ENDORSED

by Woolamai Design Assessment Panel

date 02/09/21

In accordance with the requirements of Condition 6.

Heritage Permit No. P21470

DRIVEWAY AND PORCH TO BE CONTRASTING PAVING MATERIALS (BY CLIENT AFTER HANDOVER)

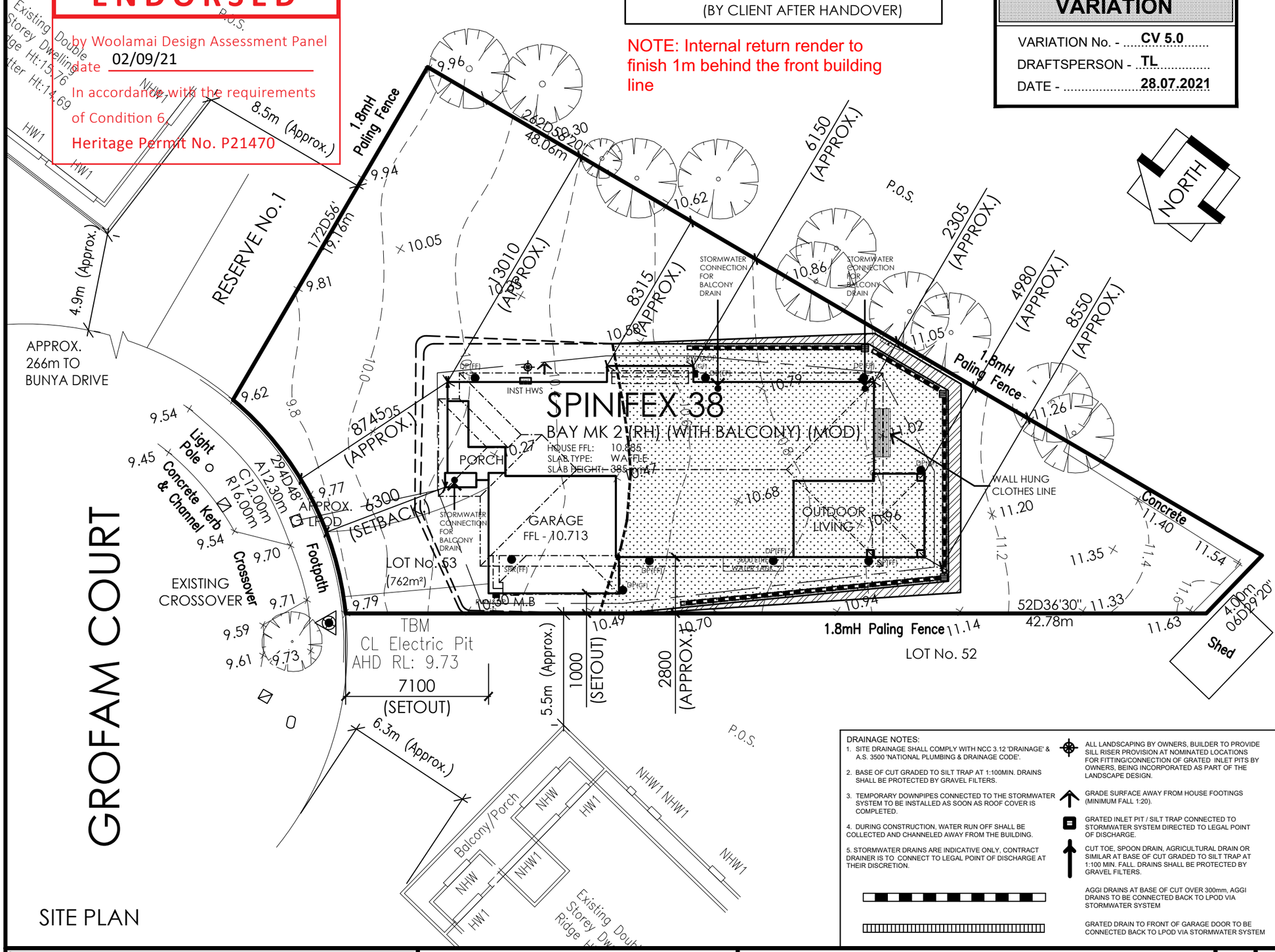
NOTE: Internal return render to finish 1m behind the front building line

VARIATION

VARIATION No. - CV 5.0

DRAFTSPERSON - TL

DATE - 28.07.2021



DRAINAGE NOTES:

1. SITE DRAINAGE SHALL COMPLY WITH NCC 3.12 'DRAINAGE' & A.S. 3500 'NATIONAL PLUMBING & DRAINAGE CODE'.
2. BASE OF CUT GRADED TO SILT TRAP AT 1:100MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
3. TEMPORARY DOWNPIPES CONNECTED TO THE STORMWATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
4. DURING CONSTRUCTION, WATER RUN OFF SHALL BE COLLECTED AND CHANNELED AWAY FROM THE BUILDING.
5. STORMWATER DRAINS ARE INDICATIVE ONLY, CONTRACT DRAINER IS TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

ALL LANDSCAPING BY OWNERS, BUILDER TO PROVIDE SILL RISER PROVISION AT NOMINATED LOCATIONS FOR FITTING/CONNECTION OF GRATED INLET PITS BY OWNERS, BEING INCORPORATED AS PART OF THE LANDSCAPE DESIGN.

GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).

GRATED INLET PIT / SILT TRAP CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.

CUT TOE, SPOON DRAIN, AGRICULTURAL DRAIN OR SIMILAR AT BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. FALL. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.

AGGI DRAINS AT BASE OF CUT OVER 300mm, AGGI DRAINS TO BE CONNECTED BACK TO LPOD VIA STORMWATER SYSTEM

GRATED DRAIN TO FRONT OF GARAGE DOOR TO BE CONNECTED BACK TO LPOD VIA STORMWATER SYSTEM

SITE PLAN

NOTES - RESCODE CLAUSE 54.

