

PROPOSED RESIDENTIAL DWELLING
15 THREFALL STREET, EASTWOOD


BUILDING SCHEDULE

SHEET	DESCRIPTION
0	COVER PAGE
1	SITE PLAN
2	GROUND FLOOR
3	ELEVATIONS
4	BASIX COMMITMENTS
5	NatHERS COMMITMENTS
6	SEDIMENT/ANALYSIS PLAN
7	SOFT AREA PLAN
8	TPZ & SRZ PLAN

City of Ryde

Approved Plans
LDA No. LDA2023/0121
Date: 28 September 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent



REV		DATE	DESCRIPTION	BY	<div><p>90 Pacific Highway, Waitara NSW 2077 Telephone: (02) 9481 7441 Facsimile: (02) 9481 7442</p></div>	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PRODUCT:	CLIENT:	COVER PAGE		
F	21/08/2023 ...	DA ISSUE V3	Scott.Cu...	© Copyright - All Rights Reserved This design and documentation remains the property of GRANNYFLAT SOLUTIONS PTY LTD Any copying of this drawing shall not be undertaken without prior written permission from GRANNYFLAT SOLUTIONS PTY LTD		CUSTOM DESIGN	JENNY & CARL AINSWORTH	DATE: 21/08/2023	ISSUED BY: Scott.Cuzner	Rev:	
E	17/03/2023 ...	APPROVALS v2	Scott.Cu...					SITE ADDRESS: LOT 9B (DP 406335) 15 THREFAILL STREET, EASTWOOD	RATIO @ A3:	1st CHECK:	2nd CHECK:
D	22/02/2023 ...	APPROVALS v1	Cristian....								
C	17/01/2023 ...	DESIGN v3	Cristian....								
B	9/01/2023 1...	CONCEPT v2	Cristian....								
							APPLICATION TYPE: DA		SHEET: 0	JOB No: N214426	

ACID SULPHATE: NA

BAL RATING: NA

FLOOD: NA

HERITAGE: NA

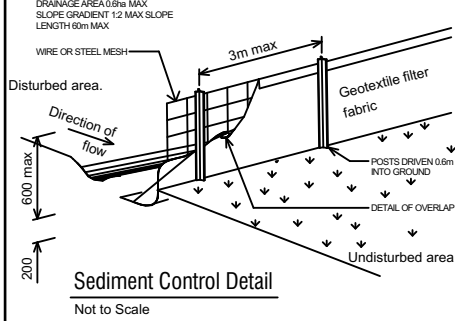
MARINE GRADE: NA

IMPORTANT SURVEY NOTE:
PARCEL BOUNDARY DIMENSIONS, BEARINGS AND AREAS HAVE BEEN ADOPTED FROM THE SUBJECT DEPOSITED PLAN AND HAVE NOT BEEN INVESTIGATED. ANY BEARING, DISTANCE, AREA, SETBACK OR OTHER DIMENSION MAY BE SUBJECT TO CHANGE WITH FURTHER INVESTIGATION AND LODGEMENT OF A PLAN AT THE LAND TITLES OFFICE. THEREFORE, AT TIME OF SITE PEGOUT BEFORE CONSTRUCTION WORKS COMMENCE, THERE MAY BE SOME MINOR DISCREPANCIES WITH THE SETBACKS BETWEEN BUILDINGS AS SHOWN ON THE SITE PLAN. CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES AT WHICH REDUCED LEVEL CAN BE RELIED UPON. CONTOURS ARE DISPLAYED AT 1 METRE MAJOR AND 0.25 METRE MINOR INTERVALS. SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. IT IS STRONGLY ADVISED TO VISIT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION OR CONSTRUCTION AND VERIFY LOCATIONS WITH A SUITABLY QUALIFIED SERVICE LOCATOR PRIOR TO ANY WORKS OR CRITICAL DESIGN. IT IS STRONGLY ADVISED TO REVIEW AN UP TO DATE TITLE SEARCH AND GIVE CAREFUL CONSIDERATION TO ALL ITEMS PRIOR TO ANY PLANNING OR CONSTRUCTION. TREE AND ROOF PROFILE DETAILS ARE APPROXIMATE ONLY. WHEN BUILDING ON A SITE WITH AN EXISTING INGROUND POOL, GRANNY FLAT SOLUTIONS WILL NOT BE RESPONSIBLE FOR ANY VIBRATION CAUSED TO THE POOL DURING EXCAVATION, PIERING AND CONSTRUCTION, OR TO FUTURE DAMAGE. IF BOUNDARY FENCE IS LOCATED WITHIN THE BOUNDARY, IT MAY NEED TO BE RELOCATED FOR SITE ACCESS DURING CONSTRUCTION.

SERVICES NOTE:
SERVICES/EXTERNAL CONDUITS WILL MOST LIKELY BE LOCATED NEAR THE WATER FLOW READER. CONDUITS PROTRUDING FROM THE GROUND IS COMMON AND MAY BE VISIBLE. THE PROJECT MANAGER WILL ADVISE IF SERVICES/EXTERNAL CONDUITS WILL NEED TO BE LOCATED ELSEWHERE.

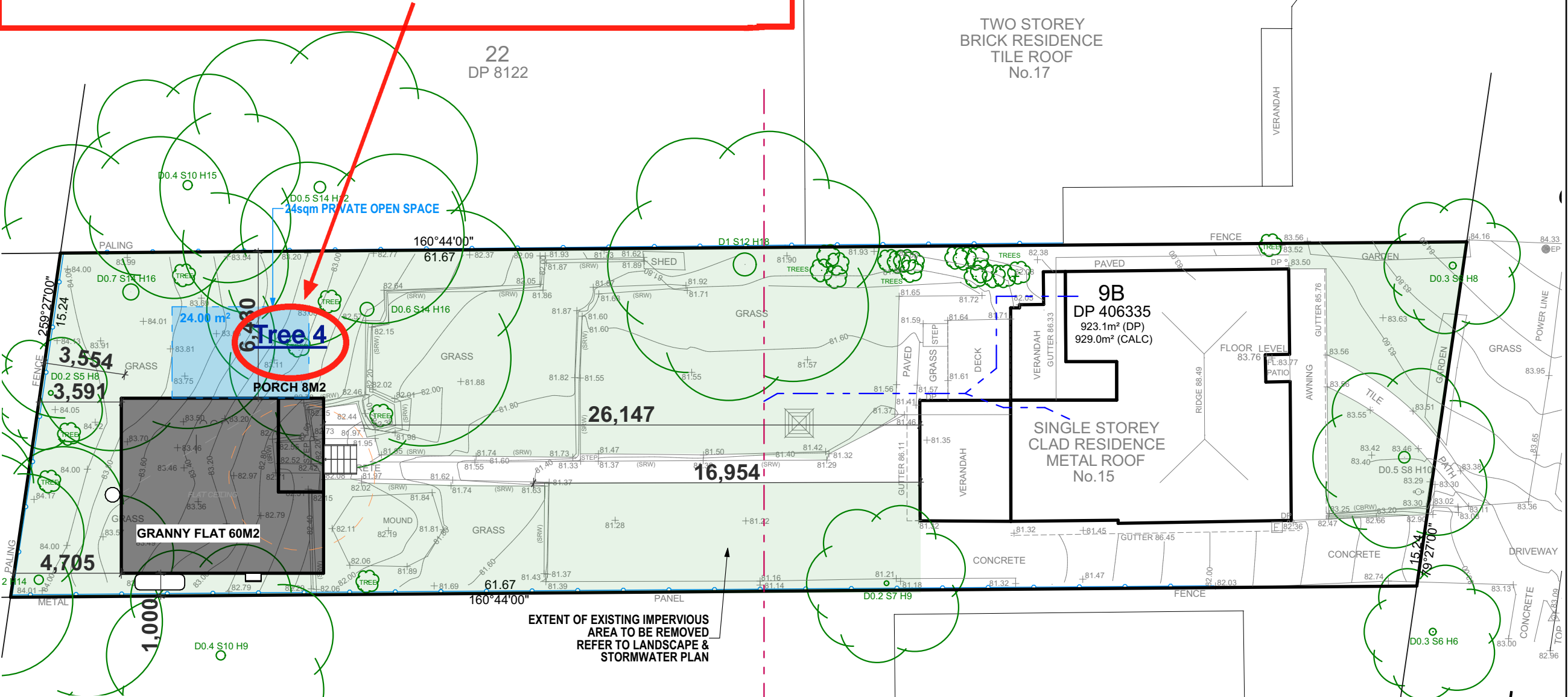
STORMWATER NOTE:
PLEASE NOTE THAT UNLESS INCLUDED IN OUR TENDER, GFS WILL CONNECT ALL THE ROOF WATER FROM THE GRANNY FLAT ROOF ONLY AS PER THE HYDRAULIC ENGINEERS PLANS. IF THE OWNER IS UNDERTAKING THEIR OWN LANDSCAPING WORKS AFTER HANDOVER, IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL SURROUNDING GROUND WATER IS COLLECTED AND DRAINED AWAY FROM THE GRANNY FLAT. IT IS HIGHLY RECOMMENDED TO ENGAGE A REPUTABLE LANDSCAPER AND INSTALL ADEQUATE DRAINAGE AROUND THE PERIMETER OF THE BUILDING TO AVOID ANY WARRANTY ISSUES. FOR MORE INFORMATION, PLEASE ASK YOUR PROJECT MANAGER DURING CONSTRUCTION.

SITE INDUCTION NOTE:
BEFORE ENTERING THE SITE, PLEASE REVIEW AND MAKE YOURSELF FAMILIAR WITH THE EMERGENCY CONTACTS, AND SITE INDUCTION INFORMATION. IF YOU HAVE ANY TROUBLES UNDERSTANDING THE INSTRUCTIONS, PLEASE CONTACT YOUR SITE SUPERVISOR BEFORE ENTERING THE SITE.




