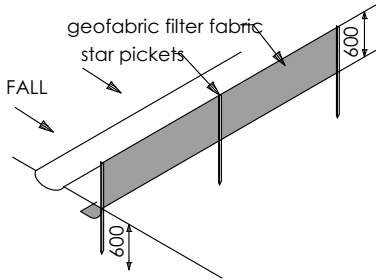


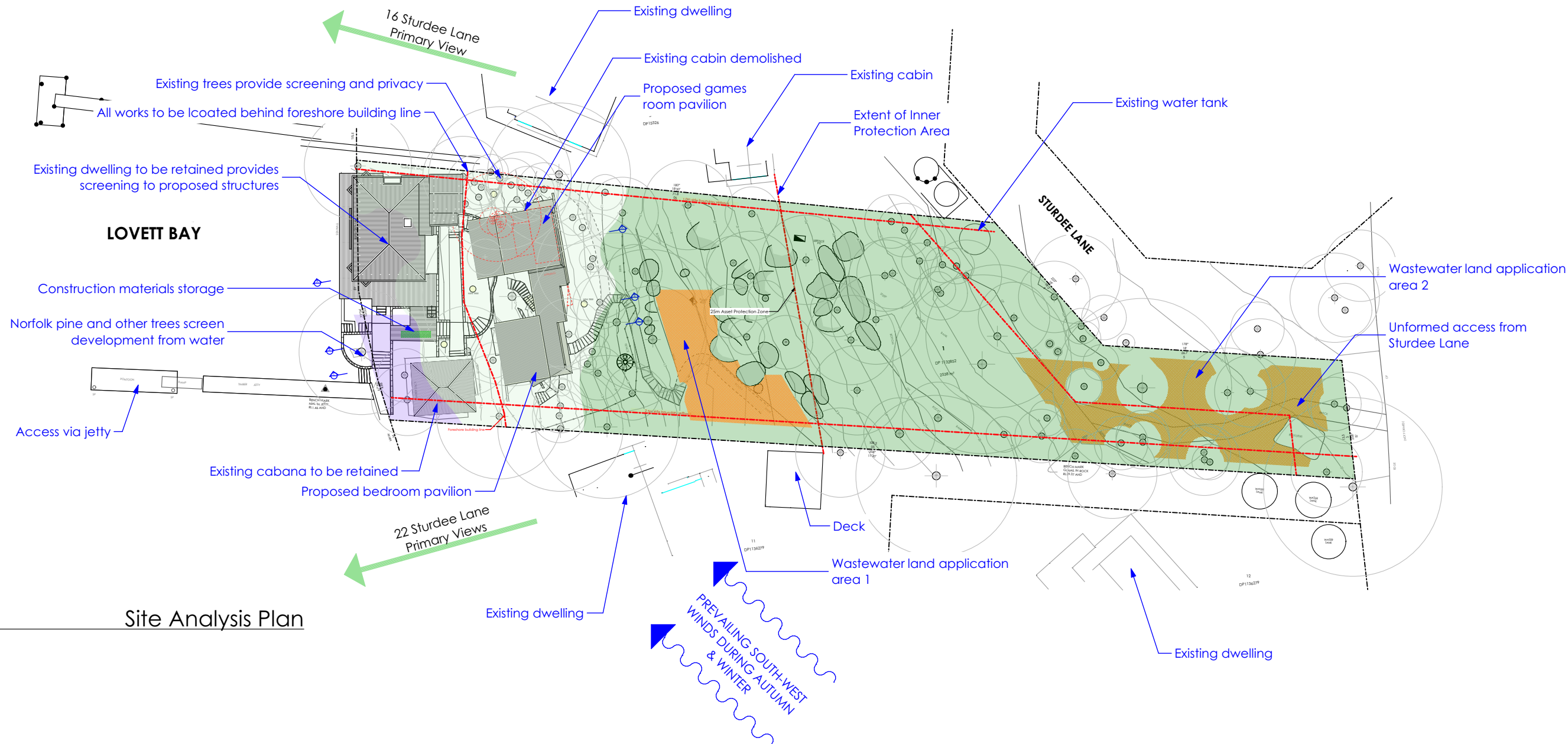
FOR DEVELOPMENT  
APPLICATION  
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ALL NEW CONSTRUCTION TO BAL 29  
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TIMBER SPECIES

SEDIMENT CONTROL FENCE - TYPE 1  
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.  
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.  
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.  
Backfill the trench over the toe of the fabric.  
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.



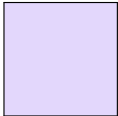
REFER TO DRAWING 1708-DA-12 FOR LOCATION OF SEDIMENT CONTROL FENCES



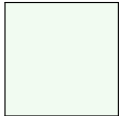
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Site Analysis Plan

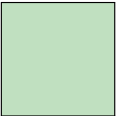
Validated Vegetation  
Source: Ecoplaning 2019



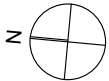
Plantings



Spotted Gum - Grey Ironbark  
open forest (PCT 1214) - Planted

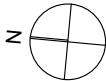
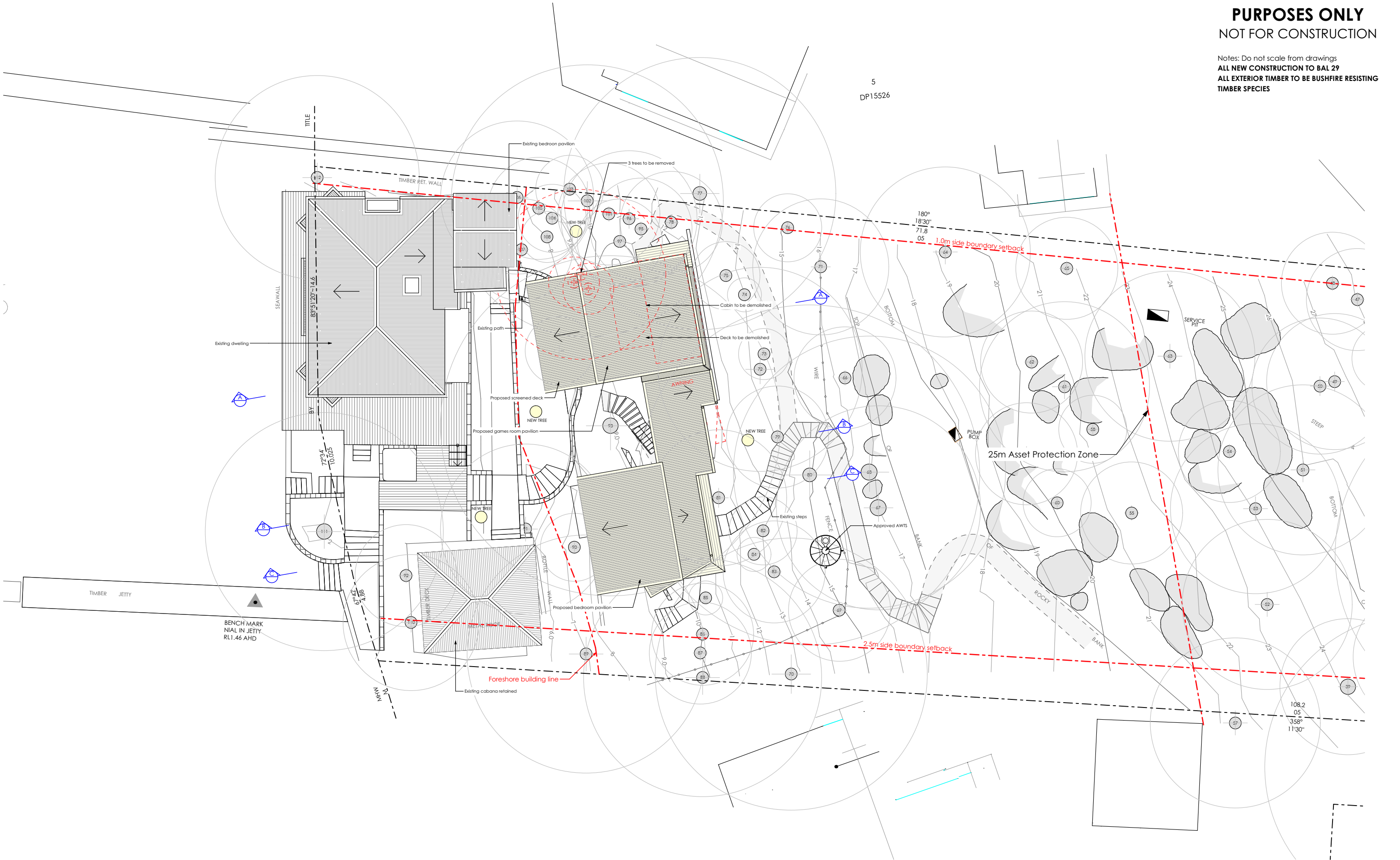


Spotted Gum - Grey Ironbark  
open forest (PCT 1214) - Intact

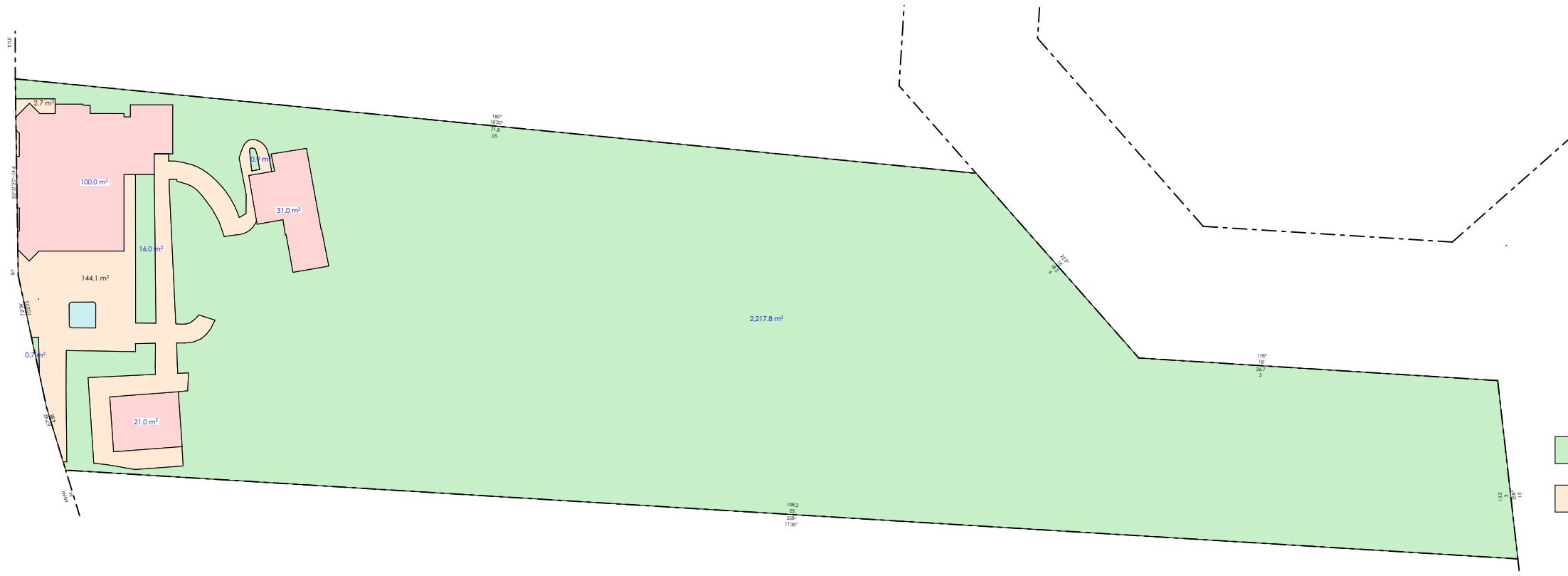
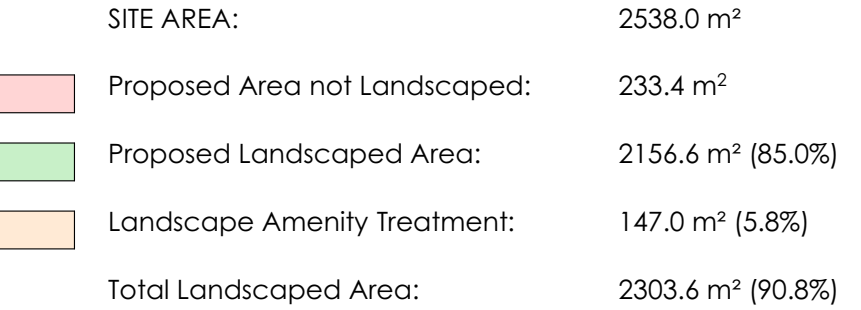


