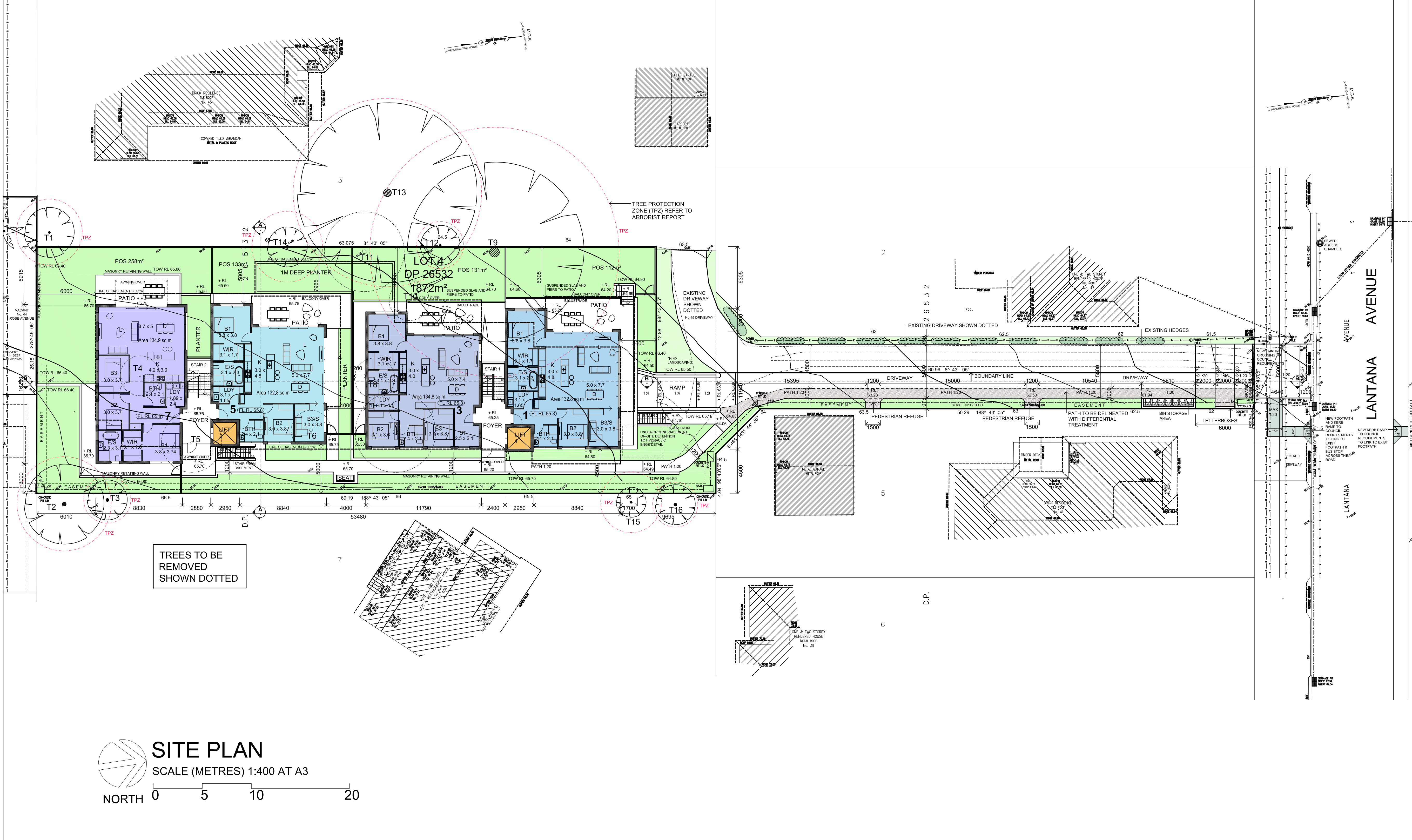
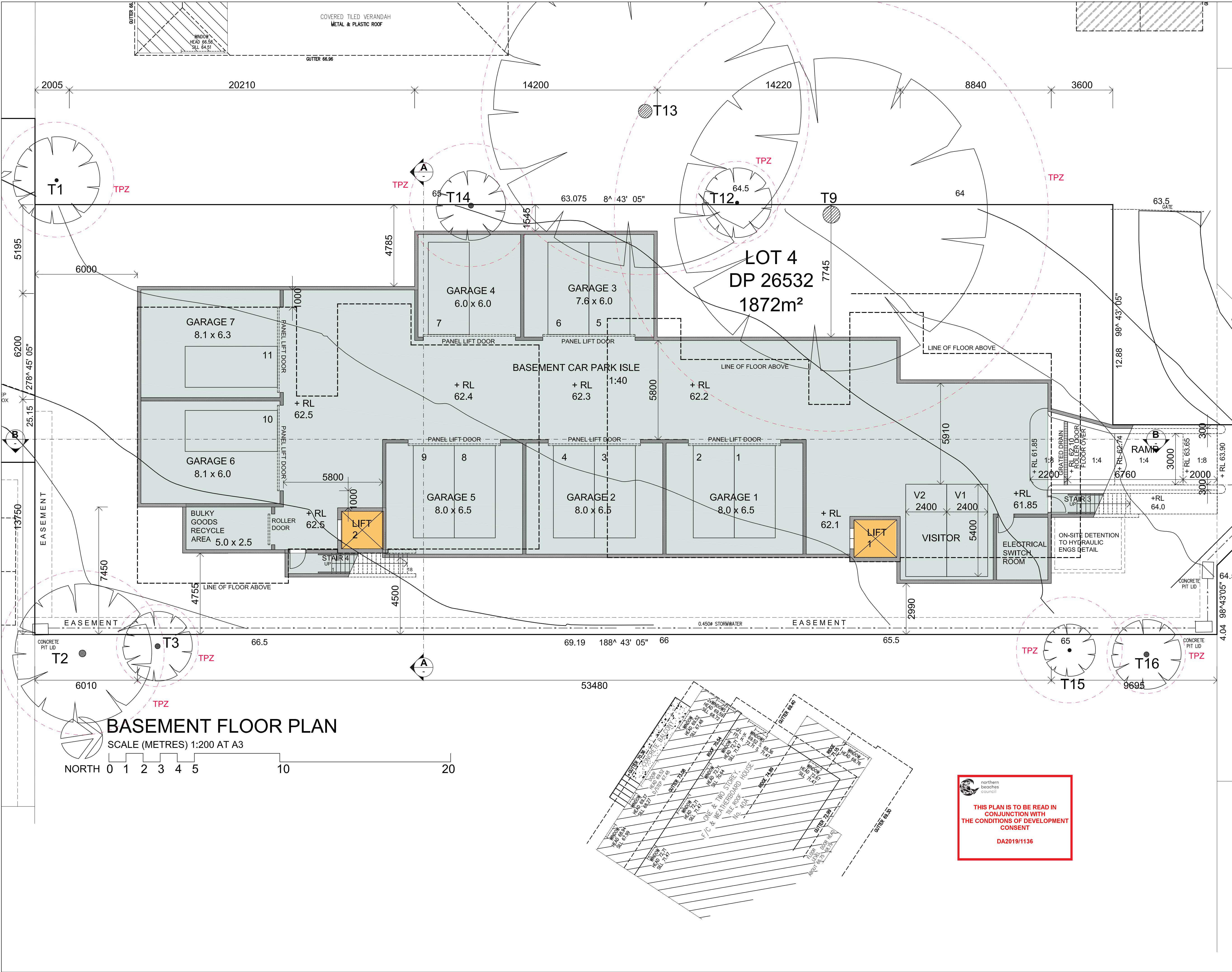


 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2019/1136





LEGEND

ISSUE

DATE

AMENDMENTS

Barry Rush & Associates Pty Ltd

Architects

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Client

BAYVIEW LINKS PTY LTD

Project

**43 LANTANA AVE
WHEELER HEIGHTS**

LOT 4 IN DP 26532

Drawing

BASEMENT FLOOR PLAN

Scale 1:100

Drawn BR/JL

File DAe LANTANA Plans.dwg

BR

Plotted 16/09/2019 4:18 PM

Job No 1704

Version DA

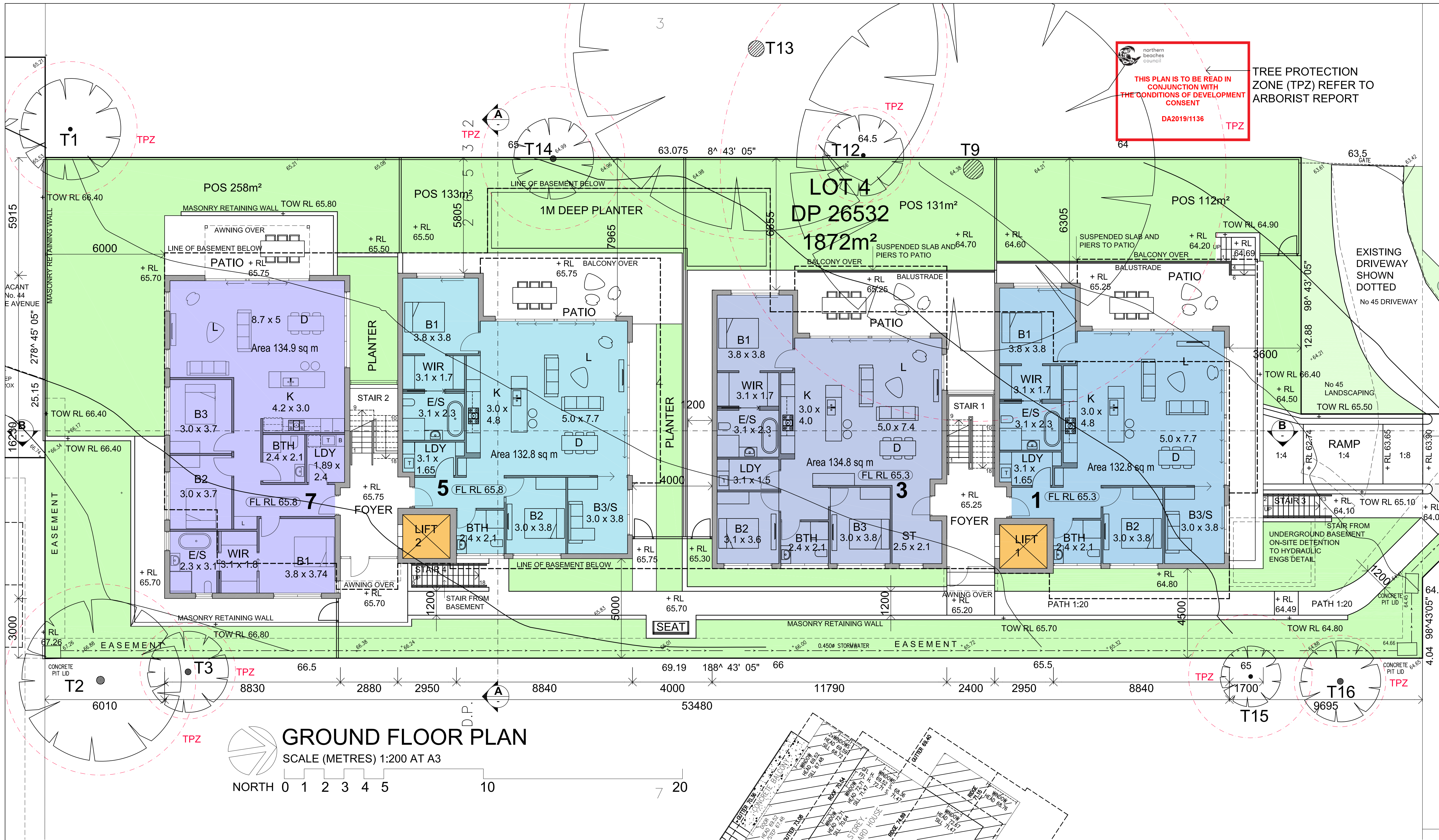
Drawing No: **A04**

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ISSUE DATE AMENDMENTS



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Client

BAYVIEW LINKS PTY LTD

Project
**43 LANTANA AVE
WHEELER HEIGHTS**

LOT 4 IN DP 26532

Drawing
GROUND FLOOR PLAN

Scale 1:100 Drawn BR/JL

File DAe LANTANA Plans.dwg BR

Plotted 16/09/2019 4:18 PM

Job No 1704

Version DA Drawing No: **A05**

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TREE PROTECTION
ZONE (TPZ) REFER TO
ARBORIST REPORT

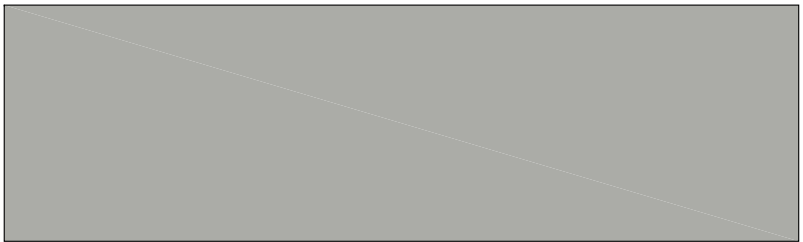
**NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)
43 Lantana Avenue, Wheeler Heights**