LINE LEGEND	
---	BOUNDARY
---	FENCE
---	TREE DRIP ZONE
---	EASEMENT
---	MAIN SEWER

Note: See Condition No. 1 (b). Tree 4 (listed as being removed in the Arboricultural Impact Assessment prepared by Accurate Tree Assessment) is to be retained and protected.



SITE AREA 923.10		
EXISTING AREA SCHEDULE		
GROUND FLOOR	116.09	
VERANDAH	21.08	
VERANDAH	15.22	
	152.39 m²	
PROPOSED AREA SCHEDULE		
GRANNY FLAT 60M2	59.89	
PORCH 8M2	8.14	
	68.03 m²	
TOTAL FLOOR AREA	175.98	
SITE COVERAGE %	23.88	
LANDSCAPE SCHEDULE		
BUILDING LINE	AREA	%
FORWARD	58.15	6.30
BEHIND	390.54	42.31
BEHIND	80.08	8.67

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GrannyFlat
solutions

90 Pacific Highway, Waitara NSW 2077
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PRODUCT:
CUSTOM DESIGN

APPLICATION TYPE:
DA

CLIENT:
JENNY & CARL AINSWORTH

SITE ADDRESS:
**LOT 9B (DP 406335)
15 THRELFALL STREET,
EASTWOOD**

SITE PLAN			
DATE: 21/08/2023	ISSUED BY: Scott.Cuzner	Rev: F	
RATIO @ A3: 1:200	1st CHECK:	2nd CHECK:	
SHEET: 1	JOB No: N214426		

BAL RATING: SEE NOTE ON SITE PLAN

GLAZING NOTE

ALL GLAZING TO COMPLY WITH AS1288 & BASIX CERTIFICATE.
ALL WINDOWS WILL HAVE A FIXED PANEL ON THE RIGHT AND OPENING PANEL ON THE LEFT, WHEN VIEWED FROM THE OUTSIDE, UNLESS REQUESTED OTHERWISE. SLIDING DOORS WILL OPEN IN DIRECTION AS SHOWN ON PLAN.
DIVIDING MULLIONS WILL BE REQUIRED ON LARGE WINDOWS, AND LOCATIONS ARE SUBJECT TO MANUFACTURERS SPECIFICATIONS.
PROVIDE MULLIAN LOCKS TO ALL WET AREA WINDOWS.

FLYSCREEN NOTE

ALL FLYSCREEN FOR SLIDING DOORS TO HAVE MID BARS.

STUD OPENING SIZE NOTE

ADD 60mm TO HEIGHT AND 50mm TO WIDTH OF ALL WINDOWS.

WINDOW SCHEDULE

ID	HEIGHT	WIDTH	TYPE	FRAME	GLAZING	OFFSET	REVEAL
W1	2,100	3,610	STACKING DOOR	ALUMINIUM	Glass - Clear	0	100mm
W2	2,100	1,810	SLIDING DOOR	ALUMINIUM	Glass - Clear	0	100mm
W3	1,200	1,450	SLIDING	ALUMINIUM	Glass - Clear	0	100mm
W4	600	610	SLIDING	ALUMINIUM	Glass - Clear	0	100mm
W5	1,200	1,450	SLIDING	ALUMINIUM	Glass - Clear	0	100mm
W7	1,029	1,810	SLIDING	ALUMINIUM	Glass - Clear	0	100mm

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FLOOR FINISHES NOTES

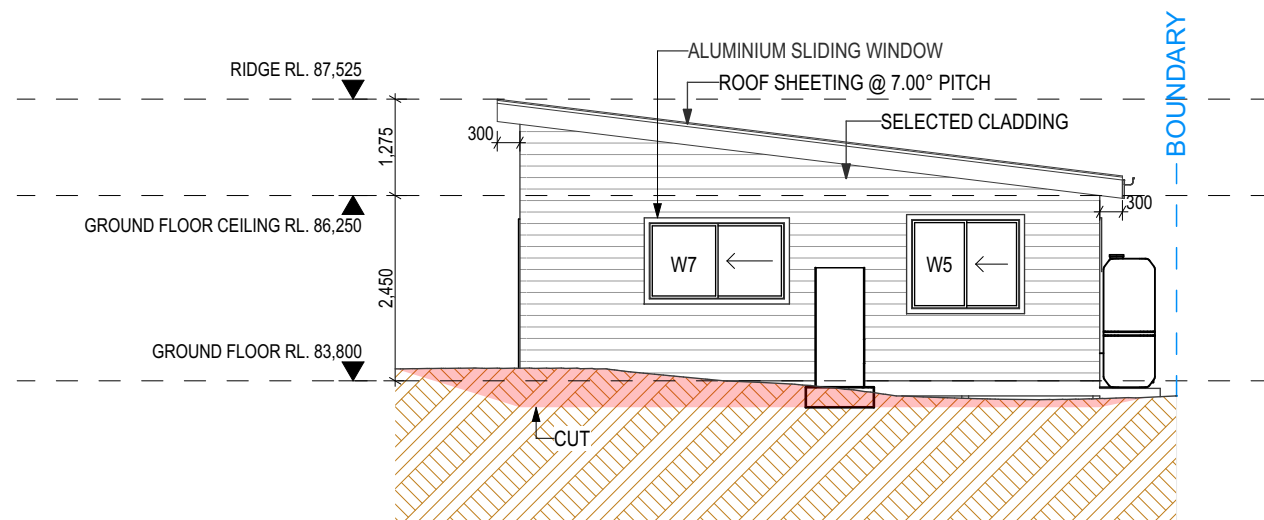
PLEASE NOTE THAT THERE MAY BE A SMALL STEP WHEN THERE IS A CHANGE IN FLOOR FINISHES BETWEEN ROOMS.

GENERAL NOTES:

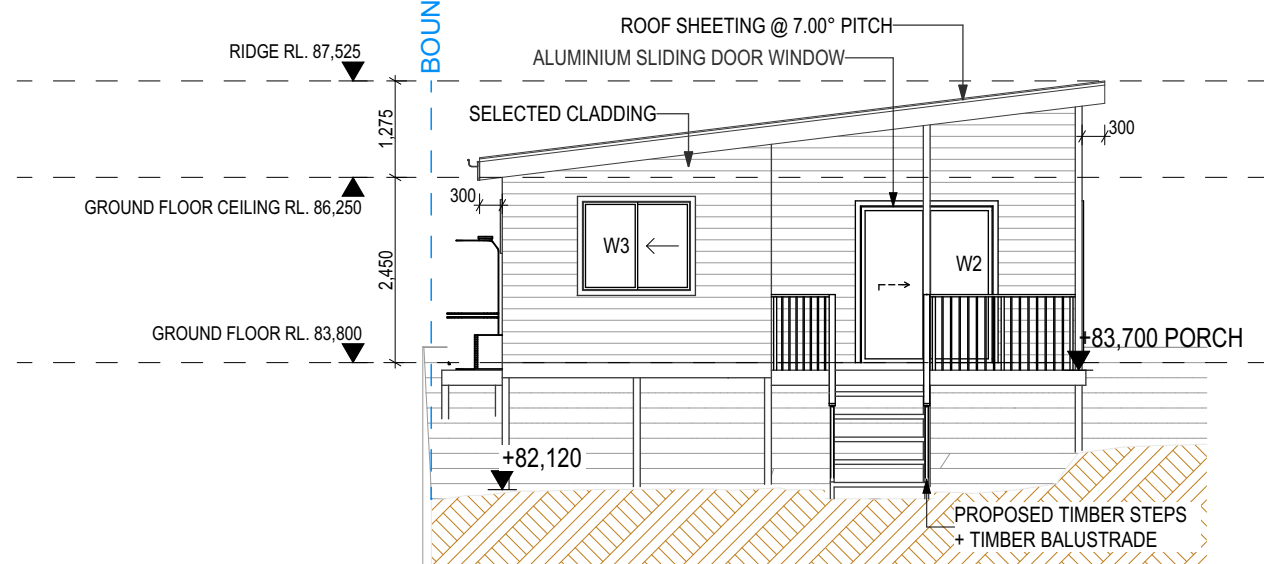
AC AND PLUMBING STACK & BULKHEAD LOCATIONS SUBJECT TO CHANGE ON SITE.
SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.5 OF THE BCA.
MANHOLE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE ON SITE.
ALL PORCHES/PATIOS/ALFRESCO CEILINGS TO BE SHEETED WITH FC SHEETING, UNLESS OTHERWISE SPECIFIED.

The floor plan shows a rectangular building with a total width of 8,870mm and a total depth of 7,670mm. The layout includes a Kitchen (8,200mm x 2,681mm) with a tub, microwave, and fridge space; a Living area (8,200mm x 4,020mm) with a raked ceiling; a Porch (8,200mm x 4,110mm); two Bedrooms (8,200mm x 3,380mm) with carpet; a Bathroom (8,200mm x 1,050mm); and two Wardrobes. Windows are labeled W1 through W7. The plan also shows a north arrow, a south arrow, and a west arrow. Dimensions are provided for all rooms and overall building dimensions. A note indicates 'RWT 2000L - NATIONAL POLY 1,700H x 680W x 2,180L'.

