



18 ALEXANDER STREET COLLAROY

ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE & DRAWING LIST	B
DA010	SITE ANALYSIS	A
DA102	PROPOSED SITE PLAN	B
DA110	BASEMENT PLAN	B
DA111	UNDERCROFT FLOOR PLAN	B
DA112	LEVEL 1 FLOOR PLAN	B
DA113	LEVEL 2 FLOOR PLAN	B
DA114	ROOF PLAN	B
DA201	BUILDING SECTIONS - SHEET 1	B
DA202	BUILDING SECTIONS - SHEET 2	B
DA203	BUILDING SECTIONS - SHEET 3	B
DA300	ELEVATIONS	B
DA400	AREA CALCULATIONS - GFA	B
DA401	AREA CALCULATIONS - LANDSCAPE	B
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	B
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	B
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	B
DA511	VIEWS FROM THE SUN - 9, 10 & 11AM	B
DA512	VIEWS FROM THE SUN - 12, 1, 2PM	B
DA513	VIEWS FROM THE SUN - 3PM	B

Regulated Design Record				
Project Address: 18 ALEXANDER ST COLLAROY NSW				
Project Title: THE PALMS		Body Corporate Reg No: NA		
Consent No: DA2021/1766		Drawing No: DA102		
Drawing Title: PROPOSED SITE PLAN				
Rev	Date	Description	DP Full Name	Reg No
A	24.05.2022	FOR CONSTRUCTION	SCOTT WALSH	DEP0001107

BUILDING WORKS MUST COMPLY WITH THE FOLLOWING PROVISIONS OF THE BCA:

CLAUSE B1.4 – MATERIALS & FORMS CONSTRUCTIONS
SPEC. C1.1 – FIRE RESISTING CONSTRUCTION
SPEC. C1.9 – NON-COMBUSTIBLE BUILDING ELEMENT
SPEC. C1.10 – FIRE HAZARD PROPERTIES
SPEC. C1.11 – PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C2.6 – VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS
CLAUSE C2.12 – SEPARATION OF EQUIPMENT
CLAUSE C2.13 – ELECTRICITY SUPPLY SYSTEM
CLAUSE C3.4 – ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C3.8 – OPENING IN FIRE ISOLATED EXITS
CLAUSE C3.15 – OPENINGS FOR SERVICE INSTALLATIONS
CLAUSE D1.10 – DISCHARGE FROM EXITS
CLAUSE D2.7 – INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D2.13 – GOINGS AND RISERS
CLAUSE D2.14 – LANDINGS
CLAUSE D2.15 – THRESHOLDS
CLAUSE D2.16 – BALUSTRADES
CLAUSE D2.17 – HANDRAILS
CLAUSE D2.21 – OPERATION OF LATCH
CLAUSE D2.23 – SIGN ON DOORS
CLAUSE D2.24 – PROTECTION OF OPENABLE WINDOWS
CLAUSE D3.2 – GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D3.3 – PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D3.6 – IDENTIFICATION OF ACCESSIBLE FACILITIES, SERVICES AND FEATURES
CLAUSE D3.8 – TACTILE INDICATORS
CLAUSE E1.5 – SPRINKLERS
CLAUSE E1.7 – WATERPROOFING OF WET AREAS
CLAUSE F1.9/ F1.10 – DAMP PROOFING
CLAUSE F2.5 – CONSTRUCTION OF SANITARY COMPARTMENTS
PART F4 – LIGHTING AND VENTILATION
CLAUSE F5.4 – SOUND INSULATION OF FLOORS
CLAUSE F5.5 – SOUND INSULATION OF WALLS
CLAUSE F5.6 – SOUND INSULATION OF SERVICES
CLAUSE F5.7 – SOUND INSULATION OF PUMPS

GENERAL NOTES

- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWING. CONSULT ARCHITECT IF ANY CLARIFICATION IS REQUIRED.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT DOCUMENTATION
- ANY DISCREPANCIES IN DOCUMENTATION ARE TO BE NOTIFIED TO THE PROJECT MANAGER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- REFER TO MATERIALS AND FINISHES SCHEDULE FOR DETAILS ON MATERIAL SELECTION AND SPECIFICATIONS.
- REFER TO DEVELOPMENT APPLICATION NOTICE OF DECISION FOR ANY AND ALL APPROVAL CONDITIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION
- WORK RELATING TO ACCESSIBLE REQUIREMENTS TO MEET AS1428.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- WORK RELATING TO OFF-STREET PARKING TO AS2890.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- ANY VARIATION IN CONSTRUCTION METHODOLOGY OR IN MATERIAL TYPE OR SPECIFICATION TO BE RECORDED & COMMUNICATED TO THE ARCHITECT & RELATIVE CONSULTANTS TO ENSURE ACCURATE WORK AS EXECUTED DRAWINGS.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES.
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
- LOCATION AND SPECIFICATION OF ALL ELECTRICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL MECHANICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL HYDRAULIC SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE HYDRAULIC ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ANY CONSULTANT DRAWING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BUILDER TO ENSURE THEY OVERLAY LATEST CONSULTANT DRAWING.
- ALL STRUCTURAL COLUMN DIMENSIONS SHOWN ON THE ARCHITECTURAL CONCRETE SETOUT DRAWINGS ARE FOR SETOUT PURPOSES ONLY AND SHOULD BE CONFIRMED BY REVIEWING CURRENT STRUCTURAL DRAWINGS
- BUILDER TO UNDERTAKE THEIR OWN DIAL BEFORE YOU DIG



Sept 2022 BSA Reference: 15645
Building Sustainability Assessments Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au www.buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.
In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		Added Insulation	
Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs (internal to units)		None	
Plasterboard + stud + shaft liner + stud + plasterboard (party wall between units)		None	
Concrete + Plasterboard (adjacent to lift/stair cores)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof and decks above	
Roof Construction		Colour (Solar Absorptance)	
Concrete		Any	
Metal		Any	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Concrete		R1.0 to Unit 1	
Windows		Glass and frame type	
Performance glazing Type A		U value	SHGC Range
Performance glazing Type B		5.40	0.44 - 0.54
		5.40	0.52 - 0.64

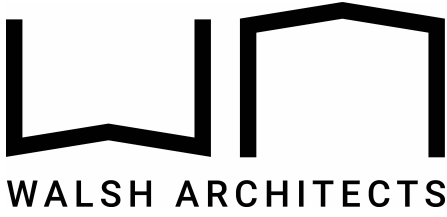
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers
Skylights Glass and frame type U SHGC Area sq m Detail

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

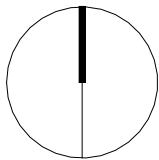
Shade elements (eaves, verandahs, awnings etc)
All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Additional Notes
Nil

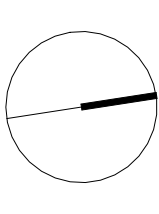
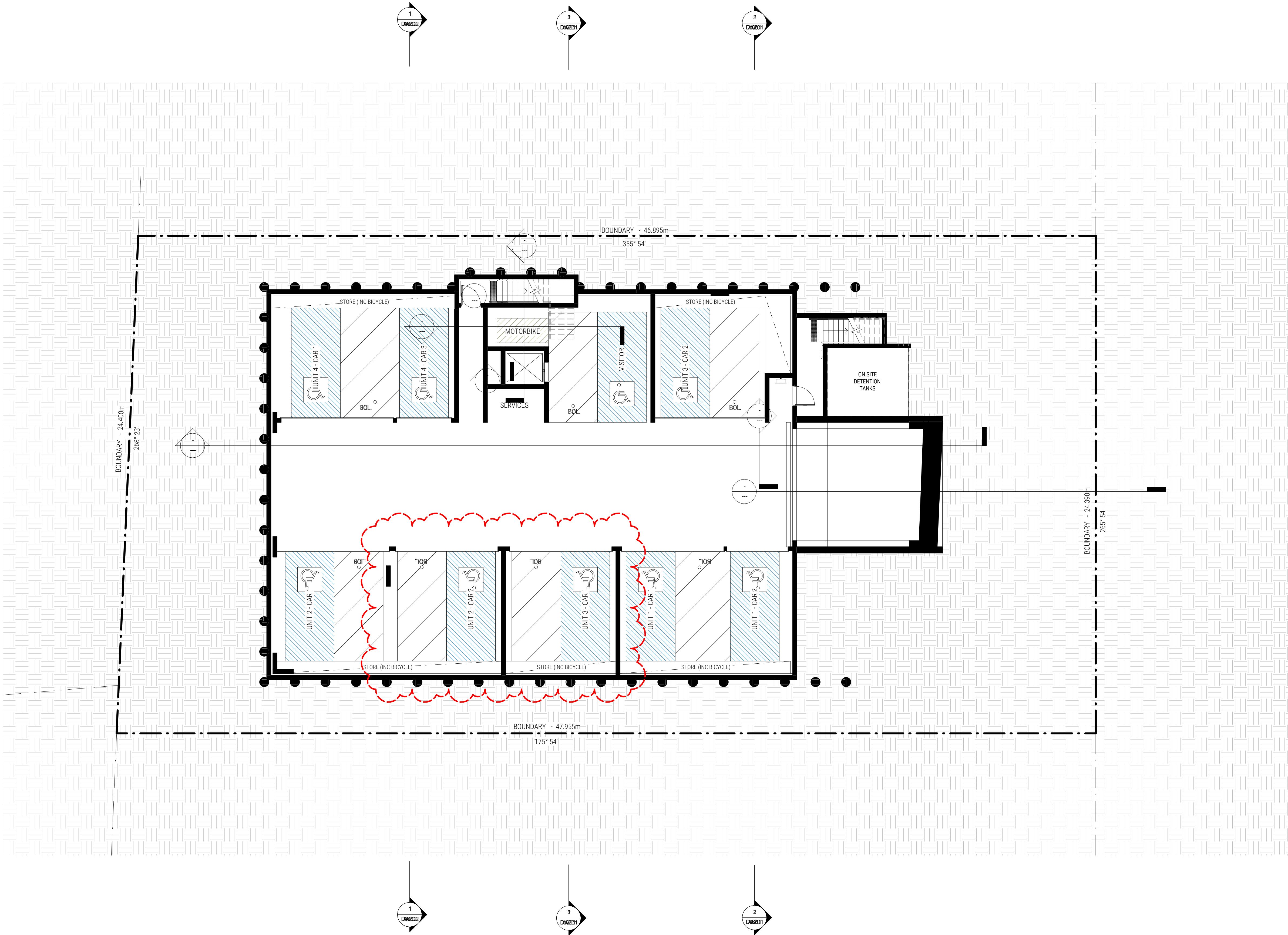


Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609
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P: 0466 049 880
Nominated Architect: Scott Walsh
ACT 2624 | NSW 10366



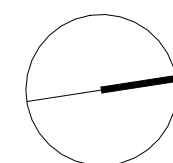
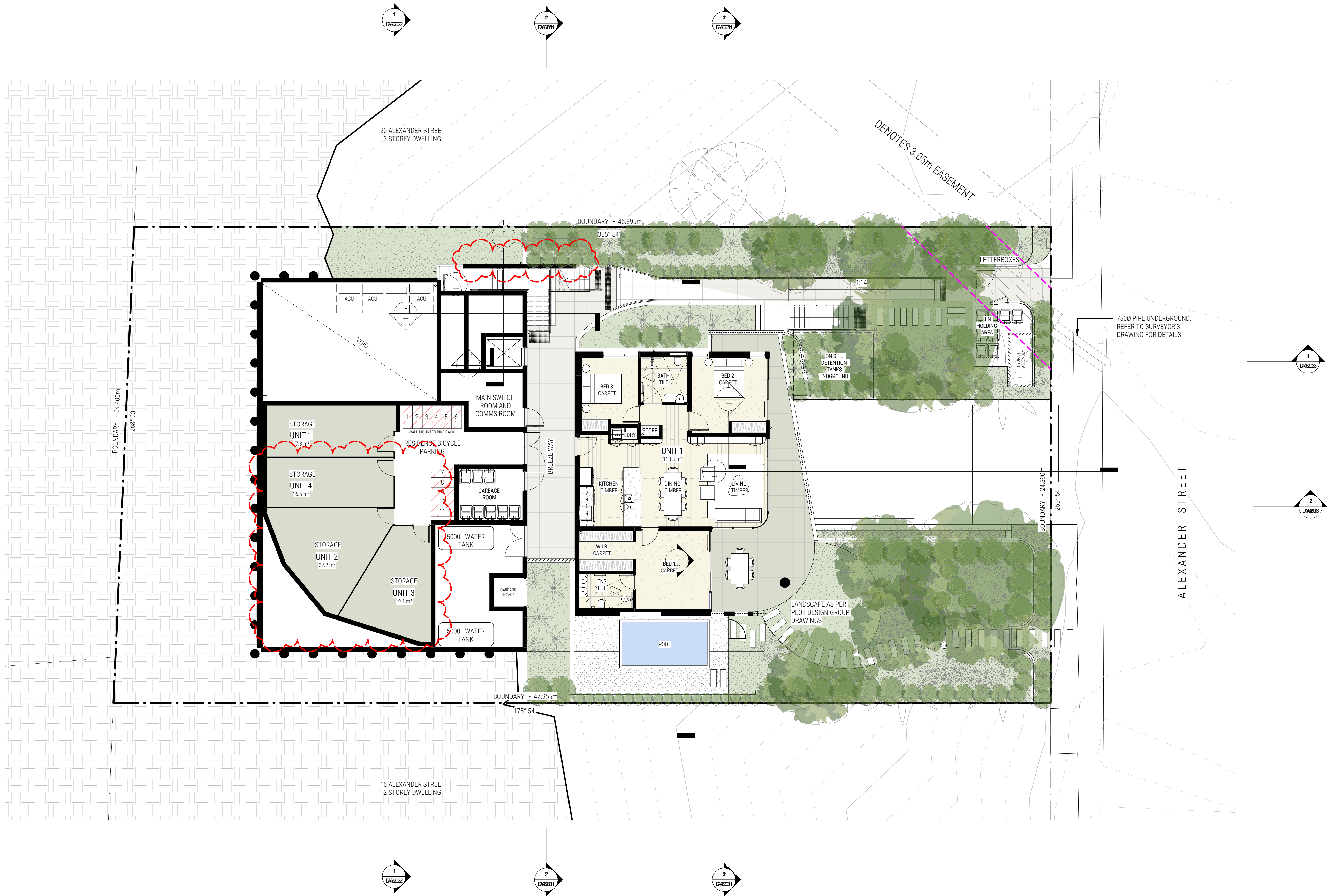
REV NO.	DESCRIPTION
1	PRELIMINARY
A	ISSUE FOR DA APPROVAL
B	4.55 MODIFICATION

REV DATE	PROPOSED SITE PLAN
15.08.21	DA102
03.09.21	REVISION
05.09.22	SCALE @ A1 1 : 200
	18 ALEXANDER ST COLLAROY NSW



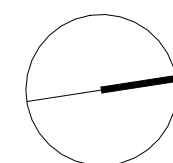
REV NO.	DESCRIPTION	REV DATE
3	FOR CONSULTANT CO-ORDINATION	28.08.21
A	ISSUE FOR DA APPROVAL	03.09.21
B	4.55 MODIFICATION	05.09.22

