

DRAWING LIST	
DRAWING No.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS PLAN
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140	ROOF PLAN
200	ELEVATION
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600	AREA CALCULATIONS
700	EXTERNAL FINISHES SCHEDULE



DEVELOPMENT APPLICATION PROPOSED DWELLING AT LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1249762S				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	90 m2	Outdoor tap for landscape only
Swimming pool				
	Volume	Heated	Cover	Shaded

ENERGY				
Hot water	Type			Rating
	Individual, gas instantaneous			5 star
Mech. Ventilation	System			Operation Control
Bath	Indiv. fan, ducted to facade or roof			Manual Switch On/Off
L'dry	Indiv. fan, ducted to facade or roof			Manual Switch On/Off
Kitchen	Indiv. fan, ducted to facade or roof			Manual Switch On/Off
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	3 star (average zone)	3 star (average zone)	
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	3 star (average zone)	3 star (average zone)	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	All	All	Yes	Yes
Others	Indoor private Cloth Line	Not Required		
	Outdoor or sheltered Cloth Line	Yes		
	Well ventilated Fridge space	Yes		
	Kitchen Cook top / Oven	Gas Cook top + Electric Oven		
THERMAL	As per thermal simulation carried out by assessor			
(refer assessor's stamped drawings)	External Wall Insulation: R2.8			
	Ceiling Insulation: R3.0			
	Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			



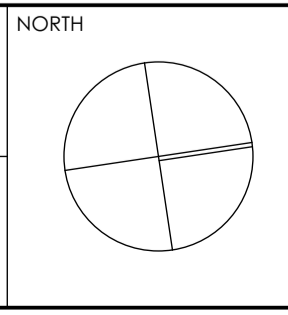
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 Nominated Registered Architect, Peter Israel (Reg no 5094)
 A/N 60 050 071 022

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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DEVELOPMENT APPLICATION SURVEY ISSUE
 CLIENT: SKYCORP AUSTRALIA
 DL: DL, KC/PI: GF/PI, 15.10.21, 11.11.21

PROJECT: LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING: BASIX COMMITMENT



DRAWN: DL, KC	CHECKED: PI / KC
PROJECT No: P563	SCALE: 1:1@A1
B DA 005 B	
disc	stage
chwg no.	revision



1 LOCATION PLAN



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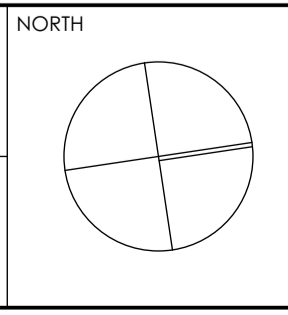
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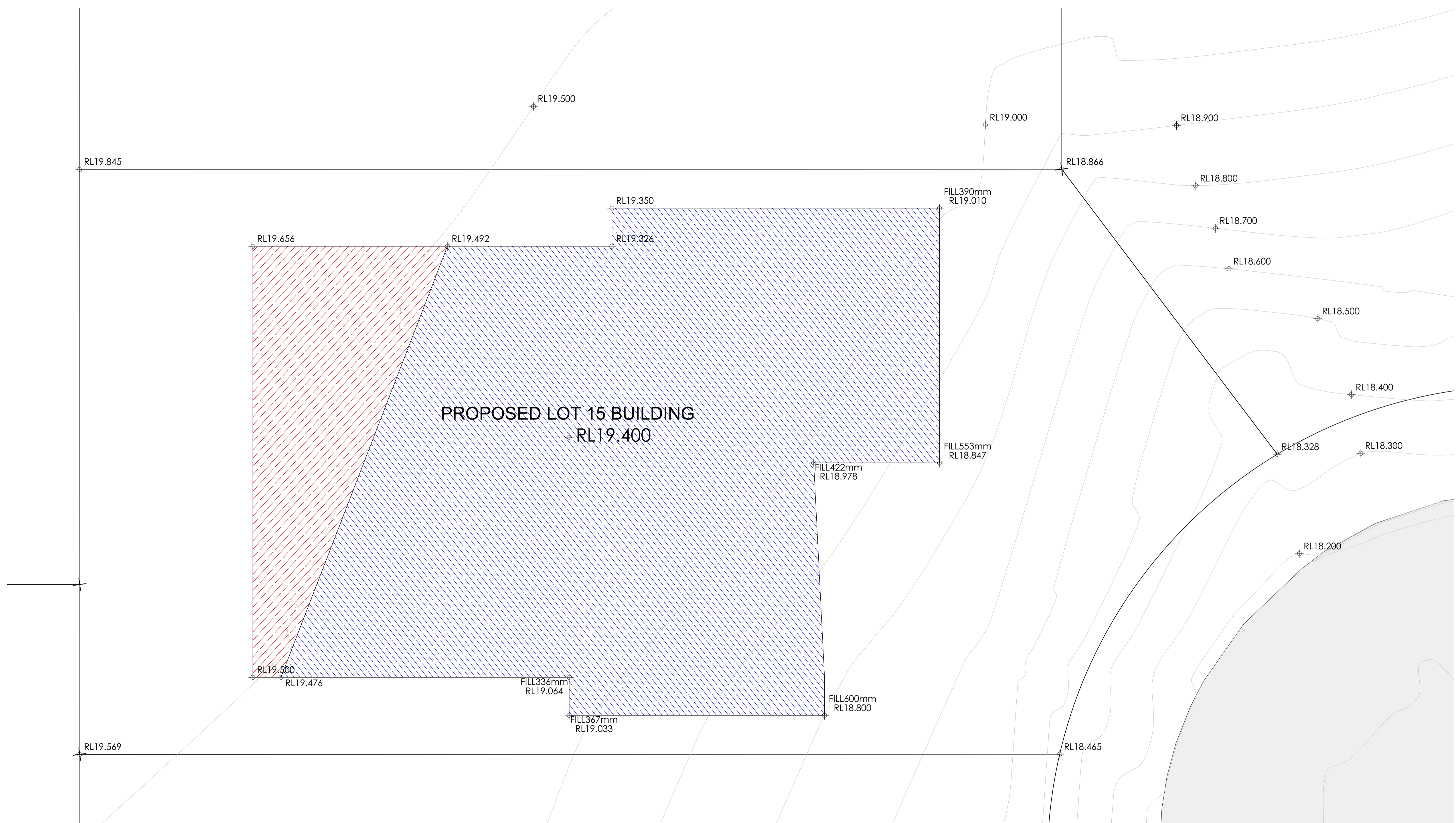
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PROJECT
LOT 15, 10 FERN CREEK ROAD, WARRIWOOD

DRAWING
LOCATION PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:1000@A1
B	DA	010	B
disc	stage	chwg no.	revision



1 CUT&FILL PLAN 1:50

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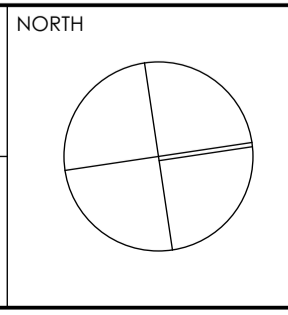
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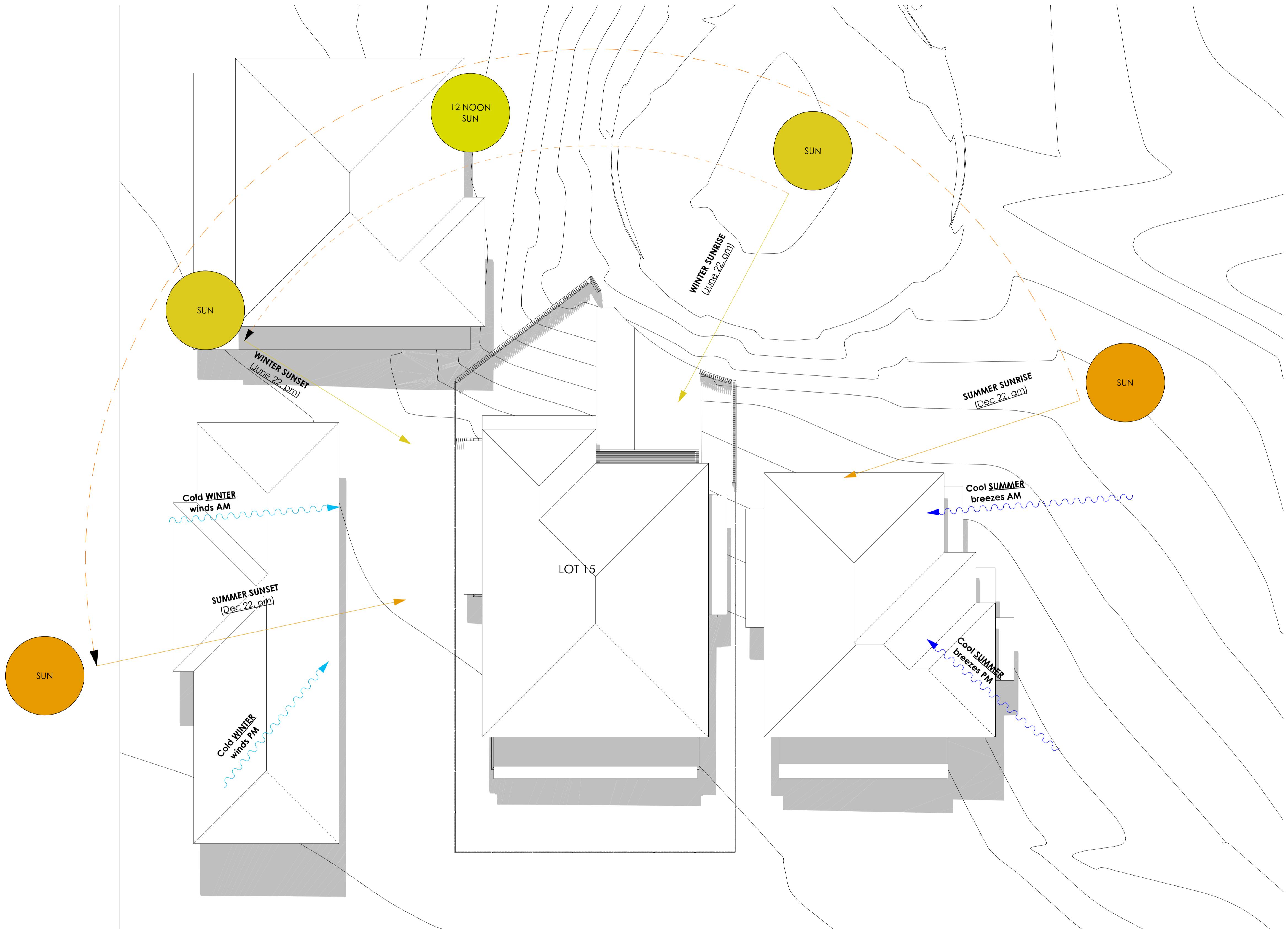
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PROJECT
LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD

DRAWING
CUT&FILL PLAN



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:50@A1
B DA 020 B	
disc	stage
chwg no.	revision



W SITE ANALYSIS PLAN
1:100



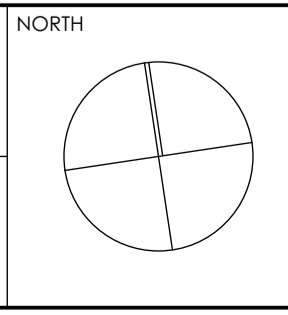
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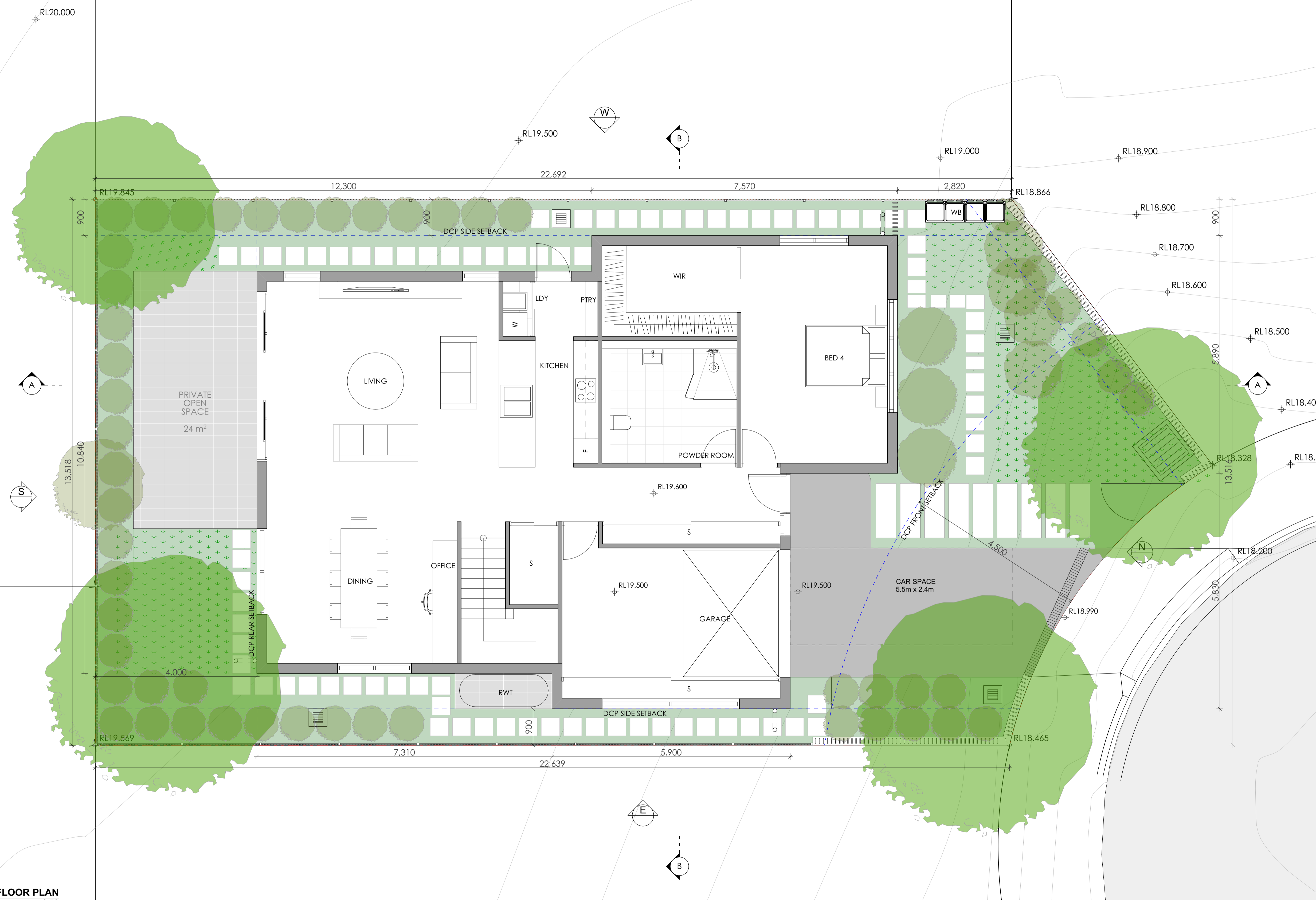
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PROJECT	LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	SITE ANALYSIS PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
B	DA	050	B
disc	stage	chwg no.	revision



1 GROUND FLOOR PLAN
1:50



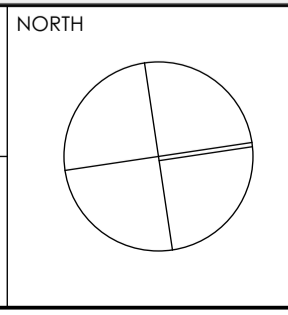
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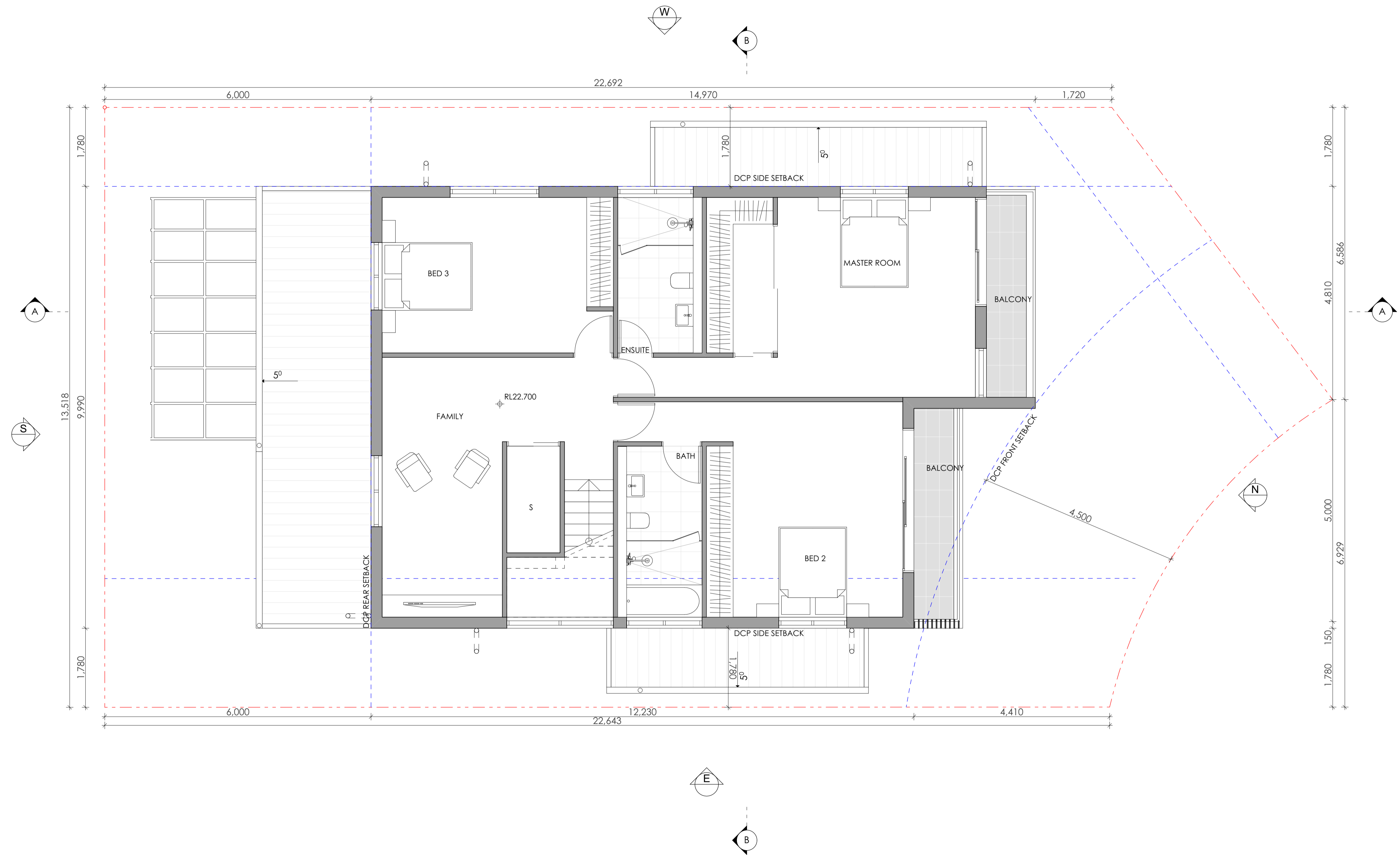
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DEVELOPMENT APPLICATION SURVEY ISSUE	DL	KC/PI	15.10.21	CLIENT	SKYCORP AUSTRALIA
	DL	GF/PI	11.11.21		

