



Origin of Levels : PM 19621 fd.
Location : Davis Street, Booker Bay.
R.L. : 1.758m A.H.D.

revision	description:	date:

client: PATRICK

approved:

assessed: A.W.C.

drawn: R.G.

surveyed: E.A.

Registered Surveyor



Development Consultants
surveyors - planners - ecologists - bushfire consultants
11 O S C A R B E A C H S T R E E T
U M I N A B E A C H N S W 2257
ph (02)43443553 fax (02)43446636
email admin@cdasurveys.com.au
P o B o x 3122 Umina NSW 2257

project: #83 BOOKER BAY ROAD, BOOKER BAY.

details: Lot 32 in DP 7061

drawing: PLAN SHOWING SPOT-LEVELS, CONTOURS & DETAIL.

red. ratio: 1:200

reference #Go: 25088

contour interval: 1m

job date: 22/04/2022

LGA: CENTRAL COAST

Parish: PATONGA

County: NORTHUMBERLAND

datum: A.H.D.

ref ext:

DA #:

number in set: 1 of 1

-all dimensions are in metres unless otherwise shown.

-check and confirm all areas & dimensions on site prior to the commencement of any works.

-do not scale from face of plan.

-preliminary boundary location has been undertaken only.

-if any construction is planned on or close to the boundaries further survey work will be required.

-a complete investigation of services has not been undertaken for this survey.

-services shown hereon have been located by visible features only.

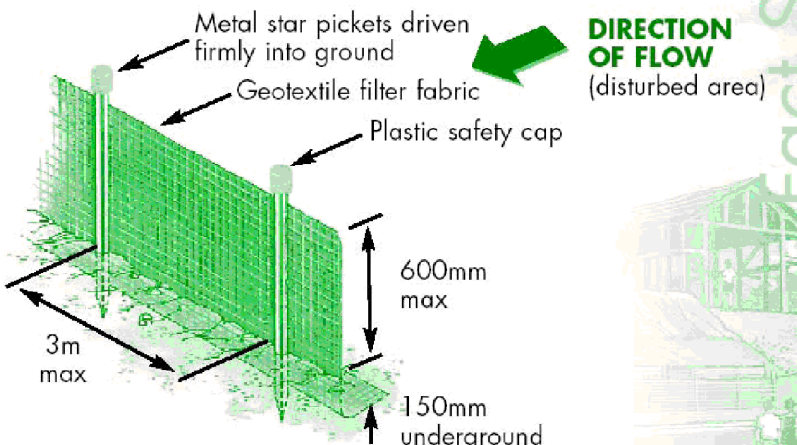
-tree trunk & height dimensions are approximate only.

-tree spreads are approximate only but have been drawn to scale.

-ridge& gutter levels displayed on buildings are approximate only.

-underground utility mains locations are provided by Council diagrams & are approx positions only.


Sediment Fence Installation




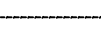
Construction Notes


- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.


LEGEND:

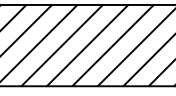
 DATUM POINT


 EXISTING BUILDING TO BE DEMOLISHED


 1800mm HIGH FENCE TO DETAIL

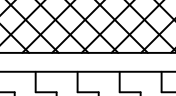
 EXISTING BOUNDARY FENCE

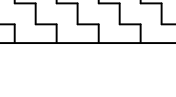
 LOG RETAINING WALLS AS SHOWN

 GROUND FLOOR

 FIRST FLOOR

 ALFRESCO/PORCH

 GARAGE


 POOL

SITE ANALYSIS

SITE AREA	627.00m ²
LIVING AREAS	311.90m ²
GARAGES	41.50m ²
PRIVATE OPEN SPACE	259.36m ²
SOFT LANDSCAPING	227.00m ²

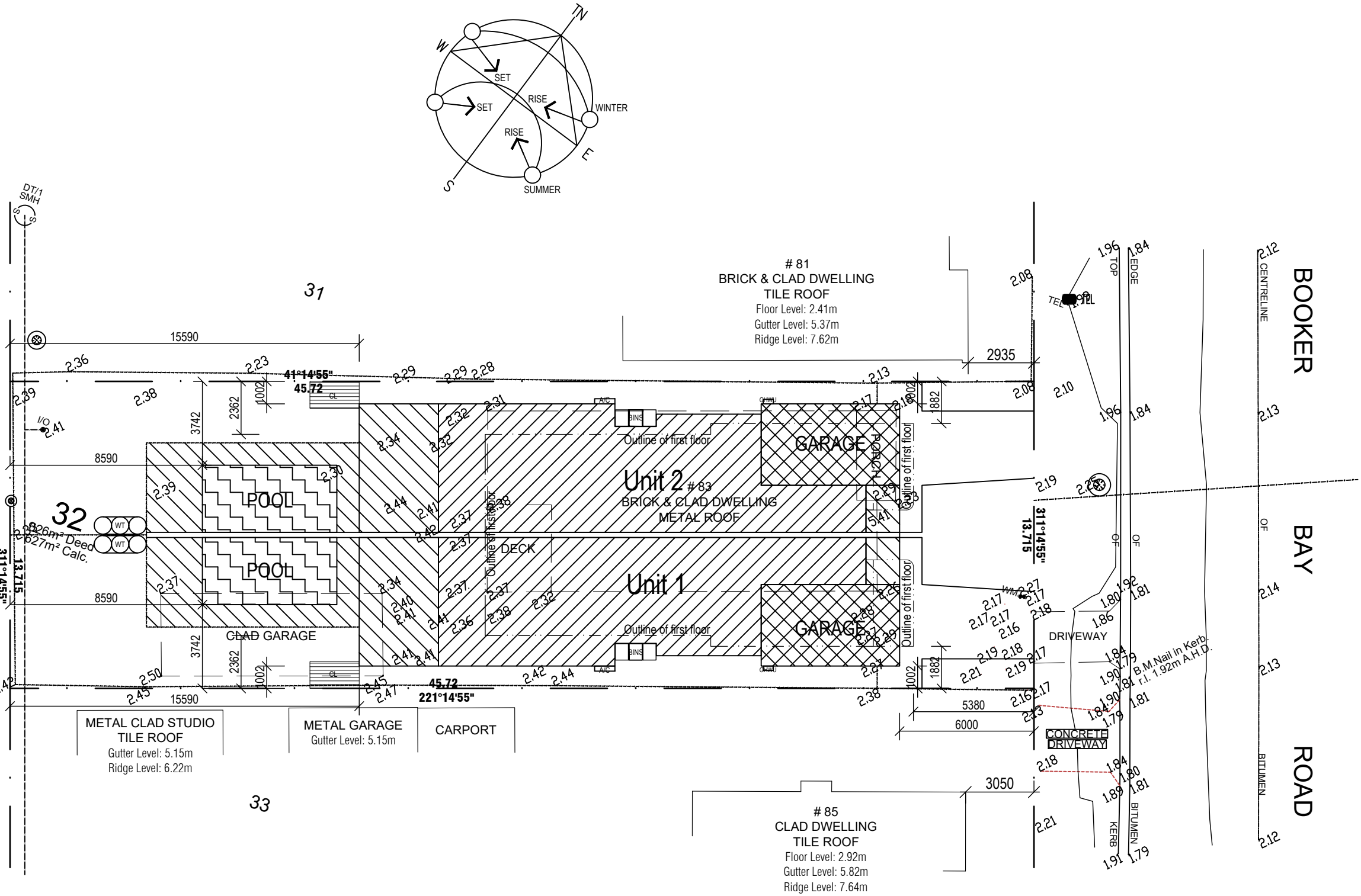
FSR = 0.49:1
PARKING SPACES = 2 SPACES

NO.	DRAWING	ISSUE	DATE
100	SITE PLAN / SITE ANALYSIS	B	06/07/2022
110	SHADOW DIAGRAMS - 9:00am	B	06/07/2022
120	SHADOW DIAGRAMS - 12:00noon	B	06/07/2022
130	SHADOW DIAGRAMS - 3:00pm	B	06/07/2022
200	GROUND FLOOR PLANS	B	06/07/2022
210	FIRST FLOOR PLANS	B	06/07/2022
220	AREA PLANS	B	06/07/2022
300	ELEVATIONS & SECTION AA	B	06/07/2022
400	LANDSCAPE PLAN	B	06/07/2022

