

DRAWING LIST	
DRAWING NO.	DRAWING NAME
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS PLAN
120	GROUND FLOOR PLAN
130	LEVEL 1 PLAN
140	ROOF PLAN
200	ELEVATION
210	ELEVATION
300	SECTION
500	SHADOW DIAGRAM
510	SHADOW DIAGRAM
600	AREA CALCULATION
700	EXTERNAL FINISH SCHEDULE



DEVELOPMENT APPLICATION PROPOSED DWELLING AT LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1249735S				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	90 m2	Outdoor tap for landscape only
Swimming pool				
	Volume	Heated	Cover	Shaded

ENERGY				
Hot water	Type			Rating
	Individual, gas instantaneous			5 star
Mech. Ventilation	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Kitchen	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	3 star (average zone)	3 star (average zone)	
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	3 star (average zone)	3 star (average zone)	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	All	All	Yes	Yes
Others	Indoor private Cloth Line	Not Required		
	Outdoor or sheltered Cloth Line	Yes		
	Well ventilated Fridge space	Yes		
	Kitchen Cook top / Oven	Gas Cook top + Electric Oven		
THERMAL	As per thermal simulation carried out by assessor			
(refer assessor's stamped drawings)	External Wall Insulation: R2.8			
	Ceiling Insulation: R3.0			
	Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			



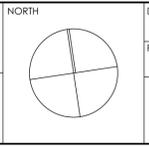
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 Nominated Registered Architect, Peter Israel (Reg no 5094)
 A/N 60 050 071 022

NOTE
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DEVELOPMENT APPLICATION SURVEY ISSUE
 CLIENT: SKYCORP AUSTRALIA
 DL: DL, KC/PI: GF/PI, 15.10.21, 11.11.21

PROJECT: LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING: BASIX COMMITMENT



DRAWN: DL, KC	CHECKED: PI / KC
PROJECT No: P563	SCALE: 1:1@A1,
B DA 005 B	
disc	stage
chwg no.	revision



1 LOCATION PLAN



ARCHITECTURE
Tourism • Residential

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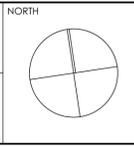
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B	SURVEY ISSUE				DL	GF/PI			11.11.21

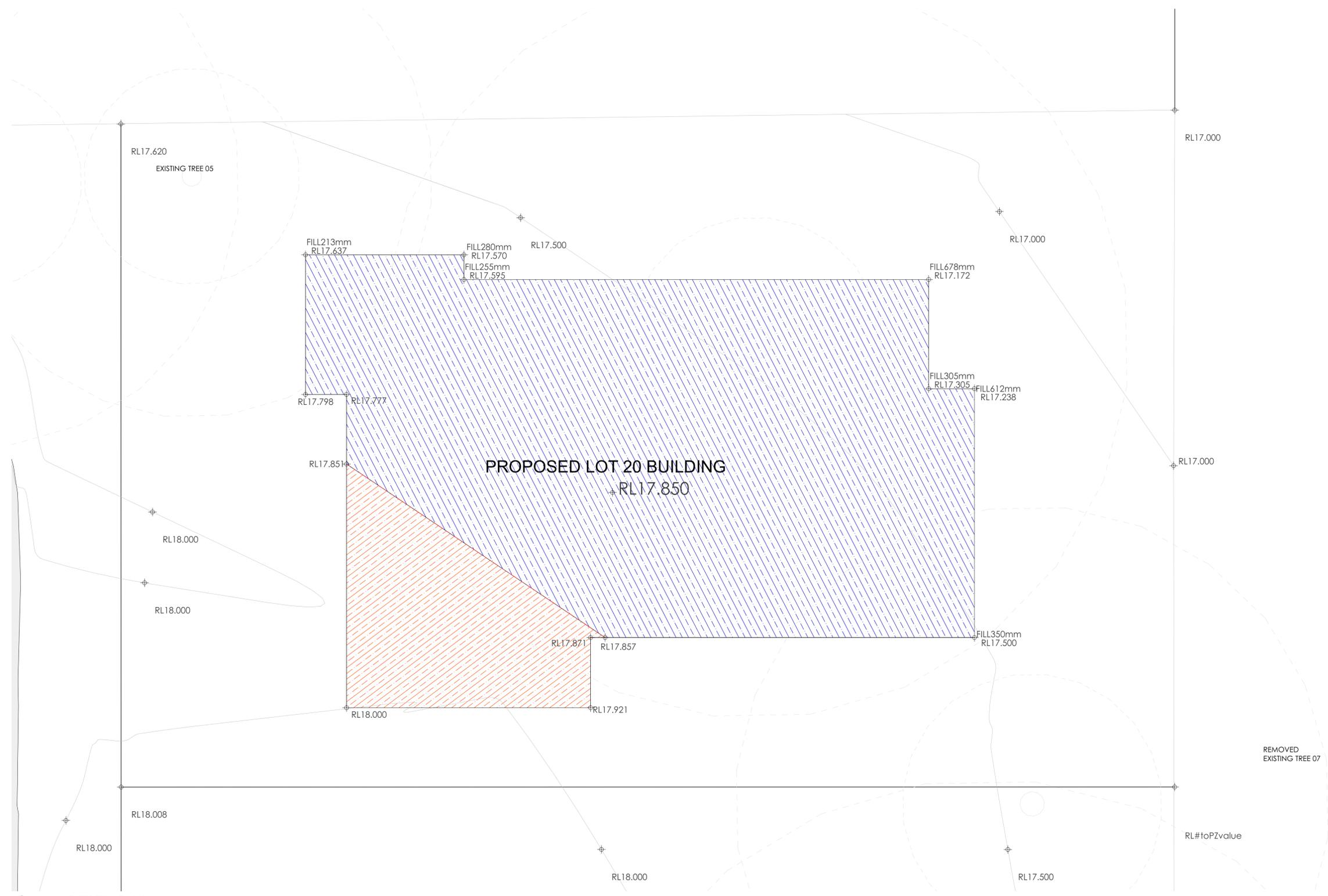
CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD

DRAWING
LOCATION PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:1000@A1,
B	DA	010	B
disc	stage	chwg no.	revision



1 CUT&FILL PLAN 1:50

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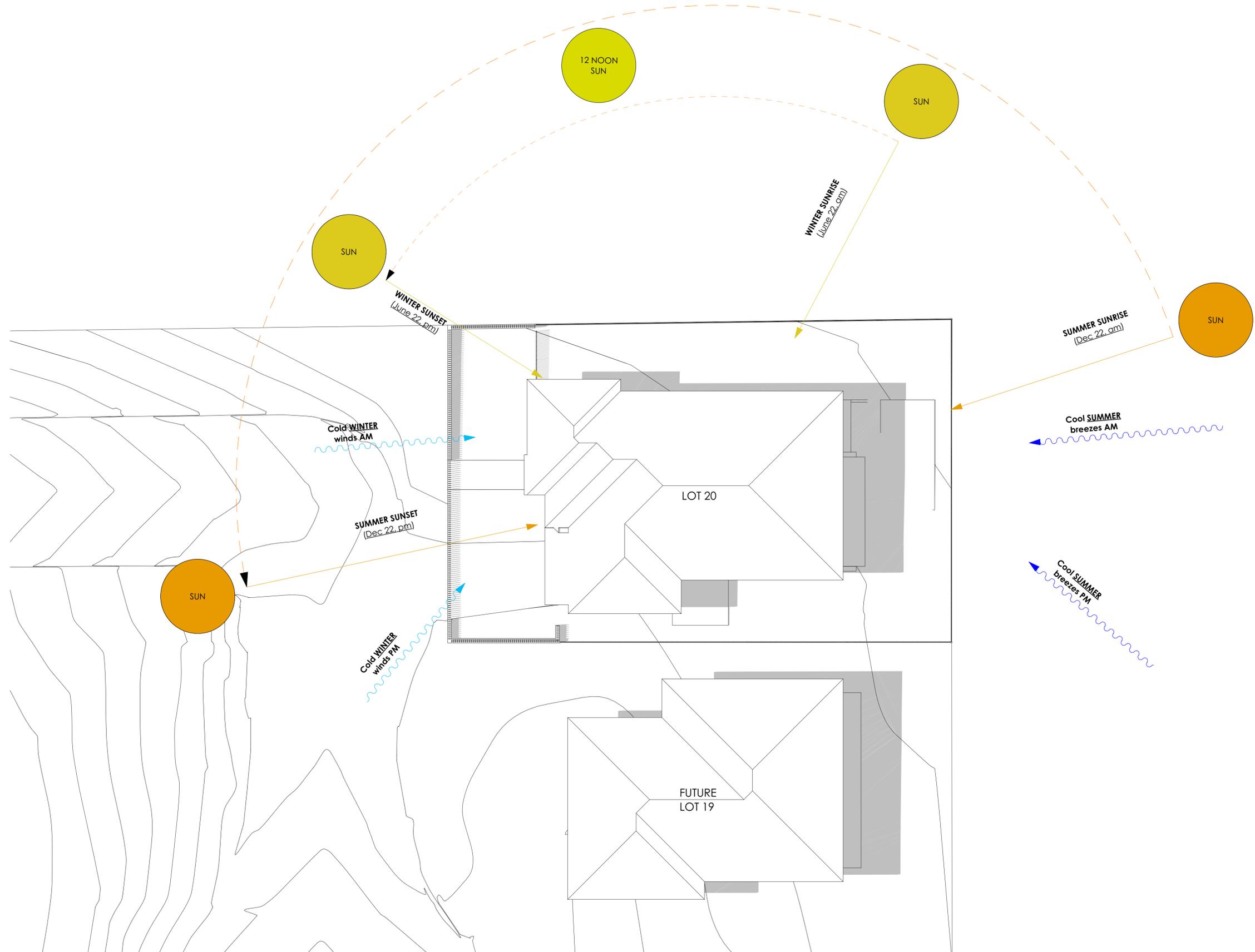
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DEVELOPMENT APPLICATION SURVEY ISSUE	DL DL	KC/PI GF/PI	15.10.21 11.11.21	CLIENT SKYCORP AUSTRALIA
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PROJECT LOT 20, 10 FERN CREEK ROAD, WARRIWOOD	NORTH
DRAWING CUT&FILL PLAN	

DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:50@A1,
B DA 020 B	
dsc	stage
chg no.	revision



1 SITE ANALYSIS PLAN
1:100



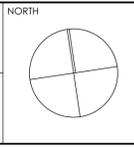
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B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	SITE ANALYSIS PLAN



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B	DA	050	B
disc	stage	chwg no.	revision



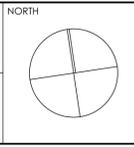
1 GROUND FLOOR PLAN

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		DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