SHEET NUMBER	DA110
REVISION	B
SCALE @ A1	1 : 100
18 ALEXANDER ST COLLAROY NSW	



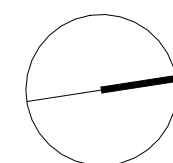
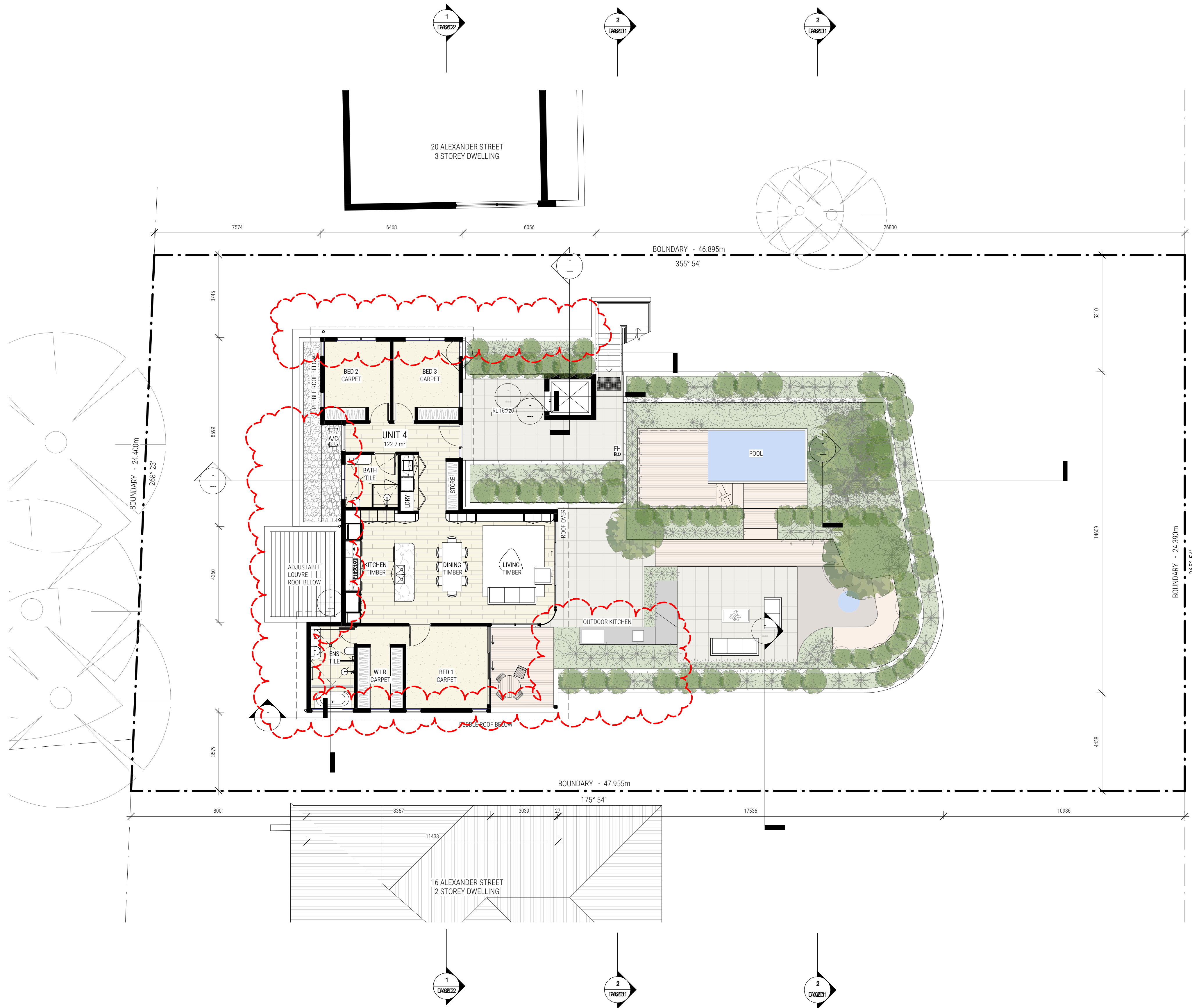
REV NO.	DESCRIPTION	REV DATE
3	FOR CONSULTANT CO-ORDINATION	28.08.21
A	ISSUE FOR DA APPROVAL	03.09.21
B	4.55 MODIFICATION	05.09.22

UNDERCROFT FLOOR PLAN	
SHEET NUMBER	DA111
REVISION	B
SCALE @ A1	1 : 100
18 ALEXANDER ST COLLAROY NSW	



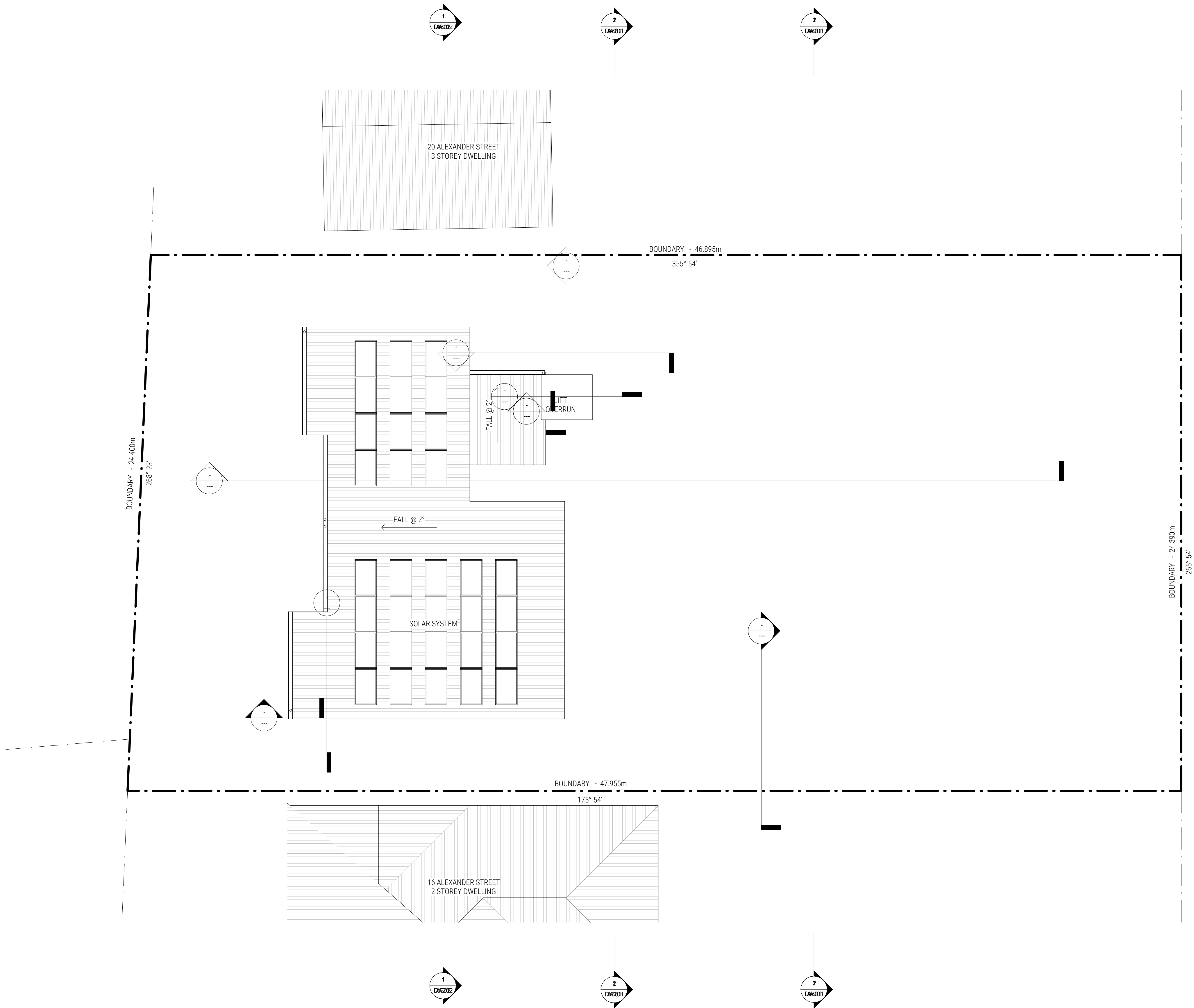
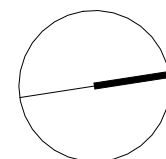
REV NO.	DESCRIPTION	REV DATE
3	FOR CONSULTANT CO-ORDINATION	28.08.21
A	ISSUE FOR DA APPROVAL	03.09.21
B	4.55 MODIFICATION	05.09.22

LEVEL 1 FLOOR PLAN	
SHEET NUMBER	DA112
REVISION	B
SCALE @ A1	1 : 100
18 ALEXANDER ST COLLAROY NSW	



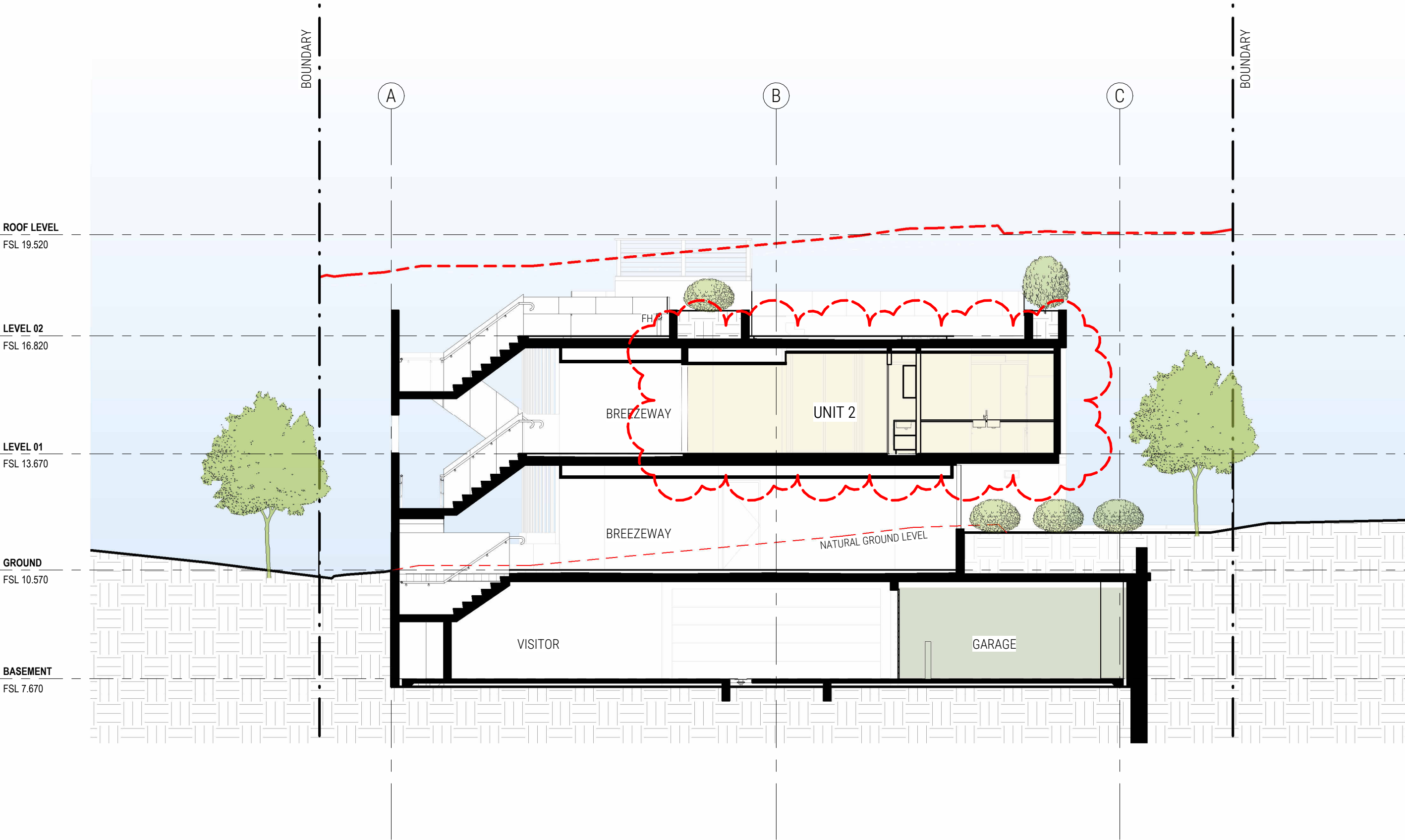
REV NO.	DESCRIPTION	REV DATE
3	FOR CONSULTANT CO-ORDINATION	28.08.21
A	ISSUE FOR DA APPROVAL	03.09.21
B	4.55 MODIFICATION	05.09.22

LEVEL 2 FLOOR PLAN	
SHEET NUMBER	DA113
REVISION	B
SCALE @ A1	1 : 100
18 ALEXANDER ST COLLAROY NSW	

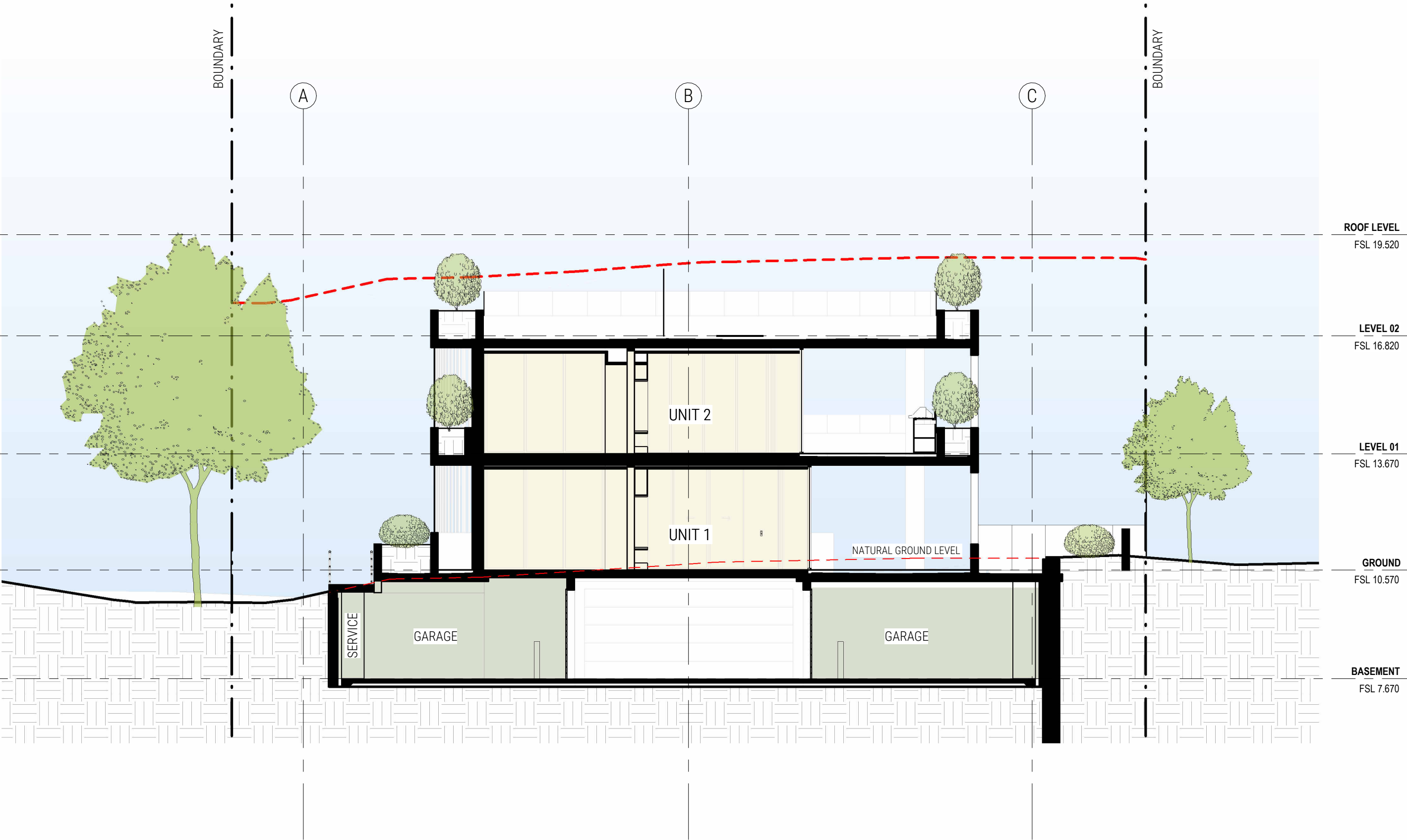


ALEXANDER STREET

Regulated Design Record				
Project Address: 18 ALEXANDER ST COLLAROY NSW				
Project Title: THE PALMS		Body Corporate Reg No: NA		
Consent No: DA2021/1766		Drawing No: DA201		
Drawing Title: BUILDING SECTIONS - SHEET 1				
Rev	Date	Description	DP Full Name	Reg No
A	24.05.2022	FOR CONSTRUCTION	SCOTT WALSH	DEP0001107