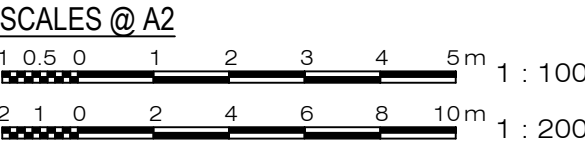


Wind Analysis

Winter & Summer westerlies
Summer north-easterlies
Winter south westerlies
Prevailing light southerlies
Occasional south westerlies
Trade Norn



NOTE:
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issue	revision	date	by

B	Development Application	06/07/22
A	Preliminary	15/06/22
issue	issued for	date

scale	date	drawn	
1:200	MAY 2022	GJS	
project no.	drawing no.	issue	rev.
22-1511	100	B	

drawing
Site Plan & Site Analysis

project
Dual Occupancy

site
Lot 32 in DP 7061
83 Booker Bay Rd
local authority
Central Coast Council

client
PATRICK



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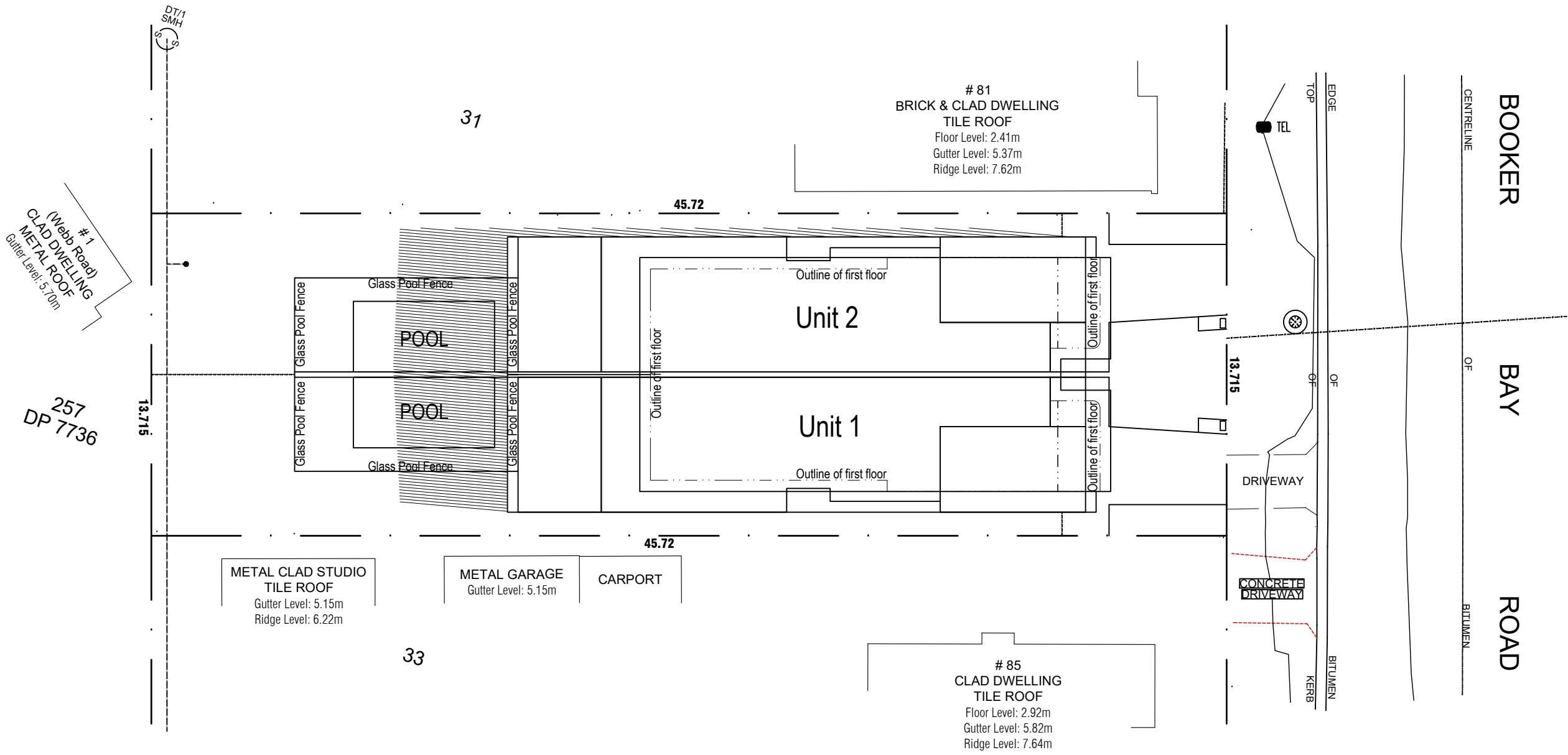
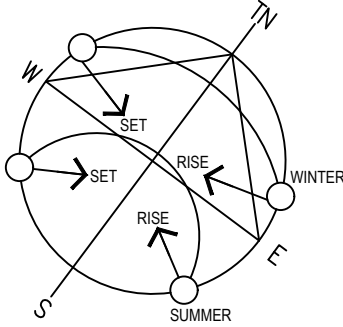
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LEGEND

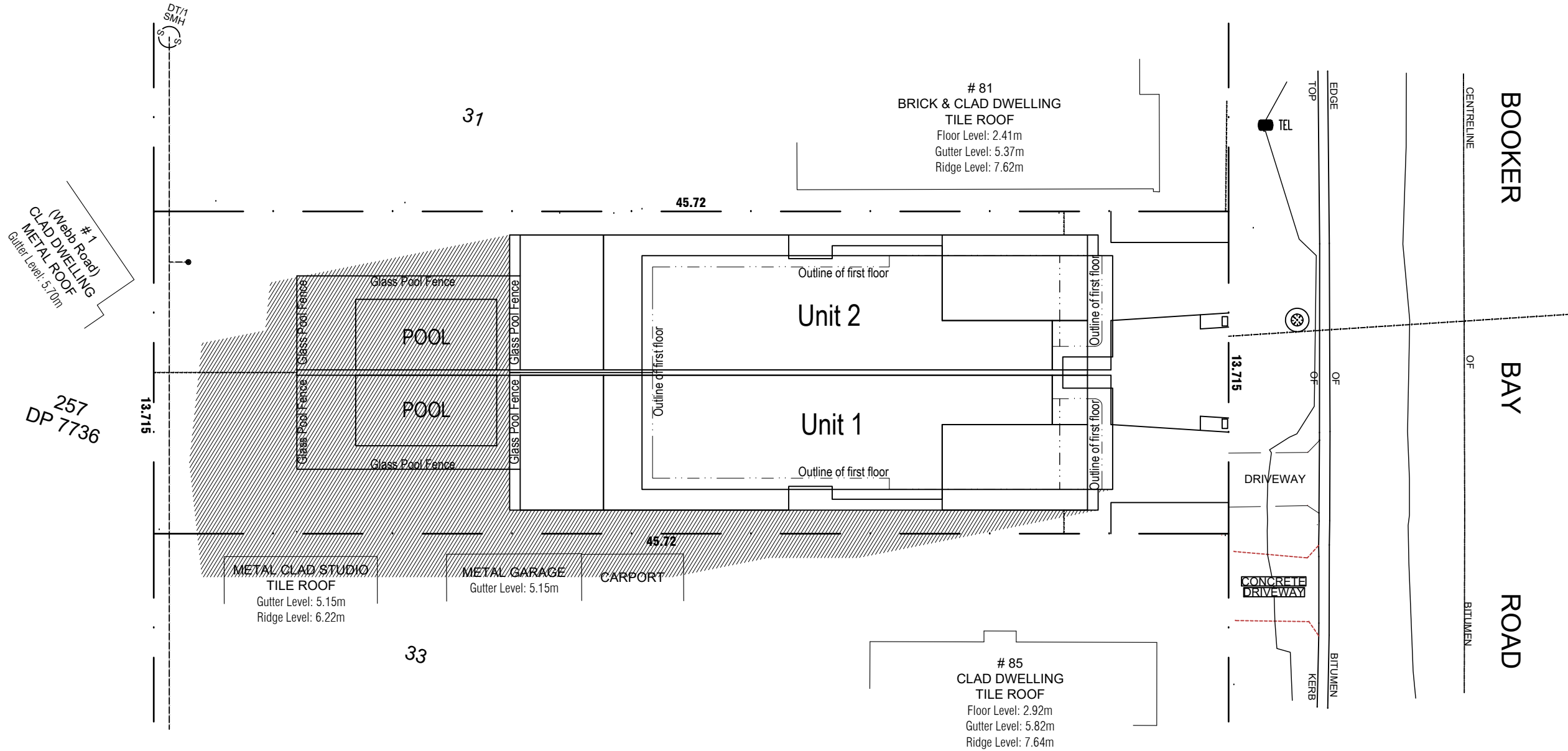
Shadow at approx. ground level
- 9:00am 22 March/September EST

Shadow at approx. round level
- 9:00am 22 June EST

NOTE:
SHADOW PROJECTIONS CREATED BY SHADOWDRAW
SOFTWARE BASED ON SYDNEY CO-ORDINATES WITH
PROPOSED GL.