These are the Specifications upon which the NATHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

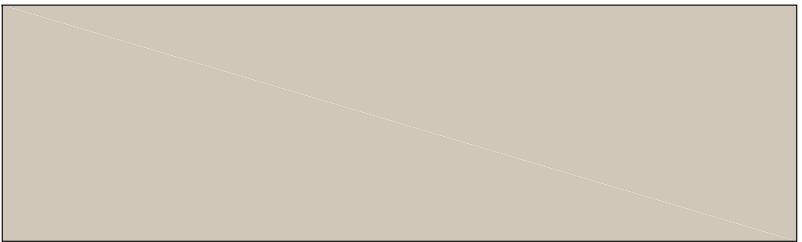
Windows	Glass	Frame	U-value	SHGC	Detail
Default	Single glazed, low E low solar gain	Aluminium	5.6	0.41	For units: 1, 2
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	For units: 3, 4, 5, 6, 7
Skylights	Glass	Frame	U-value	SHGC	Detail
External walls	Construction	Added Insulation	Detail		
Cavity brick		R1.0			
Internal walls	Construction	Added Insulation	Detail		
Stud Framed Brick		None	Internal walls		
		None	Party walls		
Floors	Construction	Added Insulation	Covering	Detail	
Concrete		R1.0	Timber generally; carpet bedrooms tiles wet areas	For units: 1, 3, 5 – floors over basement carpark	
Concrete		R2.0	Timber generally; carpet bedrooms tiles wet areas	For unit: 7 – floors over basement carpark	
Ceilings	Construction	Added Insulation	Detail		
Plasterboard		None	Generally		
Plasterboard		R4.0	To ceilings below roof or roof space		
Roof	Construction	Added Insulation	Detail		
Metal sheeting		(refer to ceiling detail)			
Other Requirements					
All exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration					



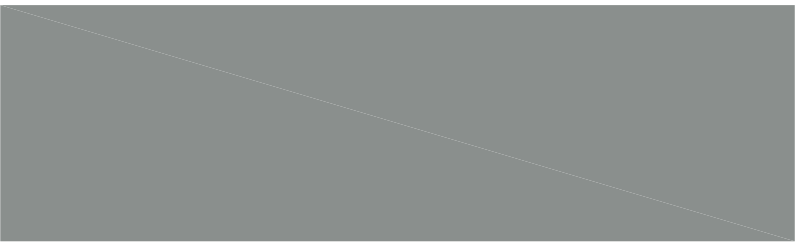
A PR1 WATTYL "CHALKDUST"



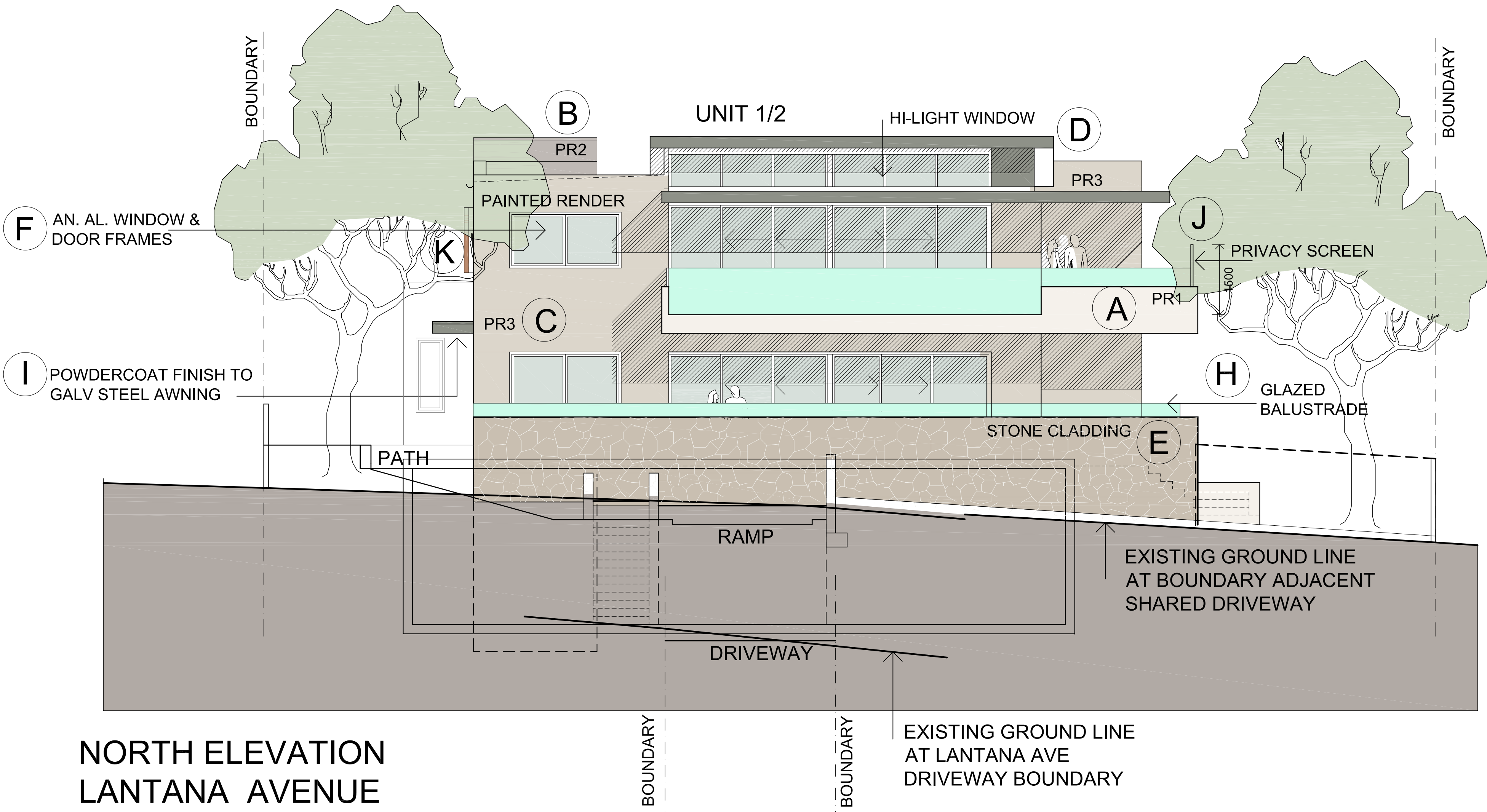
B PR2 WATTYL "CASTLE GREY"



C PR3 WATTYL "ICE VOLCANO"



D COLORBOND "WINDSPRAY"



NORTH ELEVATION
LANTANA AVENUE



E SANDSTONE CLADDING



F "SATIN SPANISH SILVER" ANODISED ALUMINIUM

EXTERNAL FINISHES & COLOURS SCHEDULE

A	PR1 PAINTED RENDER	WATTYL "CHALKDUST"
B	PR2 PAINTED RENDER	WATTYL "CASTLE GREY"
C	PR3 PAINTED RENDER	WATTYL "ICE VOLCANO"
D	METAL ROOFING, FLASHINGS & DP'S	COLORBOND "WINDSPRAY"
E	STONE CLADDING	IRREGULAR SANDSTONE
F	DOOR & WINDOW FRAMES	"SATIN SPANISH SILVER" ANODISED ALUMINIUM
G	HANDRAILS	SATIN STAINLESS STEEL
H	BALUSTRADE	GLAZED
I	METAL AWNINGS	POWDERCOAT "COLORBOND WINDSPRAY"
J	METAL PRIVACY SCREENS	POWDERCOAT "COLORBOND SURFMIST"
K	TIMBER WINDOW SCREENS	TIMBER

ISSUE DATE AMENDMENTS



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Client

BAYVIEW LINKS PTY LTD

Project
**44 ROSE AVE & 43 LANTANA AVE
WHEELER HEIGHTS**

LOT 4 IN DP 203378 &
LOT 4 IN DP 26532

Drawing
**EXTERNAL COLOUR
SCHEDULE**

Scale NTS Drawn BR/JL

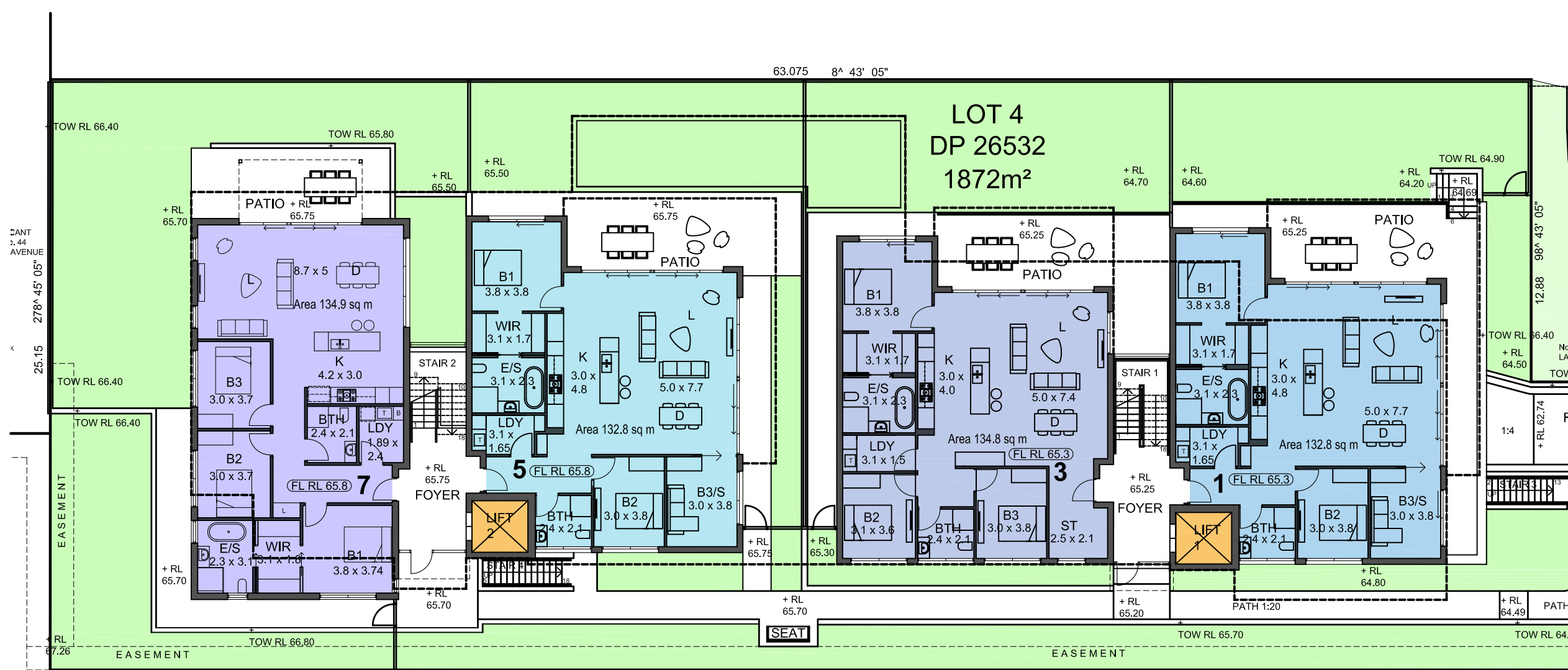
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Job No 1704

