



| SITE INFORMATION | | | | |
|---|---|---|---|--------------------------|
| ADDRESS | LOT 8, 18 Alexander Street Collaroy | | | |
| SITE AREA | 581.3m ² | | | |
| LOT | Lot 8, DP 6984 | | | |
| ZONING | R2 - Low Density Residential | | | |
| YEILD | 12 x Boarding Rooms (Plus 1 Managers Residence) | | | |
| If the development complies with the below standards, they cannot be used as a means to refuse consent | | | | |
| Control | Location of Control | Control | Proposed | Complies or Not |
| HEIGHT | Warringah LEP | 8.5m | 6.5 - 8.5m | Complies |
| PARKING | SEPP ARH | 0.5 cars Per room 1 per Employee 0.2 motorbikes per room 0.2 bicycles per room | 0.5*12 = 6 Cars 1 Car for Manager 0.2*12 = 3 Motorbikes 0.2*12 = 3 Bicycle | Complies |
| SOLAR ACCESS | SEPP ARH | 3 hours 9-3 to communal area | 6 Hours | Complies |
| PRIVATE OPEN SPACE | SEPP ARH | 20m ² communal | >20m ² | Complies |
| ACCOMODATION SIZE | SEPP ARH | 12m ² single lodger 16m ² in all other cases | Typical 19m ² | Complies |
| The below controls are not required as SEPP AHR overrides the DCP; however, we are included the below to show we have also made every effort to meet local guidelines | | | | |
| FRONT SETBACK | Warringah DCP | 6.5m | 6.5m | Complies |
| SIDE SETBACK 1 (West) | Warringah DCP | 0.9m | 1.2m | Complies |
| SIDE SETBACK 2 (East) | Warringah DCP | 0.9m | 0.9m | Complies |
| REAR SETBACK | Warringah DCP | 6m | 6m | Complies |
| SIDE ENVELOPE | Warringah DCP | 4m | | Non-Compliance. See SOEE |
| LANDSCAPED OPEN SPACE | Warringah DCP | 40% of Site | 21% of Site | Non-Compliance. See SOEE |

LOT 8 - 18 ALEXANDER STREET COLLAROY

DEMOLITION & REPLACEMENT WITH NEW 10 ROOM BOARDING HOUSE PLUS MANAGER

Project: LOT 8 - 18 ALEXANDER ST
COLLARROY NSW
Client: BRENDAN & SIMONE WAIGHTS

Walsh²
Architects
Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
@ A1

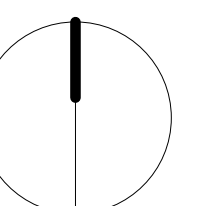
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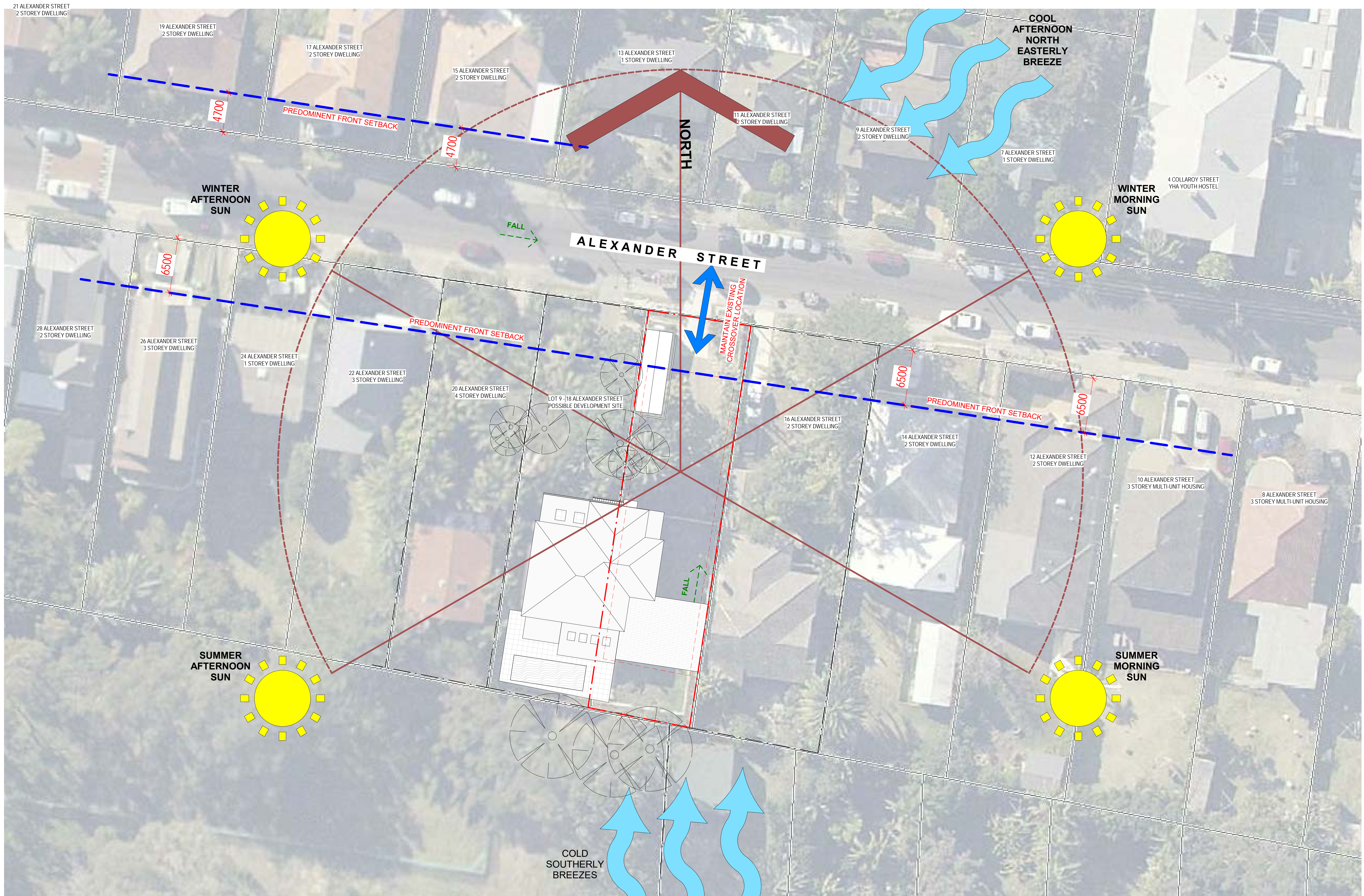
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Walsh²
 Architects
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 ACT 2624 NSW 10366
 scott@walsharchitects.com.au
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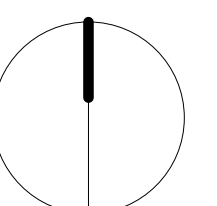
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 SITE ANALYSIS

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Walsh²
 Architects

Registered Architect
 ACT 2624 NSW 10366
 scott@walsharchitects.com.au
 0466 049 880

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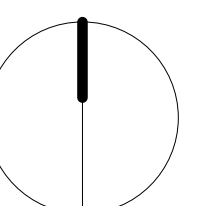
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 SITE PLAN

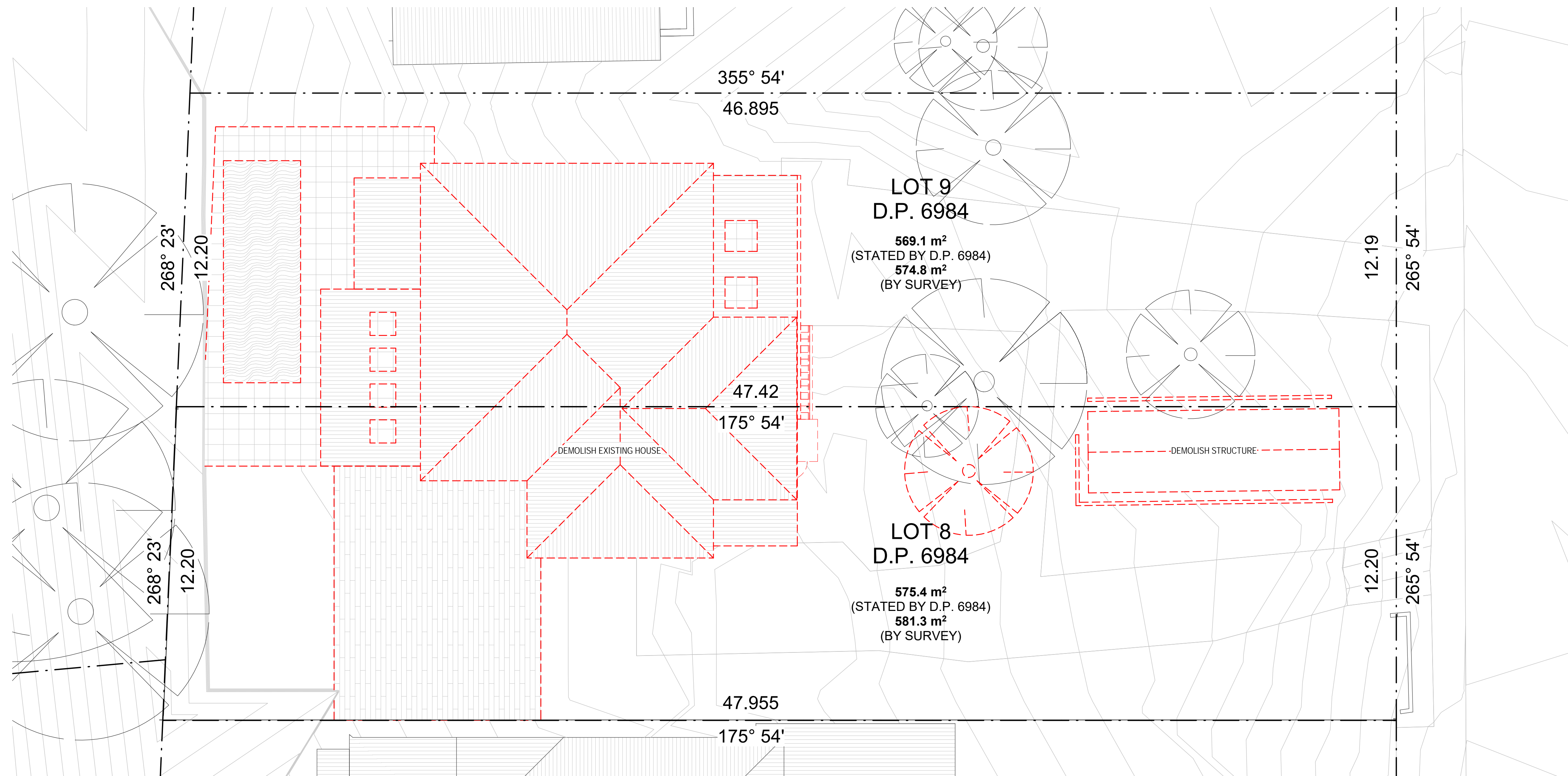
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DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES

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Walsh²
Architects
Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
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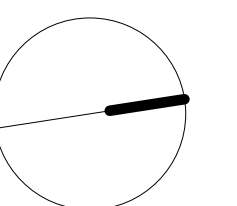
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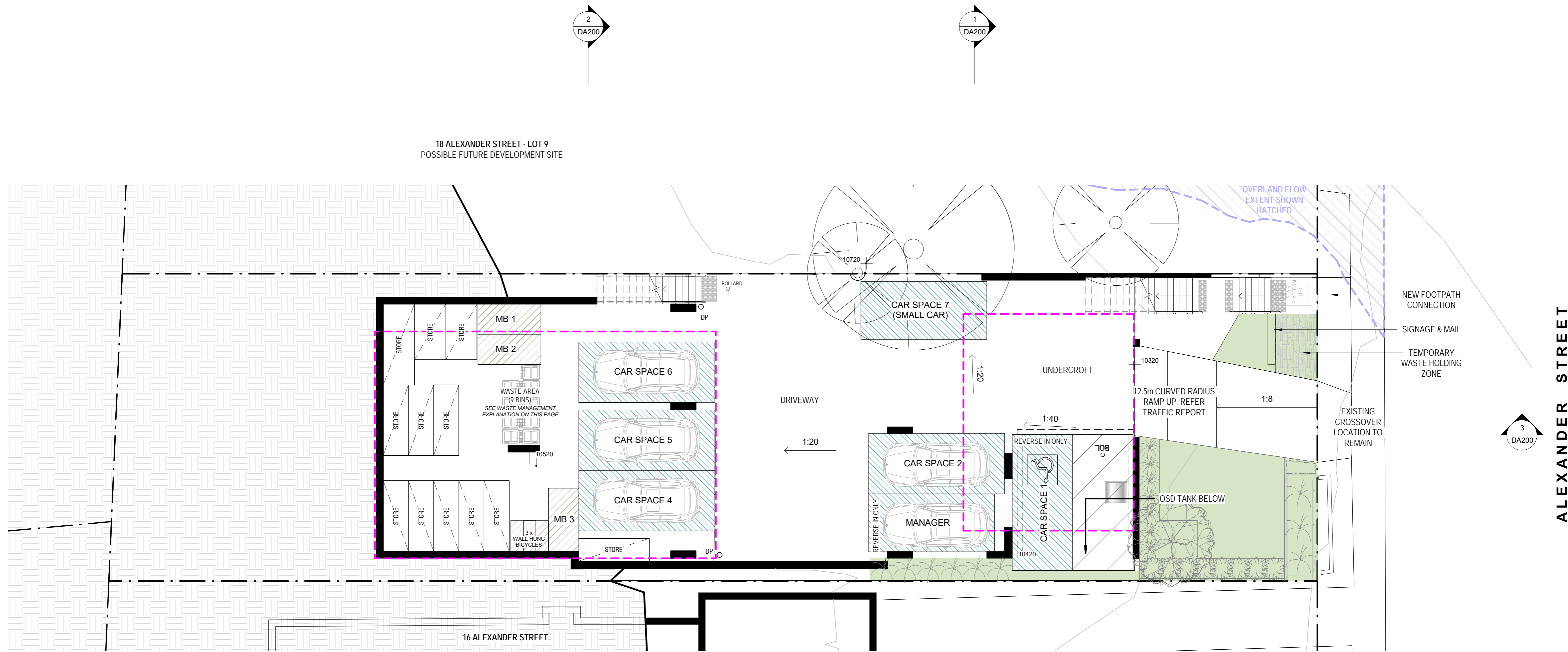
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WASTE MANAGEMENT

NORTHERN BEACHES COUNCIL WASTE MANAGEMENT GUIDELINES, PART 5.4. ESTIMATING NON-RESIDENTIAL WASTE GENERATION RATES - THE TABLE DOES NOT ESTIMATE BOARDING HOUSES IN THE TABLE. THE TABLE IS LEFT BLANK AS SHOWN IN THE BELOW IMAGE

| Boarding houses | | |
|-----------------|--------------------------------------|--------------------------------------|
| Book shop | 40L/100m ² floor area/day | 20L/100m ² floor area/day |

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016
Page 3 of 5

AS BOARDING HOUSES ARE COMMERCIAL BUILDINGS AND NOT RESIDENTIAL, WE THEREFORE HAVE APPLIED THE NSW EPA BETTER PRACTICE GUIDELINES FOR WASTE MANAGEMENT AND RECYCLING IN COMMERCIAL AND INDUSTRIAL FACILITIES. THIS WAS APPROVED BY NBC WASTE OFFICER ON DA2018/1663 WHICH WAS FOR A BOARDING HOUSE.

| Type of premises | Average L per 100 m ² per day | | Maximum L per 100 m ² per day | | Number of businesses surveyed |
|--|--|-----------|--|-----------|-------------------------------|
| | Waste | Recycling | Waste | Recycling | |
| Backpackers accommodation, boarding house, guest house | 30 | 10 | 35 | 15 | 2 |

THE GFA OF THE BUILDING IS 405m². THEREFORE, USING THE **MAXIMUM** FIGURES, THIS BUILDING WOULD GENERATE 142L OF WASTE PER DAY AND 61L OF RECYCLING PER DAY.

| | REQUIRED MAXIMUM | PROVIDED |
|-----------|-----------------------|-------------------------|
| WASTE | = 992 LITRES PER WEEK | = 5 X 240L BINS = 1200L |
| RECYCLING | = 426 LITRES PER WEEK | = 3 X 240L BINS = 720L |

WE HAVE ALSO PROVIDED 1 GREEN BINS FOR THE 181m² OF LANDSCAPING.

