ARCHITECTURAL DOCUMENTATION FOR PROPOSED DEVELOPMENT APPLICATION

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Project Address	**49-51 Annam Rd Bayview NSW 2104**
Project Number	**LPC-2003-348**
Date	**05/03/2021**

Sheet List

Sheet Number	Sheet Name	Current Revision	Sheet Issue Date	Current Revision Date
DA100	COVER SHEET	1	08/07/2020	05/03/2021
DA101	SITE SURVEY PLAN	1	08/07/2020	05/03/2021
DA102	SITE ANALYSIS PLAN	1	08/07/2020	05/03/2021
DA103	GRAOUND FLOOR PLAN	1	08/07/2020	05/03/2021
DA104	FIRST FLOOR PLAN	1	08/07/2020	05/03/2021
DA105	SECOND FLOOR PLAN	1	08/07/2020	05/03/2021
DA106	ROOF FLOOR PLAN	1	08/07/2020	05/03/2021
DA107	ELEVATION	1	08/07/2020	05/03/2021
DA108	ELEVATION	1	08/07/2020	05/03/2021
DA109	SECTION A.A & B.B	1	08/07/2020	05/03/2021
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DA111	MATERIAL &FINISHES	1	16/02/2021	05/03/2021
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DA113	3D VIEW	1	08/07/2020	05/03/2021
DA114	SHADOW DIAGRAMS	1	08/07/2020	05/03/2021
DA115	SHADOW DIAGRAMS	1	16/02/2021	05/03/2021
DA116	SHADOW DIAGRAMS	1	16/02/2021	05/03/2021
DA117	WINDOWS SCHEDULE	1	08/07/2020	05/03/2021
DA118	WINDOWS SCHEDULE	1	08/07/2020	05/03/2021
DA119	ROAD ACCESS	1	16/02/2021	05/03/2021
DA120	ENTERING VEHICLE DIAGRAM	1	16/02/2021	05/03/2021
DA121	EXITING VEHICLE DIAGRAM	1	16/02/2021	05/03/2021

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Project Address

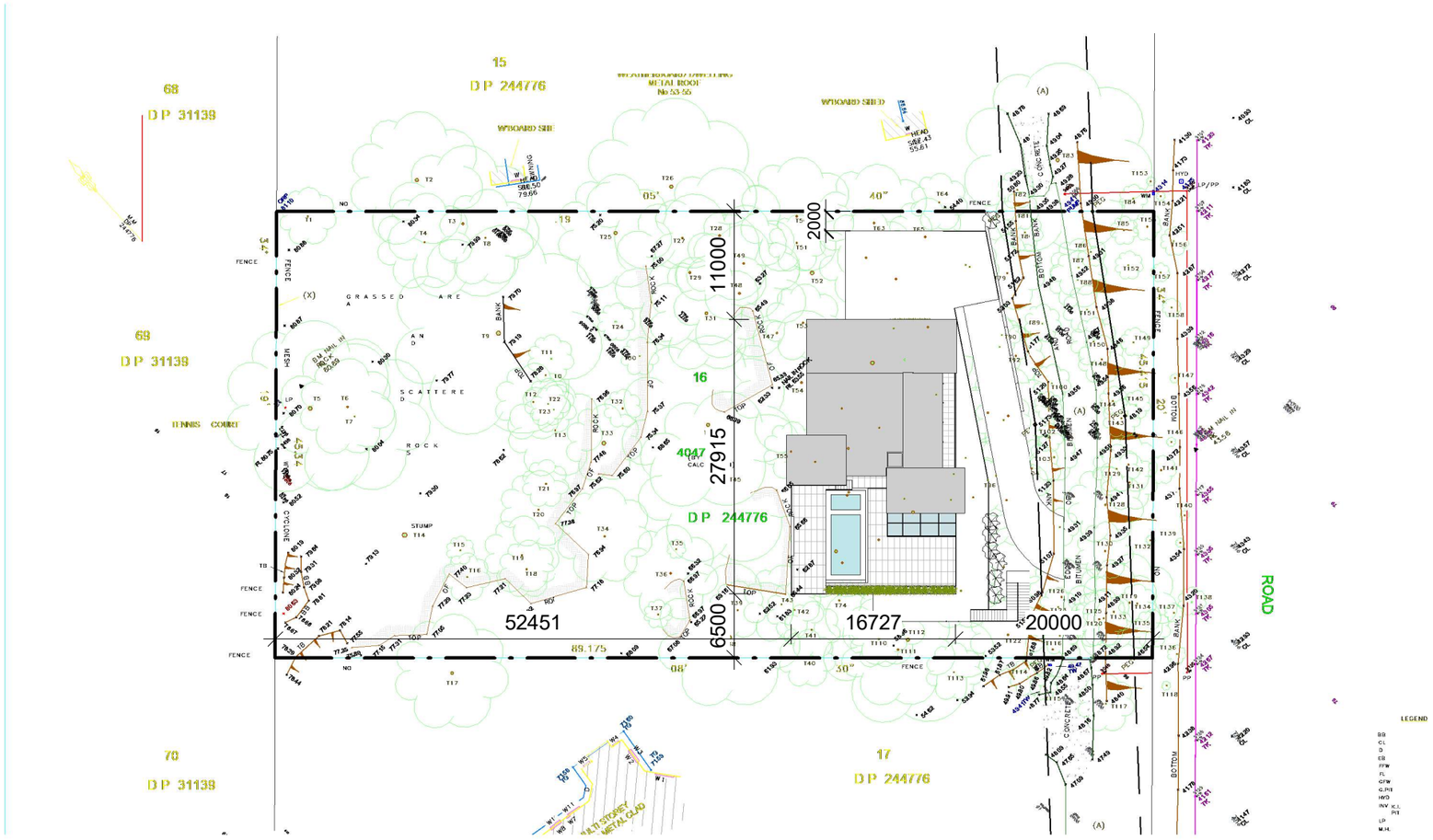
49-51 Annam Rd Bayview NSW 2104

COVER SHEET

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA100

Scale @ A3



1 SITE PLAN

1 : 500

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SITE SURVEY PLAN

Project number	LPC-2003-348
Date	05/03/2021
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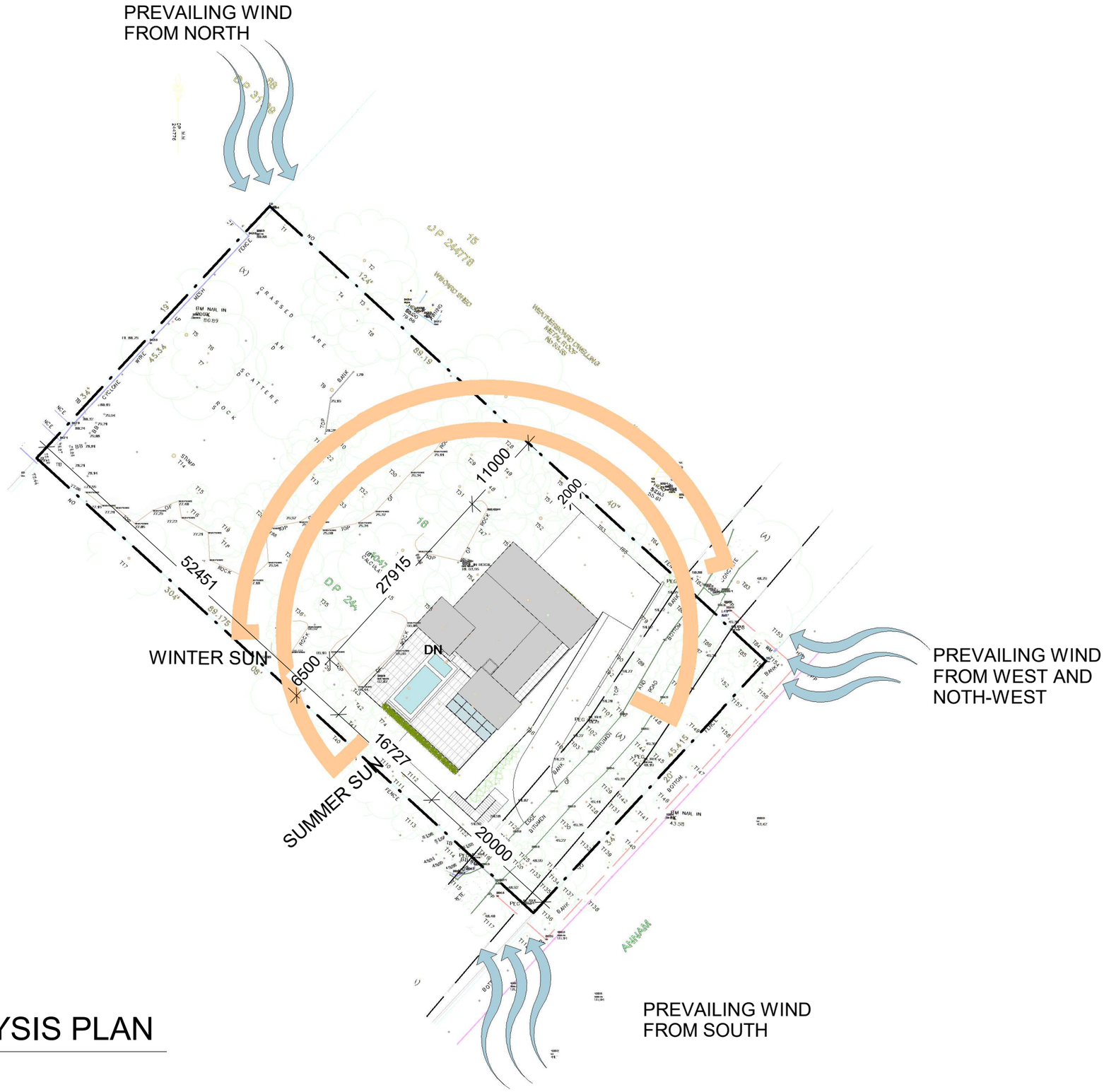
Checked by	NL

DA101

Scale 1 : 500



1 SITE ANALYSIS PLAN

1 : 500

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SITE ANALYSIS PLAN

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DA102

Scale 1 : 500

1 Ground Level
1 : 200

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GRAOUND FLOOR PLAN

Project number	LPC-2003-348
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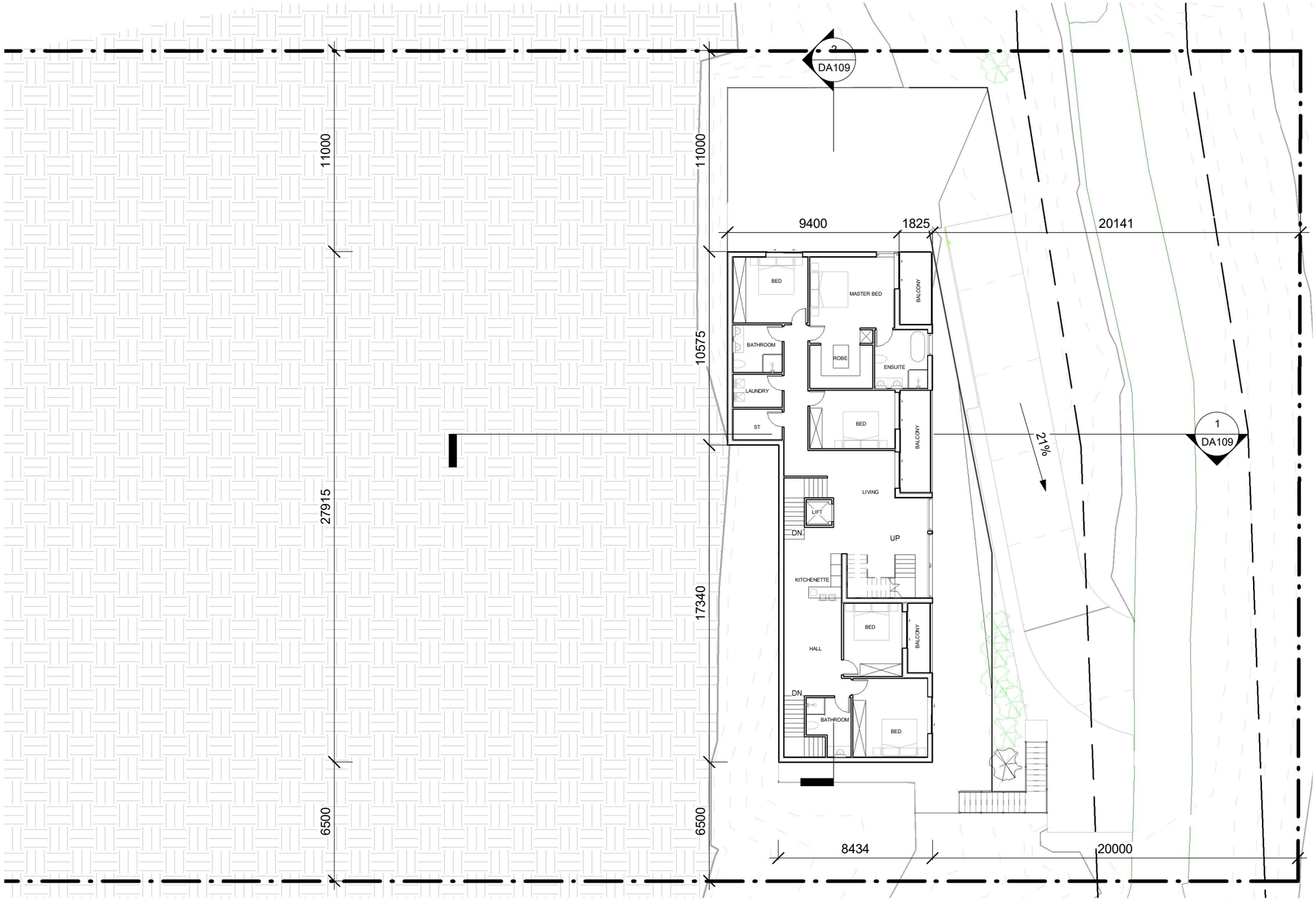
DA103