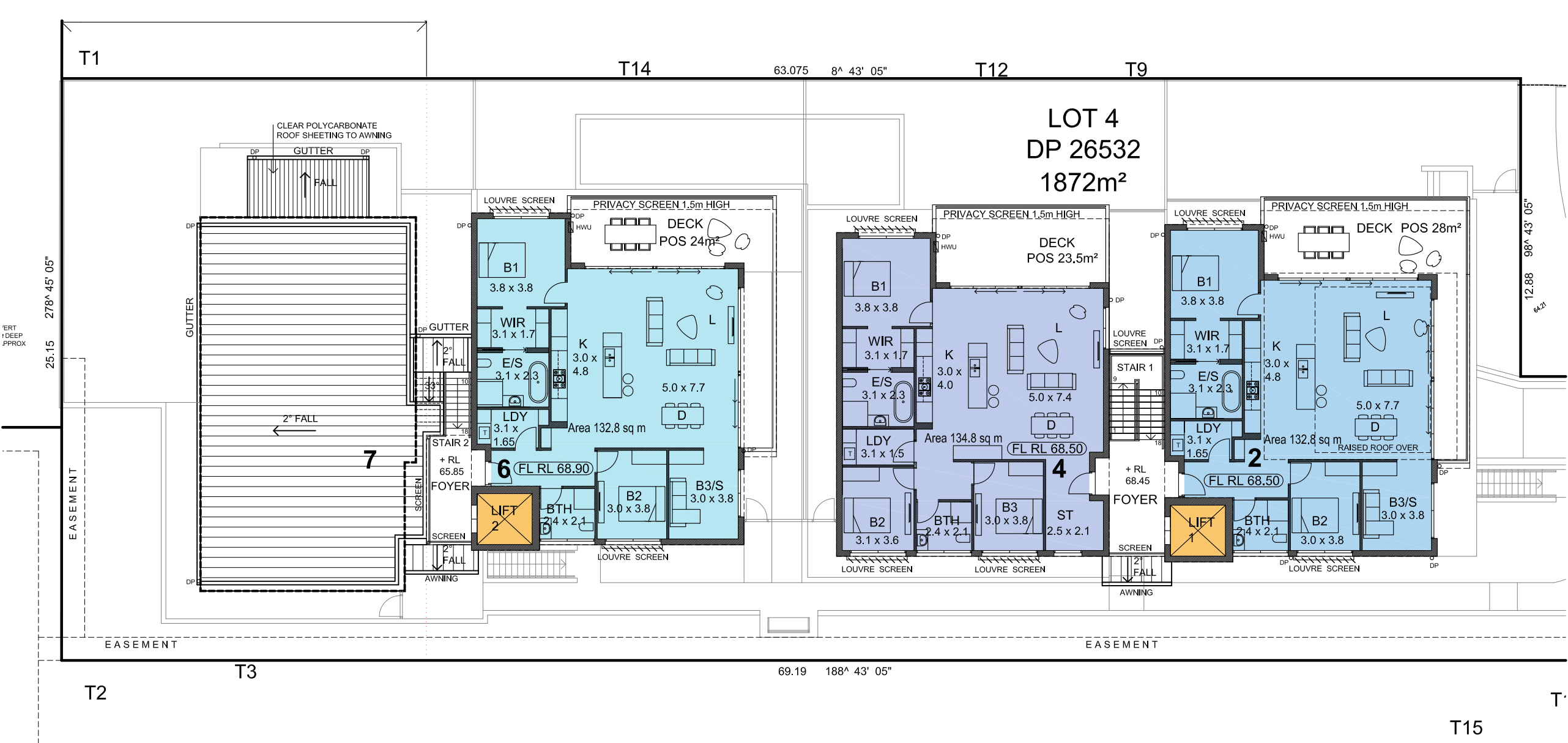
Version DA Drawing No: **A11**

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GFA / FSR CALCULATION PLAN SCALE 1:200

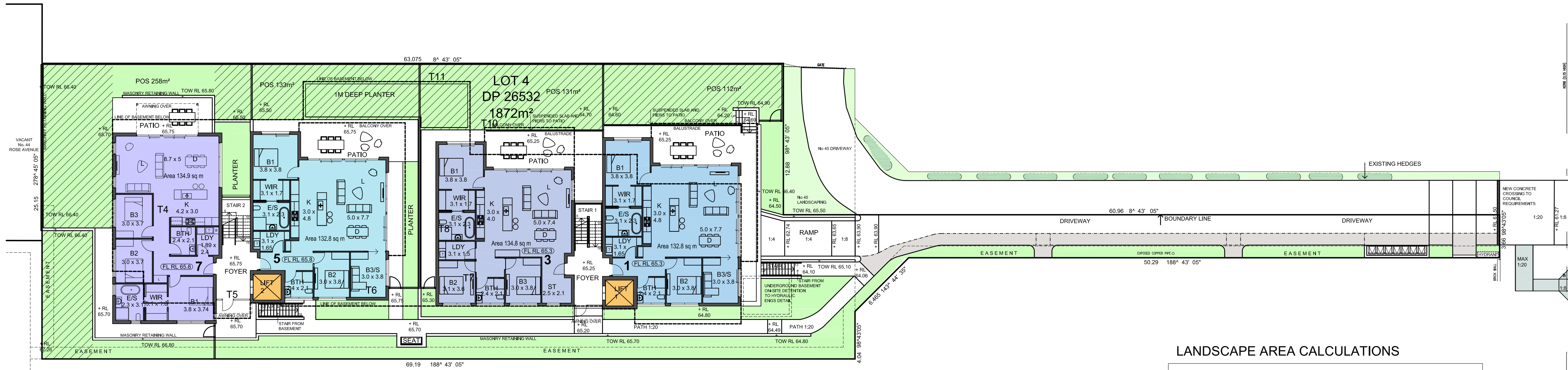
northern beaches council
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DA2019/1136



DEVELOPMENT DATA:

SITE AREA	1872 m ²
FLOOR AREA	935.7m ²
FSR	0.50:1
LANDSCAPE AREA	681 m ² (36%)
DEEP SOIL AREA	376 m ² (20%)
DEEP SOIL AT REAR	376 m ²

UNIT	GFA	POS
1	132.8m ²	112m ²
2	132.8m ²	28m ²
3	134.8m ²	131m ²
4	134.8m ²	23.5m ²
5	132.8m ²	133m ²
6	132.8m ²	24m ²
7	134.9m ²	258m ²
TOTAL	935.7m ²	



LANDSCAPE AREA AND DEEP SOIL LANDSCAPE AREA CALCULATION PLAN SCALE 1:200

681m ²	SITE LANDSCAPE AREA = 36%
376m ²	DEEP SOIL ZONE AREA = 20%

LANDSCAPE AREA CALCULATIONS

PRIVATE LANDSCAPE AREA		
UNIT	AREA	
1	76.0m ²	
2	0	
3	88m ²	
4	0	
5	83m ²	
6	0	
7	201m ²	
TOTAL PRIVATE LANDSCAPE AREA		448m ²
COMMON LANDSCAPE AREA		233m ²
TOTAL LANDSCAPE AREA		681m ²

LEGEND

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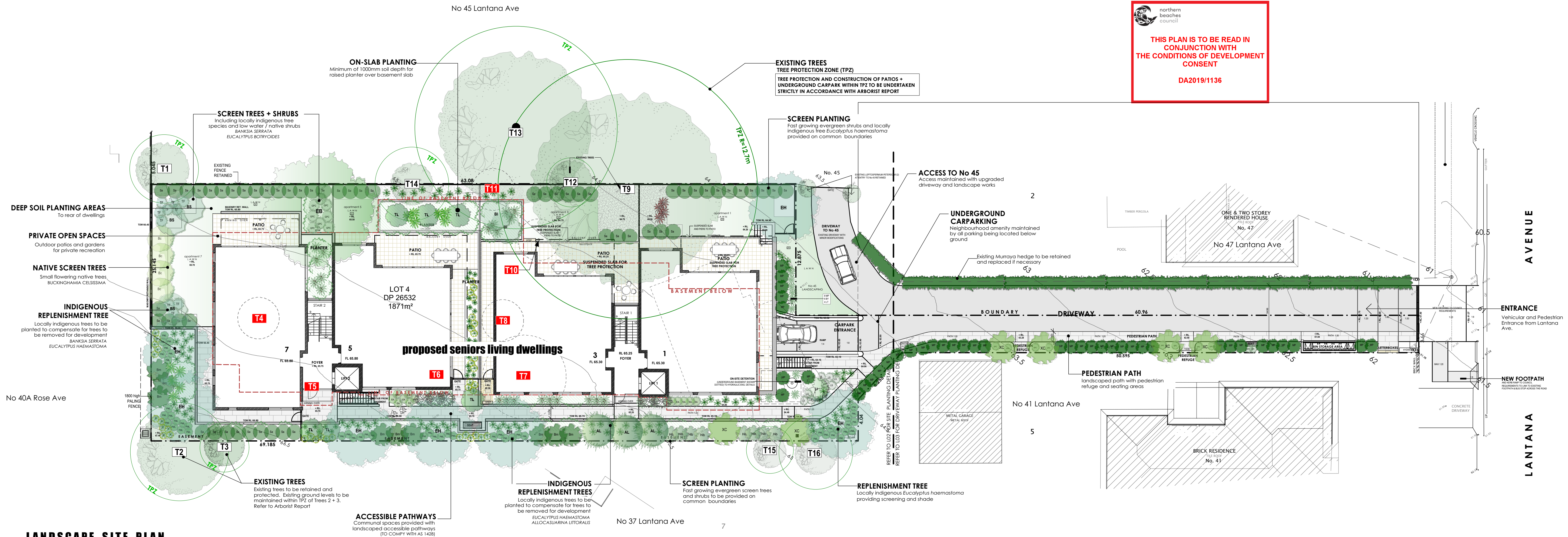
Client
BAYVIEW LINKS PTY LTD

Project
44 LANTANA AVE
WHEELER HEIGHTS
LOT 4 IN DP 26532

Drawing
GFA / FSR AND LANDSCAPE
CALCULATION PLANS

Scale VARIES Drawn JL
File DAe LANTANA Plans.dwg BR
Plotted 16/09/2019 4:18 PM
Job No 1704
Version DA Drawing No: A13

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LANDSCAPE SITE PLAN

SCALE: 1:200 @ A1

NOTE:
PLAN TO BE READ IN CONJUNCTION WITH:
LANDSCAPE PLANS (LO2, LO3)
ARCHITECTURAL PLANS PREPARED BY BARRY RUSH & ASSOCIATES (16.9.19)
SURVEY PREPARED BY BEE & LEITHBRIDGE (11.10.19)
ARBORESCULE REPORT BY TRISH DOBSON (30.10.19)


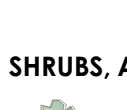

LEGEND

PROPOSED LEVELS	EXISTING TREES TO BE REMOVED	MASONRY RETAINING WALLS	PAVED ACCESSIBLE PATHWAYS (TO AS 1428)
EXISTING SPOT LEVELS	EXISTING TREES TO BE RETAINED	STABLE STEPPERS THROUGH GRAVEL PATH	INFORMAL GARDEN SEATING
LAWN AREA 'SIR WALTER' BUFFALO	LINE OF UNDERGROUND CARPARK	TILO PATIOS	

