



northern
beaches
council

LEC No: 2024/44633

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/44633

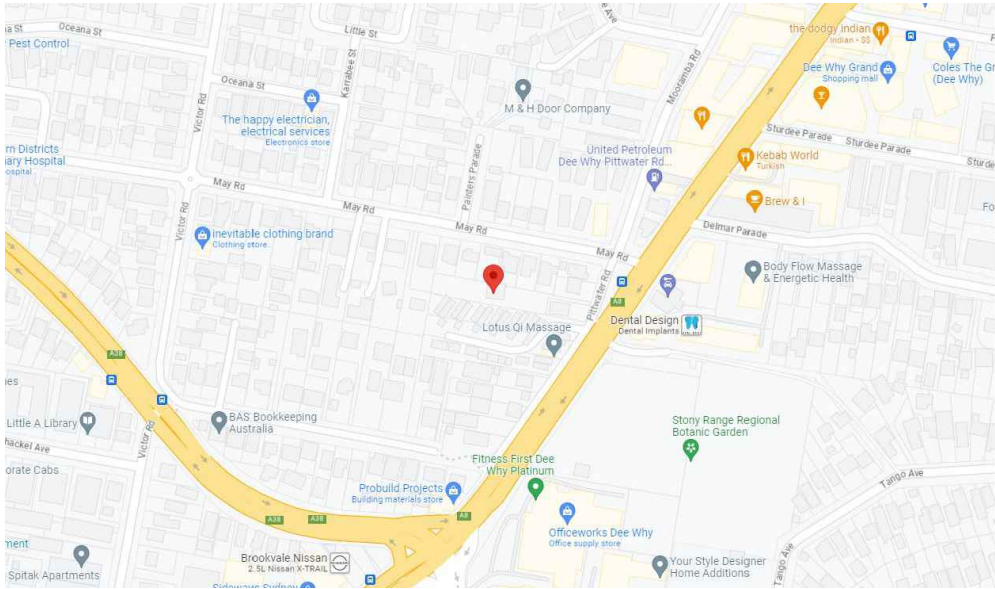
DATED: 25/02/2025

615 - 613 PITTWATER RD & MAY RD
DEE WHY, SYDNEY NSW 2099

Architectural Plans

FOR S4.55 APPLICATION

A000	DRAWING LIST, SITE LOCATION & SITE PLAN	NTS
A010	SITE PLAN	1:400
A050	LANDSCAPE AREA CALCULATION	1:400
A100	CARPARK PLAN BLOCK A	1:400
A101	LOWER FLOOR PLANS A,B	1:400
A102	FLOOR PLANS A,B	1:400
A103	FLOOR PLANS B	1:400
A104	FLOOR PLANS B,C	1:400
A105	FLOOR PLANS C,D, & E	1:400
A106	FLOOR PLANS C,D AND E	1:400
A107	FLOOR PLAN UPPER BLOCK D	1:400
A200	SOUTH ELEVATION / SECTION	1:400
A201	NORTH ELEVATION	1:200
A202	BLOCK A,E ELEVATION / SECTION	1:200
A203	BLOCK 'E' ELEVATION SHEET 1	1:200
A204	BLOCK 'E' ELEVATION SHEET 2	1:200
A800	FINISHES BOARD	NTS



1 SITE LOCATION
NTS@A3



NO. REVISION					BY CHK DATE NO. REVISION					BY CHK DATE NO. REVISION					STATUS	CLIENT	ARCHITECT	PROJECT	PROJ. NO. 2301PS							
A FOR INFORMATION					SS MS 04/12/23 N FOR INFORMATION					CL MS 02/09/24									FOR S4.55 APPLICATION		PROSTRUCT CONTRACTORS NSW PTY LTD		MARCELLINO SAIN ARCHITECTS (M.A.R.S)		615 - 613 PITTWATER RD & 11 MAY RD Dee Why, NSW 2099	
B FOR INFORMATION					SS MS 08/12/23 O FOR INFORMATION					SS MS 05/05/24																
C FOR INFORMATION					SS MS 12/12/23 P FOR INFORMATION					SK MS 17/09/24																
D FOR INFORMATION					SS MS 13/12/23 Q FOR INFORMATION					SK MS 19/09/24									DRAWING LIST & SITE LOCATION							
E FOR INFORMATION					CL MS 19/12/23 R FOR INFORMATION					SK MS 27/05/24																
F FOR INFORMATION					CL MS 11/05/24 S FOR INFORMATION					SK MS 11/10/24																
G FOR INFORMATION					SS MS 13/06/24														SCALE NTS		PLOT SIZE A3					
H FOR INFORMATION					CL MS 18/08/24																					
I FOR INFORMATION					CL MS 01/07/24																					
J FOR INFORMATION					CL MS 01/07/24														NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.							
K FOR INFORMATION					CL MS 12/07/24																					
L FOR INFORMATION					CL MS 19/08/24																					
M FOR INFORMATION					SK MS 21/08/24																					



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Nominated Architect: Marcelino Sain (No 9024)
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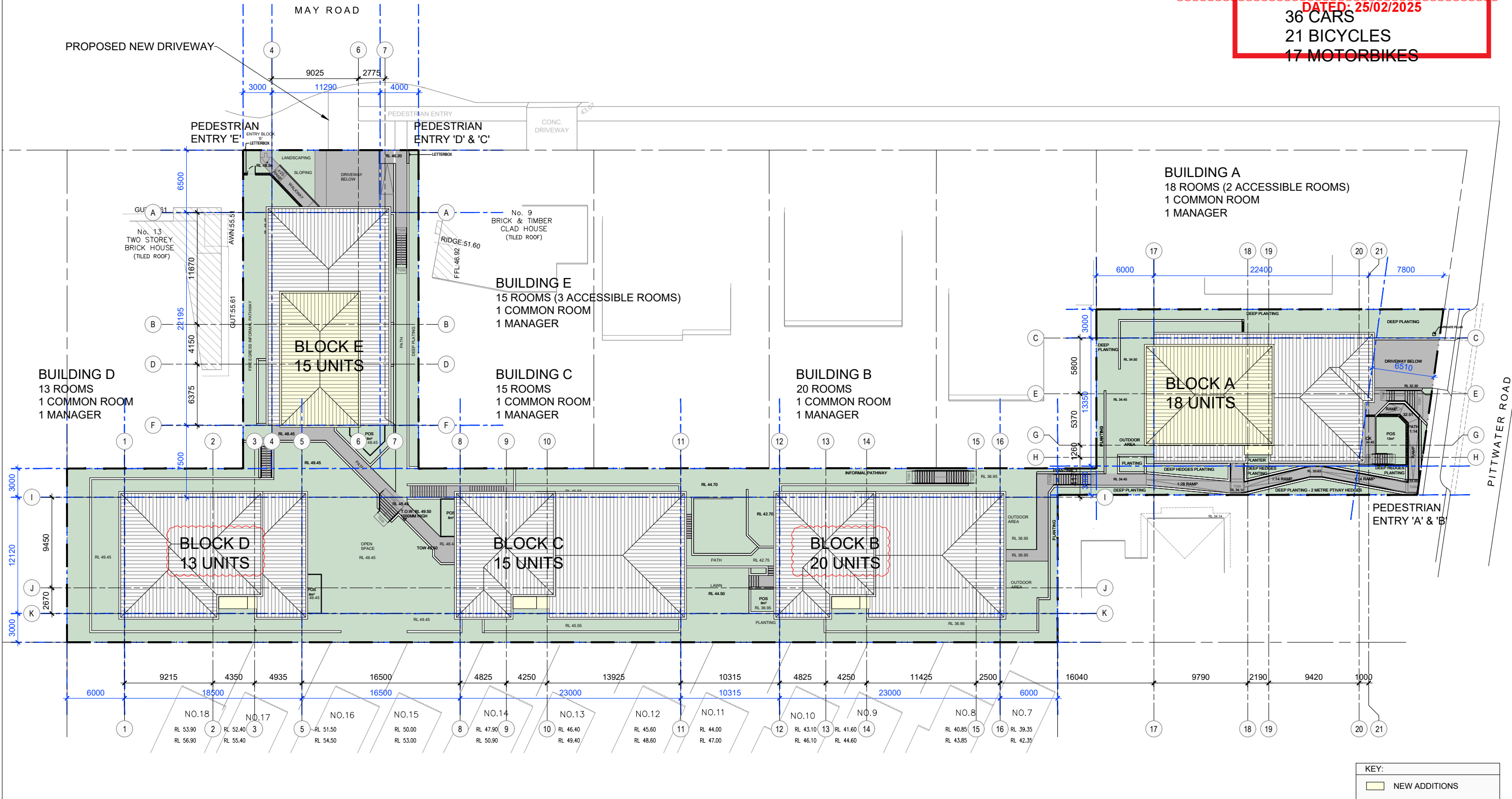
SUMMARY

81 ROOMS (5 ACCESSIBLE ROOMS)
5 COMMON ROOMS
1 MANAGER

DATED: 25/02/2025

36 CARS
21 BICYCLES
17 MOTORBIKES

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STATUS	FOR S4.55 APPLICATION
CLIENT	PROSTRUCT CONTRACTORS NSW PTY LTD PO 158 Wahroonga, NSW 2076 T: 1800 30 99 66 E: info@prohs.com.au www.prohs.com.au
ARCHITECT	MARCELLINO SAIN ARCHITECTS (M.A.R.S.) Level 8 257 Clarence Street Sydney, NSW 2000 T +61 412 071 316 E: msain@m-a-r-s.co Nominated Architect: Marcellino Sain (No 9024) www.m-a-r-s.co
PROJECT	615 - 613 PITTWATER RD & 11 MAY RD Dee Why, NSW 2099
PROJ. NO.	2301PS
DWG. NO.	A010
REVISION	S
SCALE	1:400@A3 / 1:200@A1
PLOT SIZE	A3
NOTES:	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.



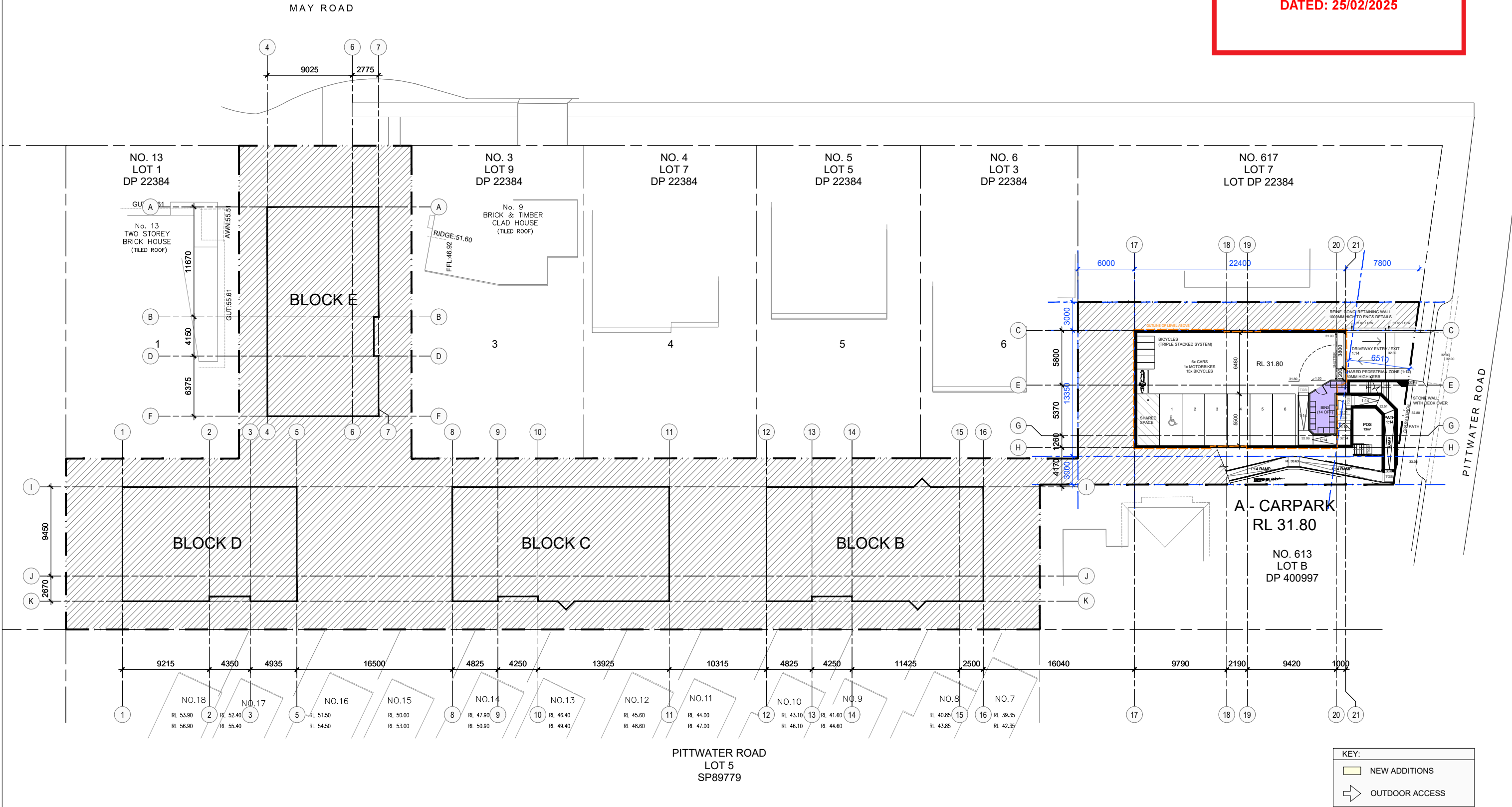
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FOR S4.55 APPLICATION



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CLIENT

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Nominated Architect: Marcellino Sain (No 9024)

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PROJECT

615 - 613 PITTSWATER RD & 11 MAY RD
Dee Why, NSW 2099

DWG TITLE

CARPARK PLAN BLOCK A

PROJ. NO.

2301PS

DWG. NO.