Scale 1 : 200



1 FIRST LEVEL

1 : 200

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FIRST FLOOR PLAN

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
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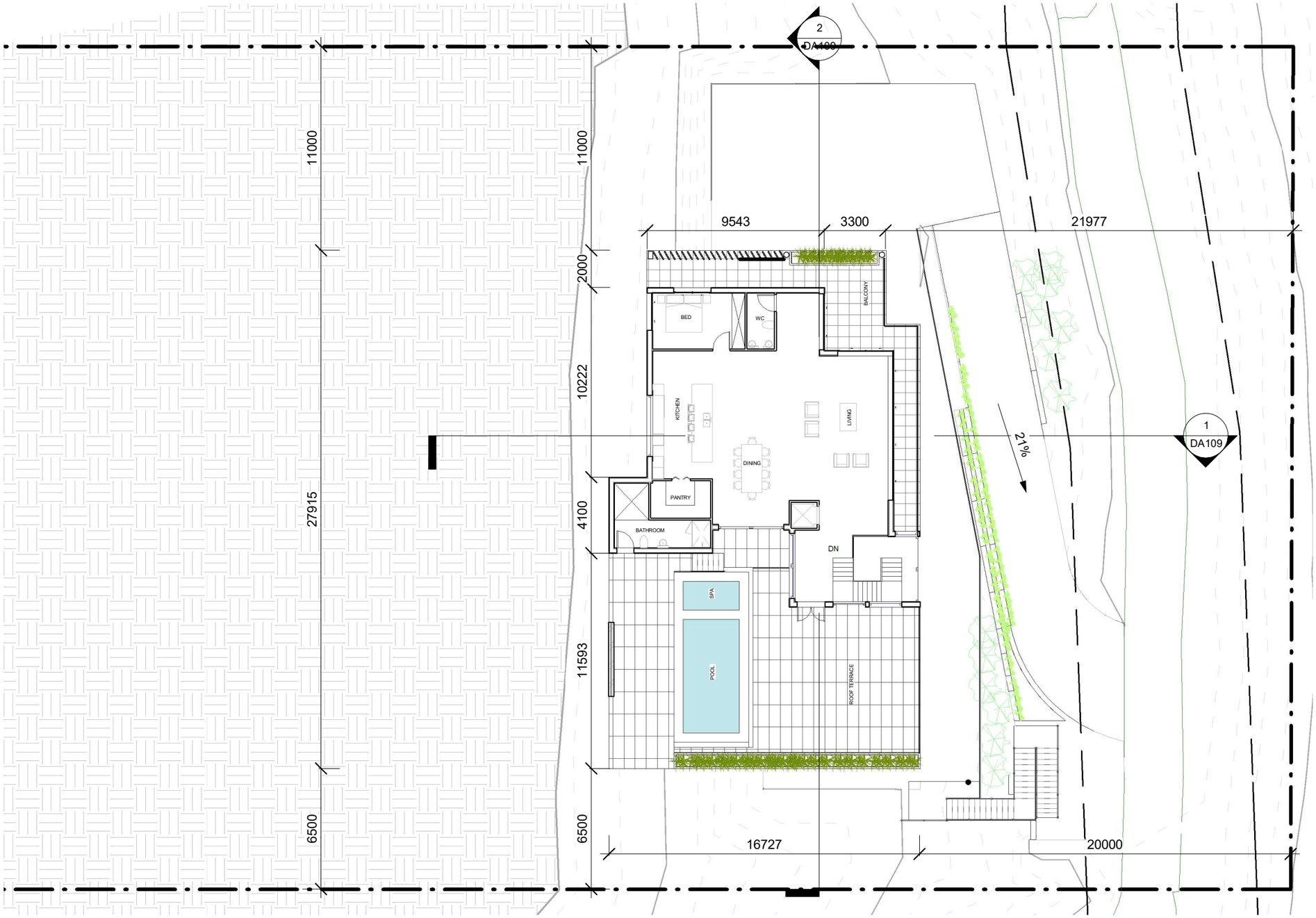
DA104

Scale 1 : 200



1 SECOND LEVEL

1 : 200

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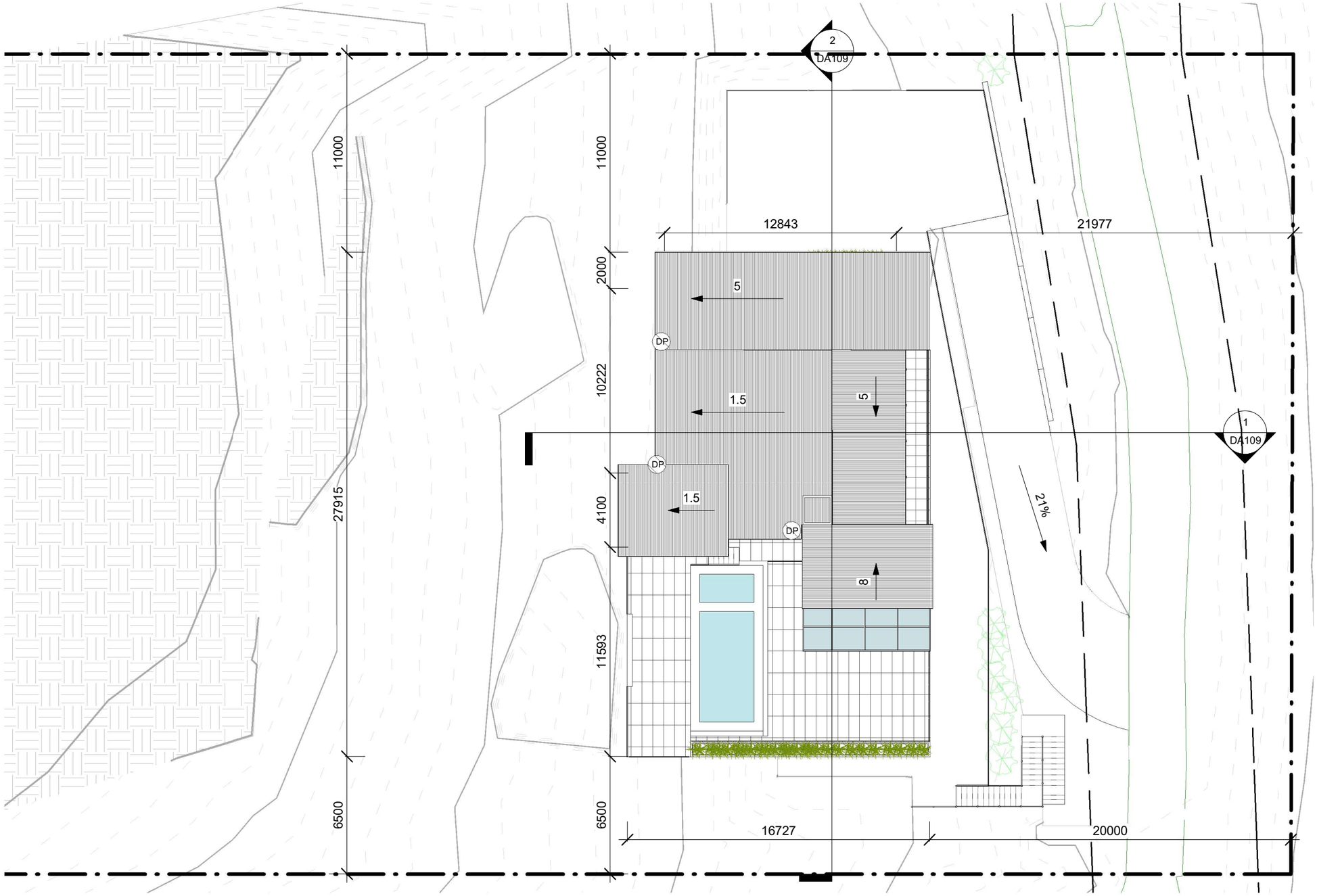
SECOND FLOOR PLAN

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA105

Scale 1 : 200



1 ROOF LEVEL

1 : 200

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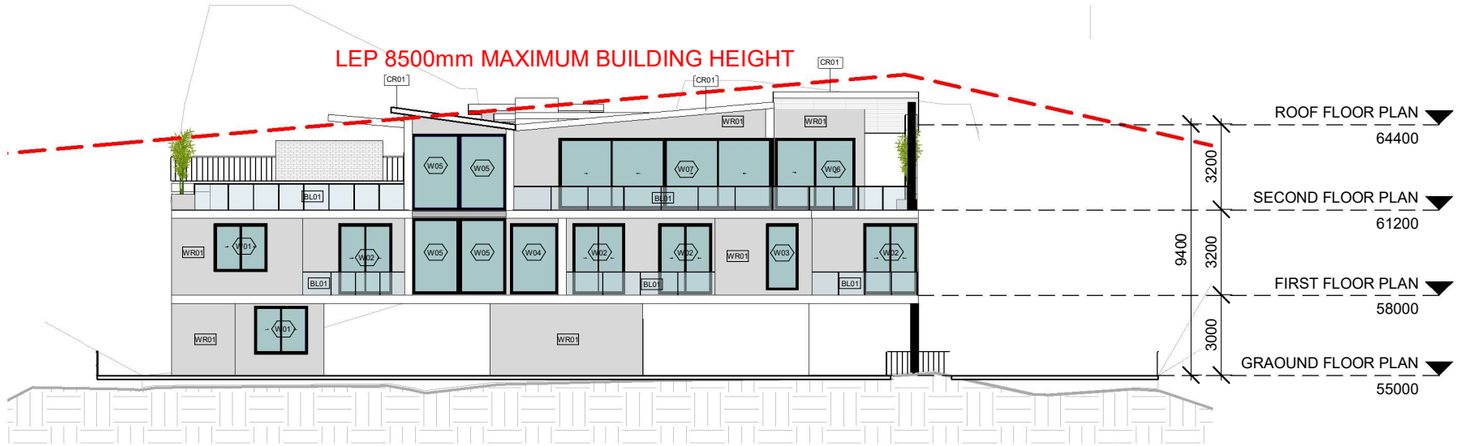
ROOF FLOOR PLAN

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA106

Scale 1 : 200



1 SOUTH EAST ELEVATION

1 : 200

2 NORTH EAST ELEVATION

1 : 200

LEGEND

WR01 : CEMENT RENDER AND PAINT FINISH CONCRETE LOOK
CR01: COLORBOND STEEL ROOF DARK GRAY
W01: WINDOWS ALUMINUM FRAME GLAZING BLACK COLOR
SC01 :TIMBER LOOK ALUMINUM LOUVERS
D01:MODWOOD DECKING
BAL01: GLASS BALUSTRADE BT01: BALCONY TILE CONCRETE LOOK

