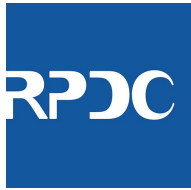




Alan
Surv
ID: LOWER GROUND FLOOR PLAN
1:100

Project
New dwelling
2 Cullen St, Forestville

Client
Jianzhong Zhang
& Dongyun Yu



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Drg Title
LOWER GROUND
FLOOR PLAN

Drawn
SH

Checked
TC

Approved

Scale
AS STATED

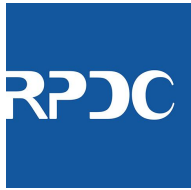
Date
APR 2021

A	amendment as cloudlined	28.04.2021
No.	Revision	Date
Project No		Revision No.
1920-028		A
Drawing No		
A1		



Project
New dwelling
2 Cullen St, Forestville

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Drg Title

GROUND FLOOR PLAN

Drawn
SH

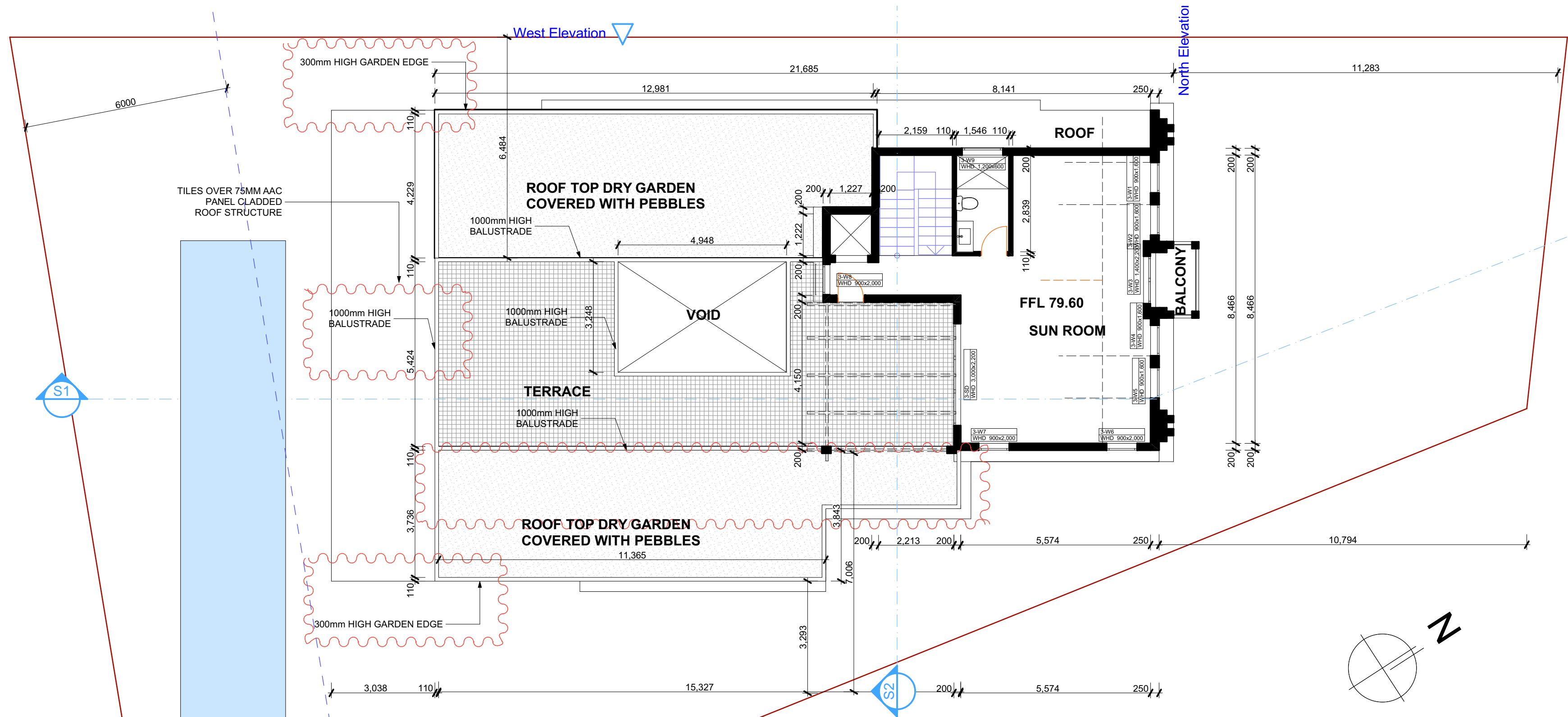
Checked
TC

Approved

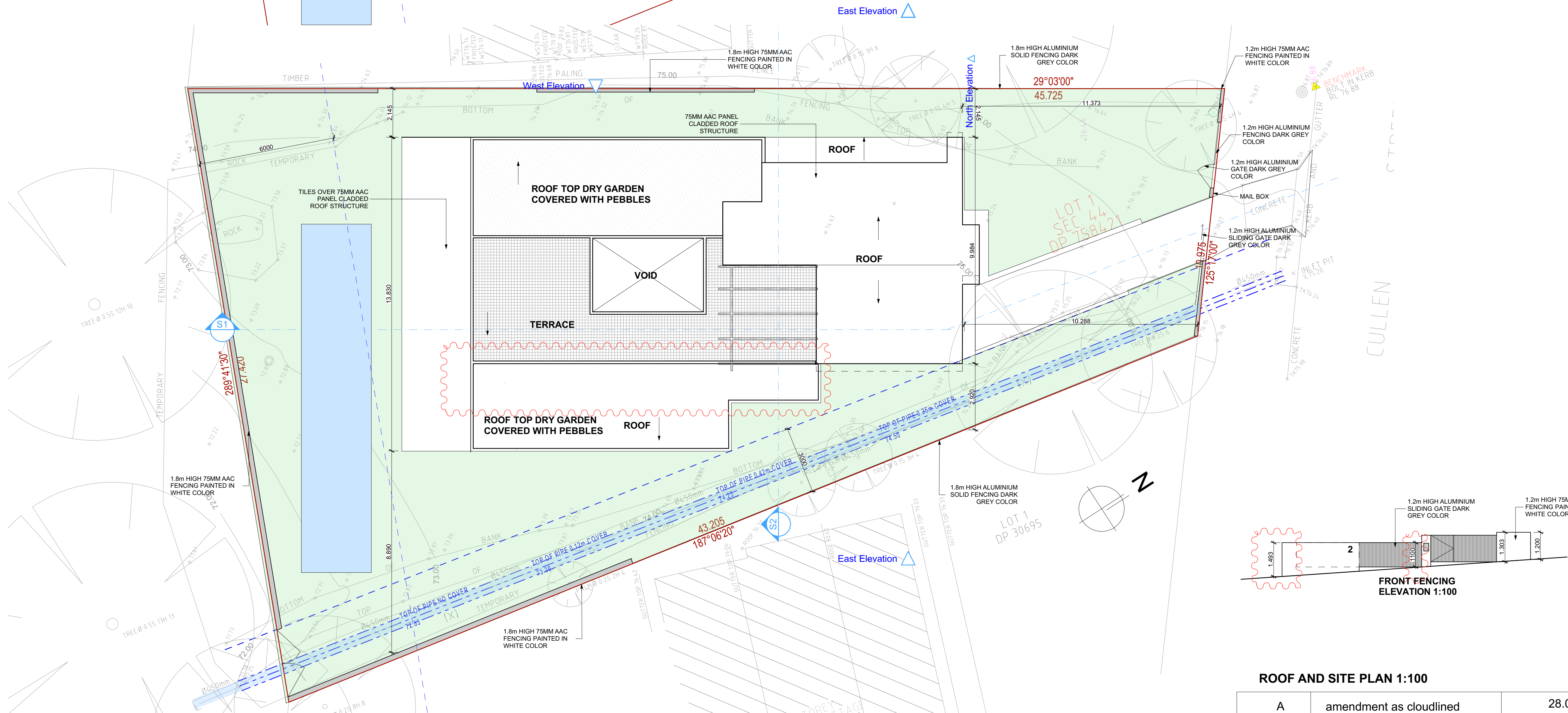
Scale
AS STATED

Date
APR 2021

A	amendment as cloudlined	28.04.2021
No.	Revision	Date
Project No		Drawing No
1920-028		A2
		Revision No.
		A