A100

REVISION

S

SCALE

1:400@A3 / 1:200@A1

PLOT SIZE

A3

NOTES:

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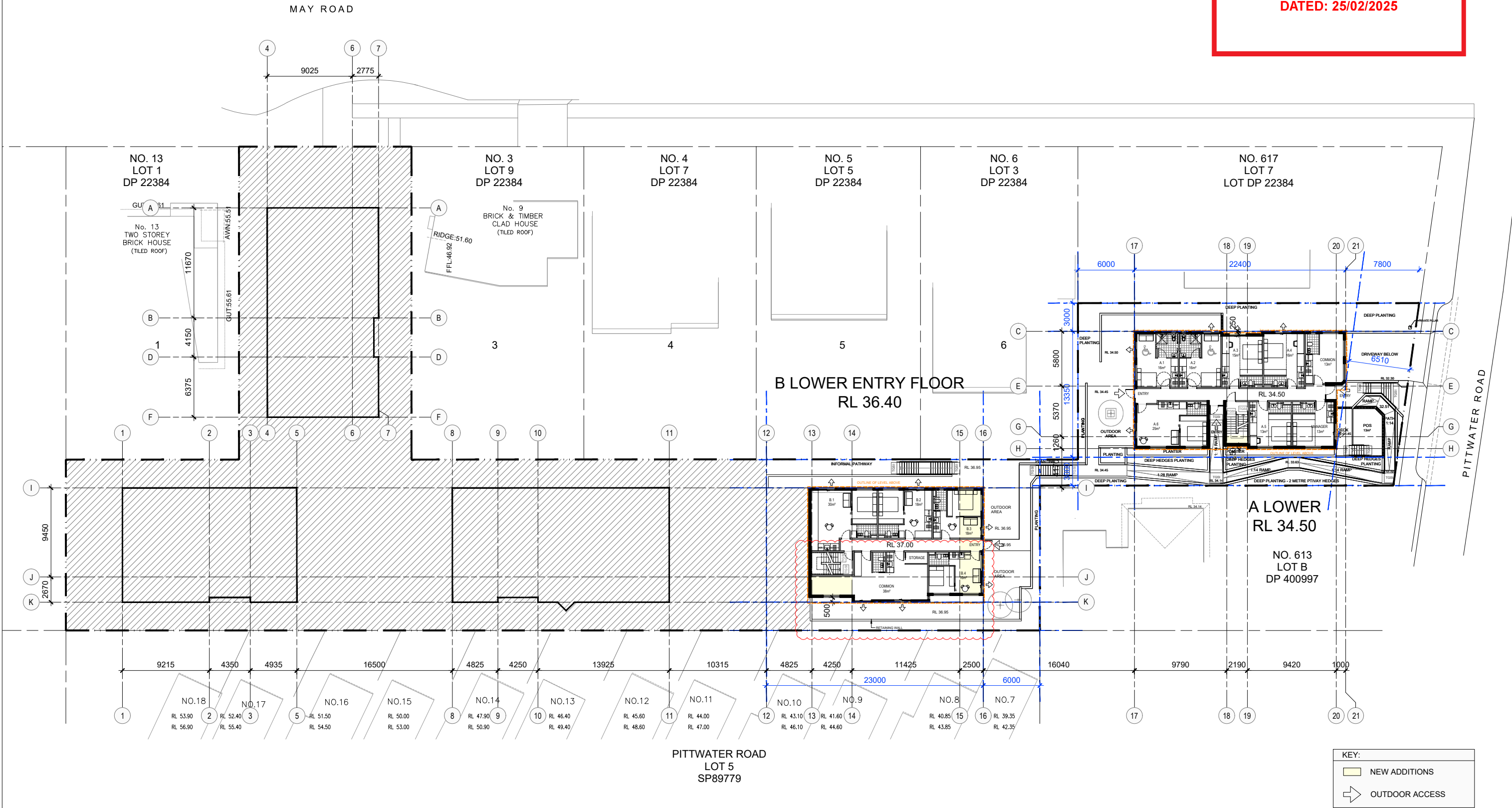
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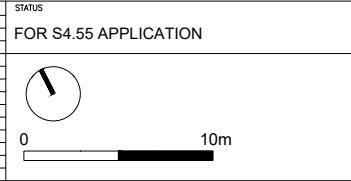
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PROJECT
615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099
DWG TITLE
LOWER FLOOR PLANS A,B

PROJ NO.	2301PS	REVISION	S
DWG NO.	A101	PLOT SIZE	A3
SCALE	1:400@A3 / 1:200@A1		
NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.			



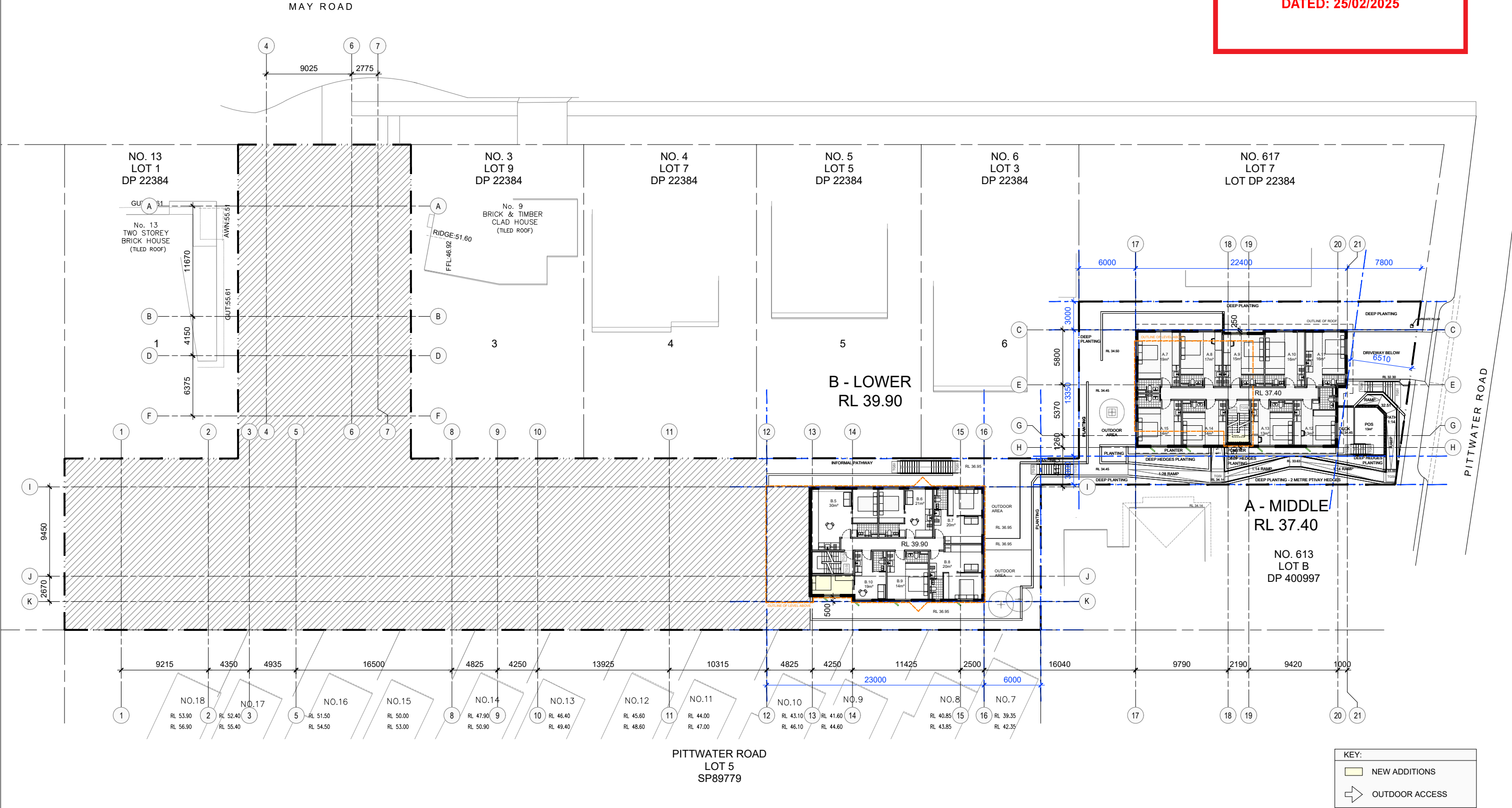
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FOR S4.55 APPLICATION



PITTWATER ROAD
LOT 5
SP89779

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PROJECT
615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099
DWG TITLE
FLOOR PLANS A,B

PROJ. NO.	2301PS	REVISION	S
DWG. NO.	A102	PLOT SIZE	A3
SCALE	1:400@A3 / 1:200@A1	NOTES:	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.



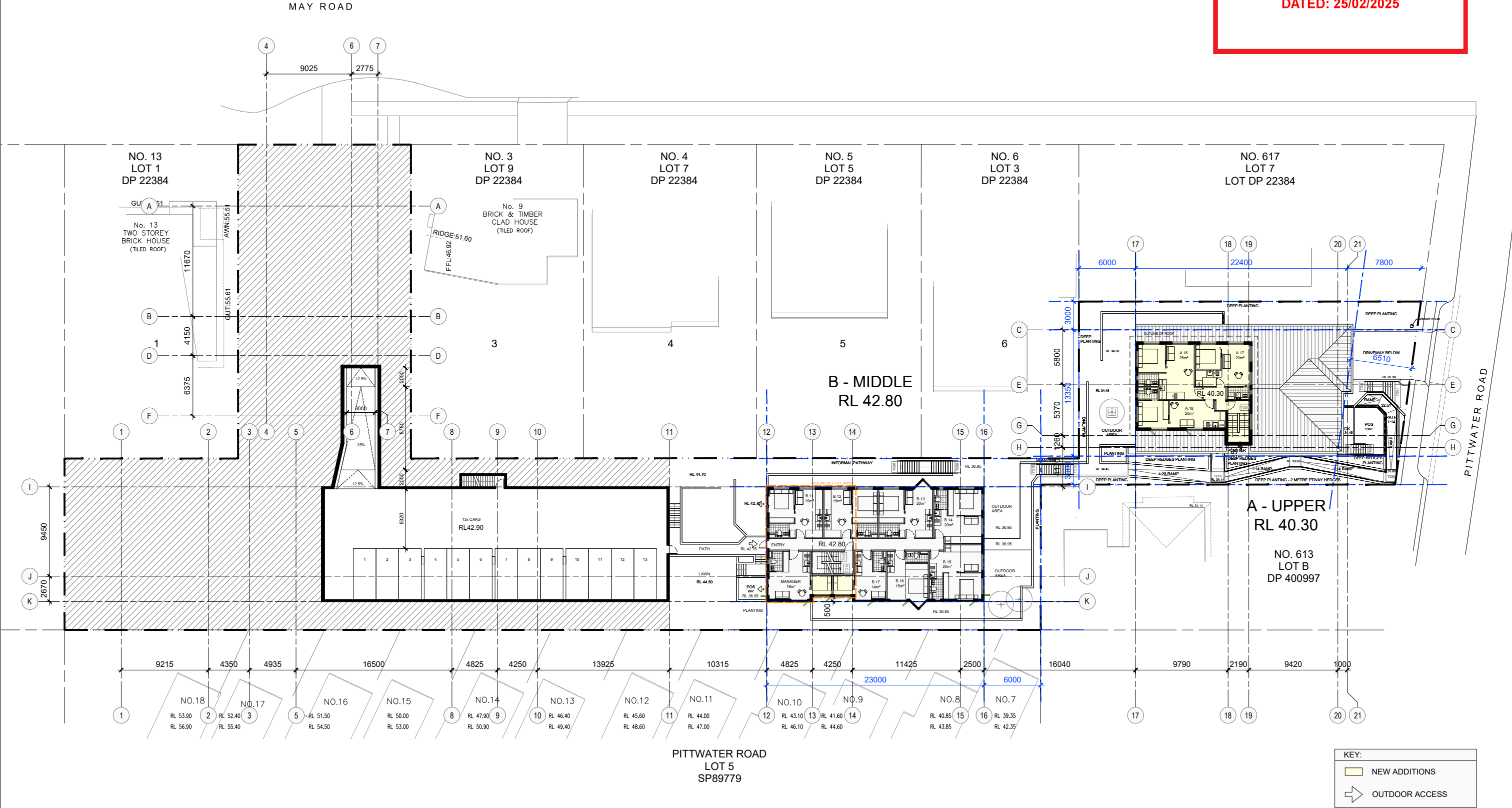
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PITTWATER ROAD
LOT 5
SP89779

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PROJECT
615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099
DWG TITLE
FLOOR PLANS B

KEY:	
	NEW ADDITIONS
	OUTDOOR ACCESS

PROJ NO.	2301PS	REVISION	S
DWG NO.	A103	PLOT SIZE	A3
SCALE	1:400@A3 / 1:200@A1	NOTES:	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.