PROJECT
 LOT 15, 10 FERN CREEK ROAD,
 WARRIEWOOD
 DRAWING
 GROUND FLOOR PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
B	DA	120	B
disc	stage	chwg no.	revision



1 LEVEL 1 FLOOR PLAN
1:50



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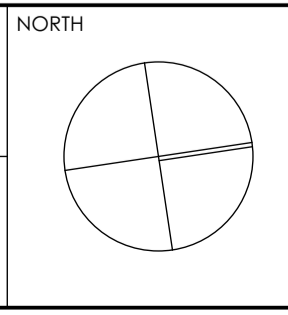
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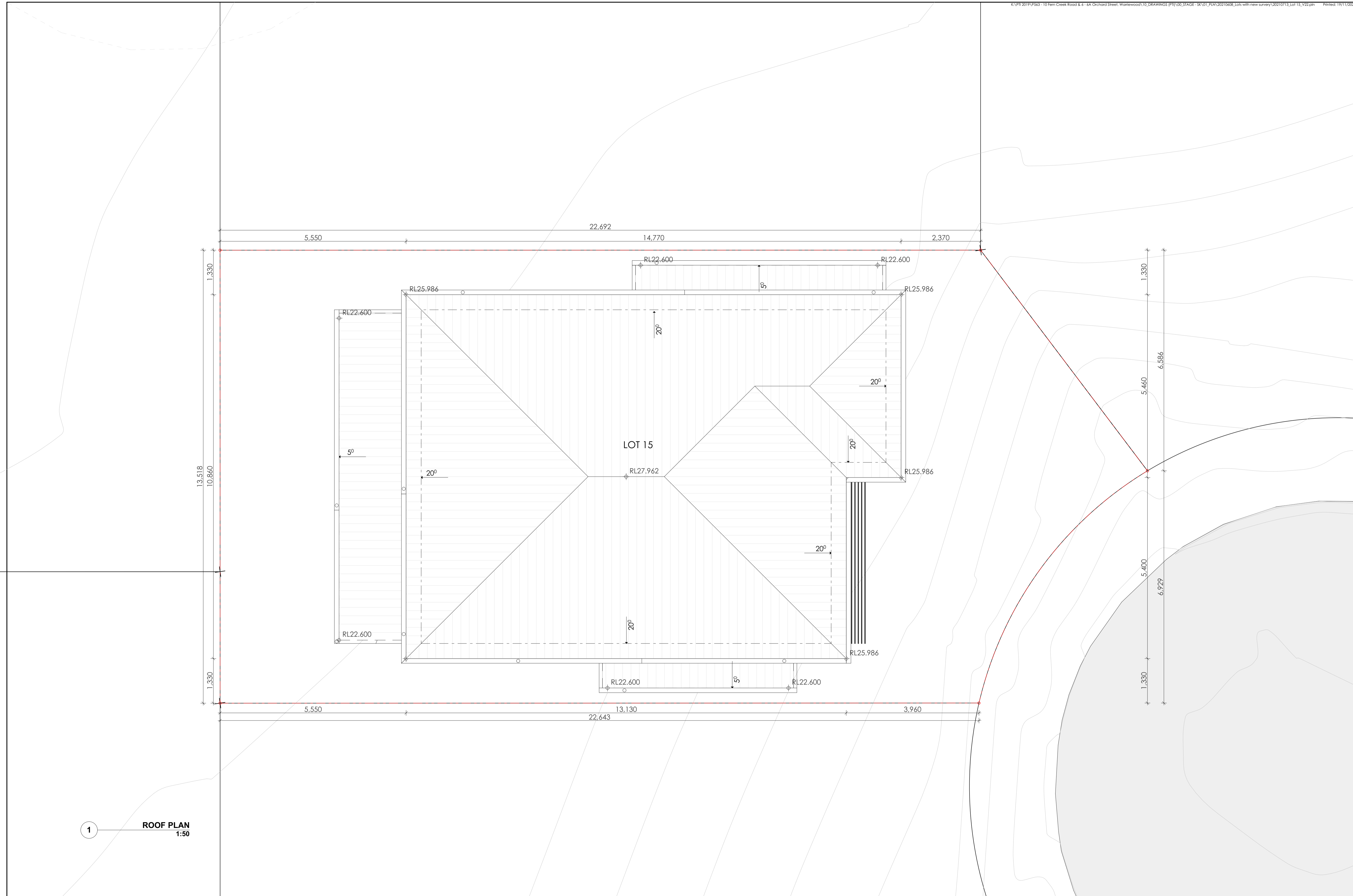
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PROJECT
LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD

DRAWING
LEVEL 1 FLOOR PLAN



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PROJECT No	P563	SCALE	1:50@A1
B DA 130 B			
disc	stage	chwg no.	revision



1 ROOF PLAN
1:50

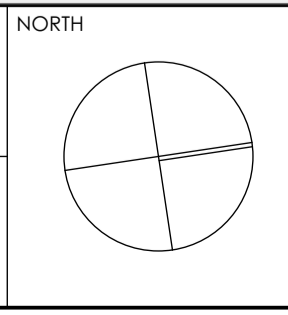
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B	SURVEY ISSUE								

CLIENT
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PROJECT
**LOT 15, 10 FERN CREEK ROAD,
 WARRIEWOOD**

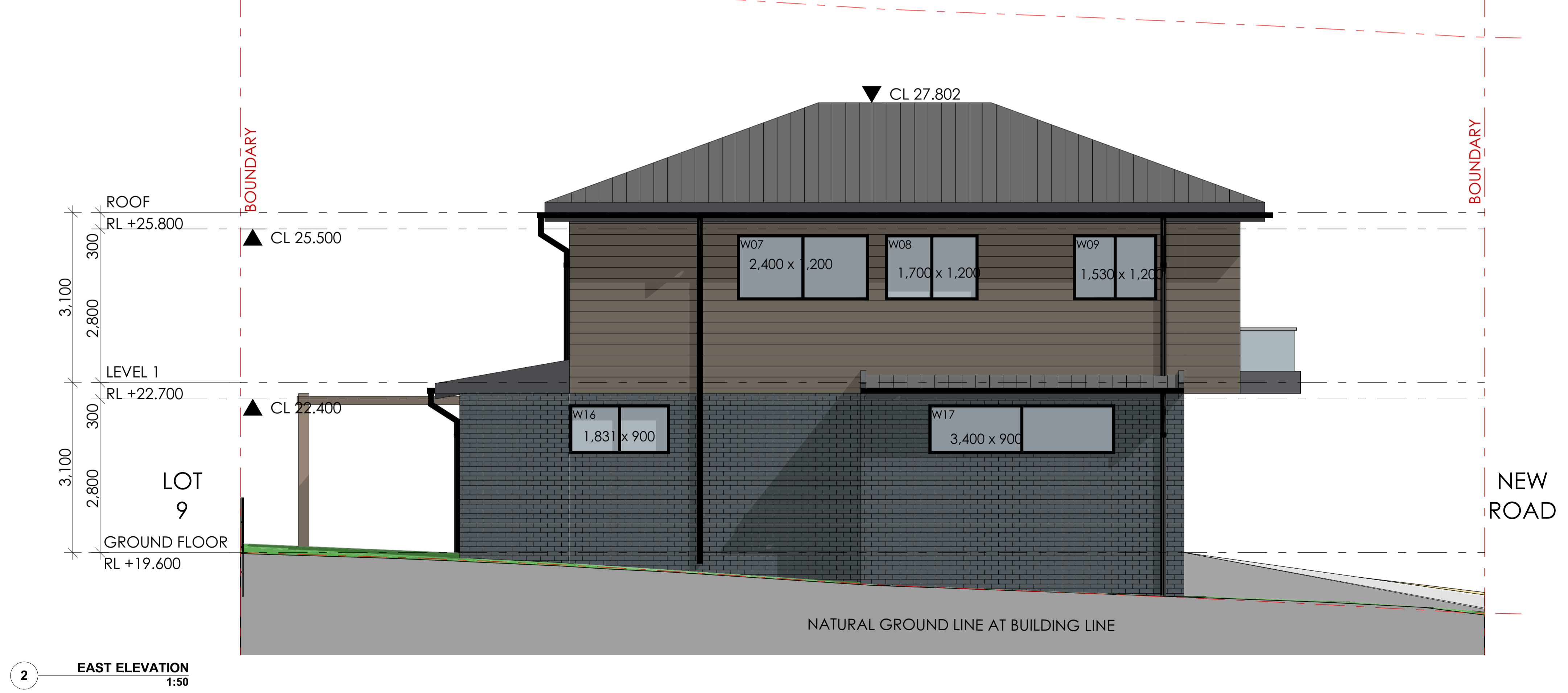
DRAWING
ROOF PLAN



DRAWN DL, KC	CHECKED PI / KC
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B	DA 140 B
disc	stage
chwg no.	revision



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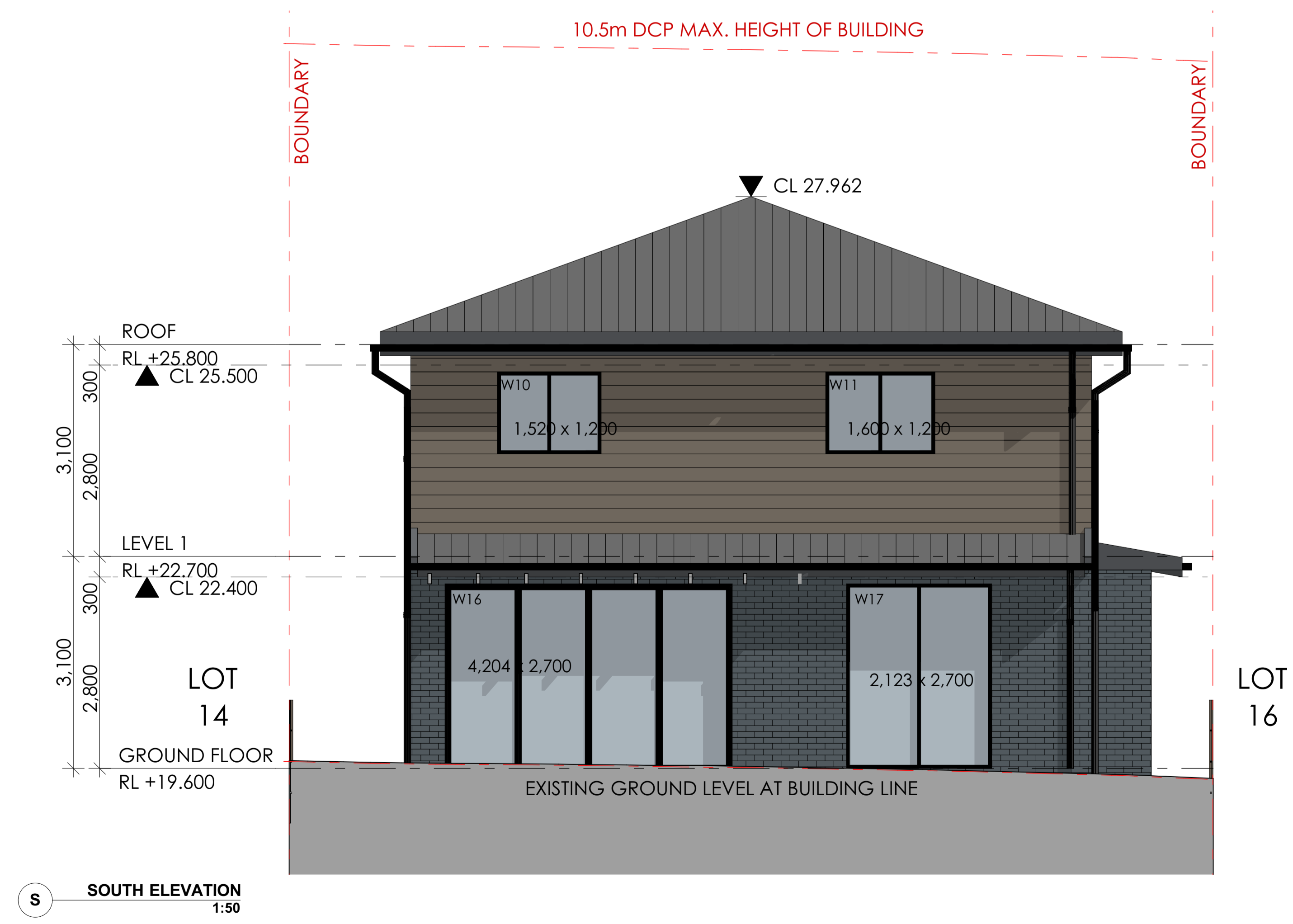
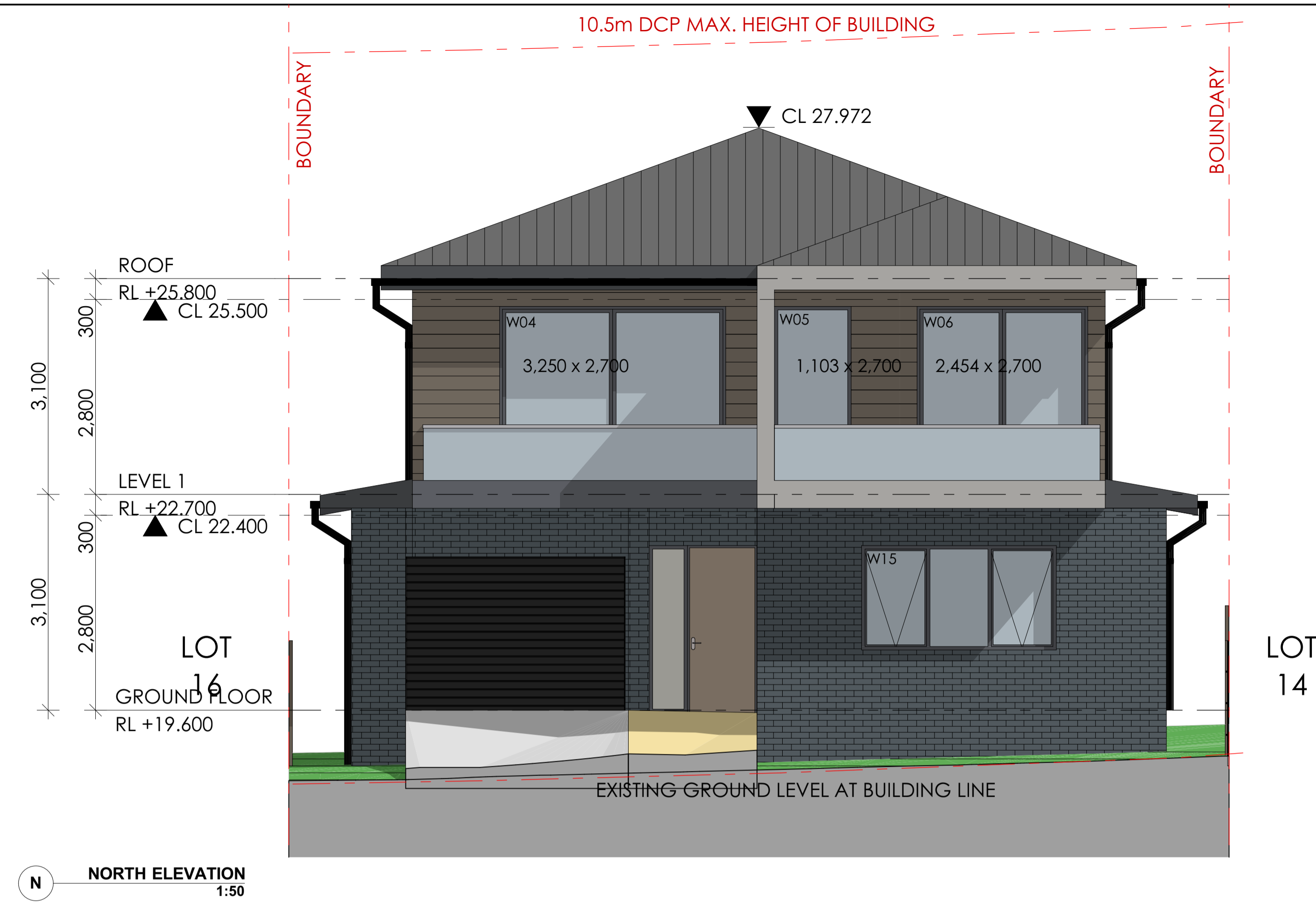
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B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD	
DRAWING	
ELEVATION	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
B	DA	200	B
disc	stage	chwg no.	revision