FIRST FLOOR PLAN 1:100

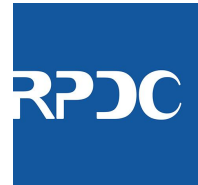


FRONT FENCING
ELEVATION 1:100

ROOF AND SITE PLAN 1:100

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Drg Title

FIRST FLOOR PLAN
ROOF AND SITE PLAN

Drawn
SH

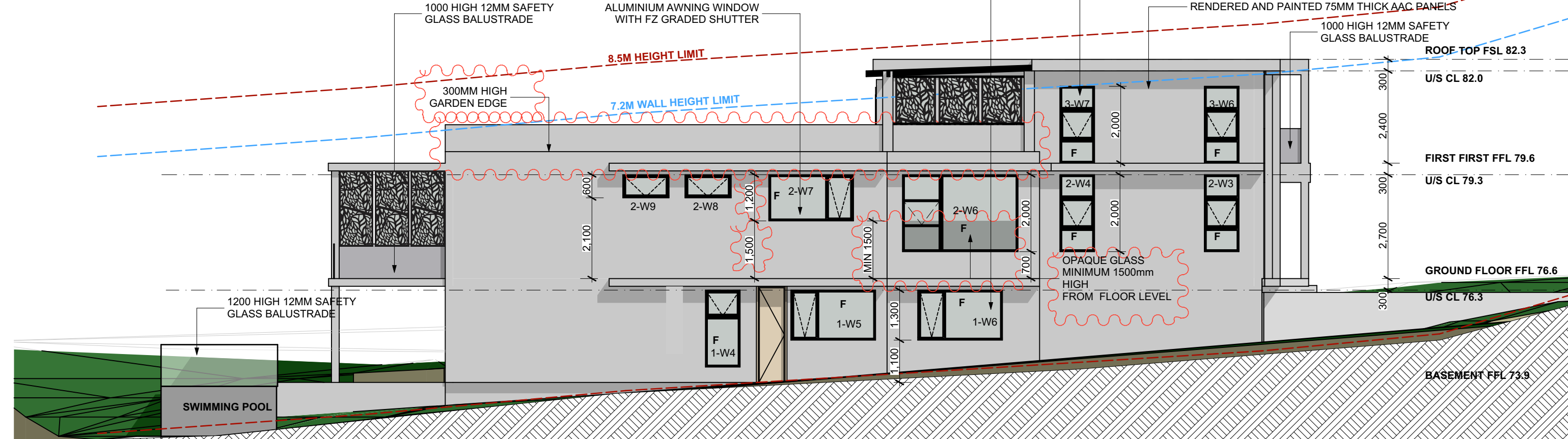
Checked
TC

