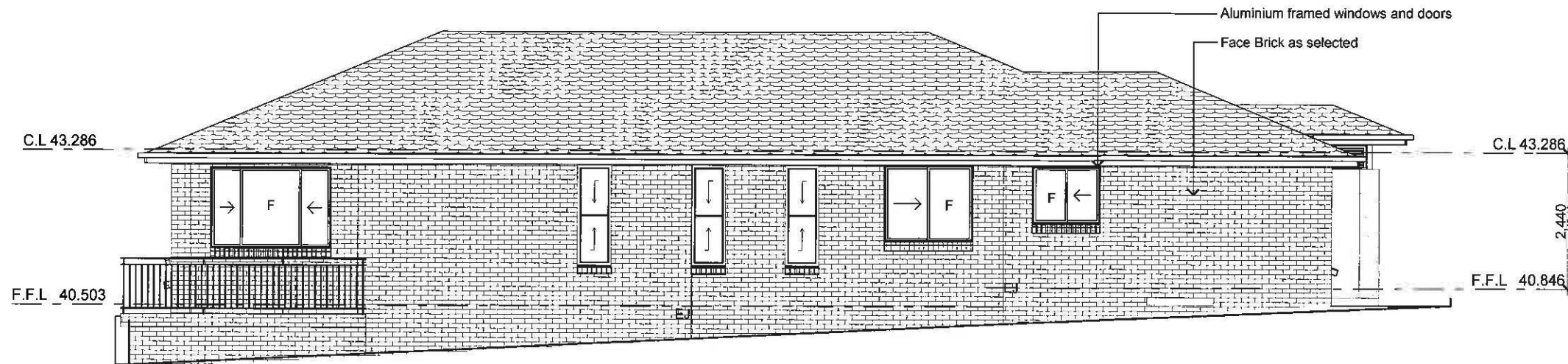
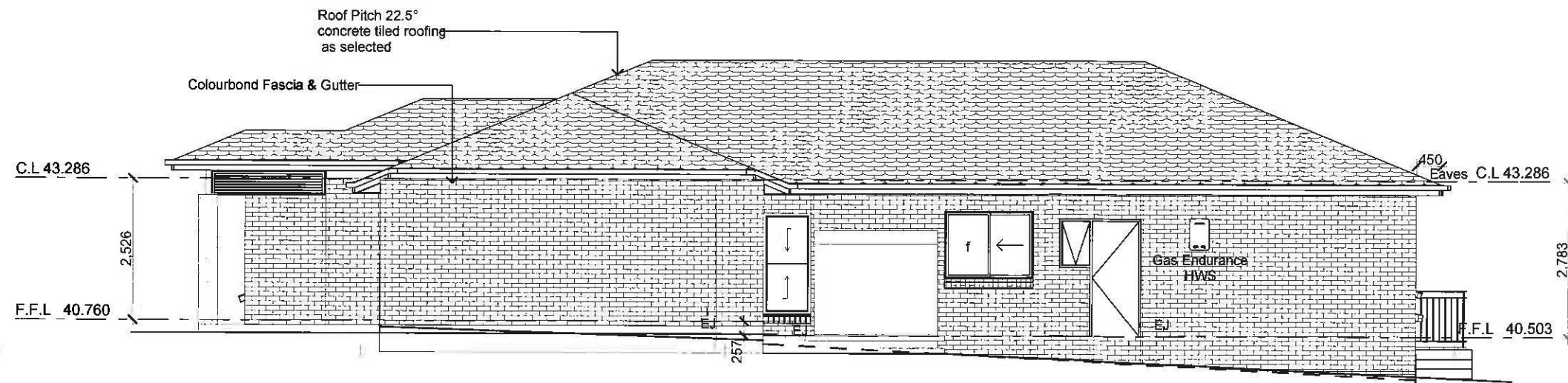


Window Schedule					
ID	Height	Width	Orientation	Quantity	2D Symbol
W1	1,800	2,170	R	1	
W2	1,800	850	L	1	
W3	1,200	1,570	R	1	
W4	1,370	1,570	R	1	
W5	1,800	610	L	1	
W6	1,800	610	R	1	
W7	1,460	2,170	R	1	
W8	1,800	610	L	1	
W9	1,800	610	L	1	
W10	1,800	610	L	1	
W11	1,370	1,570	L	1	
W12	1,030	1,210	R	1	



**ELEVATION 2**



**ELEVATION 4**

PRELIMINARY  
DATED 21/08/2013  
NOT FOR CONSTRUCTION

WD	26.07.13	Working Drawings To Tender # .... and Variations ....
AMENDMENTS		
REV	DATE	DETAILS
A	09.08.13 JD	BASIX update
B	15.08.2013 JD	Front windows changed
C	21.08.13 JD	Council Prep, developer changes and amended BASIX

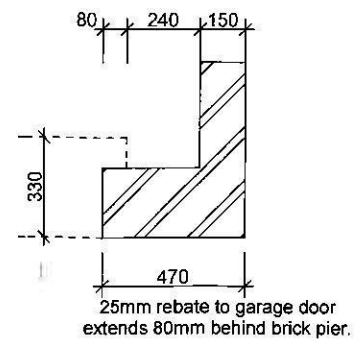
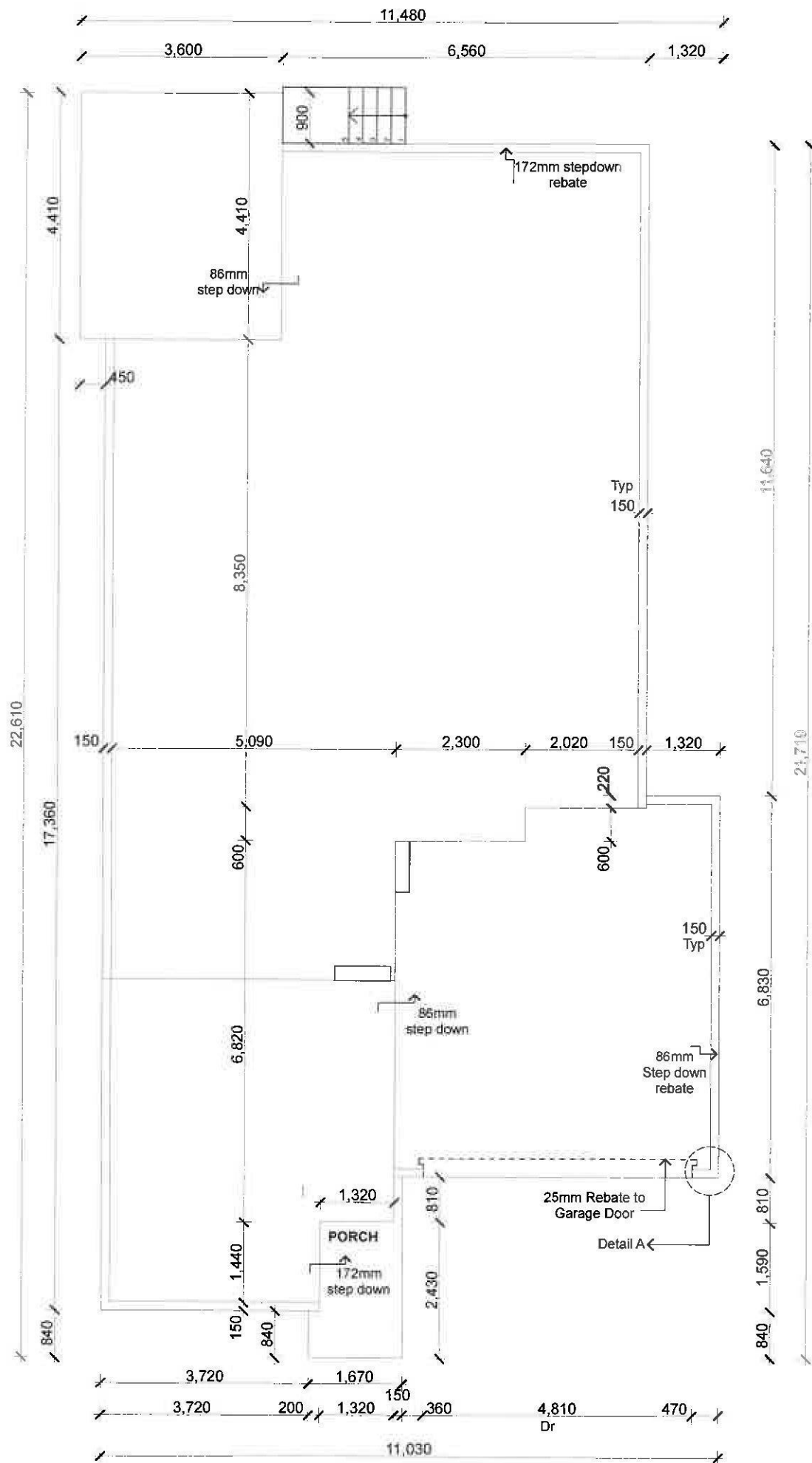
PROPOSED BRICK VENEER RESIDENCE AT ADDRESS			
Lot 2338 Greenwood Parkway Jordan Springs			
CLIENT DHA			
DESIGN : ULTIMA 24			
DATE	26.07.13	FINISH	Classic
UBD REF	....	FACADE	Trend
DRAWN BY	JD	SCALE	1:100
CHECKED BY	....	D.P No	....

