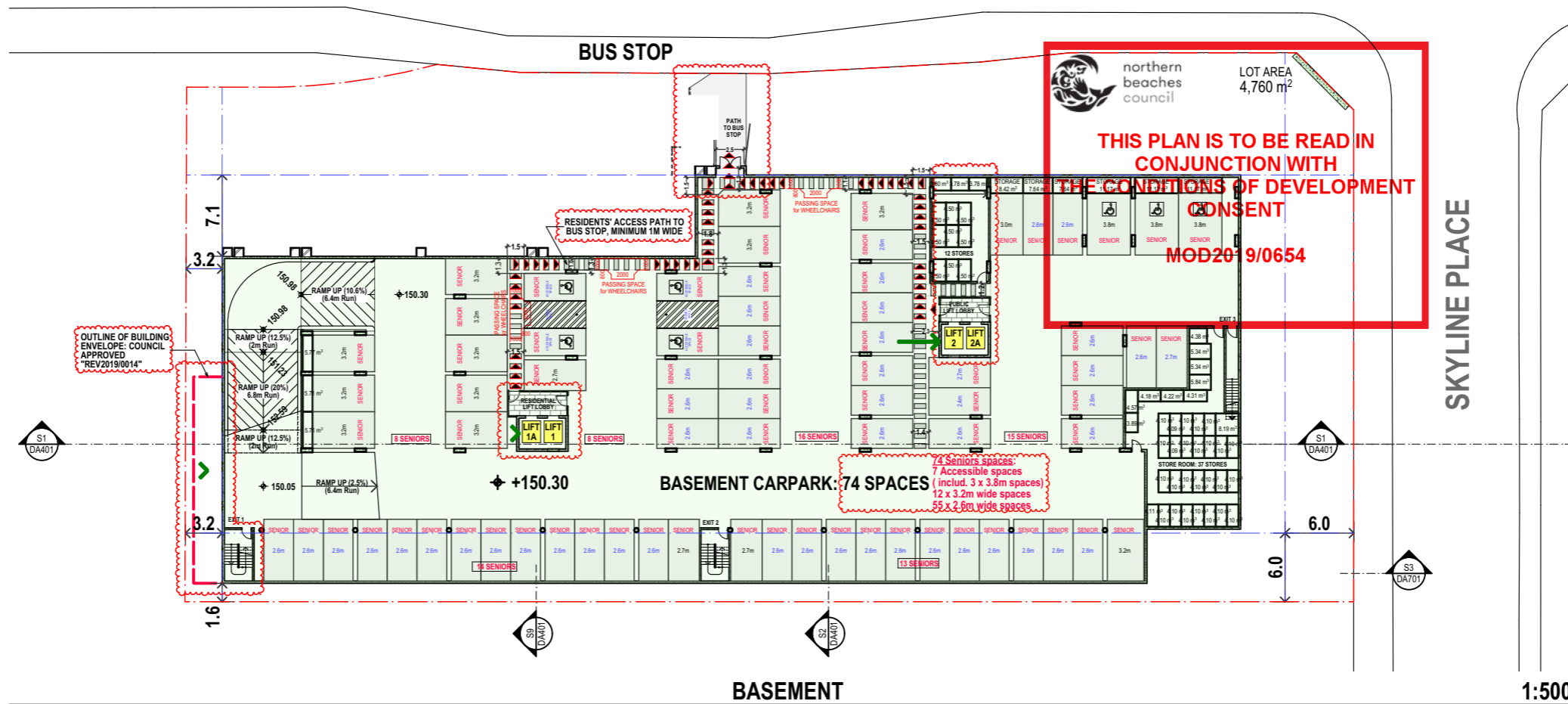


# FRENCHS FOREST ROAD EAST

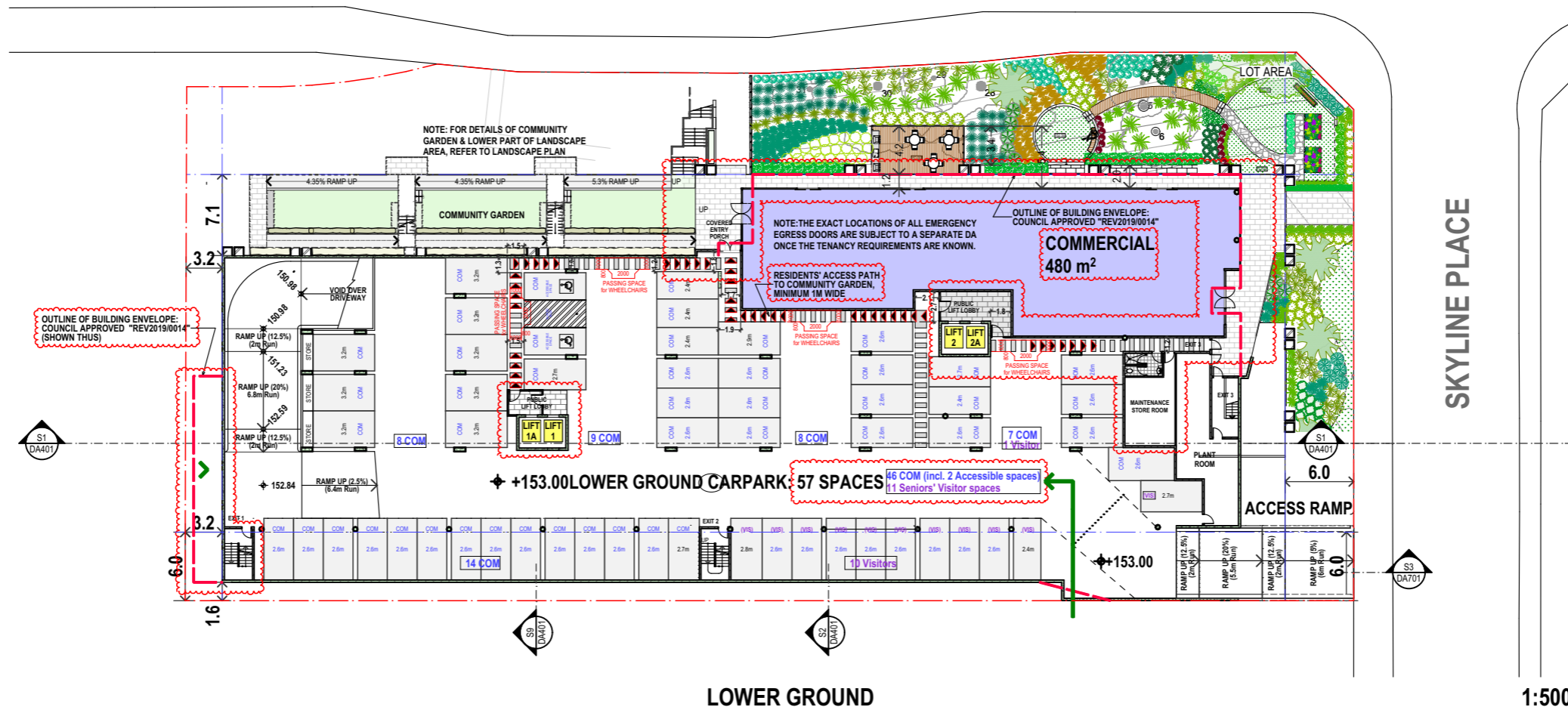


Printed 30/06/2020



**BASEMENT**

1:500



**LOWER GROUND**

1:500

| ISSUE | REVISIONS               | DATE     |
|-------|-------------------------|----------|
| E     | S4.55 AMENDMENTS        | 10.06.20 |
| D     | SECTION 4.55 AMENDMENTS | 23.10.19 |
| C     | SECTION 4.55 AMENDMENTS | 19.09.19 |
| B     | SECTION 8.2 REVIEW      | 25.03.19 |
| A     | ORIGINAL ISSUE          | 28.03.18 |

PROJECT:  
**Seniors Living**  
 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

## BASEMENT & LOWER GROUND FLOOR PLANS

**PA STUDIO**  
 LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

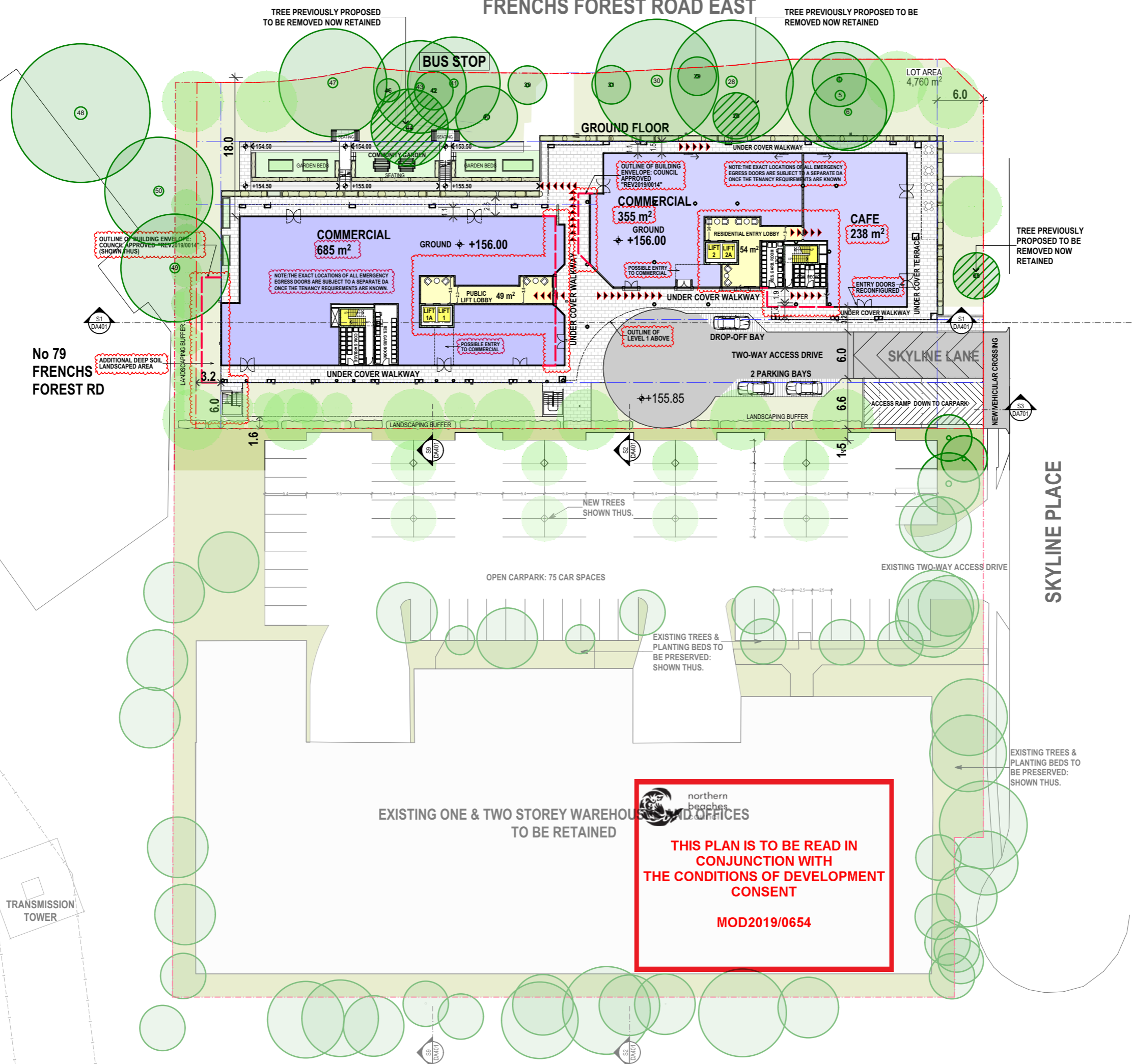
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| SCALE: AS SHOWN    | DRAWING      |
| SUBSET: PLANS      | <b>DA301</b> |
| DRAWN BY: FK/SU/WH | ISSUE        |
|                    | <b>E</b>     |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)