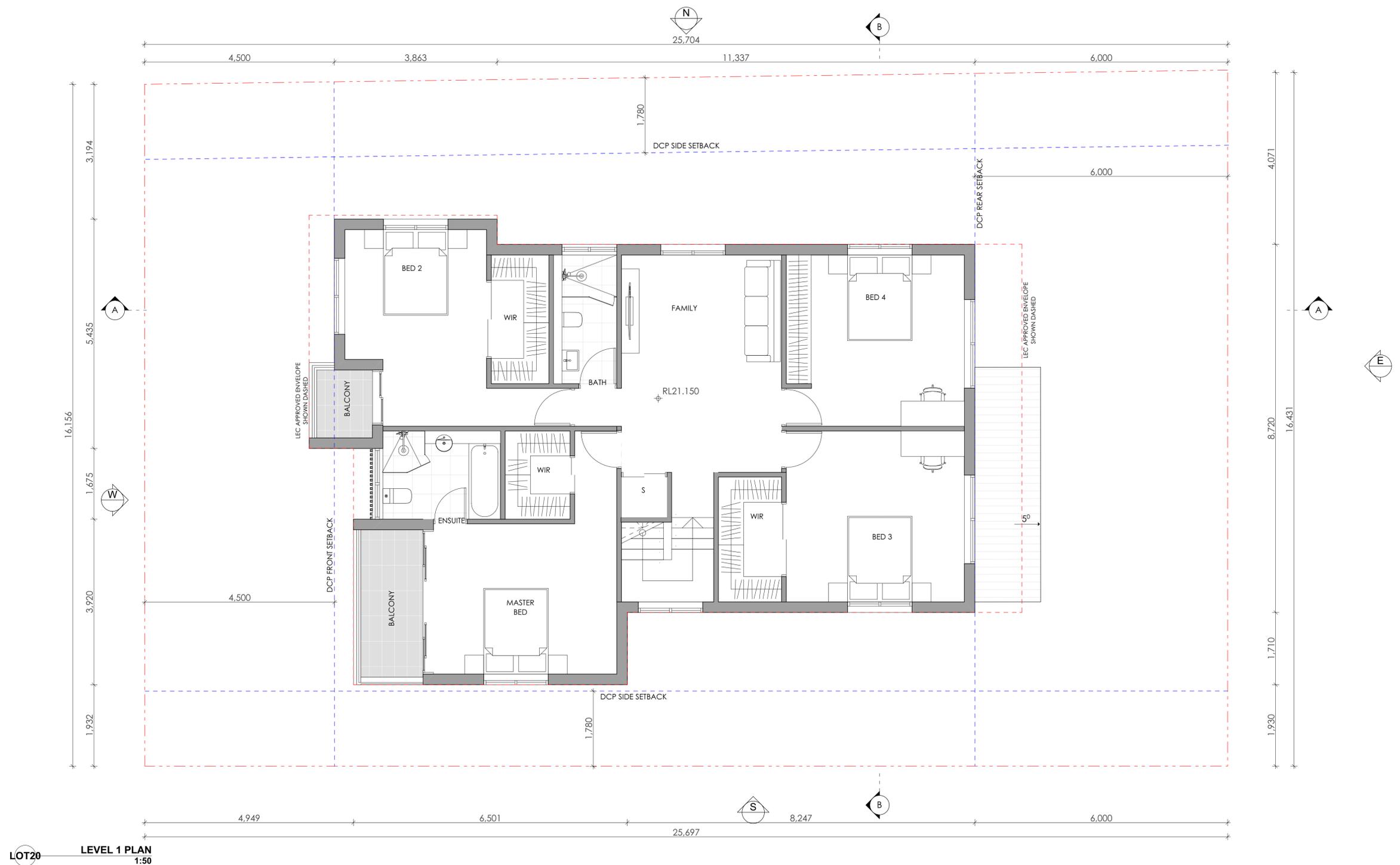
PROJECT	LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	GROUND FLOOR PLAN



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B	DA	120	B
disc	stage	chwg no.	revision



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 A/N 60,050,071,022



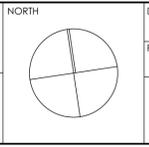
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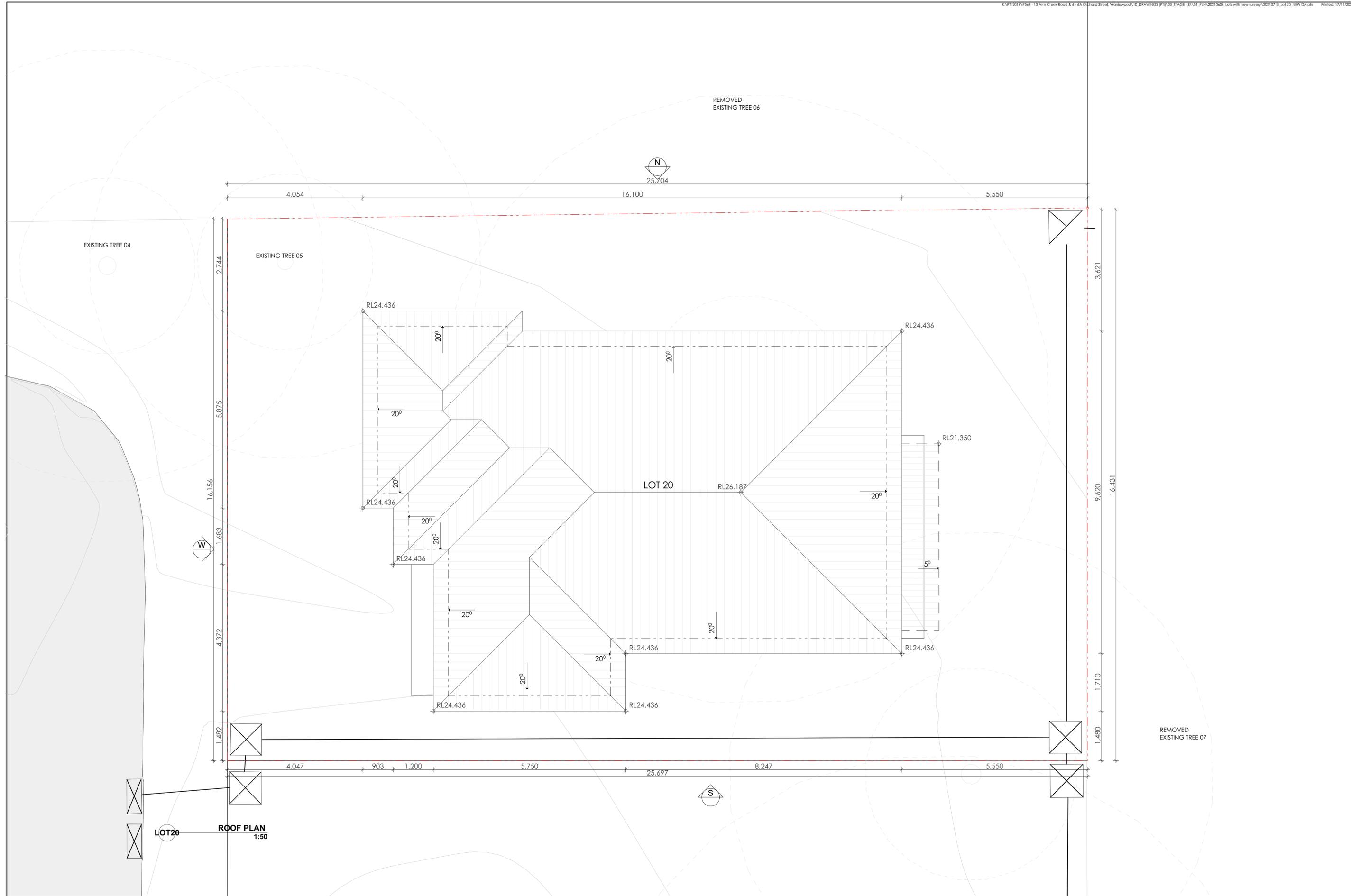
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B	SURVEY ISSUE				DL	GF/PI	11.11.21		

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 20, 10 FERN CREEK ROAD, WARRIWOOD
 DRAWING
LEVEL 1 PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA	130	B
dsc	stage	chng no.	revision



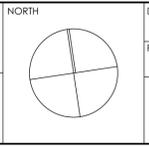
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PROJECT
LOT 20, 10 FERN CREEK ROAD, WARRIWOOD
 DRAWING
ROOF PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1,
B	DA	140	B
dsc	stage	dwg no.	revision

10.5m DCP MAX. HEIGHT OF BUILDING

10.5m DCP MAX. HEIGHT OF BUILDING



W WEST ELEVATION
1:50



E EAST ELEVATION
1:50

pt ARCHITECTURE
Tourism • Residential

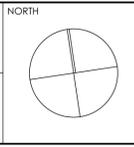
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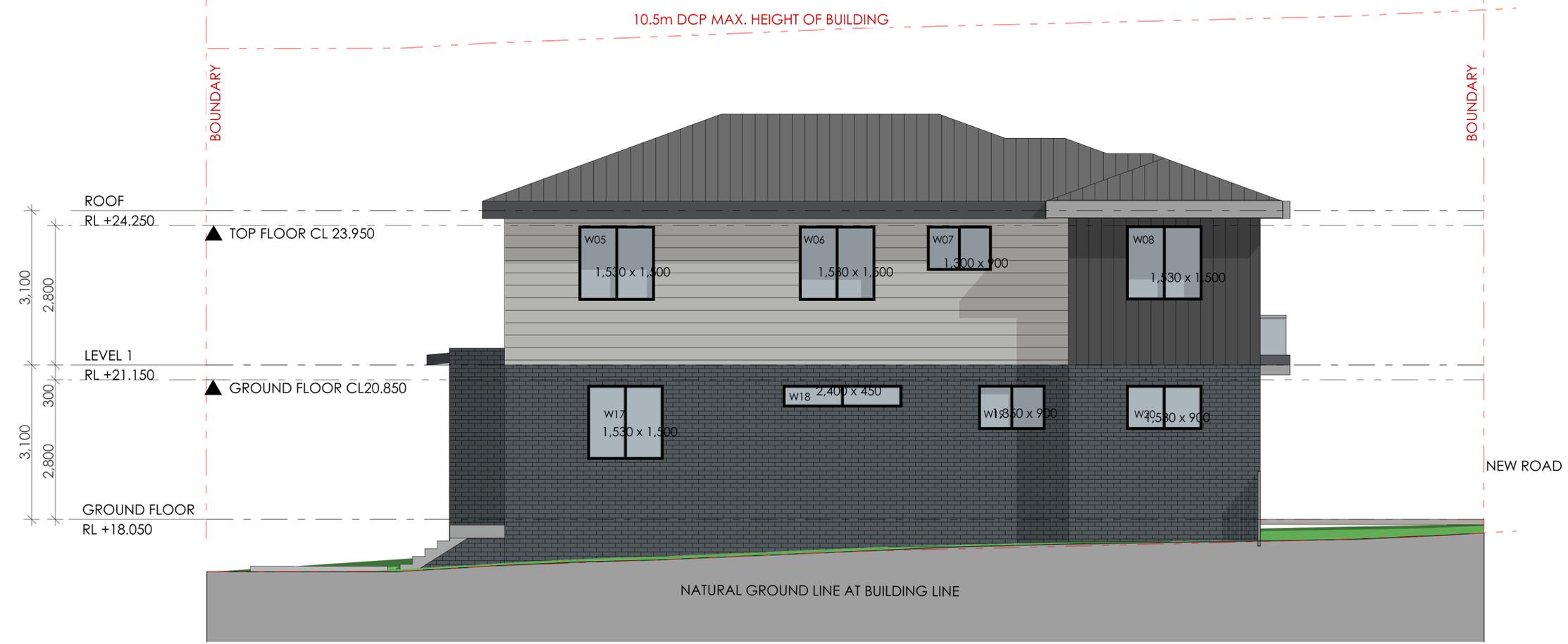
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	DL	GF/PI	11.11.21		

PROJECT
LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
ELEVATION



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1,
B	DA	200	B
dsc	stage	chwg no.	revision



