

41 & 43 BEACH ROAD  
COLLAROY

# LANDSCAPE DOCUMENTATION

## DEVELOPMENT APPLICATION

## DRAWING REGISTER

Dwg No.	Drawing Title	Scale	Size
<b>General</b>			
LA-DA-00	Cover Page & Drawing Schedule	N/A	A1
LA-DA-01	Landscape Schedules & Notes	N/A	A1
LA-DA-02	Landscape Statement & Precedents	N/A	A1
<b>Plans</b>			
LA-DA-03	Tree Removal Plan	1:100	A1
LA-DA-04	Landscape Plan - Ground Floor	1:100	A1
LA-DA-05	Landscape Plan - Basement	1:100	A1
LA-DA-06	Landscape Plan - Roof	1:100	A1
<b>Sections</b>			
LA-DA-07	Landscape Sections 1	1:50	A1
LA-DA-08	Landscape Sections 2	1:50	A1
<b>Palettes</b>			
LA-DA-09	Planting Palette	N/A	A1

## SITE RENDER



## LOCATION PLAN



Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

**IMPORTANT NOTES:**  
Do not scale from drawings  
All dimensions to be brought to the attention of the Project Landscape Architect  
Larger scale drawings and written measures take preference. All dimensions in mm unless otherwise stated.  
All dimensions and R/L in metres  
The Squared dimensions only  
Verify all dimensions on site before commencement of any works.  
Constructors shall locate and mark all services prior to construction.  
All work shall be carried out in accordance with RSA, SCA and Local Government Regulations.  
All work shall be to the satisfaction of the Project Landscape Architect.  
Grades & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.  
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Engineering Specifications.  
No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction or materials.  
All drawings are the property of 360 Degrees Landscape Architects Pty Ltd and shall remain the Property of Engineer, Architect or Architectural Firm.

CLIENT  
Jennifer & Russell Staley

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ARCHITECT  
Virginia Kerridge Architects

SCALE  
N/A @ A1

CHECKED GD	
DRAWN KR	

ISSUED FOR  
DA

DWG. TITLE  
**Cover Page & Drawing Schedule**

PROJECT  
**41 & 43 BEACH ROAD COLLAROY**



## FINISHES SCHEDULE

HARDWORKS		
	Edge Type 1	Flush steel edge to all Garden beds
	Fence Type 1	Palisade Boundary Fence to Architects Detail
	Fence Type 2	1200mm High Palisade Pool Fence
	Gate Type 1	Gate to match F1 to Architects Detail
	Gate Type 2	1200mm High Pool Gate
	Paving Type 1	Mixed Stone Crazypaver
	Paving Type 2	Crazypave Steppers in Planting
SOFTWARES		
	Tree to be Retained and Protected	Refer to Arborist Report
	Tree to be Removed	Refer to Arborist Report
	New Tree	Refer to Plant Schedule
	Garden Bed Type 1	Garden Bed on Grade
	Garden Bed Type 2	Garden Bed on Slab
	Turf	Buffalo 'Palmetto'. 300mm min Soil Underlay
GENERALS		
	Site Boundary	Refer to Survey's Drawings
	Awning Over	Refer to Architect's Drawings
	Building Line	Refer to Architect's Drawings
LEVELS		
+ ex RL 88.00	Existing Level	To be Retained
+ RL 88.00	Reduced Level	Top of Finish Level
+ ToW 88.00	Top of Wall RL	Top of Finish Level
+ ToE 88.00	Top of Edge RL	Top of Finish Level
+ ToS 88.00	Top of Seat RL	Top of Finish Level
+ ToF 88.00	Top of Fence RL	Top of Finish Level

## GENERAL NOTES

\* FOR DEVELOPMENT APPLICATION ONLY

\* All tree dimensions and RLs in metres. All other dimensions in mm unless stated otherwise.

\* Do not scale from drawings. Use figured dimensions only. Larger scale drawings and written dimensions take preference.

\* All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.

\* Service location on plans are indicative only. *360 Degrees Landscape Architects Pty Ltd* accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to determine service locations prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Locate and protect all services on site and in adjacent public domain. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

\*All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

\* Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

\* No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Landscape Architect.

**\* This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.**

## IRRIGATION NOTES

\* Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.