Approved

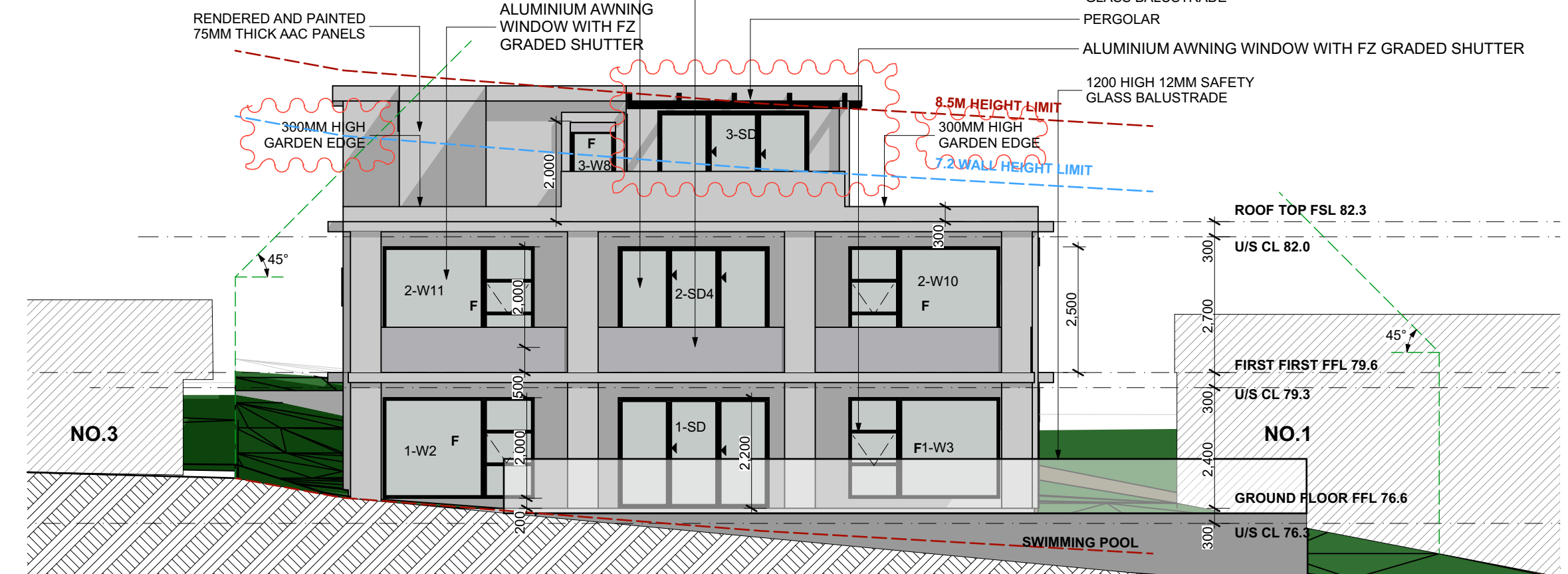
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AS STATED

Date
APR 2021

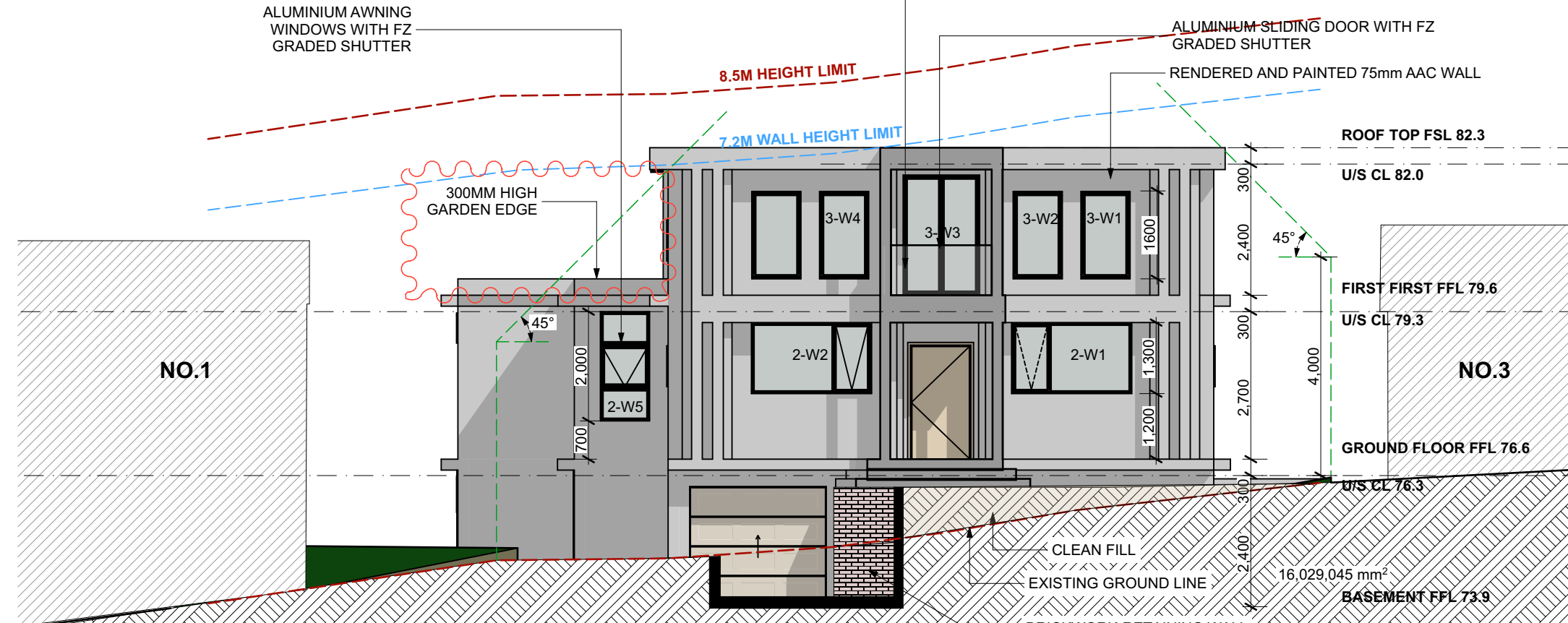
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No.	Revision	Date
Project No	Drawing No	Revision No.
1920-028	A3	A



