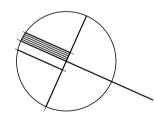


Site Plan 1:750



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☐ all dimensions to be checked on site before commencement

□ do not scale from drawing

☐ all discrepancies to be brought to the attention of the author.

Notes

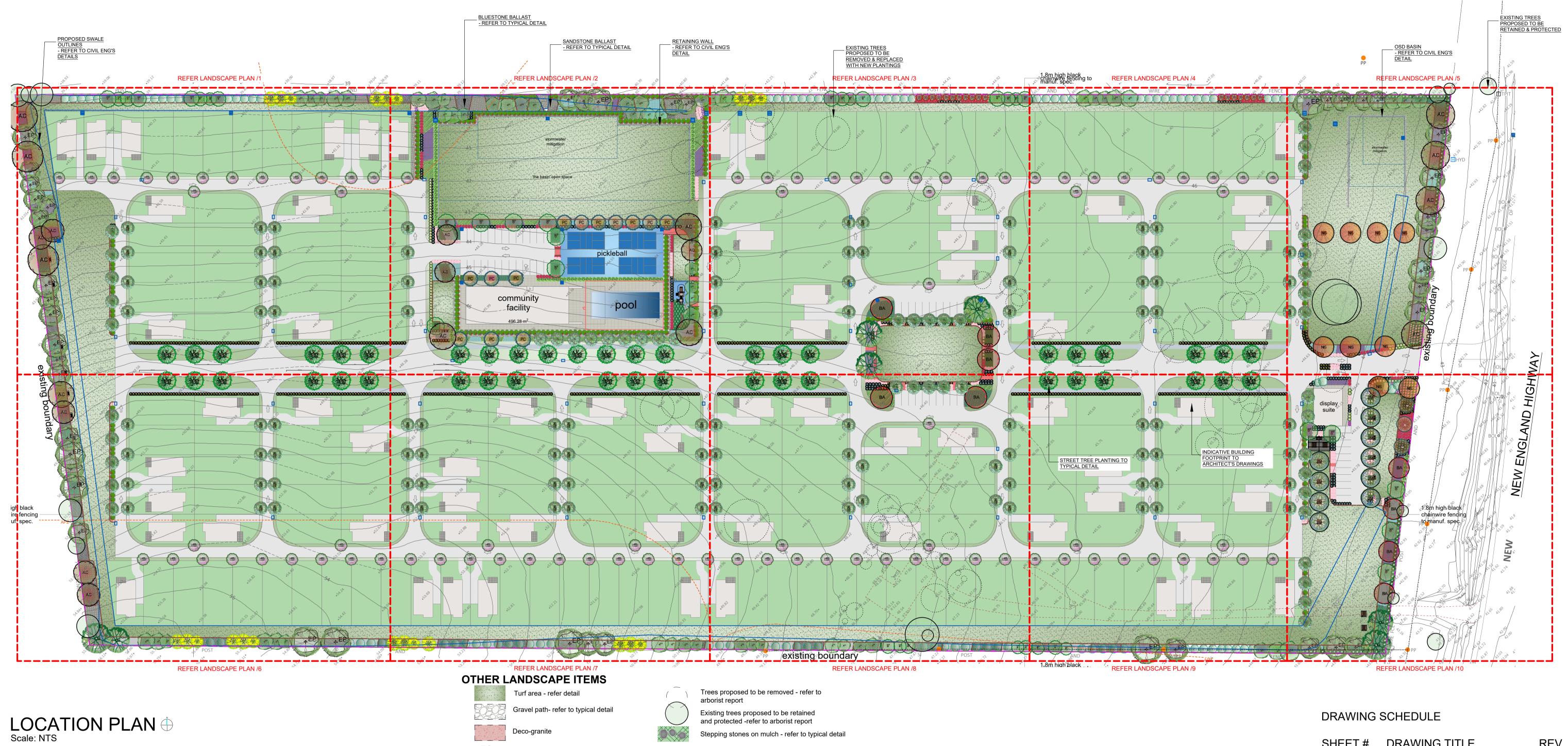
| C<br>B<br>A | additional dims added<br>amend as req.<br>issue to client | bL<br>bL<br>bL | sept,24<br>may,24<br>nov,23 |
|-------------|---|----------------|-----------------------------|
| issue       | details   | by             | date                        |
| amend       | dments  |                |                             |

| location<br>1064 New England Highway |
|--------------------------------------|
| LOCHINVAR                            |
| Boycecorp Pty Ltd                    |
| drawing title<br>Site Plan           |

| project     |
|-------------|
| Proposed    |
| Residential |
| Development |
|             |

| date<br>01.11.23 | checked | project arch. | drawn<br><sub>bL</sub> |
|------------------|---------|---------------|------------------------|
| scale            | no      | A01           | issue                  |
| as shown         | 2324    |               | C                      |