\* Irrigation is to comply with Council Conditions of Consent and Water Authorities.

\* All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.

\* Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.

\* Drip irrigation is to be fully concealed by 75mm minimum of mulch.

## LANDSCAPE DIAGRAMS

## LANDSCAPE OPEN SPACE



## PLANT SCHEDULE

### GROUND FLOOR - PLANTING SCHEDULE

Botanical Name	Common Name	Pot Size
<b>TREES &amp; PALMS</b>		
<i>Dracaena draco</i>	Dragon Tree	ex ground
<i>Elaeocarpus eumundii</i> *	Quandong	300L
<i>Howea forsteiana</i> *	Kentia Palm	ex ground
<i>Robinia pseudoacacia</i> 'Frisia'	Golden Robinia	300L
<i>Tristaniaops laurina</i> 'Luscious' *	Luscious Water Gum	300L
<i>Waterhousea floribunda</i> 'Sweeper' *	Sweeper Weeping Lillypillly	300L
<b>SHRUBS, GRASSES, FERNS &amp; PERENNIALS</b>		
<i>Acmena 'Sublime'</i> *	Sublime Lillypillly	400mm
<i>Aeonium arboreum</i>	Tree houseleek	200mm
<i>Alpinia nutans</i>	Dwarf Cardamon Ginger	200mm
<i>Alyxia buxifolia</i> *	Sea Box	200mm
<i>Banksia ericifolia</i> *	Heathleafed Banksia	200mm
<i>Casuarina 'Green Wave'</i> *	Green Wave Dwarf SheOak	200mm
<i>Correa alba</i> *	White Correa	200mm
<i>Dianella caerulea</i> 'Little Jess' *	Little Jess Flax Lily	200mm
<i>Diets robinsoniana</i> *	Lord Howe Wedding Lily	200mm
<i>Doodia aspera</i> *	Rasp Fern	200mm
<i>Fatsia japonica</i>	Japanese Aralia	200mm
<i>Gardenia augusta</i> 'Florida'	Gardenia	300mm
<i>Leptospermum laevigatum</i> 'Fore Shore' *	Fore Shore Dwarf Tea Tree	200mm
<i>Ligularia tussilaginea</i>	Leopard Plant	200mm
<i>Liriope muscari</i> 'Just Right'	Just Right LillyTurf	200mm
<i>Lomandra 'Verday'</i> *	Verday Mat Rush	200mm
<i>Poa labillardieri</i> 'Eskdale' *	Eskdale Tussok Grass	200mm
<i>Rhaphiolepis</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	300mm
<i>Telopea speciosissima</i> 'Wirrimbia White' *	White Waratah	200mm
<i>Westringia fruticosa</i> 'Blue Gem' *	Blue Gem Coastal Rosemary	200mm
<i>Westringia fruticosa</i> 'Mundi' *	Mundi Coastal Rosemary	200mm
<b>GROUNDCOVERS</b>		
<i>Carpobrotus glaucescens</i> *	Angular Pig Face	150mm
<i>Casuarina 'Cousin It'</i> *	Trailing SheOak	150mm
<i>Rosmarinus 'Irene'</i>	Trailing Rosemary	150mm
<i>Viola hederacea</i> *	Native Violet	150mm
<i>Zoysia tenuifolia</i>	Temple Grass	150mm

\* Australian Native / Native cultivar

### LEVEL 1 - PLANTING SCHEDULE

Botanical Name	Common Name	Pot Size
<b>SHRUBS &amp; PERENNIALS</b>		
<i>Fatsia japonica</i>	Japanense Aralia	200mm
<i>Rhaphiolepis</i> 'Snow Maiden'	Snow Maiden Indian Hawthorn	300mm
<b>GRASSES, SUCCULENTS &amp; GROUNDCOVERS</b>		
<i>Crassula ovata</i>	Jade	300mm
<i>Crassula undulatum</i> 'Max Cook'	Wavy Jade	300mm
<i>Lampranthus</i> 'Pink Explosion'	Pink Explosion Dewplant	150mm
<i>Lomandra</i> 'Verday' *	Verday Mat Rush	150mm
<i>Rosmarinus</i> 'Irene'	Trailing Rosemary	150mm
<i>Yucca filamentosa</i>	Adam's Needle	300mm