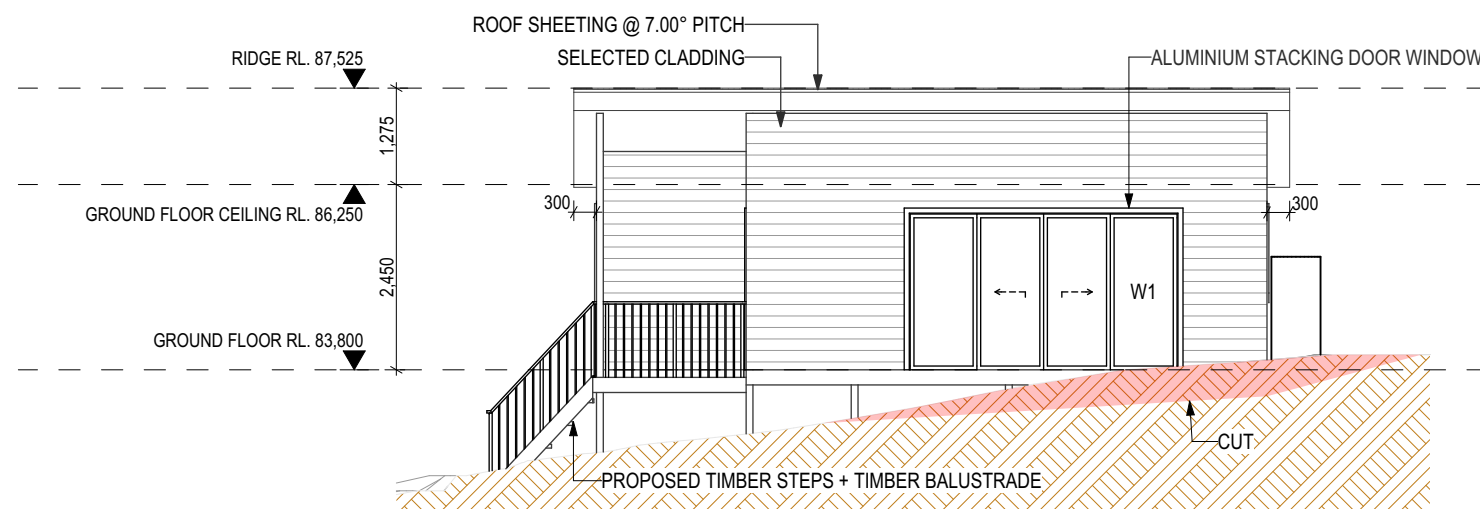
<div>EXTERNAL DOOR WARRANTY</div> <div>GRANNY FLAT SOLUTIONS CANNOT PROVIDE WARRANTY ON ENTRANCE DOORS IF THE COLOUR CHOSEN HAS A LIGHT REFLECTIVE VALUE (LRV) OF 50 OR BELOW (THESE COLOURS REPRESENT THE DARKER COLOURS IN THE PAINT SPECTRUM). THE MANUFACTURERS DO NOT WARRANT DOORS PAINTED IN DARK COLOURS AS THEY ABSORB MORE HEAT THAN COLOURS GREATER THAN 50 LRV RATING, CAUSING THEM TO WARP OR BEND. FUTHERMORE, THE MANUFACTURER'S WARRANTY IS ALSO VOID IF THE EXTERNAL DOOR IS NOT COVERED BY AT LEAST 1 METER WIDE ROOF / EAVE OVERHANG / PATIO, DUE TO THE DOOR HAVING DIRECT EXPOSURE TO WEATHER ELEMENTS (WIND, RAIN, SUN ETC.) WHICH MAY CAUSE THE DOOR TO SWELL, WARP OR BEND.</div>	<div><div><div></div><div>Magnetic Meridian</div><div>True North</div></div></div>	<div><div>GrannyFlat</div><div>solutions</div></div> <div>90 Pacific Highway, Waitara NSW 2077 Telephone: (02) 9481 7441 Facsimile: (02) 9481 7442</div>	<div># DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div> <div>© Copyright - All Rights Reserved This design and documentation remains the property of GRANNYFLAT SOLUTIONS PTY LTD Any copying of this drawing shall not be undertaken without prior written permission from GRANNYFLAT SOLUTIONS PTY LTD</div>	<div>PRODUCT:</div> <div>CUSTOM DESIGN</div> <div>APPLICATION TYPE:</div> <div>DA</div>	<div>CLIENT:</div> <div>JENNY & CARL AINSWORTH</div> <div>SITE ADDRESS:</div> <div>LOT 9B (DP 406335) 15 THRE FALL STREET, EASTWOOD</div>	GROUND FLOOR		
						DATE:	ISSUED BY:	Rev:
						21/08/2023	Scott.Cuzner	F
						RATIO @ A3: 1:100	1st CHECK:	2nd CHECK:
SHEET:		JOB No:				2	N214426	



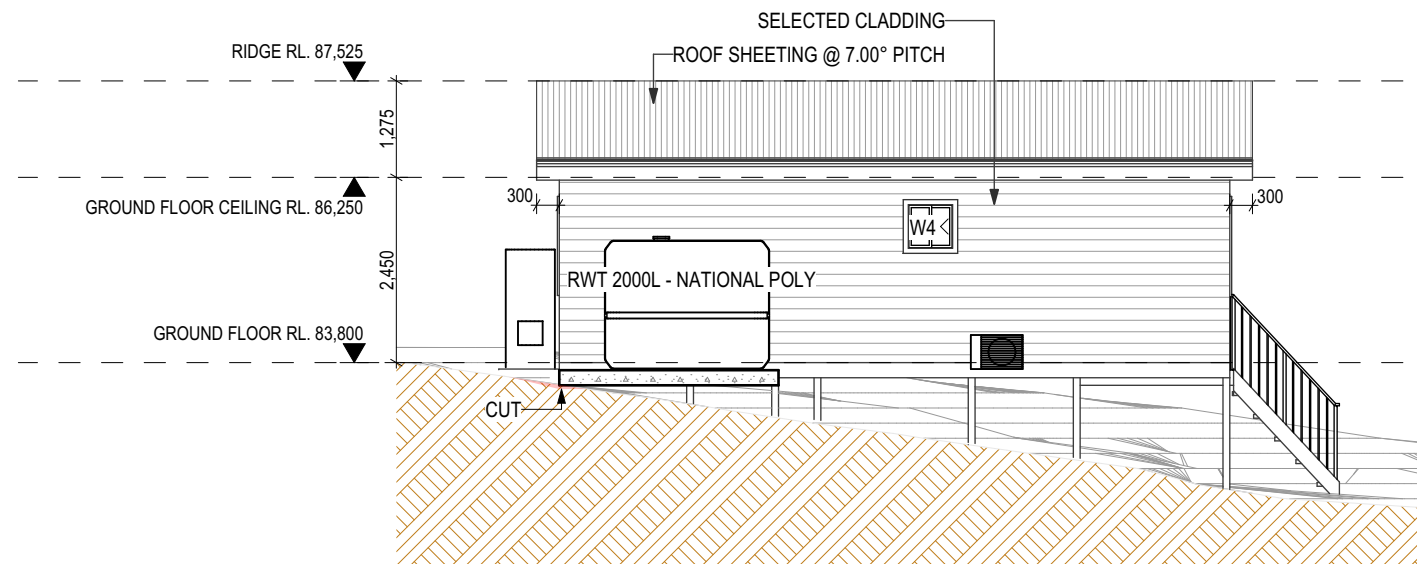
NORTH ELEVATION




SOUTH ELEVATION

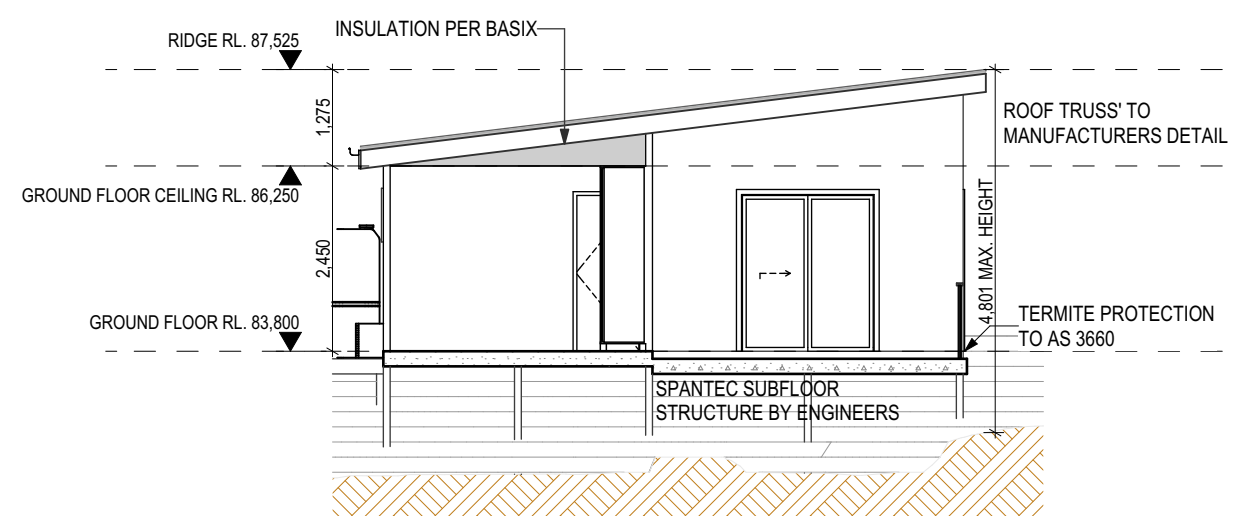
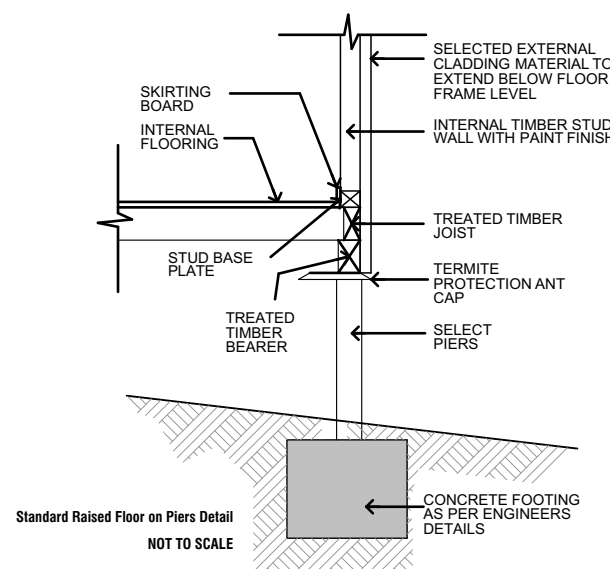


EAST ELEVATION



WEST ELEVATION


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SECTION A-A

EXTERNAL SLAB NOTE:
ALL EXTERNAL SLAB TO BE 150mm ABOVE NATURAL GROUND LEVEL UNLESS SPECIFIED. PIERS UNDER RAINWATER TANK SLAB ONLY.

