

DKO Architecture (NSW) Pty Ltd  
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NSW: Nominated Architects  
Koos de Keijzer 5767 | David Randerson 8542

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Rev.	Date	By	Ckd	Description
I	17/08/2023	WN	DN	S4.56 Issue 2

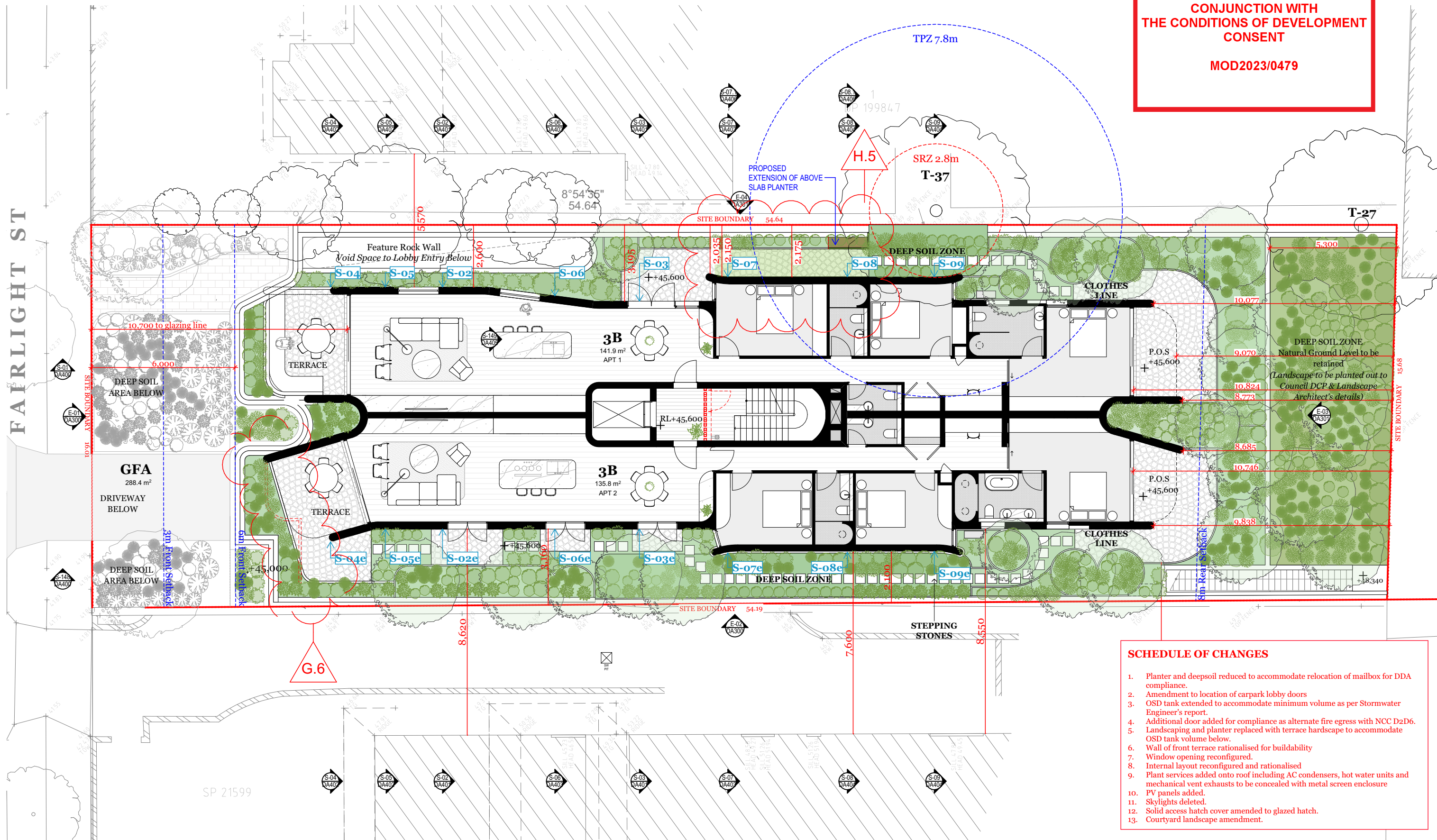
Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Basement Plan
		Scale	1:150, 1:1 (A3)
		Date	August 2023
Client	Adjani Pty Ltd	Drawing Number	DA200
		Revision	I



 **northern  
beaches  
council**

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

**MOD2023/0479**



**SCHEDULE OF CHANGES**

1. Planter and deepsoil reduced to accommodate relocation of mailbox for DDA compliance.
2. Amendment to location of carpark lobby doors
3. OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report.
4. Additional door added for compliance as alternate fire egress with NCC D2D6.
5. Landscaping and planter replaced with terrace hardscape to accommodate OSD tank volume below.
6. Wall of front terrace rationalised for buildability
7. Window opening reconfigured.
8. Internal layout reconfigured and rationalised
9. Plant services added onto roof including AC condensers, hot water units and mechanical vent exhausts to be concealed with metal screen enclosure
10. PV panels added.
11. Skylights deleted.
12. Solid access hatch cover amended to glazed hatch.
13. Courtyard landscape amendment.



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Rev.	Date	By	Ckd	Description
H	23/10/2023	WN	DN	S4.56 - Council RFI

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Ground Floor Plan  
1:150, 1:1 (A3)  
August 2023

Client

Adjani Pty Ltd

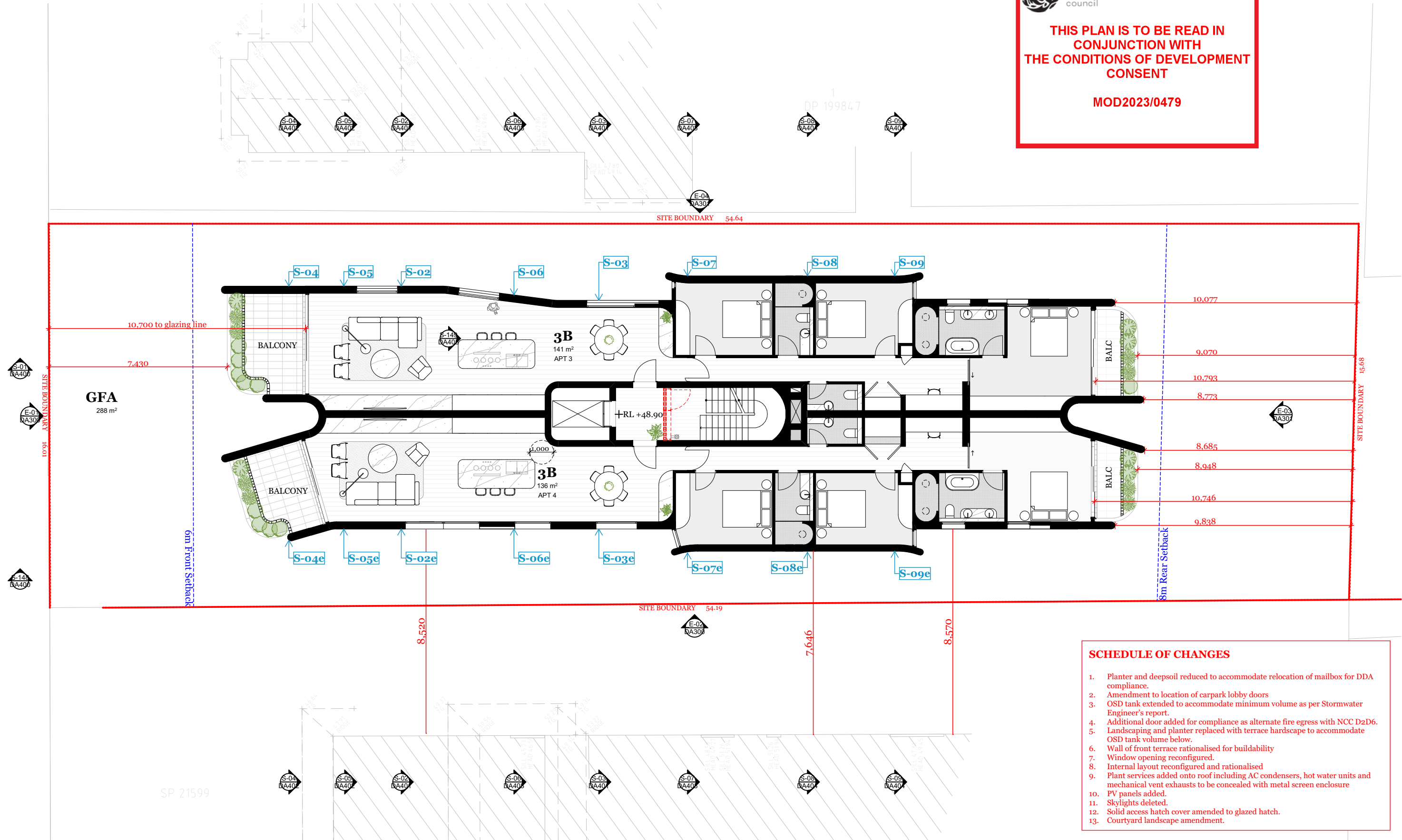
Drawing Number  
Revision

**DA201**  
**H**



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MOD2023/0479



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Rev.	Date	By	Ckd	Description
G	17/08/2023	WN	DN	S4.56 Issue 2

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Level 1 Plan  
1:150, 1:1 (A3)  
August 2023

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA202**  
**G**

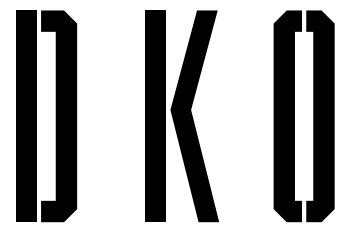




MOD2023/0479



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3. OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report.
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9. Plant services added onto roof including AC condensers, hot water units and mechanical vent exhausts to be concealed with metal screen enclosure
10. PV panels added.
11. Skylights deleted.
12. Solid access hatch cover amended to glazed hatch.
13. Courtyard landscape amendment.



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Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

t	Project Number
	Drawing Name
	Scale
	Date

00012781  
Level 2 Plan  
1:150, 1:1 (A3)  
August 2023

| Client

Adjani Pty Ltd

Drawing Number **DA203**  
Revision **G**





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CONSENT

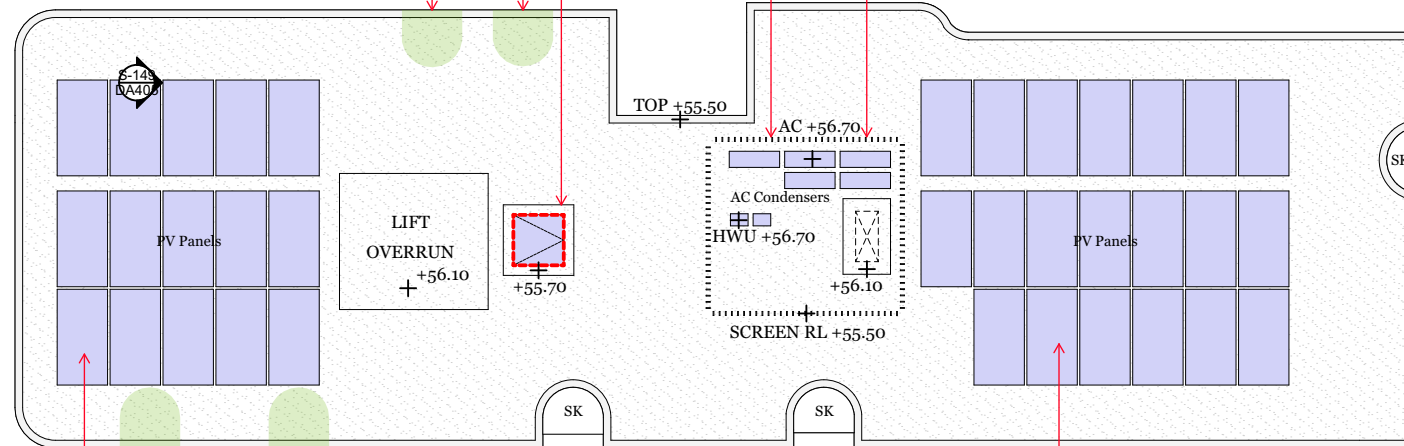
MOD2023/0479

G

9. New proposed plant enclosure for AC condensers,  
mechanical exhaust and hot water units

12. Solid access hatch amended to glazed hatch

11. Skylights deleted



11. Skylights deleted

10. PV Panels added

#### SCHEDULE OF CHANGES

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Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Roof Plan  
1:150, 1:1 (A3)  
August 2023

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA204**  
**G**



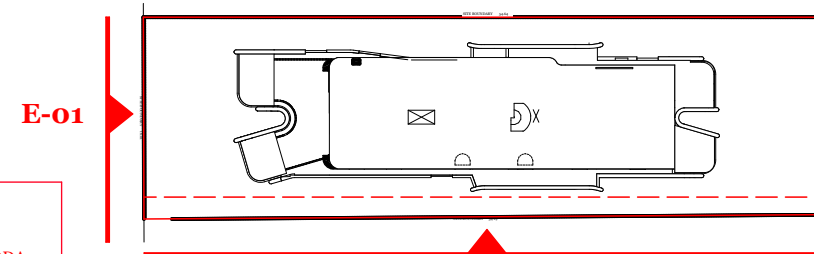
South-Facing Elevation

1:150

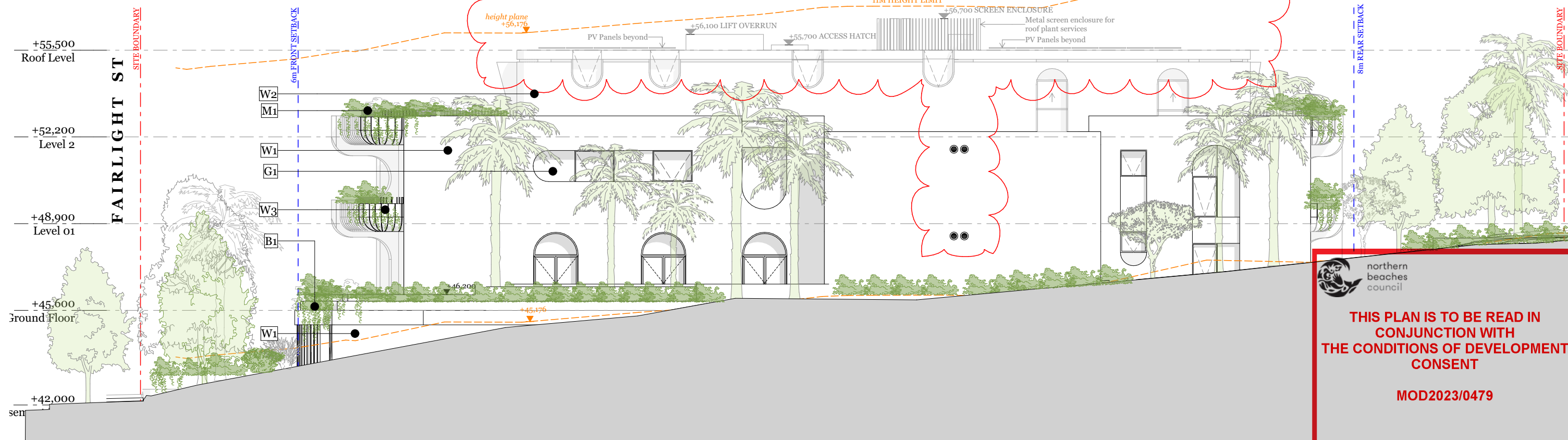
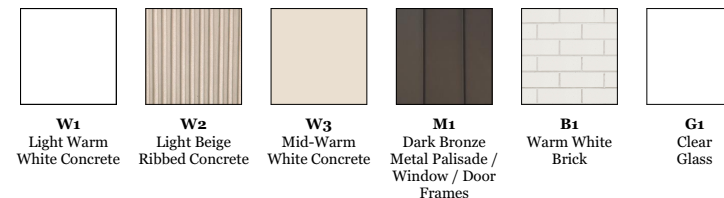
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13. Courtyard landscape amendment.