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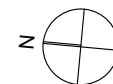
Notes: Do not scale from drawings  
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ALL EXTERIOR TIMBER TO BE BUSHFIRE RESISTING  
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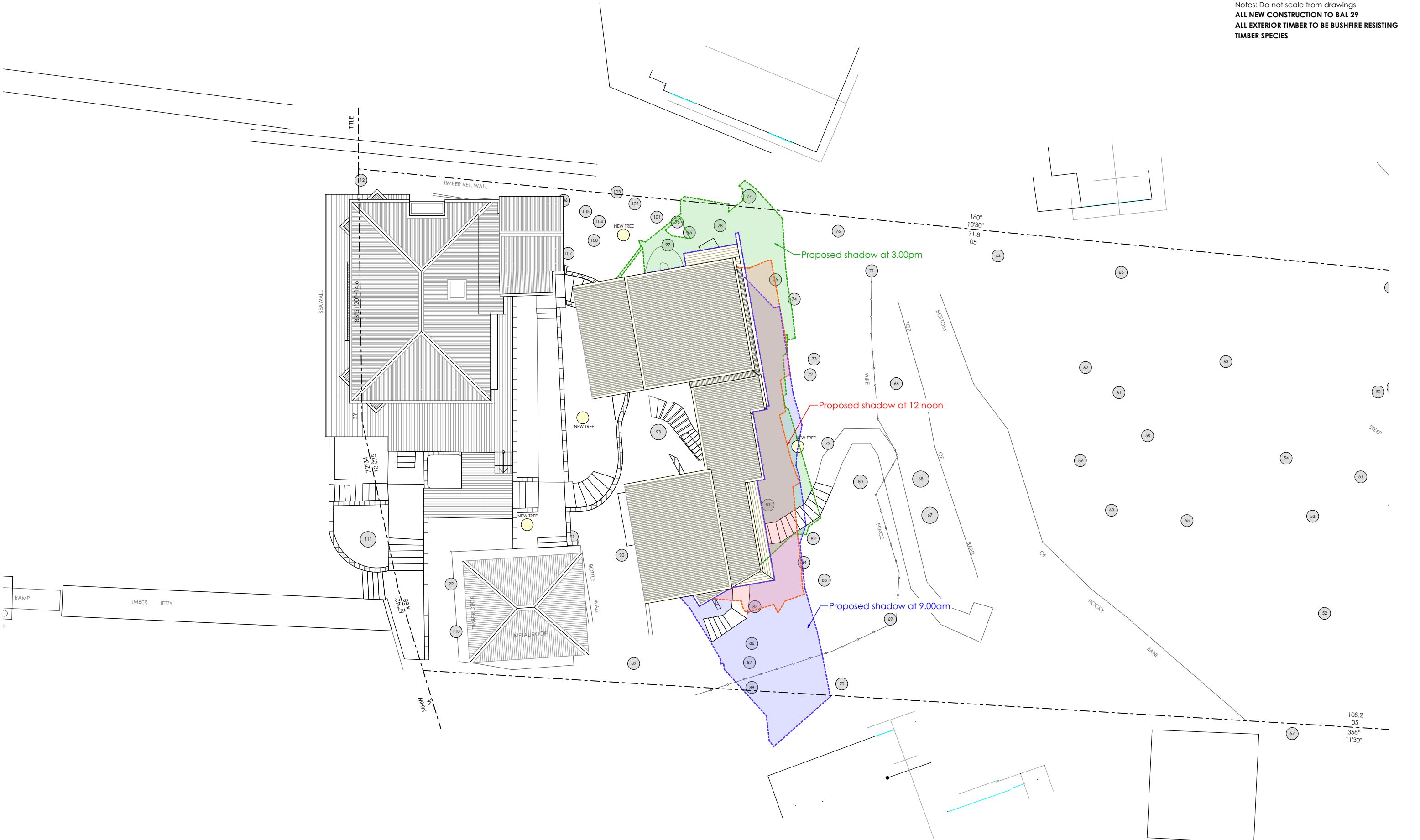
2 Landscaped Area (Existing)





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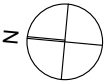
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DEVELOPMENT APPLICATION  
Shadow Diagrams

Scale: 1:200 Date of printing: 25/11/2019  
Project No: Drawing No: Rev:  
1708 DA-04 A

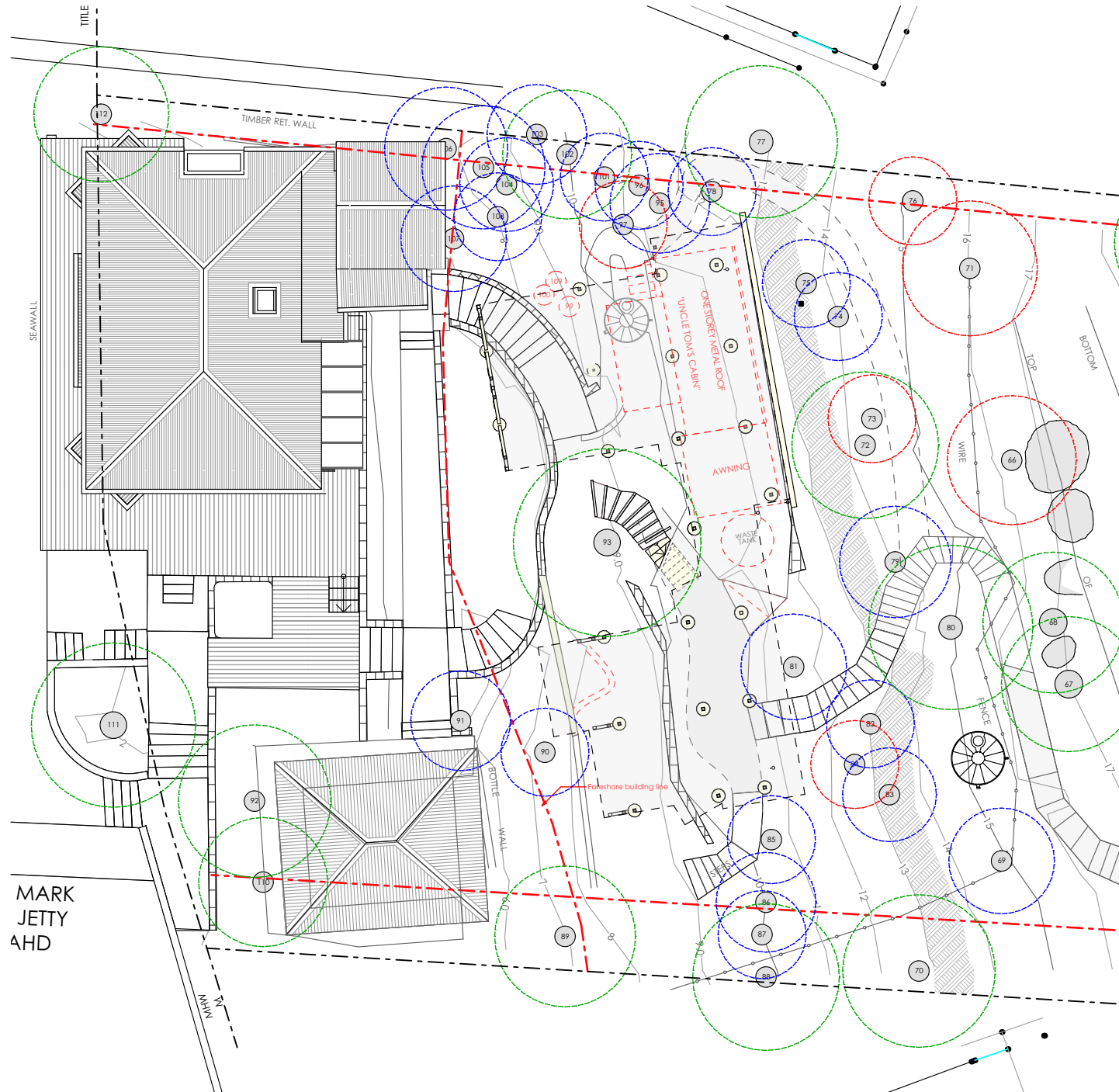


**TREE RETENTION VALUE** (As assessed by Tree Care and Consultancy)

**GREEN** Indicates high retention value  
**BLUE** indicates medium retention value  
**RED** indicates low retention value

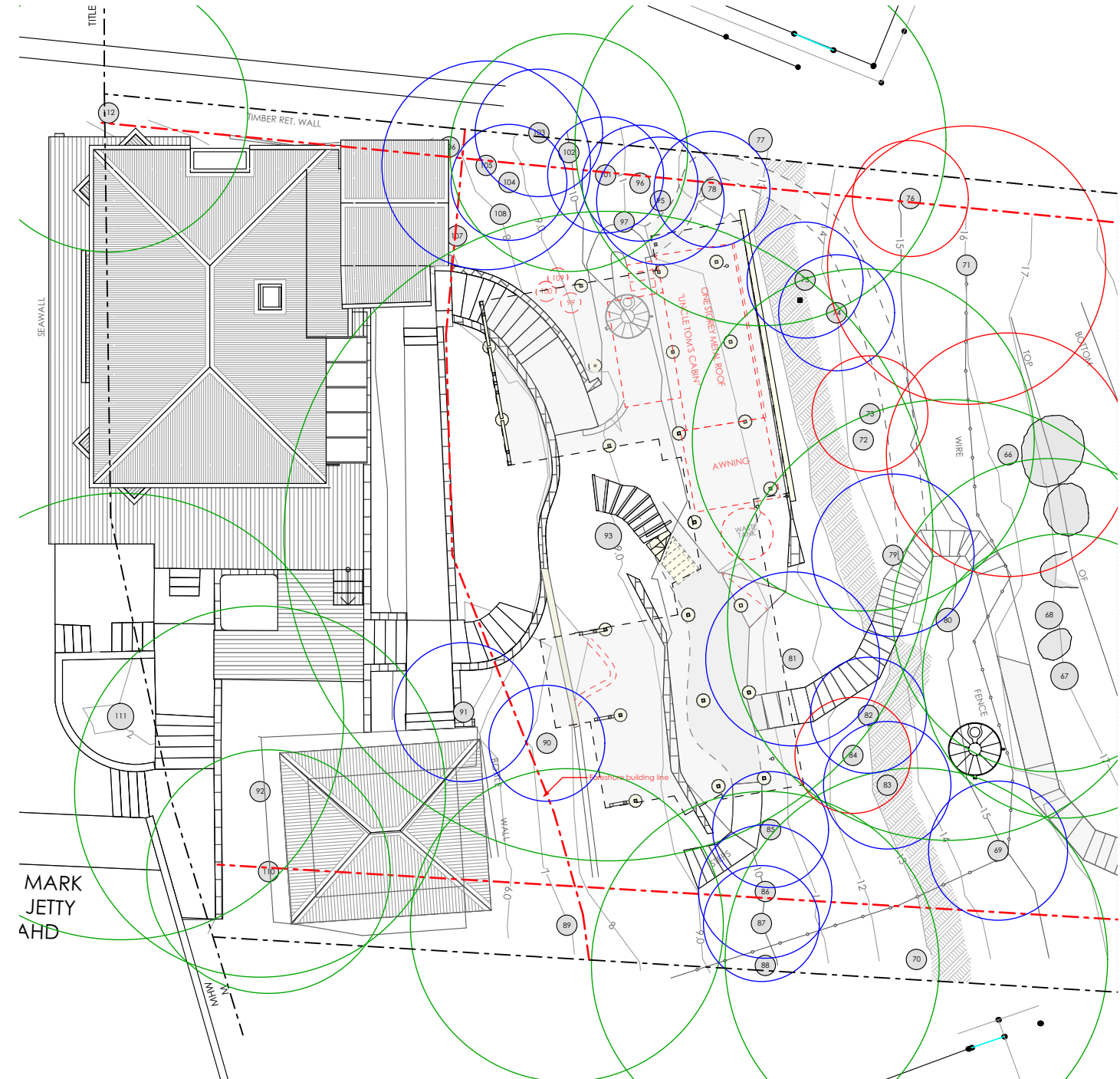
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**ALL NEW CONSTRUCTION TO BAL 29**