**ELEVATIONS**

JOB # 2886 SHEET # 4  
DESIGN BY : ACN 003 144 330

**Jandson Homes**  
SUITE 402, GATEWAY BUSINESS PARK  
63- 79 PARRAMATTA ROAD  
SILVERWATER, NSW 2128  
PH : 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear, check with builder



DETAIL 'A'

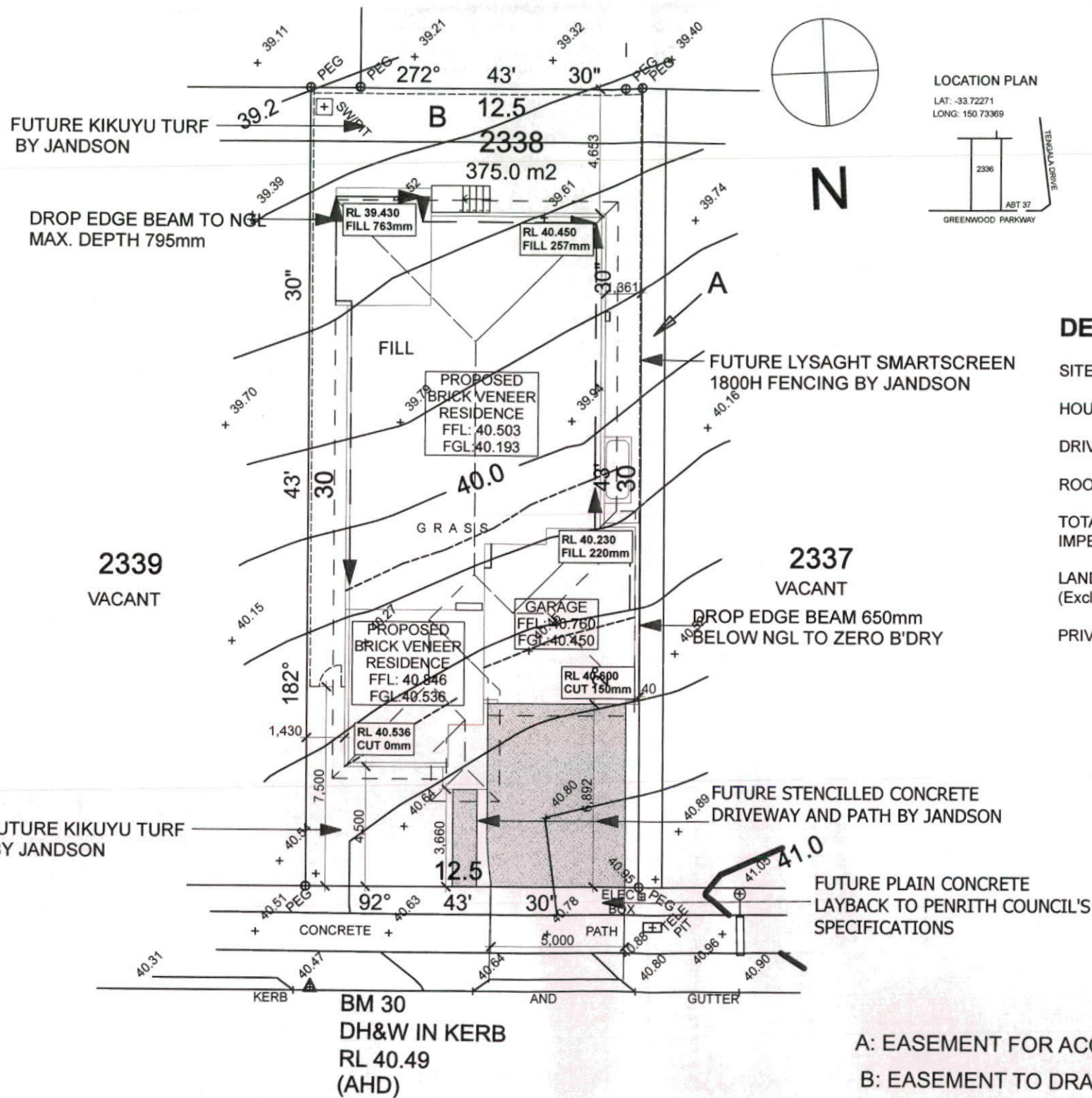
PRELIMINARY  
 DATED 21/08/2013  
 NOT FOR CONSTRUCTION

WD	26.07.13	Working Drawings To Tender # ... and Variations ....	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2338 Greenwood Parkway Jordan Springs		<b>SLAB LAYOUT</b>	
AMENDMENTS			CLIENT DHA		JOB # 2886	SHEET # 5
REV	DATE	DETAILS	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330	
A	09.08.13 JD	BASIX update	DATE	26.07.13	FINISH	Classic
B	15.08.2013 JD	Front windows changed	UBD REF	....	FACADE	Trend
C	21.08.13 JD	Council Prep, developer changes and amended BASIX	DRAWN BY	JD	SCALE	1:100
			CHECKED BY	....	D.P No	....

**Jandson Homes**  
 SUITE 402, GATEWAY BUSINESS PARK  
 63-79 PARRAMATTA ROAD  
 SILVERWATER, NSW 2128  
 PH : 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear, check with builder





