

# DRAWING SET

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ELEVATIONS - UNIT 1	86_BOP_DA.06
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FLOOR PLANS - UNITS 2 & 3	86_BOP_DA.08
ELEVATIONS - UNITS 2 & 3	86_BOP_DA.09
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FLOOR PLANS - UNITS 4 & 5	86_BOP_DA.11
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COMPLIANCE SCHEDULE				COMPLIANCE SCHEDULE			
CLAUSE	NAME	MANDATORY CONTROL	PROPOSED	CLAUSE	NAME	MANDATORY CONTROL	PROPOSED
(REFER TO SOEE FOR FULL COMPLIANCES)							
Zone 2c - Townhouse Development							
LOT 366 DP 12590							
Zone R3 Med. Density Residential							
Max. Bldg Height - 8.5m							
No Heritage Listing							
	LOT SIZE		1093.0m2		BUILDING ENVELOPE SIDE SETBACKS	500mm CUT AND FILL MAX	
	FRONT SETBACK	5.5m	5.5m			25deg MAX ROOF PITCH	25deg
	REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey			2m MIN SIDE SETBACK	2m MIN
	DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.0m MIN		SOLAR PLANNING	REFER SHADOW STUDY	
	LANDSCAPED AREA	40% MIN (437m2)	437m2 (40%)				
		PRIVATE COURTYARDS 20m2 MIN	20m2 MIN				



**BASIX REQUIREMENTS**

**WATER**  
Showerhead rating to be 3 star (4.5 but <= 6.0L/min)  
Internal toilet to be 5 star.  
All taps to be 6 star rating

**THERMAL COMFORT**  
See Assessors Certificate  
First Floor - none  
External walls - R 2.0 - medium colour  
Garage brick walls - none - medium colour  
Internal walls - none - stud plasterboard  
Ceiling - R 3.5  
Roof - Medium Colour + reflective sarking  
Windows to be standard aluminium, single clear (U-value 6.70, SHGC 0.70)  
Provide 450mm eave including gutter

**ENERGY**  
Provide instantaneous gas hot water of 6 star rating

**COOLING & HEATING**  
No designated heating or cooling

**VENTILATION**  
Individual fan (not ducted) to bathrooms, kitchen and laundry (ducted to facade or roof) provide manual on/off switch

**ARTIFICIAL LIGHTING**  
Install fluorescent or LED lighting to all Bedrooms, Living areas, Kitchen, Bathrooms and Laundry

**NATURAL LIGHTING**  
Provide natural lighting (window) to Kitchen and Bathroom area.

**OTHER**  
Provide well ventilated refrigerator space. Provide fixed outdoor clothes drying.  
Install gas cooktop and electric oven.

**NOTES**

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS. WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 15 SQUARE METRES OF ROOF AREA. POSITION FOR MAXIMUM SOAKAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT.3.1.2 OF THE BCA AND AS3500.3.2. INSTALL AGRIP PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

**EXCAVATIONS**  
EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2  
UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 1.0.10.

**CONCRETE**  
REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.  
PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE.  
ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600

**STORMWATER**  
STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

**EXTERNAL CLADDING**  
SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

**TIMBER FRAMING**  
ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXINGS SHALL COMPLY WITH BCA 3.4.3 OR AS 1684. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

**MASONRY**  
ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY.  
MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700.  
MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY.  
MASONRY RETAINING WALLS TO COMPLY WITH AS 4678

**BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION**  
**ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660**  
**SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786**

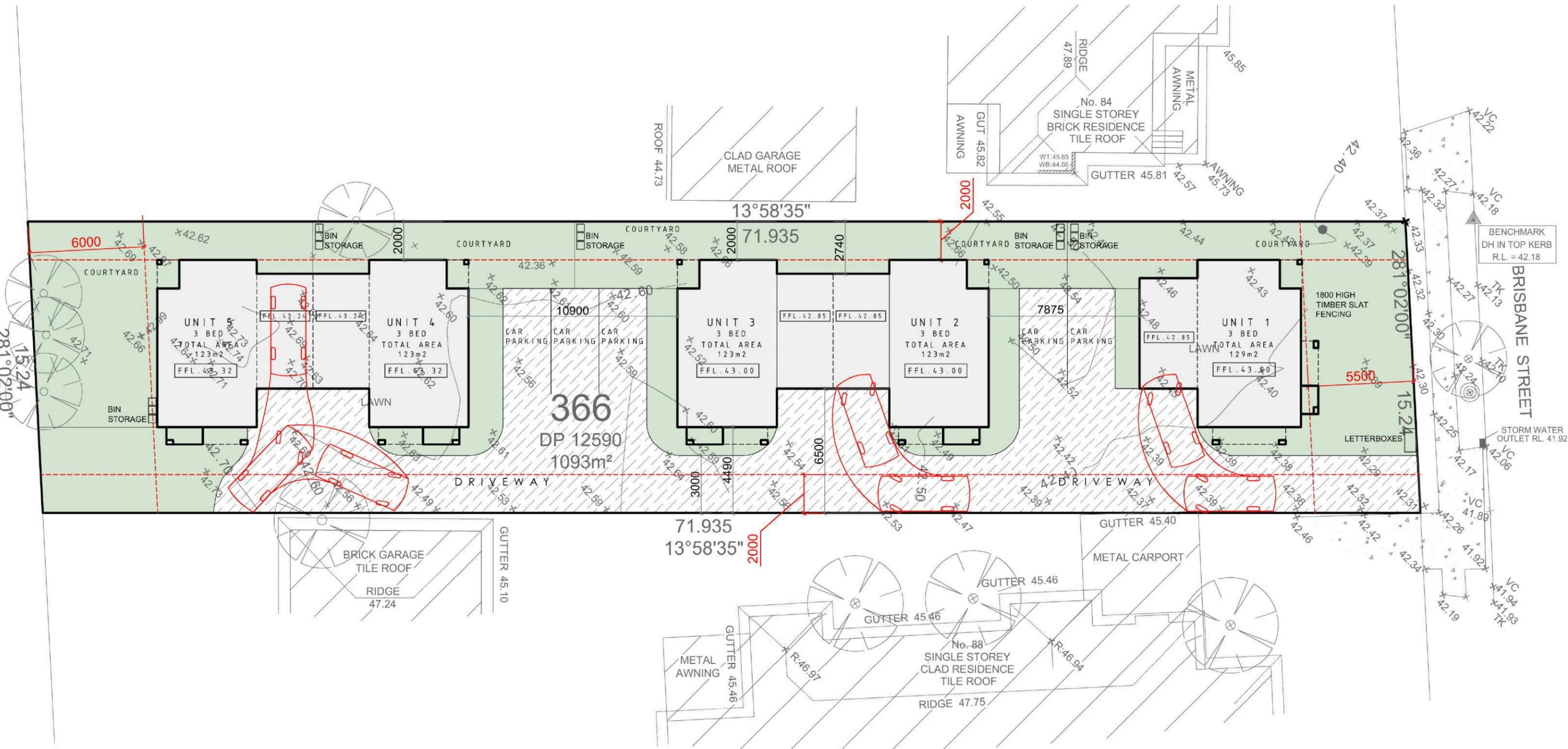


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CLIENT	Property Innovations Group	<input type="checkbox"/> Concept	<input type="checkbox"/> Quote	<input checked="" type="checkbox"/> Production	DATE	13.07.15		
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590	All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing			DRN BY	AOB		
DRG TITLE	COVER SHEET	© All content remains the property obrien design+drafting.			SCALE	A3		
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							DRG NO	86_BOP_DA.01
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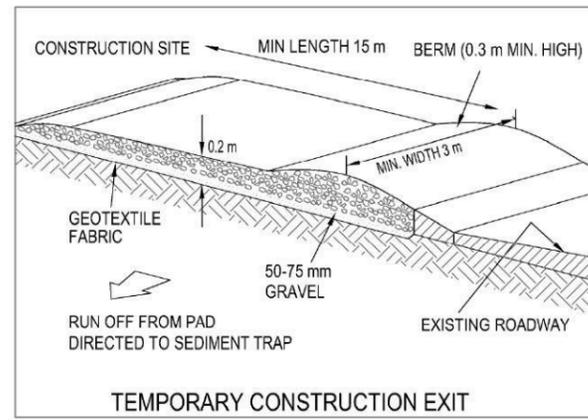
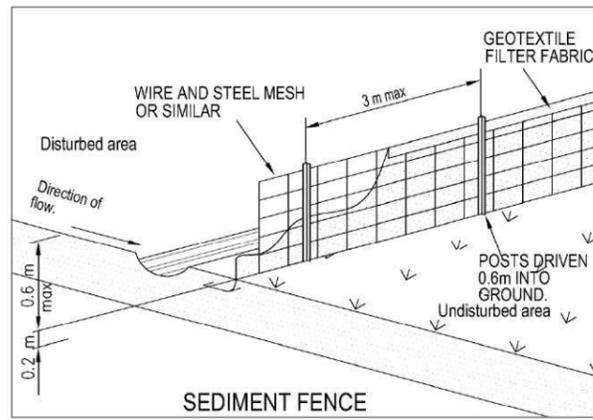
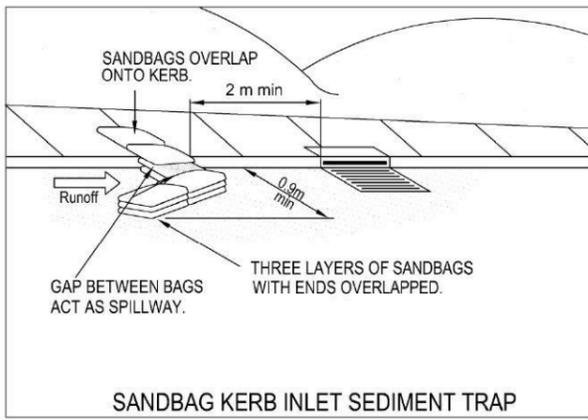
COMPLIANCE SCHEDULE (REFER TO SOEE FOR FULL COMPLIANCES)				COMPLIANCE SCHEDULE (REFER TO SOEE FOR FULL COMPLIANCES)			
CLAUSE	NAME	MANDATORY CONTROL	PROPOSED	CLAUSE	NAME	MANDATORY CONTROL	PROPOSED
Zone 2c - Townhouse Development				Zone 2c - Townhouse Development			
	LOT SIZE		1093.0m <sup>2</sup>		BUILDING ENVELOPE SIDE SETBACKS	500mm CUT AND FILL MAX 25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
	FRONT SETBACK	5.5m	5.5m		SOLAR PLANNING	REFER SHADOW STUDY	
	REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey				
	DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.0m MIN				
	LANDSCAPED AREA	40% MIN (437m <sup>2</sup> )  PRIVATE COURTYARDS 20m <sup>2</sup> MIN	437m <sup>2</sup> (40%)  20m <sup>2</sup> MIN				

LOT 366 DP 12590  
Zone R3 Med. Density Residential  
Max. Bldg Height - 8.5m  
No Heritage Listing



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DRG TITLE	SITE PLAN	© All content remains the property obrien design+drafting.			SCALE	1:200
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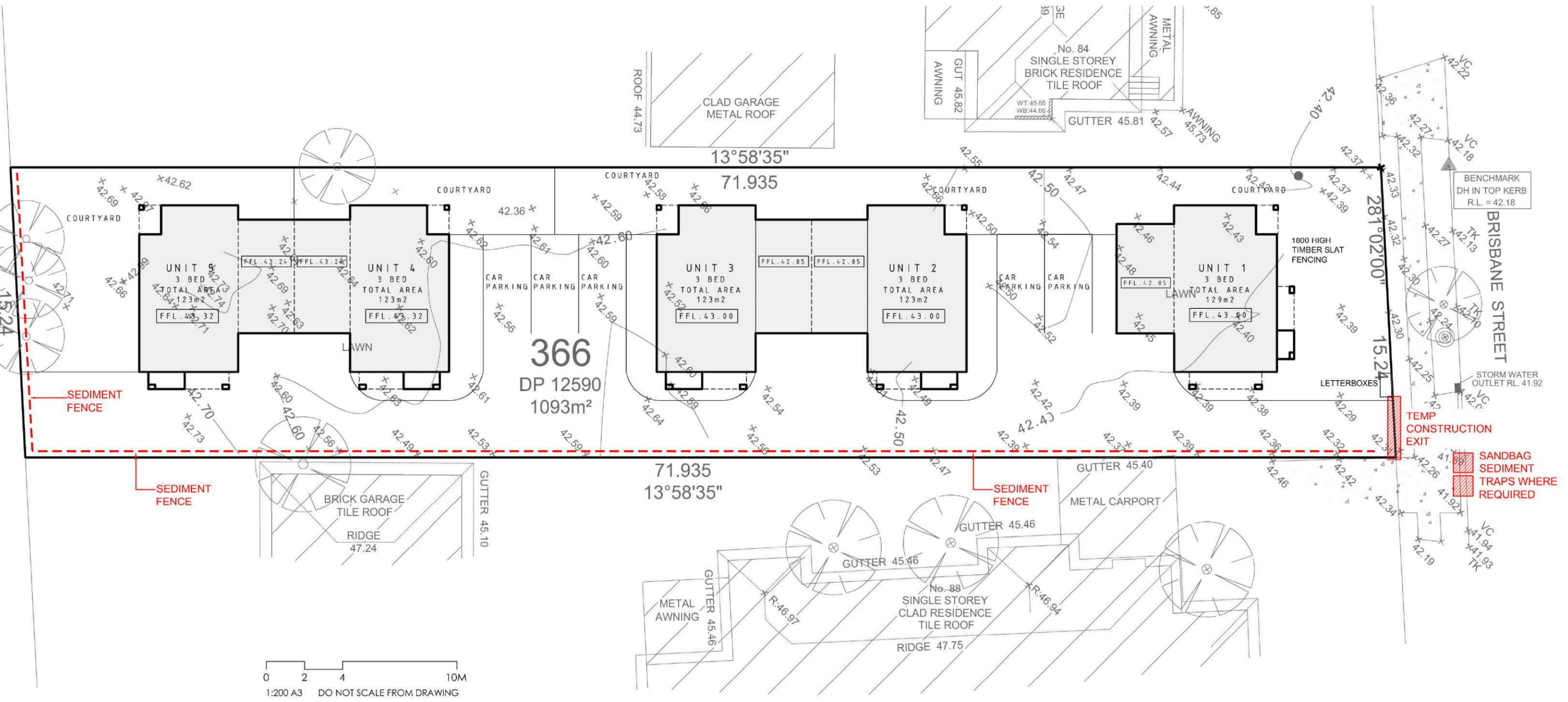


**EROSION AND SEDIMENT CONTROL**

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL. STANDING 300mm MIN. ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.

**BUILDERS ACCESS**

3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICAL.
5. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.



