

Landscape Package - Construction Certificate

DOCUMENT LOG

Contents	Drawing No.	Issue	Date
Coversheet & Plant Schedules	ASC04.1-DD-100	K	15/01/2019
Landscape Concept Plan, 1 of 4	ASC04.1-DD-101	J	09/01/2019
Landscape Concept Plan, 2 of 4	ASC04.1-DD-102	J	09/01/2019
Landscape Concept Plan, 3 of 4	ASC04.1-DD-103	J	09/01/2019
Landscape Concept Plan, 4 of 4	ASC04.1-DD-104	J	09/01/2019
Landscape Details, 1 of 4	ASC04.1-DD-901	B	12/04/2016
Landscape Details, 2 of 4	ASC04.1-DD-902	A	12/04/2016
Landscape Details, 3 of 4	ASC04.1-DD-903	A	12/04/2016
Landscape Details, 4 of 4	ASC04.1-DD-904	A	12/04/2016

SITE LOCATION MAPS

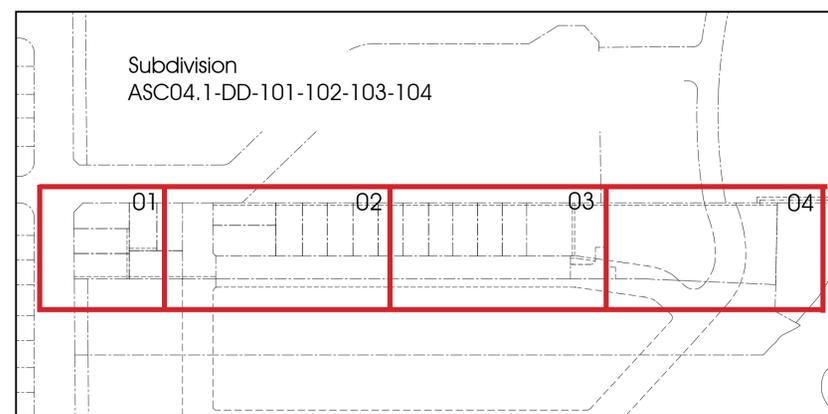
REGIONAL MAP



LOCAL MAP



SECTOR 9 KEY DIAGRAM



Angophora costata - Smooth Bark Apple



Backhousia myrtifolia - Grey Myrtle



Eucalyptus robusta - Swamp Mahogany



Banksia integrifolia - Coastal Banksia



Lagerstroemia indica x L. fauriei 'Natchez'



Tristaniopsis laurina - Water Gum

sym. studio has been commissioned to prepare a concept landscape plan for Warriewood Sector 9, located in Warriewood. This property is a part of Warriewood Valley, situated west of Mona Vale Beach on the Northern Beaches of Sydney.

Warriewood Valley is being transformed into a dynamic urban environment with the inclusions of parks, playgrounds, walkways, cycleways and restoration of significant creekline corridors.

Our landscape design acknowledges the requirements for habitat creation for wildlife, creekline preservation and restoration as well as screening and native planting.

Many native plants will be implemented throughout the landscape design to compliment the streetscape, create sustainable screening of the built form as well as build a habit and refuge for wildlife in the garden areas to integrate the proposed development with the surrounding natural landscape character.

The proposed landscape design incorporates endemic canopy trees that provide visual softening of the built environment, as well as shade and amenity to the streetscape. The adjacent buffer planting within the lot boundary provides privacy and additional screening of the built form at a pedestrian level. The screen planting aims to achieve a 50% visual screening of the built form when viewed from public thoroughfares in 5 years time.

The landscape design establishes a strong outdoor character that is responsible, sustainable and low maintenance. This is achieved by enhancing the native vegetation, implementing creekline restoration and water retention on-site, utilising screening and generally conserving the natural environment for the benefit of existing wildlife and new residents.

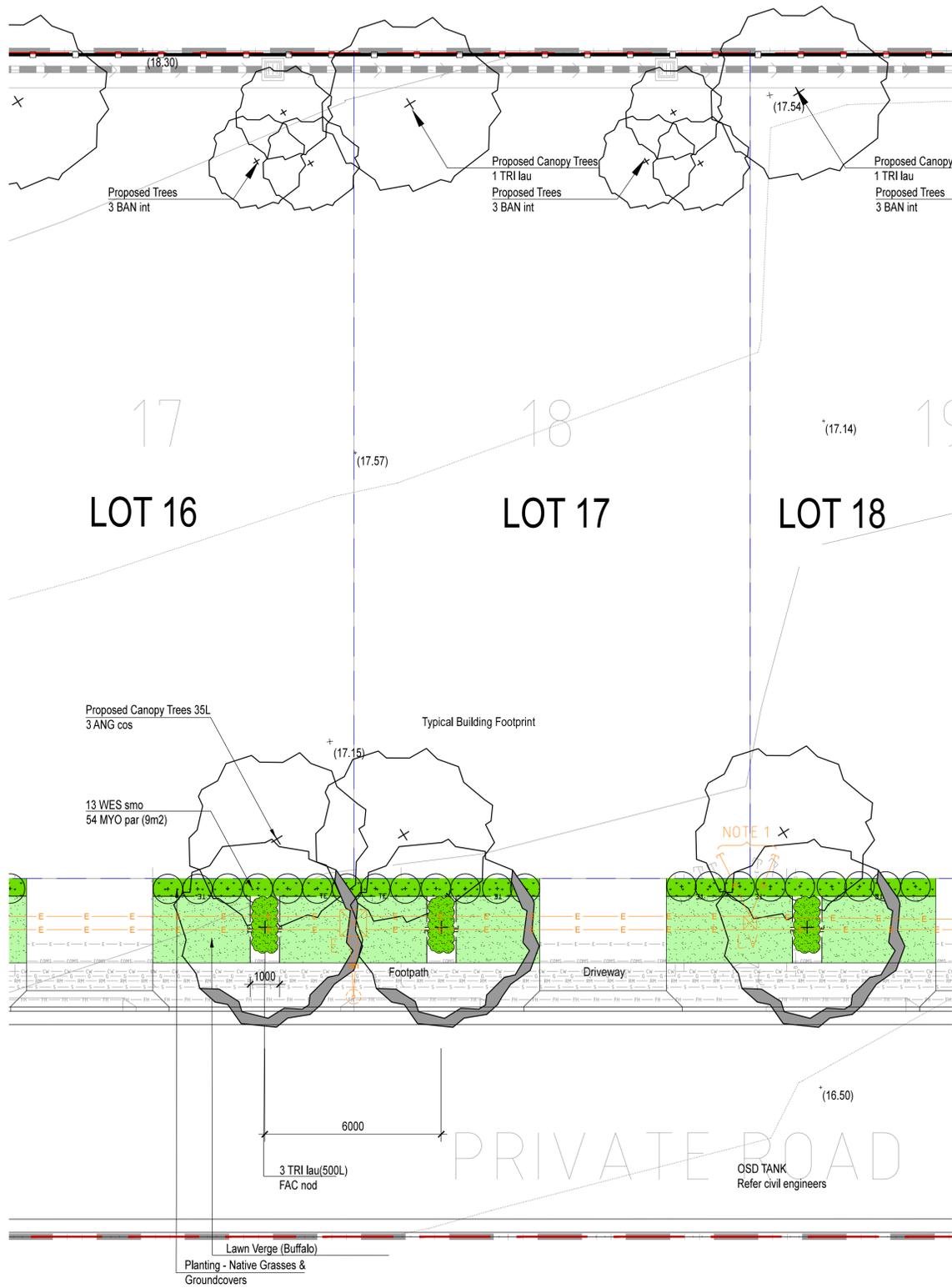
Finally, the landscape maintenance strategy will include a period of 12 months whereby sym. studio will visit the site on a quarterly basis to monitor progress.

2 Landscape Design Strategy

Abbrev	Botanical Name	Common Name	Mature Height (m)	Pot Size	Qty/ Spacing
Trees					
ANG cos(300L)	Angophora costata	Smooth Bark Apple	20-25	300L	7
ANG cos	Angophora costata	Smooth Bark Apple	20-25	35L	22
BAC myr	Backhousia myrtifolia	Grey Myrtle	7-12	35L	-
BAN int	Banksia integrifolia	Coastal Banksia	8-15	35L	39
EUC rob(100L)	Eucalyptus robusta	Swamp Mahogany	15-25	100L	3
EUC rob	Eucalyptus robusta	Swamp Mahogany	15-25	35L	2
LAG ind N	Lagerstroemia indica x L. fauriei 'Natchez'	Natchez Crepe myrtle	7-9	35L	-
TRI la(400L)	Tristaniopsis laurina	Water Gum	10-12	400L	23
TRI lau	Tristaniopsis laurina	Water Gum	10-12	35L	10
Shrubs & Accents					
ADE ser	Adenanthos sericea	Woolly Bush	3.0	5L	25
COR alb	Correa alba	White Correa	1.5	5L	88
DOR exc	Doryanthes excelsa	Gynea Lily	2.0	5L	12
ERI myo	Eriostemon myoporoides	Long Leaf Wax Flower	1.5	5L	54
WES smo	Westringia 'smokle'	Coast Rosemary	1.5	5L	51
Grasses & Groundcovers (total area = 395m²)					
CER tom	Cerastium tomentosum	Snow In Summer	0.2	V/cell	186
DIA cae	Dianella caerulea var. producta	Paroo Lily	0.7-1	Tube	86
FAC nod	Facinia nodosa	Knobby Club Rush	0.8	Tube	176
HAR vio	Hardenbergia violacea 'Mini Haha'	Native Sarsaparilla	-	Tube	116
HIB sca	Hibbertia scandens	Climbing Guinea Flower	0.3	Tube	35
LOM lon	Lomandra longifolia	Mat Rush	1.0	Tube	77
MYO par	Myoporum parvifolium	Creeping Boobialla	-	Tube	359

1 Plant Imagery

3 Plant Schedule



Landscape Notes:

1. Excavate, stockpile, ameliorate & reinstate existing topsoil for all landscape areas including street verge
2. Install Tree Guards as detailed to all street trees along Private Street, Fern Creek and Orchard Roads.
3. Excavate into heavy clay soils/sandstone to a depth of 0.5m for full extent of Private Street verge. Excavate into heavy clay soils/sandstone to a depth of 0.5m where locating street trees for Orchard and Fern Creek roads. Expand tree pit to a total area of 4m² for each tree - take care when excavating established native management zone 1 not to damage existing tree roots and preserve natural soil profile and ground covers. Consult Landscape Architect where conflict with existing vegetation occurs.
4. Existing trees within lots 2-19 are to be retained. Tree removal within residential lots subject to future council approval.