#### KEY PLAN

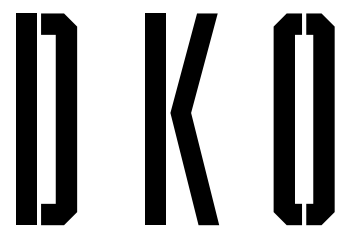


#### MATERIALS LEGEND



East-Facing Elevation

1:150



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Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Elevations - Sheet 1  
1:150, 1:1 (A3)  
August 2023

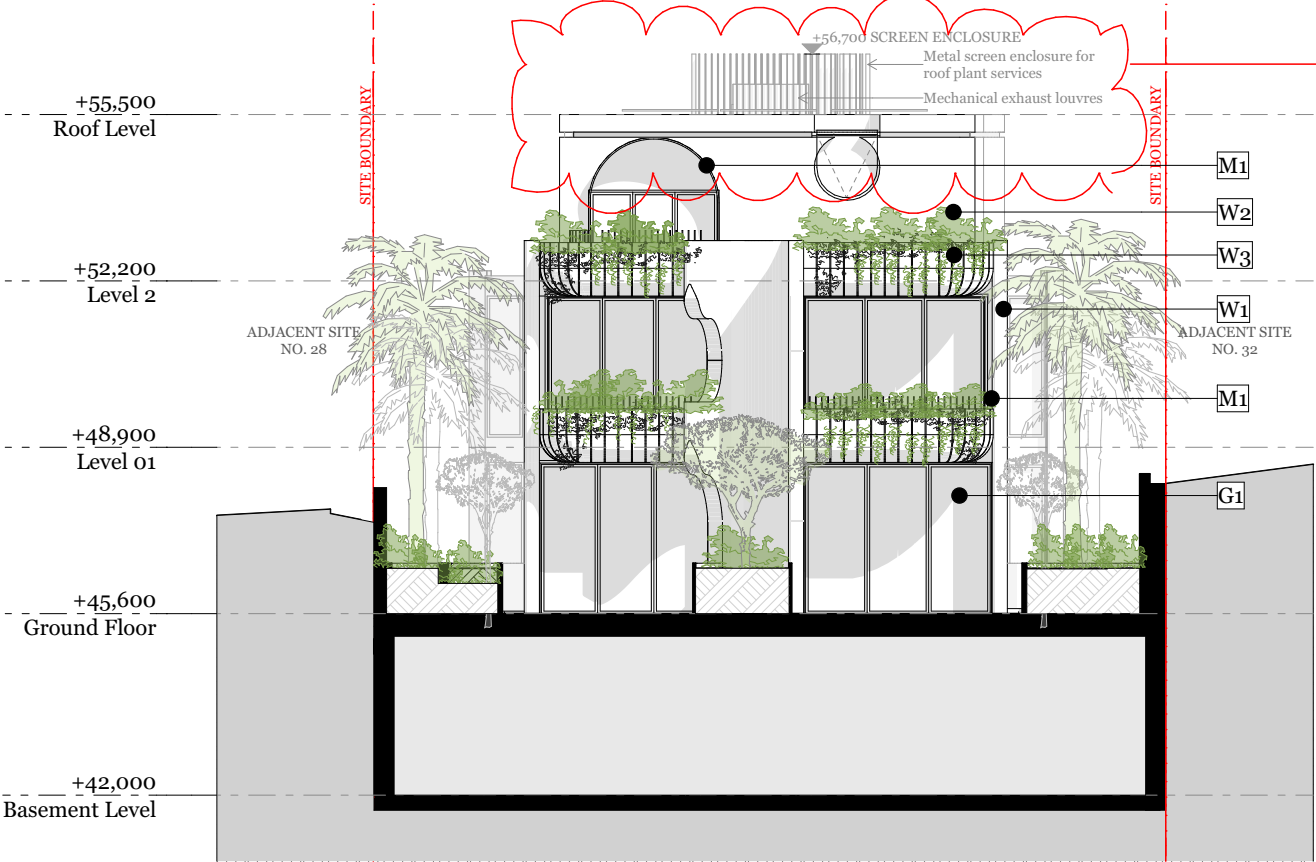
Client

Adjani Pty Ltd

Drawing Number  
Revision

DA300  
H





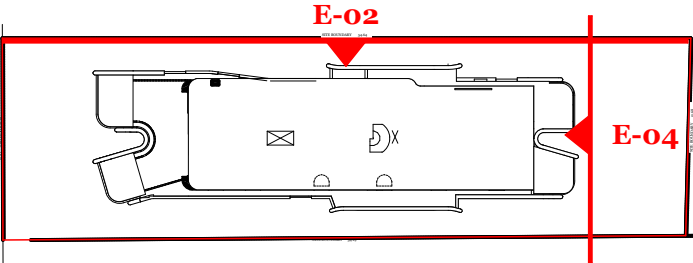
North-Facing Elevation

1:150

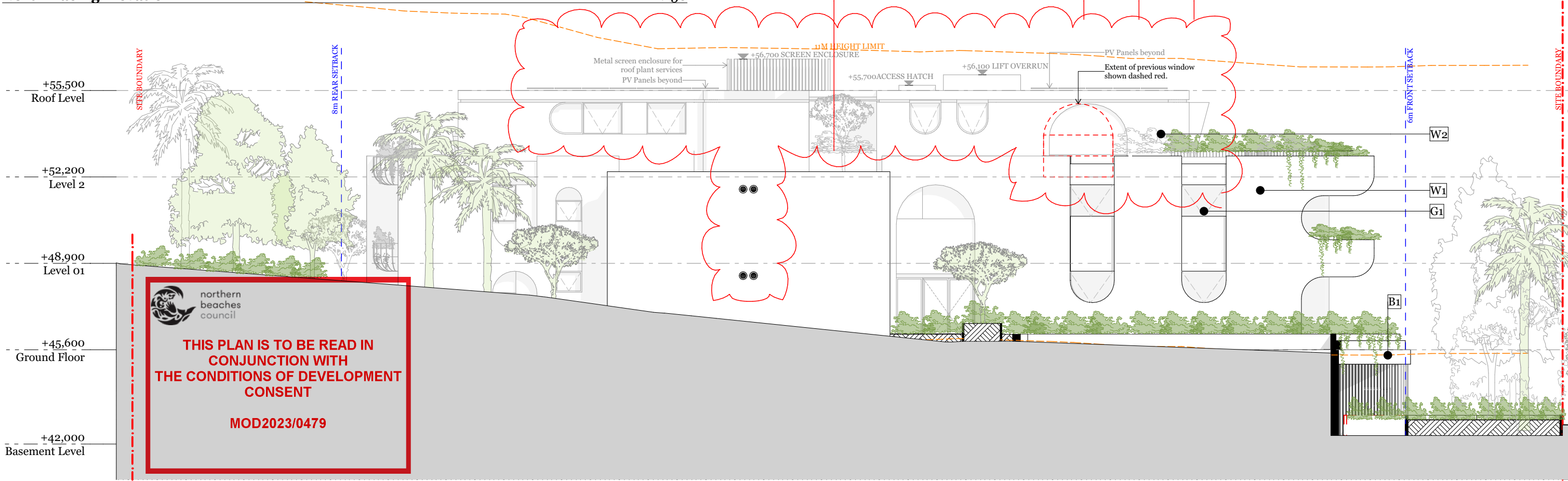
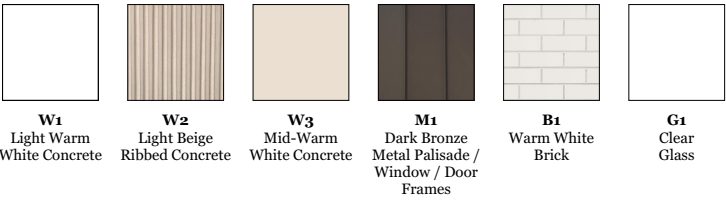
G.9 G.10

- SCHEDULE OF CHANGES**
- 1. Planter and deepsoil reduced to accommodate relocation of mailbox for DDA compliance.
  - 2. Amendment to location of carpark lobby doors
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  - 11. Skylights deleted.
  - 12. Solid access hatch cover amended to glazed hatch.
  - 13. Courtyard landscape amendment.

KEY PLAN

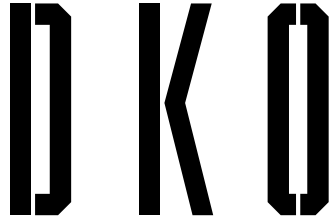


MATERIALS LEGEND



West-Facing Elevation

1:150



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G	17/08/2023	WN	DN	S4.56 Issue 2

Project Name  
Project Address  
30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Client  
Adjani Pty Ltd

Project Number  
Drawing Name  
Scale  
Date  
00012781  
Elevations - Sheet 2  
1:150, 1:1 (A3)  
August 2023

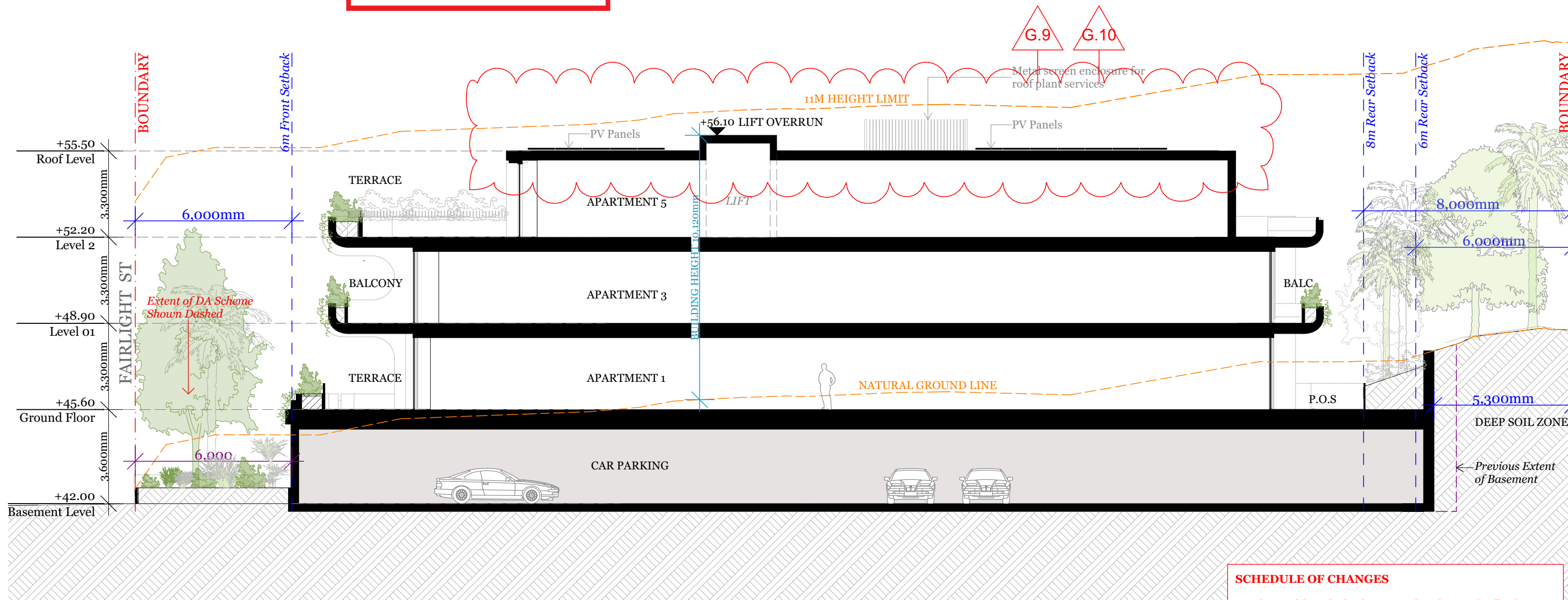
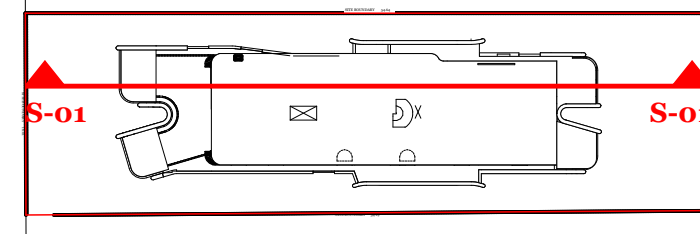
Drawing Number  
Revision  
DA301  
G

 northern  
beaches  
council

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THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2023/0479

## KEY PLAN



Section - S-01

## SCHEDULE OF CHANGES

1. Planter and deepsoil reduced to accommodate relocation of mailbox for DDA compliance.
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Rev.	Date	By	Ckd	Description
G	17/08/2023	WN	DN	S4.56 Issue 2