# FRENCHS FOREST ROAD EAST



Printed 30/06/2020



EXISTING 3-STOREY BRICK BUILDING AT No.1 SKYLINE PLACE

SKYLINE PLACE

EXISTING ONE & TWO STOREY WAREHOUSE AND OFFICES TO BE RETAINED


  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
**MOD2019/0654**

| ISSUE | REVISIONS               | DATE     |
|-------|-------------------------|----------|
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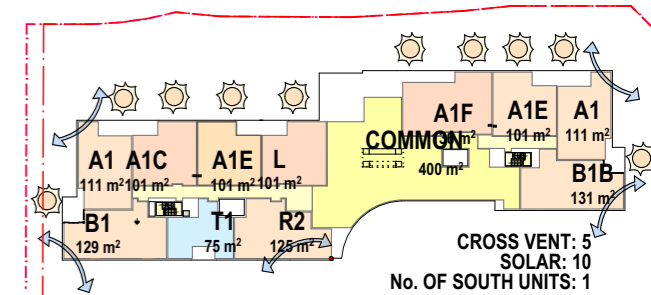
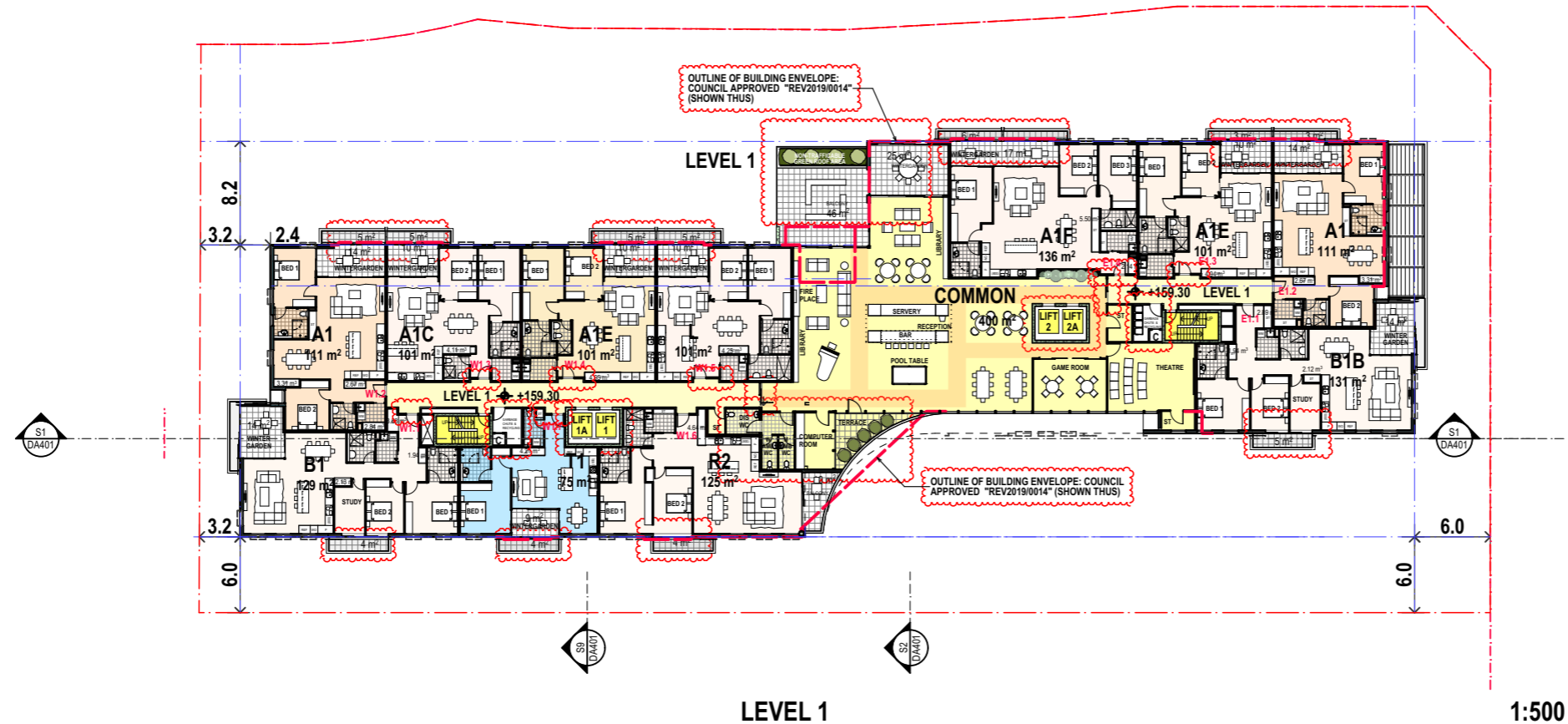
PROJECT:  
**Seniors Living**  
 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

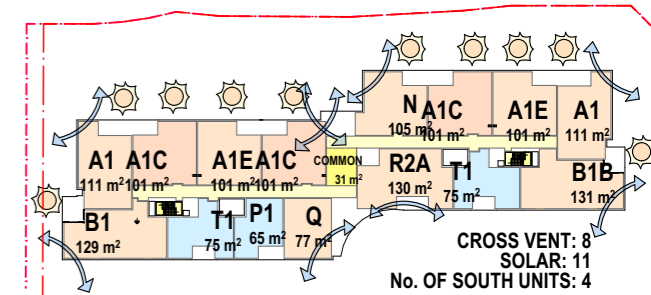
## GROUND FLOOR PLAN

**PA STUDIO**  
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

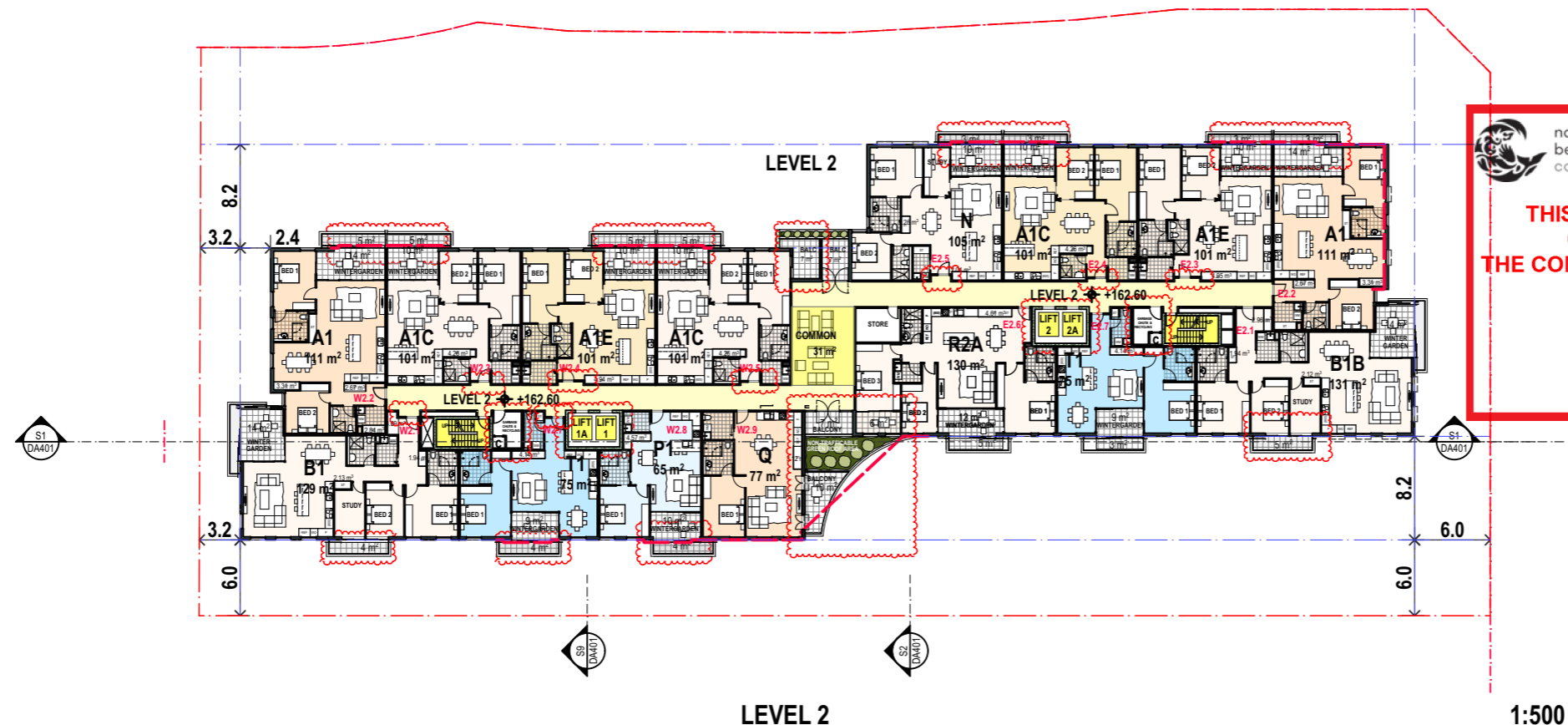
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| SUBSET: PLANS      |                |
| DRAWN BY: FK/SU/WH | ISSUE <b>E</b> |