N NORTH ELEVATION
1:50



S SOUTH ELEVATION
1:50



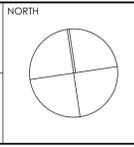
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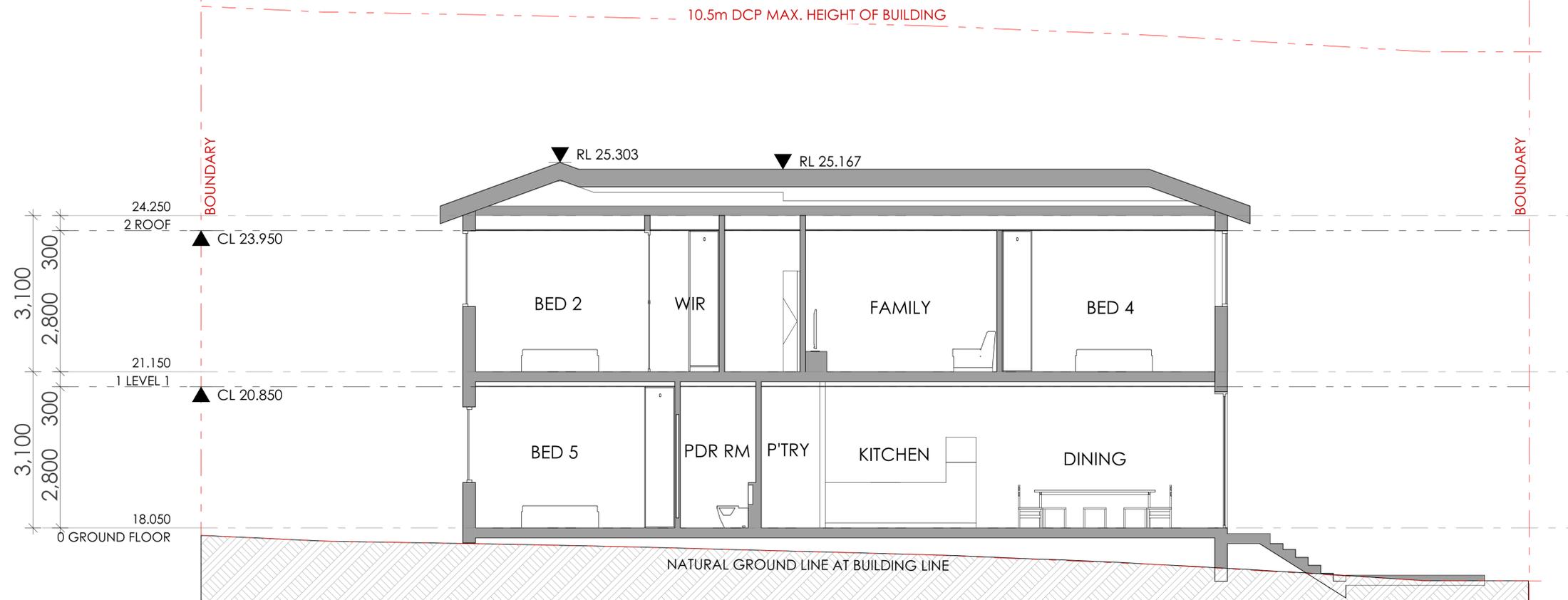
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B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

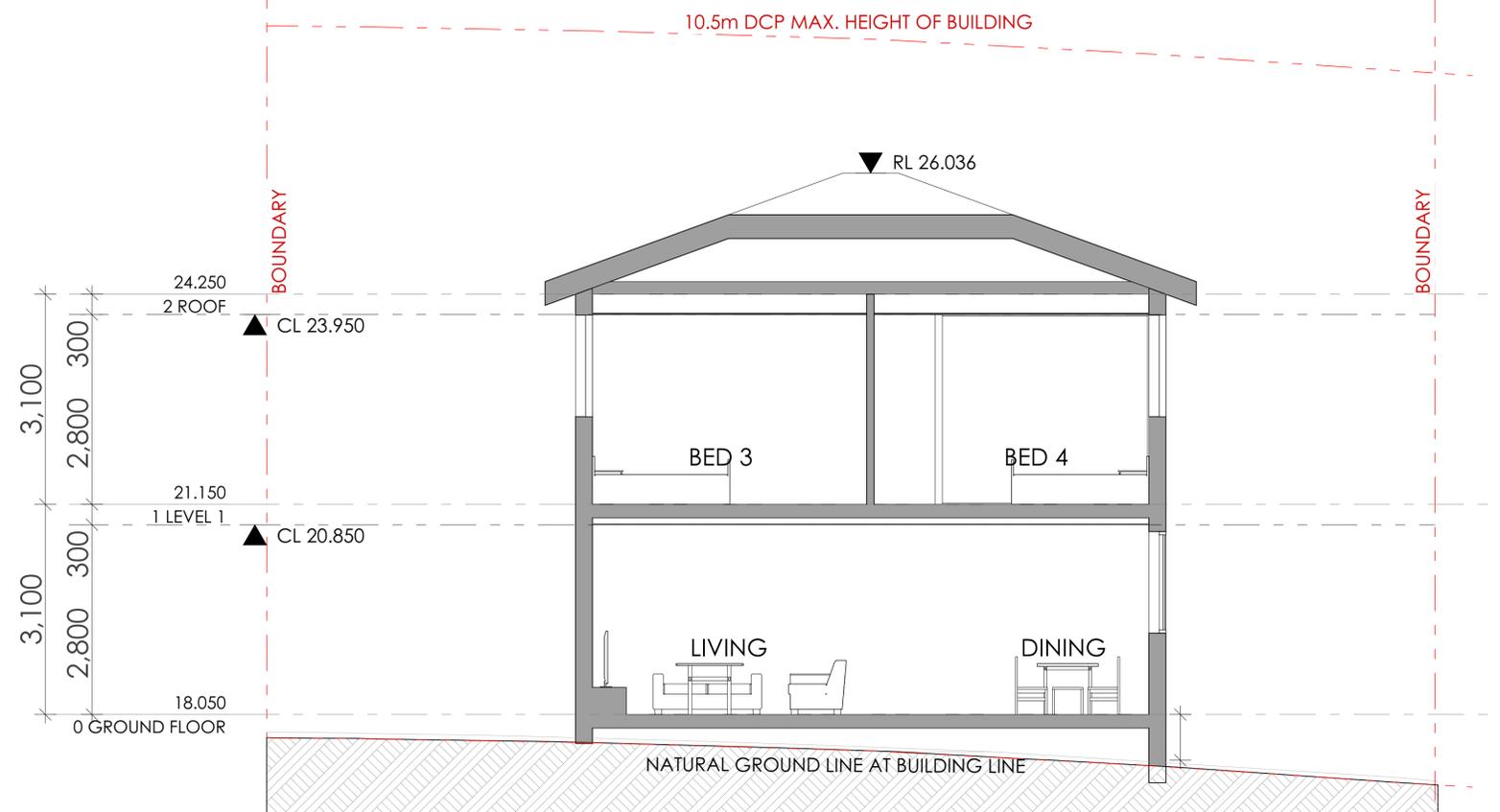
PROJECT	LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	ELEVATION



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1,
B	DA	210	B
disc	stage	chwg no.	revision



A Building Section
1:50



B Building Section
1:50



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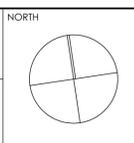
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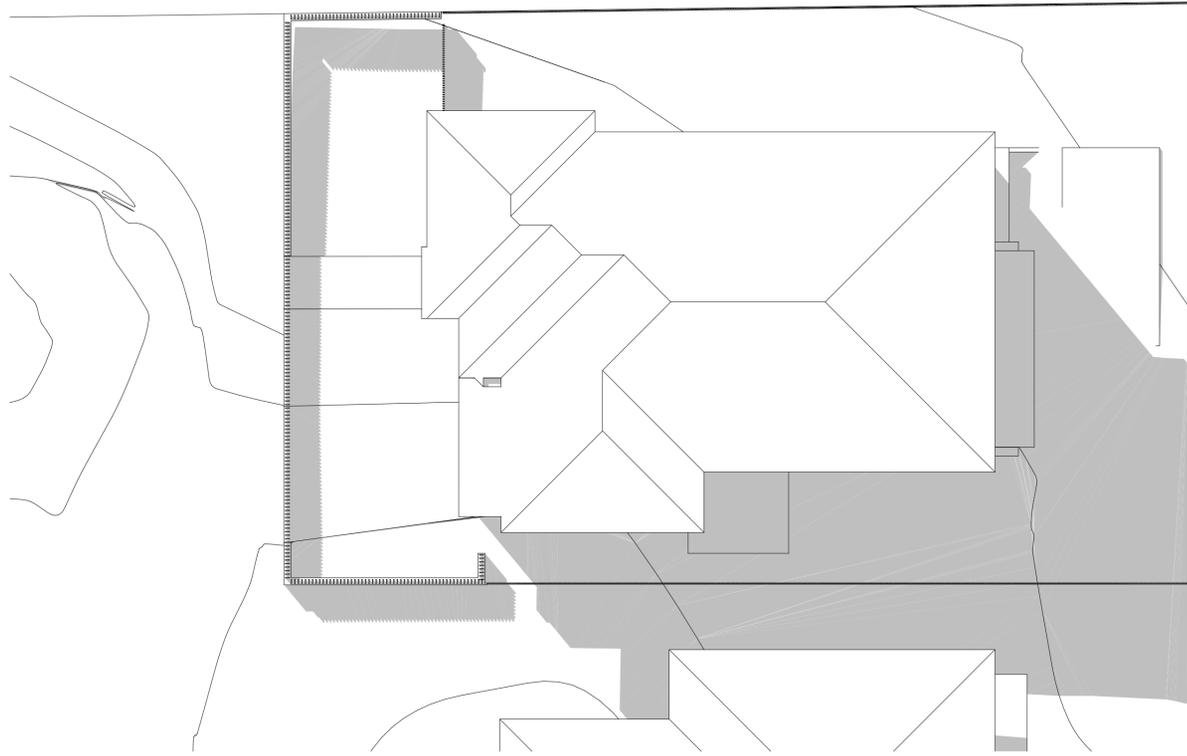
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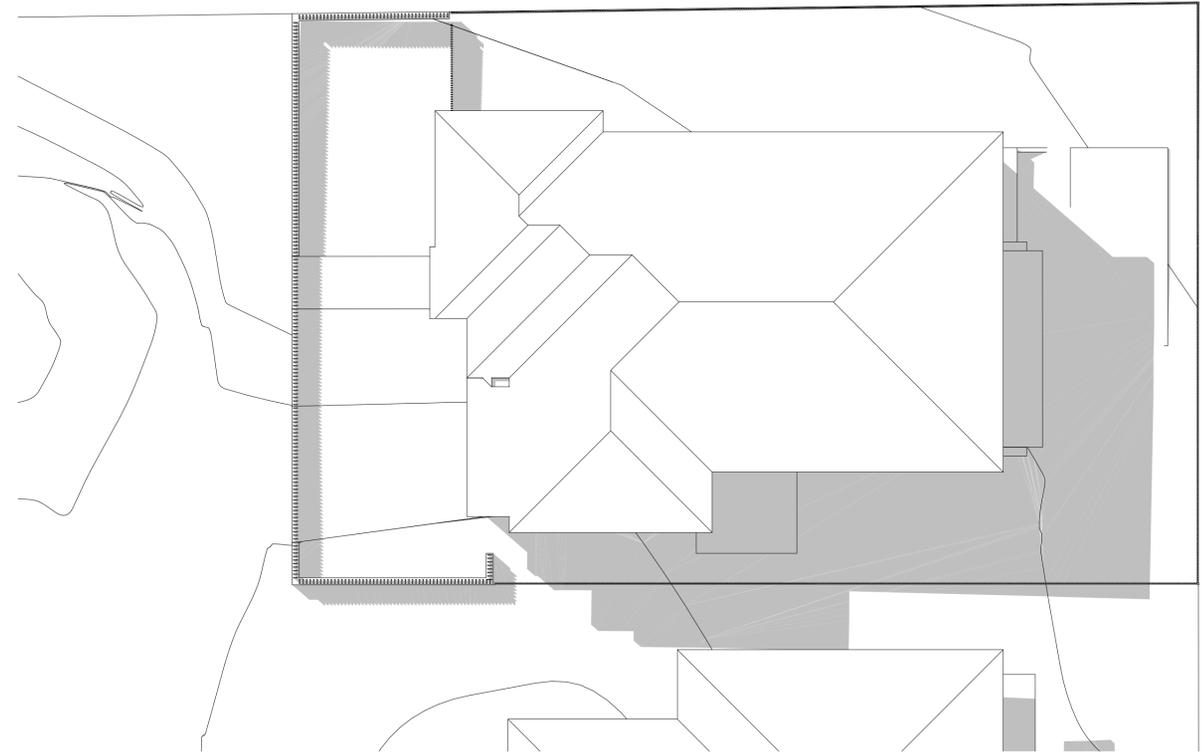
PROJECT	LOT 20, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING	SECTION