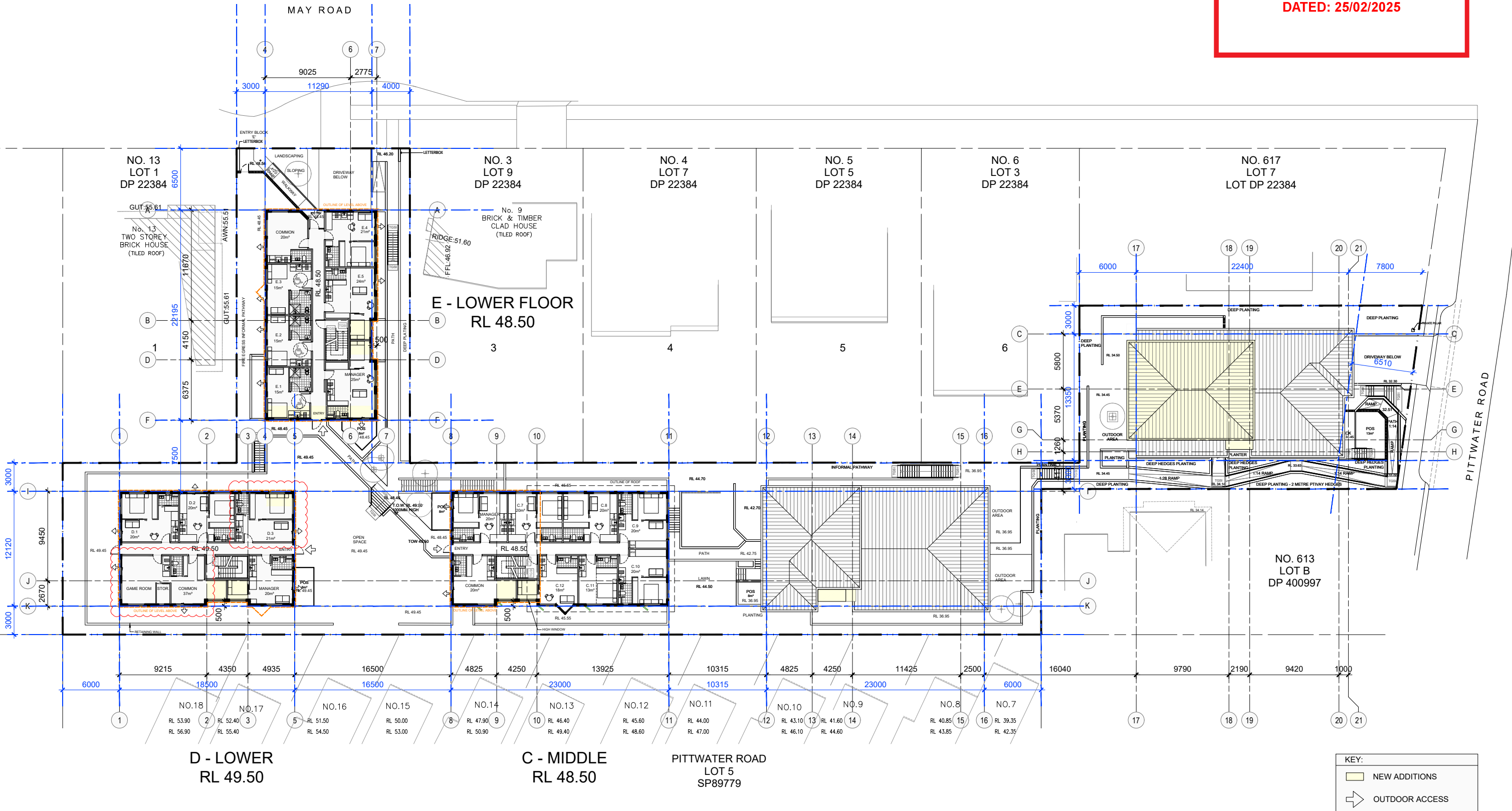
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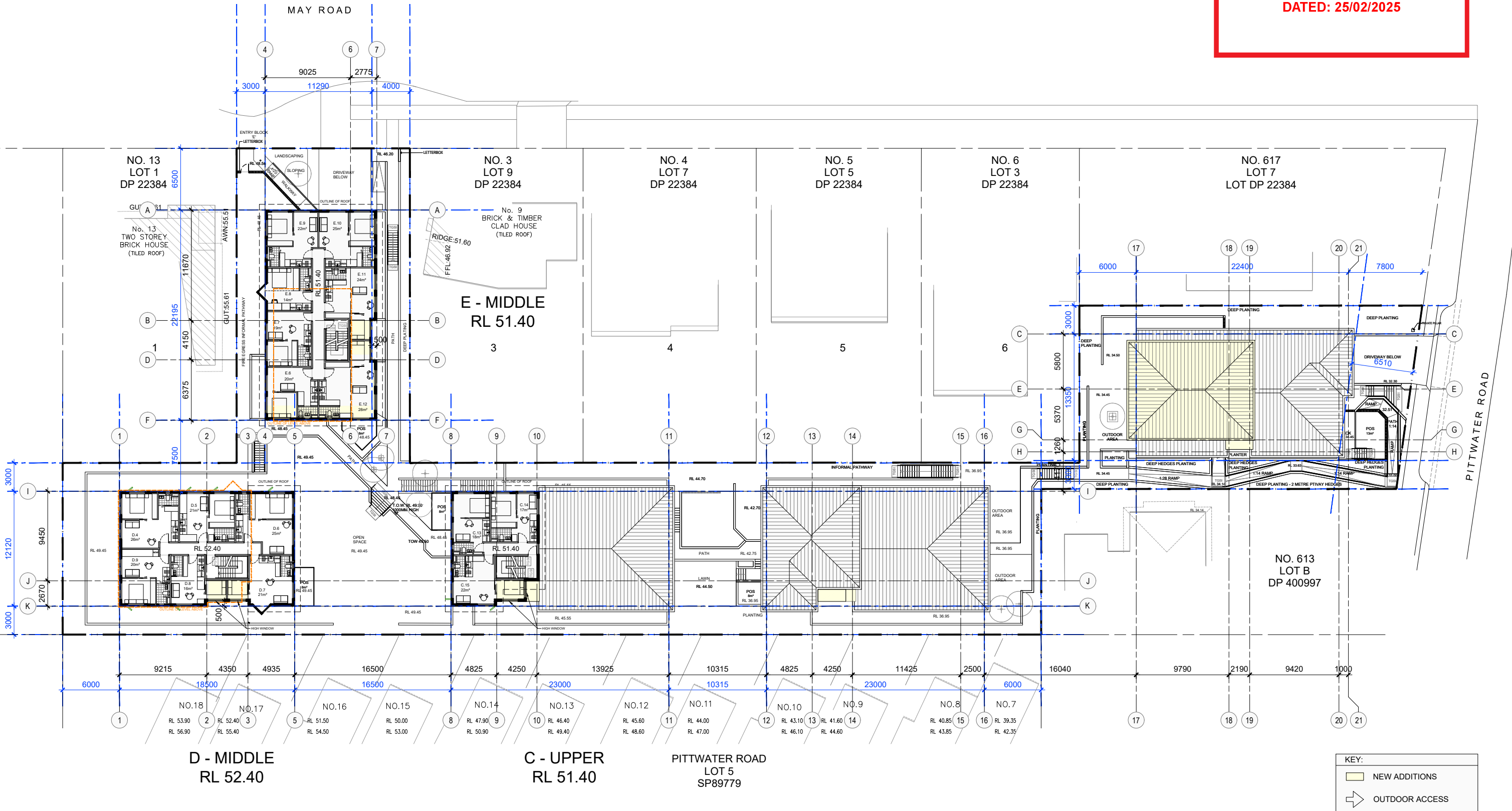
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A	FOR INFORMATION	SS	MS	04/12/23	H	FOR INFORMATION	CL	MS	02/05/24					
B	FOR INFORMATION	SS	MS	08/12/23	O	FOR INFORMATION	SS	MS	05/09/24					
C	FOR INFORMATION	SS	MS	12/12/23	P	FOR INFORMATION	SK	MS	17/09/24					
D	FOR INFORMATION	SS	MS	13/12/23	Q	FOR INFORMATION	SK	MS	19/09/24					
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F	FOR INFORMATION	CL	MS	11/06/24	S	FOR INFORMATION	SK	MS	11/10/24					
G	FOR INFORMATION	SS	MS	13/06/24										
H	FOR INFORMATION	CL	MS	19/06/24										
I	FOR INFORMATION	CL	MS	01/07/24										
J	FOR INFORMATION	CL	MS	01/07/24										
K	FOR INFORMATION	CL	MS	12/07/24										
L	FOR INFORMATION	CL	MS	19/08/24										
M	FOR INFORMATION	SK	MS	21/08/24										

FOR \$4.55 APPLICATION



CLIENT

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Nominated Architect: Marcellino Sain (No 9024)
www.m-a-r-s.co

PROJECT

615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099

DWG TITLE

FLOOR PLAN C,D AND E

PROJ NO: 2301PS

DWG NO: A106

REVISION: S

SCALE: 1:400@A3 / 1:200@A1

PLOT SIZE: A3

NOTES:
DO NOT SCALE FROM DRAWINGS.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.





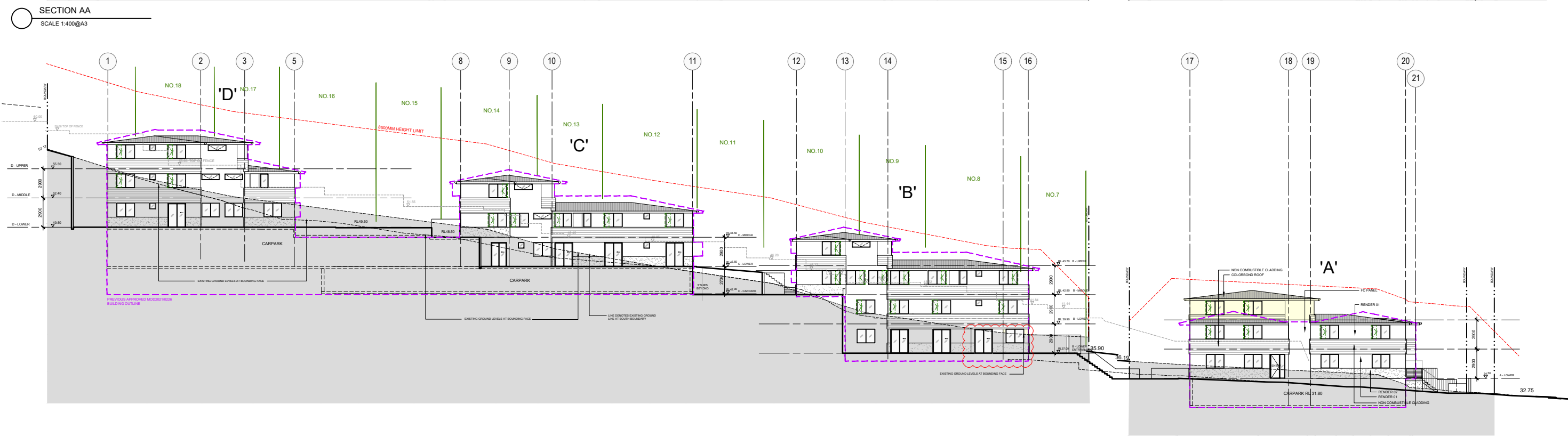
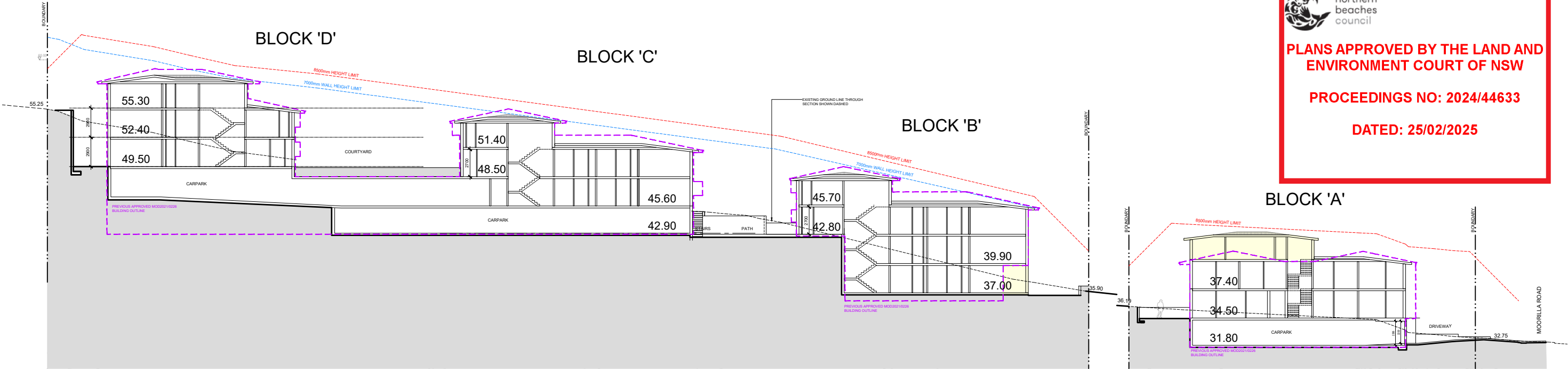
northern
beaches
council

LEC No: 2024/44633

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025



NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	FOR INFORMATION	SS	MS	04/10/23	N	FOR INFORMATION	CL	MS	02/05/24					
B	FOR INFORMATION	SS	MS	08/12/23	O	FOR INFORMATION	SS	MS	05/09/24					
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I	FOR INFORMATION	CL	MS	01/07/24										
J	FOR INFORMATION	CL	MS	01/07/24										
K	FOR INFORMATION	CL	MS	12/07/24										
L	FOR INFORMATION	CL	MS	19/08/24										
M	FOR INFORMATION	SK	MS	21/08/24										

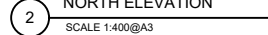
STATUS	FOR S4.55 APPLICATION
0	10m

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E msain@marc-sain.com
Nominated Architect: Marcellino Sain (No 9024)
www.m-a-r-s.co

PROJECT
615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099
DWG TITLE
SOUTH ELEVATION / SECTION

PROJ NO.	2301PS	REVISION	S
DWG NO.	A200	PLOT SIZE	A3
SCALE	1:400@A3 / 1:200@A1	NOTES:	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.



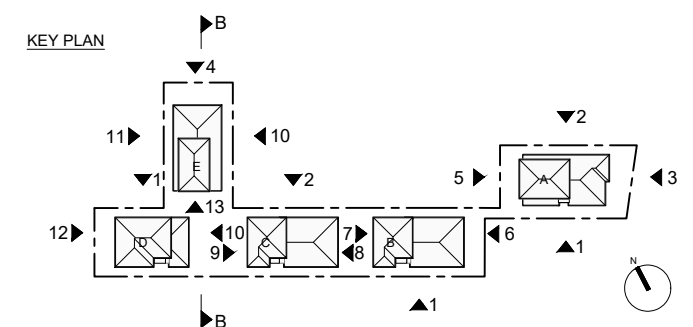
DATED: 25/02/2025

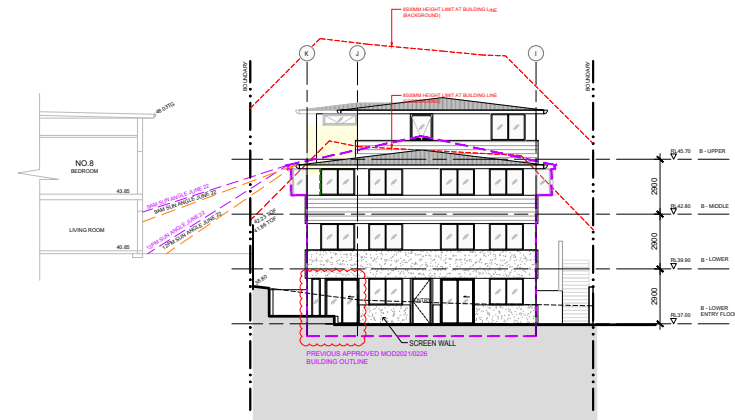
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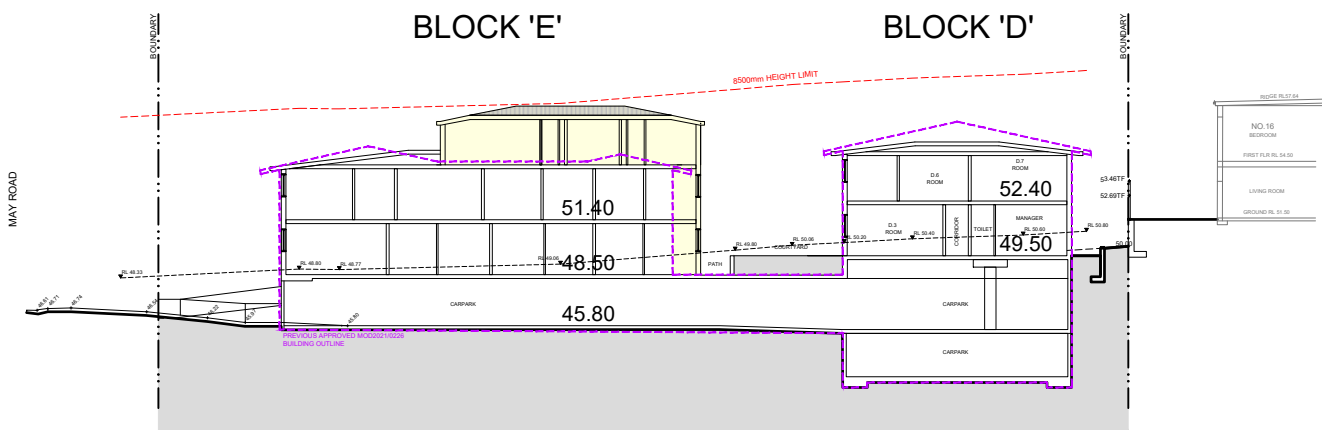