1 Structural Root Zone Plan  
1:200

-  SRZ of Trees with High Retention Value
-  SRZ of Trees with Medium Retention Value
-  SRZ of Trees with Low Retention Value

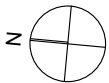


2 Tree Protection Zone Plan  
1:200



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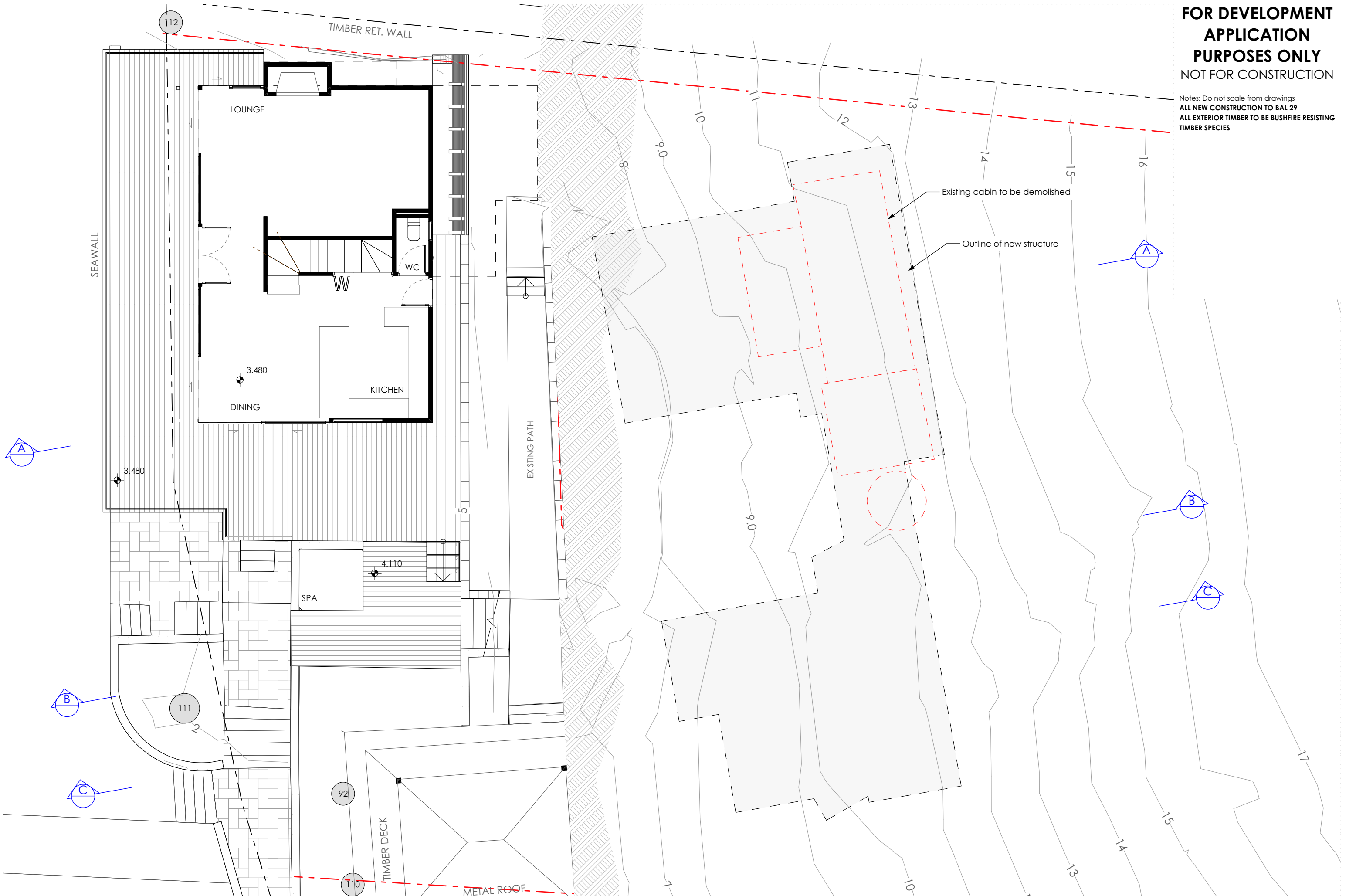
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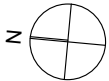
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DEVELOPMENT APPLICATION

Existing House Ground Floor Plan

Scale: 1:100 Date of printing: 25/11/2019

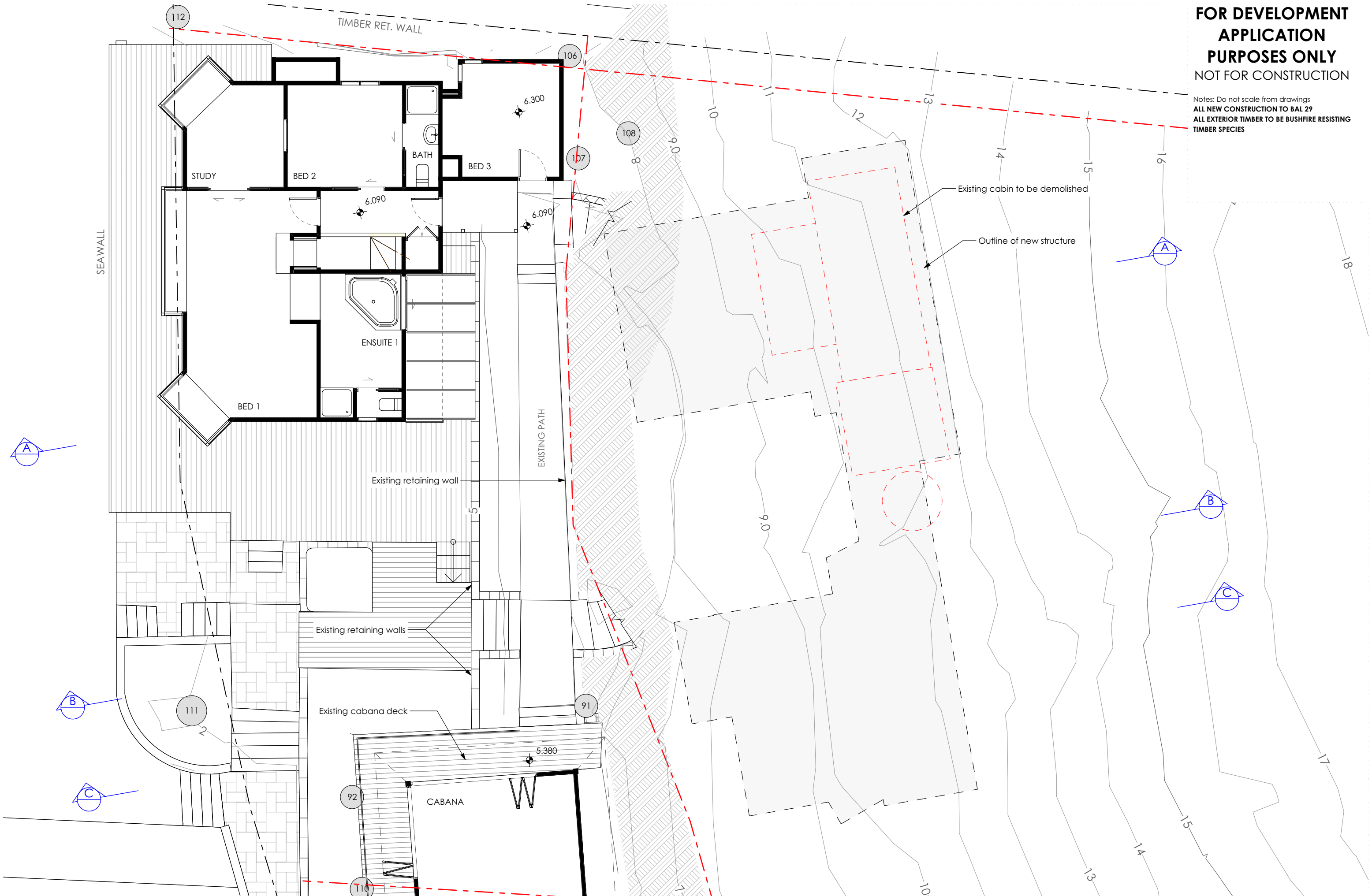
Project No: Drawing No: Rev:

1708 DA-10 A



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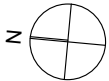
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DEVELOPMENT APPLICATION  
Existing House First Floor Plan

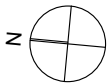
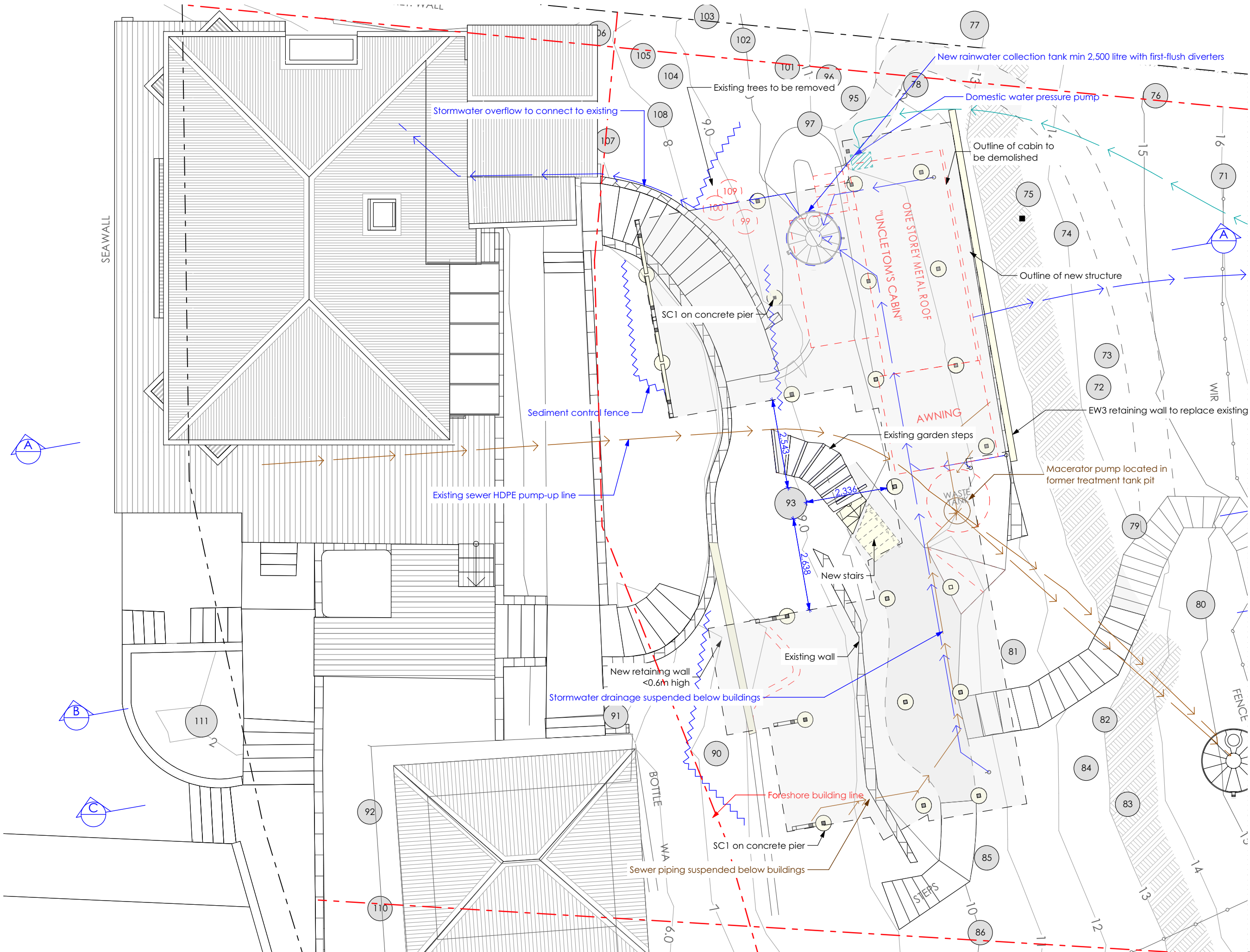
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Date of printing: 25/11/2019  
Project No: 1708  
Drawing No: DA-11 A  
Rev:

