NOTES:

SITE AREA = 2,570 m2
EXCAVATION = 10, 200 m3
ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

THERMAL COMFORT REQUIREMENTS

1. 70 MM FOIL LINED BLANKET TO THE UNDERSIDE OF METAL ROOFING.
2. ROOF MEDIUM COLOUR.
3. R3.0 INSULATION TO ALL CEILINGS ADJACENT TO METAL ROOF.
4. ALL CEILINGS ADJACENT TO CONCRETE ROOF (INCLUDING BALCONIES) TO INCLUDE 50MM EXTRUDED POLYSTYRENE INSULATION.
5. REFLECTIVE FOIL TO UNDERSIDE OF CONCRETE ROOF.
6. ALL FLOORS 200 MM CONCRETE SLAB WITH R1.5 INSULATION UNDER FLOORS ADJACENT TO BASEMENT CARPARK OR OUTDOOR AIR.
7. ALL EXTERNAL WALLS ARE 150MM AFS CONCRETE / 20MMCAVITY / R2.0 INSULATION / PLASTERBOARD.
8. INTERNAL WALLS BETWEEN UNITS AND ADJACENT TO STAIR / LOBBY ARE 162MM AFS CONCRETE / 20MM CAVITY / 64MM STUD / PLASTERBOARD.
9. W05-06, W07-06, W34-01, W34-02, W34-03, W34-04, W36-03 & W37-01 AND ALL GLASS BLOCK WINDOWS ARE ALUMINIUM FRAMED / DG / CLEAR U=4.8 SHGC=0.59 (+/-10%).
10. ALL OTHER WINDOWS ARE ALUMINIUM FRAMED / SG / CLEAR U=6.7 SHGC=0.7 (+/-10%).
11. UNIT 29 SKYLIGHTS VELUX OPERABLE U=2.6 SHGC=0.21.
12. W39-02, W39-04, W39-05 & W39-06 TO HAVE EXTERNAL BLINDS.
13. ALL RECESSED DOWNLIGHTS ARE SEALED AND TO ALLOW FOR UNINTERRUPTED CEILING INSULATION.
14. ALL EXHAUST FANS SEALED.

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

Issue Date	Rev	Change Name
07/09/2020	P2	GENERAL UPDATE TO FLOOR PLANS. ISSUED TO CONSULTANTS FOR INFORMATION.
16/09/2020	P3	GENERAL UPDATE TO FLOOR PLANS. ISSUED FOR GENERAL REVIEW.
27/10/2020	P4	GENERAL REVISIONS TO FLOOR PLANS.
03/11/2020	P5	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
11/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

GARTNERTROVATO ARCHITECTS
A PITTWATER PLACE
L1/13 10 PARK STREET
PO BOX 2103
MONA VALE NSW 2103
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SITE PLAN

SCALE	DRAWN BY	PLOT DATE
1:250 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-02	A2

A2

N

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 13.335 M 189° 05' 35"

1119 PITTWATER ROAD

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

BOUNDARY 47.935 M 155° 05' 35"

SERVICE LANE

4.5 METRE SETBACK

17 BASEMENT AREA A: 39.84 m²
UNIT 17 STORAGE V: 8.28 m³
UNIT 17 RESI 68
UNIT 17 RESI 69

16 BASEMENT AREA A: 32.90 m²
UNIT 16 STORAGE V: 7.91 m³
UNIT 16 RESI 66
UNIT 16 RESI 67
FIRE STAIR

27 BASEMENT AREA A: 62.24 m²
2.2 M CLEAR
UNIT 27 RESI 01
UNIT 27 RESI 02
UNIT 27 STORAGE V: 77.94 m³
1,000 DEEP PLANTER DASHED OVER. SOFFIT RL 2.60 2,400 MM CLEAR.
OBD TANK DASHED OVER 2.4 M CLEAR TO SOFFIT

15 BASEMENT AREA A: 43.47 m²
UNIT 15 RESI 03
UNIT 15 RESI 04
UNIT 15 STORAGE V: 33.69 m³

06 BASEMENT AREA A: 3.01 m²
05 BASEMENT AREA A: 2.96 m²
07 BASEMENT AREA A: 5.75 m²
03 BASEMENT AREA A: 2.99 m²

28 BASEMENT AREA A: 46.25 m²
UNIT 28 RESI 63
UNIT 28 RESI 64
UNIT 28 RESI 65
UNIT 28 STORAGE V: 11.60 m³

29 BASEMENT AREA A: 52.75 m²
UNIT 29 RESI 61
UNIT 29 RESI 62
UNIT 29 STORAGE V: 52.90 m³

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M
LOBBY
UNIT 02 STORAGE V: 14.33 m³
UNIT 01 STORAGE V: 19.53 m³
UNIT 14 STORAGE V: 12.86 m³
UNIT 07 STORAGE V: 14.16 m³
UNIT 06 STORAGE V: 7.22 m³
UNIT 05 STORAGE V: 7.11 m³
UNIT 03 STORAGE V: 7.17 m³
RAIN WATER TANK DASHED OVER

02 BASEMENT AREA A: 32.78 m²
UNIT 02 RESI 05
UNIT 02 RESI 06

01 BASEMENT AREA A: 38.88 m²
UNIT 01 RESI 07
UNIT 01 RESI 08

14 BASEMENT AREA A: 36.00 m²
UNIT 14 RESI 09
UNIT 14 RESI 10

VISITOR V07

ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H

2.5% GRADE

BASEMENT LEVELS REDUCED COMPARED TO DA

DIVERT EXISTING SEWER MAIN - FIRE EGRESS TO STEP UP LOCALLY

LIFT 2 LIFT CAR 1.6 x 1.4 M

FIRE STAIR DIVERT EXISTING SEWER MAIN BELOW STAIR

UNIT 18 STORAGE V: 24.39 m³
UNIT 19 STORAGE V: 18.53 m³

18 BASEMENT AREA A: 45.85 m²
UNIT 18 RESI 11
UNIT 18 RESI 12

19 BASEMENT AREA A: 40.36 m²
UNIT 19 RESI 13
UNIT 19 RESI 14

08 BASEMENT AREA A: 6.80 m²
UNIT 08 STORAGE V: 16.32 m³

MTBIKE MTBIKE

UNIT 26 STORAGE V: 30.68 m³
UNIT 27 RESI 51
UNIT 26 RESI 49

26 BASEMENT AREA A: 42.24 m²

UNIT 33 STORAGE V: 17.33 m³
GREASE ARRESTER

24 BASEMENT AREA A: 32.13 m²
UNIT 24 STORAGE V: 7.13 m³
UNIT 24 RESI 17
UNIT 24 RESI 18

33 BASEMENT AREA A: 42.45 m²
UNIT 33 RESI 19
UNIT 33 RESI 20
UNIT 33 STORAGE V: 14.32 m³

UNIT 34 STORAGE V: 124.42 m³

34 BASEMENT AREA A: 82.36 m²
UNIT 34 RESI 21
UNIT 34 RESI 22

09 BASEMENT AREA A: 43.98 m²
UNIT 09 STORAGE V: 34.79 m³
UNIT 09 RESI 25
UNIT 09 RESI 26

25 BASEMENT AREA A: 35.64 m²
UNIT 25 STORAGE V: 7.13 m³
UNIT 25 RESI 23
UNIT 25 RESI 24

ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H

LIFT 4 LIFT CAR 1.6 x 1.4 M

12 BASEMENT AREA A: 31.68 m²
UNIT 12 STORAGE V: 6.50 m³
UNIT 12 RESI 27
UNIT 12 RESI 28

ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H

11 BASEMENT AREA A: 31.68 m²
UNIT 11 STORAGE V: 13.52 m³
UNIT 11 RESI 29
UNIT 11 RESI 30

10 BASEMENT AREA A: 33.66 m²
UNIT 10 STORAGE V: 13.94 m³
UNIT 10 RESI 31
UNIT 10 RESI 32

SILVER LEVEL CAR SPACE 5.4 L X 3.2 W X 2.2 H

30 BASEMENT AREA A: 37.48 m²
UNIT 30 STORAGE V: 22.88 m³
UNIT 30 RESI 33
UNIT 30 RESI 34

1,000 DEEP PLANTER DASHED OVER. SOFFIT RL 3.90 2,200 MM CLEAR.