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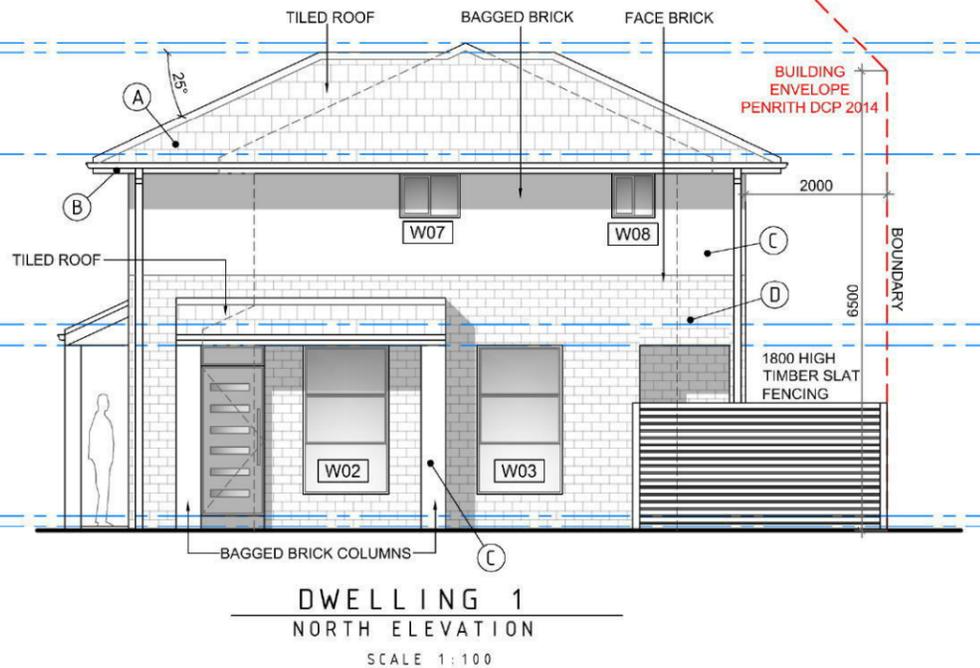
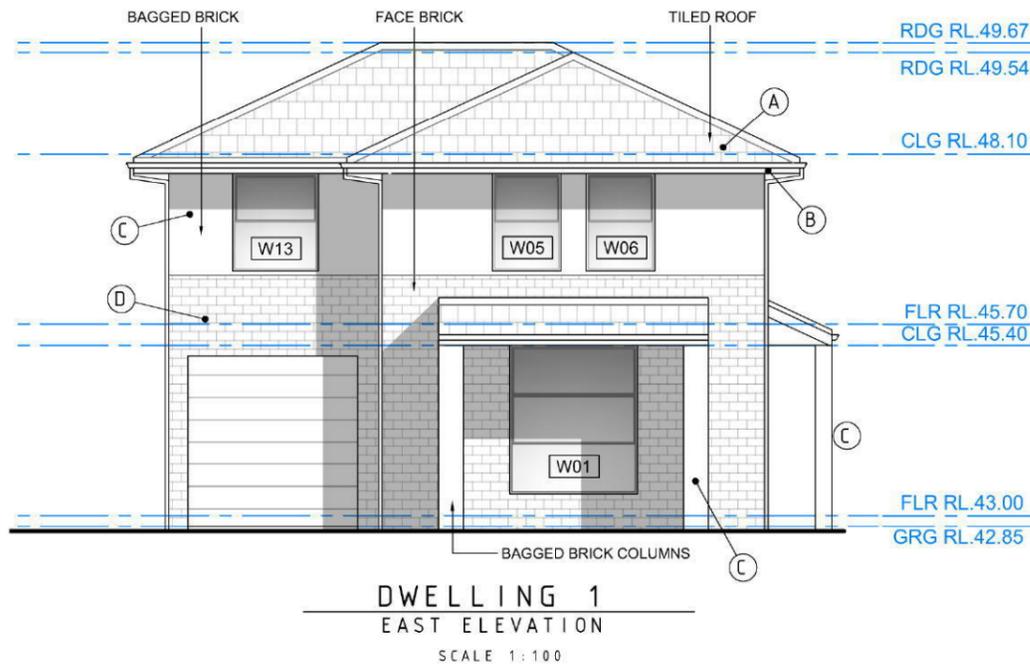
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PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	EROSION CONTROL PLAN

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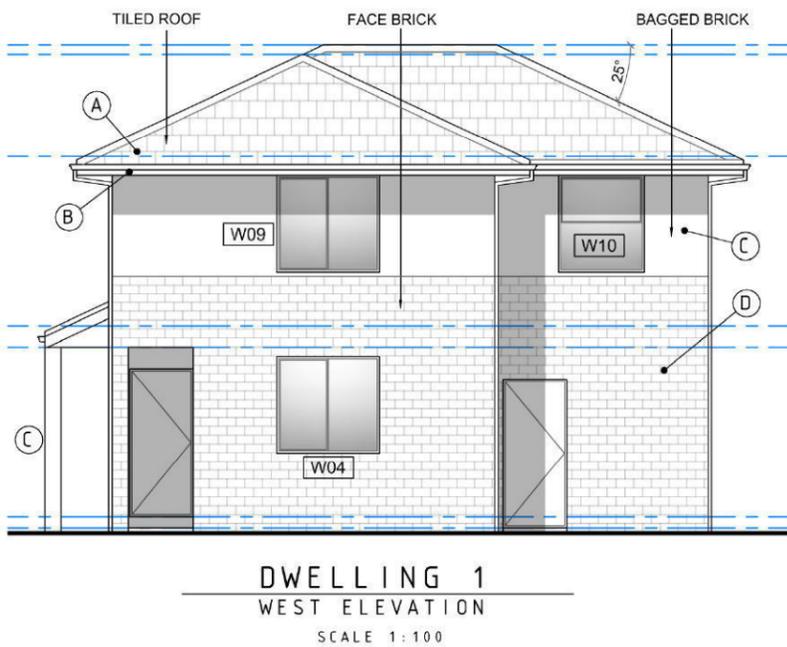
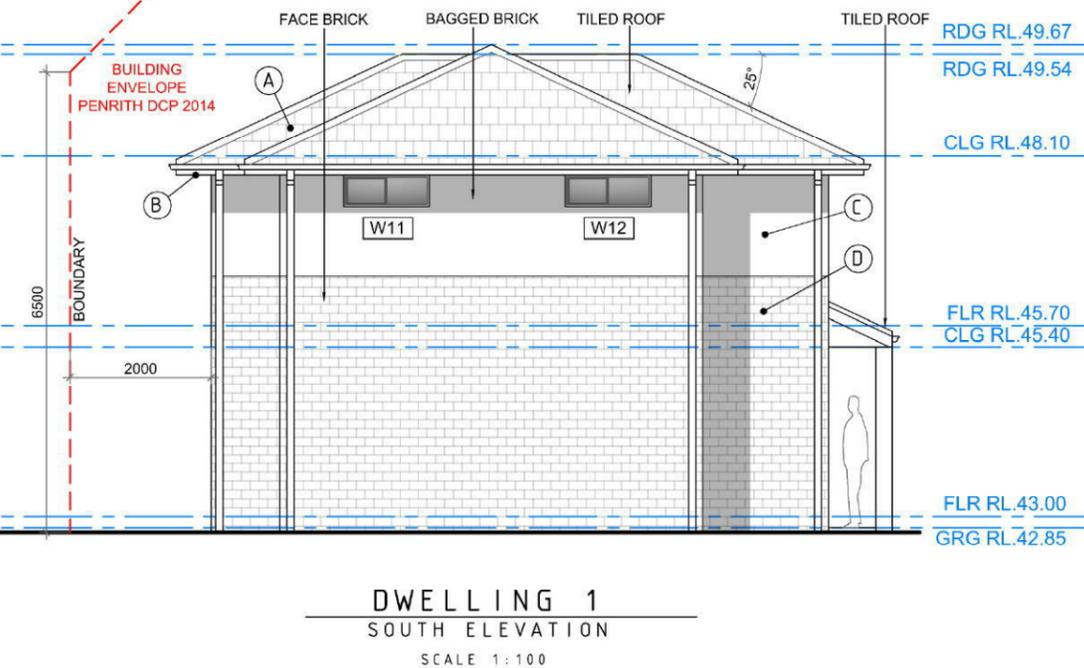
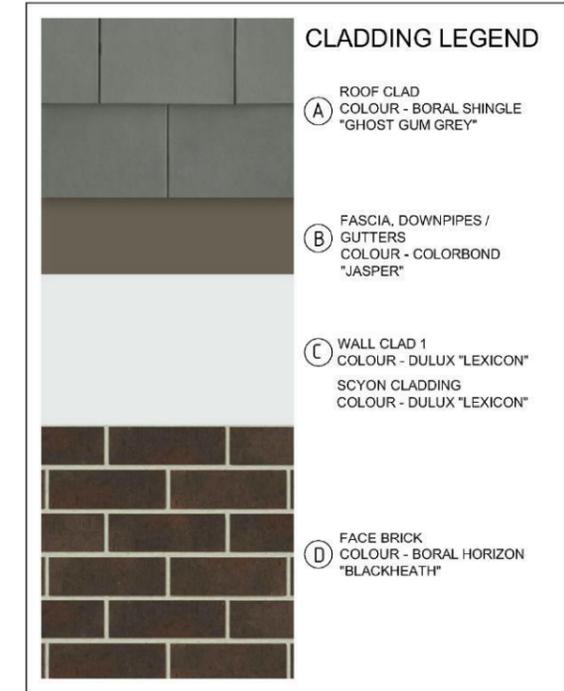
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ISSUE	A

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BRISBANE STREET ELEVATION



DWELLING 1  
TOTAL FLOOR AREA  
129.0m<sup>2</sup>



BASIS REQUIREMENTS

**WATER**  
Showerhead rating to be 3 star (4.5 but <= 6.0L/min)  
Internal toilet to be 5 star.  
All taps to be 6 star rating

**THERMAL COMFORT**  
See Assessors Certificate  
First Floor - none  
External walls - R 2.0 - medium colour  
Garage brick walls - none - medium colour  
Internal walls - none - stud plasterboard  
Ceiling - R 3.5  
Roof - Medium Colour + reflective sarking  
Windows to be standard aluminium, single clear (U-value 6.70, SHGC 0.70)  
Provide 450mm eave including gutter

**ENERGY**  
Provide instantaneous gas hot water of 6 star rating

**COOLING & HEATING**  
No designated heating or cooling

**VENTILATION**  
Individual fan (not ducted) to bathrooms, kitchen and laundry (ducted to facade or roof)  
provide manual on/off switch

**ARTIFICIAL LIGHTING**  
Install fluorescent or LED lighting to all Bedrooms, Living areas, Kitchen, Bathrooms and Laundry

**NATURAL LIGHTING**  
Provide natural lighting (window) to Kitchen and Bathroom area.

**OTHER**  
Provide well ventilated refrigerator space. Provide fixed outdoor clothes drying.  
Install gas cooktop and electric oven.



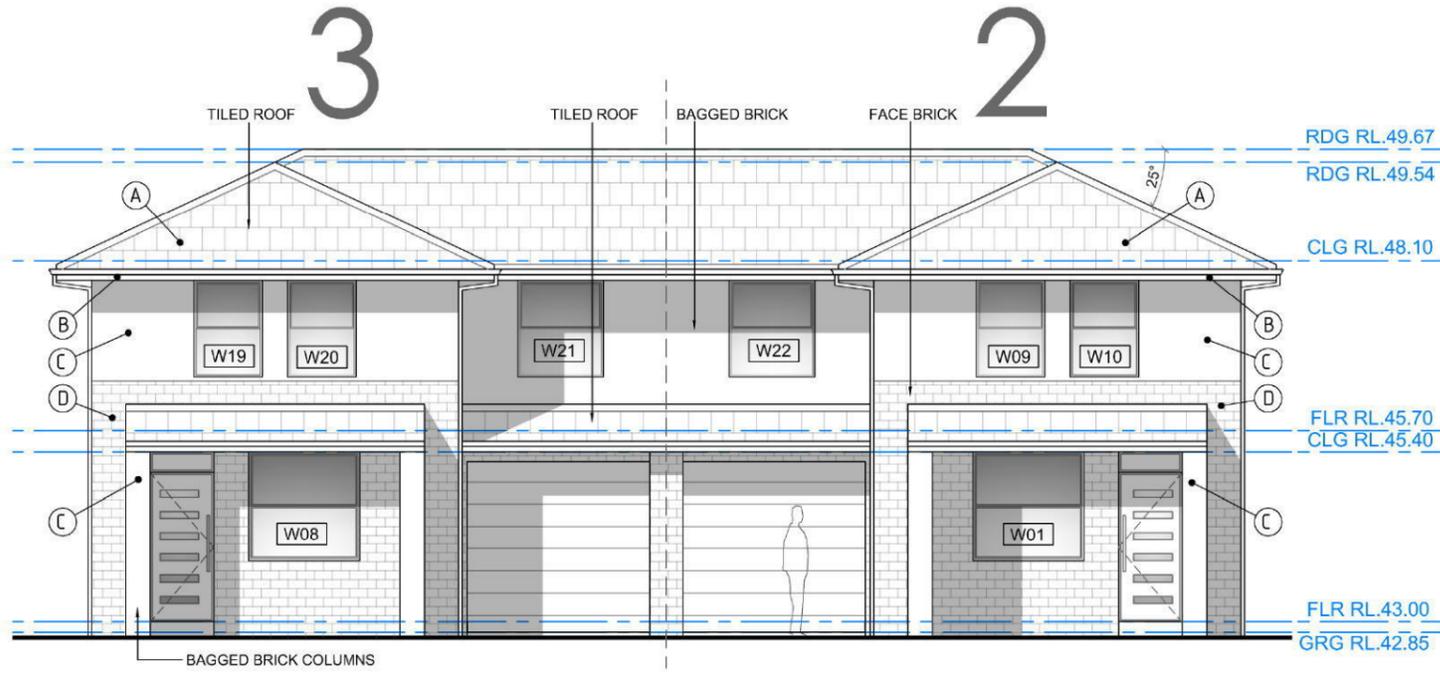
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DRG TITLE	DWELLING 1 - ELEVATIONS

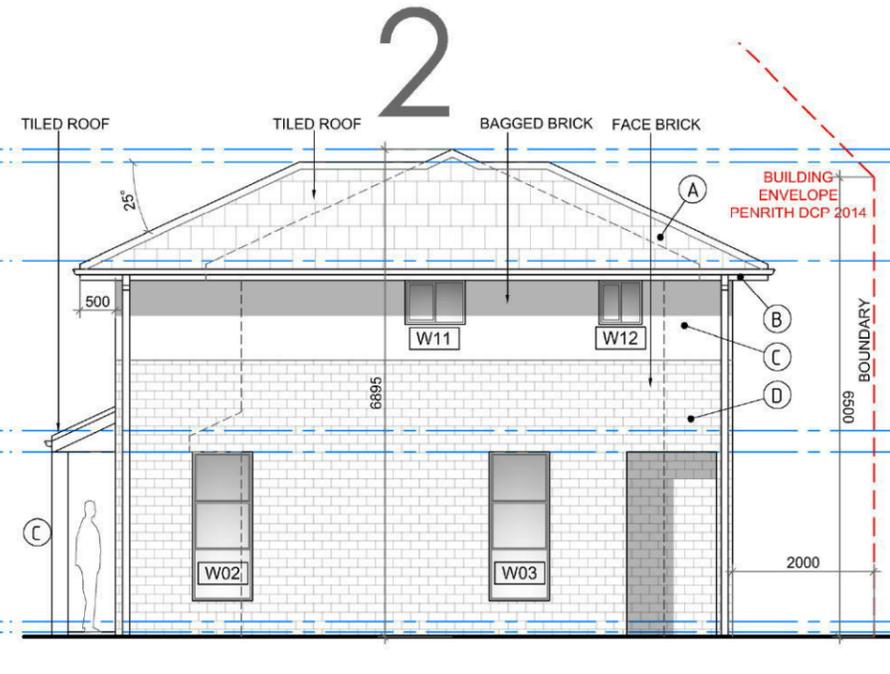
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DATE	
ISSUE	A