LEVEL 1



LEVEL 2



 northern beaches council

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**MOD2019/0654**

| ISSUE | REVISIONS               | DATE     |
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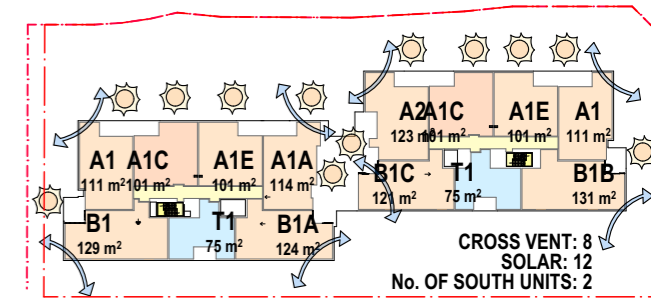
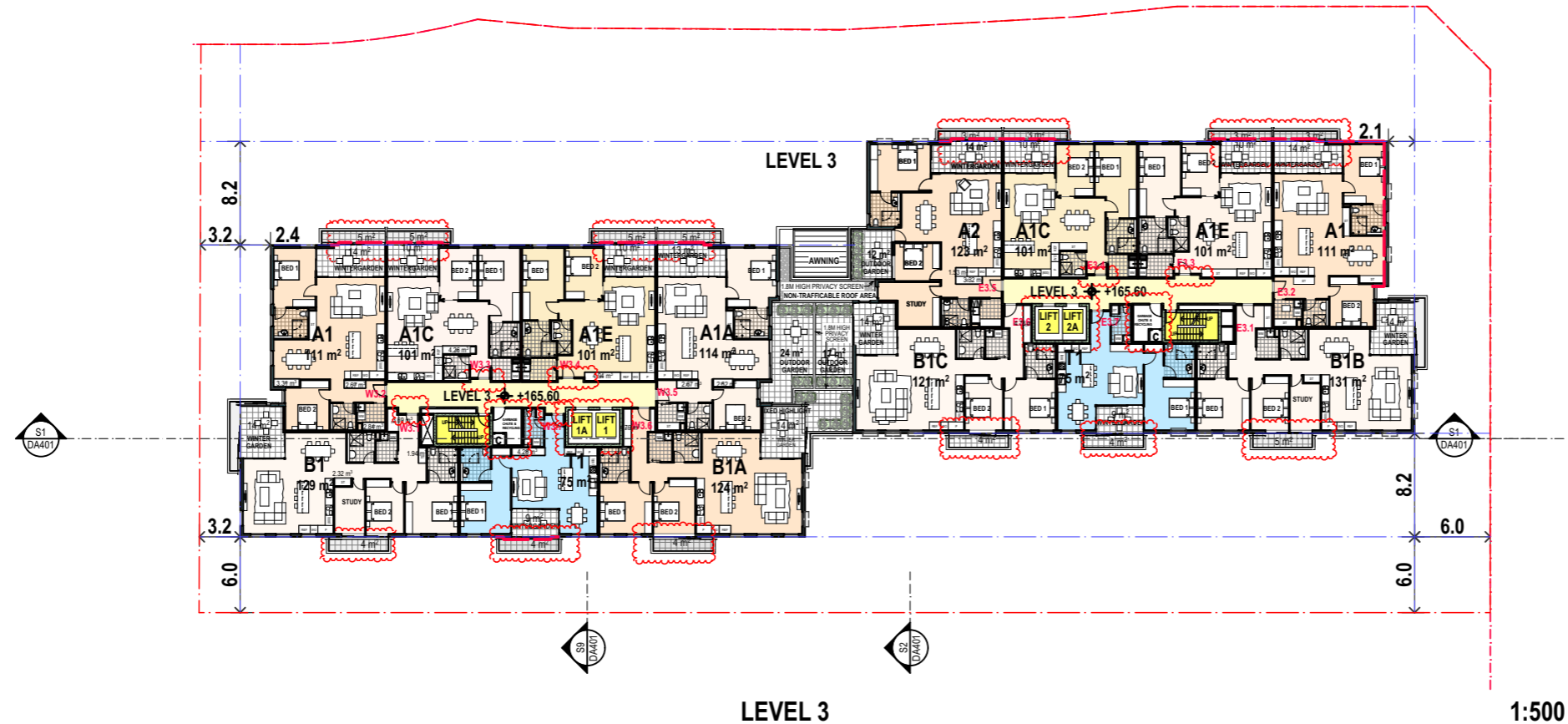
PROJECT:  
**Seniors Living**  
 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

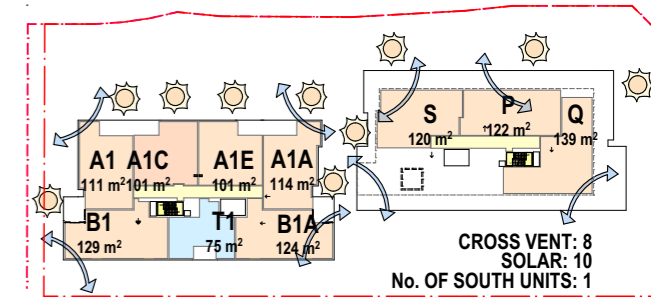
**LEVELS 1 & 2 FLOOR PLANS**

**PA STUDIO**  
 LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

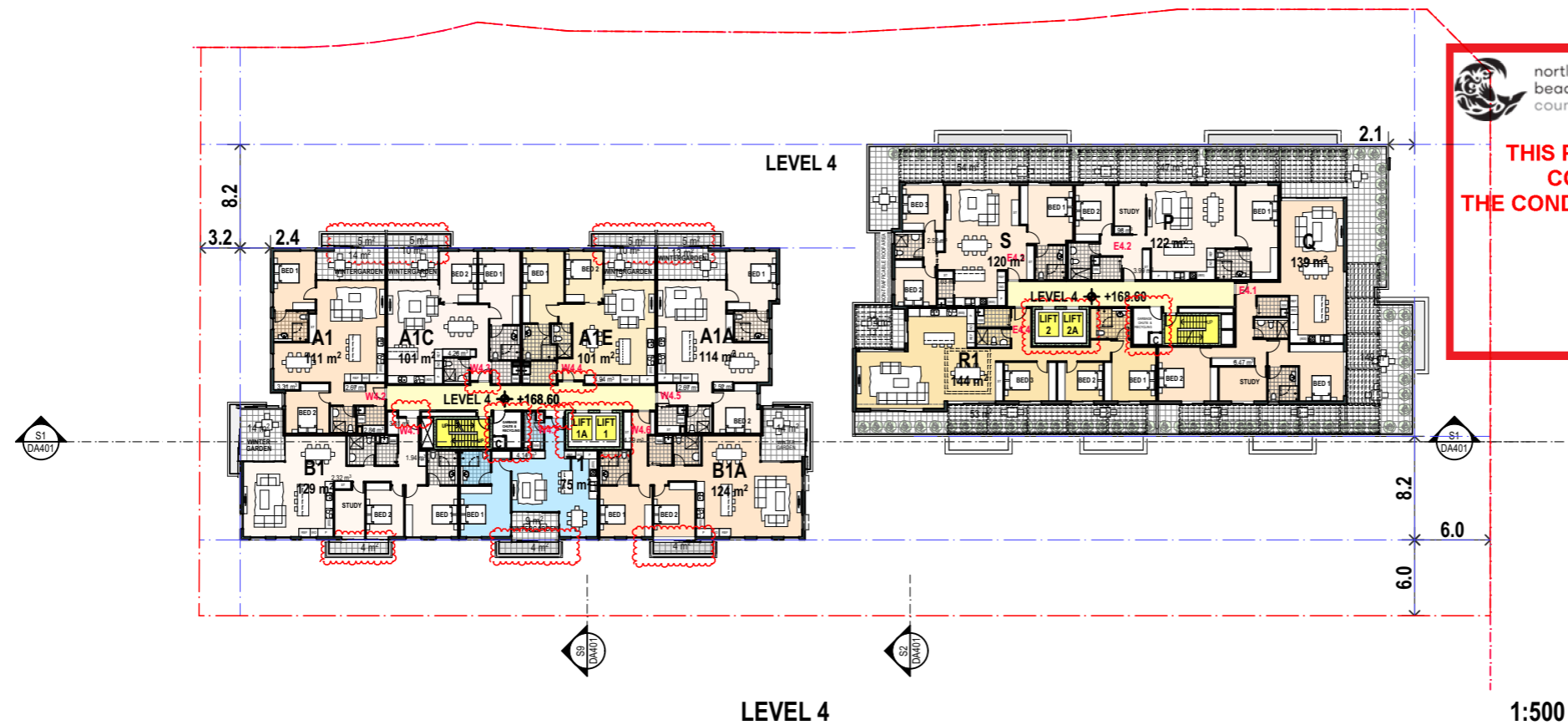
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| SUBSET: PLANS      |                         |
| DRAWN BY: FK/SU/WH | ISSUE<br><b>E</b>       |



LEVEL 3



LEVEL 4




 northern  
beaches  
council  
  
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
**MOD2019/0654**

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PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