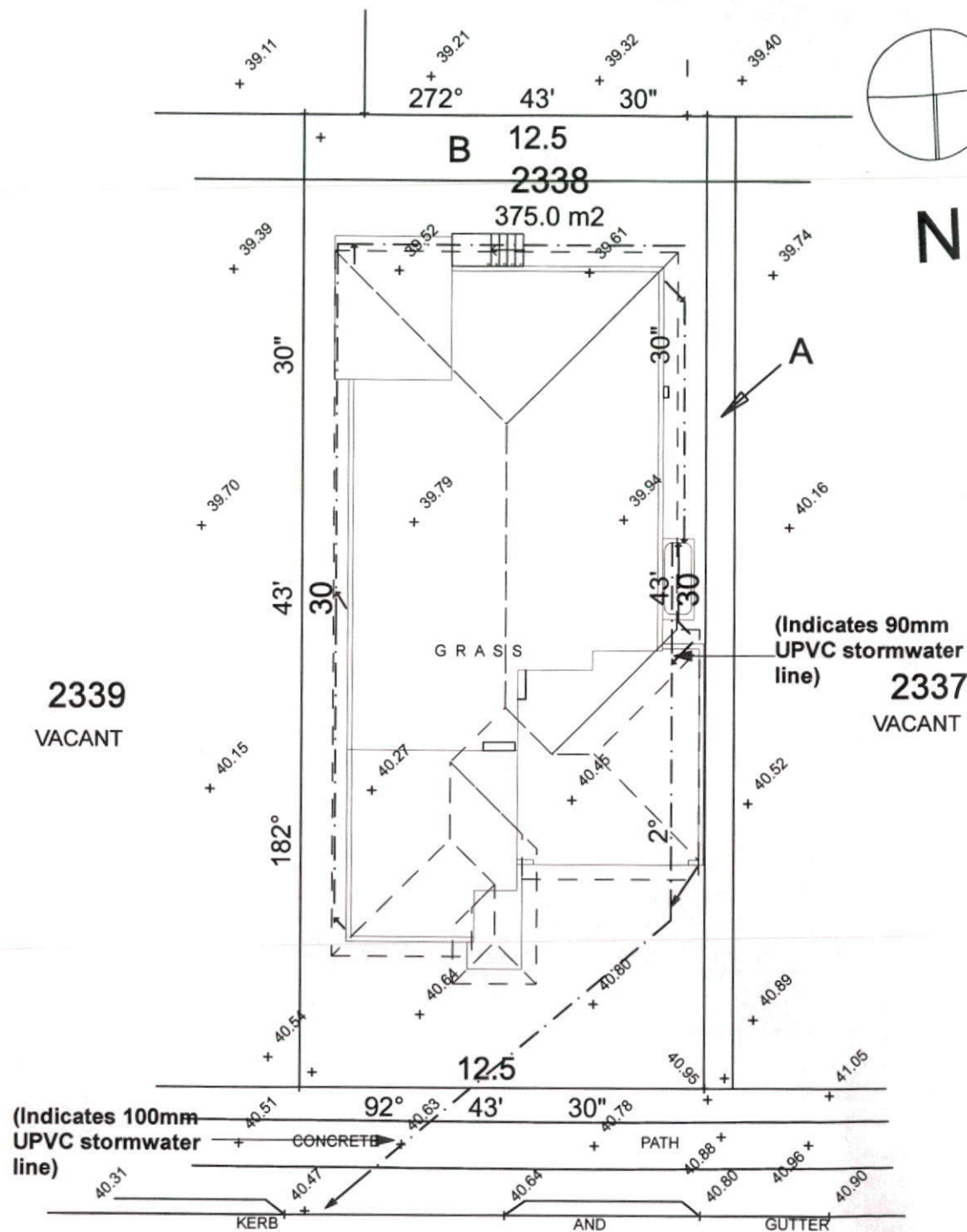
# GREENWOOD PARKWAY

PRELIMINARY  
 DATED 21/08/2013  
 NOT FOR CONSTRUCTION

WD	26.07.13	Working Drawings To Tender # ... and Variations ...	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2338 Greenwood Parkway Jordan Springs		<b>SITE PLAN</b>
AMENDMENTS			CLIENT DHA		
REV	DATE	DETAILS	DESIGN : ULTIMA 24		JOB # 2886 SHEET # 1 DESIGN BY : ACN 003 144 330 <b>Jandson Homes</b> SUITE 402, GATEWAY BUSINESS PARK 63- 79 PARRAMATTA ROAD SILVERWATER, NSW 2126 PH : 9741 7100 FAX:9737 9372
A	09.08.13	BASIX update	DATE	26.07.13	
B	15.08.2013	Front windows changed	FINISH	Classic	
C	21.08.13	Council Prep, developer changes and amended BASIX	UBD REF	....	
			FACADE	Trend	
			DRAWN BY	JD	
			SCALE	1:200	
			CHECKED BY	....	
			D.P No	....	







LOCATION PLAN

LAT: -33.72271  
LONG: 150.73369



N

- A: EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- B: EASEMENT TO DRAIN WATER 2 WIDE

GREENWOOD PARKWAY

PRELIMINARY  
DATED 21/08/2013  
NOT FOR CONSTRUCTION

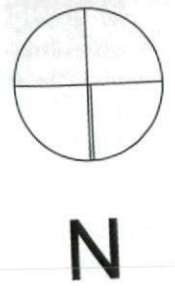
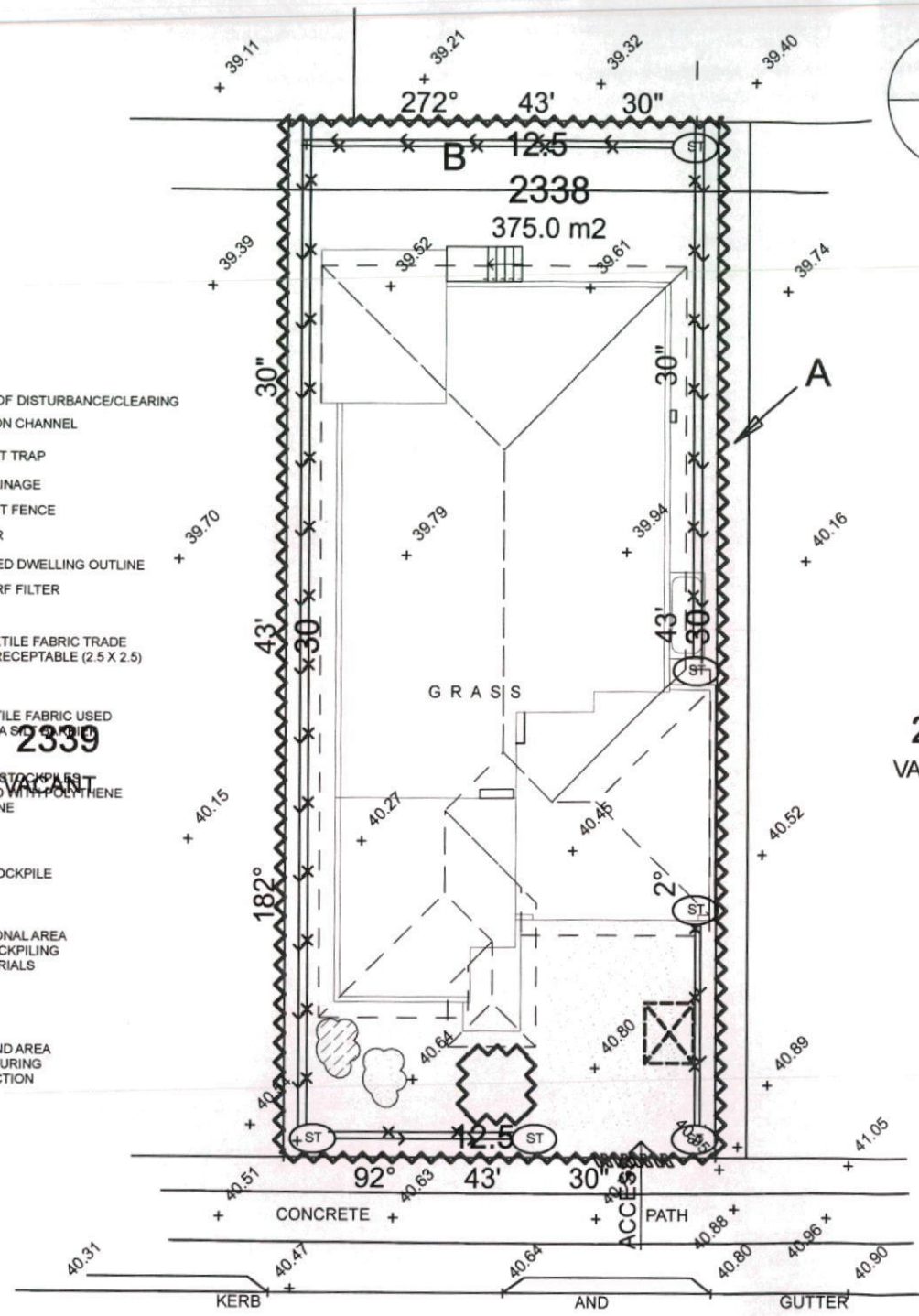
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JD		Variations ...	Lot 2338 Greenwood Parkway Jordan Springs			
AMENDMENTS			CLIENT	JOB # 2886	SHEET # 9	
REV	DATE	DETAILS	DHA	DESIGN BY : ACN 003 144 330		
A	09.08.13	BASIX update	DESIGN : ULTIMA 24			
JD			DATE	26.07.13	FINISH	Classic
B	15.08.2013	Front windows changed	UBD REF	....	FACADE	Trend
JD			DRAWN BY	JD	SCALE	1:200
C	21.08.13	Council Prep, developer changes and amended BASIX	CHECKED BY	....	D.P No	....
JD			Written dimension to take precedence over scale if unclear, check with builder			

**Jandson Homes**  
SUITE 402, GATEWAY BUSINESS PARK  
63-79 PARRAMATTA ROAD  
SILVERWATER, NSW 2128  
PH: 9741 7100 FAX: 9737 9372