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

00012781  
Sections - Sheet 1  
1:150, 1:1 (A3)  
August 2023

Client

Adjani Pty Ltd

Drawing Number  
Revision

**DA400**  
**G**

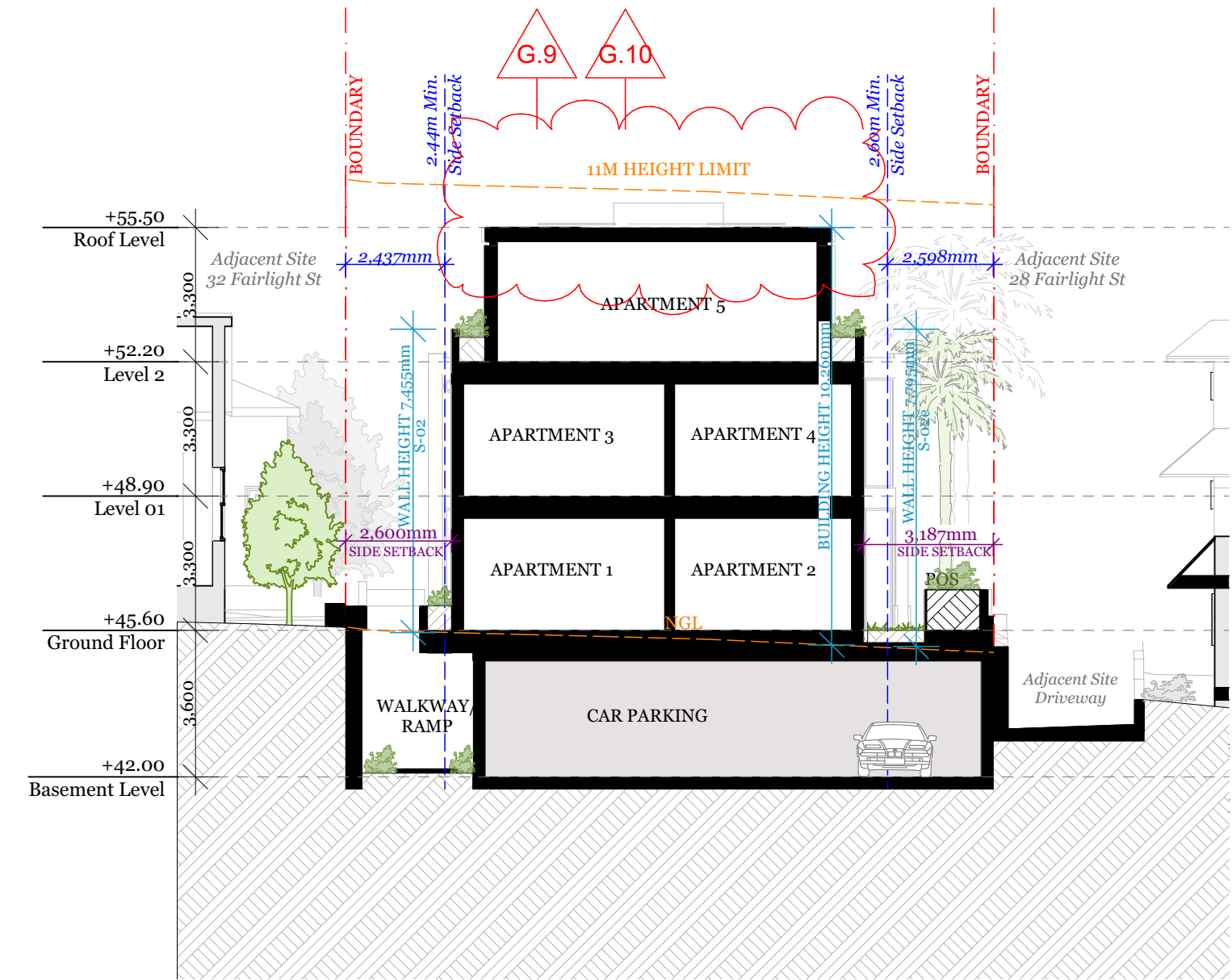




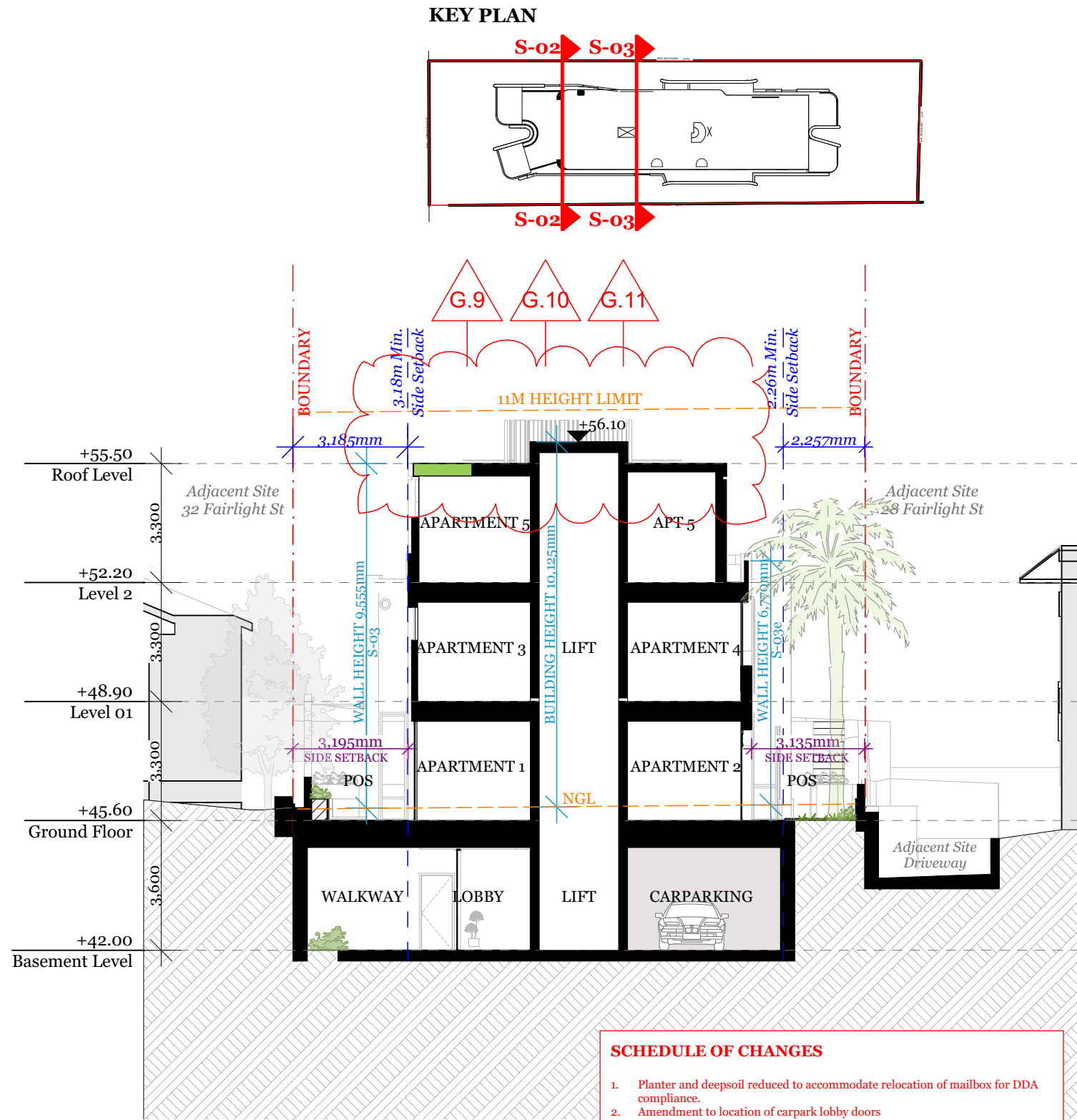
northern  
beaches  
council

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CONSENT

MOD2023/0479



Section - S-02



Section - S-03

- SCHEDULE OF CHANGES
1.

Planter and deepsoil reduced to accommodate relocation of mailbox for DDA compliance.
2.

Amendment to location of carpark lobby doors
3.

OSD tank extended to accommodate minimum volume as per Stormwater Engineer's report.
4.

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5.

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11.

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12.

Solid access hatch cover amended to glazed hatch.
13.

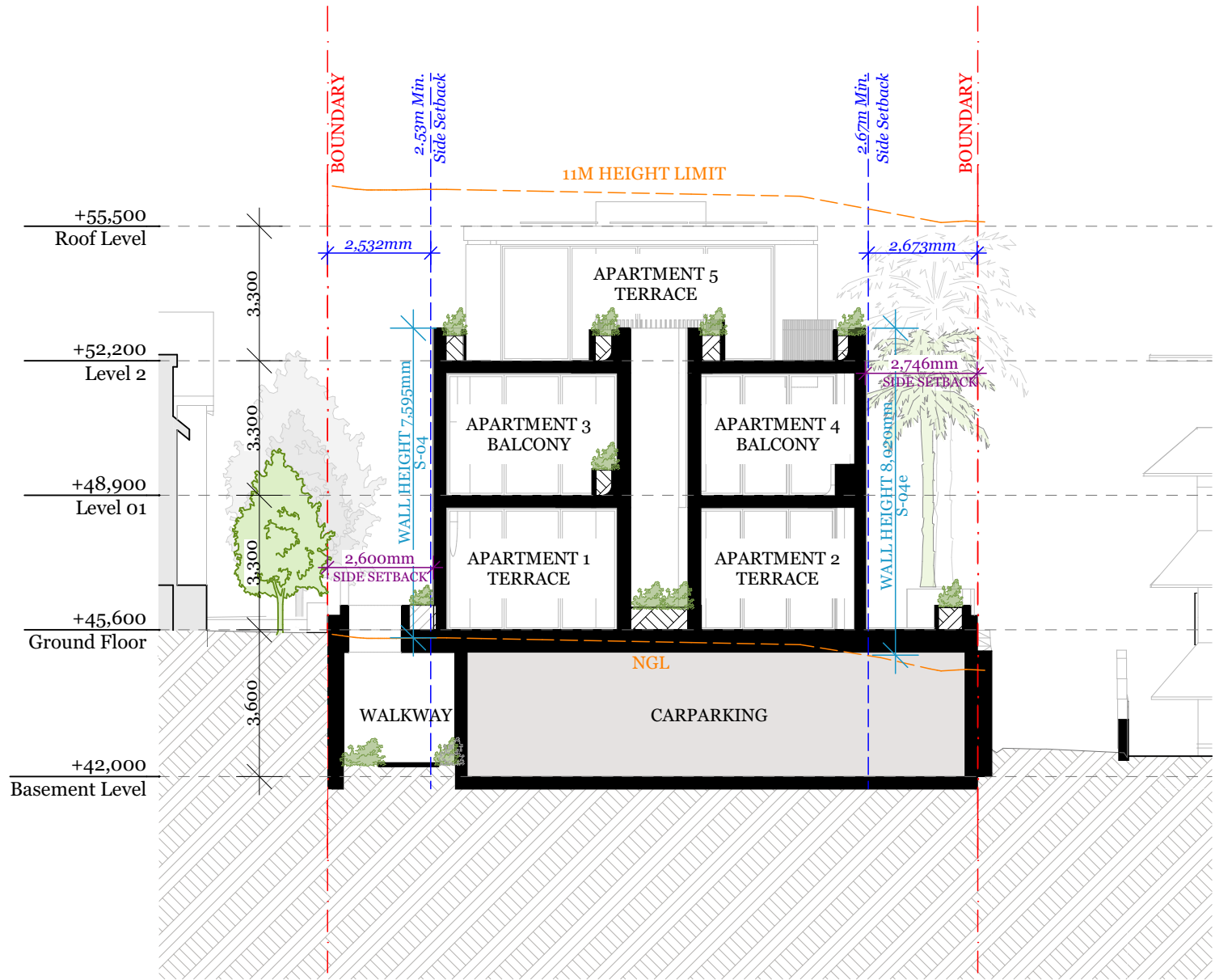
Courtyard landscape amendment.



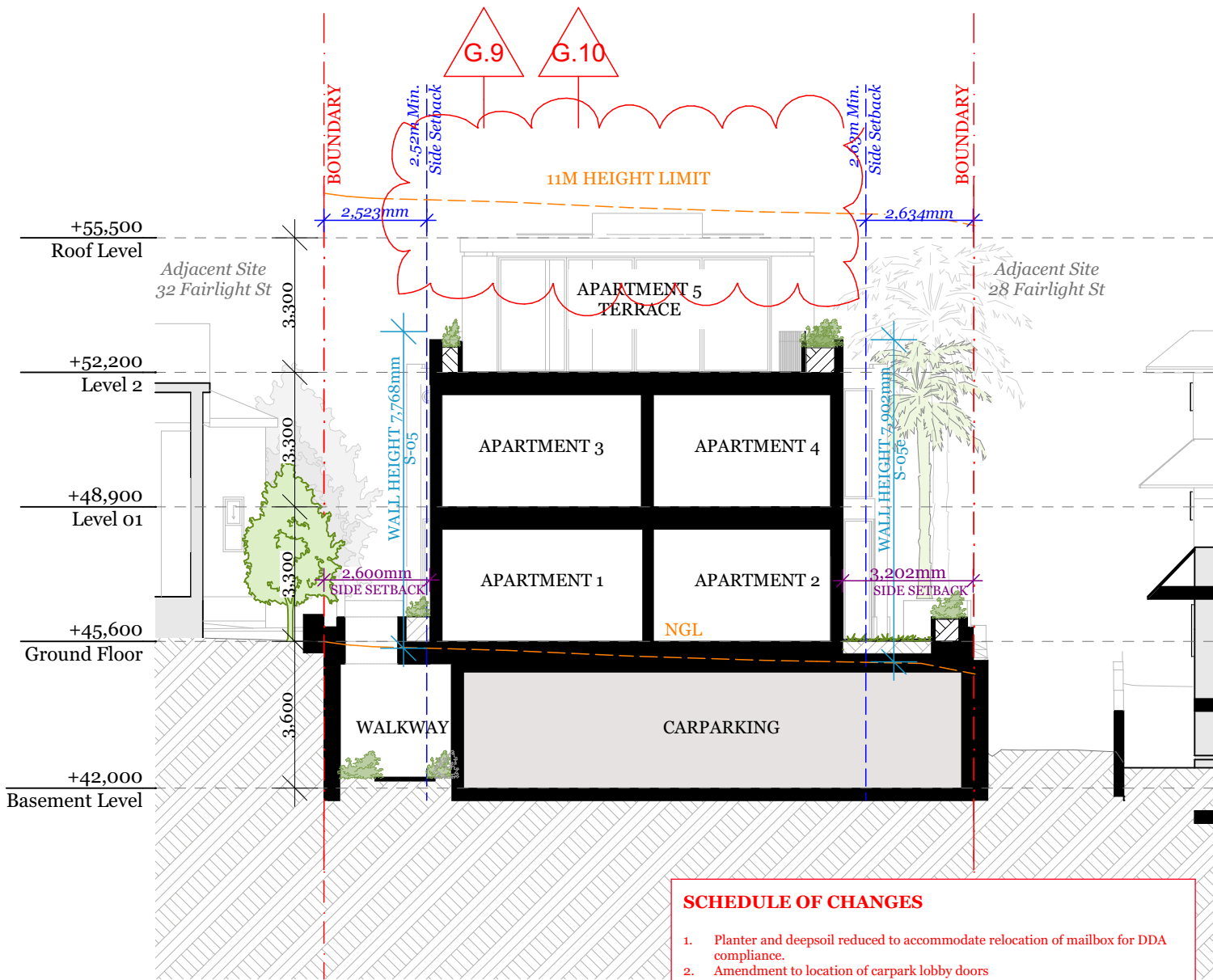
northern  
beaches  
council

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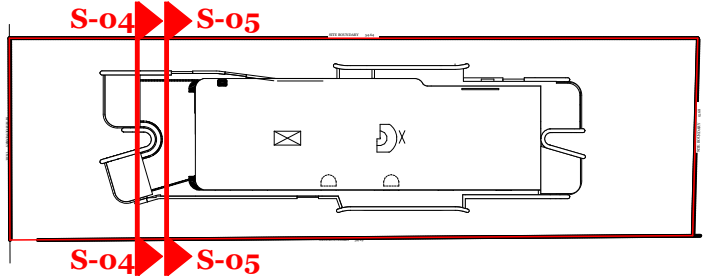


Section - S-04



Section - S-05

KEY PLAN



SCHEDULE OF CHANGES

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G	17/08/2023	WN	DN	S4.56 Issue 2

Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Sections - Sheet 3
		Scale	1:1 (A3)
		Date	August 2023
Client	Adjani Pty Ltd	Drawing Number	DA402
		Revision	G

