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Issue	Description	Date
51	Issue for Section 4.55 Amendment	26.07.23

SYMBOL LEGEND	
	BOUNDARY
	EXISTING WALL TO BE RETAINED.
	PROPOSED NEW WALLS
	SECTION/ SHEET NUMBER

FB - FACE BRICK	BHP - BUILDING HEIGHT PLANE
CR - CEMENT RENDER	COS - CHECK ON SITE
MC - MASONRY CLADDING	C - CUPBOARD
CONC - CONCRETE	EX - EXISTING
FC - FIBRE CEMENT SHEET	FFL - FINISHED FLOOR LEVEL
LWC - LIGHTWEIGHT CLADDING	H - HEIGHT
TIM - TIMBER	NGL - NATURAL GROUND LINE
MSR - METAL SHEET ROOFING	OF - OVER FLOW
BAL - BALUSTRADE	RL - RELATIVE LEVEL SCREEN
C - CUPBOARD	SW - STORMWATER
	TYP - TYPICAL



0001365610 27 Jun 2023

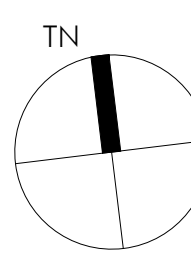
Assessor Tracey Coles

Accreditation No. HERA10033

Address

2-8 Rickard Road, Narrabeen, NSW, 2101

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Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	ROOF PLAN
Drawn	MB
Checked	
Date	
Number	10090_DA01
Issue	S1

DEVELOPMENT APPLICATION

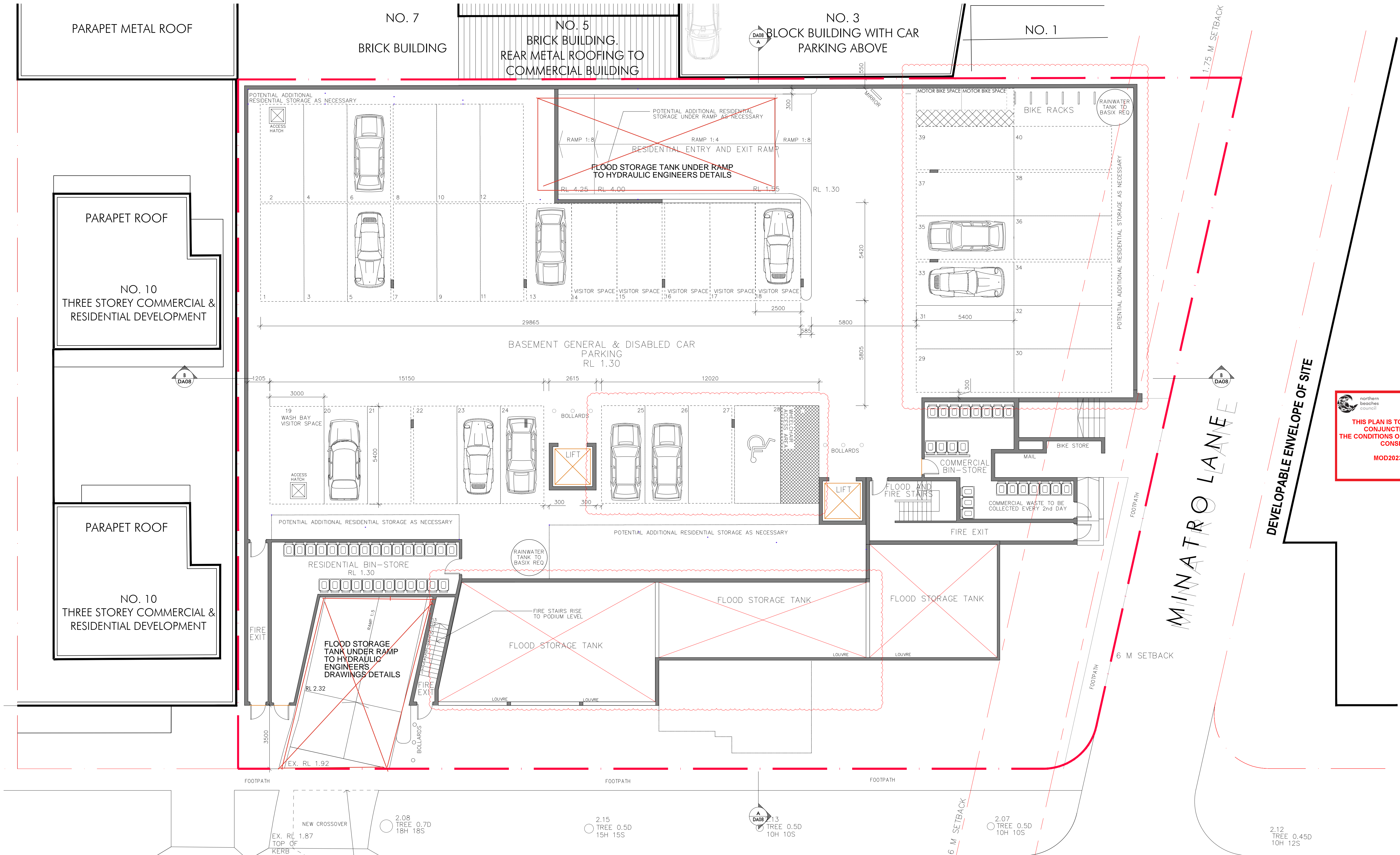


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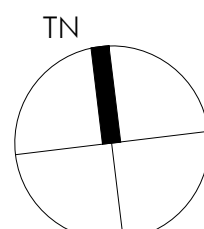
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MOD2023/0473

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Rev	Description	Date
S1	Issue for Section 4.55 Amendment	26.07.23