Steel edging - refer detail Solutions Pty Ltd

Asset Protection Zone refer to Bushfire report by Building Code & Bushfire Hazard Bluestone ballast - refer to typical detail

Sandstone ballast - refer to typical detail Root barrier shall extend 2000-3000mm

- Street Tree Planting

from tree centre. Linear root barrier 600mm minimum depth required Street tree planting- refer to Matiland City Council's Standard drawing SD049

Concrete footpath indicative only as per council's requirements

Pool fence & gate to be nom. by client 1.1m ht Picket fence to Children's play 1.8m ht black chainwire fence to

manufacturer's spec.

Balance beam - refer to typical detail

Outdoor play equipment by Playworkshop - refer to manufacturer's spec.

Rubber softfall - refer to typical detail

Sandstone block seat Outdoor additional arrangements-

BBQ to be nom. by client

Outdoor additional arrangements-Bench seat to be nom. by client

Outdoor additional arrangements-Picnic table to be nom. by future strata

Pergola - refer to manufacturer's spec.

|   |  | SHEET# | DRAWING TITLE F           | REV |
|---|--|--------|---------------------------|-----|
| BUSHFIRE MANAC  |  |        |                           |     |
| _   | AREAS (IPAs)<br>maintaining an IPA the following                 | /1     | MASTER PLAN               | С   |
| requirements apply:   |  | /2     | LANDSCAPE PLAN 1          | С   |
|   | r should be less than 15% at maturity;                           | /3     | LANDSCAPE PLAN 2          | С   |
| <ul> <li>trees at maturity states</li> <li>building;</li> </ul> | should not touch or overhang the                                 | /4     | LANDSCAPE PLAN 3          | С   |
| <ul> <li>lower limbs shoul</li> </ul>                           | d be removed up to a height of 2m                                | /5     | LANDSCAPE PLAN 4          | С   |
| above the ground  | ;<br>ould be separated by 2 to 5m;                               | /6     | LANDSCAPE PLAN 5          | C   |
| and preference sl   | nould be given to smooth barked and                              | /7     | LANDSCAPE PLAN 6          | С   |
| evergreen trees.<br>Shrubs                                      |  | /8     | LANDSCAPE PLAN 7          | C   |
| create large disco  | ontinuities or gaps in the vegetation to                         | /9     | LANDSCAPE PLAN 8          | С   |
| slow down or brea<br>buildings should b                         | ak the progress of fire towards<br>be provided:                  | /10    | LANDSCAPE PLAN 9          | С   |
|   | t be located under trees; shrubs                                 | /11    | LANDSCAPE PLAN 10         | С   |
|   | nore than 10% ground cover; and should be separated from exposed | /12    | TYPICAL LOT LS PLAN       | С   |
| · · · · · · · · · · · · · · · · · · ·                           | rs by a distance of at least twice the                           | /13    | DETAILS 1 + SPECIFICATION | C   |
| height of the vege<br>Grass                                     | etation.   | /14    | DETAILS 2                 | С   |
| =   | ept mown (as a guide grass should be                             | /15    | DETAILS 3                 | С   |
| kept to no more the   | nan 100mm in height); and<br>ation debris should be removed      | /16    | DETAILS 4                 | С   |
|   |  |        |                           |     |