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TIMBER SPECIES

CONSTRUCTION SPECIFICATION

- EXTERNAL FLOOR**  
EF1 - Framed floor with timber decking
- EXTERNAL WALL**  
EW1 - Timber framed wall with HW timber cladding and R1.3 insulation  
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation  
EW3 - Blockwork wall
- EXTERNAL CEILING**  
EC1 - Timber frame with timber lining boards
- EXTERNAL BALUSTRADE**  
EB1 - Wire balustrade with handrail
- ROOF**  
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket
- DOORS & WINDOWS**  
AD - Dark grey aluminium door with clear glass (Circle marker)  
AW - Dark grey aluminium window with clear glass (Circle marker)  
AWE - Dark grey aluminium window with low-e glass (Hexagon marker)
- INTERNAL FLOOR**  
IF1 - Timber framed floor with timber flooring and R0.8 insulation  
IF2 - Timber framed floor with tiles and R0.8 insulation
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IW2 - Timber framed wall with tiles
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IC1 - Timber frame with plasterboard and R1.6 insulation  
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**  
ST1 - Timber framed stairs  
SC1 - Steel column



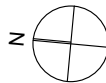
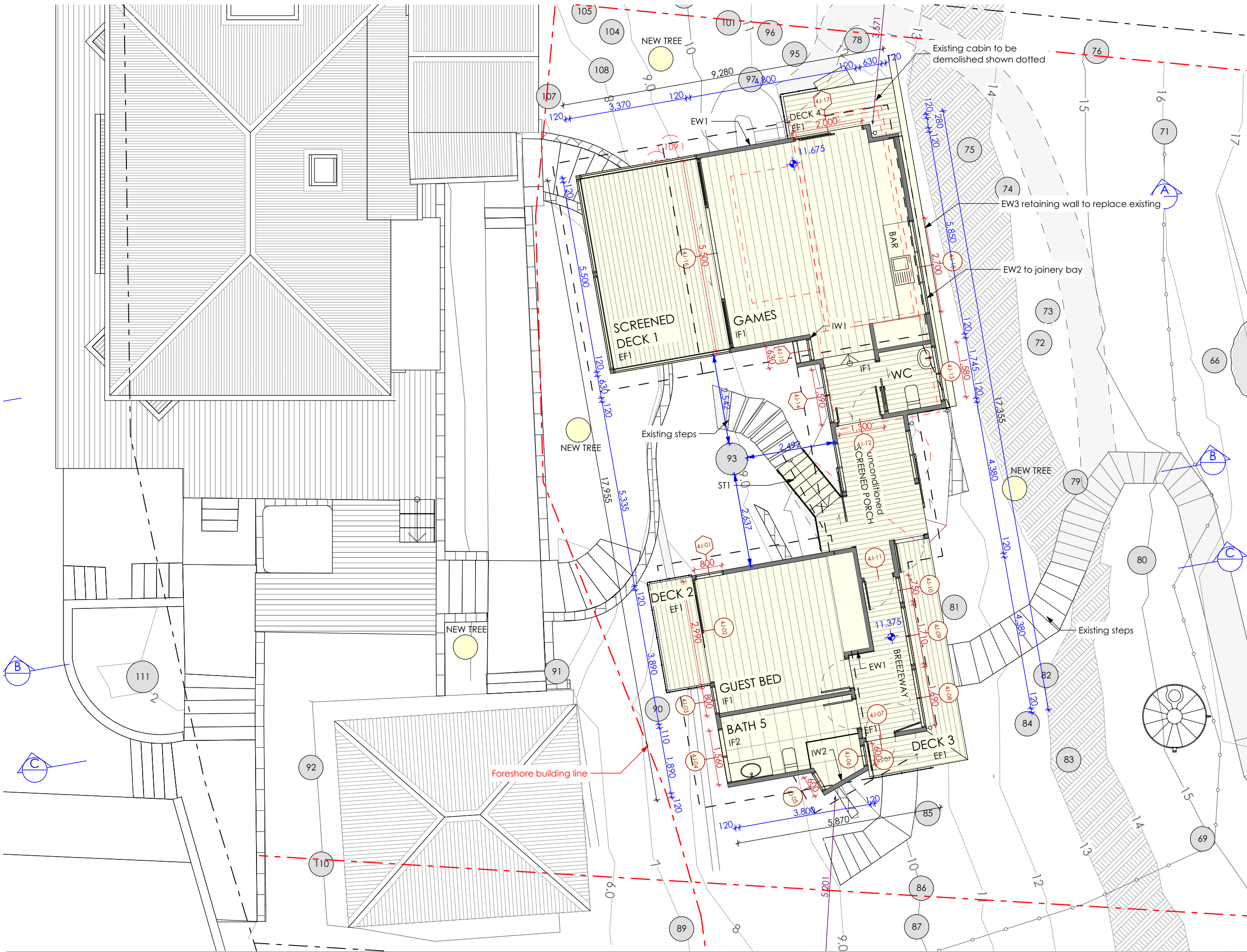


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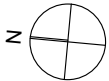
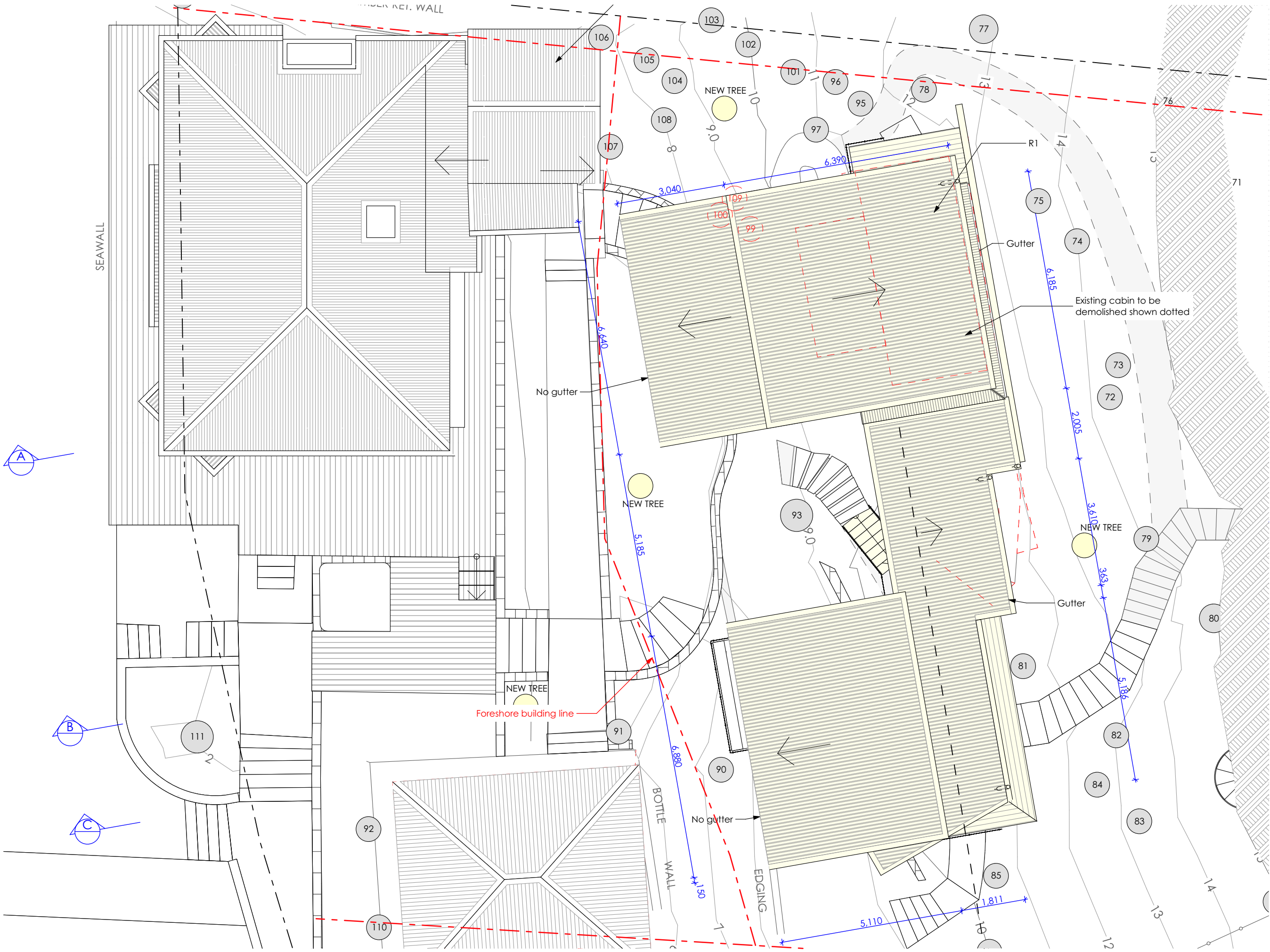


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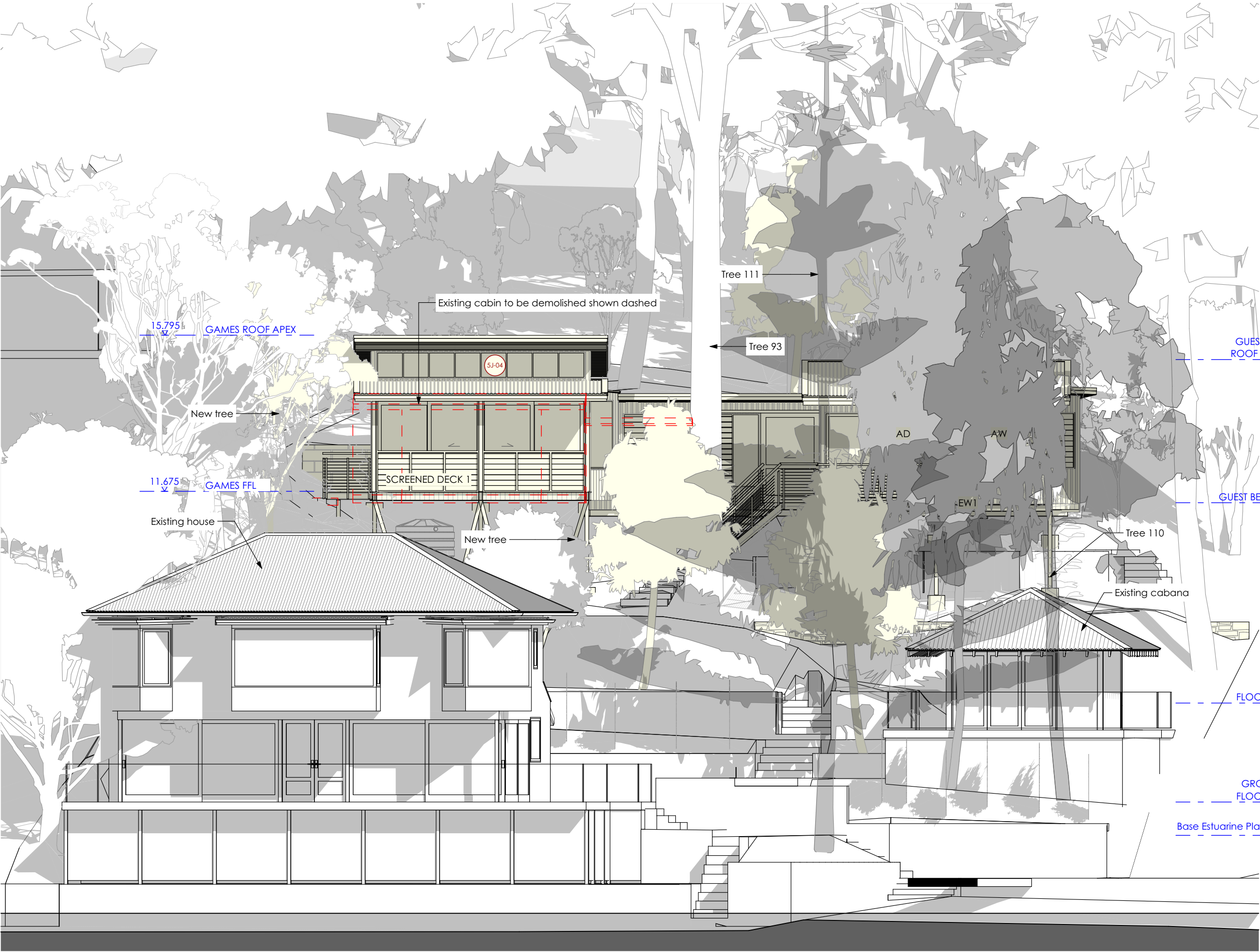
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ROOF / WALL CLADDING  
COLORBOND  
'Basalt'