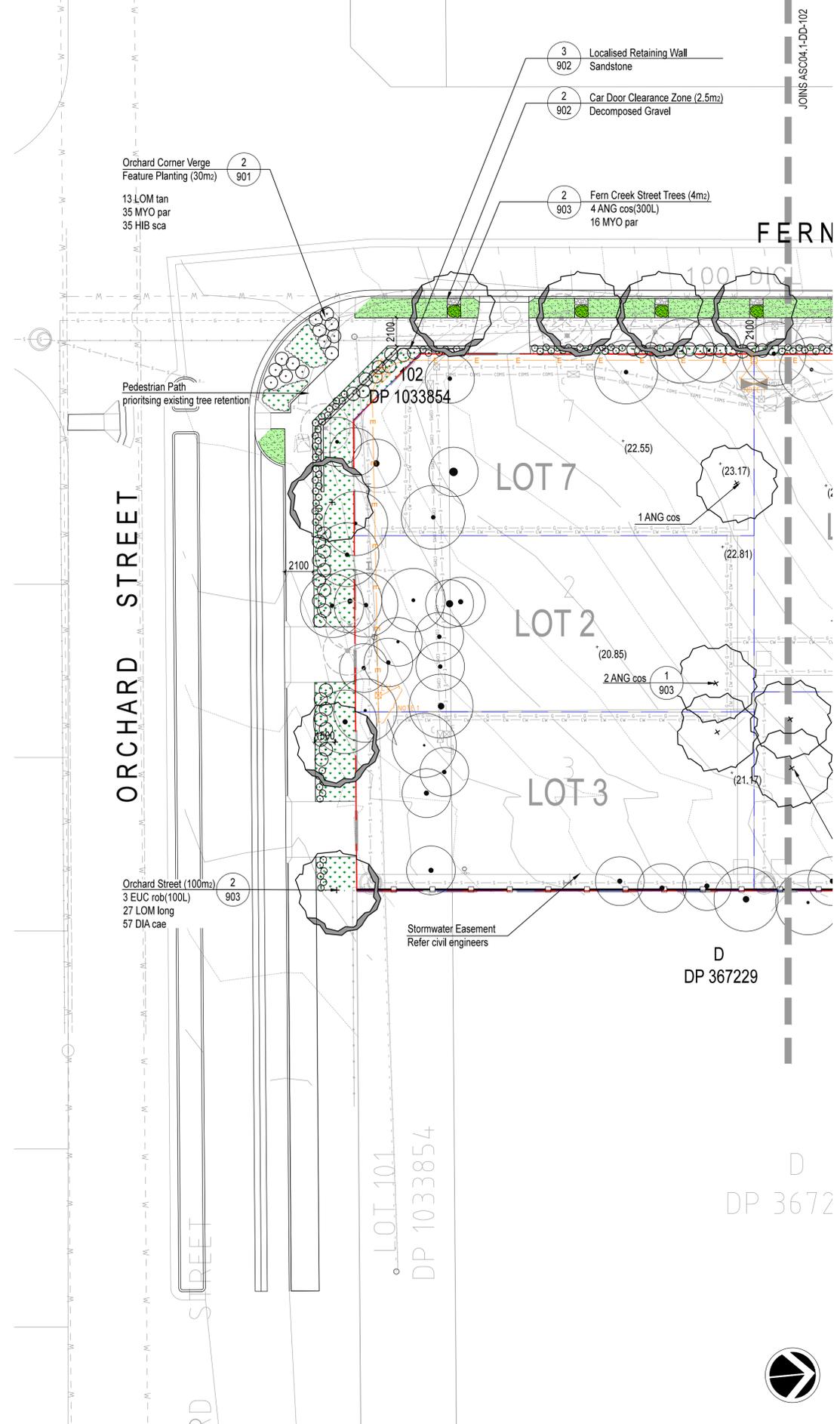
Utilities and Services Notes:

1. Civil services information is diagrammatic. Refer Civil Plans for detail information
2. Proposed utilities and services to utilize 'thrust boring' installation where practical - under existing trees
3. Proposed services to be located in common trench where practical - under footpaths
4. Proposed Service must not be located within street tree 1.2 m setback from kerb.
5. Additional Existing Tree 29, 38 & 46 to be removed due to revised path

Disclaimer:
Street trees may vary in exact location to suit new driveway and lighting locations.

1 Typical Residential Lot Landscape Treatment (subject to future DA application)

Scale 1:100 @ A1



2 Landscape Concept Plan

Scale 1:200 @ A1

LEGEND

TREE RETENTION, REMOVAL AND PRUNING

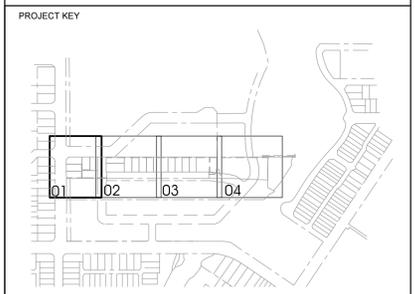
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- Existing Trees - To be Retained & Protected (as per Tree Protection Zone AS4970)

PROPOSED TREE PLANTING

- STREET TREES
- PROPOSED CANOPY TREES

GENERAL

- SITE BOUNDARY
- LOT BOUNDARY
- 0.5M CONTOURS EXISTING
- EXISTING LEVELS
- ENGINEERED DRAINAGE PITS (refer Civil Engineer)
- GARDEN EDGE
- BOUNDARY FENCING (WILDLIFE FRIENDLY)
- DECOMPOSED GRANITE PEDESTRIAN PARKING STRIP
- MANAGED LAWN
- PLANTING - 'ALMOST NATIVE' GROUND COVERS & SMALL SHRUBS
- PLANTING - NATIVE GRASSES /GROUNDCOVERS
- MANAGEMENT AREA 1 - REMOVE WEEDS AND REGENERATE EXISTING SEED BANK. REVEGETATION AS REQUIRED.



DATE	ISSUE	AMENDMENT	BY
09/01/19	J	CONSTRUCTION CERTIFICATE	MZ
28/07/17	I	CONSTRUCTION CERTIFICATE	MZ
31/05/16	H	REVISED SECTION 34 CONFERENCE	MZ
23/05/16	G	SECTION 34 CONFERENCE	MZ
12/04/16	F	CONSTRUCTION CERTIFICATE	MZ
07/06/15	E	COUNCIL APPROVAL REVISED	MZ
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28/10/14	A	COUNCIL APPROVAL	MZ

PROJECT
SECTOR 9 - SUBDIVISION
6 ORCHARD STREET, WARRIEWOOD

CLIENT

Dragon Eye Properties Limited
Suite 2, Level 2,
127 York Street,
Sydney NSW 2000

LANDSCAPE ARCHITECT

sym studio
Phone: 61 2 9411 2734
Studio 1, Po. Box 53
Mona Vale, NSW Australia
www.symstudio.com

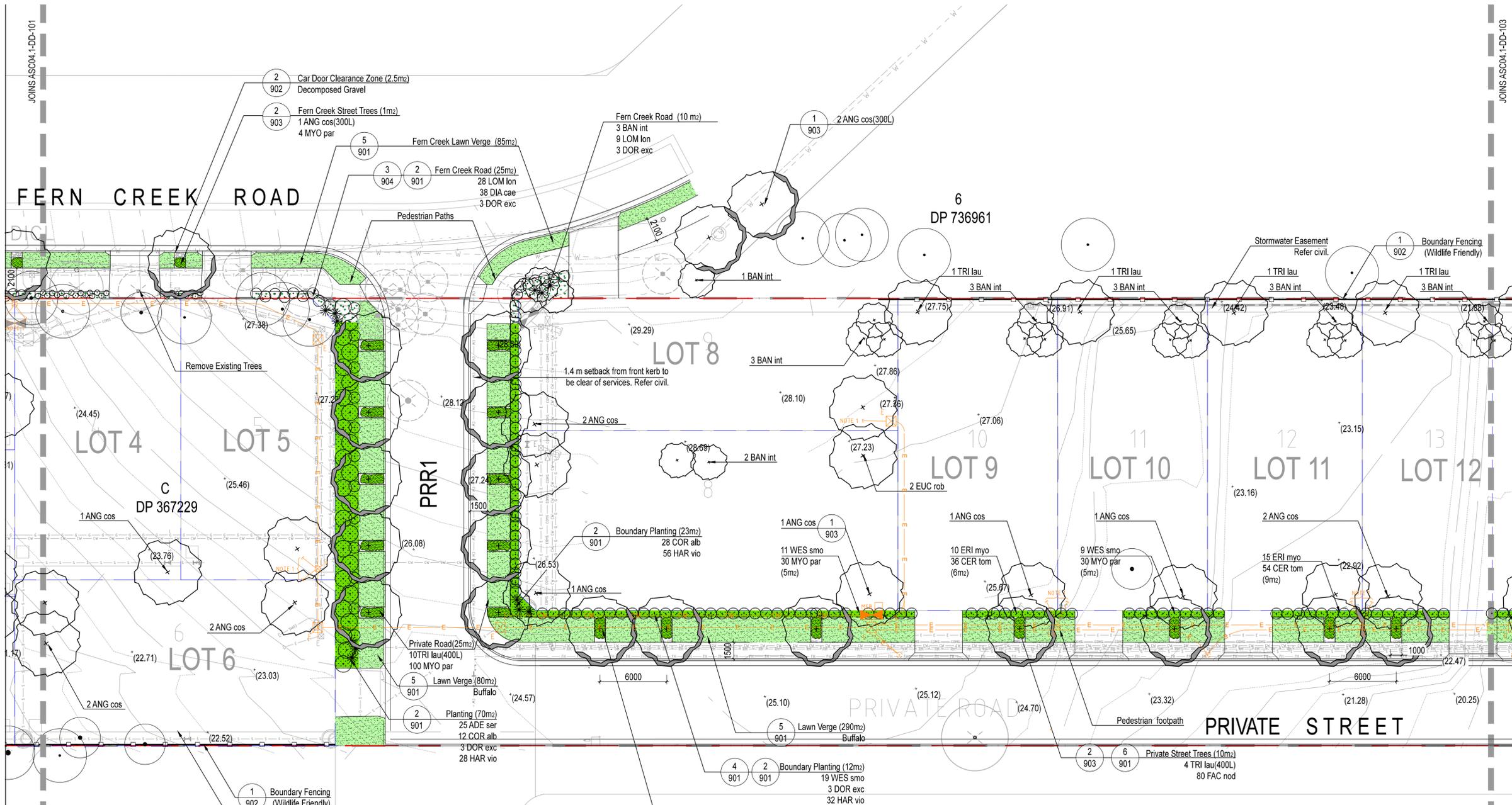
DRAWING TITLE
LANDSCAPE PLAN (1 of 4)

APPROVED FOR RELEASE
AILA #1420

DATE	DRAWN	CHECKED
09/01/19	MCG	CG

PROJECT No.	DRAWING No.	ISSUE
ASC04	ASC04.1-DD-101	J

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LEGEND

TREE RETENTION, REMOVAL AND PRUNING

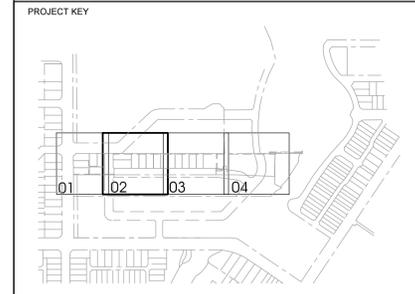
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PROJECT
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6 ORCHARD STREET, WARRIEWOOD