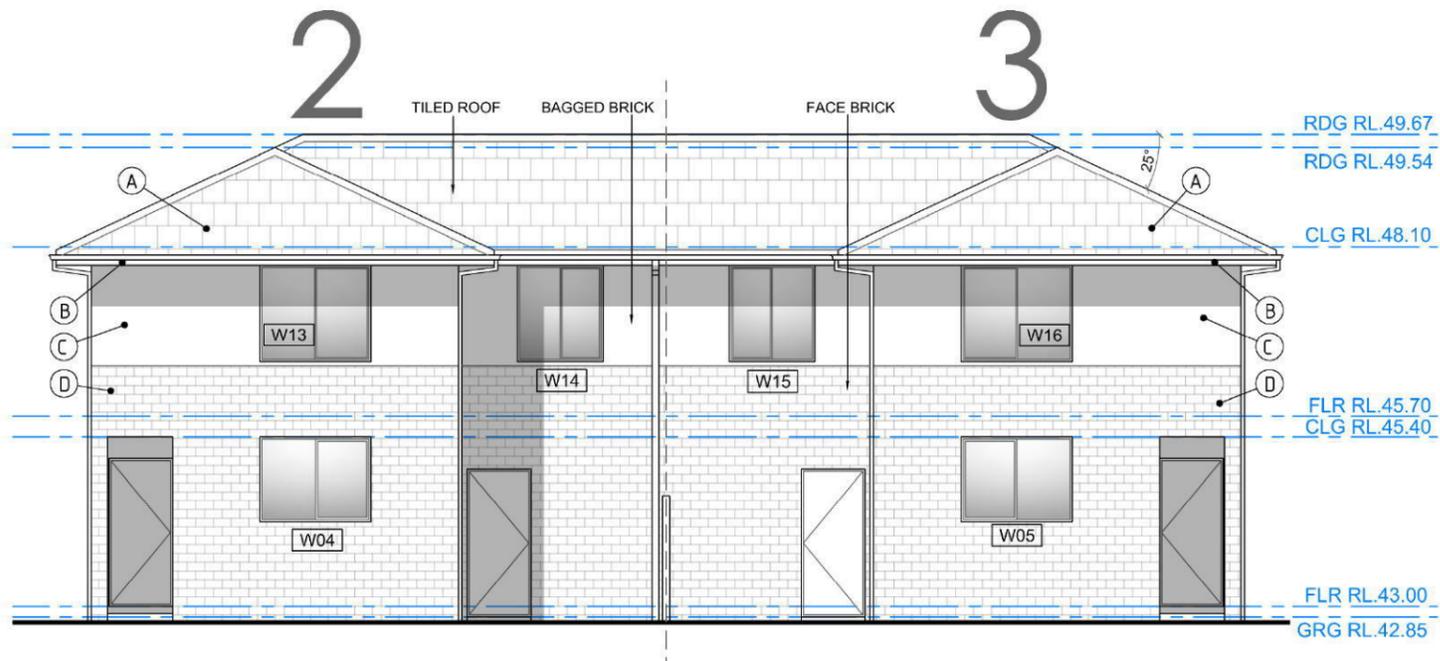
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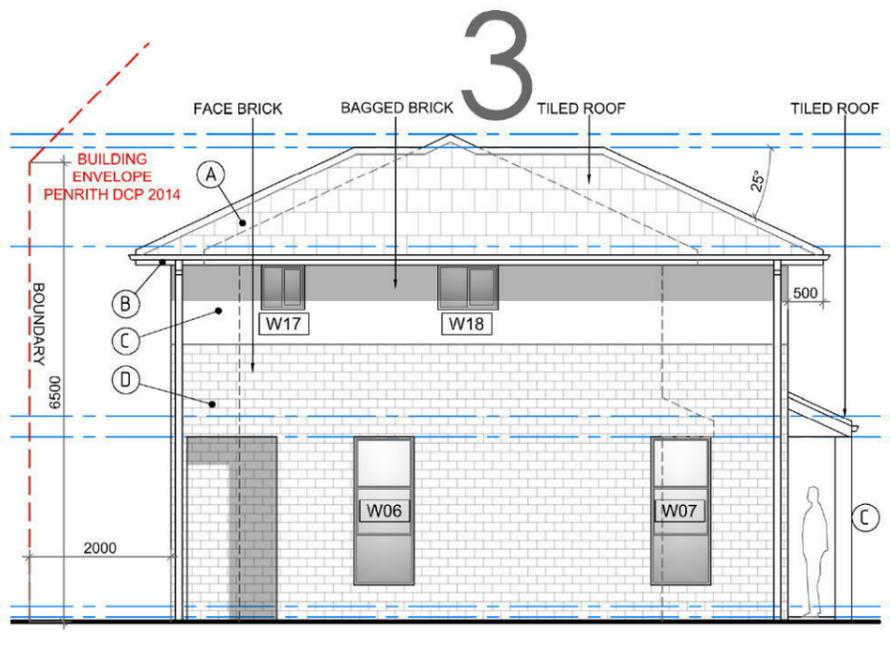
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EAST ELEVATION  
SCALE 1:100



**DWELLING 2**  
NORTH ELEVATION  
SCALE 1:100



**DWELLINGS 2 & 3**  
WEST ELEVATION  
SCALE 1:100



**DWELLING 3**  
SOUTH ELEVATION  
SCALE 1:100

### CLADDING LEGEND

- (A) ROOF CLAD  
COLOUR - BORAL SHINGLE  
"GHOST GUM GREY"
- (B) FASCIA, DOWNPIPES/  
GUTTERS  
COLOUR - COLORBOND  
"JASPER"
- (C) WALL CLAD 1  
COLOUR - DULUX "LEXICON"  
SCYON CLADDING  
COLOUR - DULUX "LEXICON"
- (D) FACE BRICK  
COLOUR - BORAL HORIZON  
"BLACKHEATH"

### BASIX REQUIREMENTS

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Roof - Medium Colour + reflective sarking  
Windows to be standard aluminium, single clear (U-value 6.70, SHGC 0.70)  
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Provide instantaneous gas hot water of 6 star rating

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No designated heating or cooling

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Individual fan (not ducted) to bathrooms, kitchen and laundry (ducted to facade or roof)  
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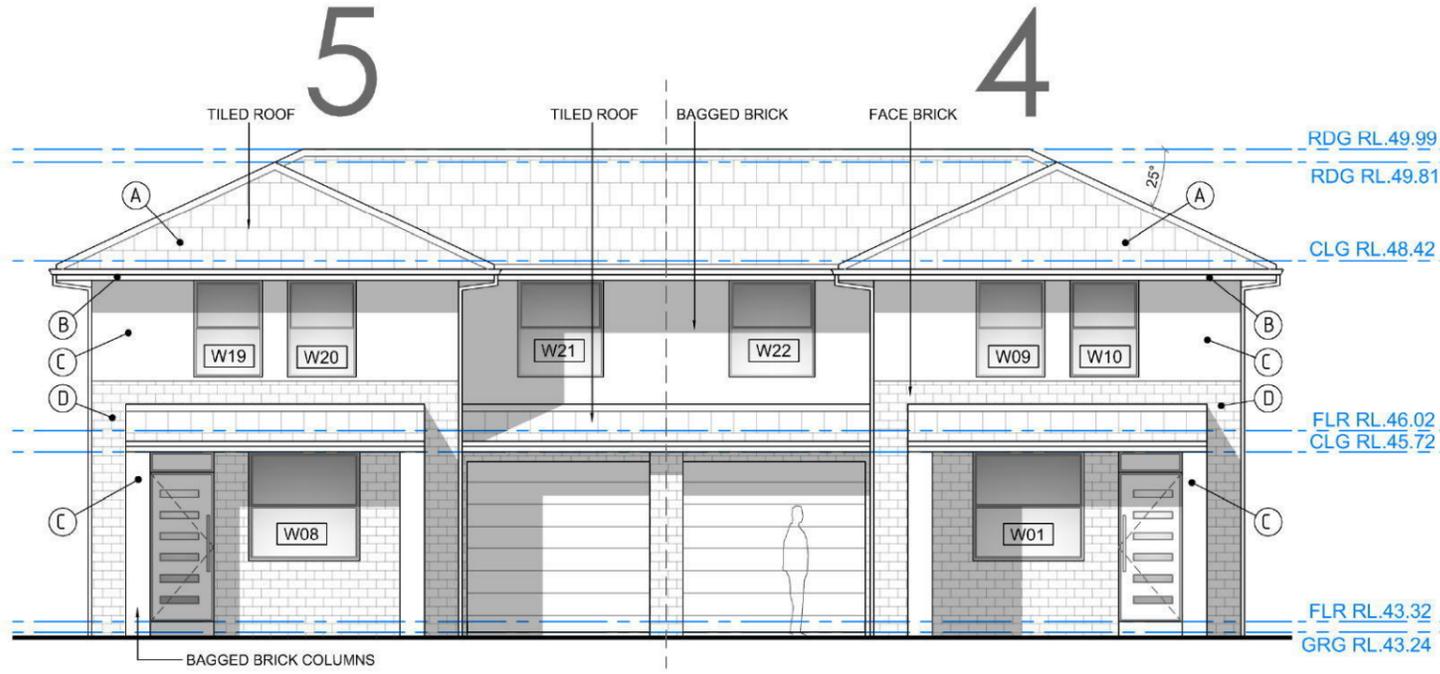
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PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	DWELLING 2 & 3 - ELEVATIONS

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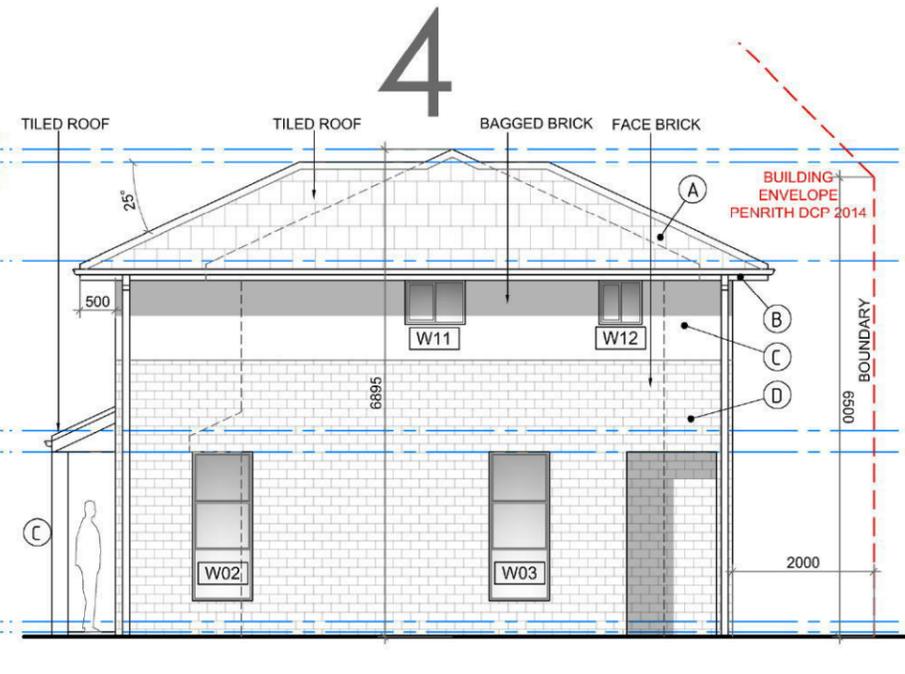
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AMENDMENT	DESCRIPTION	DATE
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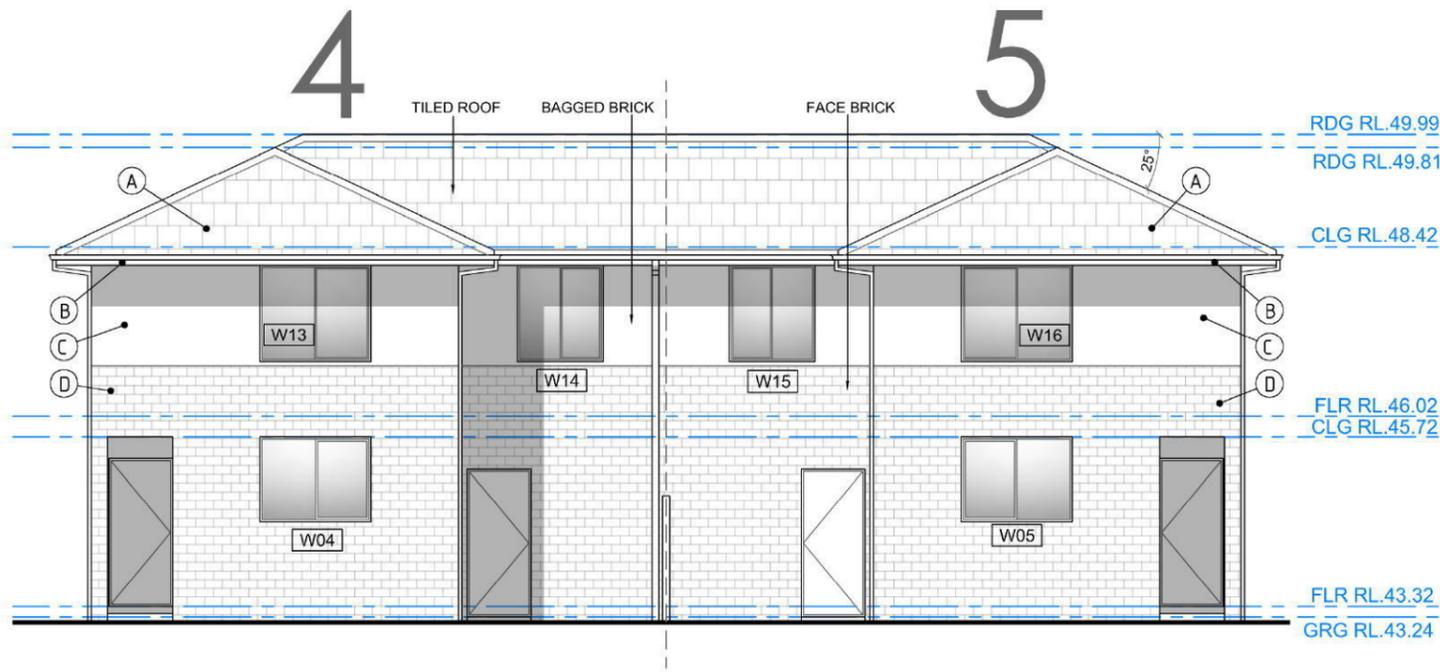
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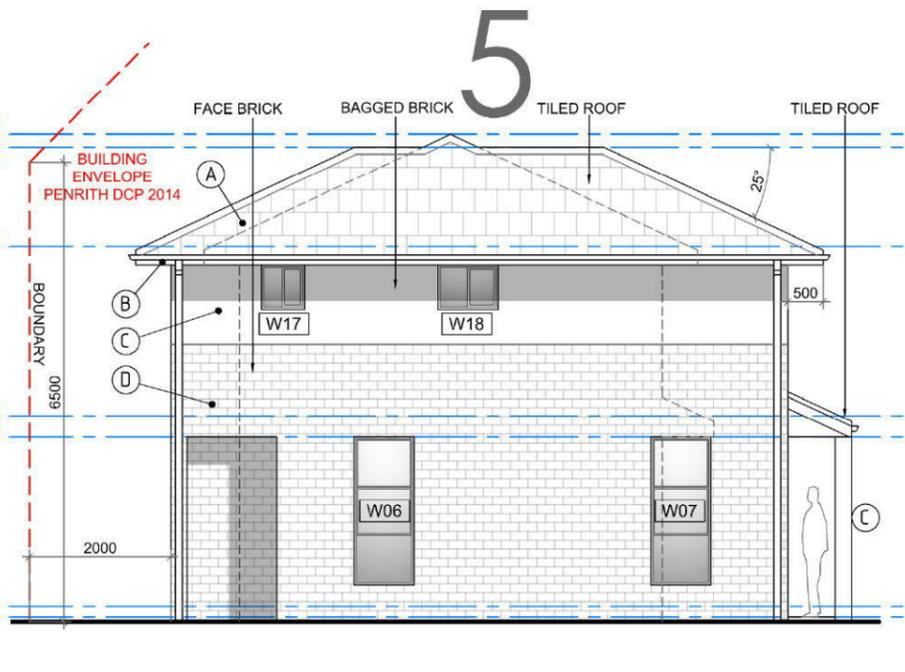
**DWELLINGS 4 & 5**  
EAST ELEVATION  
SCALE 1:100



