



DA2019/1315



1. Swamp Mahogany - remove (refer arborist report)
2. Sydney Blue Gum - retain
3. Magenta Cherry - retain
4. Lemon Scented Gum - retain
5. 100ltr Angophora costata - replacement tree

Site area = 735.8m<sup>2</sup>  
50% = 367.9m<sup>2</sup>  
6% variation = 44.1m<sup>2</sup>  
Minimum Landscape Area = 323.8.1m<sup>2</sup>

Existing Landscape Area = 493.5m<sup>2</sup>  
Existing Impervious Landscape Area = 8.7m<sup>2</sup>

PLANT STOCK TO BE AT LEAST **80% LOCALLY NATIVE PLANT SPECIES** FROM THE **ROLLING HILLS & LOWER SHALE SLOPES COMMUNITY**

### DI.13 Landscaped Area - General Controls

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

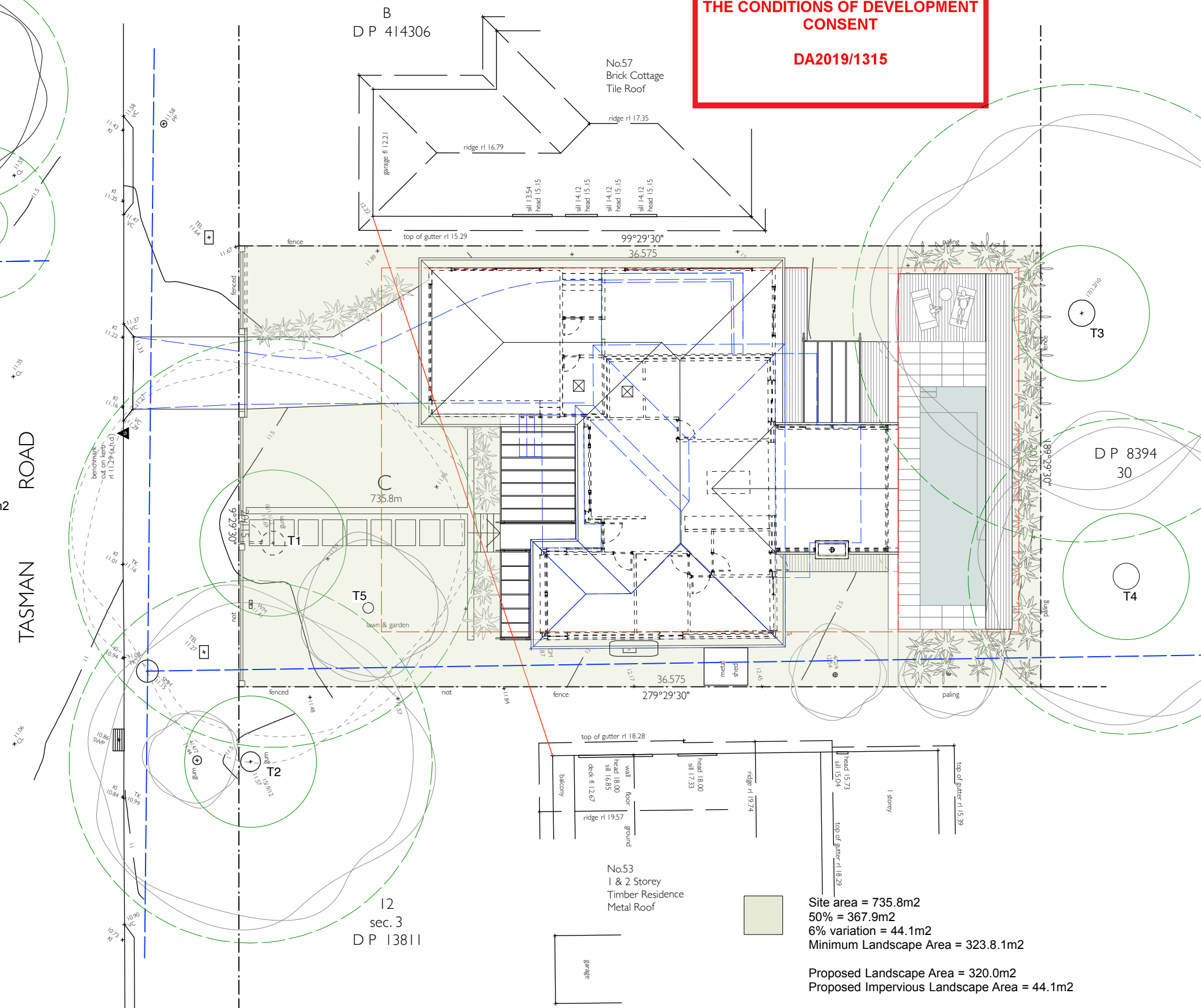
## Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- ii) for single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