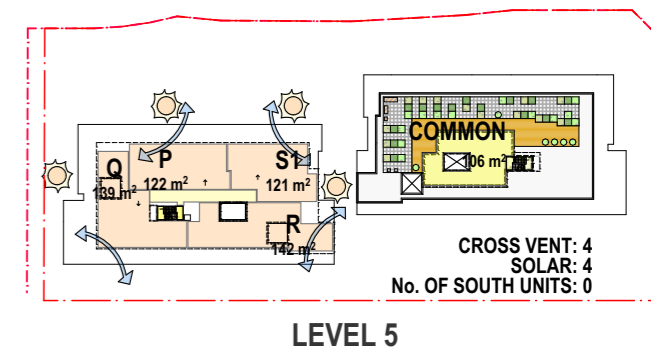
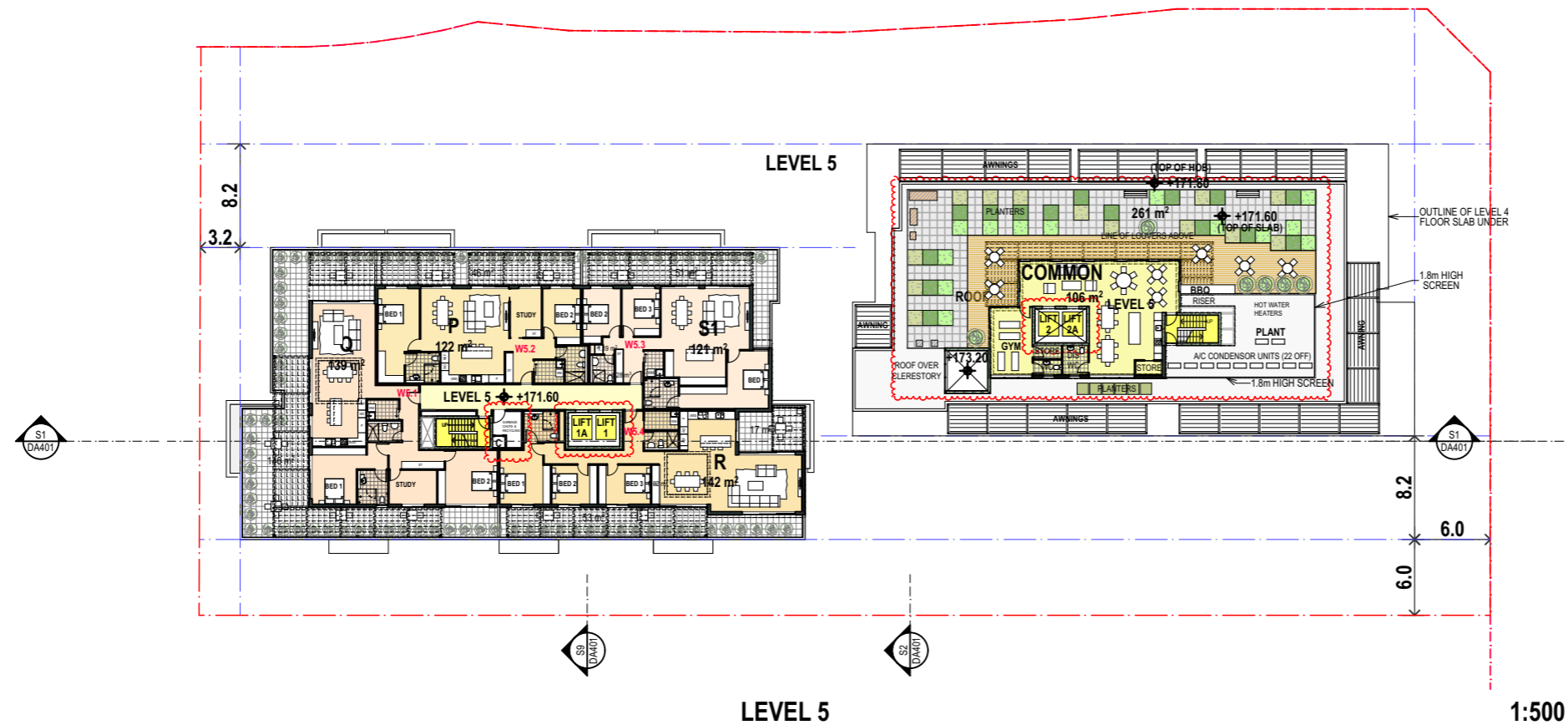
**LEVELS 3 & 4 FLOOR  
PLANS**

**PA STUDIO**  
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                |
|--------------------|----------------|
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| SUBSET: PLANS      |                |
| DRAWN BY: FK/SU/WH | ISSUE <b>E</b> |

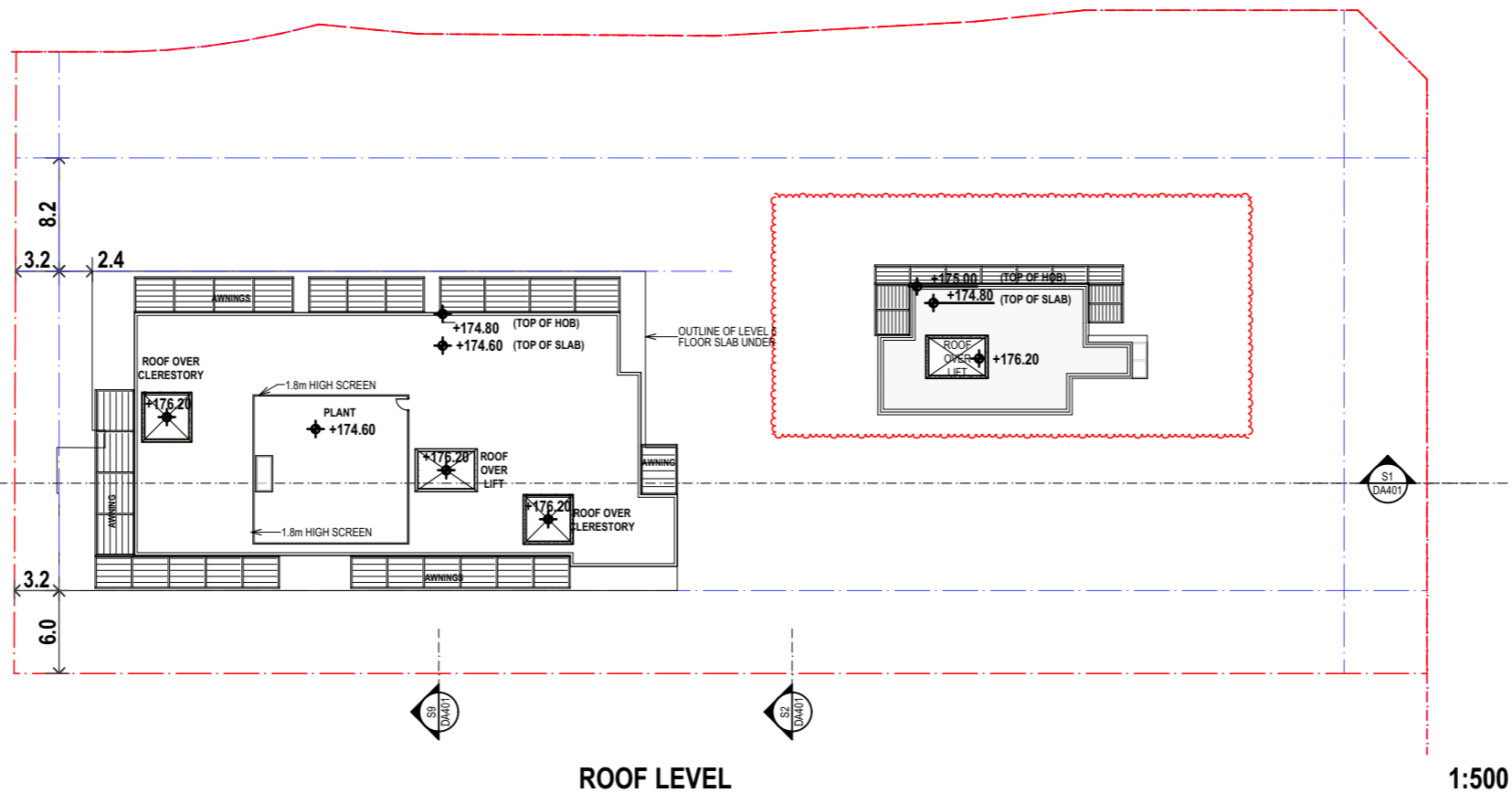


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**MOD2019/0654**



| ISSUE | REVISIONS               | DATE     |
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PROJECT:  
**Seniors Living**  
 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

**LEVEL 5 & ROOF LEVEL PLANS**

**PA STUDIO**  
 LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                         |
|--------------------|-------------------------|
| SCALE: AS SHOWN    | DRAWING<br><b>DA305</b> |
| SUBSET: PLANS      |                         |
| DRAWN BY: FK/SU/WH | ISSUE<br><b>E</b>       |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)



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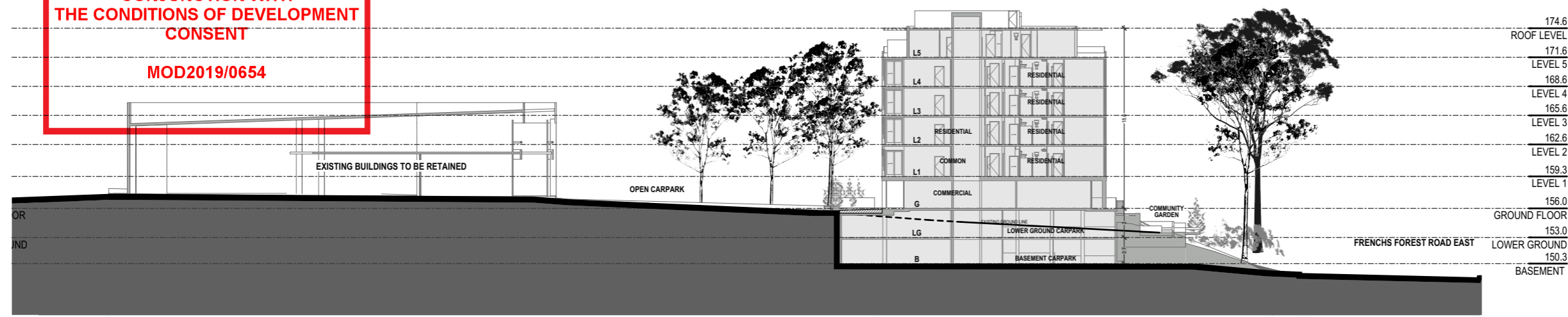


S1 SECTION S1: LOOKING NORTH 1:500

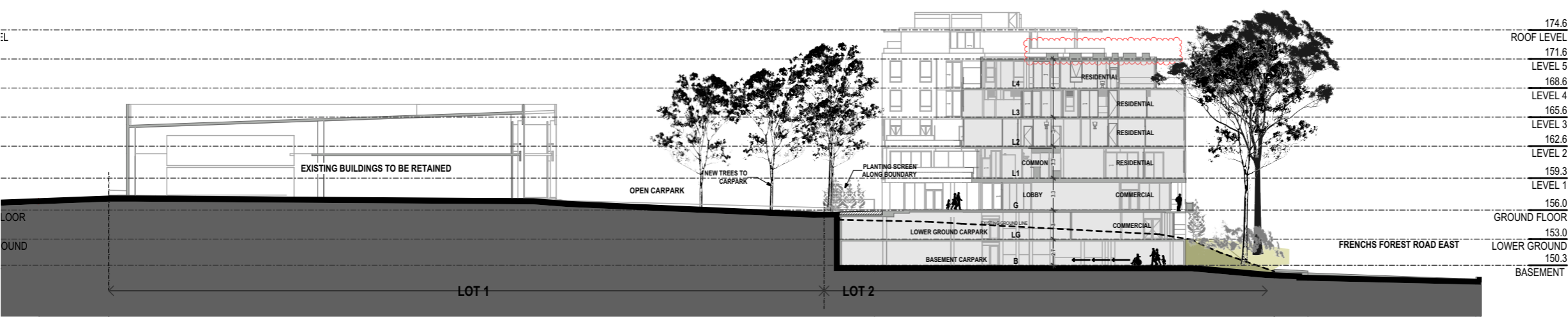
**northern beaches council**

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

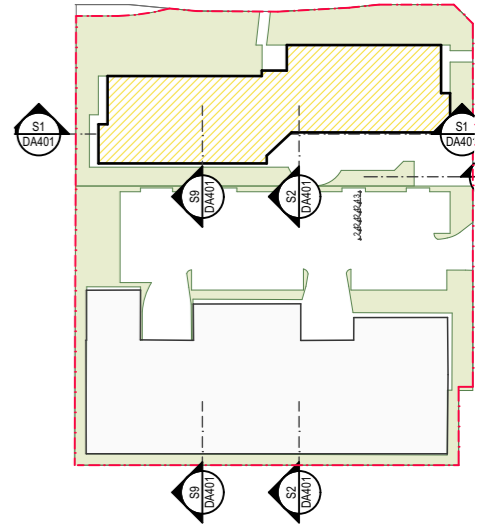
**MOD2019/0654**



S9 SECTION S9: LOOKING WEST 1:500



S2 LOOKING WEST 1:500



KEY PLAN

| ISSUE | REVISIONS               | DATE     |
|-------|-------------------------|----------|
| E     | S4.55 AMENDMENTS        | 10.06.20 |
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PROJECT:

