

northern
beaches
council

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

DA2019/0776

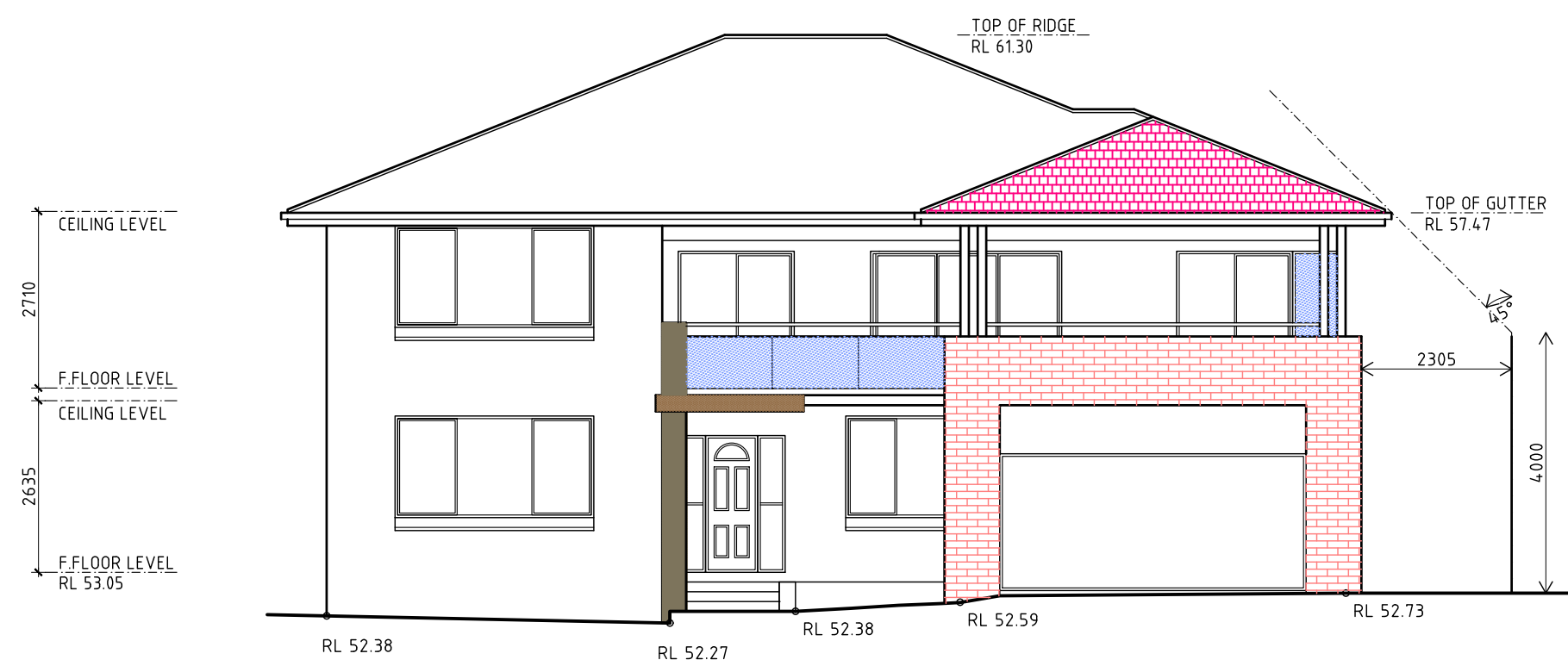


1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design.

