

LIST OF DRAWINGS

1129-1131 PITTWATER ROAD COLLAROY LOCATION DIAGRAM A01A A02A BASEMENT FLOOR PLAN A03A **GROUND FLOOR PLAN** A04A FIRST FLOOR PLAN SECOND FLOOR PLAN A05A A06A THIRD FLOOR PLAN A07A **ROOF PLAN ELEVATIONS EAST & NORTH** A08A A09A **ELEVATIONS WEST & SOUTH** A10A SECTIONS A-A & B-B DEMOLITION PLAN A11 A12 EXTERNAL COLOUR SCHEDULE SITE ANALYSIS PLAN A13 A14 DRIVEWAY RAMP SECTION A15 SHADOW DIAGRAMS MID WINTER 3120 SHEET 1 DP SURVEYING 23 MAY 2018 3120 SHEET 2 DP SURVEYING 23 MAY 2018 A 18/9/20 REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020) ISSUE DATE AMENDMENTS $\Delta O \odot A$ Barry Rush & Associates Pty Ltd Architects Suite 25A, 2 Beattie Street, Balmain, NSW, Australia, 2041 Phone: (612) 9555 6028 Fax: (612) 9610 0161 Email: Info@barryush.com.au www.barryush.com.au Client LOTUS PROJECTS Project 1129-1131 PITTWATER ROAD COLLAROY LOT 4 IN DP 7445 & LOT 1 IN DP 859613 Drawing LOCATION DIAGRAM Scale 1:100 File DAg PITTWATER @10:00 CLLAR®Y.dwg Plotted 16/09/2020 3:57 PM Job No 1812 Version DA Drawing No: A01A

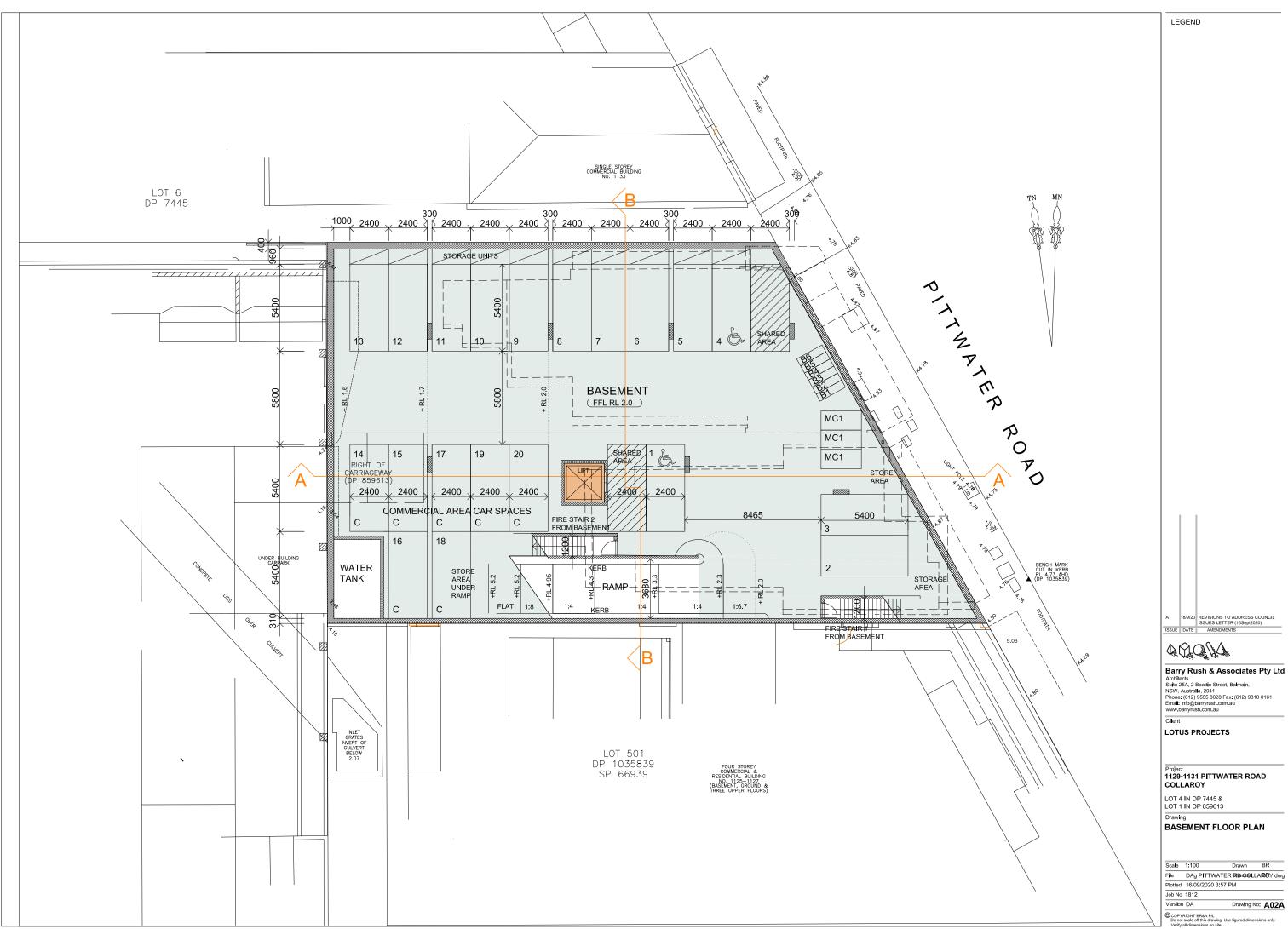
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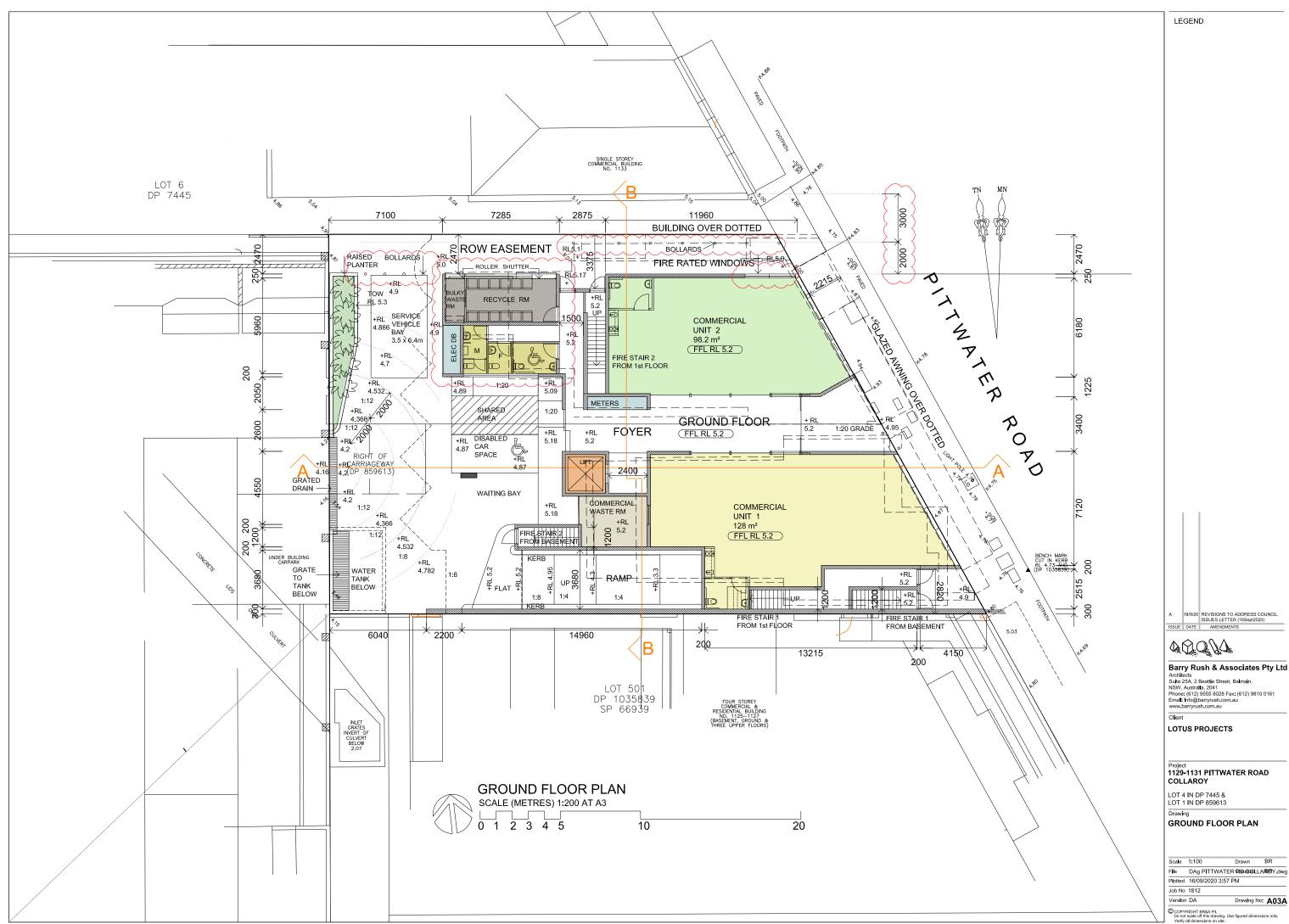
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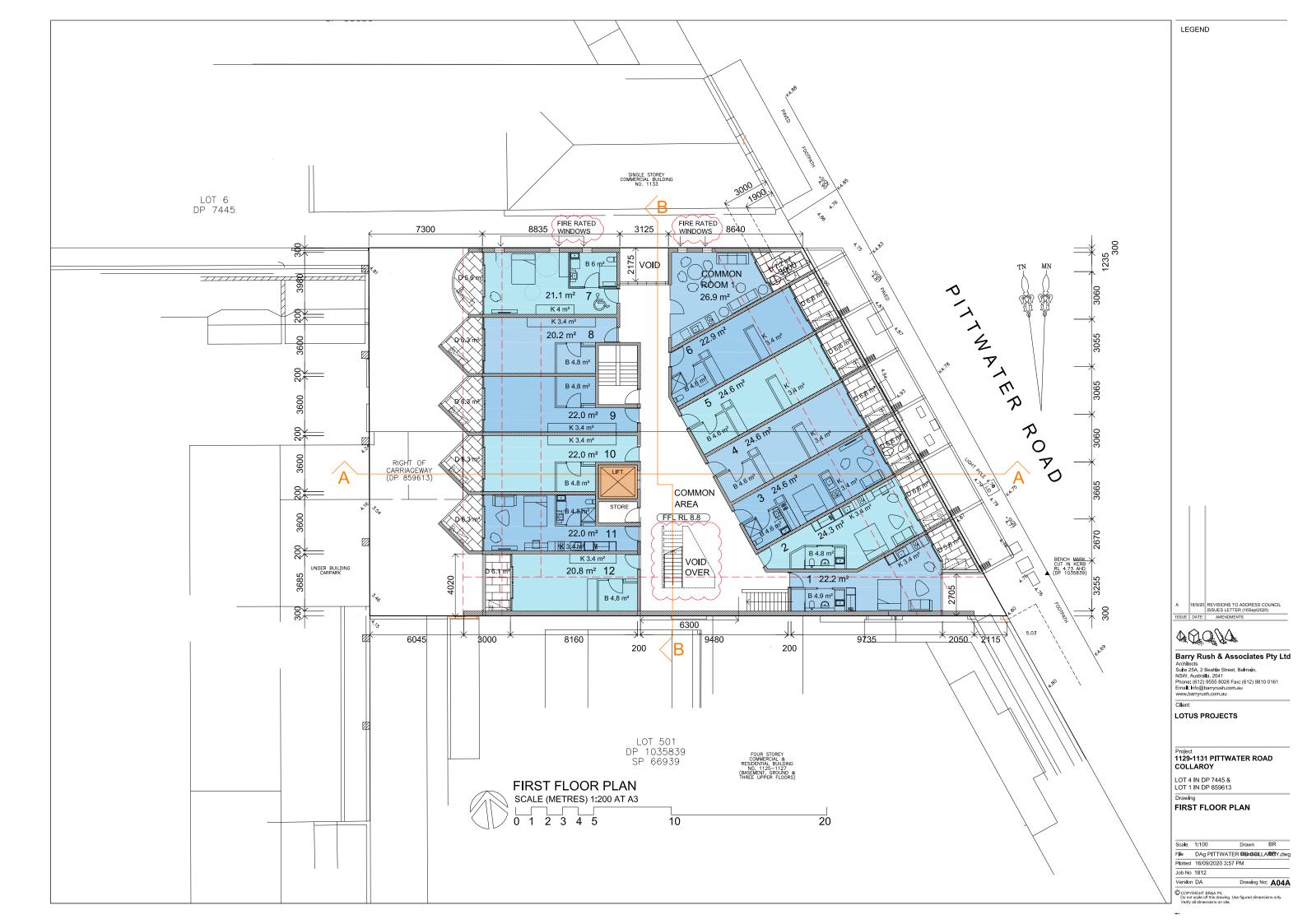
LOCATION DIAGRAM

