101 NORTH STEYNE, MANLY DEVELOPMENT APPLICATION

2024052: LANDSCAPE ARCHITECTURAL DRAWING LIST

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THE ABOVE DRAWING LIST SHOULD BE READ IN CONJUNCTION WITH LD-DA000 - LANDSCAPE ARCHITECTURAL DA DESIGN REPORT

NOT

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

LANDSCAPE DA DESIGN STATEMENT

Objectives:

- to increase the number of indigenous species planted in the Northern Beaches region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
 Take forward the landscape principles and urban design principles established by the Site specific DCP by Northern Beaches Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural
- vision and greater urban setting, while providing high quality private spaces for residents and visitors.
 Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a garden terrace on level 1 with both integrated seating areas & engaging social gathering spaces

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages to both Leeds St & the foreshore.



Access, Egress & Connectivity

The through site links act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 600mm with a minimum 200-400mm slab setdown achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for small trees where shown on plan. All noted planted areas in the design is permanent planting with the softworks equating to 46% of the total site area.

For deep soil calculations - refer to architectural design report

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Designer CR/ RI MANLY LAND 101 PTY LTD C/O TIME & PLACE **CLIENT ARCHITECT** LANDSCAPE DO NOT SCALE Drawn RI Project 101 NORTH STEYNE MANLY Design Check Conditions of Use. TIME& **COVER SHEET & DESIGN STATEMENT** This document may only be used by the Approved client (and any other person who the client has agreed can use this document) Date smart design studio 1 DEVELOPMENT APPLICATION RI RI 17.12.24 for the purpose for which it was prepared Drawing No: LD-DA000 and must not be used by any other Drawn Job Project Manager Director used for Construction unless No Revision Note: * indicates signatures on original issue of drawing or last revision of drawing person or for any other purpose. signed as Approved

PLANT SCHEDULE DEVELOPMENT APPLICATION EST. MATURE SPECIES ORIGIN POT SIZE INSTALL SIZE CODE COMMON NAME SPACING / QTY TREES 200L 6-10m 1.5x1.0m **BAN int** Coast banksia Native Bank sia integrifolia Australian Treen Fern CYA coo Native 100L 3-5m 1.5x 1.0m Cyathea cooperi **OLE eur** Olea europaea Ex otic 100L 3-5m 1.5x 1.0m MIX TYPE 1 - FULL SUN / PART SHADE SHRUBS 0.5m Helichrysum petiolare 'Limelight' Licorice Plant Ex otic 300mm 300mm As Shown HEL pet **Exotic** 300mm 0.5m 300mm As Shown SAL ros Rosemary Salvia rosmarinus BAN spi Banksia spinulosa Hairpin Banksia Native 300mm 2m 300mm As Shown Jade Plant CRA blu Crassula Bluebird Ex otic 300mm 3-4m 300mm As Shown San Pedro cactus 300mm ECH pac Echinopsis pachanoi Ex otic 300mm As Shown Eremophila glabra Tar bush Native 300mm 1-2m ERE gla 300mm As Shown Coastal daisy-bush **OLE** axi Native 300mm 300mm As Shown Olearia axillaris WES fru Westringia fruticosa 'Grey Box' WES04 Coastal Rosemary Native 300mm 300mm As Shown GRASSES PEN naf Pennisetum alopecuroides 'Nafray' Foxtail Grass Native 150mm 60cm x 60cm 100mm 3 per m2 LOM Ion Matt Rush Native 150mm 60cm x 60cm 200mm Lomandra longfolia LM400 3 per m2 DAS tex Texas sotol **Exotic** 0.5m 200mm Dasylirion texanum 150mm 3 per m2 CLIMBERS + GROUNDCOVERS SEN ser Senecio 'Blue Chalk Sticks' Native 150mm 200mm 100mm 4 per m2 Senecio serpens MYO par Myoporum parvifolium 'Yareena' Creeping boobialla Native 150mm 200mm 100mm 4 per m2 HED hel Ex otic 150mm European ivy 0.2m x 5m 100mm 4 per m2 MIX TYPE 2 - PART SHADE / SHADE TOLERANT SHRUBS ALP cae 1-3m 500mm As Shown Native Ginger 300mm Alpinia caerulea ALO cal Alocasia 'Calidora Calidora' elephant's ear Native 200mm 1m x 1m 300mm As Shown FIC Iya Ficus lyrata Fiddle-leaf fig Native 200mm 4m x 2m 300mm As Shown ANT hoo Anthurium hookeri Bird's nest anthurium As Shown **DEN dav** 300mm Dennstaedtia Lacy Ground Fem Native 1m x 1m Dennstaedtia davallioides 200mm As Shown GRASSES KAL bra Kalanchoe bracteata Kalanchoe Silver Spoons 150mm 60cm x 50cm 100mm 3 per m2 PEN naf Pennisetum alopecuroides 'Nafray' Foxtail Grass Native 150mm 60cm x 60cm 100mm 3 per m2 LOM Ion Matt Rush Native Lomandra longfolia LM400 150mm 60cm x 60cm 200mm 3 per m2 CLIMBERS + GROUNDCOVERS FIC pum 0.2m x 0.6m 100mm 4 per m2 FAR jap Farfugium japonicum leopard plant 150mm 0.2m x 0.6m 4 per m2 HED hel European ivy Ex otic 150mm Hedera helix 0.2m x 5m 100mm 4 per m2 VIO hed Viola hederacea Native Violet Native 150mm 0.2m x 0.5m 100mm 4 per m2