COMPLIANCE TABLE

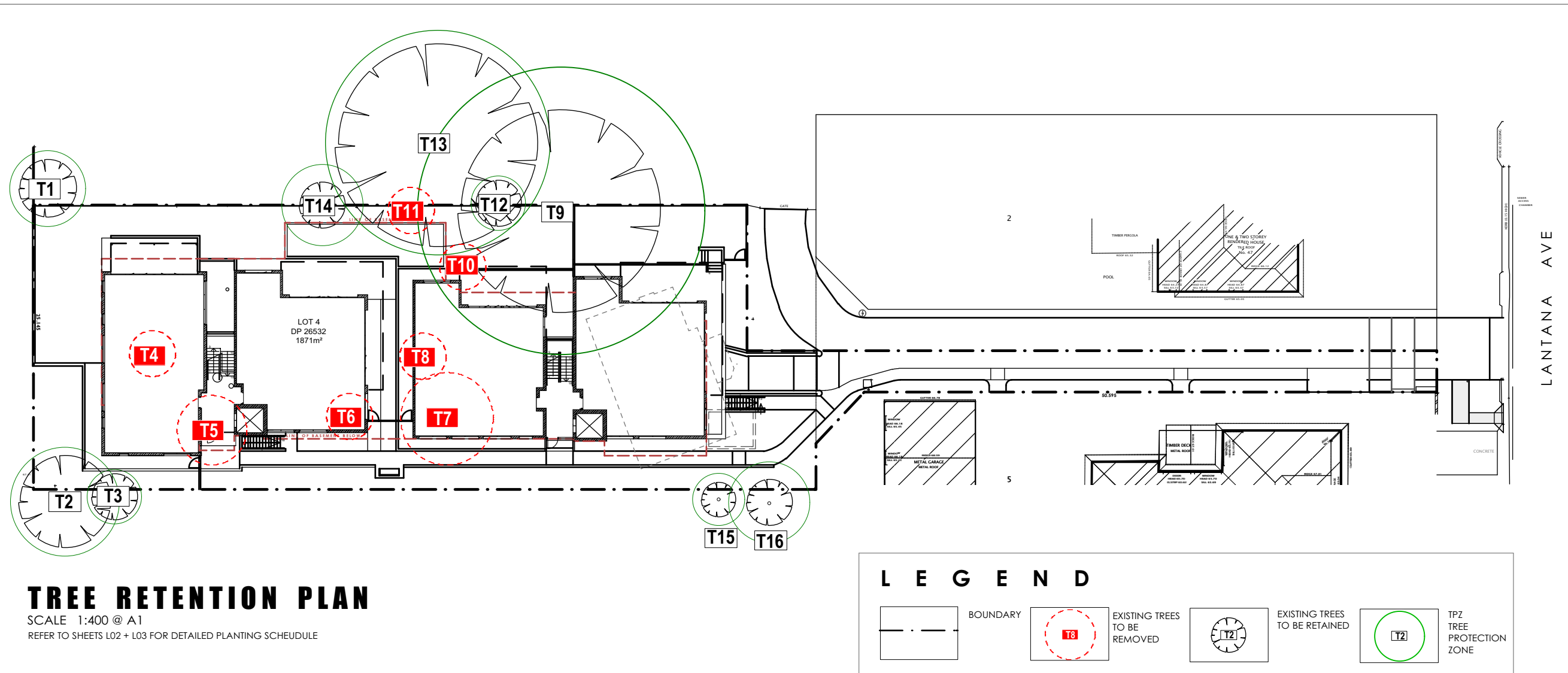
LANDSCAPE AREA REFER TO ARCHITECTURAL LOCATION PLAN A00 (17.9.19) FORD CALCULATIONS PLAN A13 (16.9.19) OR FULL SITE COVERAGE DETAILS	
LANDSCAPE AREA: 1871m² (36%)	SEPP SENIORS 50(c)(1) (min 30%)
DEEP SOIL AREA (DSA): 376m² (20%)	SEPP SENIORS 50(c) (min 15%)
DEEP SOIL AREA AT REAR: 376m² (100% of DSA)	SEPP SENIORS 50(c) (min 2/3 of DSA)
REPLENISHMENT TREES TO COMPENSATE FOR LOCALLY INDIGENOUS TREES PROPOSED TO BE REMOVED FOR DEVELOPMENT THE FOLLOWING TREE PLANTINGS ARE PROPOSED:	
7 x EUCALYPTUS HAEMASTOMA	SCRIBBLY GUM
1 x EUCALYPTUS BOTRYOIDES	BANGALAY
2 x BANKSIA INTEGRIFOLIA	COAST BANKSIA
2 x BANKSIA SERRATA	OLD MAN BANKSIA
7 x BACKHOUSIA MYRTIFOLIA	GREY MYRTLE
3 x ALLOCAUSARNA LITTORALIS	BLACK WATTLE
6 x TRISTANOPSIS LAURINA	WATER GUM

VEGETATION LEGEND

TREES	SHRUBS, ACCENTS + GROUNDCOVERS	
		
EXISTING TREES TO BE RETAINED AND PROTECTED	TALL SCREEN SHRUBS to 5m HIBISCUS RUPESTRIS MURRAYA PANICULATA STYDGIUM AUSTRALIS 'RESURGENCE'	(Red Hibiscus) (Orange Jessamine) (Dwarf Lilybilly)
TALL INDIGENOUS CANOPY TREES Replenishment trees to 10-20m EUCALYPTUS HAEMASTOMA (Scribbly Gum) EUCALYPTUS BOTRYOIDES (Bangalay)	SMALL SHRUBS to 1-2m ESCALONIA APFLE BLOSSOM GREVILLEA 'PEACHES + CREAM' LEUCADENDRON 'SAFARI SUNSET' PLECTRANTHUS 'MONA LAVANDER' ROSMARINUS OFF. 'TUSCAN BLUE' TEUCRIUM FRUTICOSA	(Pink Escalonia) (Spider Flower) (Red Leucadendron) (Sour Flower) (Rosemary) (Mini Germander)
MEDIUM INDIGENOUS CANOPY TREES Replenishment trees to 10m BANKSIA INTEGRIFOLIA (Coast Banksia) BANKSIA SERRATA (Old Man Banksia) ALLOCAUSARNA LITTORALIS (Black She-Oak)	ACCENT PLANTS ALPINIA ZERUMBERT 'VAREGATA' BESCHOMERIA YUCCOIDES CORDYLINE STRICTA DORYANTHEX EXCELSA PHORMIUM COCCINEUM 'CHIEFTAN' STRELITZIA REGINAE	(Variegated Ginger) (Mexican Lily) (Slender Palm Lily) (Gymea Lily) (NZ Dwarf Fox) (Bird of Paradise)
SMALL NATIVE TREES to 6m TRISTANOPSIS LAURINA (Water Gum) BACKHOUSIA MYRTIFOLIA (Grey Myrtle) BUCKINGHAMIA CELSISIMA (Ivory Cunt Tree)		
SMALL EXOTIC TREES to 5m XYLOSMA CONGESTUM (Shiny Xylisma)	GRASSES, GROUNDCOVERS + CLIMBERS LOMANDRA LONGIFOLIA 'TANAKA' LOMANDRA LINEA TUFF DANIELLA TADAMCANCA, D. CAERULEA GAZANIA TOMENTOSUM MYOPORUM PARVIFOLIUM 'YARENA'	(Fire Leaf Mat Rush) (Dwarf Mat Rush) (Blue Fox Lily) (Grey Gazania) (Creeping Boobialla)
SMALL DECIDUOUS TREE to 6m LAGERSTROEMIA INDICA (Crepe Myrtle)		

LANDSCAPE DESIGN PRINCIPLES

- TO COMPLEMENT AND ENHANCE THE EXISTING STREETSCAPE**
PROPOSAL: DESIGNED TO PROVIDE LANDSCAPE SURROUNDS WHICH REFLECT AND HARMONISE WITH EXISTING STREETSCAPE. SCALE AND SPECIES SELECTED TO REINFORCE LOCAL LANDSCAPE CHARACTER.
- TO REDUCE THE IMPACT OF THE BUILT FORM**
TREES AND UNDERSTORY PLANTING PROPOSED TO PROVIDE SCALE AND SOFTEN THE BUILT FORM, PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING AND MINIMISING THE VISUAL IMPACT. ALL CARPARKING IS PROPOSED TO BE PROVIDED UNDERGROUND TO REDUCE THE VISUAL IMPACT OF DEVELOPMENT AND REDUCE IMPACT ON STREET AND ADJOINING PROPERTIES.
- TO COMPENSATE FOR TREES PROPOSED FOR REMOVAL**
REPLACEMENT TREES PROPOSED TO REPLUSH TREES REMOVED FOR DEVELOPMENT. SPECIES PROPOSED TO INCLUDE LOCAL INDIGENOUS SPECIES REMOVED:
EUCALYPTUS HAEMASTOMA: SCRIBBLY GUM
EUCALYPTUS BOTRYOIDES: BANGALAY
BANKSIA INTEGRIFOLIA: COAST BANKSIA
BANKSIA SERRATA: OLD MAN BANKSIA
BACKHOUSIA MYRTIFOLIA: GREY MYRTLE
ALLOCAUSARNA LITTORALIS: BLACK WATTLE
TRISTANOPSIS LAURINA: WATER GUM
- TO CREATE A LANDSCAPE AS AN EXTENSION OF INTERNAL SPACES**
PRIVATE OUTDOOR PATIOS + GARDENS DESIGNED TO FACILITATE ACCESSIBLE AND FLEXIBLE OUTDOOR RECREATION + DINING ADJOINING INDOOR LIVING ROOMS.
- TO FACILITATE SOLAR ACCESS**
SMALL TREES HAVE BEEN INCLUDED IN REAR GARDENS TO FACILITATE SOLAR ACCESS.
- TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY**
SCREEN PLANTING CONSISTING OF PRINCIPALLY NATIVE SPECIES PROPOSED TO PROVIDE PRIVACY SCREENING ON BOUNDARIES ADJOINING NEIGHBOURING DWELLINGS.
- TO PROVIDE ACCESSIBLE ACCESS FOR SENIORS THROUGHOUT THE SITE**
ACCESSIBLE PATHWAYS, TERRACES AND LIFTS FROM UNDERGROUND CARPARK DESIGNED TO ENSURE SITE IS ACCESSIBLE THROUGHOUT. SAFE AND ATTRACTIVE PATHWAYS SHALL BE COMPLIANT WITH AS 1428.
- TO PROVIDE DEEP SOIL LANDSCAPE BOUNDARY BUFFER AREAS**
DEEP SOIL PLANTING BUFFER AREAS HAVE BEEN PROVIDED TO THE REAR OF DWELLINGS TO ALLOW FOR REPLUSHMENT CANOPY TREE PLANTING.
- TO ENHANCE THE LOCAL ECOLOGY**
SELECTION OF LOCALLY NATIVE TREES AND A VARIETY OF LOW GROWING + FLOWERING SHRUB SPECIES PROPOSED TO PRESERVE AND EXTEND THE LOCAL FLORA, PROVIDING HABITAT AND FORAGING OPPORTUNITIES FOR LOCAL FAUNA AND ATTRACTING BIRDLIFE TO SITE.
- TO ERADICATE NOXIOUS AND ENVIRONMENTAL WEEDS**
TREE REMOVAL AND LANDSCAPE WORKS TO INCLUDE ERADICATION AND MANAGEMENT OF ALL NOXIOUS + ENVIRONMENTAL WEEDS.
- TO COMPLY WITH RELEVANT COUNCIL CONTROLS**
LANDSCAPE PLAN DESIGNED TO MEET LOCAL COUNCIL LEP + DCP OBJECTIVES AND CONTROLS AND SEPP SENIORS 2004 DESIGN PRINCIPLES.