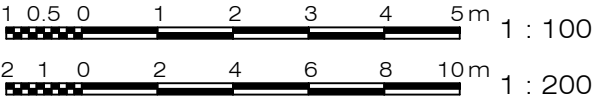
9:00am - 22 MARCH/SEPTEMBER



9:00am - 22 JUNE

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SCALES @ A2



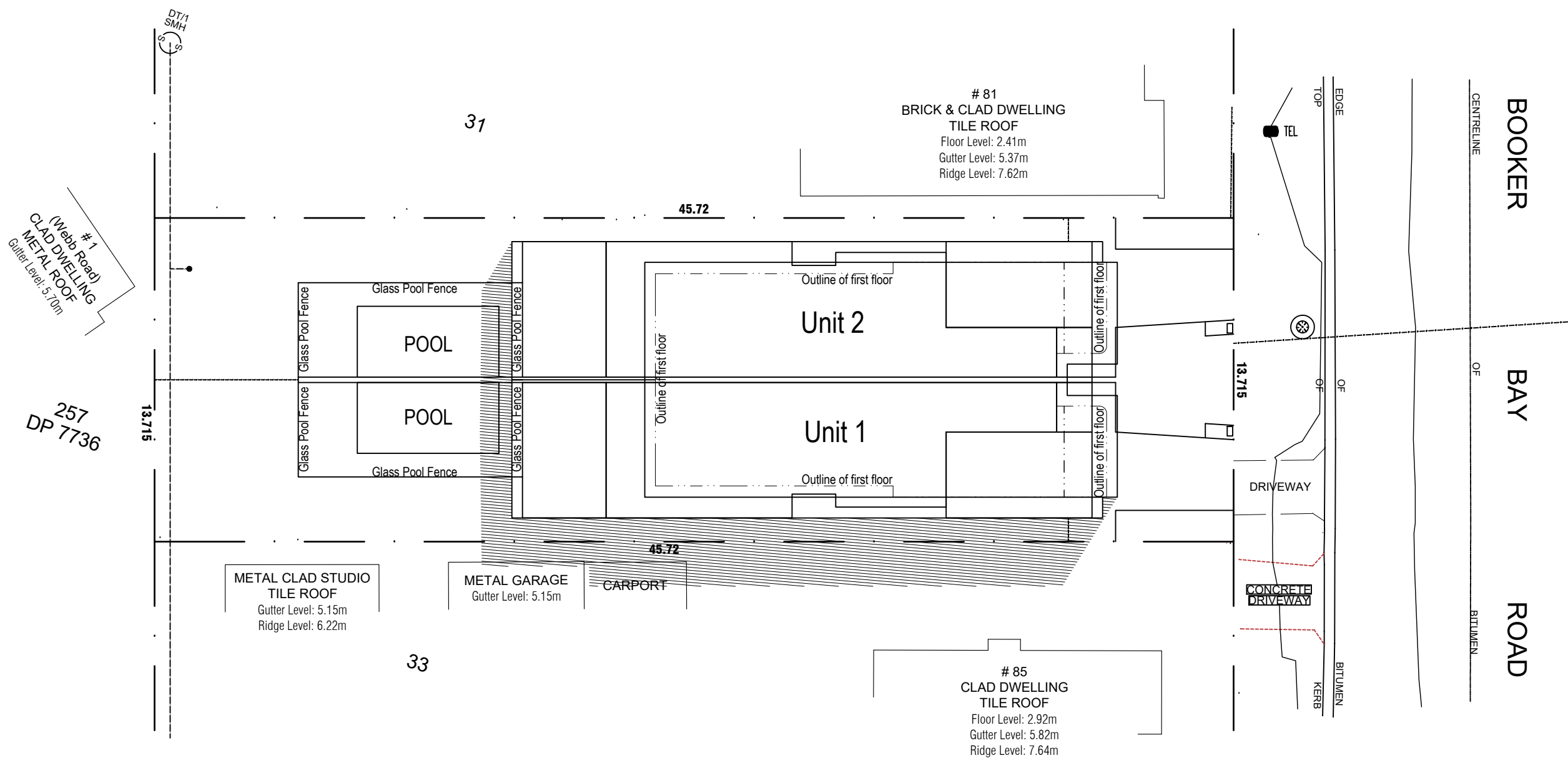
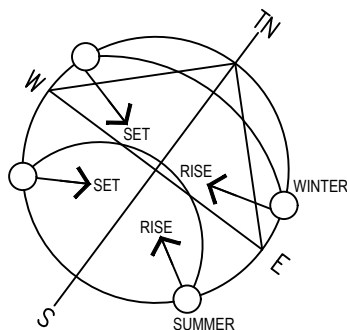
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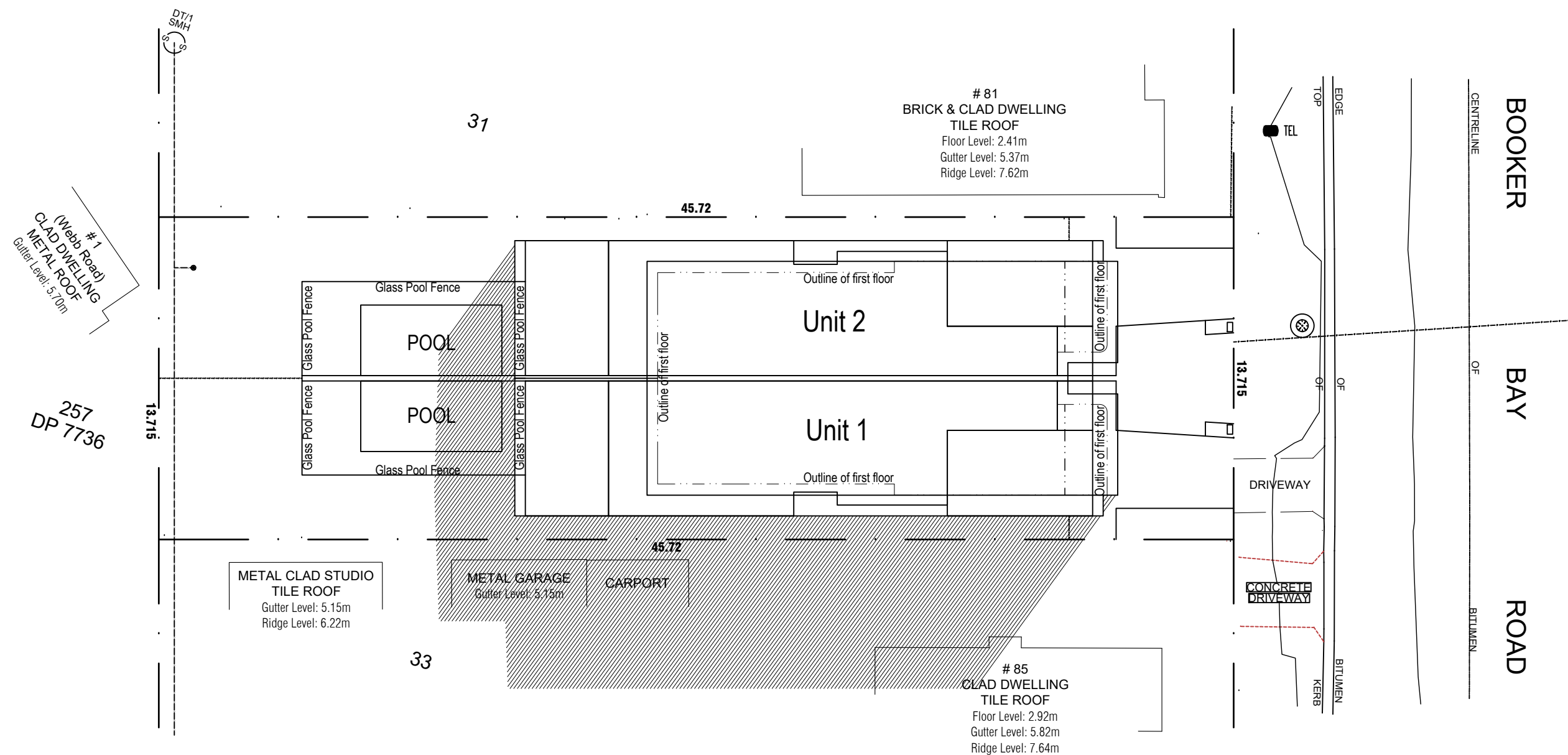
issue revision date by