31 BASEMENT AREA A: 42.61 m²
UNIT 31 STORAGE V: 29.50 m³
UNIT 31 RESI 37
UNIT 31 RESI 38

32 BASEMENT AREA A: 39.19 m²
UNIT 32 STORAGE V: 23.12 m³
UNIT 32 RESI 35
UNIT 32 RESI 36

LIFT 3 LIFT CAR 1.6 x 1.4 M

CALL BUTTON

23 BASEMENT AREA A: 32.43 m²
UNIT 23 STORAGE V: 6.54 m³
UNIT 23 RESI 39
UNIT 23 RESI 40

22 BASEMENT AREA A: 31.50 m²
UNIT 22 STORAGE V: 6.90 m³
UNIT 32 RESI 41
UNIT 22 RESI 42

21 BASEMENT AREA A: 30.60 m²
UNIT 21 STORAGE V: 6.67 m³
UNIT 21 RESI 43
UNIT 21 RESI 44

20 BASEMENT AREA A: 29.70 m²
UNIT 20 STORAGE V: 6.67 m³
UNIT 20 RESI 45
UNIT 20 RESI 46

13 BASEMENT AREA A: 29.70 m²
UNIT 13 STORAGE V: 6.44 m³
UNIT 13 RESI 47
UNIT 13 RESI 48

04 BASEMENT AREA A: 32.53 m²
UNIT 04 STORAGE V: 8.74 m³
UNIT 04 RESI 59
UNIT 04 RESI 60

03 BASEMENT AREA A: 29.15 m²
UNIT 03 RESI 57
UNIT 03 RESI 58

05 BASEMENT AREA A: 28.35 m²
UNIT 05 RESI 55
UNIT 05 RESI 56

06 BASEMENT AREA A: 27.54 m²
UNIT 06 RESI 53
UNIT 06 RESI 54

07 BASEMENT AREA A: 27.54 m²
UNIT 07 RESI 51
UNIT 07 RESI 52

SILVER LEVEL CAR SPACE 5.4 L X 3.2 W X 2.2 H

08 BASEMENT AREA A: 26.73 m²
UNIT 08 RESI 49
UNIT 08 RESI 50

SPRINKLER TANK 4 x 3.5 x 3 M = 42 M3

SPRINKLER PUMP ROOM 5.8 x 3.6 M

20% RAMP 2.000

12.5% RAMP 1.750

5% GRADE

2.5% GRADE

DEEP SOIL 4.500

FIRE STAIR

BOLLARD

EXTENT OF BASEMENT AS PER DA SHOWN IN DASHED RED LINE

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/00048099
DATED: 13/12/2021

GARTNERTROVATO ARCHITECTS
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E NTA@GT-GSM.AU

Issue Date	Rev	Change Name
25/06/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
01/07/2021	A4	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A5	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A8	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
BASEMENT PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-03	A8

SET-OUT POINT

COLLAROY STREET

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 189° 05' 35" 13.335 M

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 155° 05' 35" 47.935 M

BOUNDARY 278° 34' 45" 70.18 M

ALEXANDER STREET

SERVICE LANE

1119 PITTWATER ROAD

SUBSTATION

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

RESI. WASTE 14 x 240 L BINS

VEHICULAR ENTRY

SECURITY GRILLE FLOOD GATE WITHIN GRATE

SECURITY GATES (NIGHT)

FLOOD GATE WITHIN GRATE

LETTRA BOARD TOWN HOUSES

OSD TANK DASHED BELOW

SHARE SPACE

BOLLARD

FIRE STAIR

VISITOR V01

VISITOR V02

VISITOR V03

VISITOR V04

VISITOR V05

VISITOR V06

STAFF RETAIL 14

STAFF RETAIL 13

RETAIL 01 A: 37.91 m²

TROUGH SITE LINK 4 M WIDE COLLONADE

PLANTER

INS. PIT

TOW RL 4.760 OPEN PALISADE SECURITY SCREEN

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LOBBY - LIFT 1 A: 9.33 m²

TGSI

HYD

FHR

STAIR 1

RAIN WATER TANK DASHED BELOW

RETAIL CAR PARKING
RQMT = 1 CAR SPACE / 16.4 m2 GLFA
246 m2 @16.4/ m2 = 15 CAR SPACES
14 CAR SPACES PROVIDED

VISITOR CAR PARKING
RQMT = 1 CAR SPACE / 5 UNITS
34 UNITS = 7 CAR SPACES

NOTE:
2 x VISITOR CARSPACES LOCATED IN BASEMENT

VISITOR BIKES (3)

VISITOR BIKES (7)

760 MM HIGH PLANTER

COMMUNAL FORECOURT A: 35.08 m²

STAIR 2

LOBBY - LIFT 2 A: 27.42 m²

LIFT 2 LIFT CAR 1.6 x 1.4 M

ACCESS WC A: 6.68 m²

SEWER DIVERSION BELOW

SAUNA A: 5.04 m²

STAIR FROM BASEMENT

GYM A: 18.66 m²

WASHER WASHER & DRYER

HALL

LOADING RETAIL 12

SECURITY GATE

GAMES

COMMUNITY ROOM A: 40.07 m²

TV ROOM

LONG BOARD RACKS (HORIZONTAL)

SURF BOARDS A: 21.33 m²

SURFBOARD RACKS (VERTICAL)

BBQ

BUILDING ABOVE

SURF SHOWERS

STONE WALL TOW RL 4.760

FLOOD GATE

3.280

3.270

3.260

3.180

3.160

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

mountain bushes source

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED; 13/12/2021

RESIDENT ENTRY TO COMMUNAL OPEN SPACE

EXIT ONLY

SECURITY GATE

FLOOD GATE

MANUAL TOWER SWING GATE

4.5 METRE SET-BACK

LANDSCAPE LANEWAY "STREET SCAPE"

SECURITY GRILLE

12.5% RAMP

20% RAMP

DRIVEWAY RAMP

5% GRADE

RETAIL WASTE 14 x 240 L BINS

SERVICES

STAFF RETAIL 01

PATH TO BINS (1:14 RAMP)

REAR PRIVATE OPEN SPACE

EXTENT OF CARPARK AS PER DA SHOWN IN DASHED RED LINE

PROPOSED 1.8 M HIGH L&C TIMBER FENCE

RAMP SUSPENDED ABOVE EXISTING GROUND LEVEL

SECURITY SCREEN

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 3 M WIDE

SHOPPER RETAIL 11

SHOPPER RETAIL 10

SHOPPER RETAIL 09

SHOPPER RETAIL 08

SHOPPER RETAIL 07

SHOPPER RETAIL 06

SKYLIGHT OVER

1.8 M HIGH SECURITY + PRIVACY SCREEN

COMMUNAL OPEN SPACE

ARTIFICIAL TURF

EXTENT OF VOID IN LEVEL 1 SLAB AS PER DA SHOWN IN DASHED RED LINE

8.790 - OPEN TO SKY

SURFBOARDS

PLANTER

COLLONADE

SECONDARY LINK TO ACTIVATE BOTH SIDES OF RETAIL

RETAIL 02 A: 86.23 m²

ACCESS WC

BULKY GOODS STORE

RETAIL 03 A: 58.21 m²

RETAIL 04 A: 63.87 m²

LOBBY - LIFT 3 A: 20.74 m²

LIFT 3 LIFT CAR 1.6 x 1.4 M

STAIR 3 W-11-21 2.300 x 1.000

CALL BUTTON

AIRLOCK

RESI. WASTE 17 x 240 L BINS

OPEN ENTRY

RETAIL FORECOURT

LOBBY - LIFT 4 A: 30.13 m²

LIFT 4 LIFT CAR 1.6 x 1.4 M

CPE

RETAIL BIKES (3)