SCALE	1:400@A3 / 1:200@A1	PLOT SIZE	A3
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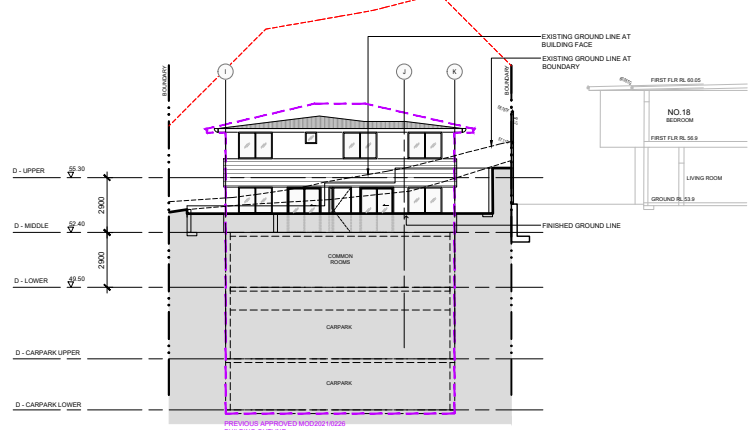




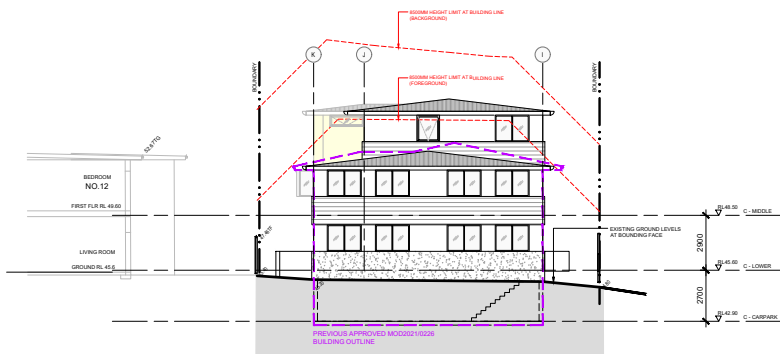
6 EAST ELEVATION 'B'
SCALE 1:400@A3



14 SECTION BB CROSS SECTION 'E' AND 'D'
SCALE 1:400@A3



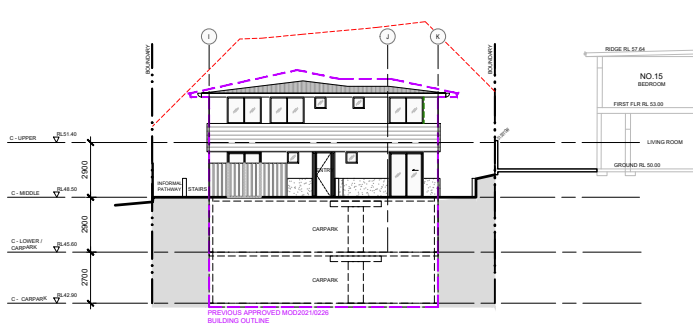
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SCALE 1:400@A3



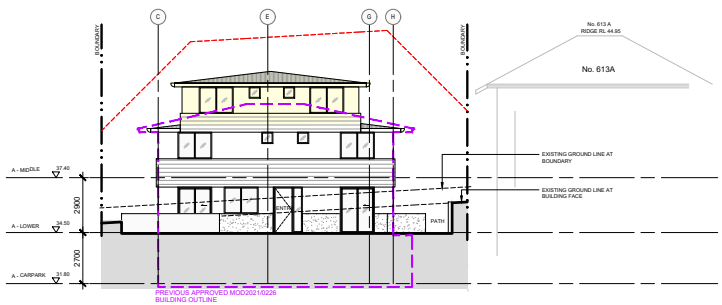
8 EAST ELEVATION 'C'
SCALE 1:400@A3



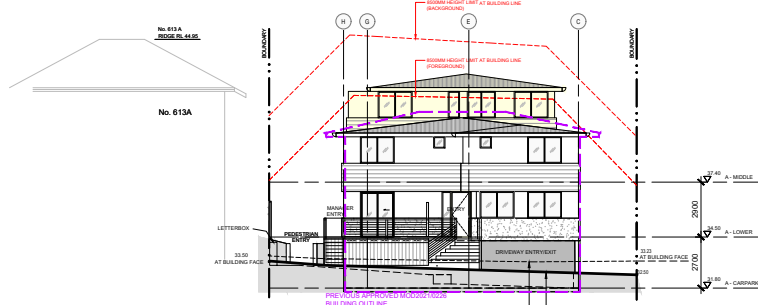
7 WEST ELEVATION 'B'
SCALE 1:400@A3



9 WEST ELEVATION 'C'
SCALE 1:400@A3



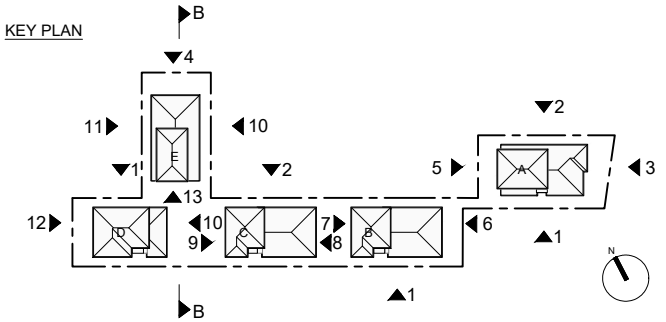
5 WEST ELEVATION 'A'
SCALE 1:400@A3



3 EAST ELEVATION 'A'
SCALE 1:400@A3

KEY:

NEW ADDITIONS



NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	STATUS
A	FOR INFORMATION	SS	MS	04/12/23	N	FOR INFORMATION	CL	MS	12/05/24	FOR S4.55 APPLICATION
B	FOR INFORMATION	SS	MS	08/12/23	O	FOR INFORMATION	SS	MS	09/09/24	
C	FOR INFORMATION	SS	MS	12/12/23	P	FOR INFORMATION	SK	MS	17/09/24	
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G	FOR INFORMATION	SS	MS	13/06/24						
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K	FOR INFORMATION	CL	MS	12/07/24						
L	FOR INFORMATION	CL	MS	19/08/24						
M	FOR INFORMATION	SK	MS	21/08/24						

0	10m
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Nominated Architect: Marcellino Sain (No 9024)
www.m-a-r-s.co

PROJECT
615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099
DWG TITLE
BLOCK A, E ELEVATION/SECTION

PROJ. NO.	2301PS	REVISION	S
DWG. NO.	A202	PLOT SIZE	A3
SCALE	1:400@A3 / 1:200@A1	NOTES:	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL DRAWINGS ARE SUBJECT TO BUILDING APPROVAL.



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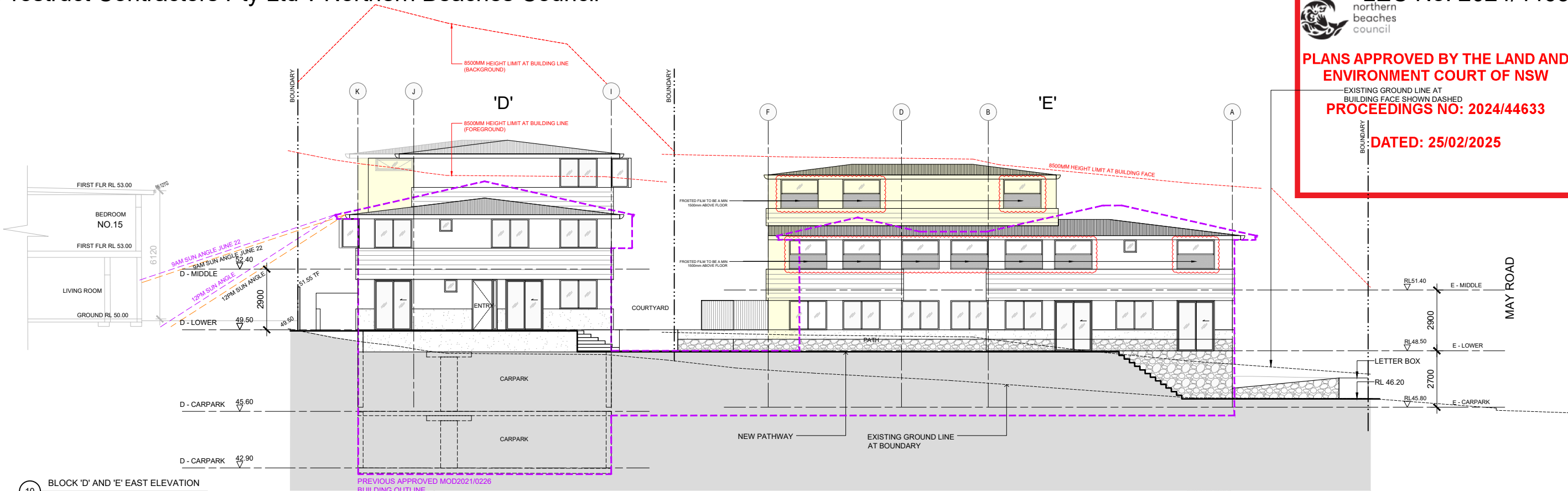
LEC No: 2024/44633

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

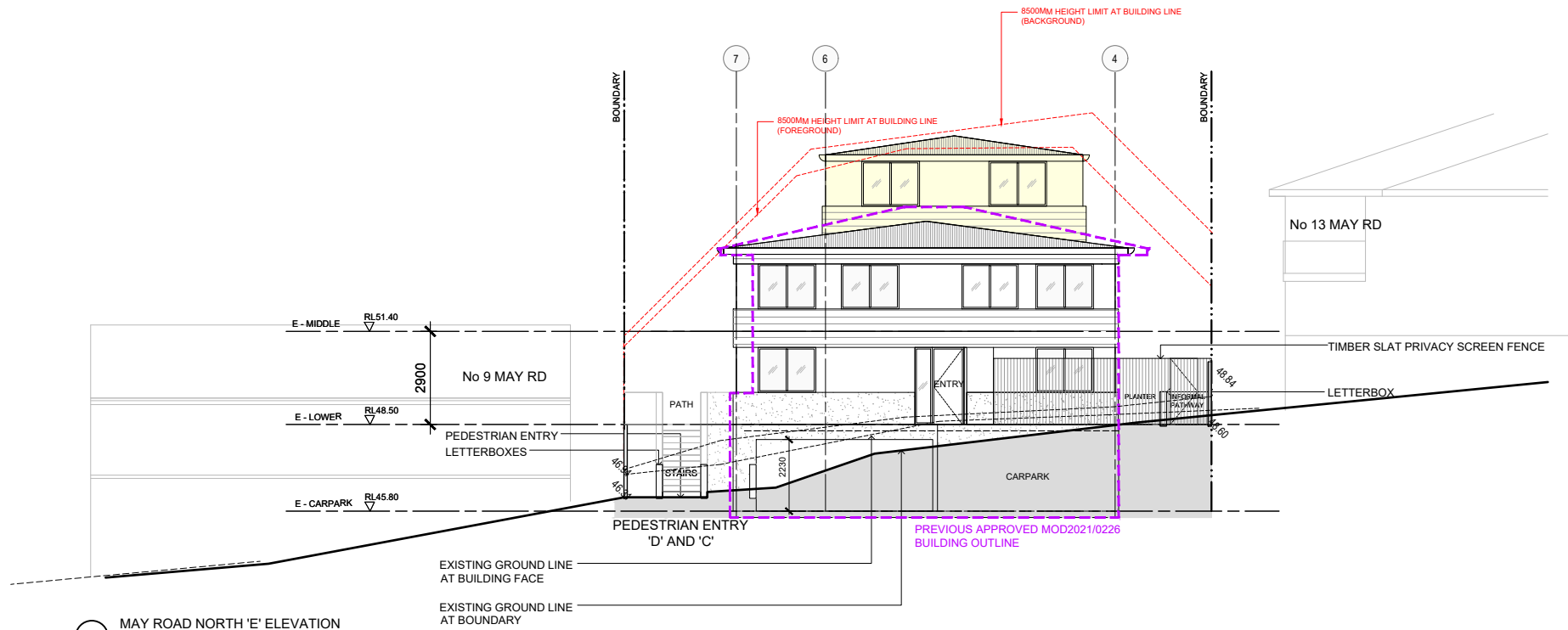
EXISTING GROUND LINE AT BUILDING FACE SHOWN DASHED

PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025



10 BLOCK 'D' AND 'E' EAST ELEVATION
SCALE 1:200@A3



4 MAY ROAD NORTH 'E' ELEVATION
SCALE 1:200@A3

KEY:	
	NEW ADDITIONS

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
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L	FOR INFORMATION	CL	MS	19/08/24					
M	FOR INFORMATION	SK	MS	21/08/24					

STATUS

FOR S4.55 APPLICATION



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PROJECT

615 - 613 PITTWATER RD & 11 MAY RD
Dee Why, NSW 2099

DWG TITLE

BLOCK E, ELEVATION SHEET 1

PROJ. NO. 2301PS

DWG NO. A203

REVISION S

SCALE 1:200@A3 / 1:100@A1

PLOT SIZE A3

NOTES:
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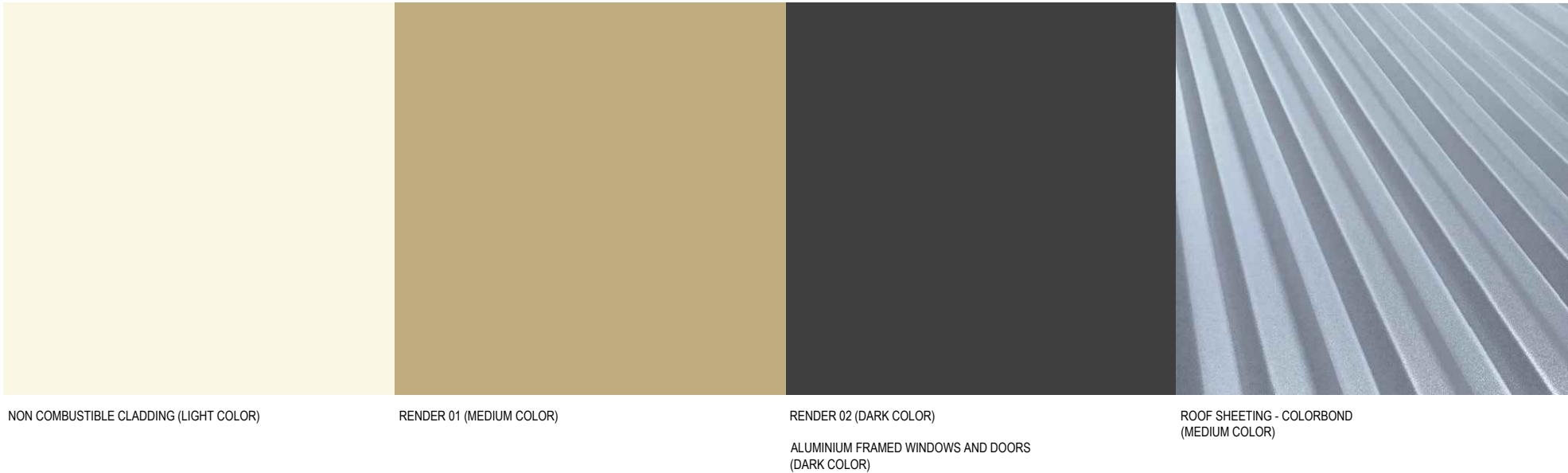
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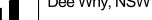
LEC No: 2024/44633