 Shadow at approx. ground level
- 12 noon 22 March/September EST Shadow at approx. ground level
- 12 noon 22 June EST

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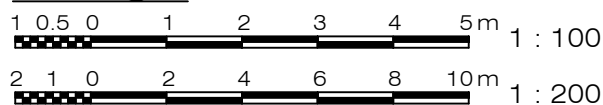
12:00noon - 22 MARCH/SEPTEMBER



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issue	revision	date	by

B	Development Application	06/07/22
A	Preliminary	15/06/22
issue	issued for	date

scale 1:200	date MAY 2022	drawn GJS	
project no. 22-1511	drawing no. 120	issue B	rev.

drawing
Shadow Diagrams as Noted
12:00noon

Dual Occupancy

site

Lot 32 in DP 7061
83 Booker Bay Rd

local authority
Central Coast Council

client

PATRICK

└─ KM design partners



**sustainable
building design**

ABN 85 151 275 795

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email: admin@kmdp.design

web: www.knightmapleton.com.au

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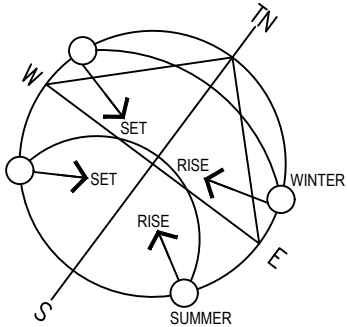
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LEGEND

Shadow at approx. ground level
- 3:00pm 22 March/September EST

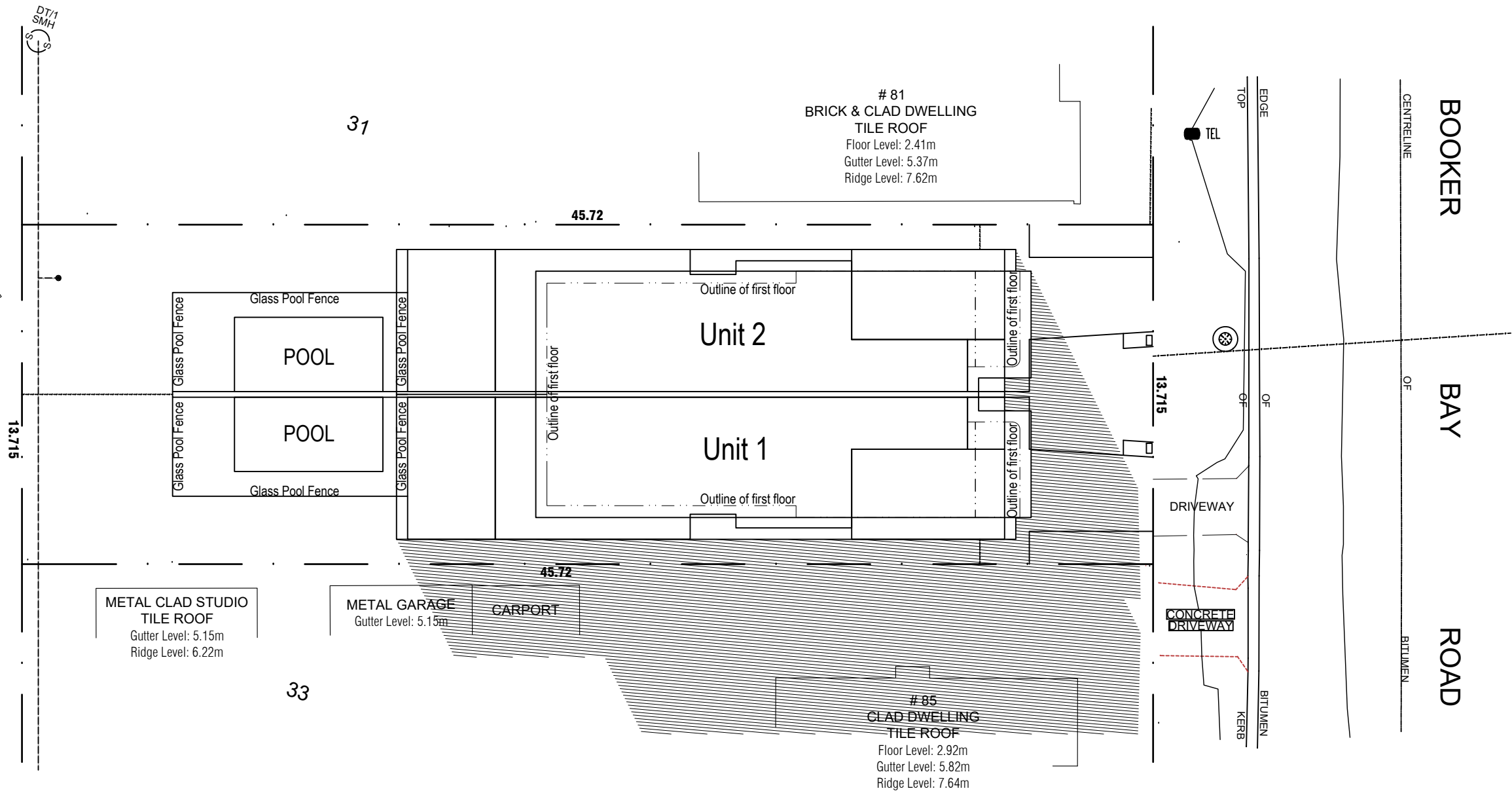
Shadow at approx. ground level
- 3:00pm 22 June EST

