

LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PITTWATER 21 DEVELOPMENT CONTROL PLAN

LANDSCAPED AREA	
TOTAL SITE AREA:	242.8m <sup>2</sup>
TOTAL LANDSCAPE AREA: (EXCLUDES PEBBLE & HARD SURFACES)	88.9m <sup>2</sup> 36.6%
MIN. REQUIRED:	35%

\*\*LANDSCAPED AREA > NO MINIMUM WIDTH

IMPERVIOUS AREA	
TOTAL SITE AREA:	242.8m <sup>2</sup>
TOTAL IMPERVIOUS AREA: (INCLUDES HOUSE & DRIVEWAY)	141.7m <sup>2</sup> 58.36%
MIN. REQUIRED:	-%

ACID SULFATE SOILS CLASS 3

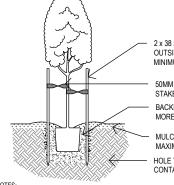
NATIV	E PLANT SCHEDULE:	PROPOSED PLANT SELECTIONS FROM THE NATIVE PLANTING GUIDE - PITTWATER WARD				
CODE	BOTANICAL NAME	COMMON NAME	No.	POT SIZE	MATURE HEIGHT	
TREES BM SP	Backhousia myrtifolia Syzygium paniculatum	Grey Myrtle Magenta Lilly Pilly	1	75lt 75lt	8m 15m	
SHURB:  WJG  TURF	Westringia fruticosa	Coastal rosemary	7	250mm -	1.0m	
	Stenotaphrum secundatum 'Sir Walter'	Sir Walter Buffalo Turf				

#### MAINTENANCE PROCEDURES

- LAWN TO BE FERTILISED TWICE A YEAR IN THE WARM MONTHS, MOWING WEEKLY IN SUMMER MONTHS AND FORTNIGHTLY OR MONTHLY AS REQUIRED IN THE WINTER MONTHS.
- PLANTS TO BE FERTILISLED A MINIMUM OF TWICE A YEAR AT THE SAME TIME OF PRUNING. TO DO THIS USE A COMPLETE FERTILISER, KEEP MULCH CLEAR OF TREE TRUNK AREA, AFTER PLANT/SHURBS AND TREES ARE PLANTED CONTINUE TO WATER WELL ONCE A WEEK.
- PRUNE HEDGE PLANTS A MINIMUM OF 2 3 TIMES A YEAR, IN THE WARMER MONTHS. WAIT FOR AT LEAST 10MM OF NEW GROWTH BEFORE PRUNING AGAIN TO PROMOTE HEALTHY NEW GROWTH

## NOTES:

- SIDE & REAR BOUNDARY FENCING SHOULD BE TREATED PINE TIMBER LAP AND CAP PALING FENCE. GATES TO MATCH FENCE MATERIALS.
- LETTERBOX PROVIDED TO AUSTRALIA POST REQUIREMENTS CLEARLY DISPLAYING HOUSE NUMBER.
- ALL LANDSCAPED AREAS TO HAVE A MINIMUM 1:100 FALL TOWARDS STORM WATER DRAINS. OR AWAY FROM THE BUILDING FOR POSSIBLE OVERLAND WATER DRAINAGE
- A TREE PROTECTION ZONE (TPZ) SHALL BE ESTABLISHED FOR THE DURATION OF ANY WORKS NEAR ANY EXISTING TREES, AS PER THE METHOD OUTLINED IN THE CURRENT AS4970-2009. PERMISSION FROM THE COUNCIL ARBORIST IS REQUIRED FOR ACTIVITIES THAT DO NOT COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS
- DRIVEWAY LAYOUT TO BE CONSTRUCTED FROM ARCHITECTURAL CONSTRUCTION DRAWINGS.
- RETAINING WALLS ALONG SIDE BOUNDARIES BETWEEN LOTS TO BE FINALISED ON SITE AFTER BENCHING
- ALL RETAINING WALLS VISIBLE FROM THE STREET TO BE MASONRY WITH COLOURS MATCHING THOSE ON THE FRONT FACADE OF THE DWELLING.
- ALL IMPORTED SOIL TO GARDEN AREAS TO BE OF PREMIUM GARDEN MIX STANDARD AT 300MM DEPTH
- TURF TO BE LAID ON A 150MM MINIMUM BASE OF 80% SAND 20% SOIL MIX. REFER TO DETAIL.
- ALL GARDEN AREAS TO BE COVERED WITH A MINIMUM OF 75MM OF 14MM PINE BARK MULCH.
- GARDEN EDGING IS TO BE INSTALLED BETWEEN ALL ADJOINING SOFT LANDSCAPE FINISHES. REFER TO DETAIL.
- ALL TREES AND SHRUBS ARE TO BE SELECTED AND PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE. SUBSTITUTES REQUIRED DUE TO AVAILABILITY OR QUALITY MUST BE CONSISTENT WITH THE DESIGN INTENT.