TREE RETENTION PLAN

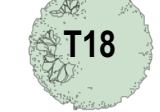
SCALE: 1:400 @ A1
REFER TO SHEETS LO2 + LO3 FOR DETAILED PLANTING SCHEDULE

LEGEND

BOUNDARY	EXISTING TREES TO BE REMOVED	EXISTING TREES TO BE RETAINED	TPZ TREE PROTECTION ZONE
----------	------------------------------	-------------------------------	--------------------------

EXISTING TREE SCHEDULE

NO.	SPECIES	COMMON NAME	DBH	HEIGHT	SPREAD	TPZ	SRZ	Ret. Value	STATUS
T1	STYDGIUM PANICULATUM cv.	DWARF LILLYPILLY	280mm	5m	5m	3.4m	2.1m	LOW	Retain + Protect to Arborist Specifications
T2	BANKSIA INTEGRIFOLIA	COAST BANKSIA	400mm	10m	8m	4.8m	2.5m	MOD	Retain + Protect to Arborist Specifications
T3	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	200mm	5m	4m	2.4m	2m	V.LOW	Retain + Protect to Arborist Specifications
T4	EUCALYPTUS BOTRYOIDES	BANGALAY	200mm	6m	3m	2.4m	2m	V.LOW	Remove, Refer Arborist Report
T5	CINNAMOMUM CAMPHORA	CAMPHOR LAUREL	200mm	8m	-	-	-	V.LOW	Remove, Noxious Weed
T6	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	300mm	13m	3m	6.5m	2.8m	V.LOW	Remove, Exempt Species
T7	EUCALYPTUS HAEMASTOMA	SCRIBBLY GUM	390mm	7m	8m	4.7m	2.4m	LOW	Remove, Refer Arborist Report
T8	CUPRESSUS TORULOSA	BHUTAN CYPRESS	390mm	10m	4m	-	-	V.LOW	Remove, Exempt Species
T9	EUCALYPTUS BOTRYOIDES	BANGALAY	1060mm	20m	18m	12.7m	3.5m	HIGH	Retain + Protect to Arborist Specifications
T10	ALLOCAUSARNA LITTORALIS	BLACK SHE-OAK	220mm	6m	4m	2.6m	2m	V.LOW	Remove, Refer Arborist Report
T11	ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	510mm	7m	8m	6.1m	3m	LOW	Remove, Exempt Species
T12	CALLISTEMON SALIGNUS	WILLOW BOTTLEBRUSH	200mm	5m	4m	2.4m	1.9m	LOW	Retain + Protect, Exempt Height
T13	EUCALYPTUS BOTRYOIDES	BANGALAY	800mm	20m	18m	9.9m	-	HIGH	Retain + Protect to Arborist Specifications
T14	EUCALYPTUS HAEMASTOMA	SCRIBBLY GUM	300mm	5m	4m	3.6m	2.1m	V.LOW	Retain + Protect to Arborist Specifications
T15	METROSIDEROS EXCELSA	NZ XMAS BUSH	200mm	5m	3m	2.4m	-	LOW	Retain + Protect to Arborist Specifications
T16	METROSIDEROS EXCELSA	NZ XMAS BUSH	300mm	5m	4m	3.6m	-	LOW	Retain + Protect to Arborist Specifications



T18 EXISTING TREES TO BE RETAINED AND PROTECTED

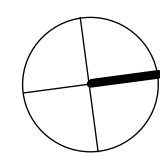


T19 EXISTING TREES TO BE REMOVED



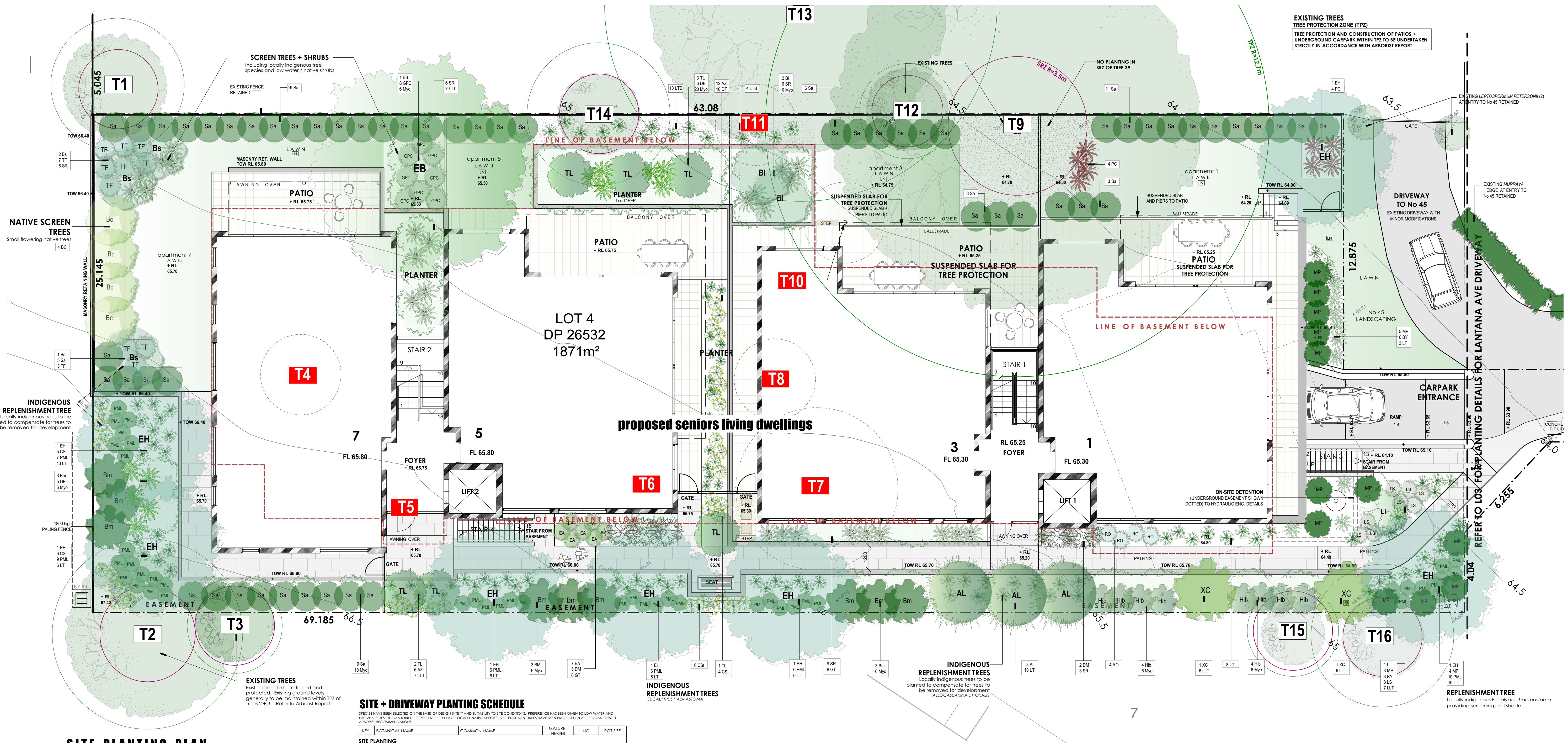
trish dobson landscape architecture
1/57 AVALON PARADE, AVALON NSW 2107
0408 981020 02-99188005
trish@trishdobson.com.au
REGISTERED LANDSCAPE ARCHITECT #450
TRISH DOBSON
HORTICULTURIST
AM 17/24/498 158

DEVELOPMENT APPLICATION
SEPP SENIORS RESIDENTIAL DEVELOPMENT
43 Lantana Ave, Wheeler Heights



SITE LANDSCAPE PLAN

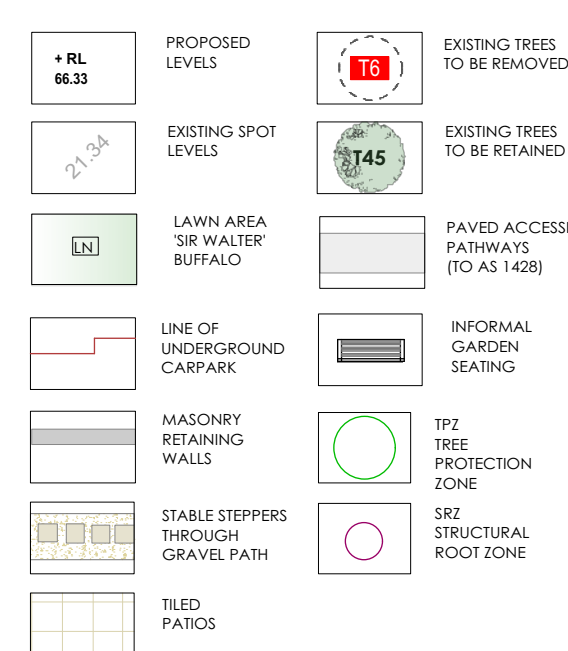
1:200, 1400 x 11 SCALE
30.10.19 DATE
1920 / DA-L01
1 of 3 SHEET
DWG



SITE PLANTING PLAN

SCALE: 1:100 @ A1
REFER TO SHEET L03 FOR DETAILED DRIVEWAY PLANTING

LEGEND



northern beaches council

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

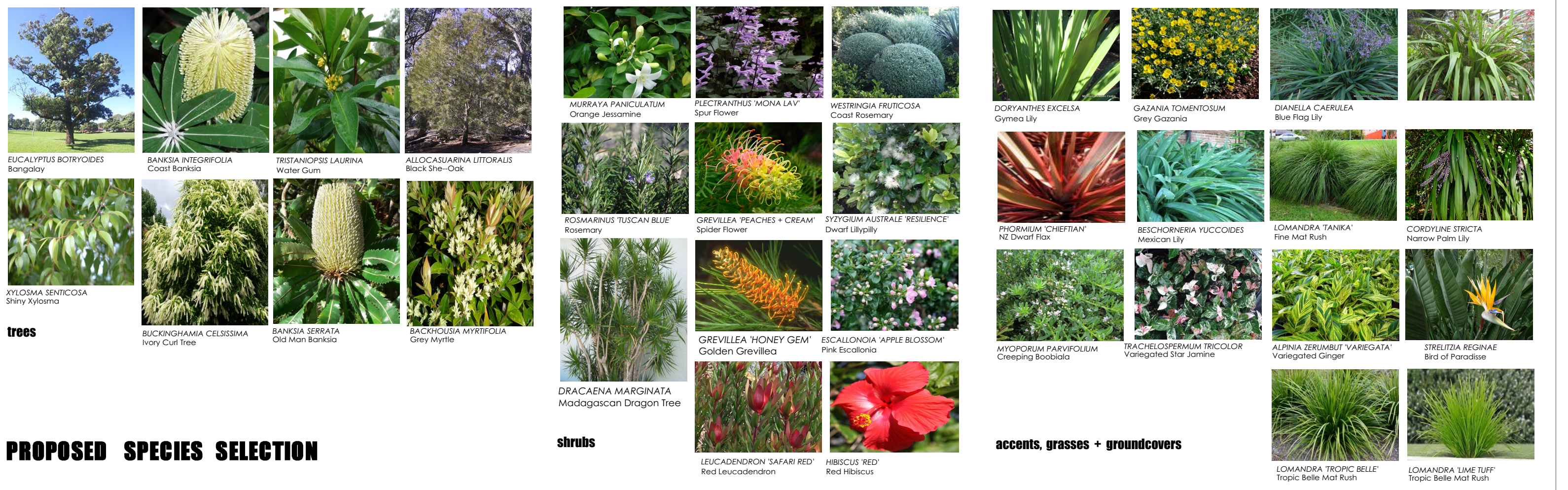
DA2019/1136

SITE + DRIVEWAY PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF DESIGN INTENT AND SUITABILITY TO SITE CONDITIONS. PREFERENCE HAS BEEN GIVEN TO LOW WATER AND NATIVE SPECIES. THE MAJORITY OF TREES PROPOSED ARE LOCALLY NATIVE SPECIES. REPLACEMENT TREES HAVE BEEN PROPOSED IN ACCORDANCE WITH ARBORIST RECOMMENDATIONS.