PEDESTRIAN LINK 5% GRADE

DEEP SOIL 3.000

PEDESTRIAN LINK

STAFF RETAIL 02

STAFF RETAIL 03

STAFF RETAIL 04

SHOPPER RETAIL 05

FIRE STAIR

FIRE HYDRANT BOOSTER & SPRINKLER ALARM VALVE

DEDICTAED LOADING BAY / GARBAGE COLLECTION FOR SRV ON KERB

TOW RL 5.10

TOW RL 4.80

TOW RL 4.760

TOW RL 4.780

FLOOD GATE WITHIN GRATE

A6

N

GARTNERTROVATO ARCHITECTS

LEVEL 1, PITTWATER PLACE
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MONA VALE, NSW 2103
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Issue Date	Rev	Change Name
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
01/07/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-04	A6

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 05"

1119 PITTWATER ROAD

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 189° 05' 35"

BOUNDARY 13.335 M

BOUNDARY 08° 48' 05"

BOUNDARY 53.49 M

BOUNDARY 47.935 M 159° 05' 35"

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

SERVICE LANE

4.5 METRE SET-BACK

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF VOID IN LEVEL 1 SLAB AS PER DA SHOWN IN DASHED RED LINE

COMMUNAL OPEN SPACE BELOW

REAR PRIVATE OPEN SPACE

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXISTING MELALEUCA QUINQUENERVIA 5 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 5 M WIDE

ALL WINDOWS ON WEST BOUNDARY TO BE OBSCURED GLASS, 1.6M SILL HEIGHT ABOVE FFL

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

GARTNERTROVATO ARCHITECTS

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Issue Date	Rev	Change Name
25/06/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
05/08/2021	A4	REVISIONS TO LEVEL 1 AS CLOUDED FOR L&E.
06/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 1 PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021

PROJECT NO.	DRAWING NO.	REVISION
2005	DA-05	A7

SET-OUT POINT

COLLAROY STREET

BOUNDARY 21.95 M 98° 48' 06"

BOUNDARY 13.335 M 189° 05' 35"

BOUNDARY 21.69 M 98° 48' 05"

1119 PITTWATER ROAD

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

4.5 METRE SET-BACK

SERVICE LANE

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

REAR PRIVATE OPEN SPACE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 3 M WIDE

ALL WINDOWS ON WEST BOUNDARY WALL TO BE GLASS BLOCK

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

northern beaches council

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE
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Issue Date	Rev	Change Name
11/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
25/06/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
30/06/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
06/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 2 PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-06	A6

COLLAROY STREET

BOUNDARY 21.95 M 98° 48' 06"

SET-OUT POINT

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

1119 PITTWATER ROAD

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 13.335 M 189° 05' 35"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

4.5 METRE SET-BACK

SERVICE LANE

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

REAR PRIVATE OPEN SPACE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 5 M WIDE

27 TERRACE A: 42.11 m²

27 3 BED + S A: 119.15 m² SOLAR = YES VENT = YES

27 TERRACE A: 31.23 m²

28 TERRACE A: 21.51 m²

28 3 BED + S A: 119.40 m² SOLAR = YES VENT = YES

29 TERRACE A: 24.86 m²

29 3 BED + S A: 116.23 m² SOLAR = YES VENT = YES

29 TERRACE A: 13.63 m²

30 TERRACE A: 59.03 m²

30 3 BED A: 95.64 m² SOLAR = YES VENT = YES

31 TERRACE A: 10.27 m²

31 2 BED A: 77.02 m² SOLAR = YES VENT = YES

32 TERRACE A: 11.57 m²

32 3 BED A: 96.00 m² SOLAR = YES VENT = YES

32 TERRACE A: 23.10 m²

33 3 BED + S A: 137.72 m² SOLAR = YES VENT = YES

33 TERRACE A: 46.85 m²

33 TERRACE A: 15.54 m²

34 TERRACE A: 7.18 m²

34 3 BED + S A: 134.50 m² SOLAR = YES VENT = YES

34 TERRACE A: 69.33 m²

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LIFT 3 LIFT CAR 1.6 x 1.4 M

LIFT 4 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

STAIR 3

LOBBY

KITCHEN

DINING

LIVING

BED 1 CH =2.7 M

BED 1 / MEDIA CH =2.7 M

BED 2 CH =2.7 M

BED 3 CH =2.7 M

ENSUITE CH =2.4 M

BATHROOM CH =2.4 M

BATH ROOM CH =2.4 M

STUDY CH =2.7 M

BUTLERS PANTRY

COATS

LDY

LIN

BARBEQUE

PLANTER

OUTDOOR KITCHEN

TV / MEDIA

RETREAT

DRESSER

MEDIA

DRINKS BAR

CPE

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE L1/13 10 PARK STREET PO BOX 1122 MONA VALE, NSW 2103

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E SYA@GT-2GW.AU

Issue Date	Rev	Change Name
24/06/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
30/06/2021	A4	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A5	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A8	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 1 ALEXANDER & 4 COLLAROY STREETS COLLAROY NSW LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE: LEVEL 3 PLAN

SCALE: 1:100 @ A1

DRAWN BY: SG / AW

PLOT DATE: 11/08/2021

PROJECT NO: 2005

DRAWING NO: DA-07

REVISION: A8

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 06"

BOUNDARY 13.335 M 189° 05' 35"

1119 PITTWATER ROAD

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

THROUGH SITE LINK

SERVICE LANE

4.5 METRE SET-BACK

COMMUNAL OPEN SPACE

BOUNDARY 70.78 M 278° 34' 45"

ALEXANDER STREET

AC PLANT

LIFT 1 OVER-RUN

LIFT 2 OVER-RUN

LIFT 3 OVER-RUN

LIFT 4 OVER-RUN

FALL METAL DECK ROOF

SOLAR PANELS (12)

SOLAR PANELS (17)

SOLAR PANELS (20)

GRAVEL ROOF

LOUVRE PERGOLA

PLANTER

EXTENT OF ROOF AS PER DA SHOWN IN DASHED RED LINE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 9 M HIGH 3 M WIDE

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE
L1/3 10 PARK STREET
PO BOX 1122
MONA VALE, NSW 2103
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E sta@gtv.com.au

Issue Date	Rev	Change Name
16/09/2020	P1	GENERAL UPDATE TO FLOOR PLANS. ISSUED FOR GENERAL REVIEW.
03/11/2020	P2	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
11/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
ROOF PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-09	A2



1 SECTION 1 1:100



1 SECTION 2 1:100

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E GTA@GT-COM.AU

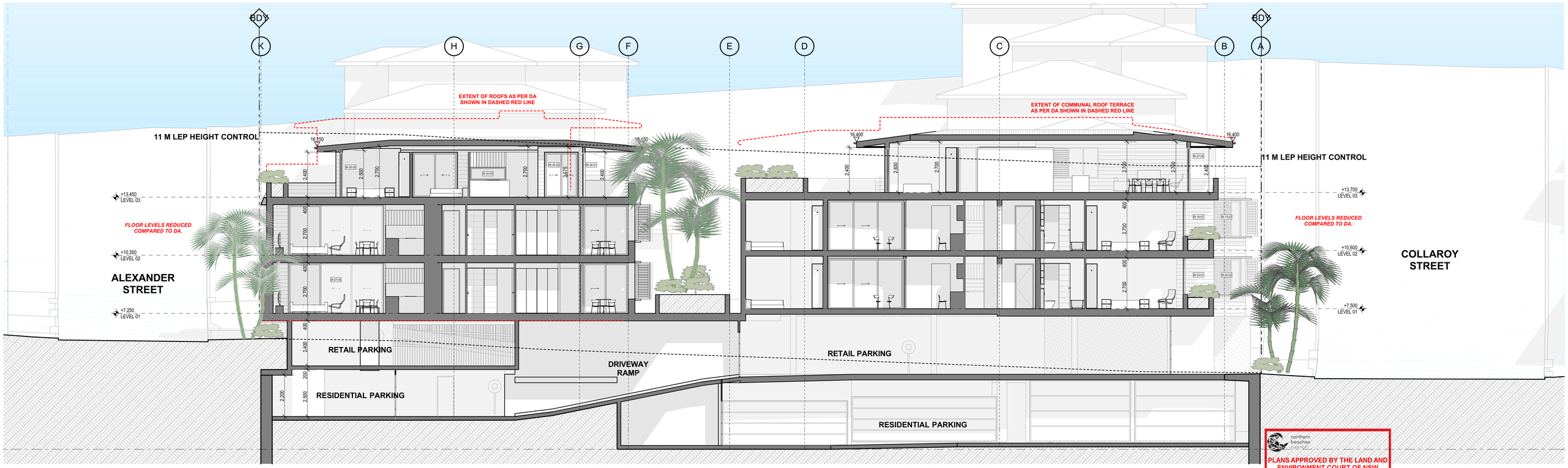
Issue Date	Rev	Change Name
03/11/2020	P4	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
07/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