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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ATJ ARCHITECTS



| ARCHITECT: |   |
|------------|---|
|            | Suit 101, 506 Miller Street,<br>CAMMERAY NSW 2062 |
|            | Phone: 9922 5312<br>Mob: 0413 861 351             |
| ept        | www.conzept.net.au<br>enquiries@conzept.net.au    |

|     |   | COUNCIL               | RE |
|-----|---|-----------------------|----|
| et. | ] | MAITLAND CITY COUNCIL | F  |
| ι,  |   |                       | Е  |
|     |   |                       | C  |
|     |   | CLIENT                |    |
|     |   | BOYCECORP PTY LTD     |    |
|     |   | 5010200111 111215     |    |

| NCIL                | REV | DATE     | NOTATION/AMENDMENT                    | PROJECT:      |
|---------------------|-----|----------|---------------------------------------|---------------|
| ITLAND CITY COUNCIL | Α   | 07.06.24 | Preliminary plans prepared for review | PROPOSED I    |
|                     | В   | 25.06.24 | Coordinated with SW plans             | I NOI COLD I  |
|                     | С   | 19.08.24 | Coordinated with updated site plans   | DEVELOPME     |
| NT                  |     |          |                                       |               |
| YCECORP PTY LTD     |     |          |                                       | 1064 NEW ENGL |
|                     |     |          |                                       | LOCHINVAR     |
|                     |     |          |                                       | LOCITINVAIN   |

REFER TO BUSHFIRE REPORT BY Building Code &

**BUSHFIRE NOTE:** 

Bushfire Hazard Solutions Pty Ltd for bushfire protection

This plan prepared in accordance with NSW Rural Fire

This site shall be maintained as Inner Protection Area in

accordance with the requirements of Asset Protection Zone.

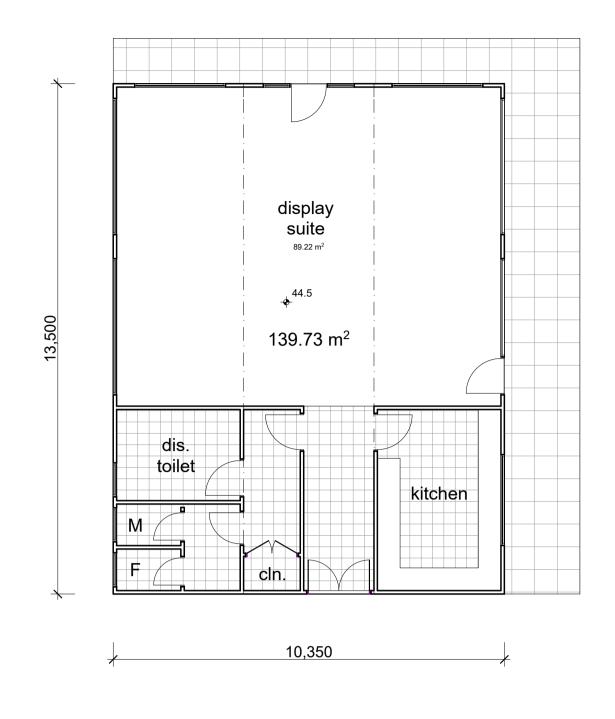
Landscaping to rear of the property must be accordance with

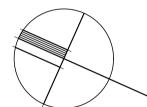
NSW RFS Planning for Bushfire Protection 2019 - Appendix 4.

Service "Planning for Bushfire Protection 2019".