**DWELLING 4**  
NORTH ELEVATION  
SCALE 1:100



**DWELLINGS 4 & 5**  
WEST ELEVATION  
SCALE 1:100



**DWELLING 5**  
SOUTH ELEVATION  
SCALE 1:100

### CLADDING LEGEND

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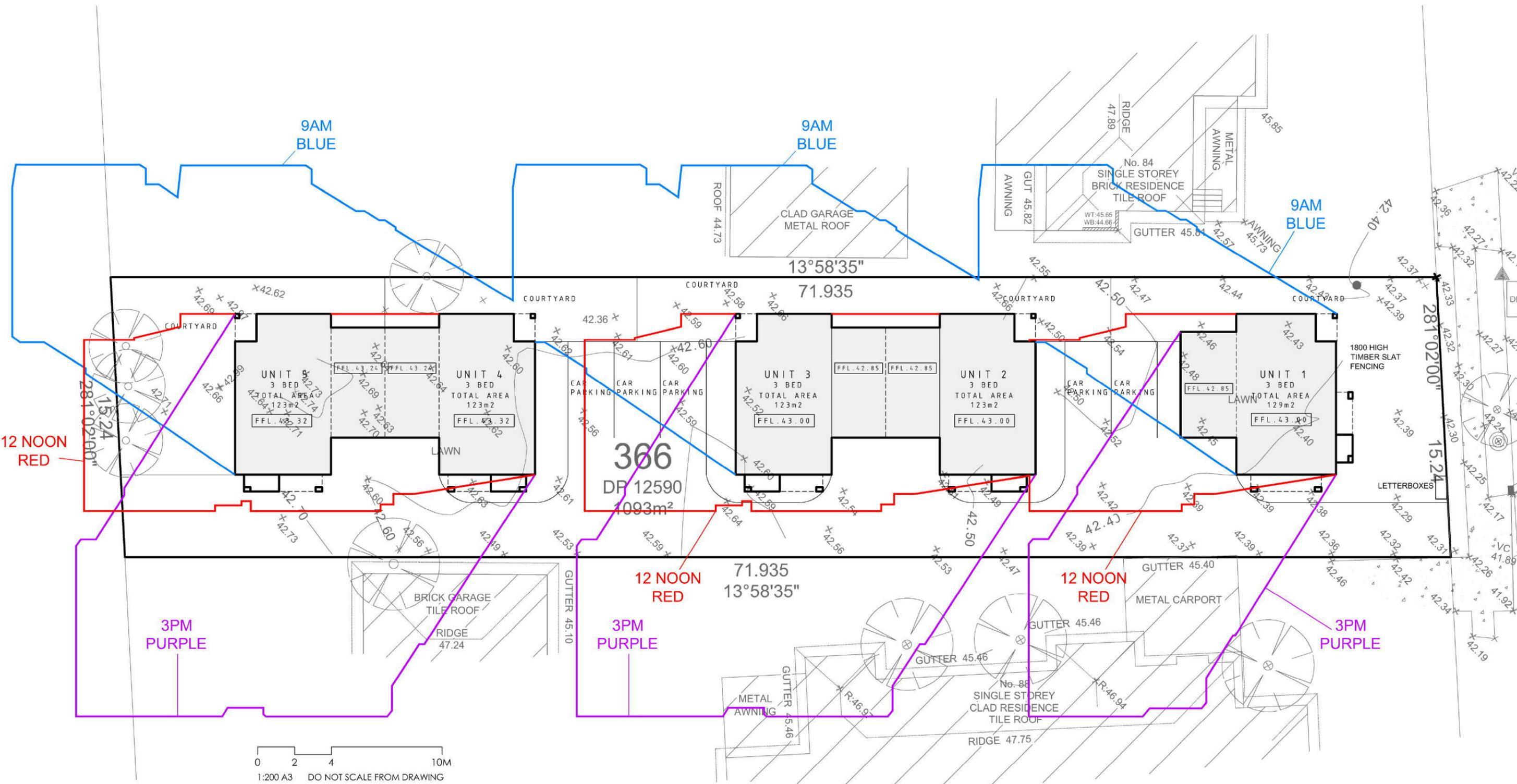
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DRG TITLE	DWELLING 4 & 5 - ELEVATIONS

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DRN BY	AOB
SIZE	A3
SCALE	1:100

AMENDMENT	DESCRIPTION	DATE
DRG NO	86_BOP_DA.12	ISSUE
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SHADOW STUDY TAKEN AT  
9am, 12noon & 3pm ON 21 JUNE 2015



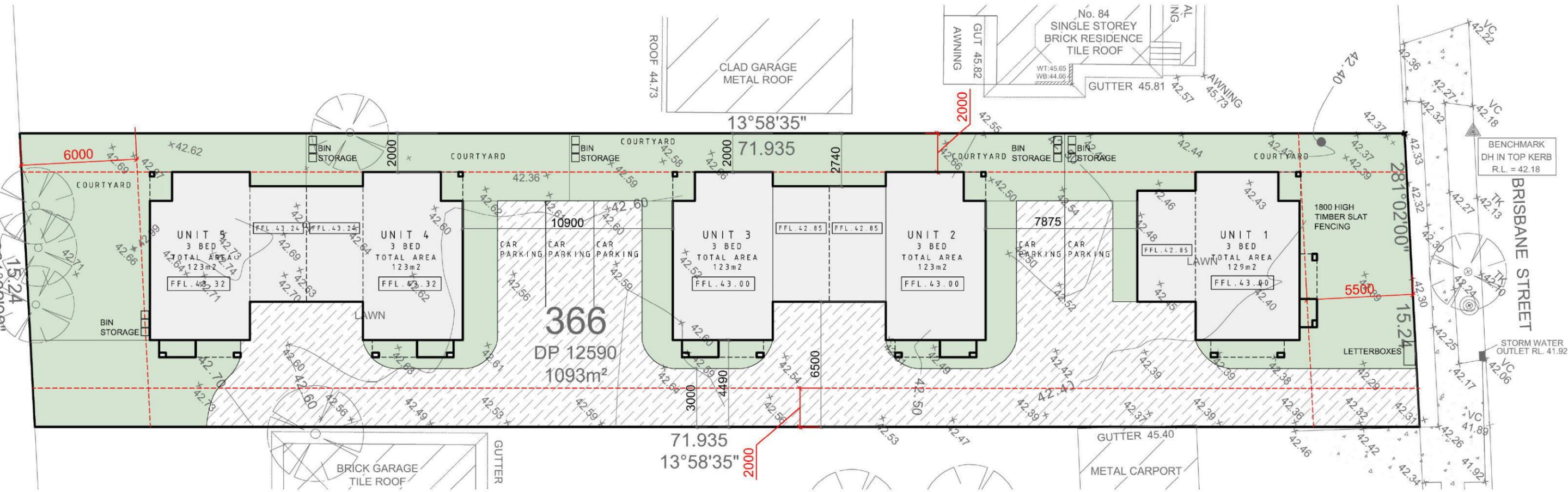
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DRG TITLE	SHADOW STUDY

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DATE	ISSUE
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COMPLIANCE SCHEDULE (REFER TO SOEE FOR FULL COMPLIANCES)				COMPLIANCE SCHEDULE (REFER TO SOEE FOR FULL COMPLIANCES)			
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Zone 2c - Townhouse Development				Zone 2c - Townhouse Development			
	LOT SIZE		1093.0m <sup>2</sup>		BUILDING ENVELOPE SIDE SETBACKS	500mm CUT AND FILL MAX 25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
	FRONT SETBACK	5.5m	5.5m		SOLAR PLANNING	REFER SHADOW STUDY	
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design+drafting

ABN 75949053186  
P.O. BOX 7612 South Penrith NSW 2750  
www.obriendesign.com.au

CLIENT	Property Innovations Group
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	NOTIFICATION PLAN

Concept  
 Quote  
 Production

All dimensions in millimetres unless otherwise stated.  
Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale.  
Do not scale from drawing

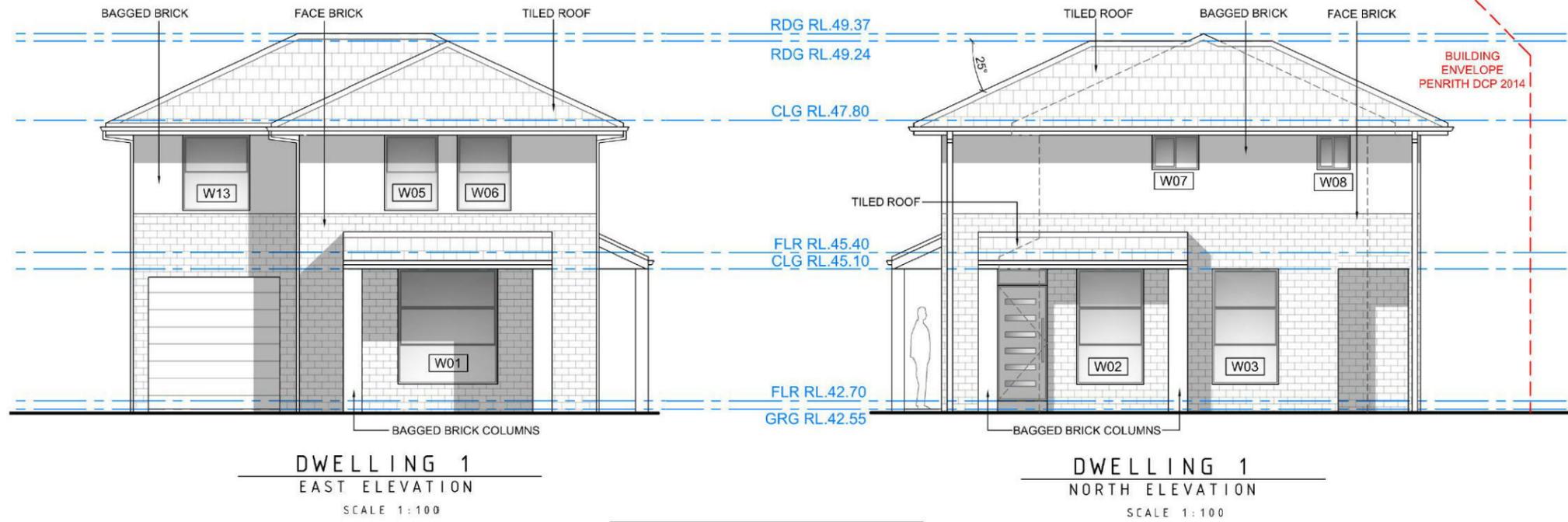
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DATE	13.07.15
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SCALE	NTS

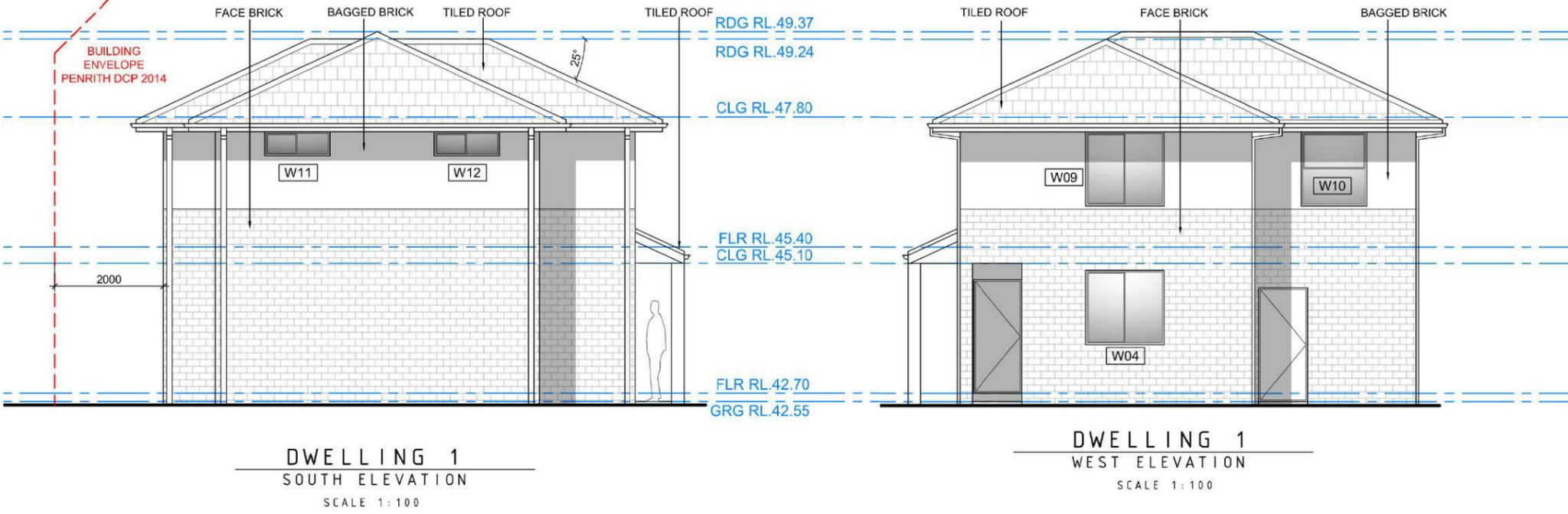
AMENDMENT	DESCRIPTION	DATE
DRG NO	86_BOP_DA.15	ISSUE
		A

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BRISBANE STREET ELEVATION



DWELLING 1  
TOTAL FLOOR AREA  
129.0m<sup>2</sup>




 Certificate no.: 0000127560  
 Assessor Name: Mike Purtell  
 Accreditation no.: VIC/BDV/13/1516  
 Certificate date: 28 June 2015  
 Dwelling Address: 86 Brisbane STREET OXLEY PARK, NSW 2760  
 www.nathers.gov.au



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P.O. BOX 7612 South Penrith NSW 2750  
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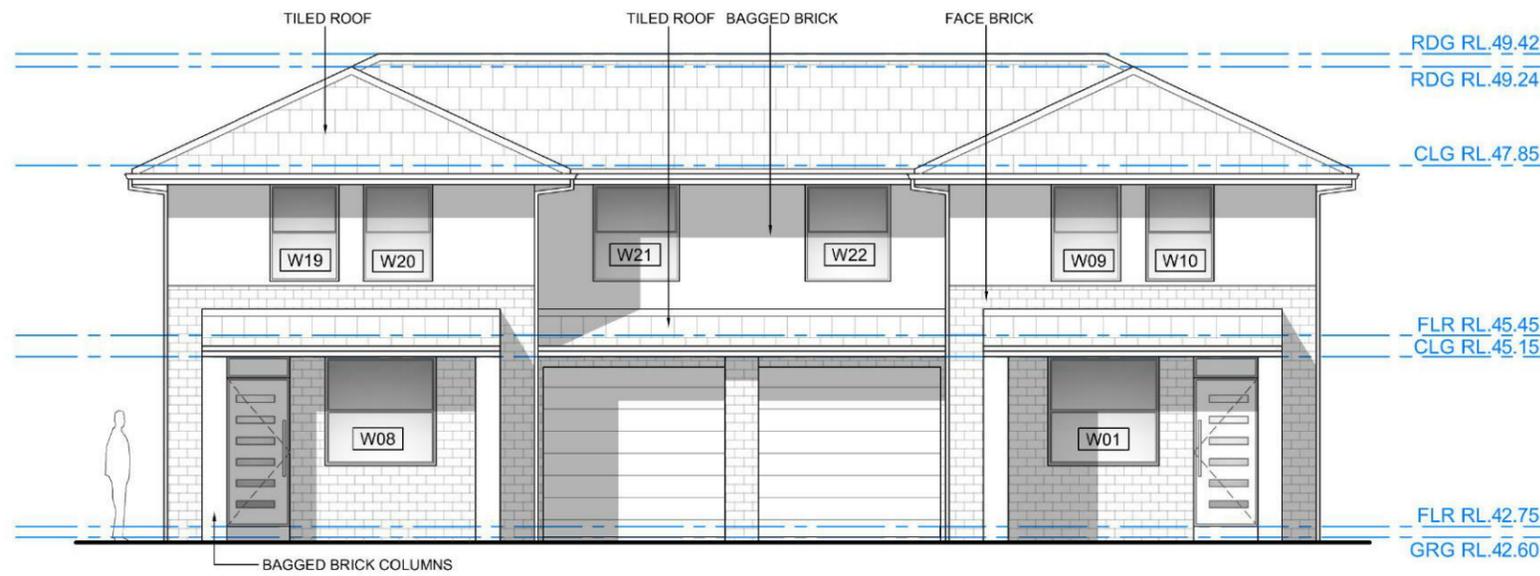
CLIENT	Charlie Chahoud
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	DWELLING 1 - ELEVATIONS