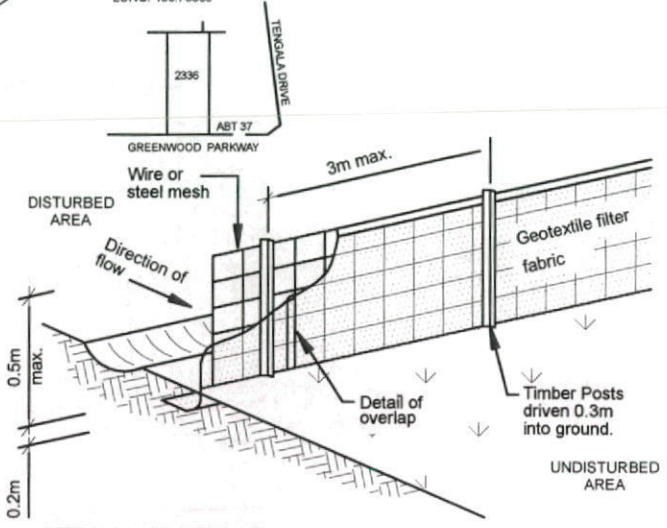
**LEGEND**

- EXTENT OF DISTURBANCE/CLEARING
- DIVERSION CHANNEL
- SEDIMENT TRAP
- SITE DRAINAGE
- SEDIMENT FENCE
- CONTOUR
- PROPOSED DWELLING OUTLINE
- KERB TURF FILTER
- GEO TEXTILE FABRIC TRADE WASTE RECEPTABLE (2.5 X 2.5)
- GEO TEXTILE FABRIC USED TO FORM A SLOPE
- TOPSOIL STOCKPILES COVERED WITH POLYTHENE MEMBRANE
- SAND STOCKPILE
- PROVISIONAL AREA FOR STOCKPILING OF MATERIALS
- ACCESS
- HARD STAND AREA FOR USE DURING CONSTRUCTION



**LOCATION PLAN**

LAT: -33.72271  
LONG: 150.73369



**SEDIMENT FENCE**  
N.T.S

**NOTES**

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
3. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

**SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

A: EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE  
B: EASEMENT TO DRAIN WATER 2 WIDE

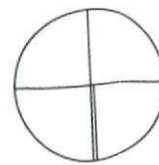
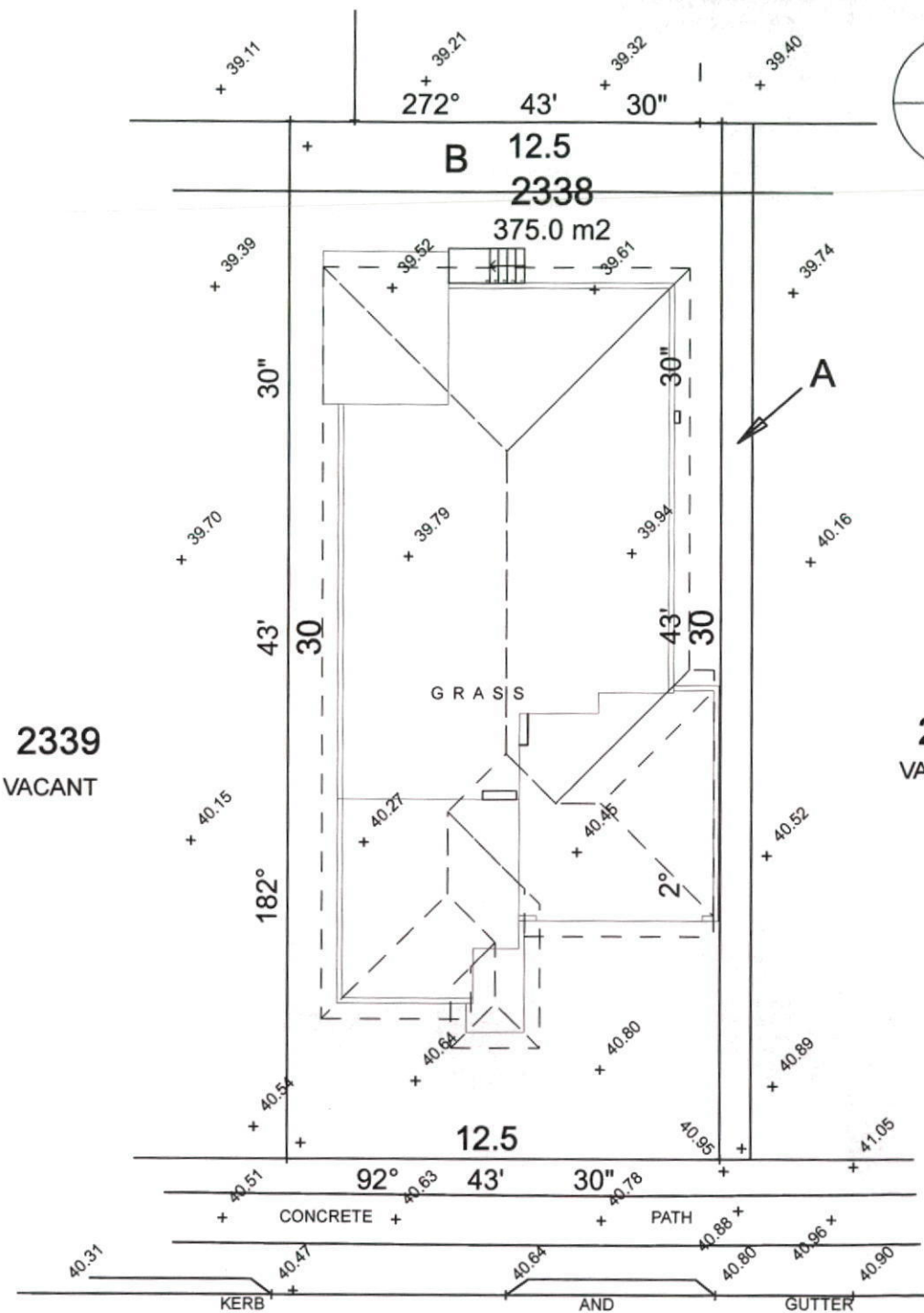
**GREENWOOD PARKWAY**

PRELIMINARY  
DATED 21/08/2013  
NOT FOR CONSTRUCTION

<b>WD</b>	26.07.13	Working Drawings To Tender # ... and Variations ...	<b>PROPOSED BRICK VENEER RESIDENCE AT ADDRESS</b> Lot 2338 Greenwood Parkway Jordan Springs		<b>CONST MANAGEMENT/SEDIMENT</b>	
<b>AMENDMENTS</b>			CLIENT DHA		JOB # 2886 SHEET # 11	
<b>REV</b>	<b>DATE</b>	<b>DETAILS</b>	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330	
A	09.08.13	BASIX update			<b>Jandson Homes</b> SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH : 9741 7100 FAX: 9737 9372	
B	15.08.2013	Front windows changed				
C	21.08.13	Council Prep, developer changes and amended BASIX	DATE	26.07.13	FINISH	Classic
			UBD REF	....	FACADE	Trend
			DRAWN BY	JD	SCALE	1:200
			CHECKED BY	....	D.P No	....