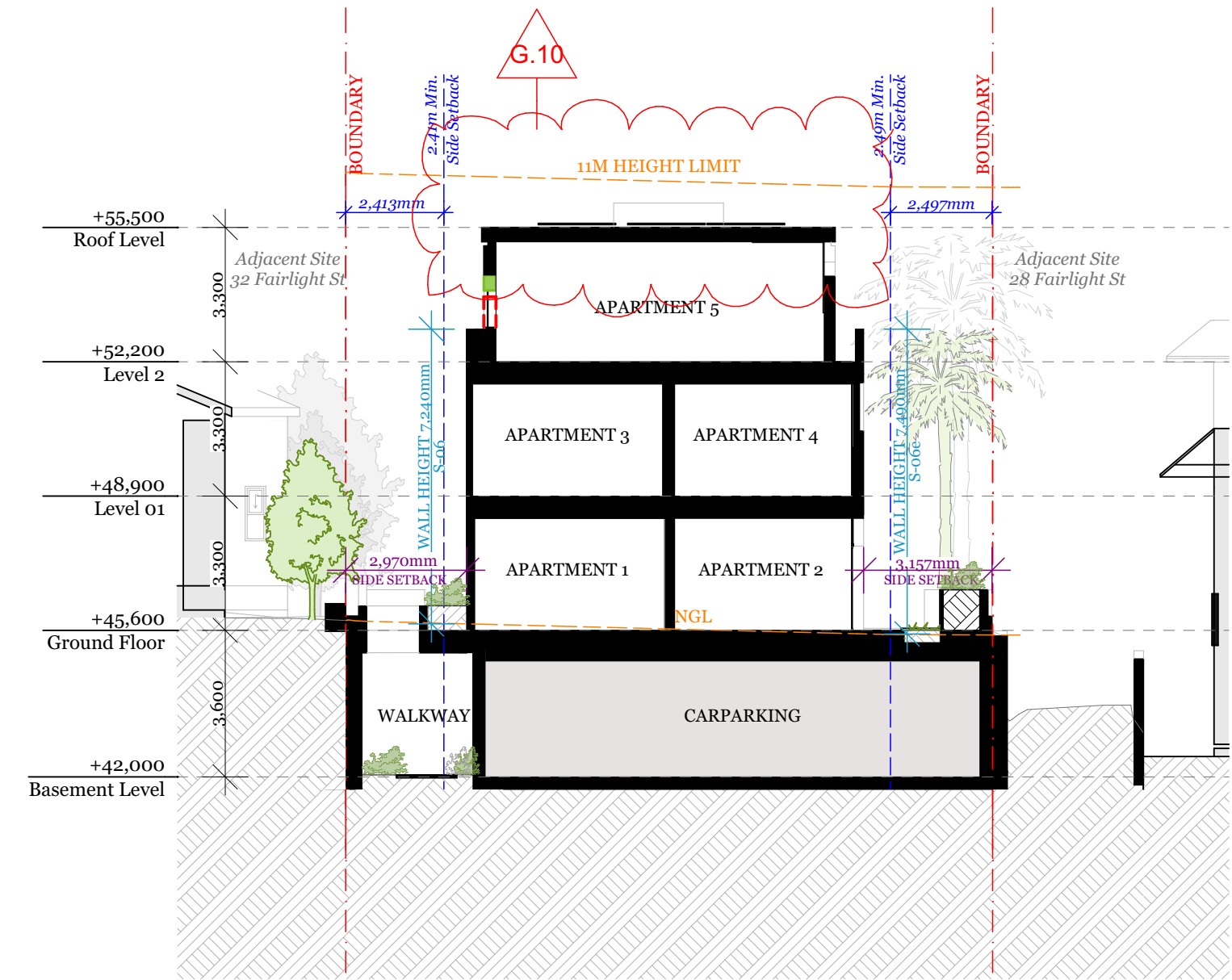




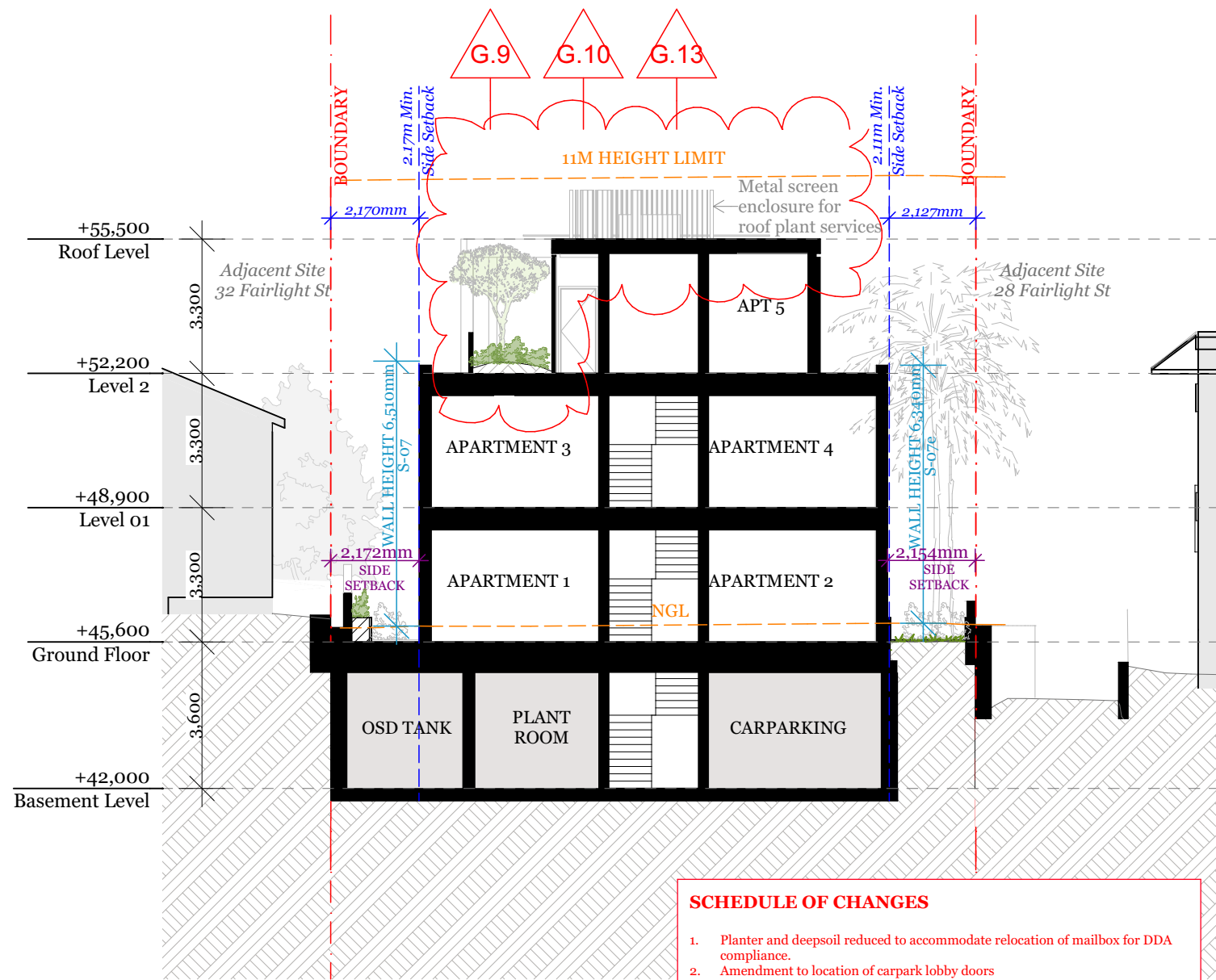
northern  
beaches  
council

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CONSENT

MOD2023/0479



Section - S-06



Section - S-07

- SCHEDULE OF CHANGES
1.

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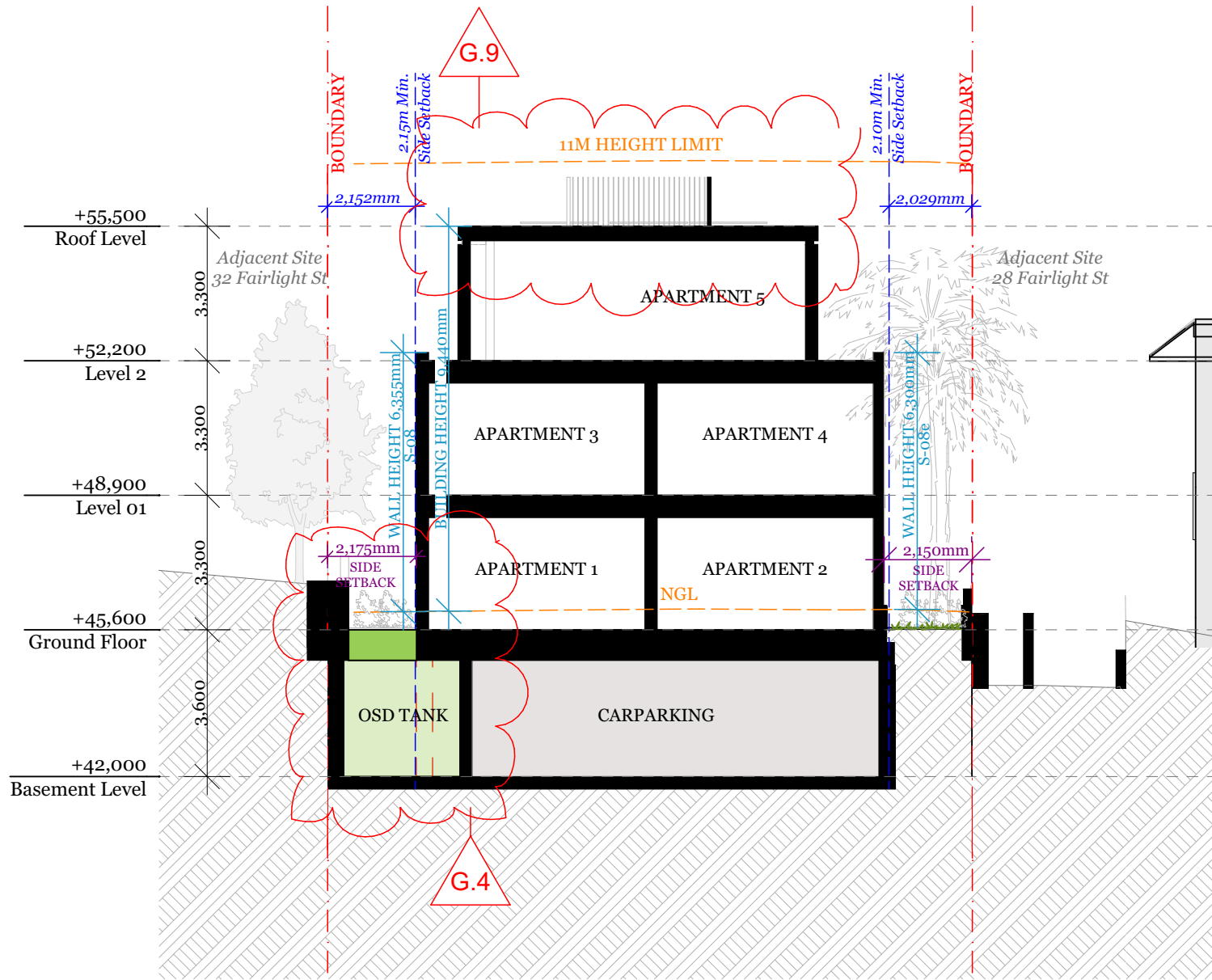
Courtyard landscape amendment.



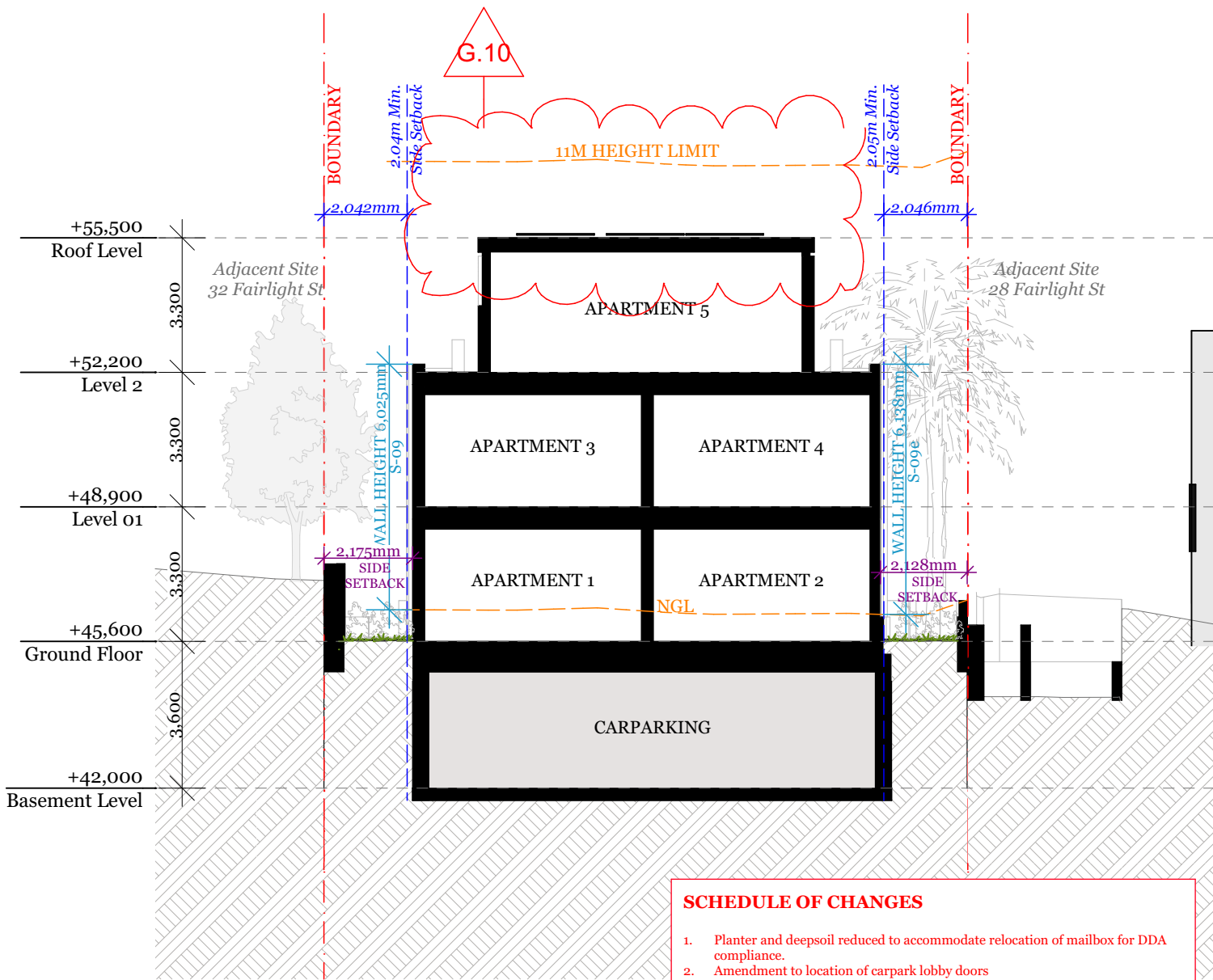
northern  
beaches  
council

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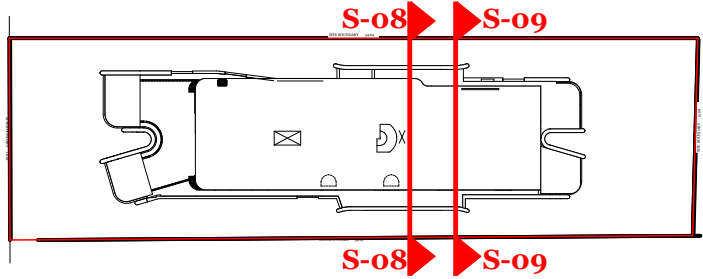