- LEGEND**
- - - - - = NATURAL GROUND LEVEL
 - - - - - = 8.5M HEIGHT PLANE
 - - - - - = SIDE BOUNDARY ENVELOPE INTERSECTION
 - - - - - = DA2019/0306 ENVELOPE

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Walsh²
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Registered Architect
ACT 2624 NSW 10366
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0466 049 880

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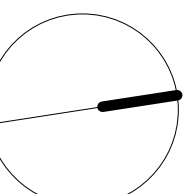
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UNDERCROFT FLOOR PLAN

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scott@walsharchitects.com.au
0466 049 880

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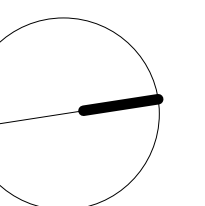
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LEVEL 1 FLOOR PLAN

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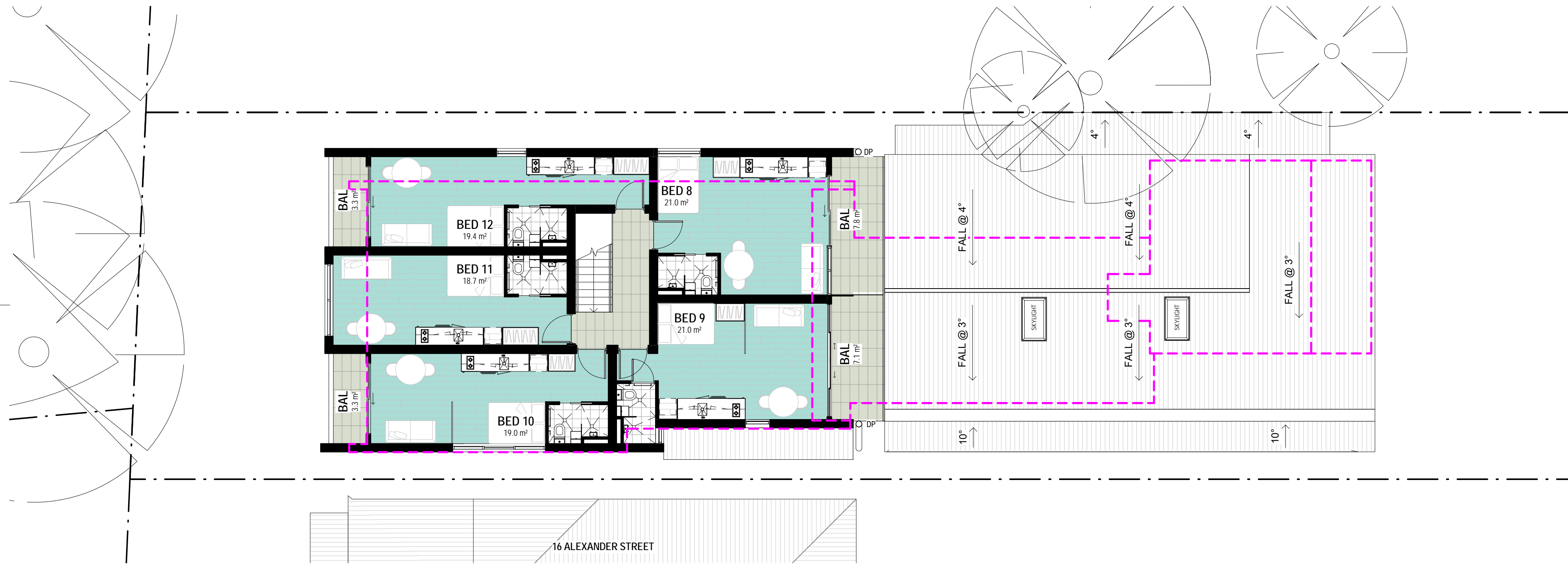
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18 ALEXANDER STREET - LOT 9
POSSIBLE FUTURE DEVELOPMENT SITE



- LEGEND**
- - - - - = NATURAL GROUND LEVEL
 - - - - - = 8.5M HEIGHT PLANE
 - - - - - = SIDE BOUNDARY ENVELOPE INTERSECTION
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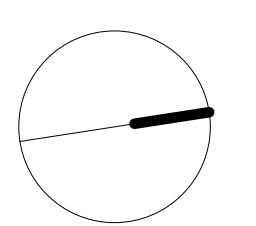
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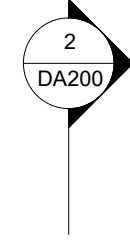
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LEVEL 2 FLOOR PLAN
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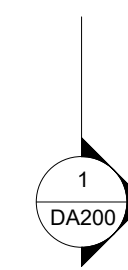
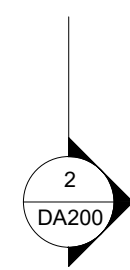
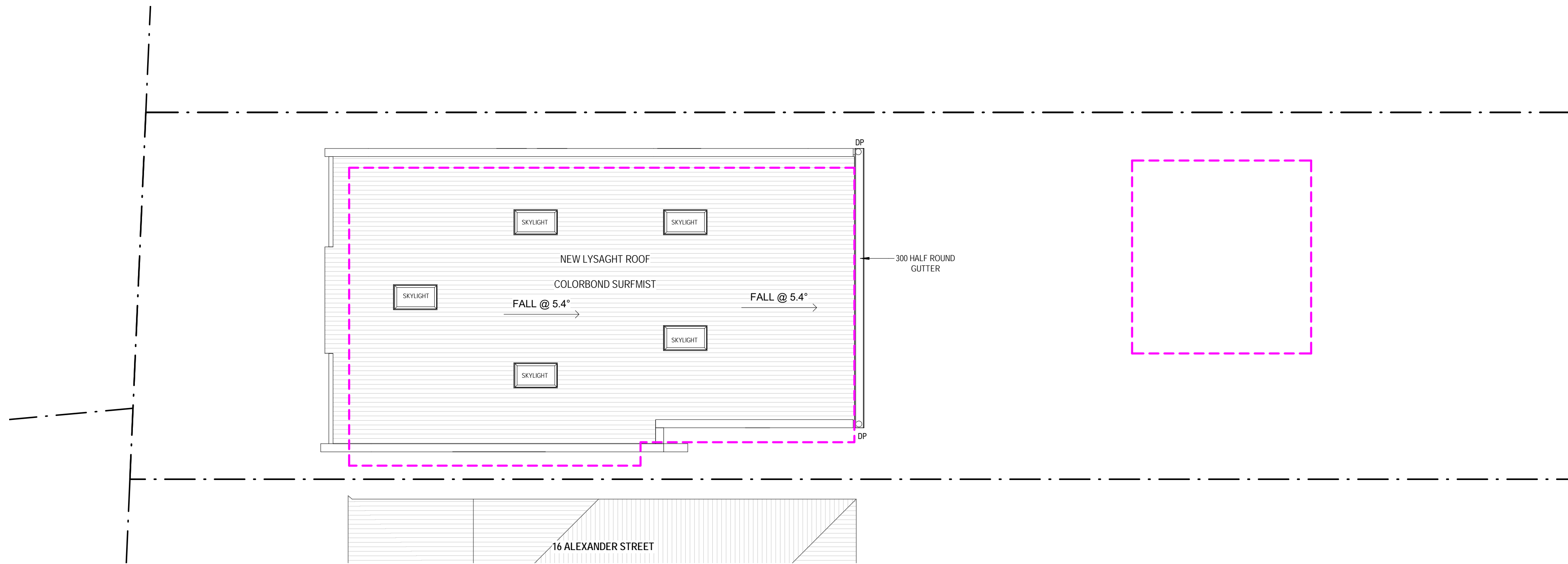
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18 ALEXANDER STREET - LOT 9
POSSIBLE FUTURE DEVELOPMENT SITE



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Walsh²
Architects

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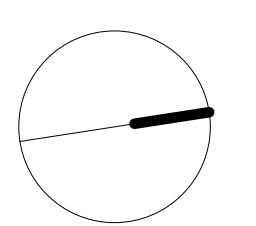
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ROOF PLAN

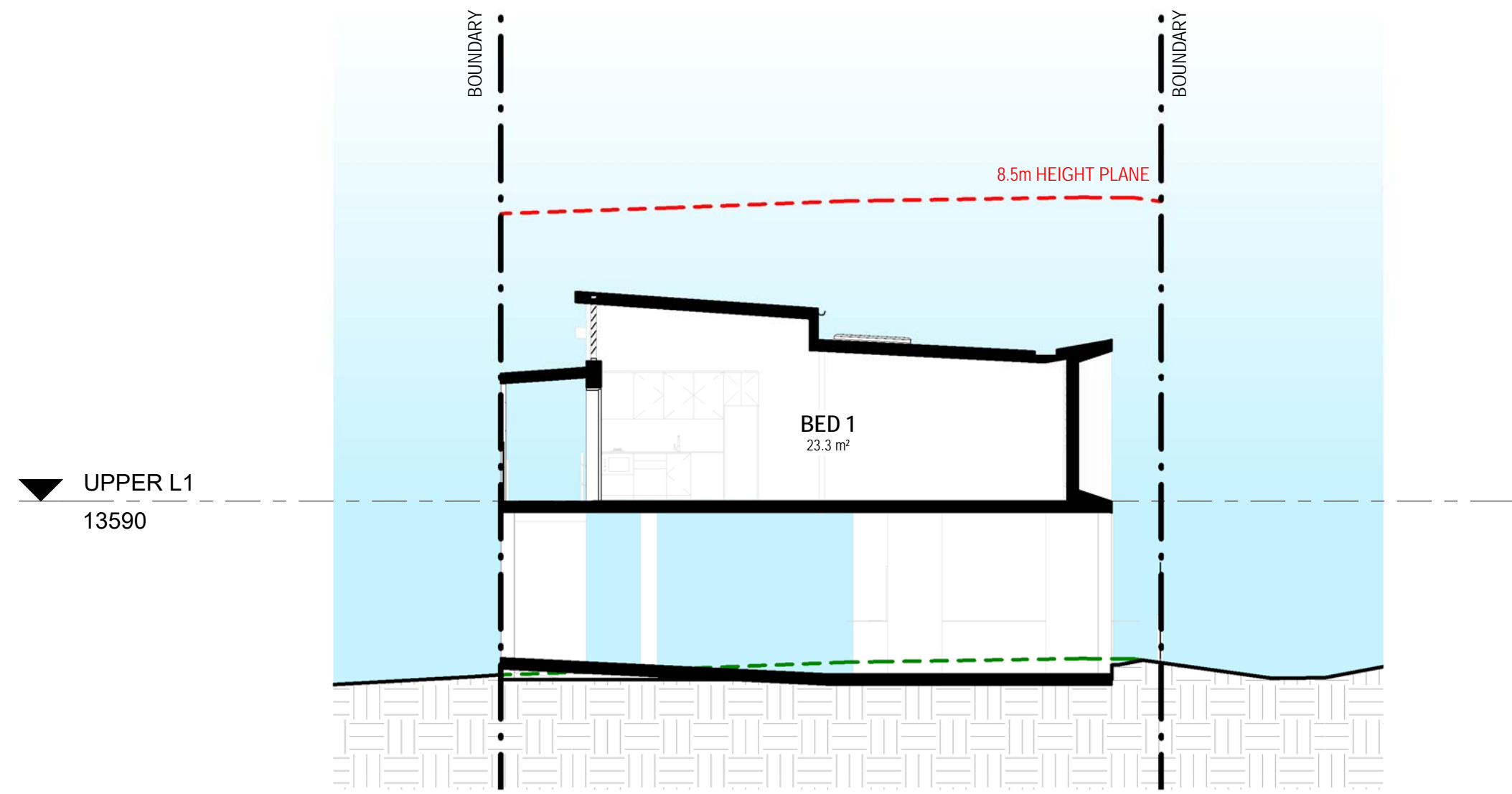
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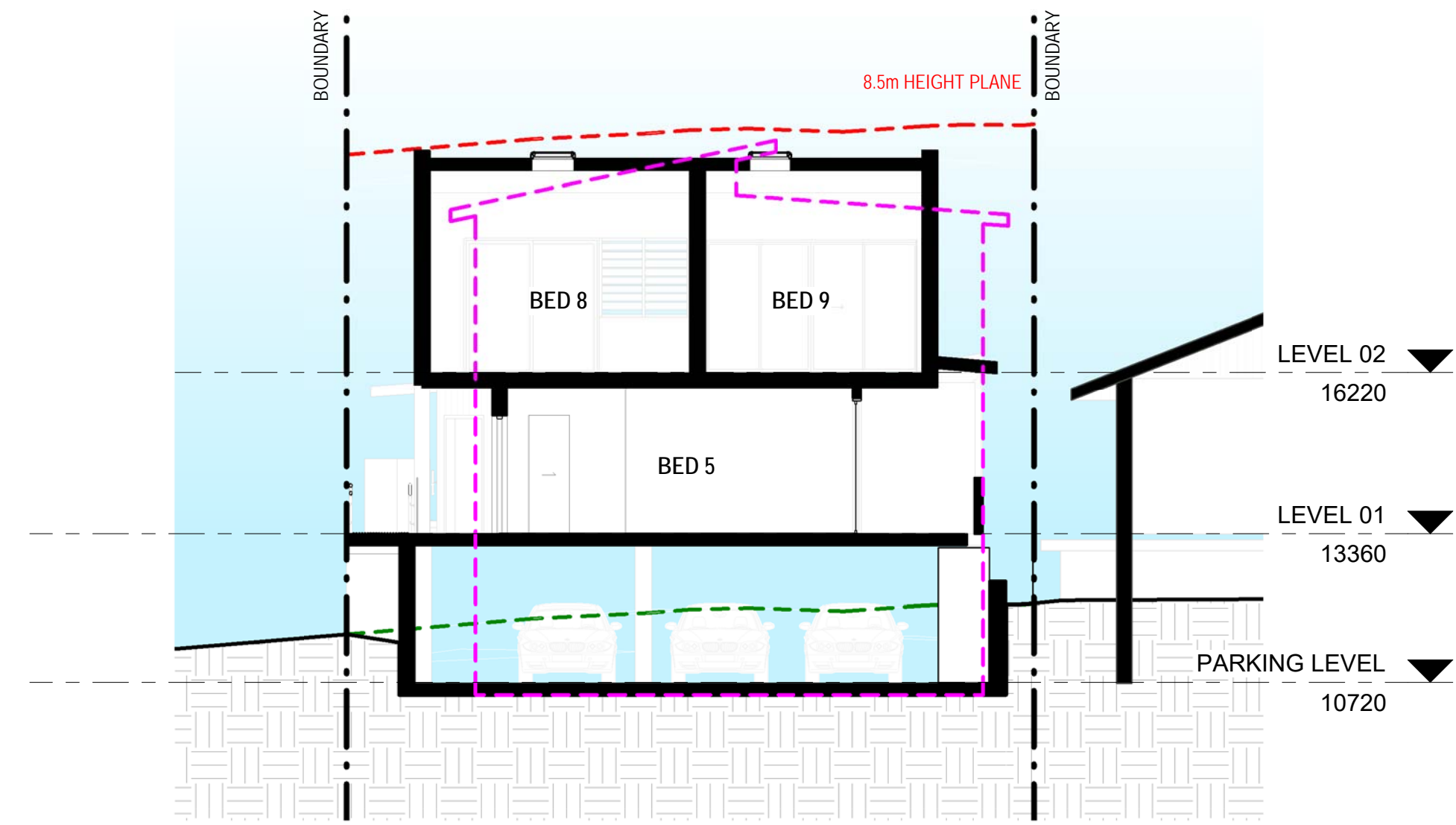
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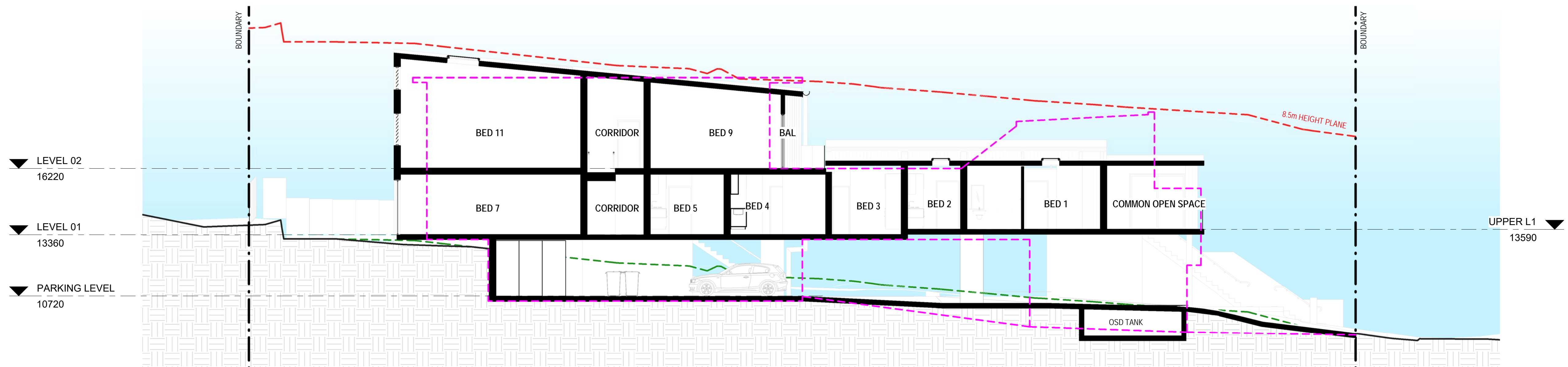