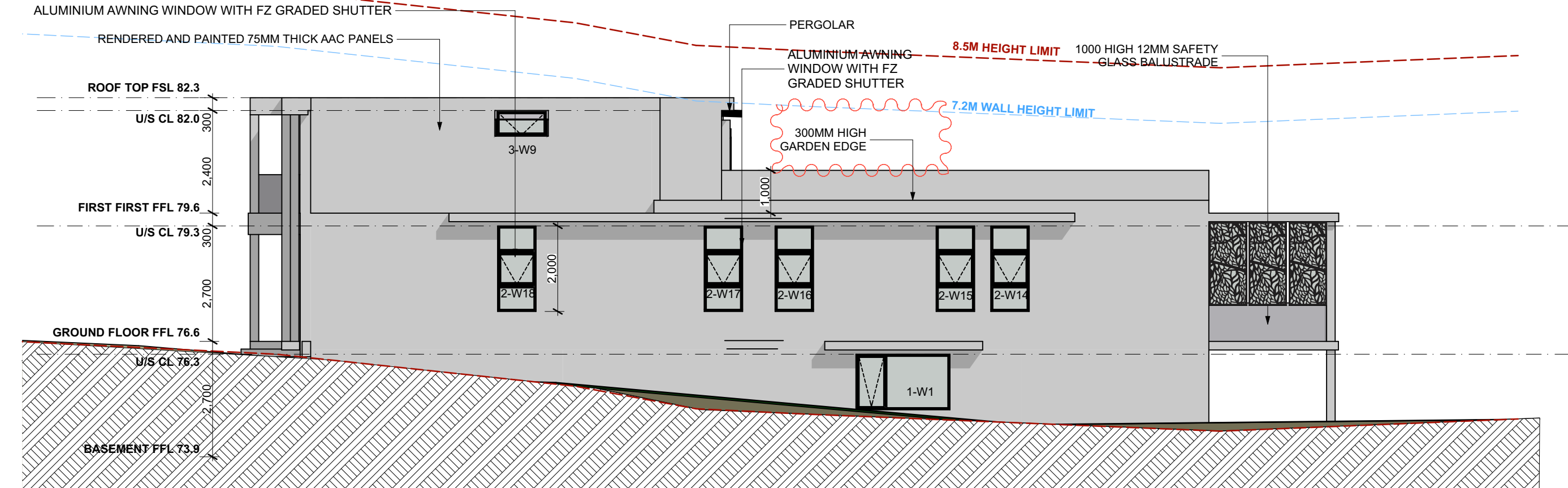
EAST ELEVATION 1:100



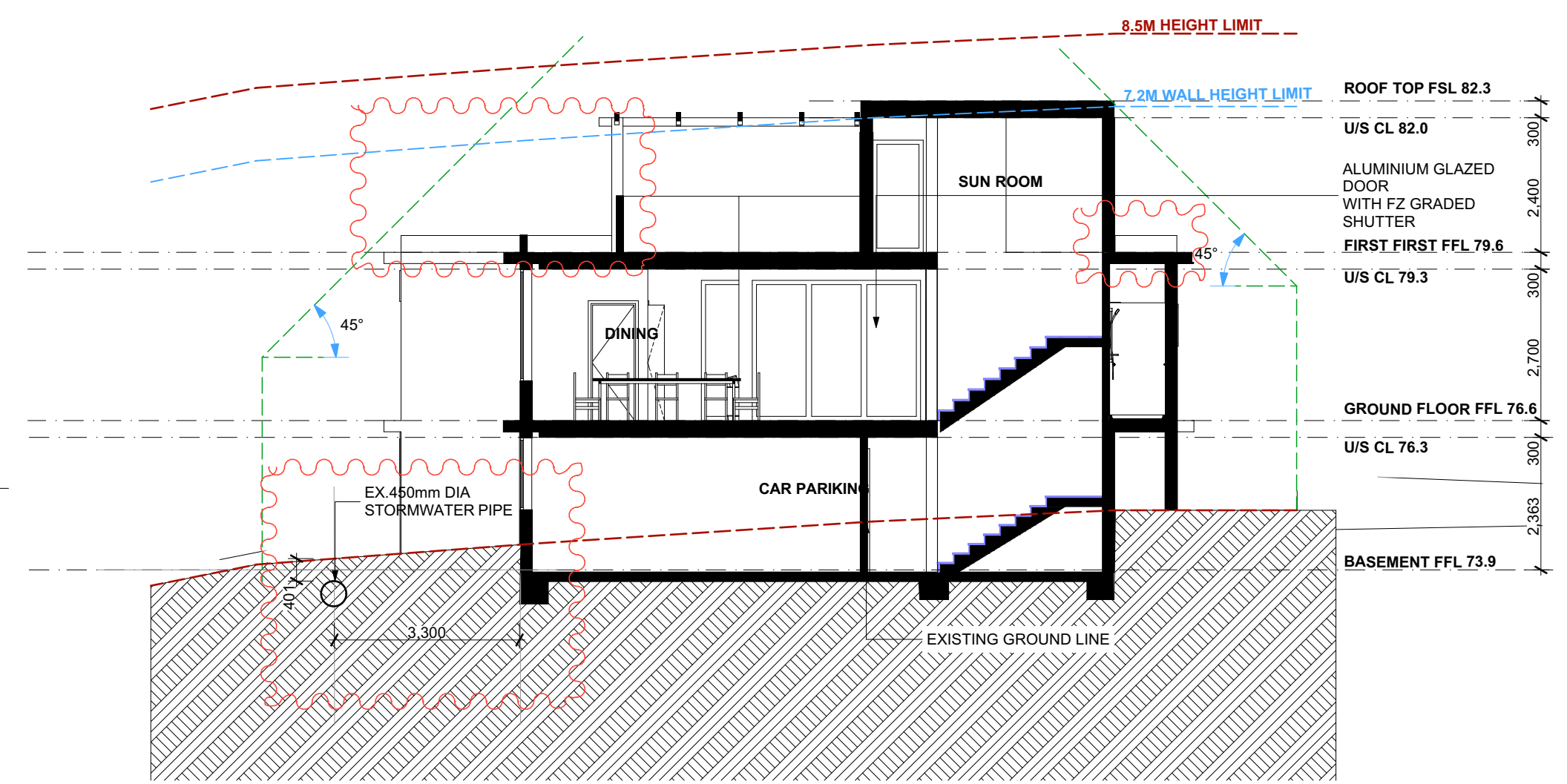