LANDSCAPE PLANS

LEGEND

SITE BOUNDARY BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

- + TW 450TOP OF WALL HEIGHT (mm)
- + SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)

-SSL 200 STRUCTURAL SLAB SETDOWN (mm)

PROPOSED TREES - REFER TO PLANTING



PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE



PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE



RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS

- P1 PAVING TYPE 1: PAVING TO COUNCIL STANDARDS
- P2 PAVING TYPE 2: MIX OF STONE PAVERS
- P3 PAVING TYPE 3: SMALL FORMAT CONCRETE PAVERS FOR DRIVEWAY
- TD TIMBER DECKING
- SE STEEL EDGE
- PP MOVABLE PLANTING POTS
- FEN1 FENCE TYPE 1: TIMBER FENCE REFER TO ARCHITECTS DETAILS

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC **ENGINEERS DRAWINGS**

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL: REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

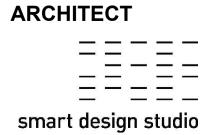
LEVELS GENERAL: CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS. TURF AND PLANTER AREAS. INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

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LANDSCAPE LAND **FORM**

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A1

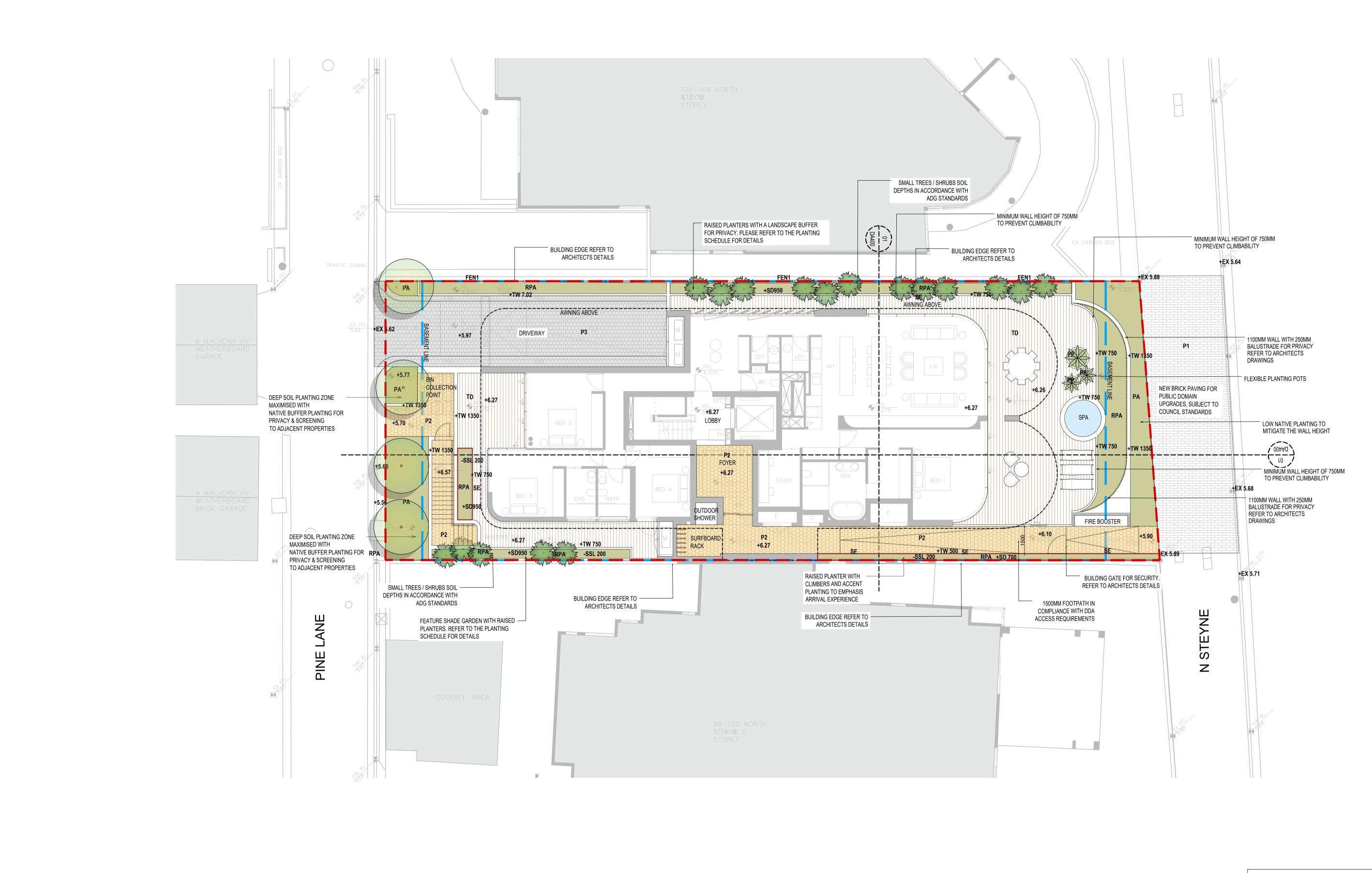
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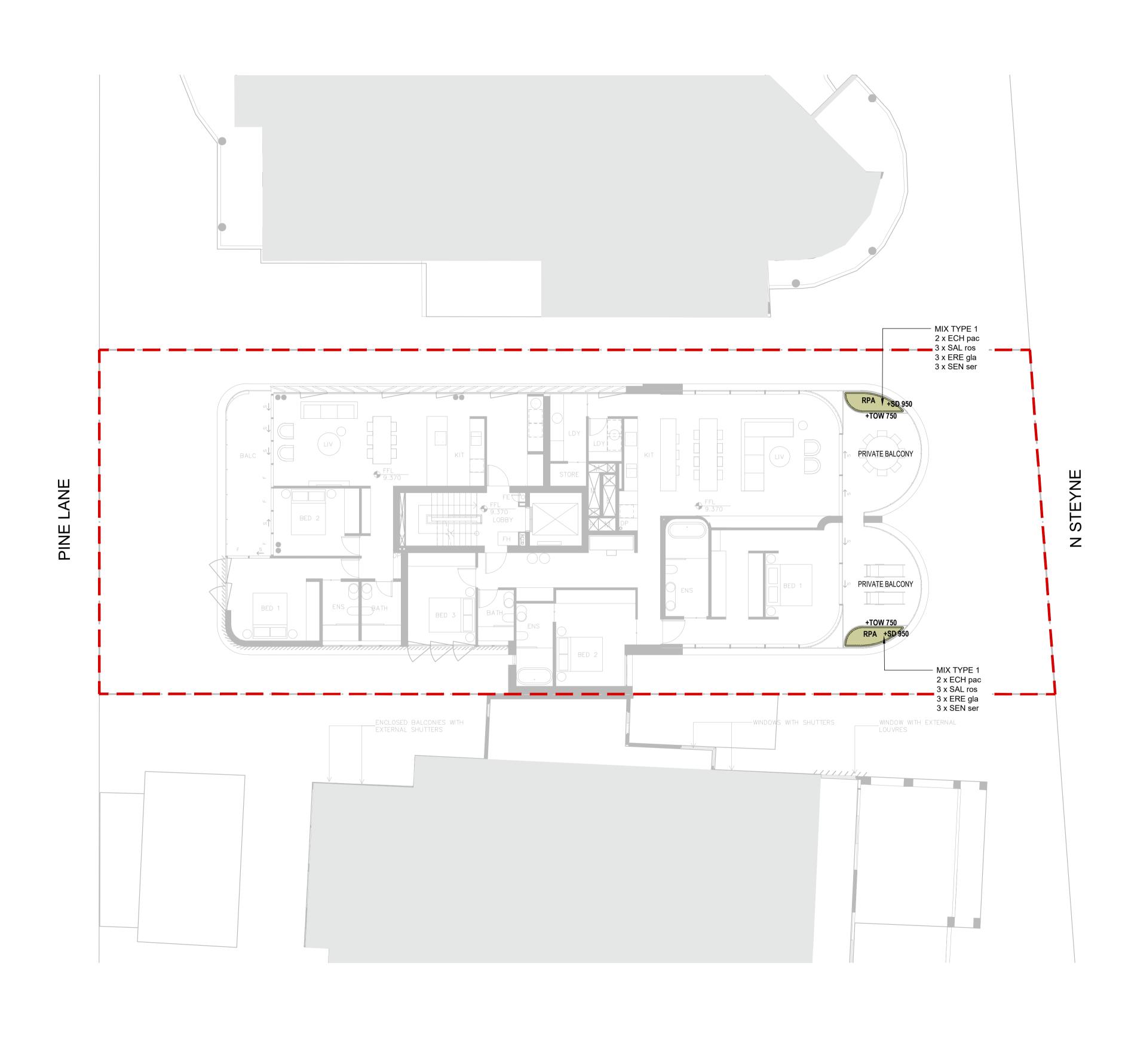
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Project 101 NORTH STEYNE MANLY PLANTING SCHEDULE & LEGENDS