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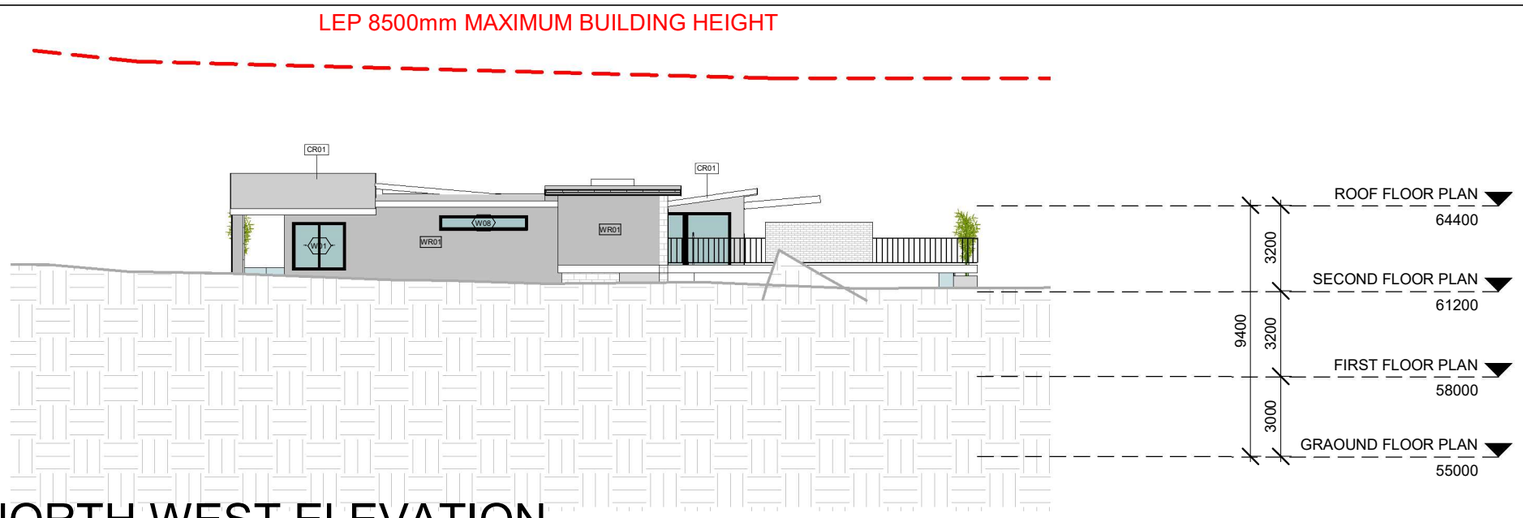
ELEVATION

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

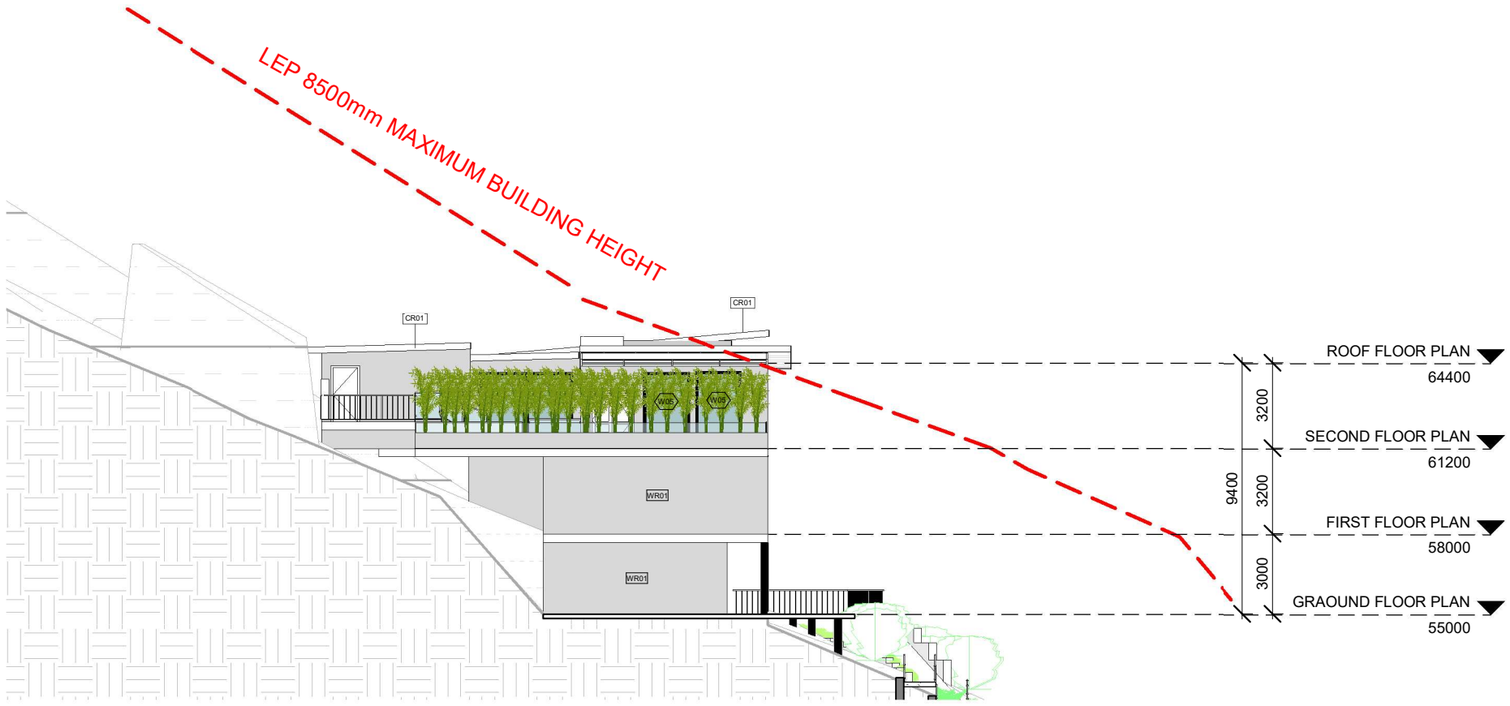
DA107

Scale As indicated



1 NORTH WEST ELEVATION

1 : 200



2 SOUTH WEST ELEVATION

1 : 200

LEGEND

WR01 : CEMENT RENDER AND PAINT FINISH CONCRETE LOOK
CR01: COLORBOND STEEL ROOF DARK GRAY
W01: WINDOWS ALUMINUM FRAME GLAZING BLACK COLOR
SC01 :TIMBER LOOK ALUMINUM LOUVERS
D01:MODWOOD DECKING
BAL01: GLASS BALUSTRADE BT01: BALCONY TILE CONCRETE LOOK

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ELEVATION

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Drawn by	NL
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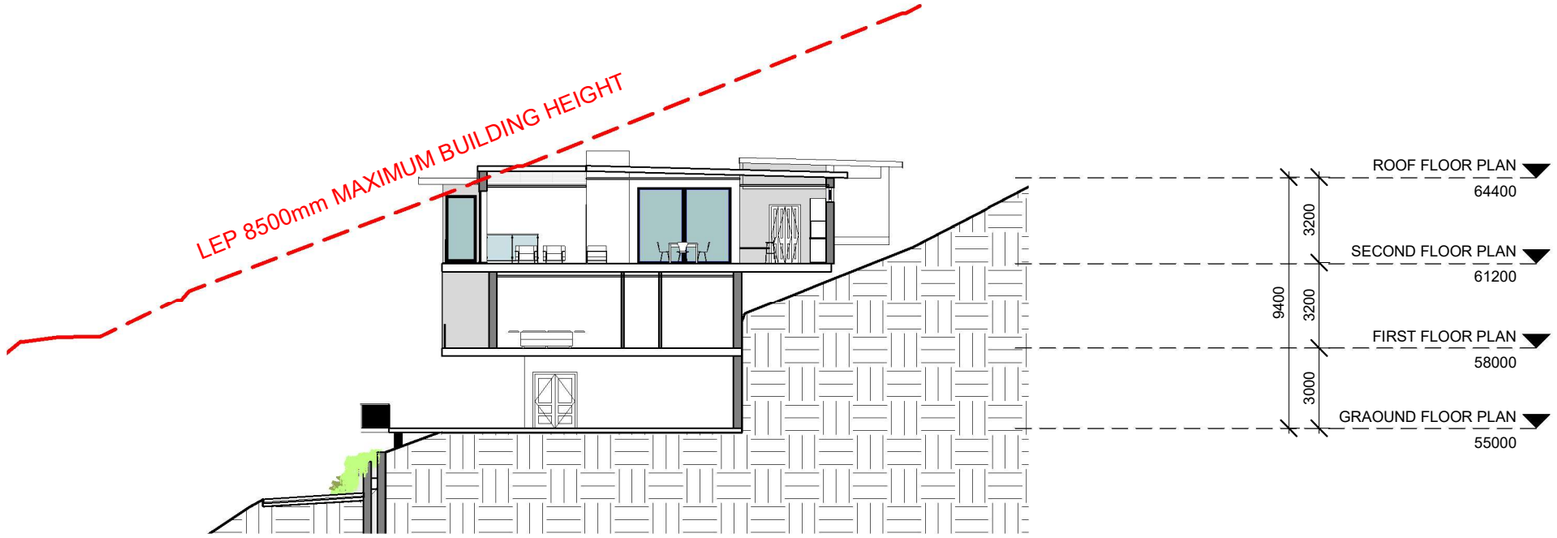
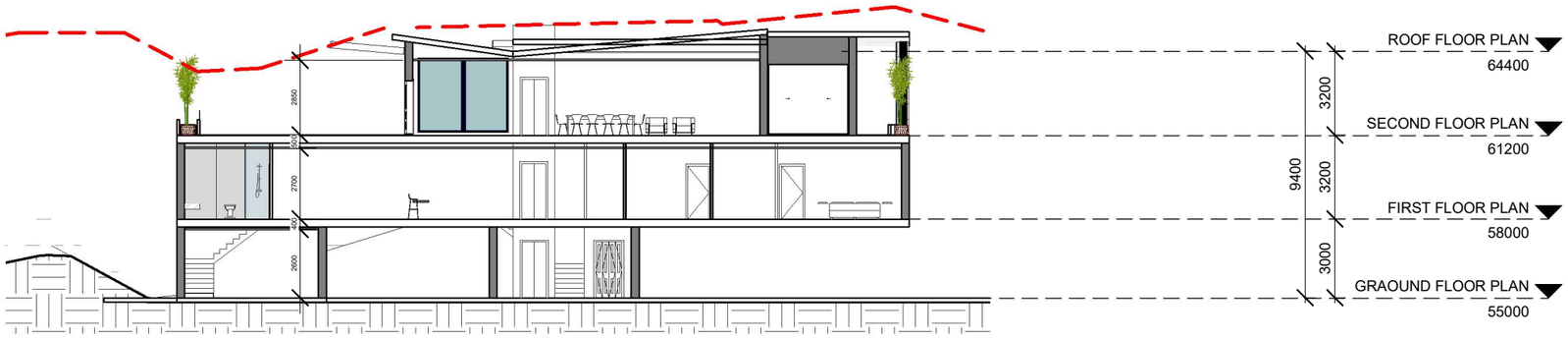
DA108

Scale As indicated



1 SECTION A.A

1 : 200



2 SECTION B.B

1 : 200

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SECTION A.A & B.B

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA109

Scale 1 : 200

GROUNG LEVEL

FIRST LEVEL

SECOND LEVEL

PROPOSED DA

GROUND LEVEL			FIRST LEVEL		SECOND LEVEL			
FLOOR	CARPARK	OPEN AREA	FLOOR	BALCONY	FLOOR	BALCONY	OPEN AREA	POOL
63.80m²	70m²	81.60m²	228m²	22.5m²	182.50m²	53.50m²	138.80m²	40m²

HOUSE FOOTPRINT AREA	451.90m²
EASEMENT & HARDSTAND FOOTPRINT AREA	391.50m²

SITE AREA	4047m²	
TOTAL GROSS FLOOR AREA	474.30m²	
TOTAL PRIVATE OPEN SPACE	260.40m²	
SITE COVERAGE AREA	843.40m²	21%

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GFA PLAN

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA110

Scale As indicated

WR01 : CEMENT RENDER AND PAINT FINISH CONCRETE LOOK

CR01: COLORBOND STEEL ROOF DARK GRAY

W01: WINDOWS ALUMINUM FRAME GLAZING BLACK COLOR

SC01 :TIMBER LOOK ALUMINUM LOUVERS

D01:MODWOOD DECKING

BAL01: GLASS BALUSTRADE

BT01: BALCONY TILE CONCRETE LOOK

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MATERIAL &FINISHES

Project number	LPC-2003-348
Date	05/03/2021
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Checked by	NL