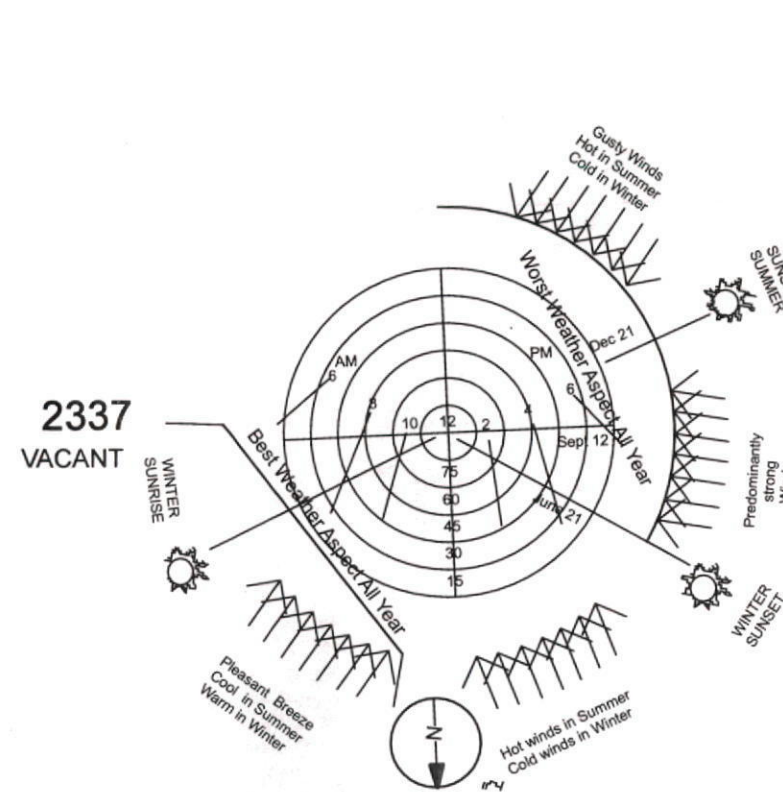
Written dimension to take precedence over scale if unclear, check with builder





LOCATION PLAN

LAT: -33.72271  
LONG: 150.73369



2337 VACANT

A: EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE  
B: EASEMENT TO DRAIN WATER 2 WIDE

GREENWOOD PARKWAY

PRELIMINARY  
DATED 21/08/2013  
NOT FOR CONSTRUCTION

WD	26.07.13 JD	Working Drawings To Tender # ... and Variations ...	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2338 Greenwood Parkway Jordan Springs		<b>SITE ANALYSIS</b>	
AMENDMENTS			CLIENT DHA		JOB # 2886 SHEET # 12	
REV	DATE	DETAILS	DESIGN : ULTIMA 24		DESIGN BY : ACN 003 144 330	
A	09.08.13 JD	BASIX update	DATE	26.07.13	FINISH	Classic
B	15.08.2013 JD	Front windows changed	UBD REF	....	FACADE	Trend
C	21.08.13 JD	Council Prep, developer changes and amended BASIX	DRAWN BY	JD	SCALE	1:200
			CHECKED BY	....	D.P No	....

**Jandson Homes**  
SUITE 402, GATEWAY BUSINESS PARK  
63-79 PARRAMATTA ROAD  
SILVERWATER, NSW 2128  
PH: 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear, check with builder

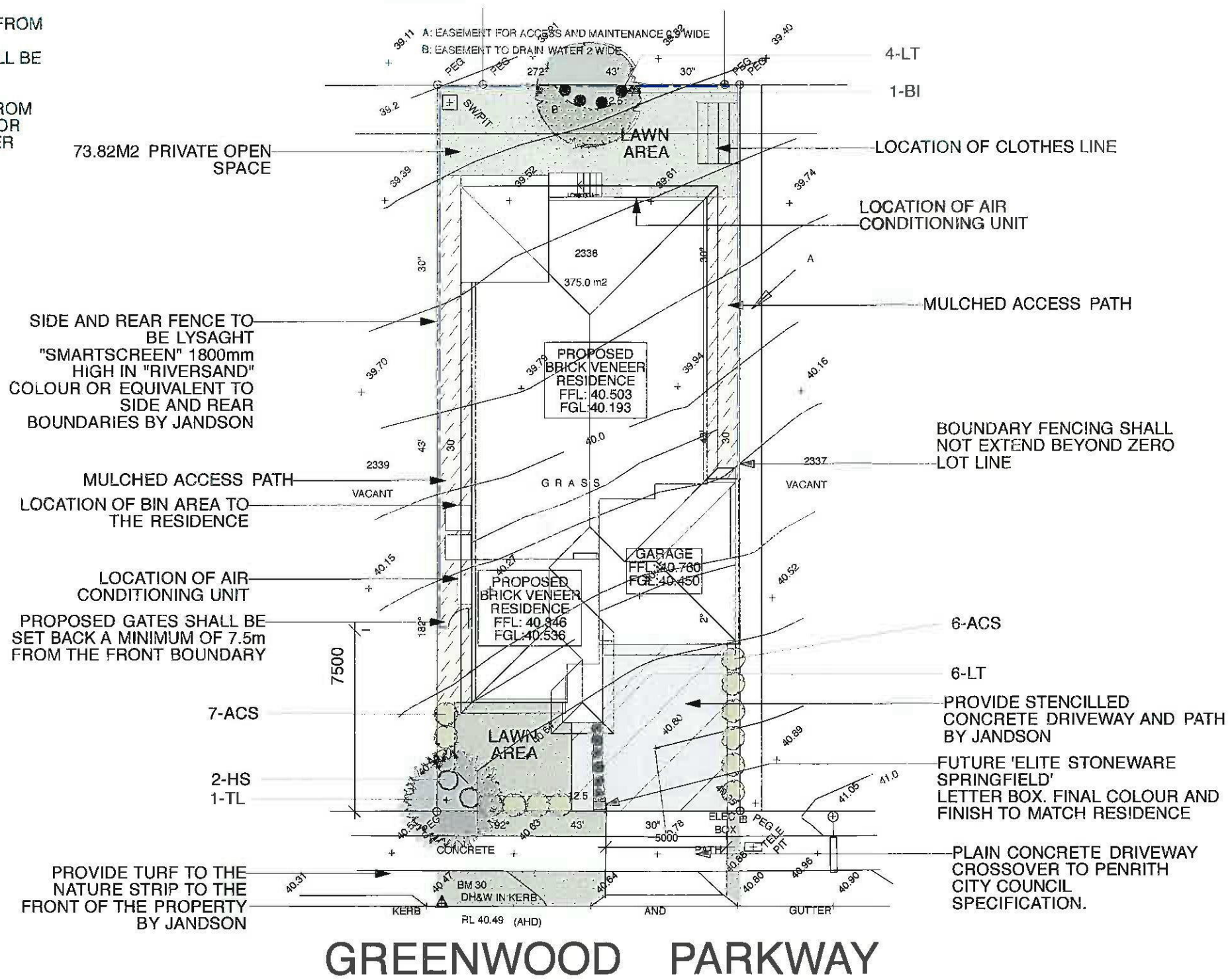


**NOTE:**  
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION

- ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED

**LEGEND**

- PROPOSED LEVEL FFL.RL. 29.360
- EXISTING LEVEL
- MULCHED ACCESS PATH
- PROPOSED PAVED AREA
- LAWN AREA
- PROPOSED RETAINING WALL
- PAVED LAWN EDGE
- PROPOSED BOUNDARY FENCING



**PLANTING SCHEDULE**

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
  8. This plan is for DA purposes only. It has not been detailed for construction.
  9. All dimensions, levels and boundaries are nominal only.
  10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
ACS	<i>Acmena smithii</i> 'Minor'	Lillypilly	13	15lt	1000	2000
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	1	25lt	4500	12000
HS	<i>Hibbertia scandens</i>	Climbing Guinea Flo	2	tube	1000	350
LT	<i>Lomandra 'Tanika'</i>	Dwarf Lomandra	10	5lt	500	500
TL	<i>Tristaniopsis laurina</i>	Water Gum	1	25lt	4000	7000

DATE: 22/08/13 REVISION 'A' Amendments made as per developers request

**PROPOSED LANDSCAPE PLAN**

ADDRESS: **LOT 2338 GREENWOOD, JORDAN SPRINGS** PROJECT # **Jandson**

CLIENT: **DHA** DATE # **25/07/13** DWG # **L/01**

SCALE @ A3: **1:200**

DRAWN: **JS**

CHKD: **JRS** REVISION - A

**A Total Concept Landscape Architects & Swimming Pool Designers**  
 65 West Street, North Sydney NSW 2060  
 Tel: (02) 9957 5122 Fax: (02) 9957 5922

atc







## OUTLINE LANDSCAPE SPECIFICATION

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 300mm soil depth in garden areas and 50mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 300mm depth of premium grade topsoil mix to garden areas and 50mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:**(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Kikuyu turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** Contractor shall water all plants on site for a period of two weeks from the date of installation.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