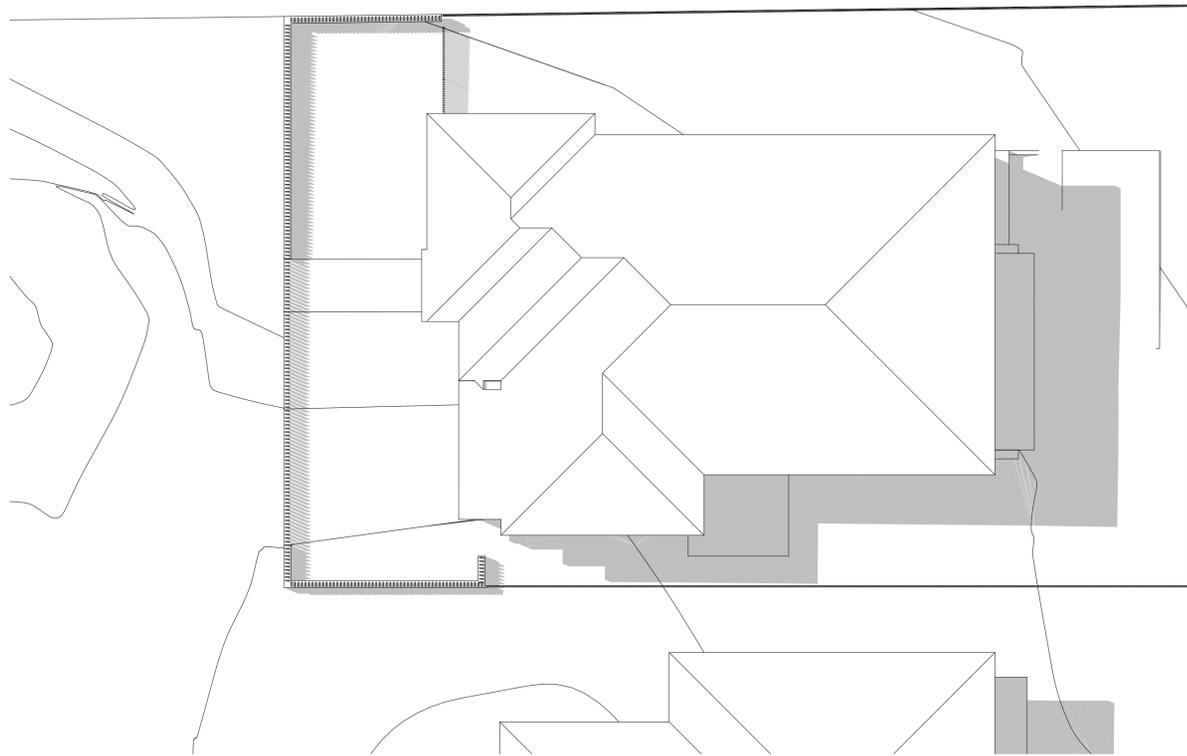
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PROJECT No	P563	SCALE	1:100@A1,
B	DA	300	B
dsc	stage	chwg no.	revision



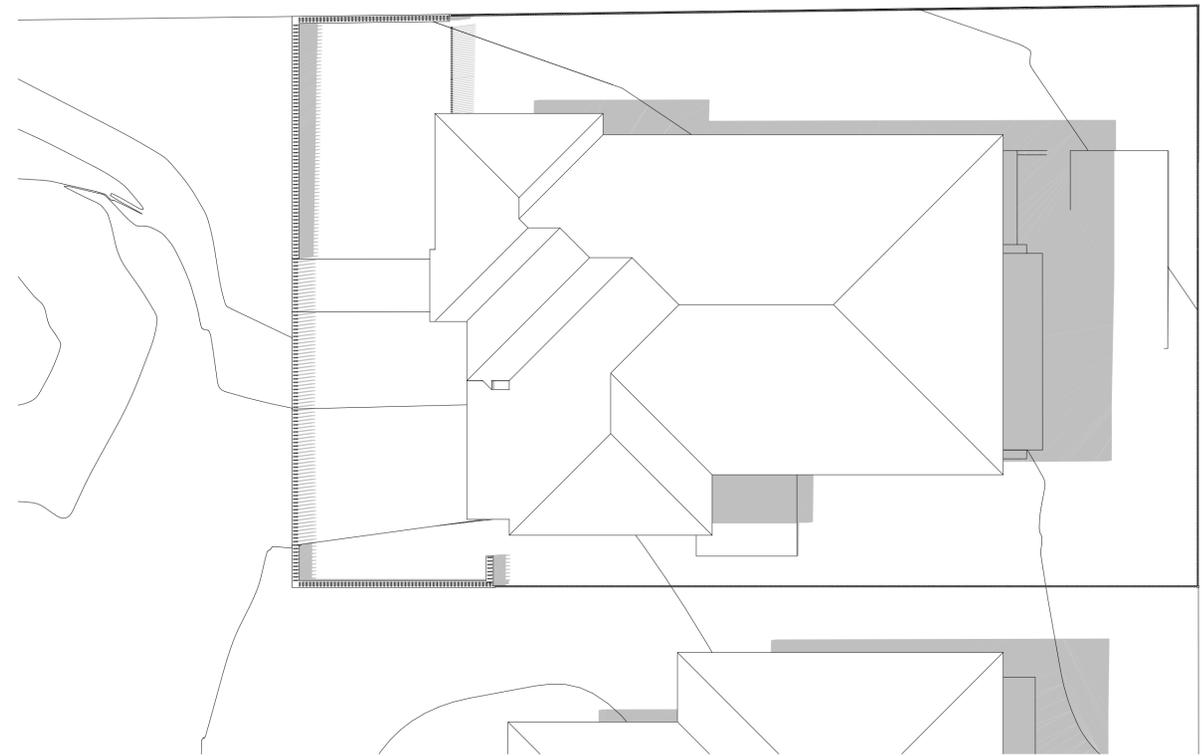
1 SHADOW DIAGRAM JUNE 21 9AM
1:100



2 SHADOW DIAGRAM JUNE 21 10AM
1:100



3 SHADOW DIAGRAM JUNE 21 11AM
1:100



4 SHADOW DIAGRAM JUNE 21 12PM
1:100



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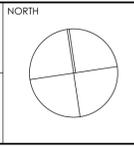
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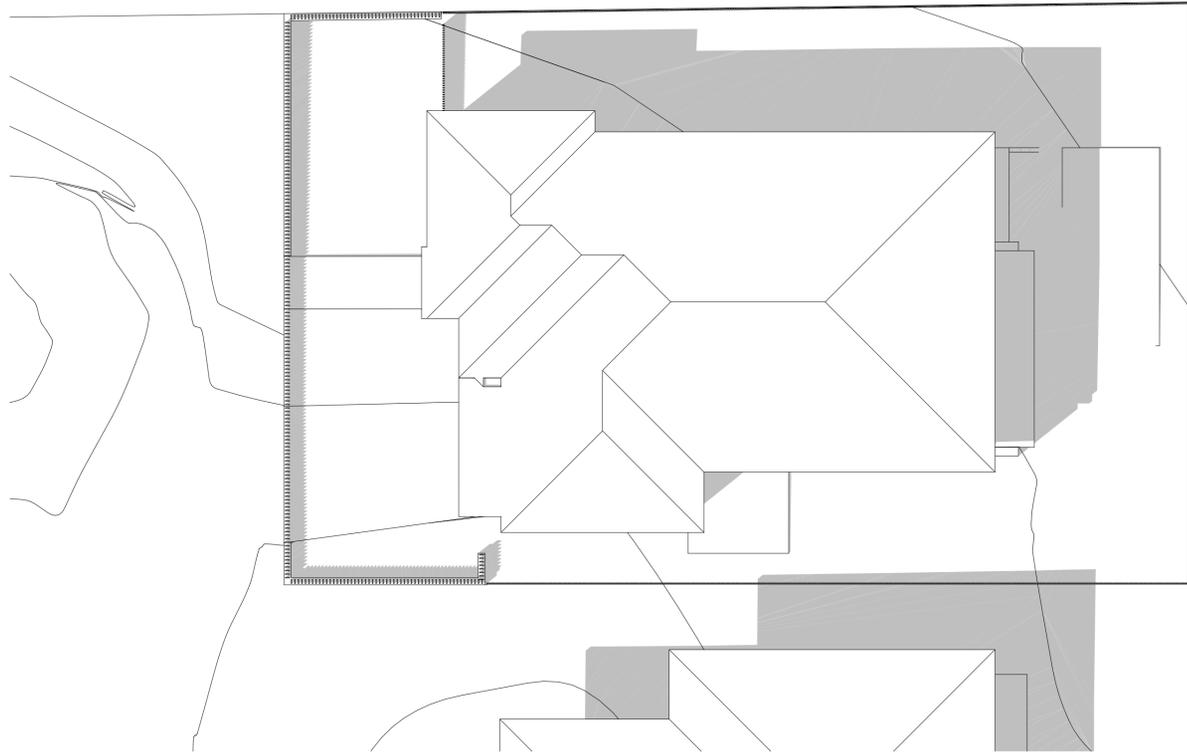
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CLIENT
SKYCORP AUSTRALIA