FLOOR LEVEL NOTE
THE FLOOR LEVEL SHOWN ON THE ELEVATIONS MAY VARY SLIGHTLY ON SITE, DUE TO SITE CONDITIONS AND FINAL LEVELS AFTER EXCAVATION AND REMOVAL OF SOIL.
UNLESS SPECIFIED IN YOUR TENDER AND BUILDING CONTRACT, NO DIRT REMOVAL HAS BEEN ALLOWED FOR WHEN LEVELLING THE SITE FOR A CONCRETE SLAB. WHEN ACCESS IS TIGHT, A DECISION WOULD NEED TO BE MADE AS TO WHERE TO STOCKPILE ON SITE TO AVOID ACCESS INTERRUPTIONS OR A COST TO REMOVE THE SOIL CAN BE ARRANGED OR YOU.
FURTHERMORE, NO EXTERNAL STEPS TO PORCHES, DROP EDGE BEAMS OR RETAINING WALLS HAVE BEEN ALLOWED FOR, UNLESS SPECIFIED IN YOUR TENDER.

GUTTER & VALLEY NOTE
WHEN BUILDING NEAR TREES, WE STRONGLY RECOMMEND YOU INSTALL GUTTER-GUARD OR A SIMILAR PRODUCT IN ALL GUTTERS AND VALLEYS, TO PREVENT LEAF BUILD-UP AND WATER OVERFLOW UNDER THE ROOF TILES OR SHEETING.

SITE BENCHING NOTES:
WHERE POSSIBLE/APPROPRIATE, EXISTING SOIL TO BE REUSED AS COMPACTED FILL TO AVOID ANY DROP EDGE BEAMS. IF EXCAVATED SOIL IS NOT APPROPRIATE FOR USE, DROP EDGE BEAMS OR ADDITIONAL IMPORTED SOIL MAY BE REQUIRED. PLEASE REFER TO YOUR TENDER VARIATION FOR ANY RELEVANT ALLOWANCES.

LANDSCAPING NOTE
UNLESS SPECIFIED IN YOUR CONTRACT, NO LANDSCAPING WORKS HAVE BEEN ALLOWED FOR AROUND THE BUILDING. AT COMPLETION OF LANDSCAPE WORKS, THE SLAB HEIGHT MUST REMAIN A MIN. OF 75mm ABOVE THE FINISHED LANDSCAPED LEVEL.


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APPLICATION TYPE:
DA


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SITE ADDRESS:
**LOT 9B (DP 406335)
15 THREFAILL STREET,
EASTWOOD**

ELEVATIONS			
DATE: 21/08/2023	ISSUED BY: Scott.Cuzner		Rev: F
RATIO @ A3: 1:100, 1:1	1st CHECK:	2nd CHECK:	
SHEET: 3	JOB No: N214426		

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✔	✔	✔
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study; dedicatedat least 1 of the living / dining rooms; dedicatedthe kitchen; dedicatedall bathrooms/toilets; dedicatedthe laundry; dedicatedall hallways; dedicated		✔ ✔ ✔ ✔ ✔	✔ ✔ ✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.				
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.				
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.		✔	✔	✔
Floor and wall construction		Area		
floor - suspended floor/open subfloor		All or part of floor area square metres		
Legend				
In these commitments, "applicant" means the person carrying out the development.				
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).				
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.				
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.				



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Certificate number: 1366804S_02

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

CLIENT: JENNY & CARL AINSWORTH		BASIX COMMITMENTS		
SITE ADDRESS: LOT 9B (DP 406335) 15 THRE FALL STREET, EASTWOOD		DATE: 21/08/2023	ISSUED BY: Scott.Cuzner	Rev: F
		RATIO @ A3:	1st CHECK:	2nd CHECK:
SHEET: 4		JOB No: N214426		

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

Window and glazed door *Schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
BED 1	ALM-002-01 A	W05	1200	1450	sliding	45.0	N	No
BATH	ALM-002-01 A	W04	600	610	sliding	45.0	W	No
BED 2	ALM-002-01 A	W03	1200	1450	sliding	45.0	S	No
KITCHEN/LIVING	ALM-002-01 A	W07	1029	1810	sliding	45.0	N	No
KITCHEN/LIVING	ALM-002-01 A	W02	2100	1810	sliding	45.0	S	No
KITCHEN/LIVING	ALM-002-01 A	W01	2100	3610	sliding	60.0	E	No

Roof window *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
1	1 - Vinyl Cladding R2.5	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
BED 1	1	2450	3230	W	378	Yes
BED 1	1	3088	3380	N	378	Yes
BATH	1	2450	2050	W	378	Yes
BED 2	1	2450	3230	W	378	Yes
BED 2	1	3088	3380	S	378	Yes
BED 2	1	2450	1980	E	4488	Yes
KITCHEN/LIVING	1	3088	4020	N	378	Yes
KITCHEN/LIVING	1	3088	4020	S	2358	Yes
KITCHEN/LIVING	1	3725	6710	E	378	Yes

Internal wall *type*

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	32.8	
2	1 - Vinyl Cladding R2.5	2.1	Glass fibre batt: R2.5 (R2.5)

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BED 1	2 - Spantec R1.0	10.9	Open	R1.0	Carpet
BATH	2 - Spantec R1.0	4.4	Open	R1.0	Tiles
BED 2	2 - Spantec R1.0	10.9	Open	R1.0	Carpet
KITCHEN/LIVING	2 - Spantec R1.0	29.4	Open	R1.0	Tiles

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
BED 1	Plasterboard	R4.5	No
BATH	Plasterboard	R4.5	No
BED 2	Plasterboard	R4.5	No
KITCHEN/LIVING	Plasterboard	R4.5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
BATH	1	Downlights	200	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
----------	----------	---------------

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Cont:Attic-Continuous	1.3	0.5	Medium
Framed:Flat - Flat Framed (Metal Deck)	1.3	0.5	Medium

Nationwide House Energy Rating Scheme

NatHERS Certificate No. BJ3J7JS7YM-01

Generated on 21 Mar 2023 using FirstRate5: 5.3.2b (3.21)

Property

Address	15 Threlfall Street, Eastwood, NSW, 2122
Lot/DP	9B/406335
NCC Class*	Class 1a
Type	New Home

Plans

Main plan	13/01/2022
Prepared by	CV

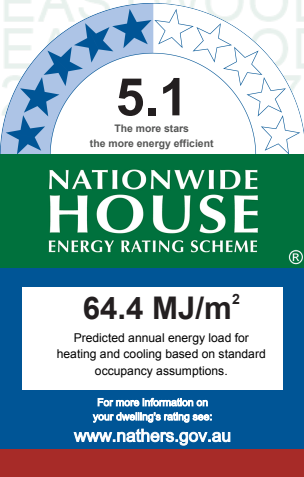
Construction and environment

Assessed floor area (m ²)*	Exposure type
Conditioned*	51.2
Unconditioned*	4.4
Total	55.6
Garage	-



Accredited assessor

Name	eCerts Australia
Business name	eCerts
Email	info@ecerts.com.au
Phone	1300323787
Accreditation No.	HERA10205
Assessor Accrediting Organisation	HERA
Declaration of interest	Declaration completed: no conflicts



Thermal performance

Heating	Cooling
39.9 MJ/m²	24.5 MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

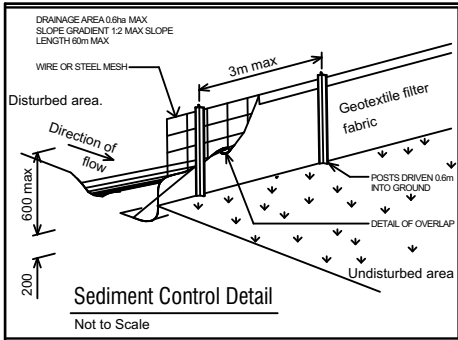
To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=BJ3J7JS7YM-01> When using either link, ensure you are visiting www.FR5.com.au.