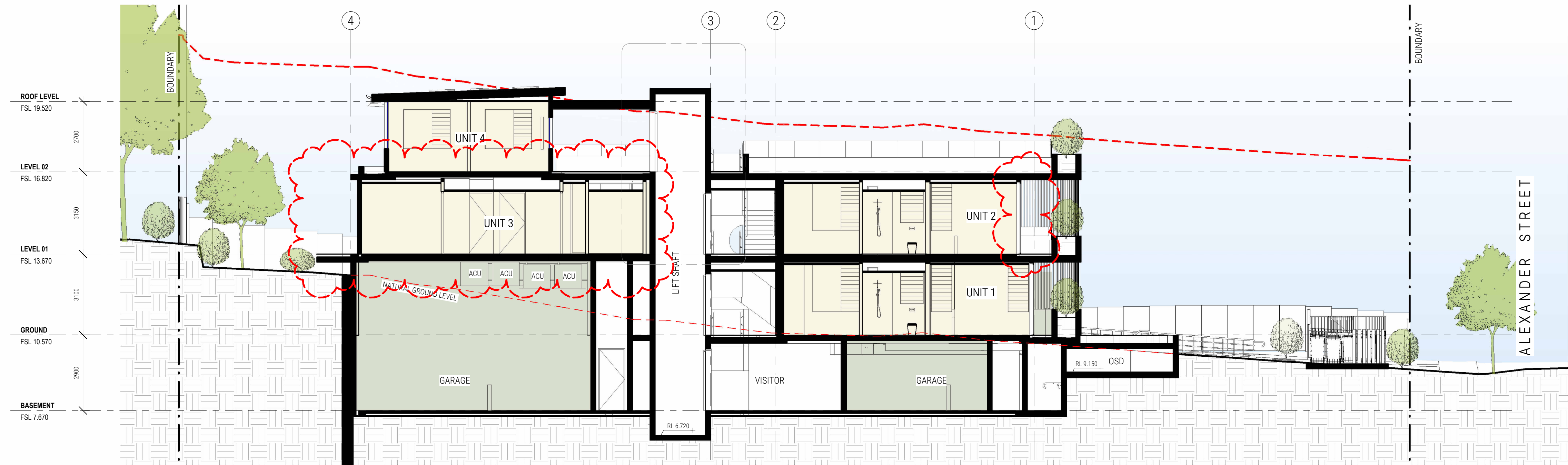


2 CC - CROSS SECTION 1
DA201 1:100 @ A1

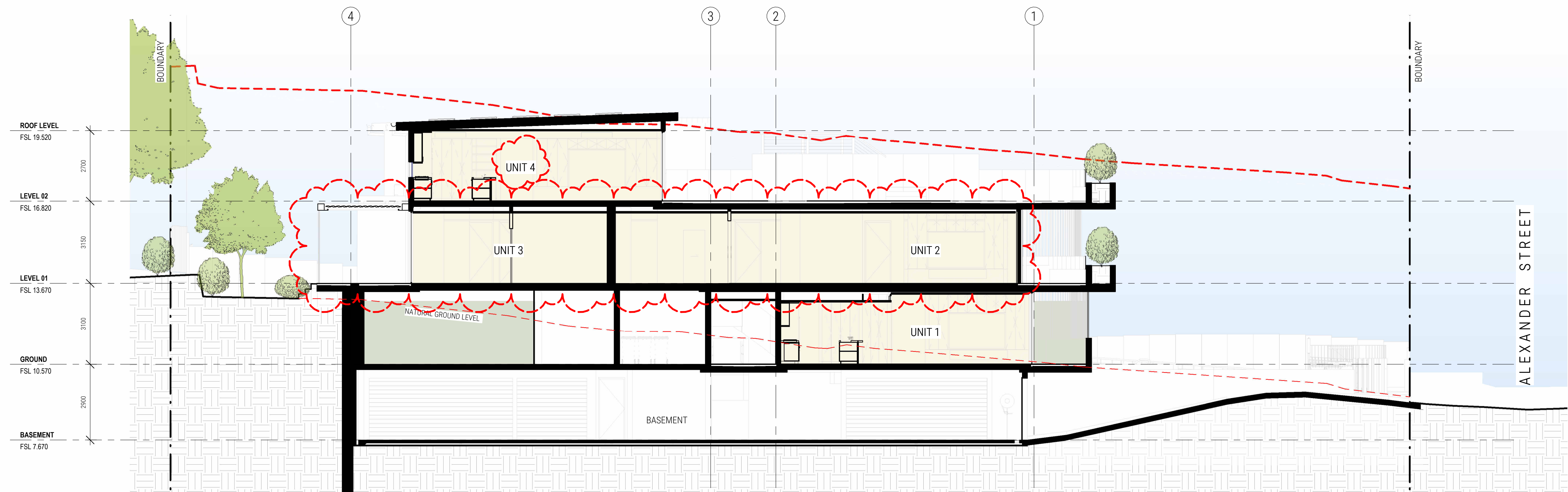


1 CC - CROSS SECTION 2
DA201 1:100 @ A1





1 CC - LONG SECTION
DA203 1:100 @ A1



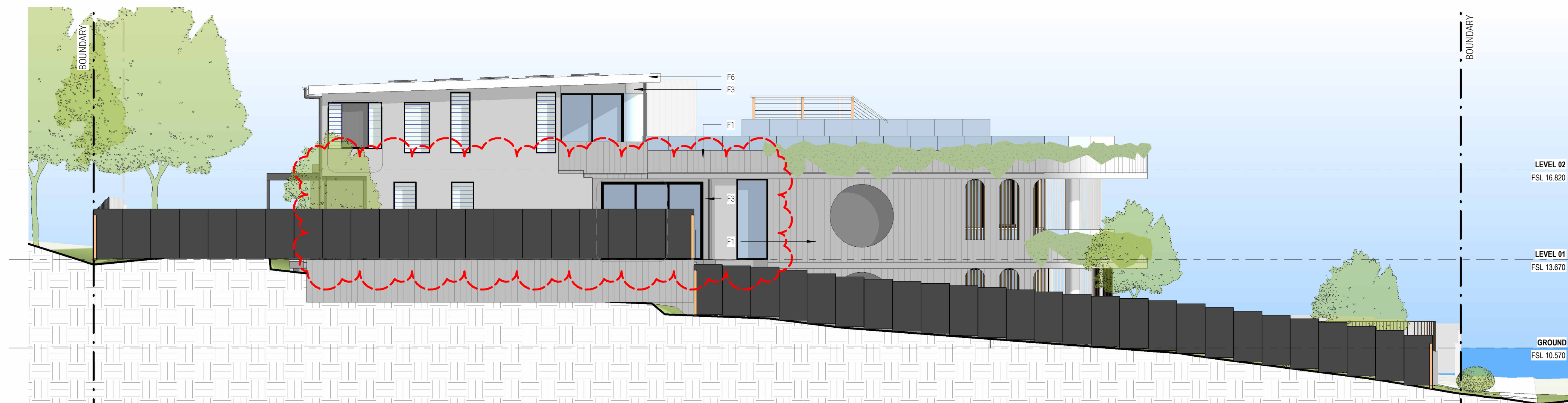
2 CC - LONG SECTION - DRIVEWAY
DA203 1:100 @ A1



1 PROPOSED NORTH ELEVATION
DA300/ 1:100 @ A1



2 PROPOSED SOUTH ELEVATION
DA300/ 1:100 @ A1



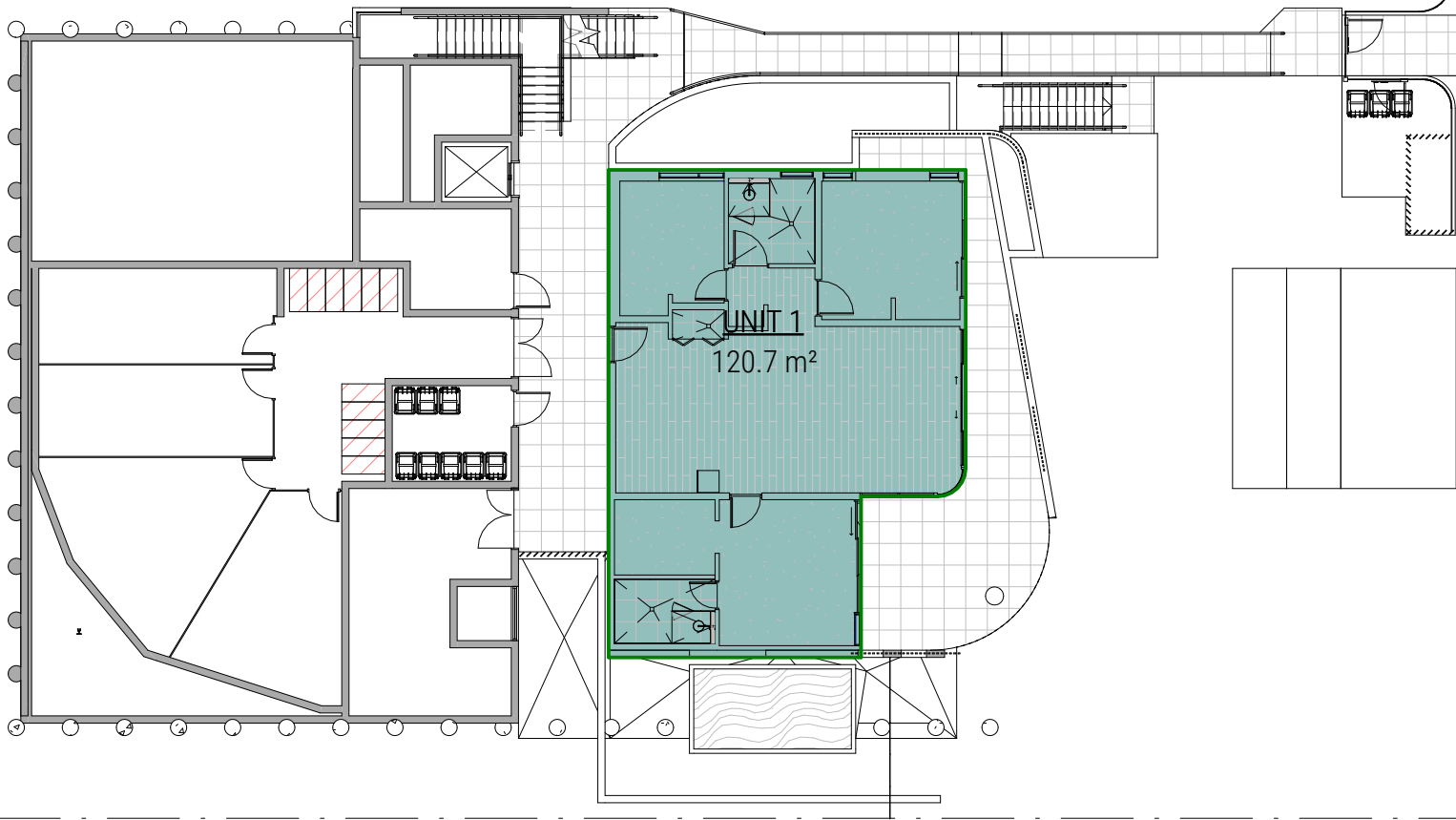
3 PROPOSED EAST ELEVATION
DA300/ 1:100 @ A1



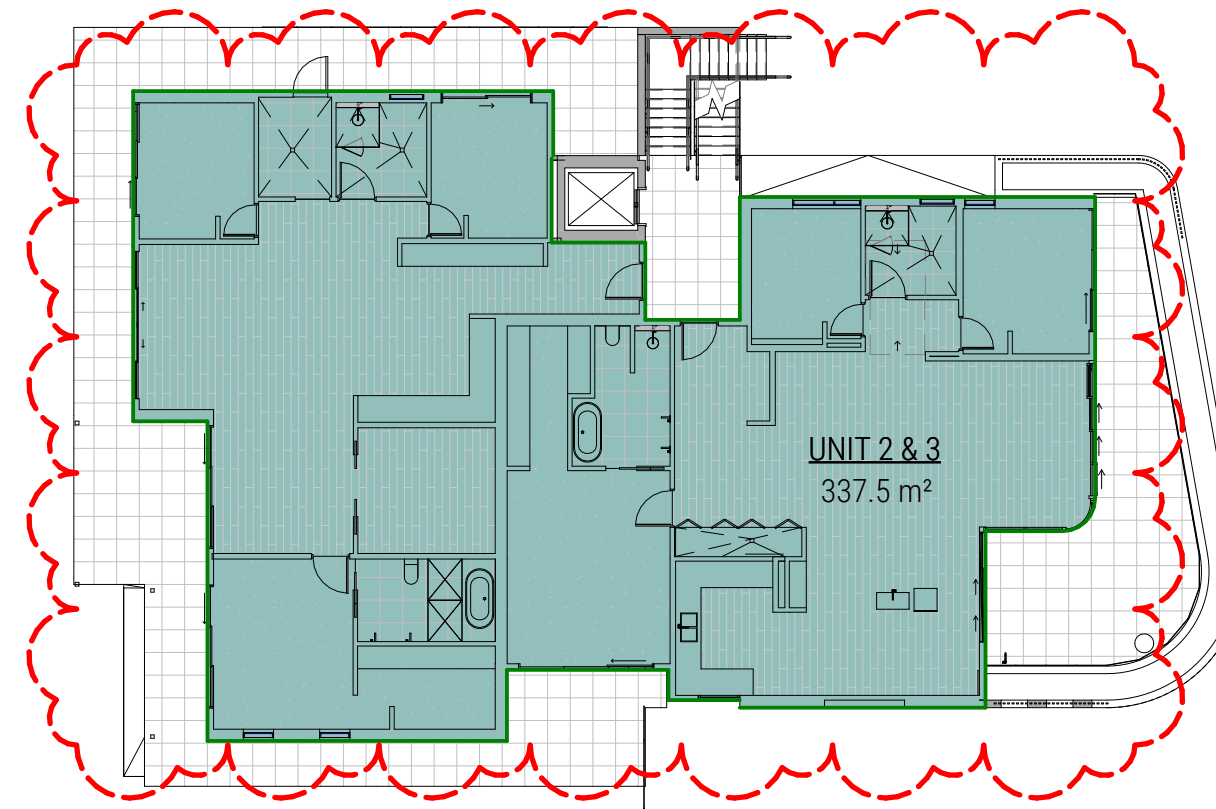
4 PROPOSED WEST ELEVATION
DA300/ 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