ALL LEVELS ARE TO A.H.D U.N.O.
SITE DIMENSIONS TO BE VERIFIED BY TITLE

FLOOR LEVELS ARE DETERMINED BY ASSUMED LEVELS ADJACENT TO RESIDENCE AND MAY BE ADJUSTED ON SITE BY BUILDER AT BUILDER'S DISCRETION.
- -FFL MIN 150mm ABOVE FSL FOR SLABS.
- -FLOOR LEVEL MIN 225mm ABOVE FSL OR PAVING ADJACENT TO O.R.G. (OVER FLOW RELIEF GRATE).
- -FFL MIN 400mm (NOMINAL) ABOVE FSL FOR STUMPS
- -SHEET FLOORING: MIN 200mm CLEAR UNDER BEARER
- -STRIP FLOORING: MIN 150mm CLEAR UNDER BEARER
- -TERMITE AREAS: MIN 400mm CLEAR UNDER BEARER UNLESS METHOD OF PROTECTION OR RELEVANT STANDARDS RECOMMEND OTHERWISE
- -A MAXIMUM OF 600mm OF GRANULAR OR 300mm OF CLAY/SILT FILLING INCLUDING ANY EXISTING FILLING MAY BE PLACED UNDER SLAB PANELS.
- -REFER TO APPENDIX OF SOIL REPORT FOR CONSTRUCTION AND MAINTENANCE REQUIREMENTS
- -ALL LEVELS ARE FINISHED SURFACE LEVELS U.N.O.
- -MAX 200mm FILL AT EXTERNAL DOORS
- -GRADE FSL AWAY FROM RESIDENCE

A5. SITE COVERAGE STATISTICS

SITE AREA	762.0 m²	HARD PAVING	22.1 m²
BUILDING AREA	202.9 m²	TOTAL HARD COVER	225.0 m²
SITE COVERAGE	26.6 %	PERMEABLE AREA	70.48 %

* NOTE: 20 % TO BE PERMEABLE ie NOT COVERED

RETAINING WALLS & EXCAVATIONS

DESIGN SURCHARGE OF 5 kpa TO BE INCLUDED

MAX 1.00H / MAX 1.00H — BRICK, CONCRETE OR OTHER, SLEEPER OR SIM. RETAINING WALL

RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O.
RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING CONTROL ACT 1993.
OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT.
BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O.
CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER BY OWNER OR CONTRACT VARIATION

BATTERS ARE GRADED AT 45° CLAY 30° SAND.
BATTERS ARE TO BE THATCHED WITH ROCK, MESH, MULCH OR AS DESIRED, BY OTHERS.

EXTENT OF EXCAVATION
ALL SITE WORKS ARE TO BE PROVIDED BY OWNER OR BY CONTRACT VARIATION

TBM — TEMPORARY BENCH MARK

A — TREE TO BE REMOVED

B — TREE TO BE RETAINED

TREE ROOT PROTECTION, WHERE REQUIRED, SHALL BE IN ACCORDANCE WITH TN61, AND CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DESIGN. TO BE PROVIDED BY OWNER OR CONTRACT VARIATION

ADVISORY NOTE: DRIVEWAY GRADES

OWNERS/CLIENTS ARE ADVISED THAT DRIVEWAY GRADIENTS WITHIN THE PROPERTY SHOULD BE AT 1 in 5 MAXIMUM AND THAT TRANSITIONS MAY BE REQUIRED AT CHANGE OF GRADES. REFER TO A.S.2890 FOR DESIGN REQUIREMENTS. IF SITE CONDITIONS REQUIRE A STEEPER GRADE THAN 1 in 5 THE OWNERS ACKNOWLEDGE BY SIGNING THIS DRAWING THAT VEHICLE ACCESS MAY BE COMPROMISED.

Beachwood HOMES

Ascend COLLECTION

PROJECT: PROPOSED RESIDENCE
CLIENT: G. & A. PRESTON
AT: LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE:	TITLE:	REF:	ISSUE:
A3	SPINIFEX 38 (MOD)	10614	O

THIS IS SHEET 2 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:200

FILE NAME: 10614 - FINALS#O

MASTER DATE: 27.08.2020

ENDORSED
by Woolamai Design Assessment Panel
date 02/09/21
In accordance with the requirements
of Condition 6,
Heritage Permit No. P21470

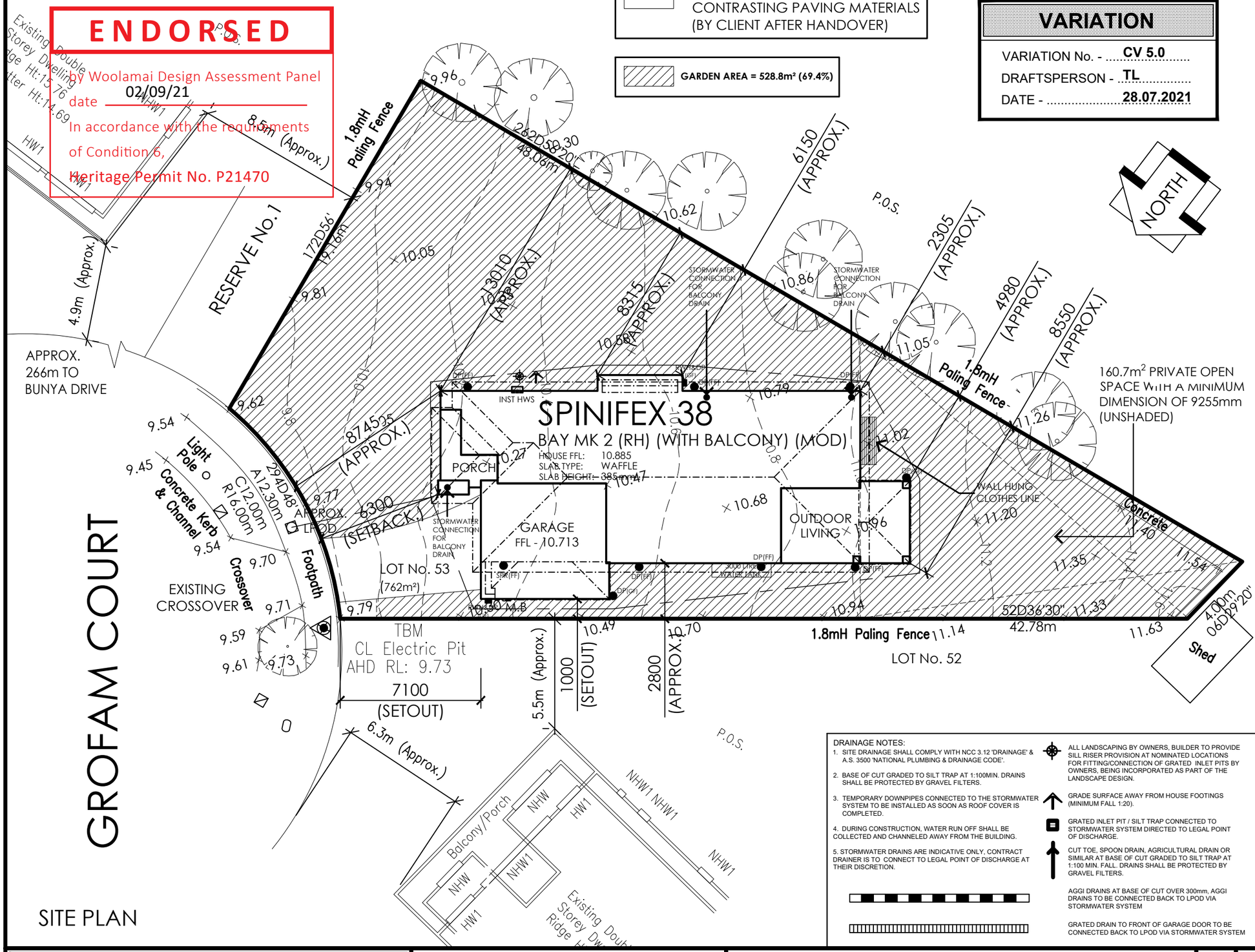
DRIVEWAY AND PORCH TO BE CONTRASTING PAVING MATERIALS (BY CLIENT AFTER HANDOVER)