### Notes:

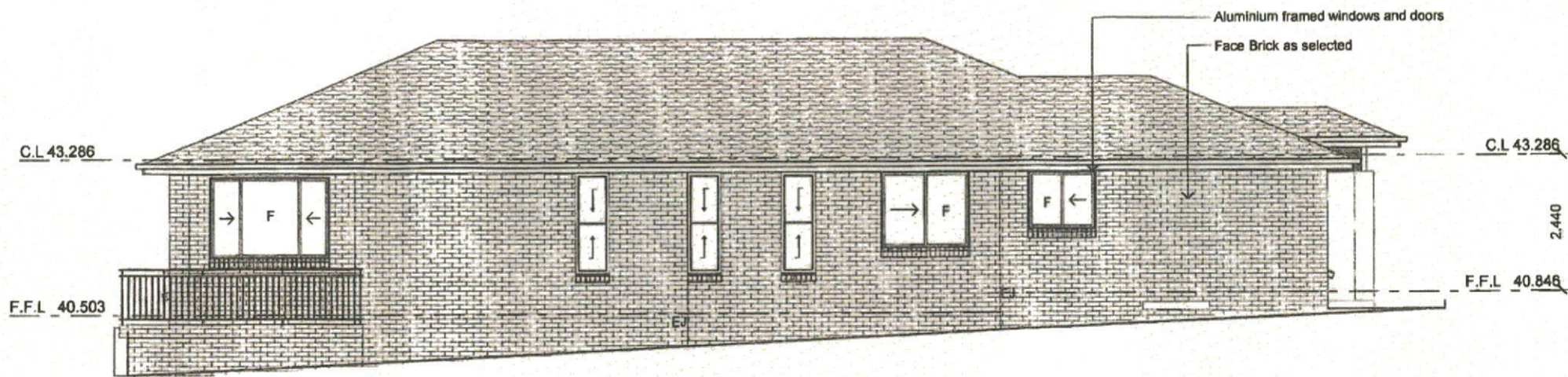
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others.
3. All levels shall be determined by others and approved on site by client.
4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
5. Do not scale from drawings.
6. If in doubt contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction works.
8. This plan is for DA purposes only. It has not been detailed for construction.
9. All dimensions, levels and boundaries are nominal only.
10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

DATE	REVISION
<b>LANDSCAPE SPECIFICATION</b>	
ADDRESS	PROJECT #
LOT 2338 GREENWOOD, JORDAN SPRINGS	Jandson
CLIENT	DATE #
DHA	25/07/13
	DWG #
	L/03
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	
SCALE @ A3	as shown
DRAWN	JS
CHKD	JRS
REVISION -	

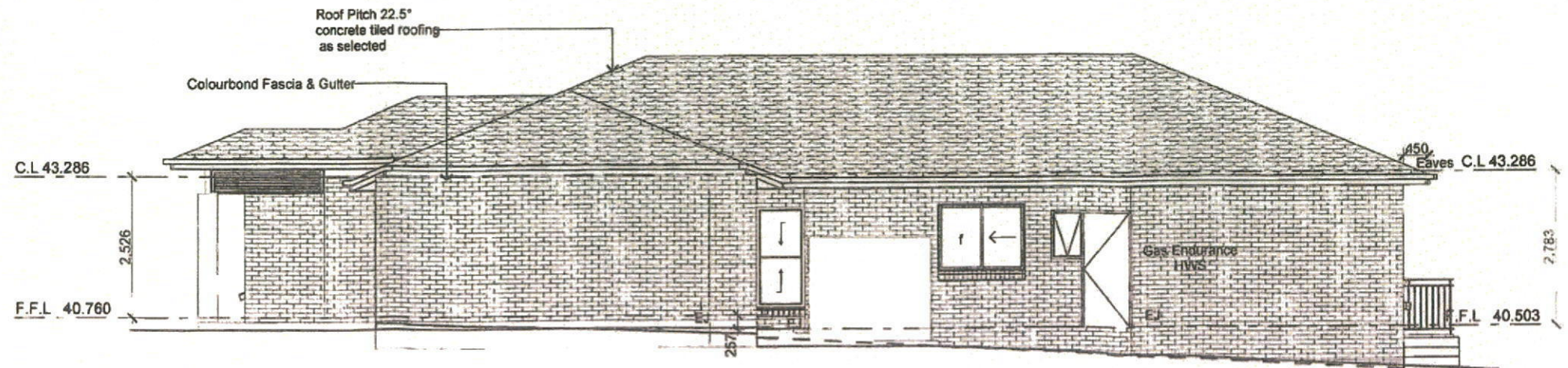




Window Schedule					
ID	Height	Width	Orientation	Quantity	2D Symbol
W1	1,800	2,170	R	1	
W2	1,800	850	L	1	
W3	1,200	1,570	R	1	
W4	1,370	1,570	R	1	
W5	1,800	610	L	1	
W6	1,800	610	R	1	
W7	1,460	2,170	R	1	
W8	1,800	610	L	1	
W9	1,800	610	L	1	
W10	1,800	610	L	1	
W11	1,370	1,570	L	1	
W12	1,030	1,210	R	1	



**ELEVATION 2**



**ELEVATION 4**

19 APR 2013

PRELIMINARY  
 DATED 15/08/2013  
 NOT FOR CONSTRUCTION

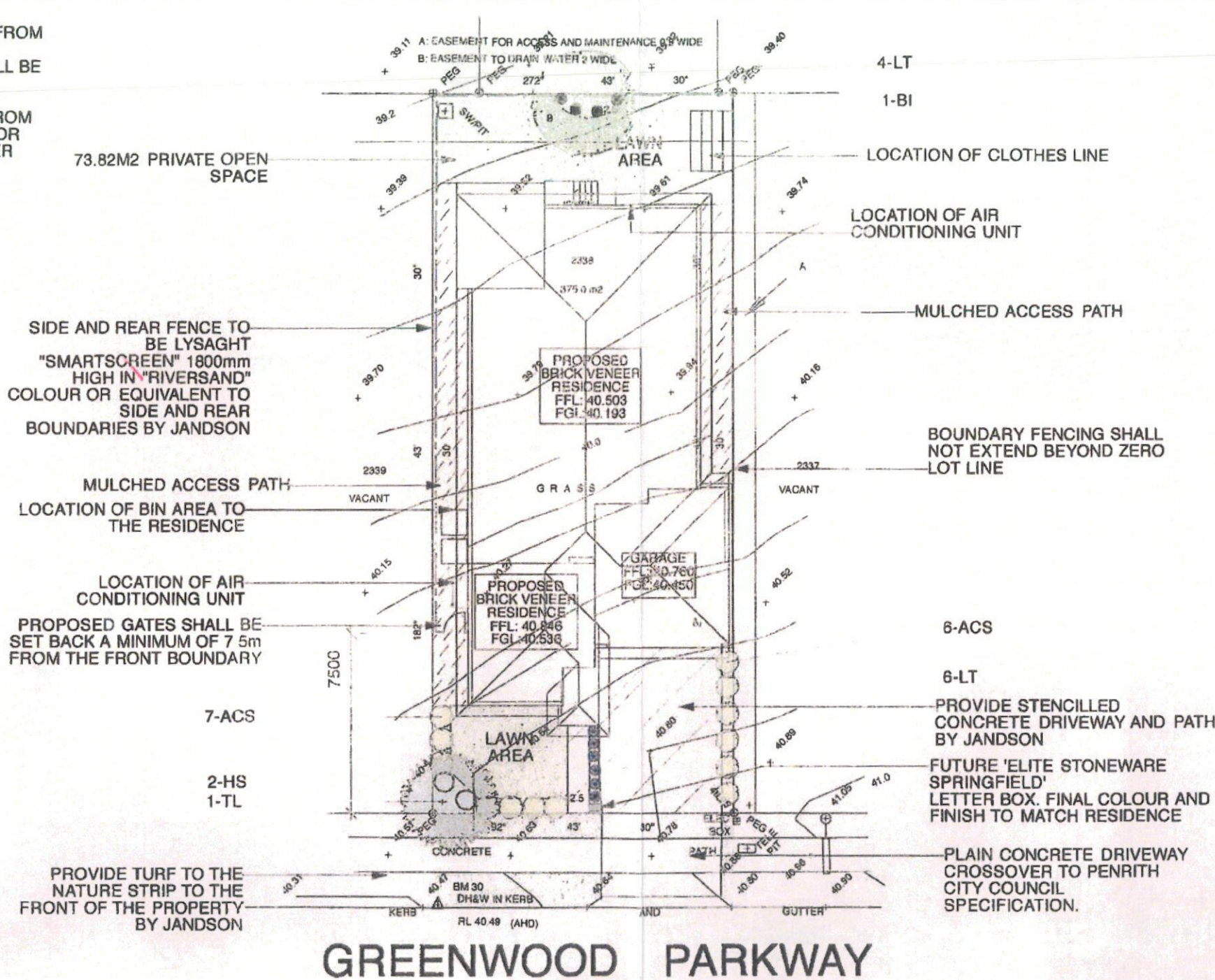
WD	26.07.13	Working Drawings To Tender # ... and Variations ...	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2338 Greenwood Parkway Jordan Springs		<b>ELEVATIONS</b> JOB # 2886 SHEET # 4 DESIGN BY : ACN 003 144 330	
AMENDMENTS			CLIENT DHA			
REV	DATE	DETAILS	DESIGN : ULTIMA 24		 <b>Jandson Homes</b> SUITE 402, GATEWAY BUSINESS PARK 63-79 PARRAMATTA ROAD SILVERWATER, NSW 2128 PH : 9741 7100 FAX: 9737 9372	
A	09.08.13	BASIX update	DATE	26.07.13		
B	15.08.2013	Front windows changed	FINISH	Classic		
			UBD REF	....		
			DRAWN BY	JD	FAÇADE	Trend
			CHECKED BY	....	SCALE	1:100
					D.P No	....