\* Australian Native / Native cultivar

	Rev	Amendment	Date	By	IMPORTANT NOTES: Don't scale from drawing! All dimensions to be brought to the attention of the Project Landscape Architect Larger scale drawings and/or other dimensions take preference. All dimensions in millimetres otherwise stated. All dimensions are DCA to centre Use types of material only Verify all dimensions in situ before commencement of any works. Constructive and build-up ground level services prior to construction Aerial and land survey used in accordance with AS/NZS 8064 and Local Government Regulations. Structural Details shall be as subject to Engineer's Specification. Drainage & Water Features Details shall be subject to Hydraulic Engineer's Specifications. All aspects to be agreed with the professional engineer by Council. Subsequent acceptance by Landscape Drawings and Engineering Approval. Notwithstanding to the extent by 3RD Degree Landscape Architects Pty Ltd after any variation in design, construction method, materials specified, and general specifications without permission from the project Engineer or Landscape Architect. This Drawing is copyright to 3RD Degree Landscape Architects Pty Ltd.	CUSTOMER <b>Jennifer &amp; Russell Staley</b>	CHECKED GD	DWG. TITLE <b>Landscape Schedules &amp; Notes</b>	
	A	Draft DA for Co-ordination	12.12.19	KR		ARCHITECT <b>Virginia Kerridge Architect</b>	DRAWN KR		
	B		18.12.19	KR		SCALE <b>N/A @ A1</b>	ISSUED FOR DA	PROJECT <b>41 &amp; 43 BEACH ROAD COLLAROY</b>	



## LANDSCAPE STATEMENT

The proposed DA Landscape Drawings for 41 - 43 Beach Road Collaroy have been designed and set out in accordance with;

- The Client's Brief
- The Northern Beaches Council (Warringah DCP Documents)
- Architectural plans by Virginia Kerridge Architects

As part of a collaborative design team, 360 Degrees Landscape Architects propose to support clients requirements, architectural function and character through considered and refined landscape design, while also responding to the Northern Beaches Council (Warringah) Development Control Guidelines and the residences context within the coastal headland and beachfront Reserve of Stanley Florence Twight Reserve.

The proposed landscape increases the sites existing landscape offerings while maintaining deep soil zones for all proposed tree and palms to provide useable and attractive garden spaces for the residents.

The ground level landscape consists of three primary garden zones;

- Entry garden & Kids freeplay area
- Protected central pool garden and outdoor dining space
- Coastal bushland garden with pocketed lawn spaces to address Stanley & Florence Twilight Reserve.

Level 1 Roof Gardens will provide screening and privacy planting along the sites Northern boundary, while the green roof to the Southern wing will provide a green outlook for the Western neighbours will maintaining view lines.

The gardens will consist of primarily native plantings complemented with hardy exotic species suitable to the sites frontline coastal position.

Native Tree and Palm plantings will frame views lines and settle the building within the natural bushland reserve landscape.

## LANDSCAPE PRECEDENTS

## Landscape Character



### Protected Central Garden with Pool, Spa & Entertaining Area



Pocketed Lawn spaces ensconced in garden



Connection to beach & surrounding coastal landscape character

## Planting Character



Native Coastal planting palette which extends the surrounding reserve and coastal landscape