Section - S-08



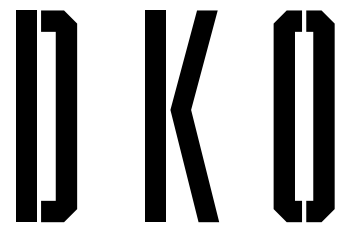
Section - S-09

KEY PLAN



SCHEDULE OF CHANGES

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Project Name	30 Fairlight St, Fairlight	Project Number	00012781
Project Address	30 Fairlight St, Fairlight, NSW 2094	Drawing Name	Sections - Sheet 5
		Scale	1:1 (A3)
		Date	August 2023
Client	Adjani Pty Ltd	Drawing Number	DA404
		Revision	G

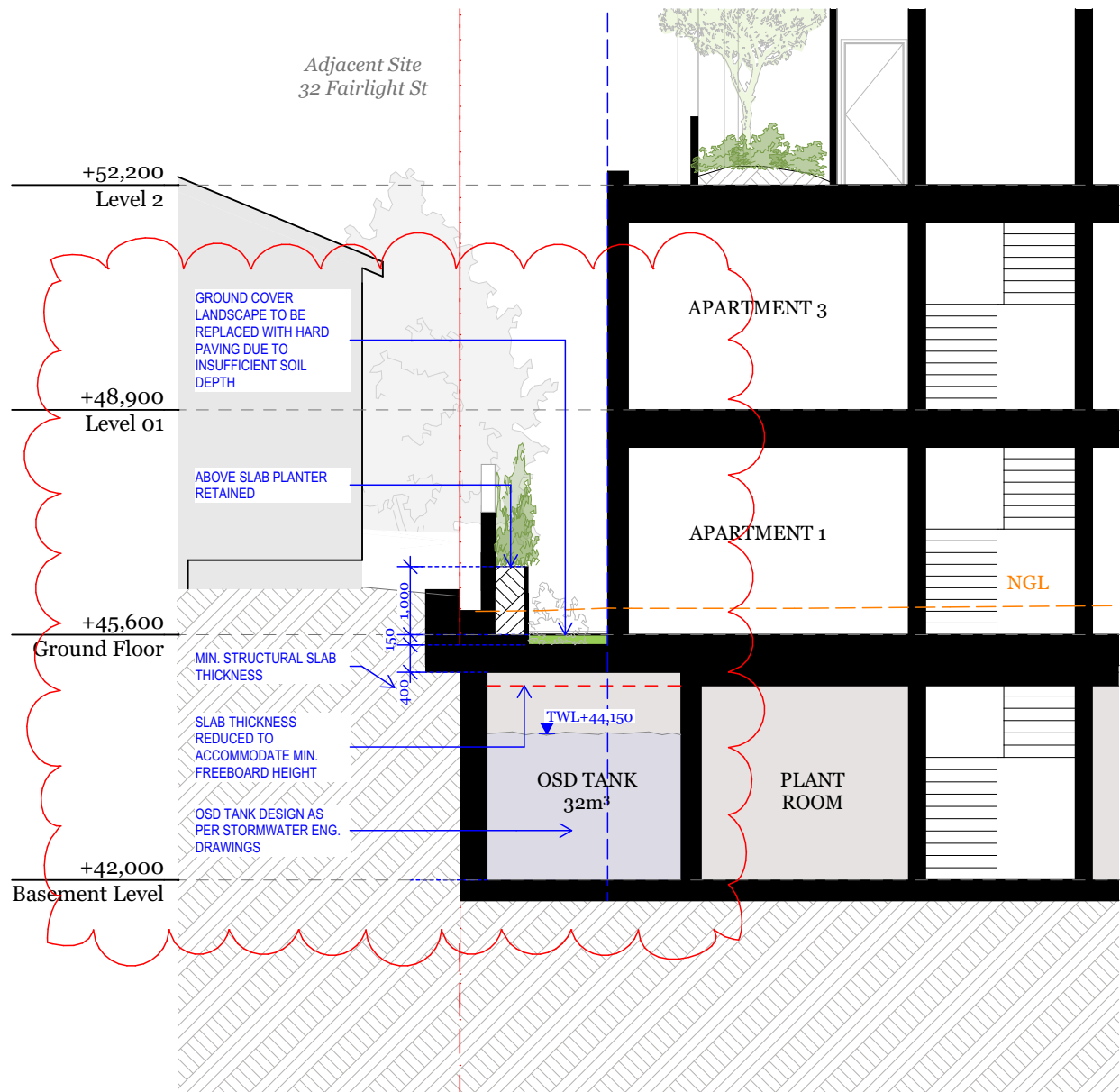




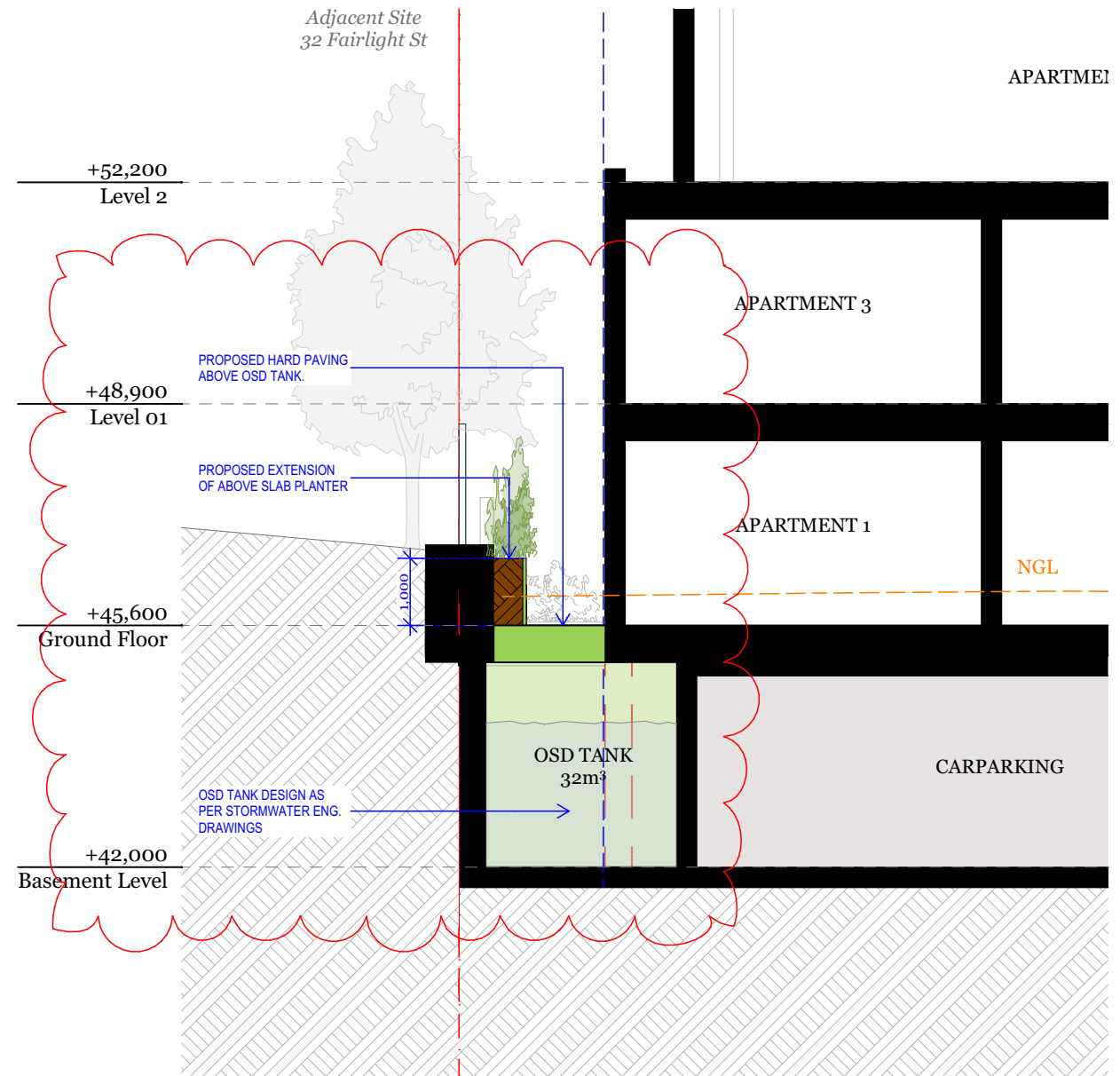
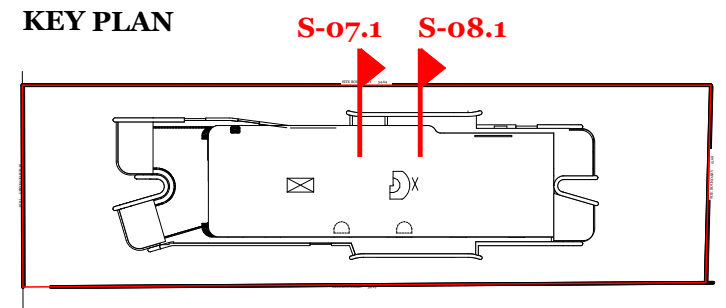
northern  
beaches  
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THE CONDITIONS OF DEVELOPMENT  
CONSENT

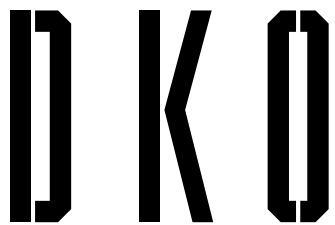
MOD2023/0479



Section - S-07.1



Section - S-08.1



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Rev.	Date	By	Ckd	Description
A	23/10/2023	WN	DN	S4.56 - Council RFI

Project Name  
Project Address

30 Fairlight St, Fairlight  
30 Fairlight St,  
Fairlight, NSW 2094

Project Number  
Drawing Name  
Scale  
Date

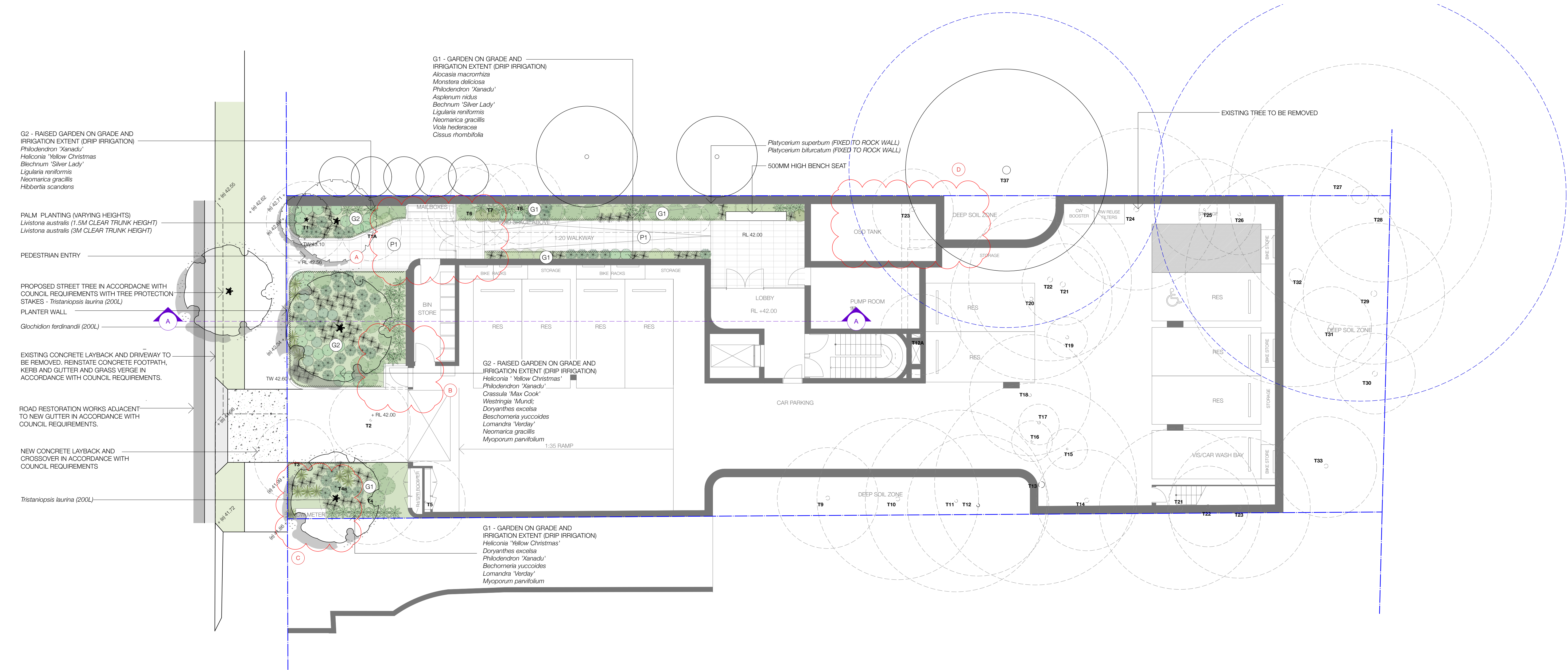
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Sections - Sheet 7  
(A3)  
August 2023

Client

Adjani Pty Ltd

Drawing Number  
Revision

DA406  
A



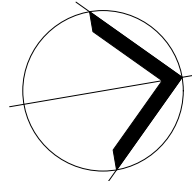
- AMENDMENTS
- A. PLANTER AND DEEPSOIL REDUCED TO ACCOMMODATE RELOCATION OF MAILBOX FOR DDA COMPLIANCE.
- B. ADDITIONAL DOOR ADDED AND DEEP SOIL REDUCED TO ALLOW FOR COMPLIANCE AS ALTERNATE FIRE EGRESS WITH NCC D2D6
- C. REVISED LANDSCAPING ARRANGEMENT TO ACCOMMODATE RELOCATED CW METER
- D. OSD TANK EXTENDED TO ACCOMMODATE MINIMUM VOLUME AS PER STORMWATER ENGINEER'S REPORT.
- E. WALL OF FRONT TERRACE RATIONALISED FOR BUILDABILITY - REVISED LANDSCAPE
- F. COURTYARD LANDSCAPE AMENDMENT, REVISED LANDSCAPE EXTENT
- G. REVISED LANDSCAPE AREAS

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
04	15.10.21	FOR DA
05	29.06.22	FOR APPROVAL
06	30.08.22	FOR APPROVAL
07	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS
08	09.08.23	FOR S456

REFER TO LA LP 04 FOR LEGEND, NOTES AND PLANT SCHEDULE



NORTH



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PROJECT  
Residential Development  
30 Fairlight street,  
FAIRLIGHT, NSW