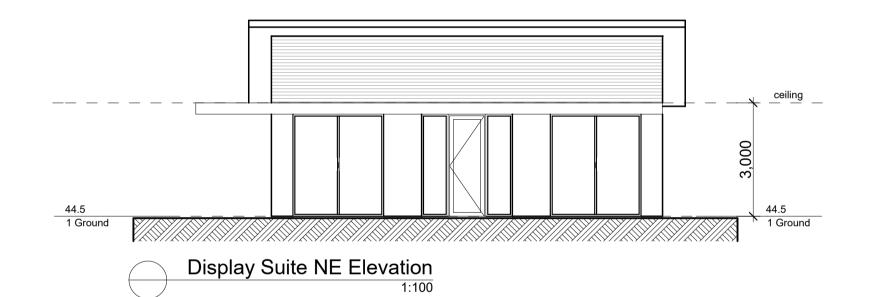
Asset Protection Zone Requirements

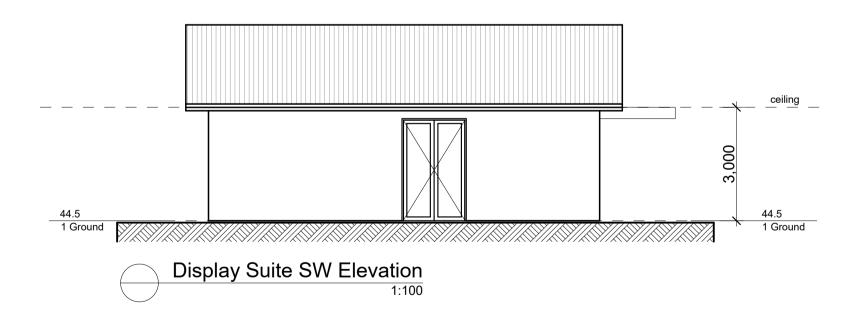
| RESIDENTIAL         | MASTER PLA               |              | DEVELOPMENT APPLICATION |          |
|---------------------|--------------------------|--------------|-------------------------|----------|
| ENT<br>LAND HIGHWAY |                          |              | scale:<br>1:700@ A1     | AUG 2024 |
| LAND HIGHWAY        | DWG.No:<br>LPDA 24 - 226 | PAGE NUMBER: | DRAWN: L.Z              | CHECKED: |
|                     | LPDA 24 - 226            | 1            | L.Z                     | R.F      |

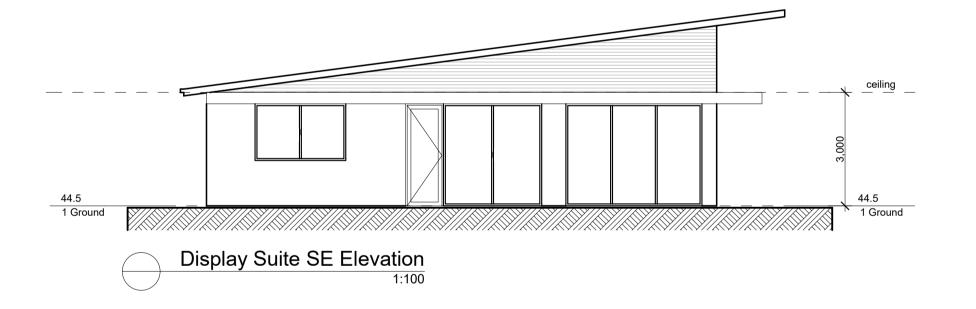


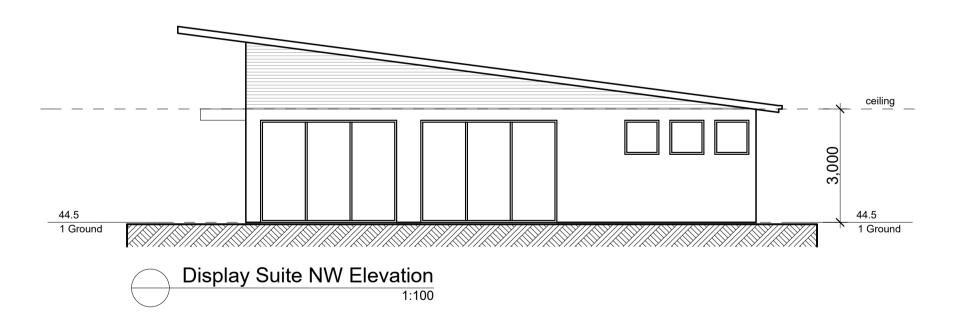


Display Suite Ground Floor Plan









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☐ do not scale from drawing

all dimensions to be checked on site before commencement of work.

all discrepancies to be brought to the attention of the author.

## Notes

| D     |                 | ы  | may 24           |
|-------|-----------------|----|------------------|
| В     | amend as req.   | bL | may,24           |
| Α     | issue to client | bL | may,24<br>nov,23 |
| issue | details         | by | date             |
| amend | dments          |    |                  |