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	TYP - TYPICAL



Client  
**ANTHONY GLEESON**

Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

The  
**BASEMENT FLOOR**

Drawn  
MB

Checked  
MB

Date  
10090\_DA02

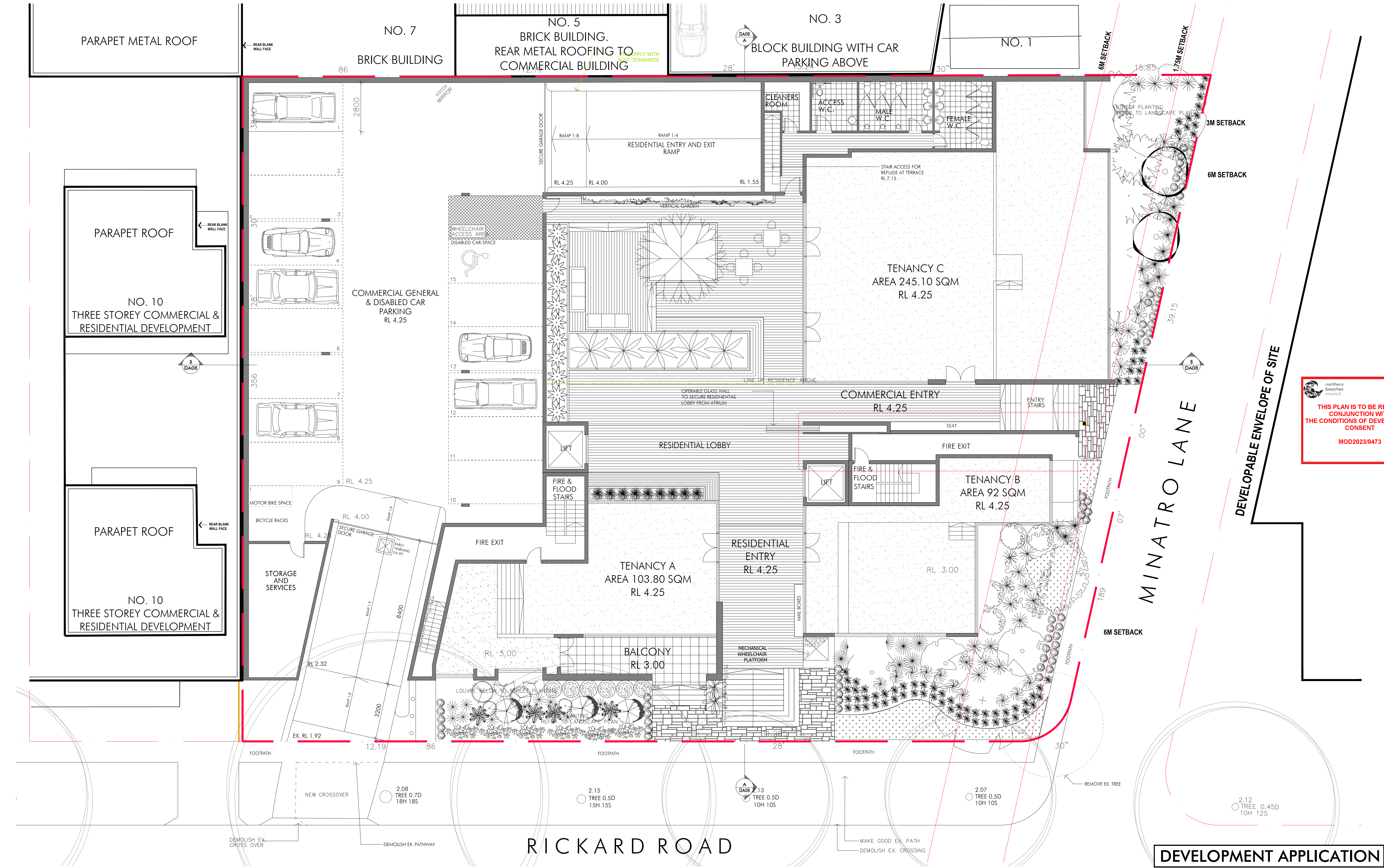
Rev  
S1

**DEVELOPMENT APPLICATION**

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**MOD2023/0473**

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S1	Issue for Section 4.55 Amendment	26.07.23

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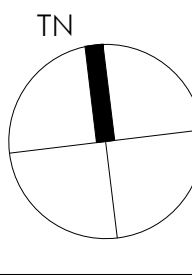
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**0001365610** 27 Jun 2023  
Assessor Tracey Coles  
Accreditation No. HERA10033  
Address  
2-8 Rickard Road, Narrabeen, NSW, 2101





**ANTHONY GLEESON**  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

**GROUND FLOOR**  
Drawn MB  
Checked  
Scale  
Number 10090\_DA03  
Sheet S1

**DEVELOPMENT APPLICATION**

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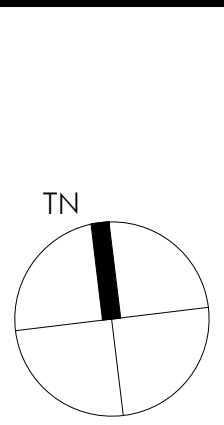
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Client  
**ANTHONY GLEESON**

Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

Title  
**FIRST FLOOR**

Drawn  
MB

Checked

Date

Number  
**10090\_DA04**

Issue  
**S1**

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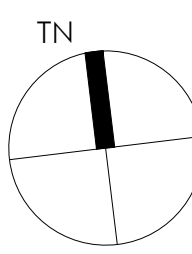
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Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

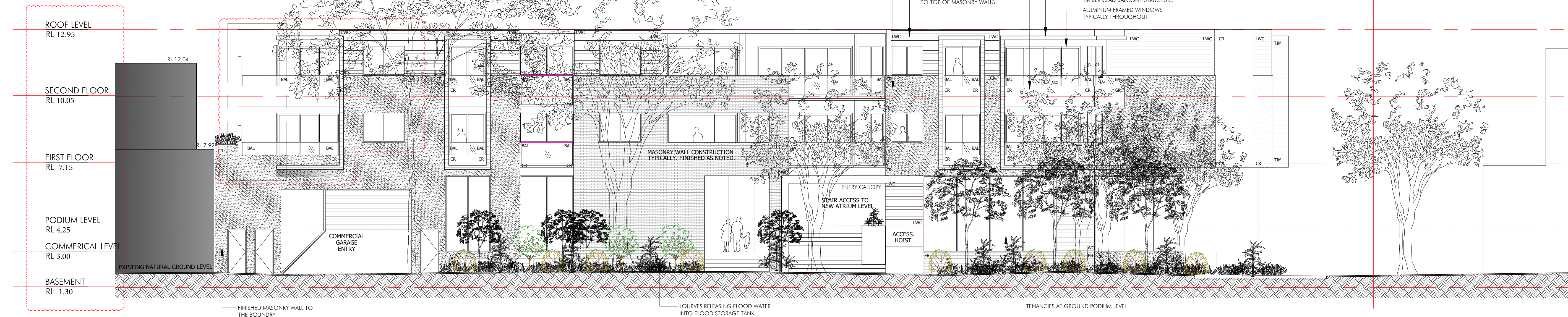
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Drawn	MB
Number	10090_DA05
Sheet	S1