DRAWING TITLE  
LANDSCAPE PLAN  
BASEMENT

Drawn IK / GB  
L.Architect Authorised  
IK / GB  
Scale  
1:100 @ A1

JOB NUMBER  
BB 1294

Client  
30 Fairlight Pty Limited  
Status  
For S456

DRAWING NUMBER / ISSUE  
LA LP 01/ 08

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CONSENT**

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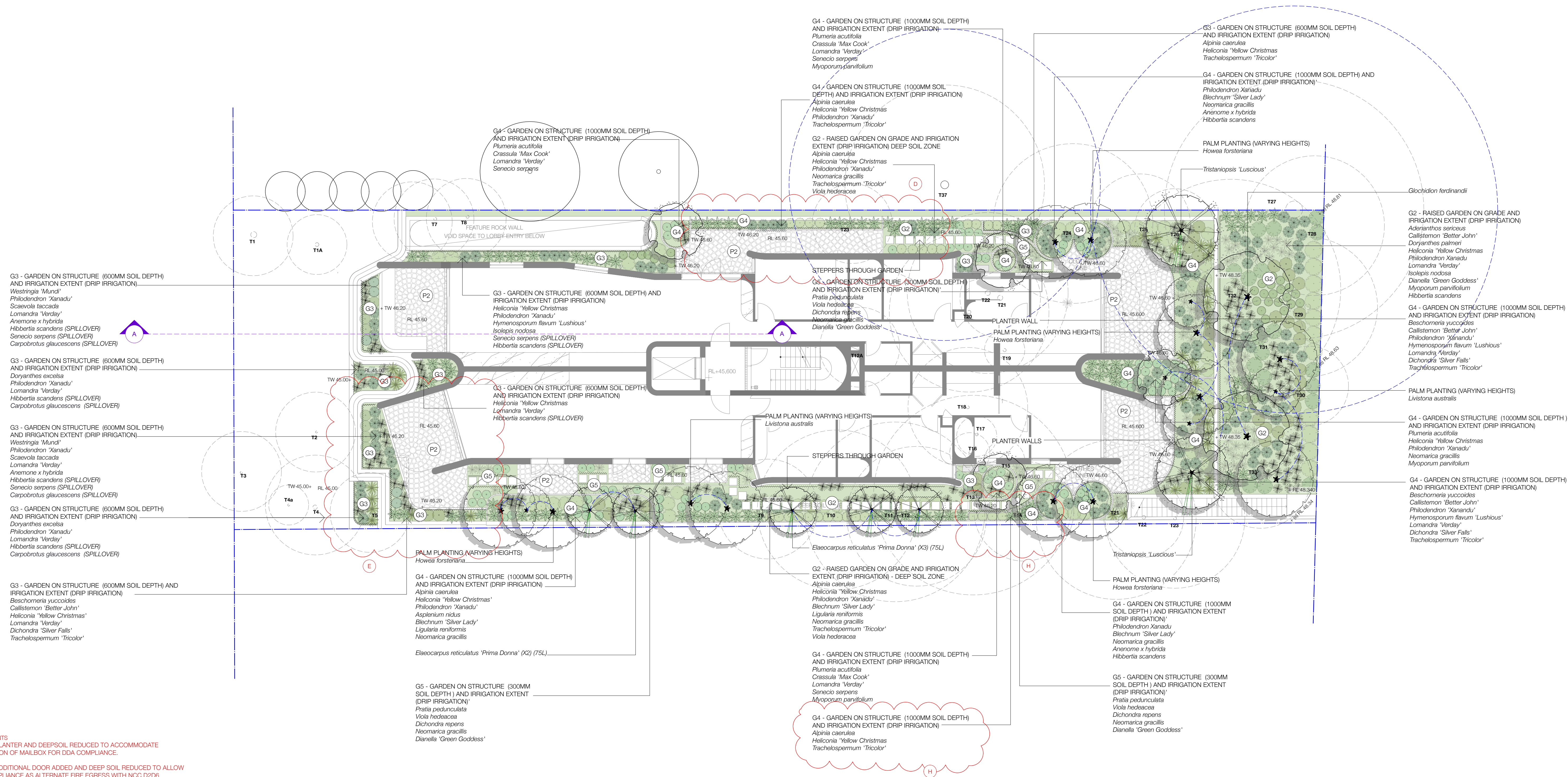
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## CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

**MOD2023/0479**



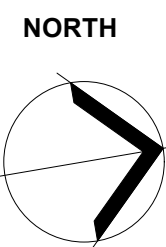
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- H. REVISED SOIL DEPTH

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
06	30.08.22	FOR APPROVAL
07	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS
08	09.08.23	FOR S456
09	16.08.23	FOR S456
10	20.10.23	FOR S456 - REVISED

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**PROJECT**  
**Residential Development**  
30 Fairlight street,  
FAIRLIGHT, NSW

DRAWING TITLE

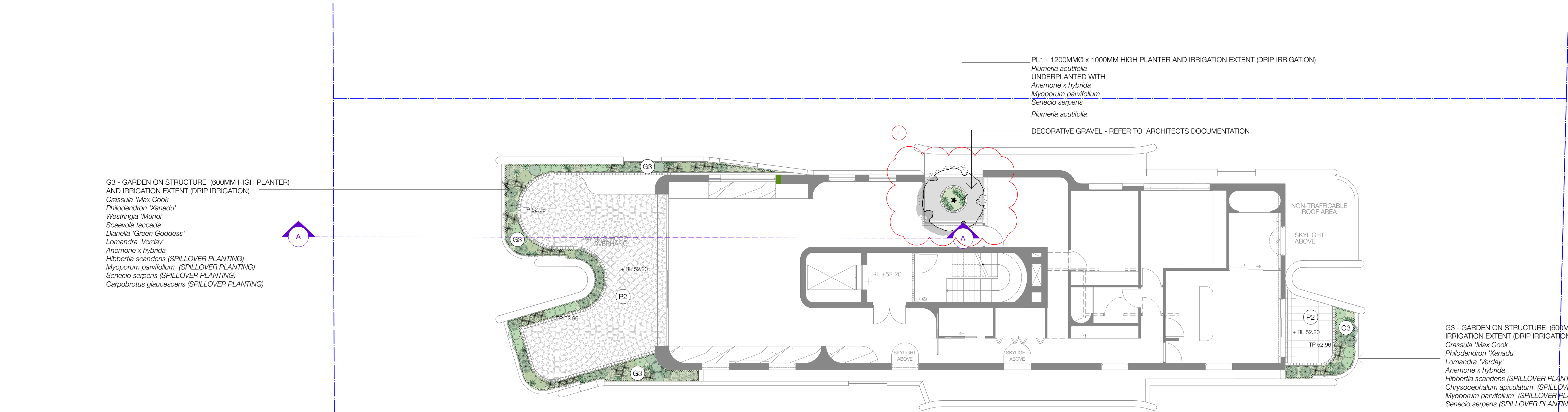
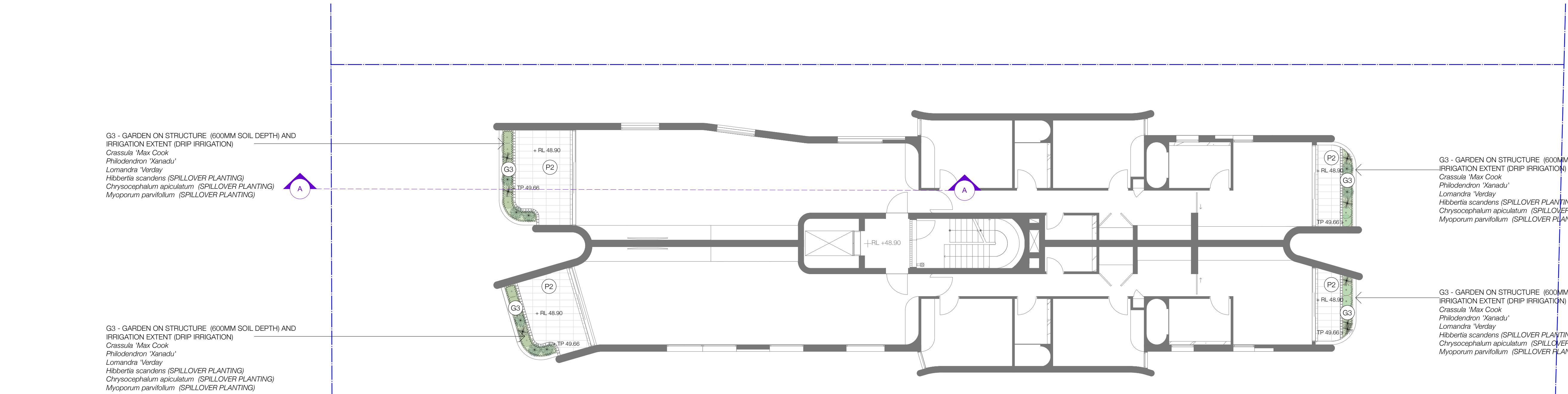
LANDSCAPE PLAN  
GROUND FLOOR

Drawn	IK / GB	Client 30 Fairlight Pty Limited
L.Architect Authorised	IK / GB	
Scale 1:100 @ A1		

JOB NUMBER BB 1294	DRAWING NUMBER / ISSUE LA LP 02/ 10
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- AMENDMENTS
- A. PLANTER AND DEEPSOIL REDUCED TO ACCOMMODATE RELOCATION OF MAILBOX FOR DDA COMPLIANCE.
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 northern beaches council

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

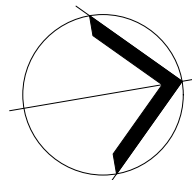
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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
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04	29.06.22	FOR APPROVAL
05	30.08.22	FOR APPROVAL
06	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS
07	09.08.23	FOR S456

REFER TO LA LP 04 FOR LEGEND, NOTES AND PLANT SCHEDULE



NORTH



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**PROJECT**  
**Residential Development**  
30 Fairlight street,  
FAIRLIGHT, NSW

**DRAWING TITLE**  
**LANDSCAPE PLAN**  
**LEVEL01 & LEVEL 02**

Drawn IK / GB  
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Scale 1:100 @ A1

JOB NUMBER  
BB 1294

Client  
30 Fairlight Pty Limited

Status  
For S456

DRAWING NUMBER / ISSUE  
LA LP 03/ 07

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GENERAL NOTES / SPECIFICATION

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

FERTILISER SHALL BE A SLOW RELEASE PELLETTISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES' RECOMMENDED RATE.

SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.

3. SOILS TO CONFORM TO AS 4419-2018 SOILS FOR LANDSCAPING AND GARDENS USE.  
- ON STRUCTURE - MINIMUM 600MM FOR GROUND COVERS AND SHRUBS  
- ON STRUCTURE - MINIMUM 1000MM FOR TREES  
- ON GRADE GARDEN - 450MM

GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M; 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 63 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY". SECOND EDITION 2003 BY ROSS CLARK

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING'SAUCERS' AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. I

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE. ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.

6. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL,REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTUSIVE FITTINGS OR FIXTURES.

9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

10. PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

14. MATERIAL SAMPLES AND PRODUCT INFORMATION- MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE CURRENT EDITION OF APPLICABLE REQUIREMENTS OF AUSTRALIAN STANDARD SPECIFICATIONS AND CODES.

15. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

16. GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.

MAINTENANCE PLAN

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE, SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

LOG BOOK  
KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM  
AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH , DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE  
ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING  
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

EXTENT AND TASK  
THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT , PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

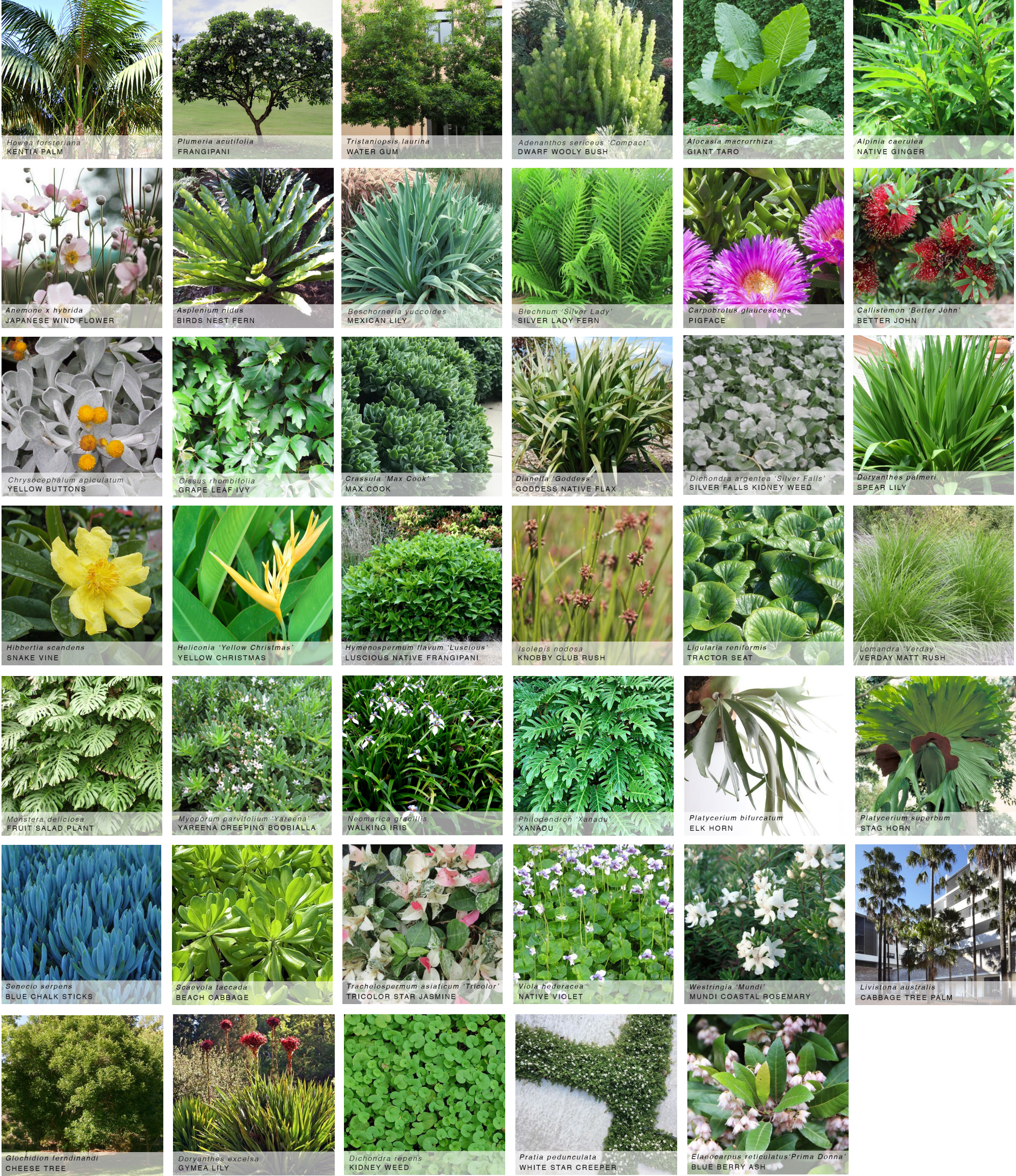
PLANT REPLACEMENT  
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

HARDSCAPE / FURNITURE AND FIXINGS  
ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