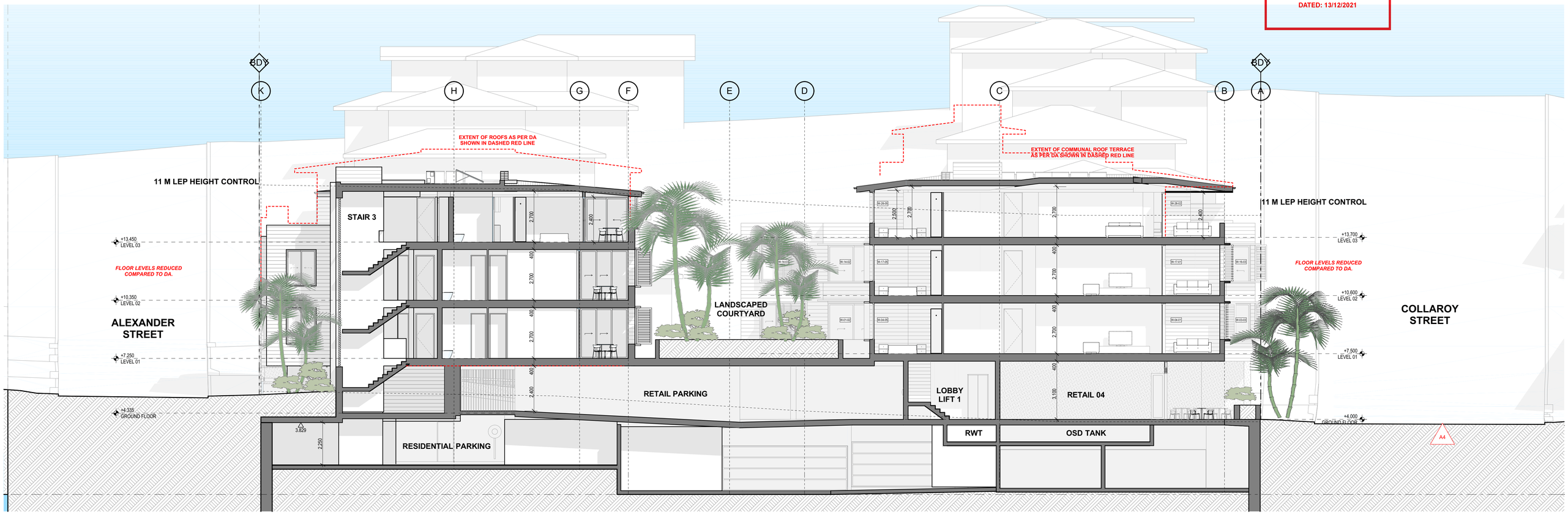
FOR: HCAP GROUP

DRAWING TITLE
SECTIONS 1 & 2

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-10	A4



1 SECTION A 1:100



1 SECTION B 1:100

northern beaches

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

GARTNERTROVATO
ARCHITECTS
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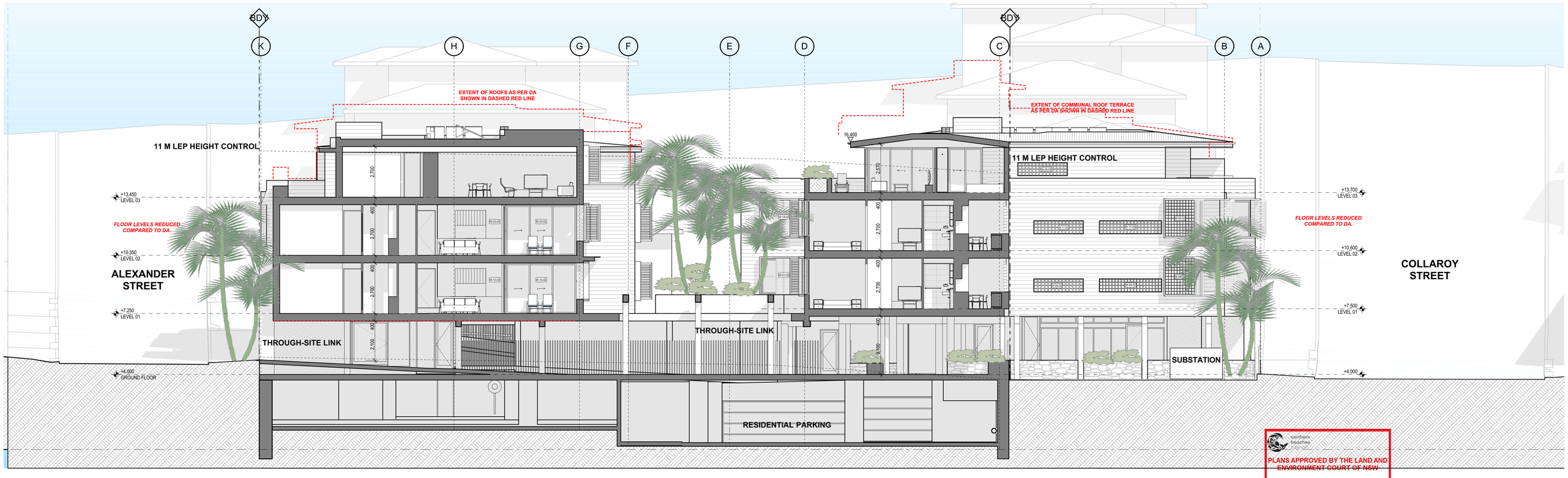
Issue Date	Rev	Change Name
03/11/2020	P4	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
07/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SECTIONS A & B

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-11	A4



1 SECTION C 1:100

northern beaches

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

A3

GARTNERTROVATO
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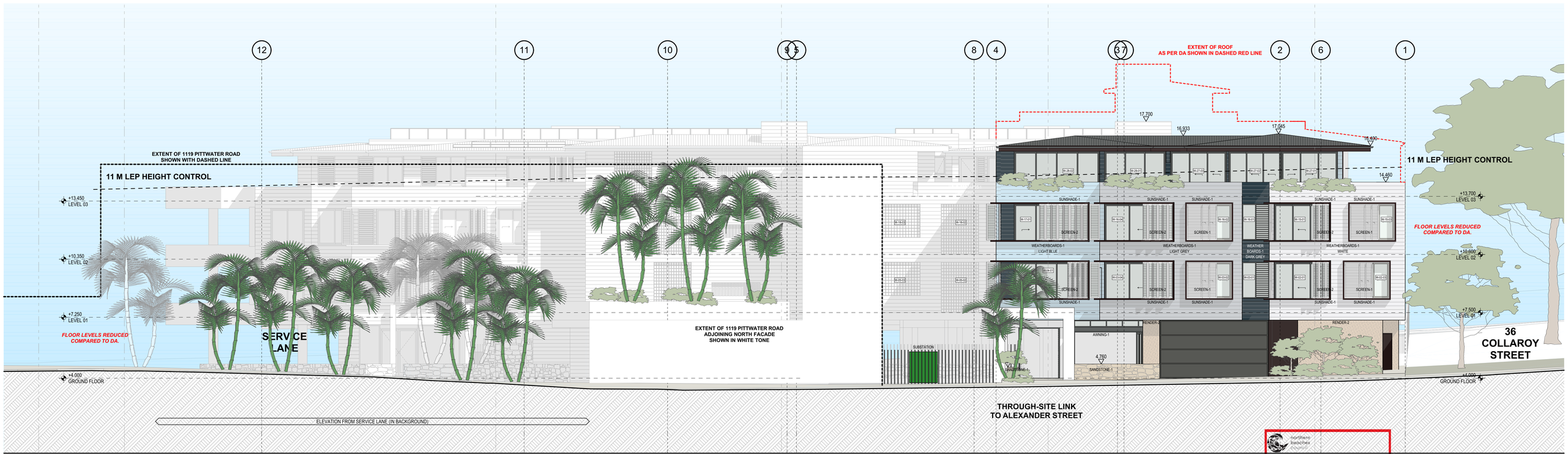
Issue Date	Rev	Change Name
27/10/2020	P3	GENERAL REVISIONS TO FLOOR PLANS.
03/11/2020	P4	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
09/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