GARDEN AREA = 528.8m² (69.4%)

VARIATION

VARIATION No. - CV 5.0
DRAFTSPERSON - TL
DATE - 28.07.2021

NORTH



SITE PLAN

DRAINAGE NOTES:
1. SITE DRAINAGE SHALL COMPLY WITH NCC 3.12 'DRAINAGE' & A.S. 3500 'NATIONAL PLUMBING & DRAINAGE CODE'.
2. BASE OF CUT GRADED TO SILT TRAP AT 1:100MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
3. TEMPORARY DOWNPIPES CONNECTED TO THE STORMWATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
4. DURING CONSTRUCTION, WATER RUN OFF SHALL BE COLLECTED AND CHANNELED AWAY FROM THE BUILDING.
5. STORMWATER DRAINS ARE INDICATIVE ONLY, CONTRACT DRAINER IS TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

ALL LANDSCAPING BY OWNERS, BUILDER TO PROVIDE SILL RISER PROVISION AT NOMINATED LOCATIONS FOR FITTING/CONNECTION OF GRATED INLET PITS BY OWNERS, BEING INCORPORATED AS PART OF THE LANDSCAPE DESIGN.

GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).

GRATED INLET PIT / SILT TRAP CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.

CUT TOE, SPOON DRAIN, AGRICULTURAL DRAIN OR SIMILAR AT BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. FALL. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.

AGGI DRAINS AT BASE OF CUT OVER 300mm, AGGI DRAINS TO BE CONNECTED BACK TO LPOD VIA STORMWATER SYSTEM

GRATED DRAIN TO FRONT OF GARAGE DOOR TO BE CONNECTED BACK TO LPOD VIA STORMWATER SYSTEM

NOTES - RESCODE CLAUSE 54.

ALL LEVELS ARE TO A.H.D U.N.O.
SITE DIMENSIONS TO BE VERIFIED BY TITLE
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-FFL MIN 150mm ABOVE FSL FOR SLABS.
-FLOOR LEVEL MIN 225mm ABOVE FSL OR PAVING ADJACENT TO O.R.G. (OVER FLOW RELIEF GRATE).
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-SHEET FLOORINg: MIN 200mm CLEAR UNDER BEARER
-STRIP FLOORING: MIN 150mm CLEAR UNDER BEARER
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SITE AREA	762.0 m²	HARD PAVING	22.1 m²
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MAX 1.00H
MAX 1.00H
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Beachwood HOMES

Ascend COLLECTION

PROJECT: PROPOSED RESIDENCE
CLIENT: G. & A. PRESTON
AT: LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE: A3 | TITLE: SPINIFEX 38 (MOD) | REF: 10614 | ISSUE: O

THIS IS SHEET 3 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:200

FILE NAME: 10614 - FINALS#O
MASTER DATE: 27.08.2020

ENDORSED

by Woolamai Design Assessment Panel

date 02/09/21

In accordance with the requirements of Condition 6

Heritage Permit No. P21470

DRIVEWAY AND PORCH TO BE CONTRASTING PAVING MATERIALS (BY CLIENT AFTER HANDOVER)

SHADOW LINES 23RD SEPTEMBER

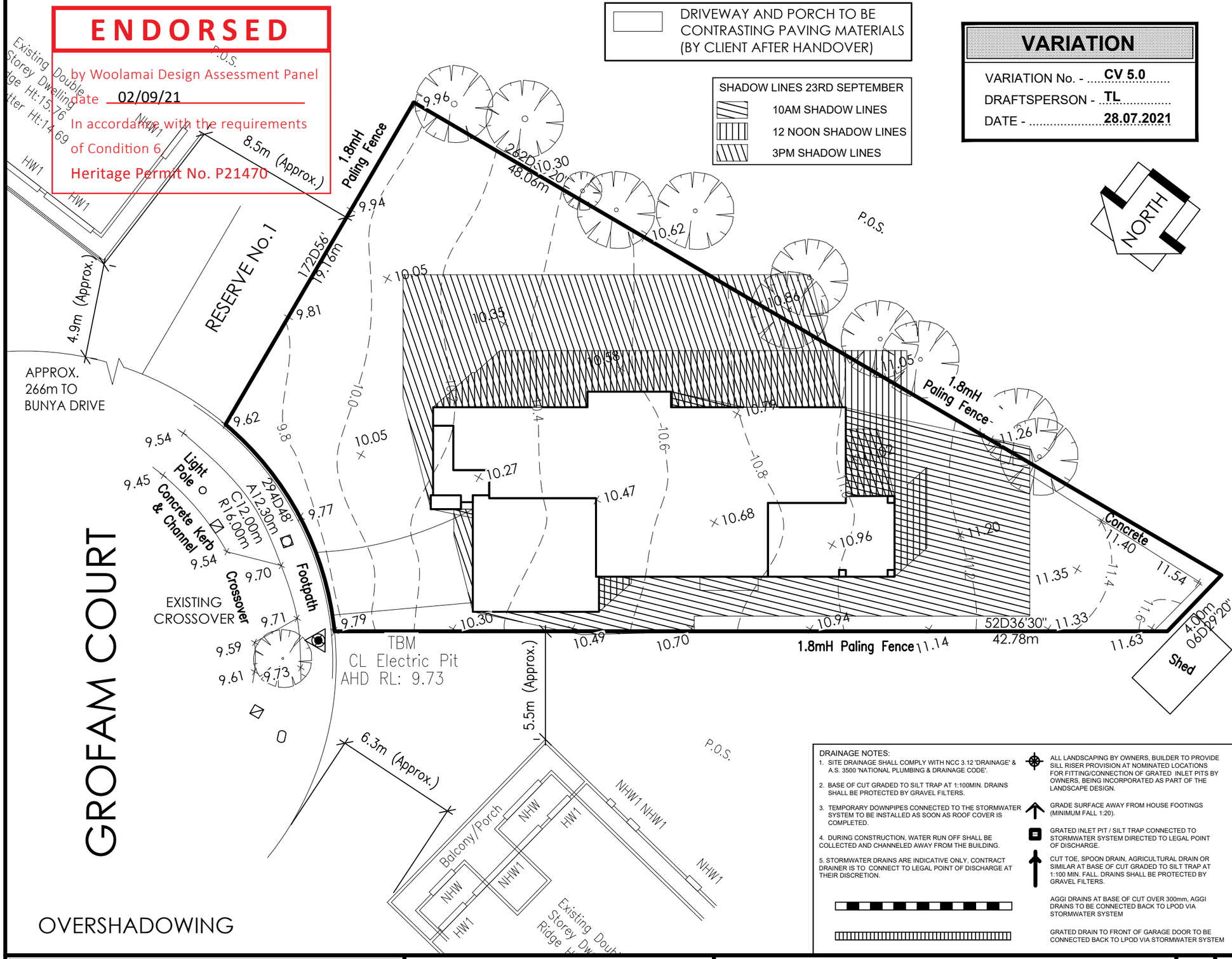
- 10AM SHADOW LINES
- 12 NOON SHADOW LINES
- 3PM SHADOW LINES