**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

SECTIONS

**PASTUDIO**  
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |  |
|--------------------|--|
| SCALE: AS SHOWN    | DRAWING<br><b>DA401</b><br>ISSUE<br><b>E</b> |
| SUBSET: SECTIONS   |  |
| DRAWN BY: FK/SU/WH |  |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)



Printed 30/06/2020



E-01

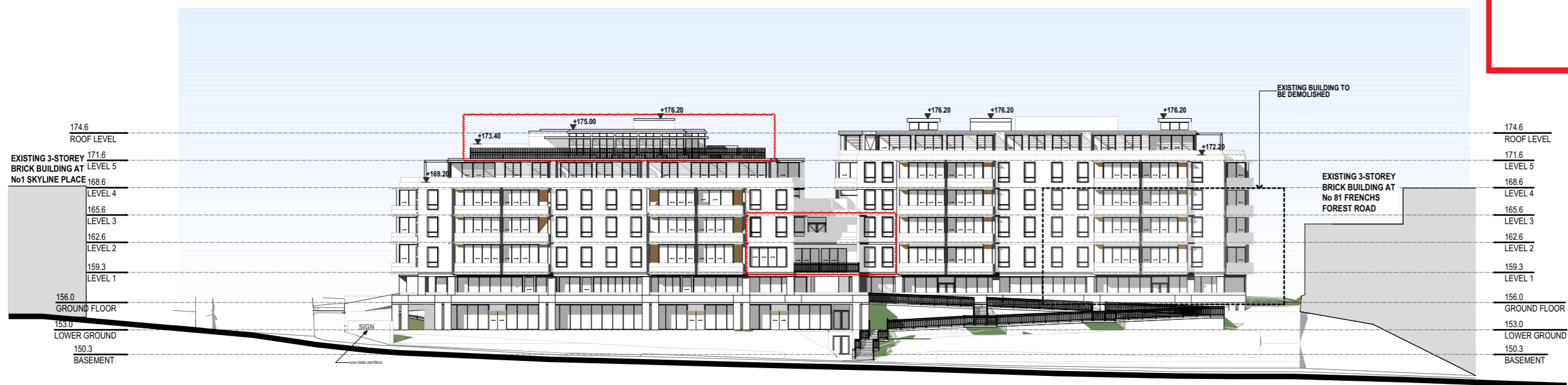
### NORTH ELEVATION CONTEXTUAL



1:500

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

**MOD2019/0654**



E-01

### NORTH ELEVATION

1:500

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PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### NORTH ELEVATION

**PASTUDIO**  
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                         |
|--------------------|-------------------------|
| SCALE: AS SHOWN    | DRAWING<br><b>DA501</b> |
| SUBSET: ELEVATIONS |                         |
| DRAWN BY: FK/SU/WH | ISSUE<br><b>E</b>       |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)



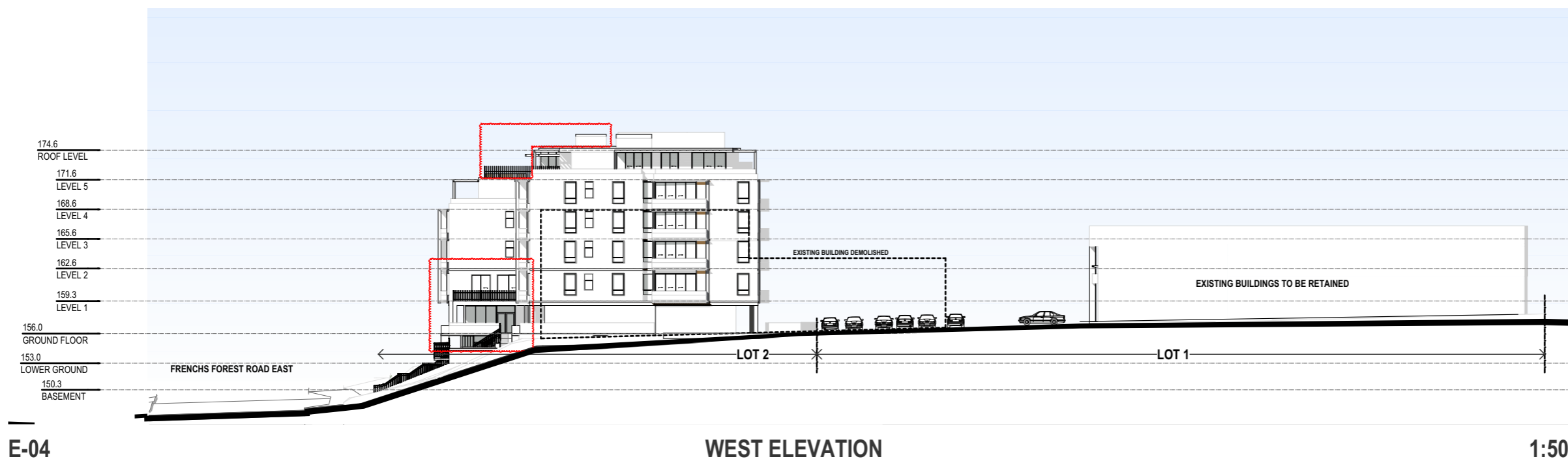
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PROJECT:  
**Seniors Living**  
 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

**WEST ELEVATION**

**PASTUDIO**  
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                         |
|--------------------|-------------------------|
| SCALE: AS SHOWN    | DRAWING<br><b>DA502</b> |
| SUBSET: ELEVATIONS |                         |
| DRAWN BY: FK/SU/WH | ISSUE<br><b>E</b>       |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)






Printed 30/06/2020



- 174.6 ROOF LEVEL
- 171.6 LEVEL 5
- 168.6 LEVEL 4
- 165.6 LEVEL 3
- 162.6 LEVEL 2
- 159.3 LEVEL 1
- 156.0 GROUND FLOOR
- 153.0 LOWER GROUND
- 150.3 BASEMENT

E-03

### SOUTH ELEVATION CONTEXTUAL



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

**MOD2019/0654**



- 174.6 ROOF LEVEL
- 171.6 LEVEL 5
- 168.6 LEVEL 4
- 165.6 LEVEL 3
- 162.6 LEVEL 2
- 159.3 LEVEL 1
- 156.0 GROUND FLOOR
- 153.0 LOWER GROUND
- 150.3 BASEMENT

| ISSUE | REVISIONS               | DATE     |
|-------|-------------------------|----------|
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| B     | SECTION 8.2 REVIEW      | 25.03.19 |
| A     | ORIGINAL ISSUE          | 28.03.18 |

PROJECT:  
**Seniors Living**  
**5 Skyline Place Frenchs Forest NSW 2086**

SP 49558

### SOUTH ELEVATION

E-03

### SOUTH ELEVATION

1:500

**PASTUDIO**  
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                                |
|--------------------|--------------------------------|
| SCALE: AS SHOWN    | <b>DRAWING</b><br><b>DA503</b> |
| SUBSET: ELEVATIONS |                                |
| DRAWN BY: FK/SU/WH | ISSUE <b>E</b>                 |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)



Printed 30/06/2020



174.6  
ROOF LEVEL  
171.6  
LEVEL 5  
168.6  
LEVEL 4  
165.6  
LEVEL 3  
162.6  
LEVEL 2  
159.3  
LEVEL 1  
156.0  
GROUND FLOOR  
153.0  
LOWER GROUND  
150.3  
BASEMENT

E-02

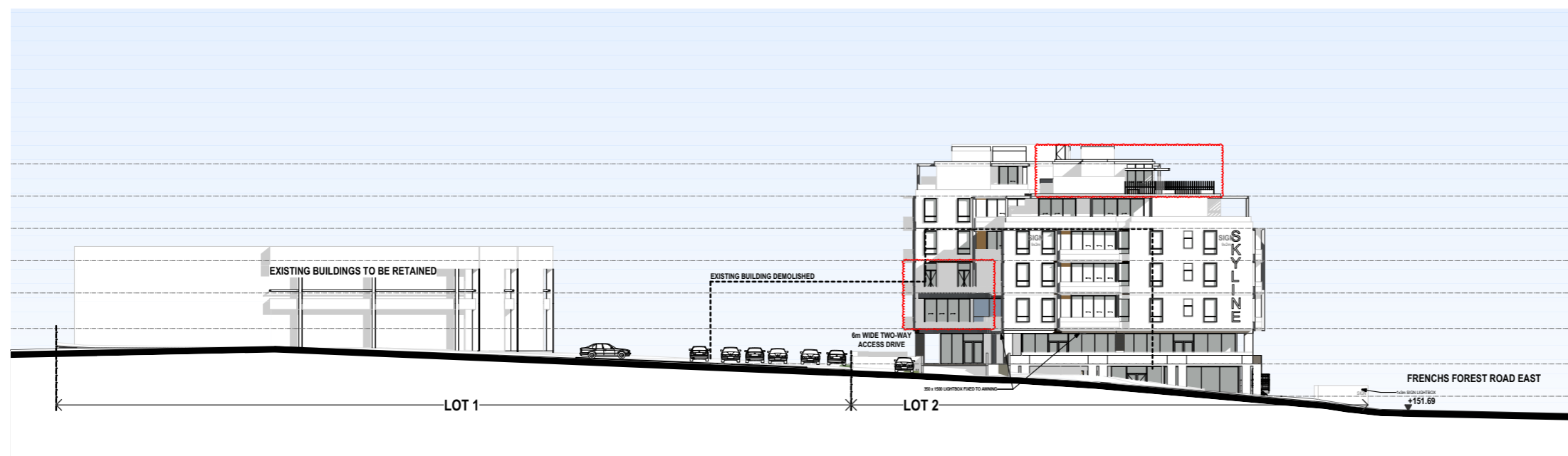
EAST ELEVATION CONTEXTUAL

1:500



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

**MOD2019/0654**



174.6  
ROOF LEVEL  
171.6  
LEVEL 5  
168.6  
LEVEL 4  
165.6  
LEVEL 3  
162.6  
LEVEL 2  
159.3  
LEVEL 1  
156.0  
GROUND FLOOR  
153.0  
LOWER GROUND  
150.3  
BASEMENT