### Intergration of hardy low water succulents suitable for coastal landscapes



### Feature plants to compliment Architecture

## Materiality




### Granite pool tiling with flush wet edge coping



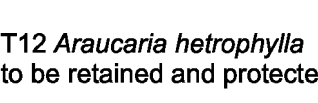
Entry pathway - Mixed stone crazy pave



### Decking & Crushed granite informal pathways

Rev	Amendment	Date	By	<div>IMPORTANT NOTES: Overlook from existing. All dimensions to be brought to the attention of the Project Landscape Architect. Layer table, elevations and surface dimensions (see schedule). All dimensions to be accurate (otherwise stated). All dimensions to be in metres. Use Scaled dimensions only. Notes of dimensions or details to be implemented (if any note). Confirmations that have not been prepared at all times prior to construction. All work to be carried out in accordance with the relevant local government regulations. Relevant features to be shown in landscape specifications. Drainage &amp; Water Feature Details must be added to Project's Specifications. All work to be carried out in accordance with the relevant local government regulations. Engineer's Specifications. Notwithstanding to be taken by the Project Landscape Architect (if any) after any variation in design, construction and/or specifications, and general specifications, which prevail from the Project Engineer or Landscape Architect. The Project Engineer is to be taken by the Project Landscape Architect (if any) after any variation in design, construction and/or specifications, which prevail from the Project Engineer or Landscape Architect.</div>	<div>CLIENT Jennifer &amp; Russell Staley</div> <div>ARCHITECT Virginia Kerridge Architect</div> <div>SCALE N/A @ A1</div>	<div>CHECKED GD</div> <div>DRAWN KR</div> <div>ISSUED FOR DA</div>	<div>DWG. TITLE <b>Landscape Statement &amp; Precedent Images</b></div> <div>PROJECT <b>41 &amp; 43 BEACH ROAD COLLAROY</b></div>	<div> Level 1, 1 Mary's Place Sunny Hills, 2010  P 02 9332 3601 W 360b.net.au ABN 90 146 901 322</div> <div>L-DA-02</div>
A	Draft DA for Co-ordination	12.12.19	KR					
B	DA	18.12.19	KR					

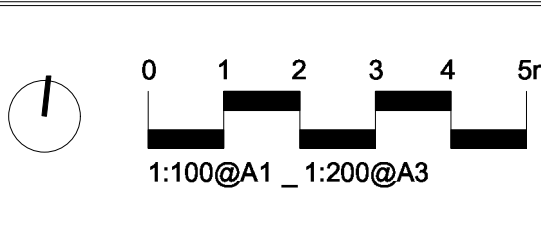


L-DA-03





Rev	Amendment	Date	By
A	Draft DA for Coordination	12.12.19	KR
B	DA	18.12.19	KR



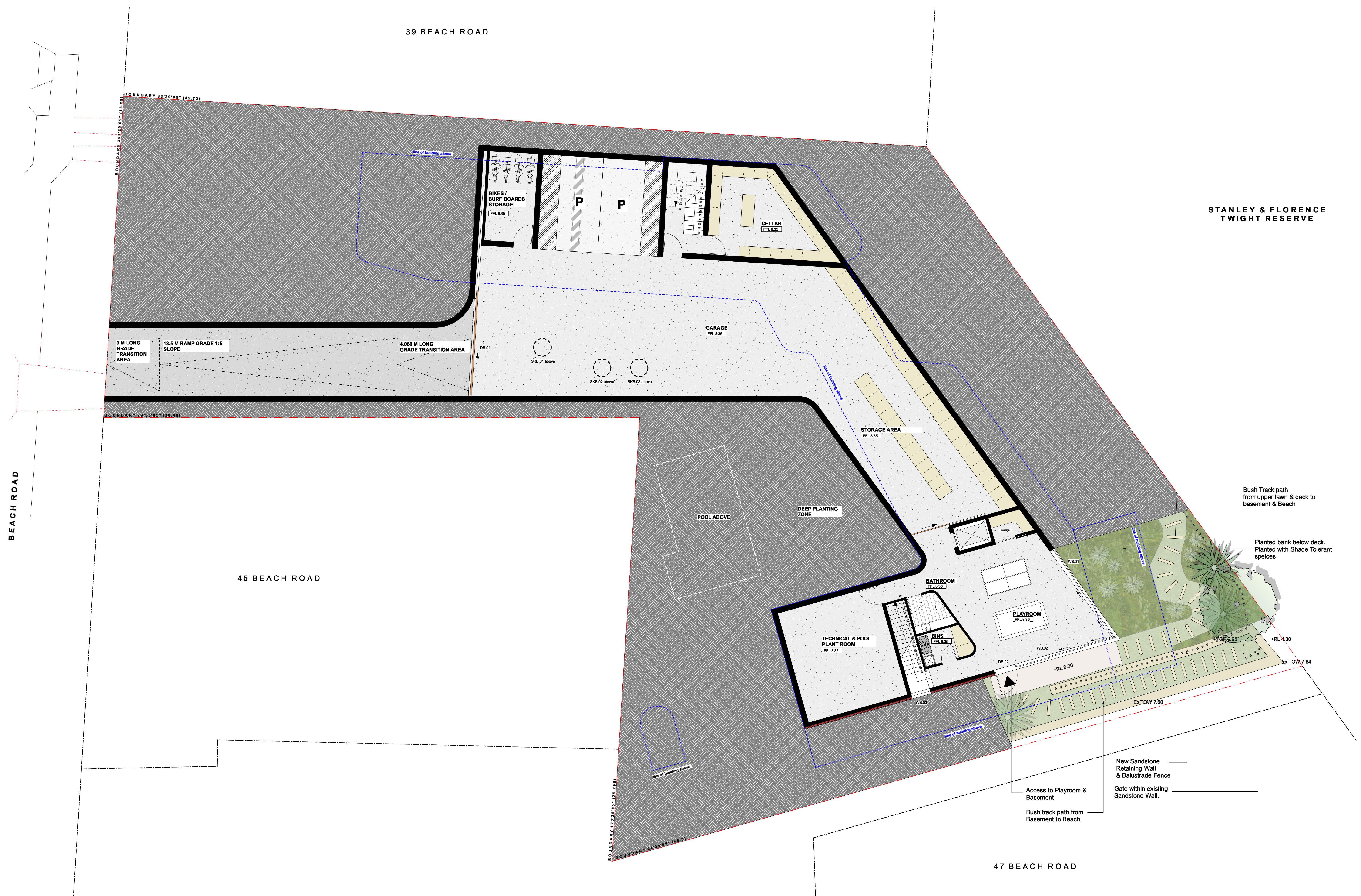
IMPORTANT NOTES:  
1. All dimensions are to be taken to the center of the object unless otherwise stated.  
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CLIENT  
Jennifer & Russell Staley  
ARCHITECT  
Virginia Kerridge Architect  
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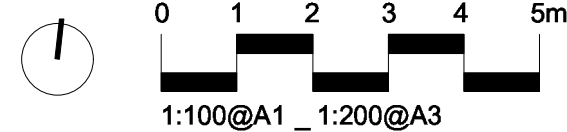
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GD  
DRAWN  
KR  
ISSUED FOR  
DA