DA111

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3D VIEW

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Drawn by	NL
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DA112

Scale

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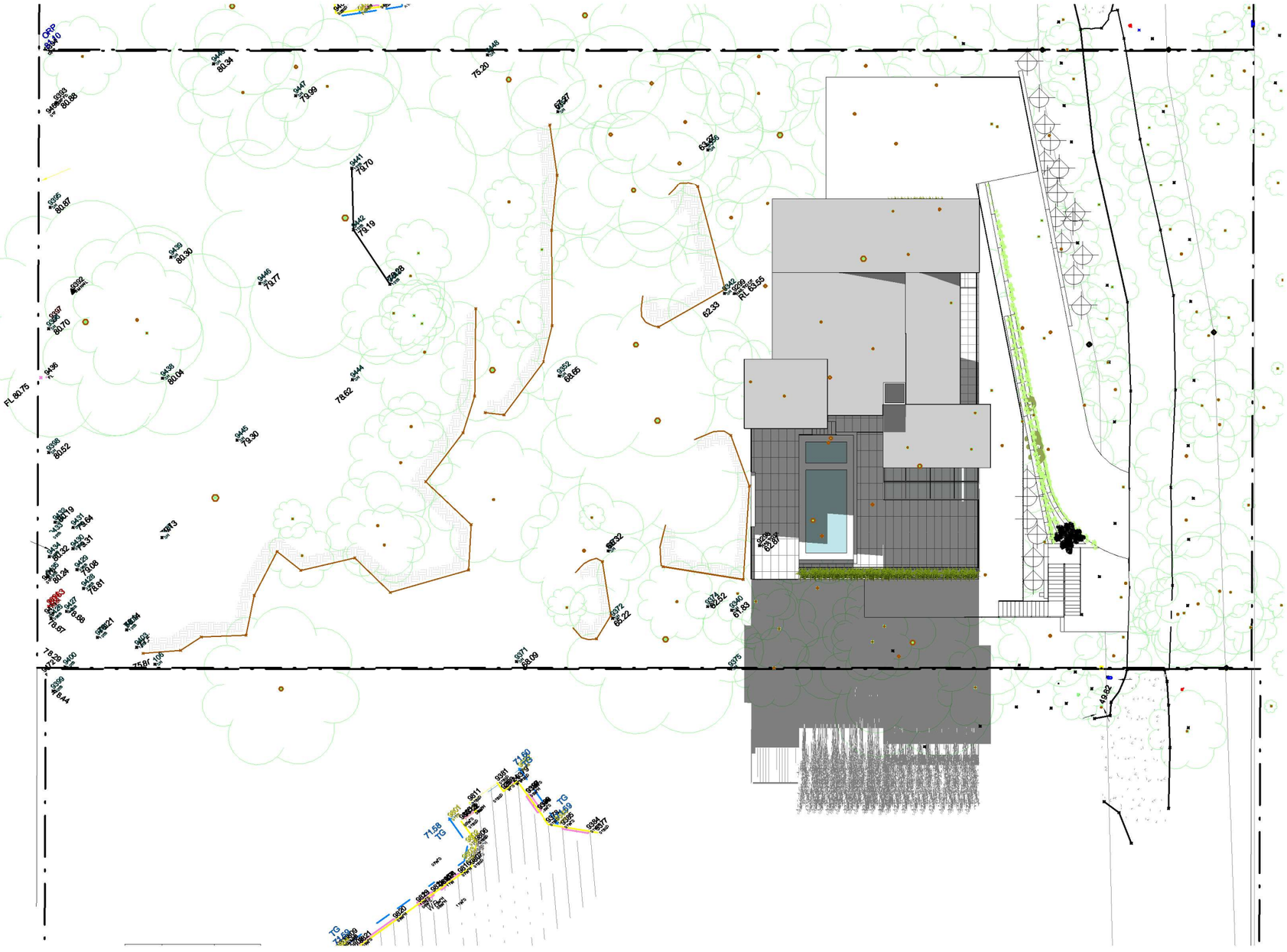
3D VIEW

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA113

Scale



1 9 AM 21st JUNE.

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SHADOW DIAGRAMS

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1 12 PM 21st JUNE.

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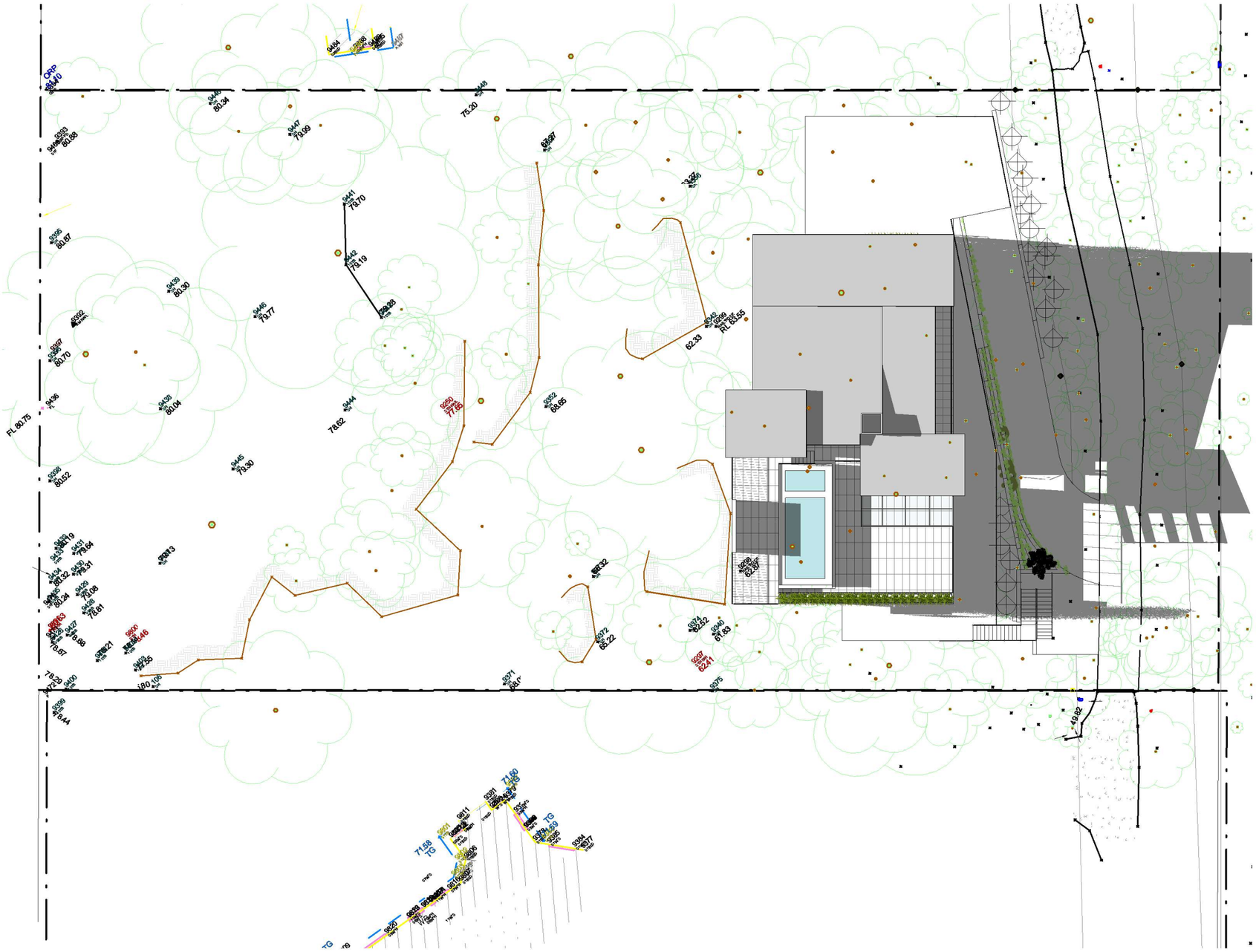
SHADOW DIAGRAMS

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA115

Scale



1 3 PM 21st JUNE.

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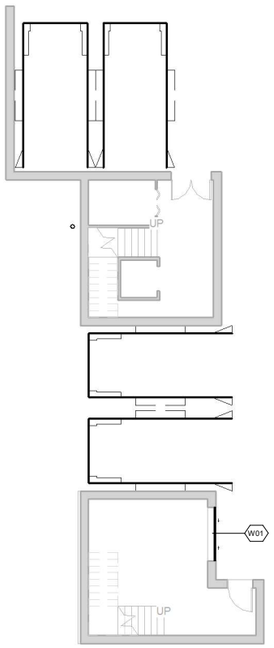
SHADOW DIAGRAMS

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

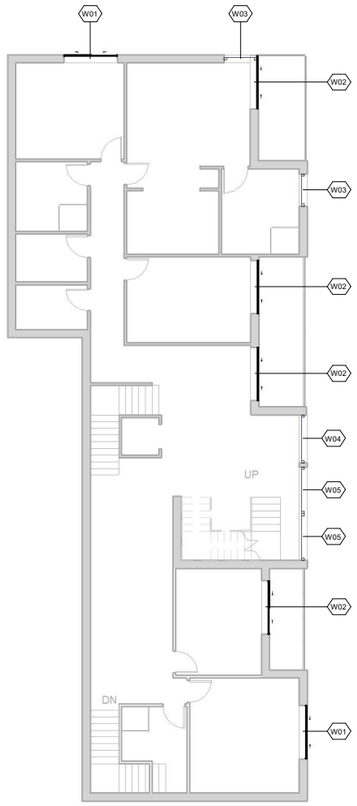
DA116

Scale



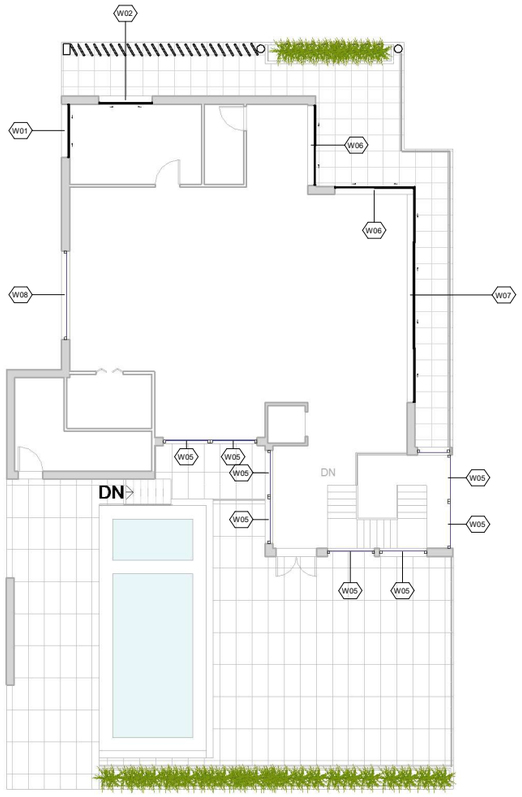
1 Ground Level Windows

1 : 200



2 First Level Windows

1 : 200



3 Second Level Windows

1 : 200

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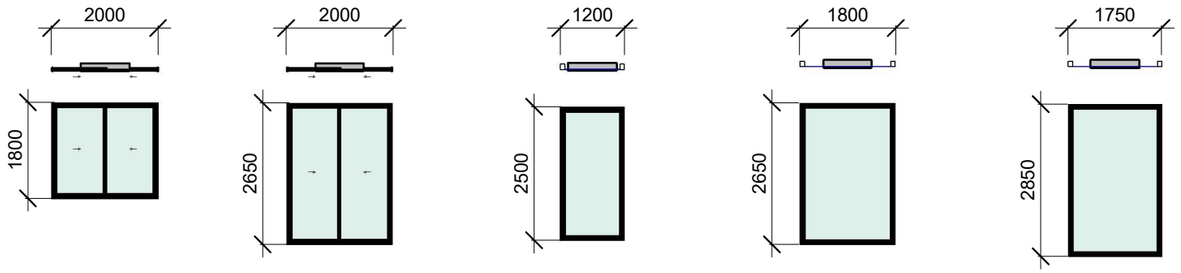
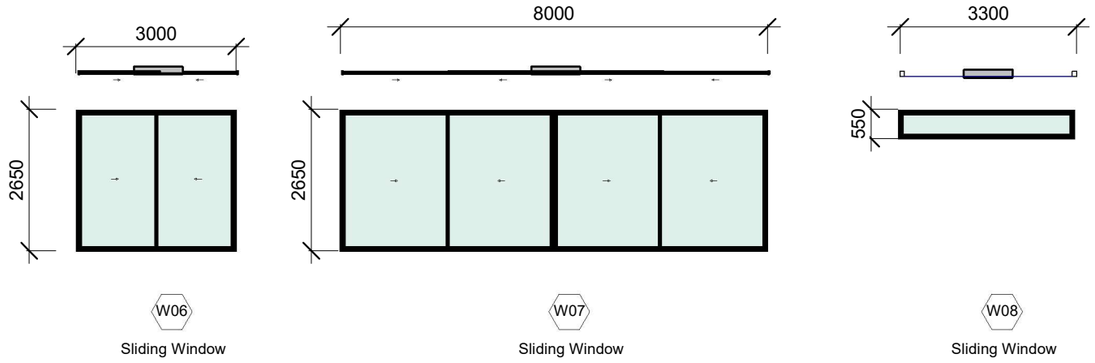
WINDOWS SCHEDULE