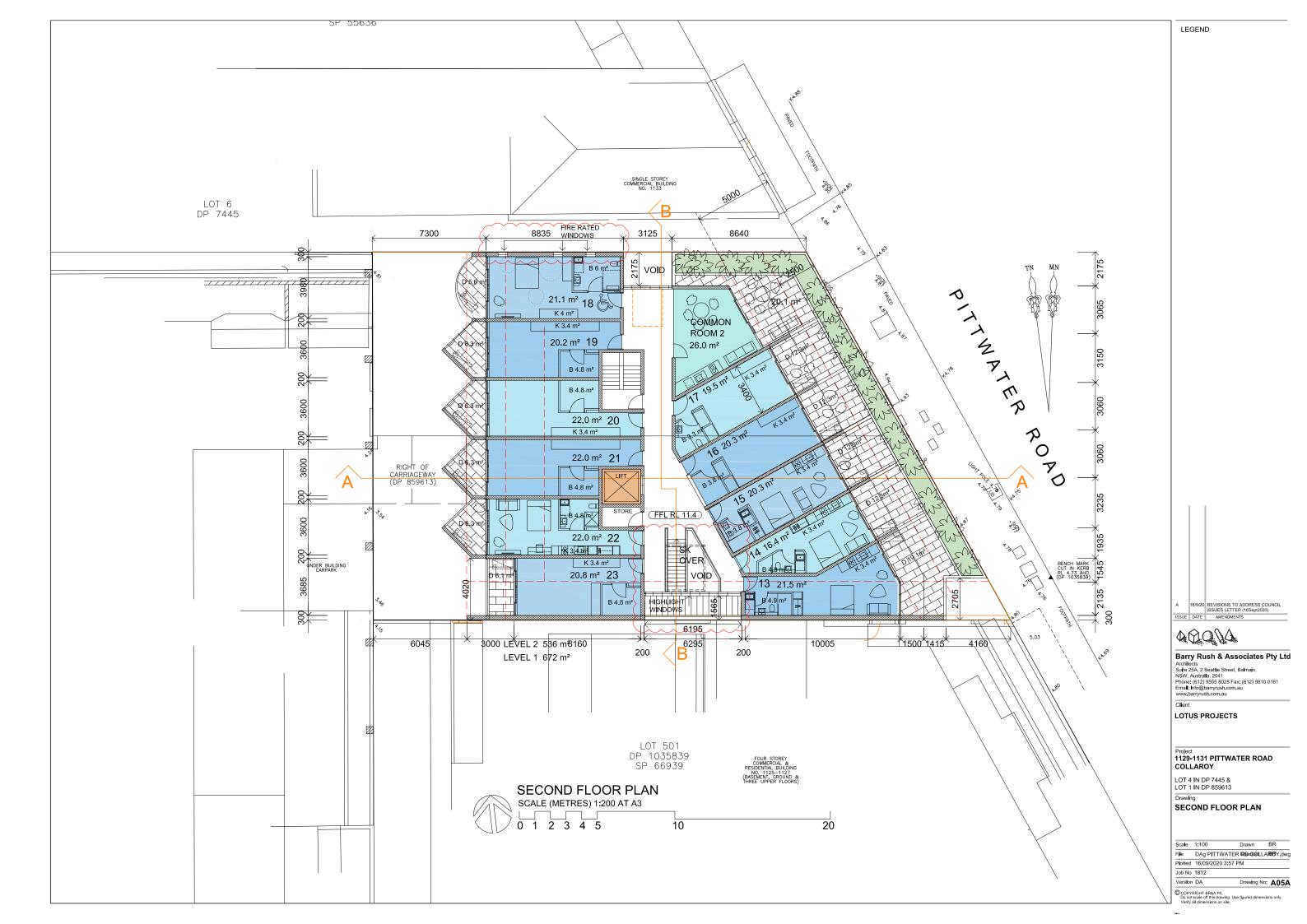
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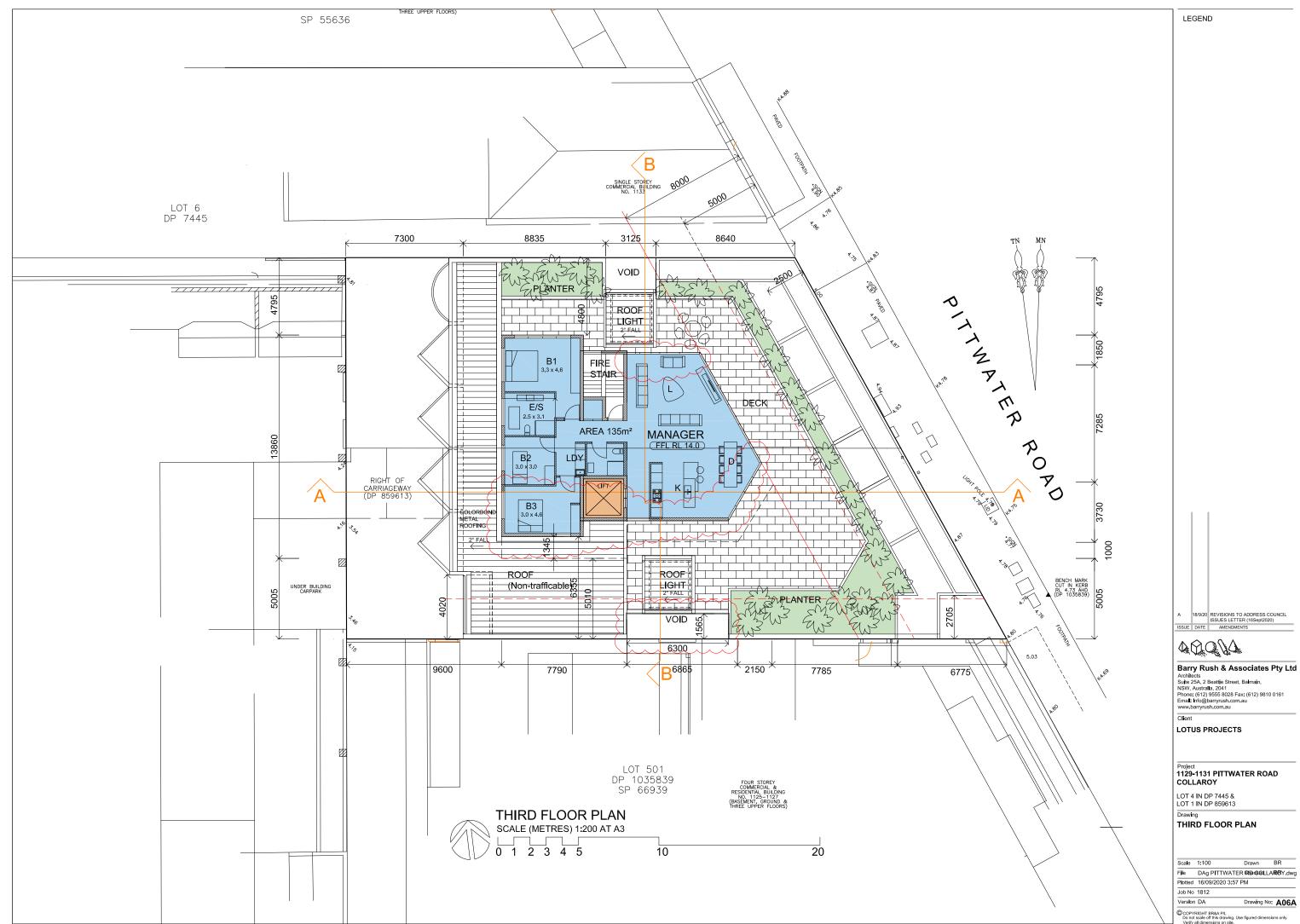
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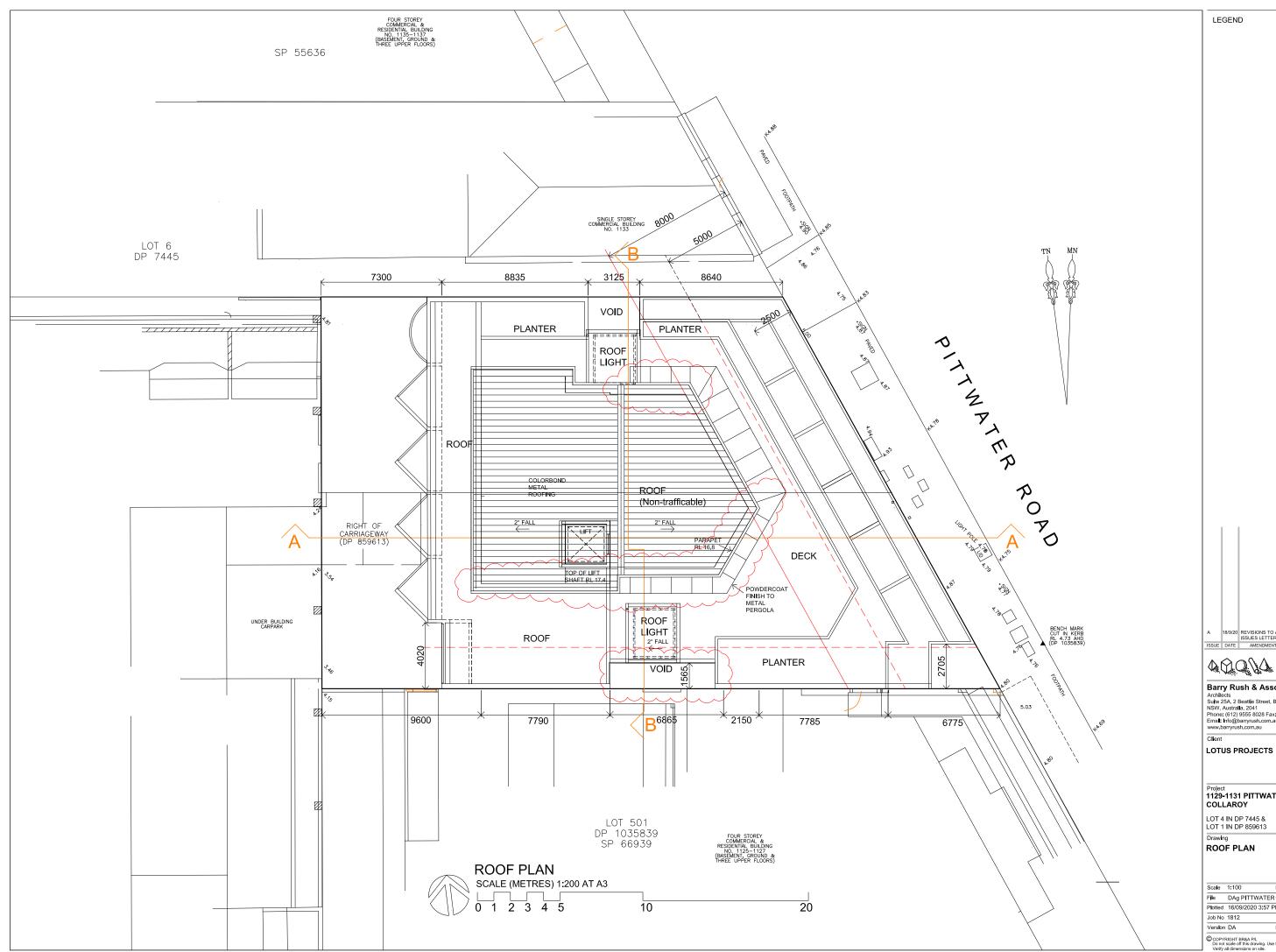