NOTE:
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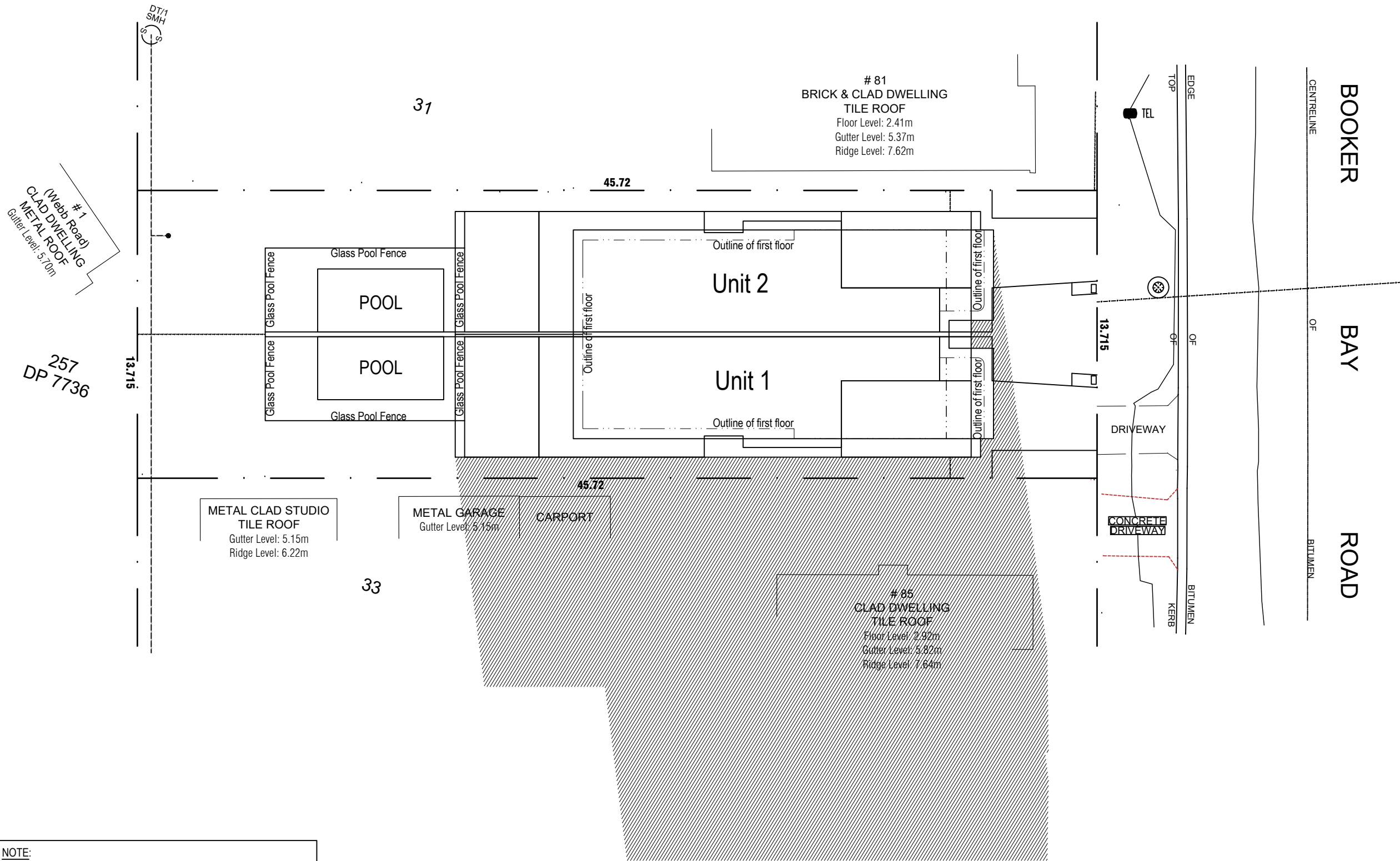


257
DP 7736

#1 (West Road)
CLAD DWELLING
METAL ROOF
Gutter Level: 5.10m



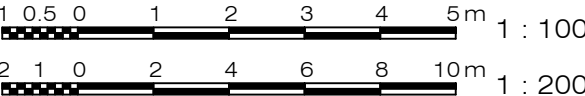
3:00pm - 22 MARCH/SEPTEMBER



3:00pm - 22 JUNE

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22-1511	130	B	

drawing
Shadow Diagrams as Noted
3:00pm

project
Dual Occupancy

site
Lot 32 in DP 7061
83 Booker Bay Rd

local authority
Central Coast Council

client
PATRICK

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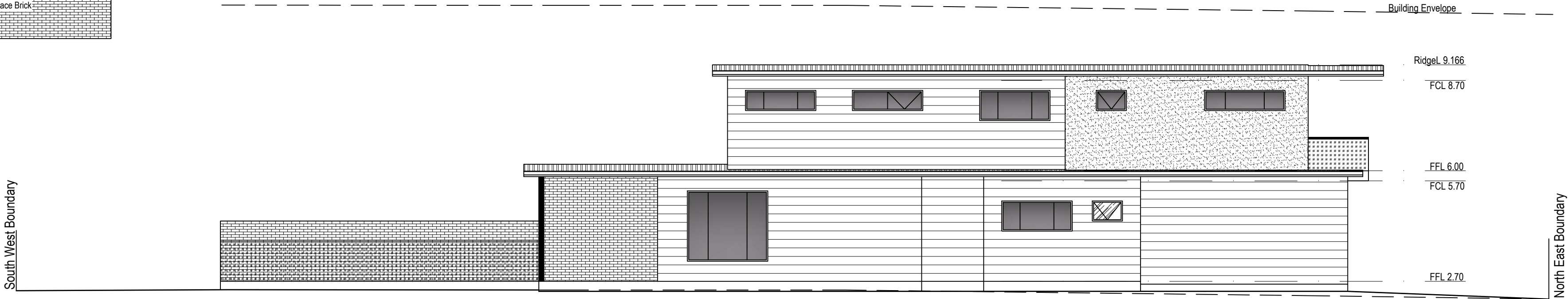
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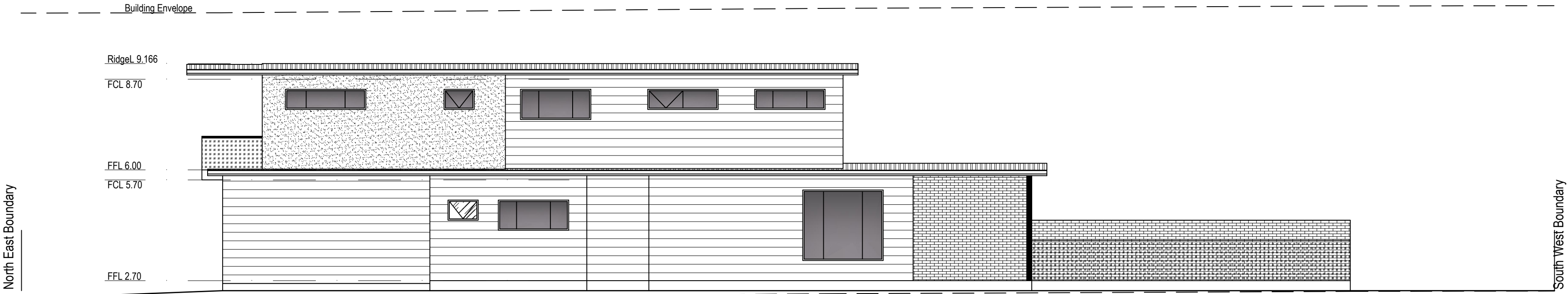
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SELECTED CLADDINGS:

James Hardie Stria™ cladding
James Hardie™ Fine Texture Cladding
James Hardie Axon™ Cladding - 400mm Smooth
Selected Face Brick

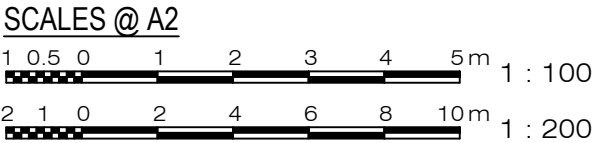


South East Elevation



North West Elevation

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project no.	drawing no.	issue	rev.
22-1511	300	B	