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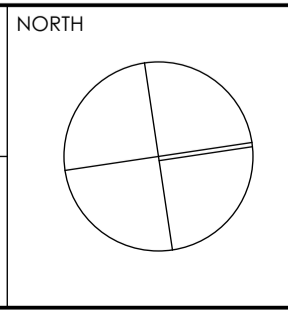
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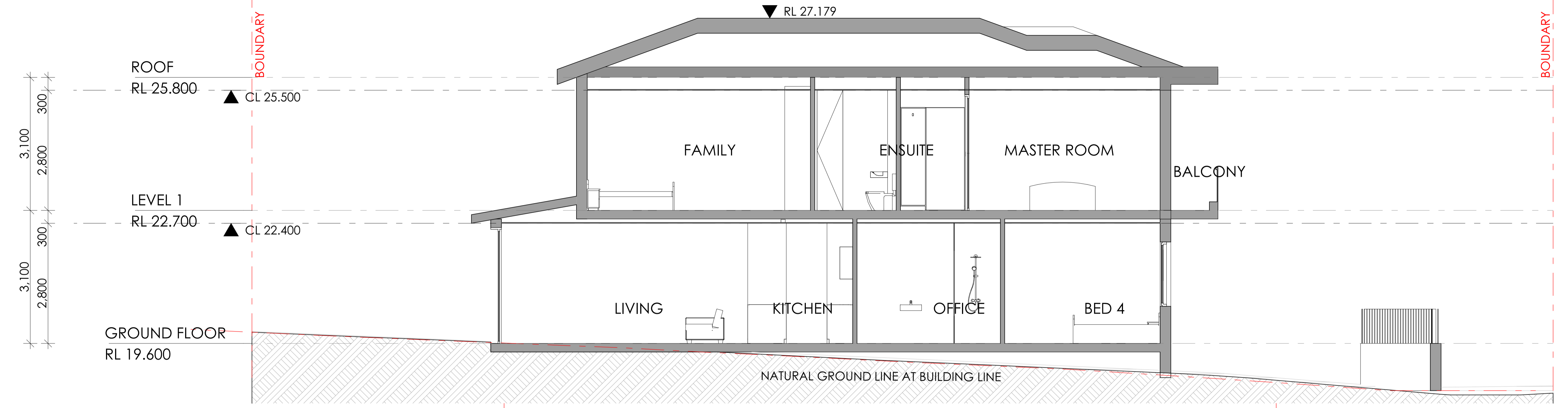
CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 15, 10 FERN CREEK ROAD,
WARRIEWOOD

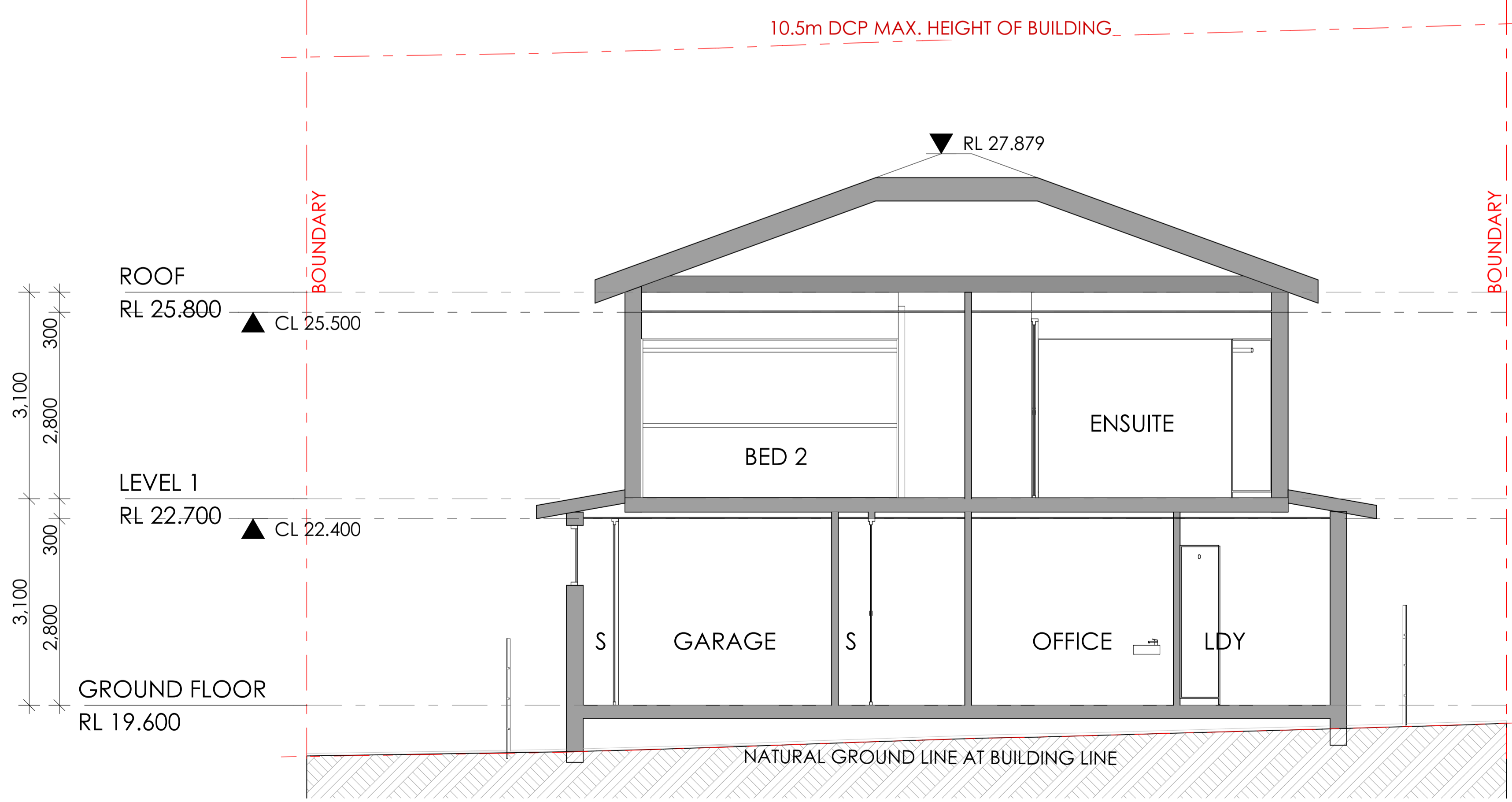
DRAWING
ELEVATION



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA 210 B
disc	stage
chwg no.	revision



A SECTION A
1:50



B SECTION B
1:50



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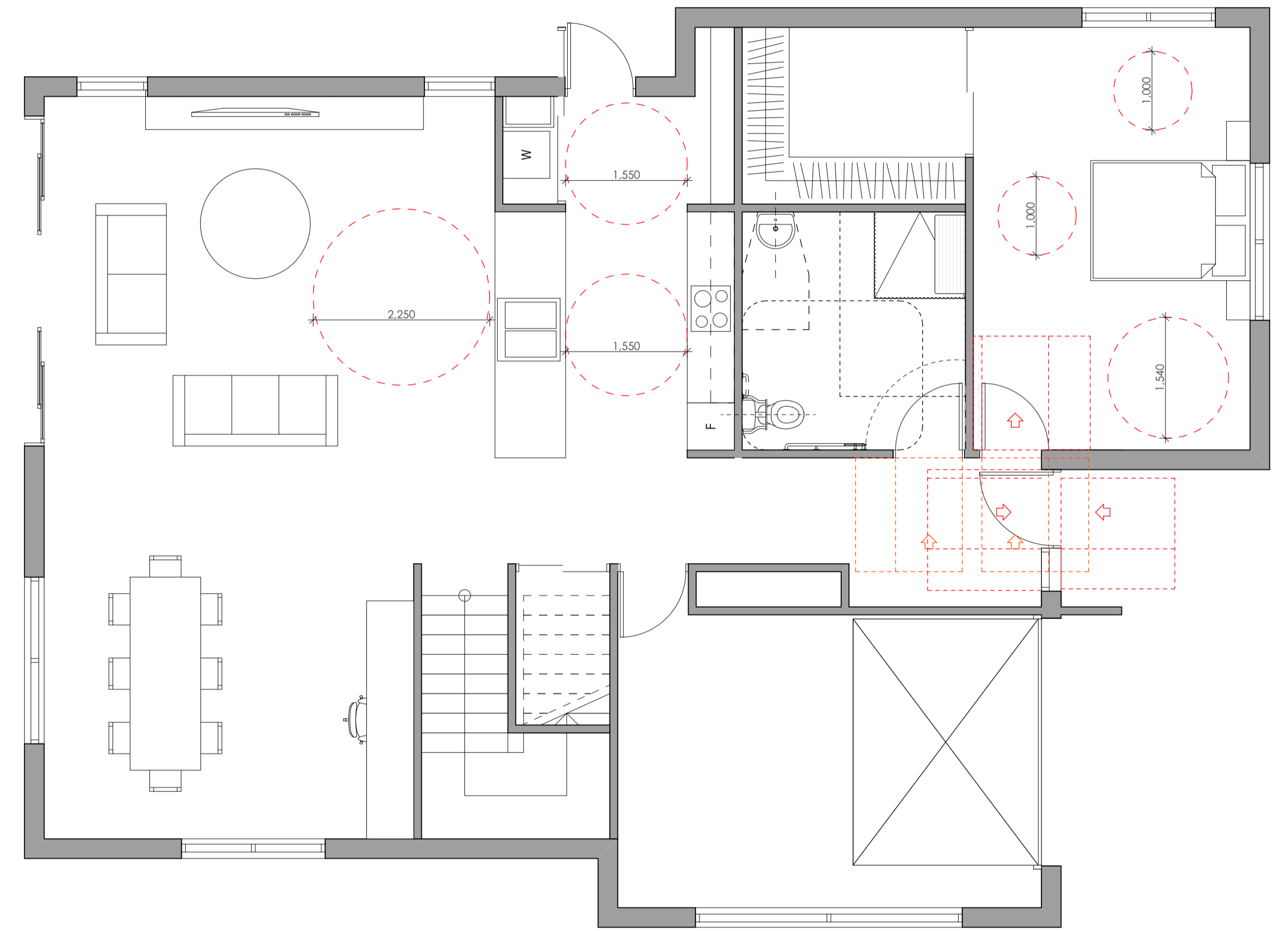
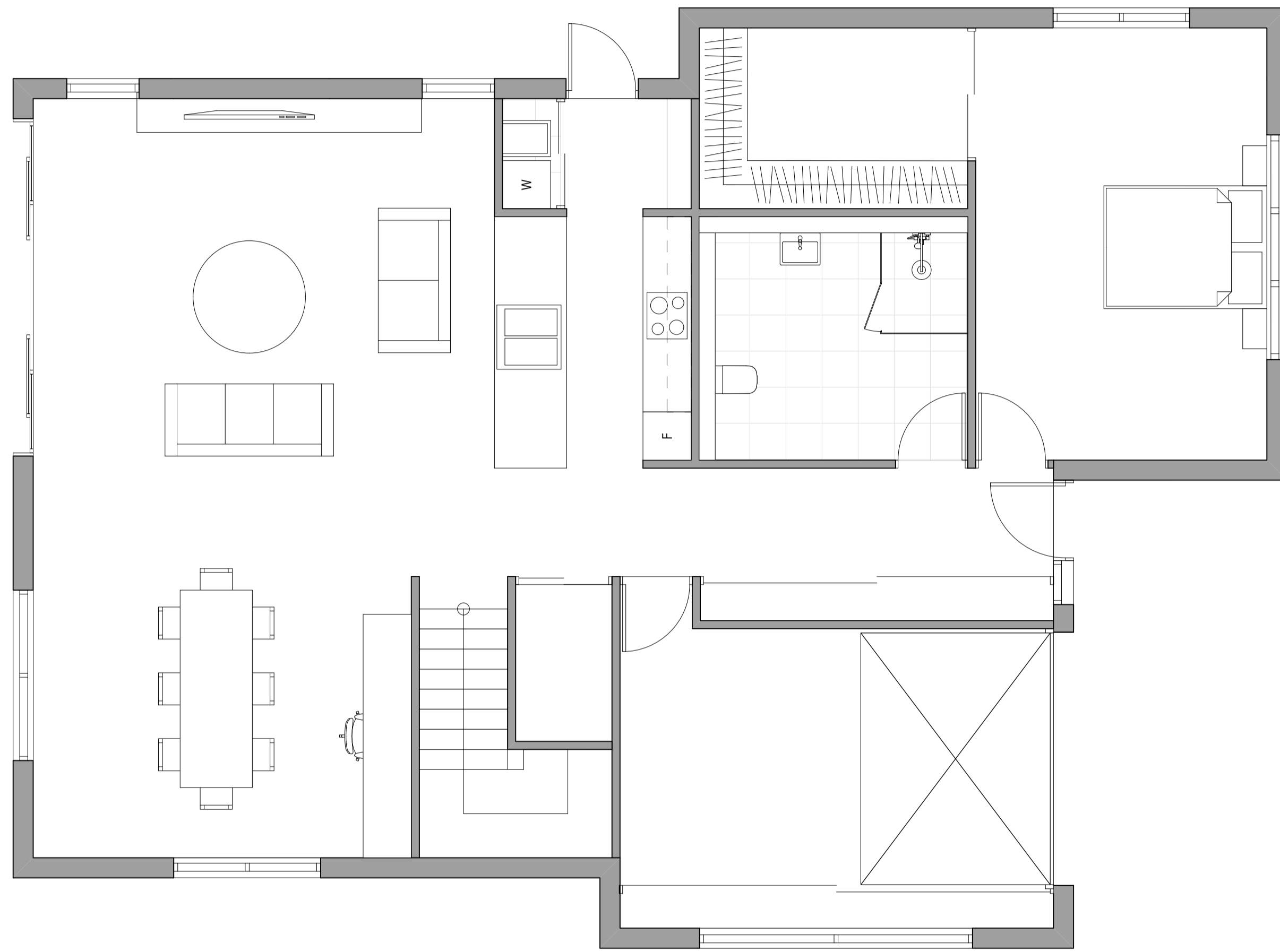
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DEVELOPMENT APPLICATION SURVEY ISSUE	DL DL	KC/PI GF/PI	15.10.21 11.11.21	CLIENT SKYCORP AUSTRALIA
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PROJECT LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD	NORTH
DRAWING SECTION	

DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B DA 300 B	
disc	stage
chg no.	revision