A 18/9/20 REVISIONS TO ADDRESS COUNCIL ISUES LETTER (16Sept2020) ISSUE DATE AMENDMENTS

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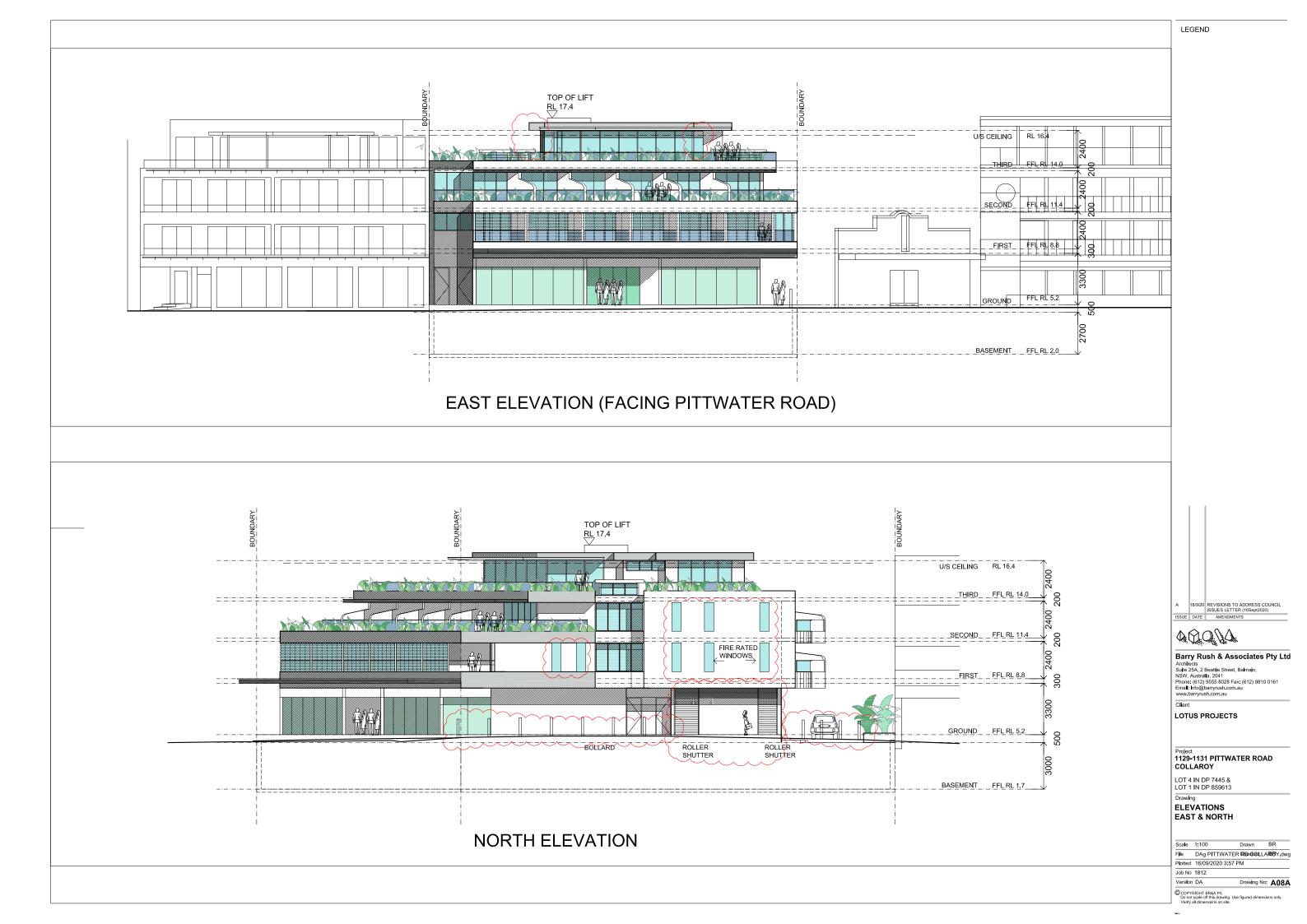
Architeds Architeds Suite 25A, 2 Beattie Street, Balmain, NSW, Australia, 2041 Phone: (612) 9555 8028 Fax: (612) 9810 0161 Email: Info@barryush.com.au www.barryush.com.au

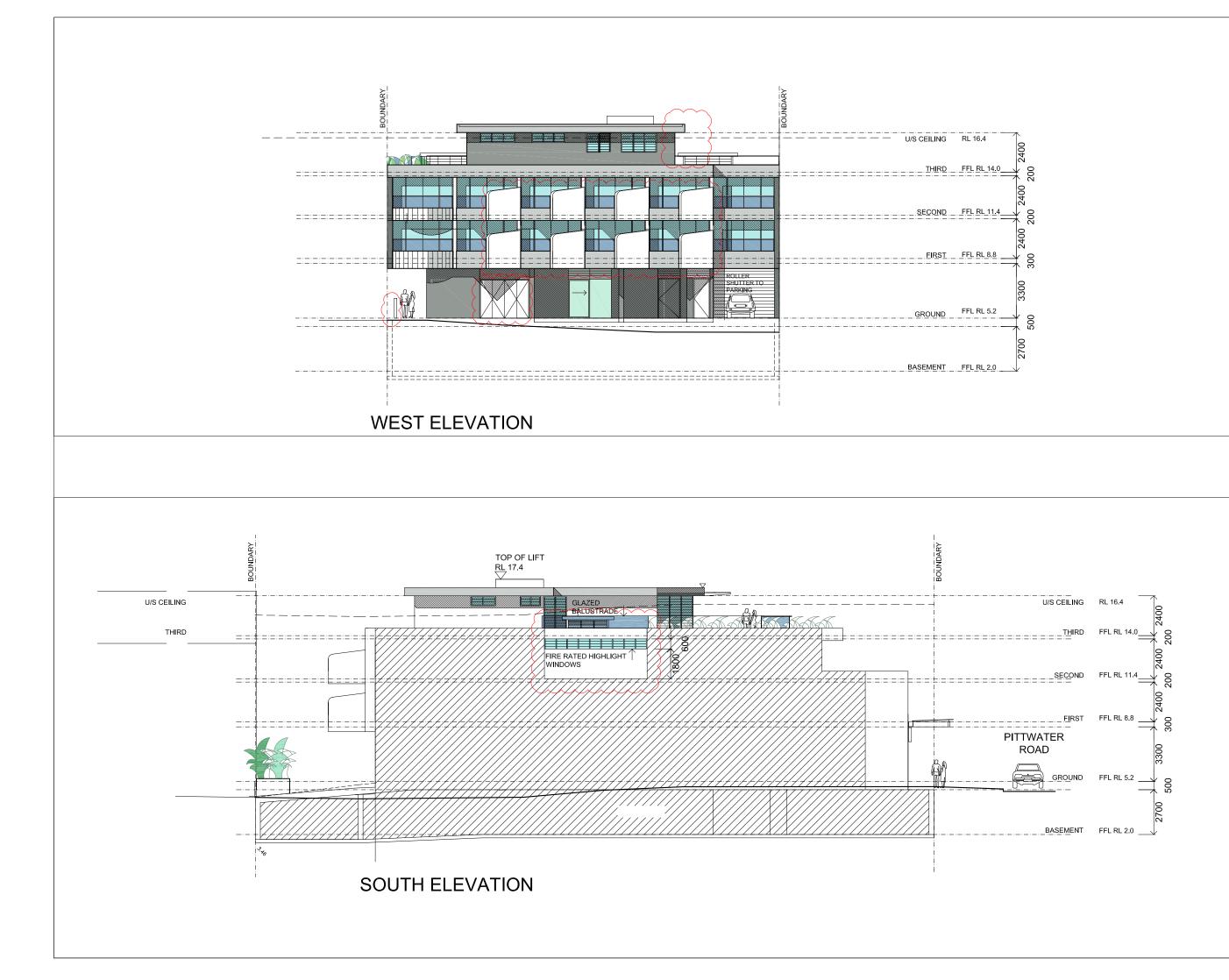
Project 1129-1131 PITTWATER ROAD COLLAROY

LOT 4 IN DP 7445 & LOT 1 IN DP 859613

ROOF PLAN

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A 18/9/20 REVISIONS TO ADDRESS COUNCIL ISSUES LETTER (16Sept2020) ISSUE DATE AMENDMENTS

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Client

Lane.