drawing
South East & North West Elevations

project
Dual Occupancy

site
Lot 32 in DP 7061
83 Booker Bay Rd

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Central Coast Council

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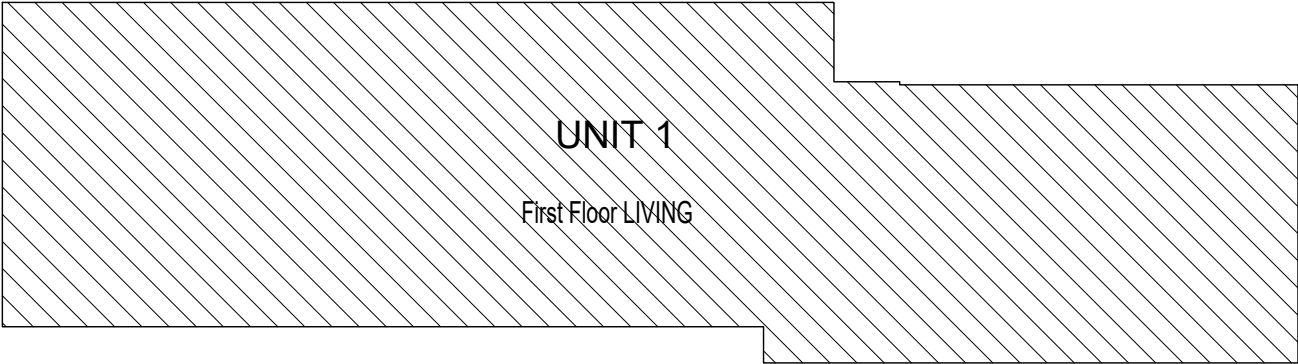
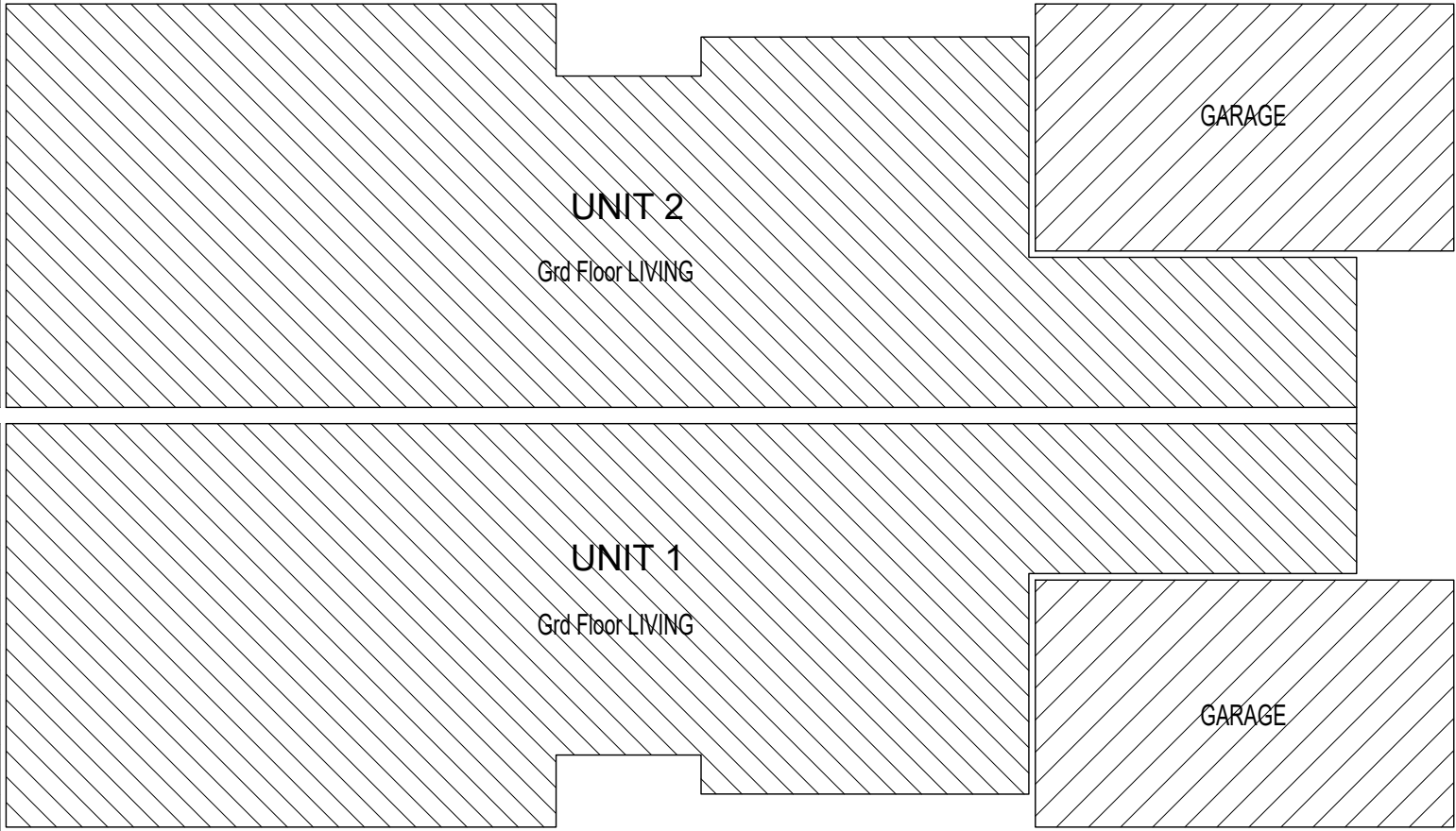
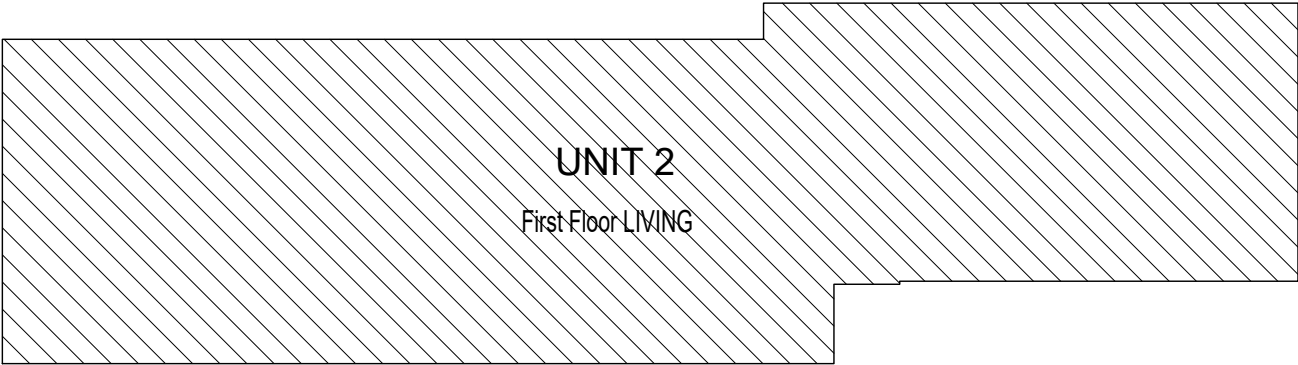
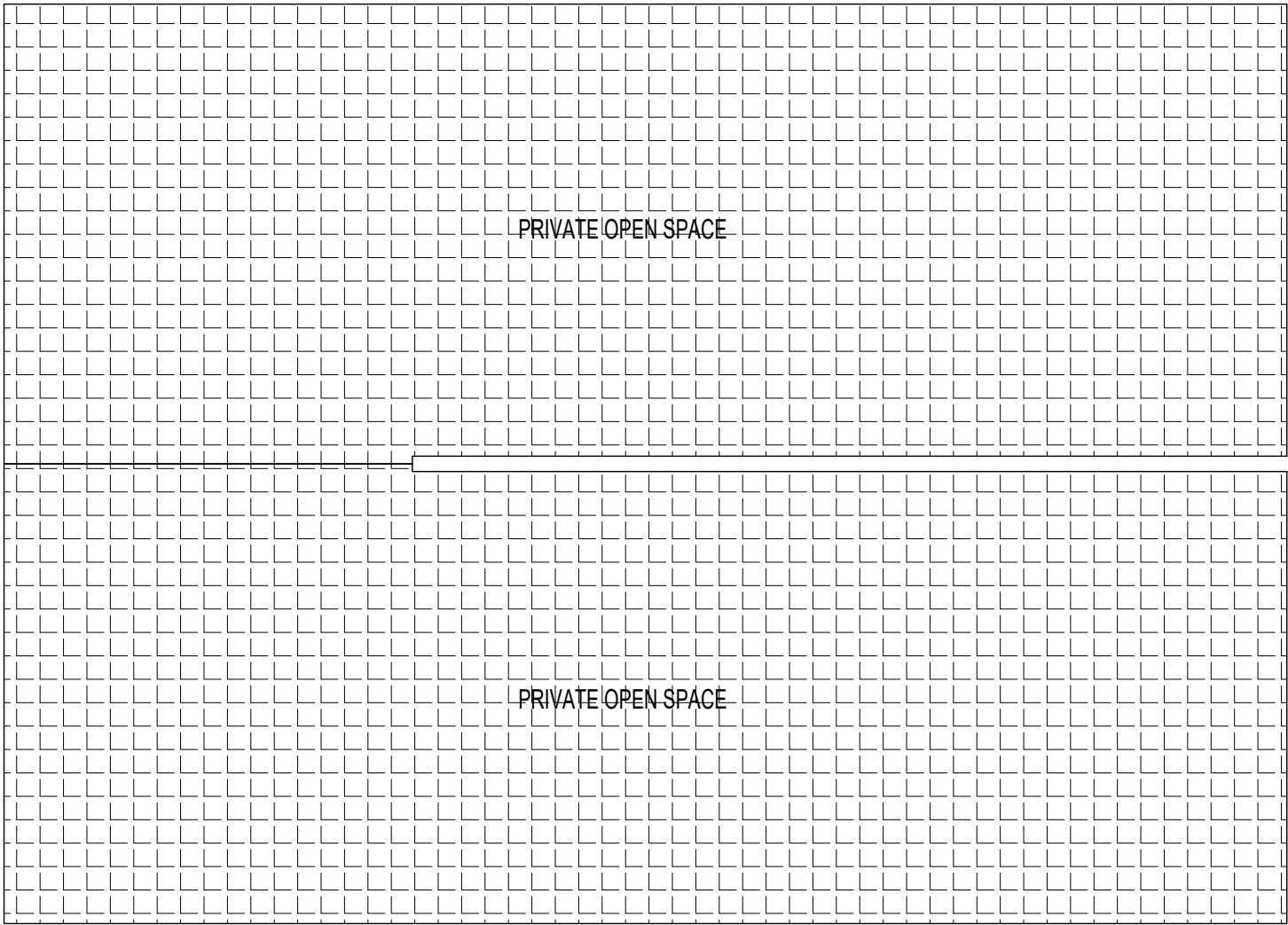
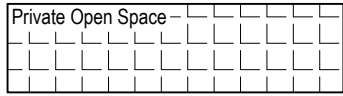
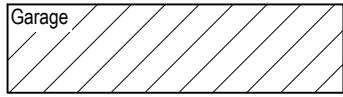
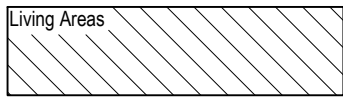
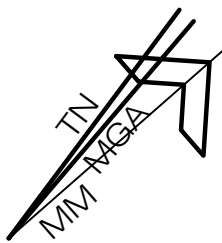
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UNIT 1	
Grd Floor LIVING	86.03m2
First Floor LIVING	69.92m2
TOTAL LIVING	155.95m2
GARAGE	20.27m2
PRIVATE OPEN SPACE	129.68m2