VARIATION

VARIATION No. - CV 5.0

DRAFTSPERSON - TL

DATE - 28.07.2021



OVERSHADOWING

DRAINAGE NOTES:

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ADVISORY NOTE: DRIVEWAY GRADES

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Beachwood HOMES

Ascend COLLECTION

PROJECT: PROPOSED RESIDENCE
CLIENT: G. & A. PRESTON
AT: LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE: A3 | TITLE: SPINIFEX 38 (MOD) | REF: 10614 | ISSUE: O

THIS IS SHEET 4 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:200

FILE NAME: 10614 - FINALS#O

MASTER DATE: 27.08.2020

ENDORSED
by Woolamai Design Assessment Panel
date 02/09/21
In accordance with the requirements
of Condition 6,
Heritage Permit No. P21470

N - ADDITIONAL NOGGINS @ LOCATIONS INDICATED

NOTE - 100mm STEPDOWN TO ALL EXTERNAL CONCRETE SURFACES

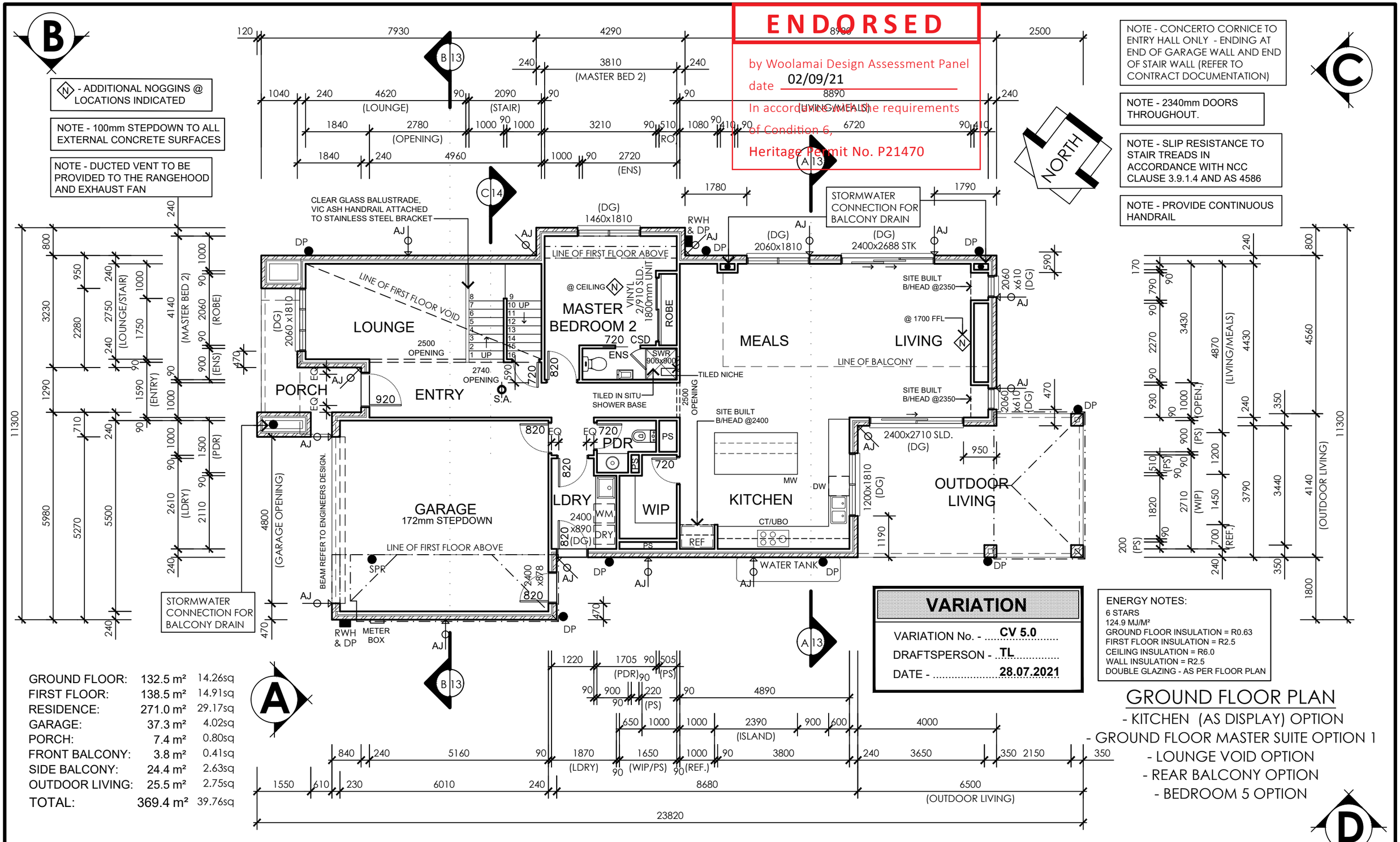
NOTE - DUCTED VENT TO BE PROVIDED TO THE RANGEHOOD AND EXHAUST FAN

NOTE - CONCERTO CORNICE TO ENTRY HALL ONLY - ENDING AT END OF GARAGE WALL AND END OF STAIR WALL (REFER TO CONTRACT DOCUMENTATION)

NOTE - 2340mm DOORS THROUGHOUT.

NOTE - SLIP RESISTANCE TO STAIR TREADS IN ACCORDANCE WITH NCC CLAUSE 3.9.1.4 AND AS 4586

NOTE - PROVIDE CONTINUOUS HANDRAIL



GROUND FLOOR:	132.5 m²	14.26sq
FIRST FLOOR:	138.5 m²	14.91sq
RESIDENCE:	271.0 m²	29.17sq
GARAGE:	37.3 m²	4.02sq
PORCH:	7.4 m²	0.80sq
FRONT BALCONY:	3.8 m²	0.41sq
SIDE BALCONY:	24.4 m²	2.63sq
OUTDOOR LIVING:	25.5 m²	2.75sq
TOTAL:	369.4 m²	39.76sq

VARIATION

VARIATION No. - CV 5.0
DRAFTSPERSON - TL
DATE - 28.07.2021

ENERGY NOTES:
6 STARS
124.9 MJ/M²
GROUND FLOOR INSULATION = R0.63
FIRST FLOOR INSULATION = R2.5
CEILING INSULATION = R6.0
WALL INSULATION = R2.5
DOUBLE GLAZING - AS PER FLOOR PLAN

GROUND FLOOR PLAN

- KITCHEN (AS DISPLAY) OPTION
- GROUND FLOOR MASTER SUITE OPTION 1
- LOUNGE VOID OPTION
- REAR BALCONY OPTION
- BEDROOM 5 OPTION