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All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing		
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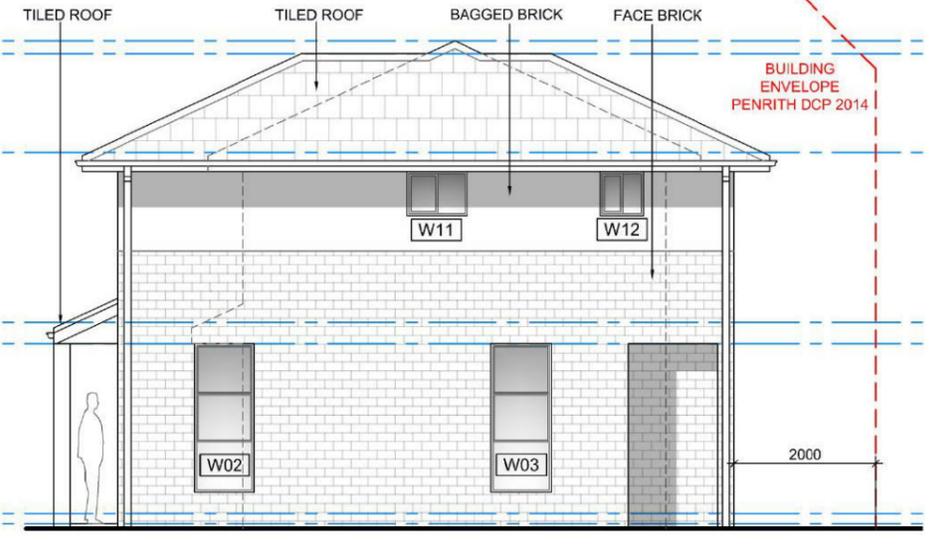
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AMENDMENT	DESCRIPTION	DATE	ISSUE
DRG NO	86_BOP_DA.00		A

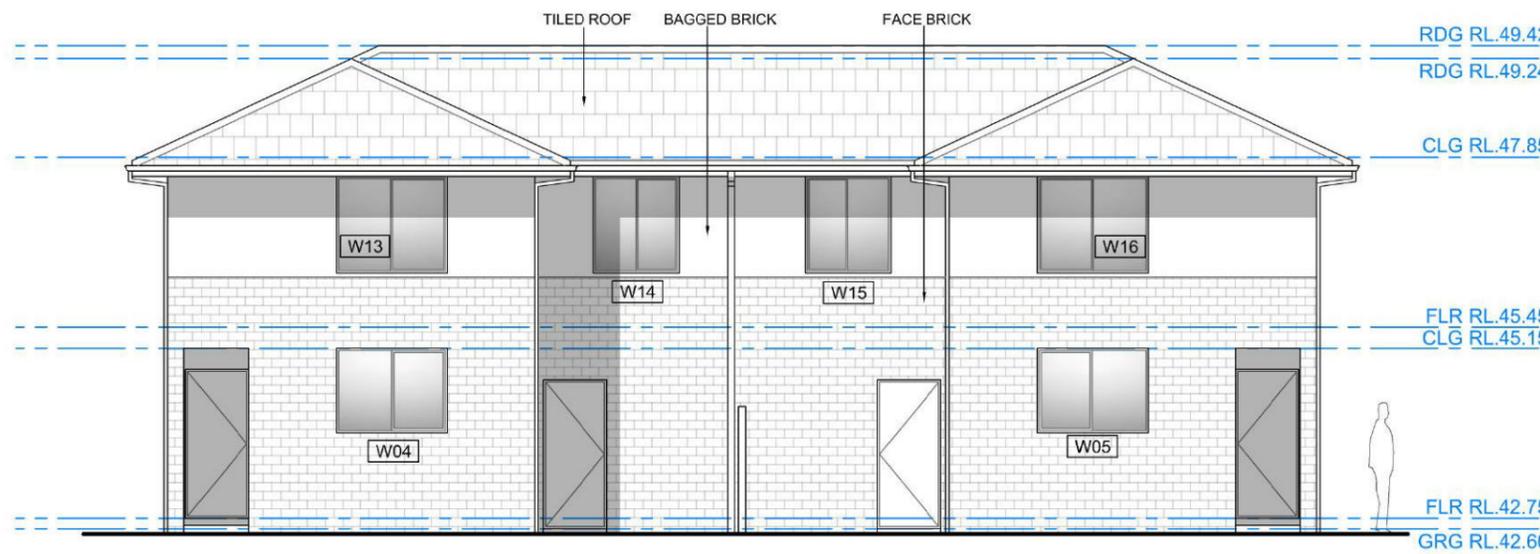
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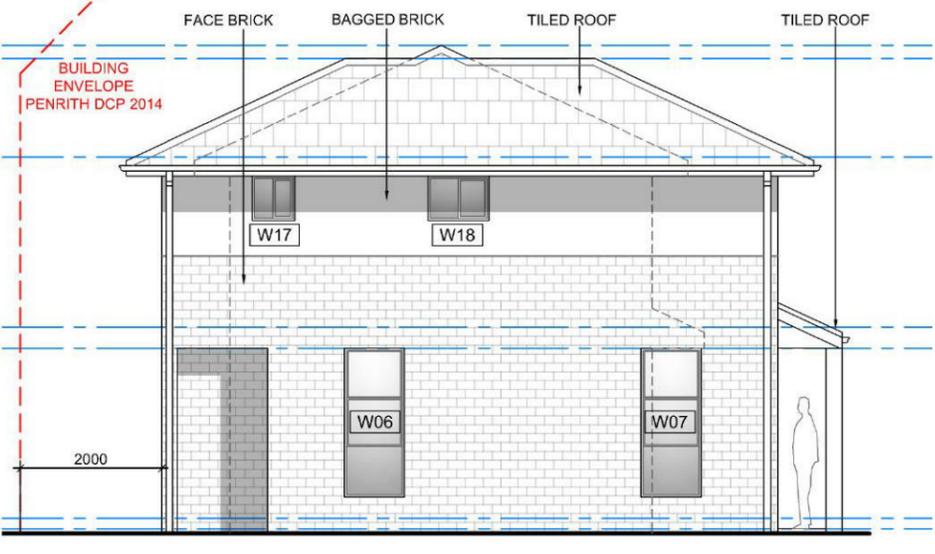
DWELLINGS 2 & 3  
EAST ELEVATION  
SCALE 1:100



DWELLING 2  
NORTH ELEVATION  
SCALE 1:100



DWELLINGS 2 & 3  
WEST ELEVATION  
SCALE 1:100



DWELLING 3  
SOUTH ELEVATION  
SCALE 1:100

5.3  
Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0000127560  
Assessor Name: Mike Purtell  
Accreditation no.: VIC/BDV/13/1516  
Certificate date: 28 June 2015  
Dwelling Address: 86 Brisbane STREET OXLEY PARK, NSW 2760  
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CLIENT	Charlie Chahoud
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	DWELLING 2 & 3 - ELEVATIONS

<input checked="" type="checkbox"/> Concept	<input type="checkbox"/> Quote	<input type="checkbox"/> Production
All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing		
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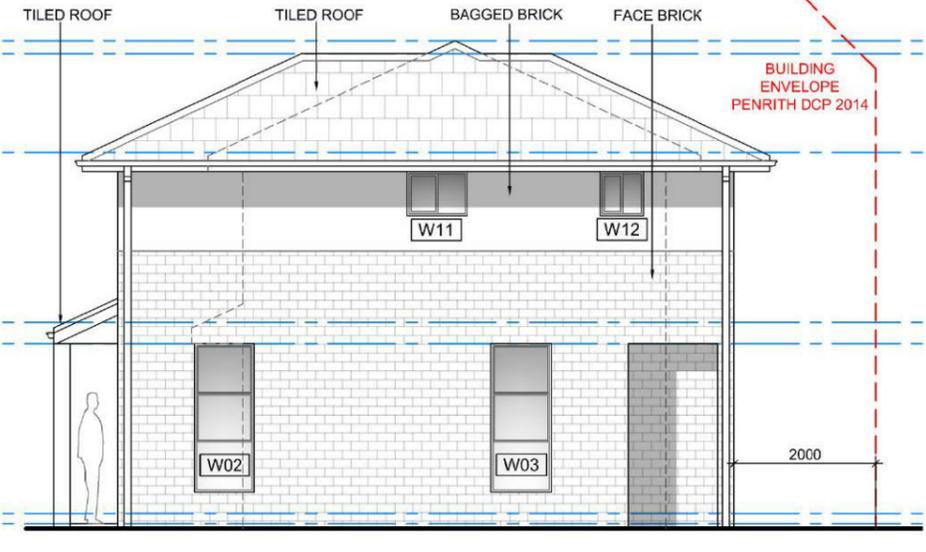
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DRN BY	AO'B
SHEET	A3
SCALE	1:100

<b>PRELIMINARY</b> NOT FOR CONSTRUCTION		AMENDMENT	DESCRIPTION	DATE
		DRG NO	86_BOP_DA.00	ISSUE
				A

0 1 2 5M  
1:100 A3 DO NOT SCALE FROM DRAWING



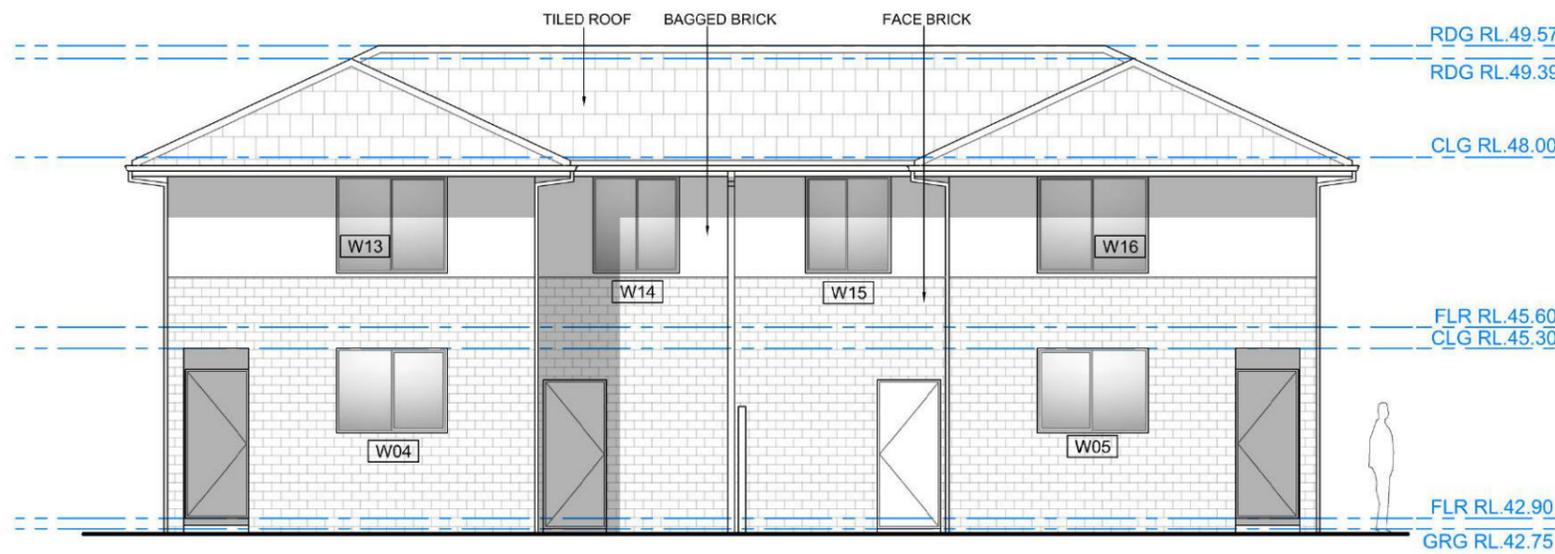
DWELLINGS 4 & 5  
EAST ELEVATION  
SCALE 1:100



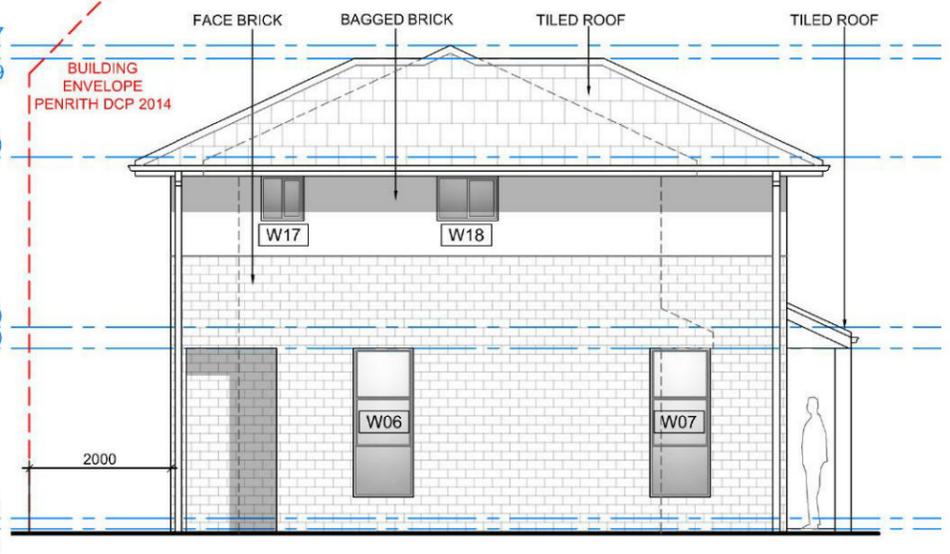
DWELLING 4  
NORTH ELEVATION  
SCALE 1:100

Certificate no.: 0000127560  
Assessor Name: Mike Purtell  
Accreditation no.: VIC/BDV/13/1516  
Certificate date: 28 June 2015  
Dwelling Address: 86 Brisbane STREET OXLEY PARK, NSW 2760  
www.nathers.gov.au

**5.3**  
Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
www.nathers.gov.au



DWELLINGS 4 & 5  
WEST ELEVATION  
SCALE 1:100



DWELLING 5  
SOUTH ELEVATION  
SCALE 1:100



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CLIENT	Charlie Chahoud
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	DWELLING 4 & 5 - ELEVATIONS

<input checked="" type="checkbox"/> Concept	<input type="checkbox"/> Quote	<input type="checkbox"/> Production
All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing		
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DATE	11.04.15
DRN BY	AOB
SIZE	A3
SCALE	1:100

