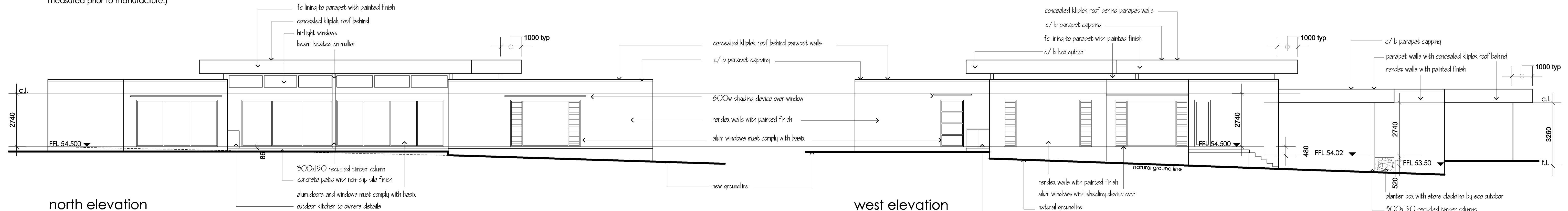


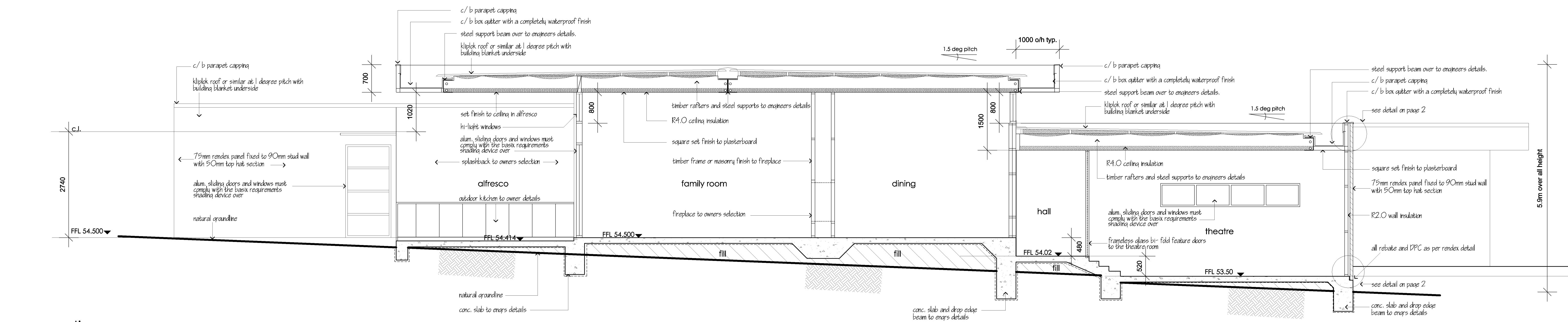
south elevation (scale 1:100)
(nb: all windows must be site measured prior to manufacture.)