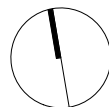
### Statement

Site Area  
Required Landscaped Area  
6% variation  
Proposed Landscaped Area  
Proposed impervious Landscaped Area



**rachel hudson architect**

www.rachelhudson.com.au  
0410 323 564



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0      2m      4m      6m      8m

BROWN HOUSE

Jacqueline Brown  
55 Tasman Road  
Avalon Beach  
NSW 2107

DWG	BH-04-DA
DATE	15.10.19
ISSUE	A
JOB #	90
SCALE	1:200 @ A3

## LANDSCAPE PLAN







LEGEND

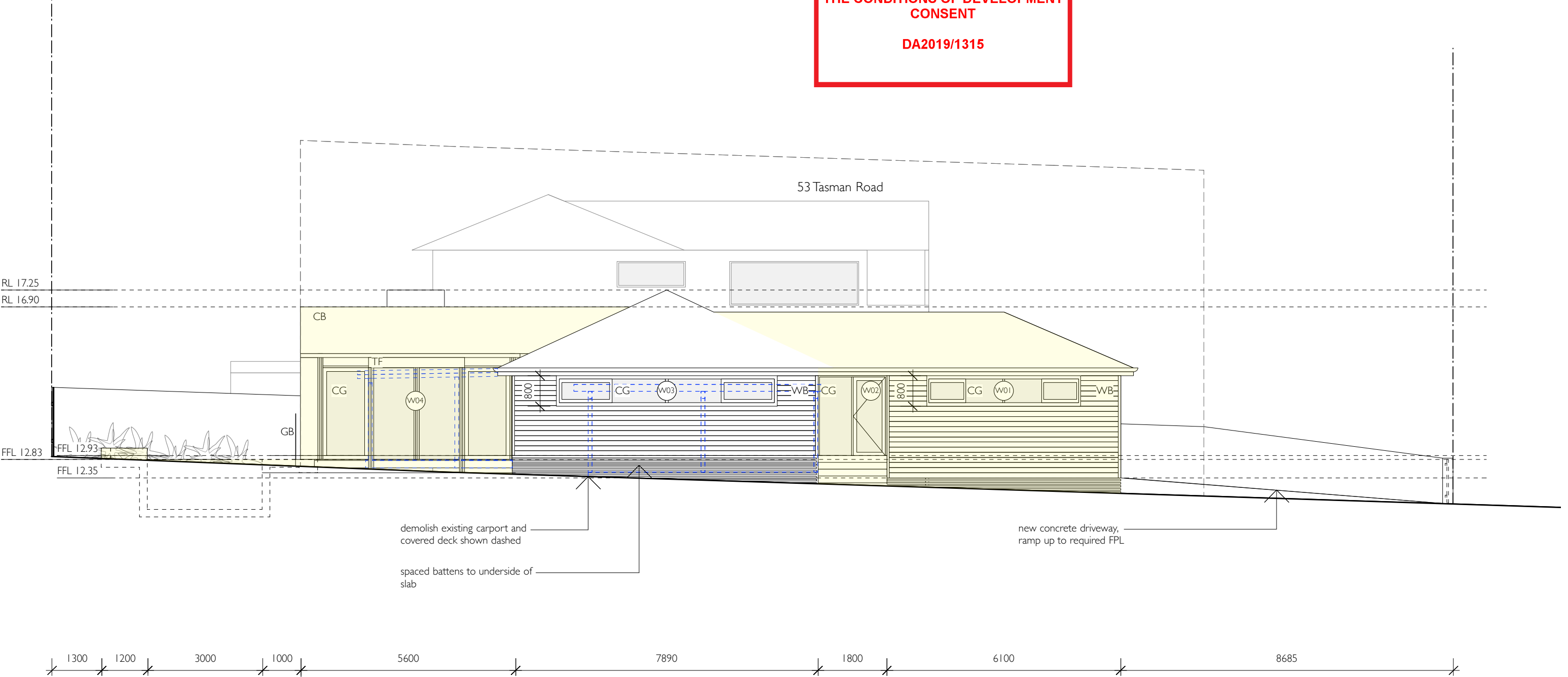
- CG Clear glazing
- OG Opaque Glazing
- BR Face brick
- WB Weatherboard cladding, paint finish
- TF Timber frame, paint finish
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade
- TF Timber fence
- SP Steel Plate