UNIT 2	
Grd Floor LIVING	86.03m2
First Floor LIVING	69.92m2
TOTAL LIVING	155.95m2
GARAGE	20.27m2
PRIVATE OPEN SPACE	129.68m2

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SCALES @ A2

1 0.5 0 1 2 3 4 5m 1 : 100

2 1 0 2 4 6 8 10m 1 : 200

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scale	date	drawn	
1:100	MAY 2022	GJS	
project no.	drawing no.	issue	rev.
22-1511	220	B	

drawing
Area Plans

project
Dual Occupancy

site
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83 Booker Bay Rd

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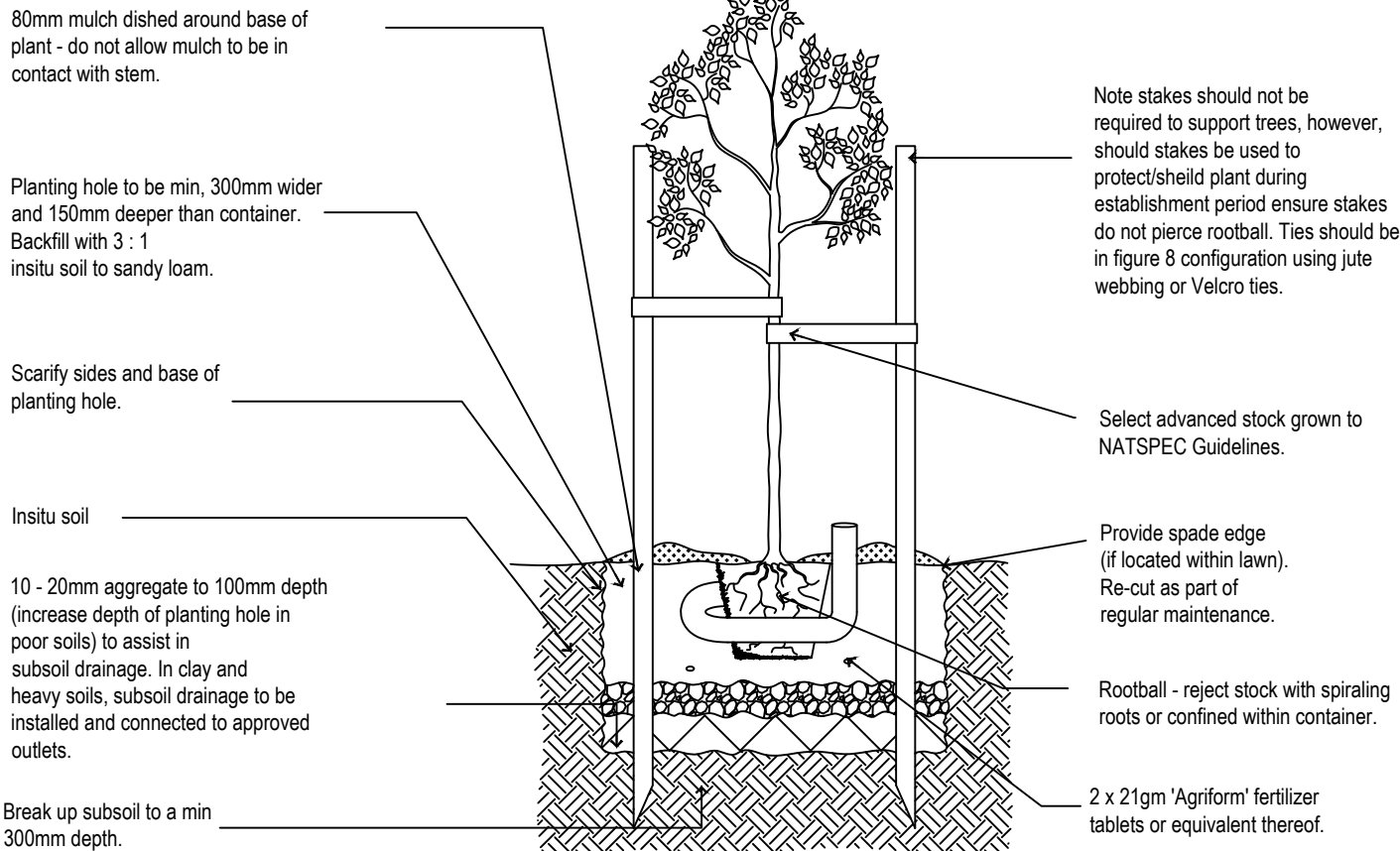
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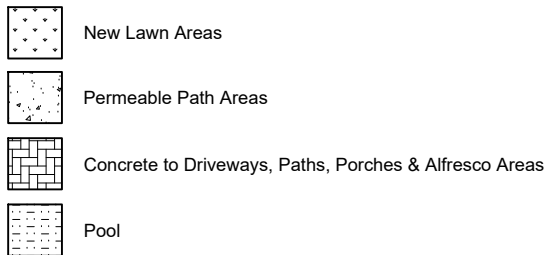


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DETAIL: TREE PLANTING FOR ADVANCED STOCK

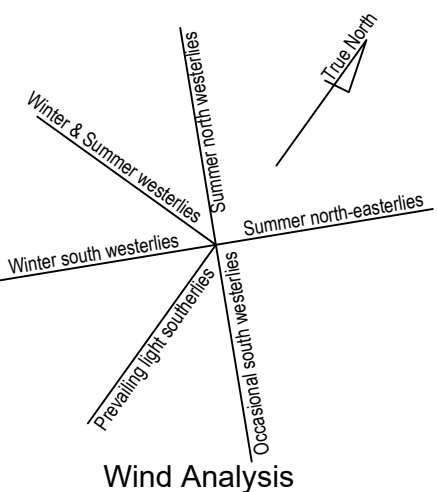
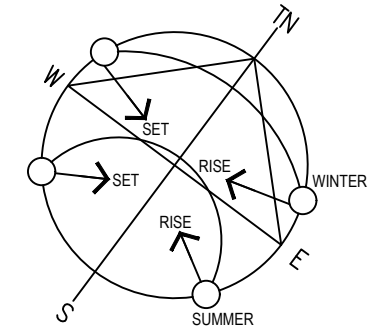
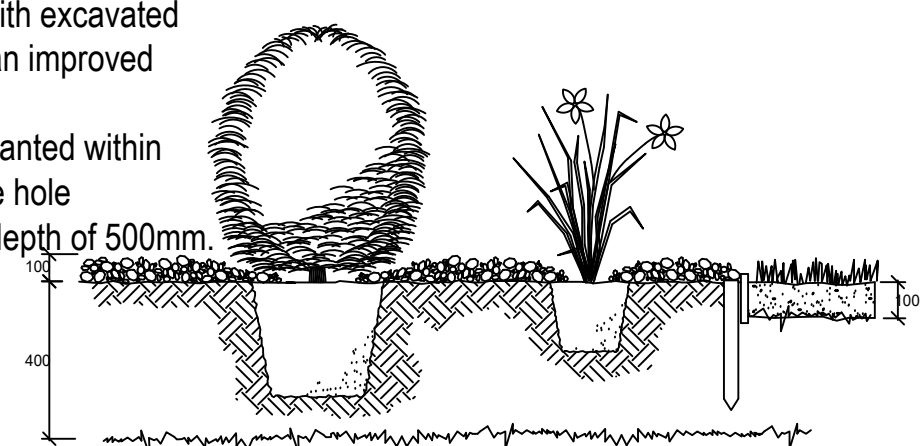