east elevation



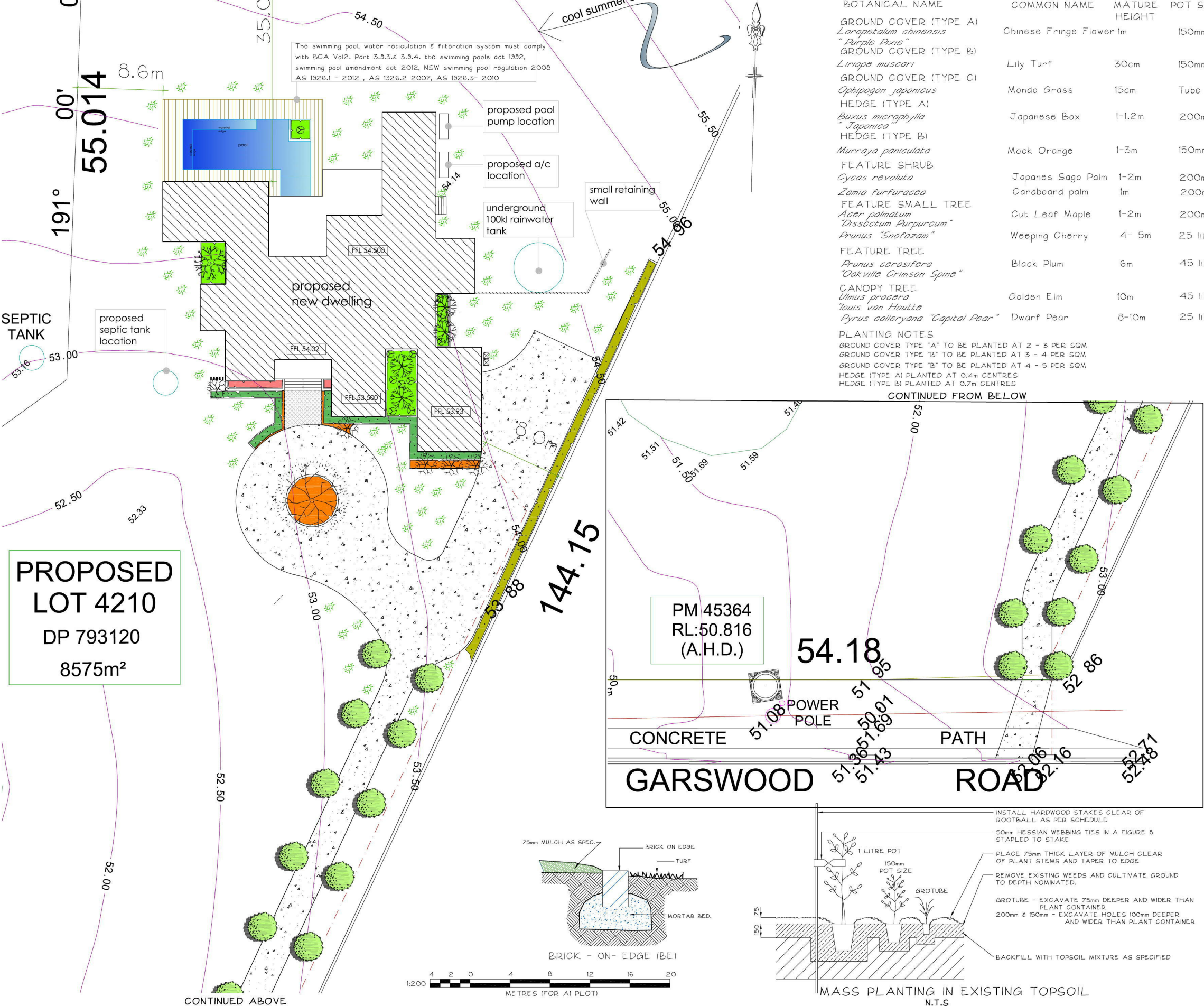
north elevation

west elevation



section a-a (scale 1:50)

LANDSCAPE CONCEPT PLAN



INDICATIVE SPECIES LIST

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	APPROX NUMBERS
GROUND COVER (TYPE A) <i>Loropetalum chinensis</i> "Purple Pixie"	Chinese Fringe Flower	1m	150mm	16
GROUND COVER (TYPE B) <i>Liriope muscari</i>	Lily Turf	30cm	150mm	100
GROUND COVER (TYPE C) <i>Ophiopogon japonicus</i>	Mondo Grass	15cm	Tube	130
HEDGE (TYPE A) <i>Buxus microphylla</i> "Japanica"	Japanese Box	1-1.2m	200mm	66
HEDGE (TYPE B) <i>Murraya paniculata</i>	Mock Orange	1-3m	150mm	60
FEATURE SHRUB <i>Cycas revoluta</i>	Japanes Sago Palm	1-2m	200mm	6
<i>Zamia furfuracea</i>	Cardboard palm	1m	200mm	5
FEATURE SMALL TREE <i>Acer palmatum</i> "Dissectum Purpureum"	Cut Leaf Maple	1-2m	200mm	4
<i>Prunus "Snofozam"</i>	Weeping Cherry	4- 5m	25 litre	1
FEATURE TREE <i>Prunus cerasifera</i> "Oakville Crimson Spine"	Black Plum	6m	45 litre	5
CANOPY TREE <i>Ulmus procera</i> "Louis van Houtte"	Golden Elm	10m	45 litre	1
<i>Pyrus calleryana "Capital Pear"</i>	Dwarf Pear	8-10m	25 litre	16