- Proposed additions shown in yellow
- Proposed alterations shown in orange

 northern  
beaches  
council

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

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**rachel hudson architect**

www.rachelhudson.com.au  
0410 323 564

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0 1m 2m 3m 4m

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**NORTH ELEVATION**

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- BR Face brick
- WB Weatherboard cladding, paint finish
- TF Timber frame, paint finish
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade
- TF Timber fence
- SP Steel Plate

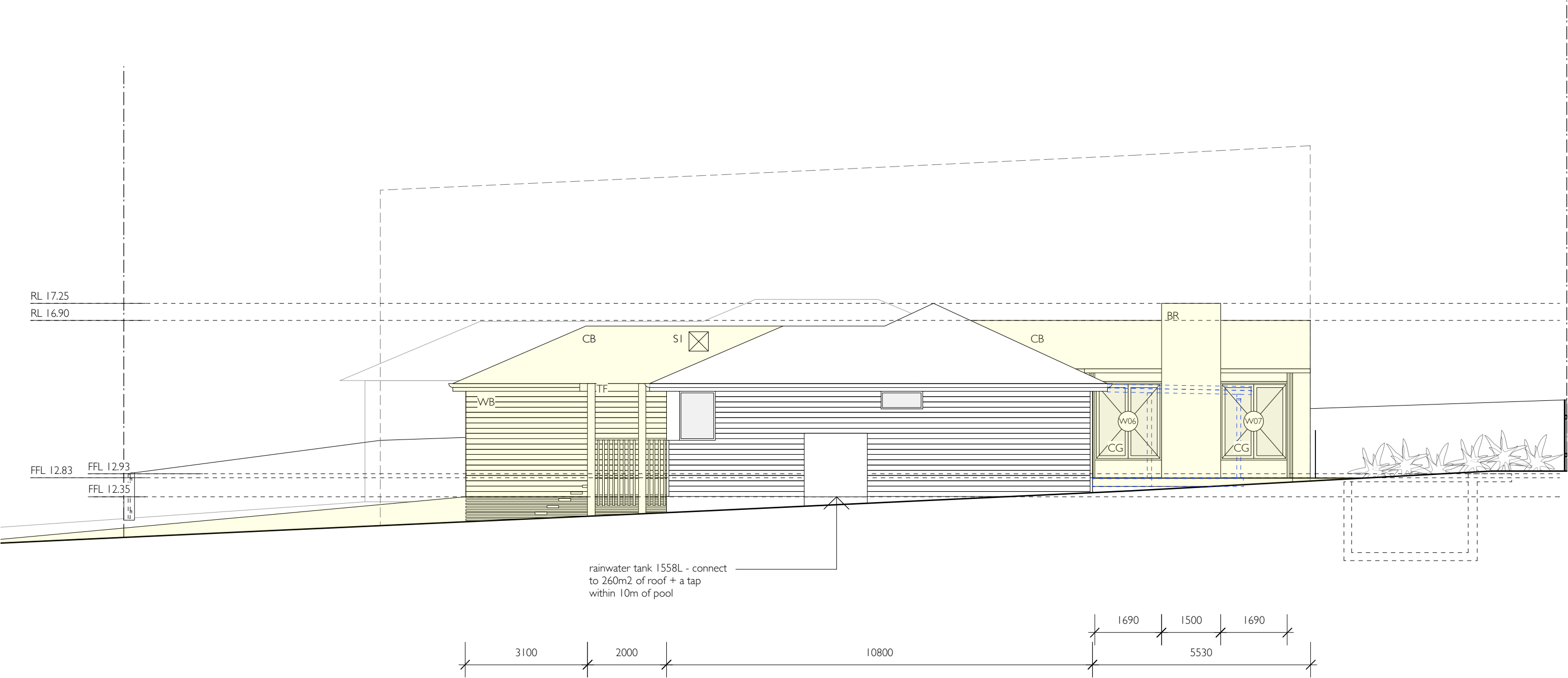


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www.rachelhudson.com.au  
0410 323 564

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SOUTH ELEVATION

LEGEND

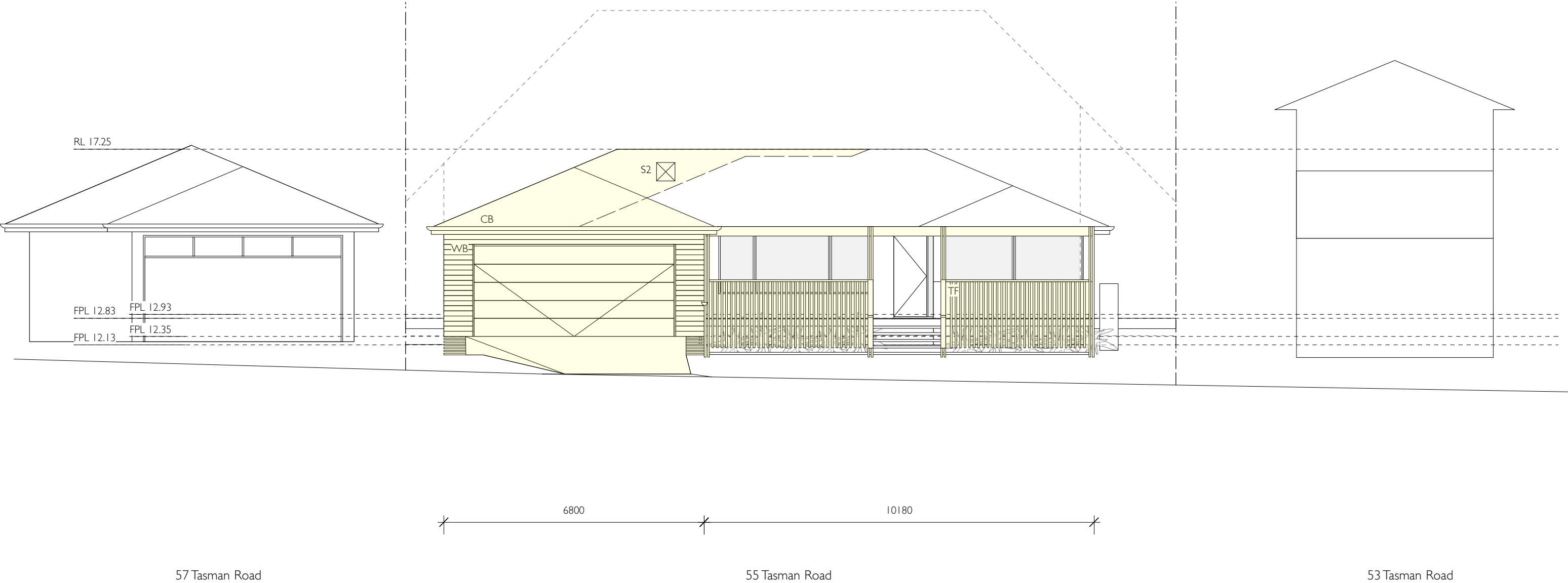
CG	Clear glazing
OG	Opaque Glazing
BR	Face brick
WB	Weatherboard cladding, paint finish
TF	Timber frame, paint finish
TD	Timber deck
CB	Colourbond
DP	Down pipe
GB	Glass balustrade
TF	Timber fence
SP	Steel Plate