1 PRE ADAPTABLE LAYOUTS
1:50

2 POST ADAPTABLE LAYOUTS
1:50



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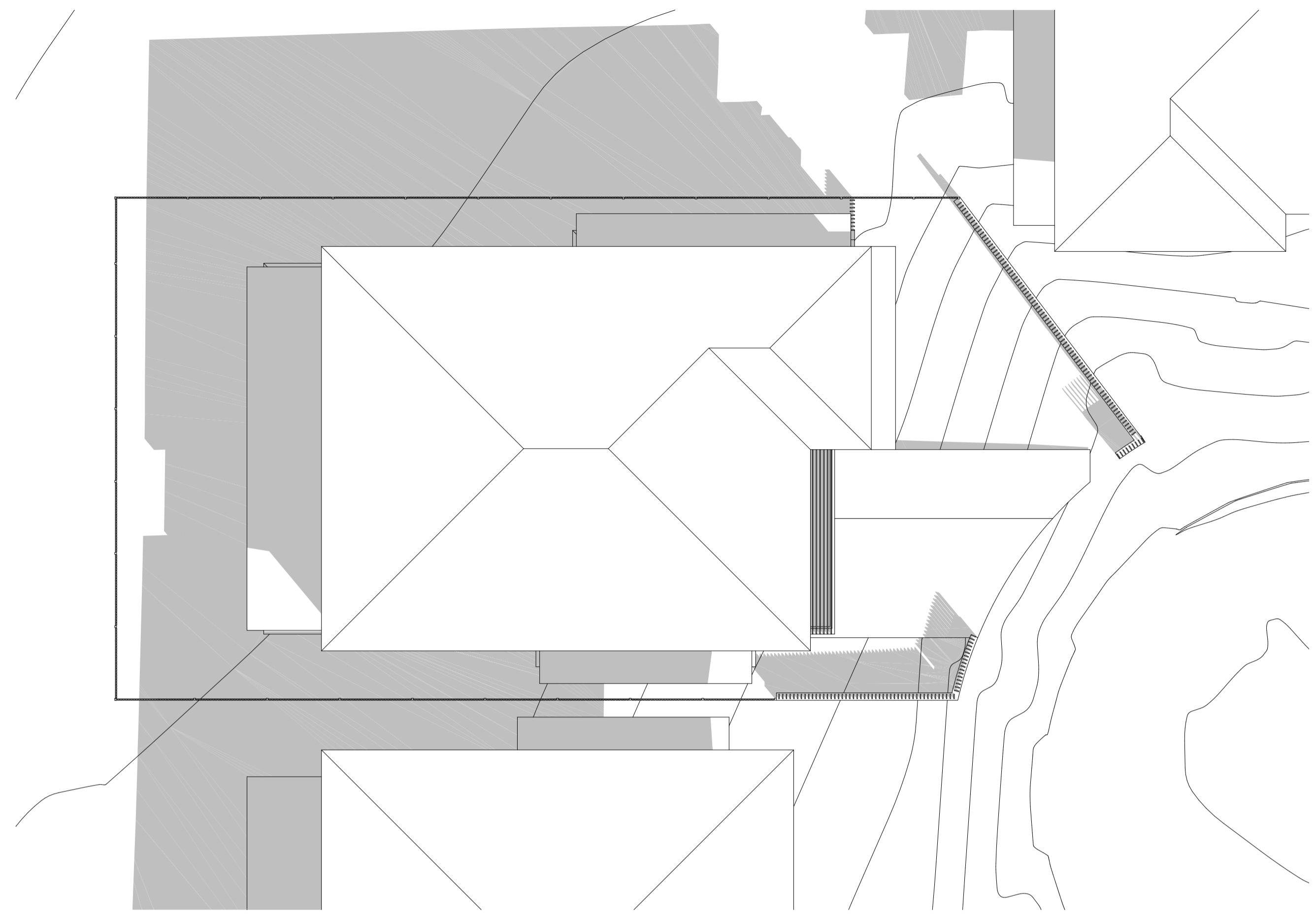
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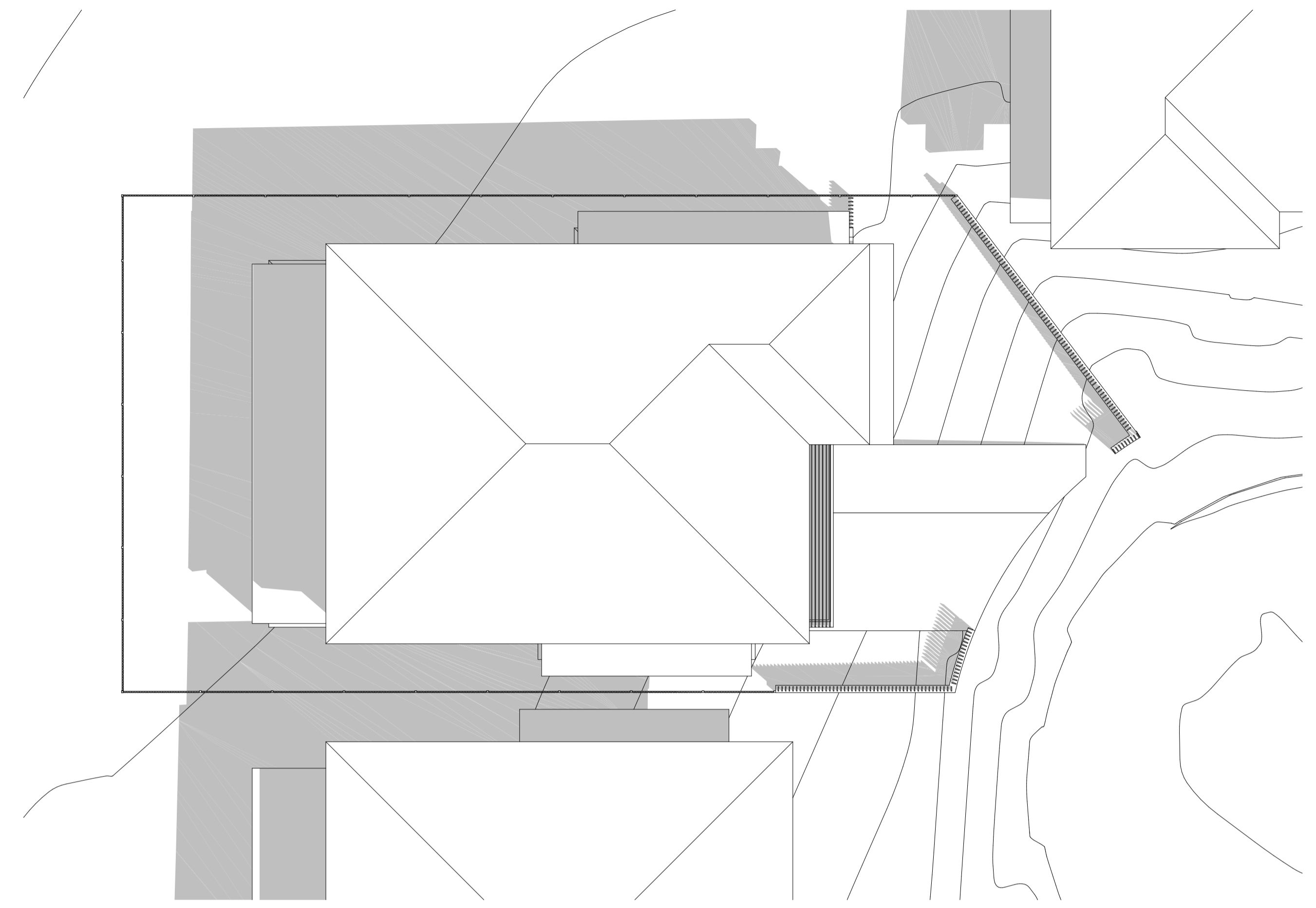
DL	KC/PI	15.10.21	CLIENT SKYCORP AUSTRALIA
DL	GF/PI	11.11.21	

PROJECT LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD	NORTH
DRAWING POST ADAPTABLE LAYOUTS	

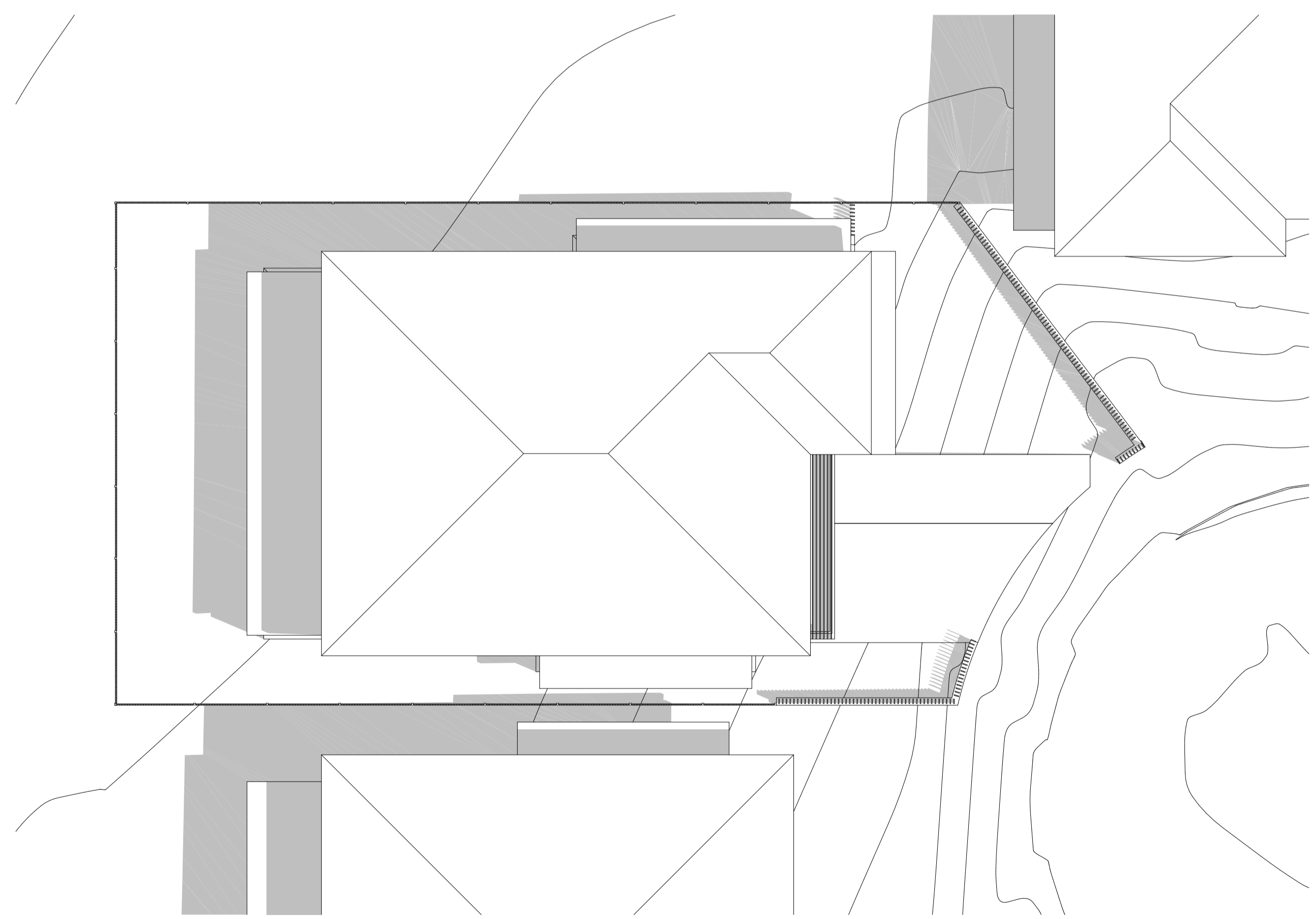
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PROJECT No P563	SCALE 1:50@A1
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disc	stage
chwg no.	revision



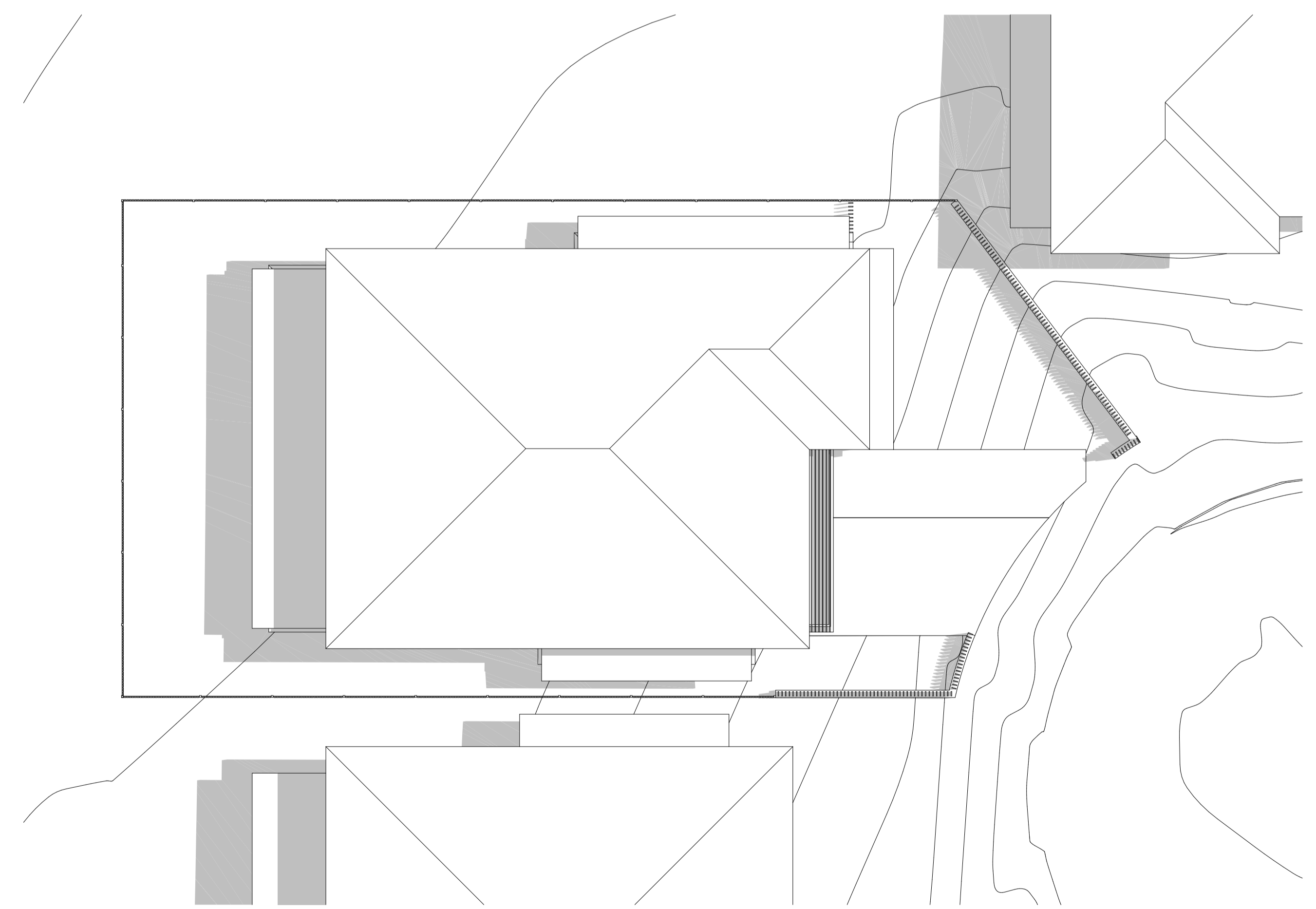
1 SHADOW DIAGRAM JUNE 21 9AM
1:100



1 SHADOW DIAGRAM JUNE 21 10AM
1:100



1 SHADOW DIAGRAM JUNE 21 11AM
1:100



1 SHADOW DIAGRAM JUNE 21 12PM
1:100



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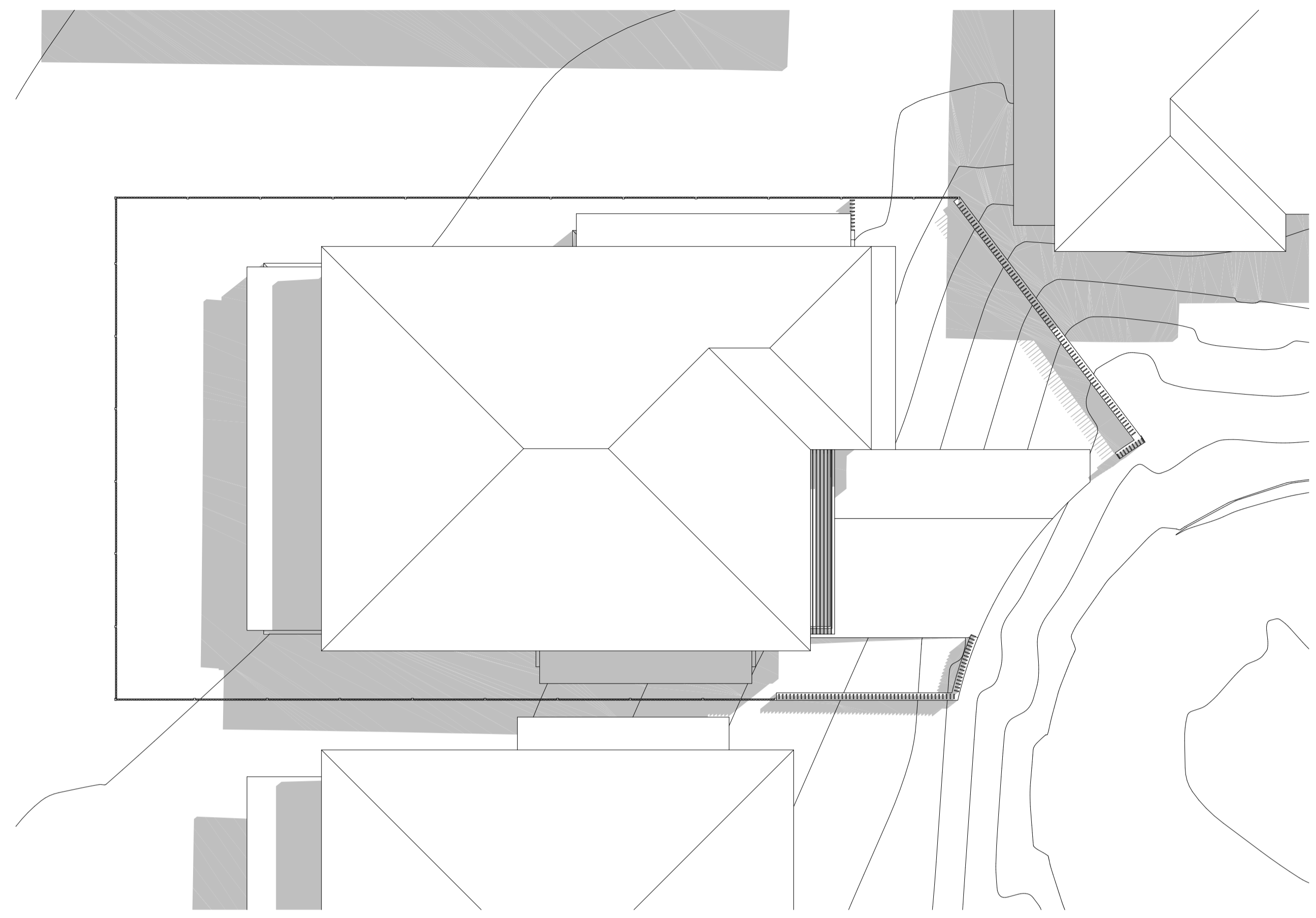
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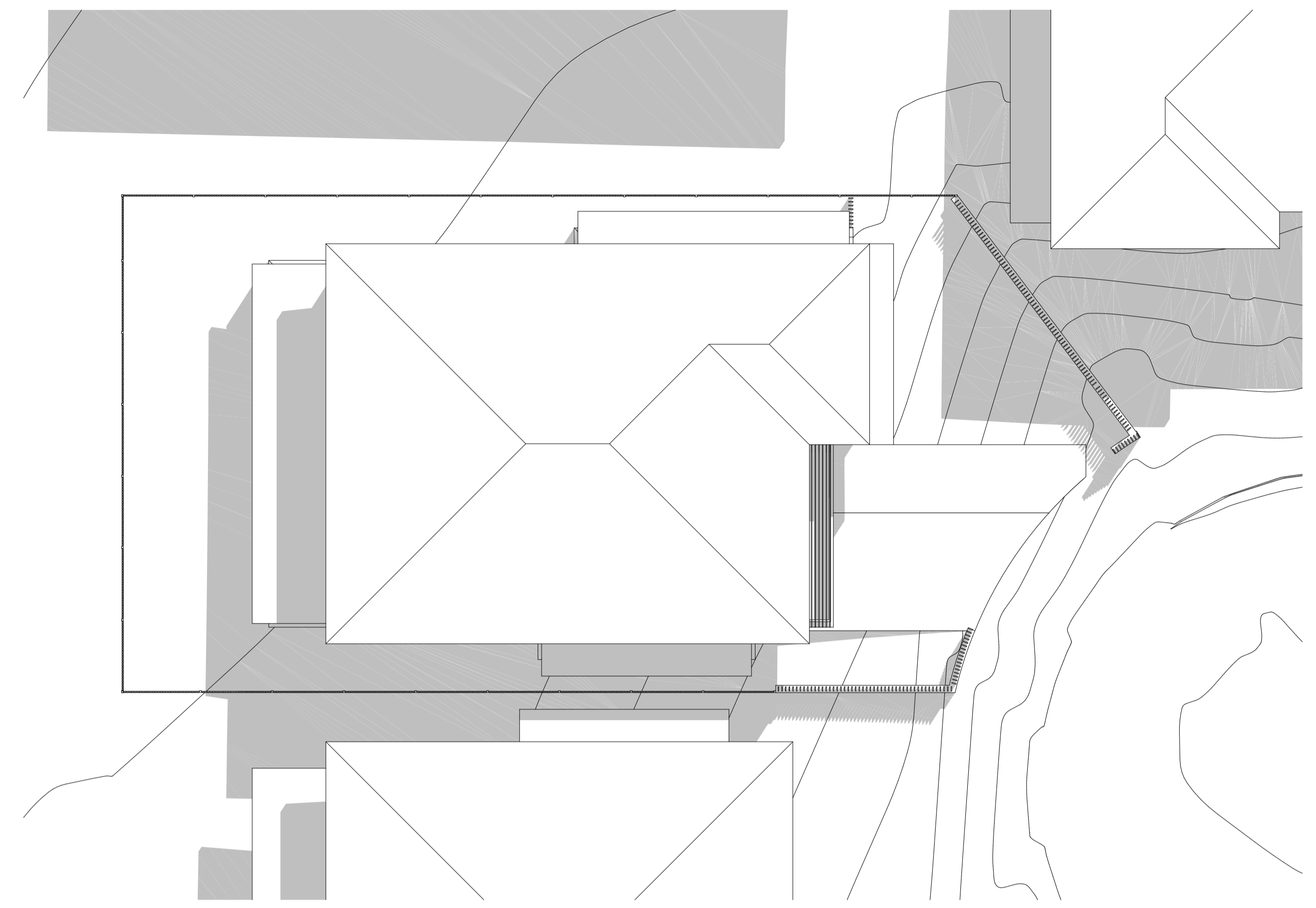
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DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD	
DRAWING	
SHADOW DIAGRAM	