CLIENT

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 Sydney NSW 2000

LANDSCAPE ARCHITECT

Phone: 61 2 9411 2734
 Studio 1, Po. Box 53
 Mona Vale, NSW Australia
 www.symstudio.com

DRAWING TITLE
LANDSCAPE PLAN (2 of 4)

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PROJECT No.	DRAWING No.	ISSUE
ASC04	ASC04.1-DD-102	J

Landscape Notes:

- Excavate, stockpile, ameliorate & reinstate existing topsoil for all landscape areas including street verge
- Install Tree Guards as detailed to all street trees along Private Street, Fern Creek and Orchard Roads.
- Excavate into heavy clay soils/sandstone to a depth of 0.5m for full extent of Private Street verge. Excavate into heavy clay soils/sandstone to a depth of 0.5m where locating street trees for Orchard and Fern Creek roads. Expand tree pit to a total area of 4m² for each tree - take care when excavating established native management zone 1 not to damage existing tree roots and preserve natural soil profile and ground covers. Consult Landscape Architect where conflict with existing vegetation occurs.
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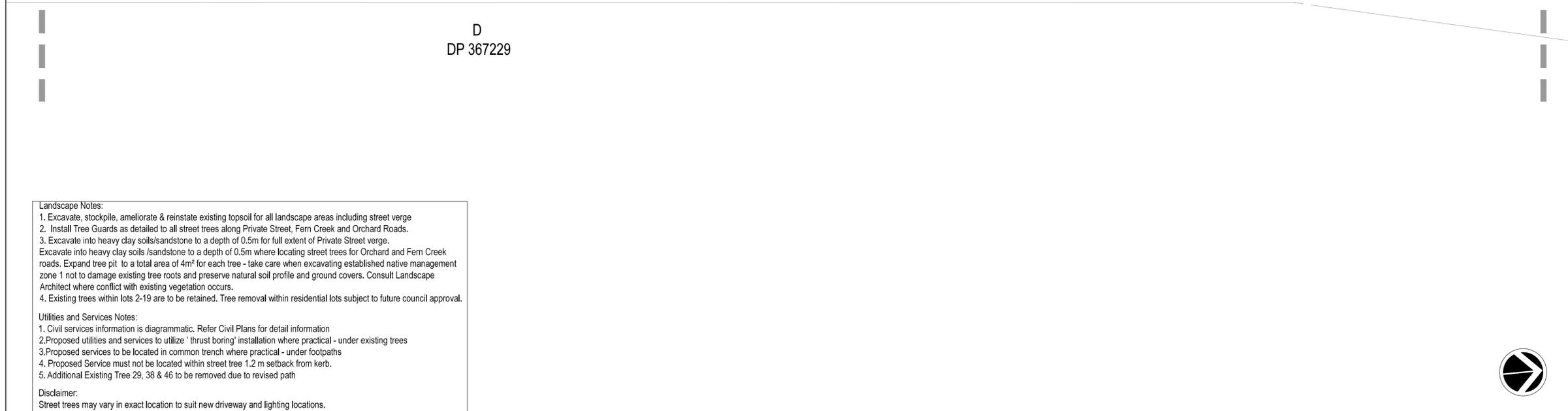
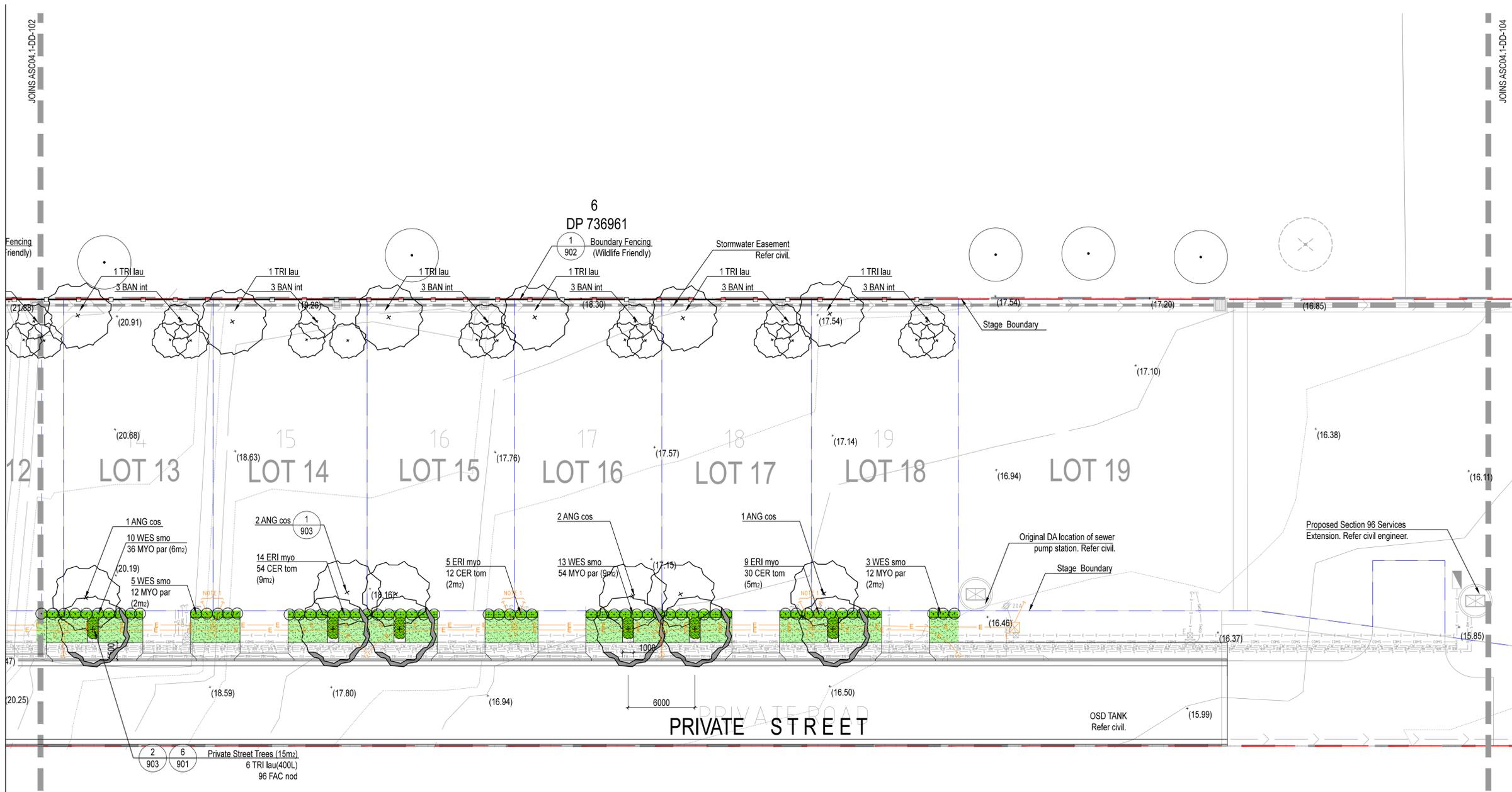
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1 Landscape Plan

Scale 1:200 @ A1

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LEGEND

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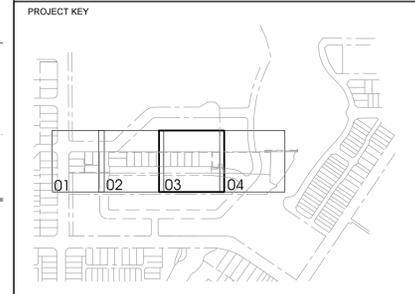
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PROJECT
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6 ORCHARD STREET, WARRIEWOOD

CLIENT

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LANDSCAPE ARCHITECT

Phone: 61 2 9411 2734
 Studio 1, Po. Box 53
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DRAWING TITLE
LANDSCAPE PLAN (3 OF 4)

APPROVED FOR RELEASE
AILA #1420

DATE	DRAWN	CHECKED
09/01/19	MCG	CG

PROJECT No.	DRAWING No.	ISSUE
ASC04	ASC04.1-DD-103	J

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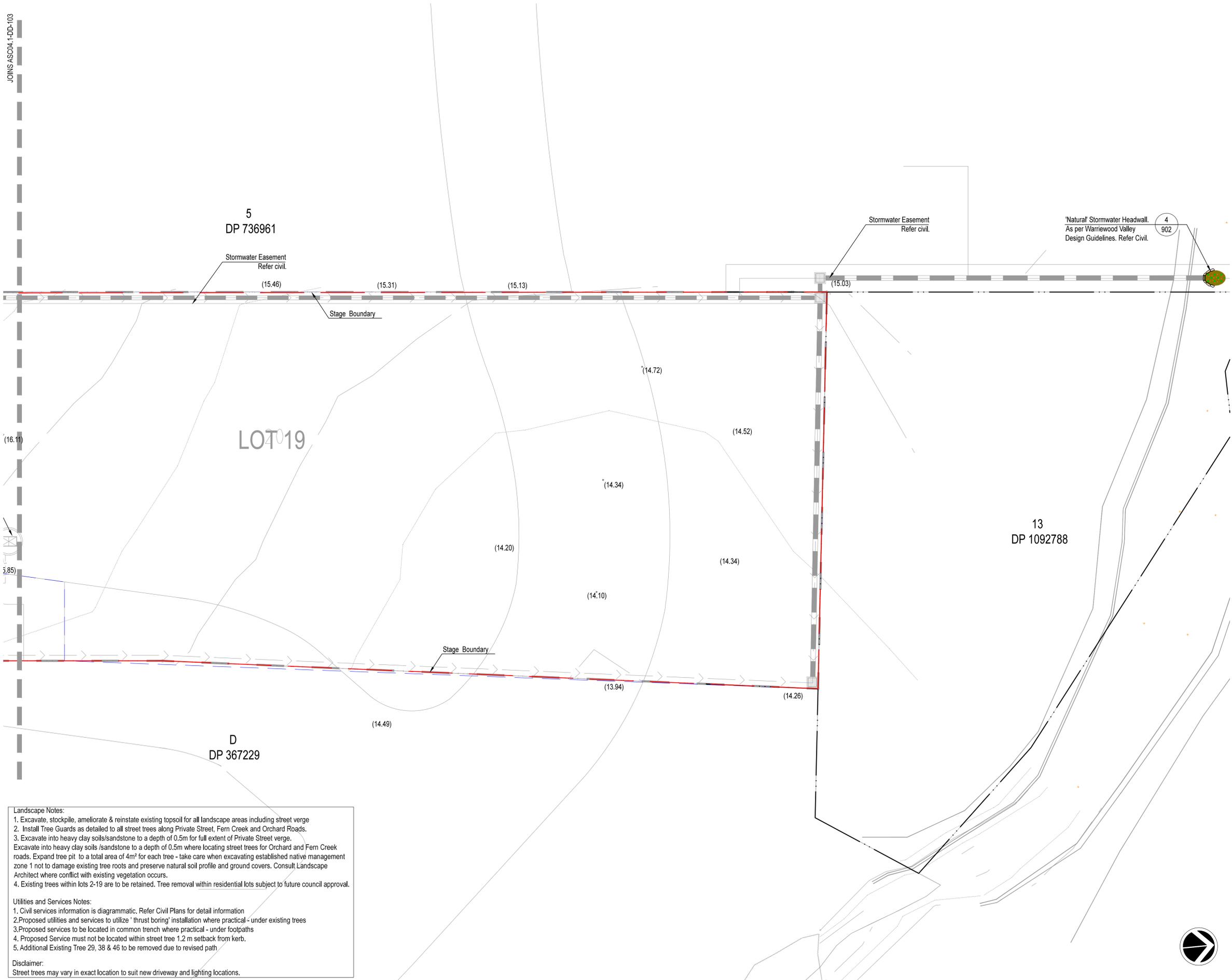
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Scale 1:200 @ A1