PLANTING NOTES
GROUND COVER TYPE "A" TO BE PLANTED AT 2 - 3 PER SQM
GROUND COVER TYPE "B" TO BE PLANTED AT 3 - 4 PER SQM
GROUND COVER TYPE "C" TO BE PLANTED AT 4 - 5 PER SQM
HEDGE (TYPE A) PLANTED AT 0.4m CENTRES
HEDGE (TYPE B) PLANTED AT 0.7m CENTRES

LEGEND

- GROUND COVER (TYPE A)
- GROUND COVER (TYPE B)
- GROUND COVER (TYPE C)
- HEDGE (TYPE A)
- HEDGE (TYPE B)
- FEATURE SHRUB
SAGO PALM
CARDBOARD PALM
- FEATURE SMALL TREE
WEeping CHERRY
- FEATURE SMALL TREE
CUT LEAF MAPLE
- FEATURE TREE
BLACK PLUM
- CANOPY TREE
GOLDEN ELM
- CANOPY TREE
CAPITAL PEAR
- TURF BUFFALO "PALMETTO"
OR "SIR WALTER"
- CONCRETE DRIVEWAY
- LARGE FORMAT PAVERS
OR TILES
- MASONRY RETAINING WALL
- GARBAGE BINS
- CLOTHES LINE
- PAVER OR BRICK EDGE
- EXISTING TREES
TO REMAIN AND BE PROTECTED
- EXISTING TREES
TO BE REMOVED

NOTES

- HARDWOOD STAKES TO BE 38 x 38 x 1800
- AN APPROVED SLOW RELEASE PELLET TYPE FERTILISER HAVING AN NPK RATIO OF 18:2:13.1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILISER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
- PROPOSED TURF AREA SHOWN, TO BE FERTILISED WITH A NPK RATIO OF 3:2:4:4.3 SIMILAR TO No 17 LAWN FOOD AT THE RATE SPECIFIED BY THE MANUFACTURER
- ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
- ALL TURFED AREAS TO HAVE A MIN. OF 50mm OF APPROVED TOP SOIL PLACED PRIOR TO TURFING
- TOPSOIL SHOULD CONFORM TO AS 4413 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
- IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
- IN ALL TURFED AREAS, EXISTING SOIL TO BE CULTIVATED TO 75mm
- WATERING REGIME. THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING. THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS. 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE ADOPTED AS A GENERAL GUIDE
- MULCH PLANTING BEDS TO A MINIMUM OF 50 - 75mm AS REQUIRED MULCH TO BE COARSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"
- DECORATIVE PEBBLE MULCH COULD BE USED IN AREAS BORDERING DRIVEWAYS & AREAS SUBJECT TO ONSITE DETENTION
- IF DECORATIVE MULCH IS USED NEXT TO GARDEN BEDS IN REAR AND SIDES OF UNITS, A CONTRASTING PEBBLE MULCH OR HARDWOOD MULCH TO BE USED WITHIN THE BEDS
- EXCESS TOPSOIL GENERATED BY THE DEVELOPMENT CAN BE USED TO MOUND UP PLANTING BEDS IN SPECIFIED AREAS

F

E

D

C

B

A

No.

FIRST ISSUE

AMENDMENT

16/3/15

DATE

Bio Engineered Solutions Pty. Ltd.