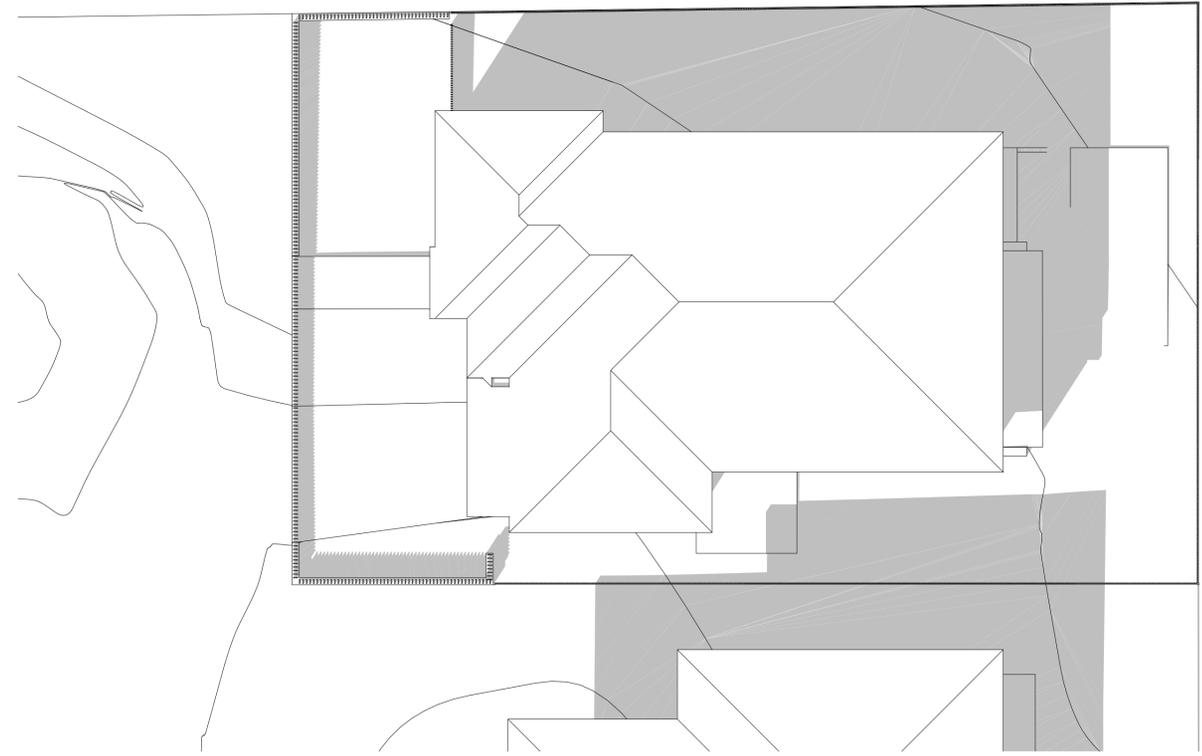
PROJECT
LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING
SHADOW DIAGRAM



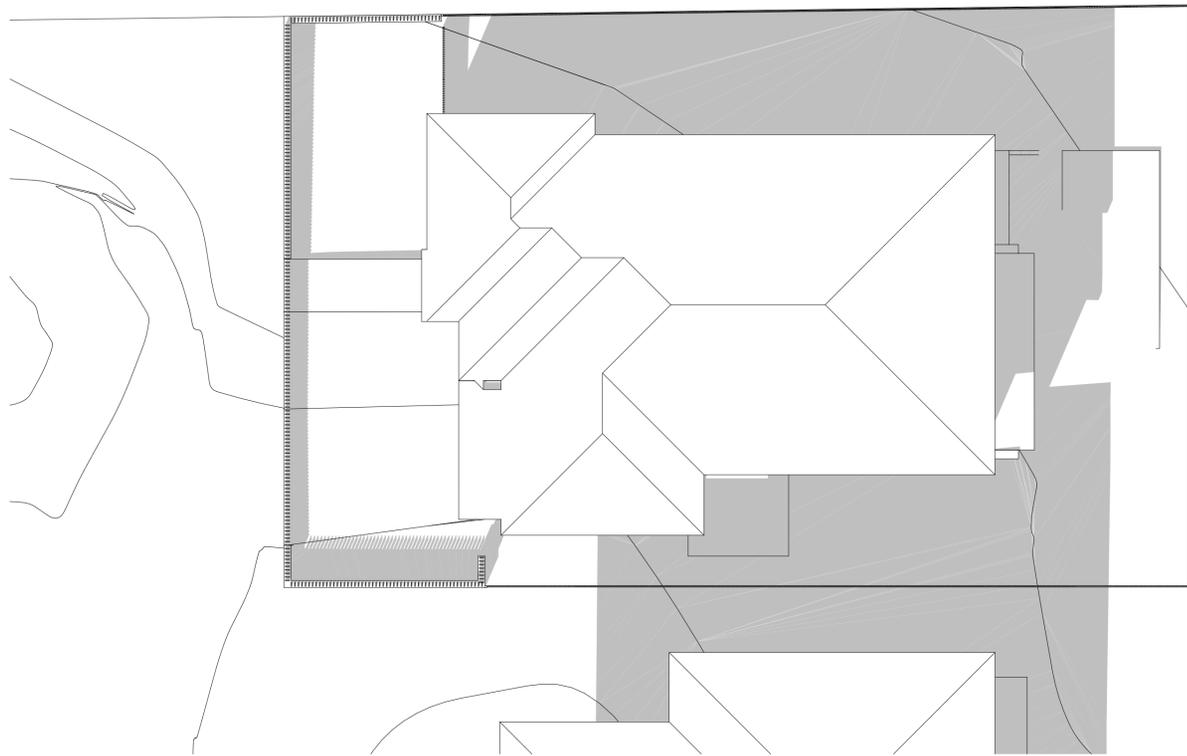
DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1,
B	DA 500 B
disc	stage chg no. revision



5 SHADOW DIAGRAM JUNE 21 1PM
1:100



6 SHADOW DIAGRAM JUNE 21 2PM
1:100



7 SHADOW DIAGRAM JUNE 21 3PM
1:100



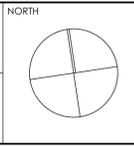
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LOT 20, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
SHADOW DIAGRAM



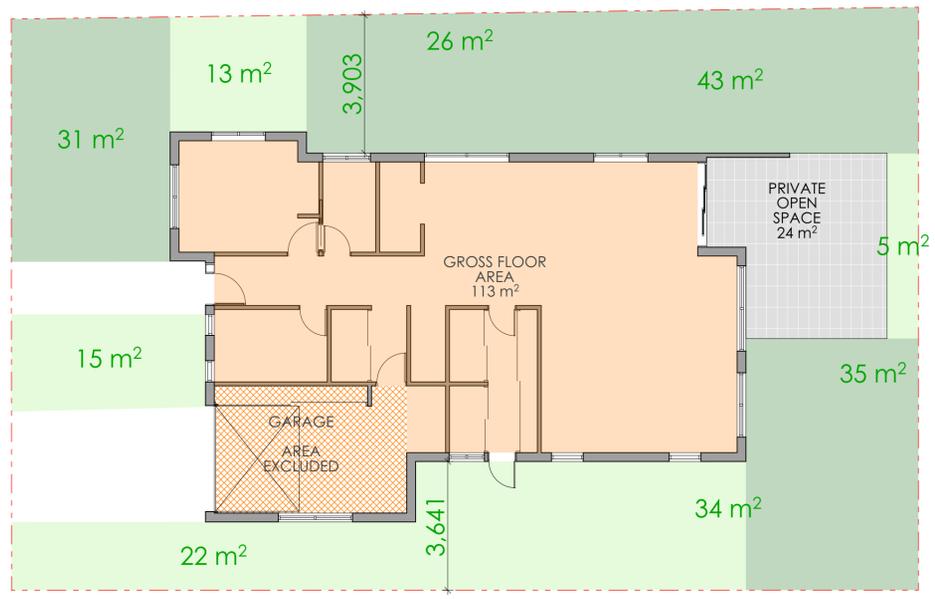
DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1,
B	DA	510	B
disc	stage	chwg no.	revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 20) 420m ²	m/m ²	COMPLIANCE
PERMISSIBLE GFA	N/A	Y
PROPOSED GFA	230m ²	
LOT WIDTH AT FRONT BUILDING LINE	16.2m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	189m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	224m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	135m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	89m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	24m ²	Y
PROPOSED PRIVATE OPEN SPACE	24m ²	

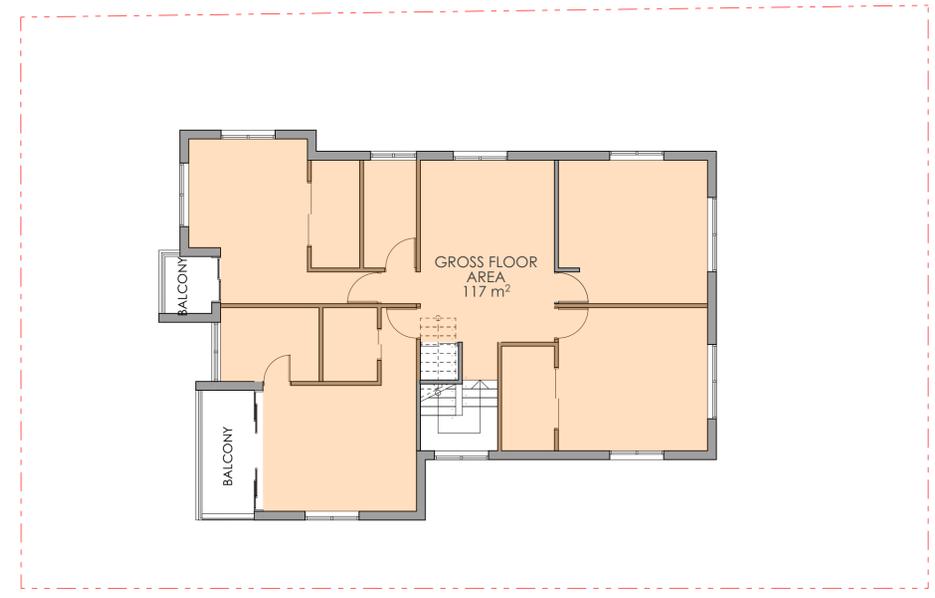
-  PROPOSED SITE AREA
-  PROPOSED GROSS FLOOR AREA
-  PROPOSED ARTICULATION ZONE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED LANDSCAPE AREA
-  PROPOSED NON COMPLIANT LANDSCAPE AREA
-  PROPOSED AREA EXCLUDED



0 SITE AREA PLAN
1:100



1 GROUND FLOOR AREA PLAN
1:100



2 LEVEL 1 AREA PLAN
1:100



1. STAINLESS STEEL AND GLAZED BALUSTRADE



2. POWDER COATED ALUMINIUM FRAMED GLAZING



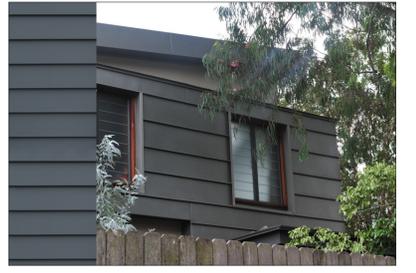
3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS BRAHMA GRANITE



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK



6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX FLOODED GUM



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 Nominated Registered Architect, Peter Israel (Eng no 50564)
 A/N 60 050 071 022

NOTE
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.
 2. Figured dimensions to be taken in preference to scaled dwgs.
 3. This drawing is to be read in conjunction with the specification and engineers drawings.
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	15.10.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 20, 10 FERN CREEK ROAD, WARRIWOOD	
DRAWING	
EXTERNAL FINISH SCHEDULE	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100, 1:500@A1,
B	DA	700	B
disc	stage	chwg no.	revision