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025



NO.					REVISION		BY	CHK	DATE	NO.		REVISION		BY	CHK	DATE	STATUS		CLIENT		ARCHITECT		PROJECT				
A					FOR INFORMATION		SS	MS	04/12/23	N		FOR INFORMATION		CL	MS	05/09/24	FOR S4.55 APPLICATION		PROSTRUCT CONTRACTORS NSW PTY LTD				MARCELLINO SAIN ARCHITECTS (M.A.R.S)				
B					FOR INFORMATION		SS	MS	04/12/23	O		FOR INFORMATION		SS	MS	06/09/24											
C					FOR INFORMATION		SS	MS	12/12/23	P		FOR INFORMATION		SK	MS	17/09/24											
D					FOR INFORMATION		SS	MS	13/12/23	Q		FOR INFORMATION		SK	MS	19/09/24											
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																		PO 158 Wahroonga, NSW 2076		Level 8 257 Clarence Street Sydney, NSW 2000 T +61 412 071 316 E: msain@m-a-r-s.co							
																		T: 1800 30 99 66 E: info@prohs.com.au									
																		www.prohs.com.au									
																		Nominated Architect: Marcellino Sain (No 9024) www.m-a-r-s.co									

PROPOSED BOARDING HOUSE DEVELOPMENT

613-615 Pittwater Road & 11 May Road, Dee Why NSW 2099

S34 APPLICATION DRAWING SET



LANDSCAPE WORKS

Drawing Schedule

SHEET	REV	DATE	DRAWING TITLE
LA00	C	28.10.2024	COVER SHEET
LA01	C	28.10.2024	LANDSCAPE PLAN - SITE WEST
LA02	C	28.10.2024	LANDSCAPE PLAN - SITE EAST
LA03	C	28.10.2024	PLANTING SCHEDULE
LA04	C	28.10.2024	LANDSCAPE DETAILS - SHEET 1
LA05	C	28.10.2024	LANDSCAPE DETAILS - SHEET 2
LA06	C	28.10.2024	LANDSCAPE MAINTENANCE & SPECIFICATION NOTES

GENERAL NOTES

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

KEY PLAN



LEGEND

- Site Boundary
- Proposed site levels
Refer to Engineers / Architects for further detail
- Existing tree/shrub to be removed
To be removed as part of proposed works. Stump grind to 200mm
- Proposed retaining wall
Block wall with waterproofing, free-draining gravel, subsoil line, topsoil, rendering and finishes to walls. Refer to Architect's drawings.
- Proposed privacy feature fence
Refer to Architect's. Note: 1800mm high timber lapped and capped fence to boundaries
- Proposed crushed gravel
80mm depth crushed deco-granite 'gold' for footpath shown
- Proposed turf
Refer to Details. Note steel garden edging proposed where garden beds interfaces adjacent turf.
- Proposed tree planting
Includes excavation for tree pit and mulching. Refer to Planting Schedule for species and sizes.
- Proposed mass planting
Refer to Planting Schedule for species species and sizes. Mulch areas of planting with min.100mm depth forest fines mulch.
- Proposed picnic setting unit
Includes 2 x benches and table. Refer to Details.
- Proposed wall-top mounted bench seating unit
Bench with back and arm rests; fixed to sandstone wall. Refer to Details.
- Proposed sandstone block feature wall
500mm high x 500mm wide Grade A sandstone. Refer to Details.
- Proposed porous paver steppers
600mm high x 300mm wide within planting

NOTES:
Provide drip irrigation to all planted areas shown in accordance with AS3500 and Sydney Water.
Refer to Sheet LA03 for Planting Schedule for corresponding plant and tree codes shown on this plan
Refer to Sheet LA06 for key Tree and Planting guidelines and maintenance procedures.



ADJOINS SHEET OVERLEAF: 'SITE EAST'

 CMLA PTY LTD LANDSCAPE ARCHITECTURE LANDSCAPE PLANNING URBAN DESIGN information.cmla@gmail.com ABN: 54 648 194 441	Issue:	Date:	Description:	  DIAL 1100 BEFORE YOU DIG	Designed / Checked:	Date:	Architects: MARCELLINO SAIN ARCHITECTS (M.A.R.S.) Client: PROSTRUCT CONTRACTORS PTY LTD	Local Municipality: Northern Beaches Council	Drawing Status: FINAL	Project Site: PROPOSED BOARDING HOUSE DEVELOPMENT 615 - 613 PITTWATER RD & 11 MAY RD DEE WHY, NSW	Plan No: LA-01
	B	06.09.2024	FOR S34 APPLICATION		HN	28.10.24					
	C	28.10.2024	FOR S34 APPLICATION		CC	28.10.24					
					NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.						
								Scale: 1:100 at A1	Drawing Title: LANDSCAPE PLAN - SITE WEST	Revision: C	



ADJOINS PREVIOUS SHEET: 'SITE WEST

B
DP 400997

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025

LEGEND

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- Proposed site levels
Refer to Engineers / Architects for further detail
- Existing tree/shrub to be removed
To be removed as part of proposed works. Stump grind to 200mm
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Block wall with waterproofing, free-draining gravel, subsoil line, topsoil, rendering and finishes to walls. Refer to Architect's drawings.
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Refer to Architect's. Note: 1800mm high timber lapped and capped fence to boundaries
- Proposed crushed gravel
80mm depth crushed deco-granite 'gold' for footpath shown
- Proposed turf
Refer to Details. Note steel garden edging proposed where garden beds interfaces adjacent turf.
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500mm high x 500mm wide Grade A sandstone. Refer to Details.
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600mm high x 300mm wide within planting

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Refer to Sheet LA03 for Planting Schedule for corresponding plant and tree codes shown on this plan

Refer to Sheet LA06 for key Tree and Planting guidelines and maintenance procedures.

KEY PLAN



 CMLA PTY LTD LANDSCAPE ARCHITECTURE LANDSCAPE PLANNING URBAN DESIGN information.cmla@gmail.com ABN: 54 648 194 441	Issue:	Date:	Description:	0246m   DIAL 1100 BEFORE YOU DIG	Designed / Checked:	Date:	Architects: MARCELLINO SAIN ARCHITECTS (M.A.R.S.) Client: PROSTRUCT CONTRACTORS PTY LTD	Local Municipality: Northern Beaches Council	Drawing Status: FINAL	Project Site: PROPOSED BOARDING HOUSE DEVELOPMENT 615 - 613 PITTWATER RD & 11 MAY RD DEE WHY, NSW	Plan No: LA-02
	B	06.09.2024	FOR S34 APPLICATION		HN	28.10.24					
	C	28.10.2024	FOR S34 APPLICATION		CC	28.10.24					
	NOTE: Do not scale off drawings. Check and verify levels and dimensions on site prior to commencement of works. Each drawing to be read in conjunction with the Landscape Specification Notes and Details, other consultancy drawings and specifications.										
Scale: 1:100 at A1									Drawing Title: LANDSCAPE PLAN - SITE EAST	Revision: C	

PLANTING SCHEDULE



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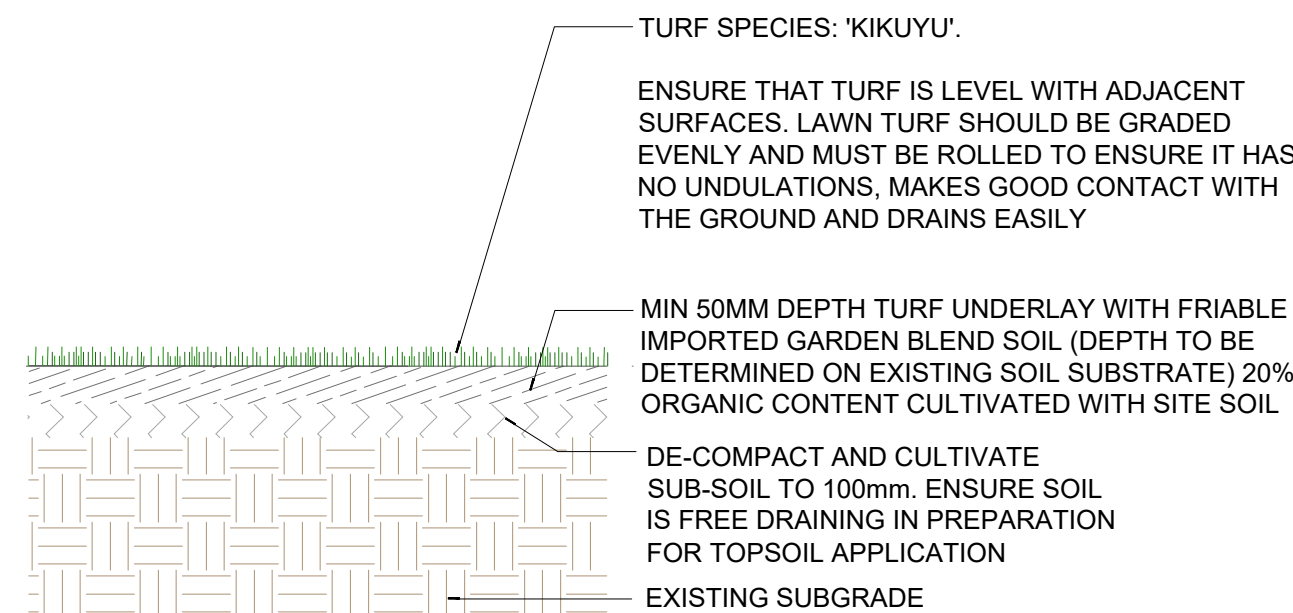
PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025

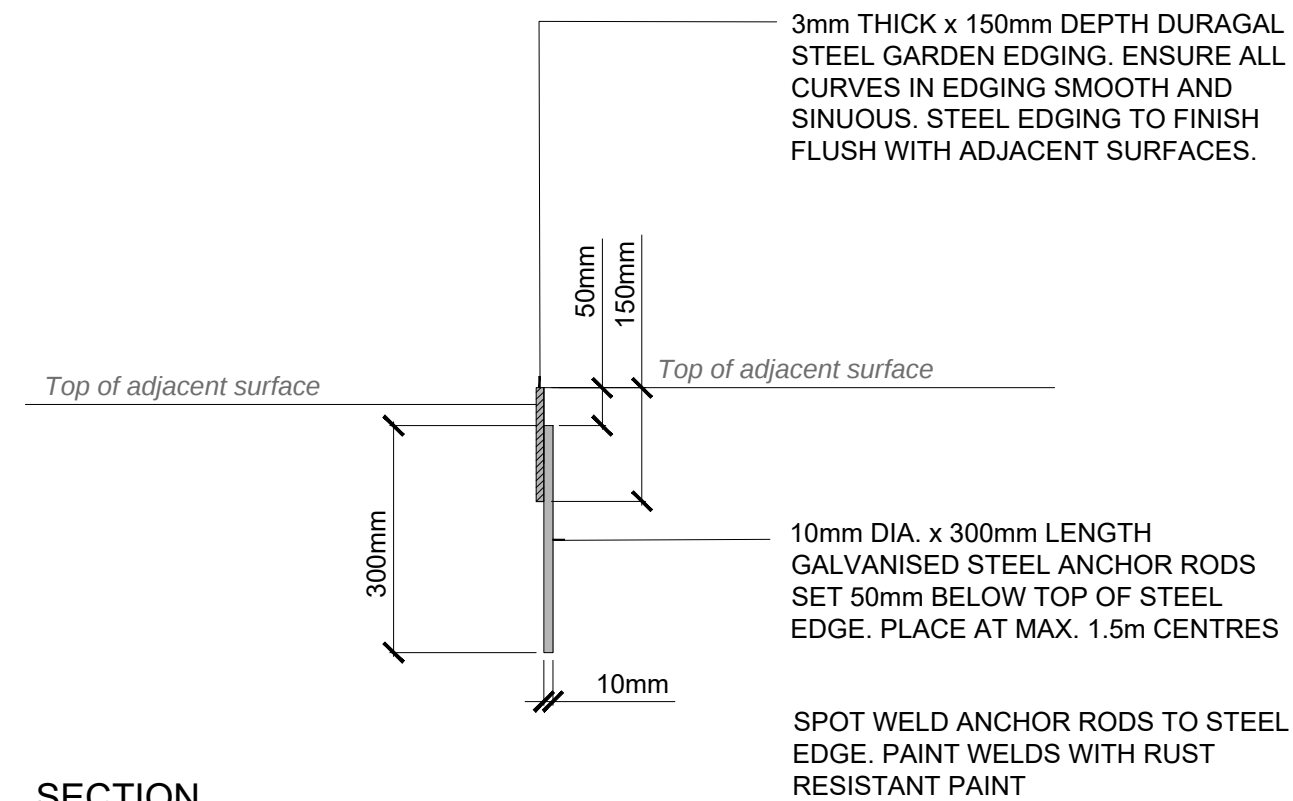
CODE	BOTANICAL NAME	COMMON NAME	Typical mature height (metre)	Pot Sizes	Quantity
TREES					
CA	Cupaniopsis anacardioides	Tuckeroo	12	100L	3
CC	Corymbia citriodora	Dwarf Lemon-scented gum	10	100L	2
EH	Eucalyptus haemastoma	Broad-leaved Scribbly Gum	15	75L	4
FR	Fraxinus pennsylvanica 'Urbdell'	Urbanite Ash	10	75L	3
ER	Elaeocarpus reticulatus	Blueberry ash	15	100L	5
MG	Magnolia grandiflora	Magnolia	12	100L	5
BS	Banksia serrata	Old Man Banksia	15	100L	2
SHRUBS & FEATURE PLANTS					
Syz aus	Syzygium australe	Lilly Pilly	3	200mm	118
Ban spi	Banksia spinulosa	Hair-pin Banksia	3	200mm	11
Mur pan	Murraya paniculata	Mock Orange	3	200mm	47
Asp aus	Asplenium australasium	Birds Nest Fern	0.8	200mm	16
Cyc rev	Cycas revoluta	Cycad	1.5	200mm	18
Tha xan	Thaumatococcus xanadu	Xanadu	2	200mm	59
Cal vim	Callistemon viminalis 'Slim'	Slim Callistemon	3	200mm	12
Dor pal	Doryanthes palmeri	Spear Lily	3	200mm	6
Cas gla	Casuarina glauca	Cousin It	0.5	200mm	61
Ani red	Anigozanthos 'Ruby Velvet'	Kangaroo Paw	1	150mm	55
Rha spi	Rhagodia spinescens	Salt Bush	1	200mm	25
Die gra	Dietes grandiflora	Wild Iris	1	150mm	100
Wes fru	Westringia fruticosa	Coastal Rosemary	1	200mm	90
GROUNDCOVERS, SPREADING PLANTS & GRASSES					
Poa lab	Poa labillardierei	Tussock Grass	1	150mm	154
Dia cae	Dianella caerulea	Blue Flax-lily	0.5	150mm	24
Dic rep	Dichondra repens	Kidney Weed	0.2	150mm	20
Apt cor	Aptenia cordifolia	Baby sun rose	0.2	150mm	19