City of Ryde

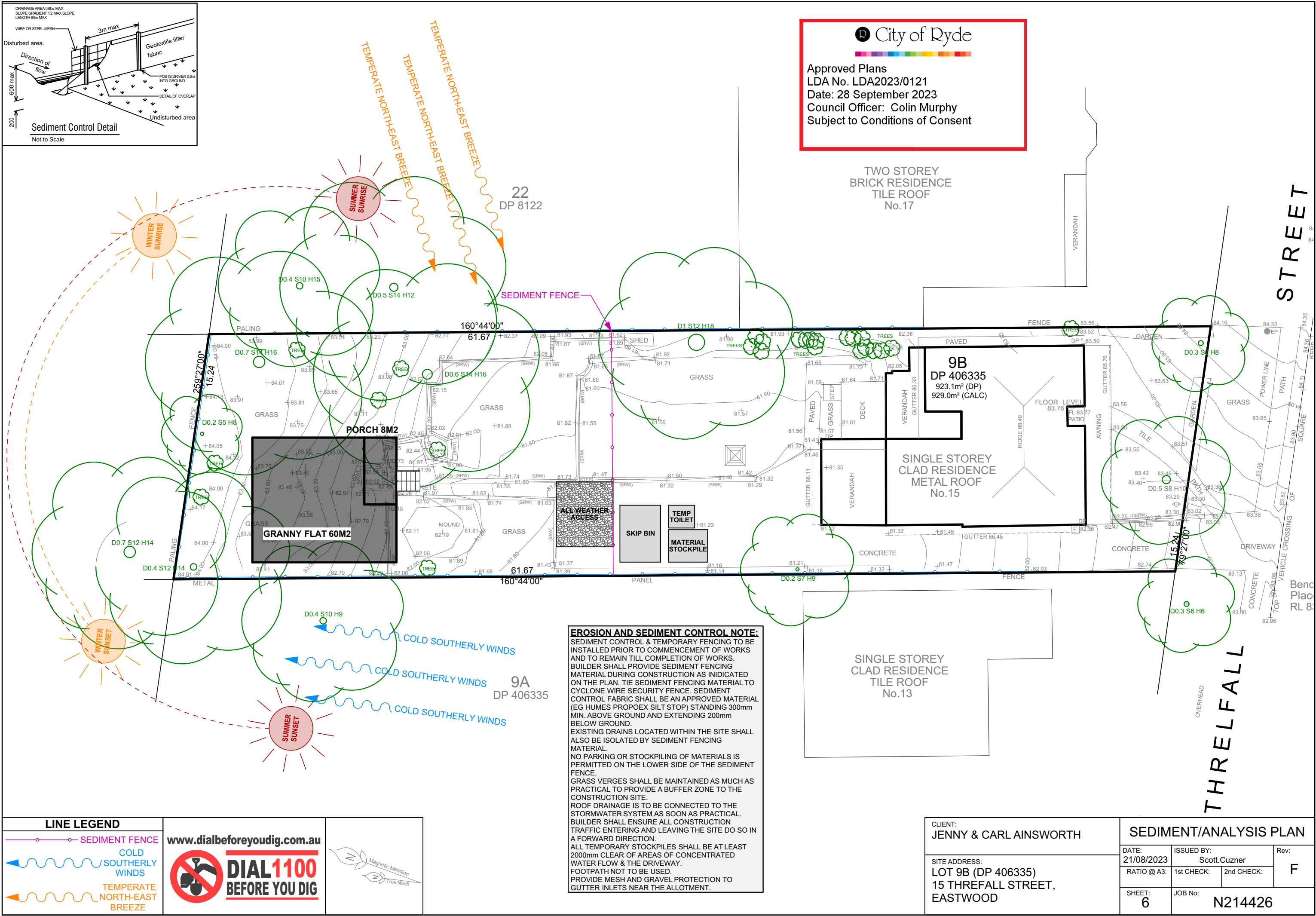
Approved Plans
LDA No. LDA2023/0121
Date: 28 September 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent

CLIENT: JENNY & CARL AINSWORTH		NatHERS COMMITMENTS		
SITE ADDRESS: LOT 9B (DP 406335) 15 THREFA LL STREET, EASTWOOD	DATE: 21/08/2023	ISSUED BY: Scott.Cuzner		Rev:
	RATIO @ A3:	1st CHECK:	2nd CHECK:	F
	SHEET: 5	JOB No: N214426		



 City of Ryde

Approved Plans
LDA No. LDA2023/0121
Date: 28 September 2023
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PROPOSED GRANNY FLAT

AT 15 THRELFALL STREET, EASTWOOD NSW 2122

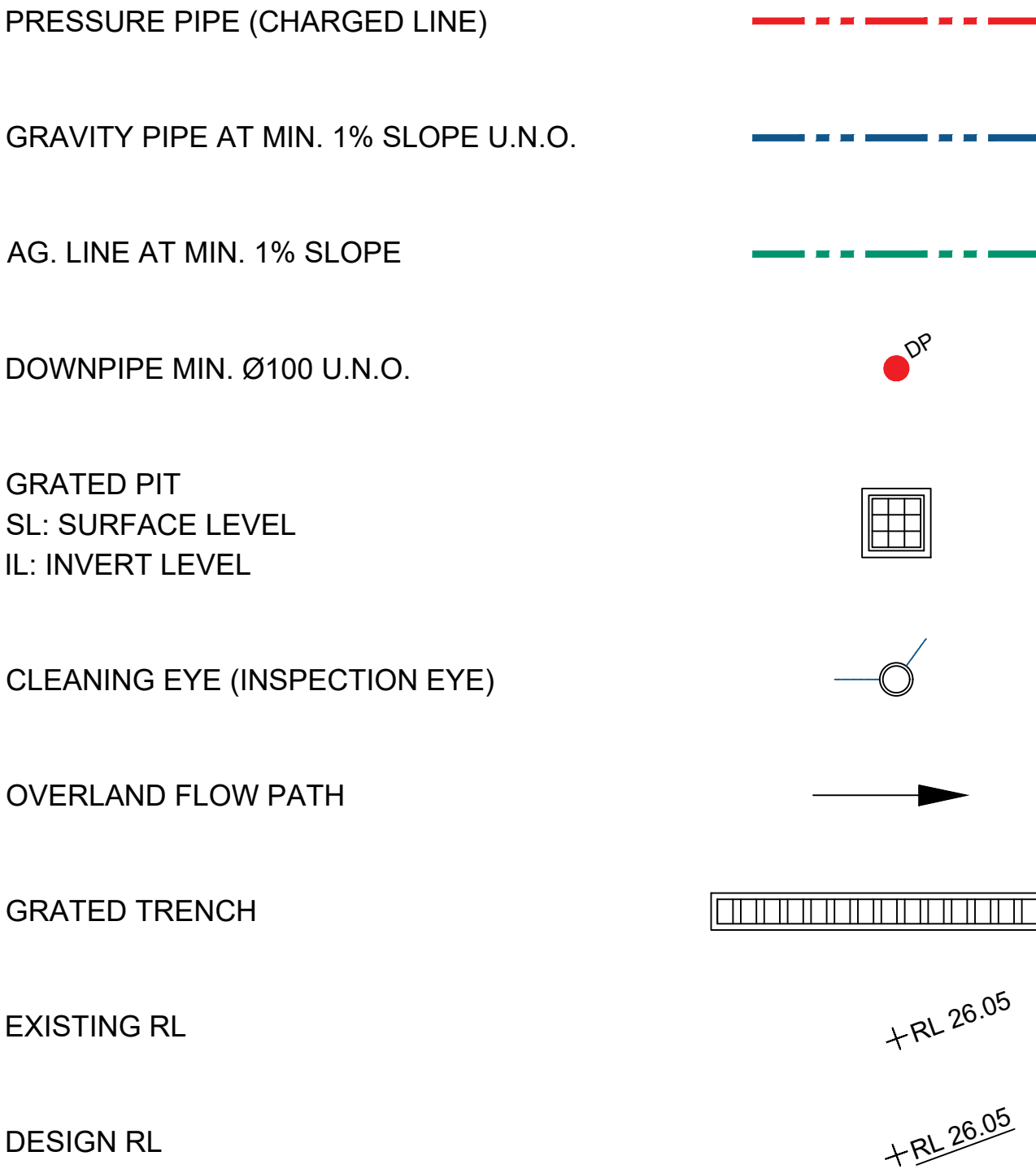
GENERAL NOTES

- G1 ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A AND AS3500.3.
- G2 ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- G3 THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERS DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPING DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- G4 PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- G5 THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
- G6 ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK. THIS IS TYPICALLY METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
- G7 ALL DOWNPIPES TO BE 100MM DIAMETER UNLESS NOTED OTHERWISE.
- G8 ALL DOWN PIPES TO HAVE LEAF GUARDS.
- G9 ALL LINES ARE TO BE 100MM DIAMETER uPVC AT A MINIMUM 1.0% SLOPE UNLESS NOTED OTHERWISE. LINES ARE TO BE SEWER-GRADE AND SEALED.
- G10 ALL PIPES TO HAVE MINIMUM 150MM COVER IF LOCATED WITHIN PROPERTY.
- G11 ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- G12 ALL SUB-SOIL DRAINAGE SHALL BE OF A MINIMUM 100MM DIAMETER AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT OR STORMWATER ENGINEER.
- G13 ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON-SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK/CONCRETE CONSTRUCTION AND WATER TIGHT.
- G14 ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON-SITE DETENTION STORAGE SHALL BE OF A NON-FLOTABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE PARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- G15 ALL DRAINAGE WORKS ARE TO AVOID TREE ROOTS. ROOT BARRIER TO BE INSTALLED ADJACENT TO TREE ZONES WHERE DRAINAGE MAY BE AT RISK.
- G16 ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- G17 COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