E-02

EAST ELEVATION

1:500

| ISSUE | REVISIONS               | DATE     |
|-------|-------------------------|----------|
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PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

**EAST ELEVATION**

**PA STUDIO**  
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

|                    |                         |
|--------------------|-------------------------|
| SCALE: AS SHOWN    | DRAWING<br><b>DA504</b> |
| SUBSET: ELEVATIONS |                         |
| DRAWN BY: FK/SU/WH | ISSUE<br><b>E</b>       |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) Iss(E)



Walling and Slab Edges  
DULUX "Off White"

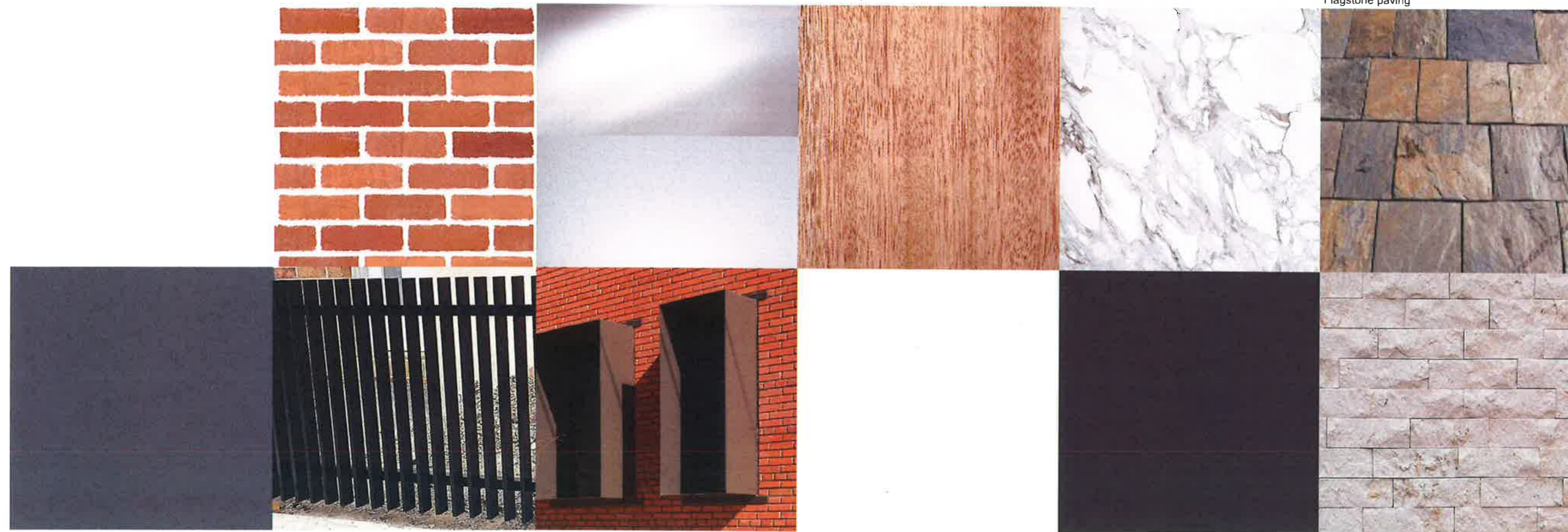
Brick Walls  
Nubrik Tumbled Fitzroy Blend

Balustrades  
White glass Clear / Sandblasted 50-50

Wall lining  
Meranti, Light Red

Internal Walls Entrance Area  
White Marble

Balcony and Terrace Paving  
Flagstone paving



External Rendered Masonry  
Paint Finish Dulux "Drive Time"

Anodised Aluminum Flat Bar Railing  
Paint Dulux Marais GR 13

Solar Hoods  
Paint Dulux Marais GR 13

Walling and Slab Edges  
DULUX "Off White"

Aluminium Window Frames & Joinery  
Powdercoat - Colour Monument

Walling and Slab Edges at GF and LGF  
Exterior Cladding Limestone

 northern beaches council  
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**MOD2019/0654**



E-01

NORTH ELEVATION CONTEXTUAL

1:500

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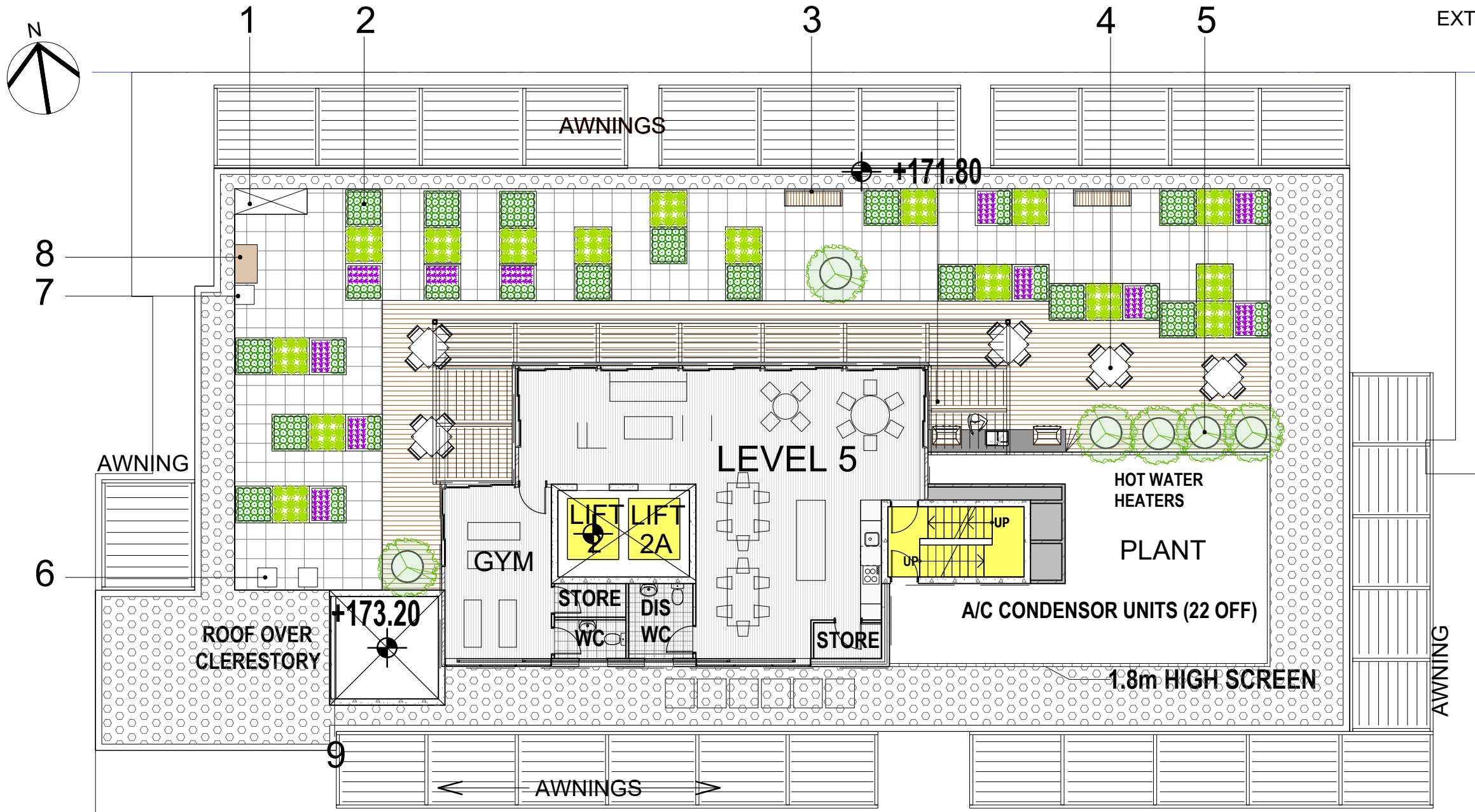
PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

**MATERIALS AND FINISHES**

**P A S T U D I O**  
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 369 288

|                              |                         |
|------------------------------|-------------------------|
| SCALE: AS SHOWN              | DRAWING<br><b>DA601</b> |
| SUBSET: MATERIALS & FINISHES |                         |
| DRAWN BY: FK/SU/WH           | ISSUE E                 |



The rooftop garden is a place to explore a living landscape. It is a place to escape and emotionally regenerate. The space improves a sense of well-being by encouraging social interaction. Being outdoors in a garden setting is restorative and will encourage active gardening.

The rooftop will feature community gardens that are innovative, water-efficient, self-watering garden beds designed and manufactured in Australia.

The urban farm will produce fresh vegetables and herbs for the residents as well as for use in the cafe kitchen. The rooftop will also incorporate productive fruit trees and working bee hives.


  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
**MOD2019/0654**

1. Garden shed
2. Raised garden beds
3. Bench seating
4. Picnic Seating
5. Fruit trees
6. Bee hives
7. Compost bin
8. Garden potting bench