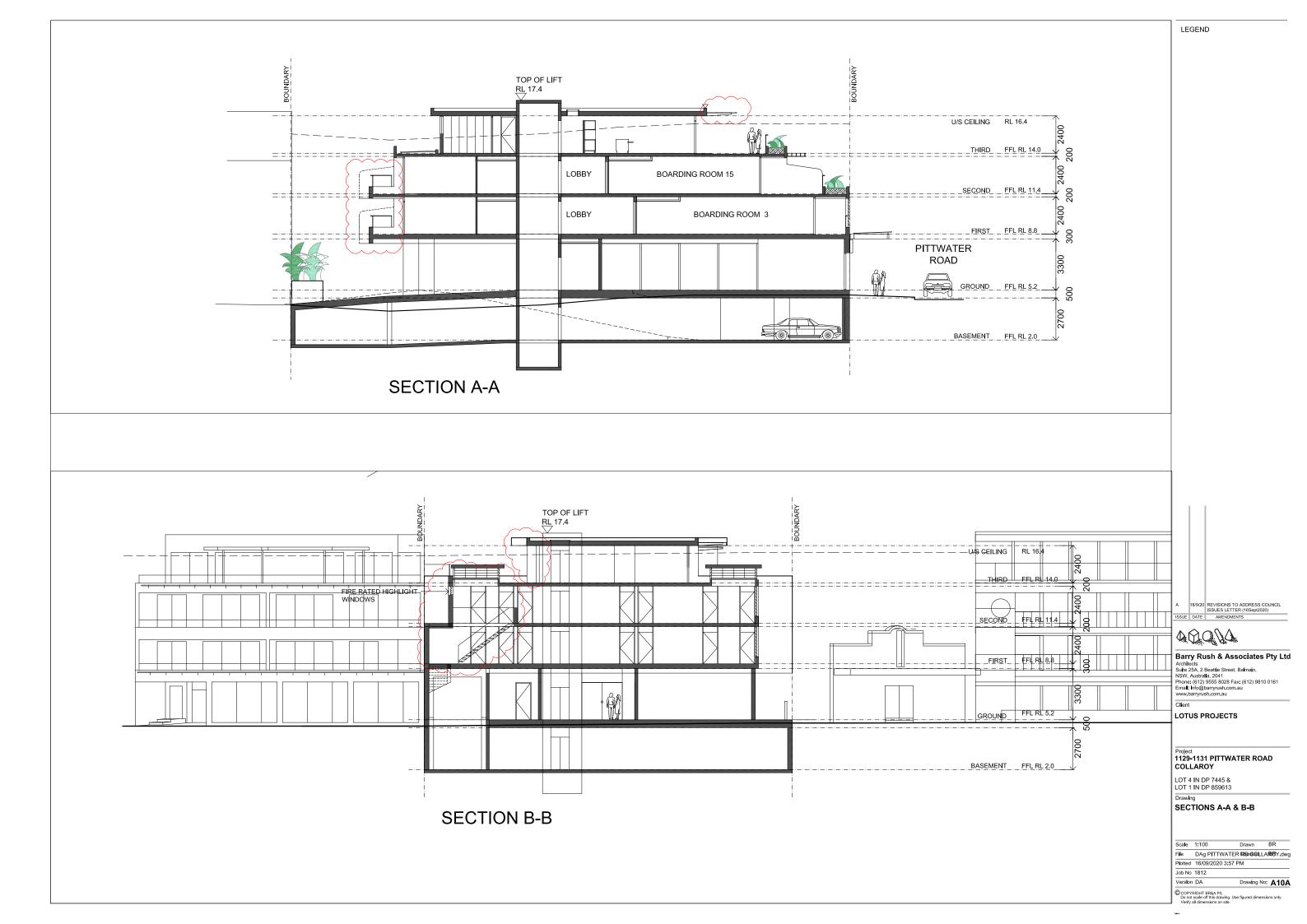
LOTUS PROJECTS

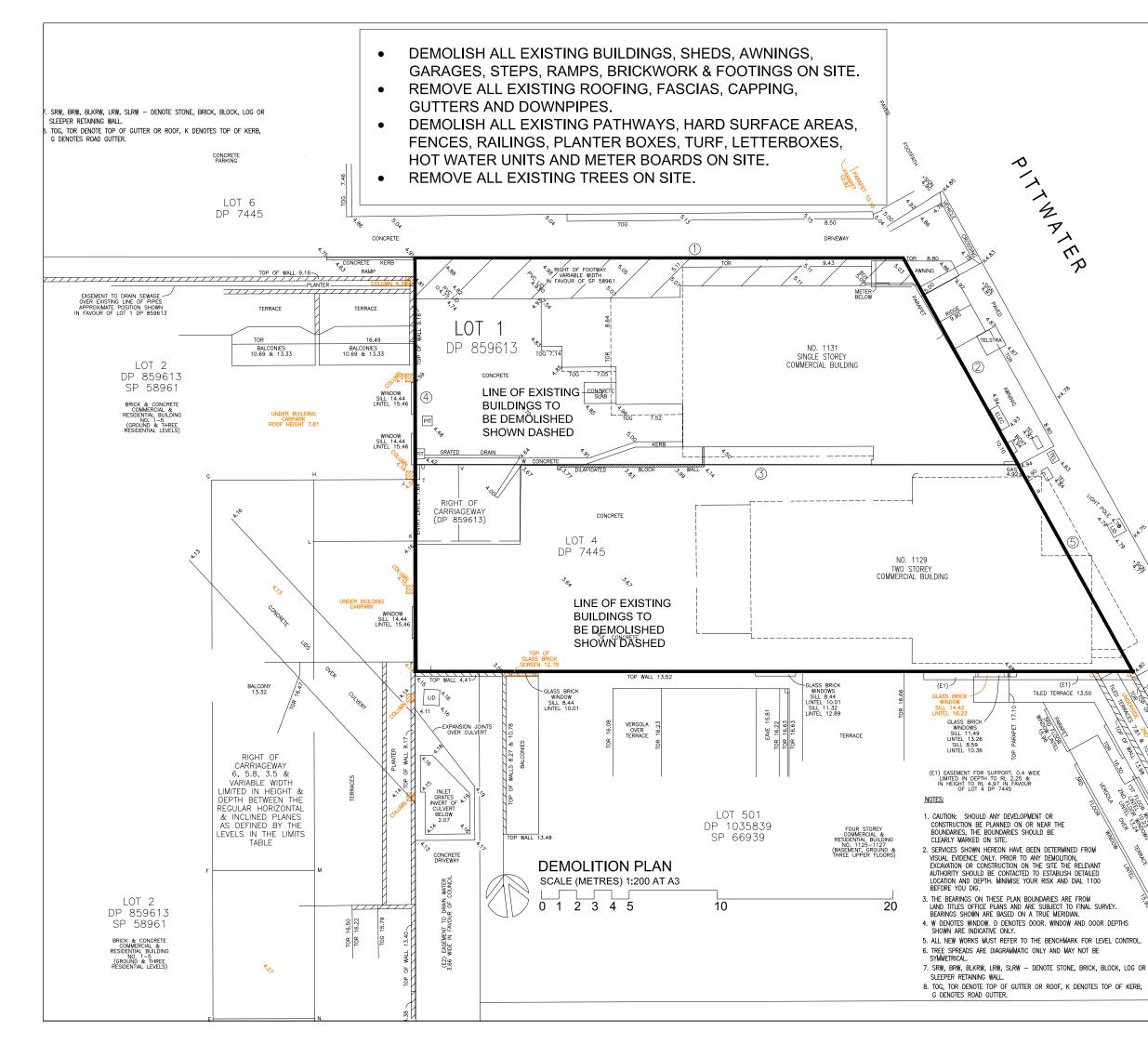
Project 1129-1131 PITTWATER ROAD COLLAROY

LOT 4 IN DP 7445 & LOT 1 IN DP 859613

Drawing ELEVATIONS WEST & SOUTH

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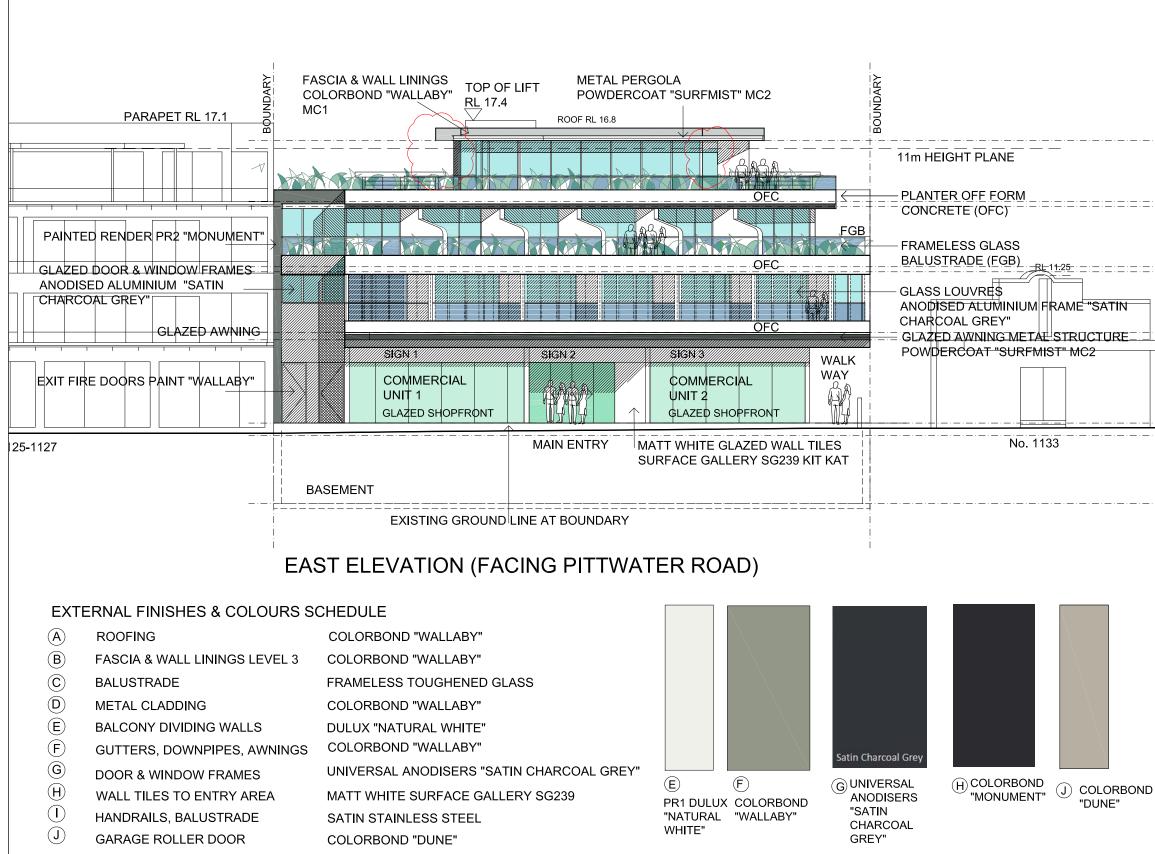


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LOT 4 IN DP 7445 & LOT 1 IN DP 859613 Drawing