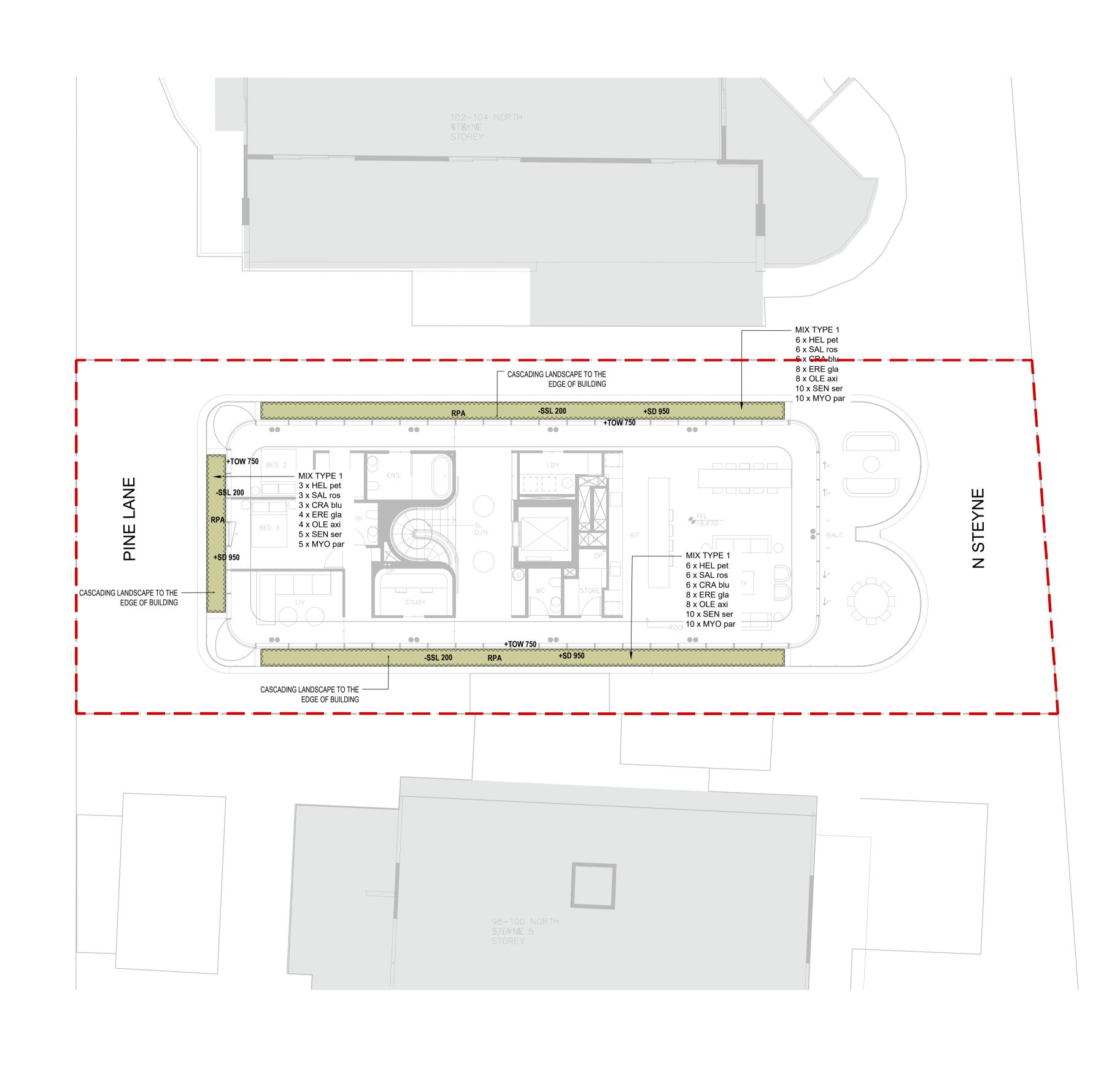
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