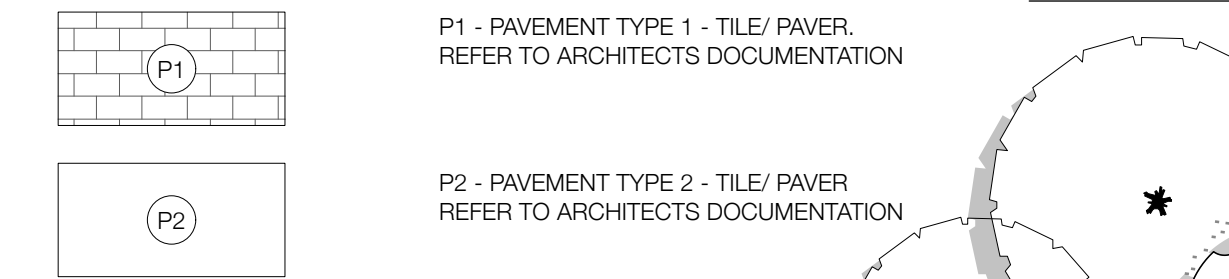
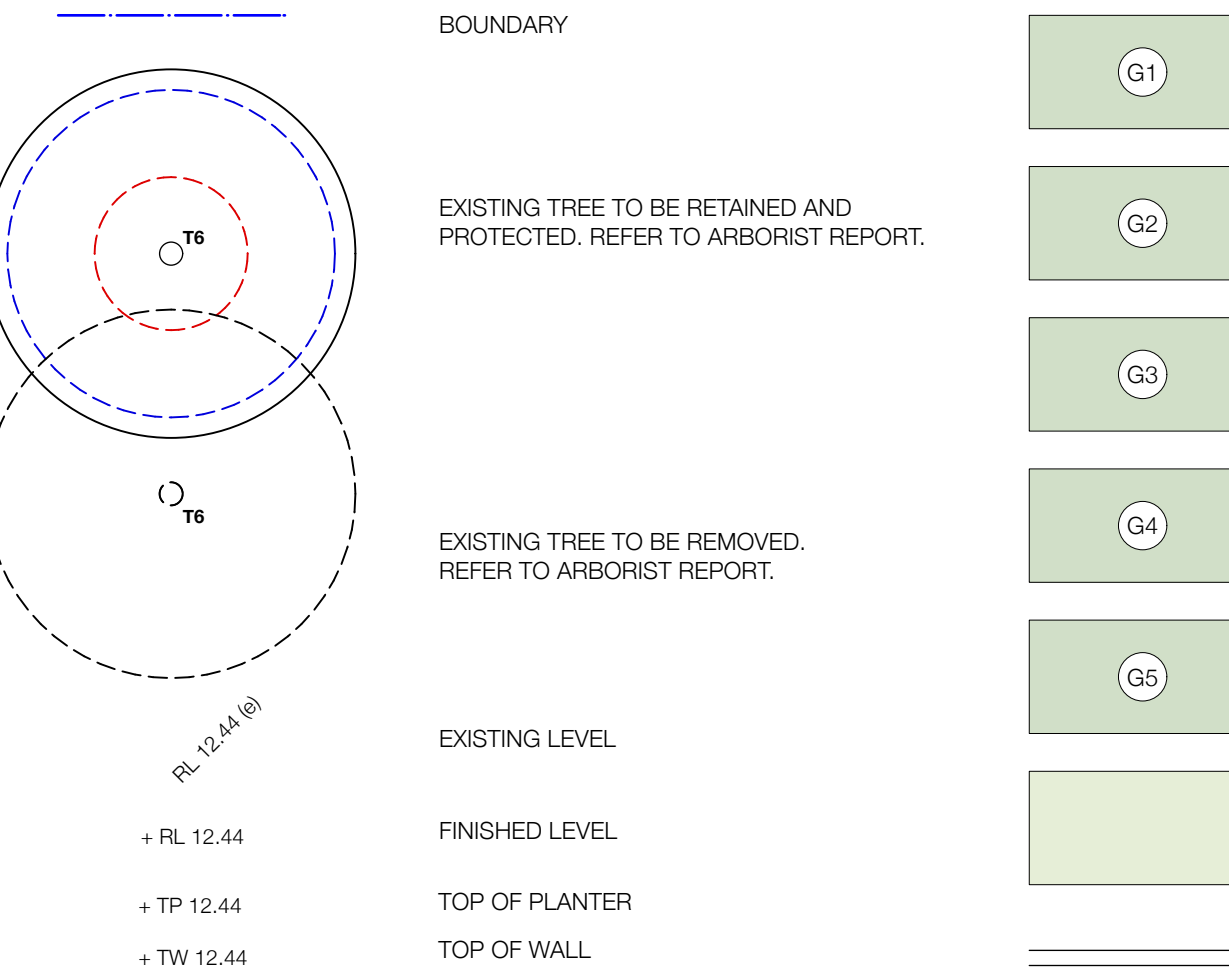
IRRIGATION  
REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY	NATIVE
TREES					
<i>Howea forsteriana</i>	Kentia Palm	12M	1-3M (CTH)	as shown	N
<i>Elaeocarpus 'Prima Donna'</i>	Blue Berry Ash	8M	75L	as shown	N
<i>Glochidion ferdinandii</i>	Cheese Tree	10M	200L	as shown	N
<i>Plumeria acutifolia</i>	Francipani	6M	400L	as shown	
<i>Livingstone australis</i>	Cabbage Tree Palm	15M	1-3M (CTH)	as shown	N
<i>Tristanopsis laurina</i>	Water Gum	8M	200L	as shown	N
SHRUBS AND CLIMBERS					
<i>Adenanthos sericeus</i>	Woolly Bush	2.5M	300MM	5/m2	N
<i>Alocassia macrorrhiza</i>	Giant Taro	3M	300MM	2/m2	
<i>Alpinia caerulea</i>	Native Ginger	3M	300MM	2/m2	N
<i>Anenome x hybrida</i>	Anenome	0.6M	150MM	5/m2	
<i>Asplenium nidus</i>	Birds Nest Fern	0.8M	200MM	3/m2	N
<i>Beschermeria yuccoides</i>	Mexican Lily	1M	300MM	2/m2	
<i>Blechnum nudum 'Silver Lady'</i>	Fishbone Fern	0.6M	200MM	3/m2	N
<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1M	200MM	3/m2	N
<i>Carphobrotus glaucescens</i>	Pia Face	0.2M	150MM	5/m2	N
<i>Chrysocochalium apiculatm</i>	Yellow Buttons	0.1M	150MM	7/m2	N
<i>Cissus rhombifolia</i>	Grape Ivy	0.2M	150MM	5/m2	N
<i>Crassula 'Max Cook'</i>	Jade Plant	0.8M	200MM	2/m2	
<i>Dianella 'Green Goddess'</i>	Green Goddess	0.5M	150MM	5/m2	N
<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls Kidney Weed	0.1M	150MM	7/m2	
<i>Dichondra repens</i>	Kidney Weed	0.1M	150MM	7/m2	N
<i>Dorvanthes excelsa</i>	Gymea Lily	2M	300MM	2/m2	N
<i>Dorvanthes palmeri</i>	Spear Lily	2M	300MM	2/m2	N
<i>Heliconia 'Yellow Christmas'</i>	Yellow Christmas	2M	300MM	2/m2	
<i>Hibbertia scandens</i>	Climbing Guinea Flower	4M	200MM	5/m2	N
<i>Hymenosporum 'Lushious'</i>	Lushious Native Frangi Pani	0.8M	200MM	2/m2	N
<i>Isolais nodosa</i>	Knobby Club Rush	0.8M	150MM	5/m2	N
<i>Liqularia renformis</i>	Tractor Seat Plant	0.6M	200MM	3/m2	
<i>Lomandra 'Verday'</i>	Verday	0.6M	150MM	5/m2	N
<i>Monstera deliciosa</i>	Swiss Cheese Plant	0.8M	200MM	3/m2	
<i>Myoporum parvifolium</i>	Creeping Boobiala	0.3M	150MM	3/m2	N
<i>Neomarcia gracilis</i>	Walking Iris	0.8M	150MM	3/m2	
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	0.8M	300MM	3/m2	
<i>Platycerium bifurcatum</i>	Elk Horn	1M	200MM	2/m2	N
<i>Platycerium superbum</i>	Stag Horn	1M	200MM	2/m2	N
<i>Pratia pedunculata</i>	White Star Creeper	0.1M	150MM	7/m2	N
<i>Scaevola taccada</i>	Beach naupata	0.8M	200MM	3/m2	
<i>Senecio serpens</i>	Blue Chalk Sticks	0.2M	150MM	5/m2	
<i>Trachelosporum 'Tricolor'</i>	Tricolor Jasmine	0.2M	150MM	5/m2	
<i>Viola hederacea</i>	Native Violet	0.1M	150MM	7/m2	N
<i>Westringia 'Mundi'</i>	Mundi	0.5M	200MM	3/m2	N



LEGEND



G1 - GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)

G2 - RAISED GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)

G3 - GARDEN ON STRUCTURE (600MM SOIL DEPTH) AND IRRIGATION EXTENT (DRIP IRRIGATION)

G4 - GARDEN ON STRUCTURE (1000MM SOIL DEPTH) AND IRRIGATION EXTENT (DRIP IRRIGATION)

G5 - GARDEN ON STRUCTURE (300MM SOIL DEPTH) AND IRRIGATION EXTENT (DRIP IRRIGATION)

LAWN

PROPOSED PLANTER / RETAINING WALL. REFER TO ARCHITECTS DOCUMENTATION

PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

- AMENDMENTS
- A. PLANTER AND DEEPSOIL REDUCED TO ACCOMMODATE RELOCATION OF MAILBOX FOR DDA COMPLIANCE.
- B. ADDITIONAL DOOR ADDED AND DEEP SOIL REDUCED TO ALLOW FOR COMPLIANCE AS ALTERNATE FIRE EGRESS WITH NCC D2D6
- C. REVISED LANDSCAPING ARRANGEMENT TO ACCOMMODATE RELOCATED CW METER
- D. OSD TANK EXTENDED TO ACCOMMODATE MINIMUM VOLUME AS PER STORMWATER ENGINEER'S REPORT.
- E. WALL OF FRONT TERRACE RATIONALISED FOR BUILDABILITY - REVISED LANDSCAPE
- F. COURTYARD LANDSCAPE AMENDMENT, REVISED LANDSCAPE EXTENT
- G. REVISED LANDSCAPE AREAS

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
03	30.08.21	FOR DA
04	29.06.22	FOR APPROVAL
05	30.08.22	FOR APPROVAL
06	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS
07	09.08.23	FOR S456



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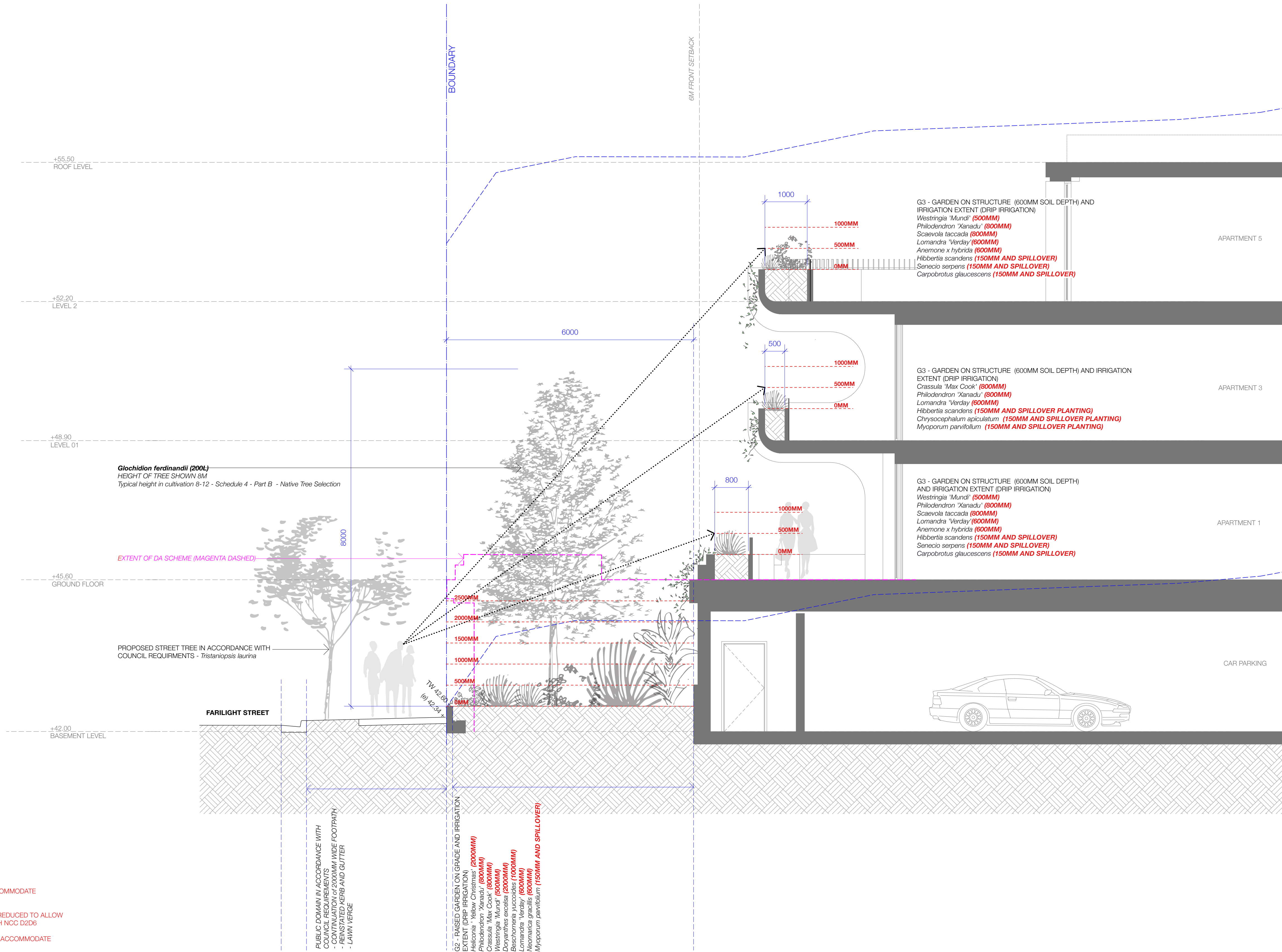
Black Beetle Pty Ltd  
Level 1, 1073 Pittwater Road, Collaroy NSW 2097  
Tel: 0422 104 416  
email: blackbeetle@blackbeetle.com.au

PROJECT Residential Development 30 Fairlight street, FAIRLIGHT, NSW	
Drawn IK / GB L.Architect Authorised IK / GB	Client 30 Fairlight Pty Limited
Scale 1:100 @ A1	Status For S456
DRAWING TITLE NOTES / LEGEND / PLANT SCHEDULE	
JOB NUMBER BB 1294	DRAWING NUMBER / ISSUE LA LP 04/ 07

NOTES / LEGEND / PLANT SCHEDULE	
DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN EXCLUDED REMAIN VESTED IN BLACK BEETLE.	
JOB NUMBER BB 1294	DRAWING NUMBER / ISSUE LA LP 04/ 07

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  - F. COURTYARD LANDSCAPE AMENDMENT, REVISED LANDSCAPE EXTENT
  - G. REVISED LANDSCAPE AREAS

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS	REFER TO LA LP 04 FOR LEGEND, NOTES AND PLANT SCHEDULE
01	30.08.22	FOR APPROVAL	
02	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS	
03	09.08.23	FOR S456	