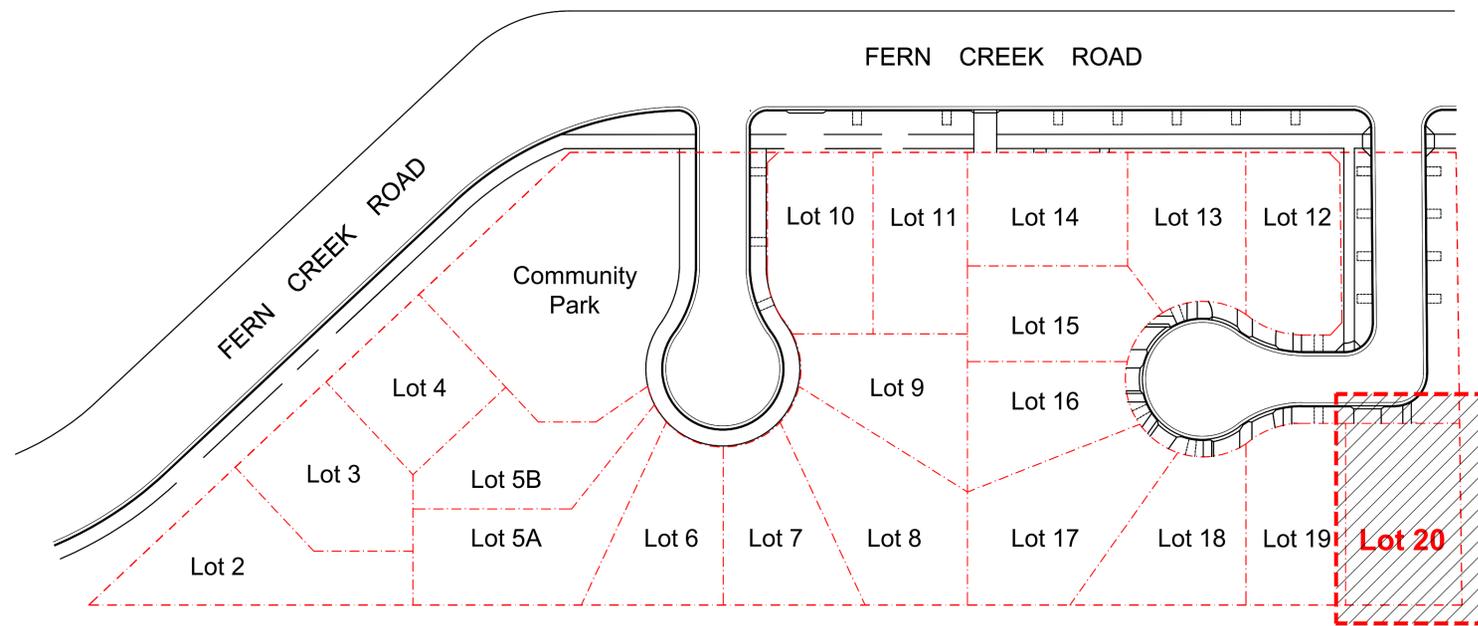
Proposed Dwellings

Lot 20, 10 Fern Creek Road Warriewood

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
020	COVER SHEET	N/A
120	LANDSCAPE PLAN - Lot 20	1:50
320	LANDSCAPE HARDSCAPE PLAN - Lot 20	1:50
420	LANDSCAPE PLANTING PLAN - Lot 20	1:50
520	LANDSCAPE SPECIFICATION & DETAILS - Lot 20	AS SHOWN



Key Plan | 1:500

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Legend

Key Plan



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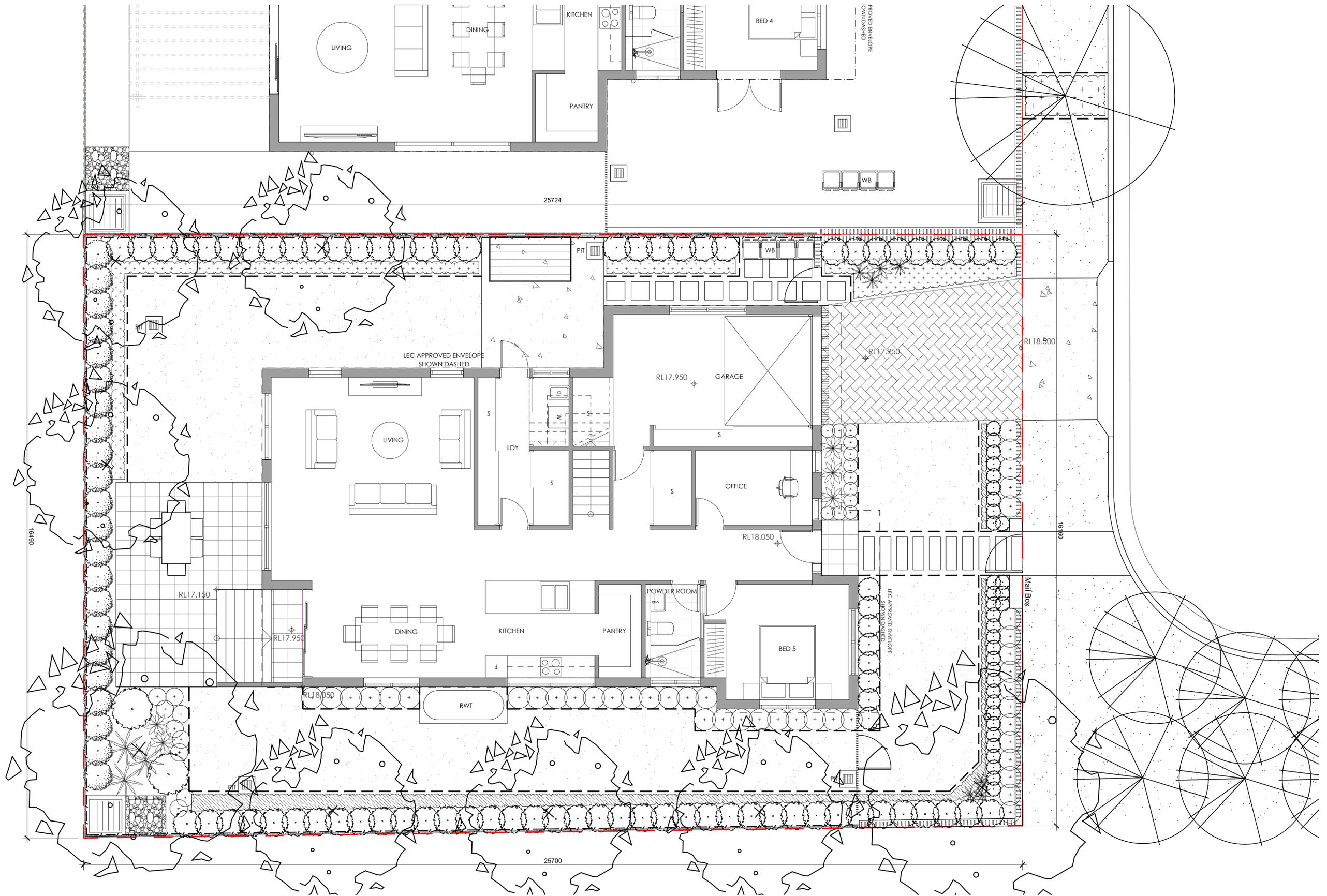
Client
SKYCORP AUSTRALIA
Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Coversheet
- Lot 20

DEVELOPMENT APPLICATION

Scale
Job Number
Drawing Number
Issue

SS21-4780
020 A



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Legend

- | | | | | | |
|--|--|--|------------------------------------|--|-------------------|
| | Existing tree to be removed
- Refer Arborist report | | Timber edge | | Mail box |
| | Proposed street trees | | Exposed concrete | | Clothing lines |
| | Proposed trees | | Paved driveway | | Property boundary |
| | Shrub and accent planting | | Timber decking | | |
| | Groundcovers | | Stepping pavers in gravel - Type 1 | | |
| | Lawn | | Stepping pavers in gravel - Type 2 | | |

Key Plan

SITE IMAGE



Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

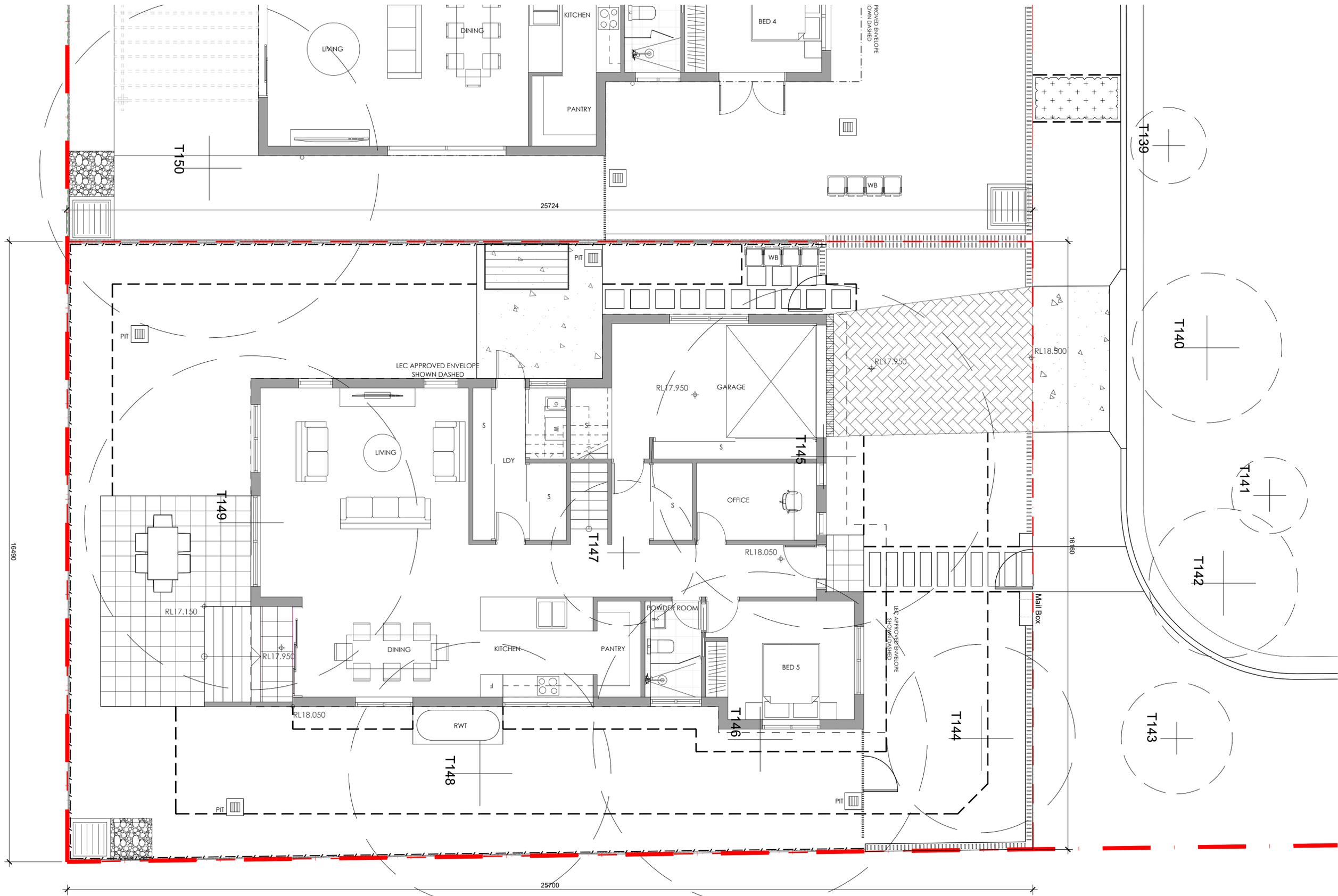
Drawing Name
Landscape Plan
- Lot 20

DEVELOPMENT APPLICATION

Scale 1:50 @ A1
Job Number
SS21-4780

0 0.5 1 1.5 2 2.5m
Drawing Number
120 A
Issue

A	For Approval	PH	RS	18.10.2021
Issue	Revision Description	Drawn	Check	Date



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A	For Approval	PH	RS	18.10.2021
Issue	Revision Description	Drawn	Check	Date