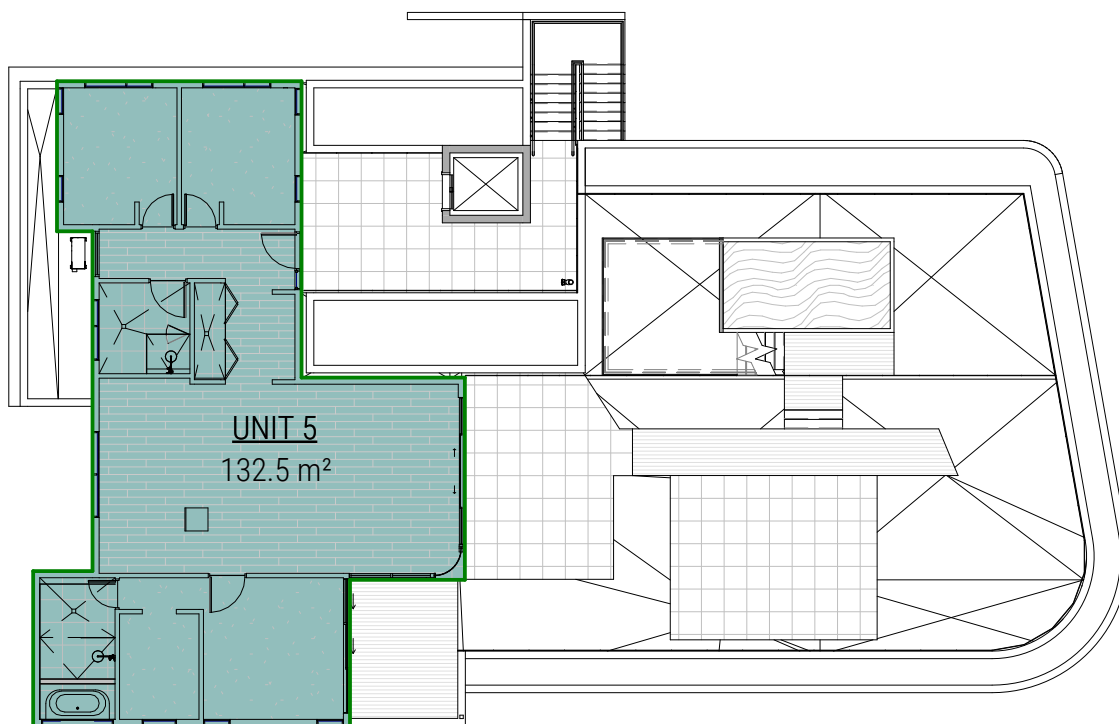
CODES	EXTERIOR
F1	- BOARD-FORMED INSITU CONCRETE
F2	- POWDER COATED ALUMINIUM BATTENS
F3	- WHITE - PAINTED EASYLAP FC
F4	- SANDSTONE - EXTERIOR BASEMENT WALL & RETAINING WALLS
F5	- ALUMINIUM WINDOW FRAME - NIGHT SKY
F6	- LYSAGHT METAL ROOF - SURFMIST



1 GFA - GROUND
DA400/ 1:200 @ A1



2 GFA - LEVEL 01
DA400/ 1:200 @ A1



3 GFA - LEVEL 02
DA400/ 1:200 @ A1

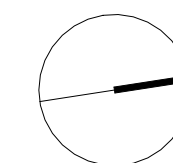
SEPP SENIORS 2004
50 STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT FOR SELF-CONTAINED DWELLINGS

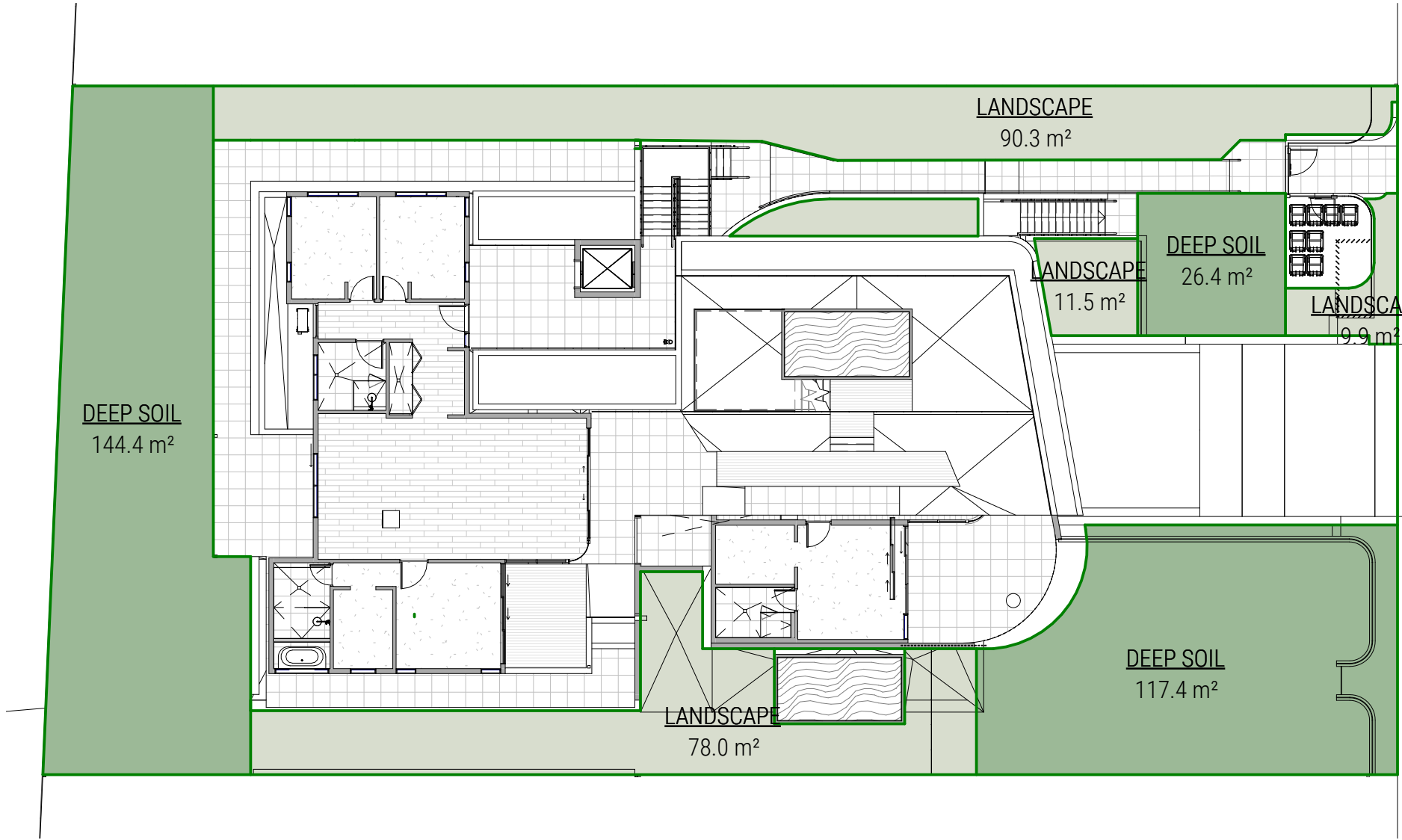
A CONSENT AUTHORITY MUST NOT REFUSE CONSENT TO A DEVELOPMENT APPLICATION MADE PURSUANT TO THIS CHAPTER FOR THE CARRYING OUT OF DEVELOPMENT FOR THE PURPOSE OF A SELF-CONTAINED DWELLING (INCLUDING IN-FILL SELF-CARE HOUSING AND SERVICED SELF-CARE HOUSING) ON ANY OF THE FOLLOWING GROUNDS-

(B) DENSITY AND SCALE: IF THE DENSITY AND SCALE OF THE BUILDINGS WHEN EXPRESSED AS A FLOOR SPACE RATIO IS 0.5:1 OR LESS,

AREA SCHEDULE - GFA		
Level	Area	FSR
Not Placed	0.0 m²	0.00
GROUND	120.7 m²	0.10
LEVEL 01	337.5 m²	0.29
LEVEL 02	132.5 m²	0.11
	590.7 m²	0.51

THE DEVELOPMENT HAS A FLOOR TO SPACE RATIO OF 0.5:1 AND THUS SEEKS A VARIATION WITH SEPP SENIORS 50(B)





50 STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT FOR SELF-CONTAINED DWELLINGS
A CONSENT AUTHORITY MUST NOT REFUSE CONSENT TO A DEVELOPMENT APPLICATION MADE PURSUANT TO THIS CHAPTER FOR THE CARRYING OUT OF DEVELOPMENT FOR THE PURPOSE OF A SELF-CONTAINED DWELLING (INCLUDING IN-FILL SELF-CARE HOUSING AND SERVICED SELF-CARE HOUSING) ON ANY OF THE FOLLOWING GROUNDS—

- (C) LANDSCAPED AREA: IF—
(i) IN ANY OTHER CASE—A MINIMUM OF 30% OF THE AREA OF THE SITE IS TO BE LANDSCAPED,
(D) DEEP SOIL ZONES: IF, IN RELATION TO THAT PART OF THE SITE (BEING THE SITE, NOT ONLY OF THAT PARTICULAR DEVELOPMENT, BUT ALSO OF ANY OTHER ASSOCIATED DEVELOPMENT TO WHICH THIS POLICY APPLIES) THAT IS NOT BUILT ON, PAVED OR OTHERWISE SEALED, THERE IS SOIL OF A SUFFICIENT DEPTH TO SUPPORT THE GROWTH OF TREES AND SHRUBS ON AN AREA OF NOT LESS THAN 15% OF THE AREA OF THE SITE (THE DEEP SOIL ZONE). TWO-THIRDS OF THE DEEP SOIL ZONE SHOULD PREFERABLY BE LOCATED AT THE REAR OF THE SITE AND EACH AREA FORMING PART OF THE ZONE SHOULD HAVE A MINIMUM DIMENSION OF 3 METRES,

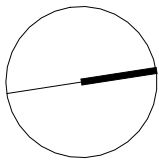
LANDSCAPE AREA DEFINITION UNDER THE SEPP

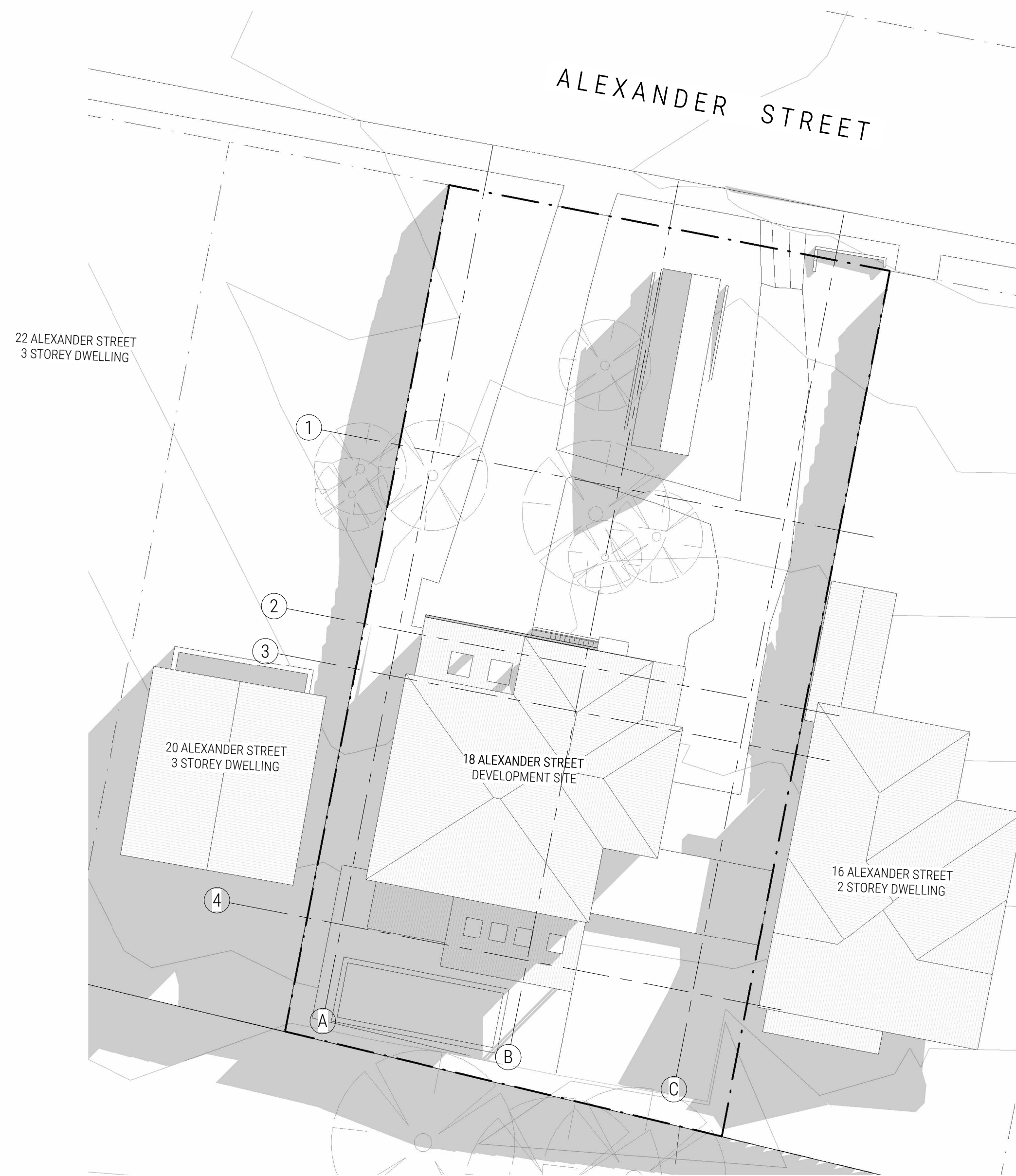
LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

LANDSCAPED AREA		
Name	LANDSCAPE AREA	PERCENTAGE OF SITE AREA
DEEP SOIL	288.2 m²	24.9%
LANDSCAPE	199.8 m²	17.3%
	488.0 m²	42.2%

THE DEVELOPMENT HAS A LANDSCAPE AREA >30% ANDD THUS COMPLIES WITH SEPP SENIORS 50(C)

THE DEVELOPMENT HAS A DEEP SOIL ZONE >15% ANDD THUS COMPLIES WITH SEPP SENIORS 50(D)

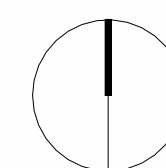




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

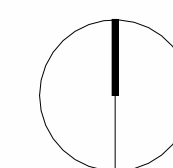


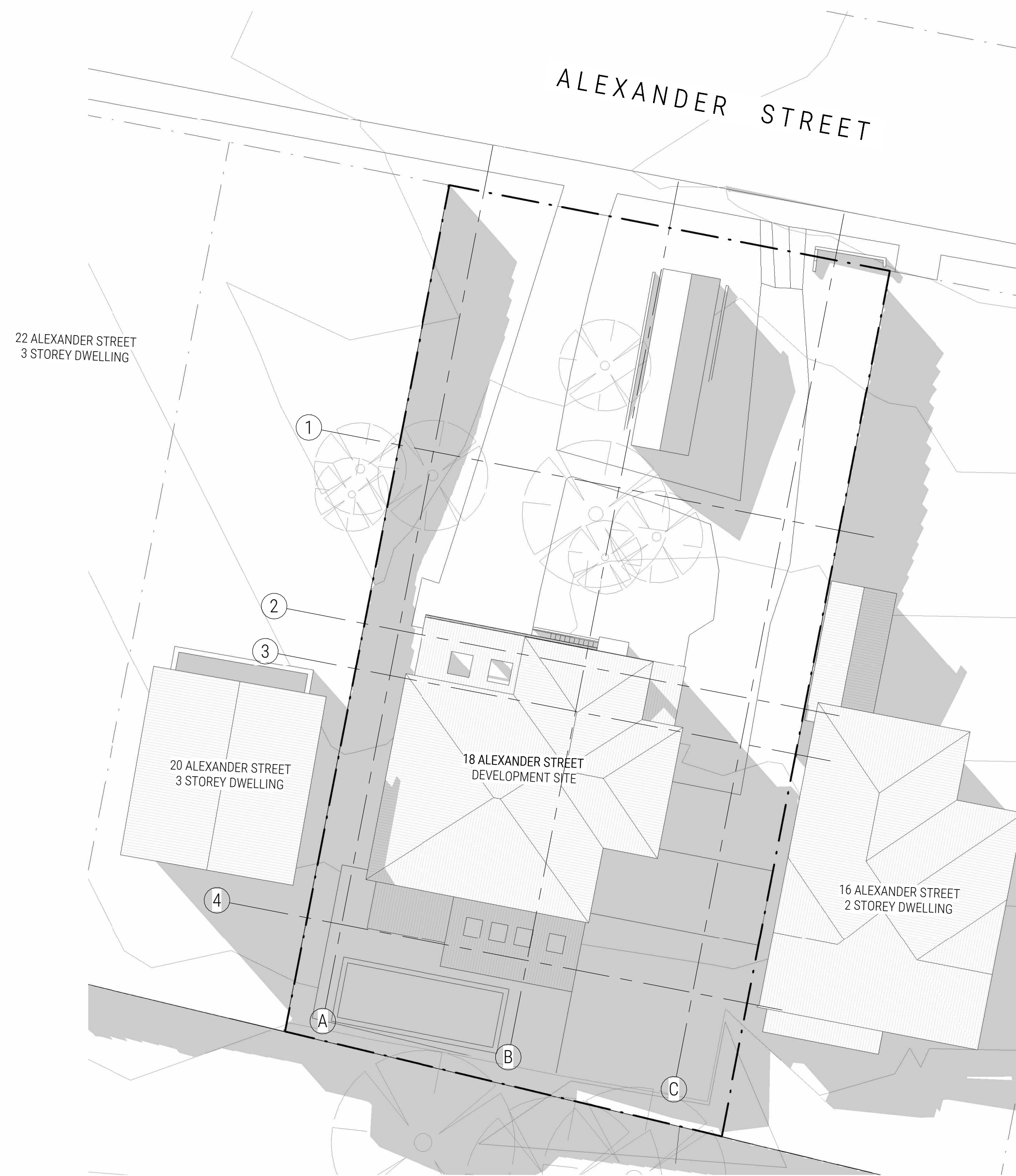


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1 : 200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1 : 200 @ A1