KEY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NO	POT SIZE
SITE PLANTING					
TREES					
AL	ALLOCASUARINA LITTORALIS	BLACK SHE-OAK	10m	3	300mm
BM	BANKSIA MYRTIFOLIA	GREY MYRTLE	5m	2	300mm
Bc	BUCKINGHAMIA CELSISIMA	IVORY CURL TREE	5m	4	300mm
B	BANKSIA INTEGRIFOLIA	COAST BANKSIA	8m	2	300mm
BS	BANKSIA SERRATA	OLD MAN BANKSIA	8m	3	300mm
EB	EUCALYPTUS BOTRYOIDES	BANGALAY	20m	1	200mm
EH	EUCALYPTUS HADMASTOMA	SCRIBBLY GUM	12m	7	200mm
LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	6m	1	300mm
TL	TRISTANOPSIS LAURINA	WATER GUM	6m	6	45 litre
XC	XYLOSMA CONGESTUM	SHINY XYLOSMA	5m	2	300mm
SHRUBS					
DM	DRACAENA MARGINATA	MADAGASCAN DRAGON TREE	3m	5	400mm
EA	ESCALLONIA 'APPLE BLOSSOM'	PINK ESCALLONIA	0.8m	7	200mm
GPC	GREVILLEA 'PEACHES + CREAM'	PEACHES + CREAM	1.5m	8	200mm
Hib	HIBISCUS 'TIAN RED'	RED HIBISCUS	2.5m	8	200mm
LS	LEUCADENDRON 'SAFARI SUNSET'	RED LEUCADENDRON	1.2m	8	150mm
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	3m	12	300mm
PVL	PLECTRANTHUS MONA LAVANDER	LAVANDER SPUR FLOWER	1.2m	44	200mm
RO	ROSEMARY OFF. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1.2m	4	150mm
So	SYZYGIUM AUST. 'RESILIENCE'	DWARF LILLYPILLY	3m	56	300mm
TF	TEUCRIUM FRUTICANS	MINT GERMANDER	1.2m	10	150mm
ACCENTS + GRASSES					
AZ	ALPINIA ZERUMBET 'VAR'	VARIATED GINGER	1.5m	18	200mm
BY	BESCHORNERIA YUCCOIDES	MEXICAN LILY	1m	9	200mm
CSI	CORDYLINE STRICTA	SLENDER PALM LILY	1.5m	21	200mm
DE	DORYANTHES EXCELSA	GYMEA LILY	1.2m	11	200mm
DC	DIANELLA TASMANICA 'TAS RED'	TAS RED	0.4m	16	150mm
LT	LOMANDRA LONG 'TANIKA'	FINE LEAF MAT RUSH	0.6m	65	150mm
LIT	LOMANDRA 'LIME TUFF'	DWARF MAT RUSH	0.5m	26	150mm
LTB	LOMANDRA 'TROPIC BELLE'	SPINY MAT RUSH	0.9m	14	150mm
PC	PHORMIUM C. 'MAORI CHIEF'	NZ FLAX	1m	8	200mm
SR	STRELITZIA REGINAE	BIRD OF PARADISE	1m	30	200mm
GROUNDCOVERS + CLIMBERS					
GT	GAZANIA TOMENTOSUM	GREY GAZANIA	gr/clover	16	150mm
Myo	MYOPORIUM PARVIFOLIUM	CREeping BOOBIALA	gr/clover	76	150mm
TT	TRACHELOSPERMUM TRICOLOR	VARIATED STAR JASMINE	gr/clover	20	150mm
DRIVEWAY PLANTING					
XC	XYLOSMA CONGESTUM	SHINY XYLOSMA	5	4	300mm
GPC	GREVILLEA 'PEACHES + CREAM'	PEACHES and CREAM	1.5m	10	200mm
MP	MURRAYA PANICULATA	ORANGE JESSAMINE	3m	33	300mm

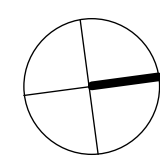
PROPOSED SPECIES SELECTION



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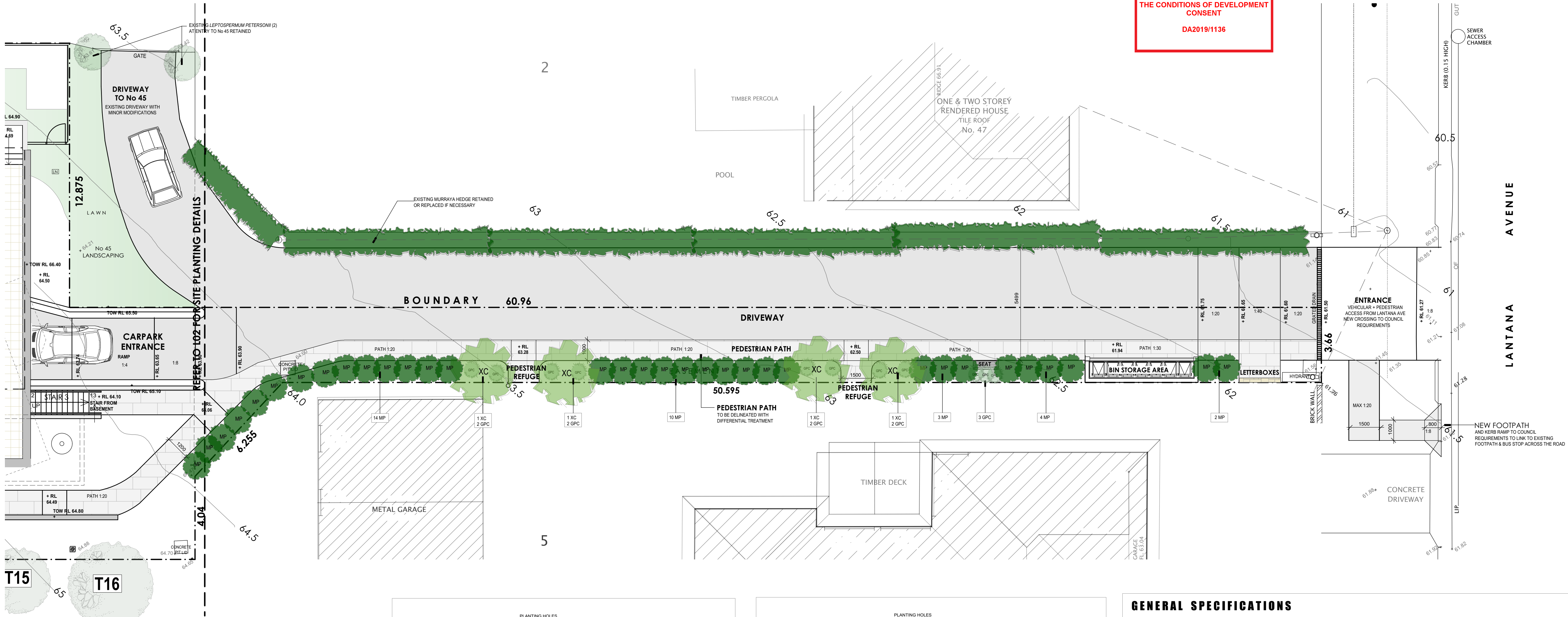
TRISH DOBSON
REGISTERED LANDSCAPE ARCHITECT #410 NORTHCLIFF NSW 157 241 488 138

DEVELOPMENT APPLICATION
S.E.P.P. SENIORS RESIDENTIAL DEVELOPMENT
43 Lantana Aves, Wheeler Heights



SITE PLANTING PLAN

1:100 @ A1 SCALE
30.10.19 DATE
1707 JOB
DA ISSUE
2 of 3 SHEET
1920 / DA-L02 DWG

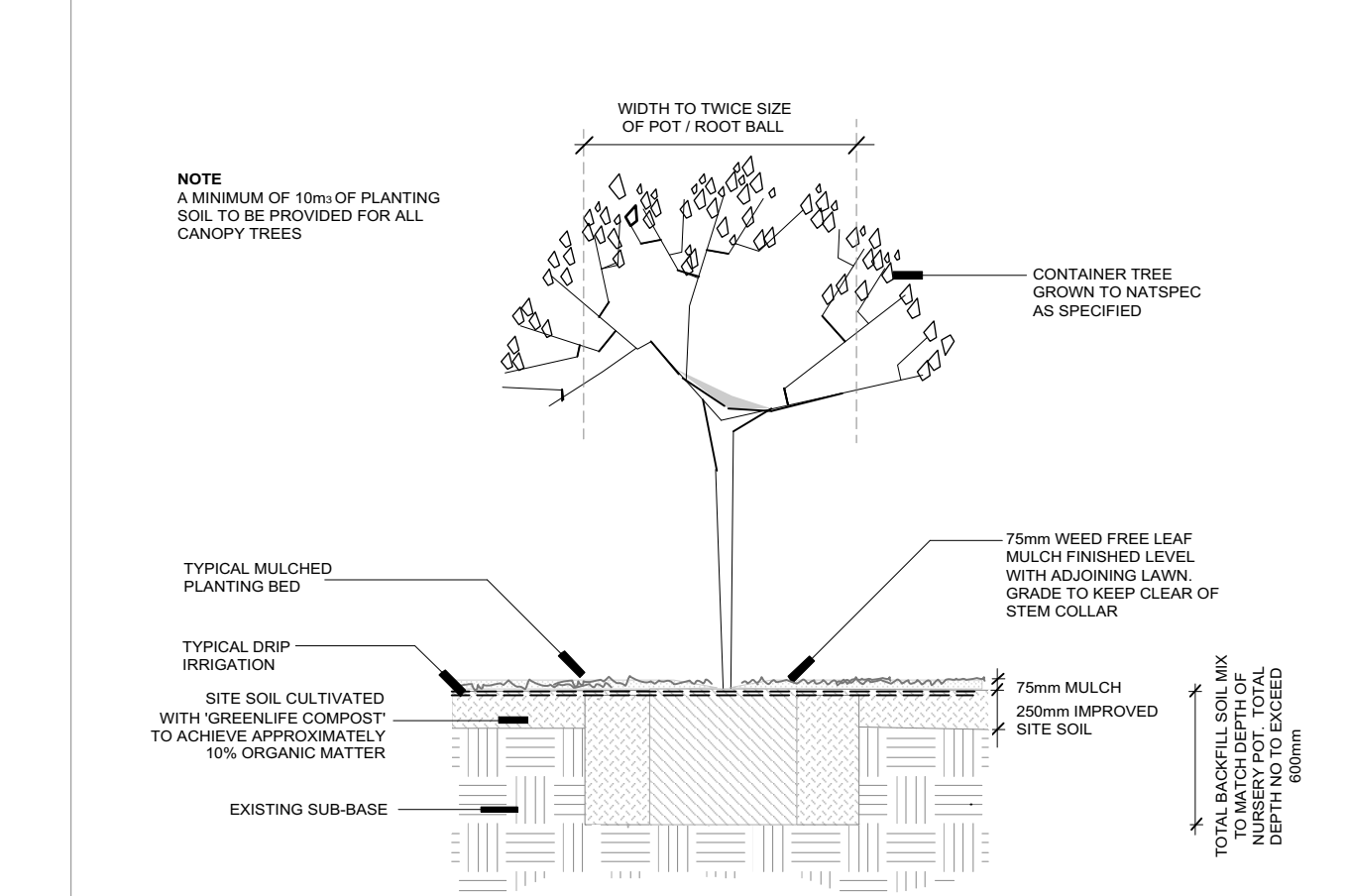


DRIVEWAY PLANTING PLAN

SCALE 1:100 @ A1
REFER TO SHEET L02 FOR DETAILED SITE PLANTING + PLANTING SCHEDULE

NOTE
PLAN TO BE READ IN CONJUNCTION WITH:
LANDSCAPE PLANS (L01, L02)
ARCHITECTURAL PLANS PREPARED BY BARRY RUSH & ASSOCIATES (16.9.19)
SURVEY PREPARED BY SEE & LEIBROCKE (11.10.19)
ARBOCULTURAL REPORT BY TRISH DOBSON (30.10.19)

NOTE
ADVISE SUPERINTENDENT AND PROVIDE
SUB-SURFACE DRAINAGE IF INADEQUATE
DRAINAGE IS ENCOUNTERED
DO NOT INTRODUCE ORGANIC MATTER
BELOW 400mm DEPTH
FERTILIZE WITH 8-8mm SLOW RELEASE
OSMOCOTE (or similar) USING LOW 'P' FOR
NATIVES