DEVELOPMENT APPLICATION

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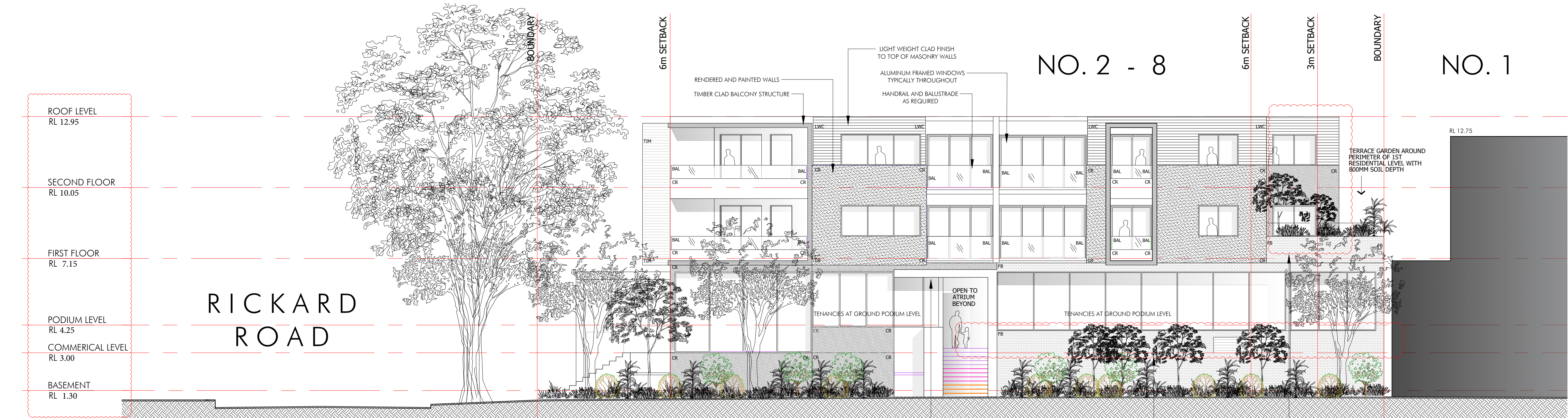


NO. 10  
THREE STOREY COMMERCIAL  
& RESIDENTIAL DEVELOPMENT



01 PROPOSED SOUTH ELEVATION  
SCALE 1:100 @ A1

northern beaches council  
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MOD2023/0473



02 PROPOSED EAST ELEVATION  
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION

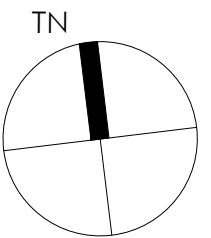
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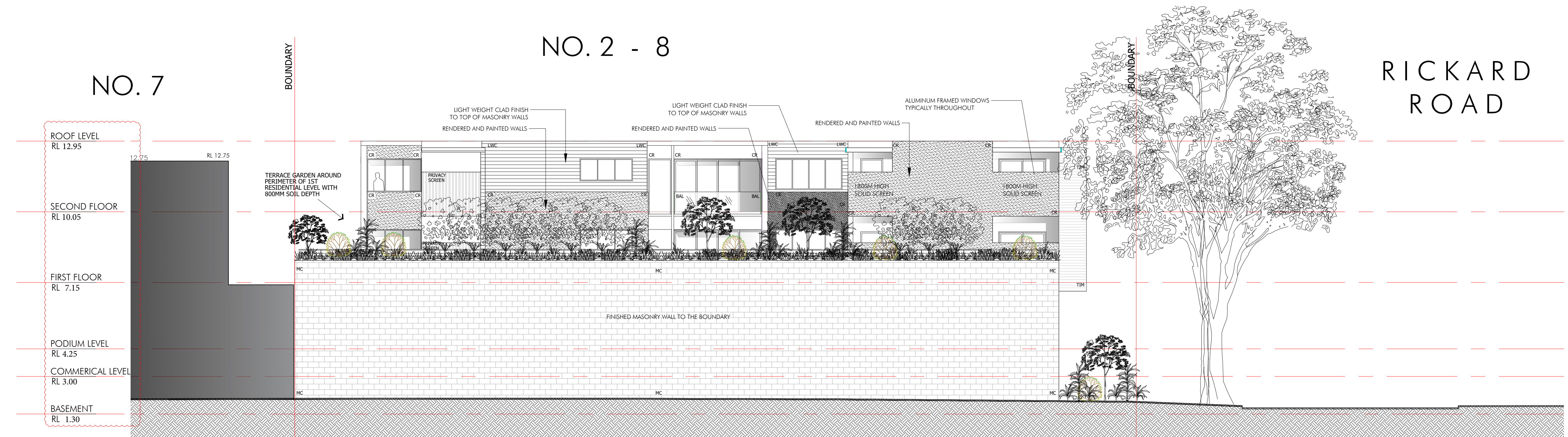


Client  
**ANTHONY GLEESON**  
Project  
**2-8 RICKARD ROAD, NORTH NARRABEEN**

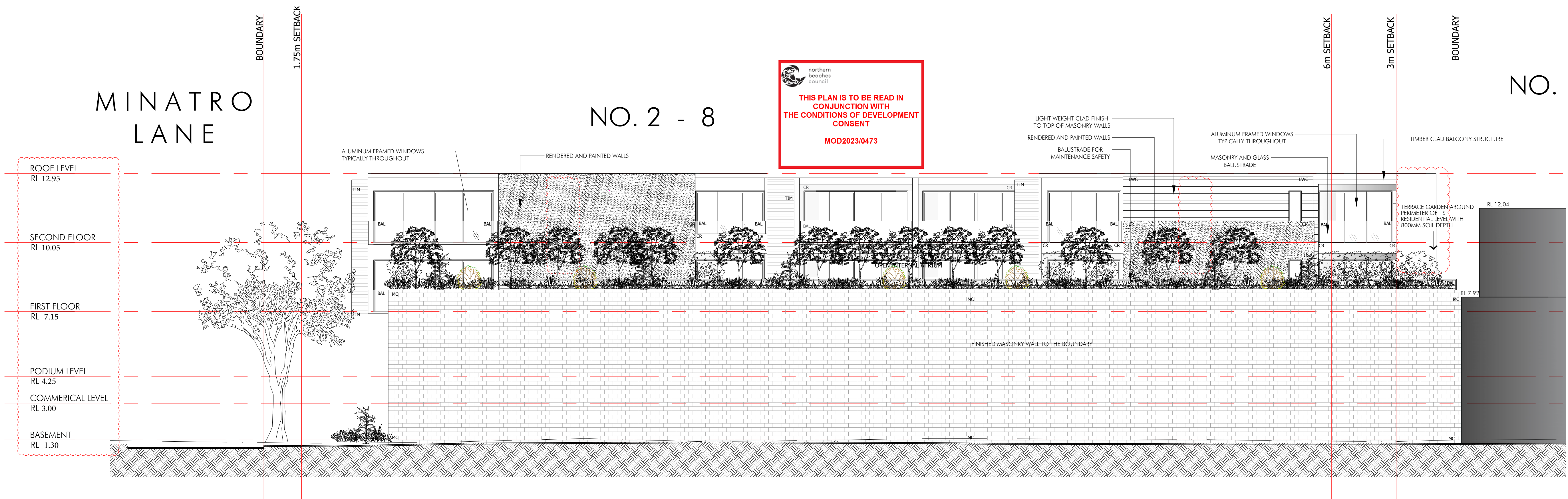
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Drawn  
MB  
Checked  
  