RAINWATER TANKS

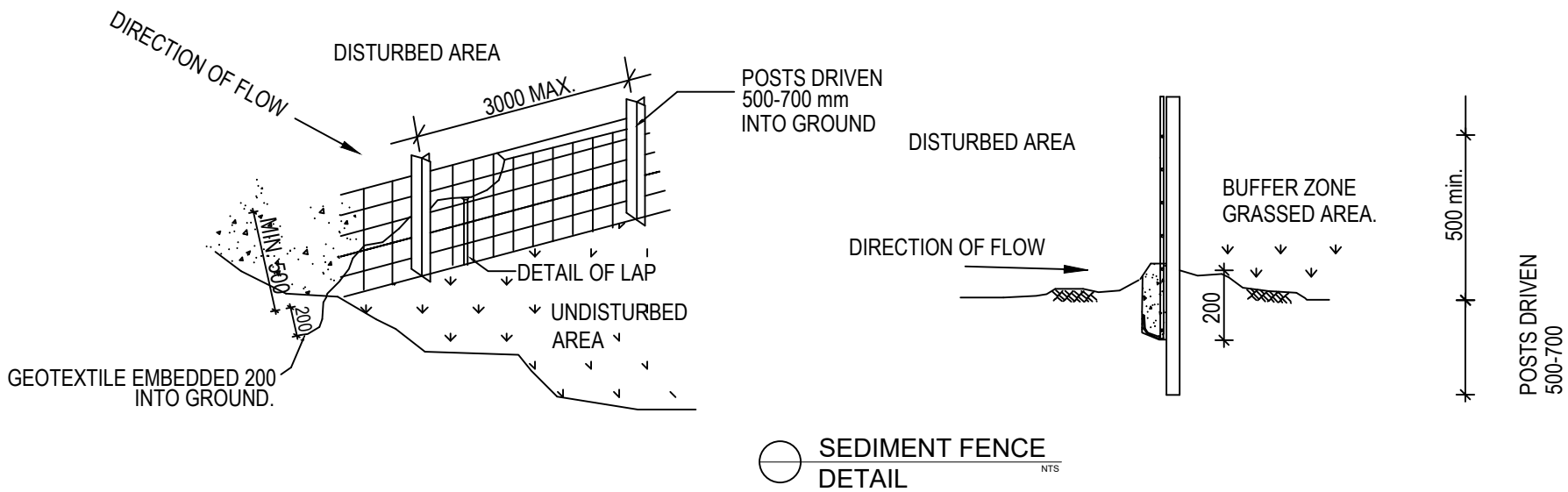
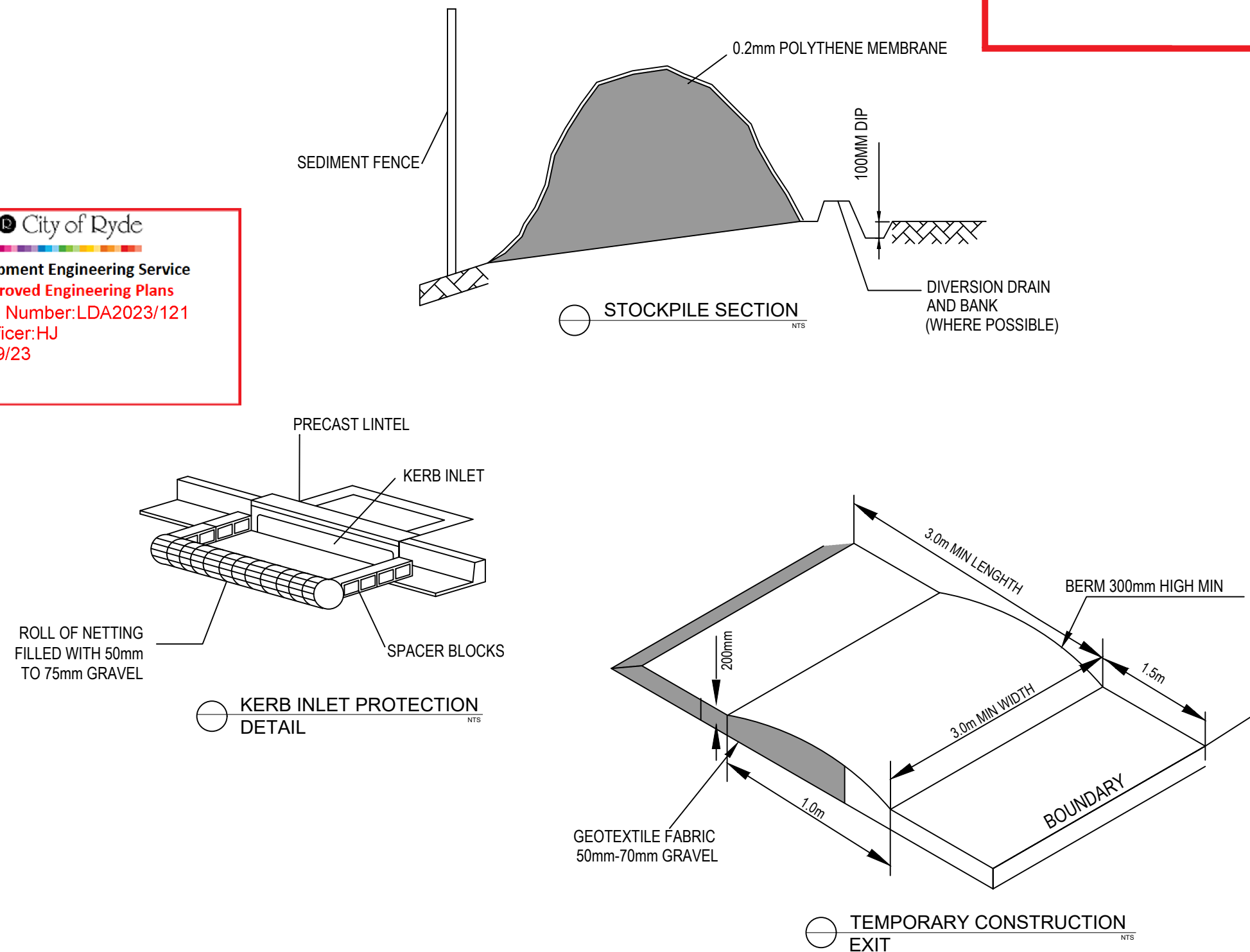
- R1 RAINWATER TANK, DRAINED ROOF AREAS AND REUSE PLUMBING TO COMPLY WITH BASIX REQUIREMENTS AND CERTIFICATE.
- R2 ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMAL OR FLOATING MATTER.
- R3 A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS MUST BE PROVIDED.
- R4 TANKS TO BE PUMPED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIOD WHEN THE TANK IS 80% EMPTY.
- R5 PUMP TO BE SUITABLY SOUNDPROOFED.
- R6 A SIGN IS TO BE INSTALLED NEAR THE RAINWATER TANK HIGHLIGHTING "NOT FOR HUMAN CONSUMPTION".

LEGEND



SEDIMENT & EROSION CONTROL

- S1 PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS.
- S2 IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURE TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
- S3 IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
- S4 PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
- S5 PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
- S6 ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
- S7 ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- S8 WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
- S9 NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
- S10 APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
- S11 IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
- S12 TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON SITE BY THE SUPERINTENDENT.



SEDIMENT FENCE

- F1 FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
- F2 WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150MM AND FOLDED.
- F3 POSTS SHALL NOT BE SPACED MORE THAN 3.0 METRES APART.
- F4 FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14MM GAUGE, 150MM MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
- F5 INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, SPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE
- SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40M ON FLAT TERRAIN DECREASING TO 20M SPACINGS ON STEEP TERRAIN

NOTE

DO NOT SCALE OF DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR LEVELS, STEPS, DIMENSIONS AND SETOUT. VERIFY DIMENSIONS ON SITE. THE ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS TO THAT SHOWN ON STRUCTURAL PLANS BEFORE COMMENCEMENT OF WORKS

E	21.08.2023	ISSUED FOR DA	S.G
D	16.08.2023	ISSUED FOR DA	A.E
C	11.08.2023	ISSUED FOR DA	A.E
B	31.07.2023	ISSUED FOR DA	B.P
A	10.02.2023	ISSUED FOR DA	S.G
REV	DATE	DESCRIPTION	BY

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PROPOSED GRANNY FLAT
AT: 15 THRELFALL STREET, EASTWOOD NSW 2122
FOR: GRANNY FLAT SOLUTIONS

GENERAL NOTES

JOB NUMBER: 230058	DWG NUMBER: C000	ORIGINAL SIZE: A1
DESIGNED BY: S.G	DATE: 10/02/2023	
DRAWN BY: S.G	SCALE: AS SHOWN	

No.17

Approved Plans
LDA No. LDA2023/0121
Date: 28 September 2023
Council Officer: Colin Murphy
Subject to Conditions of Consent



Development Engineering Service
Approved Engineering Plans
Application Number: LDA2023/121
Council Officer: HJ
Date: 18/09/23

THRELFALL STREET

BLUE HATCHED AREA DENOTES INTRUSION INTO TPZ OF D0.6 S14 H16 TREE
TOTAL TPZ AREA: 221.67m²
INTRUSION AREA: 15.35m² (6.92%)

INTRUSION PERCENTAGE: 6.92% <
THEREFORE MINOR INTRUSION IN

ON-SITE DISPERSAL TRENCH CONSISTING OF MIN. 80 ATLANTIS
FLO-TANKS C/W 200mm THICK FLOWLINE DRIVER SAND SURROUNDS
PROVIDE 600X600 SILT ARRESTOR PIT EITHER SIDE OF TRENCH
SL: 81.60
TOP OF TANK RL: 81.00
BASE OF TANK RL: 80.55

NOTE:
PLUMBER TO LOCATE, VIA
NON-INTRUSIVE SERVICE LOCATION,
ALL EXISTING PIPEWORK DRAINING
EXISTING DWELLING AND RETICULATE
TO NEW INFILTRATION TRENCH.
PLUMBER TO ENSURE THAT EXISTING
SYSTEM IS FREE DRAINING AND IN
ADEQUATE WORKING ORDER.
UPGRADE/REPAIR WHERE REQUIRED.