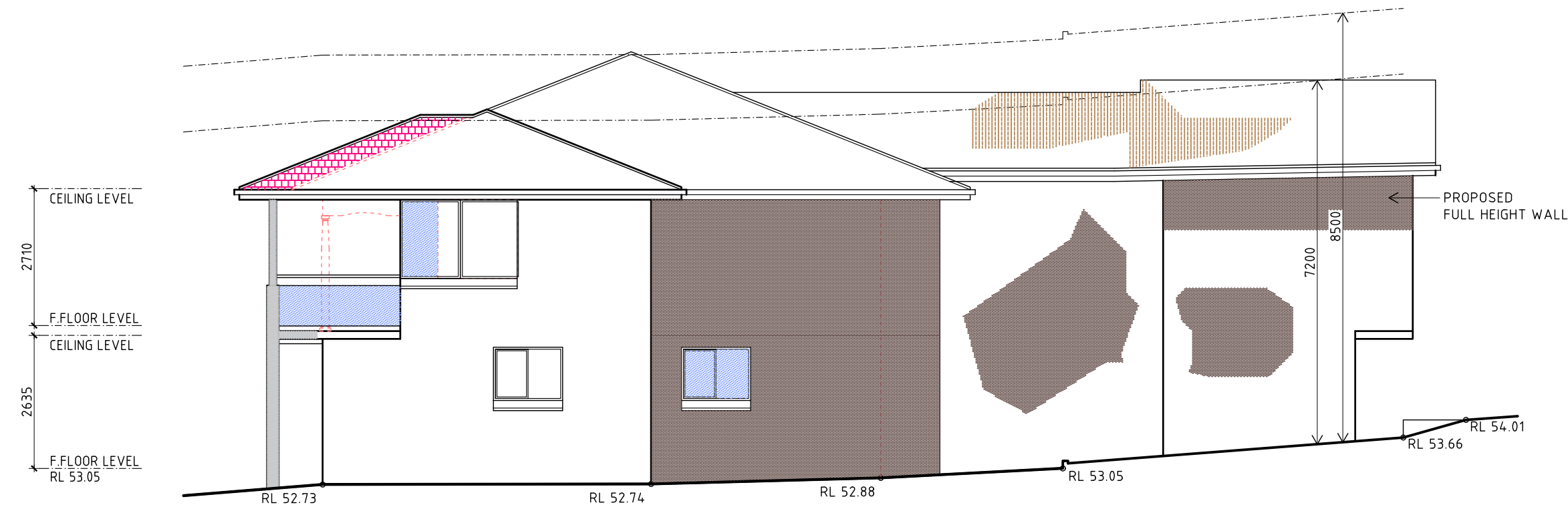
PROJECT ADDRESS:	AMENDED 24.09.19
84 LINCOLN AVE. COLLAROY PLATEAU	DRAWN BY: B. V.
CLIENT:	DRAWING NO.
DANIEL CIRILLO	1b-4 786 18 HD



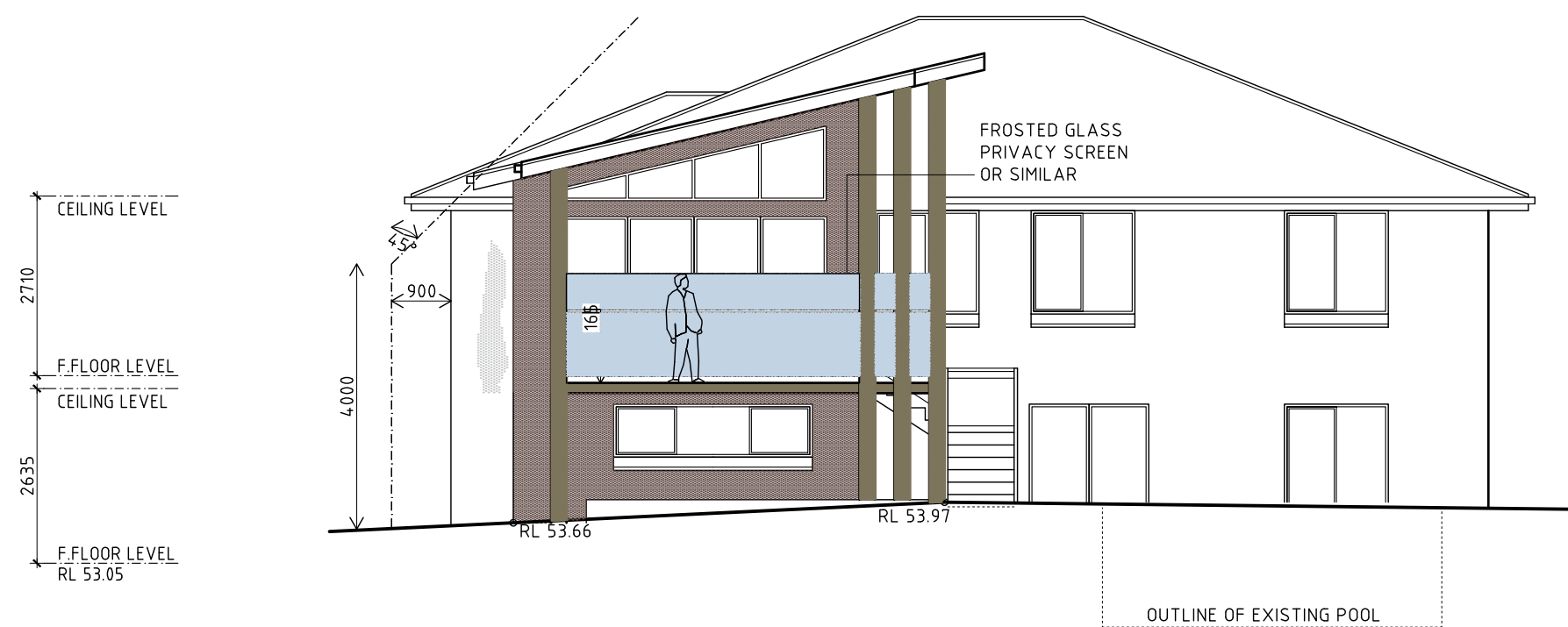
"HIGH DESIGN" - ABN 51 476 054 183
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Web: highdesign.com.au