DWG. TITLE  
**Landscape Plan - Ground Floor**  
PROJECT  
**41 & 43 BEACH ROAD COLLAROY**





Rev	Amendment	Date	By
A	Draft DA for Coordination	12.12.19	KR
B	DA	18.12.19	KR



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- All low dimensions and RLs in metres.
- Use figure dimensions only.
- Verify all dimensions on site before the commencement of any works.
- Corrections shall locate and provide all services prior to construction.
- All work shall be carried out in accordance with RSA, RCMA and Local Government Regulations.
- Structural Details shall be subject to Engineer's Specifications.
- Concrete & Water Features shall be subject to hydrologist's specifications.
- All work shall be carried out in a professional manner by Qualified Technicians according to Landscaping Drawings and Engineer's Specifications.
- No work shall be taken by 300 Degree Landscape Architects Pty Ltd for any variations in design, construction methods, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
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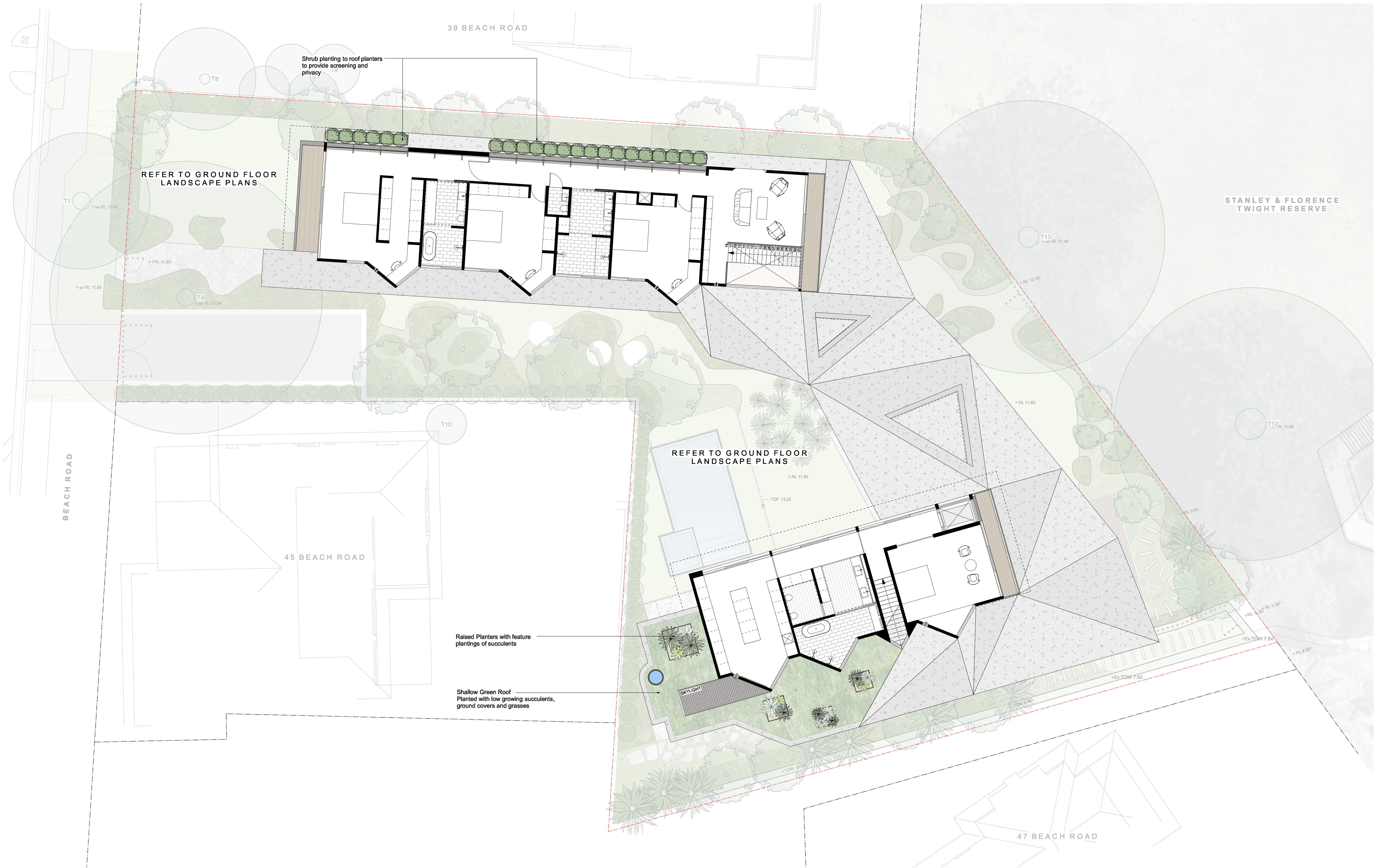
CLIENT	Jennifer & Russell Staley
ARCHITECT	Virginia Kerridge Architect
SCALE	1:100 @ A1

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DRAWN	KR
ISSUED FOR	DA

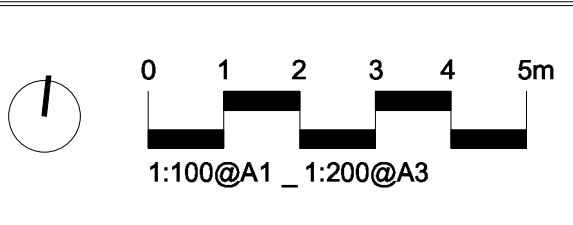
DWG. TITLE  
**Landscape Plan - Basement**