1 CROSS SECTION 1
DA200 1:100 @ A1



2 CROSS SECTION 2
DA200 1:100 @ A1



3 LONG SECTION 1
DA200 1:100 @ A1

- LEGEND**
- - - - - = NATURAL GROUND LEVEL
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Walsh²
Architects

Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
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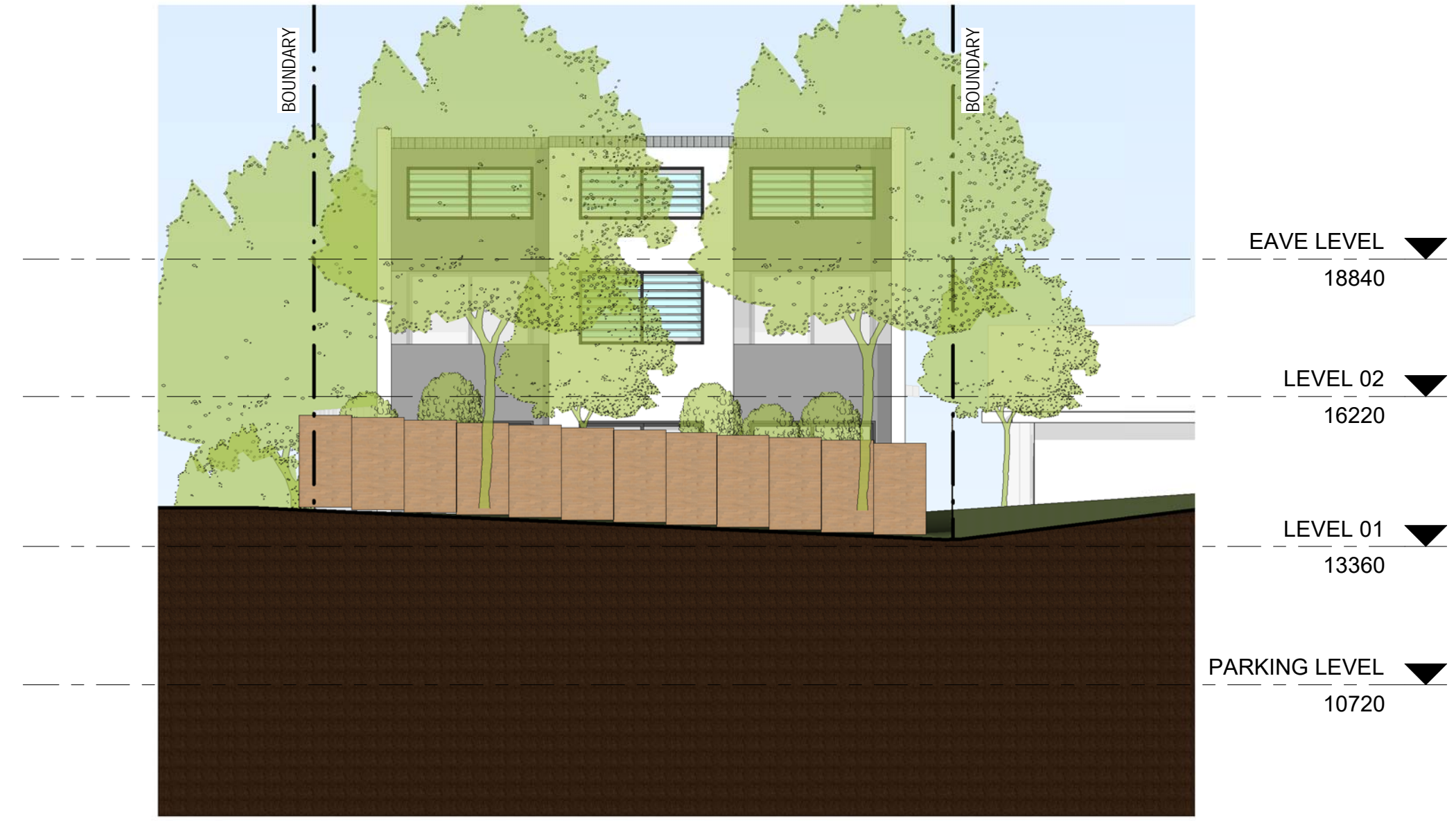
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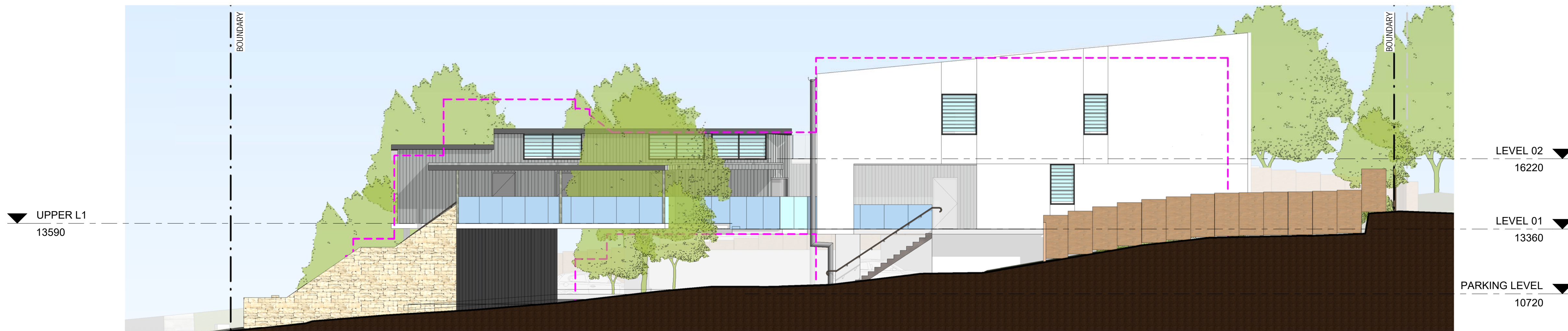
1 PROPOSED NORTH ELEVATION
DA300 1:100 @ A1



2 PROPOSED SOUTH ELEVATION
DA300 1:100 @ A1



3 PROPOSED EAST ELEVATION
DA300 1:100 @ A1



4 PROPOSED WEST ELEVATION
DA300 1:100 @ A1

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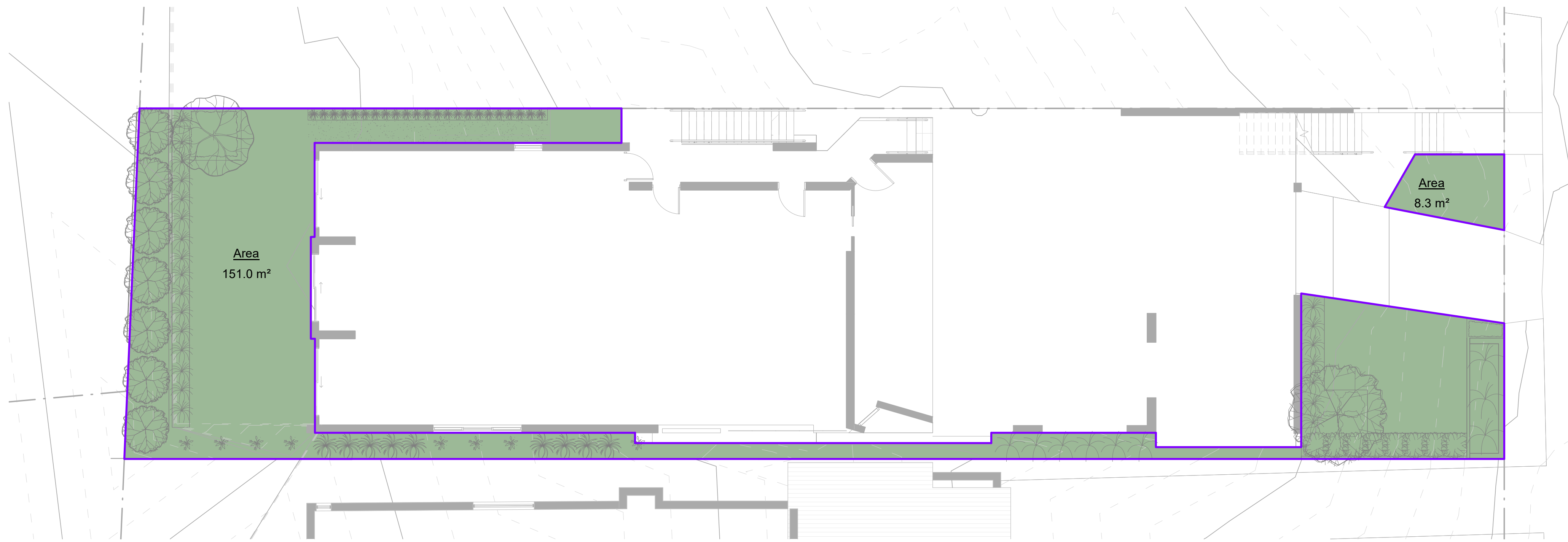
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ELEVATIONS

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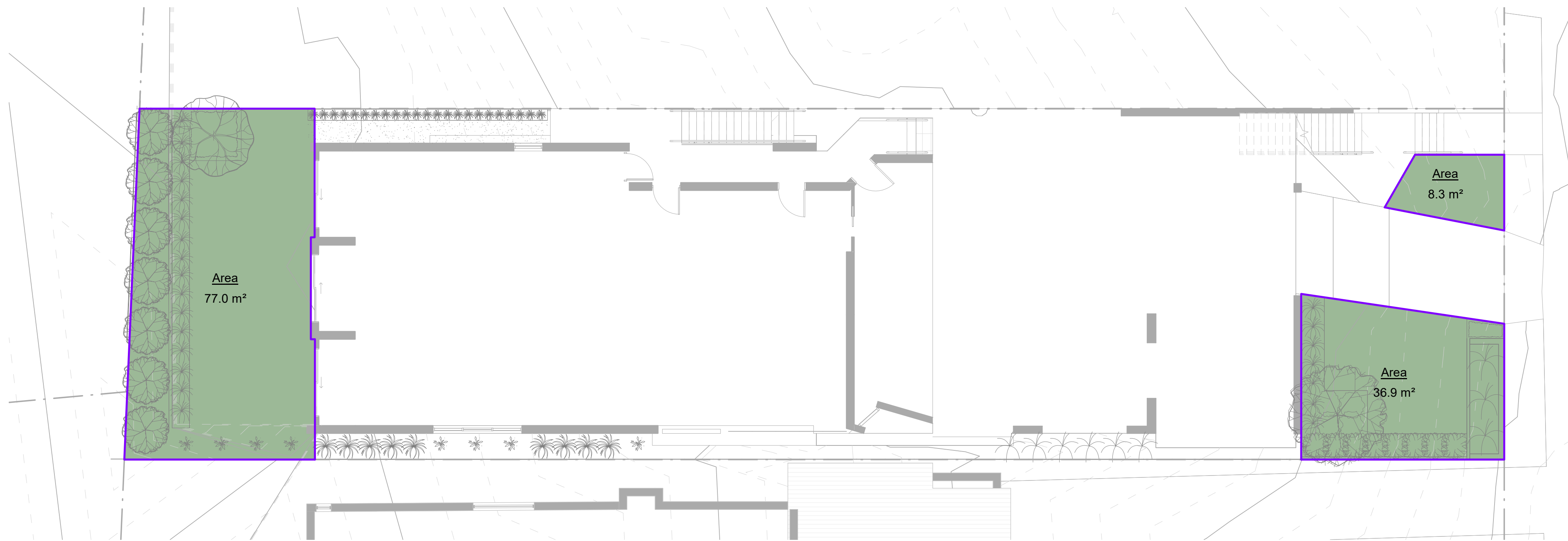


1 SEPP LANDSCAPE AREA
DA401/ 1:100 @ A1

LANDSCAPE AREA DEFINITION UNDER THE SEPP

LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA:

| LANDSCAPED AREA | |
|----------------------|-------------------------|
| LANDSCAPE AREA | PERCENTAGE OF SITE AREA |
| 159.3 m ² | 27.4% |

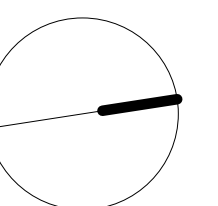


2 DCP OPEN SPACE AREA
DA401/ 1:100 @ A1

TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

- A. DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC. AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION:
- B. THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION:
- C. LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND
- D. THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE:

| LANDSCAPED OPEN SPACE | |
|-----------------------|-------------------------|
| AREA | PERCENTAGE OF SITE AREA |
| 122.2 m ² | 21.0% |





1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

SEPP AFFORDABLE HOUSING CLAUSE 29.2 (C)
 WHERE THE DEVELOPMENT PROVIDES FOR ONE OR MORE COMMUNAL LIVING ROOMS, IF AT LEAST ONE OF THOSE ROOMS RECEIVES A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER.
COMPLIES FROM 9AM TO 3PM (6 HOURS)

WARRINGAH DCP 2011
 50% OF THE REQUIRED AREA OF PRIVATE OPEN SPACE OF ADJOINING DWELLINGS ARE TO RECEIVE A MINIMUM OF 3 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON JUNE 21
COMPLIES

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Walsh²
 Architects

Registered Architect
 ACT 2624 NSW 10366
 scott@walsharchitects.com.au
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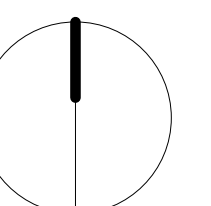
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 SHADOW DIAGRAMS - 9AM JUNE 21ST

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1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:200 @ A1

SEPP AFFORDABLE HOUSING CLAUSE 29.2 (C)
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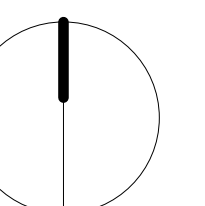
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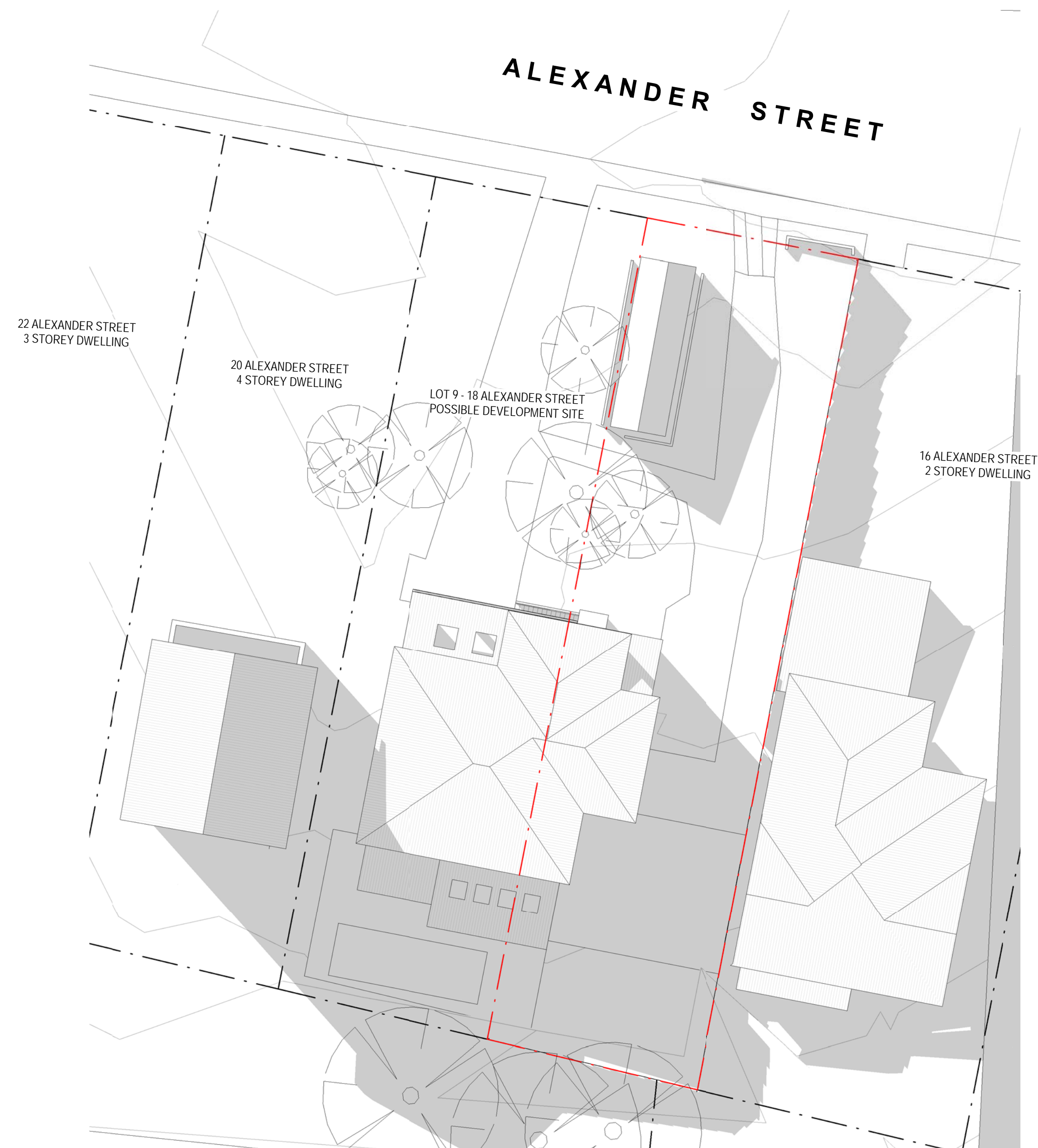
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1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