NOTE:
AREAS SHOWN HATCHED DENOTE IMPERVIOUS AREAS TO REMAIN
POST-DEVELOPMENT.
CONTRACTOR TO DEMOLISH ALL IMPERVIOUS SURFACES NOT SHOWN

Connect down pipes from grannyflat to proposed pit/absorption trench via BASIX tank

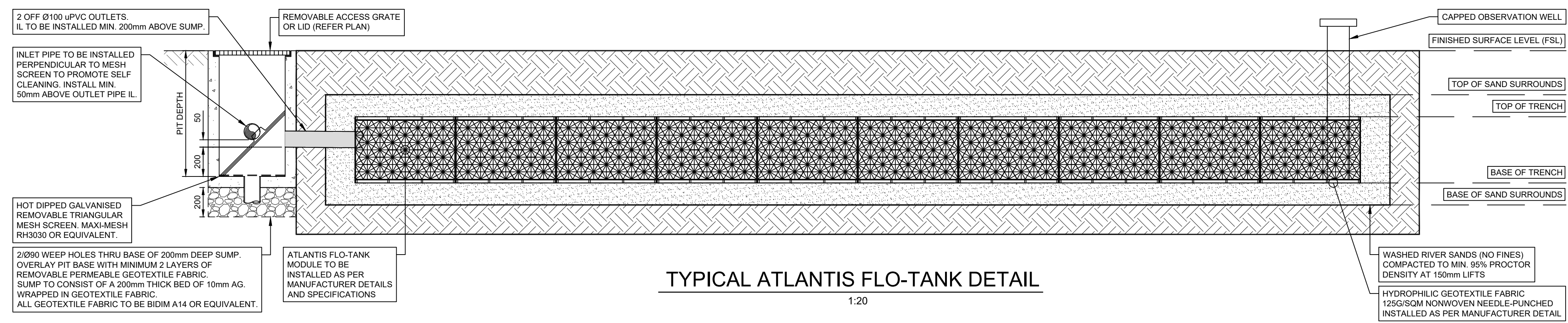
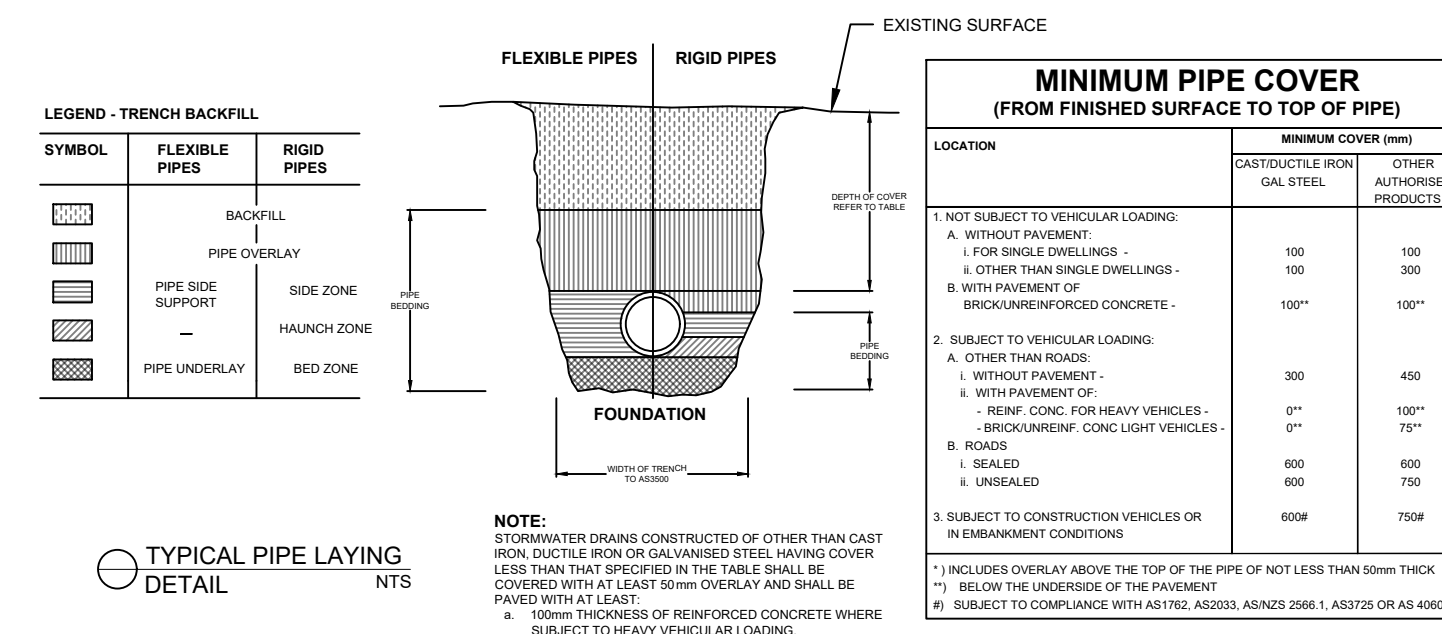
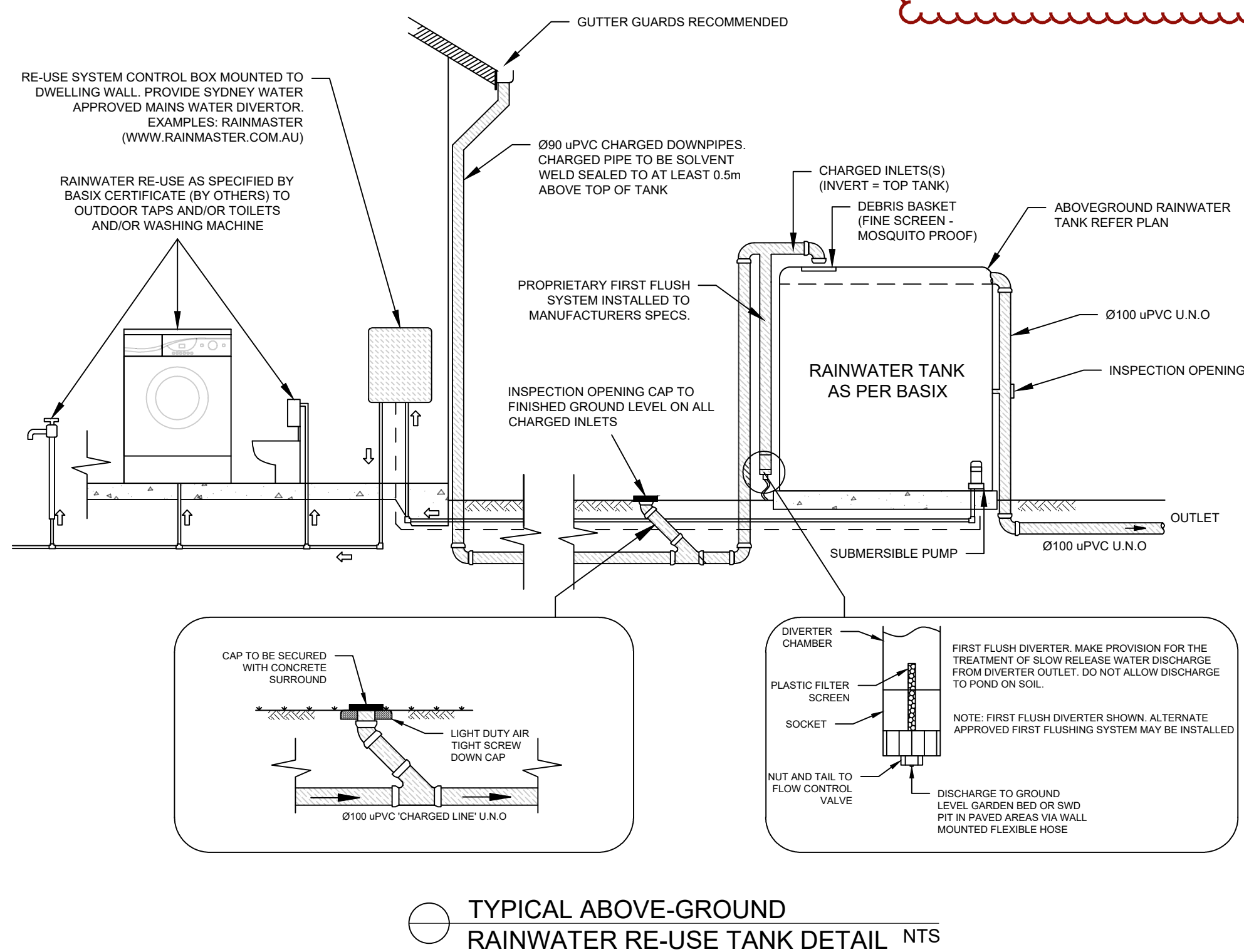
Provide minimum 2x5m long jumbo trenches or 2.5m³ of Atlantis cell absorption trenches, located minimum 5.0m from downstream property(side) boundary and 3.0m from proposed grass flat. Realign the trenches to achieve wide dispersal area.

3 CONCEPT STORMWATER DRAINAGE PLAN

SINGLE STOREY
CLAD RESIDENCE
TILE ROOF

Project Number	230058			
Address	15 Threlfall Street, Eastwood NSW 2122			
Date	31/07/2023			
Designer	Bradren Prentice			
Catchment Zone	Zone 1			
Parameter	Unit	Annotation	Check	
Site Area	929.00	m ²	(A)	
Roof Area	254.20	m ²	(B)	
Driveway Area	60.54	m ²	(C)	
Other Paved Area	6.86	m ²	(D)	
Pervious Paved Area	0.00	m ²	(E)	
Total PROPOSED Impervious	929.00	m ²	(F)	
Impervious Area Draining to System	321.60	m ²	(G)	
Percentage Site Impervious	0.35	-	(H)	Ok
Area Available for Dispersal	139.00	m ²	(K)	
Rainfall Intensity I ₂₀	88.20	mm/hr	(L)	
Volume of Runoff	9454.92	L	(M)	
Storage Required	9.44	m ³	(N)	
Absorption Trench Type	Atlantis Flo-Tank			
Storage Capacity	119.48	L/unit	(O)	
Number Required	80	units		

77.5m²



CONCEPT ONLY
NOT FOR CONSTRUCTION

NOTE
DO NOT SCALE OF DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR LEVELS, STEPS, DIMENSIONS AND SETOUT. VERIFY DIMENSIONS ON SITE. THE ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS TO THAT SHOWN ON STRUCTURAL PLANS BEFORE COMMENCEMENT OF WORKS

E	21.08.2023	ISSUED FOR DA	S.G
D	16.08.2023	ISSUED FOR DA	A.E
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SDSEngineering