PROJECT  
**41 & 43 BEACH ROAD COLLAROY**





Rev	Amendment	Date	By
A	Draft DA for Coordination	12.12.19	KR
B	DA	18.12.19	KR



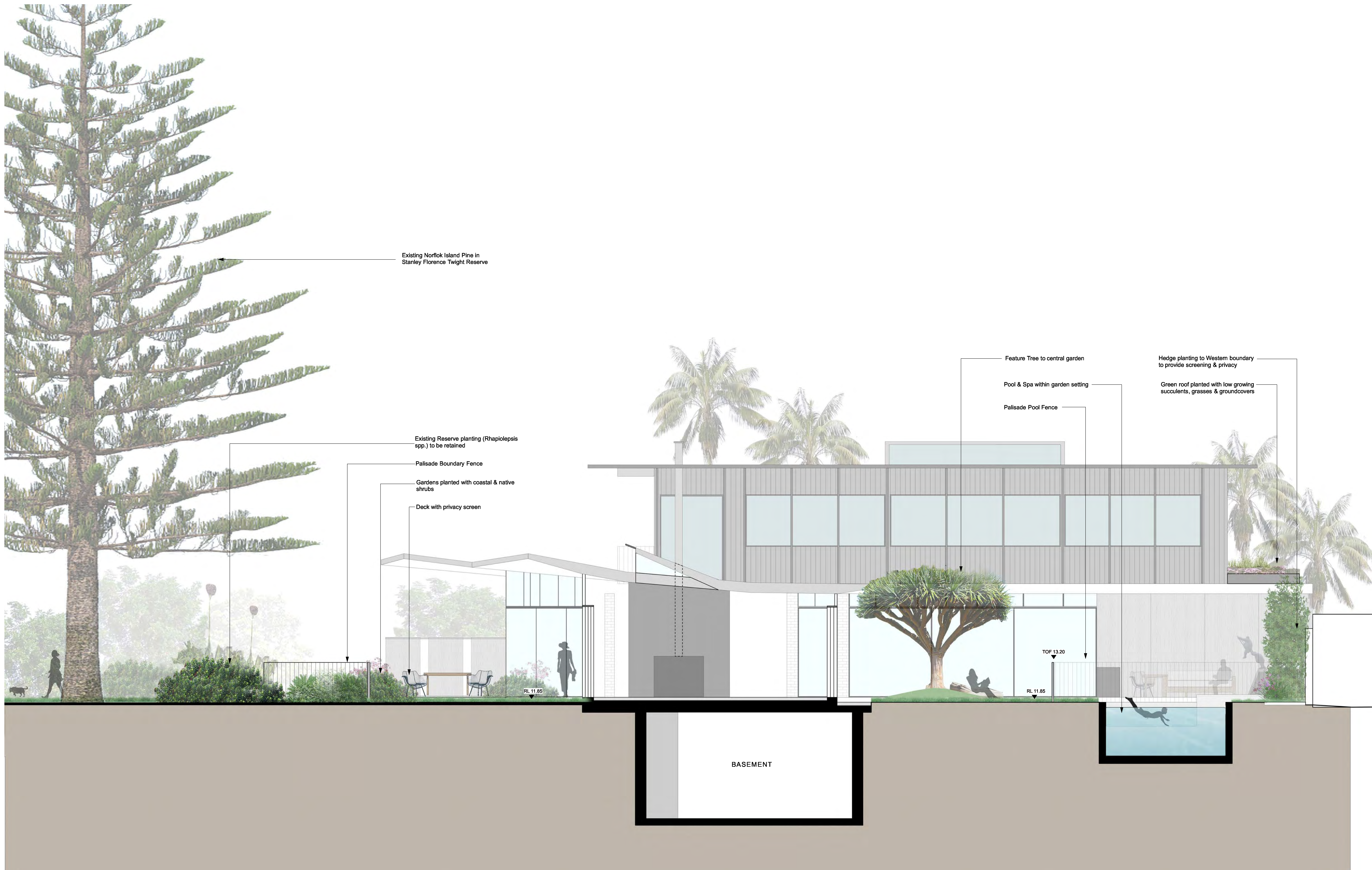
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Virginia Kerridge Architect  
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1:100 @ A1

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DWG. TITLE  
**Landscape Plan - Roof**  
PROJECT  
**41 & 43 BEACH ROAD COLLAROY**





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	A	Draft DA for Co-ordination	12.12.19	KR
	B	DA	18.12.19	KR

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CLIENT Jennifer & Russell Staley	CHECKED GD
ARCHITECT Virginia Kerridge Architect	DRAWN KR
SCALE 1:50 @ A1	ISSUED FOR DA

CHECKED GD
DRAWN KR
ISSUED FOR DA

DWG. TITLE  
**Landscape Section 1**

PROJECT  
**41 & 43 BEACH ROAD COLLAROY**

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**L-DA-07**