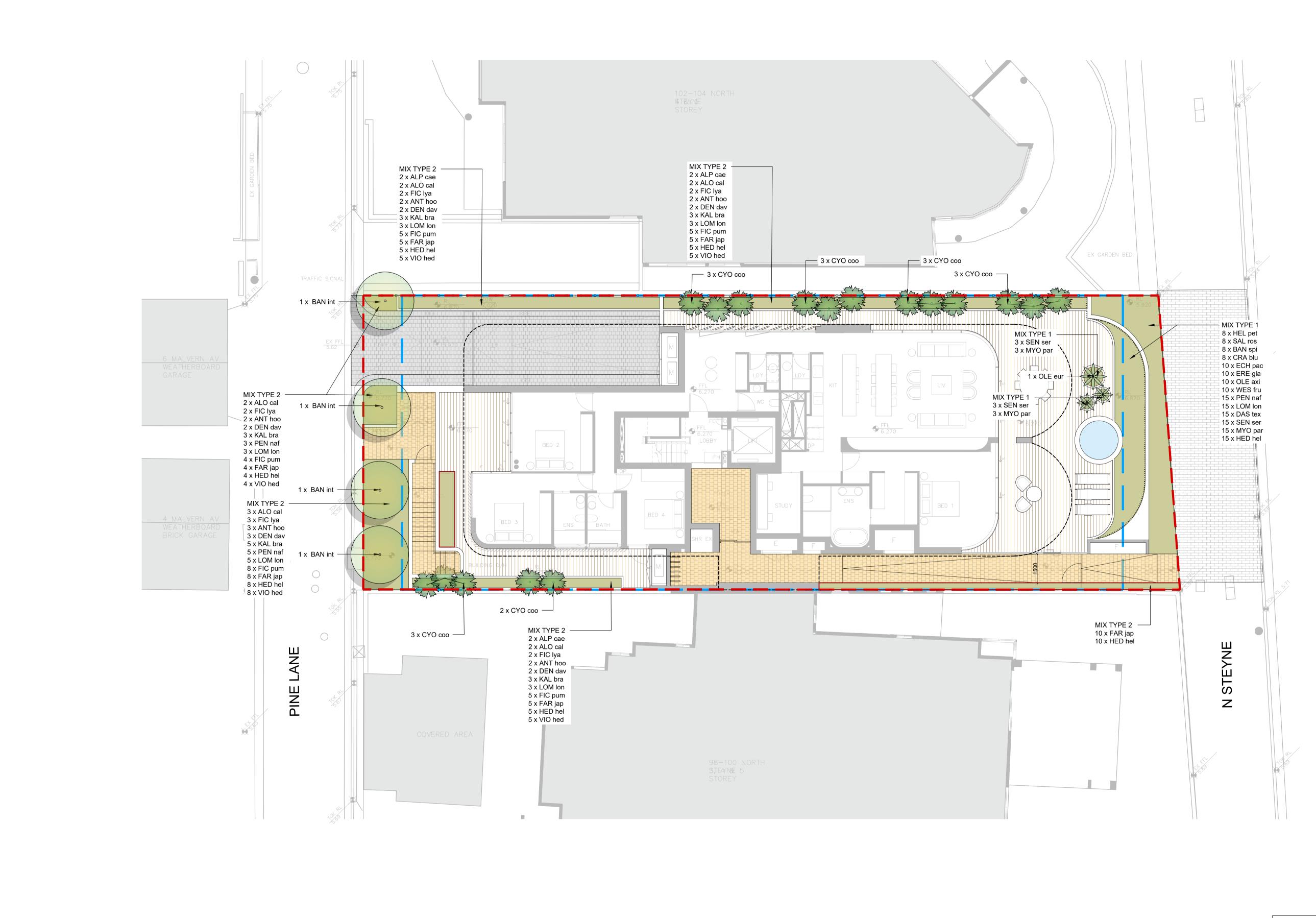