Beachwood HOMES

Ascend COLLECTION

PROJECT: PROPOSED RESIDENCE
CLIENT: G. & A. PRESTON
AT: LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE:	TITLE:	REF:	ISSUE:
A3	SPINIFEX 38 (MOD)	10614	O

THIS IS SHEET 5 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:100

FILE NAME: 10614 - FINALS#O
MASTER DATE: 27.08.2020

ENDORSED

by Woolamai Design Assessment Panel
date 02/09/21
In accordance with the requirements
of Condition 6,
Heritage Permit No. P2 STAR

VARIATION

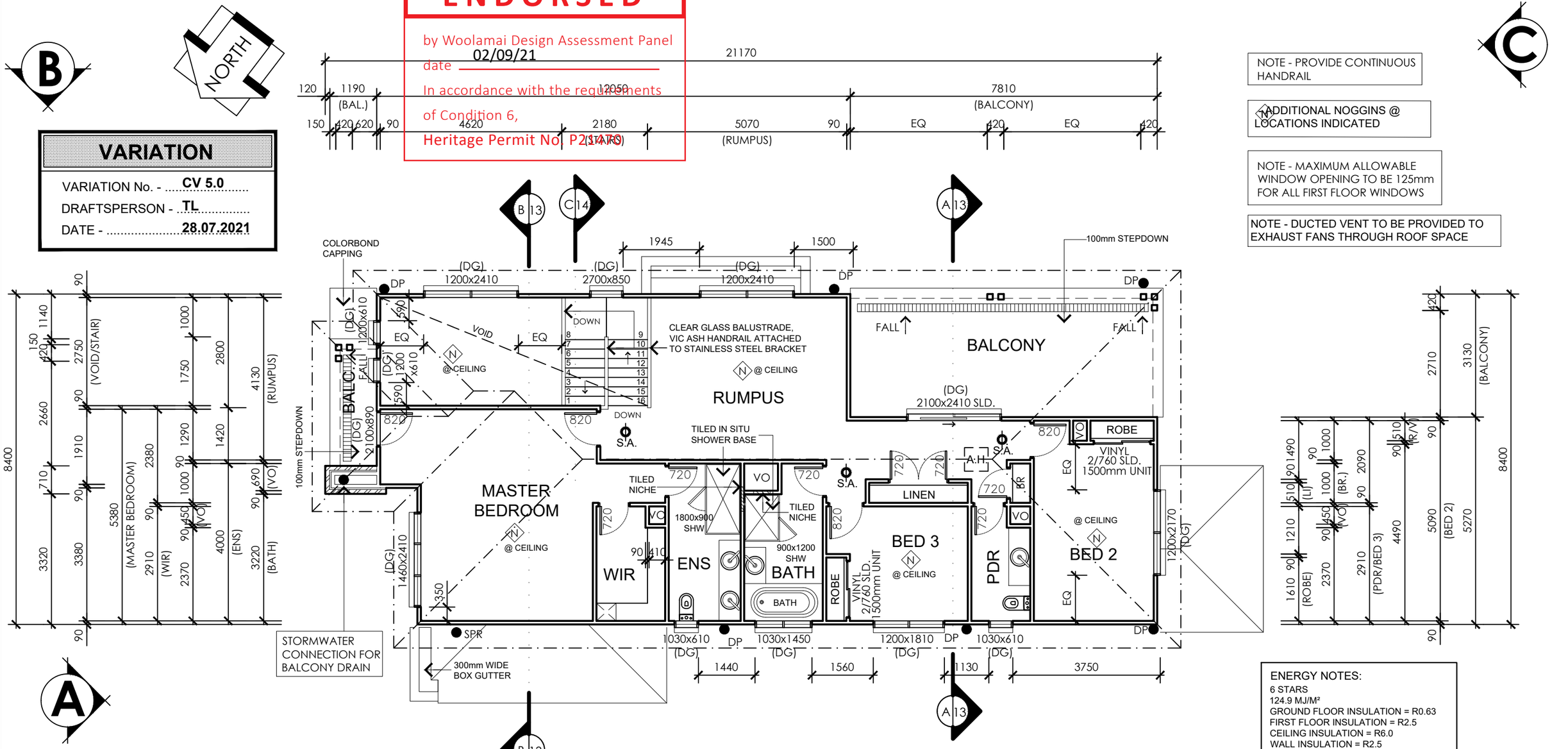
VARIATION No. - CV 5.0
DRAFTSPERSON - TL
DATE - 28.07.2021

NOTE - PROVIDE CONTINUOUS HANDRAIL

ADDITIONAL NOGGINS @ LOCATIONS INDICATED

NOTE - MAXIMUM ALLOWABLE WINDOW OPENING TO BE 125mm FOR ALL FIRST FLOOR WINDOWS

NOTE - DUCTED VENT TO BE PROVIDED TO EXHAUST FANS THROUGH ROOF SPACE



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FIRST FLOOR PLAN

- KITCHEN (AS DISPLAY) OPTION
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- LOUNGE VOID OPTION
- REAR BALCONY OPTION
- BEDROOM 5 OPTION