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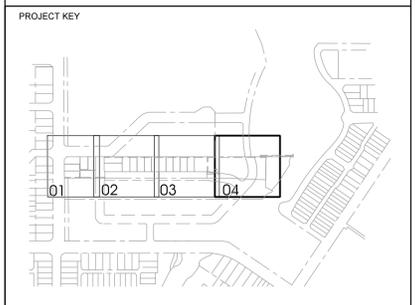
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 COMPUTER DRAWING FILE: S:\ASC03 Warriewood S9\CAD

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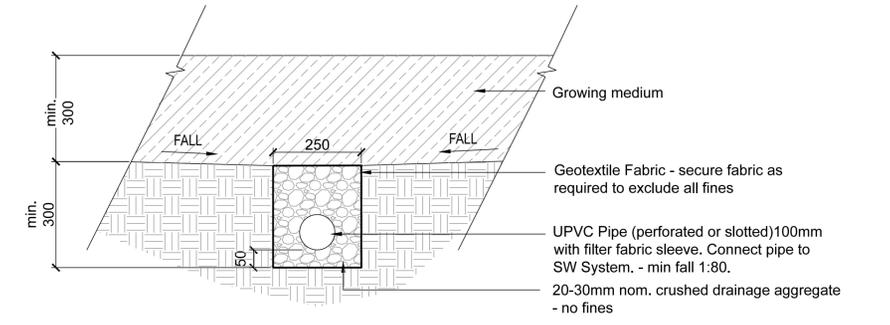
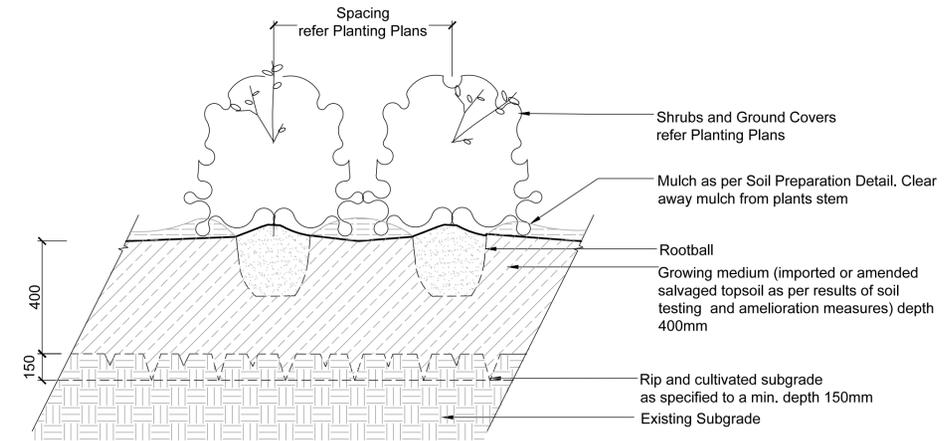
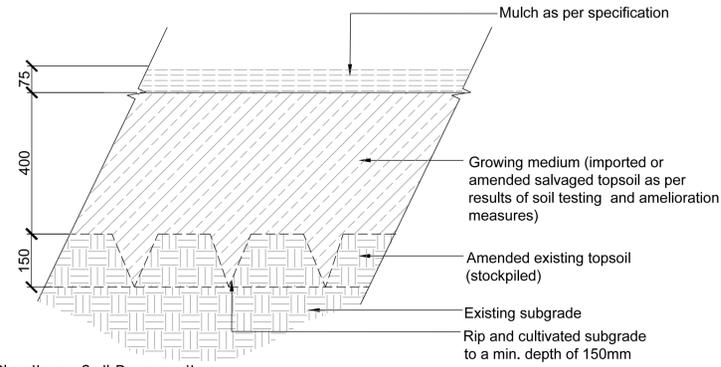
1 Landscape Plan



Scale 1:200 @ A1

General Notes:

1. Eradicate weeds from site prior to planting
2. Environmentally acceptable methods shall be used, A non-residual herbicide may be applied to areas affected by weeds.
3. Regularly remove weed growth throughout civil works and mulch areas during the course of the project construction.
4. Amend growing medium to provide the appropriate levels of drainage organic matter, fertilizer and pH level. Excavate and remove heavy clay soils, rock and other materials that will impede proper growth.
5. Allow for soil preparation to all mass planting beds, refer to Landscape Plans



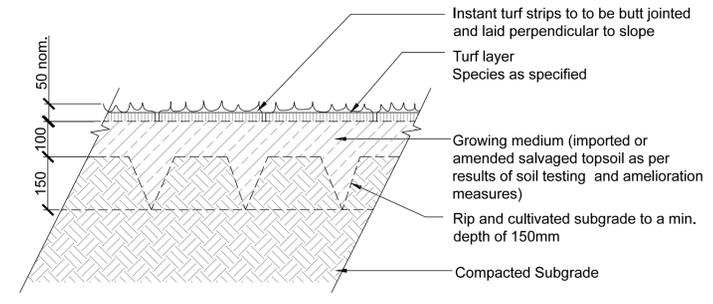
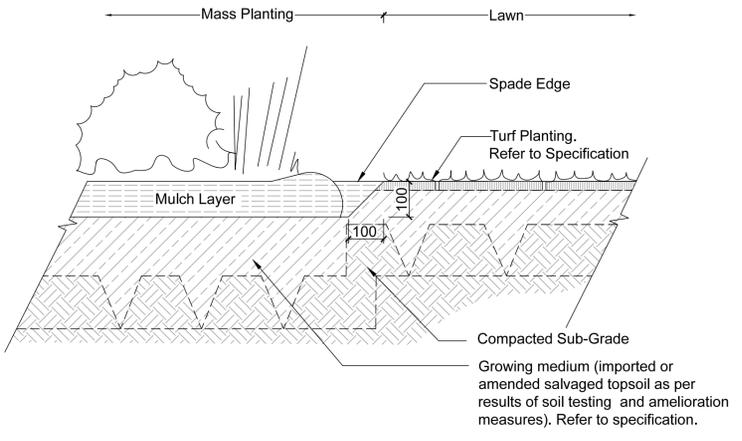
1 Planting - Soil Preparation Section Scale 1:10 @A1

2 Planting - Shrubs In Mass Planting Section Scale 1:20 @A1

3 Drainage - Subsoil Section Scale 1:10 @A1

General Notes:

1. Turf to be mechanically rolled to achieve consistent even level
2. Turf to fall min. 2% away from buildings
3. Topdress 3 weeks laying with $\frac{2}{3}$ sand $\frac{1}{3}$ topsoil

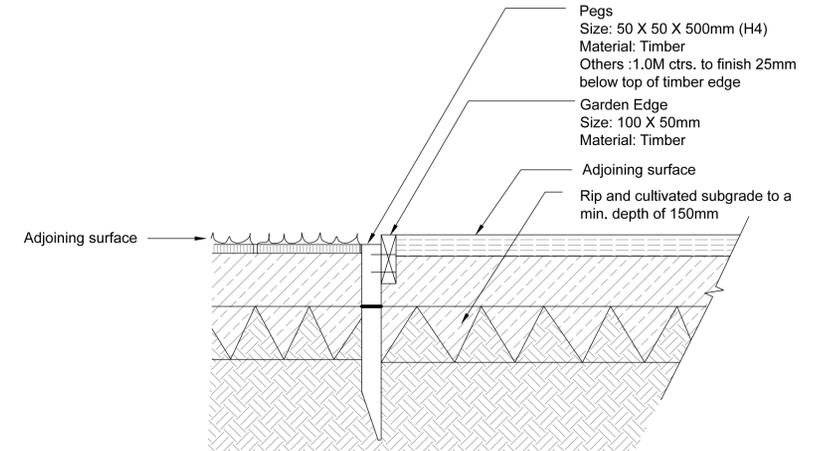
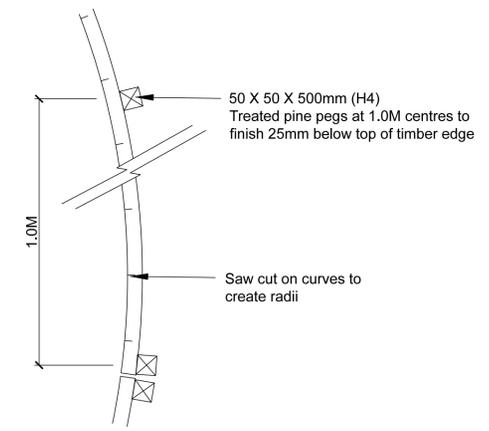


4 Garden Edge - Spade Section Scale 1:10 @A1

5 Planting - Turf Section Scale 1:10 @A1

General Note:

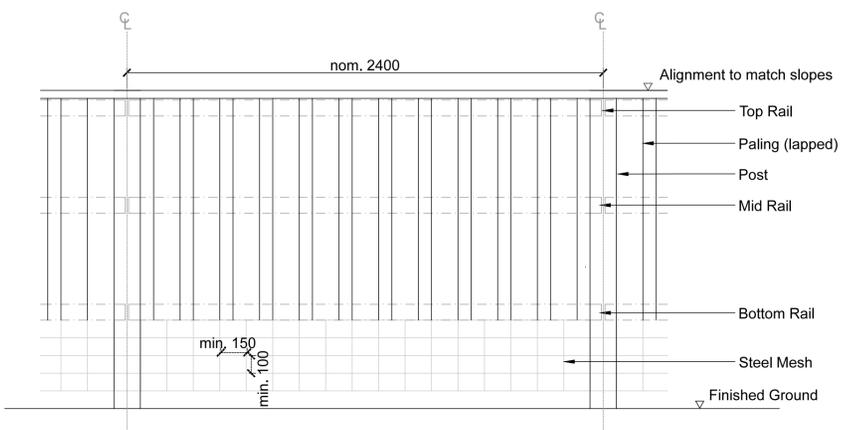
1. Timber
- (1) Type:
 - Option 1: To be Australia native hardwood F27
 - Option 2: Recycled, to match above criteria (incl. F27 hardness)
 - Option 3: Treated Pine H3
- (2) Finishes: None
- (3) Colour: Natural
- (4) Timber to be free of open knots, cupping, warping or splitting
- (5) Rough sawn timber, subject to approval