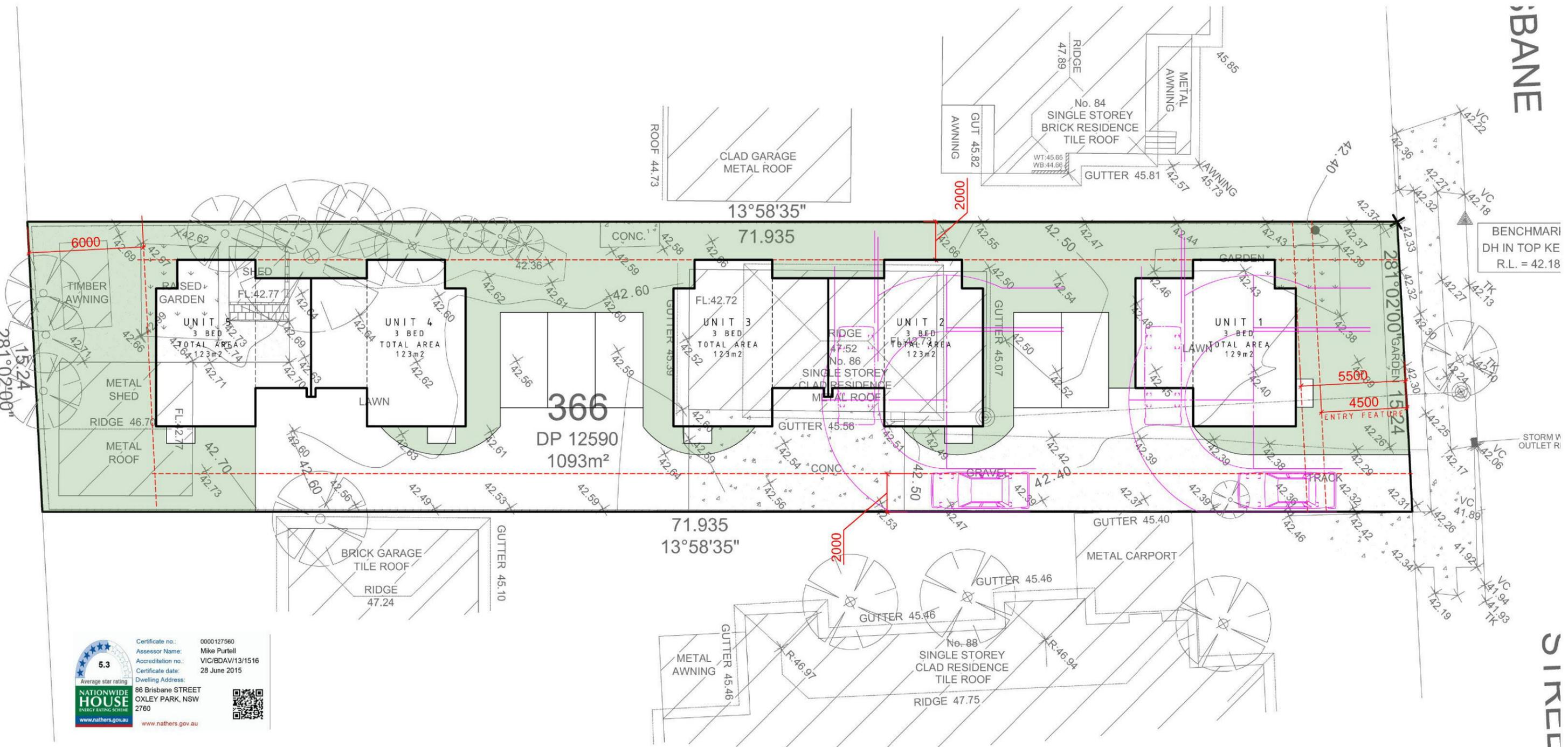
<b>PRELIMINARY</b>		<b>NOT FOR CONSTRUCTION</b>	
AMENDMENT	DESCRIPTION	DATE	ISSUE
DRG NO	86_BOP_DA.00		A

**COMPLIANCE SCHEDULE**  
(REFER TO SOEE FOR FULL COMPLIANCES)  
Zone 2c - Townhouse Development

LOT 366 DP 12590  
Zone R3 Med. Density Residential  
Max. Bldg Height - 8.5m  
No Heritage Listing

CLAUSE	NAME	MANDATORY CONTROL	PROPOSED	CLAUSE	NAME	MANDATORY CONTROL	PROPOSED
	LOT SIZE		1093.0m <sup>2</sup>		BUILDING ENVELOPE SIDE SETBACKS	500mm CUT AND FILL MAX 25deg MAX ROOF PITCH 2m MIN SIDE SETBACK	25deg 2m MIN
	FRONT SETBACK	5.5m	5.5m		SOLAR PLANNING	REFER SHADOW STUDY	
	REAR SETBACK	6m - 2 storey 4m - 1 storey	6.0m - 2 storey 4.0m - 1 storey				
	DRIVEWAYS & PARKING	3 BEDS 2 SPACES DRIVE WIDTH 3.0m	3 BEDS 2 SPACES 3.0m MIN				
	LANDSCAPED AREA	40% MIN (437m <sup>2</sup> )  PRIVATE COURTYARDS 20m <sup>2</sup> MIN	438m <sup>2</sup> (40%)  20m <sup>2</sup> MIN				

0 2 4 10M  
1:200 A3 DO NOT SCALE FROM DRAWING




 Certificate no.: 0000127560  
 Assessor Name: Mike Purcell  
 Accreditation no.: VIC/BDAA/13/1516  
 Certificate date: 28 June 2015  
 Dwelling Address:  
 86 Brisbane STREET  
 OXLEY PARK, NSW  
 2760  
[www.nathers.gov.au](http://www.nathers.gov.au)



ABN 75949053186  
P.O. BOX 7612 South Penrith NSW 2750  
[www.obriendesign.com.au](http://www.obriendesign.com.au)

CLIENT	Charlie Chahoud
PROJECT	Proposed Townhouse Development at 86 Brisbane Street OXLEY PARK NSW 2760 LOT 366 DP 12590
DRG TITLE	SITE PLAN

<input checked="" type="checkbox"/> Concept <input type="checkbox"/> Quote <input type="checkbox"/> Production	All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale. Do not scale from drawing © All content remains the property obrien design+drafting.
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DATE	11.04.15
DRN BY	AO'B
DATE	A3
SCALE	1 : 200

<b>PRELIMINARY</b>	
<b>NOT FOR CONSTRUCTION</b>	
AMENDMENT	DESCRIPTION
DRG NO	86_BOP_DA.00
DATE	ISSUE
	A

**STORMWATER LAYOUT NOTES.**

1. Pits up to 600 deep to be 450x450 UNO. Pits up to 900 deep to be 600x600 UNO. Pits up to 1200 deep to be 900x600 UNO. Pits exceeding 1200 deep to be 900x900 UNO. Pits to be precast concrete or rendered brick or block with galvanized heavy duty grates UNO. Light duty pits may only be used in foot trafficable areas. UNO all pits to be benched to the outlet pipe. All pits greater than 1000 deep to be provided with galvanized step irons at 300 centres placed in a staggered pattern and shall be in accordance with AS4198.
2. Cover and sump grates shall be in accordance with AS 2733 and AS 4198.
3. Downpipes to be 90 diameter if charged and 100x50 box if gravity UNO. Downpipes shall be installed in accordance with AS 3500.3.2:4.11 and AS 4198. The maximum roof area to each downpipe is to be to the BCA.
4. Pipes to have a 1% minimum grade UNO by pit inverts. UNO Pipes to be uPVC stormwater pipe to AS/NZS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.1 and where exposed to direct sunlight to have adequate protection to UV radiation in accordance with AS/NZS 2032. Sewer grade or galvanized steel pipes to be used where council policy or consent requires.
5. Gutter outlets shall be fitted vertically to the sole of the eaves gutters. Rainheads to have an overflow duct or weir 50 below their crest.
6. Provide overflow spitters to all covered balconies / terraces.
7. Rising mains (pressure pipe) to be in accordance with AS/NZS 3500.1.2.
8. Subsoil drains to be in accordance with AS 2439.1. Class 100 to be used only in single dwellings.
9. All pipe joints are to be in accordance with AS/NZS 3500.3.2:2.7.
10. All valves are to be in accordance with AS/NZS 3500.3.2.
11. Expansion joints shall comply with AS/NZS 3500.3.2:Table 4.1. PVC joint and accessories shall comply with AS/NZS 2179.1 and AS 4198.
12. All trenches to be in accordance with AS/NZS 3500. Embedment material and trench fill to all pipes and subsoil drains to be in accordance with AS 3500.3.2:7. All works to be in accordance with AS/NZS 1254, AS 1741, AS/NZS 2032, AS 2865, AS 3996, AS/NZS 1260, AS/NZS 1477, AS/NZS 2179.1, AS/NZS 2566, Australian Rainfall and Runoff and the Building Code of Australia.
13. It is the builders responsibility to confirm that levels and surveys are in accordance with levels on site and are approved by council and architect before commencing work.
14. No sewer vents, gully pits or similar to be located below the maximum water surface level in detention basins. All basin walls to be watertight and structurally designed by a structural engineer.
15. All fences which may divert flow from proposed direction to be raised 100.
16. Builder to ensure all drainage areas including exposed balconies to have an overflow mechanism in place in the event of blockage with adequate overflow section through planters, parapets etc.
17. All exterior ground levels to be sloping away from perimeter walls in all cases. All stepdowns at floor slab edges to be to the BCA.
18. All headroom clearances to be co-ordinated between builder and architect. Notify engineer for approval if any changes occur.
19. All gully positions are diagrammatic only. Builder should consult architectural drawings for dimensions to locate stormwater elements UNO.
20. Fire rating to architect's specification.
21. All existing services which need to be relocated (if any) to facilitate the construction of OSD storage area, pits or drainage pipelines, shall be relocated at full cost to the developer.
22. All pits inlet & outlet pipes shall be cut flush with pit wall, and the pit floor is to be benched from invert of inlet pipe to invert of outlet pipe.
23. All pit grates to have the same clear opening as internal plan dimensions of pits (for pits up to 1200 square).
24. The maximum weight of each individual hinged grate shall be 20 kilograms.
25. All grates are to be hinged and provided with an approved childproof lock down system. Hinged grates are to be placed away from any wall or kerb, to ensure that the grates can be fully opened for safety reasons.
26. Where precast pits are proposed (except for H.E.D. pit), the pit shall be placed on a 75 thick concrete base and backfilled with concrete to halfway up the outside of the unit.
27. High Early Discharge (HED) pits are to be constructed as concrete cast "in-situ" pits. Precast or masonry brick pits are not permitted for HED pits.
28. The flap valve on the "return" from the storage area into the HED pit shall be a "Nicholas Flexi Flap" or approved equivalent. If an equivalent is proposed this must be approved by Council's Engineer prior to installation.
29. Fittings in the HED pit are to be secured with "Ramset Chemical anchors (type M10)" or approved equivalent. Any proposed equivalent must be approved by Council's Engineer prior to installation.
30. The invert of the HED pit if not benched shall be drained using an ag-line, 50 in diameter, with a minimum length of 1000. This ag-line shall be laid in a trench with a minimum gradient of 1%. The trench shall be backfilled with 5 mm single size stone. This system shall be drained to a downstream existing Council kerb, pipe or pit.
31. All work to be carried out in accordance with Council standard specifications and to the requirements of Council's engineer.
32. Council's tree preservation orders are to be strictly adhered to.
33. Work is to be carried out at Council approved times only.

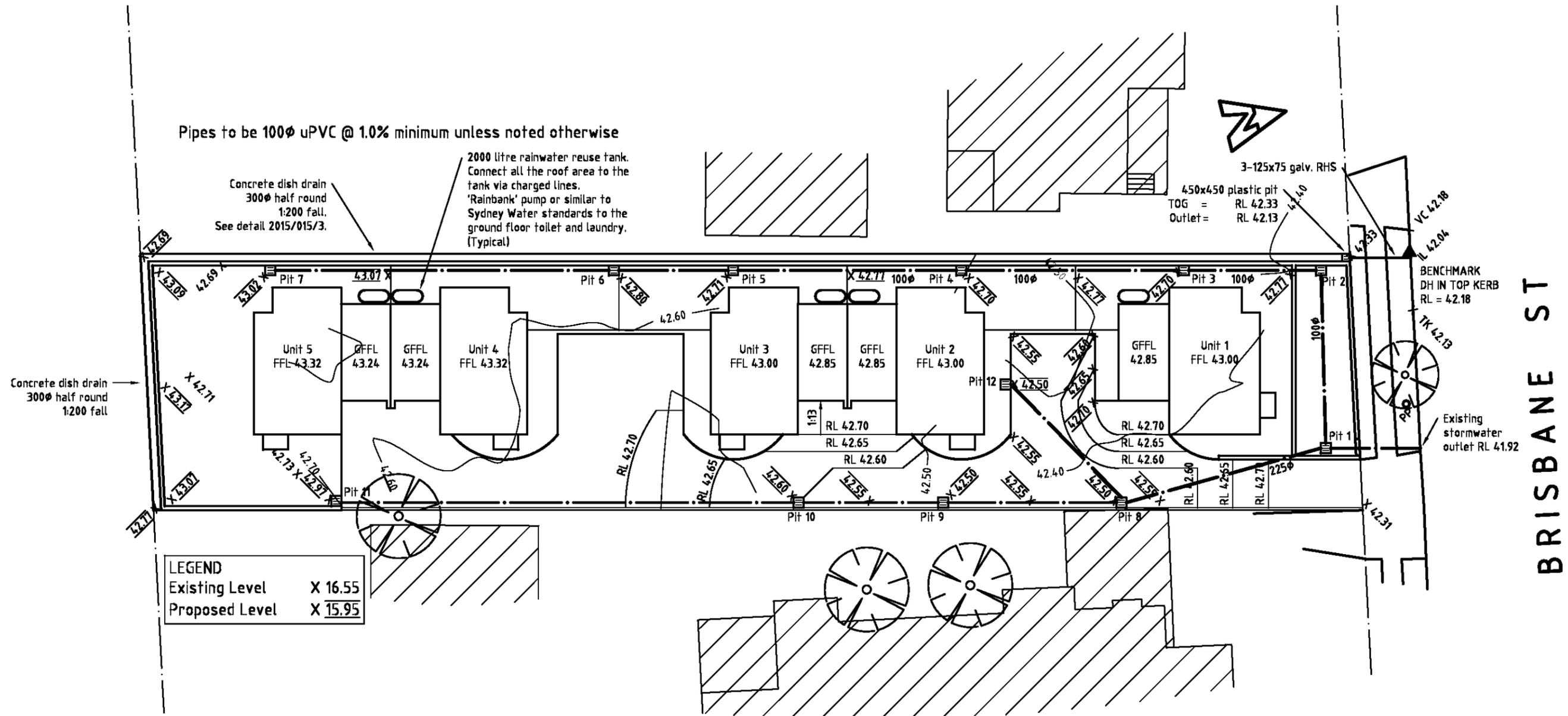
34. All levels shall be taken from an established bench mark.
35. The contractors shall take all due care that only the absolute minimum of area for construction is used and that no undue damage is done to the existing vegetation. Trench excavation in lots shall be kept to a minimum and no tracked machinery shall be used for that purpose.
36. Suitable erosion and sedimentation controls are to be established to the requirements of Councils' engineer and maintained during and after works.
37. Suitable warning signs and barricades are to be provided to Australian Standards and as directed.
38. Provision is to be made for maintaining traffic flow at all times. Traffic control measures are to be in accordance with council's guidelines on urban traffic control.
39. Contractors are to ensure all structural works are inspected and certified by a qualified engineer.
40. Location of existing services on these plans is indicative only of conditions at time of design. It is the responsibility of the contractor to update the information and to adequately inform themselves of the location of all services whether shown on the contract documents or not. The contractor is to carry out a comprehensive services search prior to the construction, check levels and take all other necessary precautions. Any adjustment or relocation of services that may be required, shall be carried out by the contractor at no cost to council.
41. All existing services shall be adjusted as necessary to the requirements of the relevant authority at developer's expense.
42. Contractor shall take all reasonable care to protect existing services. Damaged services shall be repaired at contractors expense.
43. Prior to construction of work commencing, services search must be carried out to ensure stormwater drainage pipe connection to kerb and gutter can be constructed at the design levels.
44. Provide new driveway and layback crossing in accordance with Council standard footway crossing drawing.