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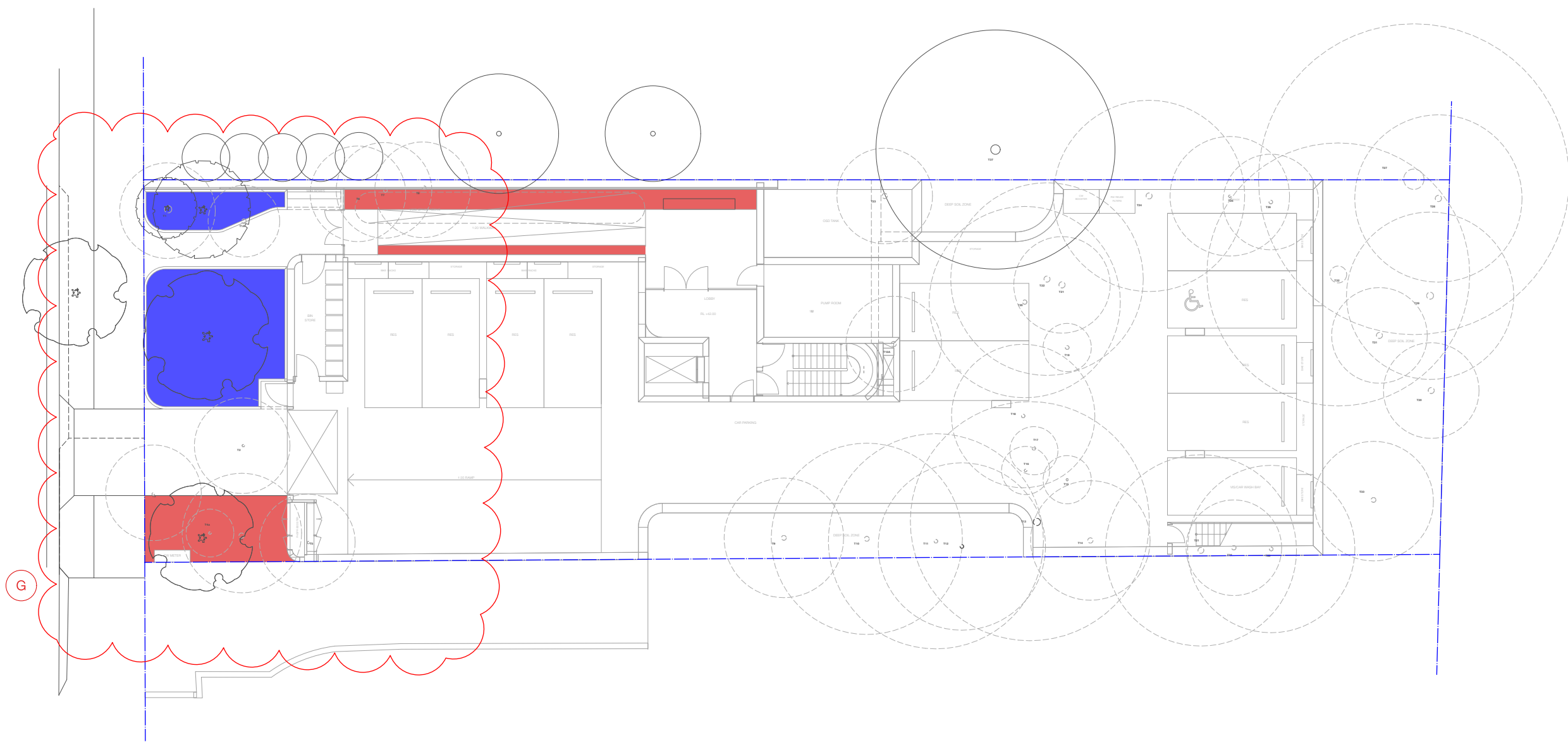
PROJECT  
Residential Development  
30 Fairlight street,  
FAIRLIGHT, NSW

DRAWING TITLE  
LANDSCAPE PLAN  
SECTION

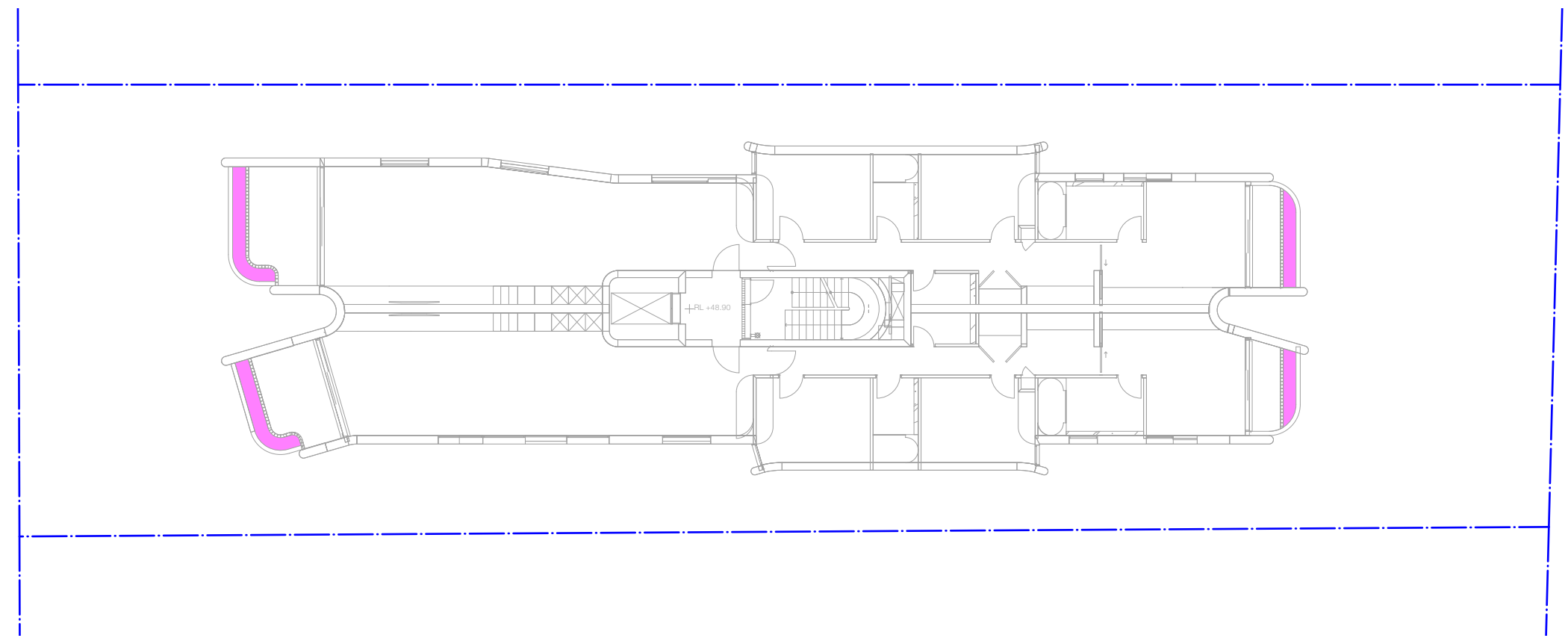
Drawn IK / GB L.Architect Authorised IK / GB	Client 30 Fairlight Pty Limited
Scale 1:50 @ A1	Status For S456
JOB NUMBER BB 1294	DRAWING NUMBER / ISSUE LA LP 05/ 03

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
MOD2023/0479

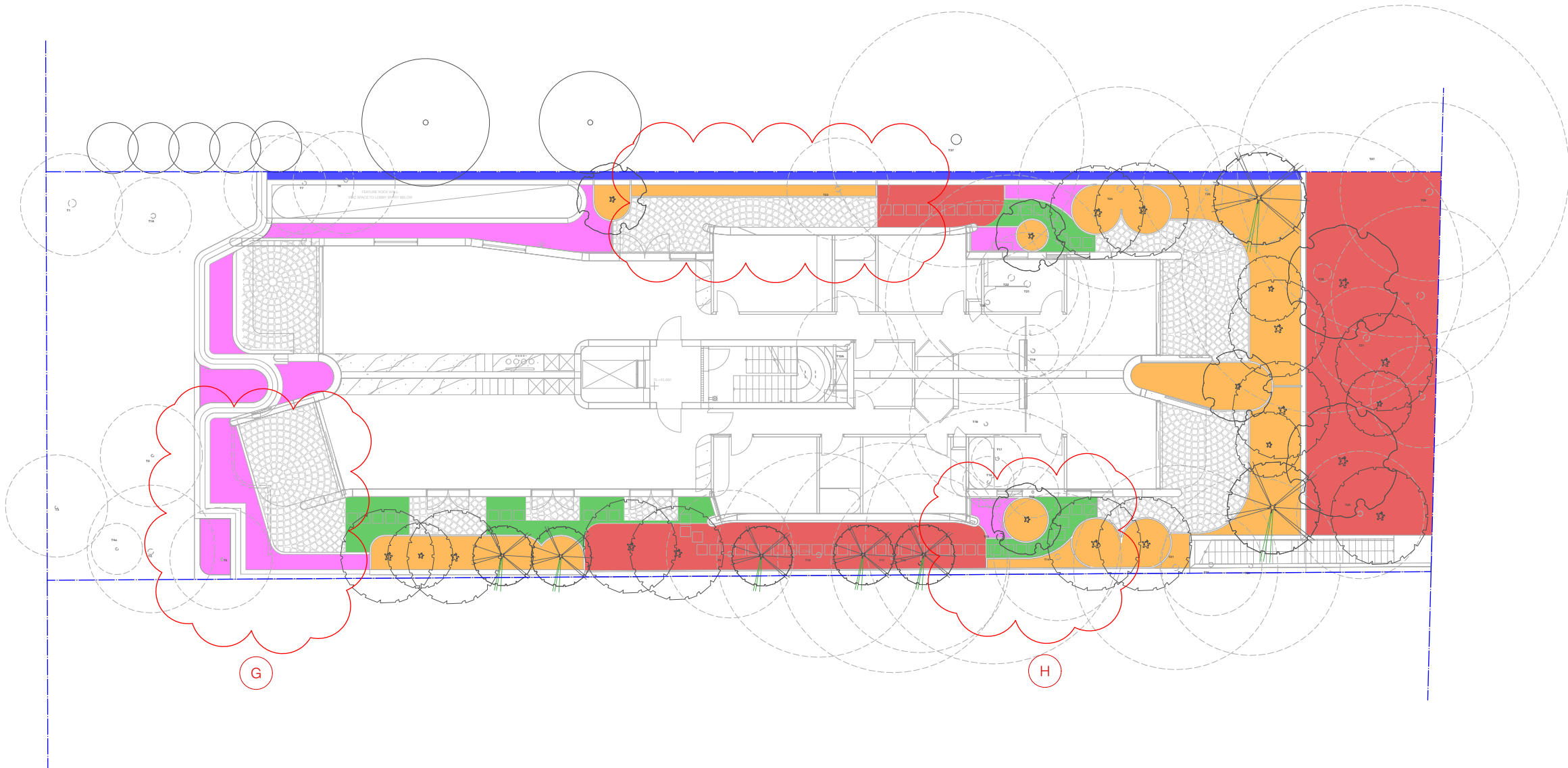




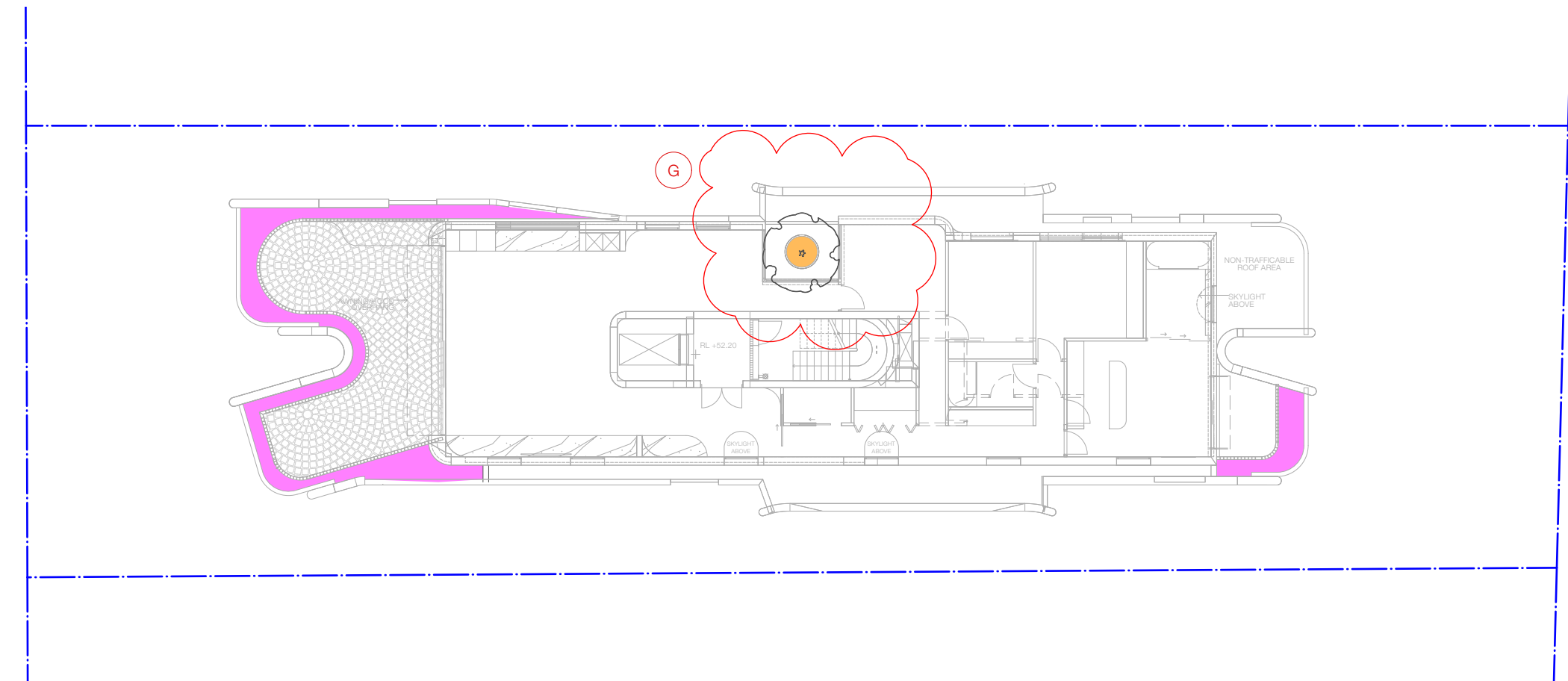
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Scale 1:200 @ A1



03 LEVEL 01  
Scale 1:200 @ A1



02 GROUND LEVEL  
Scale 1:200 @ A1



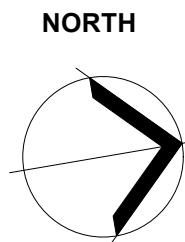
04 LEVEL 02  
Scale 1:200 @ A1

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- F. COURTYARD LANDSCAPE AMENDMENT. REVISED LANDSCAPE EXTENT
- G. REVISED LANDSCAPE AREAS
- H. REVISED SOIL DEPTH

- LEGEND
- GARDEN ON GRADE (DEEP SOIL)
- RAISED GARDEN ON GRADE (DEEP SOIL)
- GARDEN ON STRUCTURE (600MM SOIL DEPTH)
- GARDEN ON STRUCTURE (1000MM SOIL DEPTH)
- GARDEN ON STRUCTURE (300MM SOIL DEPTH)

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	30.08.22	FOR APPROVAL
02	13.09.22	FOR APPROVAL - COURT AMENDED DRAWINGS
03	09.08.23	FOR S456
04	16.08.23	FOR S456
05	20.10.23	FOR S456 -REVISED

REFER TO LA LP 04 FOR LEGEND, NOTES AND PLANT SCHEDULE



northern beaches council

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

MOD2023/0479

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PROJECT  
Residential Development  
30 Fairlight street,  
FAIRLIGHT, NSW

DRAWING TITLE  
LANDSCAPE PLAN  
- SOIL DEPTHS

Drawn IK / GB L.Architect Authorised IK / GB	Client 30 Fairlight Pty Limited
Scale 1:200 @ A1	Status For S456
JOB NUMBER BB 1294	DRAWING NUMBER / ISSUE LA LP 06/ 05

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