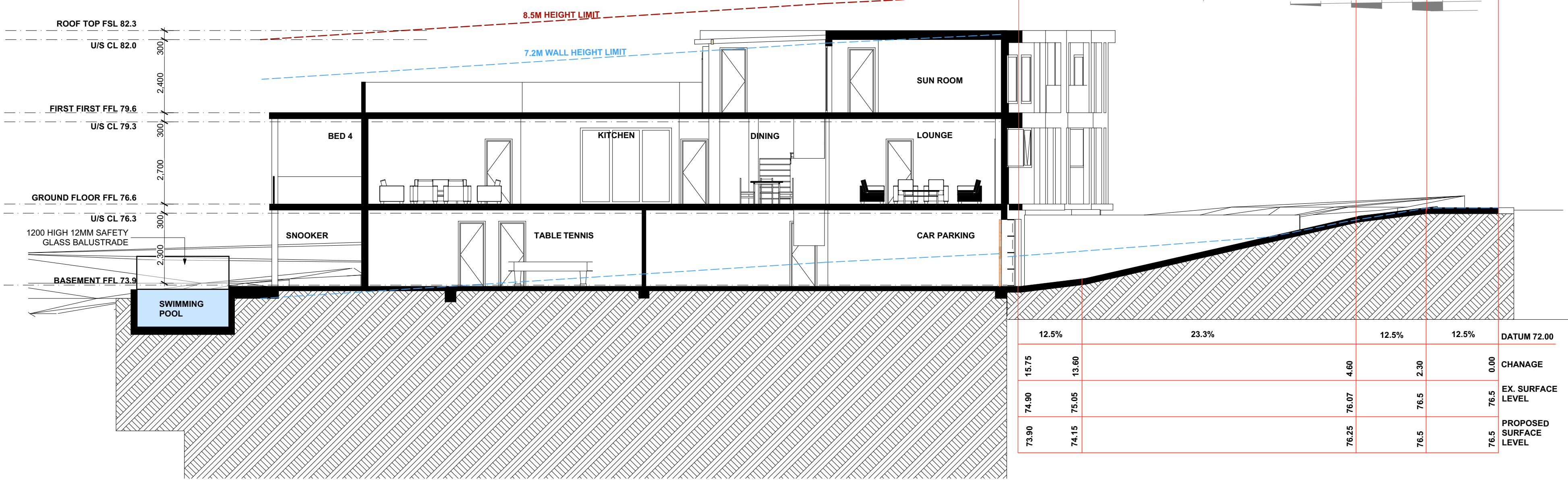
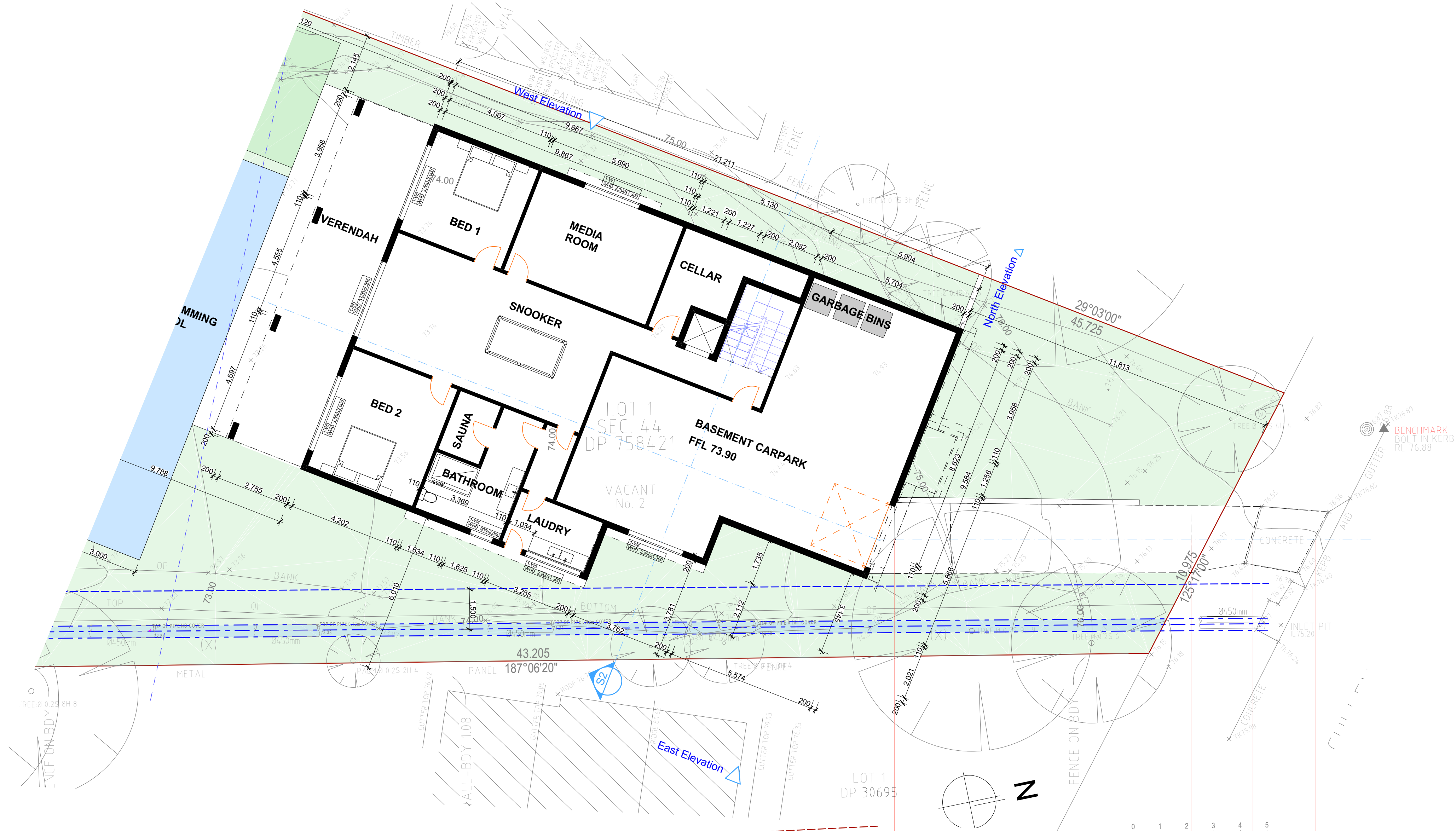
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