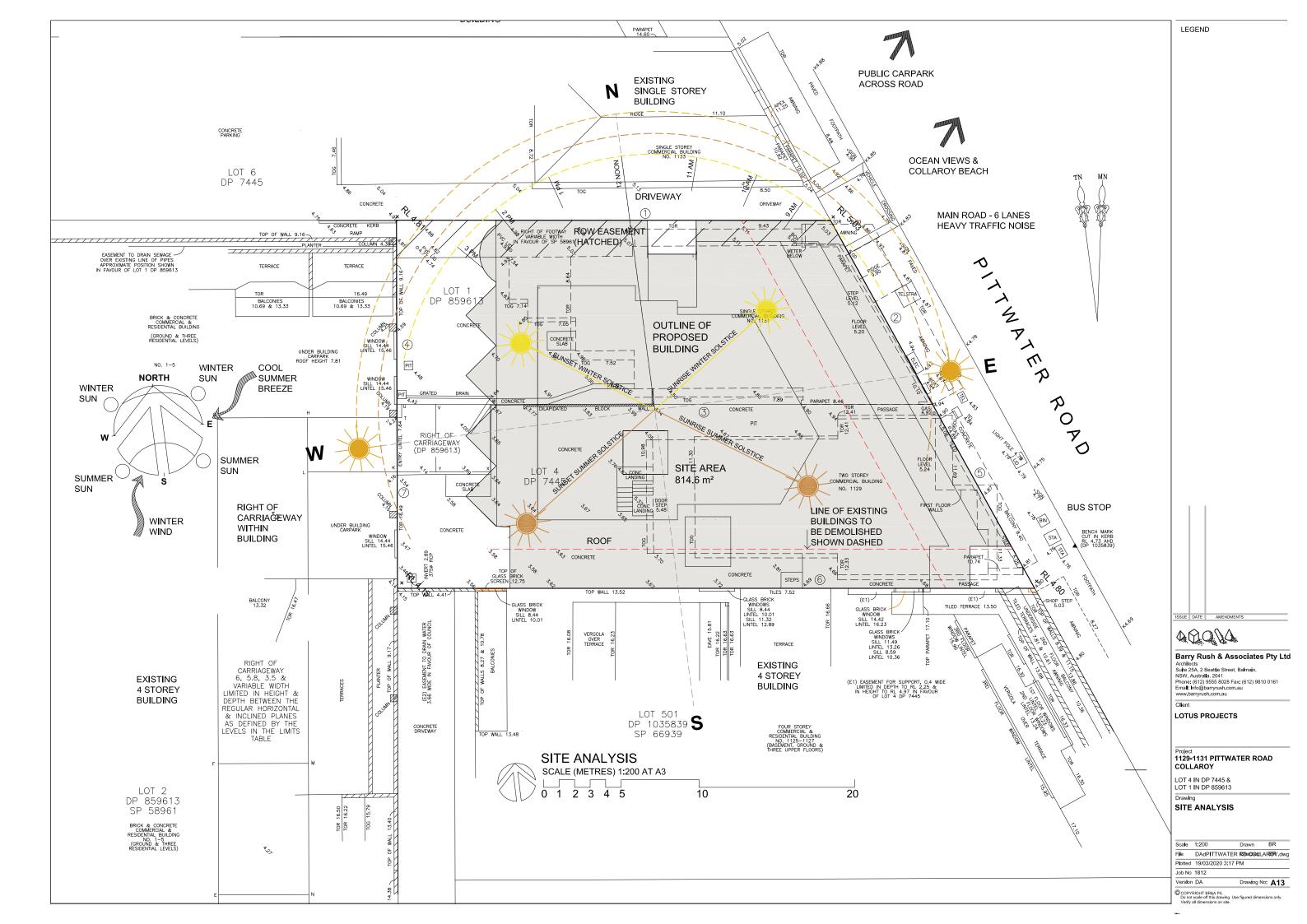
DEMOLITION PLAN

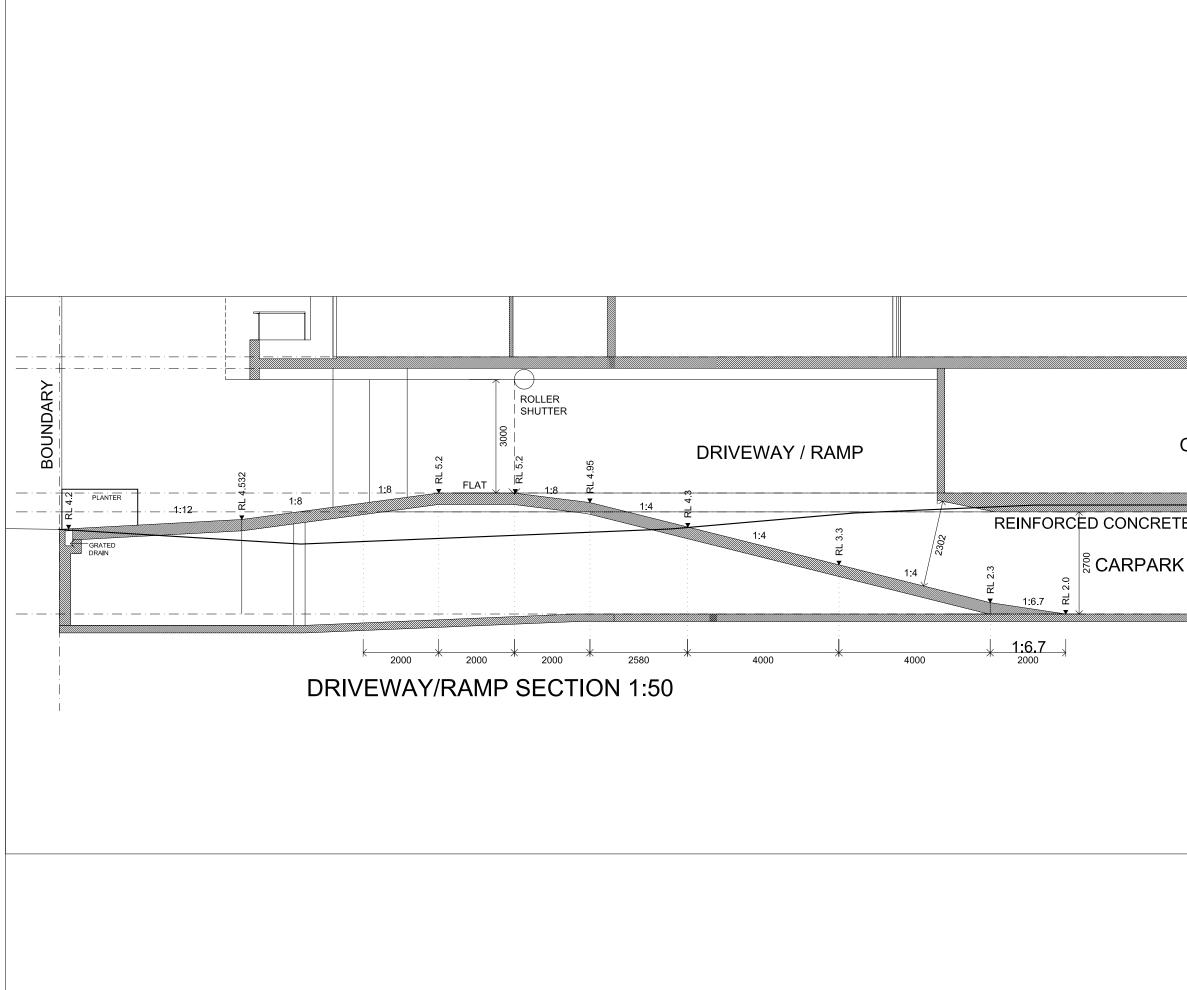
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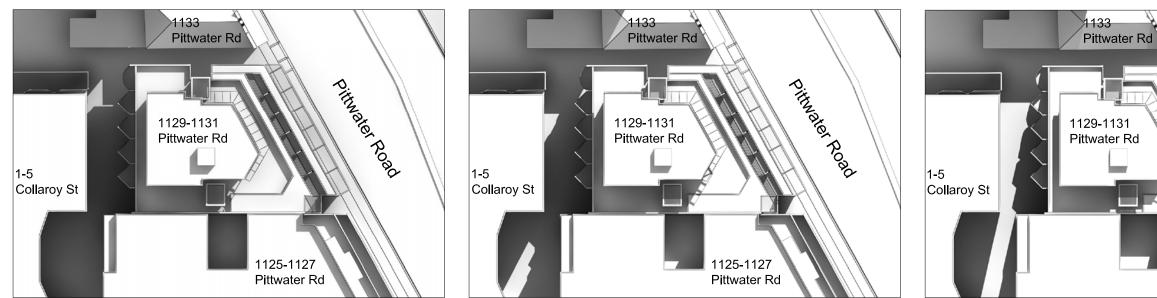


LEGEND **COMMERCIAL UNIT 1** REINFORCED CONCRETE FLOOR SLABS ₹©, 5 ISSUE DATE AMENDMENT $\Delta \odot \odot \Delta$ Barry Rush & Associates Pty Ltd Architeds Suite 25A, 2 Beatie Street, Balmain, NSW, Australia, 2041 Phone: (612) 9555 6028 Fax: (612) 9810 0161 Email: Info@barryush.com.au www.barryush.com.au Client LOTUS PROJECTS Project 1129-1131 PITTWATER ROAD COLLAROY LOT 4 IN DP 7445 & LOT 1 IN DP 859613 Drawing DRIVEWAY RAMP
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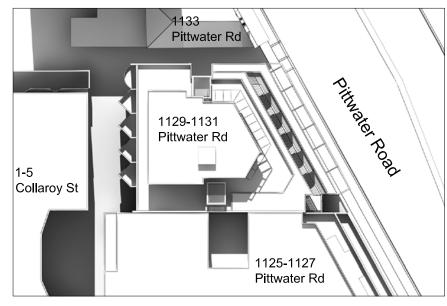
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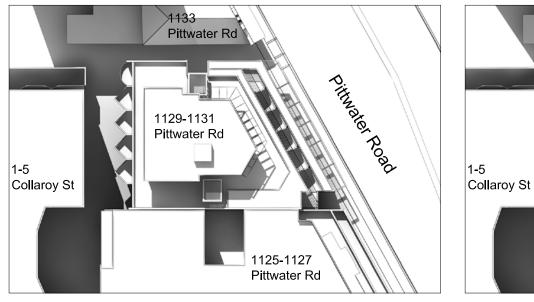
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9am







11am

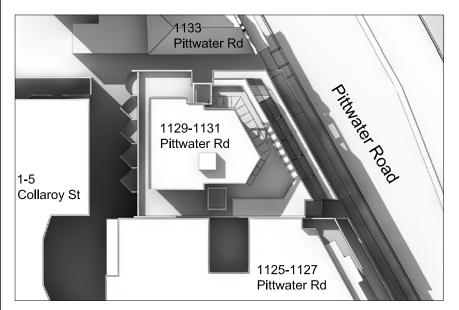
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1133

1129-1131

12 noon

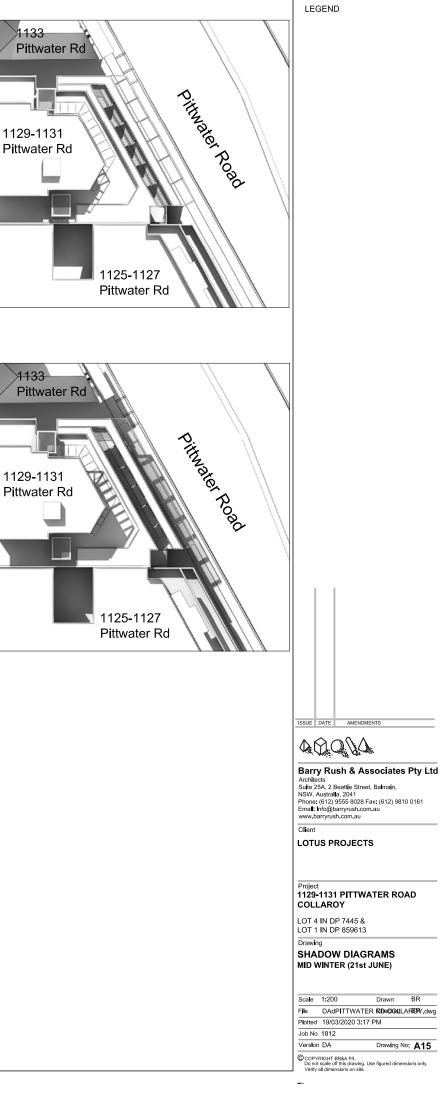
1pm



Shadow Diagrams Mid winter (21st June)

TN CORE MN .

