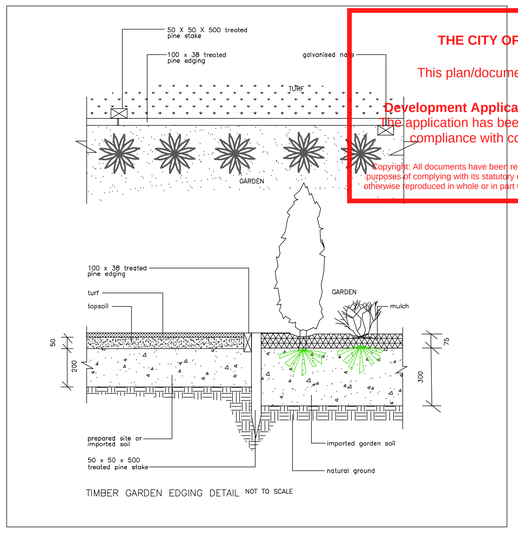

Planting in garden beds Detail. Not.To.Scale.



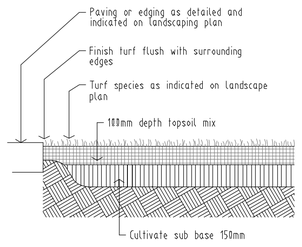

Typical detail - Gravel area profile
Not.To.Scale

TREES STAKE DIAGRAM




TIMBER GARDEN EDGING DETAIL NOT TO SCALE




Ground preparation
Grassed area: turf using imported topsoil
Detail. Not.To.Scale.

DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS-- STORMWATER-- ENGINEERS PLANS PLUS ASSOCIATED SHEETS ATTACHED

DIAL 1100 BEFORE YOU DIG

| DATE | BY | AMENDMENT |
|---|---|---|
| | | LANDSCAPE DESIGNER |

THE CITY OF NEWCASTLE
This plan/document is referred to in
Development Application No: DA2024/00103
the application has been consented to subject to compliance with conditions of consent.
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stelero
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*Diploma in Landscape Design*

IN ASSOCIATION WITH:
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**John A. Kime** **LDI Member**
*Diploma in Horticulture L/scape Dsn, Cert. Ag*

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| DRAWN | DATE |
|---|---|
| MS | 30/08/2024 |
| SCALES | CHECKED |
| | JK |
| SHEET | JOB No. |
| 3 OF 3 Specification Plan | MELB240724 |