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA117

Scale 1 : 200





Window Schedule			
Mark	Width	Height	Type Comments
W01	2000	1800	Aluminum Windows
W01	2000	1800	Aluminum Windows
W01	2000	1800	Aluminum Windows
W01	2000	1800	Aluminum Windows
W02	2000	2650	Aluminum Windows
W02	2000	2650	Aluminum Windows
W02	2000	2650	Aluminum Windows
W02	2000	2650	Aluminum Windows
W02	2000	2650	Aluminum Windows
W03	1200	2500	Aluminum Windows FIX
W03	1200	2500	Aluminum Windows FIX
W03	1200	2500	Aluminum Windows FIX
W04	1800	2650	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W05	1750	2850	Aluminum Windows FIX
W06	3000	2650	Aluminum Windows
W06	3000	2650	Aluminum Windows
W07	8000	2650	Aluminum Windows
W08	3300	550	Aluminum Windows FIX

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WINDOWS SCHEDULE

Project number	LPC-2003-348
Date	05/03/2021
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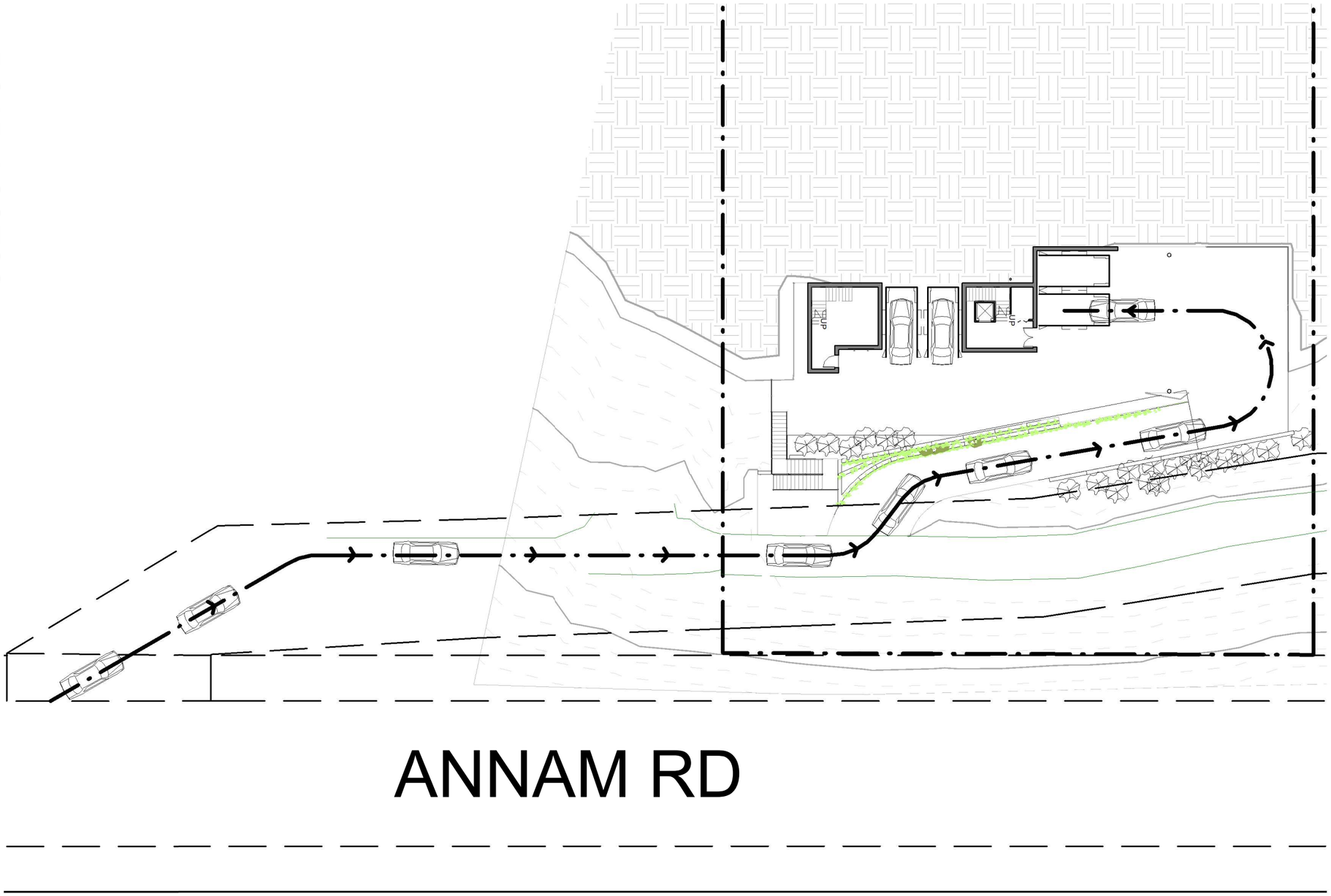
Checked by	NL

DA118

Scale 1 : 100



1

ROAD ACCESS

1 : 300

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ROAD ACCESS

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Drawn by	NL
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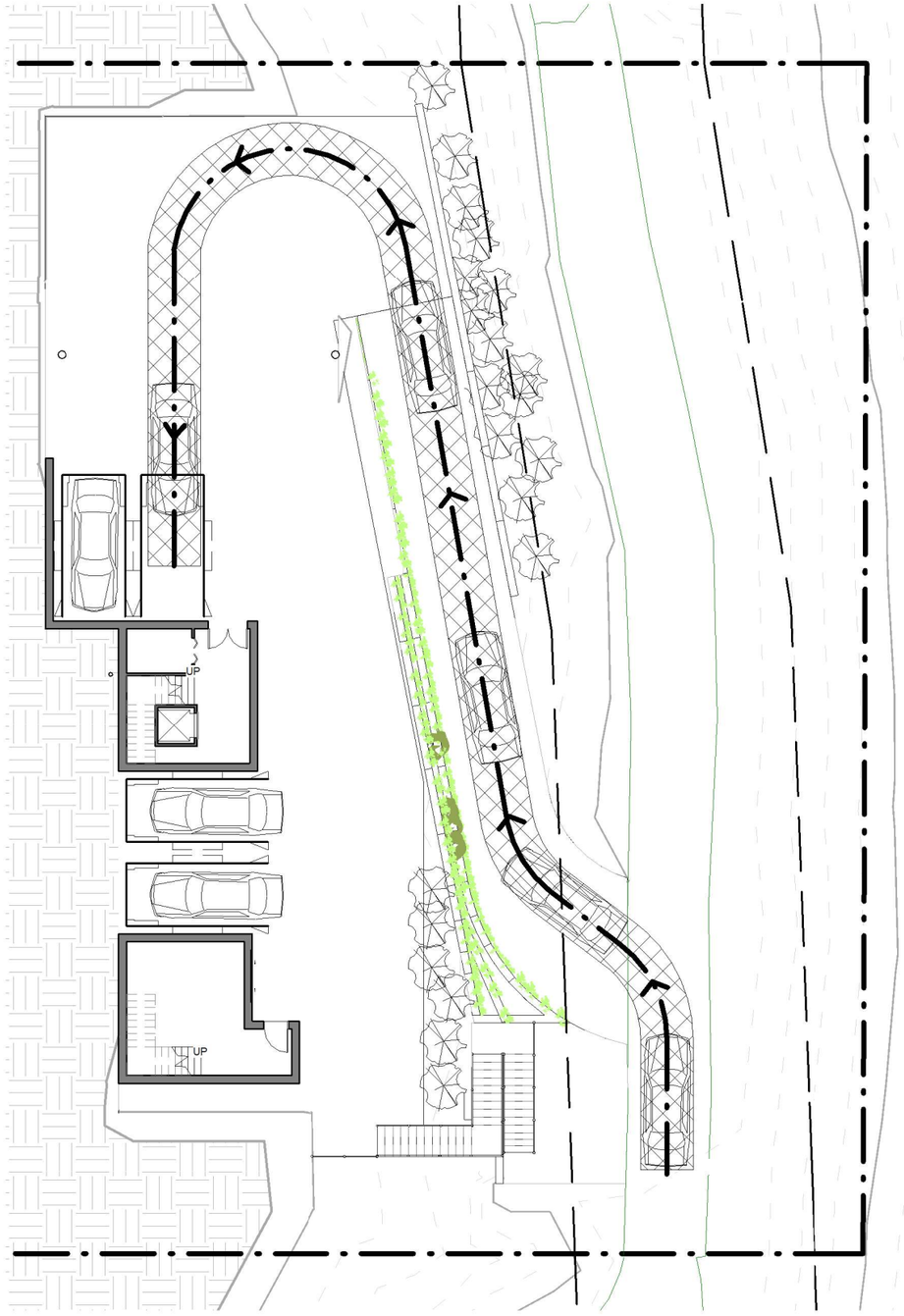
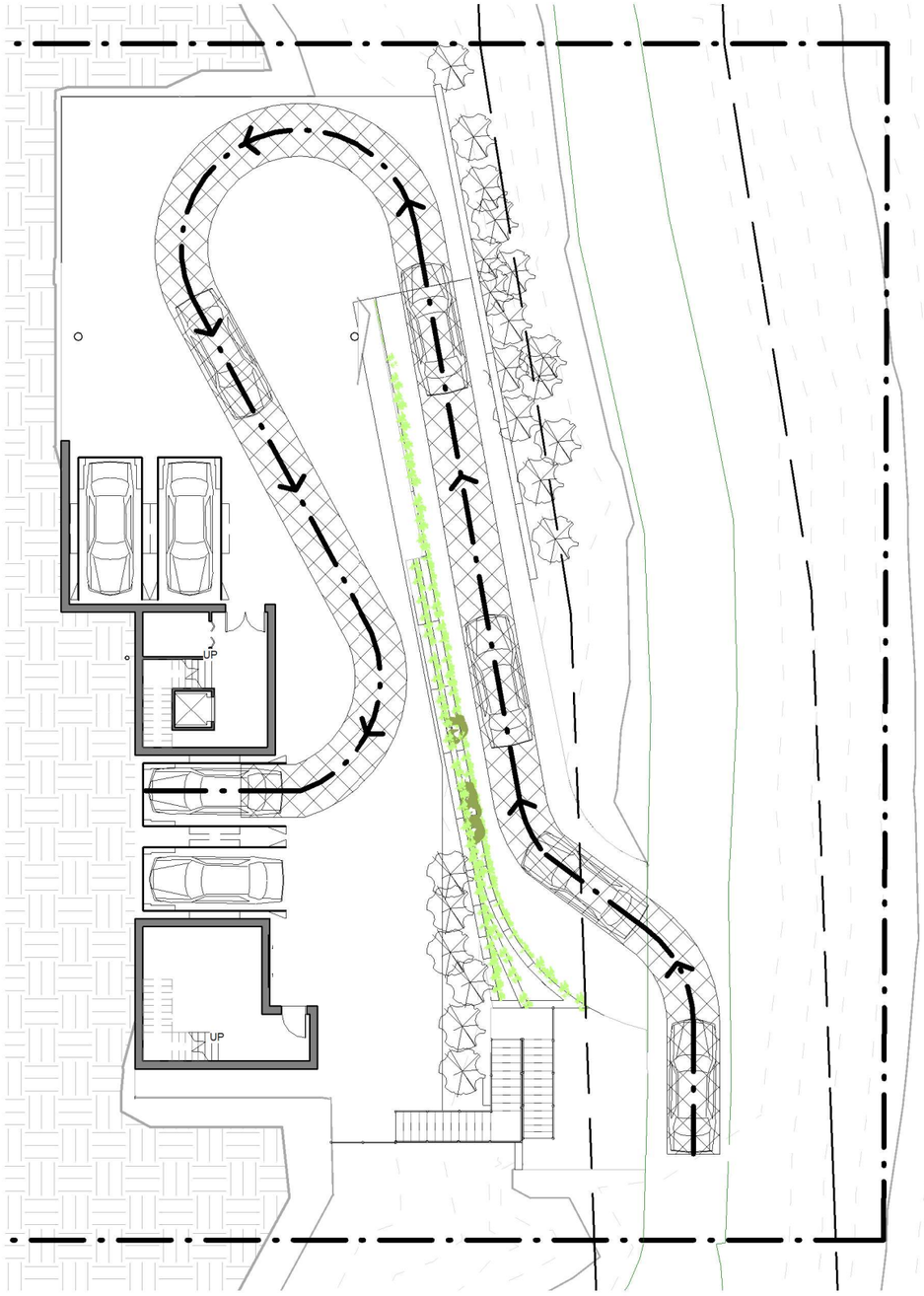
DA119