SEPP AFFORDABLE HOUSING CLAUSE 29.2 (C)
 WHERE THE DEVELOPMENT PROVIDES FOR ONE OR MORE COMMUNAL LIVING ROOMS, IF AT LEAST ONE OF THOSE ROOMS RECEIVES A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER.
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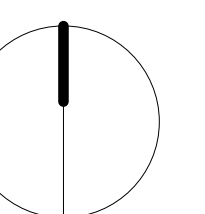
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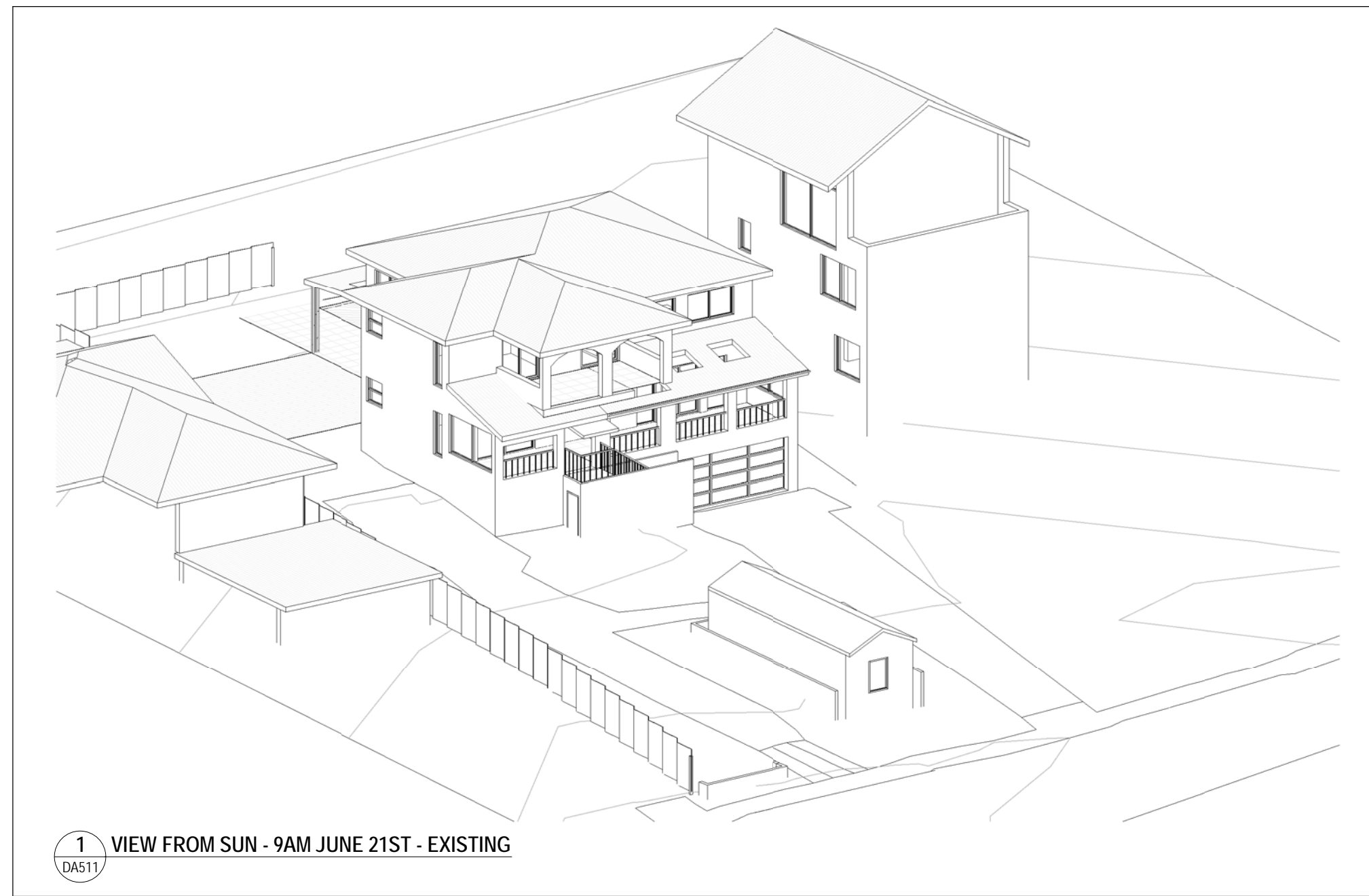
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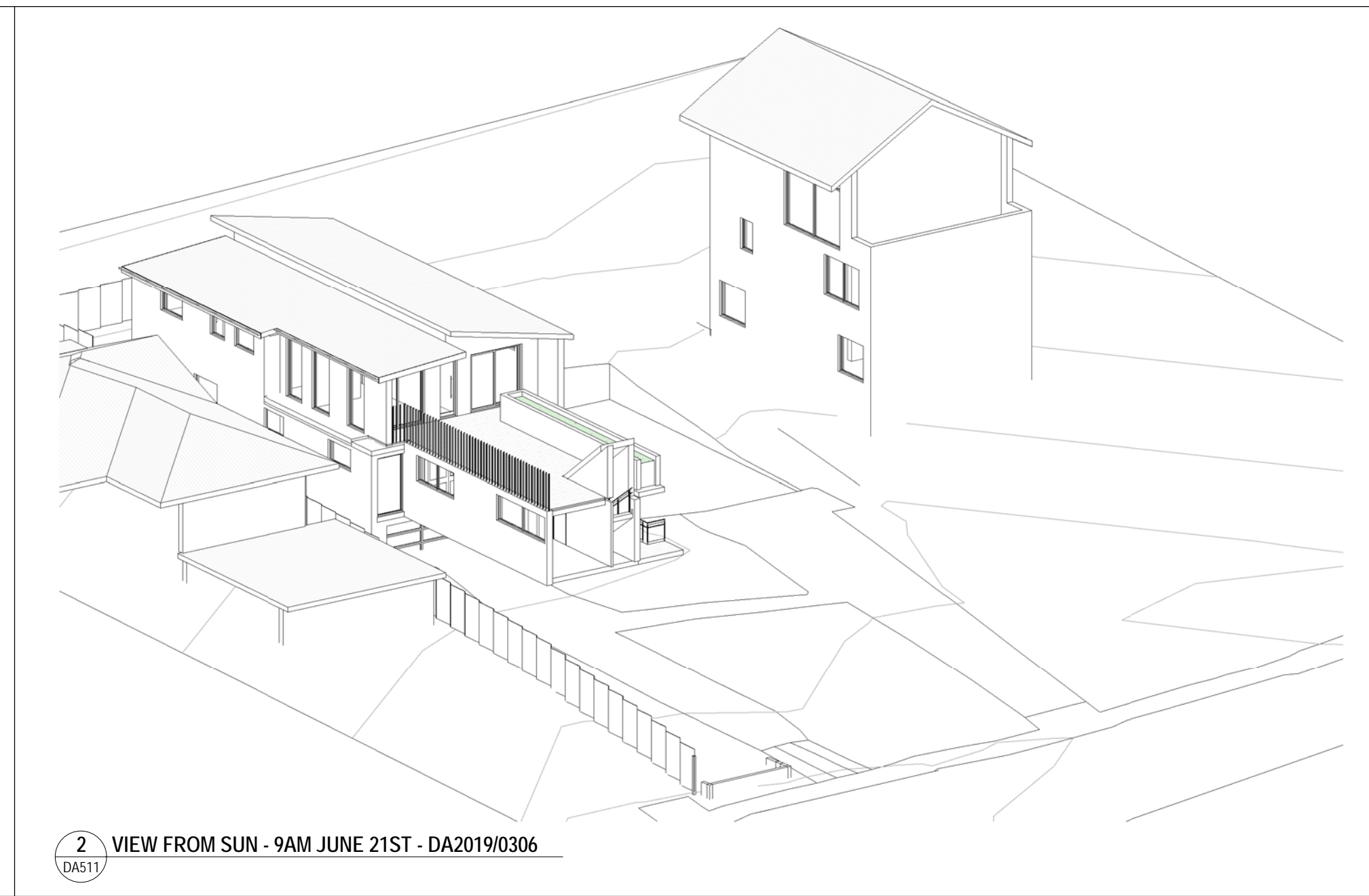
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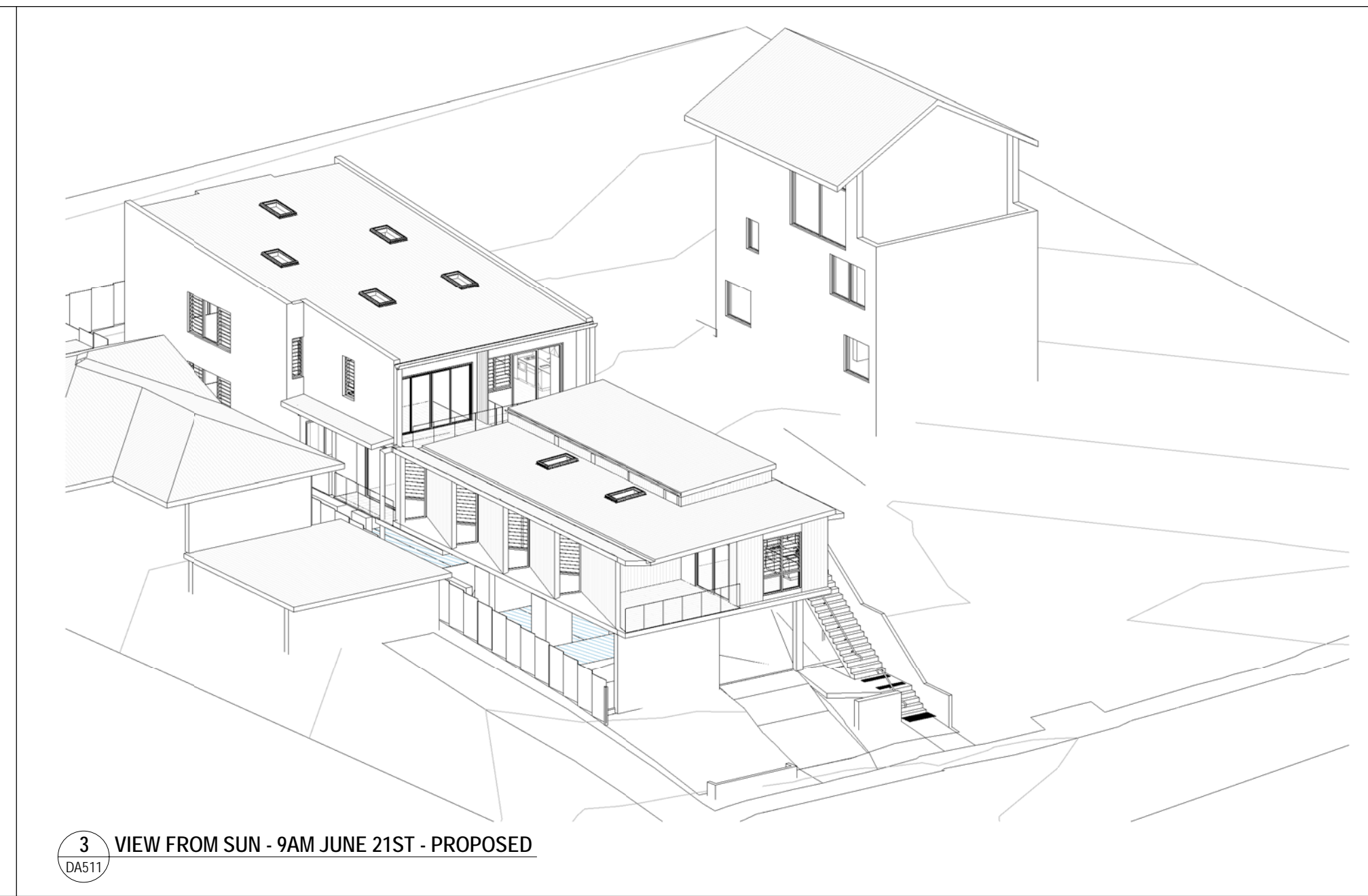




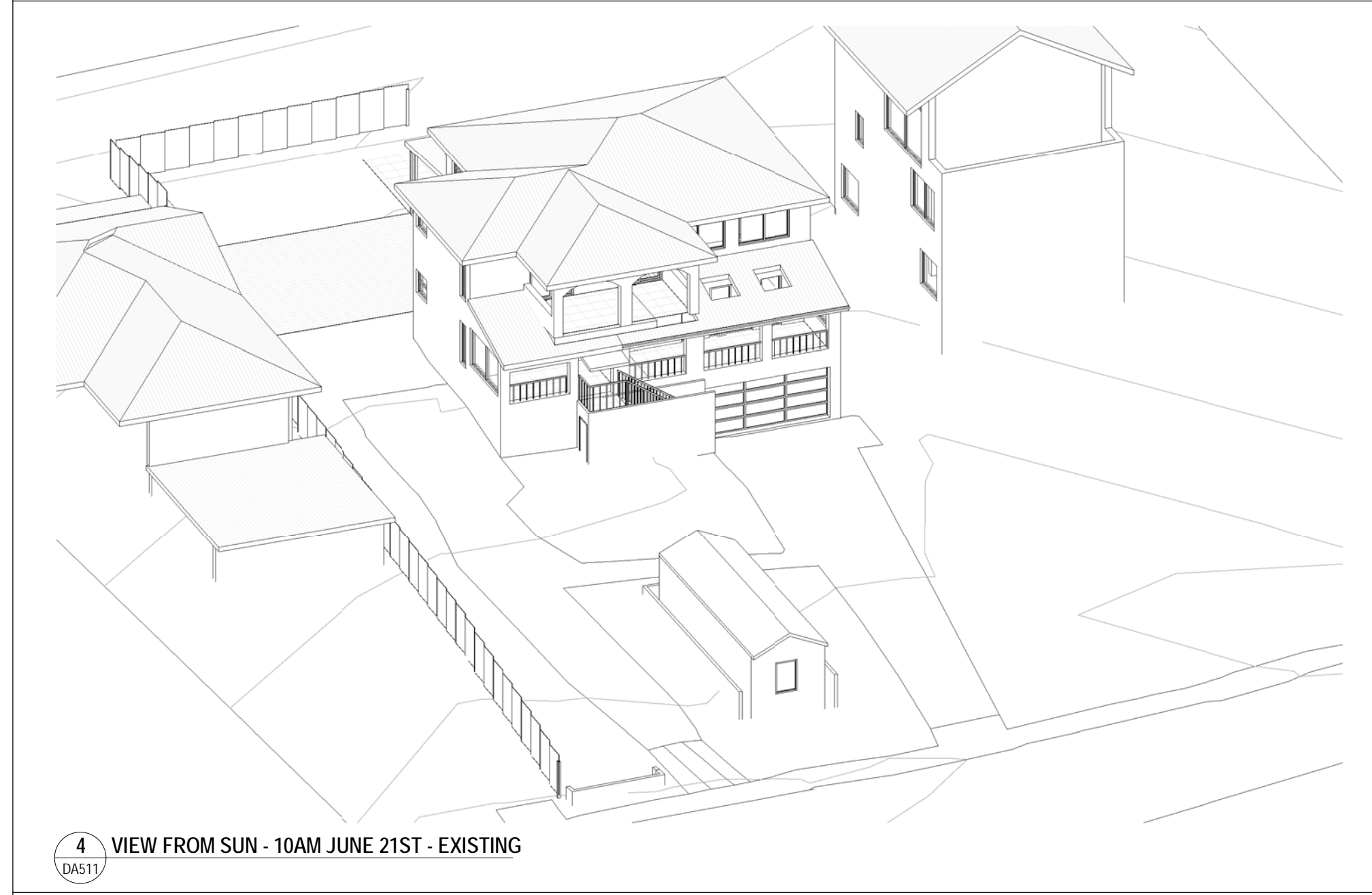
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DA511