3pm



LEGEND & SCHEDULE

NOTES:

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR. 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.

3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES



Botanical Name: *Elaeocarpus reticulatus* **Common Name:** Blueberry Ash (Native) 75L t Mature H x S: 8-10m x 6-7m Qty Required:

Pot size:

Botanical Name: Ficus lyrata Common Name: Fiddle Leaf Fig tree (Native) 45Lt

Mature H x S: 1-3m x 0.4-0.5m Qty Required: 6

200mm

SHRUBS AND HEDGES

Pot size:

Pot size:

Pot size:

Pot size:



Botanical Name: Syzygium 'Cascade' **Common Name:** Cascade Lilly Pilly (Native) 300mm Mature H x S: 2.5m x 1.8m Qty Required: 4 Botanical Name: Callistemon 'Better John' Common Name: Better John Bottlebrush (Native)

Pot size: Mature H x S: 1m x 0.9m Qty Required: 15

Botanical Name: Metrosideros 'Tahiti' **Common Name:** NZ Christmas Bush (Exotic) 150mm Mature H x S: 1m x 1m Qty Required: 15

ACCENT PLANTS



Botanical Name: Phormium tenax 'Purpureum' **Common Name:** New Zealand Flax (Exotic) 300mm Mature H x S: 0.9m x 0.9m Qty Required: 5

Botanical Name: Alcantarea imperialis 'Rubra' **Common Name:** Ruby Imperial Bromeliad (Exotic) Pot size: 300mm Mature H x S: 0.8m x 0.9m Qty Required: 4

GRASSES + GROUNDCOVERS

Pot size:

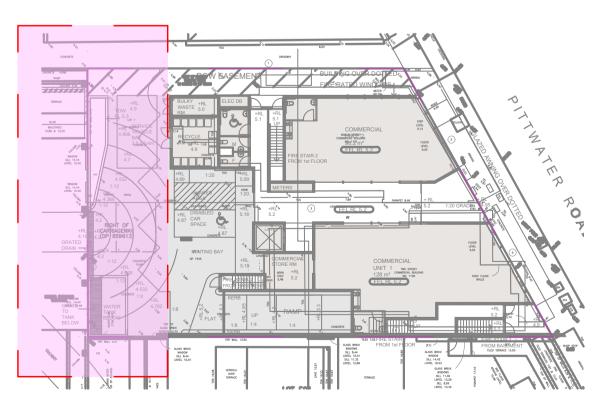
Mature H x S: 0.1m x 1.5m Qty Required: 5/m2 (13.7m2 total) **Botanical Name:** *Myoporum parvifolium 'Yareena'* **Common Name:** Creeping Boobialla (Native) Pot size: 140mm

Botanical Name: Casuarina glauca 'Cousin It'

Common Name: Cousin It Casuarina (Native) 140mm

Mature H x S: 0.15m x spreading Qty Required: 7/m2 (7.7m2 total)





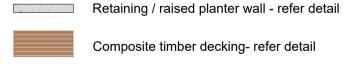
LOCATION MAP -GROUND FLOOR



Barry Rush & Associates Pty Ltd

ARCHITEC

OTHER LANDSCAPE ITEMS



Composite timber decking- refer detail

Retractable clothesline- Style & color to be nom. by client

—<u>—</u>—

GENERAL NOTE:

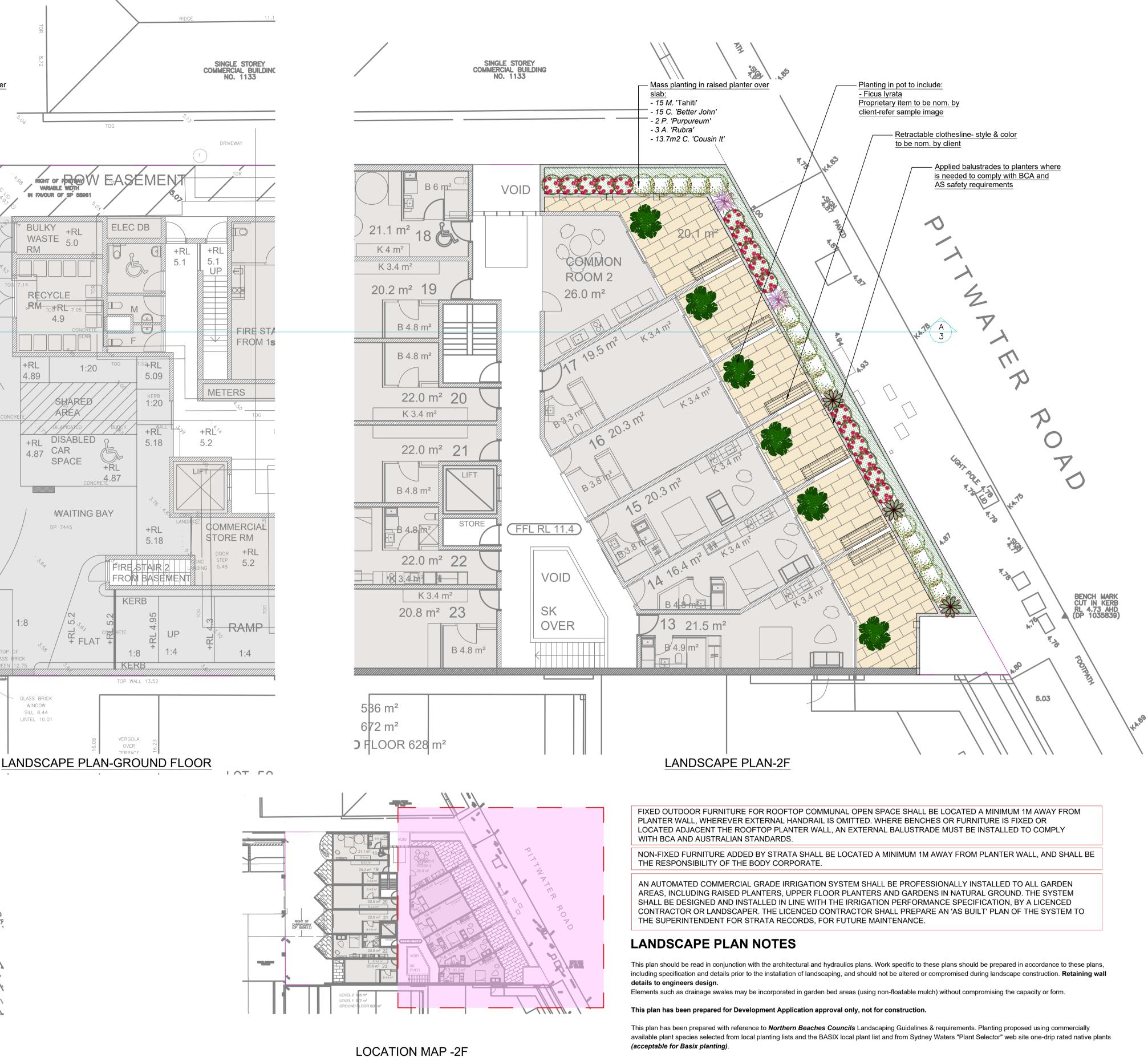
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to change, alteration or amendment at the discretion of our office

sample image

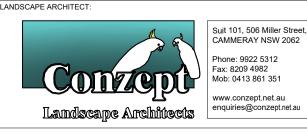
Proprietary item to be nom. by client- refer

Applied balustrades to planters where is needed to comply with BCA and AS safety requirements



The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.



COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:	TITLE:		STATUS:	
NORTHERN BEACHES	А	10.02.20	Preliminary DA prepared for review	PROPOSED MIX-USE BUILDING	LANDSCAPE PLAN		DEVELOPMENT APPLICATION	
	В	20.02.20	Finalized landscape plan					
	С	23.03.20	Co-ordinated with amended architectural plan	DEVELOPMENT				DATE.
CLIENT							1:100 @ A1	FEB 2020
LOTUS PROJECTS				1129-1131 PITTWATER ROAD	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
				COLLAROY	LPDA 20 - 155	1	K.Z	R.F
					EI DR 20 - 199	•	R.2	13.1

LEGEND & SCHEDULE

1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR. 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE

RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT. 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.

4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID

DAMAGE AND CLASHING WITH SURFACE ROOTS 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR

TREES

NEW WORK IN THIS AREA.



Botanical Name: Plumeria acutifolia **Common Name:** Frangipani (Exotic) Pot size: 75Lt Mature H x S: 5m x 4m Qty Required: 3

SC Pot size:

Botanical Name: Lagerstroemia 'Natchez' **Common Name:** Crepe Myrtle (Exotic) 100Lt Mature H x S: 6m x 4m Qty Required: 1 Botanical Name: Ficus lyrata **Common Name:** Fiddle Leaf Fig tree (Native) 45Lt Pot size: Mature H x S: 1-3m x 0.4-0.5m

Botanical Name: Callistemon 'Better John'

SHRUBS AND HEDGES

Pot size:

Pot size:

Qty Required: 7



Common Name: Better John Bottlebrush (Native) Pot size: 200mm Mature H x S: 1m x 0.9m Qty Required: 24 Botanical Name: Metrosideros 'Tahiti' **Common Name:** NZ Christmas Bush (Exotic) 150mm

Mature H x S: 1m x 1m Qty Required: 19 Botanical Name: Banksia ericifolia 'Little Eric' **Common Name:** Heath Banksia (Native) 300mm

Mature H x S: 1.4m x 1.4m Qty Required: 4

ACCENT PLANTS



Botanical Name: *Phormium tenax 'Purpureum'* **Common Name:** New Zealand Flax (Exotic) 300mm Pot size: Mature H x S: 0.9m x 0.9m Qty Required: 11

Botanical Name: Alcantarea imperialis 'Rubra' Common Name: Ruby Imperial Bromeliad (Exotic) 300mm Pot size: Mature H x S: 0.8m x 0.9m Qty Required: 9

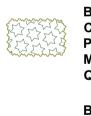


Common Name: Cabbage tree (Native) 45L Pot size: Mature H x S: 1.5-2.5m x 1-2.5m Qty Required: 1

Botanical Name: Cordyline australis

GRASSES + GROUNDCOVERS

Pot size:



Botanical Name: Carpobrotus 'Aussie Rambler' **Common Name:** Aussie Rambler Pigface (Native) Pot size: 140mm Mature H x S: 0.25m x spreading Qty Required: 7/m2 (4.0m2 total)

Botanical Name: *Myoporum parvifolium 'Yareena'* **Common Name:** Creeping Boobialla (Native) 140mm Mature H x S: 0.15m x spreading Qty Required: 7/m2 (9.2m2 total)



Cordyline australis

THE



Syzygium 'Cascade'



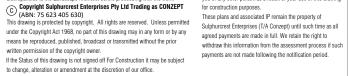
Alcantarea imperialis 'Rubra'



Metrosideros 'Tahiti'



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GENERAL NOTE:



ARCHITEC

Barry Rush & Associates Pty Ltd

Carpobrotus 'Aussie Rambler'

SPECIFICATION'

Pot sample image

PROJECT

Picnic table setting sample image



LANDSCAPE ARCHITECT:

Suit 101, 506 Miller Street, CAMMERAY NSW 2062 hone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351 www.conzept.net.au enquiries@conzept.net.au

COUNCIL	REV	DATE	NOTATION/AMENDMENT
NORTHERN BEACHES	Α	10.02.20	Preliminary DA prepared for review
	В	20.02.20	Finalized landscape plan
	С	23.03.20	Co-ordinated with amended architectural plan
CLIENT			
LOTUS PROJECTS			

PROPOSED MIX-USE BUILDIN DEVELOPMENT 1129-1131 PITTWATER ROAD COLLAROY

١G			STATUS: DEVELOPMENT APPLICATION		
			scale: 1:100 @ A1	date: FEB 2020	
	DWG.No: LPDA 20 - 155	PAGE NUMBER:	drawn: K.Z	CHECKED: R.F	

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

- The following general conditions should be considered prior to the commencement of landscape works: The landscape plans should be read in conjunction with the architectural plans, project arborist's assessmen
- hydraulic plans, service plans and survey prepared for the proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the
- commencement of hardscape works and hardstand pours. All outdoor lighting specified by architect or client to be installed by qualified electrician Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that
- standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site. - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect

- Earth banks to prevent scour of stockpiles

- Sandbag kerb sediment traps - Straw bale & geotextile sediment filter

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dres

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY RETAINED)

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil

- conditioner). The following subgrade levels shall apply Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed

previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup

of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds Holes shall be twice as wide as root ball and minimum 100mm deeper backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal. Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth

and good growing medium in preparation for planting. Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for

planting and turfing.