Proposed Planting Structure			
Symbol	Plant Species	Common Name	Pot Size
Selected Trees			
	Hymenosporum flavum	Native Frangipani	25 Litre
	Banksia Serrata	Saw Tooth Banksia	25 Litre
Shrubs & Screening			
	Acmena smithii minor	Creek Lilly Pilly	200mm
	Syzygium elite	Dwarf Lilly Pilly	200mm
	Dieties Grandiflora	Wild Iris	200mm
	Murraya Paniculata	Orange Jessamine	200mm

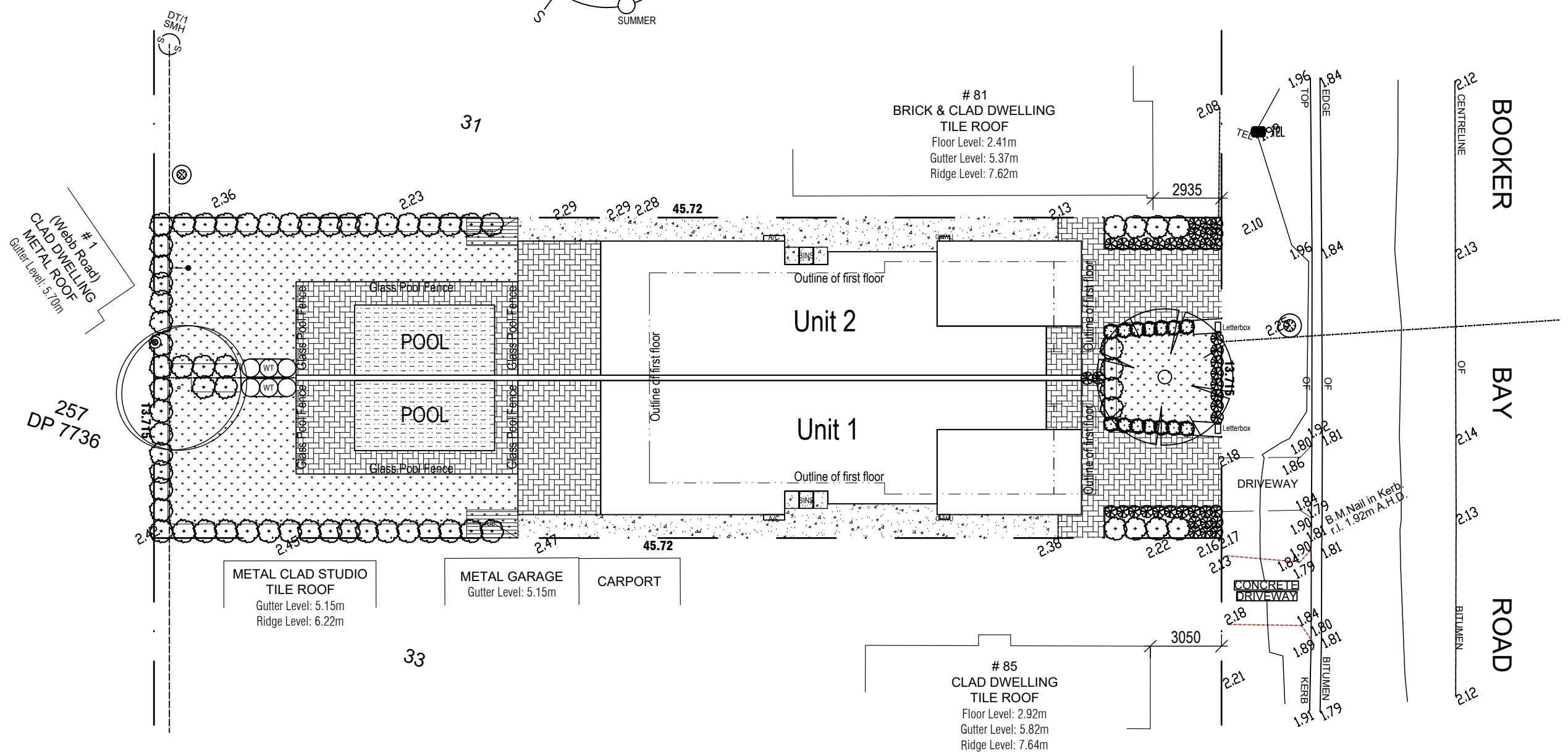
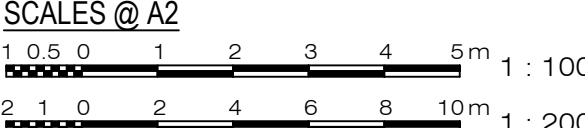


- Not to Scale
1. Excavate beds to 400mm.
 2. Backfill bed with excavated soil mixed with an improved garden loam.
 3. Trees to be planted within beds are to have hole excavated to a depth of 500mm.

TYPICAL DETAIL: PLANTED BEDS



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MAINTENANCE SCHEDULE

TEMS	MONTHS AFTER PLANTING					
	1	2	3	4	5	6
WATERING FREQUENCY	Week 1- Daily. There-after- 3x a week.	1x week (up to 3 x a week in sandy soils)	Weekly During periods of drought or unseasonably high temps. - increase up to 3 x a week (restrict to cooler times of day, preferably a.m.)			
	NOTE: Installation of an irrigation system is advised. To be installed by a qualified irrigation specialist and to comply with all Water Board Standards.					
PEST & FUNGI CONTROL	Check weekly	Inspect monthly and when known seasonal outbreaks would normally occur - also if plant appears stressed. Treat with suitable pesticide/fungicide in accordance with manufacturers instructions (seek advice if uncertain of required treatment).				
WEED CONTROL	On a regular monthly basis. Remove manually from garden beds or, (with care) use a suitable herbicide. Lawns and sealed surfaces - use an appropriate herbicide to manufacturers instructions.					
PLANT REPLACEMENT	Where the select species has not adapted to the site or has been damaged. When a plant appears to be stressed, diseased or infected with a virus and beyond recovery - replace with the same or more suitable species (seek advice - council may need to be advised).					
FERTILISER APPLICATION	Nil for first three months (Plants should have fertiliser tablets applied during planting)			Bi-Annual application of BLOOD & BONE(natives) or Dynamic Lifter (exotics) at manufacturers recommended rates.		
MULCH REPLACEMENT	Annually, to minimum depth of 75mm. Check mulch is not in direct contact with plant stems/trunks.					
HARD LANDSCAPE MAINTENANCE	Concrete and paved surfaces - check quarterly for weeds - use a suitable herbicide to remove. Timber edgings - check for splits or damaged timbers. Check edging is affixed to pegs.					
EXISTING VEGETATION	Monthly checks on existing vegetation to ascertain any stress from recent development works. Procure advise from a qualified arborist, if a change in trees health and vigour is noted or if there is a noted increase in pest or diseases.					

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NOTE:
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT SUPERINTENDENT. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALE READINGS. LEVELS SHOWN ARE APPROXIMATE ONLY.

issue	revision	date	by

B	Development Application	06/07/22
A	Preliminary	15/06/22
issue	issued for	date

scale	date	drawn	
1:200	MAY 2022	GJS	
project no.	drawing no.	issue	rev.
22-1511	400	B	

drawing
Landscape Plan

project
Dual Occupancy

site
Lot 32 in DP 7061
83 Booker Bay Rd
local authority
Central Coast Council

client
PATRICK

KM design partners
sustainable building design
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