Scale 1 : 300



1 ENTERING VEHICLE DIAGRAM 1

1 : 200



2 ENTERING VEHICLE DIAGRAM 2

1 : 200

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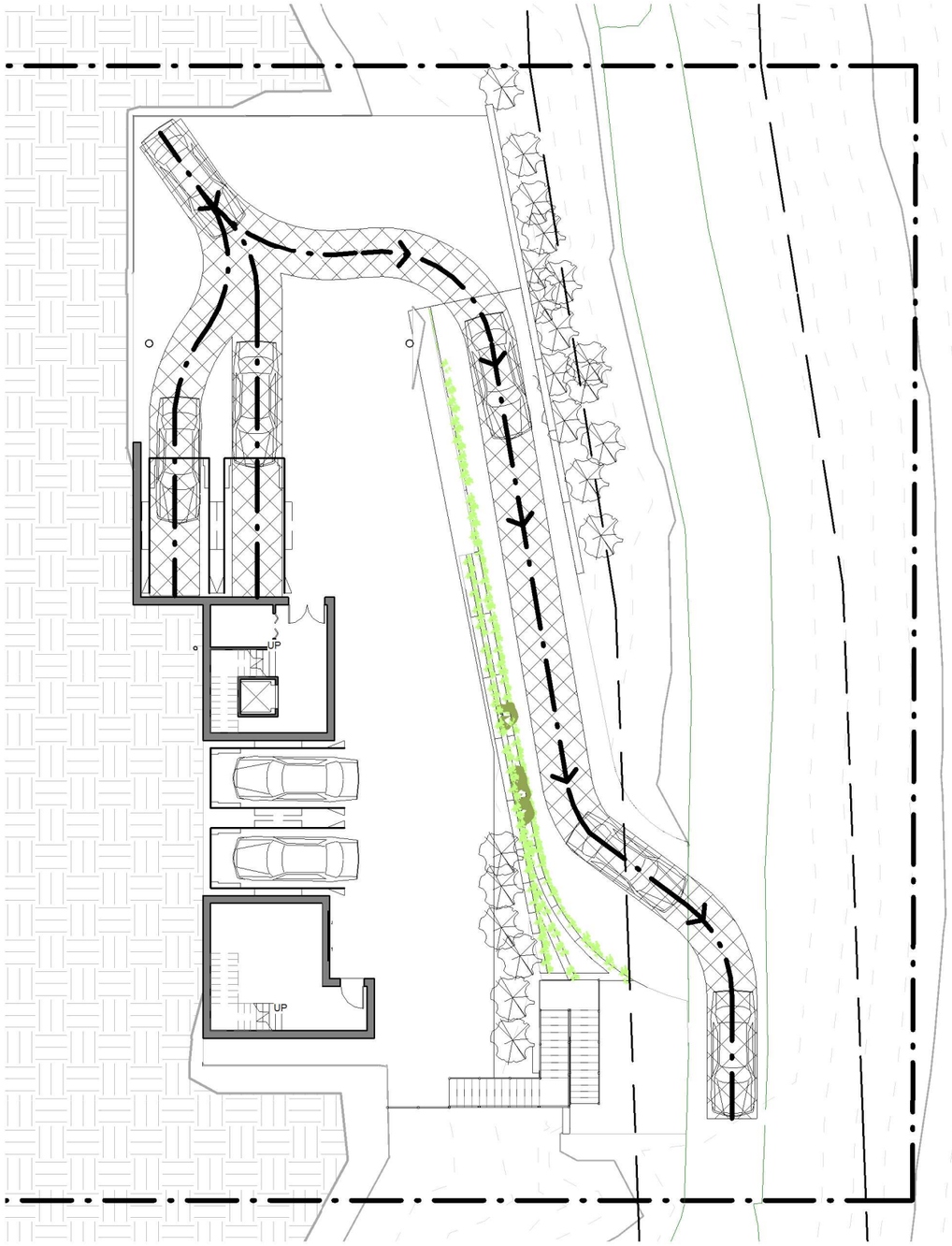
ENTERING VEHICLE DIAGRAM

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

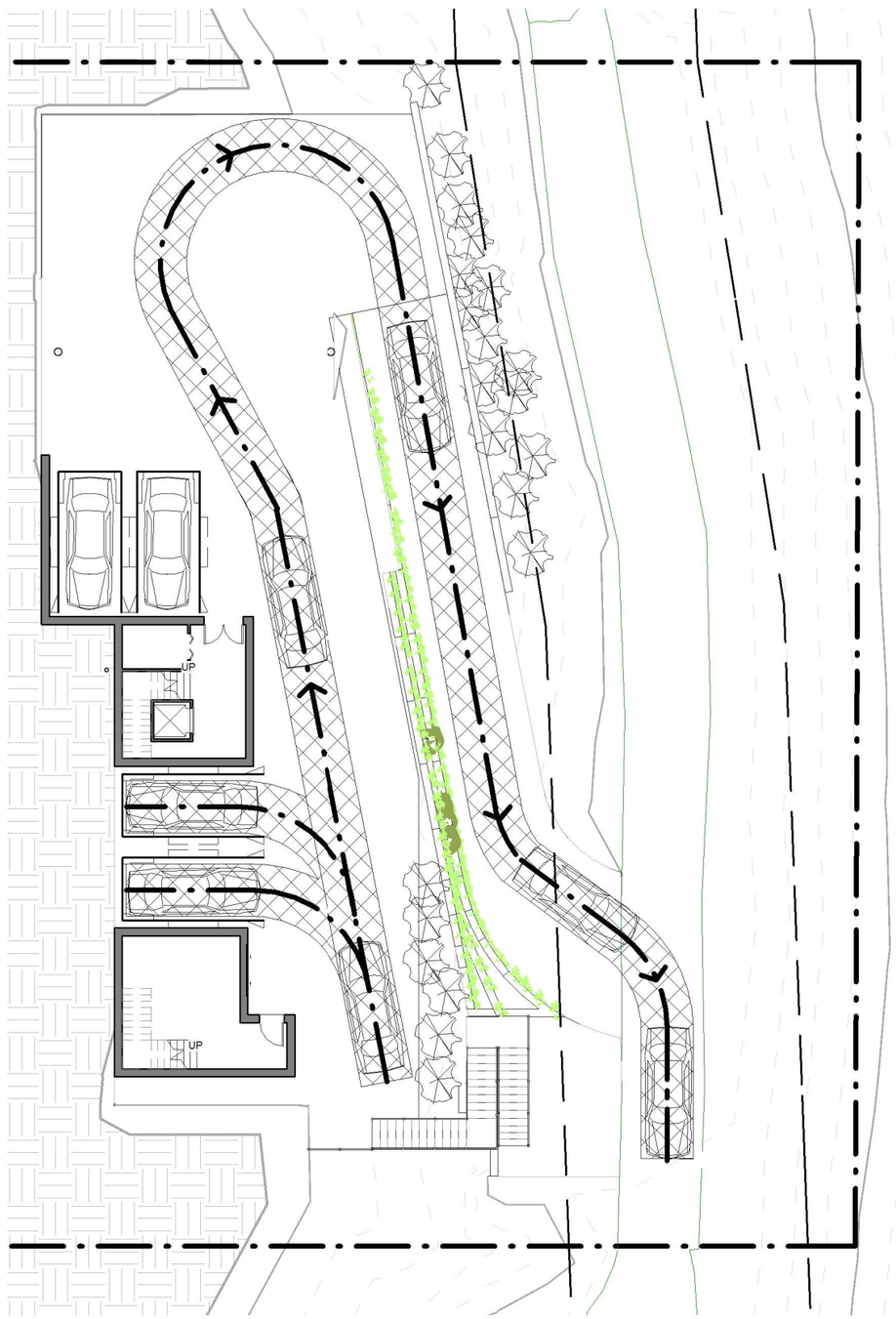
DA120

Scale 1 : 200



1 EXITING VEHICLE DIAGRAM 1

1 : 200



2 EXITING VEHICLE DIAGRAM 2

1 : 200

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No.	Description	Date
1	ISSUE FOR DA	05/03/2021

FARBOD DANESH

ARCHITECTURAL DOCUMENTATION FOR PROPOSED DEVELOPMENT APPLICATION

Project Address

49-51 Annam Rd Bayview NSW 2104

EXITING VEHICLE DIAGRAM

Project number	LPC-2003-348
Date	05/03/2021
Drawn by	NL
Checked by	NL

DA121

Scale 1 : 200

EXISTING TREE SCHEDULE
prepared by Advanced Arborist Reporting, 20 November, 2020