NOTES:

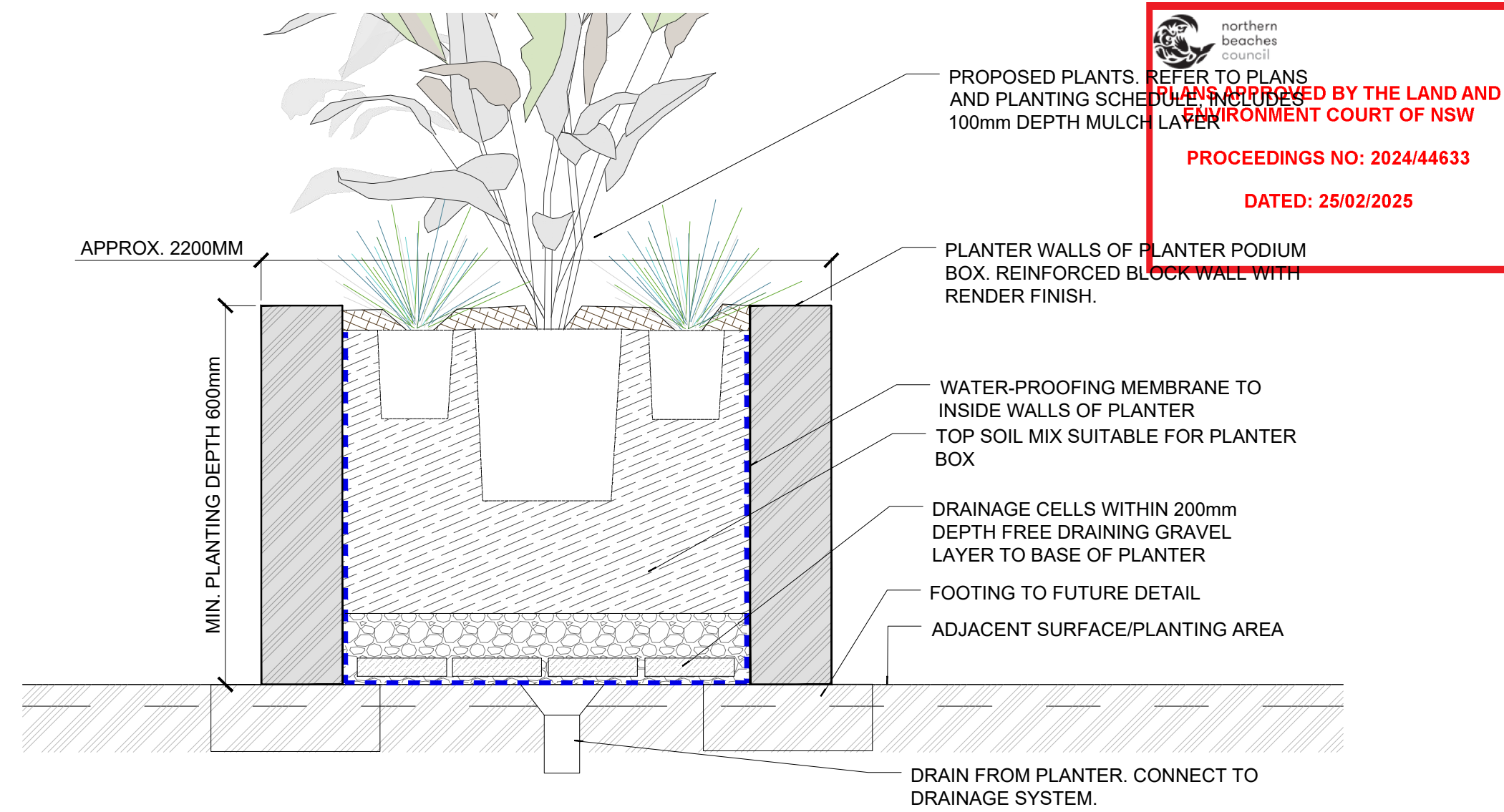
- INSTALL SOIL AND TURF LEVELS TO FINISH FLUSH WITH THE SURROUNDING GRASS LEVELS ENSURING NO DEPRESSIONS ARE CREATED WITHIN NEW TURF AREAS.
- FOLLOWING LAYING OF TURF, WATER IMMEDIATELY UNTIL TOPSOIL IS MOISTENED TO FULL DEPTH. ENSURE IRRIGATION REGIME IS CARRIED OUT UNTIL GRASS IS FULLY ESTABLISHED.



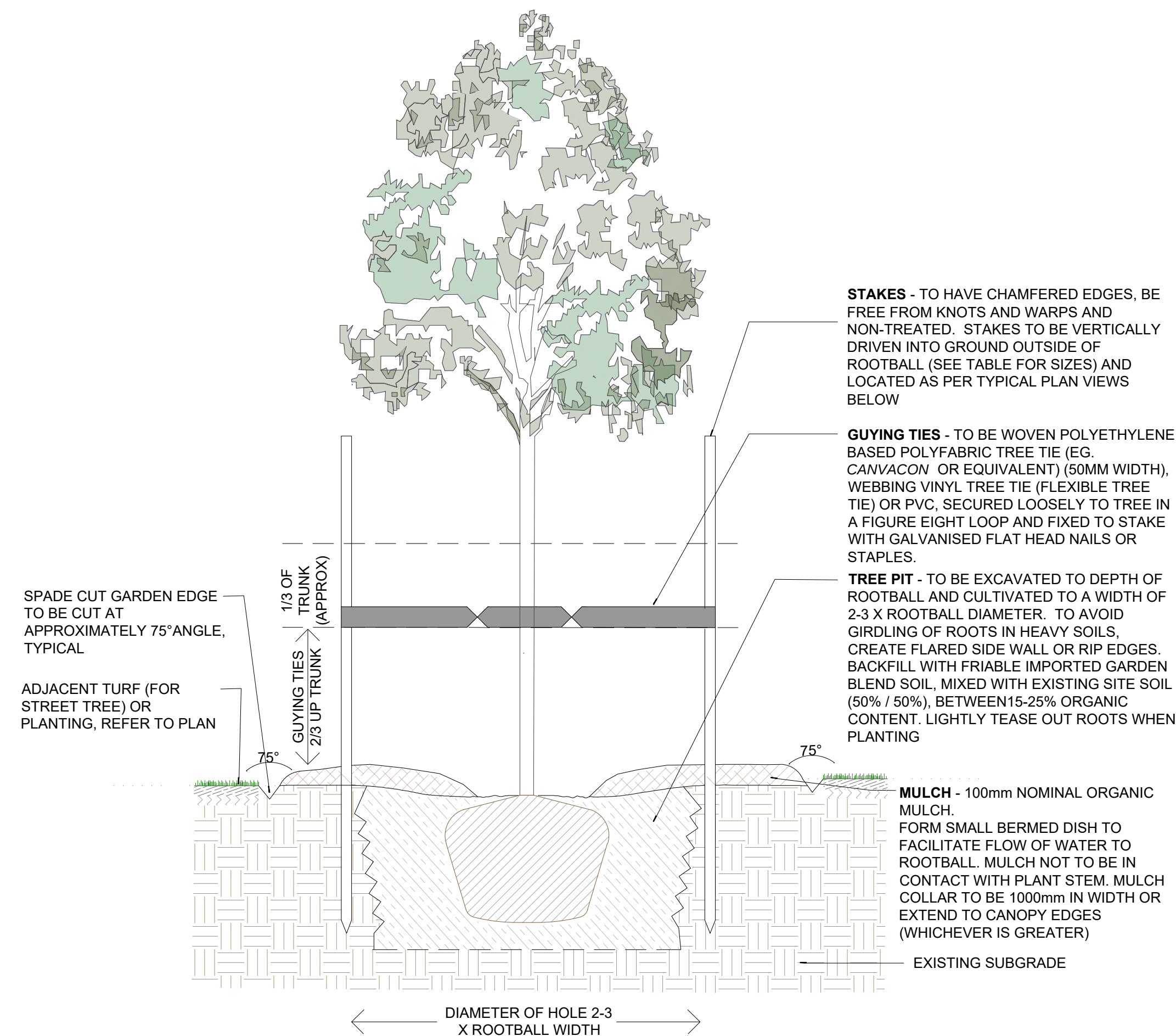
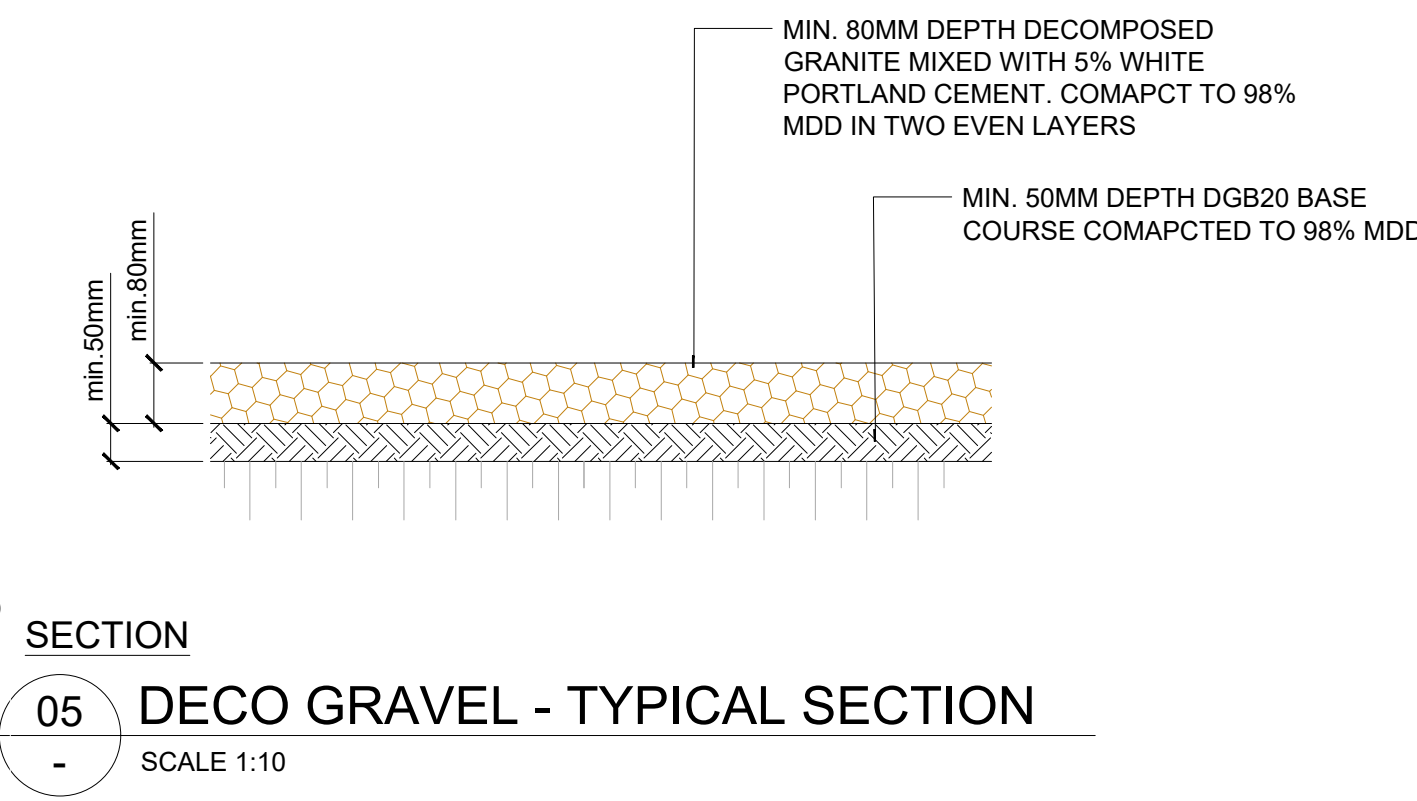
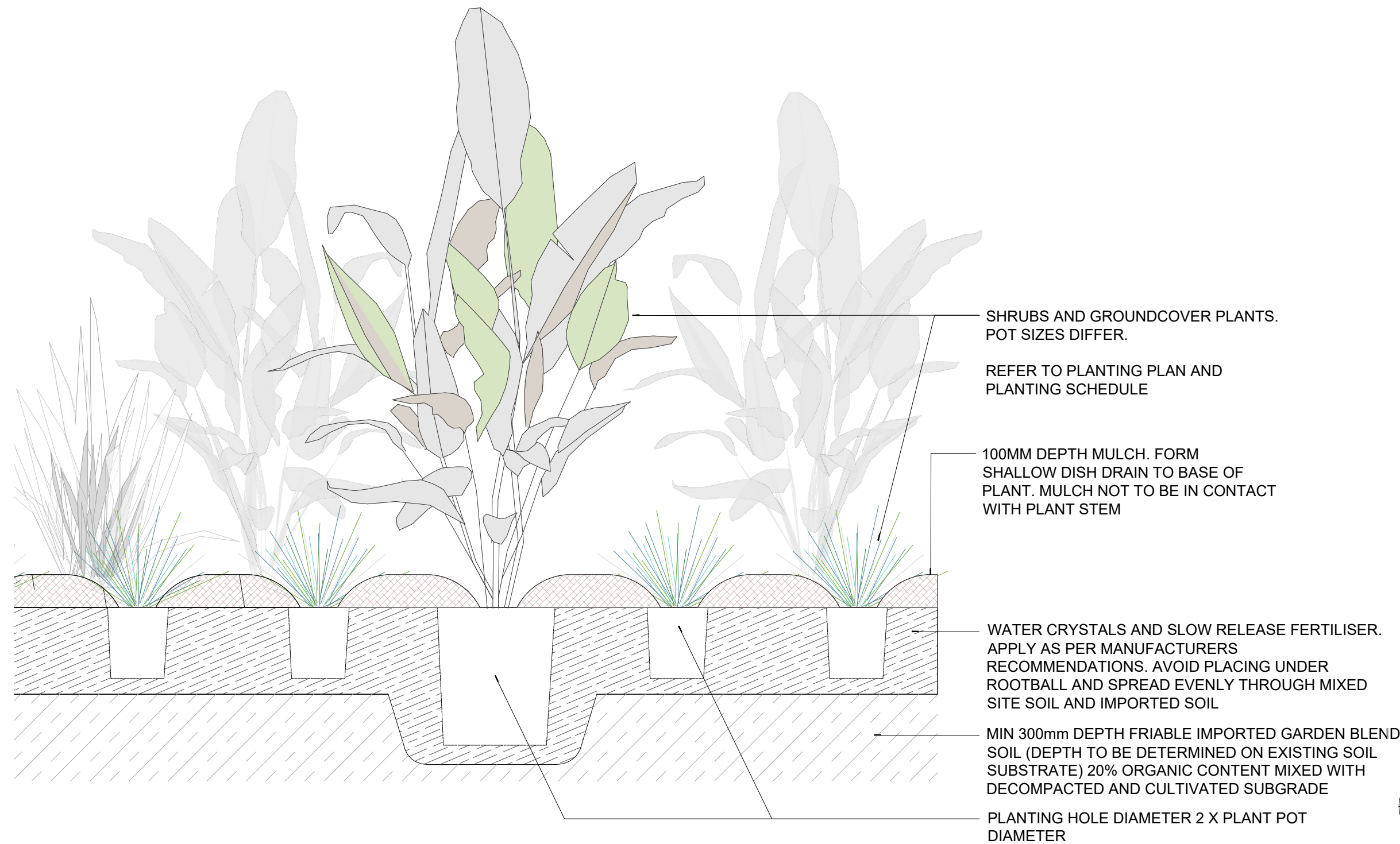
SECTION
01 TURF - TYPICAL SECTION
SCALE 1:10