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Drg Title

**BUILDING
ELEVATIONS**

Drawn
SH

Checked
TC

Approved

Scale
AS STATED

Date
APR 2021

A	amendment as cloudlined	28.04.2021
No.	Revision	Date
Project No	Drawing No	Revision No.
1920-028	A7	A

CALCULATIONS

site area: 827.5 sq
proposed lower ground floor area: 155.5sqm
proposed ground floor area: 266.7sqm
proposed first floor area: 52.5sqm
proposed basement carpark area: 106.4sqm
proposed landscaping area: 437sqm
(min landscaping area 40%: 827.5 x 40% = 331sqm<437)
pool: 13sqm



Caution aboveground, underground and overhead service: power lines, power poles, inlet pit, survey marker, pip & easement



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0026

PLANT SCHEDULE

KEY	Botanic name (Common name)	QTY	Install Sizes	Install Rates	Mature Size (m) S x H	Notes
Aa	Agave attenuata (Foxtail Agave)	1	15L		0.8x0.8	
A-arb	Aeonium arboreum Velour	7	15L		1x1	
Ca	Cordyline australis Red Sensation	8	15L		x2	
Ajuncrep	Ajuga reptans (Carpet Bugle)	22	150mm	5/m2	0.4x0.2h	sun/l shade
Ani-hyb	Anigozanthus hybrid (kangaroo paw)	28	150mm	4/m2	0.5x0.6h	sun/shade
Car-gla	Carpobrotus glaucescens (pig face)	28	150mm	1.5/m2		
Lir-mus	Liriope Muscari (Turf Lily)	16	150mm	4/m2	0.5x0.5h	sun/shade
Rhoeo spa	Rhoeo spathacea (Moses in the Cradle, Oyster Plant or Boat Lily)	14	150mm	9/m2	0.3*0.3	sun
Sen-ser	Senecio serpens (Blue Chalksticks)	33	150mm		0.8x0.3h	sun/l shade
Sta-byz	Stachys byzantina 'Big Ears' (Lambs Ears)	9	150mm		0.6x0.4h	sun
	indoor plant (for courtyard)					
Ea	Epipremnum aureum (Money Tree)	pot				
Di	Dyopsis lutescens (Areca Palm)	pot				
Cc	Chlorophytum comosum (Spider Plant)					Air purifier
Co	Crassula ovata (Jade plant)					
Ep	Epipremnum pinnatum (Golden phthos)					
	Turf - m2	327				

LEGEND

READ IN CONJUNCTION WITH Bushfire Assessment Report for the subjected property by BPAD, dated 3 September 2020 .