T no.	Species	Height (m)	Crown (m)	Health	Struct	Age class	Sig	ULE	DBH (cm)	Proposal	Notes
1	Syncarpia glomulifera	10	2	M	G	M?	L	M	25	Retain	Many dead branches
2	Eucalyptus crebra	18	8	M	G	M	M	M	42	Retain	Many dead branches, borers
3	Eucallytus resinifera	16	6	M	M	M	M	M	36	Retain	Many dead branches, borers
4	Angophora costata	10	2	P	F	OM?	L	S-R	30	Retain	Many dead branches, borers, tree almost dead
5	Eiucalyptus sp	20	8	P	F	OM	L	S-R	77	Retain	Many dead branches, borers, trunks heavily infestred with cerambycid borers, vine ionfested
6	Eiucalyptus robusta	15	6	M	F	M	L	M	32	Retain	Many dead branches, borers
7	Eiucalyptus crebra	12	2	F	F	M?	L	M	20	Retain	Few dead branches, borers
8	Eiucalyptus sp	12	5	P	P	M?	L	S	18	Retain	Many dead branches, borers, almost dead
9	Angophora costata	16	5	G	F	M	M	M	78	Retain	Many dead branches, borers
10	Angophora costata	10	2	P	P	OM	L	S-R	20,19	Retain	Many dead branches, borers, most of tree dead, poor vigour
11	Angophora costata	10	2	P	F	OM?	L	S-R	23	Retain	Many dead branches, borers
12	Angophora costata	16	6	M	F	M	L	M	31	Retain	Many dead branches, borers
13	Angophora costata	16	8	M	F	M	L	M	22,24	Retain	Many dead branches, borers
14	Cinnamomum camphora										Stump remaining
15	Casuarina littoralis	12	2	G	F	M	L	M	14,17	Retain	
16	Angophora costata	10	2	F	M	PM?	L	M	23	Retain	
17	Eucalyptus sp.	22	10	M	M	M	M	M	62	Retain	Many dead branches, borers, termites
18	Angophora costata	12	3	F	F	M?	L	M-S	22	Retain	Many dead branches, borers
19	Syncarpia glomulifera	10	3	F	F	M?	L	M-S	27,19	Retain	Many dead branches, borers, trunks damaged at base by termites and borers
20	Angophora costata	15	5	M	F	M	L	M	23,22	Retain	Many dead branches, borers
21	Eucalyptus punctata	15	1	F	F	M	L	M-S	27	Retain	Many dead branches, borers
22	Angophora costata	10	3	F	F	M?	L	M-S	18	Retain	Many dead branches, borers, low vigoiur
23	Angophora costata	10	6	F	F	M?	L	M-S	18	Retain	Many dead branches, borers, low vigour
24	Eucalyptus sp. (resinifera?)	12	2	F	M	M	L	M	26	Retain	Many dead branches, borers, vine infested (Parsonsia)
25	Eucalyptus sp. (resinifera?)	18	8	M	F	M	M	M	60	Retain	Many dead branches, borers
26	Eucalyptus punctata	25	10	M	M	M	M	M	42	Retain	Many dead branches, borers
27	Eucalyptus punctata	22	8	F	M	M	M	M	35	Remove	Many dead branches, borers
28	Eucalyptus punctata	22	8	M	M	M	L	M-S	35	Remove	Many dead branches, borers
29	Eucalyptus punctata	20	8	M	F	M	M	M-S	36	Remove	Many dead branches, borers
30	Eucalyptus sp. (resinifera?)	10	2	P	M	M	L	M-S	15	Retain	Many dead branches, borers
31	Eucalyptus punctata	18	8	P	M	M	L	M	30	Retain	Many dead branches, borers
32	Corymbia gummifera	10	2	P	M	M	L	M-S	26	Retain	Few dead branches, borers
33	Eucalyptus sp.	12	5	F	P	OM	L	S	25,30	Retain	Many dead branches, borers, recent branch failure
34	Corymbia gummifera	16	6	M	F	M	L	M	36	Retain	Many dead branches, borers
35	Syncarpia glornulifera	16	3	F	M	M	L	M	24	Retain	Many dead branches, borers
36	Eucalyptus crebra	15	6	M	M	M	L	M	47	Retain	Many dead branches, borers
37	Eucalyptus robusta	10	1	P	M	PM?	L	M-S	22	Remove	Many dead branches, borers
38	Eucalyptus punctata	10	3	P	P	M?	L	M-S	28	Remove	Many dead branches, borers
39	Eucalyptus punctata	22	15	G	G	M	M	M	55	Remove	Many dead branches, borers
40	Eucalyptus robusta	16	4	P	F	M	L	M-S	30	Remove	Many dead branches, borers
41	Syncarpia glornulifera	10	2	M	M	M	L	M	18	Remove	
42	Pittosporum undulatum	7	1	F	F	M	L	M-S	20	Remove	
43	Syncarpia glornulifera	8	1	M	M	M	L	M	20	Remove	
44	Syncarpia glornulifera	24	5	M	G	M	L	M	36	Remove	Many dead branches, borers
45	Corymbia gummifera	20	12	M	M	M	L	M	45	Retain	Many dead branches, borers
46	Eucalyptus sp.	25	8	M	G	M	M	M	48	Retain	Many dead branches, borers
47	Eucalyptus punctata	22	8	M	G	M	M	M	33	Retain	Many dead branches, borers
48	Eucalyptus punctata	22	8	M	F	M	M	M	36	Retain	Many dead branches, borers
49	Eucalyptus punctata	28	8	M	G	M	M-H	M	44	Remove	Many dead branches, borers
50	Eucalyptus punctata	18	6	M	M	M	M	M	42	Remove	Many dead branches, borers
51	Eucalyptus punctata	12	5	F	F	M	L	M	28	Remove	Many dead branches, borers, trunk damaged, termites
52	Eucalyptus sp.	25	15	M	M	OM?	M	M	80	Remove	Many dead branches, borers
53	Angophora costata	16	67	F	P	M	L	M-S	31	Remove	Many dead branches, borers
54	Casuarina littoralis	25	8	M	M	M	M-H	M	42	Remove	Many dead branches
55	Casuarina littoralis	12	1	P	F	M	L	M-S	31,38	Retain	Many dead branches, vine infested
56	Livistona australis	8	3	G	G	M	L	M	24	Remove	
57	Casuarina littoralis	24	6	M	G	M	M	M	40,30	Remove	Many dead branches
58	Casuarina littoralis	18	3	P	M	M	L	M	24	Remove	Many dead branches
59	Eucilyptus sp.	22	6	M	G	OM?	M	M	85	Remove	Termites, borers
60	Eucilyptus punctata	22	3	F	P	M?	L	M-S	22	Remove	Many dead branches, borers
61	Eucilyptus punctata	20	6	M	G	M	M	M	35	Remove	Many dead branches, borers
62	Eucilyptus punctata	18	3	M	M	M	L	M	25	Remove	Many dead branches, borers
63	Eucilyptus punctata	18	5	M	M	M	L	M	35	Remove	Many dead branches, borers
64	Eucilyptus punctata	18	8	F	M	M	L	M	36	Retain	Many dead branches, borers
65	Eucilyptus punctata	18	8	F	M	M	L	M	32	Remove	Many dead branches, borers
66	Syncarpia glomulifera	20	6	G	G	M	M	M	29	Remove	Few dead branches, borers
67	Casuarina littoralis	18	6	M	M	M	L	M	42	Remove	Many dead branches
68	Eucilyptus punctata	16	5	M	F	M	L	M	29	Remove	Many dead branches, borers, tree affected by bushfire
69	Casuarina littoralis	15	3	M	G	M	L	M	37	Remove	
70	Casuarina littoralis	15	3	F	F	M	L	M-S	24,20	Remove	Many dead branches, has parasitic fig tree, Ficus watkinsiana
71	Casuarina littoralis	25	6	M	F	M	M	M	43,30	Remove	Few dead branches
72	Casuarina littoralis	20	10	M	F	M	M	M	48,37	Remove	Many dead branches
73	Corymbia gummifera	16	5	F	F	M	L	M-S	32	Remove	Many dead branches
74	Corymbia gummifera	22	5	M	M	M	L	M-S	30	Remove	Many dead branches
75	Casuarina littoralis	15	6	P	P	OM	L	M-S	48,37	Remove	Many dead branches, borers, vine infesred
76	Angophora costata	22	10	G	M	M	M	M	40	Remove	Many dead branches
77	Casuarina littoralis	12	2	P	P	OM?	L	S-R	25	Remove	Many dead branches, crown removed
78	Euicalyptus punctata	12	2	P	P	M	L	M-S	20	Remove	Many dead branches
79	Casuarina littoralis	18	6	M	M	M	M	M	36	Remove	Many dead branches
80	Casuarina littoralis	12	3	F	M	M	L	M	15	Remove	Few dead branches
81	Casuarina littoralis	12	3	F	M	M	L	M-S	20	Remove	Few dead branches
82	Casuarina littoralis	16	2	F	M	M	L	M	18	Retain	Few dead branches
83	Eucalyptus puncta'a	25	16	M	M	M	M	M	59	Retain	Many dead branches, borers, termites?
84	Casuarina littoralis	15	1	M	F	M	L	M	20,25, 25	Retain	Many dead branches
85	Casuarina littoralis	10	2	M	F	M	L	M	18,18	Remove	Few dead branches
86	Casuarina littoralis	12	2	M	F	M	L	M	18	Remove	Few dead branches
87	Eucalyptus sp.	15	3	M	G	M	L	M	22	Remove	
88	Casuarina littoralis	12	3	M	F	M	L	M	17	Remove	Few dead branches
89	Casuarina littoralis	15	3	F	F	M	L	M	19	Remove	Many dead branches
90	Casuarina littoralis	15	3	M	F	M	L	M-S	17	Remove	Many dead branches, vine infested
91	Syncarpia glornulifera	18	5	M	F	M	M	M	22,22	Remove	Few dead branches
92	Casuarina littoralis	16	3	M	F	M	L	M	20	Remove	Few dead branches
93	Corymbia gummifera	20	5	M	M	M	L	M	38	Remove	Many dead branches, borers
94	Syncarpia glomulifera	15	2	M	M	M	L	M	20	Remove	Many dead branches
95	Casuarina littoralis	15	3	M	M	M	L	M	20	Remove	Many dead branches
96	Casuarina littoralis	18	3	M	M	M	M	M	32	Remove	Many dead branches
97	Casuarina littoralis	18	5	M	M	M	M	M	23	Remove	Many dead branches
98	Casuarina littoralis	18	6	M	F	M	L	M	26,38	Remove	Many dead branches
99	Syncarpia glomulifera	10	2	G	M	M	L	M	12	Remove	
100	Casuarina littoralis	16	3	M	F	M	L	M	16	Remove	Many dead branches
101	Syncarpia glomulifera	12	2	M	F	OM?	L	M	16	Remove	
102	Syncarpia glomulifera	15	2	M	F	M?	L	M	16	Remove	
103	Casuarina littoralis	16	6	M	F	M	L	M	22,20	Remove	Many dead branches
104	Eucalyptus sp.									Remove	Dead, termites/borers?
105	Casuarina littoralis	18	6	M	M	M	M	M	22,18	Remove	Many dead branches
106	Casuarina littoralis	20	5	M	G	M	M	M	31	Remove	Many dead branches
107	Casuarina littoralis	16	3	F	M	M	L	M	20	Remove	Many dead branches, vine infested
108	Casuarina littoralis	15	64	F	P	M	L	M	30	Remove	Many dead branches, tree leaning
109	Casuarina littoralis									Remove	Tree trunk broken off
110	Casuarina littoralis	8	2	F	P	M?	L	M	22	Remove	Many dead branches
111, 112	Corymbia gummifera	30	5,10	M	M	OM?	M	M	34, 68	Remove	Many dead branches
113	Casuarina littoralis	15	5	M	M	M	L	M	29	Retain	Many dead branches
114	Angophora costata	15	1	P	F	M	L	M-S	12	Retain	Many dead branches, low vigour
115	Cupressus sp.	16	2	F	M	M	L	M	28	Retain	Many dead branches
116	Casuarina littoralis	16	4	P	M	M	L	M-S	35	Remove	Many dead branches
117	Syncarpia glomulifera	15	3	M	G	M	L	M	26	Remove	
118	Casuarina littoralis	8	2	M	P	M	L	M-S	10,10	Retain	Many dead branches, has been pruned
119	Corymbia gummifera	18	6	M	M	M	M	M	33	Remove	Many dead branches
120	Syncarpia glomulifera	12	2	M	M	PM	L	M	17	Remove	
121	Casuarina littoralis	12	1	P	M	M?	L	M	15	Remove	Many dead branches, low vigour
122	Casuarina littoralis	10	6	M	M	M	L	M	33	Remove	Many dead branches
123	Casuarina littoralis	12	1	P	M	M	L	M	15	Remove	Many dead branches, low vigour
124	Angophora costata	16	4	F	P	M	L	M-S	19	Remove	Many dead branches
125	Casuarina littoralis	8	2	F	F	PM	L	M	15	Remove	
126	Casuarina littoralis	12	1	P	M	M	L	M-S	16	Remove	Many dead branches
127	Casuarina littoralis	16	2	M	F	M	L	M	25	Remove	Many dead branches
128	Eucalyptus sp.	25	8	G	G	M	M-H	M-S	33	Remove	Many dead branches
129	Eucalyptus sp.	20	6	G	G	M	M	M	23	Remove	Many dead branches
130	Casuarina littoralis	12	6	M	F	M	L	M	24	Remove	Many dead branches
131	Casuarina littoralis	12	4	M	M	M	L	M	25	Remove	Many dead branches
132	Casuarina littoralis	18	6	M	M	M	M	M	28	Remove	Many dead branches
133	Casuarina littoralis	18	1	F	M	M	L	M	25	Remove	Many dead branches
134	Casuarina littoralis	5	1	P	M	M	L	M-S	10	Remove	Many dead branches
135	Casuarina littoralis	3	3	F	P	M	L	M-S	25	Remove	Has been pruned recently
136	Casuarina littoralis	5	1	P	P	M?	L	M-S	20	Retain	Has been pruned recently
137	Casuarina littoralis	5	1	P	P	M?	L	M-S	10	Remove	Has been pruned recently
138	Eucalyptus sp.	5	1	P	P	M?	L	M-S	15	Remove	Has been pruned recently
139	Eucalyptus sp.	5	1	P	P	M?	L	M-S	15	Remove	Has been pruned recently
140	Casuarina littoralis	5	1	P	P	M?	L	M-S	20	Remove	Has been pruned recently
141	Casuarina littoralis	10	1	P	F	M?	L	M-S	20	Remove	Many dead branches
142	Casuarina littoralis	15	2	F	F	M	L	M	20	Remove	Many dead branches
143	Casuarina littoralis	12	3	M	M	M	L	M	25	Remove	Many dead branches
144	Casuarina littoralis	12	2	M	M	M	L	M	20	Remove	Many dead branches
145	Casuarina littoralis	12	2	M	M	M	L	M	20	Remove	Many dead branches
146	Eucalyptus sp.	2	1	F	P	M?	L	M-S	15	Retain	Has been pruned recently
147	Eucalyptus sp.	3	1	F	P	M?	L	M-S	15	Remove	Has been pruned recently
148	Eucalyptus sp.	3	1	F	P	M?	L	M-S	15	Remove	Has been pruned recently
149	Casuarina littoralis	16	4	M	P	M	L	M	29	Remove	Many dead branches
150	Casuarina littoralis	16	4	M	P	M	L	M	20	Remove	Many dead branches
151	Casuarina littoralis	15	2	M	M	M	L	M	18	Remove	Many dead branches
152	Casuarina littoralis	16	4	M	M	M	L	M	25	Remove	Many dead branches
153	Casuarina littoralis	16	2	M	M	M	L	M	16	Retain	Many dead branches
154	Casuarina littoralis	6	2	F	P	M?	L	M	18	Retain	Has been pruned recently
155	Eucalyptus sp. ?	8	2	F	P	M?	L	M	15	Retain	Has been pruned recently
156	Casuarina littoralis	6	4	F	P	M?	L	M	15,15	Retain	Has been pruned recently
157	Casuarina littoralis	5	2	F	P	M?	L	M	Multi	Retain	Has been pruned recently
158	Casuarina littoralis	5	2	F	P	M?	L	M	Multi	Remove	Has been pruned recently

Key: Health & Structure: P= Poor, F= Fair, M= Medium, G= Good, Age Class, UM= Under-mature, M= Mature, OM= Over-mature; Significance: L= Low, M= Medium, H= High.