Legend

	Timber edge		Mail box
	Exposed concrete		Clothing lines
	Paved driveway		Property boundary
	Timber decking		
	Stepping pavers in gravel - Type 1		
	Stepping pavers in gravel - Type 2		

Key Plan

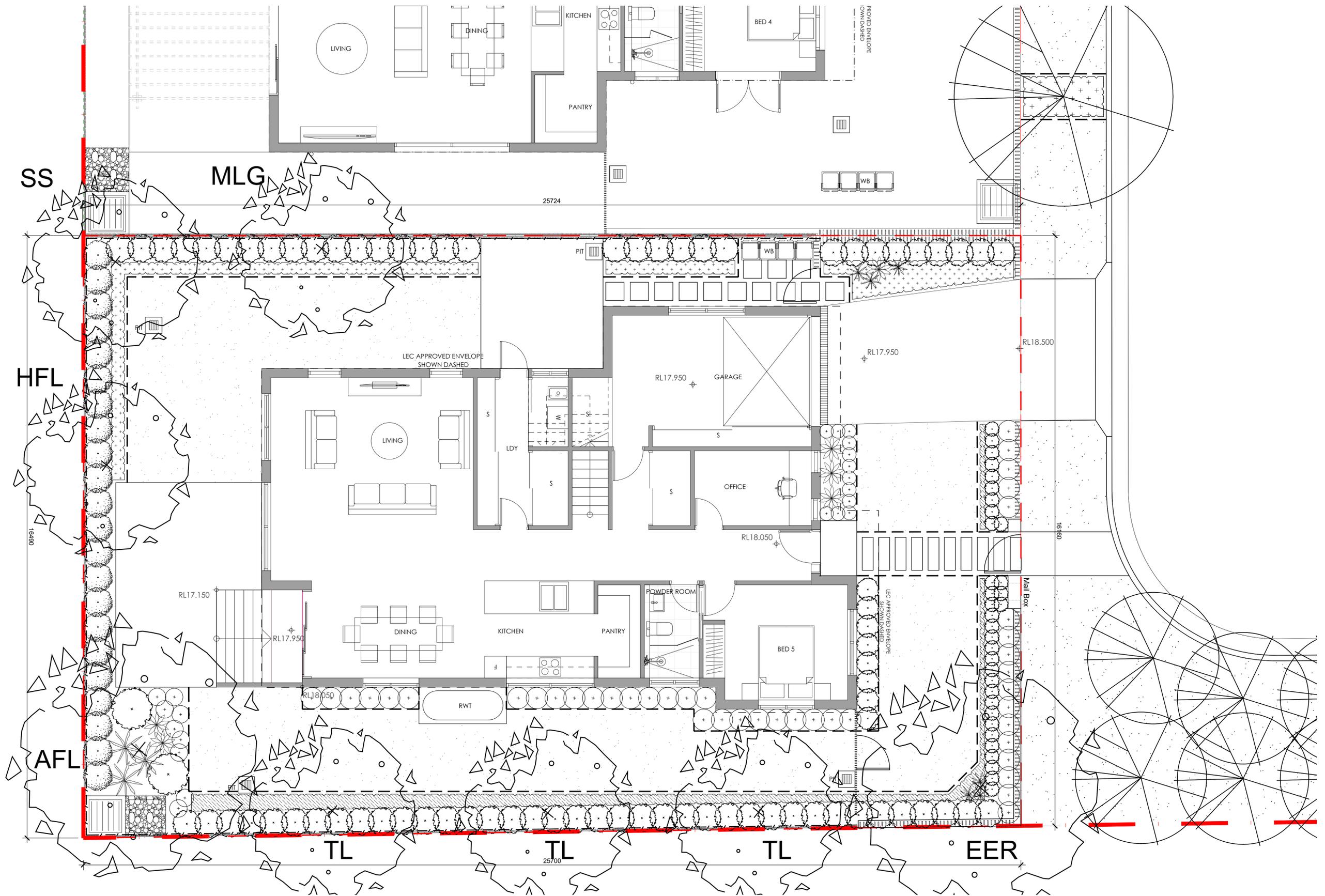


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Client
SKYCORP AUSTRALIA
 Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Hardscape Plan
- Lot 20

DEVELOPMENT APPLICATION
 Scale 1:50 @ A1
 Job Number
SS21-4780
 Drawing Number
320
 Issue
A



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- Legend**
- Existing tree to be removed - Refer Arborist report
 - Proposed street trees - by others
 - Proposed trees
 - Shrub and accent planting
 - Groundcovers

Indicative plant schedule refer to drawing sheet 520

Key Plan

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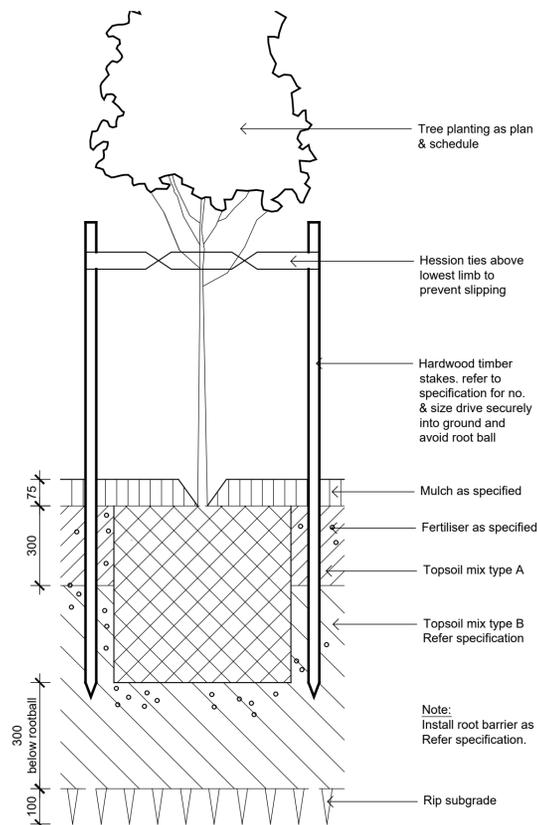
Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Planting Plan
- Lot 20

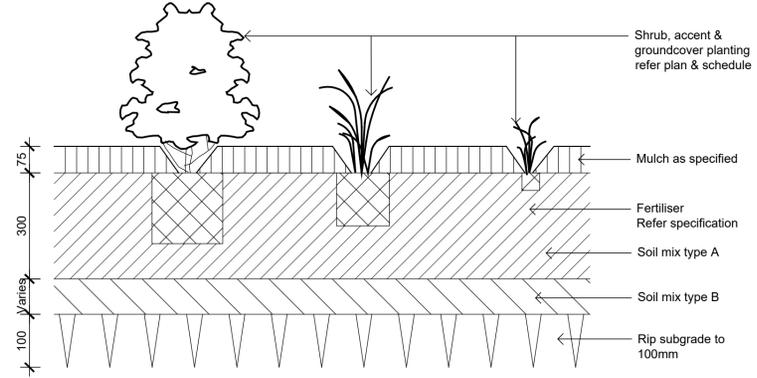
DEVELOPMENT APPLICATION

Scale 1:50 @ A1
Job Number
SS21-4780
Drawing Number
420 A
Issue

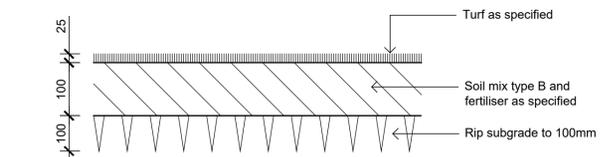
A	For Approval	PH	RS	18.10.2021
Issue	Revision Description	Drawn	Check	Date



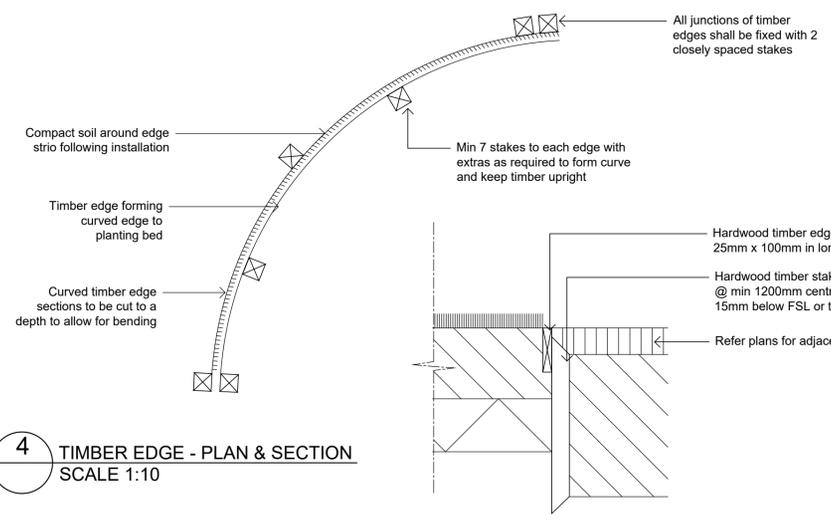
1 Detail 75-200L Tree Planting on Grade
1:10



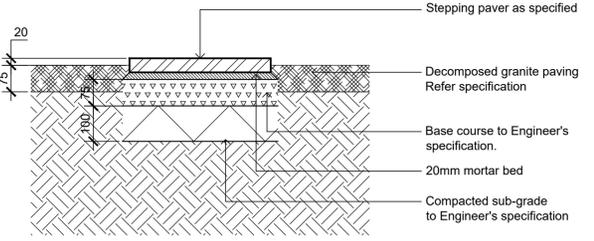
2 Detail Shrub Accent & Groundcover Planting on Grade
1:10



3 Detail Turf on Even Grade
1:10



4 TIMBER EDGE - PLAN & SECTION
SCALE 1:10



5 STEPPING PAVER IN DECOMPOSED GRANITE ON GRADE
SCALE 1:10

LANDSCAPE SPECIFICATION NOTES

GENERALLY
THE CONTRACTOR SHALL PLACE ORDERS FOR THE DELIVERY OF ALL MATERIALS, SUPPLIES, ETC., IMMEDIATELY AFTER SIGNING THE CONTRACT AND ENSURE THE SUPPLIERS GUARANTEE DELIVERY AT ALL TIMES TO ACCORD WITH THE CONSTRUCTION PROGRAM.

SITE PREPARATION
ENSURE ALL PROVISIONS FOR LANDSCAPE TO BE PROVIDED BY THE BUILDER ARE COMPLETE AND ALL CONTRACTORS RUBBISH AND DEBRIS IS REMOVED;

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS.

OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES.

INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

ARBORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

IMPORTED SOIL MIX
IMPORTED LIGHTWEIGHT SOIL MIX FOR ON-SLAB AREAS AND POTS: LIGHTWEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A PH 6.0-6.5

- SOIL MIX PER CUBIC METRE SHALL CONSIST OF:
- 30% KENTHURST BLACK LOAM
 - 30% DOUBLE WASHED COARSE SAND
 - 20% AUSTRALIAN PEAT
 - 10% COMPOSTED BARK FINES
 - 10% COMPOSTED HARDWOOD DUST

- FERTILISER PER CUBIC METRE SHALL CONSIST OF
- 500GMS CALCIUM NITRATE
 - 500GMS POTASSIUM SULPHATE
 - 750GMS SUPERPHOSPHATE MICRO FINE
 - 1 KG IBDU (NITROGEN SLOW RELEASE)
 - 1 KG SLOW RELEASE NUTRICOTE

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PLANT MATERIAL

ALL PLANTS SHALL BE WELL GROWN, DISEASE FREE NURSERY STOCK, AND TRUE TO SPECIES TYPE. NO SPECIES SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. NO VARIEGATED STRAIN SHALL BE USED UNLESS NOMINATED.

ALL PLANTS SHALL BE OF THE SIZE AND QUALITY CONSISTENT WITH THE NORMAL INDUSTRY EXPECTATION FOR THE NOMINATED CONTAINER SIZE. PLANTS NOT CONSISTENT WITH THE ABOVE MAY BE REJECTED WITH REPLACEMENT STOCK SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT.

ALLOW TWO AGRIFORM SLOW RELEASE PELLETS PER 5-25 LITRE PLANT AND ONE PER 150MM PLANT. ALL FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

MULCH
TO MASS PLANTING AREAS AND STREET TREES INSTALL 75MM THICKNESS OF GRADED PINE BARK AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES P/L OR APPROVED EQUIVALENT. ALL MULCH SHALL BE FREE OF VEGETATIVE REPRODUCTIVE PARTS OF WEEDS

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS, JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

STEPPING STONES
PRE CAST CONCRETE STEPPING STONES SHALL BE INSTALLED ON CONSOLIDATED BLUE METAL SUB-BASE.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25mm CCA TREATED RADIATA PINE
TIMBER STAKES: 50 X 50 X 500mm CCA TREATED RADIATA PINE-SHARPENED AT ONE END.
INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25mm. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100mm OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50mm Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A,B,S TO A DEPTH OF 100mm AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A,B,S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE CONTRACT AREAS BY THE IMPLEMENTATION OF INDUSTRY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE.

THE CONTRACTOR SHALL MAINTAIN THE WORKS AND MAKE GOOD ALL THE DEFECTS.

LANDSCAPE MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WATERING, ADJUSTMENT OF THE IRRIGATION SYSTEM, RUBBISH REMOVAL, REPLACING FAILED PLANTS, MAINTAINING MULCH, PRUNING, INSECT AND DISEASE CONTROL, AND CLEANING OF THE SURROUNDING AREA.

INDICATIVE PLANT SCHEDULE - Lot 20

FERN CREEK ROAD WARRIEWOOD INDICATIVE PLANT LIST - PLANTS TO BE LABELLED FOR CC STAGE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) (m)	PROPOSED POT SIZE
------	--------------	-------------	-------------------------	-------------------

Note: Detailed planting plans to ensure that 30% of plants are native species
C = Northern Beaches Council recommended garden species / Site Specific Trees

TREES AND PALMS				
Apa	Acer palmatum	Japanese Maple	4 x 4	45L
Aco	Angophora costata	Smooth Barked Apple	25 x 8	75L
Afl	Angophora floribunda	Rough Barked Apple	25 x 8	75L
Bcl	Bachkousia Citriodora	Lemon scented Myrtle	9 x 5	45L
BeB	Banksia ericifolia 'Burgundy'	Heath Banksia	5m	4m
CoA	Carica chinensis 'Xavondae'	Chinese Red Bud	5 x 4	100L
Cma	Corymbia citriodora	Lemon Scented Gum	20 x 8	75L
Can	Cupaniopsis anacardoides	Tuckeroo	7 x 5	100L
Eer	Eucalyptus robusta	Swamp Mahogany	25 x 8	75L
Epu	Eucalyptus punctata	Grey Gum	15 x 8	75L
Epu	Eucalyptus tereticornis	Forest Red Gum	15 x 8	75L
Fgr	Fraxinus griffithii	Evergreen Ash	7 x 4	75L
FR	Fraxinus 'Raynood'	Claret Ash	15 x 5	75L
HCR	Hibiscus tiliaceus 'Rubra'	Cotton Tree	7 x 5	75L
Hll	Howea forsteriana	Kentia Palm	7 x 4	75L
Hll	Hymenosporum flavum	Native Frangipani	6 x 5	75L
Lin	Lagerstroemia indica	Creepe Myrtle	6 x 3	75L
LS	Lagerstroemia 'Sioux'	Sioux Creepe Myrtle	4 x 3	75L
ML	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	5	75L
MLG	Magnolia Little Gem	Magnolia Little Gem	5 x 3	75L
Prv	Plumeria rubra	Red Frangipani	6	75L
Pro	Plumeria obtusa	White Frangipani	6	75L
Pe	Prunus elvins	Purple Plum	3 x 3	75L
PC	Pyrus 'Capita'	Capital Pyrus	10 x 3	75L
Sg	Syncarpia glomulifera	Turpentine	to 50m	75L
Sl	Syzygium luehmannii	Small-leaved Lillypilly	4 - 8 x 2 - 4	75L
Sa	Syzygium australe 'Pinnacle'	Brush Cherry	8 x 4	75L
Ss	Syzygium smithii	Lilly Pilly	8 x 4	75L
Ti	Tristania laurina	Water Gum	10	75L
TL	Tristania lusciosa	Water Gum	9 x 7	75L
Wf	Waterhousea floribunda	Weeping Lilly Pilly	15	75L

SHRUBS				
Asm	Acmena smithii 'Minor'	Lilly Pilly	3 x 2	300mm
As	Acmena smithii var. minor	Dwarf Lilly Pilly	3 x 2	300mm
Bs	Banksia spinosa	Hairpin Banksia	1.5 x 1.0	300mm
Bmj	Buxus microphylla japonica	Japanese box hedge	2.5 x 2	300mm
Cv	Callistemon citrinus 'White Anzac'	Lemon Scented Bottlebrush	3 x 2	300mm
Cgu	Ceratopetalum gummifera	NSW Christmas Bush	5 x 2	300mm
Or	Chrysia tenata	Mexican Orange	2 x 2	300mm
Cpu	Coleonema pulchrum	Pink Dosma	1.5 x 1.5	300mm
Cre	Coprosma repens	Mirror Bush	3 x 2	300mm
Cr	Cycas revoluta	Sago Palm	1 x 2	300mm
Ga	Gardenia augusta 'Florida'	Gardenia	1 X 1	300mm
GRG	Grevillea 'Robin Gordon'	Grevillea	2 x 1.5	300mm
La	Lavandula	Lavender	1 x 1	300mm
LC	Loropetalum 'China Pink'	China Pink	1 x 1.5	300mm
Mn	Melaleuca nesophylla	Showy Honey Myrtle	3 x 2	300mm
MT	Metrosideros 'Tahti'	NZ Xmas Bush	1 x 1	300mm
Mp	Muraya paniculata	Orange Jessamine	3 x 2	300mm

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W)	PROPOSED POT SIZE
NGS	Nandina 'Gulf Stream'	Nandina	0.7	300mm
PX	Philodendron 'Xanadu'	Xanadu	1 x 1	300mm
PRR	Photinia x fraseri 'Red Robin'	Photinia Red Robin	3 x 2	300mm
PGP	Pittosporum 'Green Pillar'	Green Pillar	3 x 3	300mm
PMH	Pittosporum tobira 'Miss Muffet'	Dwarf Pittosporum	1 x 1	300mm
RCP	Rhaphiophyes 'Oriental Pearl'	Oriental Pearl	1 x 1	300mm
SaS	Syzygium australe 'Select'	Lilly Pilly	3 x 2	300mm
SaTT	Syzygium australe 'Tiny Trev'	Dwarf Lilly Pilly	0.7	300mm
SC	Syzygium 'Cascade'	Weeping 'Cascade' Lilly Pilly	0.7	300mm
TJ	Tibouchina 'Jules'	Glory Bush	1m	300mm
VE	Viburnum 'Emerald Lustre'	Emerald Lustre	4 x 4	300mm
WWG	Westringia 'Wynyabbie Gem'	Wynyabbie Rosemary	1	300mm

ACCENT PLANTS

Aim	Alcantarea imperialis		1.5 x 1.5	300mm
Alc	Alpinia caerulea	Native Ginger	2	300mm
Ael	Aspidistra elatior	Cast Iron Plant	1	300mm
CBS	Cordylina 'Burgundy Spire'		1 x 1	300mm
Cs	Cordylina stricta	Cordylina	3	300mm
Cp	Crinum pendunculatum	Swamp Lily	600mm	300mm
De	Doryanthes excelsa	Gynera Lily	3	300mm
Px	Philodendron 'Xanadu'		1 x 0.8	300mm
PBB	Phormium 'Bronze Baby'	Bronze NZ Flax	1	300mm
PYW	Phormium 'Yellow Wave'	Yellow Wave NZ Flax	1	300mm
Rhu	Raphis humilis		0.3	300mm
Re	Rhipis excelsa		1.5 x 1	300mm
Sre	Streitizia reginae	Bird Of Paradise	1.2	300mm
Sjr	Streitizia juncea	Narrow Leaved Bird Of Para	1.2	300mm

GRASSES / GROUNDCOVERS / CLIMBERS

AO	Agapanthus orientalis	Agapanthus		140mm
Anu	Asplenium australasicum	Bird's Nest Fern	1	140mm
Cg	Carpobrotus glaucascens	Pig Face	0.2	140mm
Cm	Clivia miniata	Kaffir Lily	0.45	140mm
DB	Dianella 'Breeze'	Breeze Flax Lily	0.7	140mm
Dg	Dietes grandiflora	Wild Iris	0.7	140mm
Gs	Gazania sp.	Gazania	0.2	140mm
GH	Gazania x hybrida	Gazania	0.2	140mm
GpRH	Grevillea pookiana 'Royal Mantle'	Prostrate Grevillea	200mm	140mm
Hs	Hardenbergia 'Meema'	Golden Guinea Vine	0.3 x 2.5	140mm
Hsc	Hibbertia scandens	Knobby Club Rush	1 x 1.5	140mm
Jpo	Jasminum polyanthum	Pink Jasmine	to 3m	140mm
LJR	Liriope muscari 'Just Right'	Turf Lily	0.5	140mm
U	Lomandra longifolia	Mat Rush	1.5	140mm
LT	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.65	140mm
MY	Myoporum 'Arens'	Native Violet	0.15 x 1	140mm
Ppa	Pandorea pandorana	Wonga Wonga Vine	to 6m	140mm
PaPL	Pennisetum alpecuroides 'Purple Lea'	Purple Lea Swamp Foxtail	0.9 x 0.9	140mm
PI	Poa labillardieri	Tussock Grass	0.8 x 0.5m	140mm
Sam	Scaevola aemula 'Mauve Clusters'	Purple Fan Flower	0.3	140mm
Tau	Themeda australis	Kangaroo Grass	500mm	140mm
Tja	Trachelospermum jasminoides	Star Jasmine	0.3	140mm
Vhe	Viola hederacea	Native Violet	0.2	140mm

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Legend

Key Plan

SITE IMAGE



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Client
SKYCORP AUSTRALIA
Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Specification / Details
- Lot 20

DEVELOPMENT APPLICATION
Scale As Shown
Job Number
SS21-4780
Drawing Number
520 A
Issue