PLANTING 3.01 MATERIALS

a) Quality and Size of Plant Materia All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions. even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book. All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

GENERAL NOTE:

If the Status of this drawing is not signed off For Construction it may be subject to change, alteration or amendment at the discretion of our office.

Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or in site. PDF/d plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by discrepancies to the Landscape Architect before proceeding with the work. C Copyright Suphurcrest Enterprises PIV Ltd Trading as CONZEPT This drawing is protected by copyright. All rights are reserved. Unless permitted is drawing is protected by copyright. All rights are reserved. Unless permitted the drawing may in any form or by any the drawing may in any form or by any the drawing is protected by conzept) until such time as all Suphurcrest Enterprises (T/A Conzept) until such time as all Conzept) until such time as a conzept a eding with the work neans be reproduced, published, broadcast or transmitted without the prior ritten permission of the copyright owner.

you or any other person as a result of your use of this drawin agreed payments are made in full. We retain the right to withdraw this information from the assessment process if such Landscape Architects payments are not made following the notification period. AILA Associate



Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm

screenings or similar

Turf for project site shall be soft leaf Buffalo (Sir Walter) or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement

c) Staking and Tying

and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

Where is required, the Contractor shall install Steel garden edging as detailed on the drawings, to all mass planting beds

f) Steel garden edging

adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained. g) Earth retaining structure

All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of not timber construction materials, construction details to be provided by a qualified engineer. Install wall to suit site levels and to manufacture's specification.

HARDSCAPE WORKS 4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification. Paving - refer to typical details provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to

be used. Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that

arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

Drawings

5%.

engagement.

Design Requirements:

Services Co-ordination:

Testing & Defects:

exceed 300Kpa.

Warranty

6.01 GENERAL

immediately rectified.

Further Documentation:

CONSOLIDATION AND MAINTENANCE

Fopping up of mulched areas.

Adjusting ties to Stakes

BEFORE YOU DIG

power provision and water supply.

over a determined length of time.

5.01 GENERAL (PERFORMANCE SPECIFICATION)

suit. Supply shall be from local hose cock where available.

position at 500mm centres with galv wire pins.

identify the preferred service and conduit locations.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

penetration through slabs and planter walls for water and power provisions.

Upon completion of installation, the system shall be tested, including:

- A full 12 month warranty shall be included to cover labour and all parts.

- On request, a detailed irrigation performance specification report can be issued.

This shall include, but not be limited to, the following items where and as required:

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter

superintendent or landscape architect, the responsibility will be signed over to the client.

Watering all planting and lawn areas / irrigation maintenance

· Maintenance of all paving, retaining and hardscape elements.

Clearing litter and other debris from landscaped areas.

Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion

Spray / treatment for Insect and disease control

Fertilizing with approved fertilizers at correct rates.

Removing weeds, pruning and general plant maintenance

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Northern Beaches Council By-Laws and Ordinances.

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and

- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area,

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified

works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and

construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the

ARCHITECT

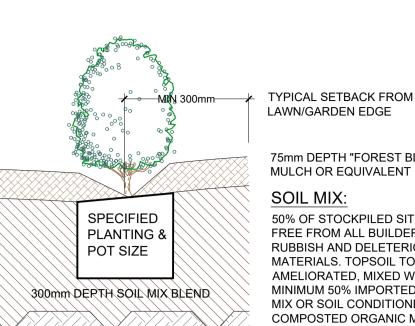
Barry Rush & Associates Pty Ltd

appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be

suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

ontractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upo



SUBSOIL CULTIVATED TO 100mm

300 mm

100^mm

TYPICAL GARDEN PREPARATION DETAIL SCALE 1:10

LAWN/GARDEN EDGE

MULCH OR EQUIVALENT

FREE FROM ALL BUILDER'S

RUBBISH AND DELETERIOUS

MATERIALS. TOPSOIL TO BE

AMELIORATED, MIXED WITH

MIX OR SOIL CONDITIONER/

SOIL MIX:

SEE SPEC.

75mm DEPTH "FOREST BLEND"

50% OF STOCKPILED SITE TOPSOIL

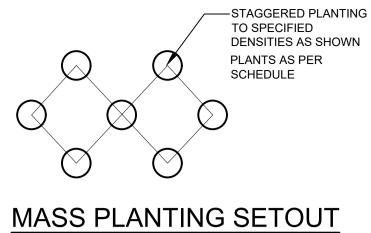
MINIMUM 50% IMPORTED GARDEN

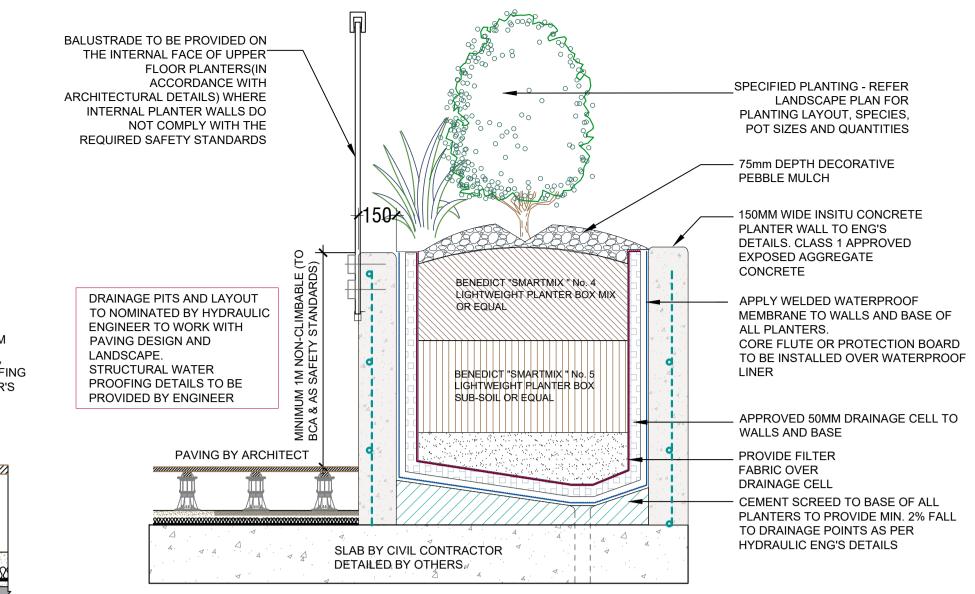
COMPOSTED ORGANIC MATTER -

USE 100% IMPORTED SOIL MIX

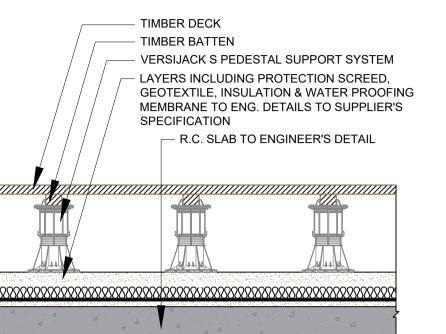
WHEN SITE TOPSOIL RUNS OUT.

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)