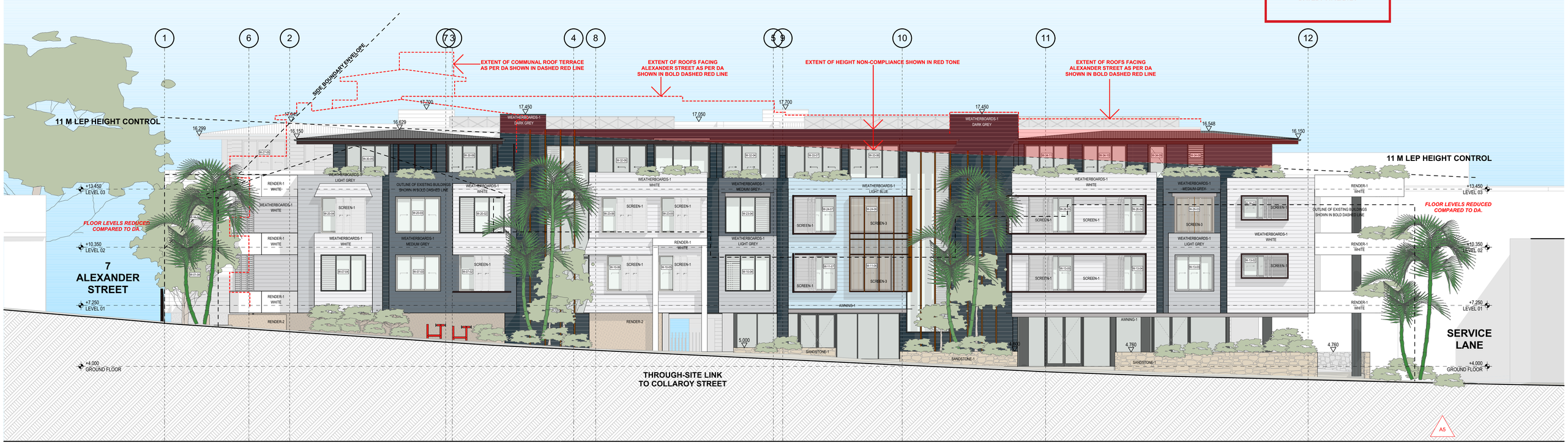
FOR: HCAP GROUP

DRAWING TITLE
SECTION C

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-12	A3



1 NORTH ELEVATION (COLLAROY STREET) 1:100



1 SOUTH ELEVATION (ALEXANDER STREET) 1:100

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

EXTERIOR FINISHES LEGEND

AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-3	CLEAR GLASS BALUSTRADE.
CONCRETE-1	OFF-FORM CONCRETE COLUMN, PAINT FINISH "DARK BROWN".
EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".
RENDER-1	RENDER FINISH (SMOOTH) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
RENDER-2	RENDER FINISH (ROUGH CAST) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SANDSTONE-1	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.
SCREEN-1	SLIDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-2	BI-FOLDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-3	SLIDING ALUMINIUM SCREEN WITH FIXED VERTICAL LOUVRES, P'COAT FINISH "WOOD GRAIN".
SCREEN-4	CASEMENT ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DARK BROWN".
VERTICAL LOUVRE-1	VERTICAL ALUMINIUM LOUVRE WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
LIGHT BLUE	"LIGHT BLUE"PAINT FINISH EQUAL TO DULUX "SEA BREEZE QUARTER" A360.
LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" GR18.
MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.

ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

GARTNERTROVATO ARCHITECTS
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Issue Date	Rev	Change Name
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
01/07/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
06/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-13	A5



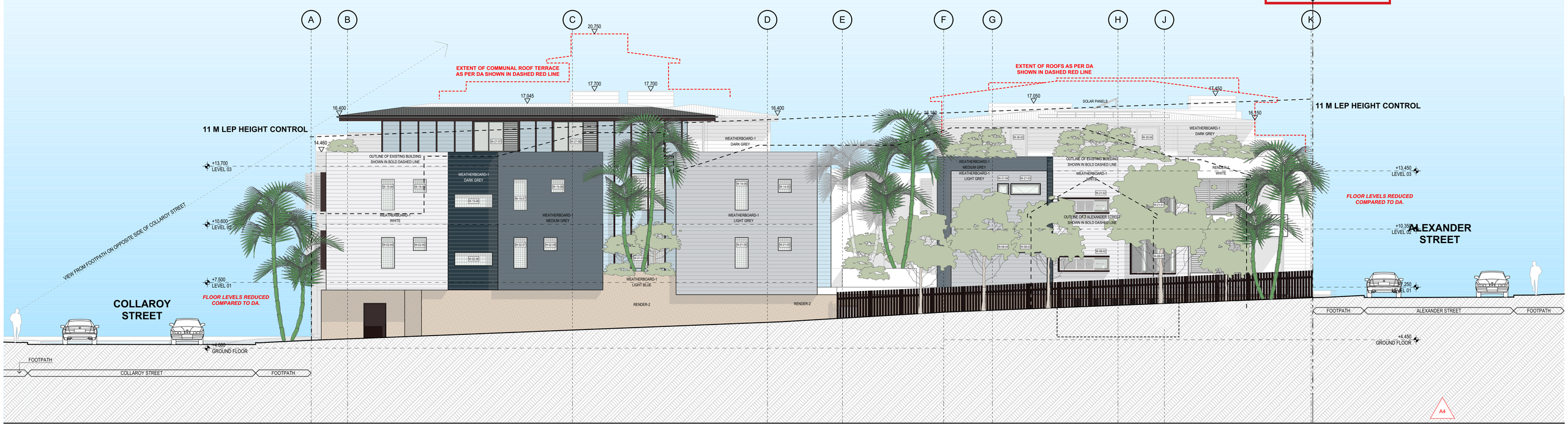
1 EAST ELEVATION 1:100

northern beaches

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021



1 WEST ELEVATION 1:100

EXTERIOR FINISHES LEGEND

AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-3	CLEAR GLASS BALUSTRADE.
CONCRETE-1	OFF-FORM CONCRETE COLUMN, PAINT FINISH "DARK BROWN".
EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".
RENDER-1	RENDER FINISH (SMOOTH) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
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SANDSTONE-1	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.
SCREEN-1	SLIDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-2	BI-FOLDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-3	SLIDING ALUMINIUM SCREEN WITH FIXED VERTICAL LOUVRES, P'COAT FINISH "WOOD GRAIN".
SCREEN-4	CASEMENT ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DARK BROWN".
VERTICAL LOUVRE-1	VERTICAL ALUMINIUM LOUVRE WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

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LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" GR18.
MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
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ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

GARTNERTROVATO ARCHITECTS

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E GTA@GT-COM.AU

Issue Date	Rev	Change Name
03/11/2020	P5	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
06/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
EAST & WEST ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	11/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-14	A4

Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarppus eumundi	Bush quandong	8m (h) x 4m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	4 m overall
Lau	Livistona Australis	Cabbage Tree Palm	20m (h) x 4 m (w)	5 m overall
Screen shrubs				
Pob	Plumeria obtusa	Frangipani Singapore White	4m (h) x 4m (w)	400 mm
Rex	Rhapis excelsa	Lady Palm	4m (h) x 2m (w)	400 mm
Sau	Syzigium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzigium Luehmannii x Wilsonii	Lilly Pilly Cascade	5m (h) x 3m (w)	400 mm
Small shrubs				
Aim	Alcantera imperialis - Rubra	Alcantera "Silver Plum"	1.2m (h) x 1.2m (w)	300 mm
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)	300 mm
Cal	Correa alba	White Correa	1.5m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	300 mm
Dex	Doryanthes excelsa	Gymea lily	2m (h) x 2m (w)	300 mm
Dlo	Dianella longifolia	Flax lily	1m (h) X 1m (w)	140 mm
	Lomandra longifolia	Mat Rush	1m (h) X 1m (w)	140 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 1m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Cmi	Clivia miniata	Kaffir Lily	0.6m (w) x 0.6m (h)	140 mm
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)	140 mm
Ferns				
Afr	Adiantum fragrans	Maiden Hair Fern	0.6 m (h) x 1m (w)	140 mm
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Bgi	Blechnum gibbum	"Silver Lady" fern	1m (h) X 1m (w)	140 mm
Cco	Cyathea cooperi	Scaly Tree Fern	5m (h) x 2m (w)	2 m overall
Psu	Platycerium superbum	Staghorn Fern	2m (h) X 1m (w)	300 mm
Succulents				
Cro	Carpobrotus rossii	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald Falls	0.2m (h) x 1m (w)	140 mm
Mulch and edging				
WRG	Washed river gravel mulch			
CPM	Cypress pine mulch			
CSA	Curved steel angle edging			

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED; 13/12/2021

Issue Date	Rev	Change Name
02/11/2020	P1	PRELIMINARY ISSUE OF LANDSCAPE PLANS.
04/11/2020	A	DEVELOPMENT APPLICATION
12/08/2021	A1	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

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PROJECT: PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE: GROUND FLOOR - LANDSCAPE PLAN

SCALE: 1:100 @ A1 | DRAWN BY: SG / AW | PLOT DATE: 12/08/2021
PROJECT NO.: 2005 | DRAWING NO.: L-01 | REVISION: A1

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 08"

BOUNDARY 13.335 M 189° 05' 35"

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 189° 05' 35"

4.5 METRE SET-BACK

BOUNDARY 70.18 M 278° 34' 45"

REFER TO GROUND FLOOR LANDSCAPE PLAN

COMMUNAL OPEN SPACE BELOW

REAR PRIVATE OPEN SPACE

Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarppus eumundi	Bush quandong	8m (h) x 4m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	4 m overall
Lau	Livistona Australis	Cabbage Tree Palm	20m (h) x 4 m (w)	5 m overall
Screen shrubs				
Pob	Plumeria obtusa	Frangipani Singapore White	4m (h) x 4m (w)	400 mm
Rex	Rhapis excelsa	Lady Palm	4m (h) x 2m (w)	400 mm
Sau	Syzigium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzigium Luehmannii x Wilsonii	Lilly Pilly Cascade	5m (h) x 3m (w)	400 mm
Small shrubs				
Aim	Alcantera imperialis - Rubra	Alcantera "Silver Plum"	1.2m (h) x 1.2m (w)	300 mm
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)	300 mm
Cal	Correa alba	White Correa	1.5m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	300 mm
Dex	Doryanthes excelsa	Gymea lily	2m (h) x 2m (w)	300 mm
Dlo	Dianella longifolia	Flax lily	1m (h) X 1m (w)	140 mm
	Lomandra longifolia	Mat Rush	1m (h) X 1m (w)	140 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 1m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Cmi	Clivia miniata	Kaffir Lily	0.6m (w) x 0.6m (h)	140 mm
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)	140 mm
Ferns				
Afr	Adiantum fragrans	Maiden Hair Fern	0.6 m (h) x 1m (w)	140 mm
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Bgi	Blechnum gibbum	"Silver Lady" fern	1m (h) X 1m (w)	140 mm
Cco	Cyathea cooperi	Scaly Tree Fern	5m (h) x 2m (w)	2 m overall
Psu	Platycerium superbum	Staghorn Fern	2m (h) X 1m (w)	300 mm
Succulents				
Cro	Carpobrotus rossii	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald Falls	0.2m (h) x 1m (w)	140 mm
Mulch and edging				
WRG	Washed river gravel mulch			
CPM	Cypress pine mulch			
CSA	Curved steel angle edging			

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/00048099

DATED: 13/12/2021

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE
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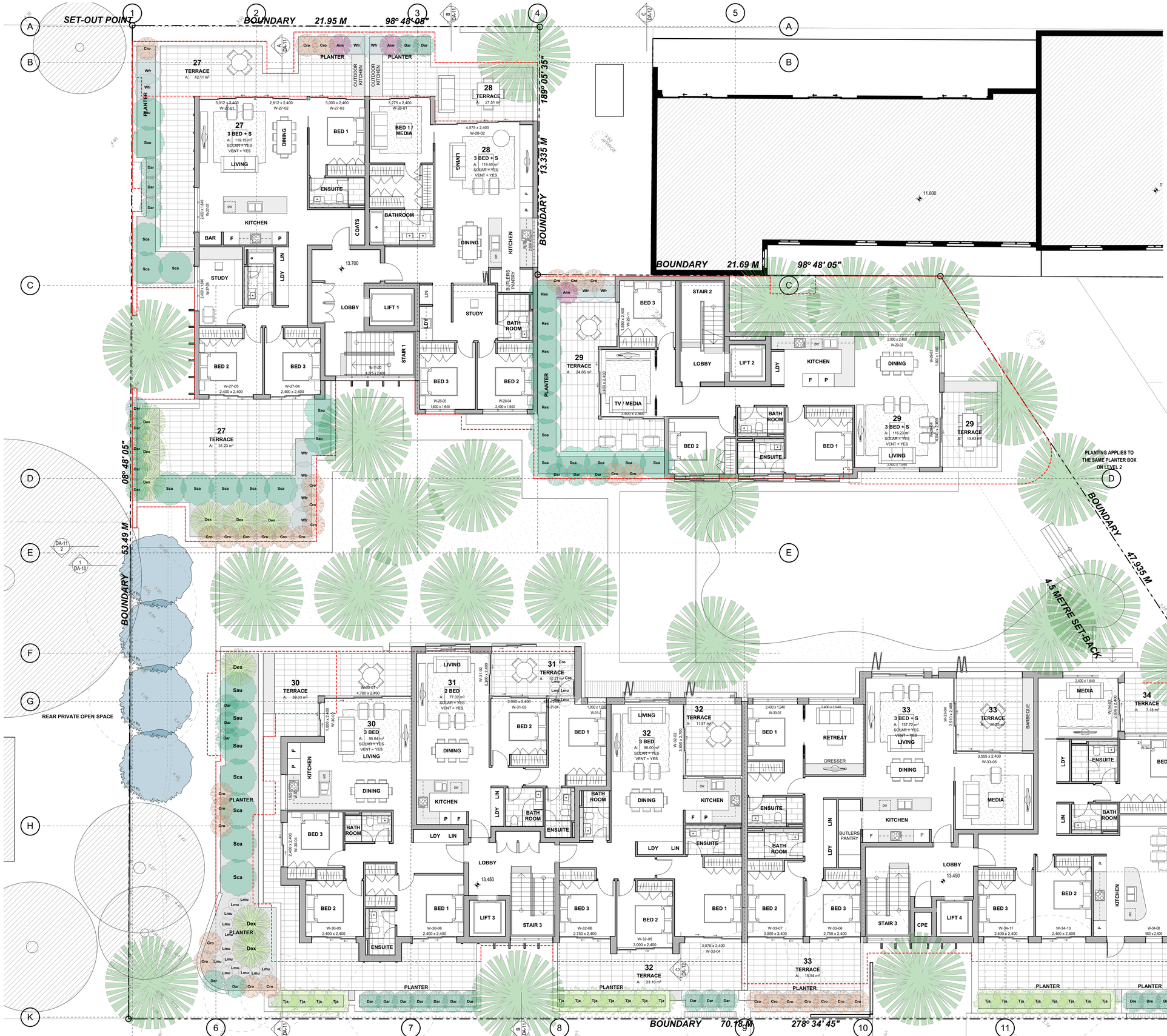
Issue Date	Rev	Change Name
02/11/2020	P1	PRELIMINARY ISSUE OF LANDSCAPE PLANS.
04/11/2020	A	DEVELOPMENT APPLICATION
12/08/2021	A1	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 1 - LANDSCAPE PLAN