TIMBER WALL CLADDING  
Charred Bushfire Resisting  
Timber



1

North Elevation from Pittwater

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DEVELOPMENT APPLICATION

North Elevation from Pittwater

Scale: 1:100  
Date of printing: 25/11/2019

Project No: Drawing No: Rev:

1708 DA-20 A

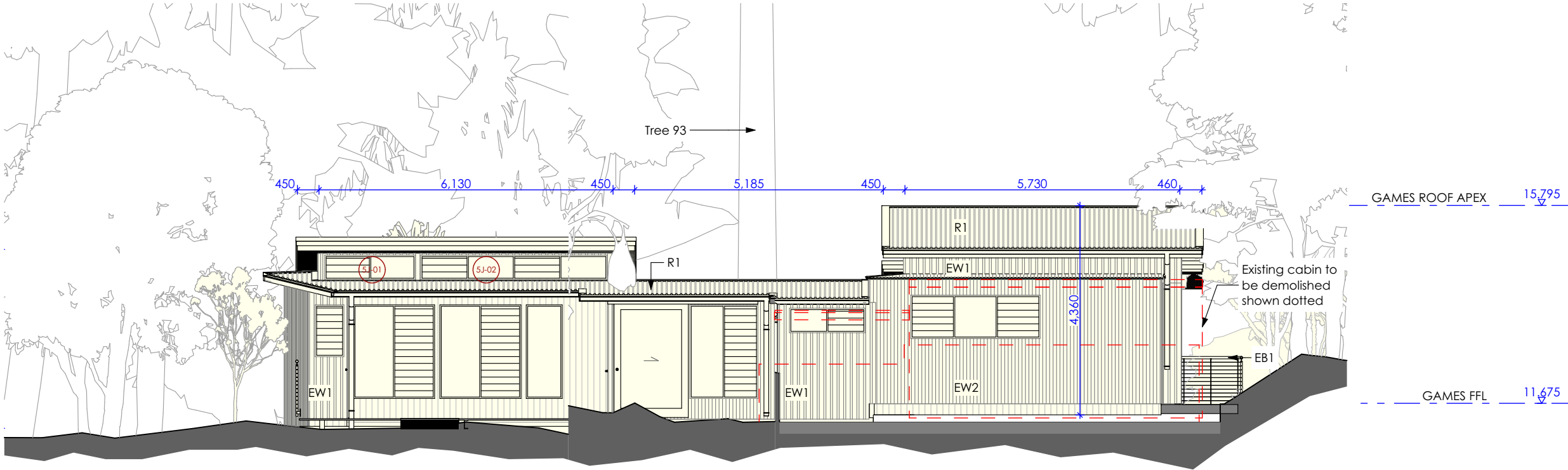


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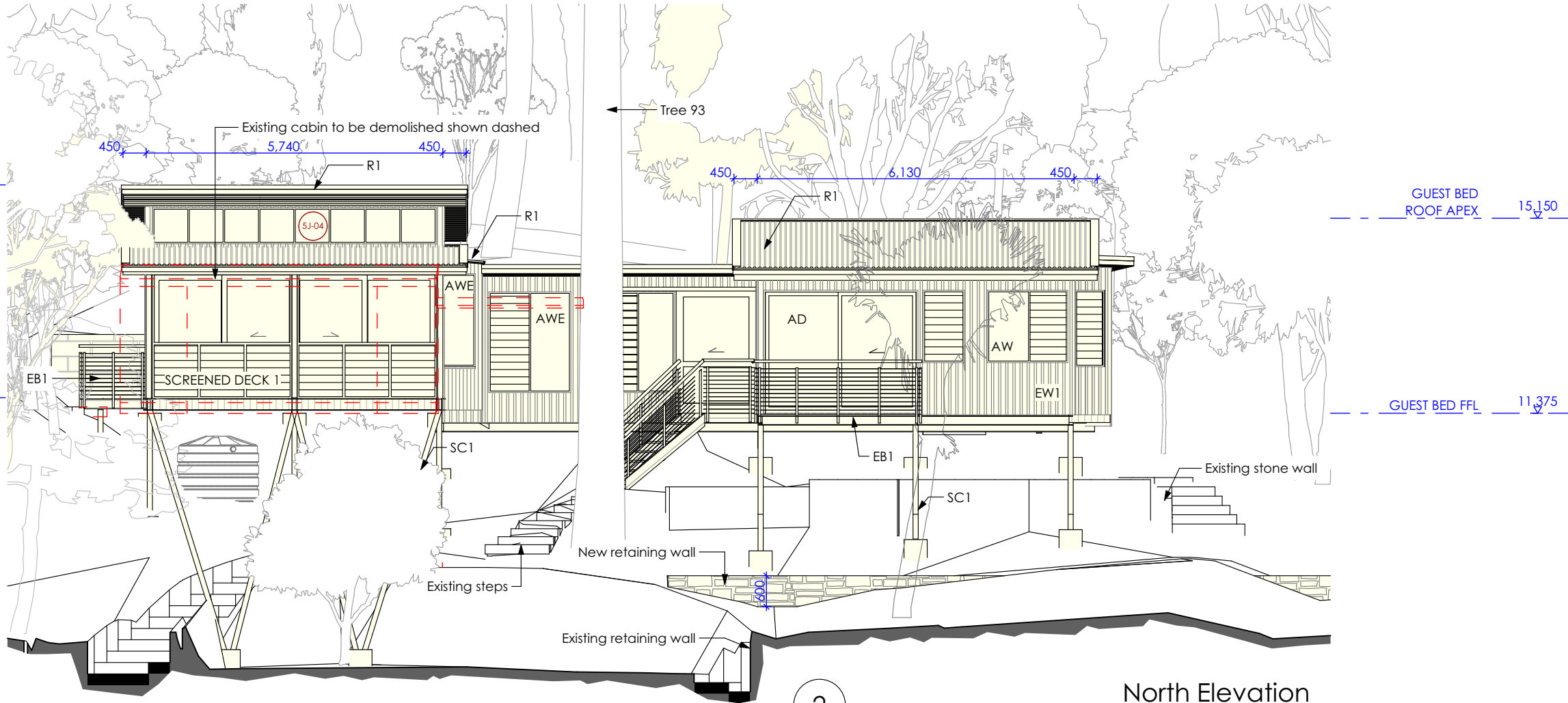
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SC1 - Steel column



South Elevation



North Elevation

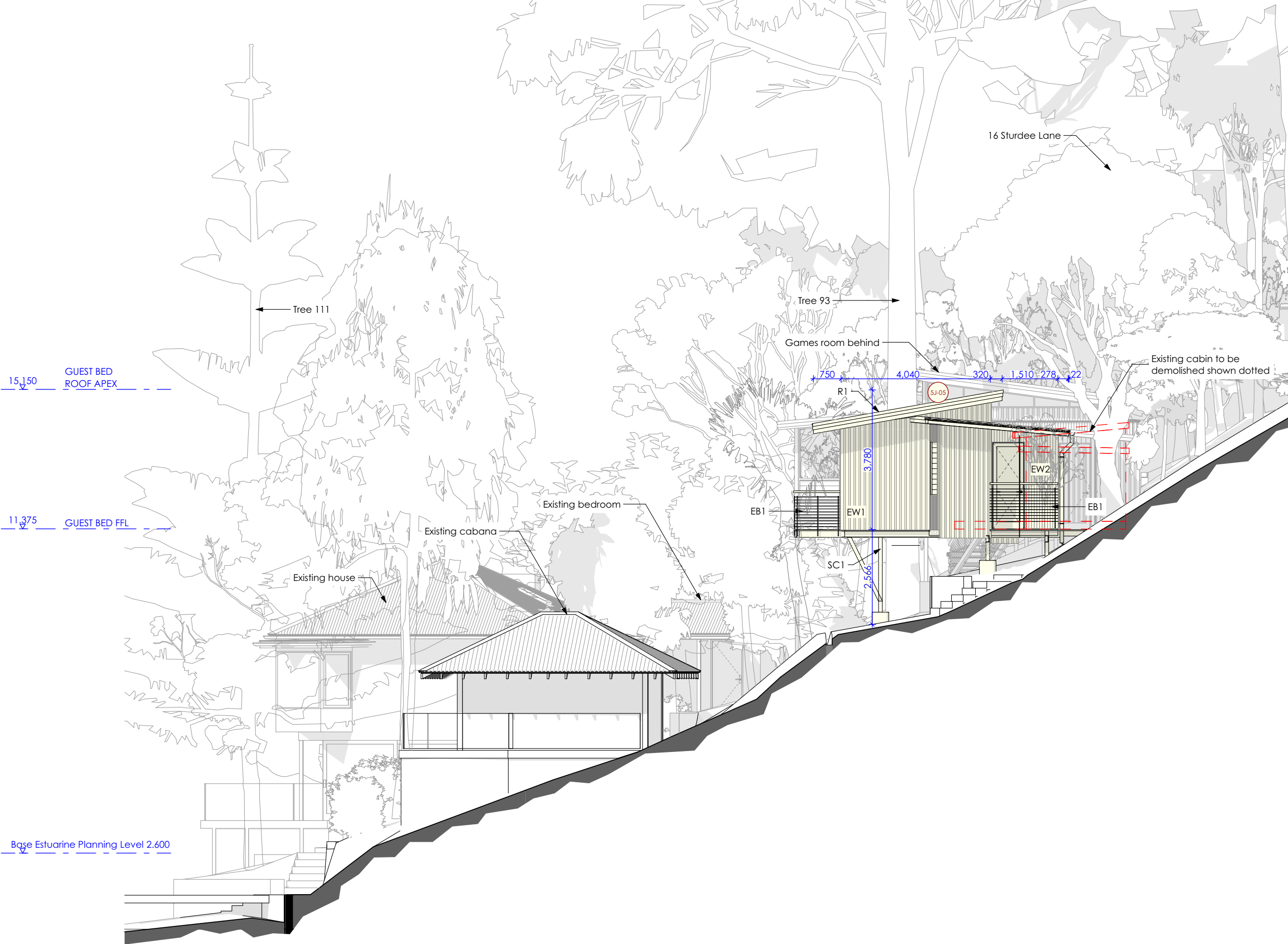


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ROOF / WALL CLADDING  
COLORBOND  
'Basalt'