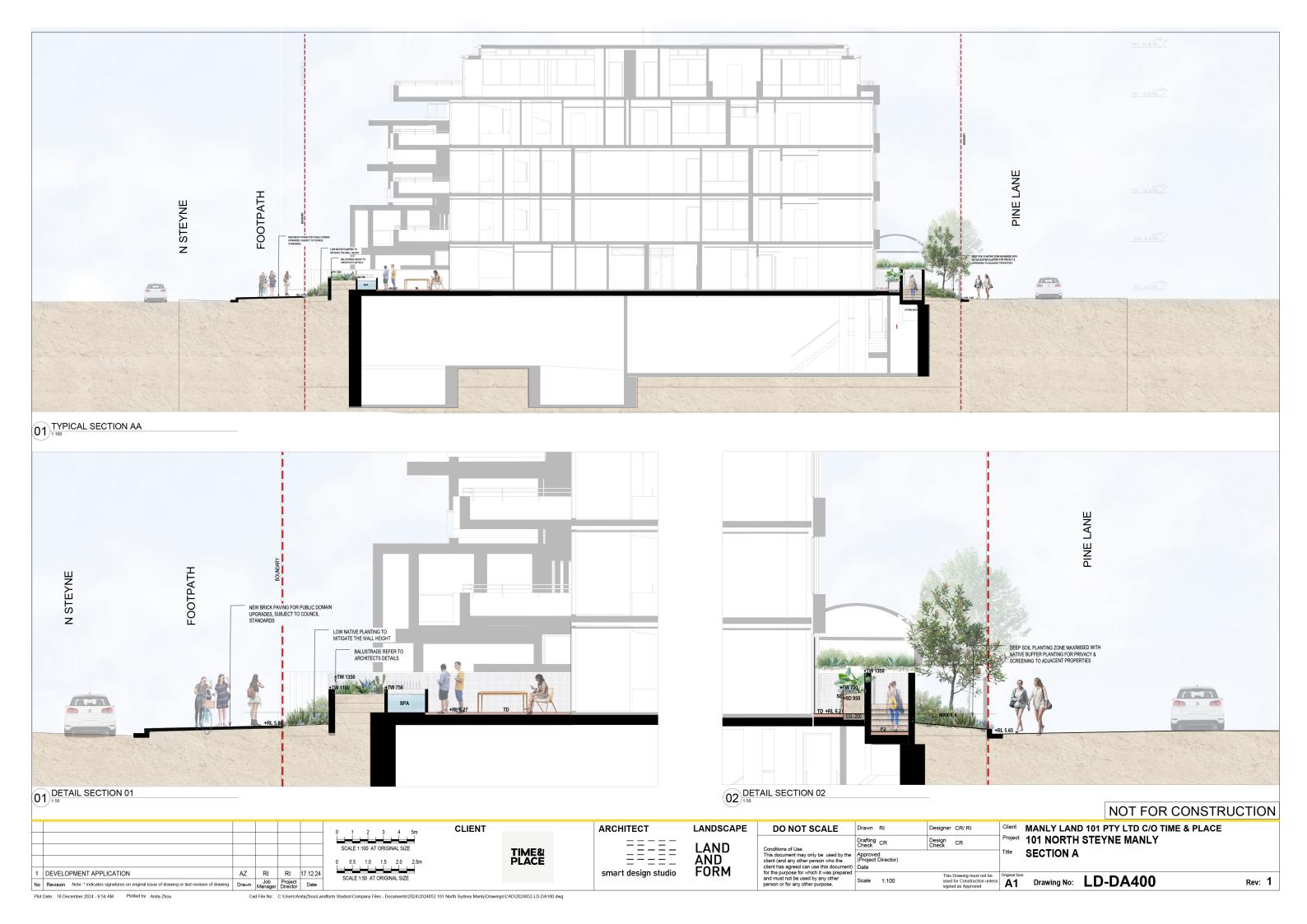
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