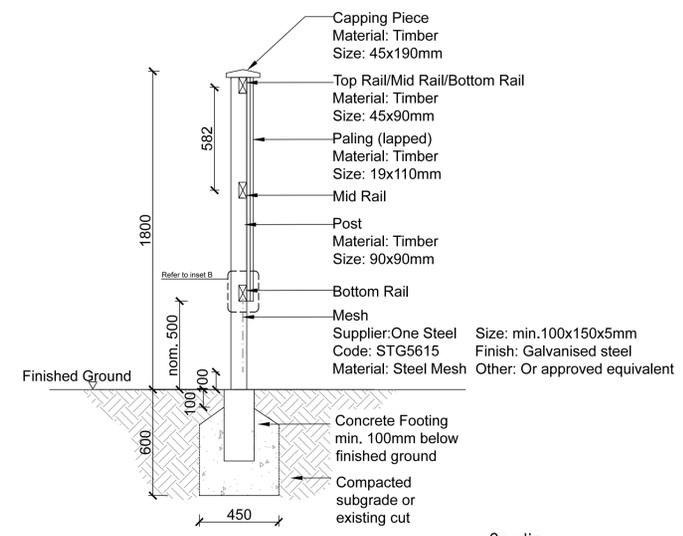
6 Garden Edge - Wood Detail Scale 1:10 @A1

12/04/16	B	CONSTRUCTION CERTIFICATE	MZ
07/05/15	A	DEVELOPMENT APPLICATION	MZ
DATE	ISSUE	AMENDMENT	BY
PROJECT SECTOR 9 - SUBDIVISION 6 ORCHARD STREET, WARRIEWOOD			
CLIENT  Dragon Eye Properties Limited Suite 2, Level 2, 127 York Street, Sydney NSW 2000			
LANDSCAPE ARCHITECT			
DRAWING TITLE DETAILS 1			
APPROVED FOR RELEASE AILA #1420			
DATE	DRAWN	CHECKED	
12/04/16	MZ	CG	
PROJECT No.	DRAWING No.	ISSUE	
ASC04	ASC04.1-DD-901	B	
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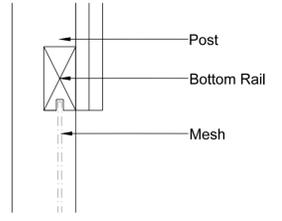
General Note:
 1. Timber
 (1) Type:
 Option 1: Treated Pine H4
 (2) Finishes: Stain
 (3) Colour: 'Ebony'
 (4) Timber to be stained, 3 coats with adequate drying time between coats. Use 'Intergrain' or approved equivalent.
 (5) Timber to be kiln dried or equivalent recycled
 (6) Timber to be dressed smooth, free of open knots, cupping, warping or splitting
 (7) Rough sawn timber, subject to approval



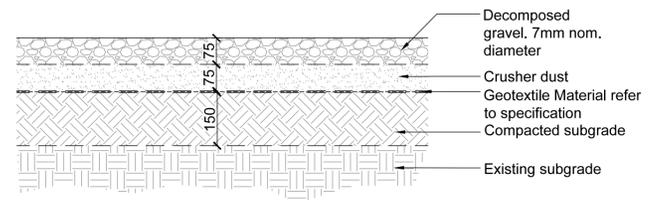
Elevation
 Scale 1:20 @A1



Section
 Scale 1:20 @A1

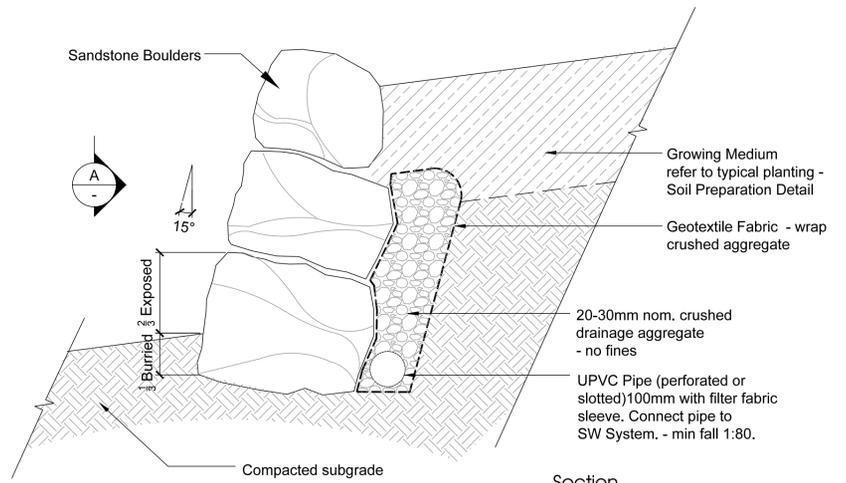


Inset B
 Scale 1:5 @A1

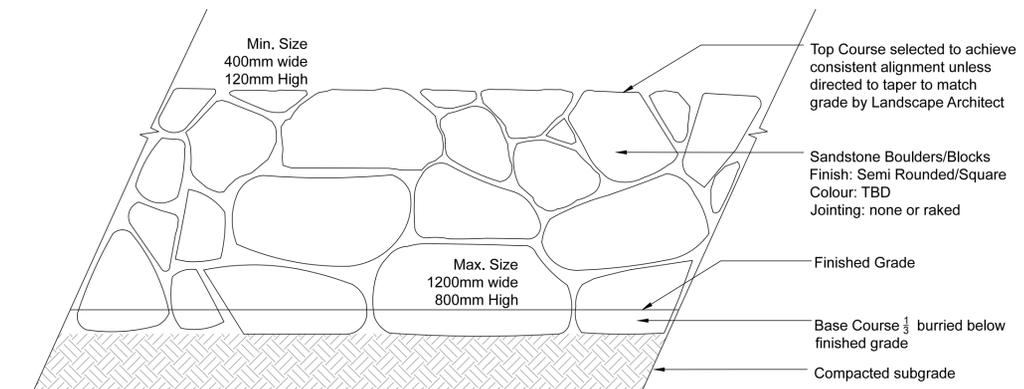


2 Decomposed Granite Section
 Scale 1:10 @A1

1 Boundary Fence (Wildlife friendly) - Type 1 Details



Section
 Scale 1:20 @A1

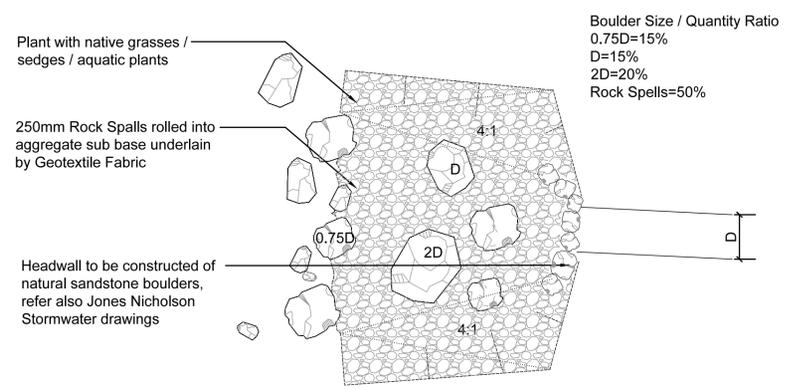


Elevation
 Scale 1:20 @A1

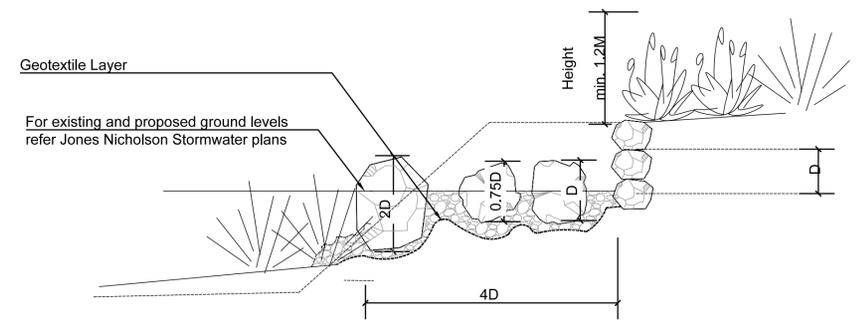
Indicative Image
 N.T.S.