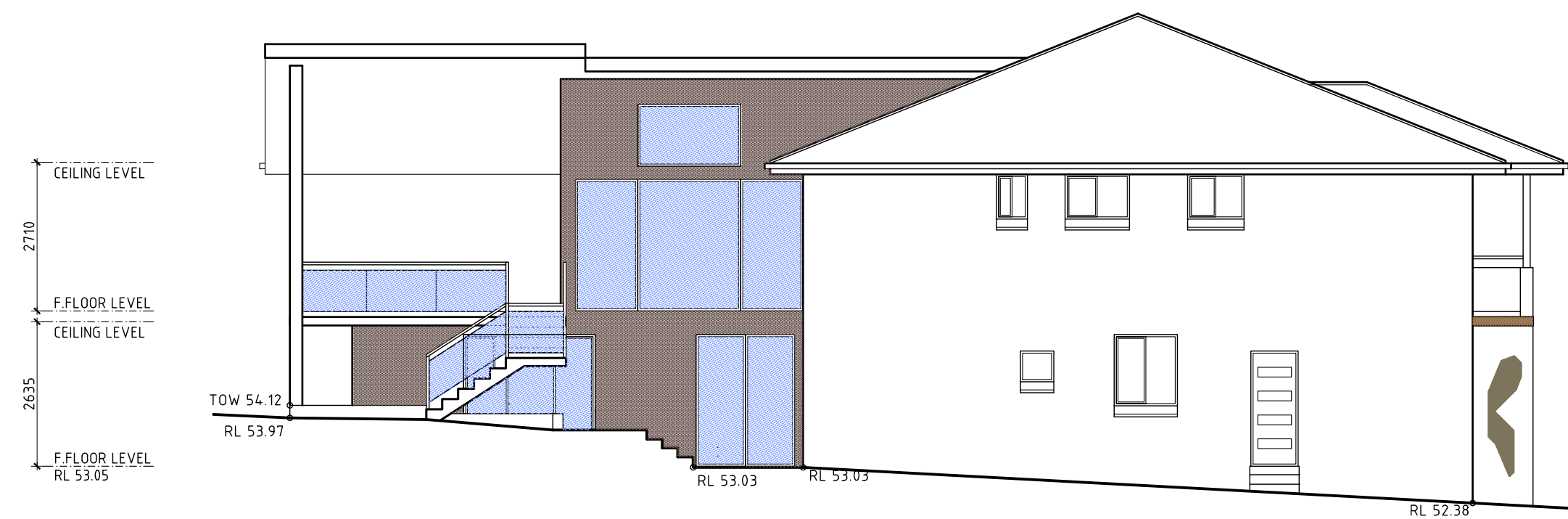
SOUTH WEST ELEVATION
SCALE 1:100



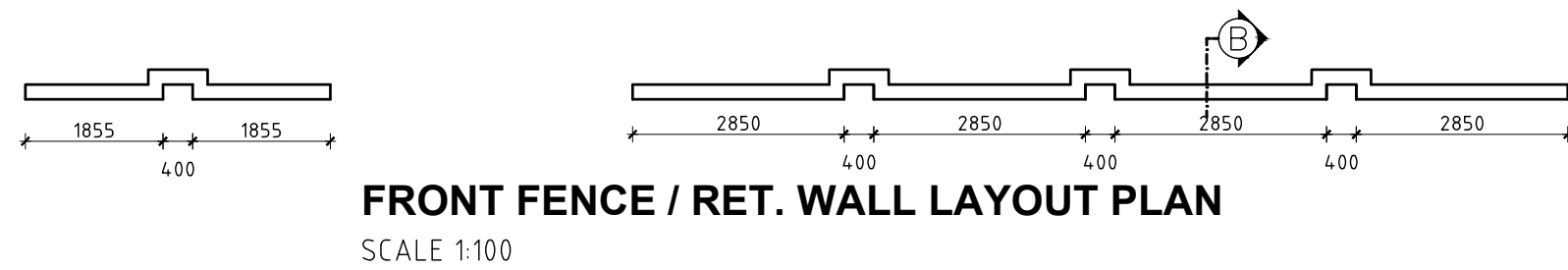
SOUTH EAST ELEVATION
SCALE 1:100



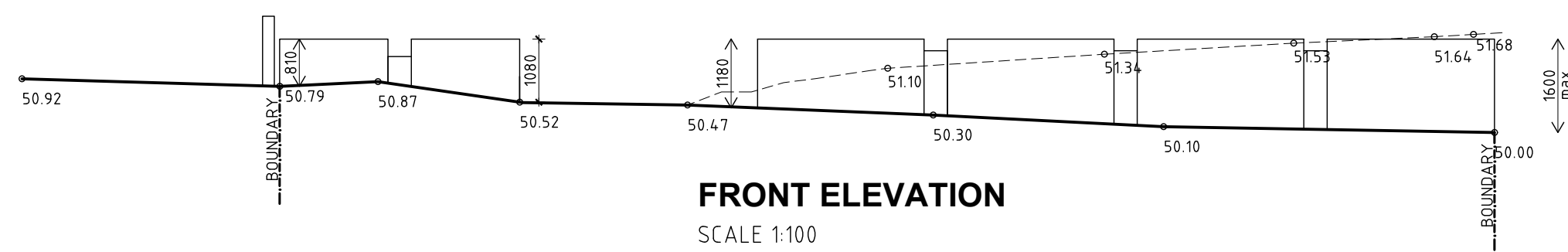
NORTH EAST ELEVATION
SCALE 1:100