Urban farming



place to relax



a place to socialise



rooftop honey



fresh produce



easily accessible



fresh herbs and flowers



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

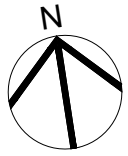
**MOD2019/0654**

# MOOD BOARD SKYLINE URBAN FARM

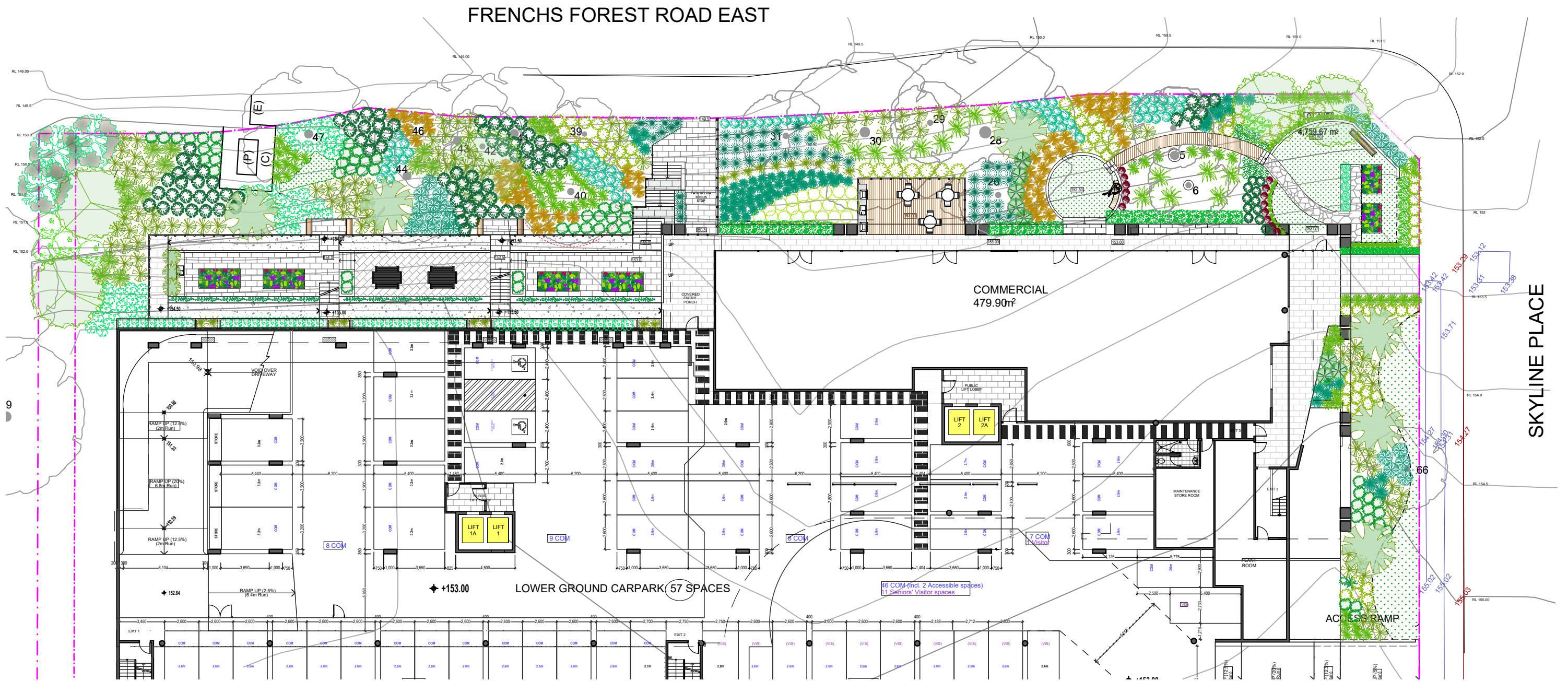
Grow fresh produce, working bee hives, incorporate nature onto the rooftop and help cool the urban environment

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

**SPACE**  
LANDSCAPE DESIGNS



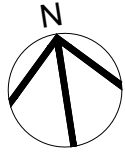
# LANDSCAPE MASTER PLAN | 1.0




 northern  
beaches  
council

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

**MOD2019/0654**

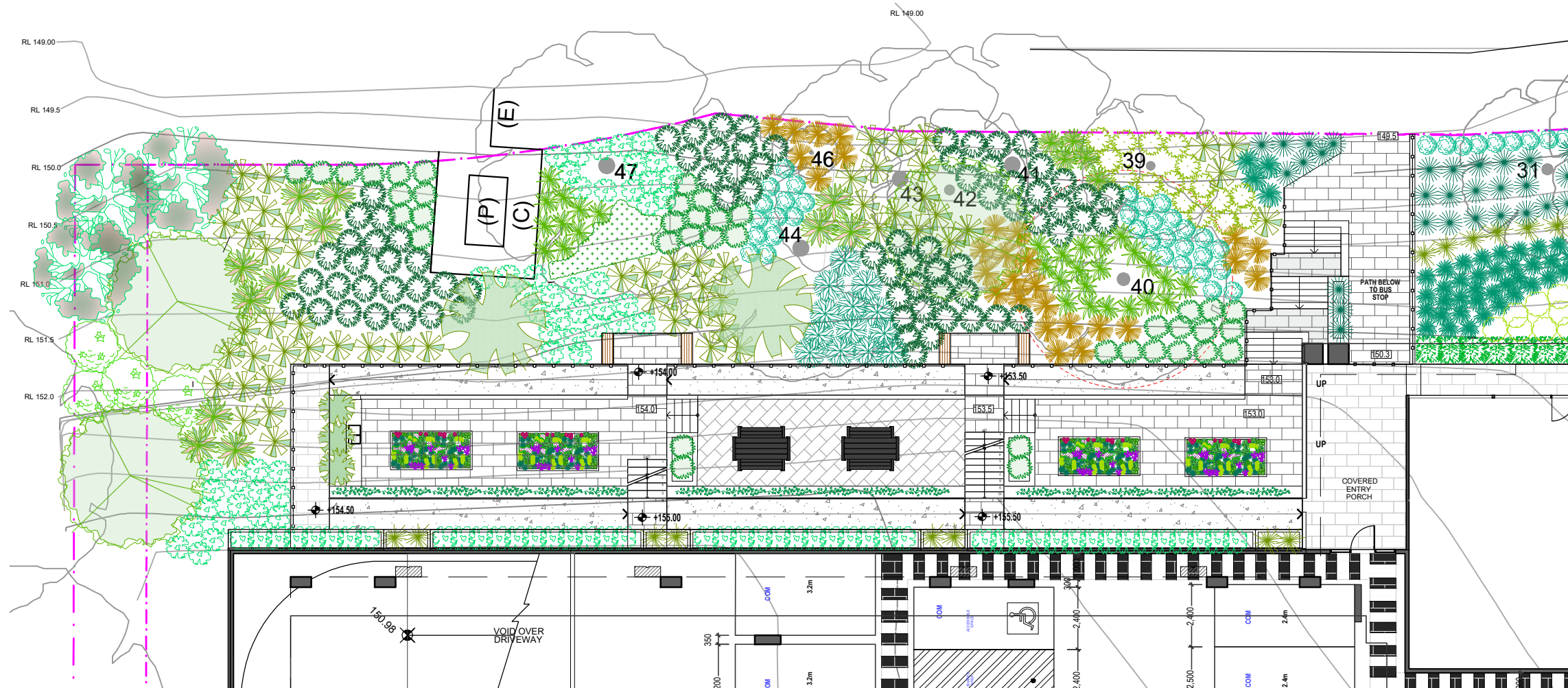


The vision is to create an outdoor communal area for senior living. The surrounding bushland setting derives its distinctive sense of place. The communal area is designed to promote emotional wellness by providing an outdoor space for social interaction.

The external area is defined by the communal garden and BBQ area. The walkability to this area is the key with ramped walkways to ensure access by all.

Surface finishes will be hard-wearing and durable and suitable for purpose. Variations in finishes will define spaces for particular uses as well as announce arrival and transition zones.

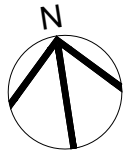
### FRENCHS FOREST ROAD EAST



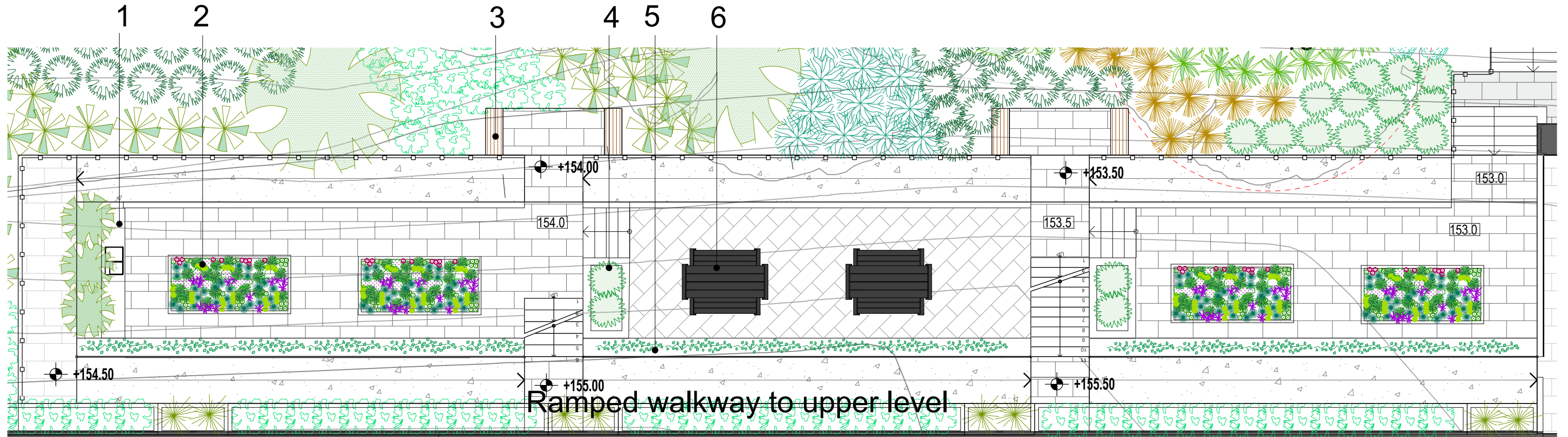
 northern  
beaches  
council  
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
**MOD2019/0654**

SENIORS LIVING :  
SCALE 1:200 @A3

5 Skyline Place, Frenchs Forest  
Issue:E Date:290620

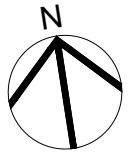


1. Garden Potting table
2. Raised Vegetable garden
3. Bench seats at rest areas
4. Stair defining raised planters
5. Wire trellis fixed to wall
6. Picnic seating