TIMBER WALL CLADDING  
Charred Bushfire Resisting  
Timber

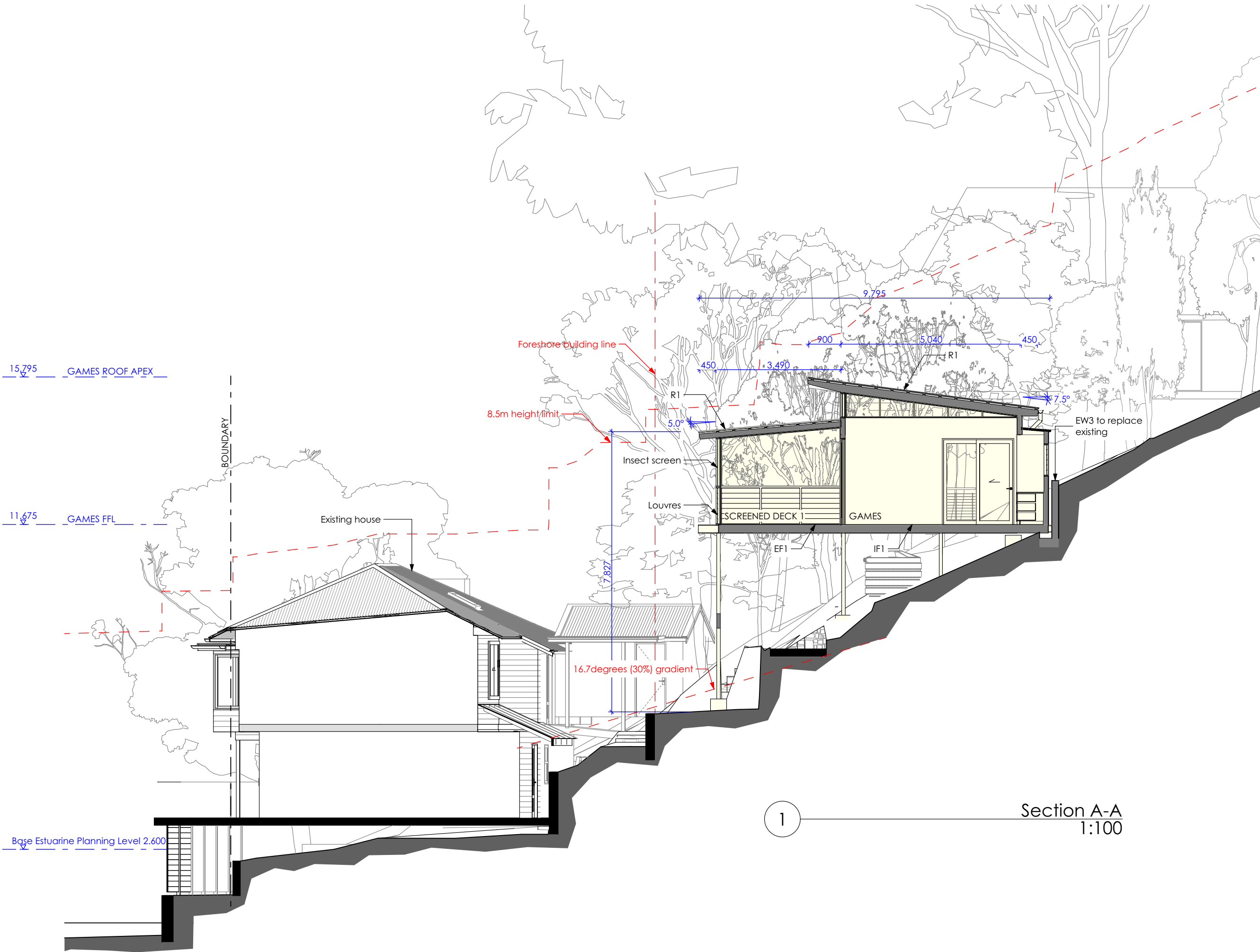


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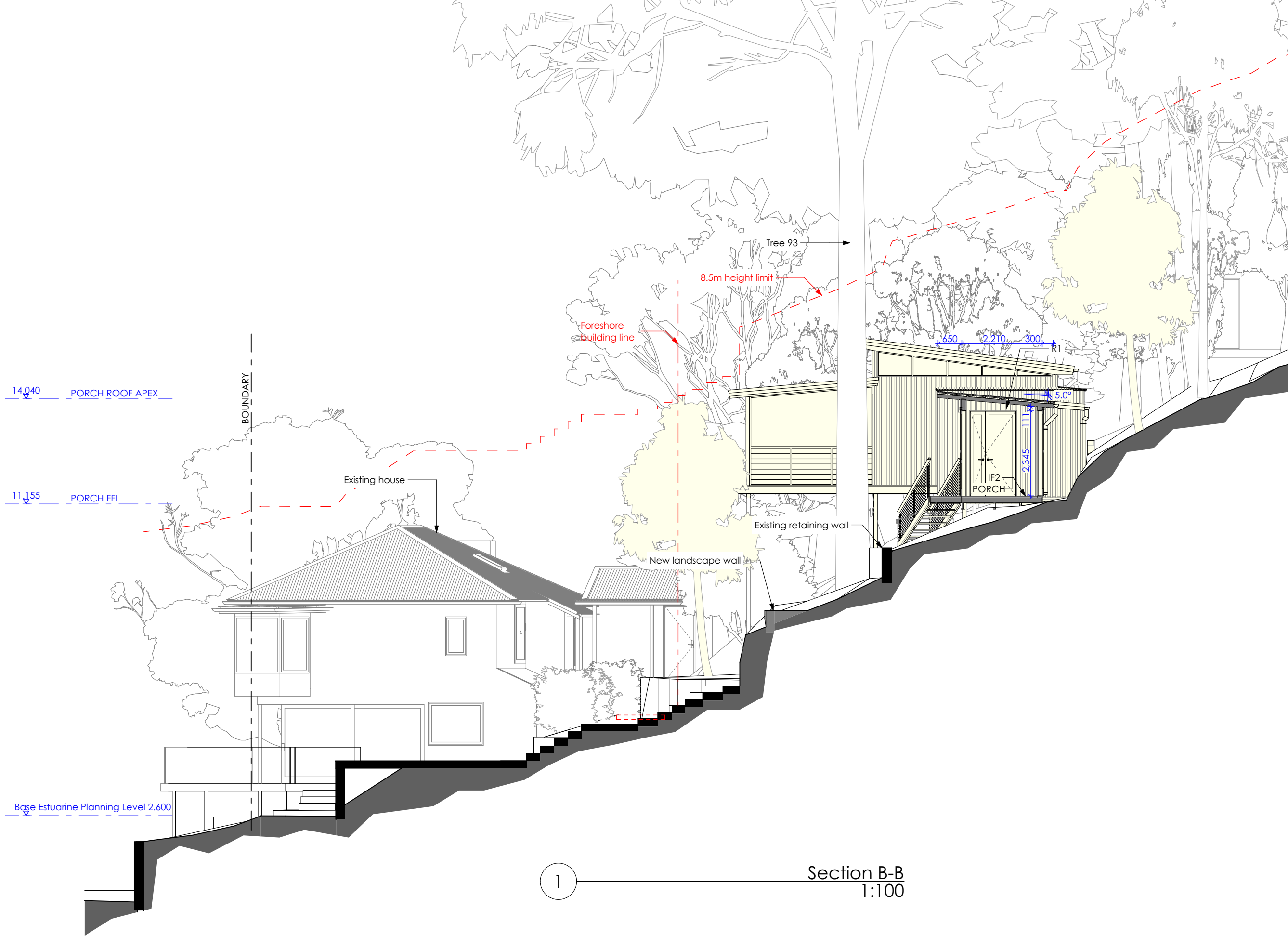


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ALL EXTERIOR TIMBER TO BE BUSHFIRE RESISTING  
TIMBER SPECIES

CONSTRUCTION SPECIFICATION

- EXTERNAL FLOOR**  
EF1 - Framed floor with timber decking
- EXTERNAL WALL**  
EW1 - Timber framed wall with HW timber cladding and R1.3 insulation  
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation  
EW3 - Blockwork wall
- EXTERNAL CEILING**  
EC1 - Timber frame with timber lining boards
- EXTERNAL BALUSTRADE**  
EB1 - Wire balustrade with handrail
- ROOF**  
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket
- DOORS & WINDOWS**  
AD - Dark grey aluminium door with clear glass (Circle marker)  
AW - Dark grey aluminium window with clear glass (Circle marker)  
AWE - Dark grey aluminium window with low-e glass (Hexagon marker)
- INTERNAL FLOOR**  
IF1 - Timber framed floor with timber flooring and R0.8 insulation  
IF2 - Timber framed floor with tiles and R0.8 insulation
- INTERNAL WALL**  
IW1 - Timber framed wall with plasterboard  
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**  
IC1 - Timber frame with plasterboard and R1.6 insulation  
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**  
ST1 - Timber framed stairs  
SC1 - Steel column





Notes: Do not scale from drawings  
**ALL NEW CONSTRUCTION TO BAL 29**  
**ALL EXTERIOR TIMBER TO BE BUSHFIRE RESISTING**  
**TIMBER SPECIES**

**EXTERNAL FLOOR**  
EF1 - Framed floor with timber decking

**EXTERNAL WALL**  
EW1 - Timber framed wall with HW timber cladding and R1.3 insulation  
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation  
EW3 - Blockwork wall

**EXTERNAL CEILING**  
EC1 - Timber frame with timber lining boards

**EXTERNAL BALUSTRADE**  
EB1 - Wire balustrade with handrail

**ROOF**  
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**DOORS & WINDOWS**  
AD - Dark grey aluminium door with clear glass (Circle marker)  
AW - Dark grey aluminium window with clear glass (Circle marker)  
AW-E - Dark grey aluminium window with low-e glass (Hexagon marker)

**INTERNAL FLOOR**  
IF1 - Timber framed floor with timber flooring and R0.8 insulation  
IF2 - Timber framed floor with tiles and R0.8 insulation

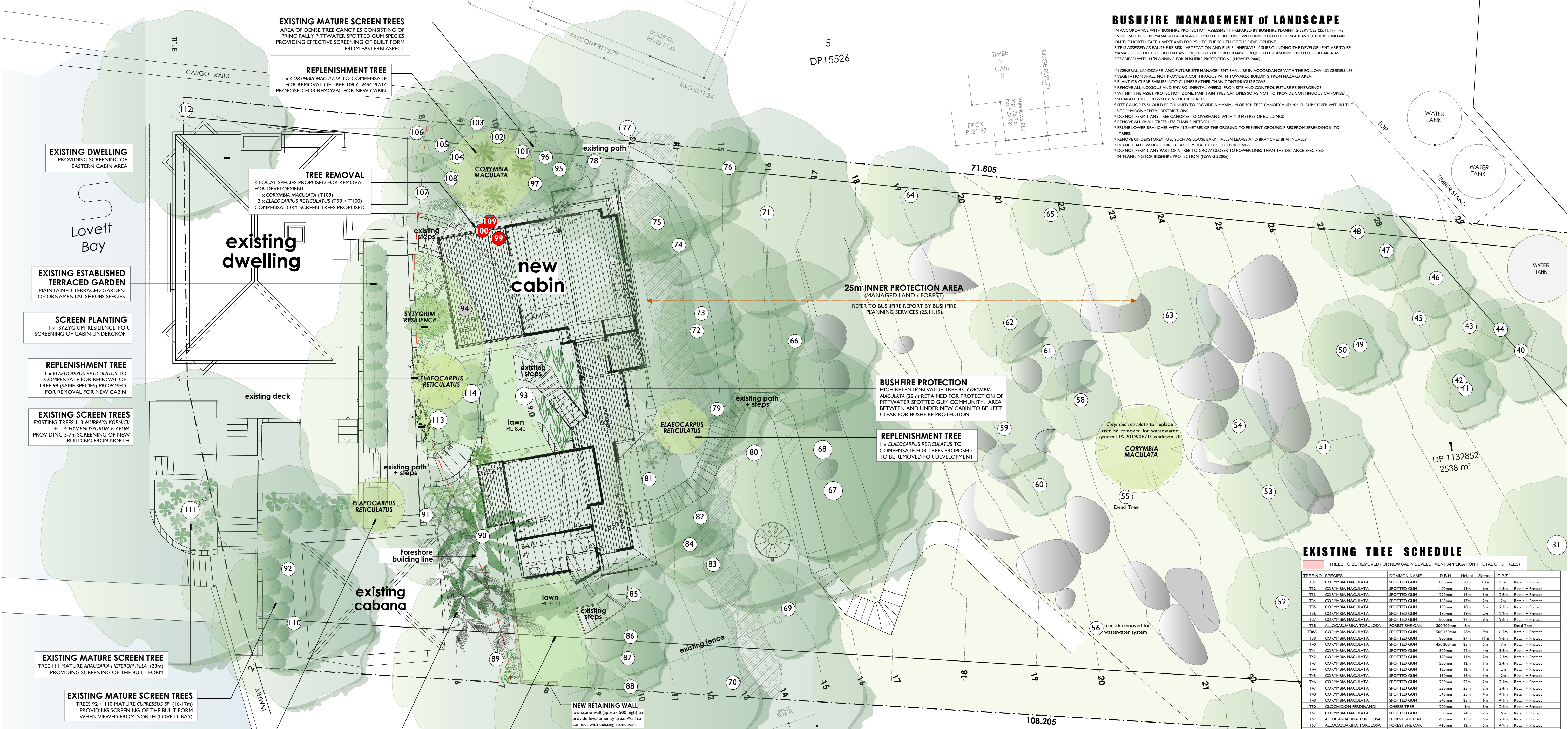
**INTERNAL WALL**  
IW1 - Timber framed wall with plasterboard  
IW2 - Timber framed wall with tiles

**INTERNAL CEILING**  
IC1 - Timber frame with plasterboard and R1.6 insulation  
IC2 - Timber frame with timber lining boards and R1.6 insulation

**OTHER**  
ST1 - Timber framed stairs  
SC1 - Steel column

**OTHER**  
ST1 - Timber framed stairs  
SC1 - Steel column





BUSHFIRE MANAGEMENT OF LANDSCAPE

IN ACCORDANCE WITH BUSHFIRE PROTECTION ASSESSMENT PREPARED BY BUSHFIRE PLANNING SERVICES (25.11.19) THE ENTIRE SITE IS TO BE MANAGED AS AN ASSET PROTECTION ZONE, WITH INNER PROTECTION AREAS TO THE BOUNDARIES ON THE NORTH, EAST + WEST AND FOR 25m TO THE SOUTH OF THE DEVELOPMENT. SITE IS ASSESSED AS BAL-29 FIRE RISK. VEGETATION AND FUELS IMMEDIATELY SURROUNDING THE DEVELOPMENT ARE TO BE MANAGED TO MEET THE INTENT AND OBJECTIVES OF PERFORMANCE REQUIRED OF AN INNER PROTECTION AREA AS DESCRIBED WITHIN PLANNING FOR BUSHFIRE PROTECTION (NSWFRS 3086).