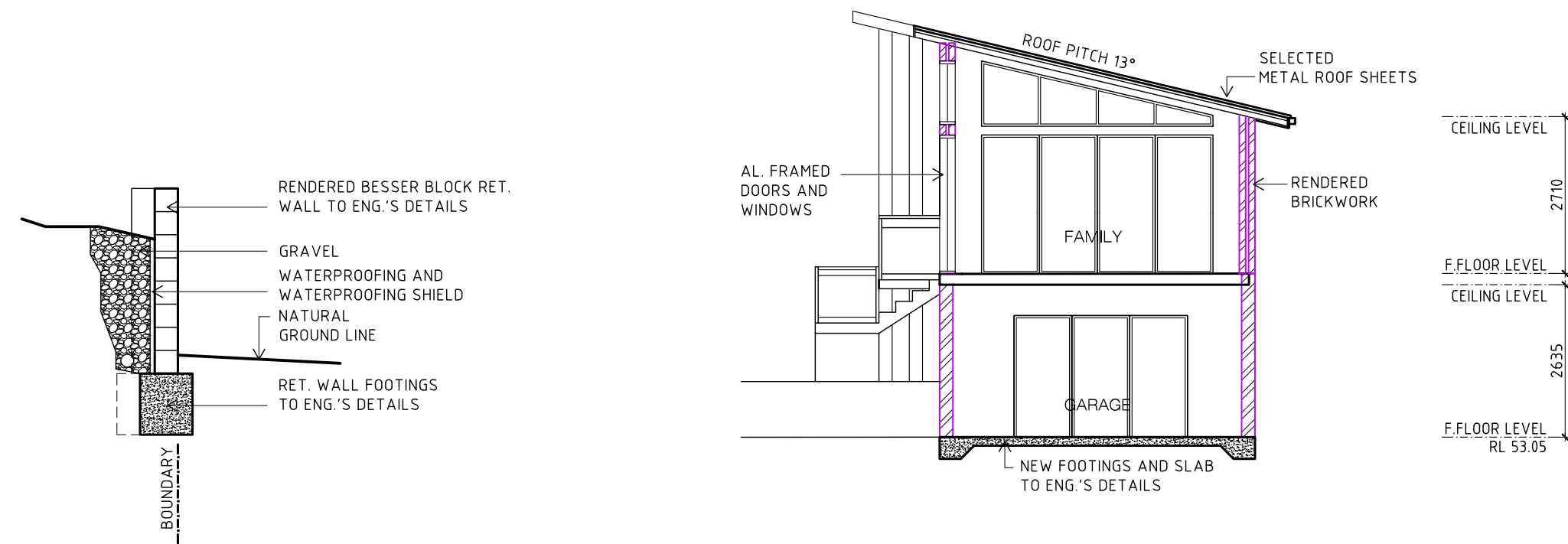
NORTH WEST ELEVATION
SCALE 1:100



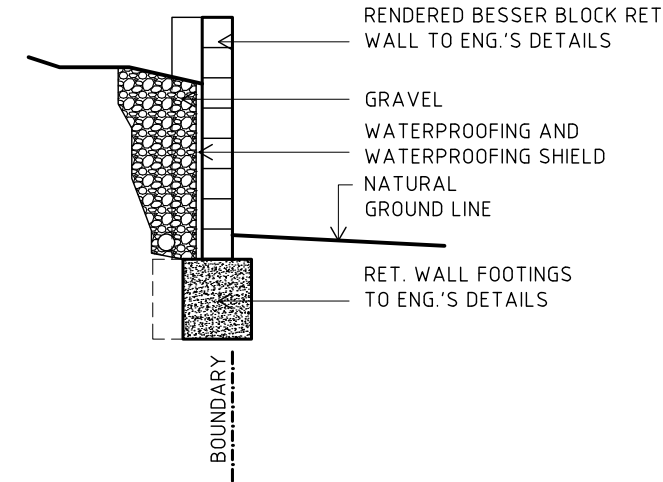
FRONT FENCE / RET. WALL LAYOUT PLAN
SCALE 1:100



FRONT ELEVATION
SCALE 1:100