Landscape design and Environmental Management

3 TERRYMONT RD
WARRIMOO, 2774

EMAIL: klc_nak@dx.com.au

DESIGNED_KN

DRAWN_KN

CHECKED

APPROVED DATE

SCALES:

1:200

CLIENT:

MICHAEL

PROPOSED SINGLE DWELLING DEVELOPMENT

LOT 4210 DP 793120

No 3-17 GARSWOOD ROAD, GLENMORE PARK

LANDSCAPE CONCEPT PLAN

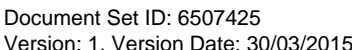
PLAN No.

1586_LAN1 A

FILE No.

1586_LAN

SHEET 1 OF 1 SHEETS



glenmore house
michael
no.9-13 garswood road glenmore park nsw 2154
architectural list:

page 01 cover page, site plan, basix, roof plan
page 02 floor plans and details
page 03 elevations and sections

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

During construction
Where possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling from height. The risk of falling from height is a major concern in the construction of this building. The building will require workers to be working at heights where a fall is a risk. The builder should provide a suitable barrier whenever a person is required to work at a location where falling more than two metres is a possibility.

During operation or maintenance
For houses or other low-rise buildings where scaffolding is required, cleaning and maintenance of windows, walls, roof or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where the type of activity is required, scaffolding, ladders or ladders should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffolding, ladders, ladders are not appropriate, cleaning and maintenance of windows, walls, roof or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where the type of activity is required, scaffolding, ladders or ladders should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of slips and trips and prevent slipping when wet or when walked on with shoes/boots. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

ADVICE TO THE USER
If a designer has not been involved in the selection of surface finishes, the user is responsible for the selection of surface finishes in the pedestrian footpaths outside of this building. Surfaces should be selected in accordance with AS 1013:2009 and AS/NZS 4586:2004.

c) LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise loaded. Steps should be clearly marked with both upward and downward arrows during construction, maintenance, and at all times when the building is open to the public.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance access ways are used to ensure that surfaces have not been damaged or created so that they become uneven and present a trip hazard. Steps, loose materials, any objects or any other material that may cause a slip or trip hazard should be cleaned or removed from access ways.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or from high levels. Where this occurs, the risk of falling objects or materials should be taken to prevent objects falling from the area where the work is being carried out. The following measures should be taken to prevent objects falling from the area where the work is being carried out:

- 1. Prevent or restrict access to areas below where the work is being carried out.
- 2. Provide substructure to support work platforms.
- 3. Provide protective structure below the work area.
- 4. Ensure that all work is carried out in a safe manner.

3. BUILDING COMPONENTS

Construction, maintenance or demolition of the building, parts of the structure including fabricated elements, heavy panels and many other components will require standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the lift is prevented or restricted.

3. TRAFFIC MANAGEMENT

For buildings on a major road, narrow road or steeply sloping road. Parking of vehicles or loading/unloading of vehicles in the roadway may cause a risk of collision with other vehicles. The design of this building developed parking for workers and loading/unloading of materials. Traffic management personnel should be responsible for the supervision of these areas.

For buildings where on-site loading/unloading is restricted. Construction of this building will require loading and unloading of materials in the roadway. Vehicles should be well planned to avoid congestion of loading areas and to avoid traffic management personnel should be used to supervise loading/unloading areas. For all buildings, they construction and demolition sites present a risk of collision where delivery or other traffic are moving within the site. A traffic management plan approved by local traffic management personnel should be developed for the work site.

4. SERVICES

GENERAL

Repairs of services during excavation or other activity create a risk of injury to persons. Repairs of services should be planned to avoid injury to persons. Repairs of services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Gas before You Dig) and appropriate excavation protection should be used and, where necessary, specialist contractors should be used.