3 Retaining Wall - Mass Boulder (Required for localized grading, as directed by Super-intendent.) Details



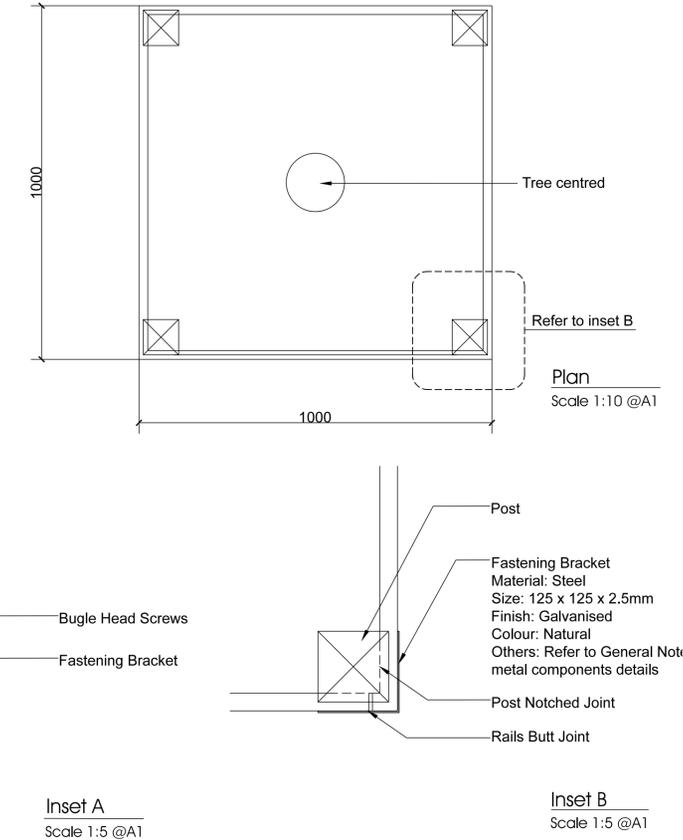
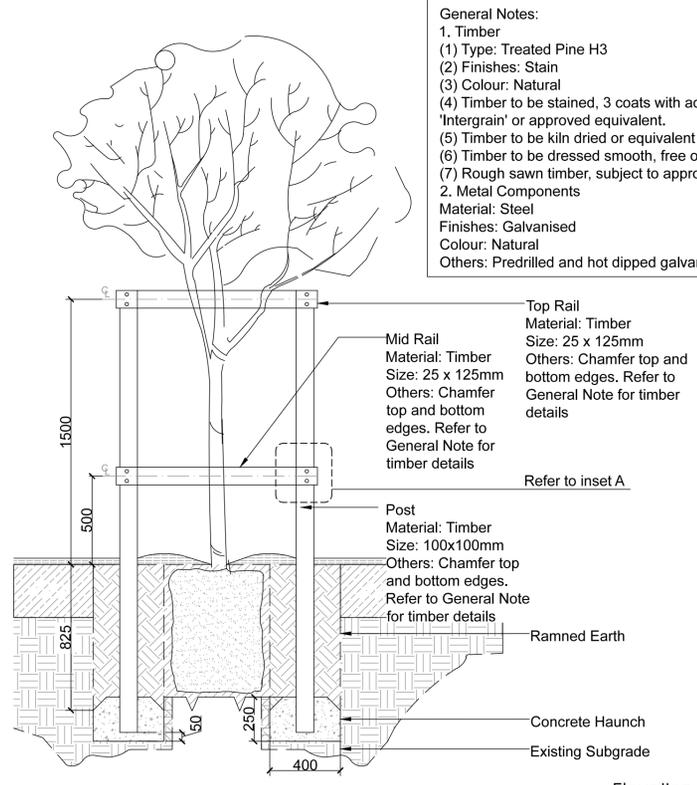
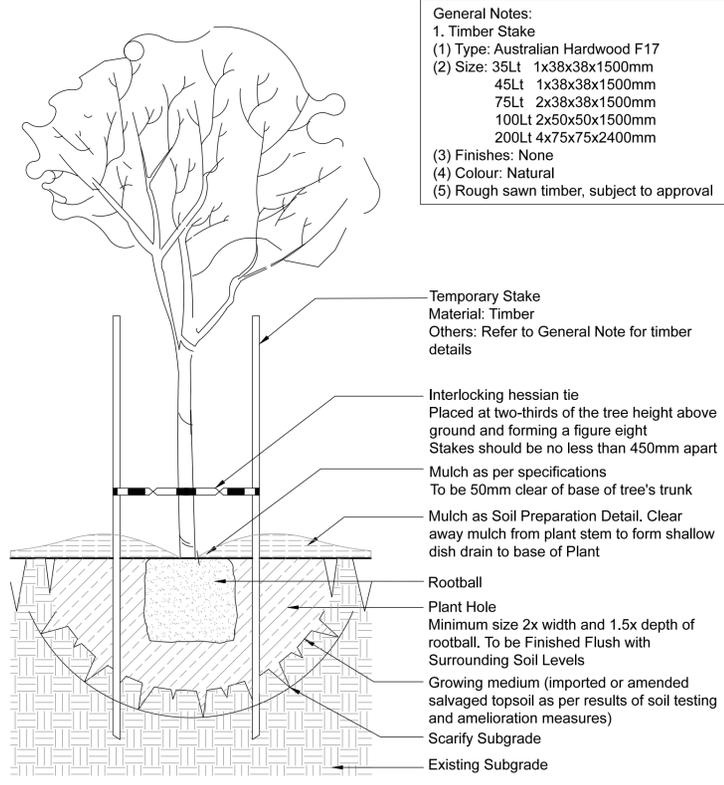
Section
 Scale 1:20 @A1



Elevation
 Scale 1:20 @A1

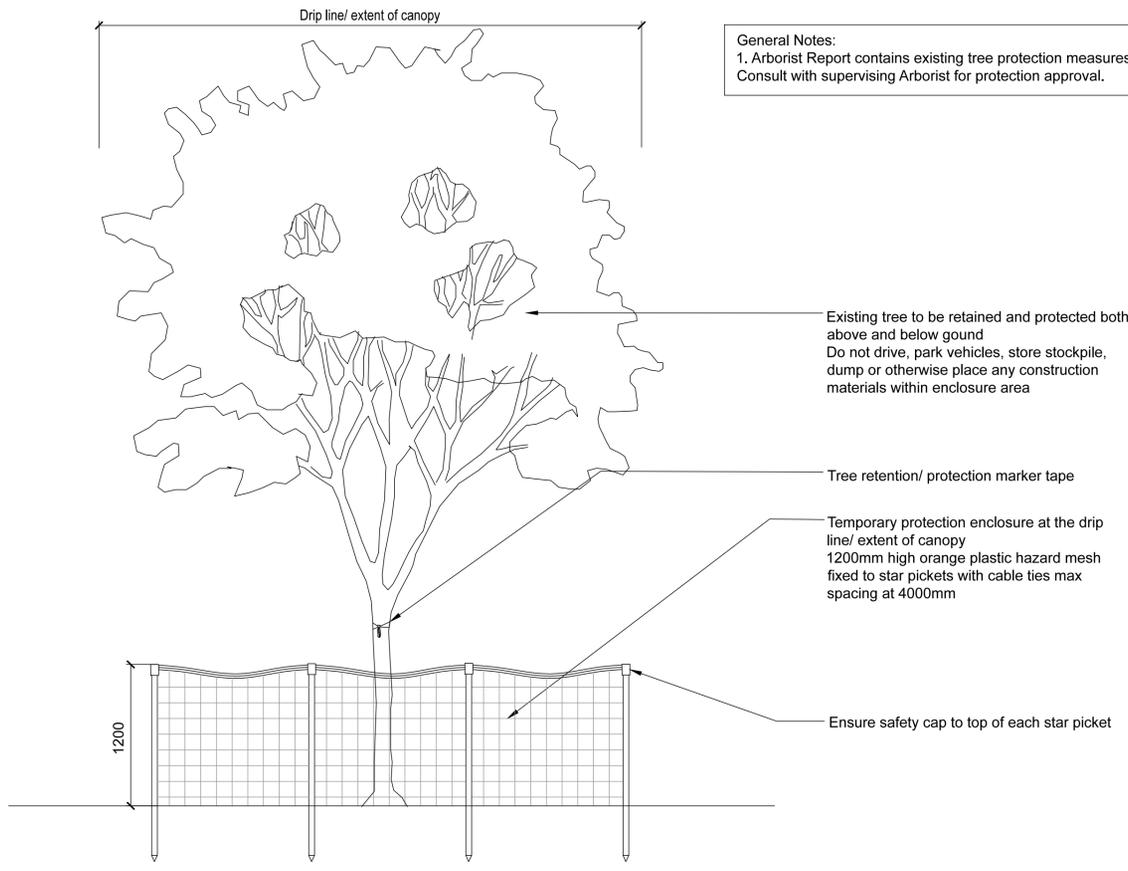
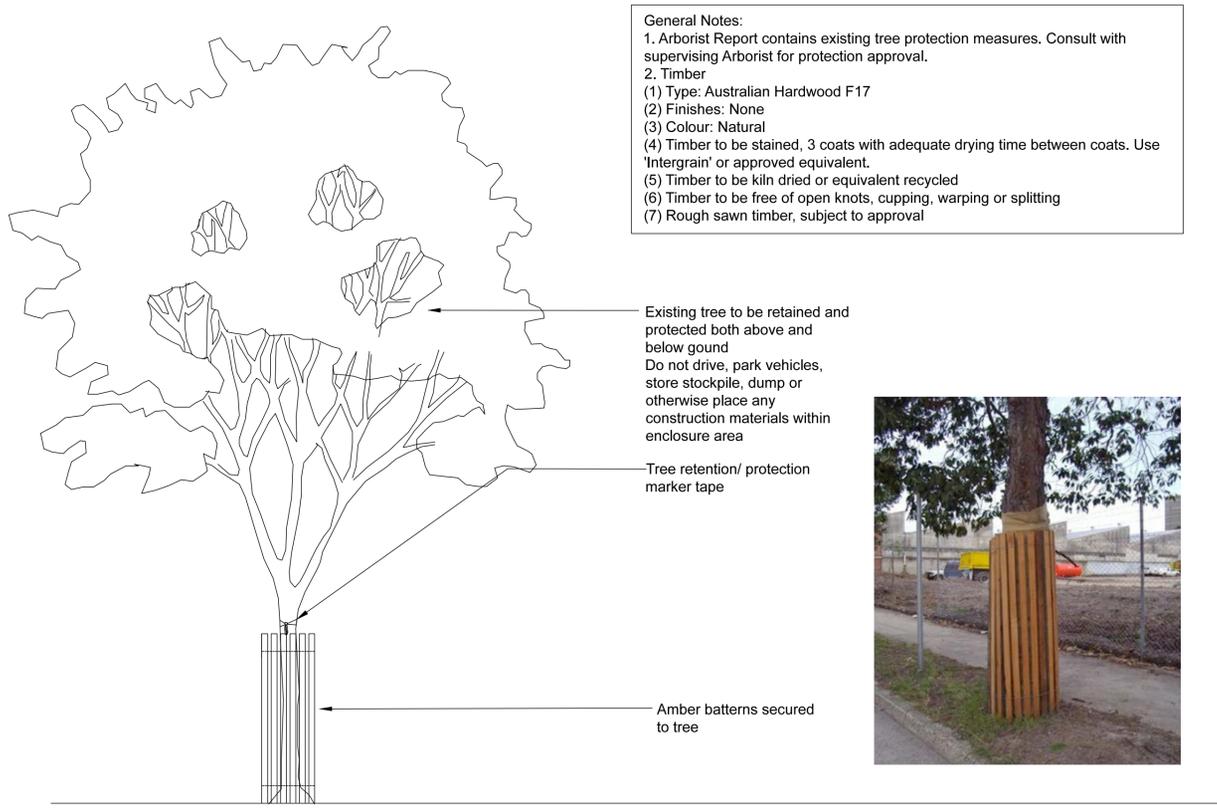
4 'Natural' Stormwater Headwall Details

12/04/16	A	CONSTRUCTION CERTIFICATE	MZ
DATE	ISSUE	AMENDMENT	BY
PROJECT SECTOR 9 - SUBDIVISION 6 ORCHARD STREET, WARRIEWOOD			
CLIENT Dragon Eye Properties Limited Suite 2, Level 2, 127 York Street, Sydney NSW 2000			
LANDSCAPE ARCHITECT			
DRAWING TITLE DETAILS 2			
APPROVED FOR RELEASE AILA #1420			
DATE	DRAWN	CHECKED	
12/04/16	MZ	CG	
PROJECT No.	DRAWING No.	ISSUE	
ASC04	ASC04.1-DD-902	A	
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1 Typical Tree Planting Section
 Scale 1:20 @A1

2 Typical Street Tree Planting (w/tree guard) Details
 Scale 1:20 @A1



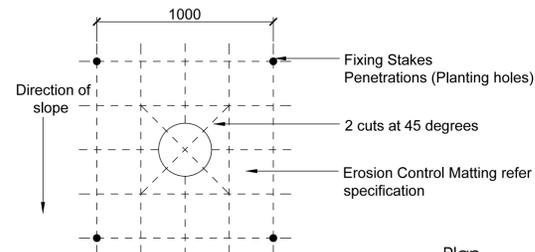
3 Existing Tree Protection - Type 1 Elevation
 Scale 1:30 @A1

4 Existing Tree Protection - Type 2 Elevation
 Scale 1:30 @A1

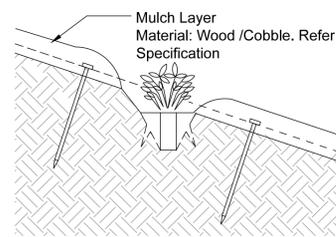
12/04/16	A	CONSTRUCTION CERTIFICATE	MZ
DATE	ISSUE	AMENDMENT	BY
PROJECT SECTOR 9 - SUBDIVISION 6 ORCHARD STREET, WARRIEWOOD			
CLIENT  Dragon Eye Properties Limited Suite 2, Level 2, 127 York Street, Sydney NSW 2000			
LANDSCAPE ARCHITECT			
DRAWING TITLE DETAILS 3			
APPROVED FOR RELEASE AILA #1420			
DATE	DRAWN	CHECKED	
12/04/16	MZ	CG	
PROJECT No.	DRAWING No.	ISSUE	
ASC04	ASC04.1-DD-903	A	
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General:
Slope Stabilisation Mat : Apply to all grades >1:3 slope and areas where Bush Fire Suppression measures and concentration of overland water flow are likely to cause plant washout or erosion.