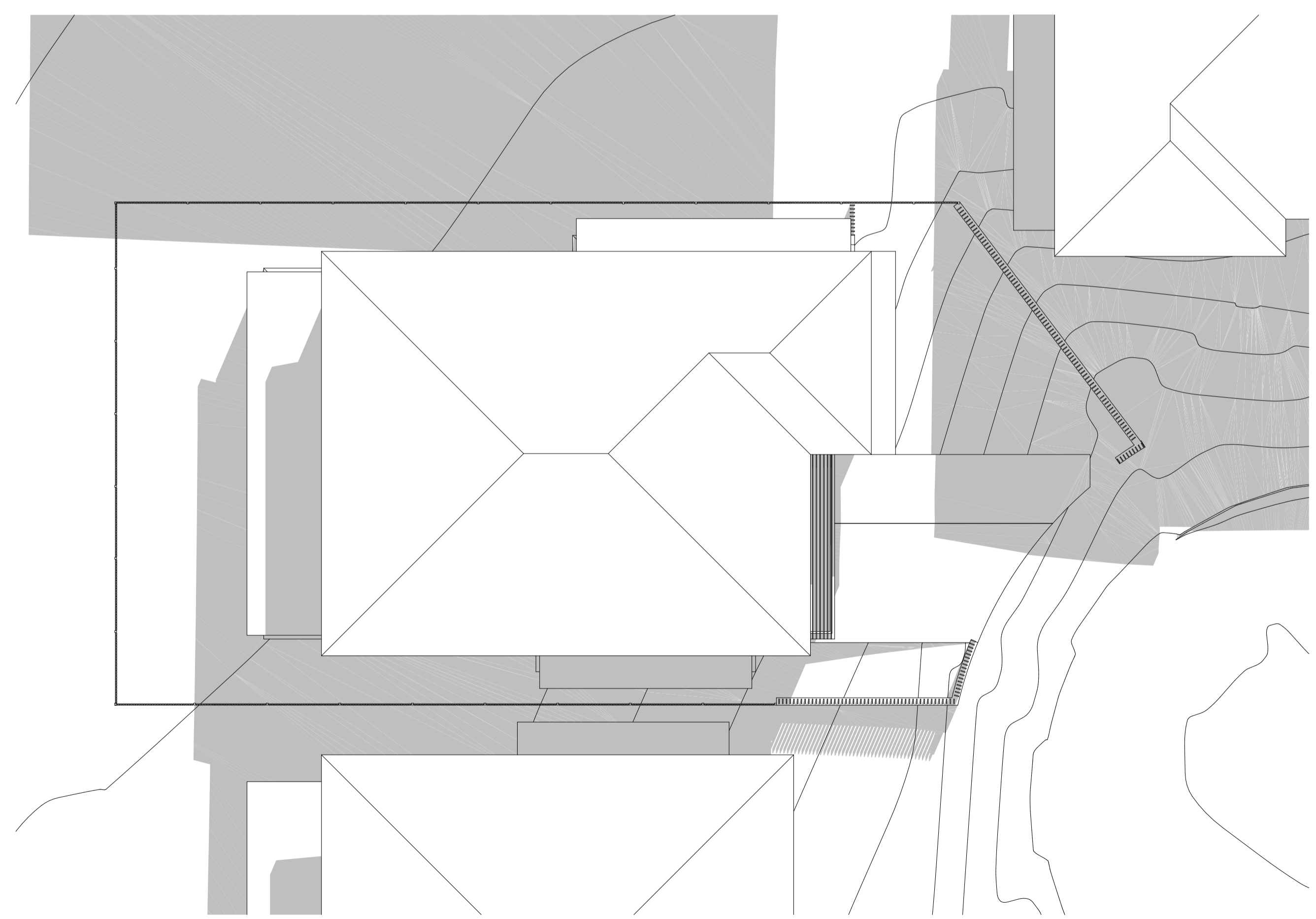
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B	DA	500	B
disc	stage	chwg no.	revision



1 SHADOW DIAGRAM JUNE 21 1PM
1:100



1 SHADOW DIAGRAM JUNE 21 2PM
1:100



1 SHADOW DIAGRAM JUNE 21 3PM
1:100



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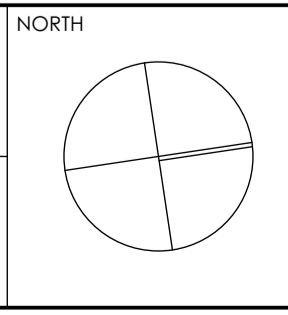
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CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT 15, 10 FERN CREEK ROAD,
WARRIEWOOD**

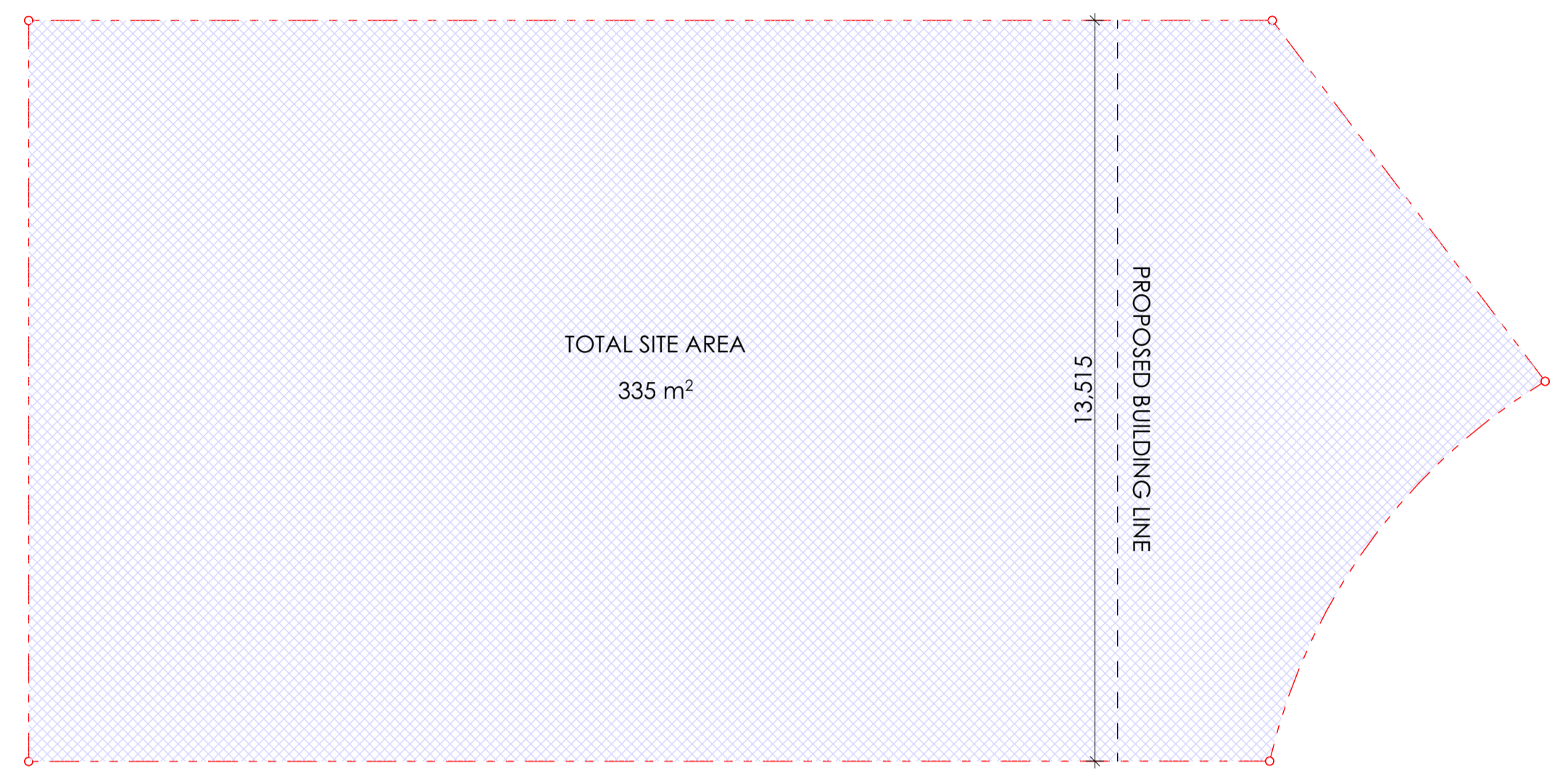
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SHADOW DIAGRAM



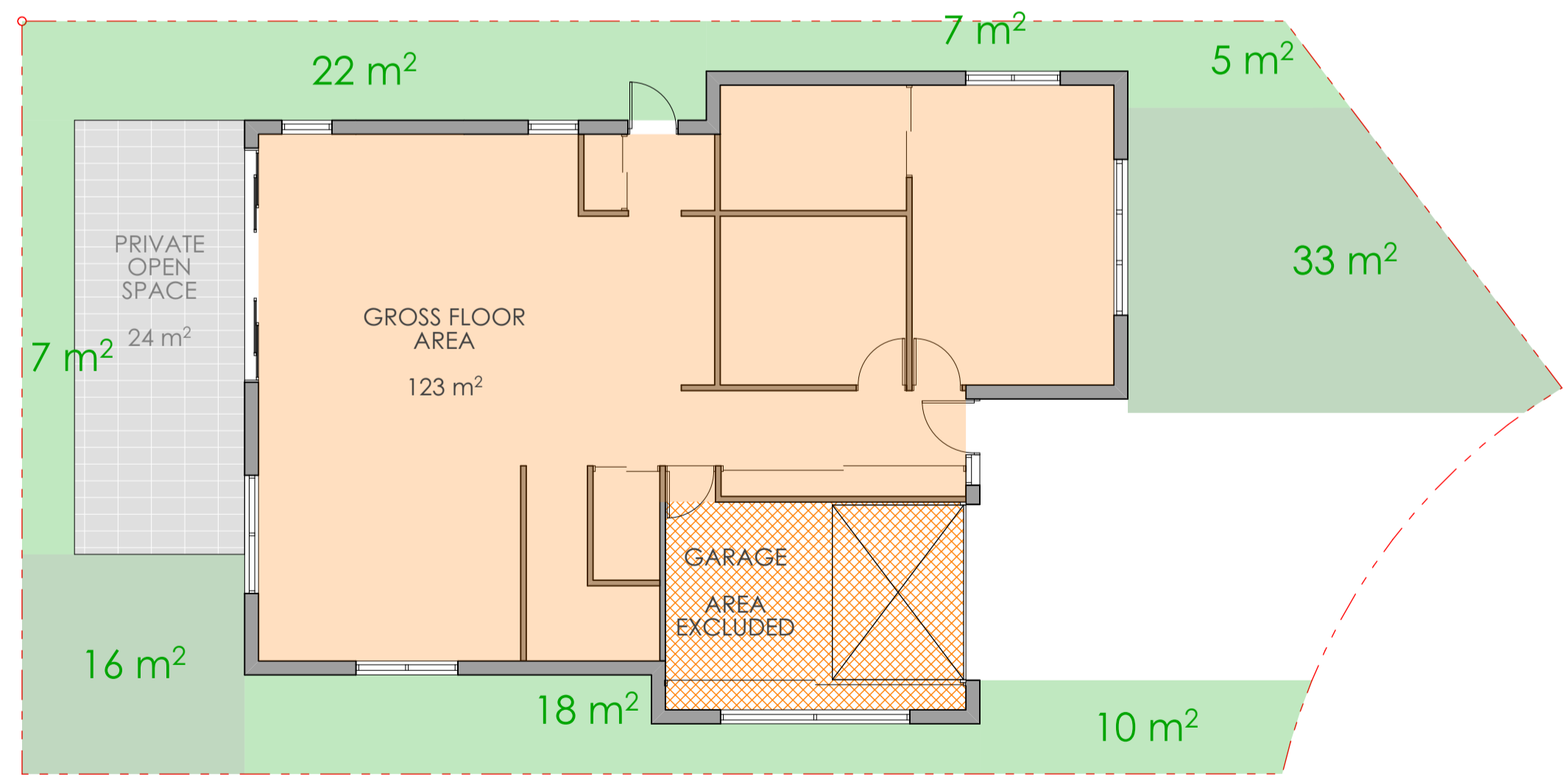
DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
B	DA	510	B
dsc	stage	chwg no.	revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 15) 335m ²	m/m ²	COMPLIANCE
PERMISSIBLE GFA	N/A	Y
PROPOSED GFA	234m ²	
LOT WIDTH AT FRONT BUILDING LINE	13.5m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (35% OF SITE AREA)	117m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	118m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	49m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	69m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	24m ²	Y
PROPOSED PRIVATE OPEN SPACE	24m ²	