Main bushfire risk direction.
--Solid non-flammable fence has been proposed as break, refer to Architectural drawings.



EXISTING TREES to be removed. Gained approval.



EXISTING TREES with TPZ/SRZ to be retained. Refer to TREE PROTECTION NOTES.



Retain existing rock & stone, planting at gaps where possible.



Proposed non-flammable mulch (27 m2)



Proposed paving (60 m2)

REFER TO PLANT SCHEDULE FOR PROPOSED PLANTING .

READ IN CONJUNCTION WITH & REFER TO ARCHITECTURAL DRAWINGS:

Buildings, Elevations, Sections, Fence, street front gates, Swimming Pool.

READ IN CONJUNCTION WITH & REFER TO ENGINEERING DRAWINGS:



Propose water tank, drainage devices and pipe networks.

READ IN CONJUNCTION WITH SURVEY DRAWINGS:

The location of easements are subject to a final survey. Easements not listed on title.



SURVEY MARKER



POWER POLE



SEWER INSPECTION POINT



KERB & GUTTER



TOP OF KERB



TOP OF BANK



BOTTOM OF BANK



CONTOUR



UNDERGROUND PIPE

TREE PROTECTION NOTES

EXISTING TREE SCHEDULE

Tree no.	Surveyed DBH (m)	SRZ radius (m)	TPZ radius (m)	Minimum radius distance (X) allowed for
1	0.1	1.5	2	1.37
2	0.15	1.5	2	1.37
3	0.4	2.3	4.8	3.30
4	0.1	1.5	2	1.37
5	0.2	1.7	2.4	1.65
6	0.2	1.7	2.4	1.65
7	0.1	1.5	2	1.37
8	0.1	1.5	2	1.37
9	0.2	1.7	2.4	1.65
10	0.4	2.3	4.8	3.30
11	0.5	2.5	6	4.12
12	0.5	2.5	6	4.12
13	0.2	1.7	3	1.65

DBH: Diameter at 1.4m breast height.
TPZ: Tree protection zone.
SRZ: Tree structure root zone.

All calculation based on survey measurement & AS4970. Protect existing trees as noted in this drawing as AS4970 requirement. Further details refer to AS4970.

There are likelihood to require to prune trees TR1.2, 3& 6, ensure all the works are carried out in accordance with AS 4373 including be supervised by qualified person, the Safe Work Australia Guide, pruning to be no more than 10% of

the canopy and branches less than 100mm in diameter. Tree removal works to be comply with AS 4373 and the Safe Work Australia Guide. All works shall comply with AS 4970, including protection trees from adjacent properties, works are carried out within Structure Root Zones (SRZ) and Tree Protect Zones (TPZ). All clearing of above works to satisfied Council's requirements.

Version	Description	Date
A	Issued for DA.	Dec/ 2020
Project	NEW Dwelling 2 Cullen Street, Forestville NSW 2087 LOT 1 Section 44 DP 758421	
LGA	Northern Beaches	
Client	Jianzhong Zhang & Dongyun Yu	RDPC RESIDENTIAL PROPERTY DEVELOPMENT CONSULTANTS
Drawn:	S&SA Landscape	
Drg Title	LANDSCAPE PLAN	
Drawn	Checked	Approved
SaL	SH	
Project No	Drawing No	Scale
1920-028	LA1	AS SHOWN
	Revision No.	
	A	



KEY PLAN (+ bush fire prone category)

Sourced form: Northern Beaches Bush Fire Prone Land Map, Certified 7 Aug 2020.

LANDSCAPE PLAN 1

1:200 @ A3
(1:100 @ A1)

Tree protection see Notes.

Ani-hyb x 8

A-arb

Tree protection / or and pruning see Notes.

Turf 43 m2

Paving (19 + 40 m2)

Tree protection / or and pruning see Notes.

1.4+4.2 m2 Sen-ser x (2+7)

0.7 m2 Sen-ser x2

2.8 m2 Ani-hyb x 12

TOP OF PIPE 0.25m COVER

LOT 1
DP 30695
No. 1
TILED ROOF
TWO STOREY
BRICK & CLAD COTTAGE

TOP OF PIPE 0.42m COVER

Remove (oil content) Palm tree to reduce bushfire risk.

TOP OF PIPE 0.12m COVER

Stepping stone if needs

Ca

4 m2 Lir-mus x 16

Ca x2

Tree protection see Notes.