Date  
  
Number  
**10090\_DA06**  
Sheet  
**S1**

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01 PROPOSED WESTERN ELEVATION  
SCALE 1:100 @ A1



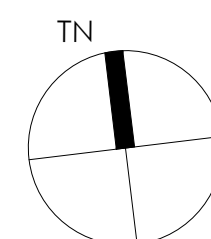
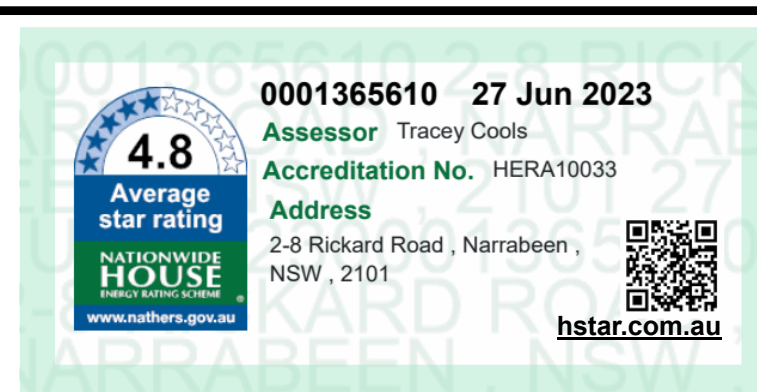
02 PROPOSED NORTH ELEVATION  
SCALE 1:100 @ A1

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Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

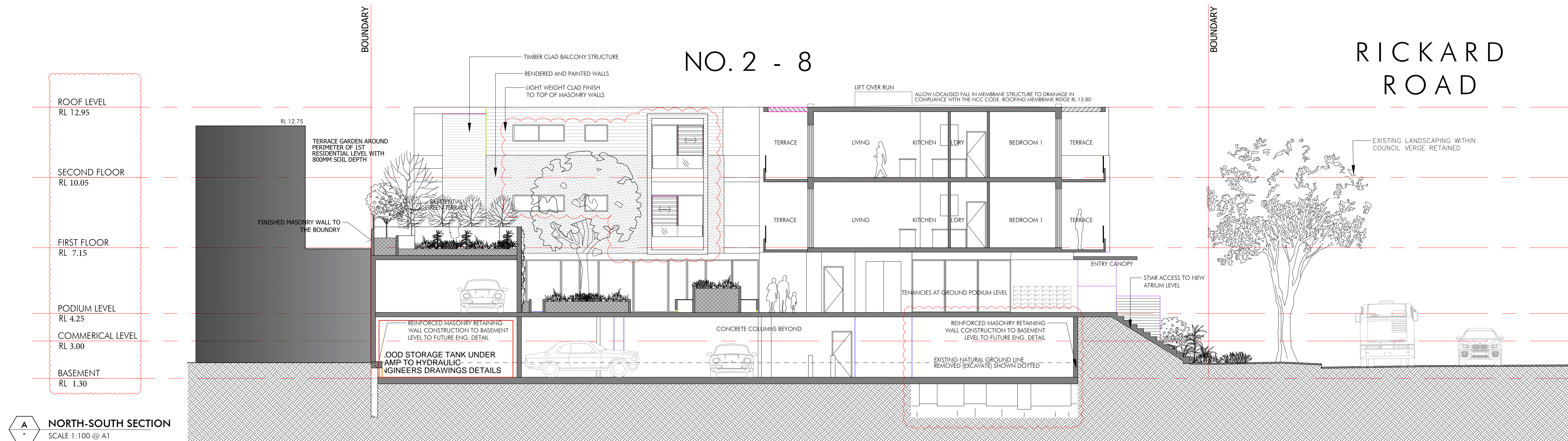
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Drawn	MB
Checked	
Date	
Number	10090_DA07
Issue	S1

DEVELOPMENT APPLICATION	
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NO. 2 - 8

RICKARD  
ROAD



 northern beaches council

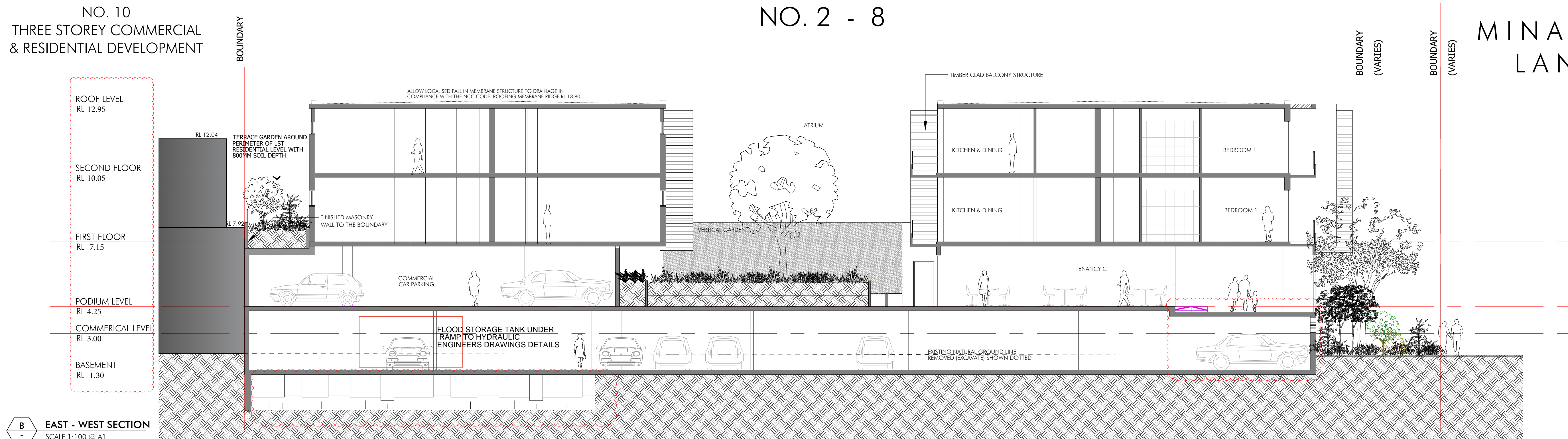
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MOD2023/0473