2 x 38 x 38mm H/W STAKES DRIVEN OUTSIDE OF ROOT BALL AND A MINIMUM OF 1200mm HIGH

50MM WEBBING LOOSELY STAPLED TO STAKES WITH A DOUBLE CONFIGURATION BACKFILL SOIL TO BE CONDITIONED WITH NOT

MULCH WELL AS SHOWN MAXIMUM DEPTH 75mm

HOLE TO BE DUG TWICE THE SIZE OF THE

AFTER PLANTING WATER IN PLANT WELL USING FOUR TIMES THE PLANT

- CONTAINER CAPACITY OF WATER
- 2) FOR TREES 50It AND ABOVE INSERT A 60mm DIA AG PIPE UNDER PLANT IN
- BACKFILL TO PROMOTE GOOD AERATION IN SOIL.

  3) TREES SHALL NOT BE TIED UNLESS SUPPORT IS ESSENTIAL

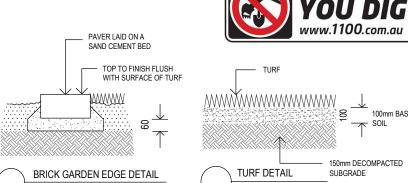
TYPICAL TREE PLANTING DETAIL SCALE: N.T.S.

# MULCH WELL AS SHOWN BACKFILL SOIL TO BE CONDITIONED WITH NOT MORE THAN 10% ORGANIC MATTER HOLE TO BE DUG TWICE THE SIZE OF THE CONTAINER WITH SURFACE ROUGHED

AFTER PLANTING WATER IN PLANT WELL USING FOUR TIMES THE PLANT

AFTER PLANTING WATER IN PLANT WELL USING FOUR TIMES THE FLANT CONTAINER CAPACITY OF WATER. FOR TREES 50It AND ABOVE INSERT A 60mm DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL.

TYPICAL SHRUB PLANTING DETAIL SCALE: N.T.S. Tube, 150mm, 200mm, 250mm Pot Size



(P)(W2)(EMAB. +

FILL 0.081

(EMA) EASEMENT FOR MAINTENANCE ACCESS (VARIABLE WIDTH ENTIRE LOT)

(W2) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP 1282811)

(W1) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP 1282811)

100mm BASE OF TOP - SOIL 150mm DECOMPACTED

1/BM

**EXISTING STREET TREES TO BE** 

RETAINED AND PROTECTED AS

SPECIFIED IN THE AS4970-2009.

A PROX LOCATION OF SEWER MAIN AND PRESURE SEWER BOUNDRY KIT

7/WJG

SEE NOTES.

DIAL BEFORE

SCALE: N.T.S.

# SUBGRADE SCALE: N.T.S.

REV ISSUE / DESCRIPTION Initial design for DA

CHECKED DATE 16.06.25 KR



### MYARD PTY LTD

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### **GENERAL NOTES:**

Landscape as per C6.7 Landscape Area (Sector, Buffer Area or Development Site)

NGL 5.121

FILL 0.054

CUT

KSCM0031JB (3050L) ABOVE

NGL 5.191

CUT 0.016

LOT 14

(VACANT)

5,20

26.79 98°20'45"

KSCM0031JBI

LOT 15

242.8m<sup>2</sup>

PROPOSED

RESIDENCE

FFL 5.485

FGL 5.175

(Levels are +/-100mm

LOT 16

(VACANT)

GROUND WATER TANK 3100 x

550 x 1860H ON 3200 x 650 PAD

NGL 5.112

DEB 0.086

7

GARAGE

~ST<del>E</del>PĐO₩N~

70mm

FFL 5.415

(Levels are +/-100mm)

5,500

PPROX DRIVEWAY

TOTAL AREA: 23m<sup>2</sup>

TO BD 5,517

NGL 5.154

FILL 0.021

LPG MOUNTING BRACKET AND CONCRETE PAD FOR

**EXCHANGE BOTTLES ONLY** 

(BOTTLES BY OWNER)

NGL 5.131 & 22

SOLAR INVERTER

3-PHASE METER BOX

(P) PÓSITIVE COVENANT (DP 1282811)

FILL 0.044

Land identified as being with the Warriewood Valley locality. - Development of a sector, buffer area or development site in a

98°20'45'

24.345m

MAX GRADE 1:50

NGL 5.240

LOCATION OF OUTDOOR

CLOTHESLINE BY OWNER

Release Area, including built form and land subdivision (built form is not limited to residential).

LOT 11

21'00"

8

LOT 10

LOT 9

Prior to being used for construction, the Principal Contractor must ensure that they are in possession of a Construction Certificate and all other required Council approvals. All works are to comply with B.C.A. Statutory Authorities and relevant Australian Standards.

Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and ommissions with the Architect. Use figured dimensions only. Do not scale from drawings Position of all services on site to be confirmed prior to comp

PLAN DRAWINGS PREPARED FOR DEVELOPMENT APPLICATION ONLY. PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWING NO. 1:200@A3 LP-26626

CLIENT NO: COUNCIL 607463 NORTHERN **BEACHES** DRAWN: PAGE NO: AVS 1/1

SCALE:

Α NORTH

REVISION DRAWING TITLE: DA LANDSCAPE PLAN

CLIENT:

MCDONALD JONES HOMES

LOT 15, DP 271326, NO.15 RAVEN CCT, WARRIEWOOD NSW 2102