D

Beachwood HOMES

Ascend COLLECTION

PROJECT: PROPOSED RESIDENCE
CLIENT: G. & A. PRESTON
AT: LOT 53 GROFAM COURT CAPE WOOLAMAI

SIZE: A3
TITLE: SPINIFEX 38 (MOD)
REF: 10614
ISSUE: O

THIS IS SHEET 6 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:100

FILE NAME: 10614 - FINALS#O
MASTER DATE: 27.08.2020

VARIATION

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DRAFTSPERSON - TL
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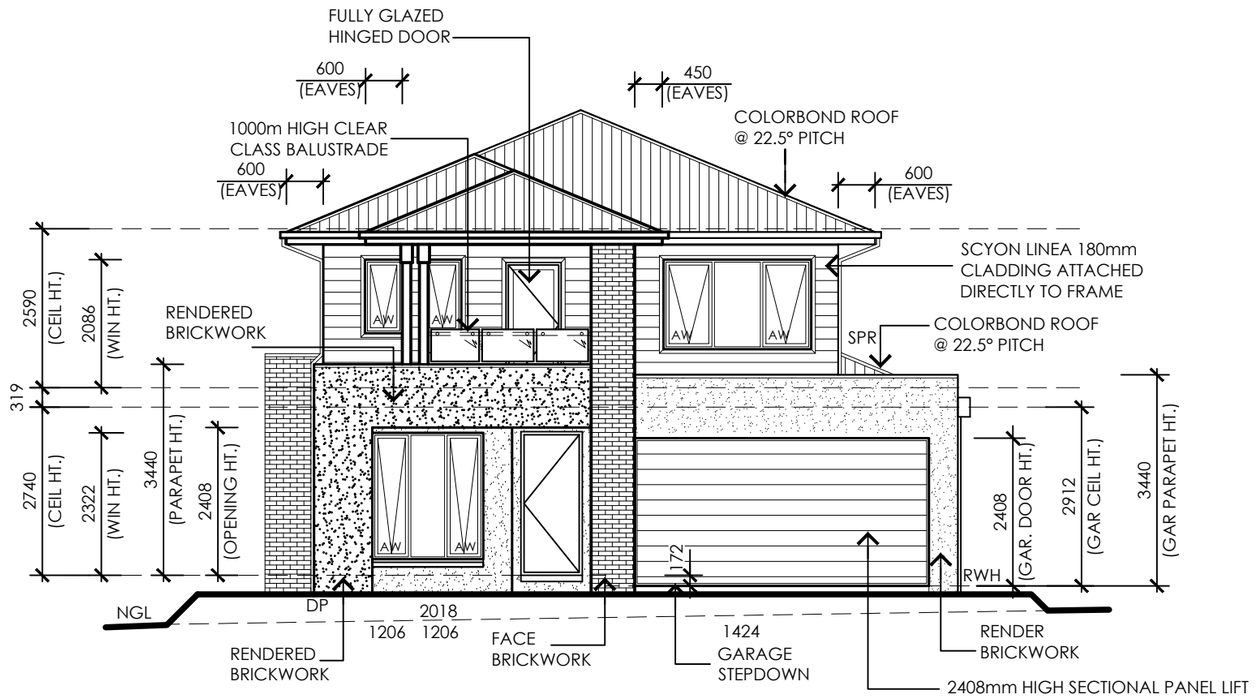
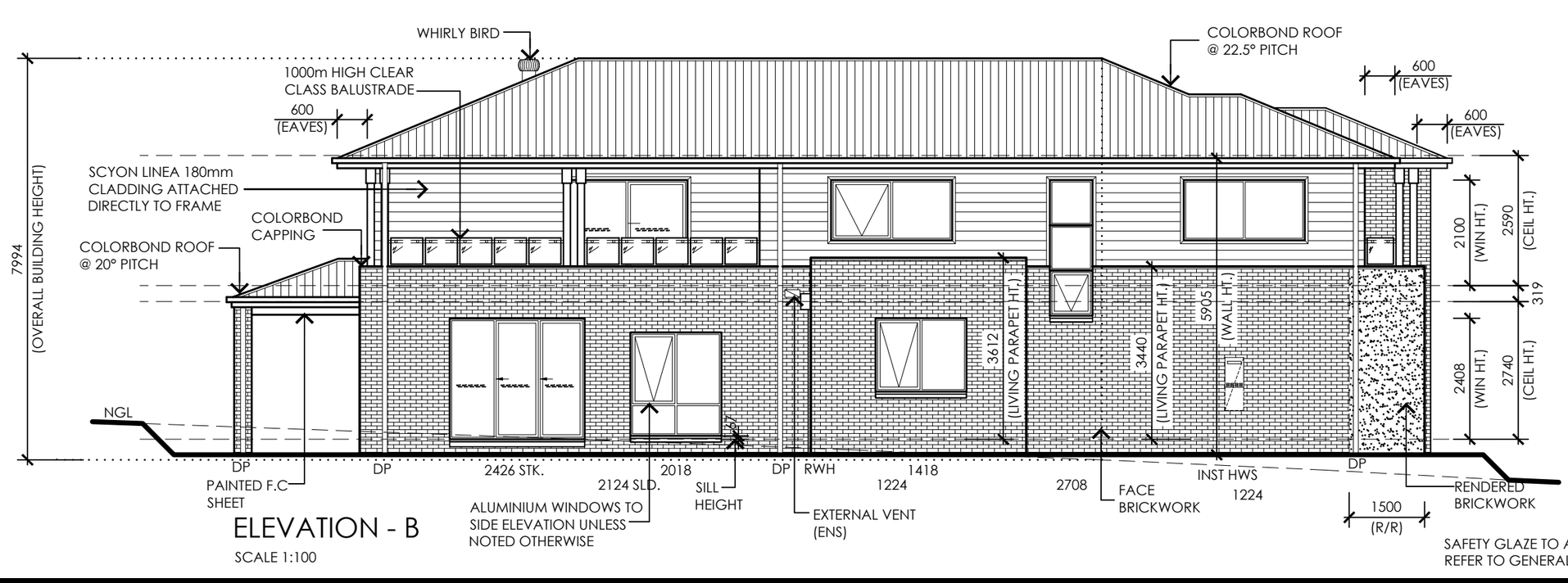


ELEVATION - A

SCALE 1:100



ELEVATION - B

SCALE 1:100

Beachwood HOMES

Ascend COLLECTION

PROJECT:
CLIENT:
AT:

PROPOSED RESIDENCE
G. & A. PRESTON
LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE:	TITLE:	REF:	ISSUE:
A3	SPINIFEX 38 (MOD)	10614	O

THIS IS SHEET 11 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:
SIGNED OWNER:
BUILDER:

DATE: 04.08.2021
DRAWN: TL
CHECKED: TH
SCALE : 1:100

FILE NAME: 10614 - FINALS#O

MASTER DATE: 27.08.2020

VARIATION

VARIATION No. - CV 5.0

DRAFTSPERSON - TL

DATE - 28.07.2021

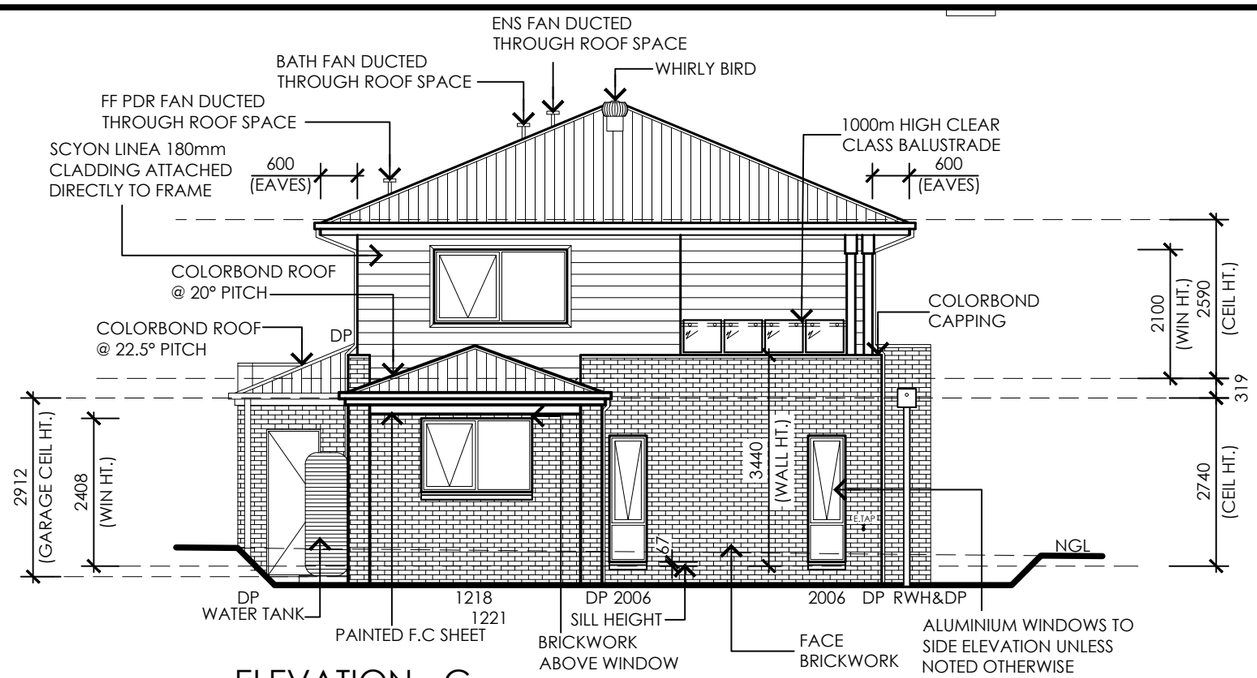
ENDORSED

by Woolamai Design Assessment Panel

date 02/09/21

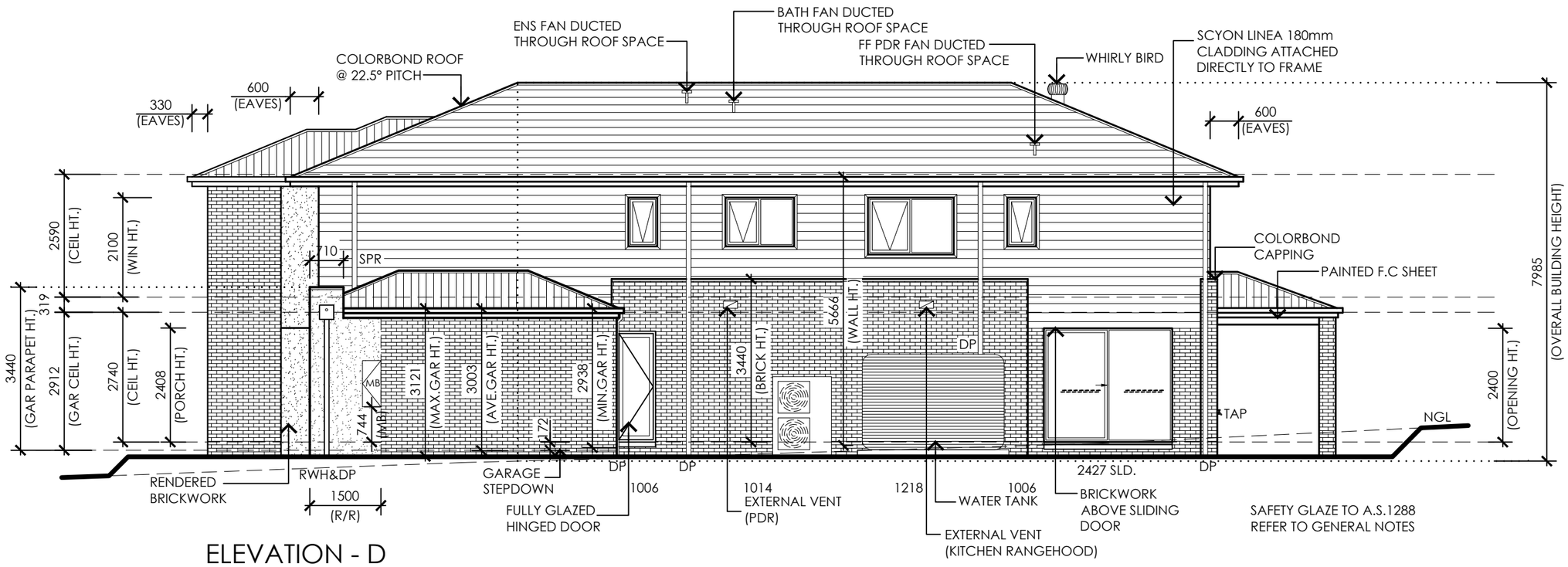
In accordance with the requirements of Condition 6,

Heritage Permit No. P21470



ELEVATION - C

SCALE 1:100



ELEVATION - D

SCALE 1:100

Beachwood HOMES

Ascend COLLECTION

PROJECT:

CLIENT:

AT:

PROPOSED RESIDENCE
G. & A. PRESTON
LOT 53 GROFAM COURT
CAPE WOOLAMAI

SIZE:	TITLE:	REF:	ISSUE:
A3	SPINIFEX 38 (MOD)	10614	O

THIS IS SHEET 12 OF 21 OF DRAWINGS REFERRED TO IN THE CONTRACT DATED:

SIGNED OWNER:

BUILDER:

DATE: 04.08.2021

DRAWN: TL

CHECKED: TH

SCALE : 1:100

FILE NAME: 10614 - FINALS#O

MASTER DATE: 27.08.2020

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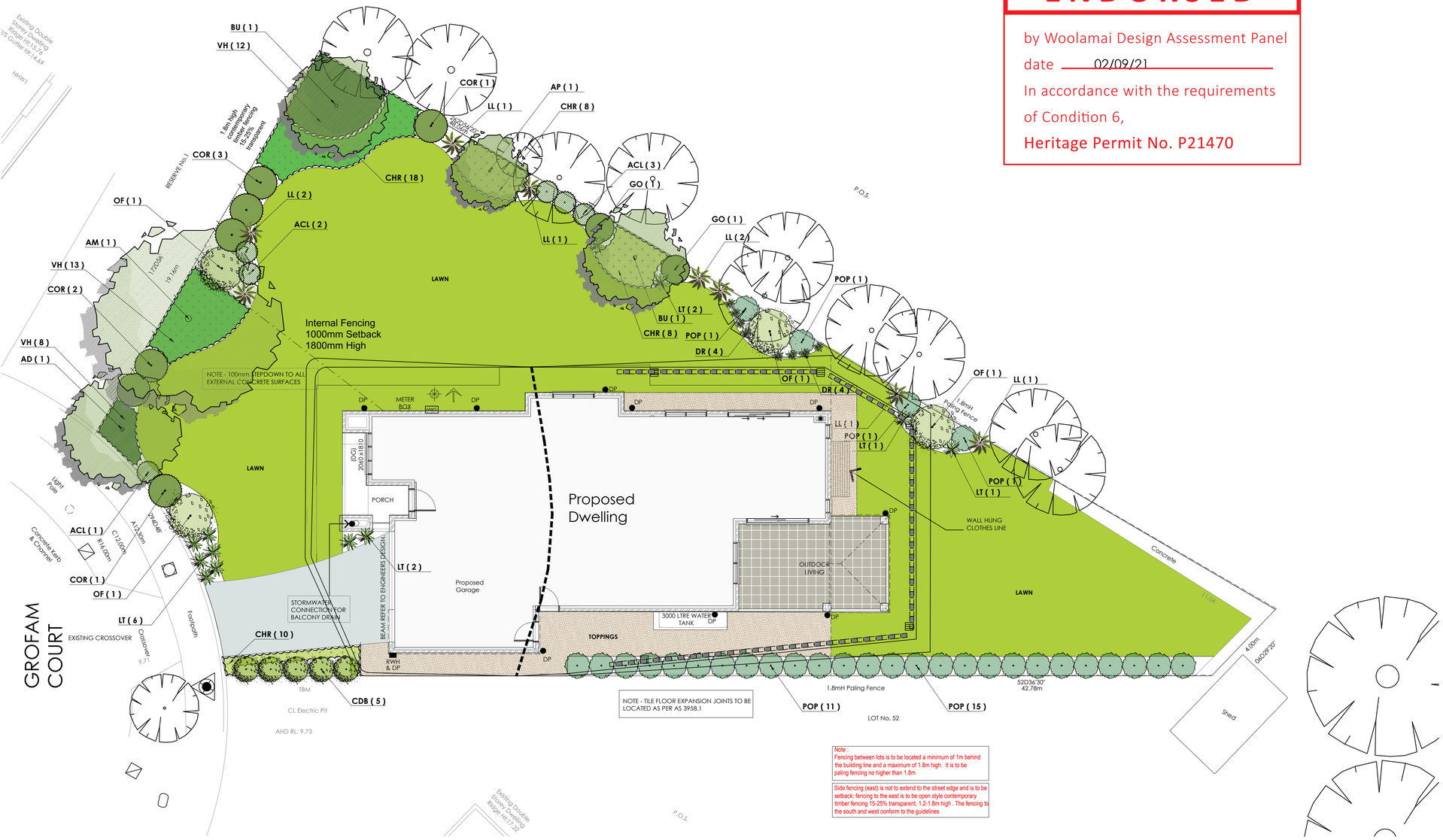