Sen-ser x 12

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa

Sen-ser x 4

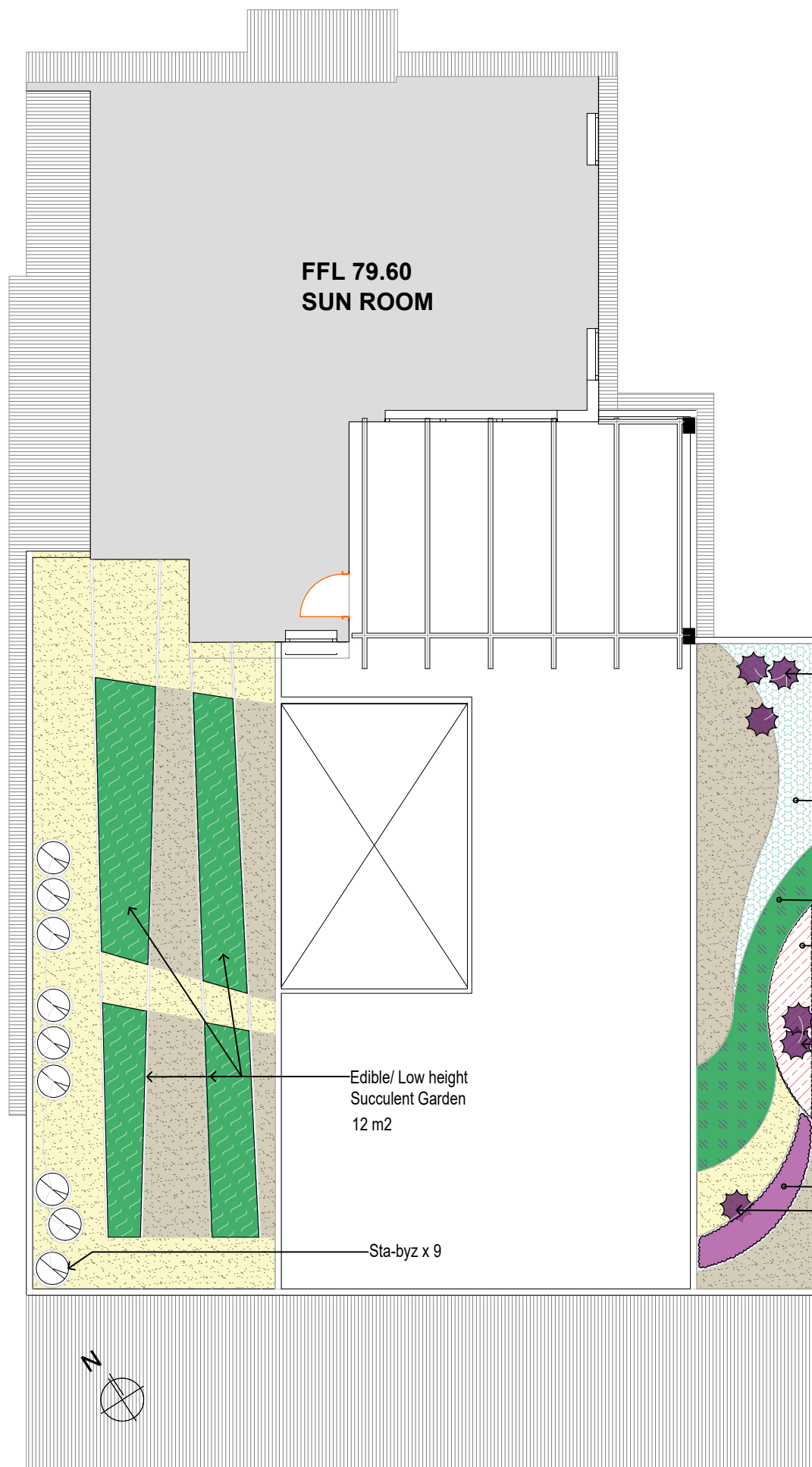
Ca x 5

+Aa

Sen-ser x 4

Ca x 5

+Aa



LANDSCAPE PLAN 2 (Rooftop Gardens)



Aa

A-arb

Ca

Lir-mus



Rho-spa

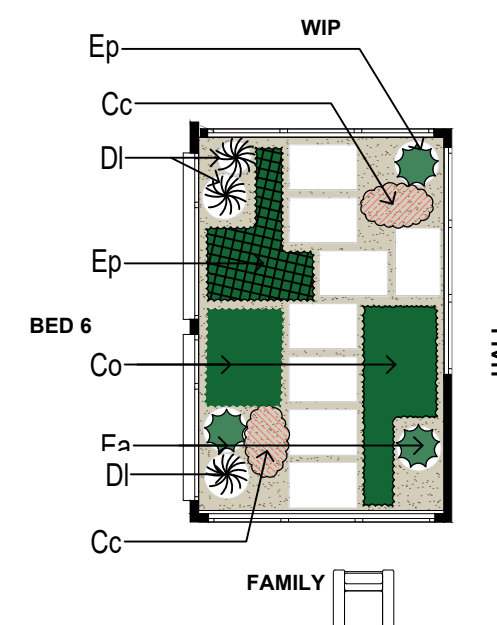
Sen-ser

Car-gla

Sta-byz

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0026



LEGEND

- Indoor plant in pot - can be regularly placed outdoor for sunlight.
- Low height indoor plant.
- Paver - for circulation.
- Pebble/gravel - allowance access to pots & window/door cleaning.

LANDSCAPE PLAN 3 (Courtyard)



Version	Description	Date
A	Issued for DA.	Dec/ 2020
Project NEW Dwelling 2 Cullen Street, Forestville NSW 2087 LOT 1 Section 44 DP 758421		
LGA Northern Beaches		
Client Jianzhong Zhang & Dongyun Yu RDPC RESIDENTIAL PROPERTY DEVELOPMENT CONSULTANTS		
Drawn: S&SA Landscape		
Drg Title LANDSCAPE PLAN 2 of 2		
Drawn SaL	Checked SH	Approved
Project No 1920-028	Drawing No LA2	Scale AS SHOWN
		Revision No. A