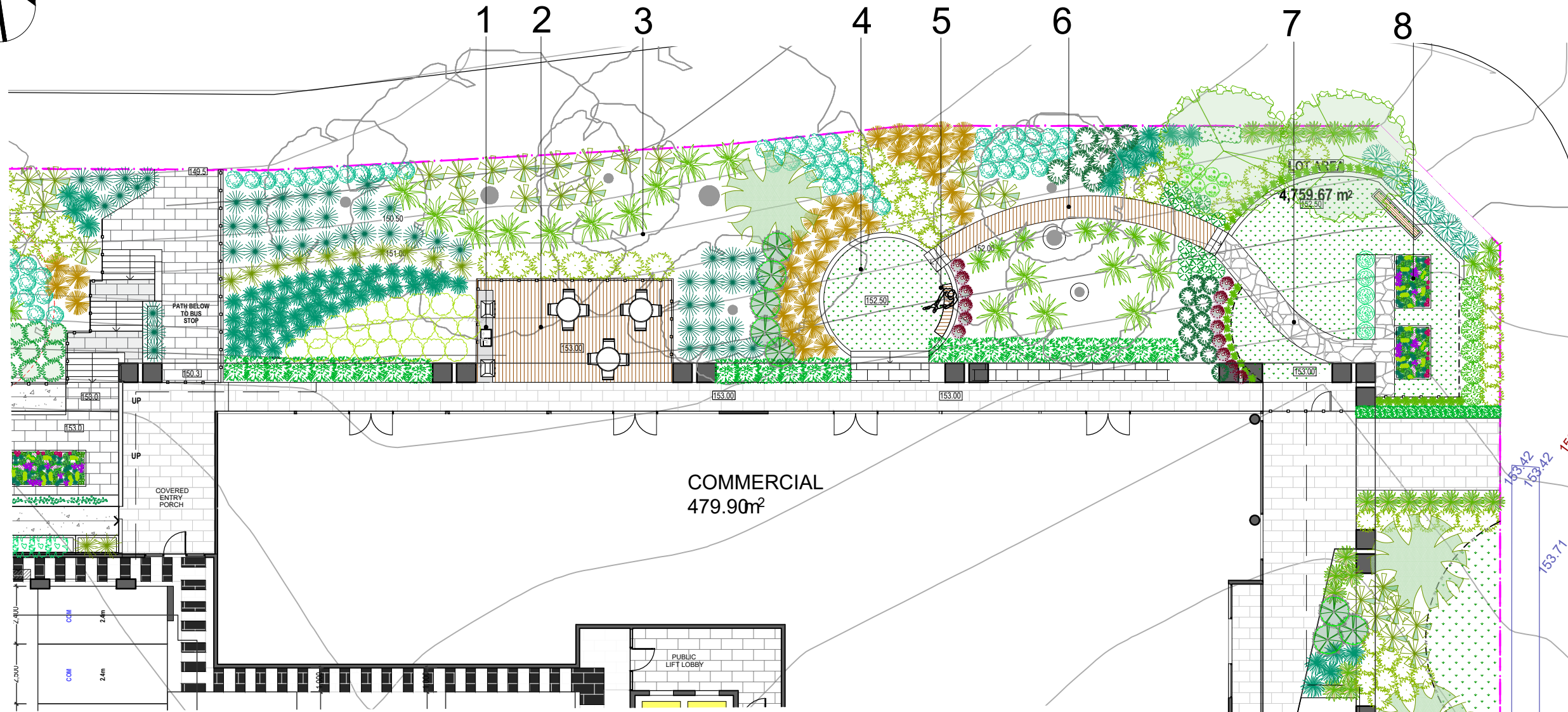

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beaches  
council  
  
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
**MOD2019/0654**



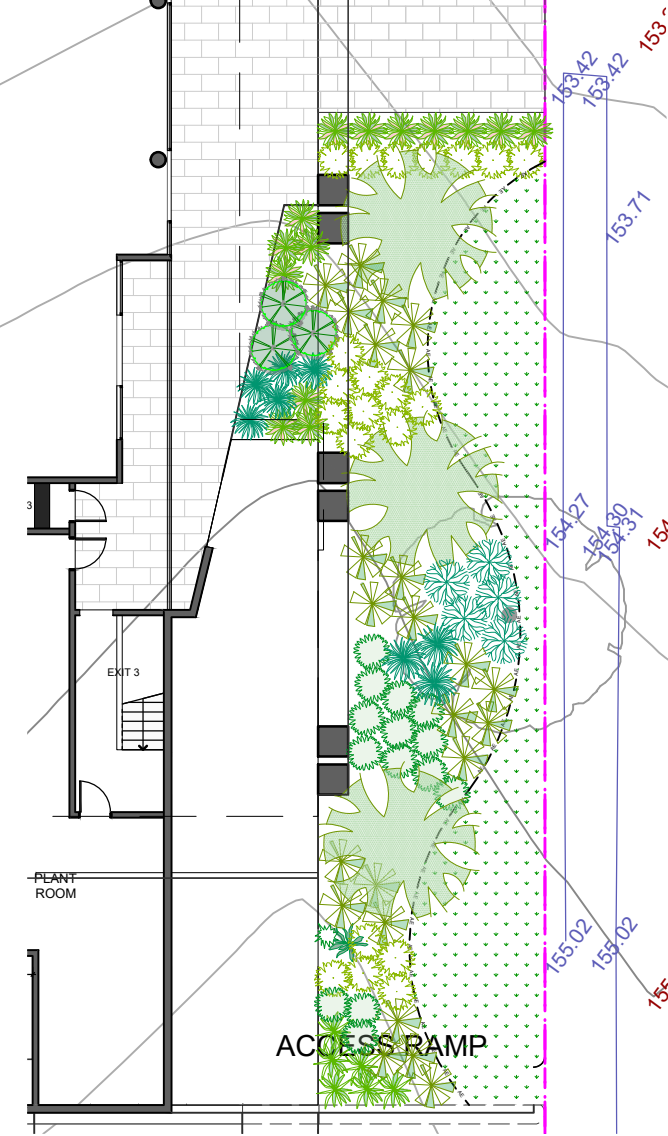


FRENCHS FOREST ROAD EAST

LANDSCAPE PLAN - EAST | 1.3  
EXTERNAL COMMUNAL AREA



- 1. BBQ area
- 2. Elevated timber deck seating deck
- 3. Native garden
- 4. Lawn area
- 5. Casual Seating area
- 6. Low timber walkway
- 7. Stone path
- 8. Community Vegetable garden



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

**MOD2019/0654**

**LEGEND**

- BOUNDARY
- EXISTING CONTOURS 85.50
- MULCH

**PLANT PALETTE**



| PROPOSED PLANT SCHEDULE |   |                              |     |            |          |
|-------------------------|---|------------------------------|-----|------------|----------|
| KEY                     | BOTANICAL NAME                              | COMMON NAME                  | QTY | MATURE HGT | POT SIZE |
| WF                      | <b>SHRUBS</b>                               |                              |     |            |          |
|                         | WESTRINGIA FRUTICOSA 'AUSSIE BOX'           | AUSSIE BOX WESTRINGIA        | 12  | 0.7m       | 300mm    |
| MP                      | <b>GRASSES / GROUND COVERS</b>              |                              |     |            |          |
|                         | MYOPORUM PARVIFOLIUM 'YAREENA'              | YAREENA                      | 14  | 0.1m       | 200mm    |
|                         | ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' | ROSEMARY 'HUNTINGTON CARPET' | 5   | 0.4m       | 250mm    |


  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2019/0654**

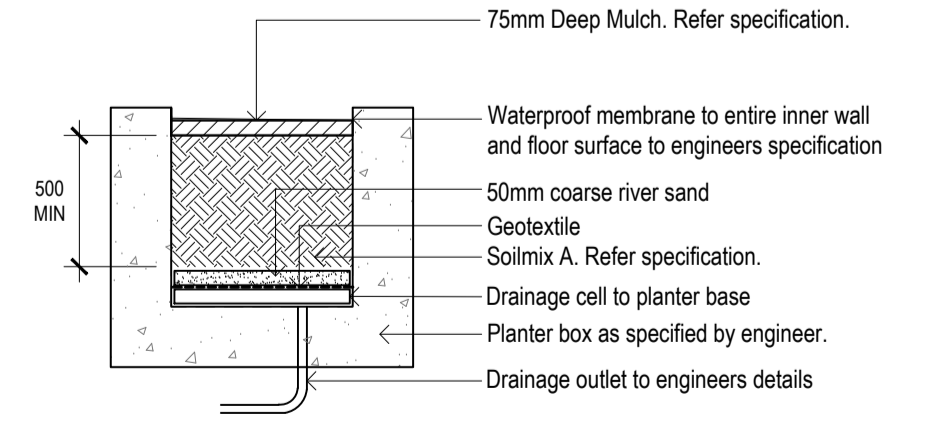
**LANDSCAPE SPECIFICATION NOTES**

**IMPORTED TOPSOIL**  
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', 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 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 also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

**MULCHING**  
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planters to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

**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.



**NOTES**

- Consultants 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. Safety Authorities and relevant Australian Standards.
- Consultants designed over sheets. All measurements are in millimetres.

| Rev. | Date     | Issue                 | Checked |
|------|----------|-----------------------|---------|
| A    | 01/07/20 | Preliminary Issue     | CW      |
| B    | 01/07/20 | Client/Approval Issue | CW      |

**SPACE**  
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd  
ABN 80 799 663 674 ACN 139 316 251  
info@spacelandscape.com.au  
spacelandscape.com.au  
P: 02 9905 7870 F: 02 9905 7657  
Suite 138, 117 Old Pittwater Rd.  
Brookvale NSW 2100

CLIENT: Platino Properties  
SITE ADDRESS: 5 Skyline Place, Frenchs Forest 2086

DRN: A.Elboz (A.L.D.M 625)  
DATE: 01/07/2020  
SCALE: 1:150@A1  
PROJECT NO: 201744

DRAWING TITLE: LANDSCAPE PLAN-LEVEL 1  
DRAWING NO: L-100  
Rev: B

**LEGEND**

- BOUNDARY
- EXISTING CONTOURS 85.50
- MULCH

**PLANT PALETTE**



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

**MOD2019/0654**

**PROPOSED PLANT SCHEDULE**

| KEY | BOTANICAL NAME   | COMMON NAME                  | QTY | MATURE HGT | POT SIZE |
|-----|--|------------------------------|-----|------------|----------|
| WF  | <b>SHRUBS</b><br>WESTRINGIA FRUTICOSA 'AUSSIE BOX'             | AUSSIE BOX WESTRINGIA        | 4   | 0.7m       | 300mm    |
| LT  | <b>GRASSES / GROUND COVERS</b><br>LOMANDRA LONGIFOLIA 'TANIKA' | TANIKA                       | 9   | 0.6m       | 200mm    |
| RO  | ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'                    | ROSEMARY 'HUNTINGTON CARPET' | 6   | 0.4m       | 250mm    |
| SG  | SEDUM 'GOLD MOUND'   | GOLD MOUND                   | 10  | 0.3m       | 140mm    |

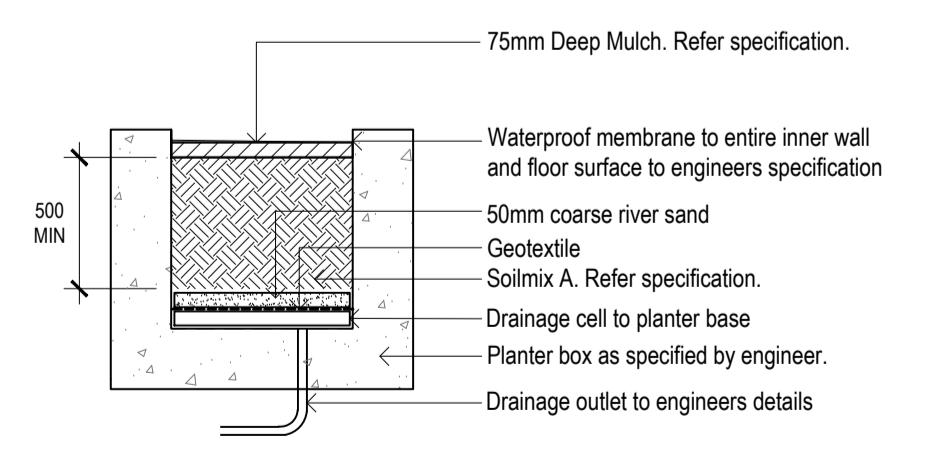
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**DETAIL A**  
TYPICAL RAISED PLANTER BOX