Locations where underground power lines may be located in or around this site. All underground power lines must be located prior to any construction, maintenance or demolition commencing. Locations with overhead power lines. Overhead power lines may be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where possible, disconnected or relocated. Where this is not practical, adequate warning in the form of trip lines, trip lines or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting devices. Where this is not practical, workers or labourers should be required to lift the component mass. All lifting equipment should be used in accordance with the manufacturer's instructions. Components should always show the full mass of packages and where practical, all loads should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used when faulty or in the case of electrical equipment not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specifications.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990. If the existing building was constructed prior to 1990, it is likely to contain asbestos. It is therefore not possible to say whether or not the building contains asbestos. It is therefore not possible to say whether or not the building contains asbestos. It is therefore not possible to say whether or not the building contains asbestos.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should wear appropriate respiratory protection. Personal Protective Equipment including protection against inhalation while using appropriate respiratory protection should be used in accordance with relevant codes of practice, regulations or legislation.

TREATED TIMBER

The design of this building may include protection for the isolation of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should wear appropriate respiratory protection. Personal Protective Equipment including protection against inhalation while using appropriate respiratory protection should be used in accordance with relevant codes of practice, regulations or legislation.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray paints, varnishes and other cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated and where possible, the use of these materials should be restricted. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, mineral wool and other materials used for thermal or acoustic insulation can cause harm if inhaled. Persons working on or in the building during construction, operational maintenance or demolition should wear appropriate respiratory protection. Personal Protective Equipment including protection against inhalation while using appropriate respiratory protection should be used in accordance with relevant codes of practice, regulations or legislation.

TIMBER FLOOR

This building may contain timber floors which may have applied finish. Areas where finishes are applied should be kept well ventilated during construction, operational maintenance or demolition. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation. Excavation should be carried out in accordance with relevant codes of practice, regulations or legislation. Where possible, excavation should be carried out in accordance with relevant codes of practice, regulations or legislation. Where possible, excavation should be carried out in accordance with relevant codes of practice, regulations or legislation.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building will require access by construction or maintenance workers. The design documentation will require access by construction or maintenance workers. The design documentation will require access by construction or maintenance workers.

SMALL SPACES

Small spaces within this building will require access by construction or maintenance workers. The design documentation will require access by construction or maintenance workers. The design documentation will require access by construction or maintenance workers.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas where maintenance access may be required. Public access to construction and demolition sites and to areas where maintenance access may be required. Public access to construction and demolition sites and to areas where maintenance access may be required.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it is, at a later date, it is used or intended to be used as a workshop, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been decided. This building has been designed for the specific use as outlined in the design documentation. The design documentation will require access by construction or maintenance workers. The design documentation will require access by construction or maintenance workers.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risk at the Workplace, AS/NZS 3012:2010 of licensing requirements. All work should be carried out in accordance with Code of Practice: Managing Risk of Falls at the Workplace, AS/NZS 4586:2004. Due to the nature of the work, it is recommended that persons carrying out the work should be trained in the use of the equipment and the equipment should be maintained in accordance with manufacturer's specifications.

11. OTHER HIGH RISK ACTIVITY

The swimming pool, water reticulation & filtration system must comply with BCA Vol2, Part 3.9.3 & 3.9.4, the swimming pools act 1992, swimming pool amendment act 2012, NSW swimming pool regulation 2008 AS 1926.1 - 2012, AS 1926.2 2007, AS 1926.3 - 2010

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51. OTHER HIGH RISK ACTIVITY

The swimming pool, water reticulation & filtration system must comply with BCA Vol2, Part 3.9.3 & 3.9.4, the swimming pools act 1992, swimming pool amendment act 2012, NSW swimming pool regulation 2008 AS 1926.1 - 2012, AS 1926.2 2007, AS 1926.3 - 2010

52. OTHER HIGH RISK ACTIVITY

The swimming pool, water reticulation & filtration system must comply with BCA Vol2, Part 3.9.3 & 3.9.4, the swimming pools act 1992, swimming pool amendment act 2012, NSW swimming pool regulation 2008 AS 1926.1 -