SCALE 1:100 @ A1 | DRAWN BY SG / AW | PLOT DATE 12/08/2021
PROJECT NO. 2005 | DRAWING NO. L-02 | REVISION A1



Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarppus eumundi	Bush quandong	8m (h) x 4m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	4 m overall
Lau	Livistona Australis	Cabbage Tree Palm	20m (h) x 4 m (w)	5 m overall
Screen shrubs				
Pob	Plumeria obtusa	Frangipani Singapore White	4m (h) x 4m (w)	400 mm
Rex	Rhapis excelsa	Lady Palm	4m (h) x 2m (w)	400 mm
Sau	Syzigium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzigium Luehmannii x Wilsonii	Lilly Pilly Cascade	5m (h) x 3m (w)	400 mm
Small shrubs				
Aim	Alcantera imperialis - Rubra	Alcantera "Silver Plum"	1.2m (h) x 1.2m (w)	300 mm
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)	300 mm
Cal	Correa alba	White Correa	1.5m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	300 mm
Dex	Doryanthes excelsa	Gymea lily	2m (h) x 2m (w)	300 mm
Dlo	Dianella longifolia	Flax lily	1m (h) X 1m (w)	140 mm
	Lomandra longifolia	Mat Rush	1m (h) X 1m (w)	140 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 1m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Cmi	Clivia miniata	Kaffir Lily	0.6m (w) x 0.6m (h)	140 mm
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)	140 mm
Ferns				
Afr	Adiantum fragrans	Maiden Hair Fern	0.6 m (h) x 1m (w)	140 mm
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Bgi	Blechnum gibbum	"Silver Lady" fern	1m (h) X 1m (w)	140 mm
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COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE: LEVEL 3 - LANDSCAPE PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	12/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	L-03	A1

GENERAL SPECIFICATIONS

TREE PROTECTION
TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AROUND EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN FORESTRY AUSTRALIA, CONSENT CONDITONS AND STANDARD INDUSTRY PRACTICES. IN GENERAL, TREE PROTECTION SHALL CONSIST OF 1800mm HIGH CHAIN WIRE FENCING SUPPORTED BY STEEL POSTS. TRUNK PROTECTION SHALL BE APPLIED TO STREET TREES WHERE APPLICABLE.
CARE SHALL BE TAKEN WHEN REMOVING COUNCIL APPROVED TREES AND PLANTING WITHIN TPZ's SO AS NOT TO DAMAGE ROOTS OR CANOPIES OF TREES TO BE RETAINED.
CARE SHALL BE TAKEN DURING ENTIRE PERIOD OF WORKS TO ENSURE NO DAMAGE TO ROOTS OR CANOPIES OF TREES TO BE RETAINED. NO STORING OF BUILDING MATERIALS OR VEHICLES, WASHING OF EQUIPMENT, DISPOSAL OF CHEMICALS, ETC. SHALL BE PERMITTED WITHIN TPZ's.
NO EXCAVATION OR TRENCHING SHOULD OCCUR BENEATH CANOPIES EXCEPT FOR COUNCIL APPROVED WORKS. ALL EXCAVATION BENEATH TREE CANOPIES SHALL BE UNDERTAKEN BY HAND OR TO COUNCIL / PROJECT ARBORIST INSTRUCTIONS. SHOULD HEAVY MACHINERY BE REQUIRED TO PASS WITHIN TREE PROTECTION ZONES APPROPRIATE TREE PROTECTION MEASURES SHALL BE APPLIED TO ROOT AND CANOPY AREA.

LANDSCAPE HARDWORKS
DEMOLITION, BULK EARTHWORKS, MASONRY RETAINING WALLS, SANDSTONE WALLS, STONE EDGING, PLANTER BOXES, TILED TERRACES, STEPS, IN SITU CONCRETE, DRAINAGE, WATERPROOFING, FENCING, EXTERNAL LIGHTING, TREE REMOVAL AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED IN ACCORDANCE WITH ARCHITECTURAL + ENGINEERING SPECIFICATIONS BY BUILDER.
LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL APPROVED PLANS AND SHALL BE COMPLIANT WITH:
AS4970-2009 *Protection of trees on development sites*
AS 4970-2009/Amdt 1-2010 *Protection of trees on development sites*
AS4373-2007 *Pruning of amenity trees*
AS4419-2003 *Soils for landscaping and garden use*
AS4454-2012 *Composts, soil conditioners and mulches*
AS3743-2003 *Potting mixes*
AS2303-2018 *Tree stock for landscape use*
ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE.
IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION.

SOIL PREPARATION + PLANTING SOILS
PLANTING BEDS SHALL BE PREPARED GENERALLY IN ACCORDANCE WITH DETAILS
THE FOLLOWING SPECIFICATIONS APPLY GENERALLY TO DISTURBED AREAS OF THE SITE WHERE EXCAVATIONFOR CONSTRUCTION REQUIRES REINSTATEMENT OF LEVELS USING IMPORTED SOILS:

SOILS
STANDARD TOPSOIL:
SANDY LOAM TO CLAY LOAM MIX DESIGNED FOR GENERAL PURPOSE ON-GRADE GARDEN BED PLANTING WITH A HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH.
USE 'LOW P' OPTIONS FOR NATIVE PLANTS
EXAMPLE COMPONENTS:

SANDY LOAM SOIL	70-90% BY VOLUME
COMPOSTED SOIL CONDITIONER	10-30% FOR NATIVES
COMPOSTED SOIL CONDITIONER	30-60% FOR EXOTIC SPECIES

STANDARD SUBSOIL :
LOAM TO SANDY LOAM. WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING AT DEPTH. WELL BALANCED CHEMICALLY, NOT SALINE OR SODIC OR EXCESSIVELY ACIDIC OR CALCIUM DEFICIENT AND NOT DISPERSIVE. USE LOW 'P' OPTION.
THE MIX MAY USE A SMALL PROPORTION OF SITE TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.
EXAMPLE COMPONENTS:

SANDY LOAM SOIL	60-80% BY VOLUME
CLAY LOAM	20-30% BY VOLUME
COMPOSTED SOIL CONDITIONER	<10% BY VOLUME

ON-SLAB TOPSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH SATURATED DENSITY OF LESS THAN 2400 KG/M3 FOR USE IN THE TOP 300mm OF ALL ON-SLAB INSTALLATIONS. GENERALLY, SOIL SHALL BE FREE OF 'UNWANTED MATERIAL' WITH PHYSICAL PROPERTIES OF POTTING MIX ASSESSED BY AS 3743.
EXAMPLE COMPONENTS:

SANDY LOAM SOIL OR SITE TOPSOIL	20-40% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR	
SIMILAR LOW-DENSITEY MINERAL MATTER	30-60% BY VOLUME
COMPOSTED SOIL CONDITIONER	20-30% BY VOLUME

ON-SLAB SUBSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH ALL-UP SATURATED DENSITY OF LESS THAN 2400K G/M3 FOR USE AT DEPTH IN ALL ON-SLAB INSTALLATIONS
GENERALLY THE SOIL MUST BE FREE OF 'UNWANTED MATERIAL' AND MUST COMPLY WITH AS 3743.
EXAMPLE COMPONENTS:

SANDY LOAM SOIL OR SITE TOPSOIL	10-30% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR	
SIMILAR LOW-DENSITEY MINERAL MATTER	30-50% BY VOLUME
COMPOSTED 10mm PINE BARK	20-40% BY VOLUME
COMPOSTED SOIL CONDITIONER	<20% BY VOLUME

IMPROVED SITE SOILS
FOR PLANTING BEDS WHERE EXISTING SITE SOIL HAS BEEN RETAINED AT OR NEAR FINISHED LEVELS IMPROVED SITE SOIL SHALL BE USED FOR PLANTING. SITE SOIL TO A DEPTH OF 300mm SHALL BE AMENDED USING 10% 'GREENLIFE MULCH' CULTIVATED INTO SITE SOIL.