2 VIEW FROM SUN - 9AM JUNE 21ST - DA2019/0306
DA511



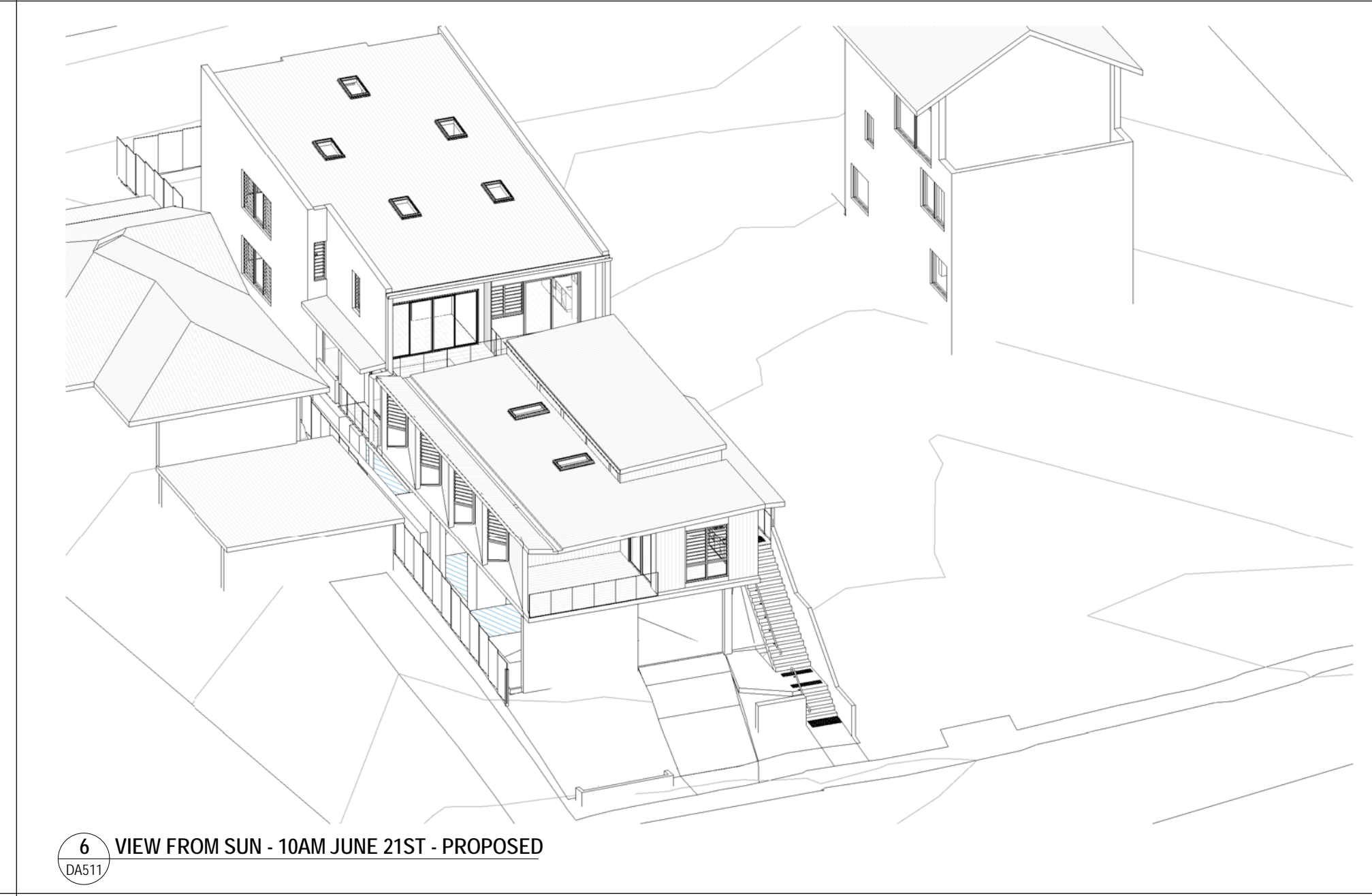
3 VIEW FROM SUN - 9AM JUNE 21ST - PROPOSED
DA511



4 VIEW FROM SUN - 10AM JUNE 21ST - EXISTING
DA511



5 VIEW FROM SUN - 10AM JUNE 21ST - DA2019/0306
DA511



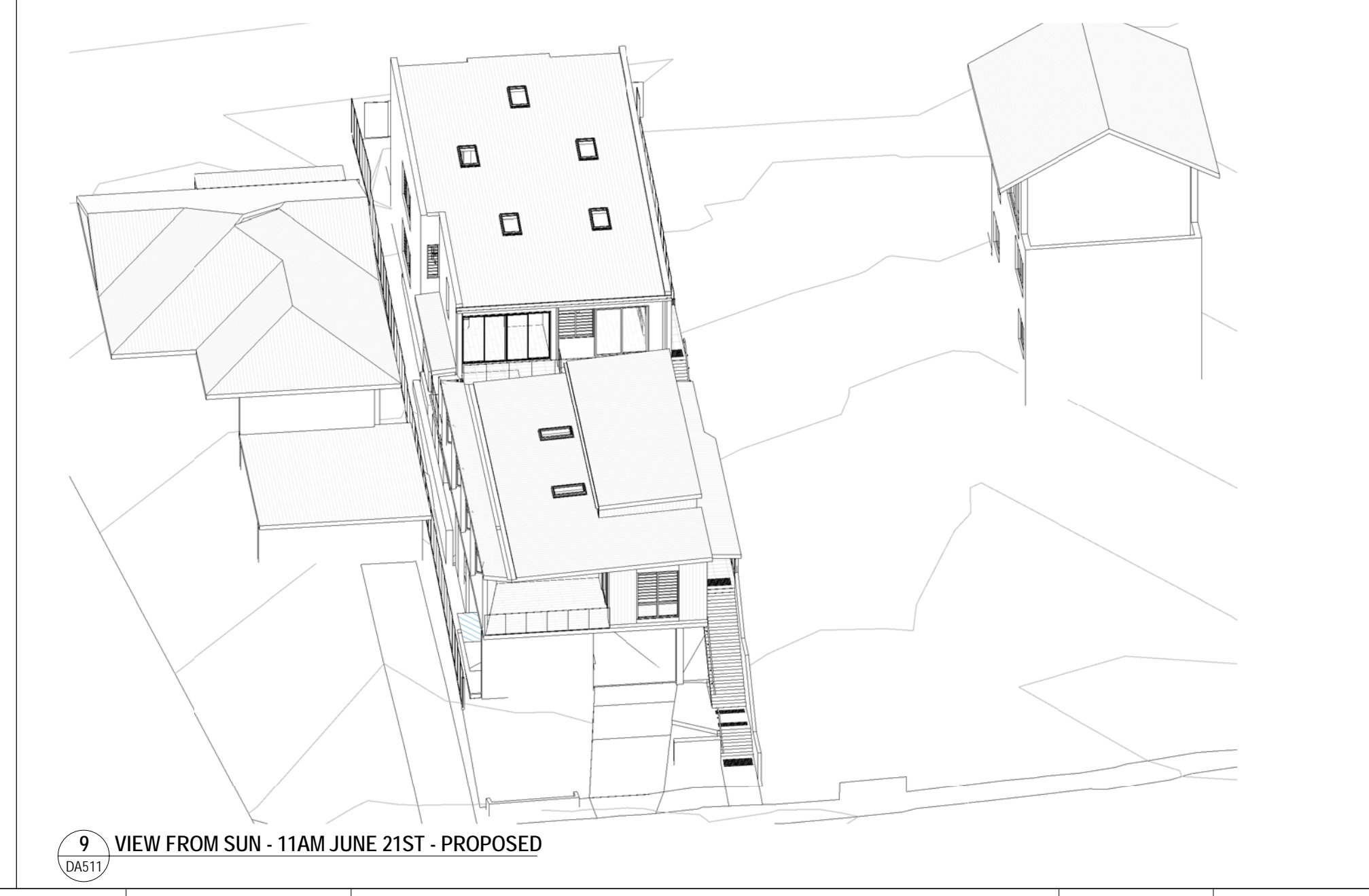
6 VIEW FROM SUN - 10AM JUNE 21ST - PROPOSED
DA511



7 VIEW FROM SUN - 11AM JUNE 21ST - EXISTING
DA511



8 VIEW FROM SUN - 11AM JUNE 21ST - DA2019/0306
DA511



9 VIEW FROM SUN - 11AM JUNE 21ST - PROPOSED
DA511

Project: LOT 8 - 18 ALEXANDER ST
COLLARROY NSW
Client: BRENDAN & SIMONE WAIGHTS

Walsh²
Architects

Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
@ A1

Sheet Name
VIEWS FROM THE SUN - 9, 10 & 11AM

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Number
DA511

| No. | Description | Date |
|-----|-----------------------------------|----------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 07.02.20 |

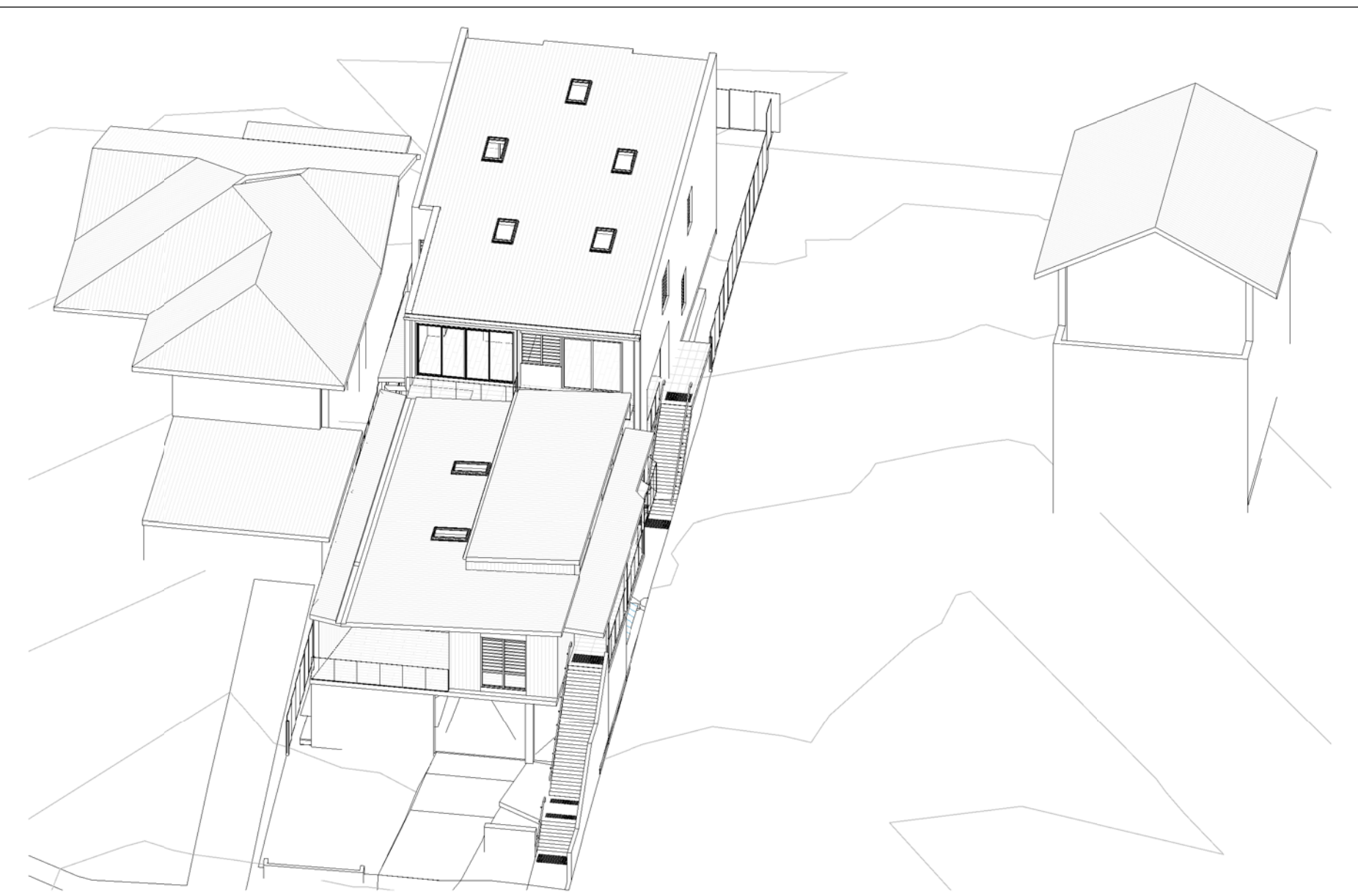
Rev.
A



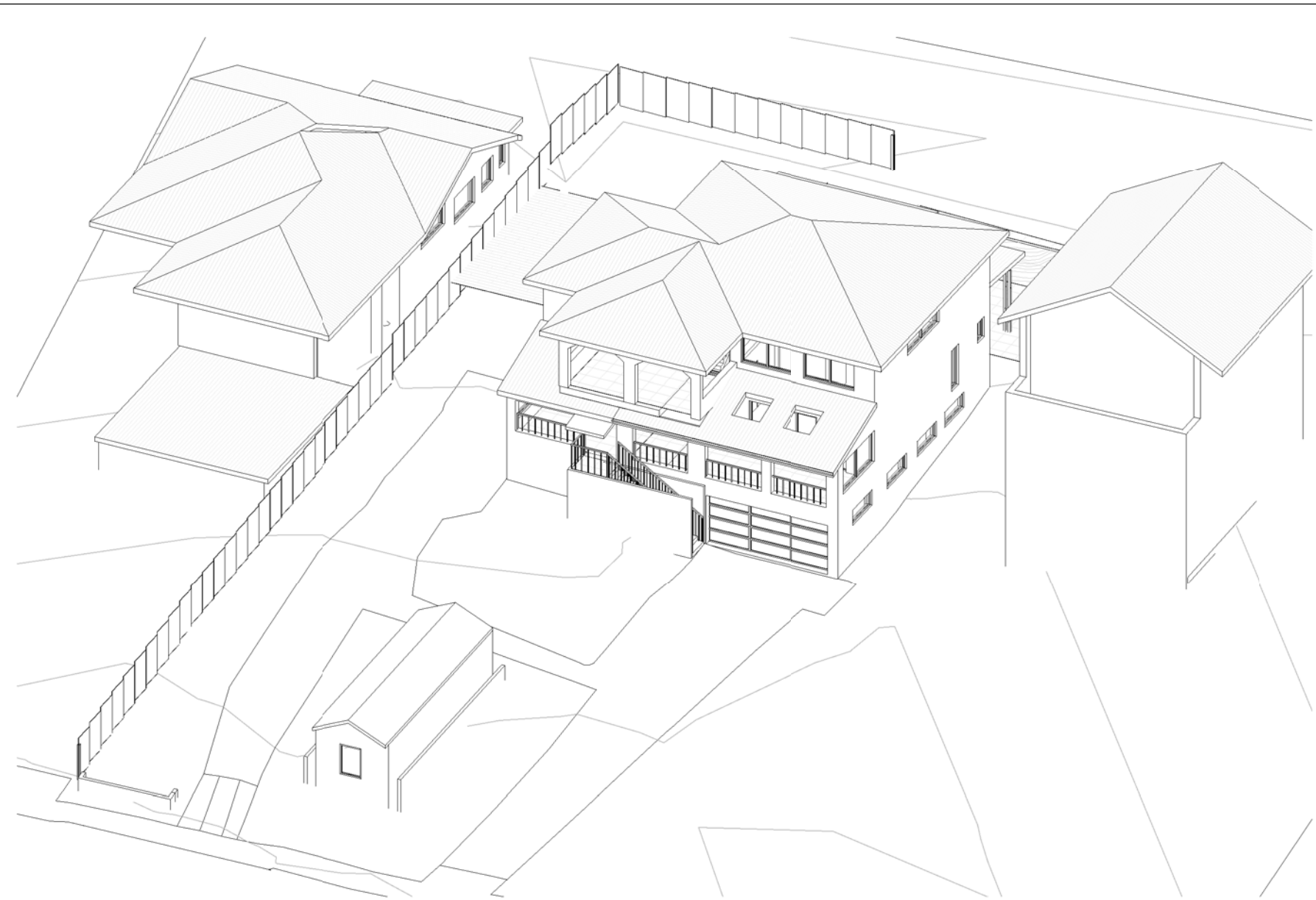
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DA512