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EAST ELEVATION

LEGEND

- CG Clear glazing
- OG Opaque Glazing
- BR Face brick
- WB Weatherboard cladding, paint finish
- TF Timber frame, paint finish
- TD Timber deck
- CB Colourbond
- DP Down pipe
- GB Glass balustrade
- TF Timber fence
- SP Steel Plate



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Proposed alterations shown in orange

53 Tasman Road

55 Tasman Road

57 Tasman Road

RL 17.25

RL 16.90

FFL 12.83

FFL 12.93

CB

SP

GB

W09

1800

1200

900

5800

3200

2200

1100

10000

5100

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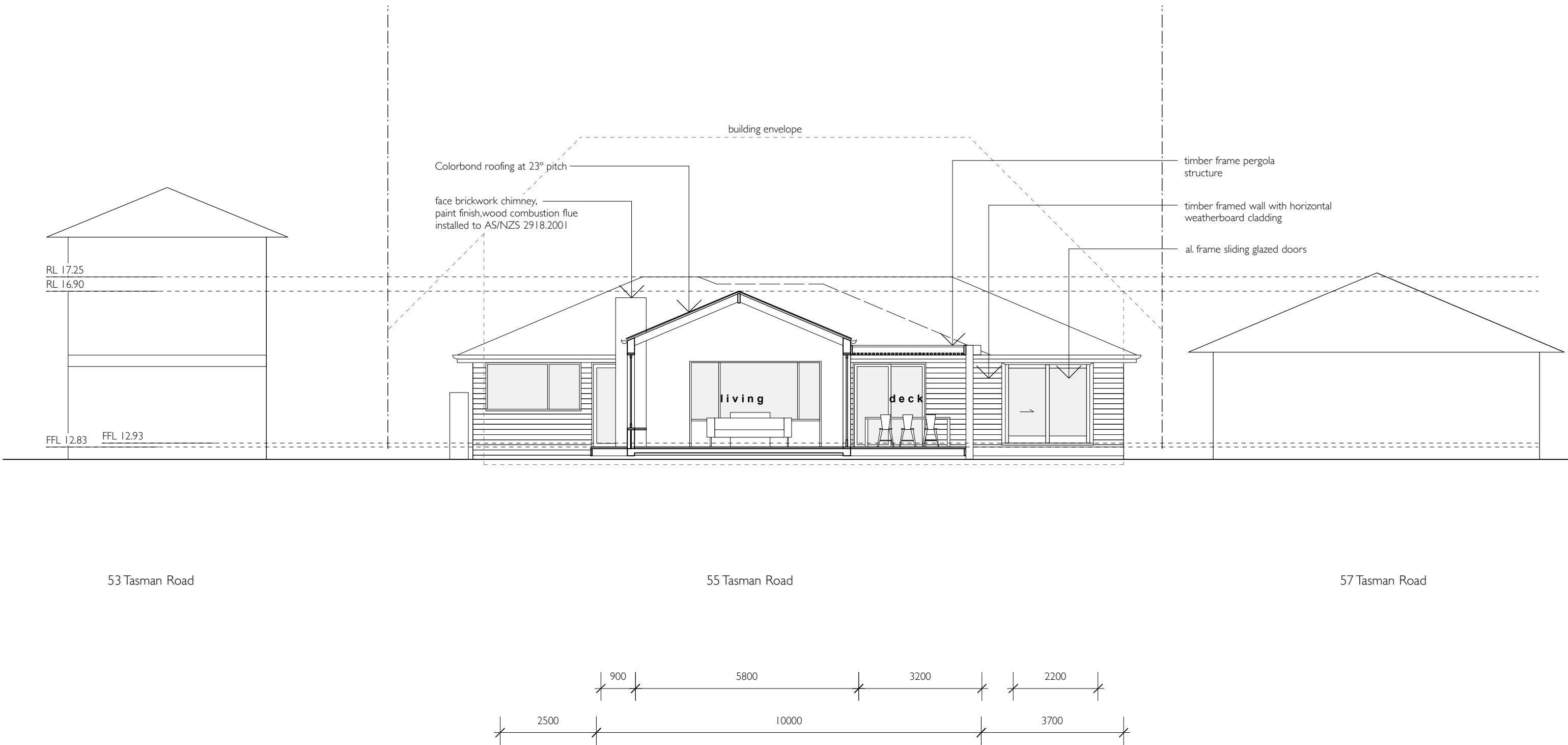
WEST ELEVATION