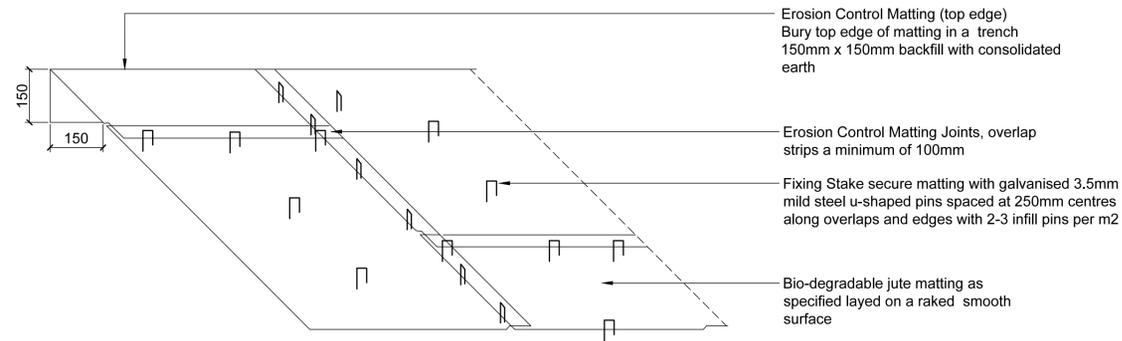
Planting Procedure:
1. Make 2 cuts in the stabilisation mat
2. Dig hole and fold stabilisation mat down into hole - Retaining mulch etc.
3. Remove excess stabilisation mat to allow healthy root growth
4. Install plant
5. Replacement of lost soils
6. Installation of bio-degradable earth mat that contributes to plant growth and prevents further erosion



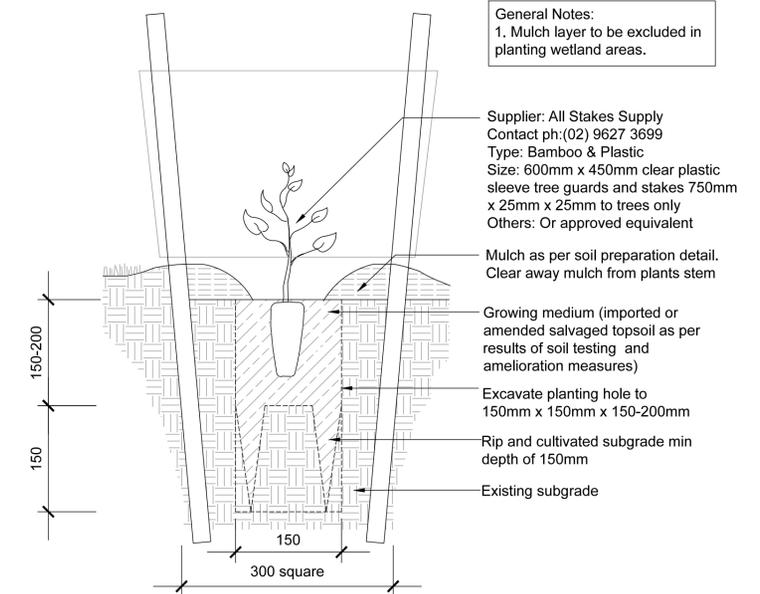
Plan
Scale 1:10 @A1



Section
Scale 1:10 @A1

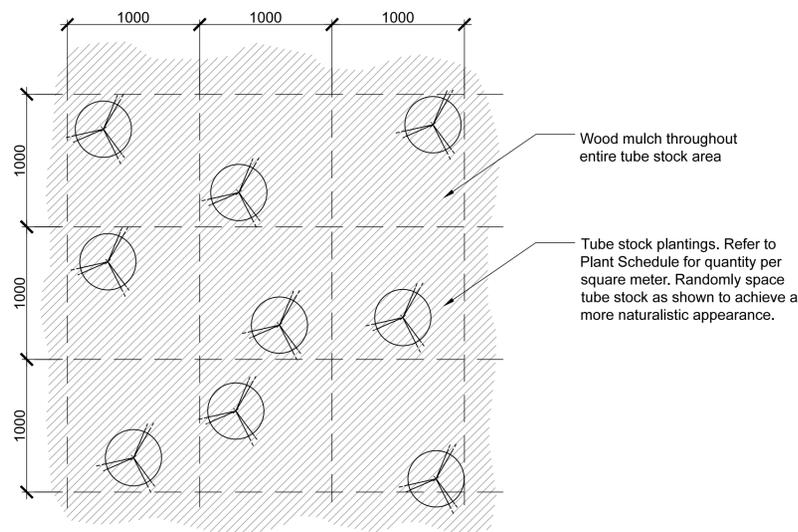


Axonometric
Scale 1:10 @A1

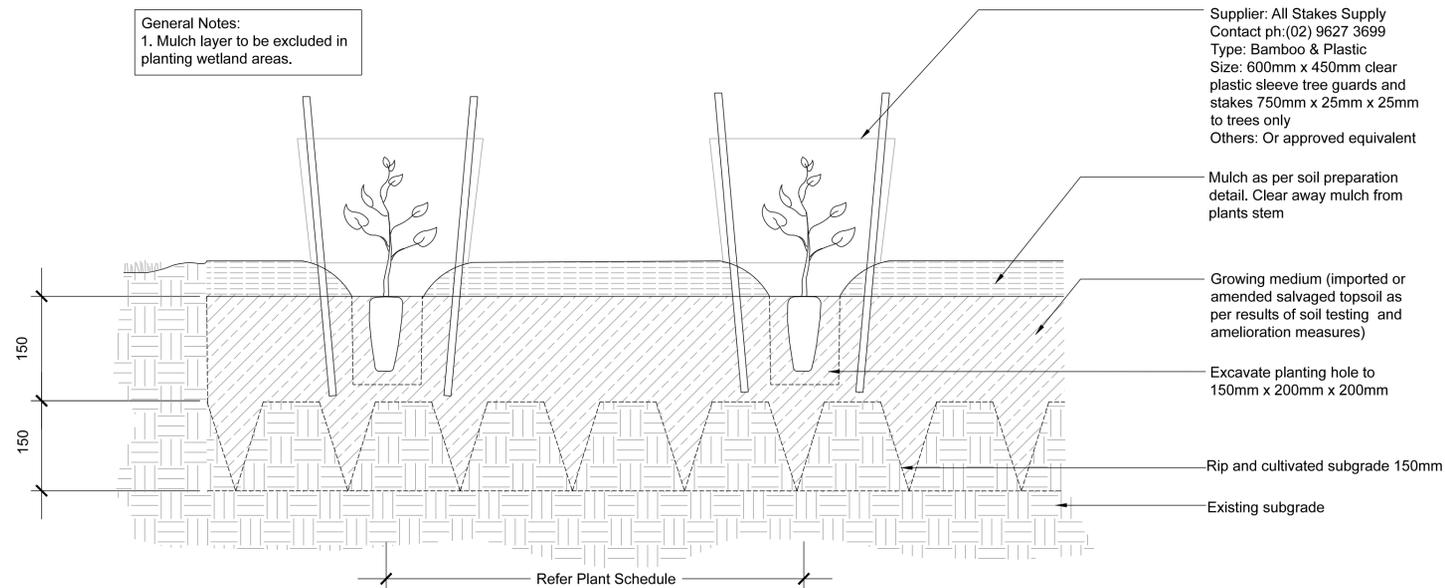


2 Bush Revegetation
Section
Scale 1:5 @A1

1 Slope Stabilisation System-Jute Matting
Details



Plan
Scale 1:30 @A1



Section
Scale 1:5 @A1

3 Bush Regeneration

12/04/16	A	CONSTRUCTION CERTIFICATE	MZ
DATE	ISSUE	AMENDMENT	BY
PROJECT SECTOR 9 - SUBDIVISION 6 ORCHARD STREET, WARRIEWOOD			
CLIENT  Dragon Eye Properties Limited Suite 2, Level 2, 127 York Street, Sydney NSW 2000			
LANDSCAPE ARCHITECT			
DRAWING TITLE DETAILS 4			
APPROVED FOR RELEASE AILA #1420			
DATE	DRAWN	CHECKED	
12/04/16	MZ	CG	
PROJECT No.	DRAWING No.	ISSUE	
ASC04	ASC04.1-DD-904	A	
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Landscape Package - Construction Certificate

DOCUMENT LOG

Contents	Drawing No.	Issue	Date
Coversheet & Plant Schedules Landscape Plan, 1 of 1	ASC04.2-DD-100 ASC04.2-DD-101	G f	15/01/2019 09/01/2019

SITE LOCATION MAPS

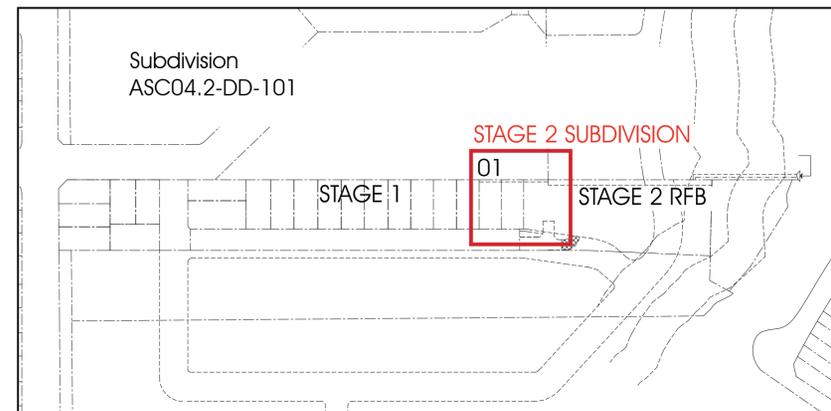
REGIONAL MAP



LOCAL MAP



SECTOR 9 KEY DIAGRAM



Tristaniopsis laurina - Water Gum



Banksia integrifolia - Coastal Banksia



Westringia fruticosa 'Smokey' - Coastal rosemary



Eriostemon myoporoides - Long Leaf Wax Flower



Myoporum parvifolium - Creeping Boobialla

sym. studio has been commissioned to prepare a concept landscape plan for Warriewood Sector 9, located in Warriewood. This property is a part of Warriewood Valley, situated west of Mona Vale Beach on the Northern Beaches of Sydney.