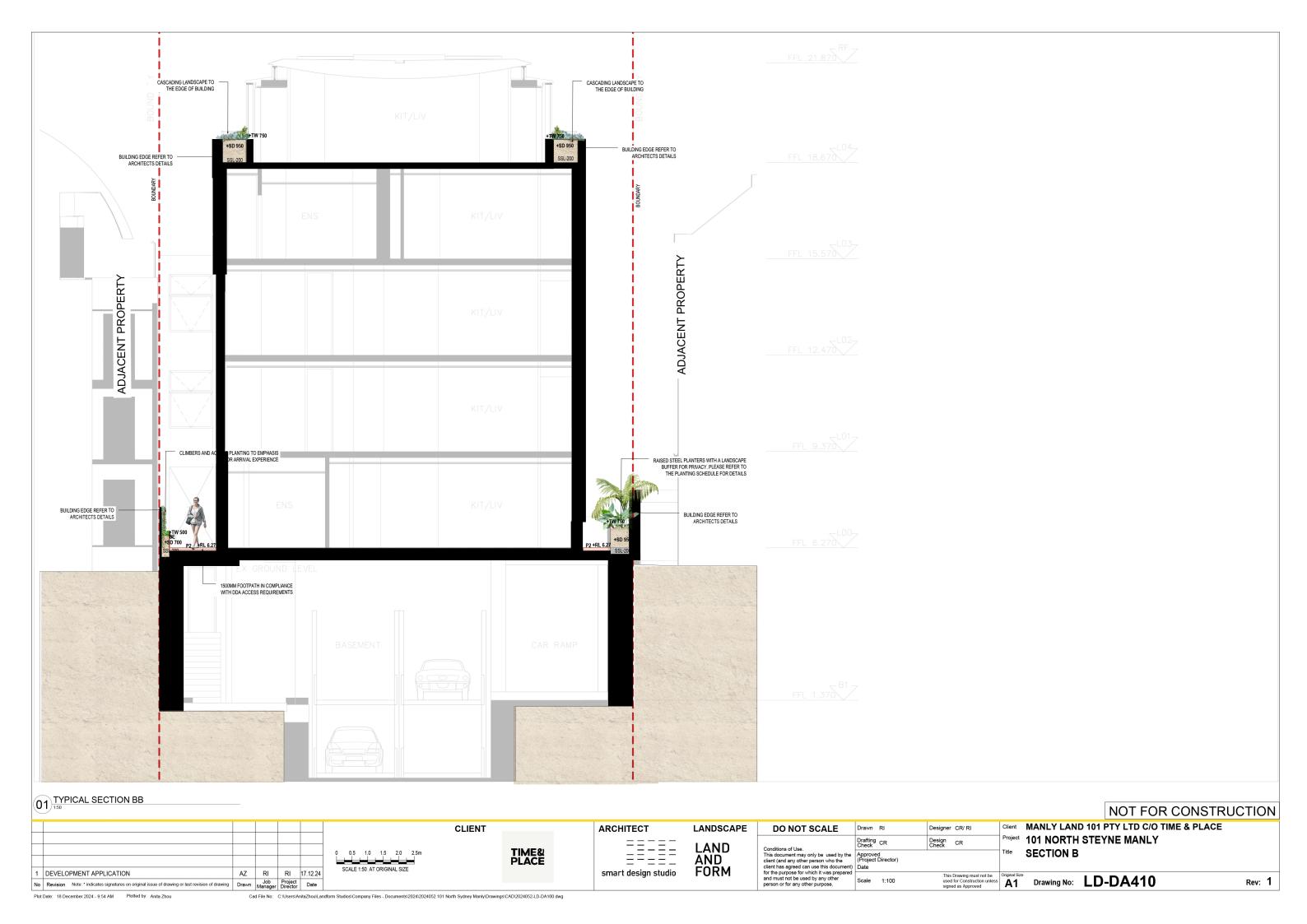