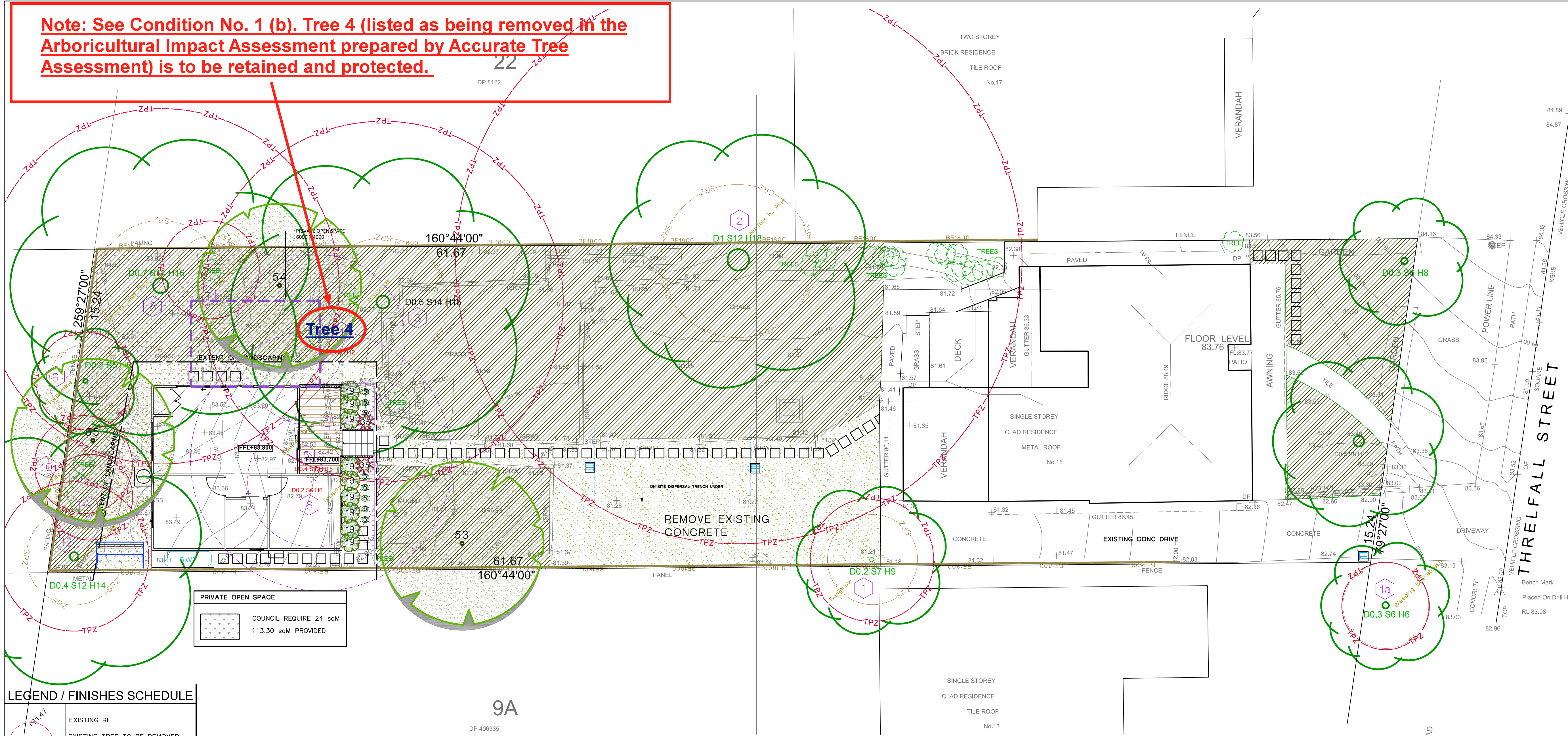
50/11-21 Underwood Road
Homebush, NSW 2140
www.sdsengineering.com.au

**PROPOSED
GRANNY FLAT**
AT: 15 THRELFALL STREET, EASTWOOD NSW 2122
FOR: GRANNY FLAT SOLUTIONS

**CONCEPT STORMWATER DRAINAGE PLAN
SECTIONS AND DETAILS**

JOB NUMBER: 230058	DWG NUMBER: C001	ORIGINAL SIZE: A1
DESIGNED BY: S.G	DATE: 10/02/2023	
DRAWN BY: S.G	SCALE: AS SHOWN	

Note: See Condition No. 1 (b). Tree 4 (listed as being removed in the Arboricultural Impact Assessment prepared by Accurate Tree Assessment) is to be retained and protected.



LEGEND / FINISHES SCHEDULE

	EXISTING RL
	EXISTING TREE TO BE REMOVED NOTE: All noxious weeds on the site shall be removed and destroyed as per their classification under the noxious weeds Act.
	EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS 4970-2009 TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373
	EXISTING TREE NO. (REFER TO ARBORIST REPORT)
	STRUCTURAL ROOT ZONE TO ARBORIST DETAIL
	TREE PROTECTION ZONE TO ARBORIST DETAIL
	EXISTING LANDSCAPING TO BE RETAINED
	PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
	BOUNDARY FENCE
	MULCHED GARDEN BED 900 WIDE MIN. OR AS SHOWN ON PLAN REFER TO DETAIL 1 & 2
	SELECTED METAL GARDEN EDGE OR AS SELECTED REFER TO DETAIL 1
	LAWN AREA S/W WATER BUFFALO REFER TO DETAIL 1 All turf area shall be finished level with adjoining surfaces and also fall evenly to approved point of drainage discharge.
	STEPPING STONES
	SELECTED CONC. STEPPING STONES SET WITHIN LAWN AREA
	SELECTED CLOTHES LINE SHALL BE AT LEAST 16 LINEAL METRES TO MANUF. DETAIL

PRIVATE OPEN SPACE	
	COUNCIL REQUIRE 24 sqM
	113.30 sqM PROVIDED

ITEM	MATERIAL
	DRAINAGE REFER TO ENGINEER PLANS FOR DETAILS
SOIL DETAIL 1 & 2	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4454 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 NOTE: PROVIDE DECORATIVE GRAVEL TO OSD / RAIN GARDEN AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE

1. TURF & METAL GARDEN EDGE DETAIL

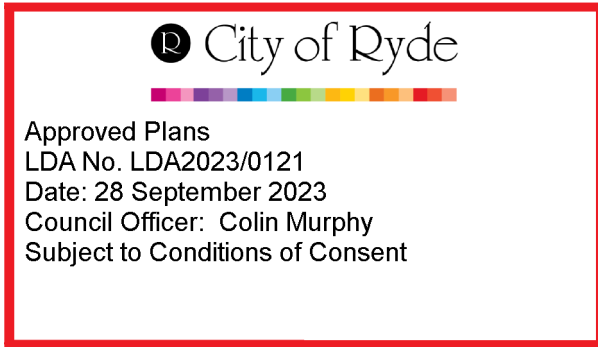
NOTE:
ALIGNMENT OF METAL EDGE SHALL BE EVEN & FREE FROM DPS AND HUMPS
ALL TURFED AREAS SHALL BE FINISHED LEVEL WITH ADJOINING SURFACES AND ALSO FALL EVENLY TO APPROVED POINTS OF DRAINAGE DISCHARGE

SELECTED TURF - LAY TURF IN STRETCHER PATTERN WITH CLOSE BUTT JOINT
LIGHTLY TAMP TO AN EVEN SURFACE AFTER LAYING AND WATER UNTIL TOPSOIL IS MOISTENED TO ITS FULL DEPTH
100 TOPSOIL & FERTILISER MIX
SUB-GRADE BROKEN UP TO 100 DEPTH
SHAPE SUB-SOIL TO FALL TO SUB-SOIL DRAINS

2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN
CLAY SOIL SHALL BE IMPROVED BY ADDING GYPSUM AS PER MANUF. SPEC.

BACKFILL WITH SELECTED GARDEN MIXTURE - COMPACTED LIGHTLY & UNIFORMLY IN 150 LAYERS
SHAPE SUB-SOIL TO FALL TO SUB-SOIL DRAINS
NOTE:
CLAY SOIL SHALL BE IMPROVED BY ADDING GYPSUM AS PER MANUF. SPEC.



PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	8
LOW SHRUBS					
19	Acmena 'Ailyn's Magic'	Lilly pilly	0.6	200mm	9
FEATURE SHRUBS					
35	Cordyline 'Red Sensation'	Red Sensation	1.2	25 L	2
TREES					
53	Waterhousea floribunda	Lilly Pilly	20	75 L	1
54	Corymbia maculata	Spotted Gum	25	75 L	1
55	Angophora floribunda	Rough-barked Apple	20	75 L	1

* REPLACEMENT TREES REQUIRED BY COUNCIL

NOTE:

THE TREES SHALL COMPLY WITH NATSPEC SPECIFYING TREES:
A GUIDE TO ASSESSMENT OF TREE QUALITY (2003) OR AUSTRALIAN STANDARD AS 2303 - 2015 TREE STOCK FOR LANDSCAPE USE.

HEIGHT AND SPAN ARE INDICATIVE ONLY.SUBJECT TO ON SITE ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

REV	DESCRIPTION	REVISION DATE
B	AMEND AS REQUIRED BY COUNCIL	27.7.23
A	DA ISSUE	27.3.23

NOTE:

- In the event of any inconsistency between the architectural plans and stormwater plans, The architectural plan shall prevail to the extent of the inconsistency
- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION of AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified
- Substitution of plant species or varieties will not be permitted
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

MAINTENANCE

- All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by Landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

0 1 2 3 4 5
SCALE

PROPOSED GRANNY FLAT

15 Threlfall Street,
Eastwood

ARCHITECT:

GrannyFlat solutions

vision dynamics
landscape design
m: 0412 282 888
Ph: (02) 9499 8888
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	FF	SCALE	1:100@A1 OR 1:200@A3	REV.	
DRAWING NUMBER	23043	DA	1	B	

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Professional Member
Fiona Fong
Membership No. 193
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