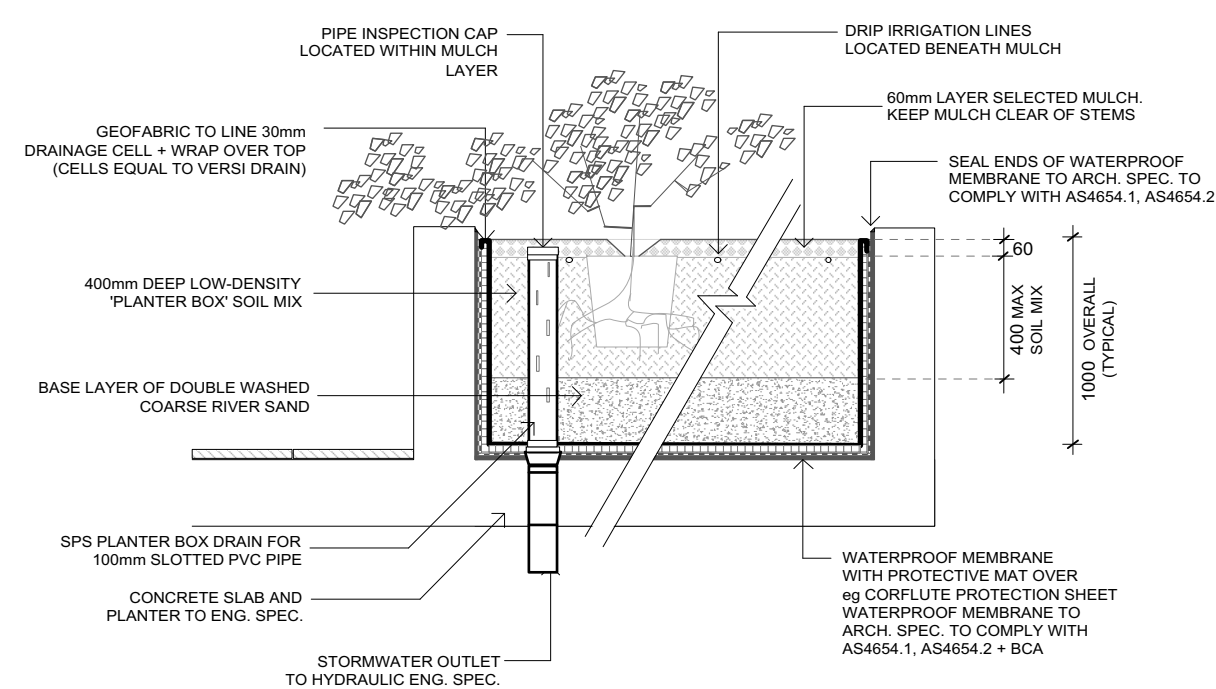


01 TYPICAL TREE PLANTING

PLANTING BED AT NATURAL GRADE
SCALE 1:25

02 TYPICAL PLANTING BED PREPARATION SITE SOIL

TREE + SHRUBS PLANTING ON GRADE - IMPROVED SITE SOIL
SCALE 1:25

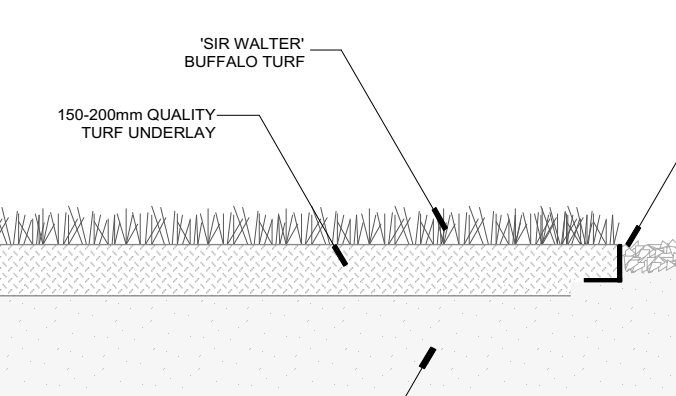


03 TYPICAL SECTION ON-SLAB TERRACE PLANTERS

PLANTING ON SLAB
(DEPTH TO ARCH SPEC. CONSTRUCTION DESIGN TO STRUCTURAL / HYDRAULIC ENGINEER'S SPECIFICATIONS)
SCALE 1:25

04 PLANTING BED PREPARATION IMPORTED SOIL

TYPICAL SECTION
SCALE 1:25



05 TYPICAL DETAIL LAWN

SCALE 1:20



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ABN 57 241 488 136

GENERAL SPECIFICATIONS

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
AS4970-2009 Amendment 1/2010 Protection of trees on development sites
AS4373-2007 Pruning of amenity trees
AS4419-2003 Soils for landscaping and garden use
AS4454-2012 Composites, soil conditioners and mulches
AS3743-2003 Planting mixes
AS2203-2018 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.

TREE PROTECTION

TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AROUND EXISTING
TREES TO BE RETAINED IN ACCORDANCE WITH ARBOCULTURAL IMPACT ASSESSMENT REPORT
BY TRISH DOBSON. CONSENT CONDITIONS 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 ARBOREST INSTRUCTIONS.
SHOULD HEAVY MACHINERY BE REQUIRED TO PASS WITHIN TREE PROTECTION ZONES
APPROPRIATE TREE PROTECTION MEASURES SHALL BE APPLIED TO ROOT AND CANOPY AREA.

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
EXCAVATION FOR CONSTRUCTION REQUIRES REINSTATEMENT OF LEVELS USING IMPORTED 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.
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.
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 400mm OF ALL ON-SLAB INSTALLATIONS. GENERALLY, SOIL SHALL
BE FREE OF 'UNWANTED MATERIAL' WITH PHYSICAL PROPERTIES OF POTTING MIX AS PER AS 3743.
ON-SLAB SUBSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH ALL-UP SATURATED DENSITY OF LESS
THAN 2400 KG/M³ FOR USE AT DEPTH IN ALL ON-SLAB INSTALLATIONS.
GENERALLY, THE SOIL SHALL BE FREE OF 'UNWANTED MATERIAL' AND MUST COMPLY WITH AS 3743.

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. MAX IN OVSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY
SOIL ENCOUNTERED.

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.

FENCES

FENCES SHALL BE RETAINED AS EXISTING
IRRIGATION
A WATER BOARD APPROVED, FULLY AUTOMATIC SYSTEM SHALL BE INSTALLED TO ALL
GARDEN BEDS AND PLANTERS

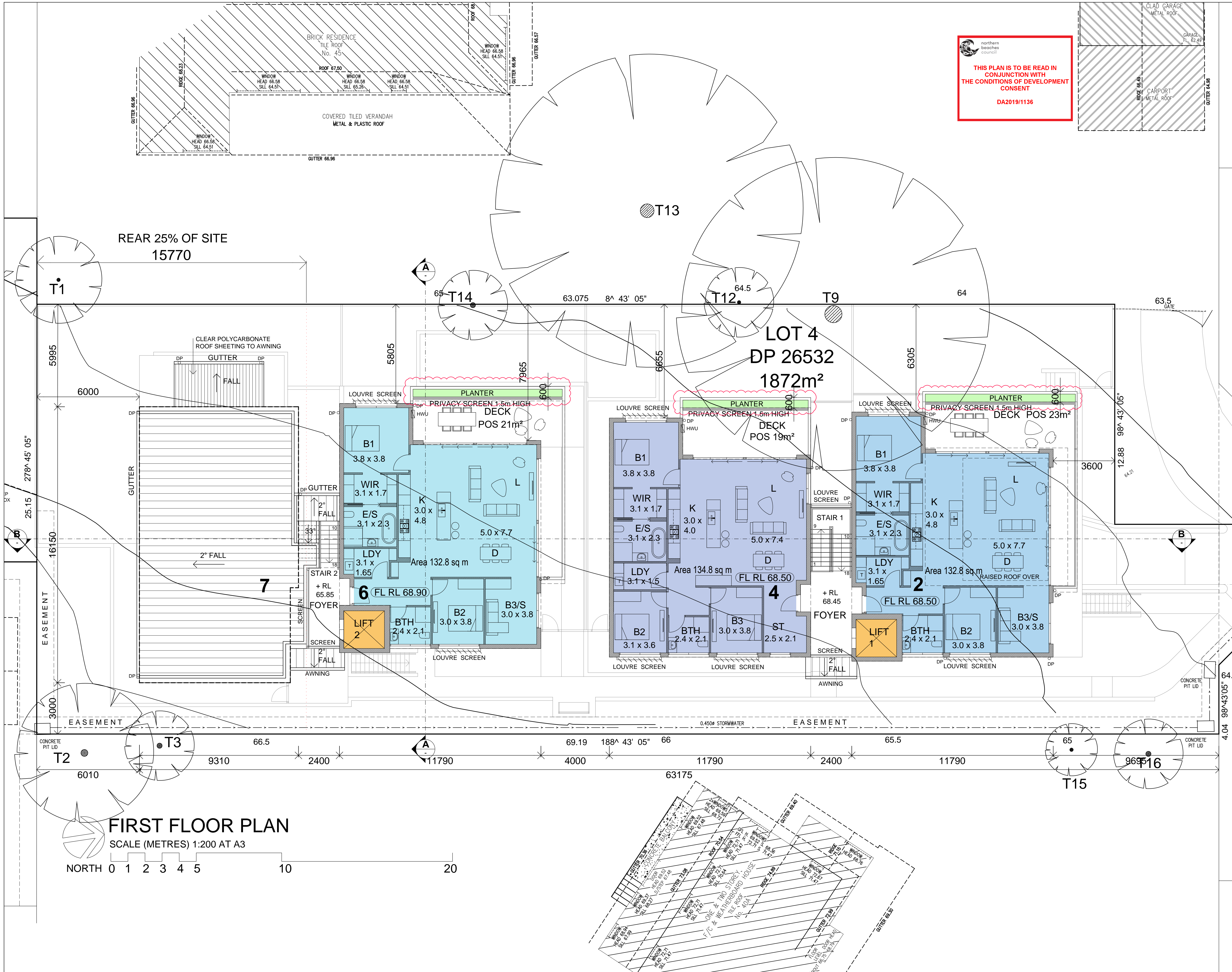
DEVELOPMENT APPLICATION
S.E.P.P. SENIORS RESIDENTIAL
DEVELOPMENT

43 Lantana Aves, Wheeler Heights

DRIVEWAY PLANTING PLAN

1:100 @ A1 SCALE
30.10.19 DATE
1707 JOB
DA ISSUE
3 of 3 SHEET

1920 / DA-L03 DWG



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2019/1136

LEGEND

A	16.04.20	COUNCIL DEFERRED COND.
ISSUE	DATE	AMENDMENTS



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Client

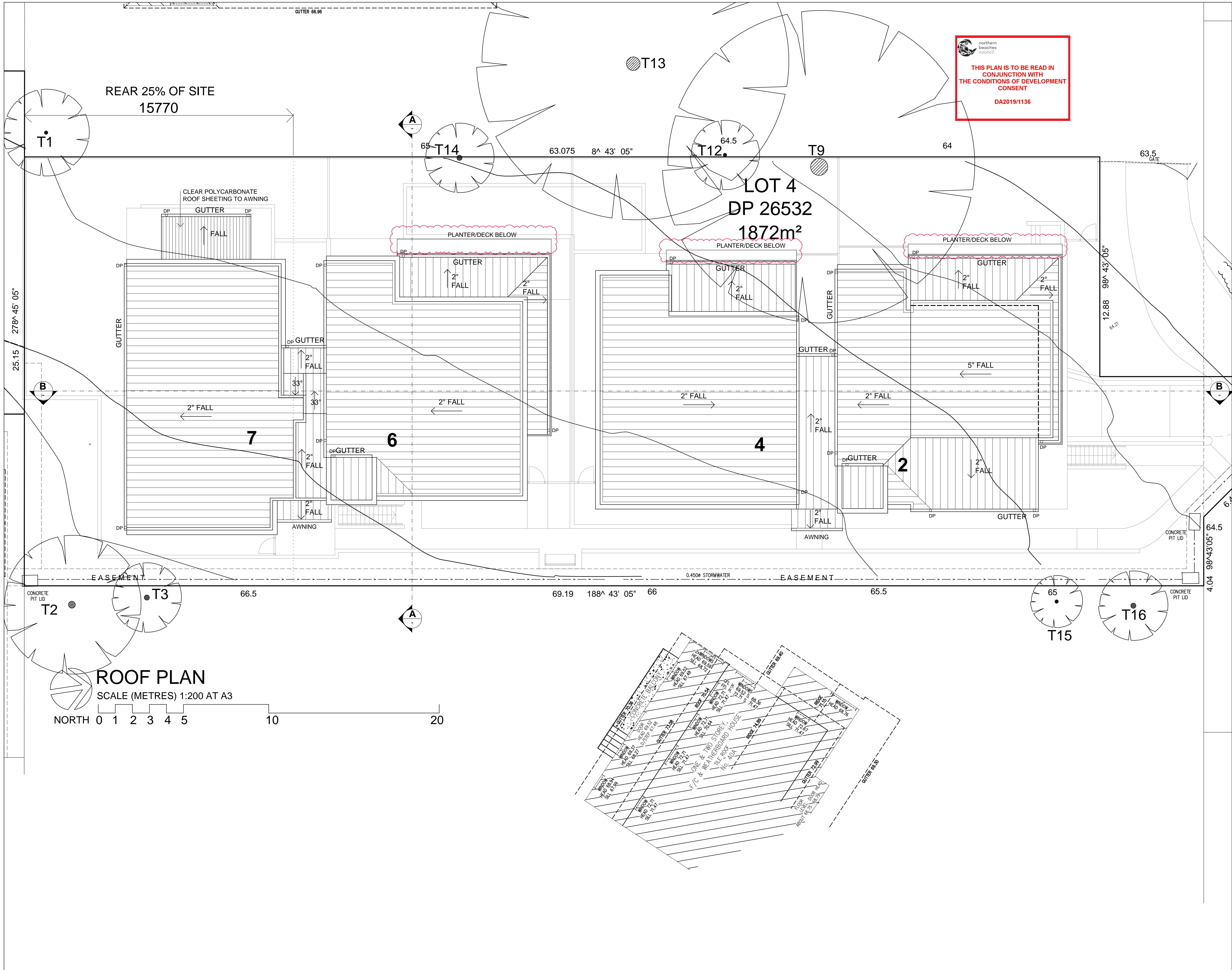
BAYVIEW LINKS PTY LTD

Project
**43 LANTANA AVE
WHEELER HEIGHTS**
LOT 4 IN DP 26532

Drawing
FIRST FLOOR PLAN

Scale	1:200	Drawn	BR/JL
File	Dak LANTANA Plans	Checked	BR
Plotted	16/04/2020 10:30 AM		
Job No	1704		
Version	DA	Drawing No:	A06A