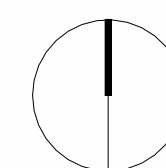


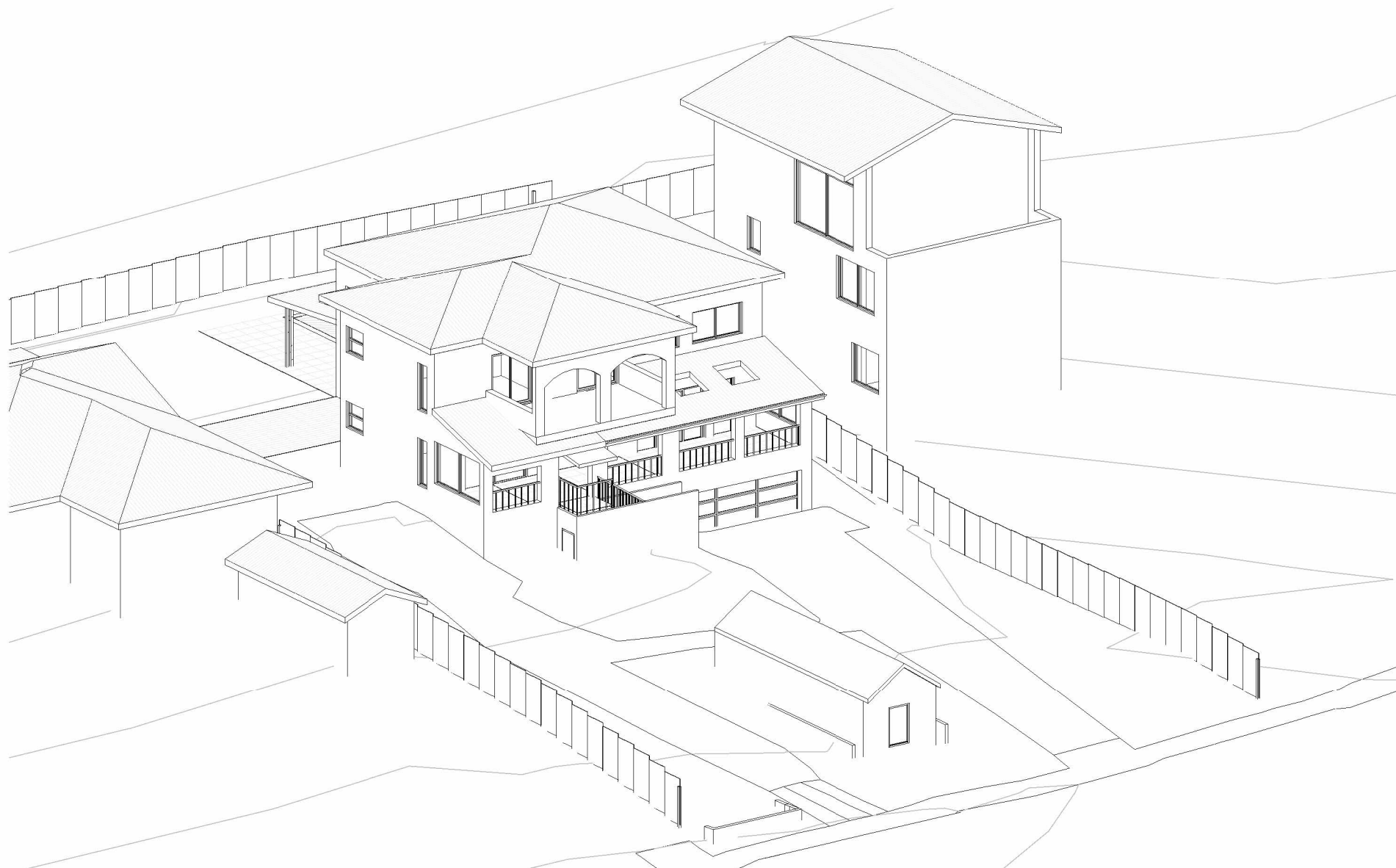


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

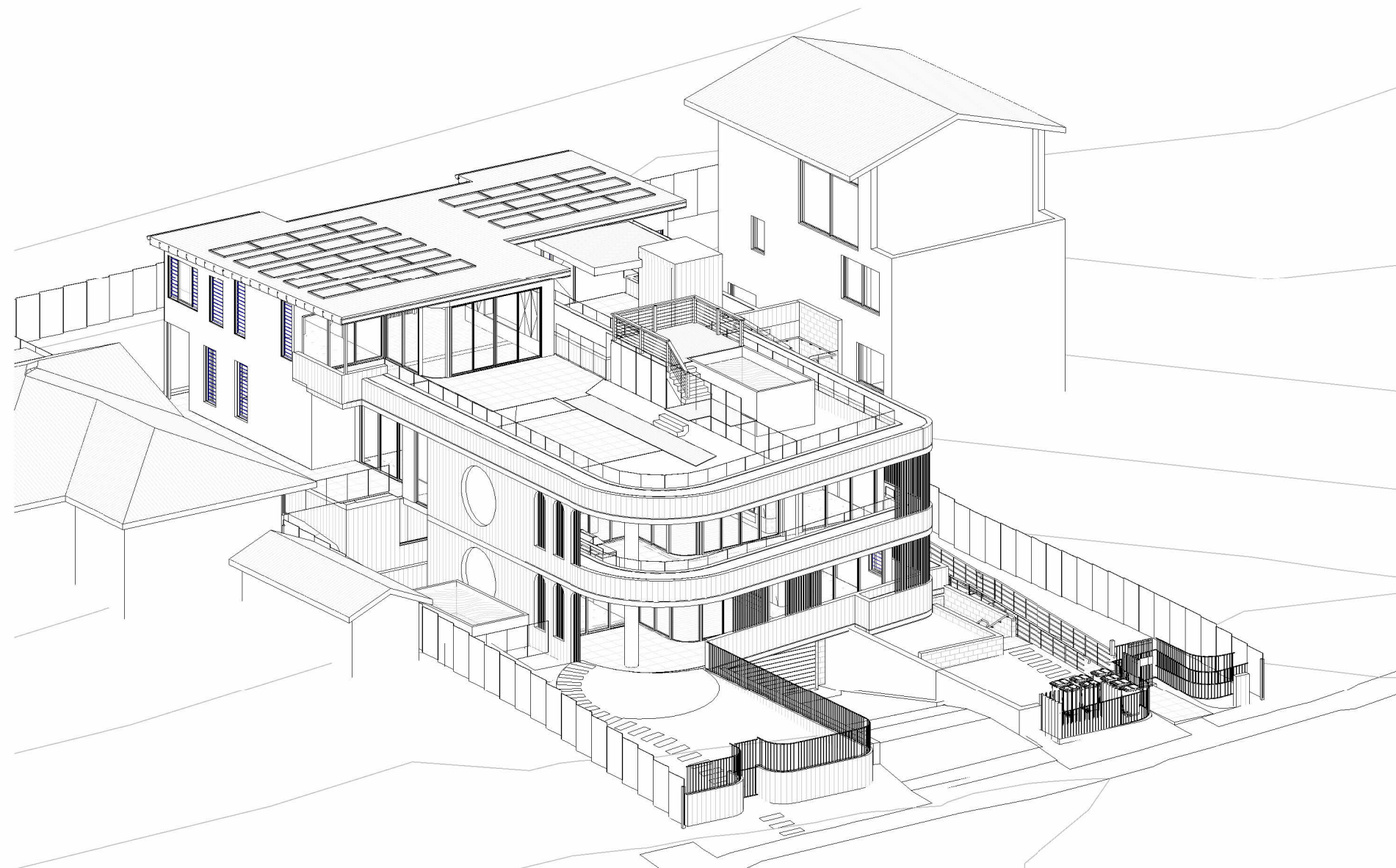


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

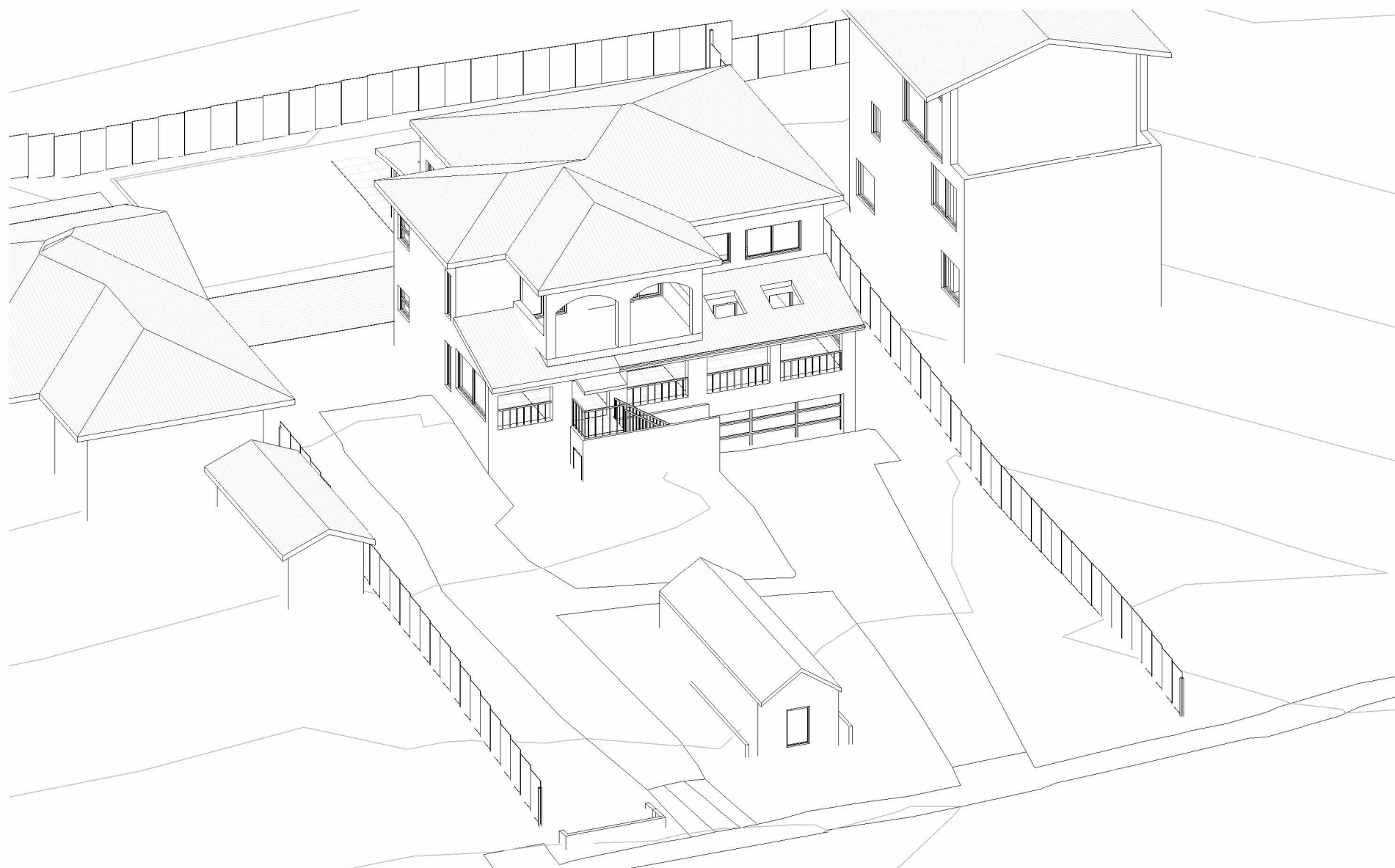




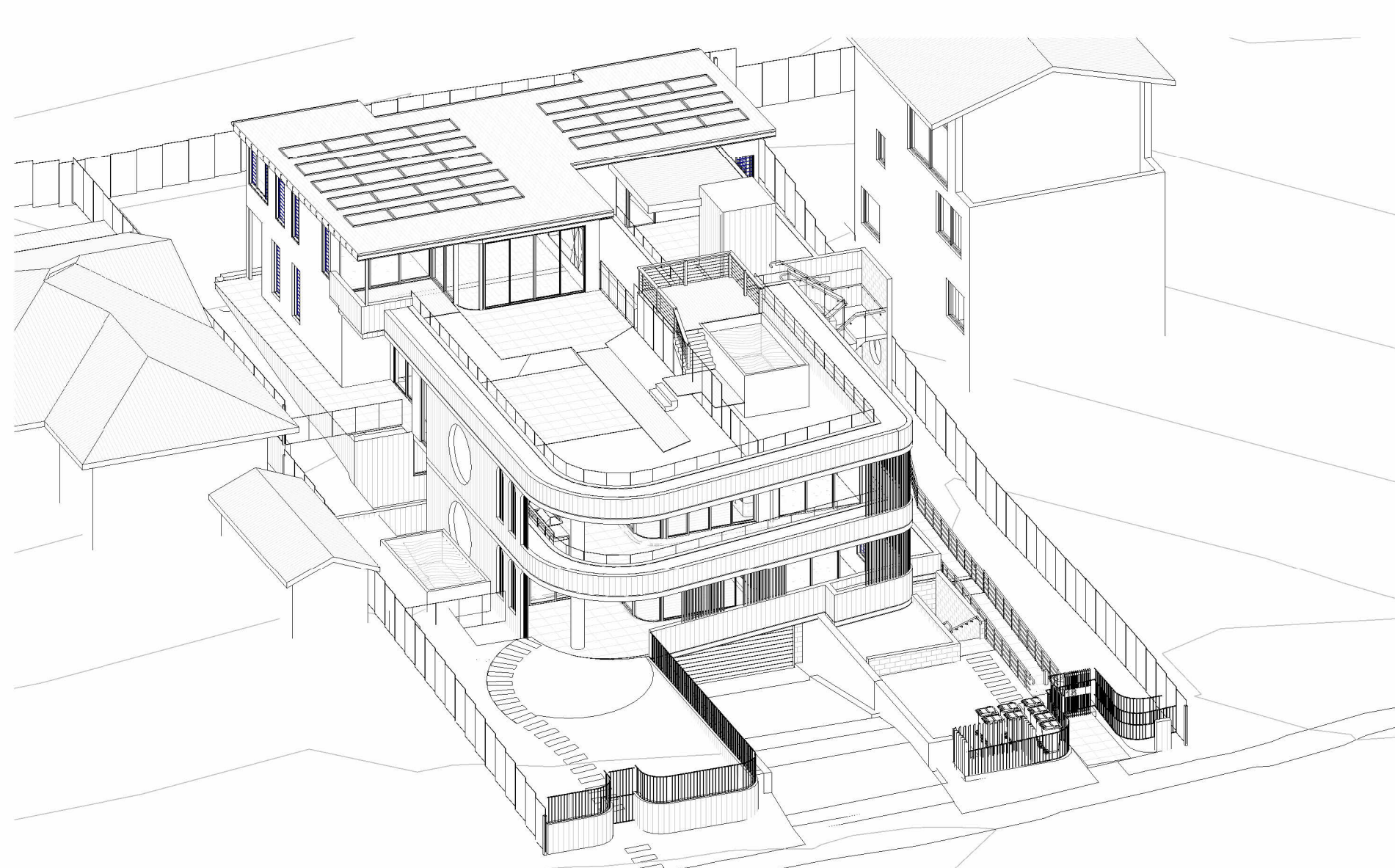
1 VIEW FROM SUN - 9AM JUNE 21ST - EXISTING
DA511