Within dimension to take precedence over scale if unclear, check with builder



**NOTE:**  
 - ANY RETAINING WALLS VISIBLE FROM THE STREET OR CONSTRUCTED GREATER THAN 900mm HIGH SHALL BE OF MASONRY CONSTRUCTION

- ANY GARDEN EDGING VISIBLE FROM THE STREET SHALL BE OF BRICK OR COLOURED CONCRETE. NO TIMBER EDGING IS PERMITTED



**LEGEND**

PROPOSED LEVEL	FFL/RL 29 360
EXISTING LEVEL	28.50
MULCHED ACCESS PATH	
PROPOSED PAVED AREA	
LAWN AREA	
PROPOSED RETAINING WALL	
PAVED LAWN EDGE	T/E
PROPOSED BOUNDARY FENCING	

Approved by JORDAN SPRINGS LANDSCAPE ARCHITECTS  
 19 April 2013  
 SIGNED



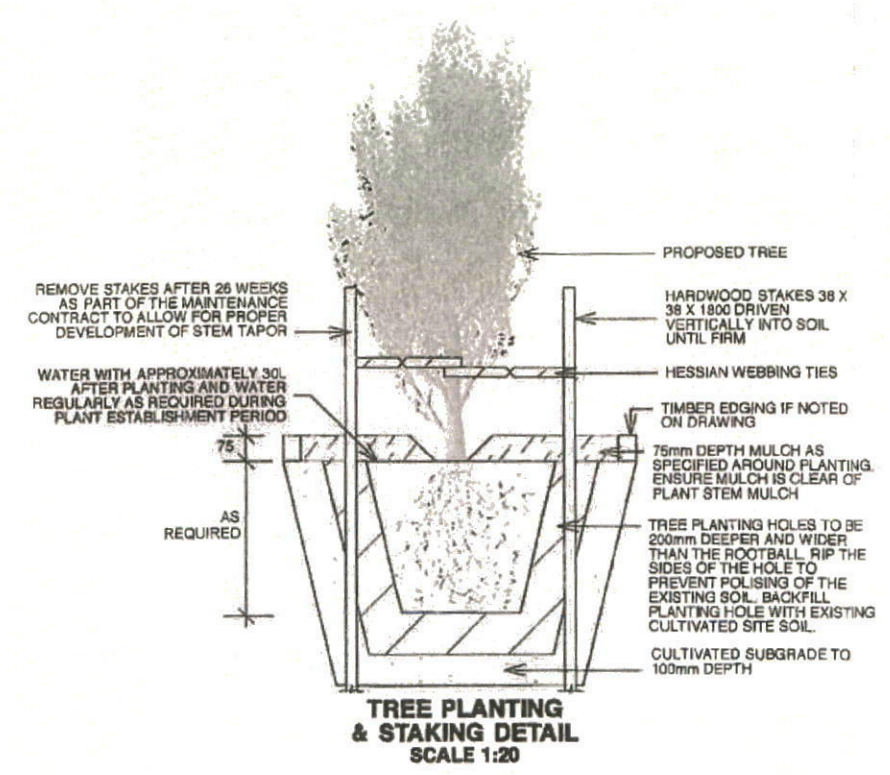
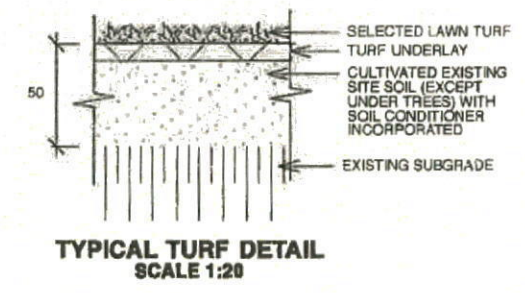
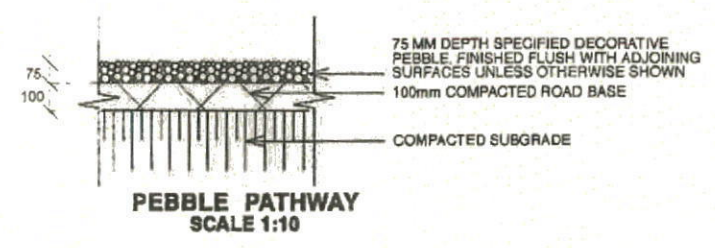
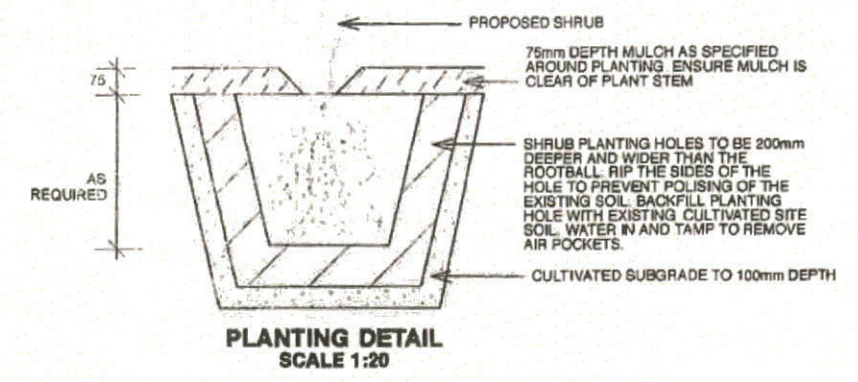
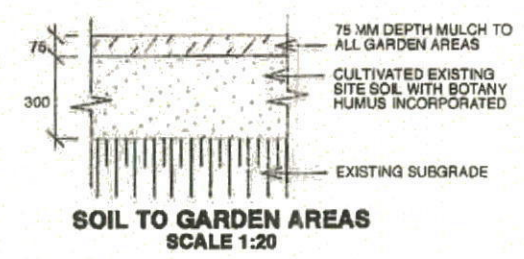
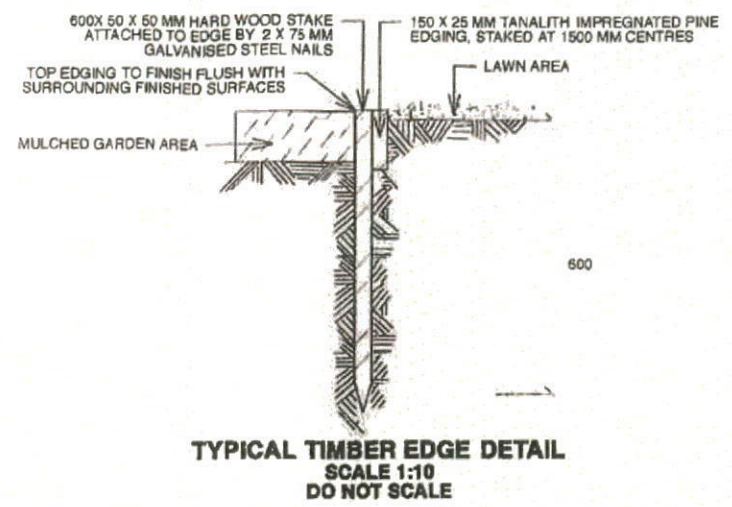
**PLANTING SCHEDULE**