IN GENERAL, LANDSCAPE AND FUTURE SITE MANAGEMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- VEGETATION SHALL NOT PROVIDE A CONTINUOUS PATH TOWARDS BUILDING FROM HAZARDOUS AREA
- PLANT OR CLEAR SHRUBS INTO CLUMPS RATHER THAN CONTINUOUS ROWS
- REMOVE ALL NOXIOUS AND ENVIRONMENTAL WEEDS FROM SITE AND CONTROL FUTURE RE-EMERGENCE
- WITHIN THE ASSET PROTECTION ZONE, MAINTAIN TREE CANOPIES SO AS NOT TO PROVIDE CONTINUOUS CANOPIES
- SEPARATE TREE CROWN BY 2.5 METRE SPACES
- SITE CANOPIES SHOULD BE THINNED TO PROVIDE A MAXIMUM OF 30% TREE CANOPY AND 20% SHRUB COVER WITHIN THE SITE ENVIRONMENTAL RESTRICTIONS
- DO NOT PERMIT ANY TREE CANOPIES TO OVERHANG WITHIN 2 METRES OF BUILDINGS
- REMOVE ALL SMALL TREES LESS THAN 3 METRES HIGH
- PRUNE LOWER BRANCHES WITHIN 2 METRES OF THE GROUND TO PREVENT GROUND FIRES FROM SPREADING INTO TREES
- REMOVE UNDERSTORY FUEL SUCH AS LOOSE BARK, FALLEN LEAVES AND BRANCHES BI-ANNUALLY
- DO NOT ALLOW FIRE DEBRIS TO ACCUMULATE CLOSE TO BUILDINGS
- DO NOT PERMIT ANY PART OF A TREE TO GROW CLOSER TO POWER LINES THAN THE DISTANCE SPECIFIED IN PLANNING FOR BUSHFIRE PROTECTION (NSWFRS 3086)

EXISTING TREE SCHEDULE

TREES TO BE REMOVED FOR NEW CABIN DEVELOPMENT APPLICATION (TOTAL OF 3 TREES)

TREE NO.	SPECIES	COMMON NAME	D.B.H.	Height	Spread	T.P.Z.	Notes
731	CORYMBIA MACULATA	SPOTTED GUM	80mm	30m	10m	10.2m	Retain + Protect
732	CORYMBIA MACULATA	SPOTTED GUM	400mm	19m	6m	4.8m	Retain + Protect
733	CORYMBIA MACULATA	SPOTTED GUM	220mm	16m	3m	2.6m	Retain + Protect
734	CORYMBIA MACULATA	SPOTTED GUM	160mm	17m	2m	2m	Retain + Protect
735	CORYMBIA MACULATA	SPOTTED GUM	190mm	18m	2m	2.2m	Retain + Protect
736	CORYMBIA MACULATA	SPOTTED GUM	180mm	19m	2m	2.2m	Retain + Protect
737	CORYMBIA MACULATA	SPOTTED GUM	800mm	27m	9m	9.6m	Retain + Protect
738	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	305.200mm	8m	-	-	Dead Tree
739	CORYMBIA MACULATA	SPOTTED GUM	500.150mm	28m	9m	6.5m	Retain + Protect
740	CORYMBIA MACULATA	SPOTTED GUM	800mm	27m	11m	9.6m	Retain + Protect
741	CORYMBIA MACULATA	SPOTTED GUM	450.200mm	25m	5m	7m	Retain + Protect
742	CORYMBIA MACULATA	SPOTTED GUM	300mm	22m	4m	3.6m	Retain + Protect
743	CORYMBIA MACULATA	SPOTTED GUM	190mm	11m	2m	2.3m	Retain + Protect
744	CORYMBIA MACULATA	SPOTTED GUM	200mm	12m	1m	2.4m	Retain + Protect
745	CORYMBIA MACULATA	SPOTTED GUM	170mm	12m	1m	2m	Retain + Protect
746	CORYMBIA MACULATA	SPOTTED GUM	150mm	16m	1m	2m	Retain + Protect
747	CORYMBIA MACULATA	SPOTTED GUM	200mm	22m	2m	2.4m	Retain + Protect
748	CORYMBIA MACULATA	SPOTTED GUM	200mm	25m	3m	3.4m	Retain + Protect
749	CORYMBIA MACULATA	SPOTTED GUM	340mm	25m	6m	4.1m	Retain + Protect
750	CORYMBIA MACULATA	SPOTTED GUM	340mm	25m	6m	4.1m	Retain + Protect
751	CORYMBIA MACULATA	SPOTTED GUM	200mm	24m	7m	4m	Retain + Protect
752	GLIOCHODION FERDINANDI	CHIESE TREE	200mm	9m	5m	2.4m	Retain + Protect
753	CORYMBIA MACULATA	SPOTTED GUM	500mm	24m	7m	6m	Retain + Protect
754	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	600mm	13m	5m	7.2m	Retain + Protect
755	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	410mm	12m	5m	4.9m	Retain + Protect
756	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	310mm	12m	4m	3.7m	Retain + Protect
757	DEAD TREE	22m	22m	-	-	-	Dead Tree
758	CORYMBIA MACULATA	SPOTTED GUM	440mm	20m	6m	5.3m	Retain + Protect
759	CORYMBIA MACULATA	SPOTTED GUM	500mm	18m	6m	6m	Retain + Protect
760	CORYMBIA MACULATA	SPOTTED GUM	200mm	12m	2m	2.4m	Retain + Protect
761	CORYMBIA MACULATA	SPOTTED GUM	500mm	25m	7m	6.5m	Retain + Protect
762	CORYMBIA MACULATA	SPOTTED GUM	130m	3m	3m	3.6m	Retain + Protect
763	CORYMBIA MACULATA	SPOTTED GUM	500mm	24m	7m	6m	Retain + Protect
764	CORYMBIA MACULATA	SPOTTED GUM	420mm	25m	6m	5m	Retain + Protect
765	CORYMBIA MACULATA	SPOTTED GUM	120m	3m	3m	3.6m	Retain + Protect
766	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	350mm	12m	3m	4.2m	Retain + Protect
767	CORYMBIA MACULATA	SPOTTED GUM	500.200mm	20m	6m	4.9m	Retain + Protect
768	CORYMBIA MACULATA	SPOTTED GUM	400mm	22m	4m	4.8m	Retain + Protect
769	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	200mm	11m	3m	2.4m	Retain + Protect
770	CORYMBIA MACULATA	SPOTTED GUM	530mm	22m	8m	6.6m	Retain + Protect
771	GLIOCHODION FERDINANDI	CHIESE TREE	400mm	10m	4m	4.8m	Retain + Protect
772	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	450.200mm	16m	6m	5.9m	Retain + Protect
773	DEAD TREE	22m	22m	-	-	-	Dead Tree
774	CORYMBIA MACULATA	SPOTTED GUM	100mm	7m	1m	2m	Retain + Protect
775	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	100mm	8m	1m	2m	Retain + Protect
776	SCHIFFERIA ACTINOPHYLLA	UMBRELLA TREE	340mm	7m	2m	2m	Retain + Protect
777	CORYMBIA MACULATA	SPOTTED GUM	530mm	24m	8m	6.4m	Retain + Protect
778	FIGULUS LYATA	FIG	240mm	8m	3m	3.6m	Retain + Protect
779	CORYMBIA MACULATA	SPOTTED GUM	230mm	7m	2m	2.6m	Retain + Protect
780	CORYMBIA MACULATA	SPOTTED GUM	430mm	24m	10m	7.4m	Retain + Protect
781	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	200.150mm	10m	4m	3m	Retain + Protect
782	PITTOCORPUS LINDULATUM	SWEET PITTOCORPUS	100mm	7m	2m	2.4m	Retain + Protect
783	CORYMBIA MACULATA	SPOTTED GUM	180mm	4m	3m	2.3m	Retain + Protect
784	PITTOCORPUS LINDULATUM	SWEET PITTOCORPUS	90mm	4m	1m	2m	Retain + Protect
785	MAISONIAEAE	MAISONIAEAE	100mm	7m	2m	2.4m	Retain + Protect
786	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	190mm	9m	3m	2.3m	Retain + Protect
787	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	120mm	7m	3m	2.4m	Retain + Protect
788	CORYMBIA MACULATA	SPOTTED GUM	300mm	25m	7m	6m	Retain + Protect
789	CORYMBIA MACULATA	SPOTTED GUM	350.380mm	23m	7m	5.4m	Retain + Protect
790	HOWDIA FORSTERIANA	KENTIA PALM	180mm	8m	2m	2m	Retain + Protect
791	ROBINIA PSEUDOCACIA	GOLDEN ROBINIA	200mm	8m	5m	2.4m	Retain + Protect
792	CYPRESSUS SP.	CYPRESSUS	150mm	10m	2m	2.2m	Retain + Protect
793	CORYMBIA MACULATA	SPOTTED GUM	90mm	28m	10m	11.2m	Retain + Protect
794	VIBURNUM OBOVATISSIMUM	SWEET VIBURNUM	250mm	4m	5m	3m	Retain + Protect
795	ALGOSQUARIINA TORULOSA	FOREST SHE OAK	200mm	9m	3m	2.4m	Retain + Protect
796	FIGULUS LYATA	FIG	200mm	7m	2m	2.4m	Retain + Protect
797	SCHIFFERIA ACTINOPHYLLA	UMBRELLA TREE	70.60mm	7m	3m	2m	Retain + Protect
798	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	90mm	7m	1m	2m	Retain + Protect
799	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	100mm	1m	1m	2m	Retain + Protect
800	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	100mm	1m	1m	2m	Retain + Protect
801	FIGULUS LYATA	FIG	100mm	23m	8m	4.1m	Retain + Protect
802	CORYMBIA MACULATA	SPOTTED GUM	140mm	23m	8m	4.1m	Retain + Protect
803	CORYMBIA MACULATA	SPOTTED GUM	180mm	10m	2m	2.2m	Retain + Protect
804	CORYMBIA MACULATA	SPOTTED GUM	160mm	8m	2m	2m	Retain + Protect
805	PITTOCORPUS LINDULATUM	SWEET PITTOCORPUS	100mm	8m	3m	3.6m	Retain + Protect
806	CORYMBIA MACULATA	SPOTTED GUM	300mm	15m	4m	3.6m	Retain + Protect
807	MAGNOLIA GRANDEPORA	BULLBAY MAGNOLIA	200mm	7m	4m	2.4m	Retain + Protect
808	CORYMBIA MACULATA	SPOTTED GUM	500mm	7m	1m	2m	Retain + Protect
809	CORYMBIA MACULATA	SPOTTED GUM	310mm	20m	5m	3.7m	Retain + Protect
810	CYPRESSUS SP.	CYPRESSUS	150mm	1m	4m	4.2m	Retain + Protect
811	ARAUACARIA HETEROPHYLLA	NORFOLK IS PINE	640mm	23m	7m	7.7m	Retain + Protect
812	CORYMBIA MACULATA	SPOTTED GUM	400mm	12m	6m	4.8m	Retain + Protect
813	MAISONIAEAE	MAISONIAEAE	250mm	2m	-	-	Retain + Protect
814	HYMENOPHYLLUM FLAVUM	NATIVE FRANGIPANI	100mm	7m	2m	2m	Retain + Protect