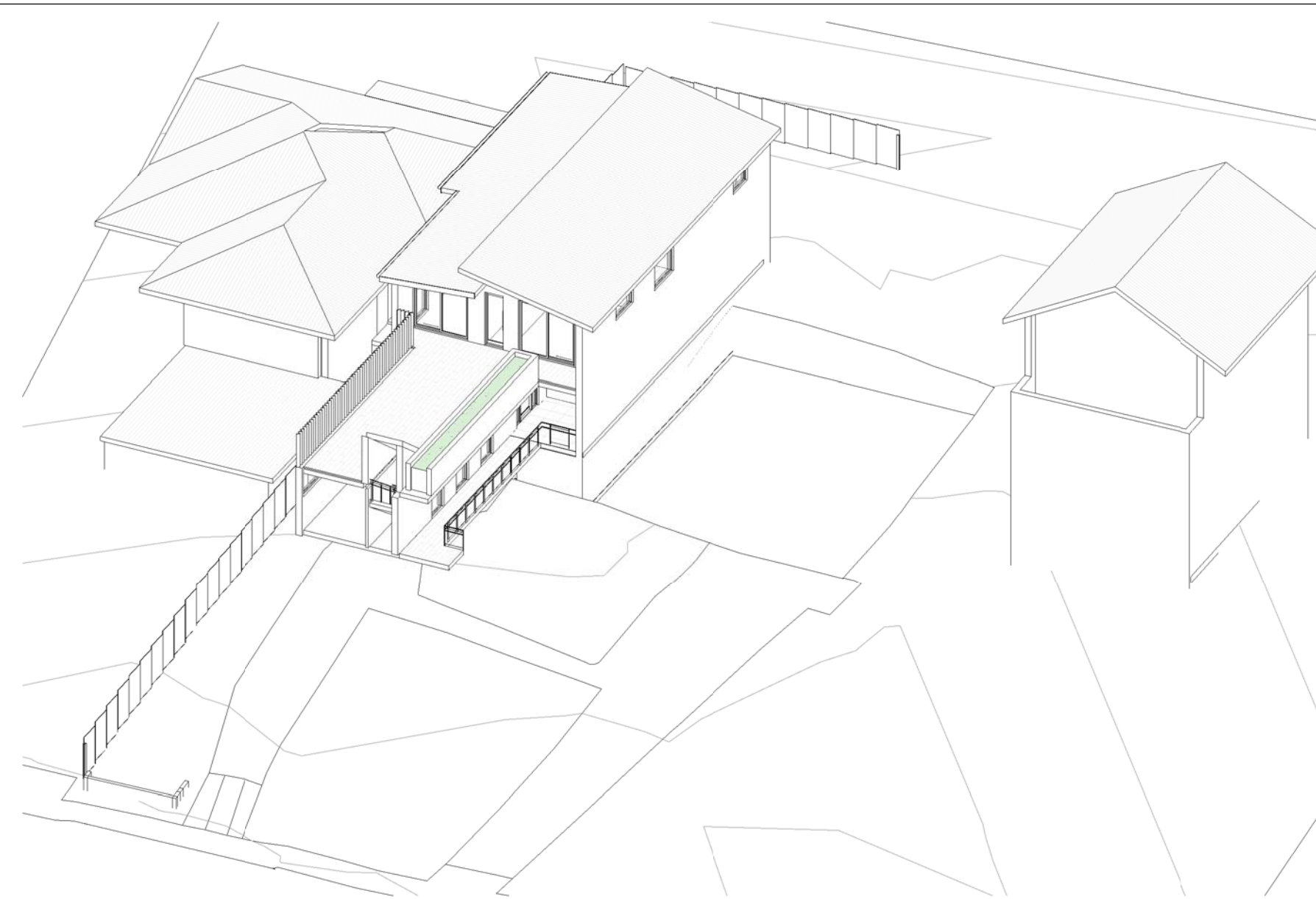
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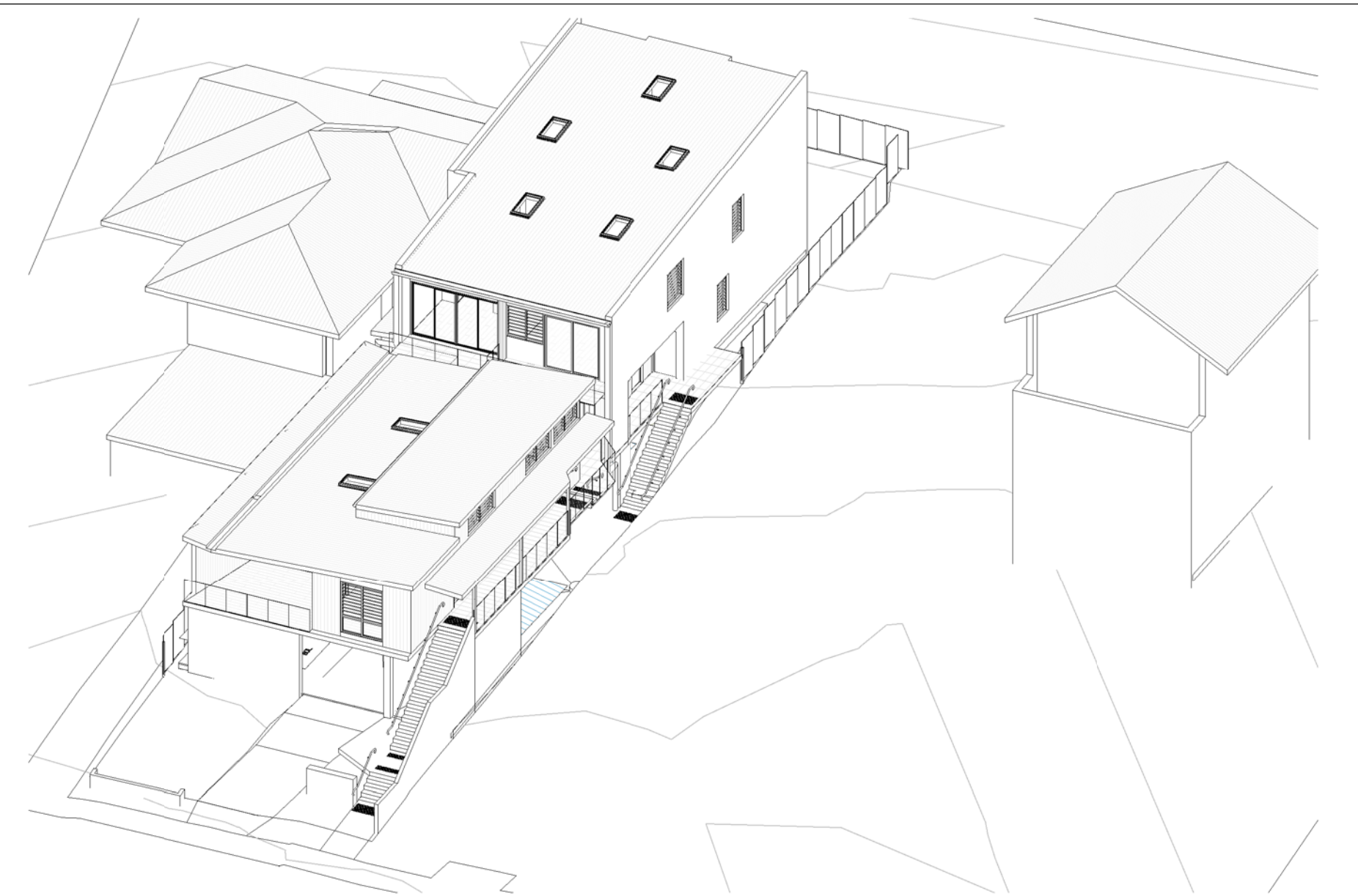
3 VIEW FROM SUN - 12PM JUNE 21ST - PROPOSED
DA512



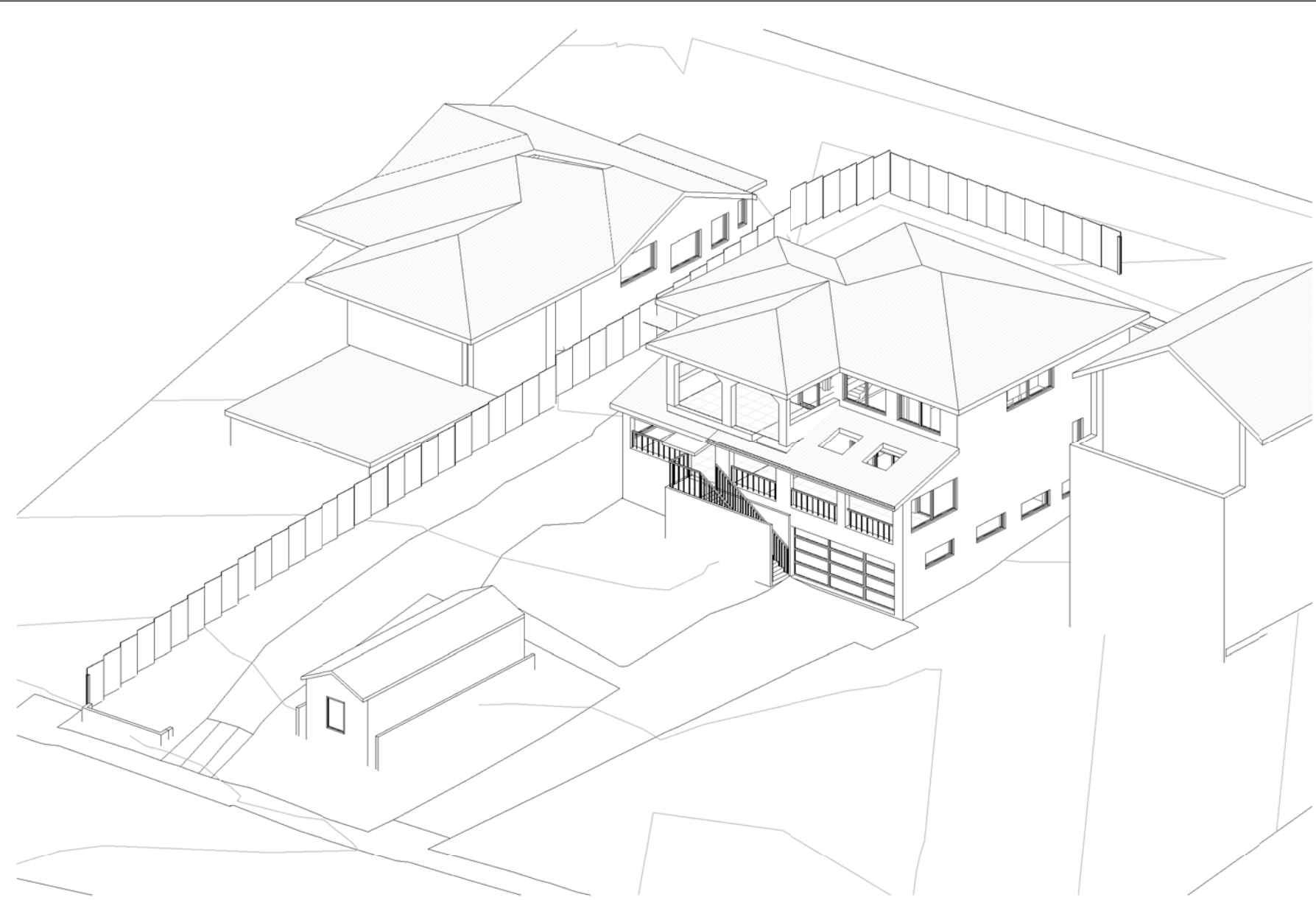
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DA512



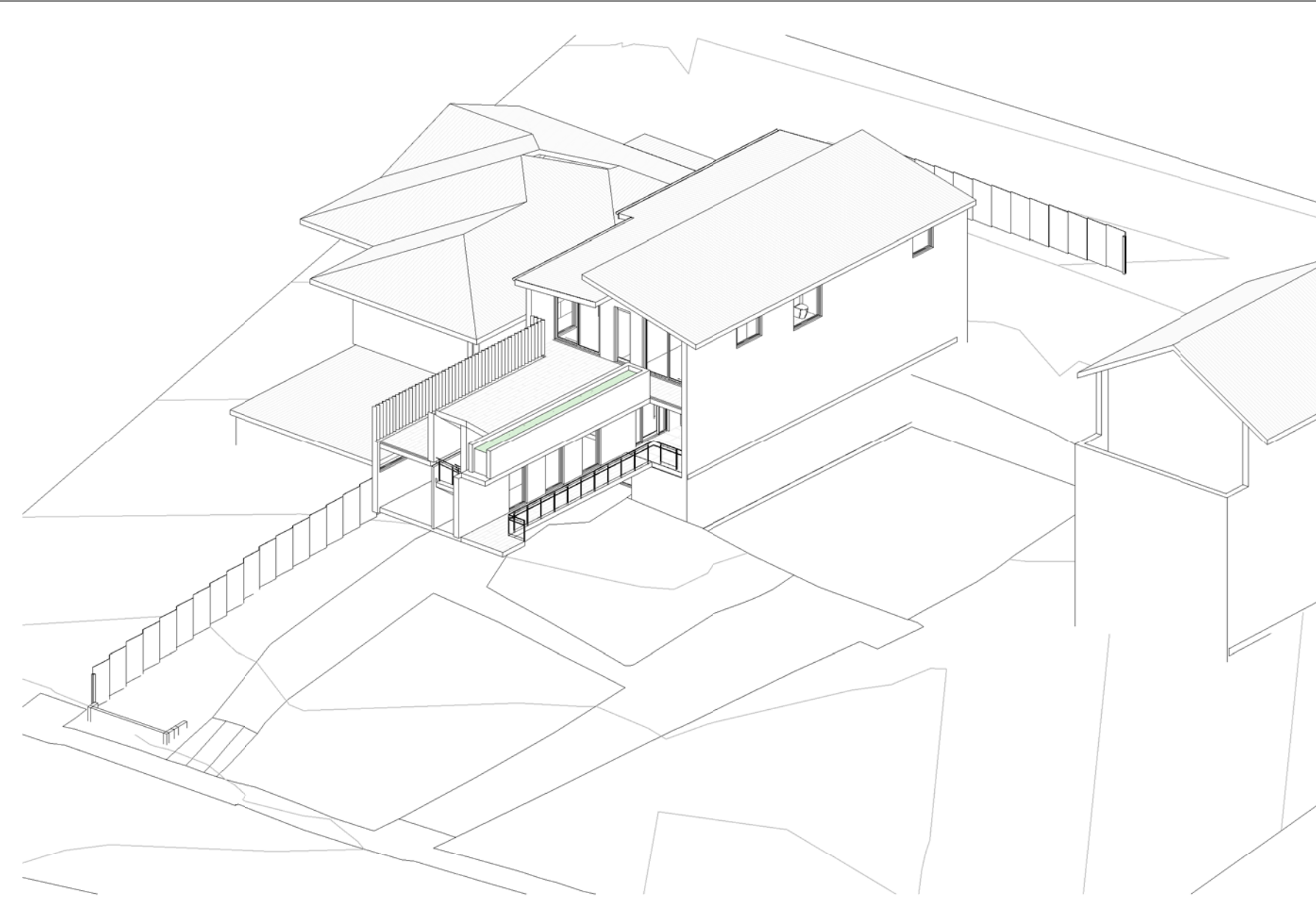
5 VIEW FROM SUN - 1PM JUNE 21ST - DA2019/0306
DA512