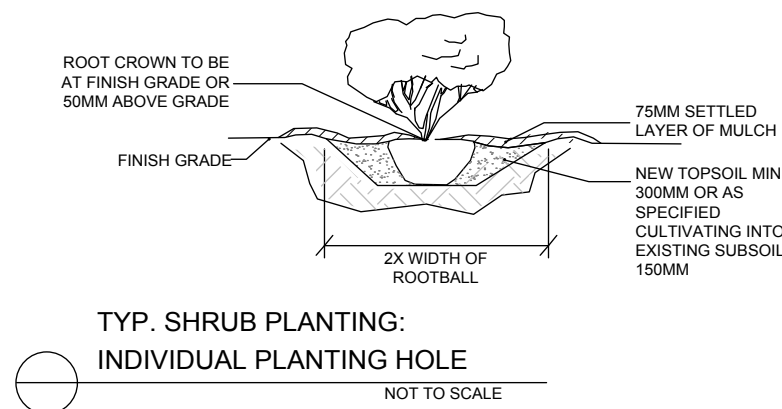
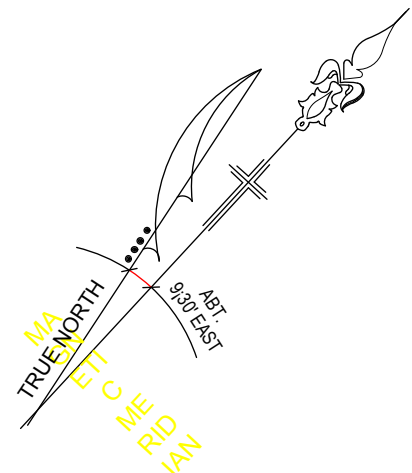
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

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	CLIENT: DANIEL CIRILLO	DRAWING NO: 4b-4 786 18 HD		