SECTION
02 STEEL GARDEN EDGE - TYPICAL SECTION
SCALE 1:10

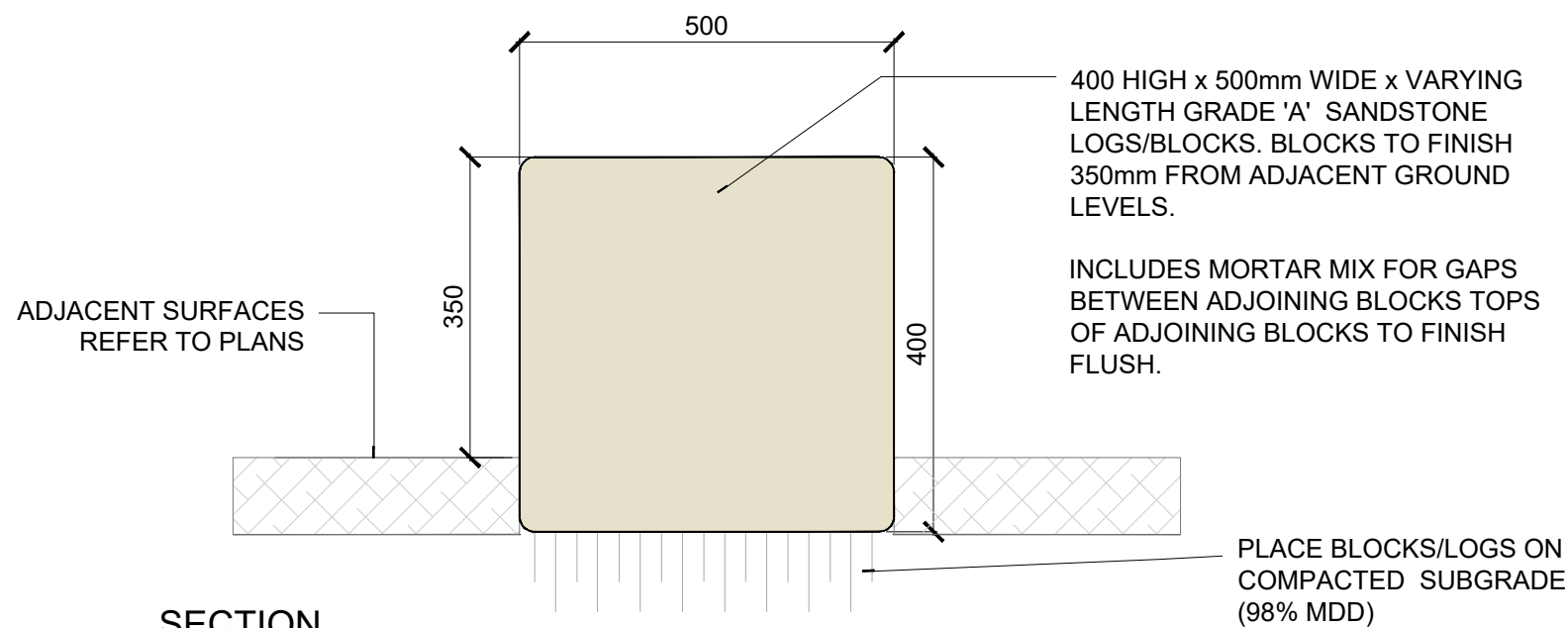


SECTION
03 RAISED PLANTER BED - TYPICAL SECTION
SCALE 1:10



SECTION
06 TREE PLANTING - TYPICAL SECTION
SCALE 1:20

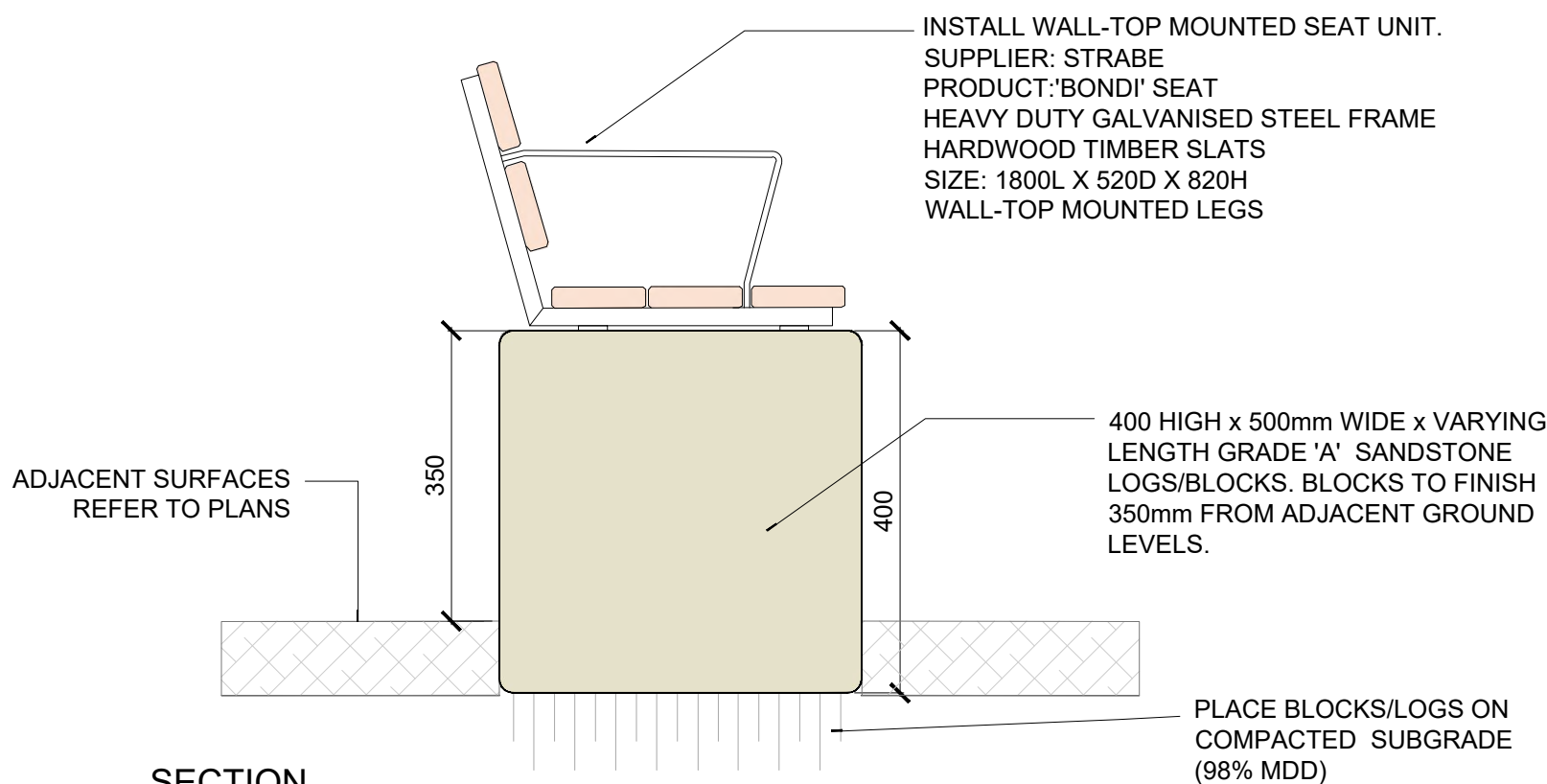
 CMLA PTY LTD LANDSCAPE ARCHITECTURE LANDSCAPE PLANNING URBAN DESIGN information.cmla@gmail.com ABN: 54 646 194 441	Issue:	Date:	Description:	   DIAL 1100 BEFORE YOU DIG	Designed / Checked:	Date:	Architects: MARCELLINO SAIN ARCHITECTS (M.A.R.S) Local Municipality: Northern Beaches Council Client: PROSTRUCT CONTRACTORS PTY LTD	Drawing Status: FINAL	Project Site: PROPOSED BOARDING HOUSE DEVELOPMENT 615 - 613 PITTWATER RD & 11 MAY RD DEE WHY, NSW	Plan No: LA-04
	B	06.09.2024	FOR S34 APPLICATION		HN	28.10.24				
	C	28.10.2024	FOR S34 APPLICATION		CC	28.10.24				
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						Scale: 1:100 at A1				



SECTION

07 SANDSTONE BLOCK SEAT - TYPICAL SECTION

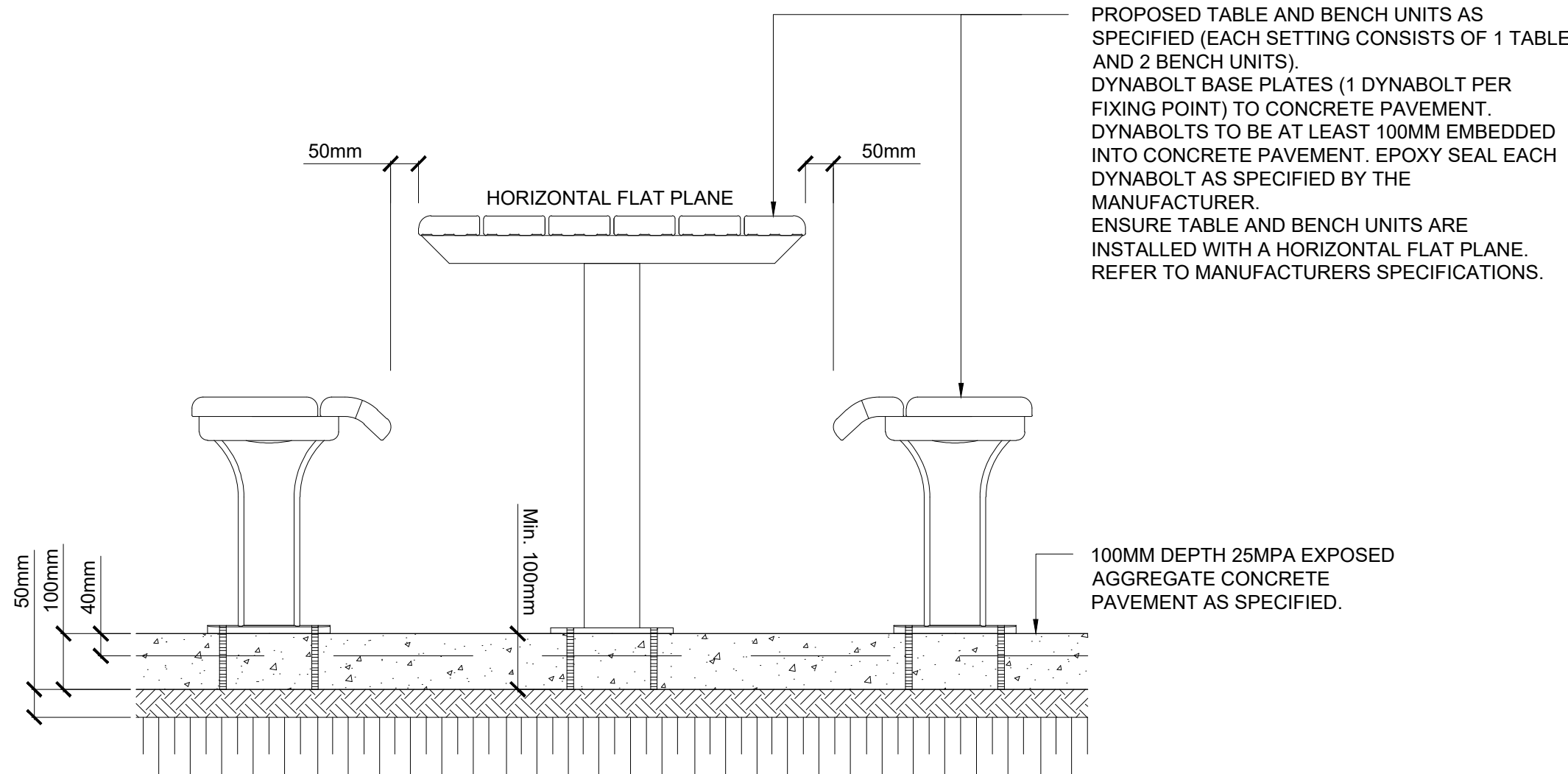
SCALE 1:10



SECTION

08 WALL-TOP MOUNTED SEAT - TYPICAL SECTION

SCALE 1:10



SECTION

09 PICNIC UNIT SETTING - TYPICAL SECTION

SCALE 1:10

 CMLA PTY LTD LANDSCAPE ARCHITECTURE LANDSCAPE PLANNING URBAN DESIGN Information.cmla@gmail.com ABN: 54 646 194 441	Issue:	Date:	Description:	 DIAL 1100 BEFORE YOU DIG	Designed / Checked:	Date:	Architects: MARCELLINO SAIN ARCHITECTS (M.A.R.S) Client: PROSTRUCT CONTRACTORS PTY LTD	Local Municipality: Northern Beaches Council	Drawing Status: FINAL	Project Site: PROPOSED BOARDING HOUSE DEVELOPMENT 615 - 613 PITTWATER RD & 11 MAY RD DEE WHY, NSW	Plan No: LA-05					
	B	06.09.2024	FOR S34 APPLICATION		HN	28.10.24										
	C	28.10.2024	FOR S34 APPLICATION		CC	28.10.24										
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									Scale: AS SHOWN	Drawing Title: LANDSCAPE DETAILS - SHEET 2	Revision: C					

LANDSCAPING NOTES

1.LANDSCAPE WORKS

LANDSCAPE WORKS ARE TO BE CARRIED OUT IN A MANNER CONSISTENT WITH ACCEPTED QUALITY HORTICULTURAL PRACTICES FOR THE REGION.