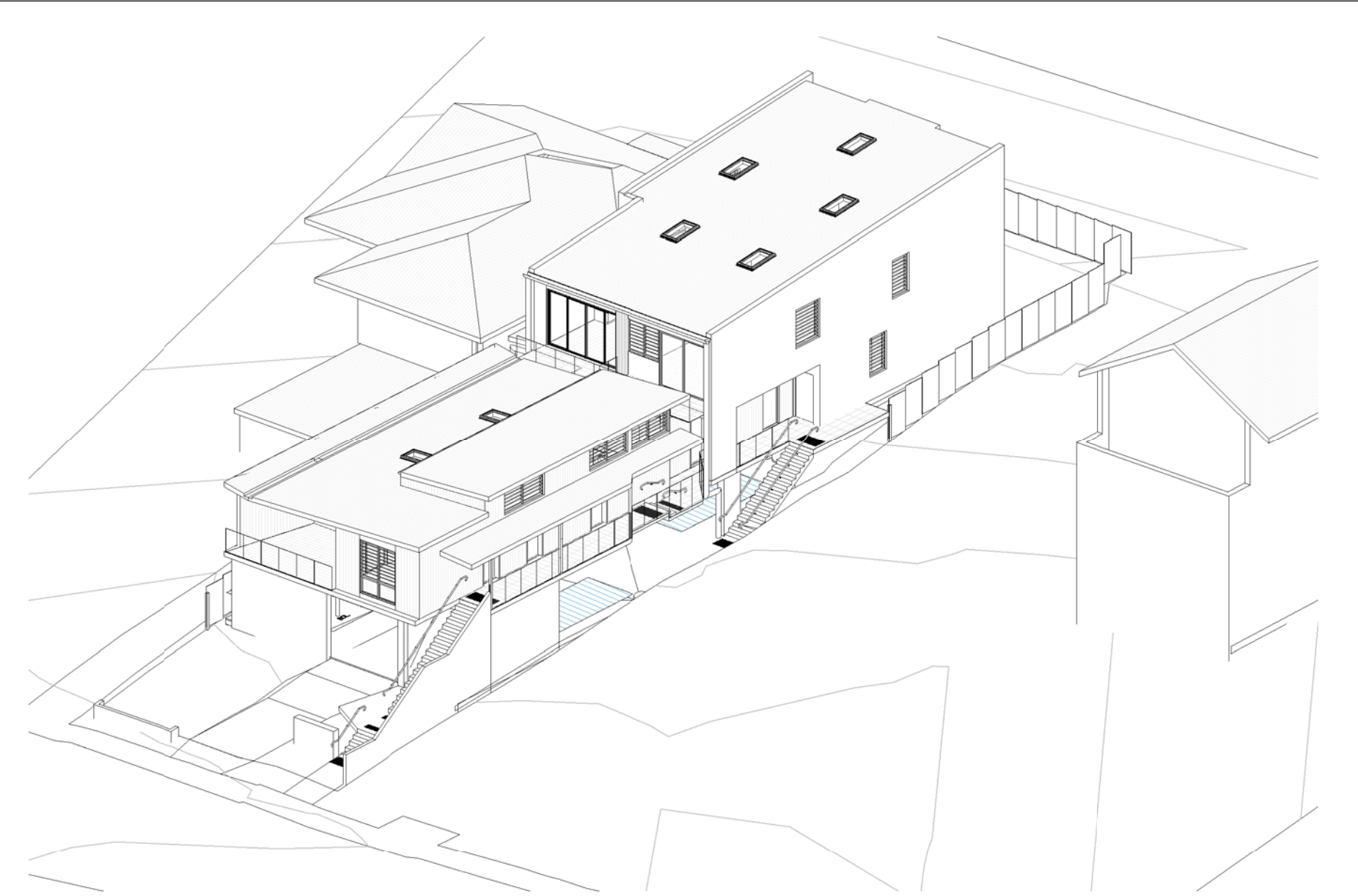
6 VIEW FROM SUN - 1PM JUNE 21ST - PROPOSED
DA512



7 VIEW FROM SUN - 2PM JUNE 21ST - EXISTING
DA512



8 VIEW FROM SUN - 2PM JUNE 21ST - DA2019/0306
DA512



9 VIEW FROM SUN - 2PM JUNE 21ST - PROPOSED
DA512

Project: LOT 8 - 18 ALEXANDER ST
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Walsh²
Architects

Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
@ A1

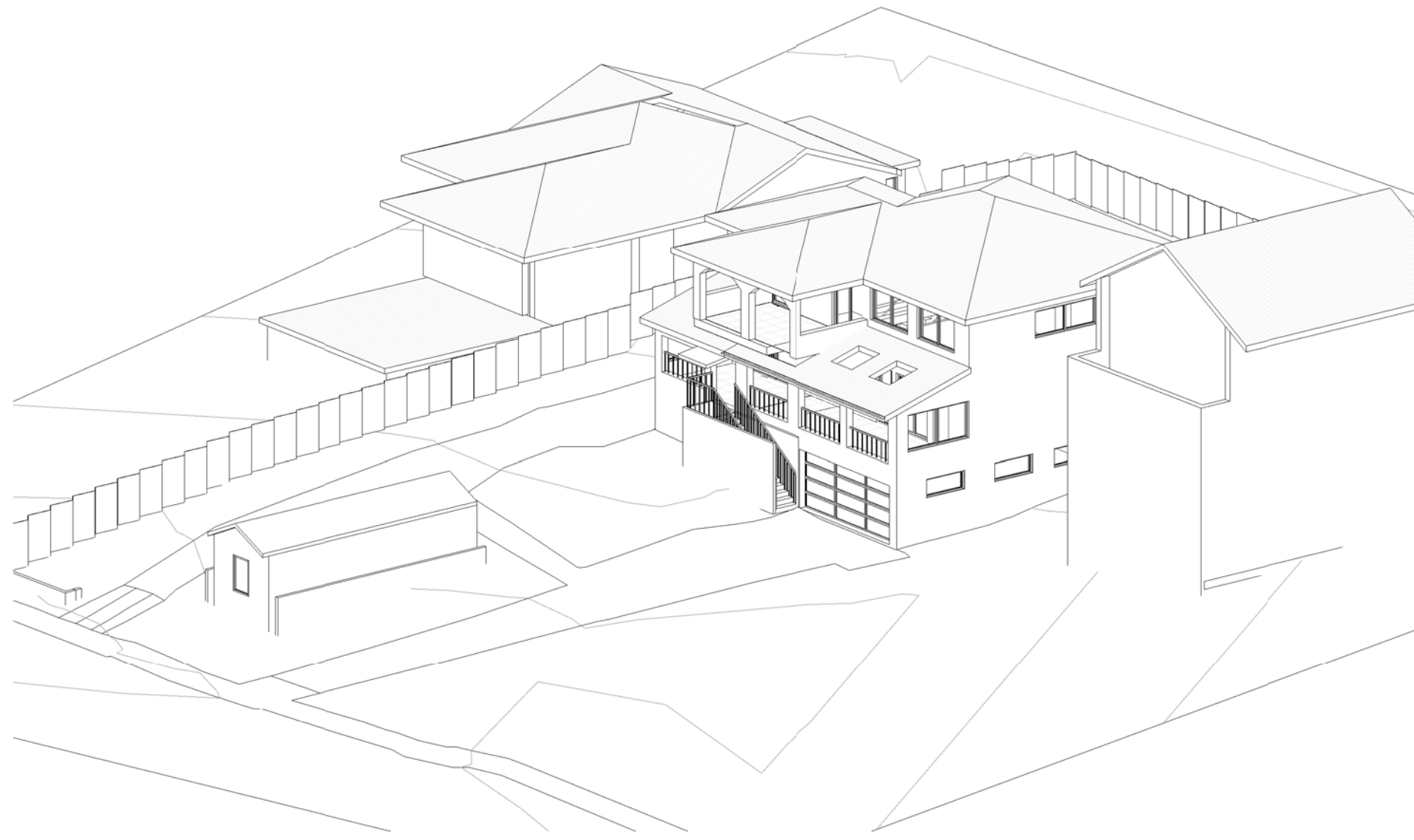
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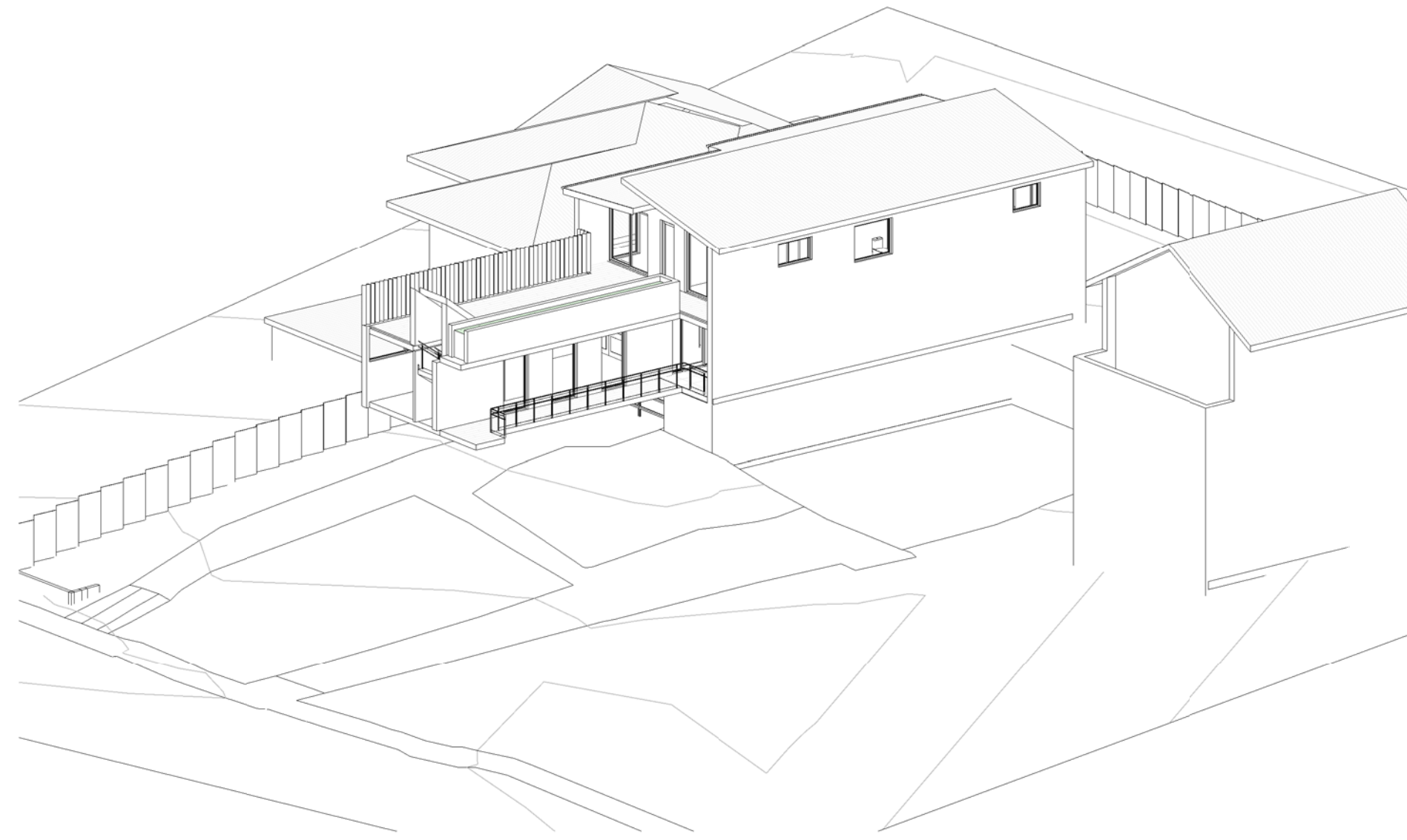
Number
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| No. | Description | Date |
|-----|-----------------------------------|----------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 07.02.20 |

Rev.
A



1 VIEW FROM SUN - 3PM JUNE 21ST - EXISTING
DA513



2 VIEW FROM SUN - 3PM JUNE 21ST - DA2019/0306
DA513



3 VIEW FROM SUN - 3PM JUNE 21ST - PROPOSED
DA513

SEPP AFFORDABLE HOUSING CLAUSE 29.2 (C)
 WHERE THE DEVELOPMENT PROVIDES FOR ONE OR MORE COMMUNAL LIVING ROOMS, IF AT LEAST ONE OF THOSE ROOMS RECEIVES A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER.
COMPLIES FROM 9AM TO 3PM (6 HOURS)

WARRINGAH DCP 2011
 50% OF THE REQUIRED AREA OF PRIVATE OPEN SPACE OF ADJOINING DWELLINGS ARE TO RECEIVE A MINIMUM OF 3 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON JUNE 21
COMPLIES

Project: LOT 8 - 18 ALEXANDER ST
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Walsh²
 Architects

Registered Architect
 ACT 2624 NSW 10366
 scott@walsharchitects.com.au
 0466 049 880

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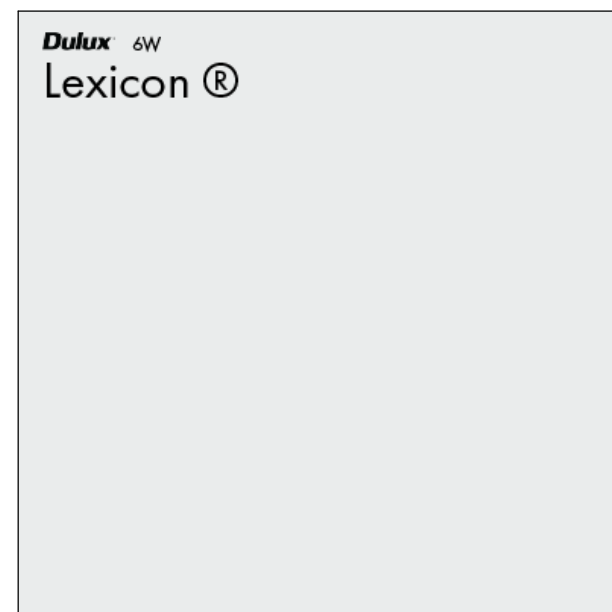
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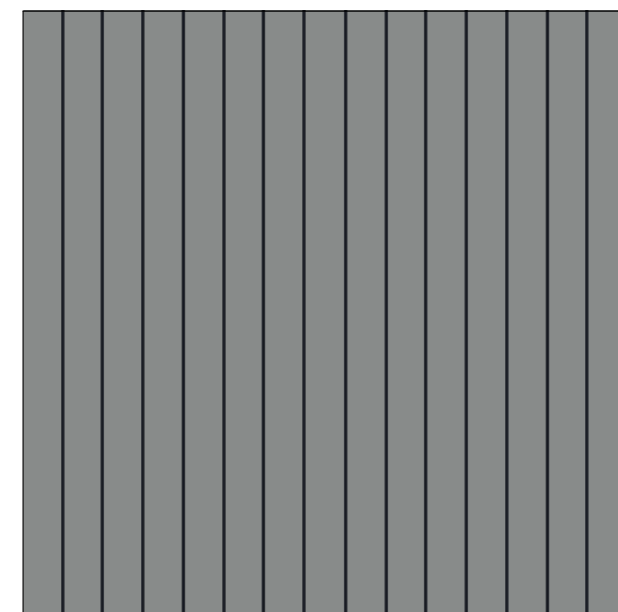
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| No. | Description | Date |
|-----|-----------------------------------|----------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 07.02.20 |

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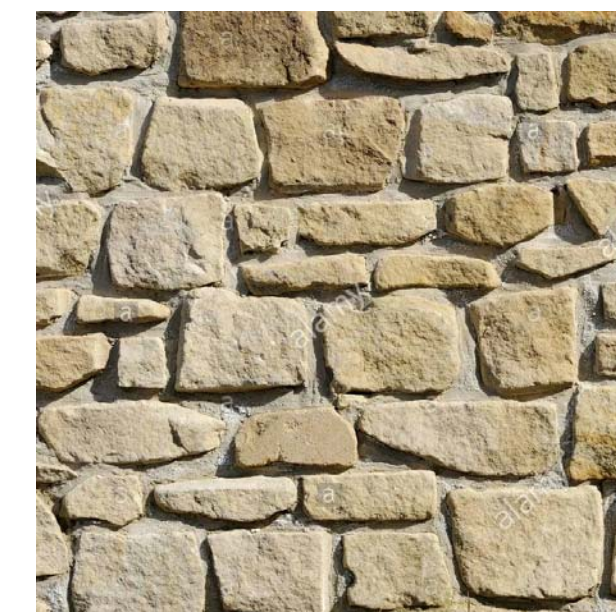
1. WHITE - PAINTED EASYLAP FC



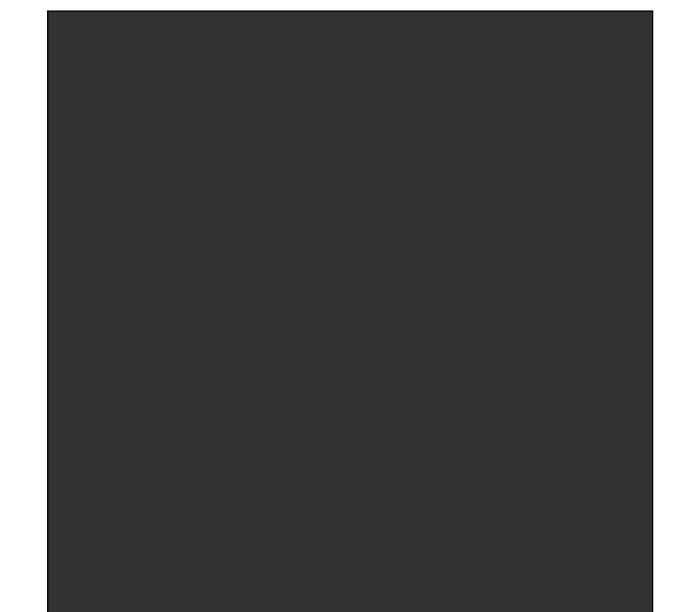
2. JAMES HARDIE AXON 133 PROFILE WITH PAINTED WINDSPRAY FINISH.