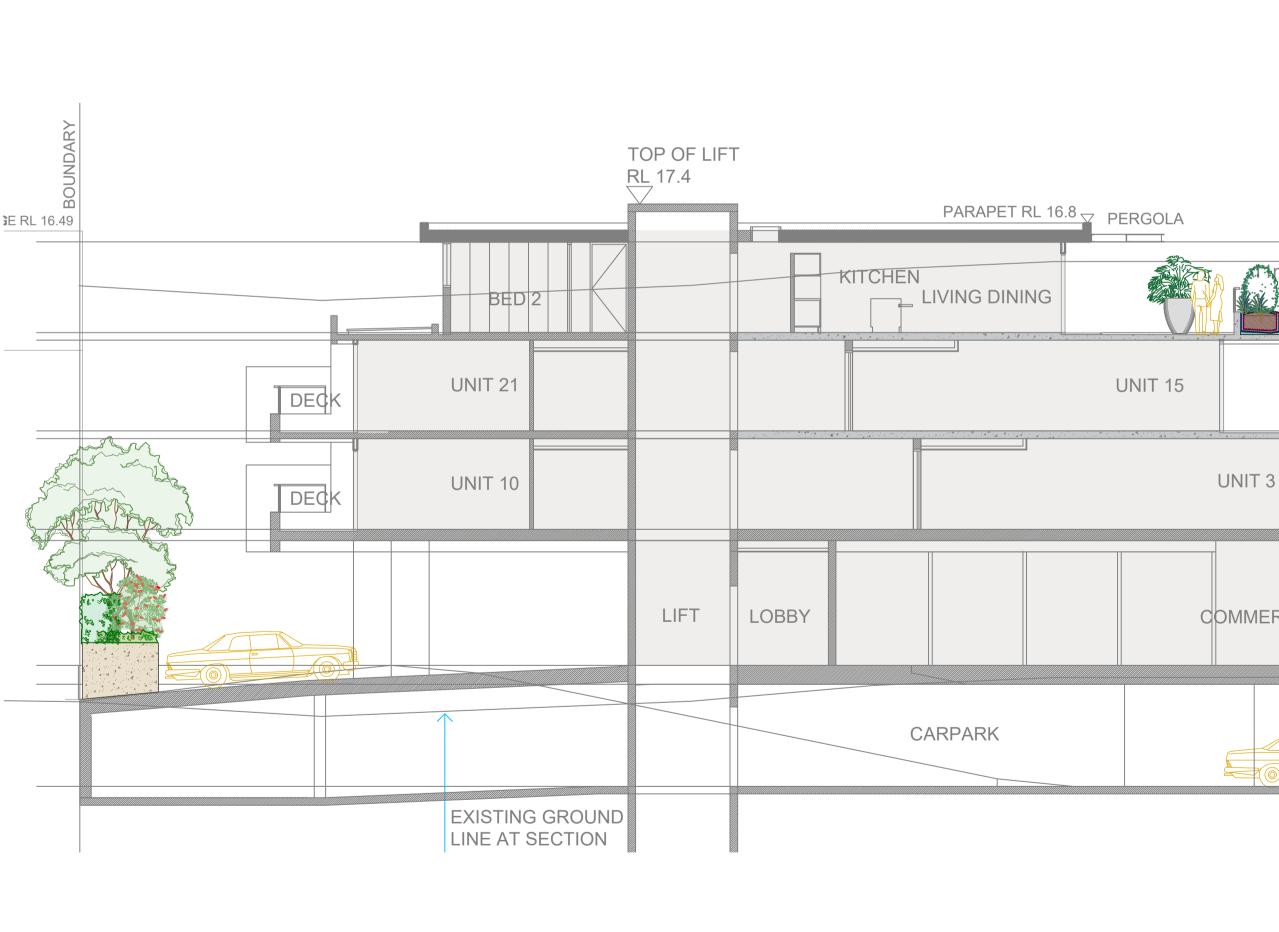




N.T.S



TIMBER DECKING DETAIL SCALE 1:10





SCALE 1:100

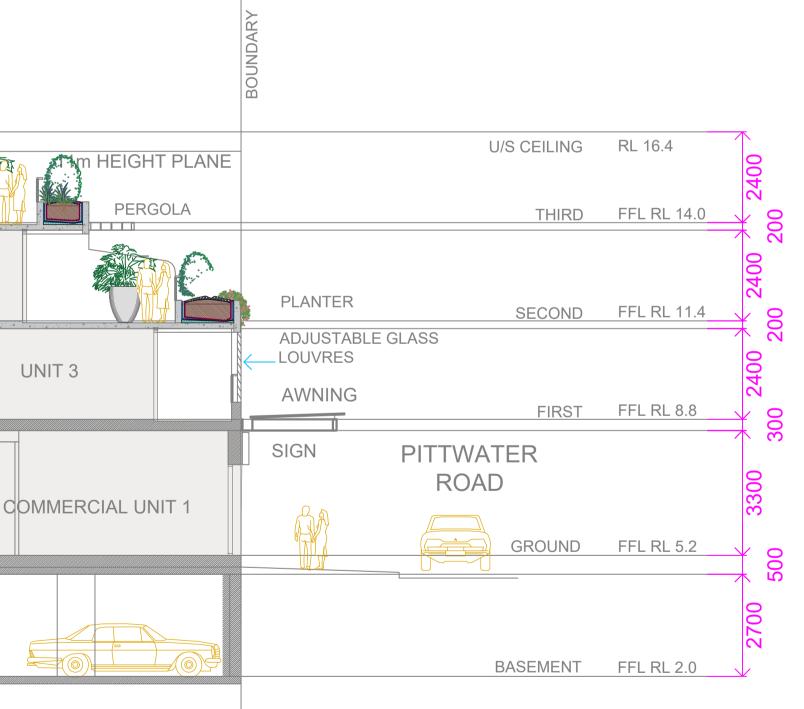


LANDSCAPE ARCHITEC

	COUNCIL	REV	DATE	NOTATION/AMENDMENT	PROJECT:
reet,	NORTHERN BEACHES	A	10.02.20	Preliminary DA prepared for review	PROPOSED MIX-USE BUILDIN
62		В	20.02.20	Finalized landscape plan	
					DEVELOPMENT
	CLIENT				
	LOTUS PROJECTS				1129-1131 PITTWATER ROAD
t.au					COLLAROY
					GULLARUT

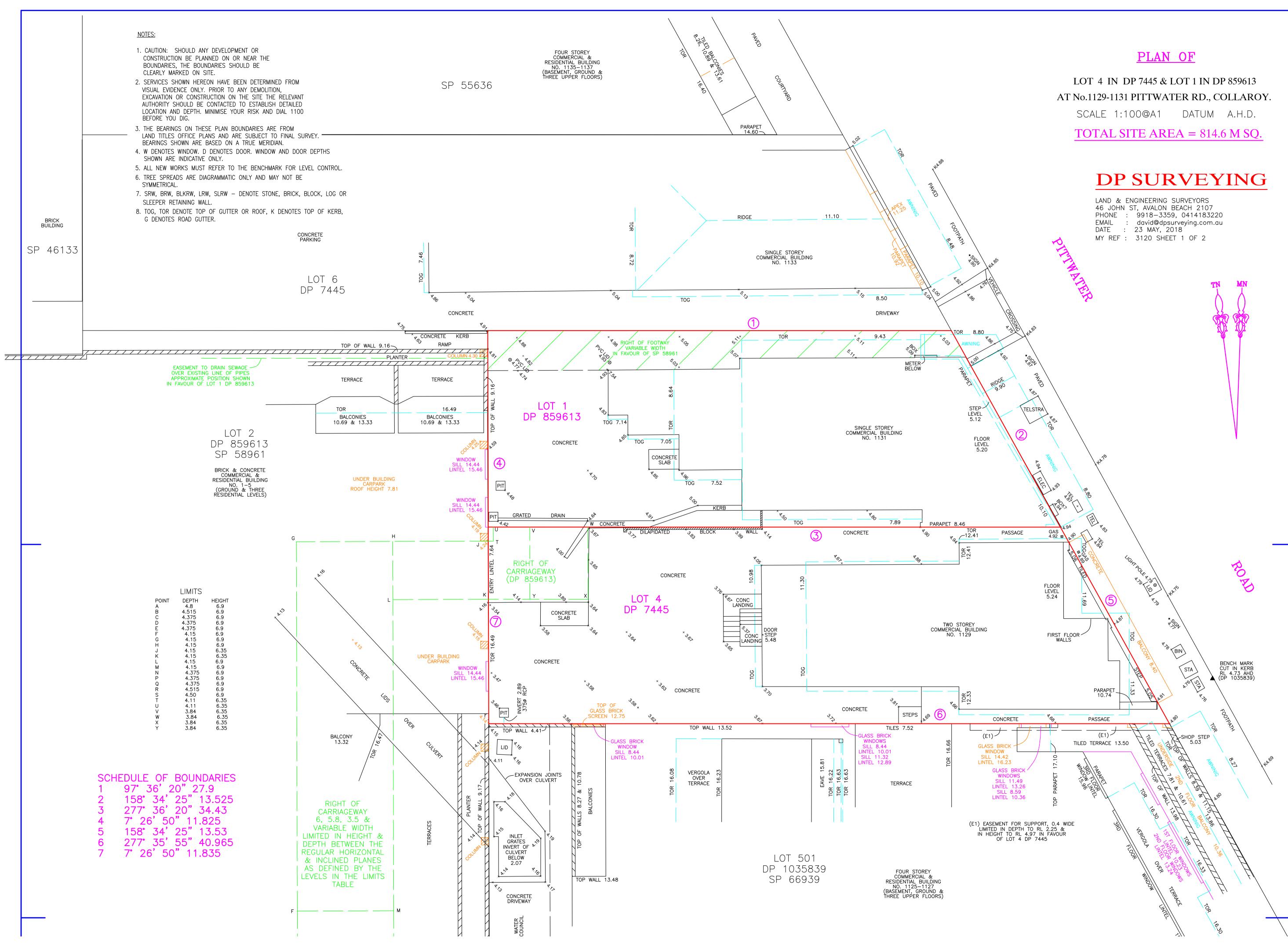


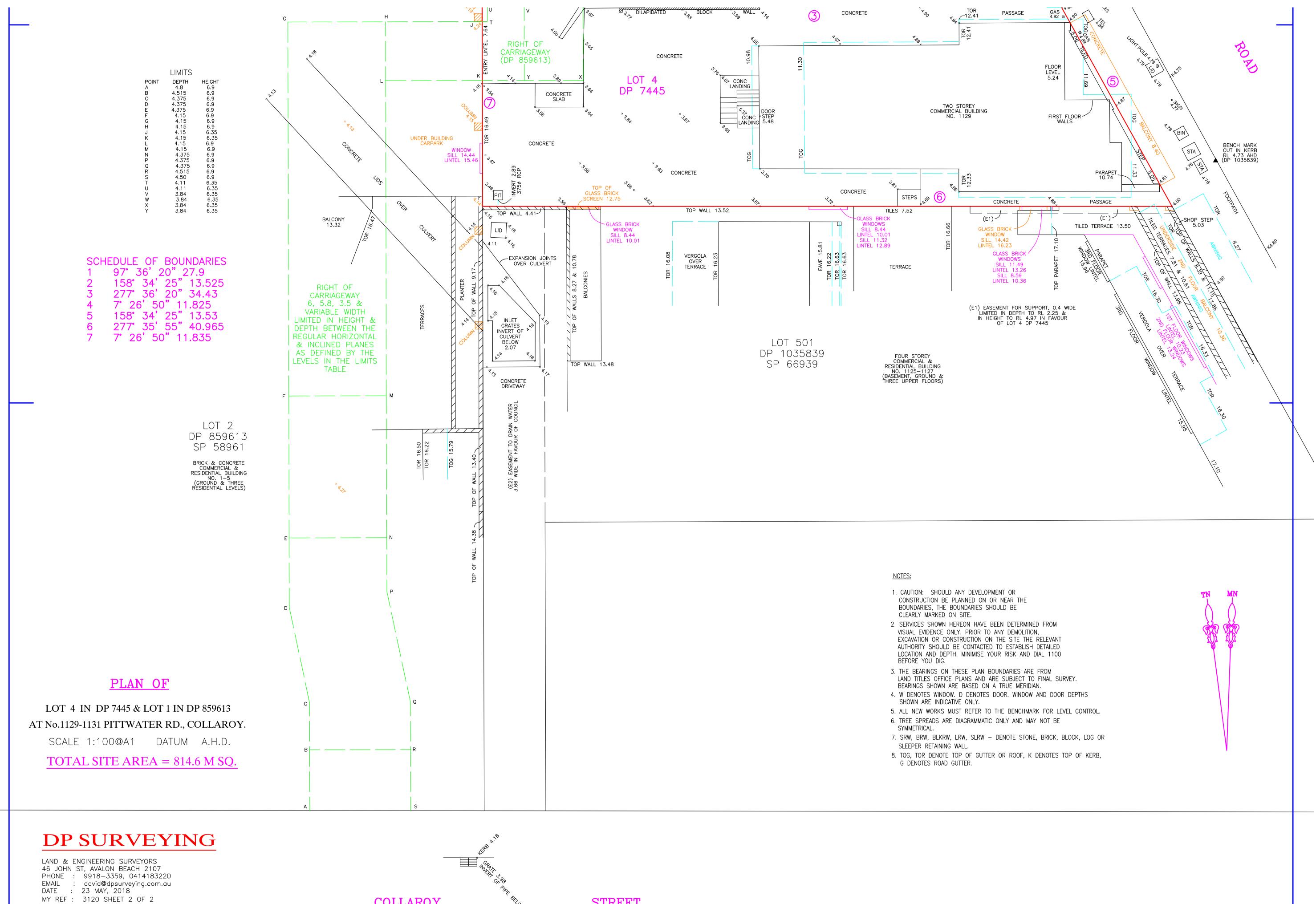
SCALE: 1:20



	TITLE:		STATUS:	
NG	SPECIFICAT	ION & DETAIL	DEVELOPMENT APPL	ICATION
			SCALE:	DATE:
			AS SHOWN @ A1	FEB 2020
	DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:
	LPDA 20 - 155	3	K.Z	R.F







COLLAROY

STREET