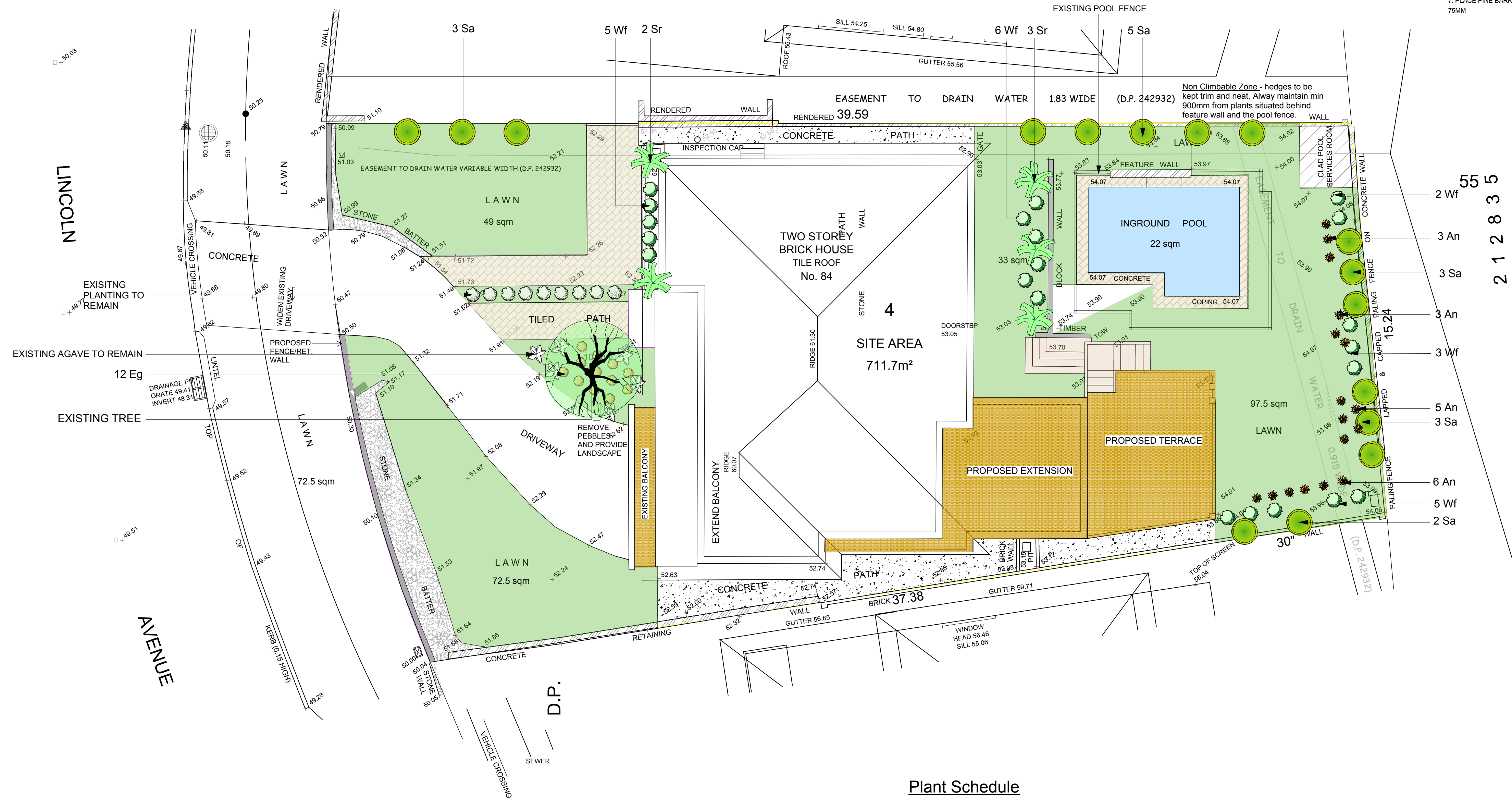
NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR APPROX 50MM ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. BACK FILL THE PLANTING HOLE WITH EXCAVATED SOIL, WATER TO REMOVE AIR POCKETS.
6. PLACE PINE BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 75MM

SPECIFICATION NOTES

- Soil:**
New soil to all and plantings and garden beds using an organic garden mix, for general landscape use. Black soil, sand mix.
- Mulch:**
Fine pine bark mulch blend (15mm) or approved equivalent. Mulch to contain no weed traces.
- Plants:**
To use specified plant species only. New plants must be in strong, healthy condition, free from disease and insect damage.
- Turf:**
To use fine leaf buffalo with excellent drought and shade tolerance, Sapphire buffalo or approved equivalent. All new tured areas to be graded, leveled with new turf top soil, 300mm dressing. Turf to be laid level, firm joints and flush to all adjoining surfaces.
- Garden Beds:**
All indicated garden beds to use edging to retain soil and turf from disturbing plants. Use of either treated pine or hardwood or approved equivalent, top of edging to be 15mm above turf level.
- Maintenance:**
Adequate care to be taken for 12 week period of planting establishment. Ensure plants are free from weeds, watered regularly, turf mowed and any failed plants are replaced.