3. JAMES HARDIE AXON 133 PROFILE LAID VERTICALLY WITH PAINTED MONUMENT FINISH.



4. SANDSTONE - ENTRY STAIRS AND RETAINING WALLS



5. METALWORK - WINDOW, PERGOLA - POWDERCOATED MONUMENT

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Walsh²
Architects

Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
1 : 200 @ A1

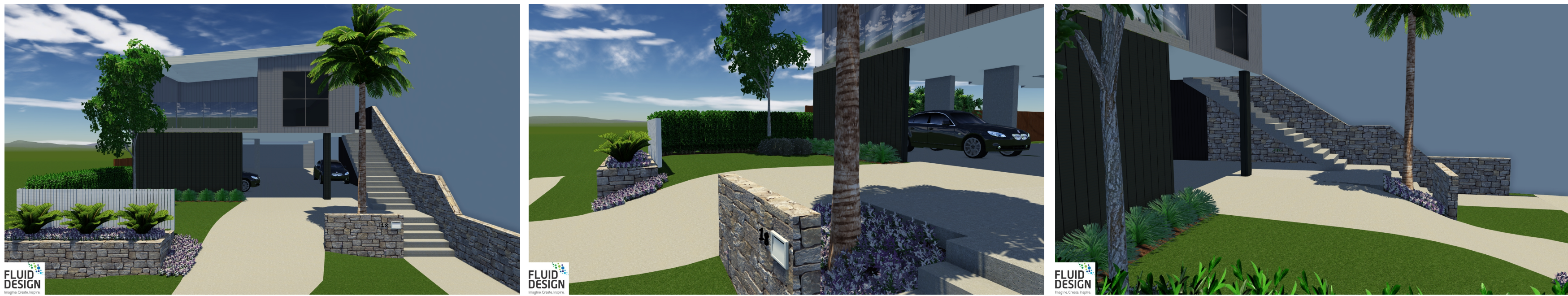
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EXTERNAL FINISHES

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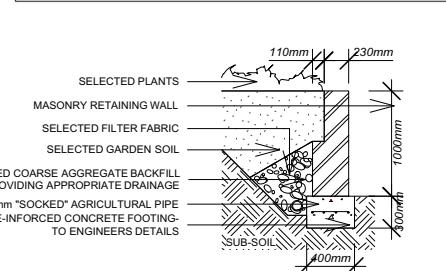
| No. | Description | Date |
|-----|-----------------------------------|----------|
| A | ISSUE FOR DEVELOPMENT APPLICATION | 07.02.20 |

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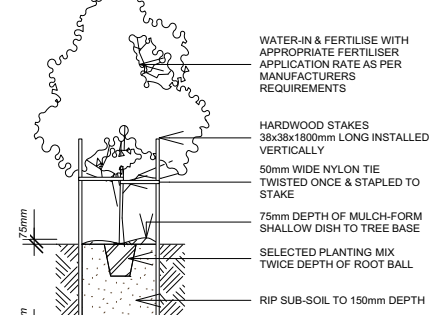


3D IMAGES

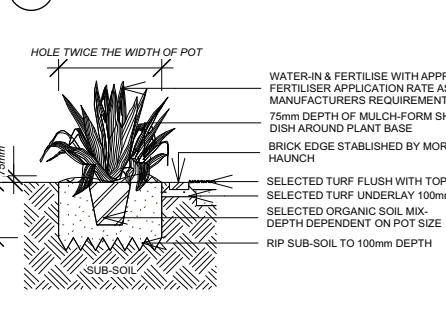
SWIMMING POOL SAFETY FENCE TO COMPLY WITH:
AS 1926.1-2010
AS 1926.2-2007
SWIMMING POOLS ACT 1992
SWIMMING POOL REGULATION 2008
BUILDING CODE OF AUSTRALIA
BUILDING CODE OF AUSTRALIA NSW AMENDMENT - PART 3.9.3



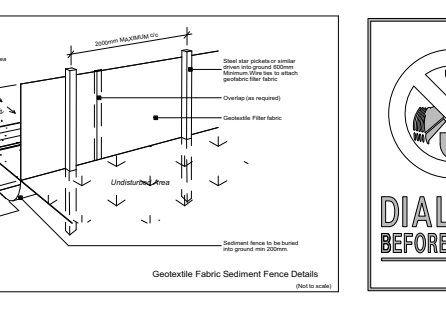
MASONRY WALL DETAIL (MAX HEIGHT) N.T.S.



TREE PROTECTION DETAIL N.T.S.



PLANTING & BRICK EDGE DETAIL N.T.S.



BRICK EDGE DETAIL N.T.S.

LANDSCAPE CONSTRUCTION NOTES

SITE SET OUT PREPARATION
Contractor to undertake a full site set-out prior to undertaking any works. Ensure any discrepancies are directed immediately to Fluid Design & the client.
Remove existing trees subject to Council approval, as indicated on plan.
Stump and remove material from site.
Stock pile existing excavated site material for re-use in new garden beds, as required.

EXISTING TREE PROTECTION MEASURES
Ensure the protection of all existing trees to be retained, indicated on the plan, from any damage during construction works.
Take necessary precautions, including the following:
Mark trees & shrubs to be retained using non-injurious, easily visible and removable means of identification.
Prior to commencement of any construction works, install protective fencing. Maintain in place and in good order for the duration of the construction period. The protection fencing is to consist of 4 strands of fencing wire, or plastic mesh barrier, supported on steel pickets spaced at not more than 4m, installed 1m outside the dripline of existing trees to be retained.
Use timber hoarding to protect base of trees, where there is insufficient room for protective fencing.
Use timber hoarding to protect base of trees, where there is insufficient room for protective fencing.
Storage/stockpiling of materials, soil or any debris shall not be carried out within the dripline of existing trees.
Recently removed trees or shrubs to be destroyed or of any existing trees.
Where excavation is necessary within the dripline of trees, hand methods shall be used to preserve root systems, roads and extensive damage.
Where it is necessary to cut tree roots, use a hand saw to not disturb the remaining root system.

RAISED FEATURE WALLS
Walls to be built using either double brick work or core filled block work. All walls over 1000mm in height to be detailed by a qualified engineer.
Feature walls to be either stone clad or rendered as specified.
Selected feature screening (ie. FC Sheerlight) to be fixed to concrete base posts to core filled block work. Framing attached to posts.

PAVING & TILING
Paving products to be selected by Designer & or Client.
Paving tiles & hardwearing water sealant to be determined on site as that falls away from structures to suitable drainage systems or garden areas.
All paving sub-bases are to be reinforced concrete footing 100mm brick over compacted roadbase or similar.
Allow access provisions for future services: irrigation & garden lighting.
Paving to be laid on a sand/cement 'wet' bed or adhesive and edges of paved areas are to be haunched.
All manufacturers' suppliers recommendations.
Paving joints to range from 5-8mm and grouted using a sand/cement mix.
Expansion joints to be installed as required.

DRAINAGE NOTES
Drainage design by Hydraulic Engineer / Stormwater Consultant.
Install pits where required & connect to stormwater system (to engineers details).
Install 100mm 'SOCKET' agricultural line behind all walls to link with stormwater.
Waterproof behind all retaining walls & masonry planter boxes.
Fall turf areas to pits; pits to drain to existing stormwater.
Ensure paved areas are free draining.
Ensure adequate drainage to all garden beds and lawn areas.
Encase in 300x300mm of blue metal and cover with filter cloth.
Agricultural pipes to drain to junction pits.

PLANT ESTABLISHMENT MAINTENANCE PERIOD
Regular maintenance is to be carried out, including the following works:
Watering to maintain healthy growth, adjusted on regular basis to suit seasons.
Weeding to all garden and lawn areas.
Pest and disease control.
Trim hedge plantings to maintain desired heights.
Top pruning as required and fertilising to species recommendations.
Mowing and edging of all turf areas.

GENERAL NOTES
1. Contractors to comply with all current Australian Standards, Building Regulations & Local Government Regulations.
2. Contractors are to obtain all relevant Local Council Planning & Building Permits prior to undertaking any works.
3. This plan is to be read in conjunction with Engineering plans, Architectural plans and any other plans or written instructions issued relating to the development at the subject site.
4. All structural works to be designed and specified by the consulting structural engineer and built strictly in accordance with such details as approved.
5. All dimensions and levels are to be checked by contractor before commencing work. Figure dimensions take precedence to scale. Any discrepancies are to be confirmed by the designer.
6. All concrete works to comply with AS 1864 Residential Timber Framed Construction. All prefabricated timber trusses & frames to be installed to the manufacturer's detail & specification.

GENERAL SOFTWARE NOTES

GARDEN EDGING
Garden edging to be brick paver, steel or timber as specified.
Brick edging to be laid on a sand/cement mortar bed and haunched at the edges.
Edging to be laid length-ways unless otherwise specified.
Steel to be 6 x 75mm w/ rods welded w/ stub every 1.2m.
Timber to be treated pine w/ hardwood pegs screwed every 1.2m.
Water well after installation.

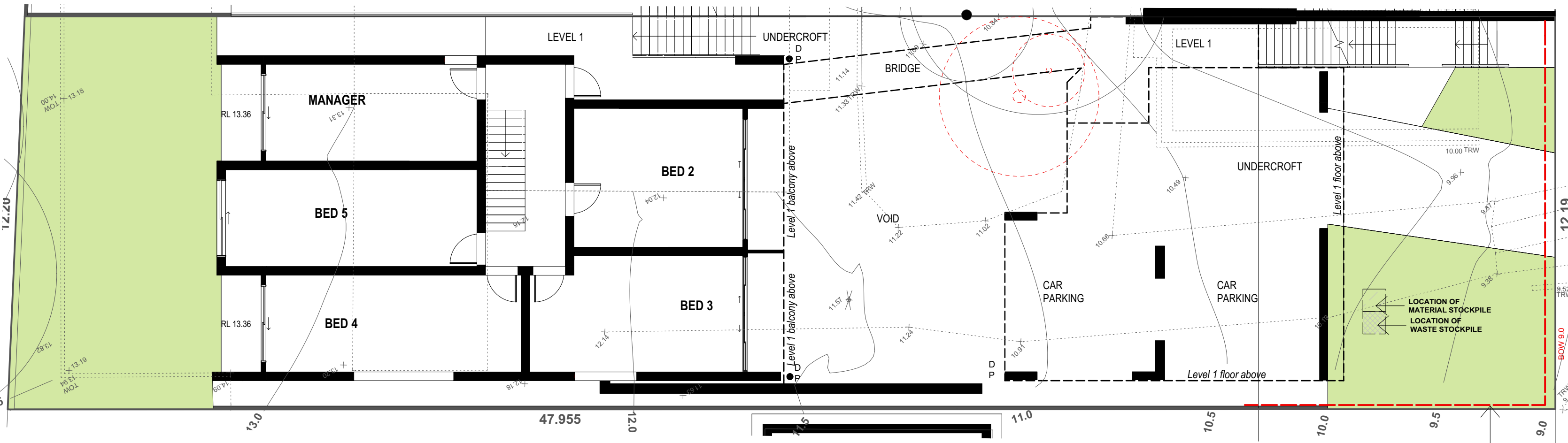
SOIL
All soils to be weed free & sterilised.
Initial drainage lines as required and grade level toward stormwater pits.
Base of excavation to allow for drainage fall to drainage pits.
Garden beds to be excavated to a depth of 400mm.
Organic garden mix to be imported into new garden beds.
All soil beds to be unweeded, system to be added & cultivated in bed of day.
All pits to be filled with high quality fertilised 'Dobco' potting mix with fiber fabric to base.

PLANTING
All plants to be planted as per planting plan. Refer to shrub & tree planting detail.
Excavate holes for plants twice the size of the plants root ball.
Ensure to remove tags and pots from plants prior to installation, all rubbish to be disposed of.
Trees to be staked and tied as required (refer to tree detail if required).
All plants especially trees are to have a small well around base to allow for watering.
Once plants have been delivered it is the contractors responsibility to water plants and maintain their health.
Any plants that die due to lack of water or neglect are to be replaced by the contractor at their expense.
Fertilise all plants after planting with slow release Osmocote fertiliser to manufacturers guidelines.
Irrigation system is to be fully operational prior to planting.

NATIVE PLANT NOTE
Where possible, the proposed plant material is to be sourced from local native nurseries from locally collected seed.

MULCHING
Initial selected mulch to a depth between 50-75mm to all garden beds.
Keep mulch free from touching the stem of the plant / tree.
Selected mulch to finish 15mm below finished paving or lawn level.
Mulch & garden material is to be kept clear of houses slab due to Termagard requirements.
Irrigation system is to be fully automated, connected to 240 volt wall mounted irrigation controller.
Contractor is to install a sub-surface drip irrigation system to the entire garden.
Irrigation system is to be designed by a qualified irrigation specialist.
Landscape contractor is to provide any necessary information to irrigation designer such as mains water & tap locations.
All plants to receive even moisture coverage, allow appropriate overlap.
Initial pressure reduction valve, flush valve & air relief valve.
Irrigation to be installed by qualified tradesperson.
Irrigation system to be fully operational prior to planting and run as per installers recommendations.
Landscape contractor is to liaise with garden maintenance contractor in programming the irrigation system.

TERMINAL REQUIREMENTS
If any works are to be carried out to the site at the completion of every work day, the individual must contact an Amalgamated Pre-Construction representative.
The contractor who is engaged to carry out the construction must adhere to the terms & conditions as outlined in the Terminal warranty prepared by Amalgamated Pre-Construction before commencement of works.



LANDSCAPED AREA PLAN 1:150

DCP OPEN SPACE

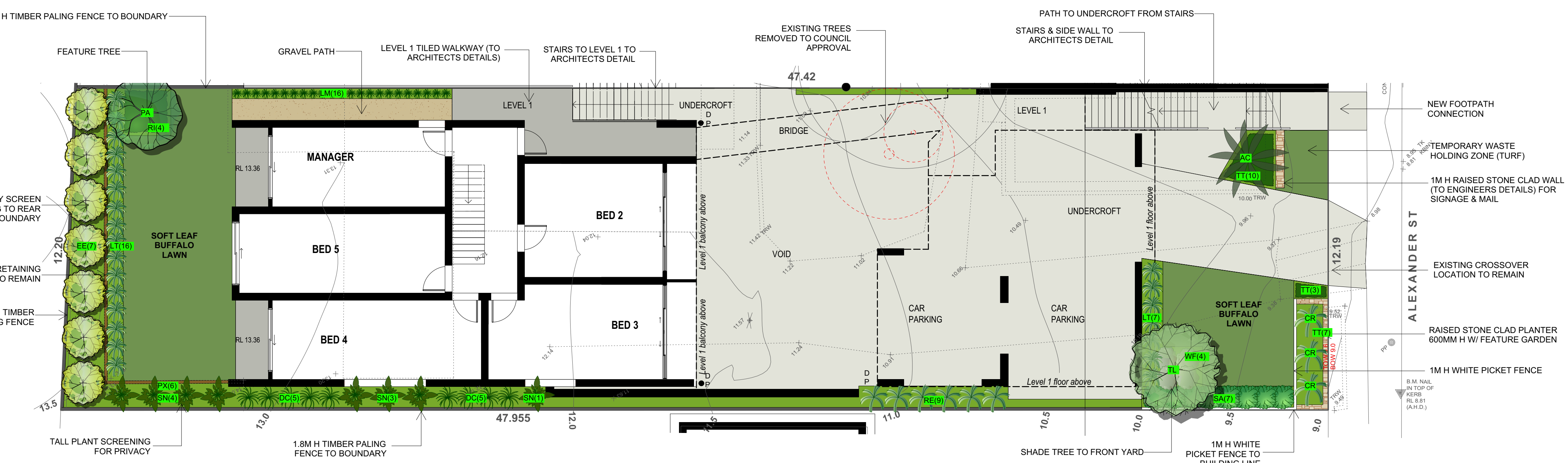
- TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:
- DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC. AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION.
 - THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION.
 - LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED), AND
 - THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE.

| LANDSCAPED OPEN SPACE | |
|-----------------------|-------------------------|
| AREA | PERCENTAGE OF SITE AREA |
| 122.2 m ² | 21.0% |

SEPP LANDSCAPED AREA

LANDSCAPE AREA DEFINITION UNDER THE SEPP
LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

| LANDSCAPED AREA | |
|----------------------|-------------------------|
| LANDSCAPED AREA | PERCENTAGE OF SITE AREA |
| 159.3 m ² | 27.4% |



AREA OF WORKS 1:100

PLANTING PALETTE



FLUID DESIGN
Imagine. Create. Inspire.

ABN: 14 111 834 023

Mobile: 0402 126 717
Email: justin@fluidlandscapedesign.com.au
Web: www.fluidlandscapedesign.com.au
Address: PO Box 517
Paddington QLD 4064,
Australia
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| AMENDMENTS | CHECKED |
|---|---------|
| 25.2.20: Development Approval Plan issued | JD |
| 4.3.20: Development Approval Plan re-issued | JD |

LANDSCAPE PLAN FOR DA

LOT & DP: Lot 8, DP 6984
CLIENT: MR & MRS WIGHTS
SCALE: 1:100 @ A1
PROJECT: 18 Alexander Street, COLLAROY, NSW
DRAWING: DA.1
DATE: 4th March 2020
SHEET NO: 1 of 1
DRAWN BY: Justin Dibble