GENERAL NOTES:
DO NOT INTRODUCE ORGANIC MATTER LOWER THAN 400mm. BACKFILL AT DEPTH WITH SUBSOIL ONLY.
CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A pH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

MASONRY PLANTER BOXES
WHERE INDICATED, ON-SLAB MASONRY PLANTERS SHALL BE CONSTRUCTED AND SHALL PROVIDE FOR ADEQUATE SOIL DEPTH FOR PLANTING. IN GENERAL, PROVIDE MINIMUM OF 800mm DEPTH FOR SHRUBS AND 600mm DEPTH FOR GROUNDCOVERS. PLANTERS SHALL BE CONSTRUCTED, DRAINED, WATERPROOFED AND CERTIFIED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS TO FUTURE DETAILED DESIGN.

GARDEN EDGING
EDGE JUNCTION OF ALL LAWN AND GARDEN AREAS ON SITE WITH LOW SANDSTONE EDGE LAID ON MORTAR BED. EDGE SHALL FINISH APPROXIMATELY 100mm ABOVE ADJOINING LAWN UNLESS OTHERWISE INDICATED.

PLANTING
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE.
TREES SHALL BE GROWN TO AS2303:2018 OR NATSPEC.
GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC)
SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. TREES SHALL BE GROWN TO NATSPEC AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS. ENSURE ANY STAKING OR GUYING REQUIRED IS REMOVED WITHIN 12 MONTHS.
FERTILIZER
AT PLANTING SPREAD SLOW RELEASE FERTILZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES
GENERAL APPLICATION:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6
NATIVE PLANTS:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

WEED ERADICATION
ALL WEED SPECIES SHALL BE REMOVED FROM SITE IN ACCORDANCE WITH BIOSECURITY ACT 2015 USING NON - CHEMICAL PRACTICES WHEREVER POSSIBLE. ALL VEGETATIVE WEED MATERIAL SHALL BE SUITABLY DISPOSED OFF SITE AND FOLLOW UP REMOVAL OR RE-EMERGING WEED MATERIAL SHALL BE UNDERTAKEN ON AN 'AS NEEDED ' BASIS.

MULCH
EXCEPT WHERE INDICATED TO USE GRAVEL MULCH, COVER PLANTING AREAS OF SITE WITH 75mm 'FOREST FINES' MULCH.
ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. KEEP CLEAR FROM PLANT STEM COLLARS.

TILING PAVING
TO ARCHITECT'S SPECIFICATIONS

GRAVEL MULCH
MATERIAL: 70mm DEEP WESTERN PEACH GRAVEL 10mm
SUPPLIER: LOWER MOUNTAINS LANDSCAPE SUPPLIES
GRAVEL MULCH SHALL BE INSTALLED WITH MIN. 1% FALL IN SUB-GRADE TO STORMWATER. INSTALL LAYER OF GEO-FABRIC BETWEEN PREPARED BASE AND GRAVEL MULCH LAYER.

LAWN
TURF SHALL BE 'SIR WALTER' BUFFALO. TURF ROLLS SHALL BE A MINIMUM OF 25mm THICK SUPPLIED FROM A SPECIALIST GROWER OF CULTIVATED TURF. IT SHALL BE OF EVEN THICKNESS, FREE FROM WEEDS. TURF SHALL BE DELIVERED WITHIN 24HRS OF CUTTING AND LAID WITHIN 24 HRS OF DELIVERY.
CONTRACTOR SHALL LAY CLOSE BUTTED IN STRETCHER PATTERN WITH STAGGERED JOINTS TO FINISH FLUSH WITH ADJOINING SURFACES AFTER TAMPING.
LAY ON MINIMUM 150mm COMMERCIAL QUALITY SANDY LOAM TURF UNDERLAY.
EXAMPLE COMPENENTS:

MEDIUM COARSE GRAIN WASHED SAND	30-50% BY VOLUME
SANDY LOAM SOIL OR SITE SOIL	40-60% BY VOLUME
COMPOSTED SOIL CONDITIONER	10% BY VOLUME

LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE ROLLER. ENSURE ROLLS ARE NOT ALLOWED TO DRY OUT AND WATER IMMEDIATELY AFTER LAYING AS NECESSARY TO ENSURE TOPSOIL IS KEPT MOIST TO 100mm DEPTH.
PROTECT NEWLY LAID TURF FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL ESTABLISHED.
FERTILISE WITHIN 2 WEEKS OF LAYING WITH AN APPROVED LAWN FERTILISER APPLIED TO MANUFACTURER'SRECOMMENDATIONS. APPLYADDITIONALFERTILISERASREQUIREDTOMAINTAIN HEALTHY GROWTH. ONCE ESTABLISHED, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 30-50mm.
CARE SHALL BE TAKEN WHEN WORKING WITH ROAD RESERVE AREAS TO REDUCE PUBLIC DISTURBANCE AND TO MAINTAIN SAFE PEDESTRIAN PASSAGE.

FENCES
NEW FRONT FENCE / COURTYARD FENCES WHERE INDICATED SHALL BE METAL PALLISADE CONSTRUCTED TO ARCHITECT'S SPECIFICATIONS.
SIDE BOUNDARY FENCES SHALL BE RETAINED AS EXISTING.

STONE / FEATURE WALLS and RETAINING WALLS
GENERALLY, STONE / FEATURE WALLS AND MASONRY GARDEN RETAINING WALLS SHALL BE CONSTRUCTED TO ARCHITECT'S PLANS AND STRUCTURAL ENGINEER'S SPECIFICATIONS.

IRRIGATION
A WATER BOARD APPROVED, FULLY AUTOMATIC SYSTEM SHALL BE INSTALLED AS FOLLOWS:
-DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS + PLANTER BOXES
WATER SOURCE SHALL BE SUPPLIED BY BUILDER. IN GENERAL, SYSTEM SHALL CONSIST OF TORO 'DRIP-EZE' PIPES AND EMITTERS (OR EQUIVALENT) . REFER TO FUTURE ARCHITECTURAL SERVICES PLANS FOR LOCATIONS OF WATER SOURCE, VALVES, HOSE COCKS, PLANT ROOM ETC.
SYSTEM SHALL INCLUDE ALL FILTERS, BENDS, JUNCTION, ENDS AND OTHER ANCILLARY EQUIPMENT.

A WIRELESS RAIN SENSOR, AUTOMATIC SHUT DOWN DEVICE, BACK FLOW PREVENTION AND A MANUAL OVERRIDE PROGRAMME SHALL BE PROVIDED. WATERING STATIONS SHALL BE INSTALLED TO ALLOW FOR HIGH AND LOW WATER REQUIREMENT AREAS TO BE ISOLATED.
SYSTEM SHALL BE AUTOMATICALLY CONTROLLED BY RAINBIRD COMPUTER (OR EQUIVALENT) LOCATED IN PLANT ROOM IN BASEMENT CARPARK.
GENERAL POWER OUTLETS, WALL PENETRATIONS AND ACCESS CONDUITS SHALL BE SUPPLIED BY BUILDER.
CONTRACTOR SHALL LIAISE WITH BUILDER, HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY. ALL WORKS SHALL BE CARRIED OUT UNDER THE SUPERVISION OF PERSONS SUITABLY QUALIFIED AND LICENSED FOR URBAN IRRIGATION.
CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS TO SYDNEY WATER REQUIREMENTS AND PROVIDE A 12 MONTH WARRANTY.
AFTER INSTALLATION, SYSTEM SHALL BE TESTED AND ADJUSTED AND ACCEPTANCE SHALL BE SUBJECT TO SATISFACTORY TESTING. CONTRACTOR SHALL HANDOVER THE SYSTEM WITH CLEAR INSTRUCTIONS AS TO ITS OPERATION.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS, INCLUDING REPLACEMENT OF
DEAD OR DAMAGED PLANT MATERIAL, WEED AND PEST CONTROL, PEST CONTROL, FERTILIZING, AND WATERING UNTIL HANDOVER OF THE WORKS.
LAWNS SHALL BE MOWN AT 14 DAY INTERVALS, TRIMMING EDGE, REPAIRING AND REPLACING FAILED TURF OR BARE PATCHES UNTIL HANDOVER OF THE WORKS.
IRRIGATION SYSTEM SHALL BE TESTED, ADJUSTED AND REPAIRED.
STAKES (IF REQUIRED) SHALL BE MAINTAINED / MADE GOOD.

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SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	12/08/2021
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