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	03/03/21	Preliminary Issue	AE
B	08/03/21	DA Issue	AE

SPACE LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
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P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT: Farbod Danesh
SITE ADDRESS: 49-51 Annam Road, BAYVIEW
CLIENT: Farbod Danesh
DRN: C.Wallace (B.LArch)
SCALE: 1:100@A1
PROJECT NO: 211843
DRAWING TITLE: EXISTING TREE SCHEDULE
DRAWING No: L-101
Rev: B

SPACE
LANDSCAPE DESIGNS

Name: F. Danesh
Address: Bayview

ANGOPHORA COSTATA

ACMENA SMITHII

BANKSIA INTEGRIFOLIA

CORYMBIA GUMMIFERA

CYATHEA AUSTRALIS

EUCALYPTUS PUNCTATA

LIVISTONIA AUSTRALIS

MAGNOLIA GRANDIFLORA 'TEDDY BEAR'

SYNCARPIA GLOMULIFERA

ASPLENIUM AUSTRALIS

DORYANTHES PALMERI

DREPANOSTACHYUM FALCATUM

MACROZAMIA COMMUNIS

TELOPEA SPECIOSSIMA

XANTHORRHOEA ARBOREA

CERASTIUM TOMENTOSUM

DOODIA ASPERA

DIANELLA CAERULEA

DICHONDRA ARGENTEA 'SILVER FALLS'

DICHONDRA REPENS

LOMANDRA CONFERTIFOLIA 'SEASCAPE'

LOMANDRA LONGIFOLIA

PANDOREA PANDORANA 'SNOW BELLS'

TRACELOSPERMUM ASIATICUM 'FLAT MAT'

TRACHELOSPERMUM JASMINOIDES 'TRI-COLOUR'

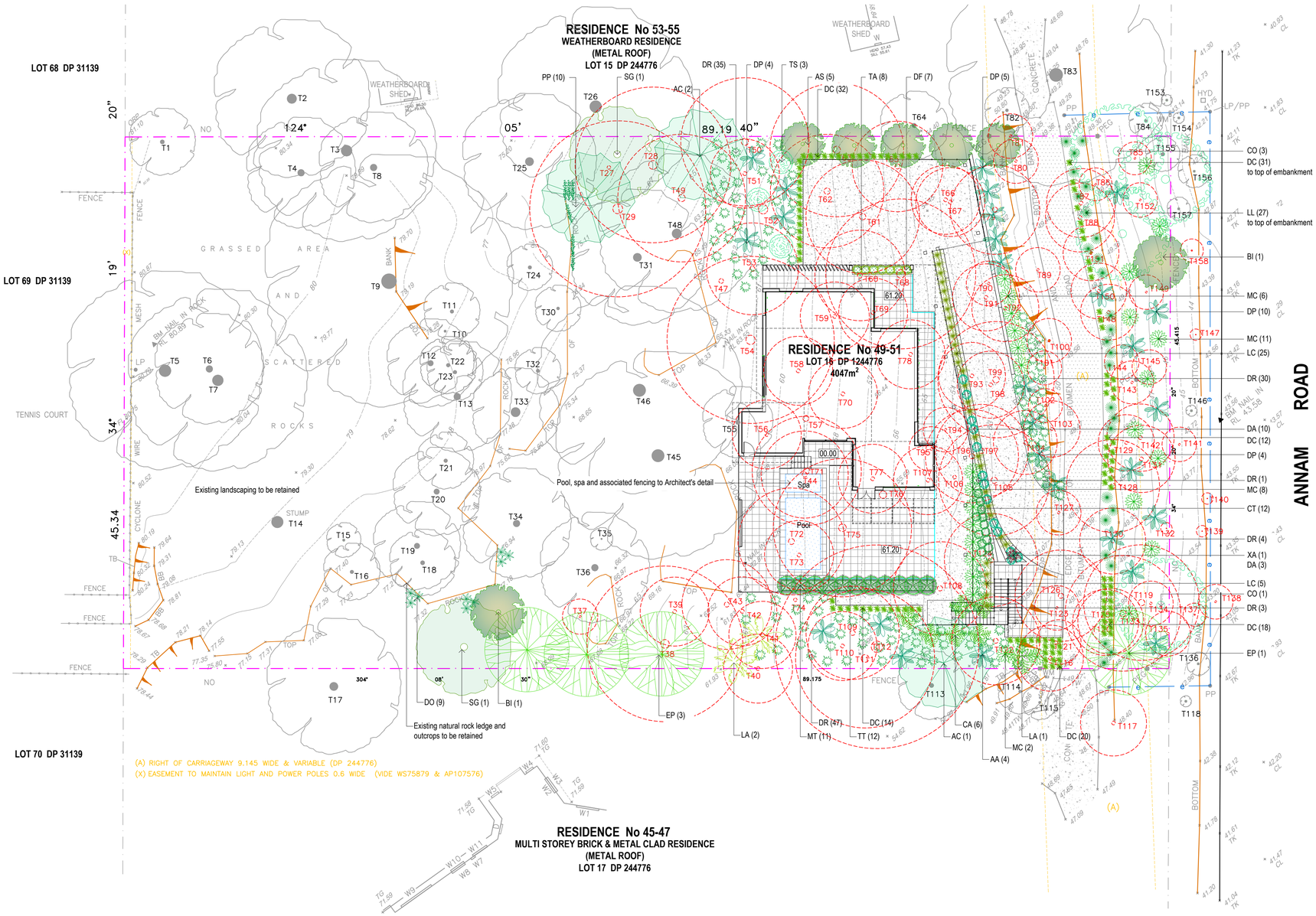
LEGEND

- BOUNDARY
- EXISTING FENCE
- 85.50 EXISTING CONTOURS
- EXISTING BITUMEN
- PROPOSED CONCRETE (TO ARCHITECT'S DETAIL)
- PROPOSE PAVEMENT (TO ARCHITECT'S DETAIL)
- PROPOSED WALL (TO ARCHITECT'S DETAIL)
- T28 EXISTING TREE TO BE RETAINED (REFER ARBORIST REPORT)
- T78 EXISTING TREE TO BE REMOVED (REFER ARBORIST REPORT)

PROPOSED PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
		TREES				
^ **	AC	ANGOPHORA COSTATA	SMOOTH-BARKED APPLE	3	10m	45Ltr
**	AS	ACMENA SMITHII	LILLY PILLY	5	12m	45Ltr
**	BI	BANKSIA INTEGRIFOLIA	COAST BANKSIA	2	8m	45Ltr
^	CO	CORYMBIA GUMMIFERA	RED BLOODWOOD	4	30m	45Ltr
	CA	CYATHEA AUSTRALIS	ROUGH TREE FERN	6	4m	250mm
^	EP	EUCALYPTUS PUNCTATA	GREY GUM	4	35m	45Ltr
^ **	LA	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	3	10m	250mm
*	MT	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	11	3m	250mm
^	SG	SYNCARPIA GLOMULIFERA	TURPENTINE	2	60m	45Ltr
		SHRUBS				
**	AA	ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN	4	1m	200mm
	DP	DORYANTHES PALMERI	SPEAR LILY	23	2m	250mm
*	DF	DREPANOSTACHYUM FALCATUM	HIMALAYAN BAMBOO	7	3.5m	200mm
^	MC	MACROZAMIA COMMUNIS	MACROZAMIA	27	1.0m	200mm
**	TS	TELOPEA SPECIOSISSIMA	WARATAH	3	3.0m	200mm
^	XA	XANTHORRHOEA ARBOREA	GRASS TREE	1	2m	25Ltr
		GRASSES / GROUND COVERS				
	CT	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	12	0.2m	200mm
^ **	DO	DOODIA ASPERA	PRICKLY RASP FERN	9	0.8m	140mm
	DC	DIANELLA CAERULEA	BLUE FLAX LILY	115	0.6m	140mm
	DA	DICHONDRA ARGENTEA	SILVER FALLS	13	0.1m	140mm
	DR	DICHONDRA REPENS	KIDNEY WEED	120	0.1m	140mm
	LC	LOMANDRA CONFERTIFOLIA 'SEASCAPE'	SEASCAPE	30	0.5m	140mm
**	LL	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	27	1m	140mm
^	PP	PANDOREA PANDORANA	WONGA WONGA VINE	10	-	140mm
*	TA	TRACHELOSPERMUM ASIATICUM 'FLAT MAT'	FLAT MAT	8	0.2m	200mm
*	TT	TRACHELOSPERMUM JASMINOIDES 'TRICOLOUR'	VARIEGATED JASMINE	12	0.2m	200mm

** Littoral Rainforest EEC species
^ Native species found onsite
* Podium planting



LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

WORKMANSHIP AND MATERIAL QUALITY

Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes.Any work or materials, which, in the opinion of the Site Manager do not meet appropriate industry standards should be rejected.

PROTECTION OF EXISTING TREES:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained. The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm. Protect all trees affected by demolition & construction. Take necessary precautions to protect the Structural Root Zone(SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites.Tree protection measures shall remain intact until the completion of all construction works.

Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:

- entry of machinery or storage of building materials, parking of any kind of vehicle
- erection or placement of site facilities, removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree, placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist

Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

REMOVAL OF EXISTING TREES

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of AmenityTrees.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding.

Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Planting in Planter Boxes: Soilmix A - 'Planter Box Mix', Soilmix B - Washed River Sand as supplied by, ANL p: 02 9450 1444 or approved alternative.

TREE STOCK

Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.

Health & Vigour: Supply plants with foilage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality.*

STAKING

Install 2 x 2400mm x 50mm x 50mm hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

ALUMINIUM GARDEN EDGING

Supply and install Link Edge 75mm as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Half hammer spikes into prepunched holes (approx 4 spikes every 3m length) starting from the first hole in the end of the Link Edge. Use spike washers supplied by manufacturer.Half hammer subsequent spikes in pivotal areas along the length. (Especially at points where a curve is required). Connect lengths together by using fish-plate connectors supplied by manufacturer. Check position of Link Edge is correct before hammering spikes firmly into ground.

IRRIGATION SYSTEM

New inground dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

MULCHING

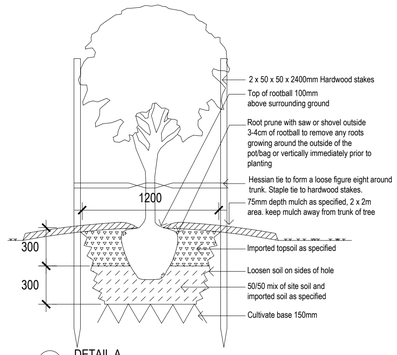
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting area impacted by building works to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

WATERING

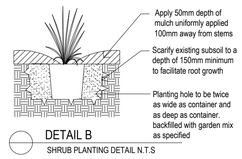
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped ag. drainage line backfilled with aggregate is to be installed behind all retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



DETAIL A
TREE PIT NTS



DETAIL B
SHRUB PLANTING DETAIL N.T.S

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	24/02/21	Preliminary Issue	AE
B	03/03/21	Preliminary Issue	AE
C	08/03/21	DA Issue	AE

SPACE LANDSCAPE DESIGNS

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CLIENT: Farbod Danesh
DRN: C.Wallace (B.LArch)
SCALE: 1:200@A1
PROJECT NO: 211843

DRAWING TITLE: LANDSCAPE PLAN
DRAWING No: L-100
Rev: C