**GENERAL**

1. All work and materials shall be in accordance with the drawings, the specification, and current relevant Australian Standards, The Building Code of Australia and other statutory requirements.
2. These drawings shall be read in conjunction with the architectural and other consultants' drawings, the specification and all other written instructions that are issued during the course of the works.
3. The builder shall confirm all relevant dimensions before commencing construction/fabrication.
4. All discrepancies shall be referred to the architect/engineer for clarification before proceeding. Notify the architect/engineer of all variations arising from the clarification of the discrepancy before proceeding with the works.
5. Refer to architectural drawings for dimensions not noted on the engineering drawings.
6. Do NOT scale drawings.
7. All dimensions are in millimetres or metres unless noted otherwise, UNO.
8. No substitutions shall be made without the written approval of the engineer.
9. The engineer accepts no responsibility for the works unless the works are inspected and approved by the engineer during construction.
10. A minimum of 48 hours notice is required for all engineering inspections, UNO.

**FOR CONSTRUCTION WITH COUNCIL APPROVAL**

RevNo	Revision note	Date	Signature	Checked
-	Issue	07/07/2015		
<b>Gerard Balkin BE (Civil) MIEAust CPEng</b>		<b>8 Murri Street Katoomba NSW Mobile: 0404 667508</b>		
Designed by	Checked by	Approved by - date	Filename 2015-015	Date 07/07/2015
<b>86 Brisbane St Oxley Park</b>		<b>DRAINAGE NOTES</b>		
		<b>2015/015/1</b>	Edition -	Sheet 1/1



### Drainage Plan

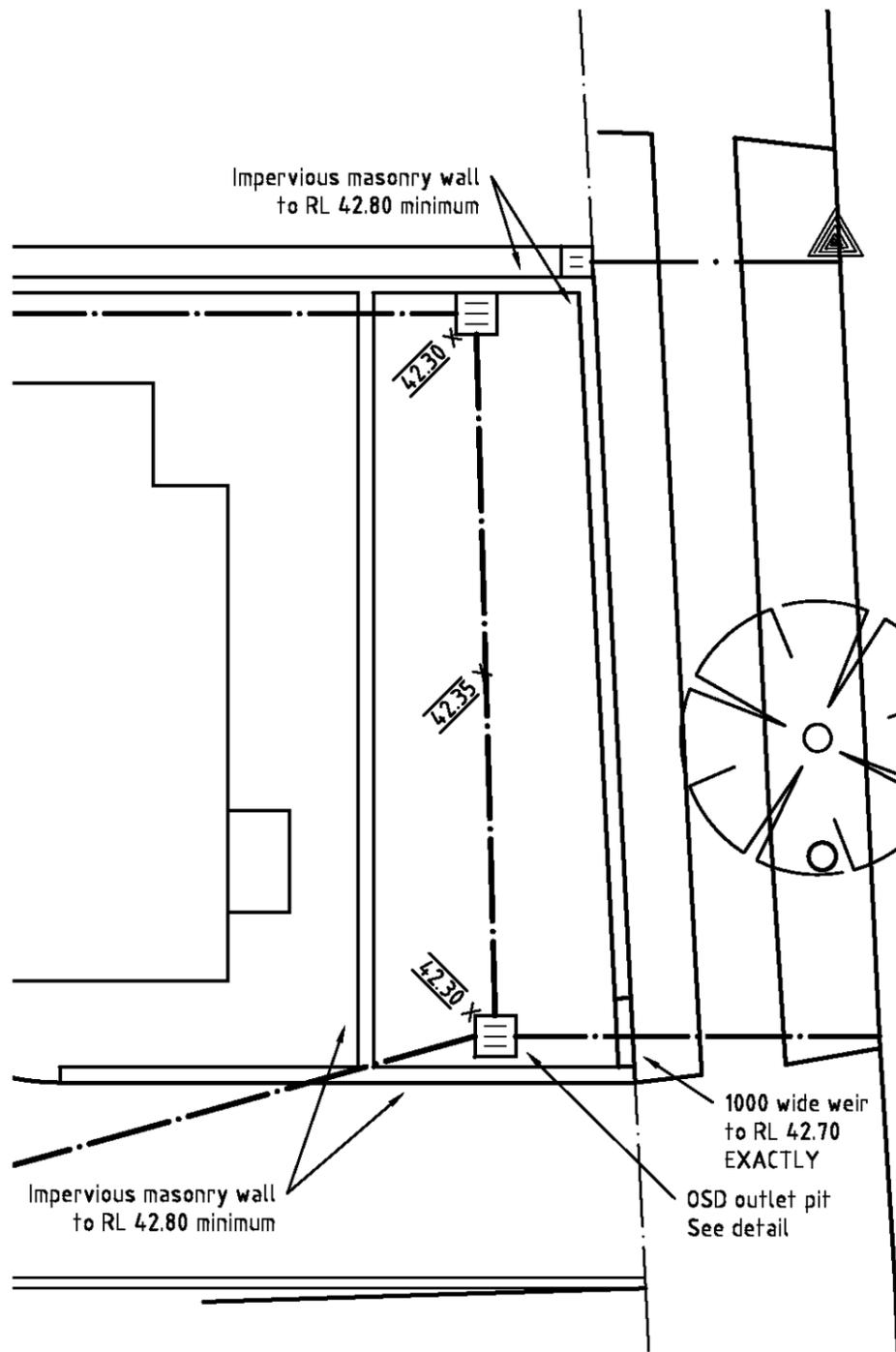
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FOR CONSTRUCTION WITH COUNCIL APPROVAL

PIT SCHEDULE			
	TOG	Outlet	Inlet
Pit 1	600x600 Concrete	RL 42.30	RL 41.98
Pit 2	450x450 Plastic	RL 42.30	RL 42.11
Pit 3	450x450 Plastic	RL 42.70	RL 42.21
Pit 4	450x450 Plastic	RL 42.70	RL 42.36
Pit 5	450x450 Plastic	RL 42.71	RL 42.49
Pit 6	450x450 Plastic	RL 42.80	RL 42.58
Pit 7	450x450 Plastic	RL 43.02	RL 42.80
Pit 8	450x450 Concrete	RL 42.50	RL 42.06
Pit 9	450x450 Concrete	RL 42.50	RL 42.18
Pit 10	450x450 Plastic	RL 42.60	RL 42.28
Pit 11	450x450 Concrete	RL 42.97	RL 42.62
Pit 12	450x450 Concrete	RL 42.50	RL 42.19

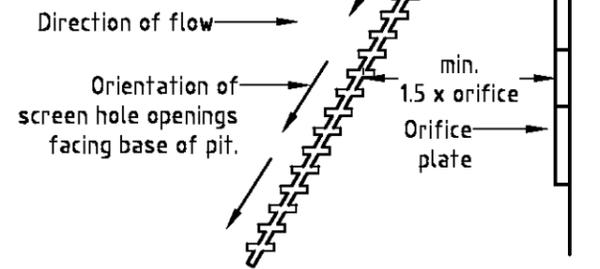
Pit Filter

RevNo	Revision note	Date	Signature	Checked
-	Issue	07/07/2015		
<b>Gerard Balkin</b> <b>BE (Civil) MIEAust CPEng</b>		<b>8 Murri Street</b> <b>Katoomba NSW</b> <b>Mobile: 0404 667508</b>		
Designed by	Checked by	Approved by - date	Filename	Date
			2015-015	07/07/2015
<b>86 Brisbane St</b> <b>Oxley Park</b>		<b>DRAINAGE PLAN</b>		
		<b>2015/015/2</b>	Edition	Sheet
			-	1/1

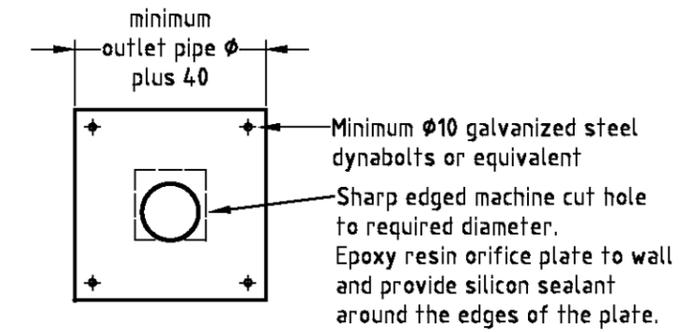


**On-Site Detention Plan**  
Scale 1:100

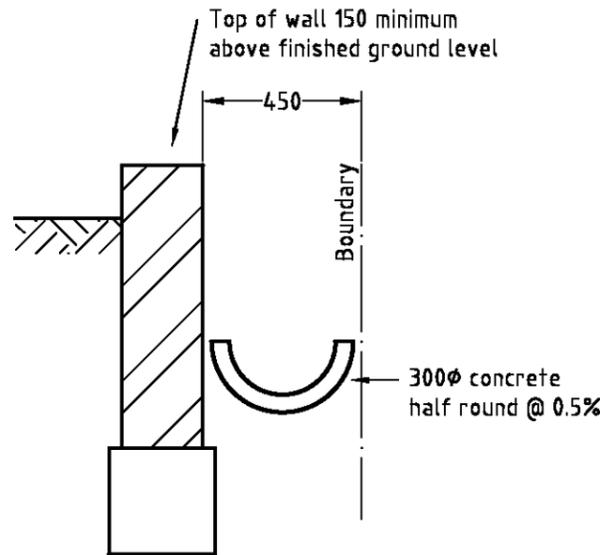
Screen shall be sized such that it has a minimum surface area equivalent to 50 times the area of the orifice outlet. Weldlok A40/203 may be used where the orifice exceeds 150.



**Screen Installation Detail**  
Do Not Scale



**Orifice Plate Detail**  
Do Not Scale



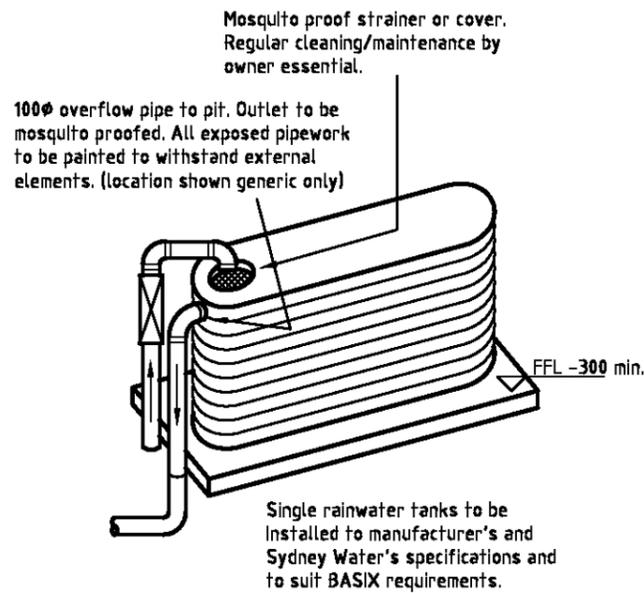
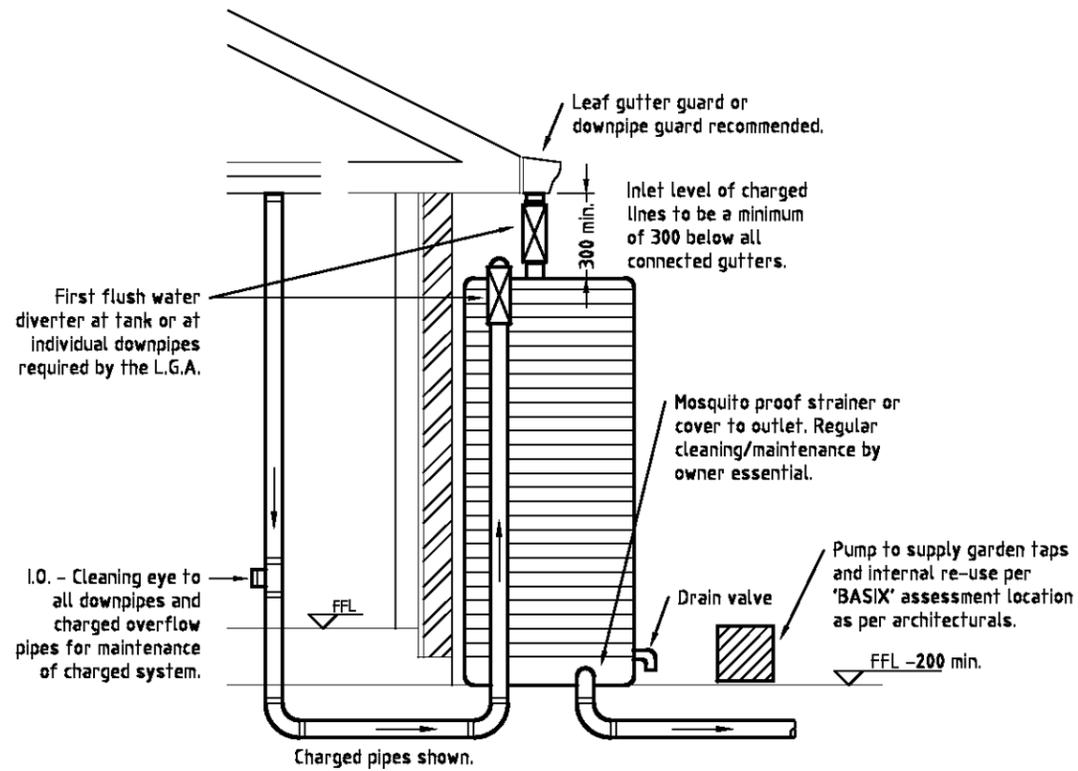
**Typical Drain**  
Scale 1:20

**DRAINAGE CALCULATIONS**

Site Area	=	1095	m <sup>2</sup>
SSR	=	0.1095 × 24.0	= 26.3 m <sup>3</sup>
PSD	=	0.1095 × 120	= 13.1 l/s
Bypass	=	17 + 39	= 56 m <sup>2</sup>
Bypass	=	1.0 × 56 × 206 / 3600	= 3.2 l/s
OSD outflow	=	13.1 - 3.2	= 9.9 l/s
OSD max. outflow	=	$0.6 \times \pi \times 0.075^2 / 4 \times (2 \times 9.81 \times (4.2.70 - 4.2.00))^{0.5}$	= 9.8 l/s
Garden Volume	=	$(37 \times \frac{2}{3} \times 0.05 + 37 \times 0.35) / 1.2$	= 11.8 m <sup>3</sup>
Drive Ponded Area			
RL 42.50	0	m <sup>2</sup>	
RL 42.55	44	m <sup>2</sup>	
RL 42.60	90	m <sup>2</sup>	
RL 42.65	134	m <sup>2</sup>	
RL 42.70	178	m <sup>2</sup>	
Drive Volume	=	$0.5 \times 0.05 \times (178 + 2 \times (44 + 90 + 134))$	= 17.9 m <sup>3</sup>
Total Volume	=	17.9 + 11.8	= 29.7 m <sup>3</sup>