2 VIEW FROM SUN - 9AM JUNE 21ST - PROPOSED
DA511



3 VIEW FROM SUN - 10AM JUNE 21ST - EXISTING
DA511



4 VIEW FROM SUN - 10AM JUNE 21ST - PROPOSED
DA511



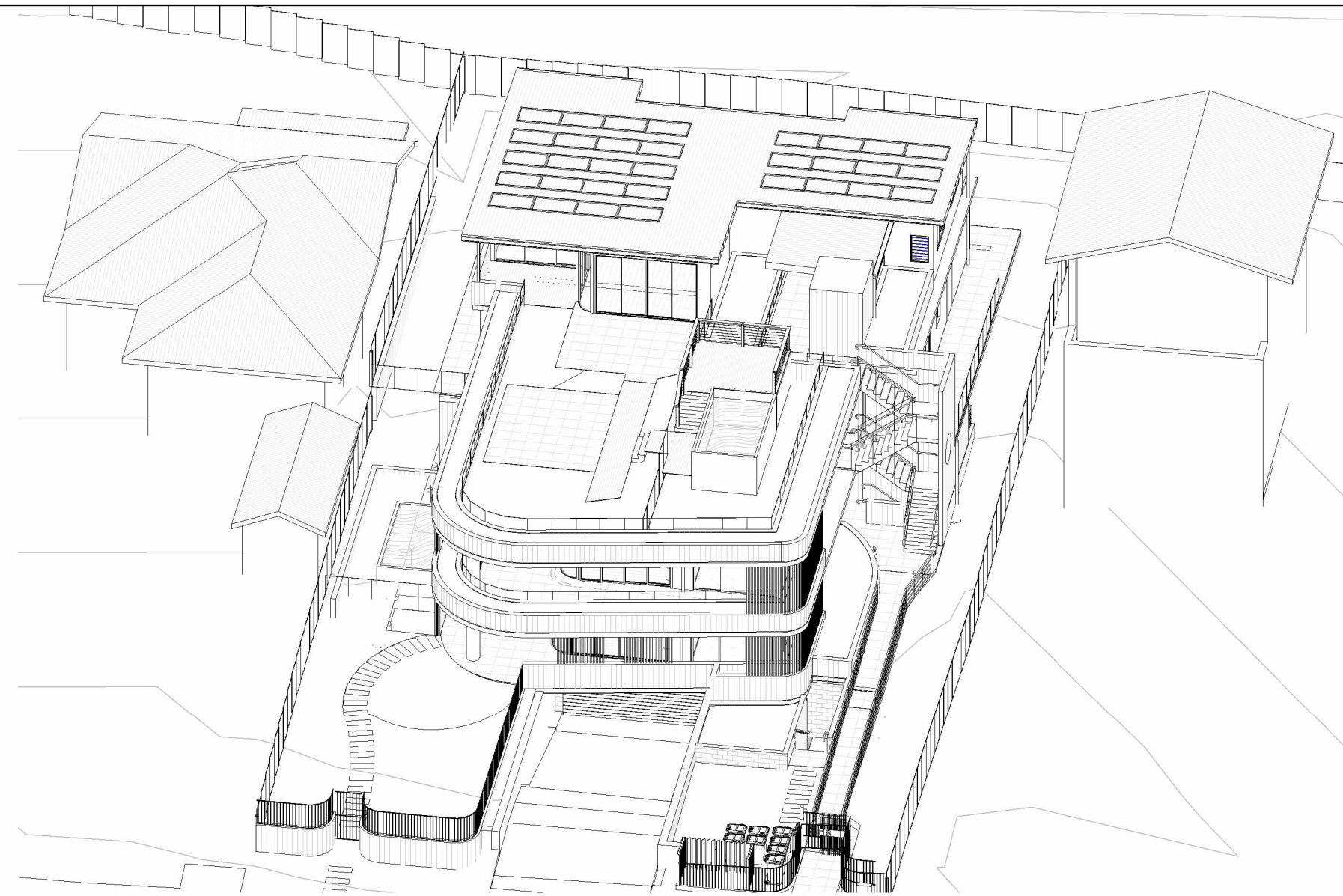
5 VIEW FROM SUN - 11AM JUNE 21ST - EXISTING
DA511



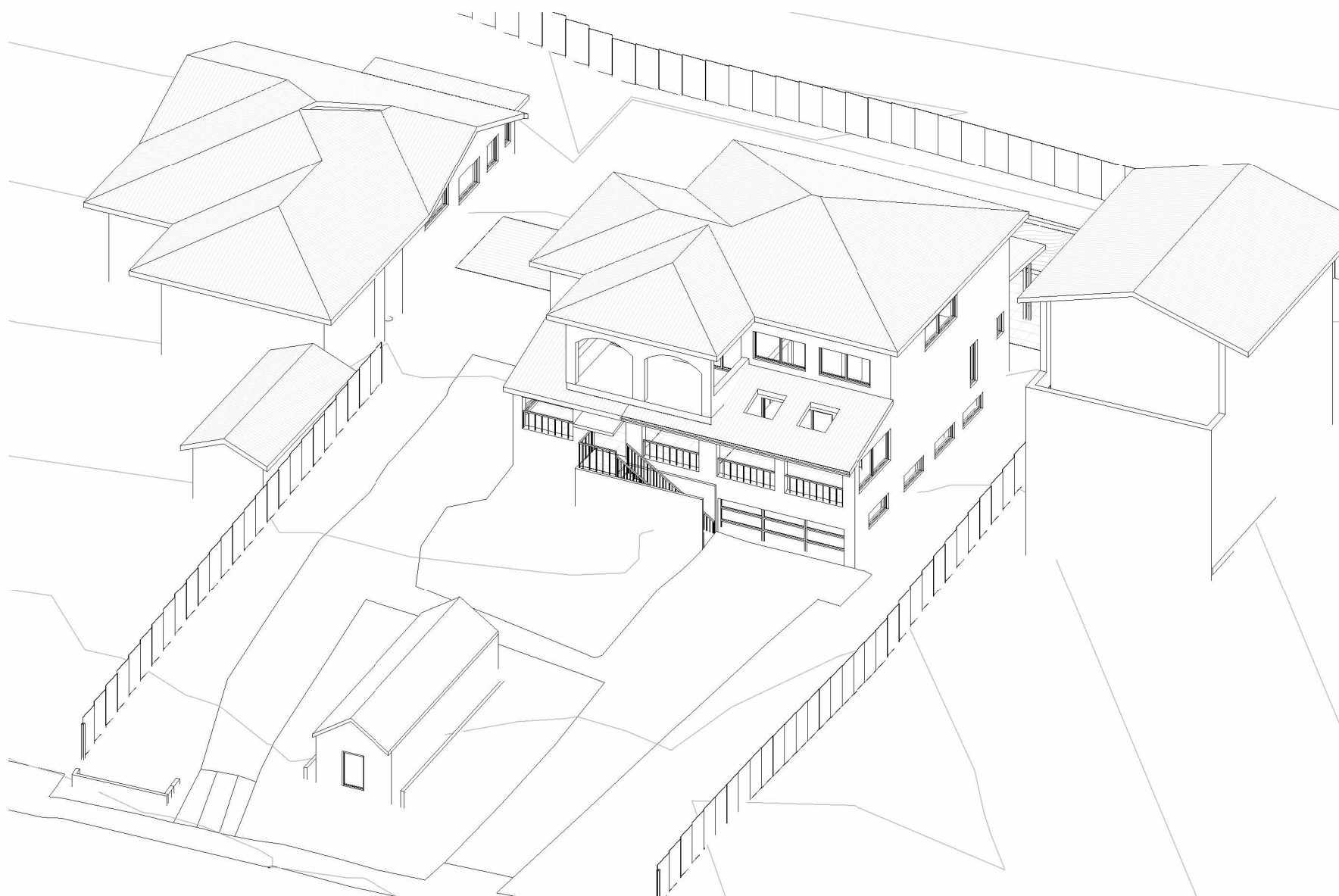
6 VIEW FROM SUN - 11AM JUNE 21ST - PROPOSED
DA511



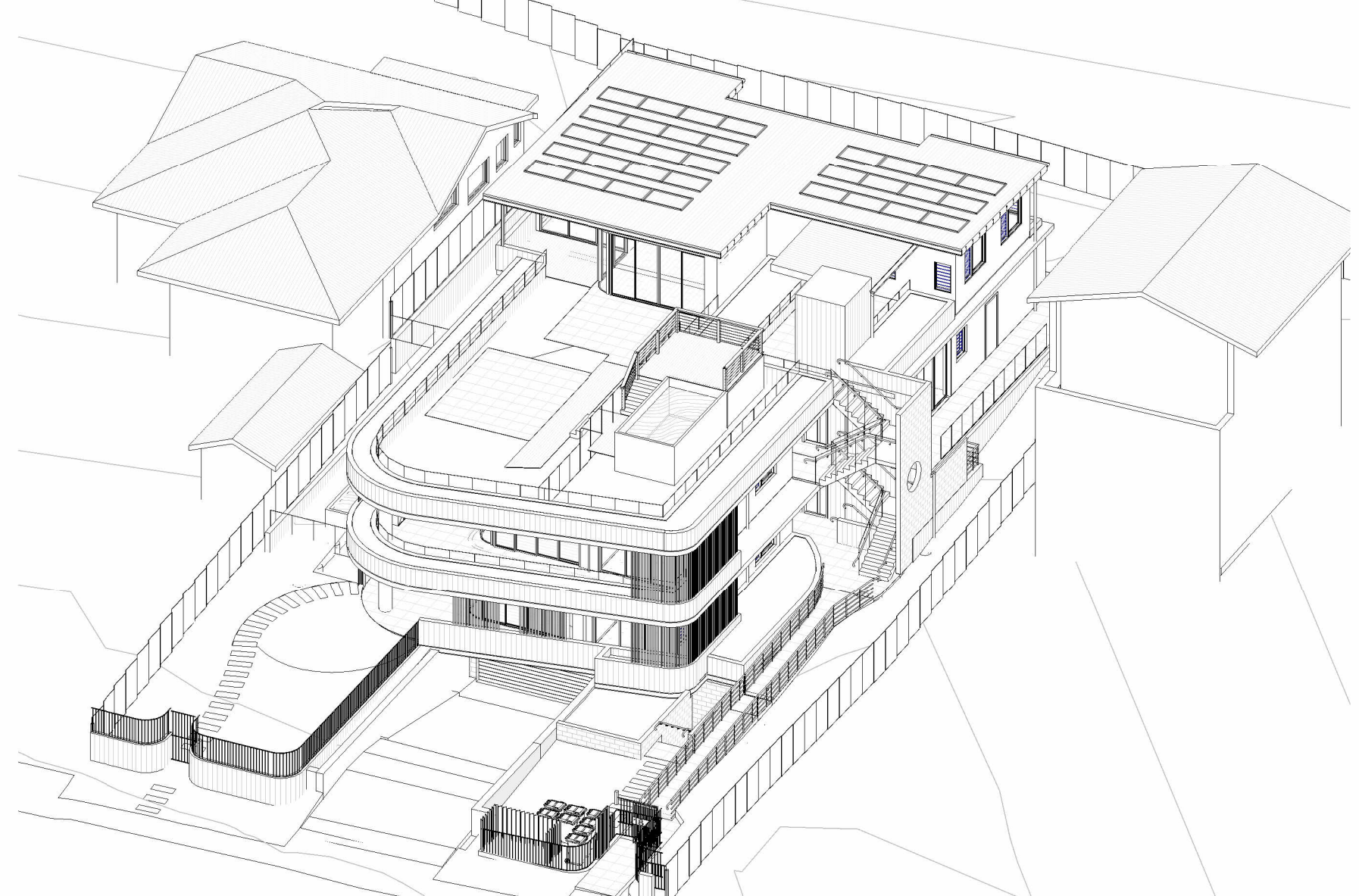
1 VIEW FROM SUN - 12PM JUNE 21ST - EXISTING



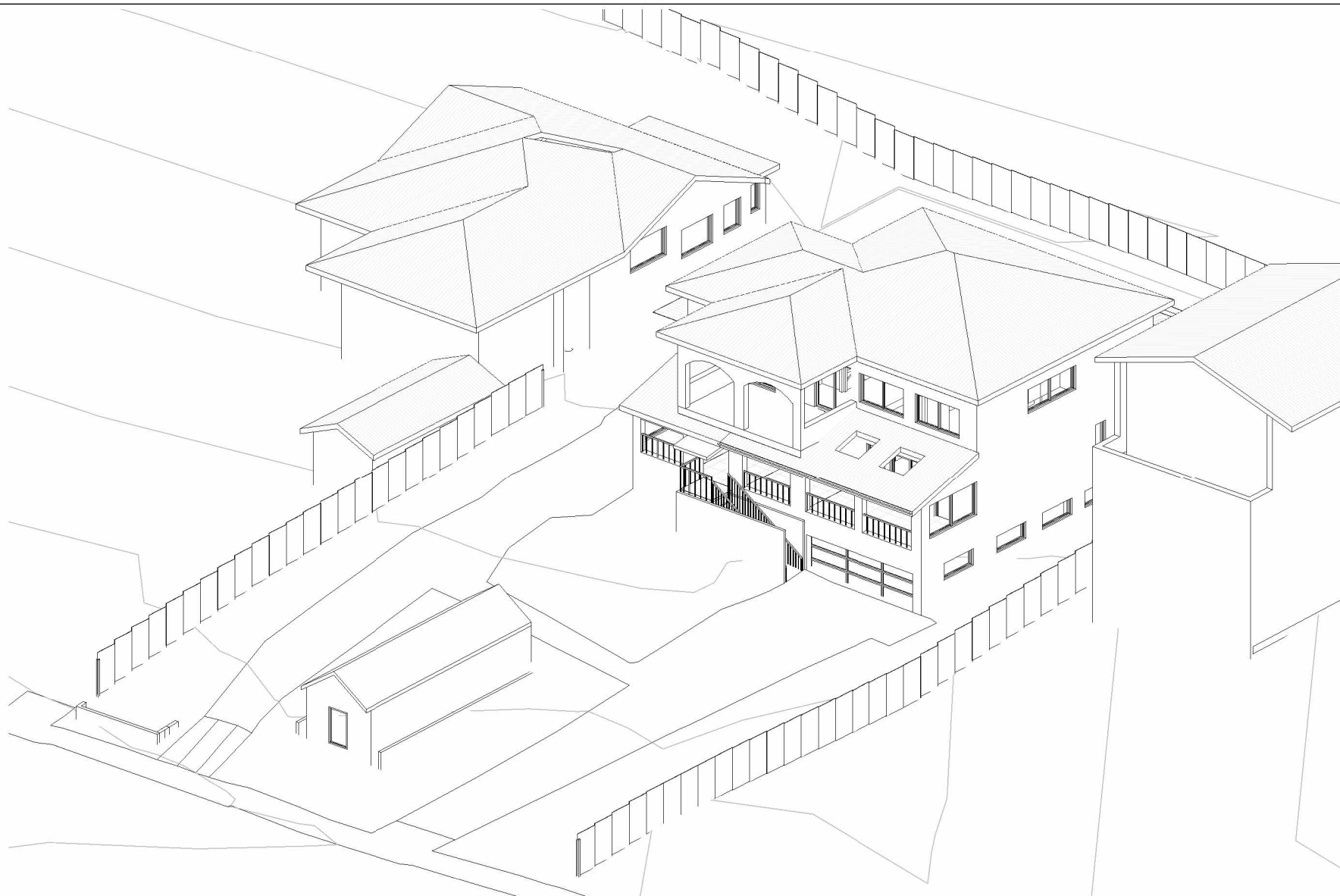
2 VIEW FROM SUN - 12PM JUNE 21ST - PROPOSED