Note :
Fencing between lots is to be located a minimum of 1m behind the building line and a maximum of 1.8m high. It is to be paling fencing no higher than 1.8m

Side fencing (east) is not to extend to the street edge and is to be setback; fencing to the east is to be open style contemporary timber fencing 15-25% transparent, 1.2-1.8m high . The fencing to the south and west conform to the guidelines

Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm . Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported
topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (If applicable) in accordance with current local watering regulations

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (If applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. if plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

Protection of Existing Trees
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 (Tree protection in development sites).

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

Plant Schedule

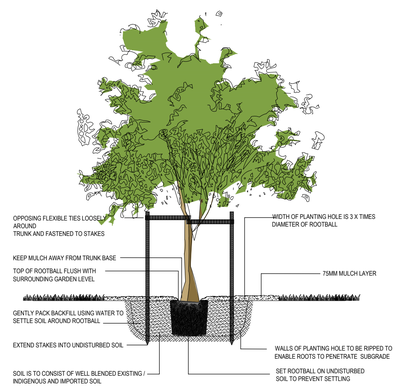
CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AD	*Acacia dealbata*	Silver Wattle	1	40ltr / min 1.8m high	10m x 5m
AM	*Acacia melanoxylon*	Blackwood	1	40ltr / min 1.8m high	18m x 8m
AP	*Acacia pycnantha*	Broad Leaved Golden Wattle	1	40ltr / min 1.8m high	5 x 3m
BU	*Bursaria spinosa*	Sweet Bursaria	2	40ltr / min 1.8m high	6m x 4m
SHRUBS					
ACL	*Acmena cognata 'Limelight'*	Narrow Leaf Bower wattle	6	20cm pot	1m x 1m
CDB	*Correa reflexa x c. pulchella*	Correa Dusky Bells	5	20cm Pot	1m x 1m
COR	*Correa alba*	Coastal Correa	7	20cm pot	1.2m x 1.5m
GO	*Goodenia ovata*	Hop Goodenia	2	20cm pot	1.5m x 1.5m
OF	*Ozothamnus ferrugineus*	Tree Everlasting	5	20cm pot	3m x 1.5m
POP	*Poa poiformis*	Common Tussock Grass	30	20cm pot	1m x .8m
GROUND COVERS & LOW SHRUBS					
CHR	*Chrysocephalum apiculatum*	Yellow Buttons	44	14cm pot	.5m x .7m
VH	*Viola hederacea*	Native Violet	33	14cm pot	Prostrate x .2
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DR	*Dianella revoluta*	Blueberry Lily	8	14cm pot	.5m x .5m
LT	*Lomandra longifolia 'Tanika'*	Tanika	12	14cm pot	.75m x .75m
LL	*Lomandra longifolia*	Spiny Headed Mat Rush	8	14cm pot	1m x 1m

Legend

- Proposed evergreen trees
- Proposed evergreen shrubs
- Proposed ground cover/ low planting
- Existing trees to be retained
- Proposed lawn areas
- Proposed exposed aggregate
- Proposed compacted Dromana / Lilydale toppings
- Proposed paved areas
- 3000 LTRE WATER TANK — Proposed rain water tank
- Proposed washing line
- Fences with heights and material as nominated

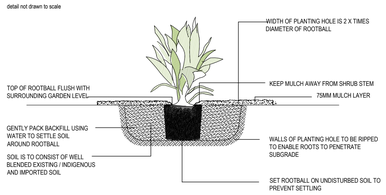
Advanced Tree Planting

detail not drawn to scale



Shrub Planting

detail not drawn to scale

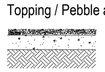


Surface Finishes Detail

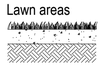
Garden Beds



Topping / Pebble areas



Lawn areas



NORTH

Scale 1:100

PROJECT	PROPOSED DWELLING		
ADDRESS	LOT 53 GROFAM CAPE WOOLAMAI		
DATE:	31 08 2021	PROJECT NO. #	L8654
SHEET SIZE:	A1	REV. #	D
DESIGNED BY:	NJH/MA landscape Arch. UEL/UK	DRAWN BY:	A.S

Keystone Alliance Pty Ltd
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KEYSTONE ALLIANCE

LUSH LIVING LANDSCAPES

Landscape Plan

Beachwood HOMES

EXTERNALS

Job No: 10614
Property: Lot 53 Grofam Court, Cape Woolamai

ENDORSED

by Woolamai Design Assessment Panel
date 02/09(21
In accordance with the requirements
of Condition 6,
Heritage Permit No. P21470



1.	**Brick**	Austral – Industrial Steel
2.	**Metal Roof**	Colorbond – Shale Grey
3.	**Gutter/ Fascia**	Colorbond – Shale Grey
4.	**Downpipes/Meterbox**	Colorbond – Shale Grey
5.	**Render**	Dulux – Klute
6.	**Feature Cladding**	Dulux – Casper White Half
7.	**Window Frames**	Bradnams – Pearl White
8.	**Garage Door**	Colorbond – Shale Grey
9.	**Front Door**	Dulux – Casper White Half
10.	**Timber Posts**	Dulux – Lexicon Half