Warriewood Valley is being transformed into a dynamic urban environment with the inclusions of parks, playgrounds, walkways, cycleways and restoration of significant creekline corridors.

Our landscape design acknowledges the requirements for habitat creation for wildlife, creekline preservation and restoration as well as screening and native planting.

Many native plants will be implemented throughout the landscape design to compliment the streetscape, create sustainable screening of the built form as well as build a habit and refuge for wildlife in the garden areas to integrate the proposed development with the surrounding natural landscape character.

The proposed landscape design incorporates endemic canopy trees that provide visual softening of the built environment, as well as shade and amenity to the streetscape. The adjacent buffer planting within the lot boundary provides privacy and additional screening of the built form at a pedestrian level. The screen planting aims to achieve a 50% visual screening of the built form when viewed from public thoroughfares in 5 years time.

The landscape design establishes a strong outdoor character that is responsible, sustainable and low maintenance. This is achieved by enhancing the native vegetation, implementing creekline restoration and water retention on-site, utilising screening and generally conserving the natural environment for the benefit of existing wildlife and new residents.

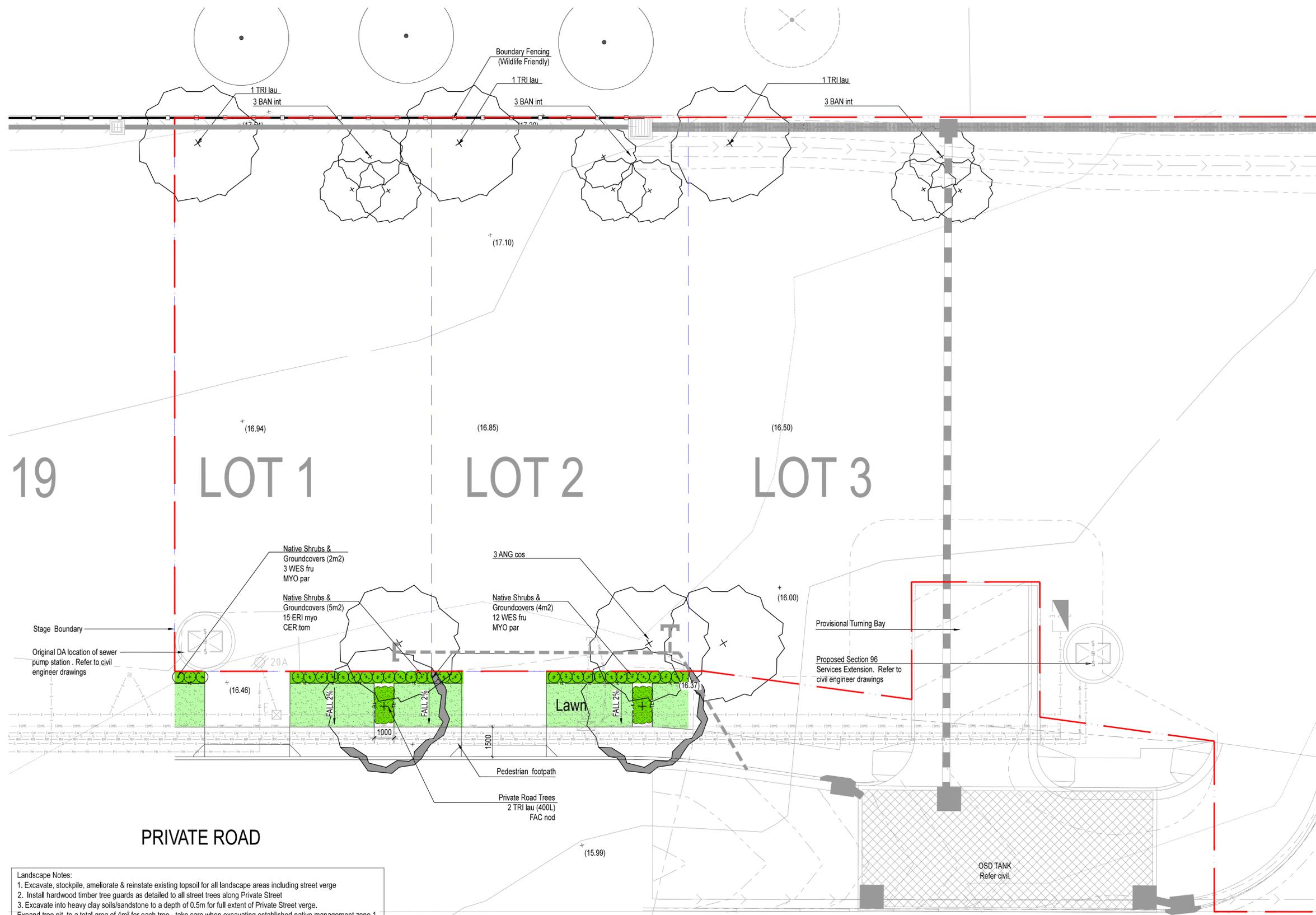
Finally, the landscape maintenance strategy will include a period of 12 months whereby sym. studio will visit the site on a quarterly basis to monitor progress.

1 Landscape Design Strategy

Abbrev	Botanical Name	Common Name	Mature Height (m)	Pot Size	Qty/ Spacing
Trees					
ANG cos	Angophora costata	Smooth Bark Apple	20-25	35L	3
BAN int	Banksia integrifolia	Coastal Banksia	8-15	35L	9
TRI lau (400L)	Tristaniopsis laurina	Water Gum	10-12	400L	2
TRI lau	Tristaniopsis laurina	Water Gum	10-12	35L	3
Shrubs					
ERI myo	Eriostemon myoporoides	Long Leaf Wax Flower	1.5	5L	15
WES fru	Westringia fruticosa 'Smokey'	Coastal Rosemary	1	5L	12
Grasses & Groundcovers (total area = 70m²)					
CER tom	Cerastium tomentosum	Snow In Summer	0.2	200mm	6/m ²
Fac nod	Facinia nodosa	Knobby Club Rush	0.8	200mm	8/m ²
MYO par	Myoporum parvifolium	Creeping Boobialla	-	200mm	5/m ²

1 Plant Imagery

3 Plant Schedule



LEGEND

TREE RETENTION, REMOVAL AND PRUNING

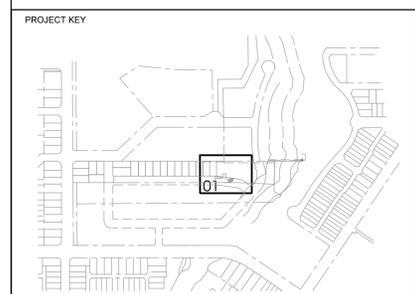
- Existing Trees - To be Removed (include grubbing out stumps to 300mm and remediation of soil where applicable)
- Existing Trees - To be Retained & Protected (as per Tree Protection Zone AS4907)

PROPOSED TREE PLANTING

- STREET TREES
- PROPOSED CANOPY TREES

GENERAL

- SITE BOUNDARY
- LOT BOUNDARY
- 0.5M CONTOURS EXISTING
- EXISTING LEVELS
- ENGINEERED DRAINAGE PITS (refer Civil Engineer)
- GARDEN EDGE (Timer - Treated Pine H4)
- BOUNDARY FENCING (Wildlife Friendly)
- DECOMPOSED GRANITE PEDESTRIAN PARKING STRIP
- MANAGED LAWN
- PLANTING - 'ALMOST NATIVE' GROUND COVERS & SMALL SHRUBS
- PLANTING - NATIVE GRASSES /GROUNDCOVERS
- MANAGEMENT AREA 1 - REMOVE WEEDS AND REGENERATE EXISTING SEED BANK. REVEGETATION AS REQUIRED.



DATE	ISSUE	AMENDMENT	BY
09/01/19	F	CONSTRUCTION CERTIFICATE	MC
25/08/17	E	CONSTRUCTION CERTIFICATE	MZ
31/05/16	D	REVISED SECTION 34 CONFERENCE	MZ
23/05/16	C	SECTION 34 CONFERENCE	MZ
10/08/15	B	SUBMISSION APPROVAL REVISED	MZ
10/08/15	A	SUBMISSION APPROVAL	MZ

PROJECT
SECTOR 9 - SUBDIVISION (Stage 2)
6 ORCHARD STREET, WARRIEWOOD

CLIENT

Dragon Eye Properties Limited
 Suite 2, Level 2,
 127 York Street,
 Sydney NSW 2000

LANDSCAPE ARCHITECT

Phone: 61 2 8411 2734
 Studio 1, Po. Box 53
 Moria Vale, NSW Australia
 www.symstudio.com

DRAWING TITLE
LANDSCAPE PLAN (1 of 1)
 APPROVED FOR RELEASE
ALA #1420

DATE	DRAWN	CHECKED
09/01/19	MCG	CG
PROJECT No.	DRAWING No.	ISSUE
ASC04	ASC04.2-DD-101	F

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Landscape Notes:

- Excavate, stockpile, ameliorate & reinstate existing topsoil for all landscape areas including street verge
- Install hardwood timber tree guards as detailed to all street trees along Private Street
- Excavate into heavy clay soils/sandstone to a depth of 0.5m for full extent of Private Street verge. Expand tree pit to a total area of 4m² for each tree - take care when excavating established native management zone 1 not to damage existing tree roots and preserve natural soil profile and ground covers. Consult Landscape Architect where conflict with existing vegetation occurs.
- Garden areas to include min 400mm cultivated soil (compost added) and mulched with 100mm hardwood chip
- Existing trees within lots 1-3 are to be retained. Tree removal within residential lots subject to future council approval.
- Details refer ASC04.1-DD-901 - ASC04.1-DD-904 f

Utilities and Services Notes:

- Civil services information is diagrammatic. Refer Civil Plans for detail information
- Proposed utilities and services to utilize 'thrust boring' installation where practical - under existing trees
- Proposed services to be located in common trench where practical - under footpaths

Disclaimer:
 Street trees may vary in exact location to suit new driveway and lighting locations.