FOR CONSTRUCTION WITH COUNCIL APPROVAL

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<b>Gerard Balkin</b> BE (Civil) MIEAust CPEng		<b>8 Murri Street</b> Katoomba NSW Mobile: 0404 667508		
Designed by	Checked by	Approved by - date	Filename	Date
			2015-015	07/07/2015
<b>86 Brisbane St</b> Oxley Park		<b>DRAINAGE DETAILS</b>		
		<b>2015/015/3</b>	Edition	Sheet
			-	1/1

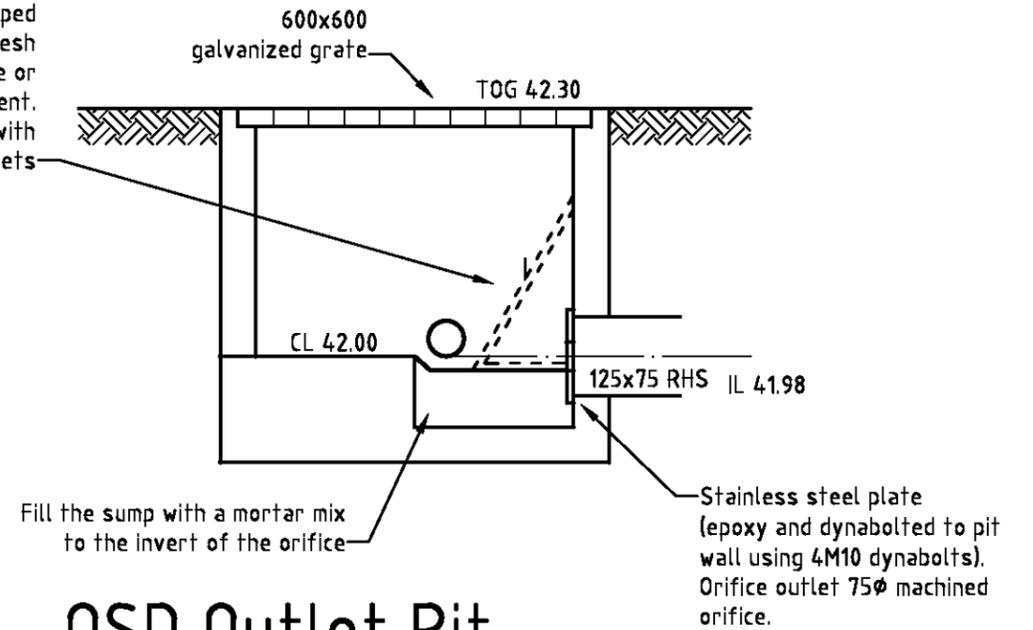


**Typical Tank Arrangement**  
Do Not Scale

**RAINWATER TANK NOTES**

1. Tank details shown are a suggested configuration only.
2. Any modification to tank volume or inlet and outlet levels must be approved by the Engineer prior to commencement of construction.
3. Tank shape and devices shown are diagrammatic only.
4. Minimum of 450 clearance (unless LGA requires a larger setback) to side boundaries must be maintained.
5. The client is responsible to ensure compliance with this in the installed state.
6. Charged stormwater lines from roof areas ONLY to rainwater tank.
7. All joints are to be solvent welded.
8. All exposed pipework is to be painted to withstand external elements.
9. First flush water diverter at tank is to comply with Sydney Water requirements and Council DCP's.
10. An approved switch system similar to 'RAINBANK' to be used via mains.
11. Provide pump to manufacturer's specifications.
12. The rain tank is to be installed and maintained to the manufacturer's specifications and to comply with all Sydney Water guidelines.
13. The client is to be responsible for maintaining the system of charged pipelines.
14. Debris accumulation significantly affects the system's performance.
15. A maintenance program is essential.
16. Structural details for tank base by manufacturer or others.

Provide removable triangular filterscreen hot dipped galvanized lysaght maximesh type RH3030 with handle or equivalent. Screen fixed to wall with removable brackets



**OSD Outlet Pit**  
Do Not Scale

**FOR CONSTRUCTION WITH COUNCIL APPROVAL**

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Designed by	Checked by	Approved by - date	Filename	Date
			2015-015	07/07/2015
<b>86 Brisbane St</b> Oxley Park		<b>DRAINAGE DETAILS 2</b>		
		<b>2015/015/4</b>	Edition	Sheet
			-	1/1



EASEMENT CALCULATIONS

Q100 to the table drain

Approximately 250 m<sup>2</sup> of roof areas in the catchment are piped directly to the kerb

Q100 =  $0.92 \times 710 \times 206 / 3600$  = 37 l/s

Drain capacity

Area =  $\pi \times 0.15^2 / 2$  = 0.0353 m<sup>2</sup>

Wetted Perimeter =  $\pi \times 0.15$  = 0.471 m

Hydraulic Radius =  $0.0353 / 0.471$  = 0.0749

n = 0.012 = 0.5%

slope = 0.5%

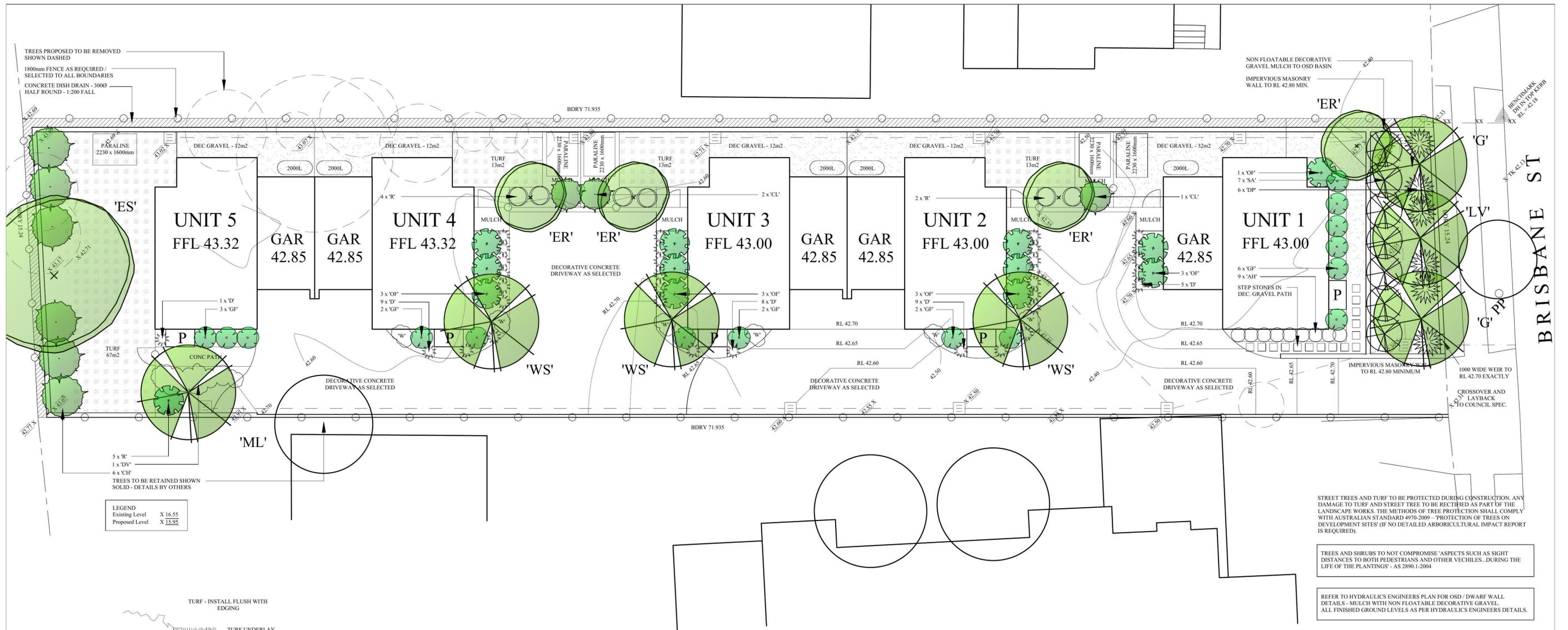
Capacity =  $1 / 0.012 \times 0.0353 \times 0.0749^{0.667} \times 0.005^{0.5}$  = 37 l/s

Q5 to the table drain =  $0.72 \times 710 \times 118 / 3600$  = 17 l/s

3-125x75 RHS @ 1.0% = 18 l/s

FOR CONSTRUCTION WITH COUNCIL APPROVAL

RevNo	Revision note	Date	Signature	Checked
-	Issue	07/07/2015		
<b>Gerard Balkin</b> BE (Civil) MIEAust CPEng		<b>8 Murri Street</b> Katoomba NSW Mobile: 0404 667508		
Designed by	Checked by	Approved by - date	Filename	Date
			2015-015	07/07/2015
<b>86 Brisbane St</b> Oxley Park		<b>Table Drain Catchment</b>		
		<b>2015/015/5</b>		Edition
				Sheet
				1/1



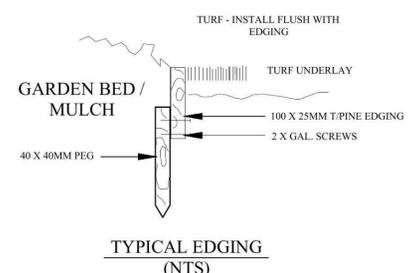
STREET TREES AND TURF TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO TURF AND STREET TREE TO BE RECTIFIED AS PART OF THE LANDSCAPE WORKS. THE METHODS OF TREE PROTECTION SHALL COMPLY WITH AUSTRALIAN STANDARD 4970:2009 - PROTECTION OF TREES ON DEVELOPMENT SITES (IF NO DETAILED ARBORICULTURAL IMPACT REPORT IS REQUIRED).

TREES AND SHRUBS TO NOT COMPROMISE ASPECTS SUCH AS SIGHT DISTANCES TO BOTH PEDESTRIANS AND OTHER VEHICLES... DURING THE LIFE OF THE PLANTINGS - AS 2890.1-2004

REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD / DWARF WALL DETAILS - MULCH WITH NON-FLOATABLE DECORATIVE GRAVEL. ALL FINISHED GROUND LEVELS AS PER HYDRAULICS ENGINEERS DETAILS.

LEGEND

Existing Level	X 16.55
Proposed Level	X 15.95

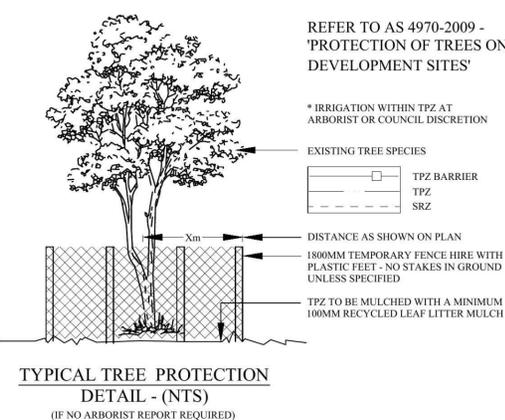
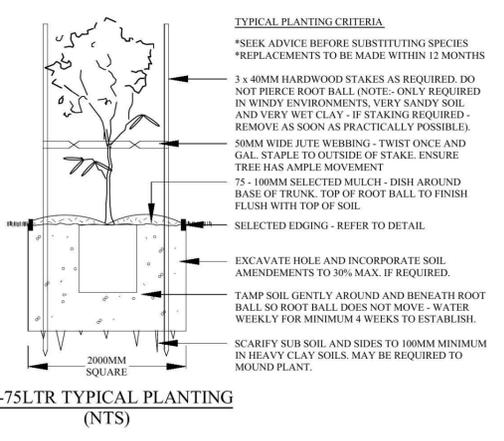


**GENERAL NOTES:-**

- \* LANDSCAPE CONTRACTOR TO CHECK CERTIFICATION LETTER AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- \* GARDEN BEDS IN OSD BASIN TO CONSIST OF NON-FLOATABLE DECORATIVE GRAVEL.
- \* MULCH PLANTING BEDS TO BE A MINIMUM DEPTH OF 70MM AS SELECTED.
- \* CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- \* PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, IE TURF / GARDEN, TURF / GRAVEL PATH ETC.
- \* WEEDMATS BENEATH GRAVEL PATHWAYS SUGGESTED.
- \* PREMIUM ORGANIC GARDEN MIX TO BE USED.
- \* ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- \* CONTRACTORS RESPONSIBILITY TO MAKE GOOD TURF ON NATURE STRIP AFTER CONSTRUCTION.
- \* REFER TO HYDRAULICS PLAN FOR OSD DETAILS.
- \* DO NOT SCALE ARCHITECTURALS OFF DRAWING.
- \* EXISTING TREE SPREAD APPROXIMATE ONLY.
- \* SITE SURVEY PROVIDED BY OTHERS.
- \* BUFFALO TURF SUGGESTED.

**TYPICAL PLANT SELECTION CRITERIA**  
REFER TO NATSPEC (DRAFT AS2303) FOR FULL SPEC.

- ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.
- SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.
- ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).
- PRUNING:-  
\* ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.  
\* ENSURE CUTS ARE AT BRANCH COLLAR AND CLEAN WITH NO TEARS.
- ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION TO BE LESS THAN 15%.
- ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.
- ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES AND OR CULTIVAR / VARIETY IF APPLICABLE.
- ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.
- ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRATED ENSURE SCION AND ROOTSTOCK ARE SOUND.



**PLANT SCHEDULE**

BOTANIC NAME	KEY	QTY	POT SIZE	HT (M)
<b>TREES</b>				
ELAEOCARPUS RETICULATUS (BLUEBERRY ASH)*	ER	3	45L	5-10
EUCALYPTUS SIDEROXYLON (MUGGA)*	ES	1	45L	10+
GLUCHIDION FERDINANDI (CHEESE TREE)*	G	2	45L	10+
LOPHOSTEMON VARIEGATA* (BRUSH BOX)*	LV	1	45L	10+
MELALEUCA LINARIIFOLIA (SNOW IN SUMMER)*	ML	1	45L	5-10
WATERHOUSIA 'SWEEPER' (SATIN ASH)*	WS	3	45L	10+
<b>SHRUBS</b>				
ACMENA 'HEDGE MASTER' (LILLY PILLY)*	AH	9	200MM	1
CALLISTEMON 'HANNAH RAY' (BOTTLEBRUSH)*	CH	6	200MM	3-5
CITRUS 'LEMON'	CL	3	200MM	3
DIANELLA 'KING ALFRED'	D	32	150MM	0.5
DODONAEA 'PURPUREA' (HOP BUSH)*	DV	1	200MM	2.5
DORANTHES PALMERII (GYMEA LILLY)*	DP	6	200MM	1.5
GARDENIA 'FLORIDA'	GF	15	200MM	1
OSMANTHUS FRAGRANS	OF	13	200MM	2
WESTRINGIA 'MUNDI' (NATIVE ROSEMARY)*	W	6	200MM	1
ROSMARINUS 'BLUE LAGOON' (ROSEMARY)	R	11	200MM	1
SYZYGIUM 'AUSSIE COPPER' (LILLY PILLY)*	SA	7	200MM	3

\*NATIVE PLANT SPECIES

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.  
NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.  
NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. [DIAL BEFORE YOU DIG 1100](#).

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED UP BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGE S FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.  
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**MONACO DESIGNS PL**

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email: paul@monaco.net.au

**PROJECT:**  
PROPOSED DWELLING

**ADDRESS:**  
86 BRISBANE STREET,  
OXLEY PARK

**CLIENT:**  
PROPERTY INNOVATION GROUP

**TITLE:**  
DA  
LANDSCAPE CONCEPT

<b>DATE:</b> 13 JULY 15	<b>SCALE:</b> 1:100 - A1	<b>SHEET No.:</b> 1 OF 1
<b>JOB No.:</b> 4223	<b>DRAWN:</b> P MONACO	

**TREE REPORTS  
LANDSCAPE PLANS  
VEGETATION MANAGEMENT PLANS**