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A

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DATE

AMENDMENTS

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BAYVIEW LINKS PTY LTD

Project

43 LANTANA AVE

WHEELER HEIGHTS

LOT 4 IN DP 26532

Drawing

ROOF PLAN

Scale 1:100

Drawn BR/JL

File DAK LANTANA Plan.dwg

Plotted 16/04/2020 10:30 AM

Job No 1704

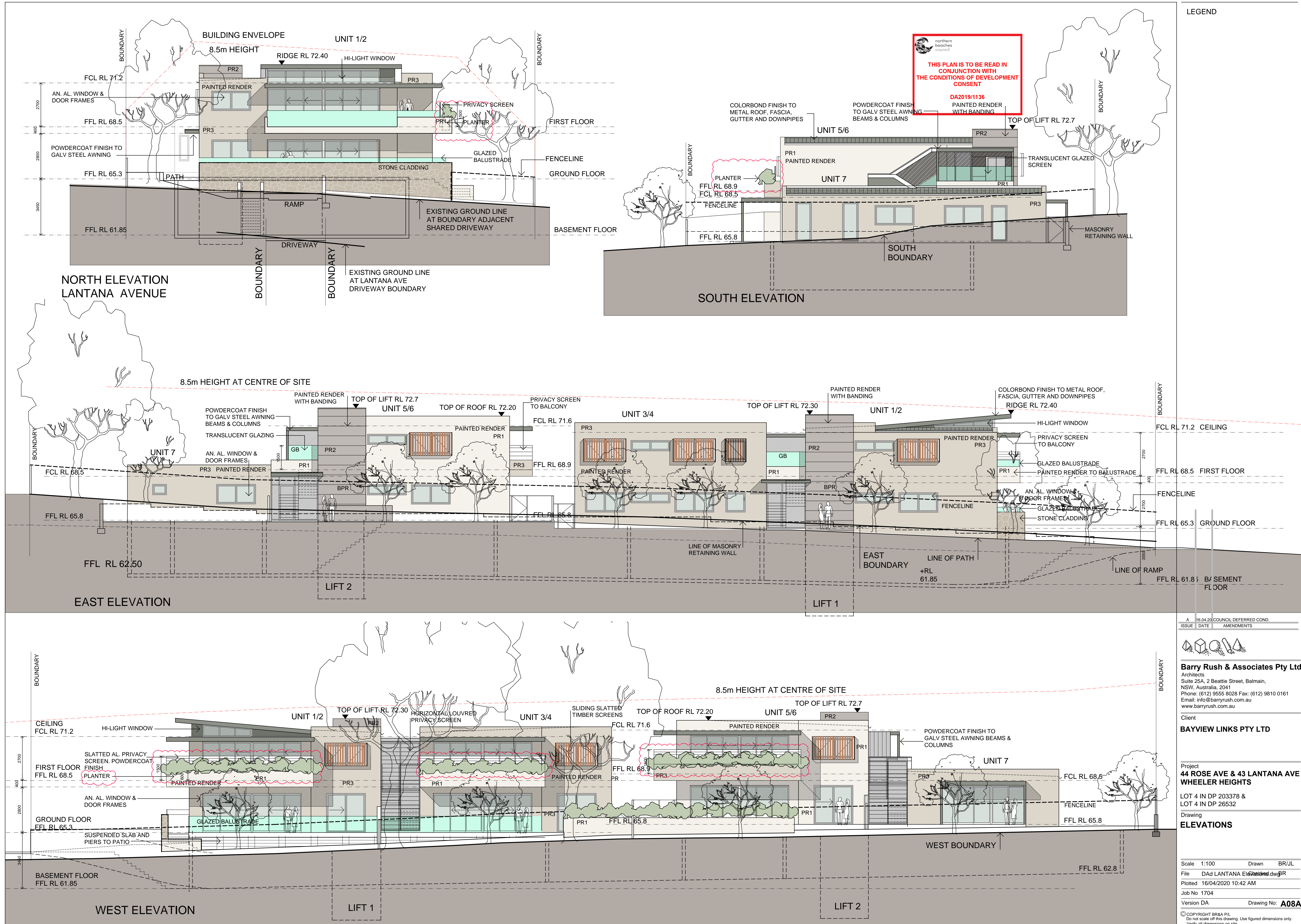
Version DA

Drawing No: **A07A**

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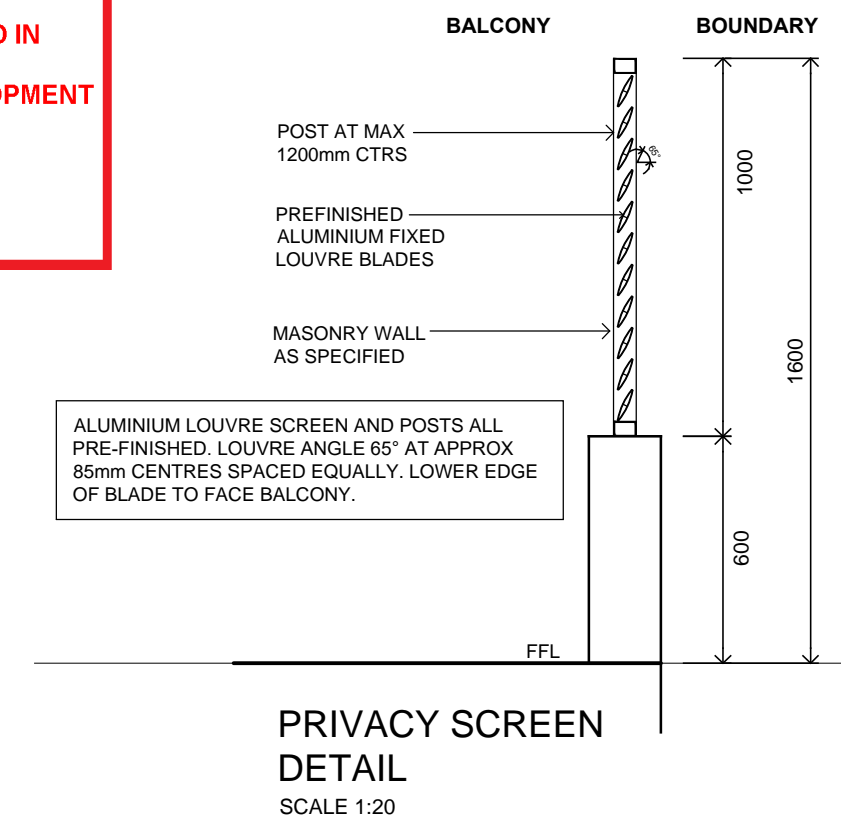
Client
BAYVIEW LINKS PTY LTD

Project
**44 ROSE AVE & 43 LANTANA AVE
WHEELER HEIGHTS**
LOT 4 IN DP 203378 &
LOT 4 IN DP 26532

Drawing
ELEVATIONS

Scale	1:100	Drawn	BR/JL
File	DAd LANTANA ELEVATIONS.dwg		
Plotted	16/04/2020 10:42 AM		
Job No	1704		
Version	DA	Drawing No:	A08A

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Architectural section drawing of a three-story residential building. The drawing shows the following details:

- Units:** UNIT 1/2, UNIT 3/4, UNIT 5/6, and UNIT 7. Each unit includes a Living area, Kitchen, and Ensuite.
- Floors:**
 - Ground Floor:** Includes Living, Kitchen, and Ensuite areas. Features include stone cladding to masonry balustrade, roller door, and a line of stair 1.
 - First Floor:** Includes Living, Kitchen, and Ensuite areas. Features include a suspended acoustic ceiling and a hi-light window.
 - Basement Floor:** Includes Garage 1, Garage 2, Garage 5, and Garage 6. Features include panel lift doors and a reinforced concrete floor.
- Structural Details:**
 - Roof/Ceiling:** R4.0 insulation to roof/ceiling with reflective foil sarking.
 - Walls:** Colorbond finish to metal roof, fascia, gutter and downpipes. Cavity brick wall construction with R1.0 insulation.
 - Floors:** R1.0 insulation to u/side slab units 1, 3 & 5. R2.0 insulation to u/side slab unit 7.
 - Windows:** An. Al. window & door frames.
 - Doors:** Slatted al. fence powdercoat finish.
- Other Features:**
 - Lifts:** LIFT 1 and LIFT 2.
 - Stairs:** Stair 1 and Stair 2.
 - Retaining Wall:** Masonry retaining wall.
 - Ground Level:** Reinforced concrete ramp and driveway to engineers details.
- Levels:**
 - FCL RL 71.2:** Ceiling.
 - FFL RL 68.5:** First Floor.
 - FFL RL 65.3:** Ground Floor.
 - FFL RL 61.85:** Basement Floor.
 - FFL RL 68.9:** First Floor.
 - FFL RL 65.8:** First Floor.
 - FFL RL 65.0:** First Floor.
 - FFL RL 62.80:** First Floor.
- Dimensions:**
 - 8.5m:** Height at centre of site.
 - 2700:** Height of first floor.
 - 2800:** Height of ground floor.
 - 3400:** Height of basement floor.
 - 2200:** Height of garage.
 - 2000:** Height of garage.
 - 2000:** Height of garage.
 - 2000:** Height of garage.

A	16.04.20	COUNCIL DEFERRED COND.
SUE	DATE	AMENDMENTS



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project
4 ROSE AVE & 43 LANTANA AVE
WHEELER HEIGHTS

OT 4 IN DP 203378 &
OT 4 IN DP 26532

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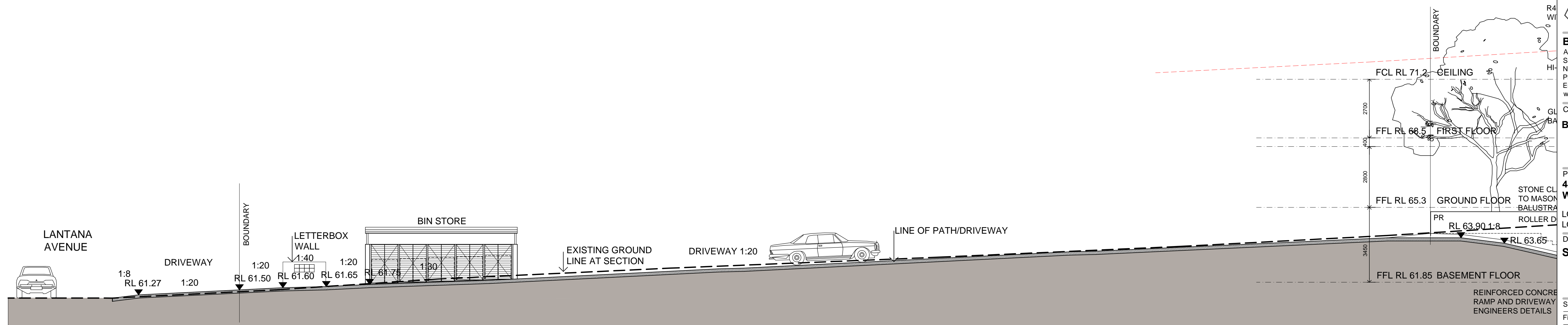
SECTIONS

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SECTION B-B
LANTANA DRIVEWAY SECTION