2.MASS PLANTED AREAS

PREPARATION

- BREAK UP SOIL TO A MINIMUM DEPTH OF 300MM.
- REMOVE ANY SPOIL AND DELETERIOUS MATERIAL OFF-SITE.
- REMOVE WEEDS, ROOTS, BOULDERS, RUBBISH AND OTHER DEBRIS.
- WHERE THE GARDEN BEDS ADJOIN HARD SURFACES, BRING THE PLANTING BED TO 100MM BELOW THE FINISHED DESIGN LEVELS OF ADJOINING HARD SURFACES TO ALLOW FOR MULCH PLACEMENT.

CULTIVATION

- CULTIVATION IS TO COMPLY WITH AS 4419 SOILS FOR LANDSCAPING AND GARDEN USE.
- CULTIVATE MANUALLY WITHIN 300MM OF PATHS OR STRUCTURES.
- REMOVE STONES EXCEEDING 25MM.
- REMOVE CLODS OF EARTH EXCEEDING 50MM.
- REMOVE WEEDS, RUBBISH OR DELETERIOUS MATERIAL BROUGHT TO THE SURFACE.

EARTH SHAPING

- GRADE TOPSOIL TO DRAIN FREELY AND EVENLY TO ADJOINING SURFACES (UNLESS SPECIFIED OTHERWISE).
- FINISHED SURFACES MUST BE SMOOTH AND FREE FROM LUMPS OF SOIL.
- AVOID COMPACTION OF SOIL PROFILE.

IMPORTED GARDEN BLEND SOIL (TOPSOIL)

- SOIL TO CONFORM TO AS 4419 SOILS FOR LANDSCAPING AND GARDEN USE. DEPTH - 400MM OR AS OTHERWISE SPECIFIED.

SLOW RELEASE FERTILISER

- SUPPLY AND INSTALL FERTILISER AS FOLLOWS;
TREES (A) AGRIFORM 21G TABLETS (OR EQUIVALENT) (B) RATE & APPLICATION SUITABLE FOR THE TREE SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
ALL OTHER PLANTING; AGRIFORM 10G TABLETS (OR EQUIVALENT) (A) RATE & APPLICATION SUITABLE FOR THE PLANT SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS (B) TABLET RATES; (I) 140MM POT = 1 TABLET, (II) 200MM POT = 2 TABLETS, (III) 300MM POT = 3 TABLETS, (IV) 45L BAG = 4 TABLETS

WATER CRYSTALS

- SPREAD EVENLY THROUGH SOIL AS PER MANUFACTURERS RECOMMENDATIONS.
- AVOID PLACING UNDER ROOTBALL.
- TYPE: TERRACOTTEM (OR EQUIVALENT) (A) RATE & APPLICATION SUITABLE FOR THE PLANT SIZE AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

SOILS, SOIL AUGMENTATION & FERTILISING:

- CONTRACTOR TO PROVIDE SOURCE OF IMPORTED SOILS AND SAMPLE. TOPSOIL TO BE SOURCED FROM APPROVED SOURCE. SITE FILL FROM EX. DEVELOPMENT SITES WILL NOT BE ACCEPTED.
- CONTRACTOR TO OBTAIN 1 SOIL TEST PER GARDEN BED & TURF AREA FOR AUGMENTATION & FERTILISING OF EXISTING SITE SOIL BY: NUTRI-TECH SOLUTIONS PHONE: 07 5472 9900, FAX: 07 5472 9999
- IN GENERAL, SITE TOPSOIL IS TO BE AUGMENTED WITH NUTRI-STORE GOLD, BY NUTRI-TECH SOLUTIONS, YANDINA, QLD. RATE: 25KG BAG PER 50M2 FOR PLANTING AREA'S & 25KG BAG PER 100M2 FOR TURF AREAS. (TO BE CONFIRMED BY SOIL TEST AND NUTRI-TECH SOLUTIONS RECOMMENDATIONS).

MULCH

- MULCH TO COMPLY WITH AS 4454 COMPOSTS, SOIL CONDITIONERS AND MULCHES.
- MULCH TO BE SPREAD AS SOON AS POSSIBLE AFTER PLANTING TO PREVENT EROSION.
- SUPPLY AND SPREAD ORGANIC MULCH TO LOCATIONS SHOWN ON LANDSCAPE PLAN AND AS DETAILED.
- PLACE MULCH AT THE DEPTH SPECIFIED, CLEAR OF PLANT STEMS.
- RAKE MULCH TO AN EVEN SURFACE FLUSH WITH SURROUNDING FINISHED LEVELS.
- TYPE: REFER TO DETAILS AND DRAWINGS FOR MULCH TYPES.
- DEPTH: 100MM UNLESS SPECIFIED OTHERWISE.

PLANTS

SUPPLY

- SUPPLY AND INSTALL PLANTS AS DETAILED IN THE PLANT SCHEDULE AND PLANTING PLAN.
- NO PLANTS ARE TO BE SUBSTITUTED OR PLANTS SIZES AND/OR NUMBERS TO BE ALTERED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL TREES SUPPLIED ARE TO BE NATSPEC COMPLIANT
- SUPERINTENDENTS APPROVAL OF PLANT STOCK MUST BE GAINED PRIOR TO DELIVERY AS PER SCRC SPECIFICATION. ALL TREES TO BE COMPLIANT WITH AS 2303:2018 TREE STOCK FOR LANDSCAPE USE.
- PLANTS TO BE HEALTHY AND VIGOROUS, FREE FROM PEST AND DISEASES. REFER TO THE 'NATSPEC' SPECIFICATION FOR TREES (ALL SIZES) AND INDUSTRY 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
- ROOT SYSTEMS TO BE HEALTHY WITH NO EVIDENCE OF ROOT CURL, RESTRICTION OR DAMAGE. ROOT BOUND PLANTS WILL NOT BE ACCEPTED.
- PLANTS SHOULD POSSESS A GOOD FORM CONSISTENT WITH THE SPECIES OR VARIETY, WITH AN APPROPRIATE CALIPER FOR THE BAG SIZE.
- PLANTS TO BE 'HARDENED OFF' FOR THE PREVAILING SITE CONDITIONS.TREES TO HAVE A WELL ESTABLISHED SINGLE LEADER UNLESS OTHERWISE SPECIFIED.

LABELING

- LABEL AT LEAST ONE OF EACH SPECIES OR VARIETY IN A PLANTING BATCH WITH A DURABLE TAG.

INSPECTIONS AND TESTS

- THE CONTRACTOR SHALL GIVE THE SUPERINTENDENT TWO WORKING DAYS NOTICE FOR THE ARRIVAL TO SITE OF THE TREE STOCK, SO THAT INSPECTION MAY BE MADE UPON TREE ARRIVAL, REGARDING TREE APPROVAL AND TREE LOCATIONS/ORIENTATION PRIOR TO INSTALLATION.

DELIVERY & STORAGE

- DELIVER REQUIRED NUMBER OF PLANTS TO THE SITE DAILY AND PLANT AS SOON AS PRACTICAL AFTER DELIVERY AND HARDENING OFF (UNLESS THERE IS SUITABLE SITE LOCATION TO STORE THE ALL THE PLANTS).

TREES

- UNLESS OTHERWISE NOTED, ALL TREES SHOULD BE SUPPLIED WITH A MIN CLEAR TRUNK OF 1.2M.
- REFER TO DETAILS FOR ADVANCED/EX-GROUND TREE STOCK INSTALLATION MEASURES.

INSTALLATION

- DIG HOLE FOR PLANTING SLIGHTLY LARGER THAN THE ROOT BALL (3 X).
- IN HEAVY CLAY, ROUGHEN THE SIDES OF THE HOLE.
- INSTALL WATER CRYSTALS - REFER SPECIFICATION AND APPLIED PER MANUFACTURERS RECOMMENDATIONS. AVOID PLACING UNDER ROOTBALL AND SPREAD EVENLY THROUGH TOPSOIL.
- SOAK ROOT BALL THOROUGHLY BEFORE REMOVING THE PLANT FROM THE CONTAINER.
- REMOVE CAREFULLY AND INSPECT ROOT BALL. REMOVE MATTED AND COILED ROOTS WITH SECATEURS GENTLY TEASE OUT ROOTS.
- PLACE PLANT IN THE HOLE AND BACK FILL WITH TOPSOIL.
- DO NOT MIX TOPSOIL WITH MULCH.
- WATER PLANT INTO GROUND.

STAKING

- DO NOT PIERCE ROOT BALL.
- STAKES TO BE CENTRALLY POINTED, DRIVEN VERTICALLY INTO GROUND OUTSIDE OF ROOTBALL AND TO BE LOCATED PER PLAN VIEW IN DWGS.
- USE HARDWOOD TIMBER STAKES.
- TIE WITH HESSIAN IN A FIGURE EIGHT PATTERN.

TURF

NEW TURF AREAS

- SUPPLY AND SPREAD SOIL MEDIUM TO MIN 100MM.
- FILL DEPRESSIONS AND PROVIDE EVEN GRADE / FALLS AS DETAILED ON LANDSCAPE PLANS.

UNDERLAY

- IMPORTED GARDEN BLEND AND SOIL TO CONFORM TO MINIMUM ACCEPTABLE STANDARDS OF SOILS AS DEFINED IN AS4419 SOILS FOR LANDSCAPING AND GARDEN USE.

SOIL AMELIORANT (AS REQUIRED)

- AS PER NUTRI-TECH SOLUTIONS, YANDINA, RECOMMENDATIONS. REFER SOIL AUGMENTATION & FERTILISING.

NEW TURF

- 'A' GRADE LAWN TURF AS SPECIFIED IN THE SCHEDULE OF FINISHES SUPPLIED BY AN ACCREDITED TURF PRODUCER SPECIES AS PER SCHEDULE.
- TURF TO BE LAID ALONG CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS SO THAT FINISHED TURF SURFACE IS LEVEL WITH ADJACENT SURFACE LEVELS. LAWN TURF SHOULD BE GRADED EVENLY AND MUST BE ROLLED TO ENSURE IT HAS NO UNDULATIONS, MAKES GOOD CONTACT WITH THE GROUND AND DRAINS EASILY.
- LIGHTLY ROLL AND WATER TO ENSURE AN EVEN GRADE WITH NO BUMPS OR DEPRESSIONS.

TOP DRESSING

- TOP DRESS WHEN TURFED AREAS BECOME ESTABLISHED - ALL AS PER SCRC STREETSCAPE & LANDSCAPE MAINTENANCE MANUAL.
- IMMEDIATELY AFTER THE FIRST CUT, TOP DRESS WITH A 5MM LAYER OF COURSE PIT SAND.

ESTABLISHMENT

- ALL TURF TO BE MAINTAINED FROM FIRST INSTALLATION UNTIL SATISFACTORY ESTABLISHMENT IS ACHIEVED.
- DO NOT LAY TURF IN EXTREME HOT OR COLD WEATHER.
- TURF IS TO DISPLAY OPTIMAL HEALTH AND VIGOUR.
- TURF TO BE SUPPLIED WITH ADEQUATE NUTRIENTS AND WATER.
- TURF TO BE KEPT FREE OF PESTS AND DISEASES.

GENERAL MAINTENANCE SCHEDULE

OPEN SPACE ELE- MENT AND/OR TASK	ACTIONS	FREQUENCY	NUMBER OF TIMES PER YEAR
Hard Landscape	Inspection	Monthly	12
	Repair	As required	As required
Gravels	Inspection	Monthly	12
	Repair	As required	As required
Furniture	Inspection	Monthly	12
	High pressure hosing	Annually	1
	Oiling of timber	Every 6 months	2
	Repair	As required	As required
Planters + trellis	Visual inspection of all drain- age points for obstructions	Quarterly	4
	Inspection of soil media for integrity and plant growth	Quarterly	4
	Repair	As required	As required
Irrigated turf areas	Mowing	Fortnightly (Sept-April) Monthly (May-Aug)	22
	Fertilisers	Annually (Sept and April)	1
	Top dressing	As required	As required
Weed removal	By hand	Monthly	12
	Chemical treatment	Annually	1
Garden beds	Inspection for plant health, growth and signs of pests and disease	Monthly	12
	Fertiliser	Biannually (Feb and Sept)	2
	Mulch replenishment	Annual	1
	Pruning and trimming	Every 6 months	2
	Weeding	Monthly	12
	Plant replacement	As required	As required
Trees	Inspection	Annually	1
	Pruning	As required	123
	Fertiliser	Biannually (February and September)	2
	Mulch replenishment	Annually	1
	Tree replacement	As required	As required
Irrigation	Inspection	1 times per week (Sept - April) Weekly (May to August)	30
	Flushing	Monthly (May- August)	4
	Repair	As required	As required
Rubbish removal		As required	Every visit
Graffiti removal		As required	Every visit



northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/44633

DATED: 25/02/2025

 CMLA PTY LTD LANDSCAPE ARCHITECTURE LANDSCAPE PLANNING URBAN DESIGN information.cmla@gmail.com ABN: 54 646 194 441	Issue:	Date:	Description:	 DIAL 1100 BEFORE YOU DIG	Designed /	Checked:	Date:	Architects: MARCELLINO SAIN ARCHITECTS (M.A.R.S) Client: PROSTRUCT CONTRACTORS PTY LTD	Local Municipality: Northern Beaches Council	Drawing Status: FINAL	Scale: N/A	Project Site:	PROPOSED BOARDING HOUSE DEVELOPMENT 615 - 613 PITTWATER RD & 11 MAY RD DEE WHY, NSW	Plan No:						
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	C	28.10.2024	FOR S34 APPLICATION		CC		28.10.24													
															Drawing Title:	LANDSCAPE SPECIFICATION & MAINTENANCE NOTES				