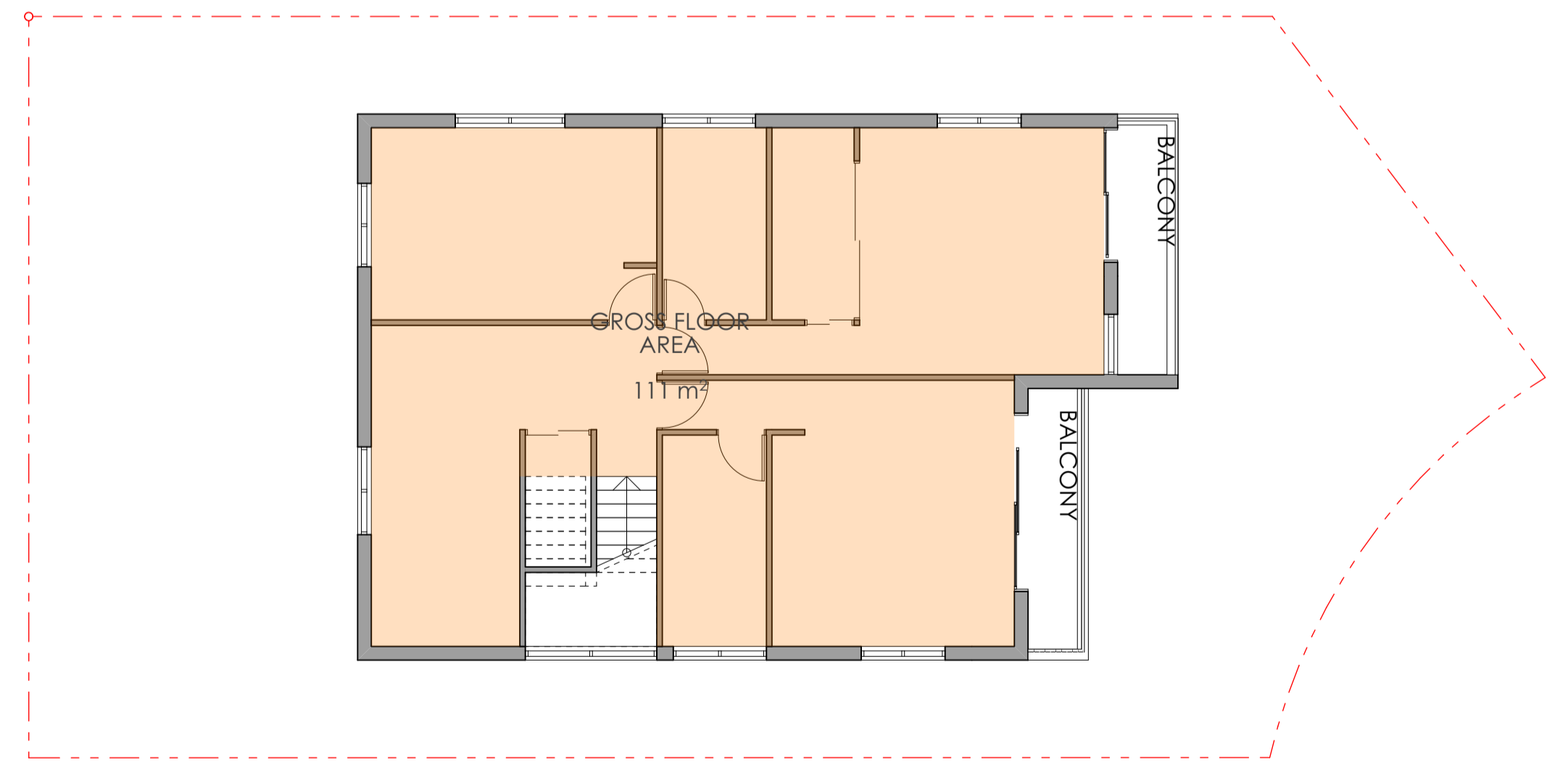
-  PROPOSED SITE AREA
-  PROPOSED GROSS FLOOR AREA
-  PROPOSED ARTICULATION ZONE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED LANDSCAPE AREA
-  PROPOSED NON COMPLIANT LANDSCAPE AREA
-  PROPOSED AREA EXCLUDED



3 SITE AREA PLAN
1:100



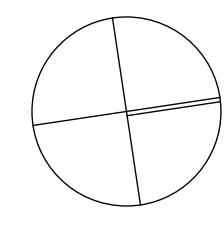
1 GROUND FLOOR AREA PLAN
1:100



2 LEVEL 1 AREA PLAN
1:100

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

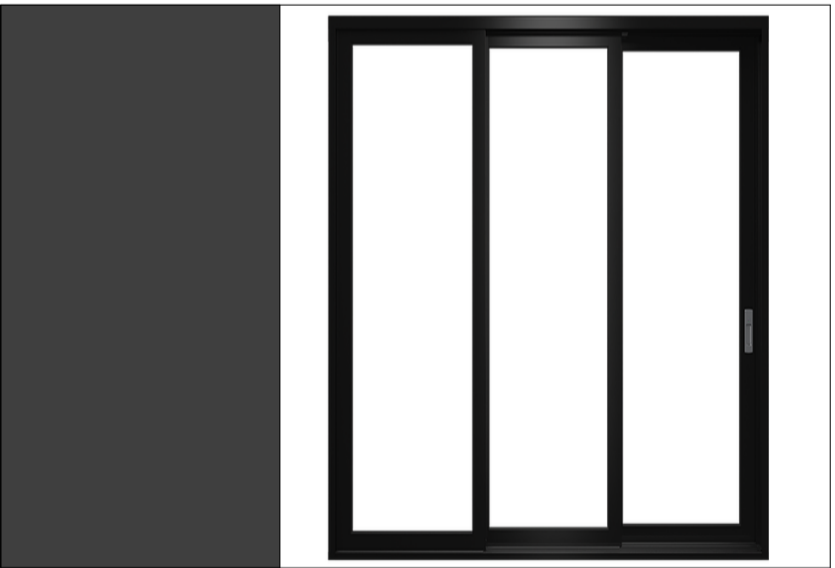
DL	KC/PI	15.10.21	CLIENT
DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 15, 10 FERN CREEK ROAD, WARRIEWOOD	

DRAWN	CHECKED
DL, KC	PI / KC
PROJECT No P563	SCALE 1:100@A1
B DA 600 B	
dsc	stage
chg no.	revision



1. STAINLESS STEEL AND GLAZED BALUSTRADE



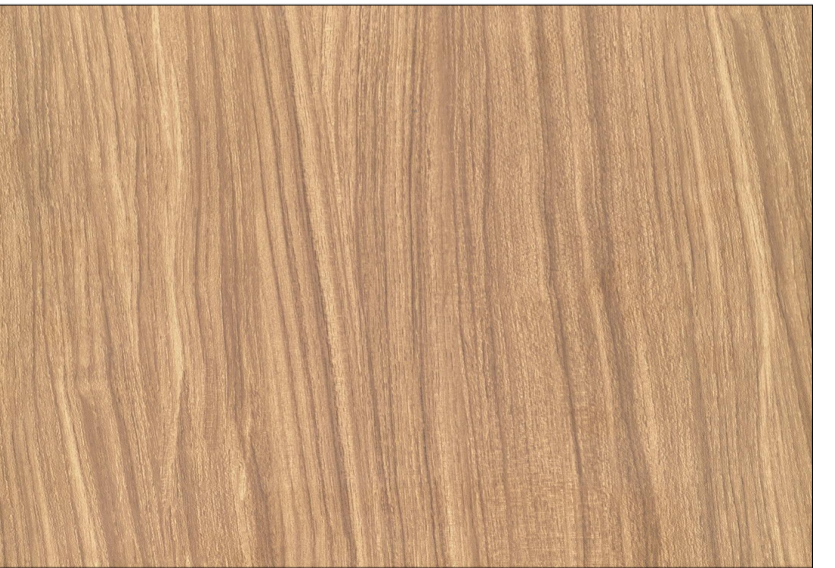
2. POWDER COATED ALUMINIUM FRAMED GLAZING



3. COLORBOND MONUMENT METAL ROOF



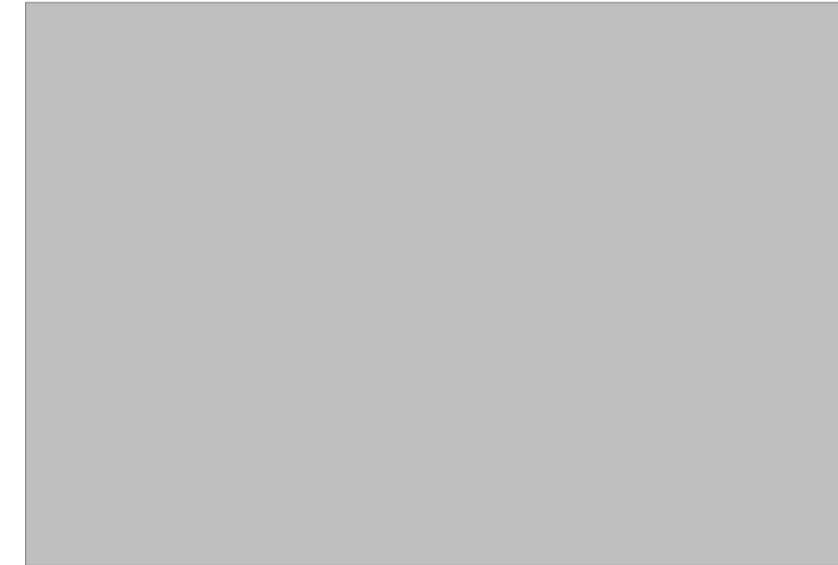
4. AUSTRAL BRICKS BRAHMA GRANITE



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK



6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX DIESKAU



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 Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150
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 Nominated Registered Architect, Peter Israel (Reg. no. 50564)
 A/N 60 050 071 022

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

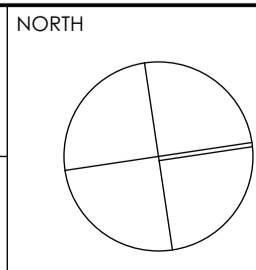
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
					A	DEVELOPMENT APPLICATION	DL	KC/PI	15.10.21
					B	SURVEY ISSUE	DL	GF/PI	11.11.21

CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT 15, 10 FERN CREEK ROAD,
 WARRIEWOOD**

DRAWING
EXTERNAL FINISHES SCHEDULE



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100, 1:500@A1
B	DA	700	B
disc	stage	dwg no.	revision

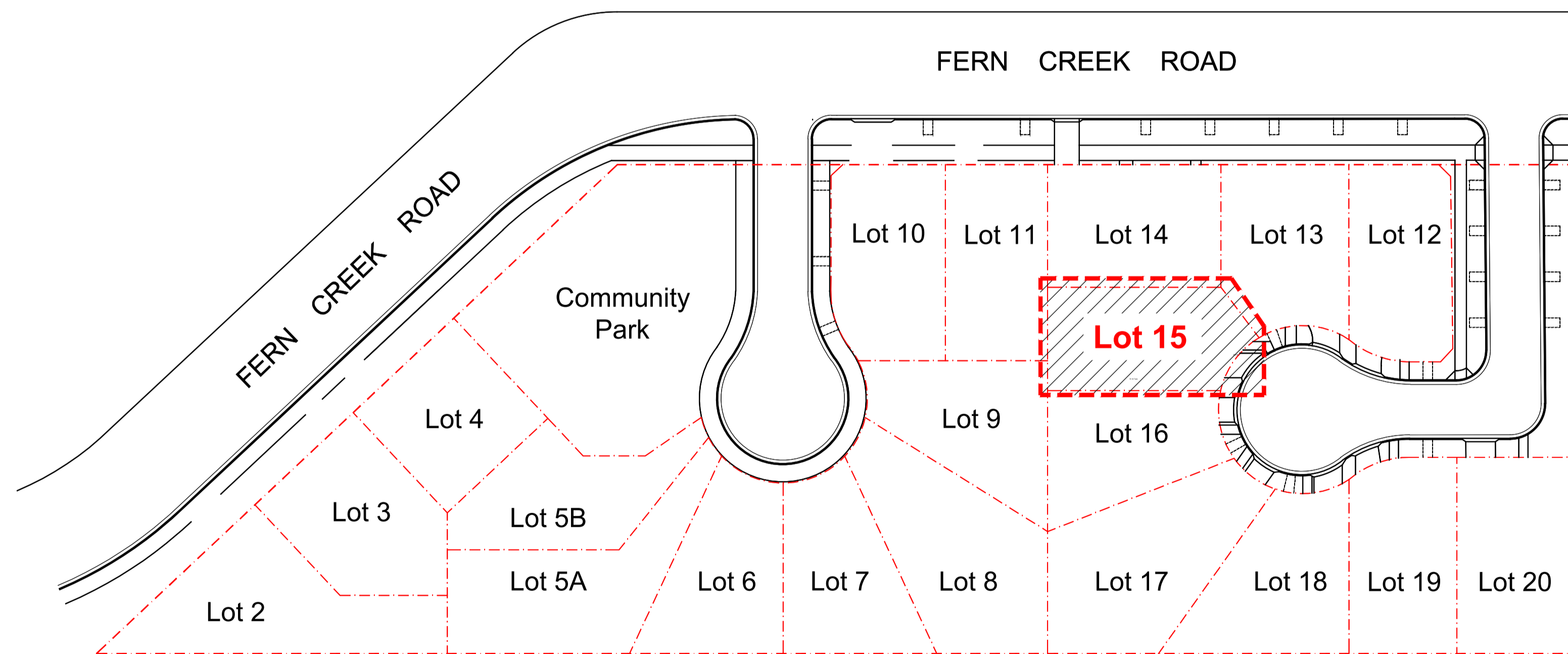
Proposed Dwellings

Lot 15, 10 Fern Creek Road Warriewood

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
015	COVER SHEET	N/A
115	LANDSCAPE PLAN - Lot 15	1:50
315	LANDSCAPE HARDSCAPE PLAN - Lot 15	1:50
415	LANDSCAPE PLANTING PLAN - Lot 15	1:50
515	LANDSCAPE SPECIFICATION & DETAILS - Lot 15	AS SHOWN



Key Plan | 1:500

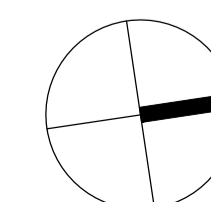
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Legend

Key Plan



SITE IMAGE



Landscape Architects
Level 1, 3-5 Baptist Street
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www.siteimage.com.au

Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Coversheet
- Lot 15

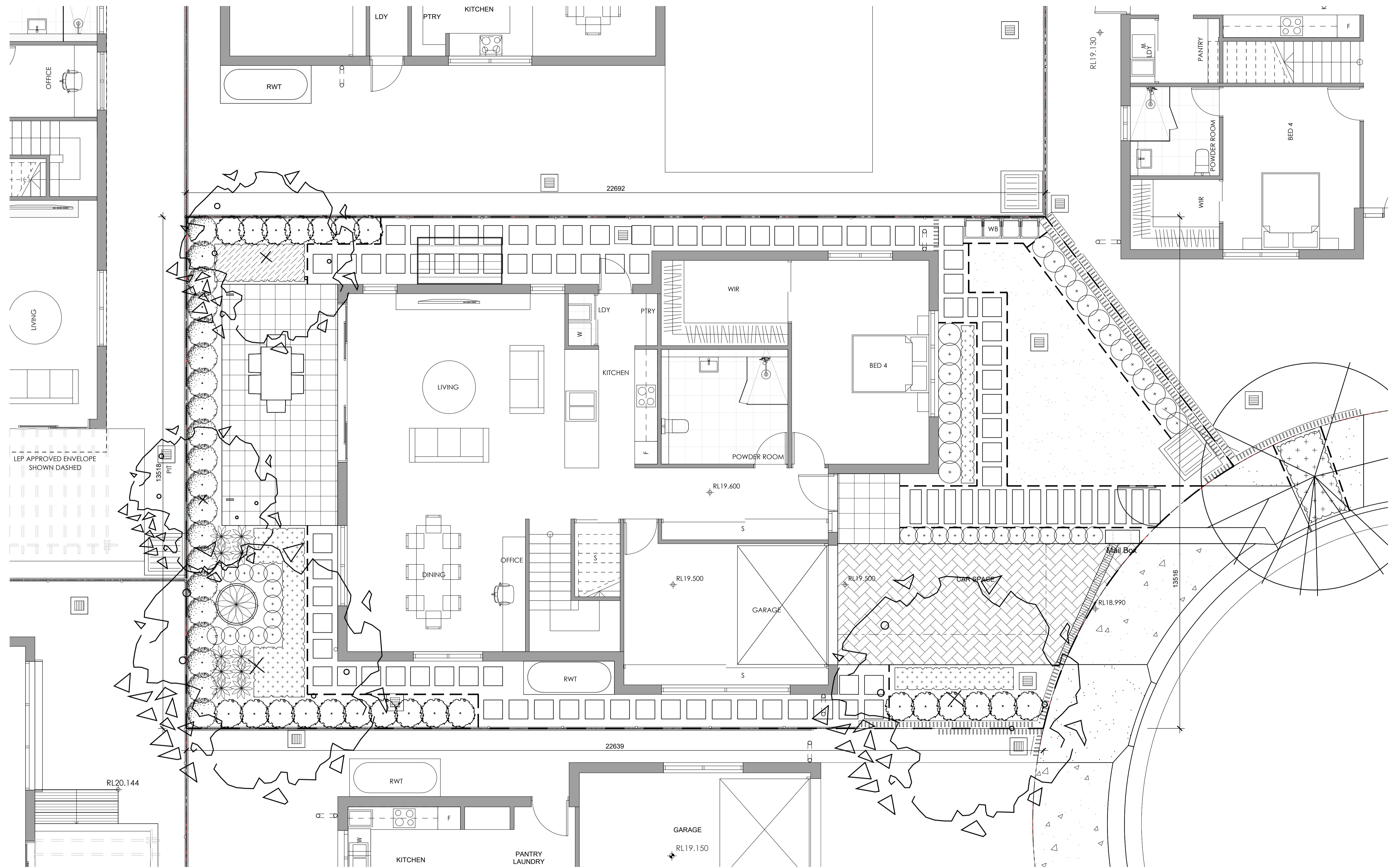
DEVELOPMENT APPLICATION

Scale
Job Number
Drawing Number
Issue

SS21-4780
015 A

A For Approval
Issue Revision Description

PH RS 18.10.2021
Drawn Check Date



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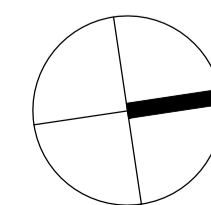
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Legend

- | | | | | | |
|--|--|--|------------------------------------|--|-------------------|
| | Existing tree to be removed
- Refer Arborist report | | Timber edge | | Mail box |
| | Proposed street trees | | Exposed concrete | | Clothing lines |
| | Proposed trees | | Paved driveway | | Property boundary |
| | Shrub and accent planting | | Timber decking | | |
| | Groundcovers | | Stepping pavers in gravel - Type 1 | | |
| | Lawn | | Stepping pavers in gravel - Type 2 | | |