NO. 10  
THREE STOREY COMMERCIAL  
& RESIDENTIAL DEVELOPMENT

NO. 2 - 8

MINATRO  
LANE







DEVELOPMENT APPLICATION

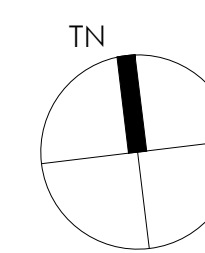
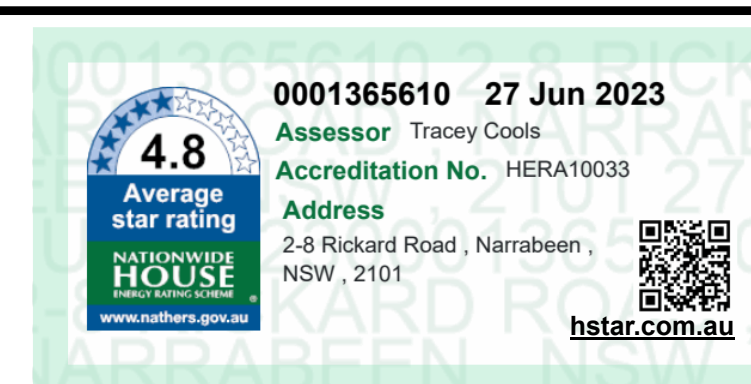
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Client	ANTHONY GLEESON
Project	2-8 RICKARD ROAD, NORTH NARRABEEN

Title	SECTIONS
Drawn	MB
Checked	
Date	
Number	10090_DA08
Issue	S1

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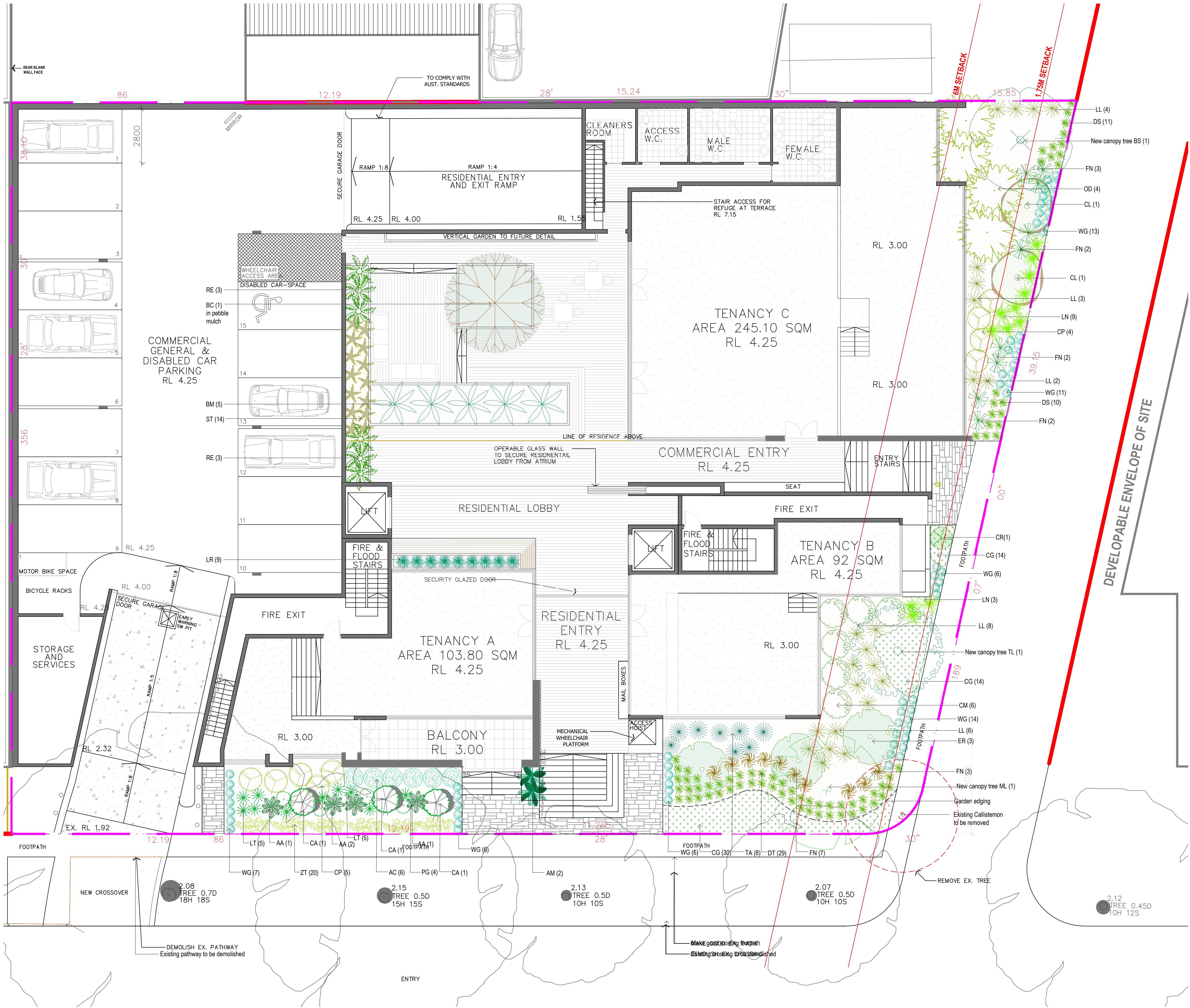
LEGEND

- BOUNDARY
- SEWER
- EXISTING LEVELS
- ALUMINIUM EDGE
- CONCRETE
- MULCH
- PAVING
- TREE TO BE RETAINED
- TREE TO BE REMOVED