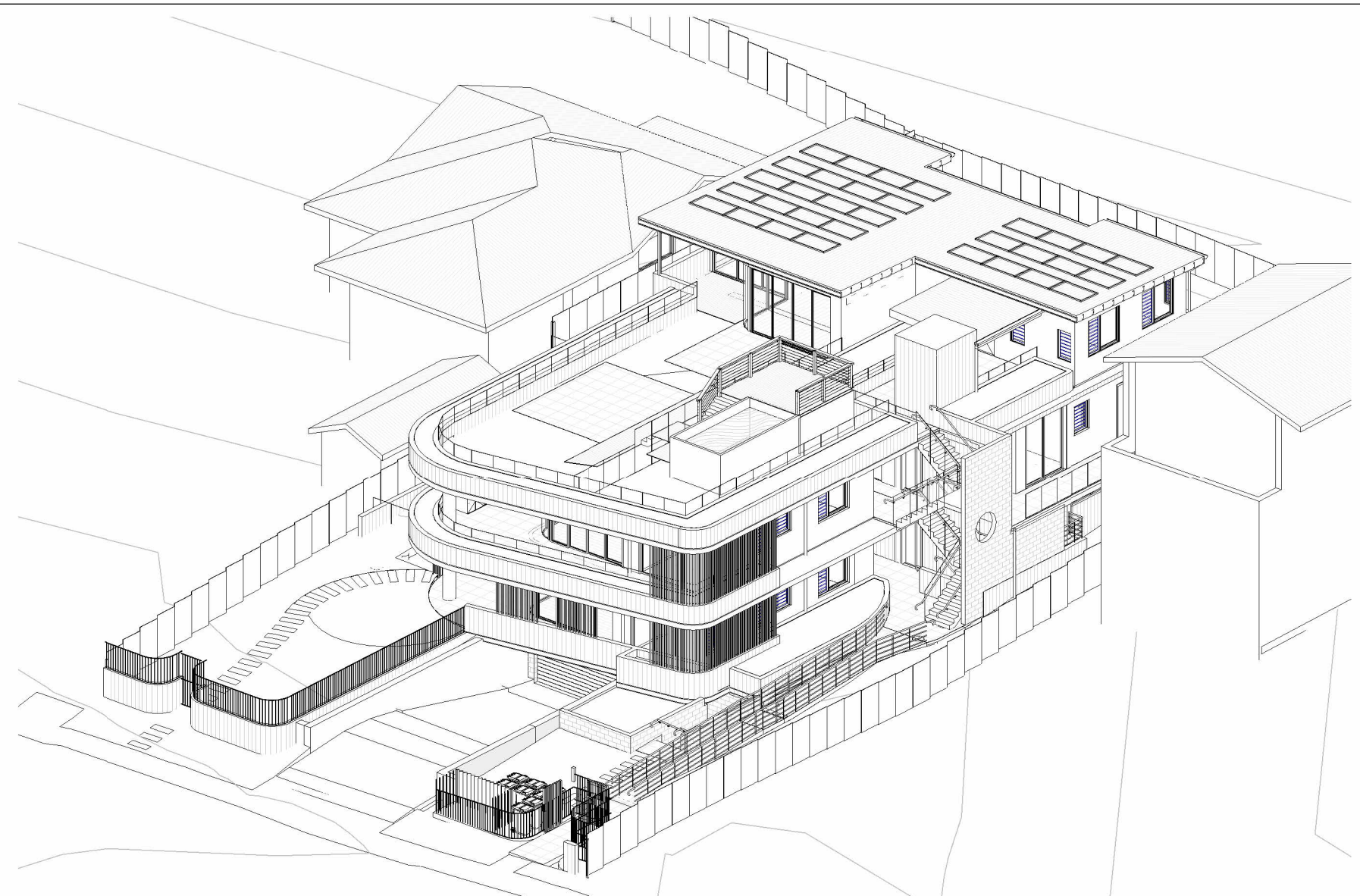
3 VIEW FROM SUN - 1PM JUNE 21ST - EXISTING



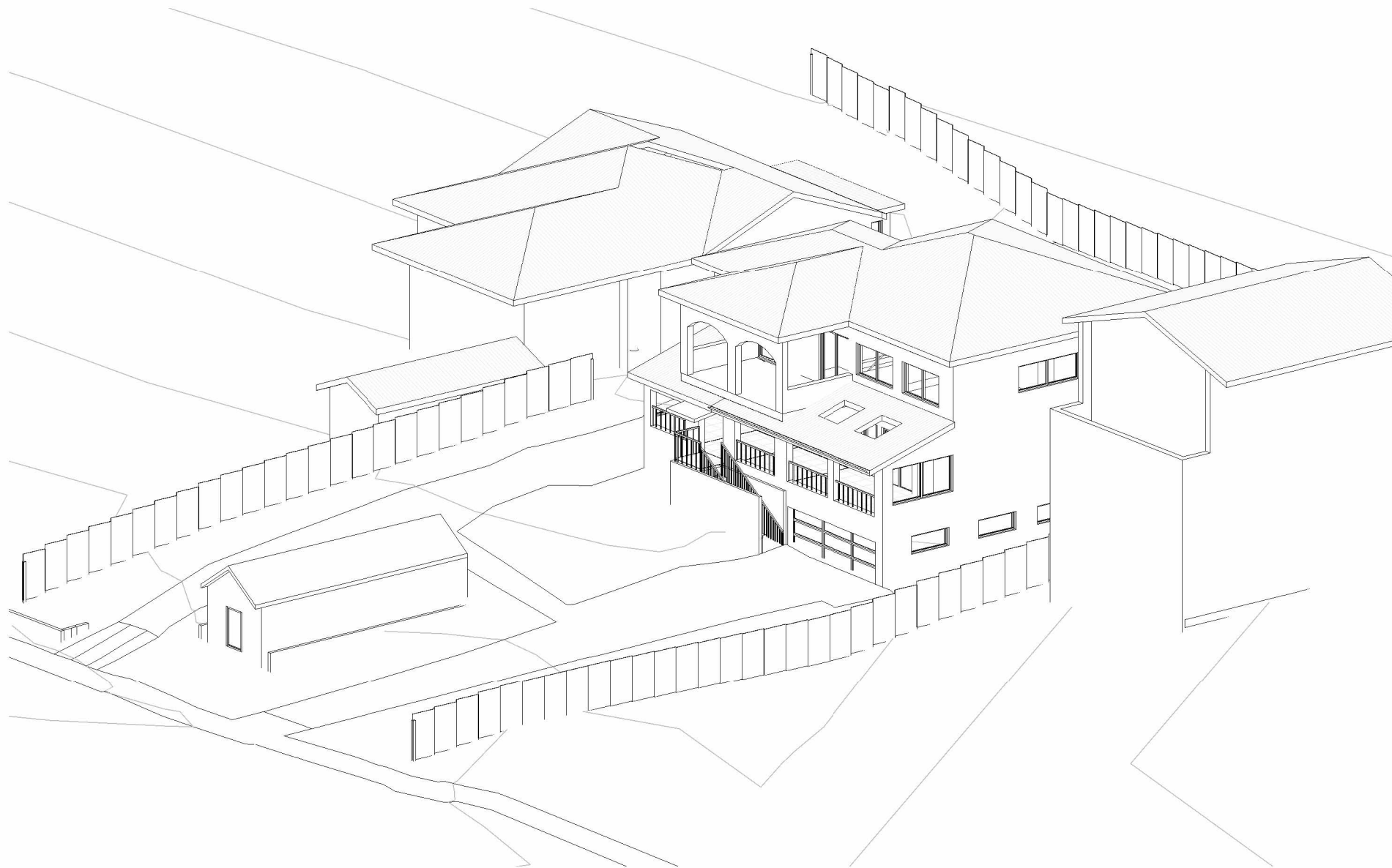
4 VIEW FROM SUN - 1PM JUNE 21ST - PROPOSED



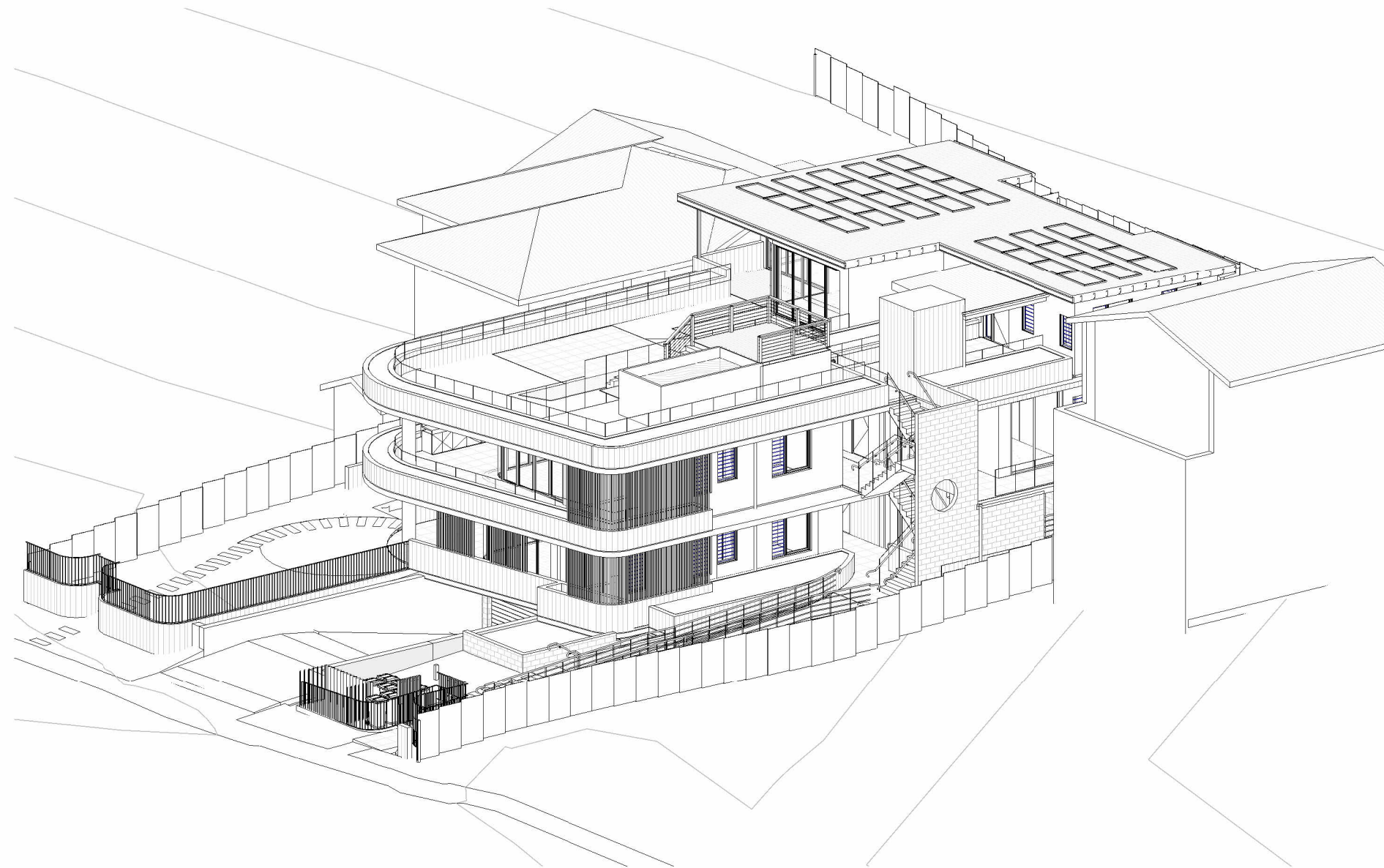
5 VIEW FROM SUN - 2PM JUNE 21ST - EXISTING



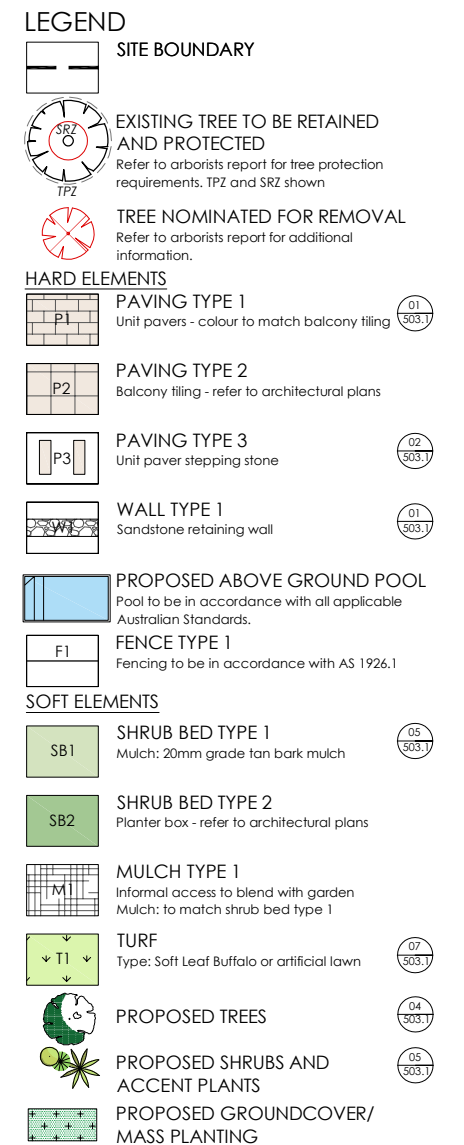
6 VIEW FROM SUN - 2PM JUNE 21ST - PROPOSED