LANDSCAPE STATEMENT

LANDSCAPE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE FOLLOWING DCP CONTROLS + GENERAL PRINCIPLES:

**A4.2 LOWER WESTERN FORESHORES AND SCOTLAND ISLAND LOCALITY DESIRED CHARACTER**

- THE NEW BUILDING HEIGHT IS PROPOSED TO BE MAINTAINED BENEATH THE FOREST CANOPY ALLOWING THE CANOPY WHEN VIEWED FROM A PUBLIC PLACE
- AS FAR AS POSSIBLE THE LOCALLY NATIVE TREE CANOPY AND VEGETATION WILL BE RETAINED AND ENHANCED AND WILDLIFE CORRIDORS FACILITATED

**D8.2 SCENIC PROTECTION - GENERAL**

**D8.2 SCENIC PROTECTION - CATEGORY 1 AREAS**

PROPOSAL PROVIDES LANDSCAPE SURROUNDS WHICH REFLECT AND HARMONISE WITH ADJOINING CORRIDORS

- EXISTING MATURE CANOPY TREES ON WATERFRONT, TOGETHER WITH REMNANT PITTPATER SPOTTED GUM CANOPY TREES PROVIDE EFFECTIVE SCREENING OF PROPOSED NEW BUILT FORM
- ADDITIONAL PITTPATER SPOTTED GUM EEC TREES ARE PROPOSED FOR SCREENING OF THE UNDERCROFT, TAKING INTO ACCOUNT BUSHFIRE PROTECTION REQUIREMENTS FOR THE SITE
- LIMITED GROUND COVER SPECIES ARE PROPOSED BENEATH THE PROPOSED CABIN STRUCTURES AS A BUSHFIRE PROTECTION MEASURE
- TREES AND UNDERSTORY PLANTING ARE PROPOSED TO PROVIDE SCALE AND SOFTEN THE BUILT FORM, PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING AND MINIMISING THE VISUAL IMPACT. RESIDUAL NEIGHBOURING PROPERTIES SHALL NOT BE ADVERSELY IMPACTED BY THE PROPOSAL

**D.8.3 LANDSCAPED AREAS**

- MAXIMUM AREA PERMITTED TO BE COVERED BY LANDSCAPED AREAS: 233.4m<sup>2</sup> OR UP TO 23% (583m<sup>2</sup> FOR APPROVED VARIATIONS)
- AREA PROPOSED NOT COVERED BY LANDSCAPE: 233.4m<sup>2</sup>
- REFER TP ARCHITECTURE: [AM 04-03a (25/11/19)] FOR FULL SITE CALCULATION DETAILS

**D8.1 FENCES**

- NO NEW FENCING IS PROPOSED
- THE PROPOSAL WILL NOT IMPACT ON THE SAFE PASSAGE OF WILDLIFE BETWEEN ADJOINING PROPERTIES

**B4.7 PITTPATER SPOTTED GUM FOREST - ENDANGERED ECOLOGICAL COMMUNITY**

- THE PROPOSAL AIMS TO CONSERVE THE PITTPATER SPOTTED GUM FOREST EEC
- THE PROPOSAL WILL CREATE NO ADVERSE IMPACT ON THE SURROUNDING PITTPATER SPOTTED GUM EEC
- THE PROPOSAL WILL NOT INTERRUPT LINKS BETWEEN EXISTING REMNANT BUSHLAND
- THE DEVELOPMENT WILL RESULT IN NO LOSS OF SITE CANOPY
- COMPENSATORY PLANTING OF 4 PITTPATER SPOTTED GUM FOREST TREES ARE PROPOSED TO REPLISH 3 SITE TREES PROPOSED FOR REMOVAL. SPECIES PROPOSED MATCH SPECIES TO BE REMOVED
- LIMITED LOCALLY INDIGENOUS GROUNDCOVERS ARE PROPOSED WITHIN THE PRECINCT OF PROPOSED NEW CABIN, TAKING INTO ACCOUNT THE BUSHFIRE PROTECTION MEASURES RECOMMENDED FOR THE SITE
- A MINIMUM OF 80% LOCALLY INDIGENOUS SPECIES ARE PROPOSED TO PROTECT, ENHANCE AND EXTEND THE LOCAL FLOW
- NO ENVIRONMENTAL WEEDS WILL BE PLANTED

**TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY**

- EXISTING REMNANT LANDSCAPED AREAS, TOGETHER WITH PROPOSED NEW PLANTINGS WILL ENSURE THAT EXISTING LEVELS OF NEIGHBOUR PRIVACY AND AMENITY ARE MAINTAINED

**TO FACILITATE BUSHFIRE MANAGEMENT OF THE SITE**

- RECOMMENDATIONS OF THE BUSHFIRE REPORT HAVE BEEN OBSERVED
- SPECIES SELECTED FOR PLANTING ARE LOCALLY INDIGENOUS AND SUITABLE FOR THE SITE CONDITIONS
- LOW FLAMMABILITY SPECIES HAVE BEEN SELECTED
- AREAS IMMEDIATELY ADJOINING NEW CABIN ARE TO BE MAINTAINED WITH MOVED LAWN
- NEW PLANTING BENEATH UNDERCROFT AREAS WILL BE LIMITED TO GROUNDCOVER + FERN SPECIES

PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF SUITABILITY TO SITE CONDITIONS AND LOW FLAMMABILITY. ALL TREES AND THE MAJORITY OF UNDERSTORY SPECIES ARE SOURCED FROM THE PITTPATER SPOTTED GUM EEC. A MINIMUM OF 80% ARE LOCALLY INDIGENOUS.

BOTANICAL NAME	COMMON NAME	NATURE HEIGHT	No.	POT SIZE	COMMENTS
<b>TREES</b>					
CORYMBIA MACULATA	SPOTTED GUM	30m	1	300mm	PSG EEC species
ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	10m	3	300mm	PSG EEC species
<b>SHRUBS, FERNS + GROUNDCOVERS</b>					
ASPENIUM AUSTRALASCICUM	BIRDS NEST FERN	0.8m	6	200mm	
DOODIA ASPERA	PRICKLY RASP FERN	0.5m	20	200mm	PSG EEC species
HIBBERTIA DENTATA	TWINING GUINEA	g/cover	6	150mm	PSG EEC species
SYZYGIUM 'RESILIENCE'	DWARF LILLYPILY	4m	1	300mm	Native Species
VIOLA HEDERACEAE	NATIVE VIOLETS	g/cover	open	150mm	Local Species

**EXISTING VEGETATION**

TREE SPECIES: principally from the Pittwater Spotted Gum EEC and exotic garden species

- EXOTIC PALMS: 7-10m high (Kentia Palm)
- HOWDIA FORSTERIANA (Golden Cane Palm)
- ARCHONTOPHYTES CLUNINGHAMIANA (Bangalow Gum)
| VIOLA HEDERACEAE | NATIVE VIOLETS | g/cover | open | 150mm | Local Species |

**PROPOSED PLANTING**

Tall Locally Indigenous Canopy Tree Species to 30m

  - CORYMBIA MACULATA

Small Locally Indigenous Tree Species to 10m

  - ELAEOCARPUS RETICULATUS (Blueberry Ash)

Native Screen Shrub Species to 4m

  - SYZYGIUM AUSTRALASCICUM (Dwarf Lillypily)

Native Ferns + Groundcovers

  - ASPENIUM AUSTRALASCICUM (Birds Nest Fern)
  - DOODIA ASPERA (Prickly Rasp Fern)
  - HIBBERTIA DENTATA (Twining Guinea)
  - VIOLA HEDERACEAE (Native Violets)

DP1136279



ALL TREES SPECIES PROPOSED ARE FROM THE PITTPATER SPOTTED GUM FOREST COMMUNITY

PROPOSED SPECIES SELECTION

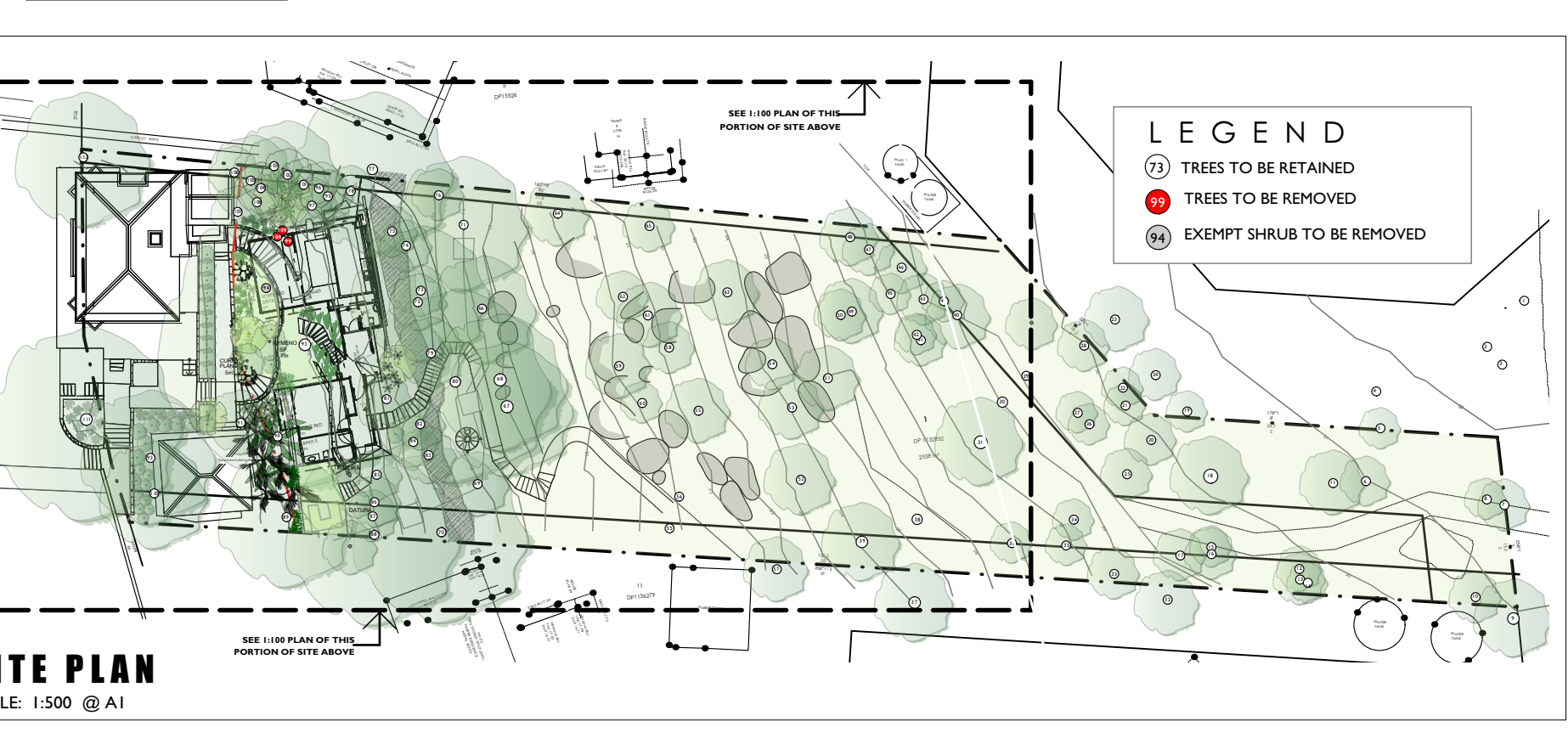
LANDSCAPE PLAN

1:100 @ A1 SCALE  
26.11.19 DATE  
1914 / DA-L01 DWG

LANDSCAPE PLAN

new cabins - ground floor plan  
SCALE: 1:100 @ A1

- LEGEND
- (73) TREES TO BE RETAINED
  - (99) TREES TO BE REMOVED
  - (84) EXEMPT SHRUB TO BE REMOVED



SITE PLAN

SCALE: 1:500 @ A1

trish dobson landscape architecture  
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TRISH DOBSON  
REGISTERED LANDSCAPE ARCHITECT #450, HORTICULTURIST #51  
MAY 27 2011 486 158

DEVELOPMENT APPLICATION  
ALTERATIONS + ADDITIONS  
for F. LOADER

18-20 Sturdee Lane, Lovett Bay NSW 2105