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LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product

Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.

The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil, clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Oganic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a guide only for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved

Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program. Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds. Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

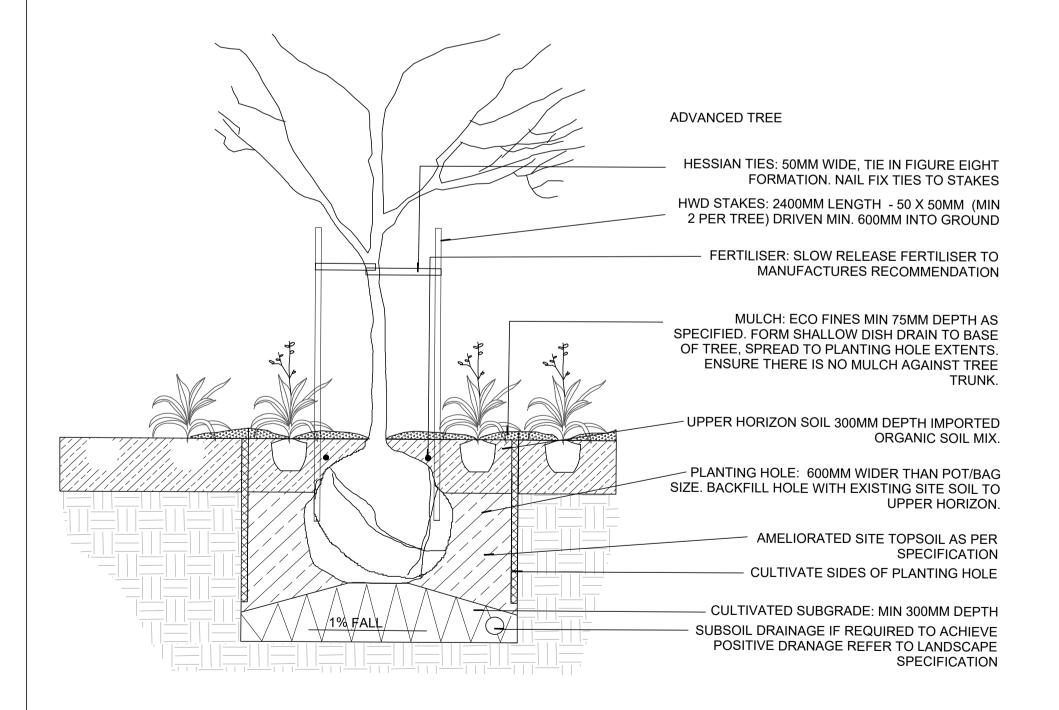
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

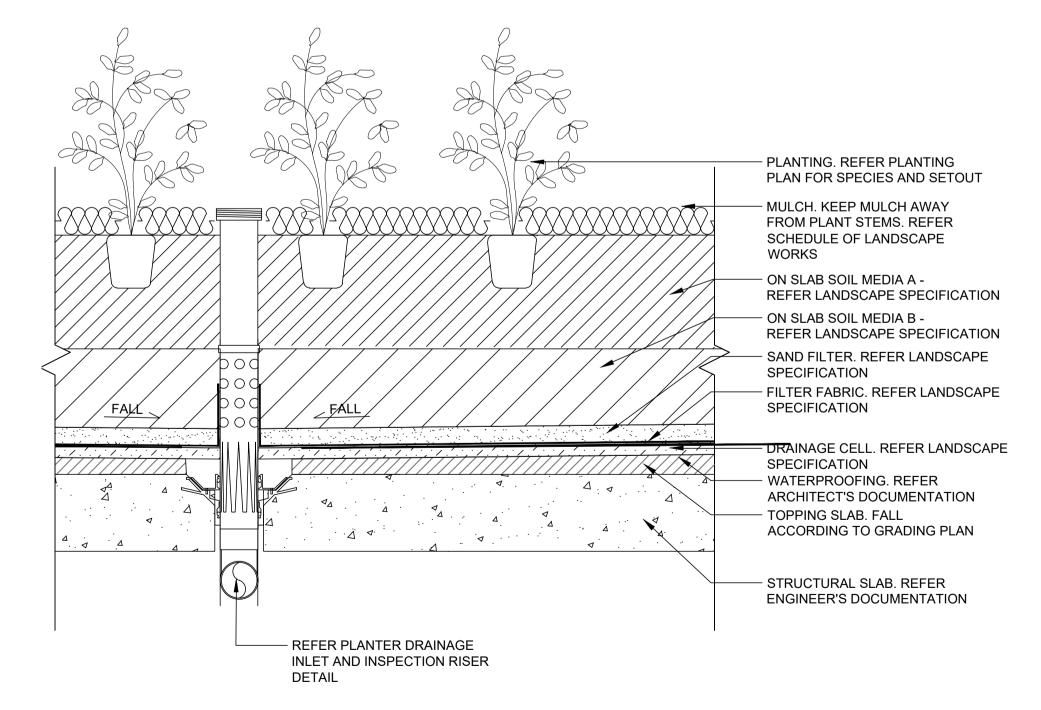
**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL SPECIFICATION AND DETAILS*

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700





TYPICAL TREE DETAIL IN DEEP SOIL

TYPICAL DETAIL: PLANTING ON SLAB

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101 NORTH STEYNE MANLY TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

Drawing No: LD-DA900