Key Plan



SITE IMAGE

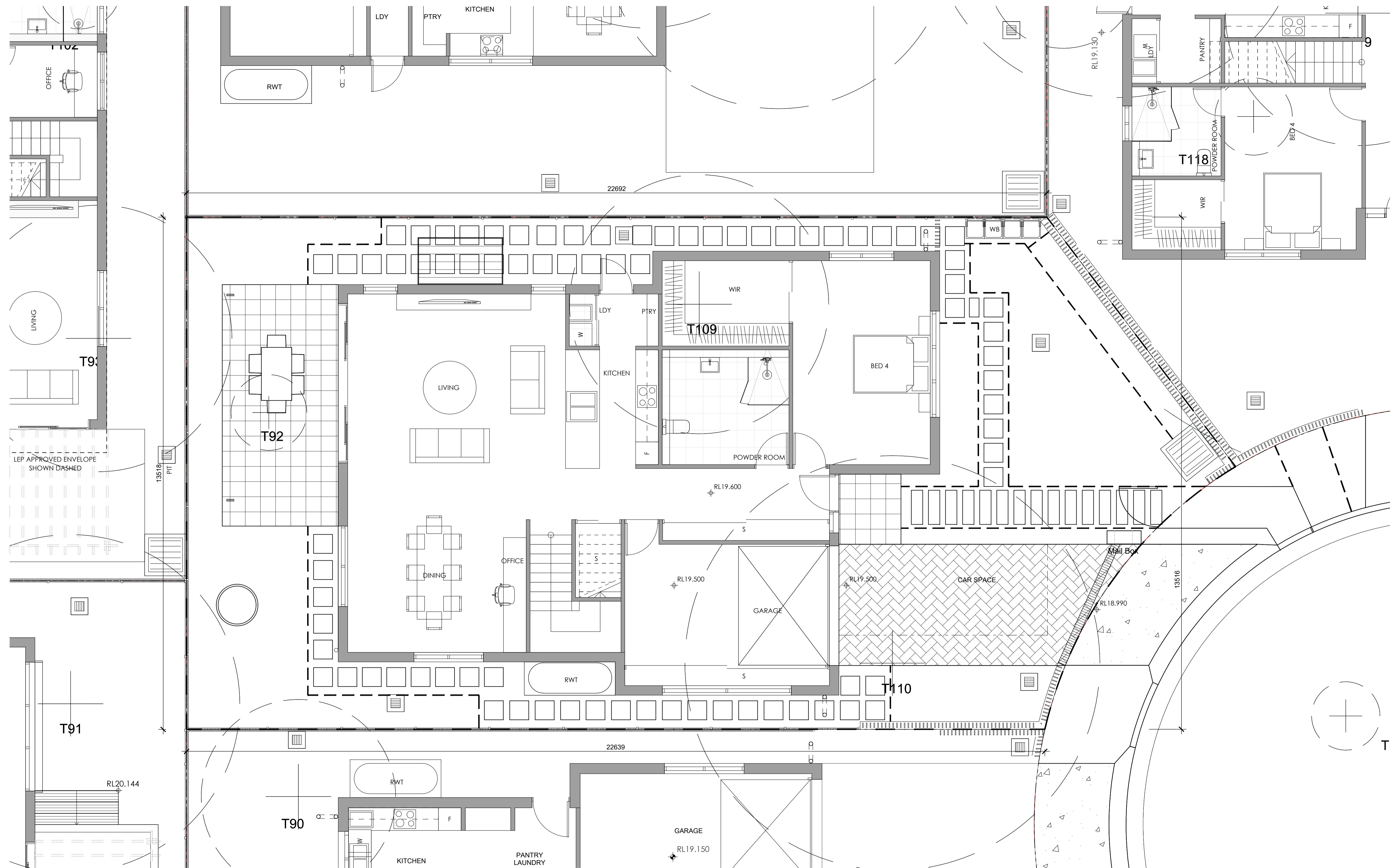
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Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Plan
- Lot 15

DEVELOPMENT APPLICATION
Scale 1:50 @ A1
Job Number
SS21-4780
Drawing Number
115
Issue
A

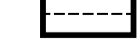
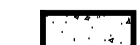
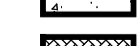








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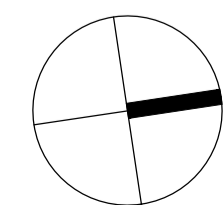
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Legend

-  Timber edge
-  Exposed concrete
-  Paved driveway
-  Timber decking
-  Stepping pavers in gravel - Type 1
-  Stepping pavers in gravel - Type 2
-  Mail box
-  Clothing lines
-  Property boundary

Key Plan



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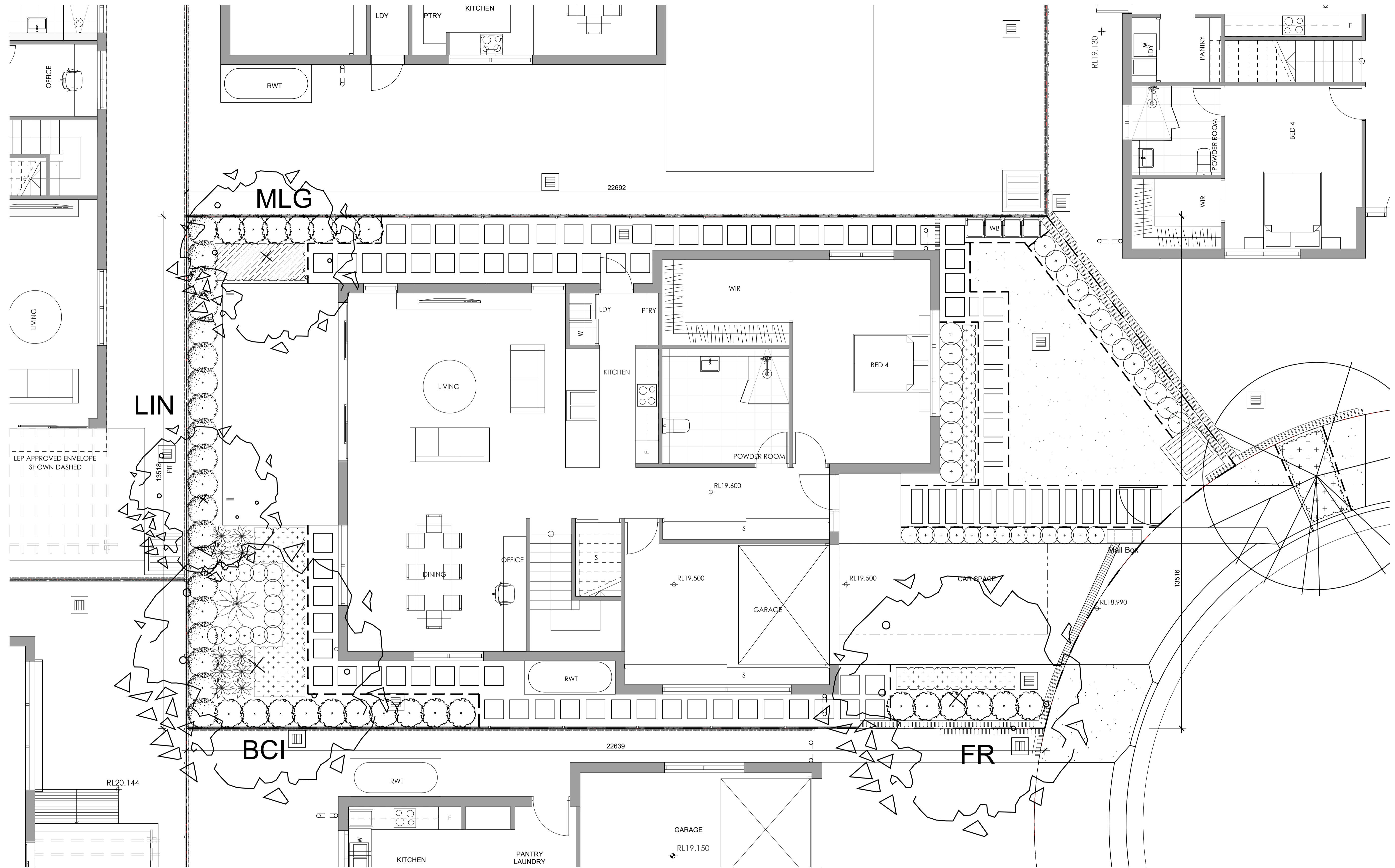
Client
SKYCORP AUSTRALIA
 Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Hardscape Plan
- Lot 15

DEVELOPMENT APPLICATION

Scale 1:50 @ A1
 Job Number
SS21-4780
 Drawing Number
315 A
 Issue

A	For Approval	PH	RS	18.10.2021
Issue	Revision Description	Drawn	Check	Date



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- Legend**
- Existing tree to be removed
- Refer Arborist report
 - Proposed street trees
- by others
 - Proposed trees
 - Shrub and accent planting
 - Groundcovers

Indicative plant schedule refer to drawing sheet 515

Key Plan

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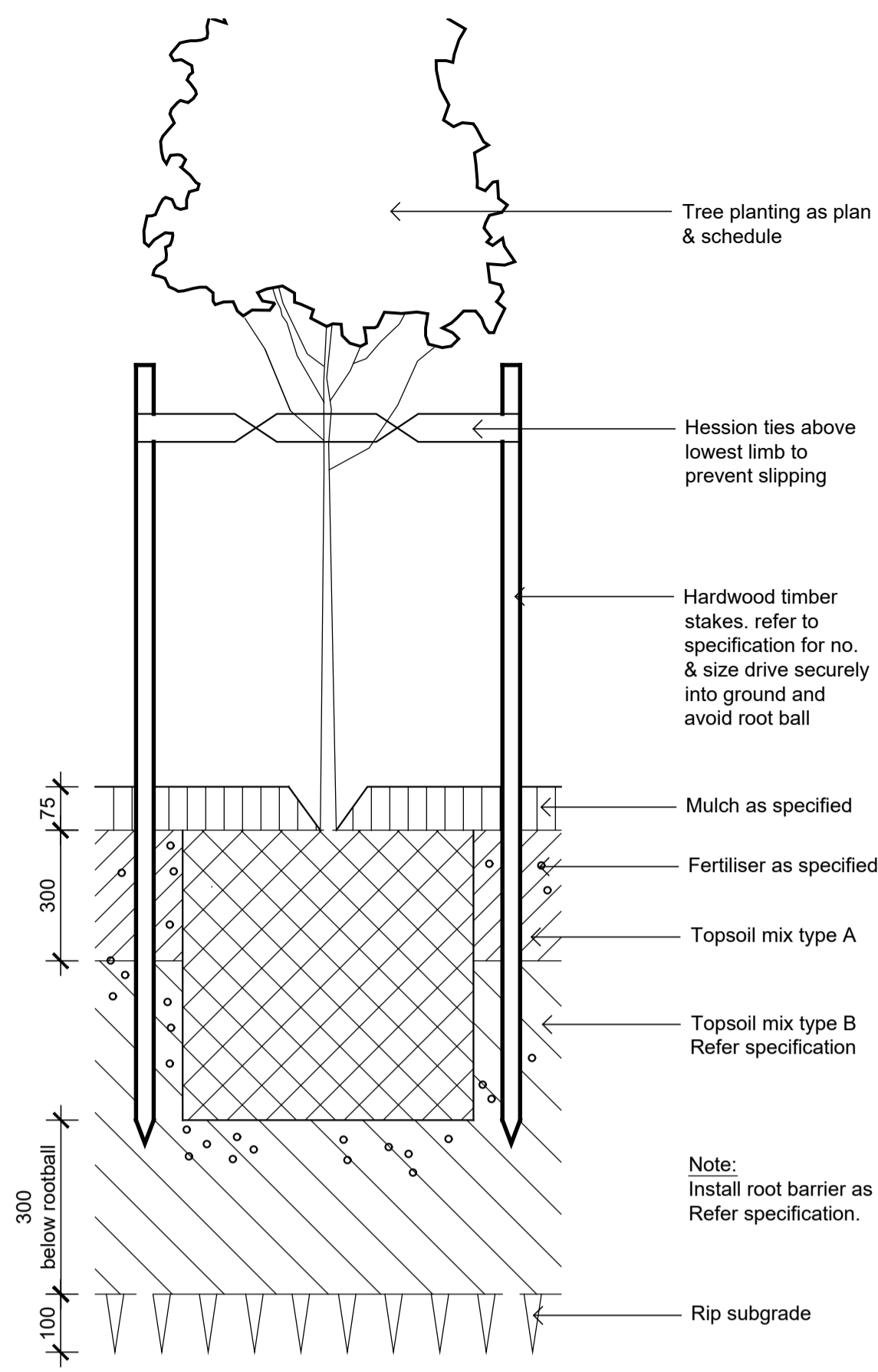
Client
SKYCORP AUSTRALIA
 Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Planting Plan
- Lot 15

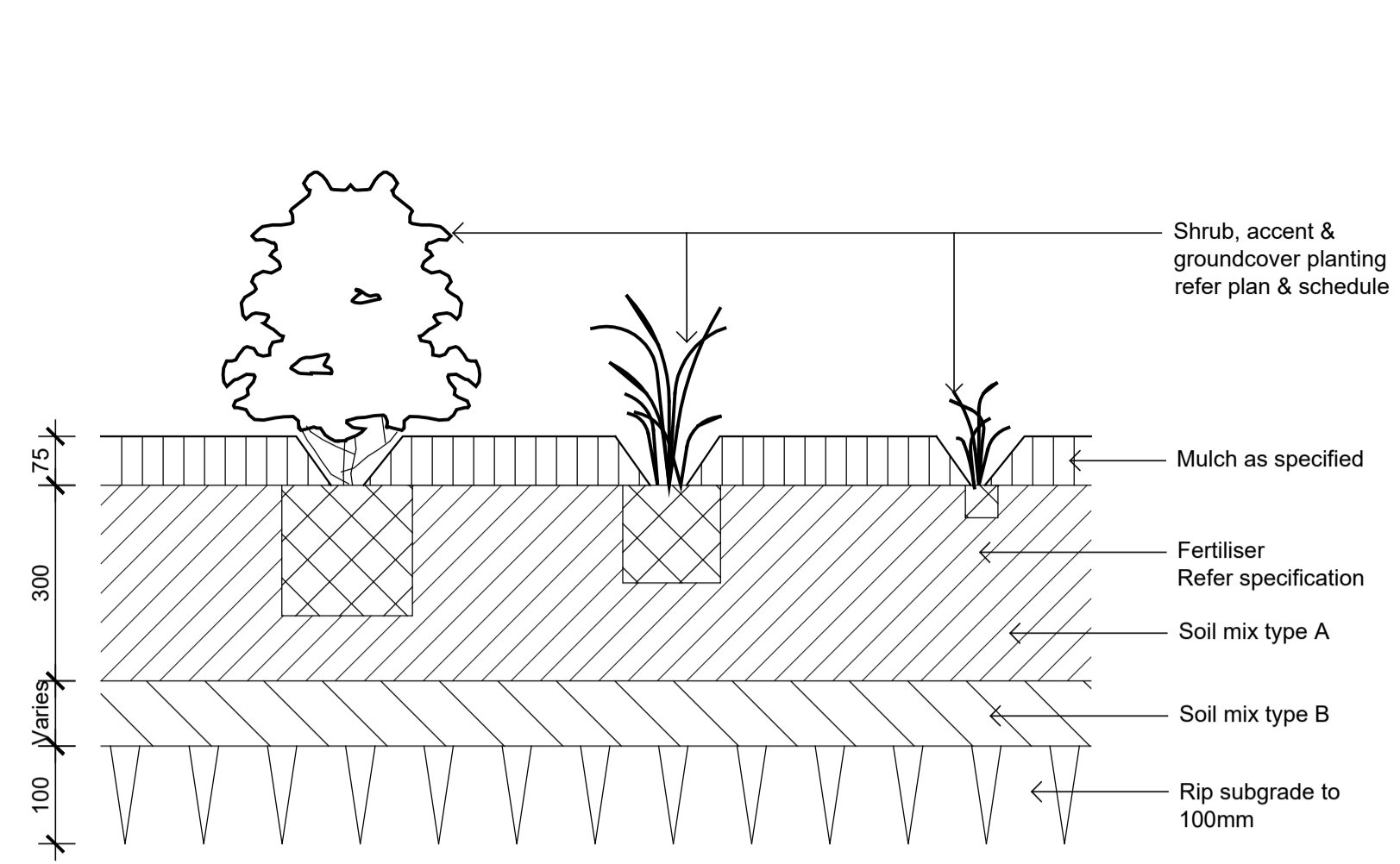
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SS21-4780
 Drawing Number
415 A
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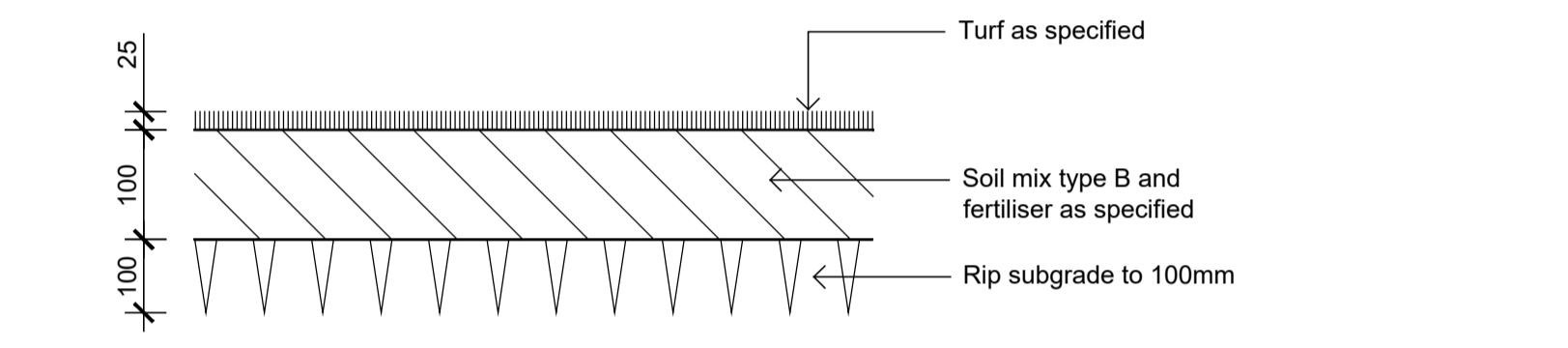
Issue	Revision Description	Drawn	Check	Date
A	For Approval	PH	RS	18.10.2021