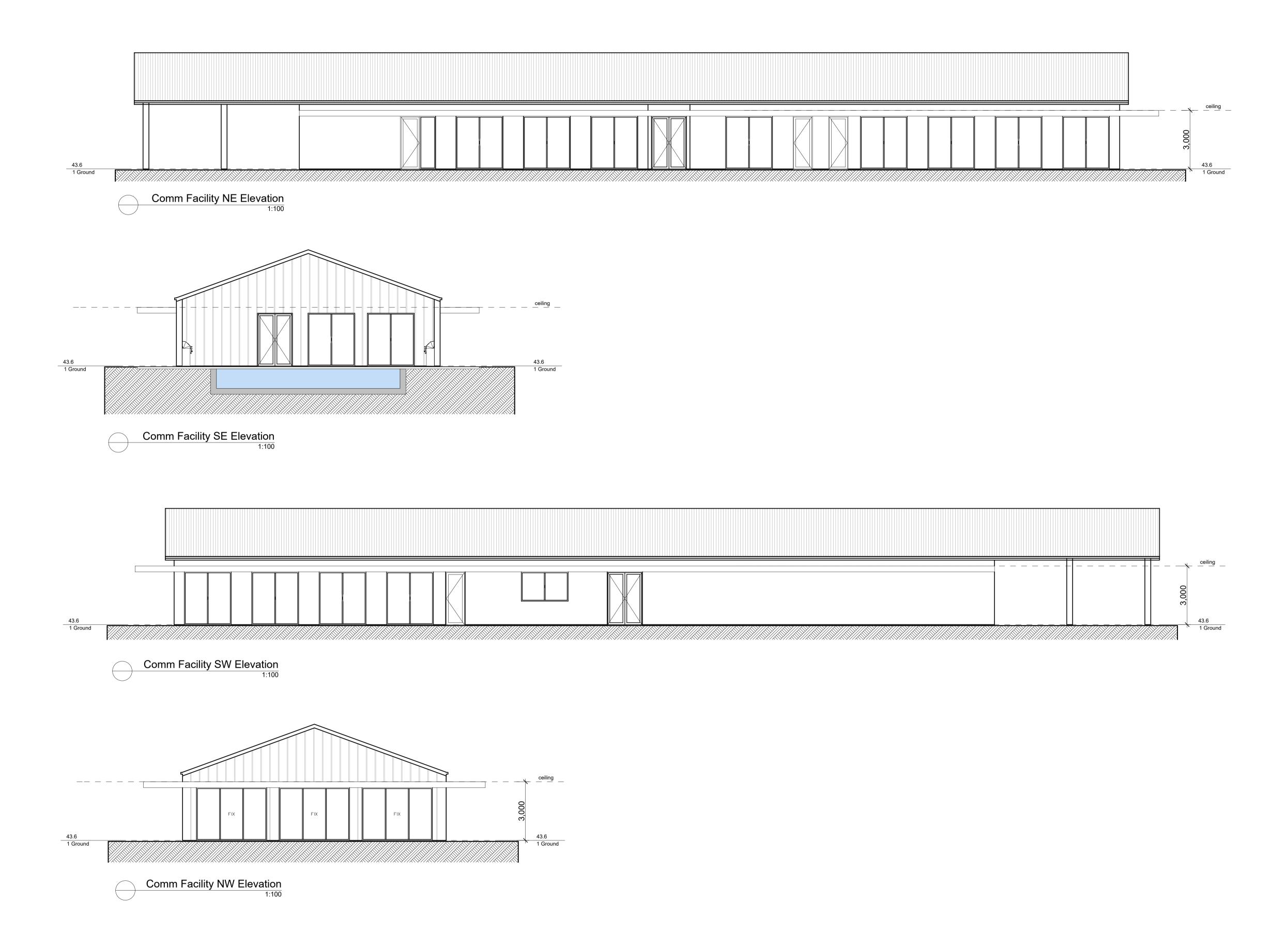
| location<br>1064 New England Highway |
|--------------------------------------|
| LOCHINVAR                            |
| Boycecorp Pty Ltd                    |

drawing title
Display Suite Floor Plan

| project     |
|-------------|
| Proposed    |
| Residential |
| Development |
| '           |
|             |

| <b>date</b><br>01.11.23 | checked | project arch. | drawn<br><sub>bL</sub> |
|-------------------------|---------|---------------|------------------------|
| scale                   | no      | A05           | issue                  |
| as shown                | 2324    |               | B                      |





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Notes

| В     | amend as req.   | bL | may,24           |
|-------|-----------------|----|------------------|
| Α     | issue to client | bL | may,24<br>nov,23 |
| issue | details         | by | date             |

amendments

project location 1064 New England Highway LOCHINVAR Boycecorp Pty Ltd Community Facility Section &

**Elevations** 

| 1 | l           | 1 . |          |         |         |
|---|-------------|-----|----------|---------|---------|
|   | project     |     | date     | checked | project |
|   | Proposed    |     | 01.11.23 |         | bL      |
|   | •           |     | scale    | no      | A O 4   |
|   | Residential |     | as shown | 2324    | A04     |
|   | Development | •   |          | •       |         |
|   |             |     | <b>A</b> |         |         |



project arch. drawn