- Notes:**
- All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  - All detailing of drainage to paved areas shall be by others and approved on site by client.
  - All levels shall be determined by others and approved on site by client.
  - Extent, height and position of all retaining walls shall be determined by others and approved on site by client, in Structural Engineers detail.
  - Do not scale from drawings.
  - If in doubt contact the Landscape Architect.
  - All boundaries shall be surveyed prior to commencement of construction works.
  - This plan is for DA purposes only. It has not been detailed for construction.
  - All dimensions, levels and locations are nominal only.
  - This design shall not be copied, used or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

ID	Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
ACS	Acmena smithii 'Minor'	Lillypilly	13	15lt	1000	2000
BI	Banksia integrifolia	Coastal Banksia	1	25lt	4500	12000
HS	Hibbertia scandens	Climbing Guinea Flo	2	tube	1000	350
LT	Lomandra 'Tanika'	Dwarf Lomandra	10	5lt	500	500
TL	Tristaniopsis laurina	Water Gum	1	25lt	4000	7000

DATE:	REVISION
<b>PROPOSED LANDSCAPE PLAN</b>	
ADDRESS	LOT 2338 GREENWOOD, JORDAN SPRINGS
PROJECT #	Jandson
CLIENT	DHA
DATE #	26/07/13
SCALE @ A3	1:200
DRAWN	JB
CHKD	JRS
REVISION	
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922	

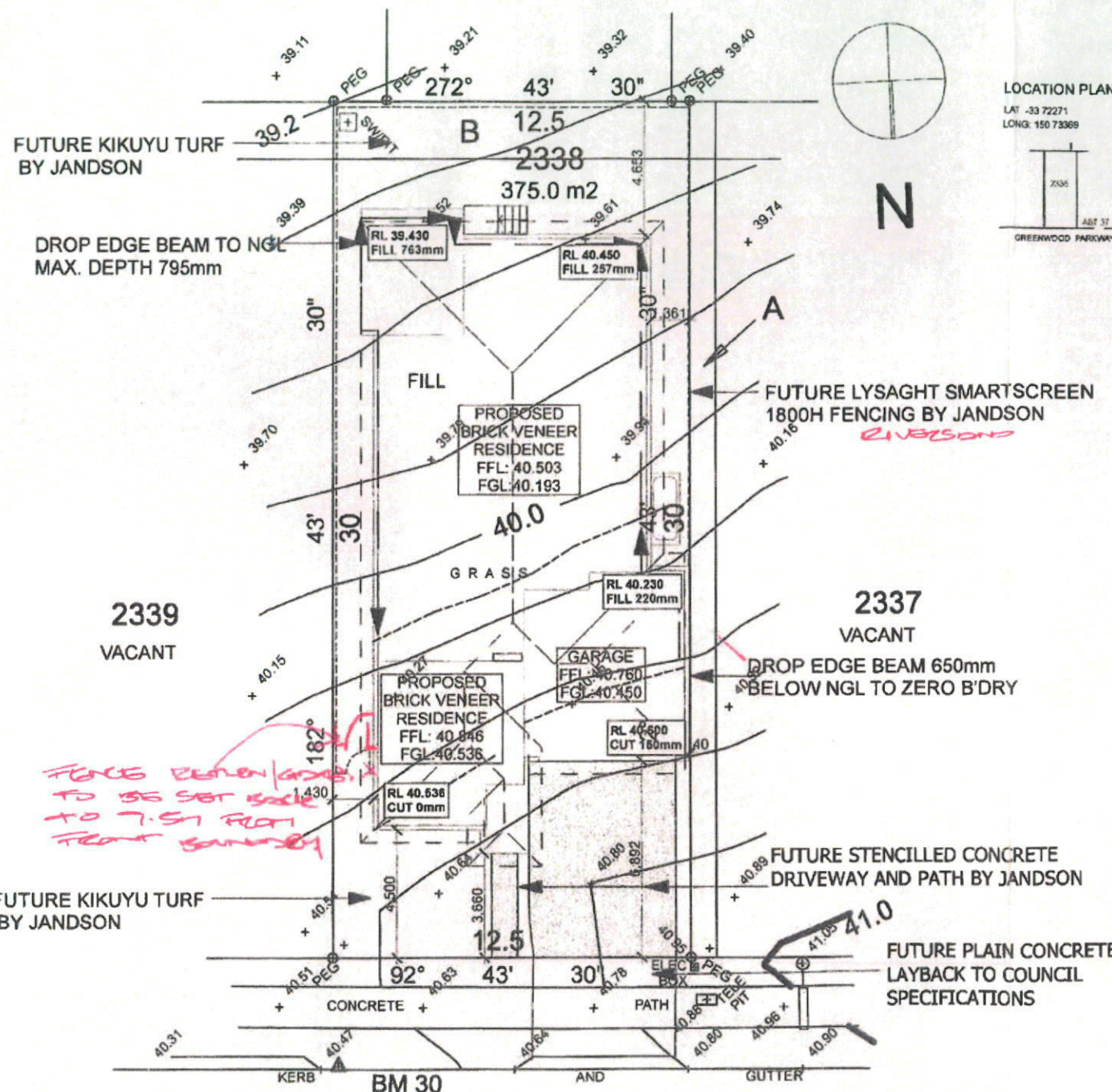




- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
  8. This plan is for DA purposes only. It has not been detailed for construction.
  9. All dimensions, levels and boundaries are nominal only.
  10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A. Total Concept Landscape Architects.

DATE	REVISION		
<b>LANDSCAPE DETAILS</b>			
ADDRESS <b>LOT 2338 GREENWOOD, JORDAN SPRINGS</b>		PROJECT # <b>Jandson</b>	
CLIENT <b>DHA</b>		DATE # <b>25/07/13</b>	DWG # <b>L/02</b>
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fax: (02) 9957 5922		SCALE @ A3 <b>as shown</b>	
		DRAWN <b>JS</b>	
		CHECKED <b>JRS</b>	REVISION-





**DEVELOPMENT DATA**

SITE AREA	375m <sup>2</sup>
HOUSE FOOT PRINT	207.61 m <sup>2</sup>
DRIVEWAY & PATH	38.85 m <sup>2</sup>
ROOF AREA	239.36m <sup>2</sup>
TOTAL POST-DEVELOPMENT IMPERVIOUS AREA	246.46m <sup>2</sup>
LANDSCAPED AREA (Excluding driveway)	128.54 m <sup>2</sup>
PRIVATE OPEN SPACE	73.82m <sup>2</sup>

19 AUG 2013

*DO NOT ILLUSTRATE VILLAGES NOTES NUMBERS NOT PRESENT*

**Jordan Springs - Illoura Village Notes:**

(THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)

- ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED.
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.
- VEHICLE CROSSOVER IS TO BE PLAN CONCRETE TO COUNCIL SPECIFICATIONS. 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C FOR A SINGLE GARAGE.
- ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.

A: EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE  
 B: EASEMENT TO DRAIN WATER 2 WIDE

PRELIMINARY  
 DATED 15/08/2013  
 NOT FOR CONSTRUCTION

**GREENWOOD PARKWAY**

Site Plan

WD	28.07.13	Working Drawings To Tender # ... and Variations	PROPOSED BRICK VENEER RESIDENCE AT ADDRESS Lot 2338 Greenwood Parkway Jordan Springs	<b>SITE PLAN</b>	
AMENDMENTS			CLIENT DHA	JOB # 2886	SHEET # 1
REV	DATE	DETAILS	DESIGN: ULTIMA 24	DESIGN BY: ACN 003 144 330	
A	09.08.13	BASIX update	DATE	26.07.13	FINISH
JD	15.08.2013	Front windows changed	UBD REF	...	Classic
B	JD		DRAWN BY	JD	Trend
			CHECKED BY	...	1:200
					SCALE
					1:200
					D.P No
					...

**Jandson Homes**  
 SUITE 402, GATEWAY BUSINESS PARK  
 63-78 PARRAMATTA ROAD  
 SILVERWATER, NSW 2128  
 PH: 9741 7100 FAX: 9737 9372

Written dimension to take precedence over scale if unclear, check with builder