- Preparation of planting:**
To all planting areas. excavate a hole for each plant large enough to provide no less than twice the depth and twice the diameter of the plant root ball.
- Soil Depths:**
Min soil depths are as follows:
- min 300mm for lawns
- min 600mm for shrub planting
- min 1000mm for trees
- Staking:**
For new tree planting, use two straight hardwood stakes, drive them into the ground, one on either side of the tree, avoiding damage to the plants roots. Secure with nylon or hessian ties to stabilise the plant and remain until the tree can safely support itself. Stakes to be 25x25x1800mm hardwood.
- NOTE:**
- All levels should be verified prior to construction.
- This plan should be used in conjunction with all other architectural and engineering documentation where applicable.
- Refer to architectural drawings for fences, walls, driveway profiles, steps, pool details.



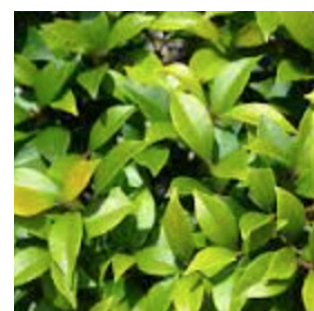
SITE AREA 711.7 sqm
LANDSCAPE AREA 284 sqm OR 40%
EXCLUDING POOL COPING

Plant Schedule

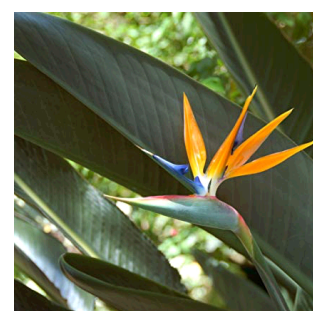
BOTANICAL NAME	COMMON NAME	ID	NATIVE	QTY	POT SIZE	MATURE HEIGHT	MATURE WIDTH
LARGE TREES/SHRUB							
Syzygium australe	Lilly Pilly 'elite'	Sa	YES	15	300ml	4m	2m
MEDIUM TREES/SHRUBS							
Westringia fruticosa	Coastal Rosemary	Wf	YES	21	300ml	2m	2m
Strelitzia reginae	Bird of Paradise	Sr	NO	5	300ml	1.3m	1.5m
SMALL SHRUBS/ GRASSES							
Eremophila glabra prostrate	Eremophila 'blue horizon'	Eg	YES	12	100 ml	0.2m	1m
Anigozanthos	Kangaroo Paw 'Amber'	An	YES	17	100 ml	0.4m	0.4m



Westringia



Syzygium australe



Strelitzia

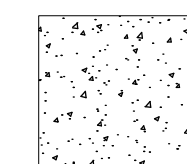


Anigozanthos



Eremophila

LEGEND



CONCRETE



TURF AREA



PAVED AREA

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A	NB	FIRST ISSUE	24-09-19
No.	BY	AMENDMENT	DATE
PROJECT			
PROPOSED ALTERATIONS AND ADDITIONS 84 Lincoln Ave COLLAROY			
Contractor must verify all dimensions and levels on site before commencing any work or making any shop drawings. All dimensions in millimetres unless noted otherwise.			
Figured dimensions are to be used in preference to scaling from drawing. This document is copyright and shall remain the property of CABARITA LANDSCAPES. Unauthorised amendment, retention, copying and use of this document, in any form what so ever, is prohibited.			
 Nick Bubalo BArch PO BOX 1548 MONA VALE NSW 1660 PH: 0403 988 160 EM: n.bubalo@bigpond.com			
DWG TITLE			
LANDSCAPE PLAN			
SCALE	DRAWN BY	DATE	DWG. SIZE
1:100	NB	24.09.19	A1
JOB NO.	QUOTE NO.		
01	Q		
DWG. NO.	AMENDMENT		
01 - 84 LINCOLN	A		