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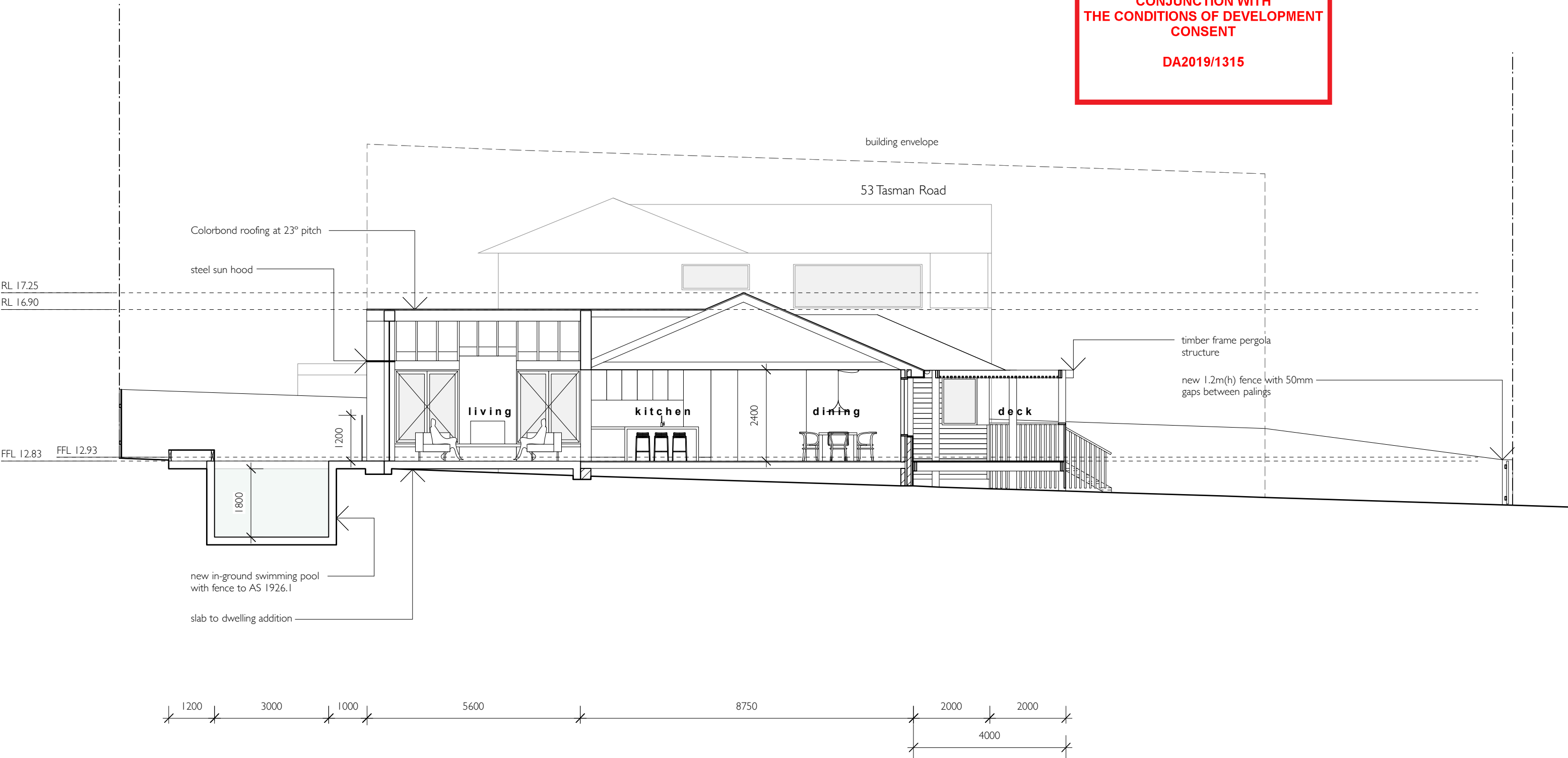
SECTION AA



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**SECTION BB**