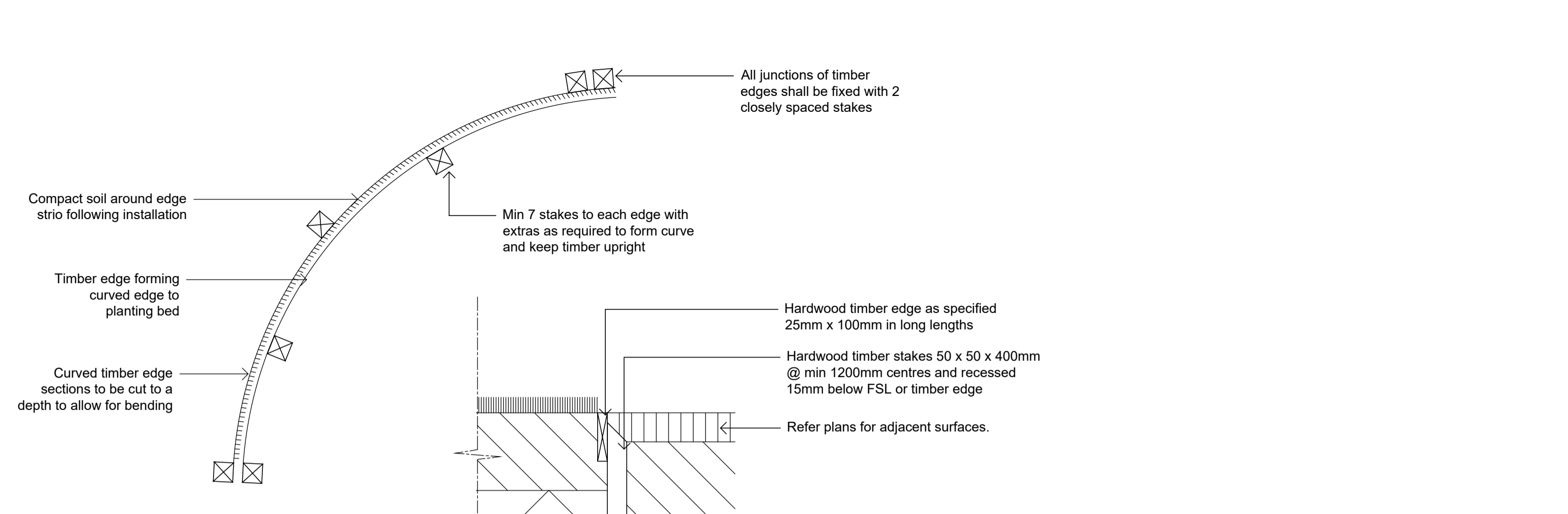
1 Detail 75-200L Tree Planting on Grade
1:10



2 Detail Shrub Accent & Groundcover Planting on Grade
1:10



3 Detail Turf on Even Grade
1:10



4 TIMBER EDGE - PLAN & SECTION
SCALE 1:10



5 STEPPING PAVES IN DECOMPOSED GRANITE ON GRADE
SCALE 1:10

LANDSCAPE SPECIFICATION NOTES

GENERALLY
THE CONTRACTOR SHALL PLACE ORDERS FOR THE DELIVERY OF ALL MATERIALS, SUPPLIES, ETC., IMMEDIATELY AFTER SIGNING THE CONTRACT AND ENSURE THE SUPPLIERS GUARANTEE DELIVERY AT ALL TIMES TO ACCORD WITH THE CONSTRUCTION PROGRAM.

SITE PREPARATION
ENSURE ALL PROVISIONS FOR LANDSCAPE TO BE PROVIDED BY THE BUILDER ARE COMPLETE AND ALL CONTRACTORS RUBBISH AND DEBRIS IS REMOVED;

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS.

OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES.

INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

ARBORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

IMPORTED SOIL MIX
IMPORTED LIGHTWEIGHT SOIL MIX FOR ON-SLAB AREAS AND POTS: LIGHTWEIGHT SOIL MIX SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A PH 6.0-6.5

- SOIL MIX PER CUBIC METRE SHALL CONSIST OF:
 - 30% KENTHURST BLACK LOAM
 - 30% DOUBLE WASHED COARSE SAND
 - 20% AUSTRALIAN PEAT
 - 10% COMPOSTED BARK FINES
 - 10% COMPOSTED HARDWOOD DUST

- FERTILISER PER CUBIC METRE SHALL CONSIST OF
 - 500GMS CALCIUM NITRATE
 - 500GMS POTASSIUM SULPHATE
 - 750GMS SUPERPHOSPHATE MICRO FINE
 - 1 KG IBDU (NITROGEN SLOW RELEASE)
 - 1 KG SLOW RELEASE NUTRICOTE

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PLANT MATERIAL

ALL PLANTS SHALL BE WELL GROWN, DISEASE FREE NURSERY STOCK, AND TRUE TO SPECIES TYPE. NO SPECIES SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. NO VARIEGATED STRAIN SHALL BE USED UNLESS NOMINATED.

ALL PLANTS SHALL BE OF THE SIZE AND QUALITY CONSISTENT WITH THE NORMAL INDUSTRY EXPECTATION FOR THE NOMINATED CONTAINER SIZE. PLANTS NOT CONSISTENT WITH THE ABOVE MAY BE REJECTED WITH REPLACEMENT STOCK SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT.

ALLOW TWO AGRIFORM SLOW RELEASE PELLETS PER 5-25 LITRE PLANT AND ONE PER 150MM PLANT. ALL FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

MULCH
TO MASS PLANTING AREAS AND STREET TREES INSTALL 75MM THICKNESS OF GRADED PINE BARK AS SUPPLIED BY AUSTRALIAN NATIVE LANDSCAPES P/L OR APPROVED EQUIVALENT. ALL MULCH SHALL BE FREE OF VEGETATIVE REPRODUCTIVE PARTS OF WEEDS

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS, JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

STEPPING STONES
PRE CAST CONCRETE STEPPING STONES SHALL BE INSTALLED ON CONSOLIDATED BLUE METAL SUB-BASE.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25mm CCA TREATED RADIATA PINE
TIMBER STAKES: 50 X 50 X 500mm CCA TREATED RADIATA PINE-SHARPENED AT ONE END.
INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25mm. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100mm OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50mm Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A,B,S TO A DEPTH OF 100mm AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90kg PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A,B,S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE CONTRACT AREAS BY THE IMPLEMENTATION OF INDUSTRY ACCEPTED HORTICULTURAL PRACTICES, AS WELL AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE WORKS UNDER NORMAL USE.

THE CONTRACTOR SHALL MAINTAIN THE WORKS AND MAKE GOOD ALL THE DEFECTS.

LANDSCAPE MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WATERING, ADJUSTMENT OF THE IRRIGATION SYSTEM, RUBBISH REMOVAL, REPLACING FAILED PLANTS, MAINTAINING MULCH, PRUNING, INSECT AND DISEASE CONTROL, AND CLEANING OF THE SURROUNDING AREA.

INDICATIVE PLANT SCHEDULE - Lot 15

FERN CREEK ROAD WARRIEWOOD INDICATIVE PLANT LIST - PLANTS TO BE LABELLED FOR CC STAGE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) (m)	PROPOSED POT SIZE
------	--------------	-------------	-------------------------	-------------------

Note: Detailed planting plans to ensure that 30% of plants are native species

C = Northern Beaches Council recommended garden species / Site Specific Trees

TREES AND PALMS

Apa	<i>Acer palmatum</i>	Japanese Maple	4 x 4	45L
Aco	<i>Angophora costata</i>	Smooth Barked Apple	25 x 8	75L
Afl	<i>Angophora floribunda</i>	Rough Barked Apple	25 x 8	75L
Bcl	<i>Bachkousia Citriodora</i>	Lemon scented Myrtle	9 x 5	45L
BeB	<i>Banksia ericifolia 'Burgundy'</i>	Heath Banksia	5m	4m
CoA	<i>Carica chinensis 'Xavondae'</i>	Chinese Red Bud	5 x 4	100L
Cma	<i>Corymbia citriodora</i>	Lemon Scented Gum	20 x 8	75L
Can	<i>Cupaniopsis anacardioides</i>	Tuckeroo	7 x 5	100L
Eer	<i>Eucalyptus robusta</i>	Swamp Mahogany	25 x 8	75L
Epu	<i>Eucalyptus punctata</i>	Grey Gum	15 x 8	75L
Epu	<i>Eucalyptus tereticornis</i>	Forest Red Gum	15 x 8	75L
Fgr	<i>Fraxinus griffithii</i>	Evergreen Ash	7 x 4	75L
FR	<i>Fraxinus 'Raynoco'</i>	Claret Ash	15 x 5	75L
HCR	<i>Hibiscus tiliaceus 'Rubra'</i>	Cotton Tree	7 x 5	75L
Hfl	<i>Howea forsteriana</i>	Kentia Palm	7 x 4	75L
Hfl	<i>Hymenoporum flavum</i>	Native Frangipani	6 x 5	75L
Lin	<i>Lagerstroemia indica</i>	Crape Myrtle	6 x 3	75L
LS	<i>Lagerstroemia 'Sioux'</i>	Sioux Crape Myrtle	4 x 3	75L
ML	<i>Magnolia grandiflora 'Little Gem'</i>	Dwarf Magnolia	5	75L
MLG	<i>Magnolia Little Gem</i>	Magnolia Little Gem	5 x 3	75L
Prv	<i>Plumeria rubra</i>	Red Frangipani	6	75L
Pro	<i>Plumeria obtusa</i>	White Frangipani	6	75L
Pe	<i>Prunus elvins</i>	Purple Plum	3 x 3	75L
PC	<i>Pyrus 'Capita'</i>	Capital Pyrus	10 x 3	75L
Sg	<i>Syncarpia glomculifera</i>	Turpentine	to 50m	75L
Sl	<i>Syzygium luehmannii</i>	Small-leaved Lillypilly	4 x 2 - 4	75L
Sa	<i>Syzygium australe 'Pinnacle'</i>	Brush Cherry	8 x 4	75L
Ss	<i>Syzygium smithii</i>	Lilly Pilly	8 x 4	75L
Ti	<i>Tristania laurina</i>	Water Gum	10	75L
TL	<i>Tristania lusciosa</i>	Water Gum	9 x 7	75L
Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	15	75L

SHRUBS

Asm	<i>Acmena smithii 'Minor'</i>	Lilly Pilly	3 x 2	300mm
As	<i>Acmena smithii var. minor</i>	Dwarf Lilly Pilly	3 x 2	300mm
Bs	<i>Banksia spinosa</i>	Hairpin Banksia	1.5 x 1.0	300mm
Bmj	<i>Buxus microphylla japonica</i>	Japanese box hedge	2.5 x 2	300mm
Cv	<i>Callistemon citrinus 'White Anzac'</i>	Lemon Scented Bottlebrush	3 x 2	300mm
Cgu	<i>Callistemon citrinus 'White Anzac'</i>	NSW Christmas Bush	5 x 2	300mm
Or	<i>Chrysanthemum 'Mexican Orange'</i>	Mexican Orange	2 x 2	300mm
Cpu	<i>Coleonema pulchrum</i>	Pink Dosma	1.5 x 1.5	300mm
Cre	<i>Coprosma repens</i>	Mirror Bush	3 x 2	300mm
Cr	<i>Cycas revoluta</i>	Sago Palm	1 x 2	300mm
Ga	<i>Gardenia augusta 'Florida'</i>	Gardenia	1 X 1	300mm
GRG	<i>Grevillea 'Robin Gordon'</i>	Grevillea	2 x 1.5	300mm
La	<i>Lavandula</i>	Lavender	1 x 1	300mm
LC	<i>Loropetalum 'China Pink'</i>	China Pink	1 x 1.5	300mm
Mn	<i>Melaleuca nesophylla</i>	Showy Honey Myrtle	3 x 2	300mm
MT	<i>Metrosideros 'Tahti'</i>	NZ Xmas Bush	1 x 1	300mm
Mp	<i>Muraya paniculata</i>	Orange Jessamine	3 x 2	300mm

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W)	PROPOSED POT SIZE
NGS	<i>Nandina 'Gulf Stream'</i>	Nandina	0.7	300mm
PX	<i>Philodendron 'Xanadu'</i>	Xanadu	1 x 1	300mm
PRR	<i>Photinia x fraseri 'Red Robin'</i>	Photinia Red Robin	3 x 2	300mm
PGP	<i>Pittosporum 'Green Pillar'</i>	Green Pillar	3 x 3	300mm
PMM	<i>Pittosporum tobira 'Miss Muffet'</i>	Dwarf Pittosporum	1 x 1	300mm
RCP	<i>Rhaphiophoe 'Oriental Pearl'</i>	Oriental Pearl	1 x 1	300mm
SaS	<i>Syzygium australe 'Select'</i>	Lilly Pilly	3 x 2	300mm
SaTT	<i>Syzygium australe 'Tiny Trev'</i>	Dwarf Lilly Pilly	0.7	300mm
SC	<i>Syzygium 'Cascade'</i>	Weeping 'Cascade' Lilly Pilly	0.7	300mm
TJ	<i>Tibouchina 'Jules'</i>	Glory Bush	1m	300mm
VE	<i>Viburnum 'Emerald Lustre'</i>	Emerald Lustre	4 x 4	300mm
WWG	<i>Westringia 'Wynyabbie Gem'</i>	Wynyabbie Rosemary	1	300mm

ACCENT PLANTS

Aim	<i>Alcantarea imperialis</i>		1.5 x 1.5	300mm
Alc	<i>Alpinia caerulea</i>	Native Ginger	2	300mm
Ael	<i>Aspidistra elatior</i>	Cast Iron Plant	1	300mm
CBS	<i>Cordylina 'Burgundy Spire'</i>		1 x 1	300mm
Cs	<i>Cordylina stricta</i>	Cordylina	3	300mm
Cp	<i>Crinum pedunculatum</i>	Swamp Lily	600mm	300mm
De	<i>Doryanthes excelsa</i>	Gynera Lily	3	300mm
Px	<i>Philodendron 'Xanadu'</i>		1 x 0.8	300mm
PBB	<i>Phormium 'Bronze Baby'</i>	Bronze NZ Flax	1	300mm
PYW	<i>Phormium 'Yellow Wave'</i>	Yellow Wave NZ Flax	1	300mm
Rhu	<i>Raphis humilis</i>		1.5 x 1	300mm
Re	<i>Rhipis excelsa</i>		1.5 x 1	300mm
Sre	<i>Streptozia reginae</i>	Bird Of Paradise	1.2	300mm
Stu	<i>Strelitzia juncea</i>	Narrow Leaved Bird Of Para	1.2	300mm

GRASSES / GROUNDCOVERS / CLIMBERS

AO	<i>Agapanthus orientalis</i>	Agapanthus		140mm
Anu	<i>Asplenium australasicum</i>	Bird's Nest Fern	1	140mm
Cg	<i>Carpobrotus glaucaescens</i>	Pig Face	0.2	140mm
Cm	<i>Clivia miniata</i>	Kaffir Lily	0.45	140mm
DB	<i>Dianella 'Breeze'</i>	Breeze Flax Lily	0.7	140mm
Dg	<i>Dietes grandiflora</i>	Wild Iris	0.7	140mm
Gs	<i>Gazania sp.</i>	Gazania	0.2	140mm
GH	<i>Gazania x hybrida</i>	Gazania	0.2	140mm
GpM	<i>Grevillea pookiana 'Royal Mantle'</i>	Prostrate Grevillea	200mm	140mm
Hs	<i>Hardenbergia 'Meema'</i>	Golden Guinea Vine	0.3 x 2.5	140mm
Hsc	<i>Hibbertia scandens</i>	Knobby Club Rush	1 x 1.5	140mm
Jpo	<i>Jasminum polyanthum</i>	Pink Jasmine	to 3m	140mm
LJR	<i>Liriope muscari 'Just Right'</i>	Turf Lily	0.5	140mm
U	<i>Lomandra longifolia</i>	Mat Rush	1.5	140mm
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika Mat Rush	0.6 x 0.65	140mm
MY	<i>Myoporum 'Arenas'</i>	Native Violet	0.15 x 1	140mm
Ppa	<i>Pandorea pandorana</i>	Wonga Wonga Vine	to 6m	140mm
PaPL	<i>Pennisetum alpecuroides 'Purple Lea'</i>	Purple Lea Swamp Foxtail	0.9 x 0.9	140mm
PI	<i>Poa labillardieri</i>	Tussock Grass	0.8 x 0.5m	140mm
Sam	<i>Scaevola aemula 'Mauve Clusters'</i>	Purple Fan Flower	0.3	140mm
Tau	<i>Themeda australis</i>	Kangaroo Grass	500mm	140mm
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3	140mm
Vhe	<i>Viola hederacea</i>	Native Violet	0.2	140mm

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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.

A	For Approval	PH	RS	18.10.2021
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan

SITE IMAGE



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Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Specification / Details
- Lot 15

DEVELOPMENT APPLICATION

Scale As Shown
Job Number
Drawing Number
Issue

SS21-4780
515 A