1 VIEW FROM SUN - 3PM JUNE 21ST - EXISTING
DA513



2 VIEW FROM SUN - 3PM JUNE 21ST - PROPOSED
DA513



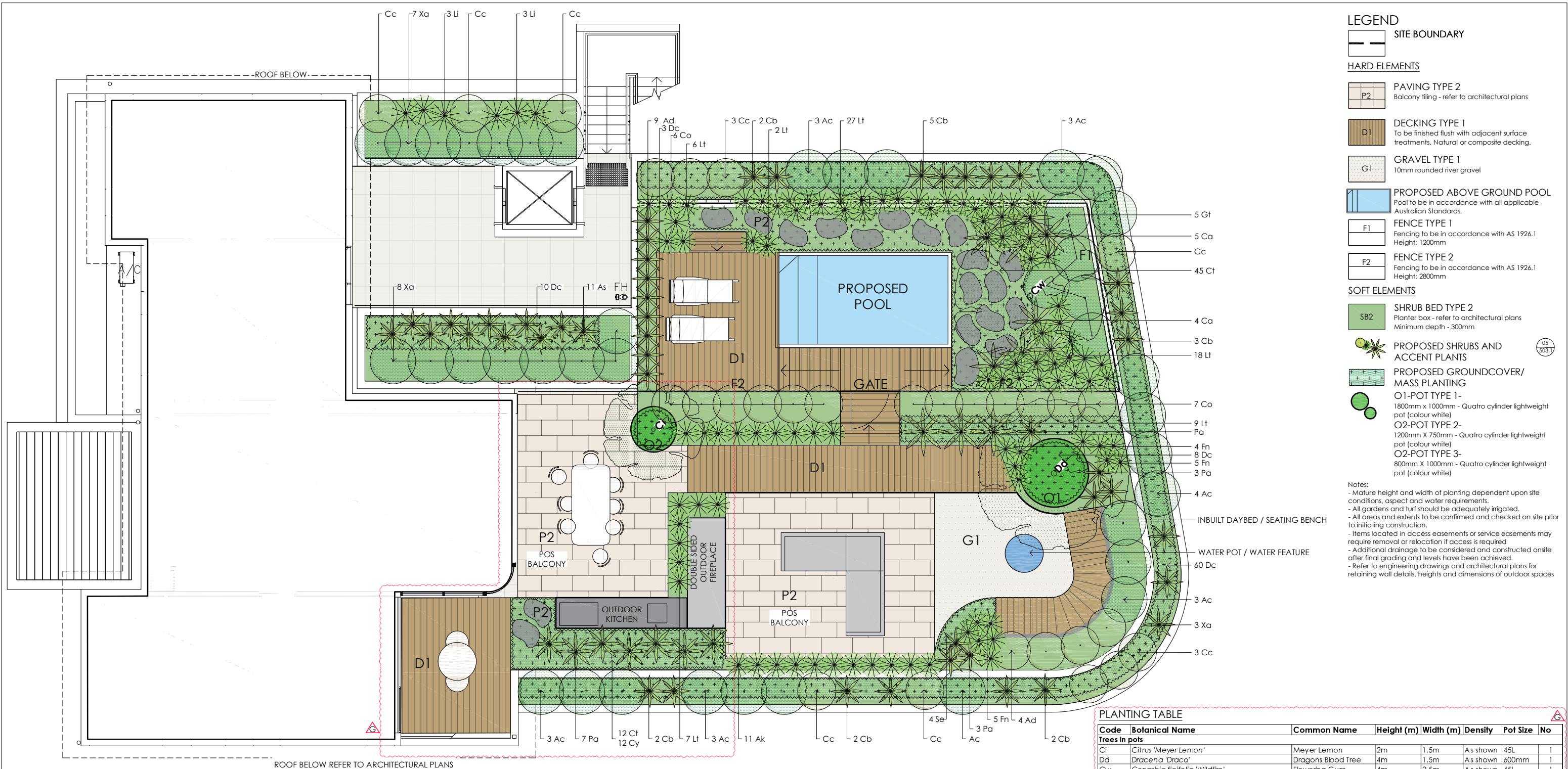
<i>Pulmeria rubra</i>	<i>Angophora hispida</i>	<i>Eucalyptus haemastoma</i>	<i>Livistona australis</i>	<i>Gardenia radicans</i>	<i>Cordyline 'Electric Pink'</i>	<i>Gardenia 'Florida'</i>	<i>Syzgium 'Resilience'</i>
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<i>Strelitzia reginae</i>	<i>Dicksonia antarctica</i>	<i>Dietes grandiflora</i>	<i>Philodendron 'Xanadu'</i>	<i>Ajuga reptans 'Burgundy Lace'</i>	<i>Dichondra repens</i>	<i>Viola hederacea</i>	<i>Dichondra 'Silver Falls'</i>	<i>Casuarina 'Cousin It'</i>
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Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Trees							
Fr	Plumeria rubra	Frangipani	4m	4m	As shown	75L	3
Ah	Alseodaphne hispida	Dwarf Apple Gum	6m	4m	As shown	75L	3
EH	Eucalyptus haemastoma	Scribbly Gum	25m	8m	As shown	100L	2
Shrubs							
Cr	Crowea saligna	Willow Leaved Crowea	1m	1m	As shown	140mm	37
Ga	Gardenia florida	Gardenia	1m	1m	0.9m C	200mm	8
Gr	Gardenia radicans	Low Gardenia	0.5m	1.2m	1m C	200mm	7
Sy	Syzygium 'Resilience'	Lilly Pilli	4m	2m	1.2m C	300mm	26
Vi	Viburnum 'Emerald Lustre'	Sweet Viburnum	4m	2m	1.2m C	300mm	17
We	Westringia 'Blue Gem'	Native Rosemary	0.9m	0.9m	As shown	140mm	10
Accents							
La	Livistona australis	Cabbage Tree Palm	20m	4.5m	As shown	45L	4
Ce	Cordyline fruticosa 'Electric Pink'	Pink Cordyline	1.5m	1.5m	As shown	200mm	6
Dt	Dicksonia antarctica	Tree Fern	2m	1.5m	As shown	500 trunk	3
Pr	Phoenix roebelenii	Pygmy Date Palm	2m	2m	As shown	300mm	3
Sz	Strelitzia reginae	Bird of Paradise	1.5m	1m	0.8m C	200mm	9
Tf	Trachycarpus fortunei	Windmill Palm	20m	2.5m	As shown	300mm	3
Xa	Philodendron 'Xanadu'	Xanadu	1m	1m	0.7m C	200mm	18
Flaxes and Grasses							
Az	Anigodanthos 'Landscape Red'	Kangaroo Paw	0.8m	0.8m	As shown	140mm	34
De	Dietsia irioides	Native Flag Iris	0.7m	0.7m	0.6m C	140mm	31
Di	Dianella caerulea 'King Alfred'	Blue Flax Lily	0.7m	0.7m	0.6m C	140mm	29
Li	Liriope 'Isabella'	Liriope	0.4m	0.4m	0.4m C	140mm	35
Groundcovers							
Aj	Alyca reptans 'burgundy lace'	Bugle Weed	0.2m	0.6m	2/m²	Tube A	56
Ca	Carpobrotus rossii	Native Pigspice	0.3m	2m	1/m²	140mm	17
Dc	Dichondra 'Silver Falls'	Pony's Foot	0.1m	2m	0.3m C	140mm	26
Dr	Dichondra reptans	Pony's Foot	0.1m	2m	2/m²	Tube	40
My	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2m	1.5m	1/m2	140mm	15
Vo	Viola hederacea	Native Violet	0.2m	0.3m	2/m²	Tube A	56
Planter Boxes							
A.c	Acacia cognata 'Waterfall'	Prostrate Wattle	0.3m	1.5m	As shown	200mm	1
Cb	Crassula 'Bluebird'	Crassula	0.8m	0.8m	As shown	200mm	1
Cc	Casuarina 'Cousin It'	Prostrate Casuarina	0.3m	1.5m	As shown	200mm	1
Dc	Dichondra 'Silver Falls'	Pony's Foot	0.1m	2m	As shown	140mm	4

DRAWING GROUND LEVEL - LANDSCAPE PLAN - SHEET 1		SCALE
		<p>A 1:100 A3: 1:200</p>
PROJECT No 21-319	DRAWING No. LS501.1	ISSUE G



PLANTING IMAGERY



NOTE:

ALL SERVICES AND INFRASTRUCTURE LOCATIONS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES AND INFRASTRUCTURE PRIOR TO INITIATING LANDSCAPE WORKS.

ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
B	For DA approval	07.09.2021	PG	PG
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E	Issue for 4.5S (1a) modification	28.07.2022	PG	PG
F	For approval - floor plans amended	28.07.2022	PG	PG
G	4.5S Modification	12.09.2022	PG	PG

CONSULTANT

PLOT

DESIGN GROUP

CONTACT DETAILS

PRIMARY CONTACT: PHOEBE GORDON

EMAIL: phoebel@plotdesigngroup.com.au

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AFFILIATED CONSULTANTS

ARCHITECT: Wath Architects

CLIENT

Laxland Group Pty Ltd

PROJECT

18 Alexander Street

Collaroy

DRAWING

LEVEL 2 LANDSCAPE PLAN - SHEET 3

PROJECT No

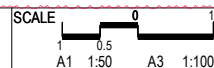
21-319

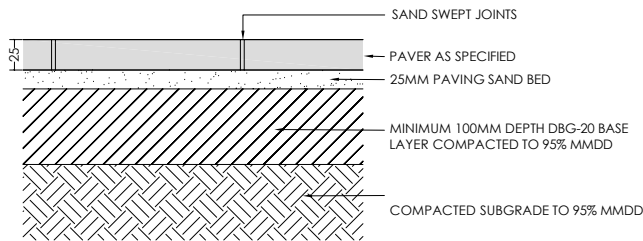
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LS501.3

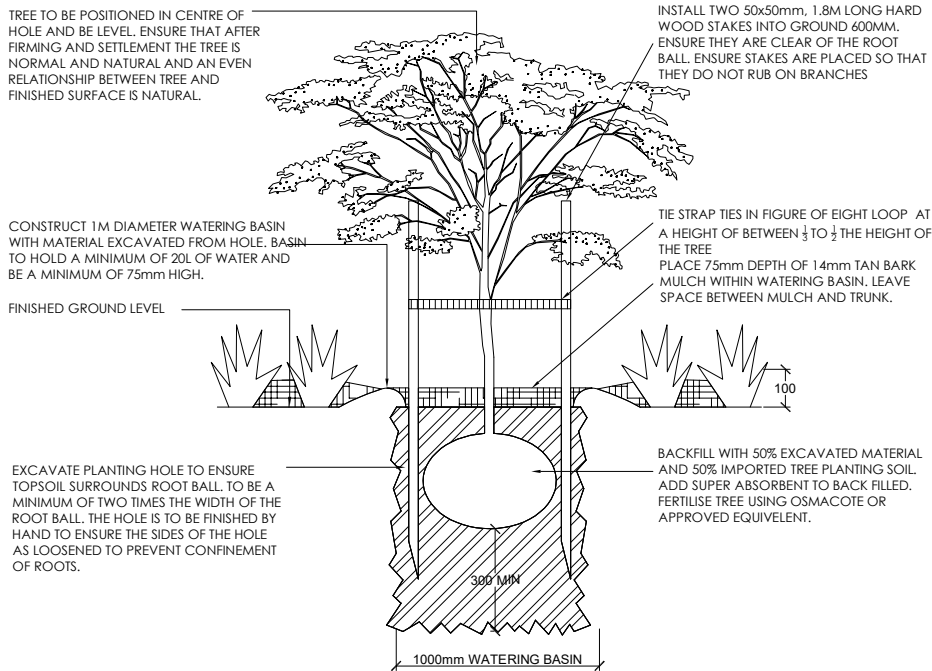
ISSUE

G

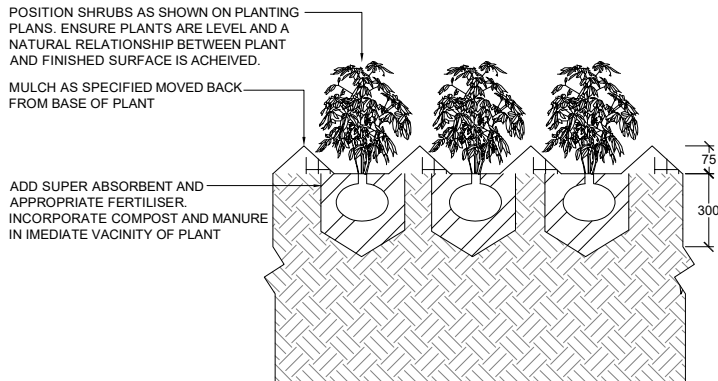




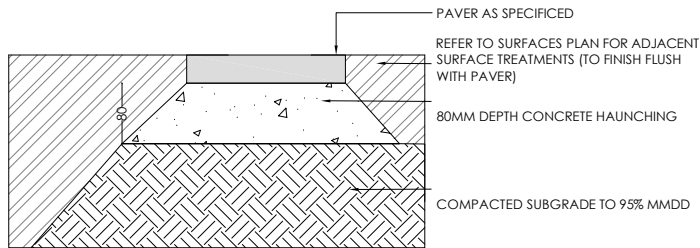
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SCALE 1:10@ A3 1:5@A1



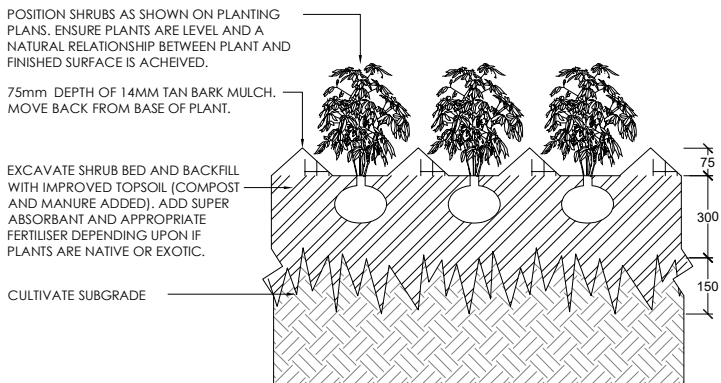
4 TREE PLANTING
SCALE 1:40@ A3 1:20@A1



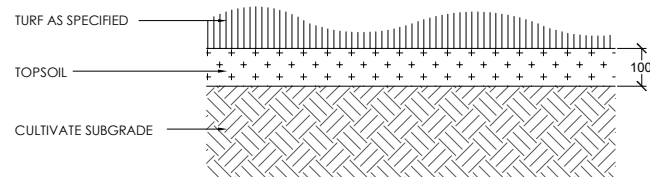
6 SHRUB / TUBE PLANTING IN TREE PROTECTION ZONE
SCALE 1:20@ A3 1:10@A1



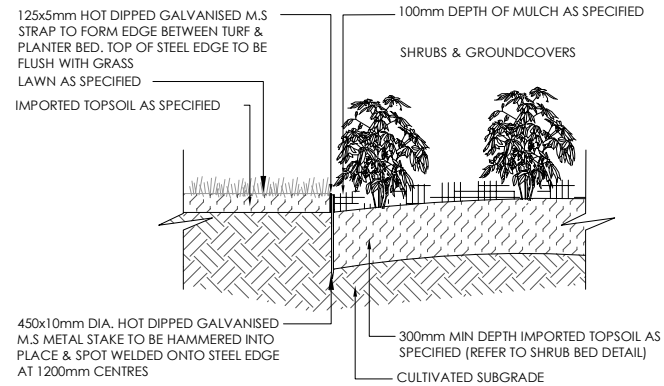
2 PAVING TYPE 2 - STEPPING STONES
SCALE 1:10@ A3 1:5@A1



5 SHRUB / TUBE PLANTING
SCALE 1:20@ A3 1:10@A1



7 TURF
SCALE 1:20@ A3 1:10@A1



3 EDGE TYPE 1 - STEEL EDGE
SCALE 1:20@ A3 1:10@A1

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.

PROTECTION OF EXISTING TREES:

Prior to commencement of work, a continuous Tree Protection Fence shall be erected around the perimeter of the Tree Protection Zone (TPZ) in accordance with the tree protection requirements set out in the associated arboricultural report. The Tree Protection Fence shall be a minimum of 1800mm high chain link fabric on 2400mm star picket or 50 Ømm GWI pipe anchor posts driven 600mm into the ground. 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. A 600mm x 450mm prohibition sign complying with AS8319 stating "NO ENTRY - TREE PROTECTION ZONE" and including contact details of the site foreman is to be attached to the fence

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.

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 on appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

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

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage 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 be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality.

STAKING

Install 2 x 1800mm 40x40 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.

MULCHING

Quality system: AS 4454

All planting area to be mulched with 50mm depth of river pebbles unless otherwise specified. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

As specified.

Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

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.

All services and infrastructure locations are indicative only. Contractor to confirm location of all services and infrastructure prior to initiating landscape works.

NOTE:
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CONSULTANT
PLOT
DESIGN GROUP

CONTACT DETAILS
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AFFILIATED CONSULTANTS
ARCHITECT: Wath Architects

CLIENT
Laxland Group Pty Ltd

PROJECT
18 Alexander Street
Collaroy

DRAWING
LANDSCAPE DETAILS - SHEET 4

SCALE

VARIES

PROJECT No
21-319

DRAWING No.
LS503.1

ISSUE
G