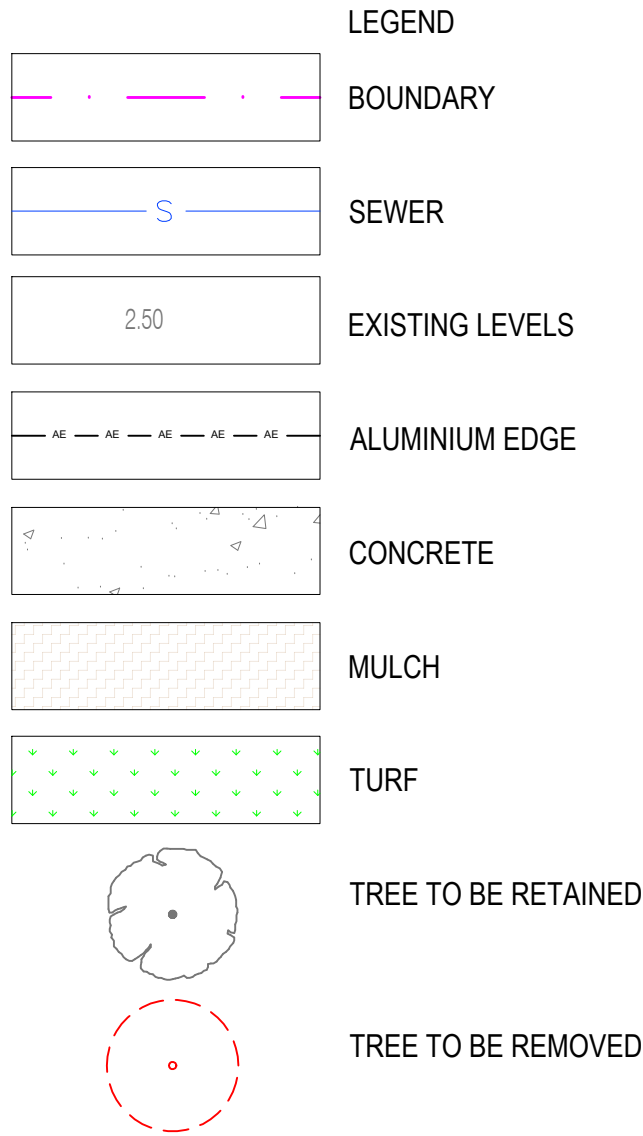
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MOD2023/0473

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
BC	BACKHOUSIA CITRIODORA	LEMON MYRTLE	1	5m	75Ltr
* BS	BANKSIA SERRATA	OLD MAN BANKSIA	1	7m	400Ltr
ER	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	3	6m	75Ltr
* ML	MELALEUCA LINEARIFOLIA	SNOW IN SUMMER	1	8m	400Ltr
TL	TRISTANIOPSIS LAURINA 'LUSCIOUS'	LUSCIOUS WATER GUM	1	8m	400Ltr
<b>SHRUBS</b>					
AA	ASPLENium AUSTRALASICUM	BIRDS NEST FERN	5	1m	250mm
AC	ACMENA SMITHII MINOR 'CHERRY SURPRISE'	CHERRY SURPRISE	6	2.5m	35Ltr
AM	ALPINIA MUTICA 'FALSE CARDAMON'	NATIVE GINGER	2	2m	250mm
BM	BAMBUSA TEXTILIS GRACILIS	SLENDER WEAVERS BAMBOO	5	6m	75Ltr
CA	CORREA ALBA	WHITE CORREA	3	1.5m	250mm
* CL	CALLISTEMON LINEARIS	NARROW LEAF BOTTLEBRUSH	2	3m	35Ltr
CM	CALLISTEMON VIMINALIS 'MACARTHUR'	MACARTHUR BOTTLEBRUSH	6	1.8m	250mm
CP	CRINUM PEDUNCULATUM	RIVER LILY	9	2m	250mm
CR	CYCAD REVOLUTA	CYCAD	1	1m	250mm
* OD	OZOTHAMNUS DIOSMIFOLIUM	EVERLASTING PAPER DAISY	4	2m	250mm
PG	PITTOSPORUM 'GOLF BALL'	GOLF BALL PITTOSPORUM	4	0.7m	250mm
RE	RHAPIS EXCELSA	RHAPIS PALM	6	2m	45Ltr
WG	WESTRINGIA FRUTICOSA 'GREY BOX'	GREY BOX	70	0.4m	250mm
<b>GRASSES / GROUND COVERS</b>					
CG	CARPOBROTUS GLAUDESCENS	PIG FACE	44	0.2m	200mm
DS	DIANELLA 'SILVER STREAK'	VARIAGATED FLAX LILY	21	0.5m	140mm
DT	DIANELLA 'TAS RED'	TAS RED FLAX LILY	29	0.4m	200mm
* LL	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	19	1m	200mm
LN	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA	12	0.7m	200mm
LR	LIRIOPE MUSCARI 'JUST RIGHT'	JUST RIGHT	9	0.5m	140mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	10	0.5m	200mm
* FN	FICINIA NODOSA	KNOBBY CLUB-RUSH	9	0.6m	200mm
ST	SANSEVIERIA TRIFASCIATA 'LAURENTII'	MOTHER IN LAWS TONGUE	14	0.8m	250mm
* TA	THEMEDA AUSTRALIS	KANGAROO GRASS	8	1m	200mm
ZT	ZOYSIA TENUIFOLIA	NO MOW GRASS	20	0.1m	200mm

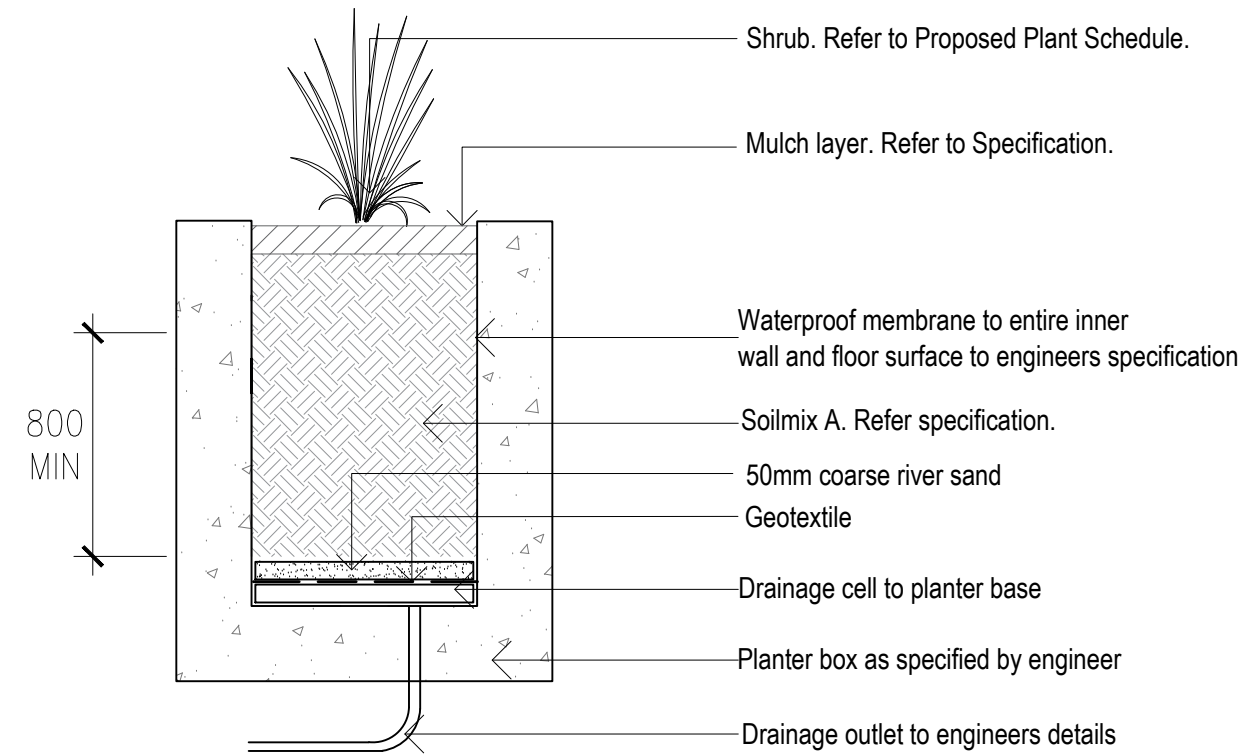
\* DENOTES PLANT FROM COUNCIL'S 'LOWLANDS' VEGETATION LIST.







PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
<b>TREES</b>					
MT	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA	7	3m	25Ltr
<b>SHRUBS</b>					
CB	CRASSULA OVATA 'BLUE BIRD'	BLUE BIRD	21	0.6m	25Ltr
CG	CALLISTEMON VIMINALIS 'GREEN JOHN'	GREEN JOHN BOTTLEBRUSH	3	1m	25Ltr
CL	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	23	3m	25Ltr
DE	DORYANTHES EXCELSA	GYMEA LILY	16	1.5m	25Ltr
WN	WESTRINGIA FRUTICOSA 'NARINGA'	NARINGA	12	2m	200mm
<b>GRASSES / GROUND COVERS</b>					
AA	AGAVE ATTENUATA	AGAVE	8	0.5m	200mm
DC	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	17	0.4m	200mm
LN	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA	12	0.7m	200mm
PT	PHORMIUM TENAX 'FLAMIN'	FLAMIN	14	0.8m	200mm
LT	LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	26	0.5m	200mm
WM	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI	15	0.2m	140mm



TYPICAL RAISED PLANTER BOX  
SCALE 1:20

#### PLANTER SPECIFICATIONS

##### PLANTER MEDIA

Provide a lightweight Planter Media to AS4419 in Planter Box Mix Top for the top layer up to 300mm above Planter Box Mix Bottom as supplied by BC Sands or equivalent. Provide a non hydrophobic low organic content media that is stable over time, has excellent capillary properties for sub surface irrigation, good shear strength due to particle shape for slope surface and is suitable for a wide range of plant species.

##### IRRIGATION

Install sub surface drip irrigation with even spacing to ensure a uniform moisture application. The irrigation system is to be designed & installed by a specialist Irrigation Subcontractor. The irrigation system is to be a fully automatic system, either a proprietary system, or an Electrical & Hydraulic Engineer Certified system made up of proprietary components. It is to supply water to all plant life at a rate & consistency to promote true plant health. Water delivered by the irrigation system is not to create run-off or erosion, and is not to fall on non-soil landscaping areas & not to fall on non-soil landscaping elements outside of the area of planting.

##### FERTILISING

Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the second seasons growth at the end of the second growing season in late summer to autumn. Fertilisers are to be used carefully to avoid dumping of nutrients and/or leaching of nutrients into the stormwater. Synthetic, controlled-release fertiliser or organic slow-release fertilisers should be used. N-P-K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings.

##### MULCHING

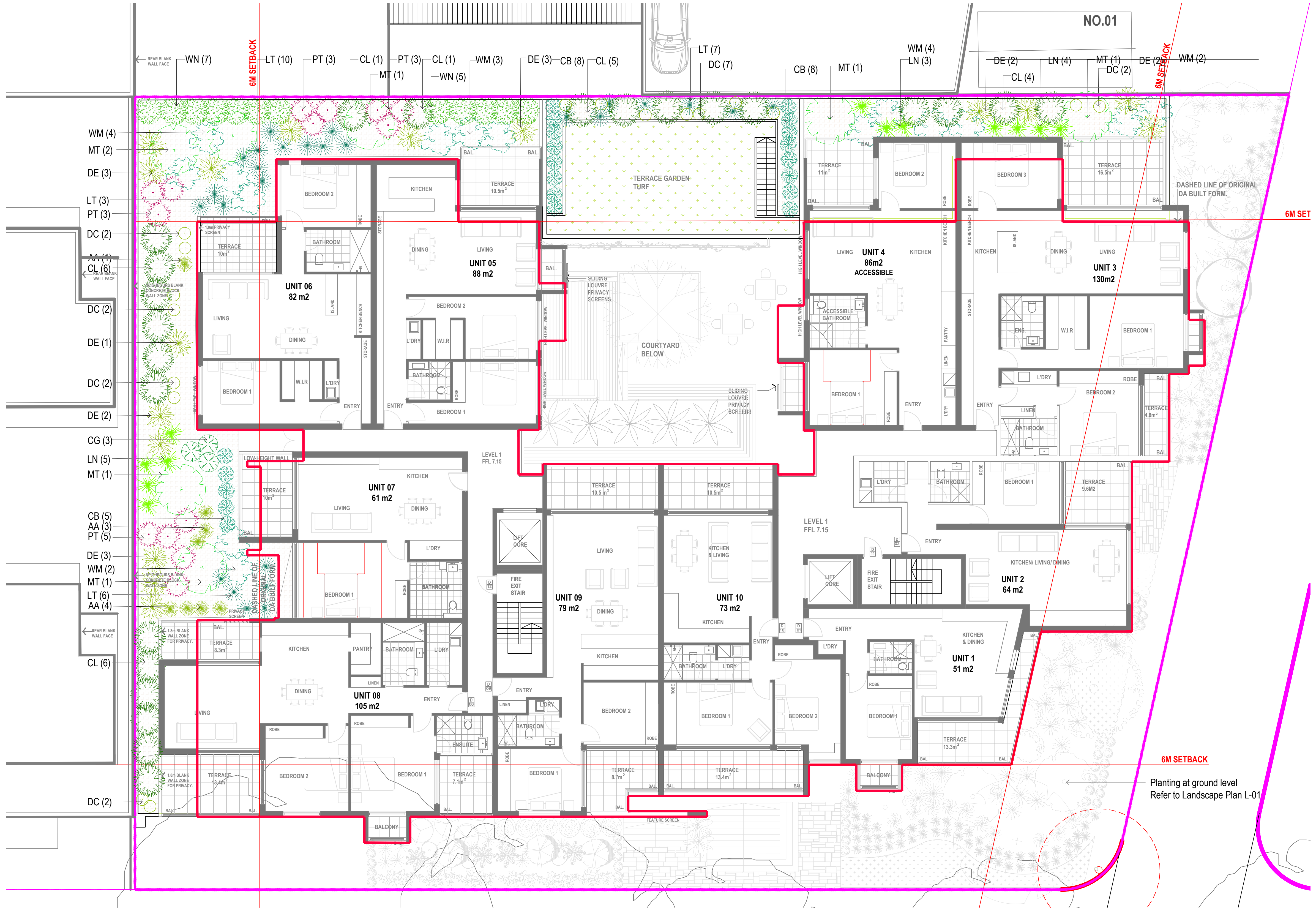
Mulch all gardens to reduce the opportunity for blow-in weed species to readily establish. Mulch will also provide a stable ballast layer protecting the substrate layer during plant establishment from excessive winds. Following planting tamp lightly to give an even graded surface. Spread layer of mulch 20-40mm over the surface of all garden beds. Care shall be taken not to mix soil and mulch together.

All mulching is to be carried out with AS 4454 and must be sourced from a certified fully licensed Australian Standard producer.

Mulch to be scoria, recycled concrete or basalt.

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

**MOD2023/0473**



#### PLANTER MAINTENANCE STRATEGY

The planters are to be consistently maintained to a high standard for maximum visual benefits, functions and uses.

Establishment maintenance is typically 6 to 12 months with irrigation, weed control and pruning critical to promote suitable plant form and growth.

All maintenance activities are to be conducted in accordance with applicable Australian and workplace safety regulations. All 'Working at Heights' requirements are to be recorded for all maintenance personnel including evidence of relevant certification. Safety systems are to be maintained as per AS/NZS 1891.4:2009. All work shall be carried out with regard to standard horticultural and arboricultural practices. Use a visual inspection checklist to monitor the planters identifying any problems. Weeds to be removed by hand to minimize spread. Maintenance staff should observe good hygiene practices to ensure weeds do not spread from one site to another. Drains and associated infrastructural should be inspected annually. No ponding of water should be evident on roofs or in perimeter drains and no leaks observed from overflowing gutters externally or internally.

After the vegetation has been installed, the requirements for maintenance include: removal of weeds, light fertilization with slow release complete fertilizers, inspected for and the replacement of dead plants.

For the successful establishment of plants it is essential that adequate maintenance on a regular basis be provided. Regular visual inspection ensures problems can be identified and fixed. This regular maintenance will encourage quick development of the plants and reduce the cost of replacing dying plants.

##### VISUAL INSPECTION CHECKLIST

Use a visual inspection checklist to monitor the planters and identifying any problems. Additional visual inspections are recommended after extreme weather events such as rain, strong winds and prolonged drought.

PLANT COVERAGE: Note any bare patches

PLANT HEALTH:

Assess plant health and condition, noting signs of possible nutrient deficiencies, pests and diseases, damaged plants, pruning needs and any declines / deaths.

WEEDS:

Assess the weeds present, noting the dominant species and if particular areas are more impacted than others.

PLANTERS:

Check the planters, noting any roots emerging from the bottom of planters, particularly at drainage points, or any surface damage of the planter profile.

IRRIGATION:

Check any damage/deterioration of irrigation components and any visual signs of over/under watering.

DRAINAGE:

Check for blockages, checked water.

#### HORTICULTURAL MAINTENANCE

##### Weeding:

Uncontrolled weeds compete with planted species and can alter the aesthetic and functional outcomes of the planters. Weed control measures should aim to eliminate weed germination and establishment. Weeds are to be controlled while young and before seed set.

Physical control of weeds in planters rely on hand removal with early weeding of small weeds the most effective approach. Weeds to be removed carefully by hand to minimize spread. Chemicals are generally not recommended. Maintenance staff should observe good hygiene practices to ensure weeds do not spread from one site to another.

##### Pruning:

Pruning is undertaken to manage plant form and shape of climbers and small trees. Begin from the top of the green wall and head down towards the bottom. Prune specimens that tower above others. Ensure plants do not attach to windows or walls. Prune climbers to encourage attachment to wire cables and ensure they do not grow over planter edges and trail along the ground. Prune climbers to ensure they do not attach to the small trees. Pruning as required to small trees to maintain plant density, shape, encourage flowering and improve appearance. After pruning, plants should have no dead wood evident and retain an appropriate form or shape. Pruning frequency will be dependent on growth rates and seasonality.

##### Plant Health:

Plant health issues may relate to nutrition or from abiotic stresses such as elevated heat, drought and wind exposure. Pests can cause physical damage to plants while pathogens such as viruses, fungi and bacteria can introduce disease and damage plant growth. Integrated pest management approaches will be the most effective to ensure plant health. Vegetation should be healthy with even growth and no evidence of pest and disease infestation. Scheduling of control measures will depend on the plant species and season.

##### Fertilisers:

Managing plant nutrition should be based on regular monitoring of plant growth. Visual symptoms such as low vigour, stunting, leaf yellowing or chlorosis may indicate nutrient deficiency. Assessing the soil pH helps identify problems. Fertilising will only be required if the plant is indicating signs of poor condition and slow growth due to nutrient deficiencies. If fertilising is deemed to be necessary it will be carried out after the second seasons growth at the end of the second growing season in late summer to autumn. Fertilisers are to be used carefully to avoid dumping of nutrients and/or leaching of nutrients into the stormwater. Synthetic, controlled-release fertiliser or organic slow-release fertilisers should be used. N-P-K ratios and application rates vary greatly depending on conditions of use. Consult manufacturers for application rates suitable for individual plantings.

##### Irrigation:

Check individual components of the irrigation system included drip heads, irrigation lines and drainage gutters.

##### Mulches:

Every 6 months all garden beds are to be checked to ensure there is sufficient mulch. Mulch to be spread evenly and uniformly at a consistent depth. No ponding of water should be evident or in perimeter drains and no leaks observed from planters externally or internally. All mulching is to be carried out with AS 4454 composted organic material, low in phosphorous and derived from the raw material, green waste. Mulching materials must be sourced from a certified fully licensed Australian Standard producer.

#### NOTES:

Consultants to check and verify all dimensions and all levels on site prior to any works.

Any discrepancies should be immediately referred to Space Landscape Design.

All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.

Dimensions designed over existing. All measurements are in millimetres.

Rev.	Date	Issue
A	30/03/17	Preliminary Issue
B	30/03/17	DA Issue
C	12/07/23	

Checked
AE
AE

**SPACE**  
LANDSCAPE DESIGNS

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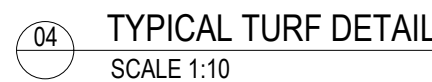
DRN: C.Wallace (B.LArch)  
DATE: 12/07/2023  
SCALE: 1:100@A1  
PROJECT NO: 17571

NORTH

**LANDSCAPE PLAN**  
**FIRST FLOOR RESIDENTIAL**  
**L-02**

Rev D





 northern  
beaches  
council

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**MOD2023/0473**