

**DEVELOPMENT APPLICATION** 

CLIENT

DREAMBUILD

6/37A KING ROAD

HORNSBY NSW 2077

Project Adress
91-93 MCINTO8H ROAD NARRAWEENA NSW 2099

# **BENSON** McCORMACK **ARCHITECTURE**

STUDIO 5, 505 BALMAIN RD P: + 61 2 9818 0777 LILYFIELD NSW 2040 F: + 61 2 9818 0778

ABN: 76 129 130 285



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REV DATE ISSUE
SEPT 18 DA ISSUE 01

CLIENT PROJECT DETAILS DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH

SCALE NTS

PROJECT NO. DRAWING NO. DRAWING 1816A A-0001

LOCATION PLANS

ISSUE Α

ARCHITECT P: + 61 2 9818 0777 F: + 61 2 9818 0778

DEVELOPMENT APPLICATION

BENSON McCORMACK STUDIO 5, 505 BALMAIN /RD LILYFIELD NSW 2040 ARCHITECTURE





PRESENT DAY

91M

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1816A

DEVELOPMENT APPLICATION

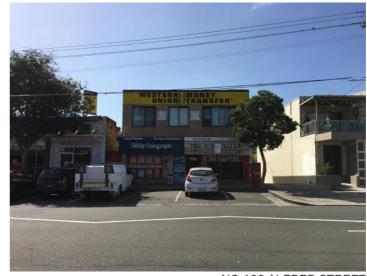
BENSON McCORMACK STUDIO 5, 505 BALMAIN /RD LILYFIELD NSW 2040 ARCHITECTURE



NO.103A ALFRED STREET



ENTRY TO NO.103A ALFRED STREET



NO.103 ALFRED STREET



NO.91-93 MCINTOSH ROAD (WESTERN FACADE)



NO.91-93 MCINTOSH ROAD



NO.91-93 MCINTOSH ROAD (NORTHERN FACADE)



NO.89 MCINTOSH ROAD



RAMP ENTRY INTO NO.91-93 MCINTOSH ROAD



EXISTING SIDE BOUNDARY TO NO.89 MCINTOSH ROAD



NORTHEAST VIEW TOWARDS NO.89 MCINTOSH ROAD



SOUTHEAST VIEW TOWARDS NO. 103A ALFRED STREET

DEVELOPMENT APPLICATION

91M

DO NOT SCALE DRAWINGS.

REV DATE ISSUE
A SEPT 18 DA ISSUE 01

CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY

NSW 2077

PROJECT DETAILS 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

PROJECT NORTH

SCALE

1816A

PROJECT NO. DRAWING NO. DRAWING A-0003

SITE PHOTOGRAPHS 1 OF 2

ISSUE Α

ARCHITECT P: + 61 2 9818 0777 F: + 61 2 9818 0778

BENSON McCORMACK STUDIO 5, 505 BALMAIN RD ARCHITECTURE



SOUTH VIEW TOWARDS NO.103 ALFRED STREET



SOUTHWEST VIEW TOWARDS NO.103 ALFRED STREET



NORTHWEST VIEW TOWARDS NO.91-93 MCINTOSH ROAD



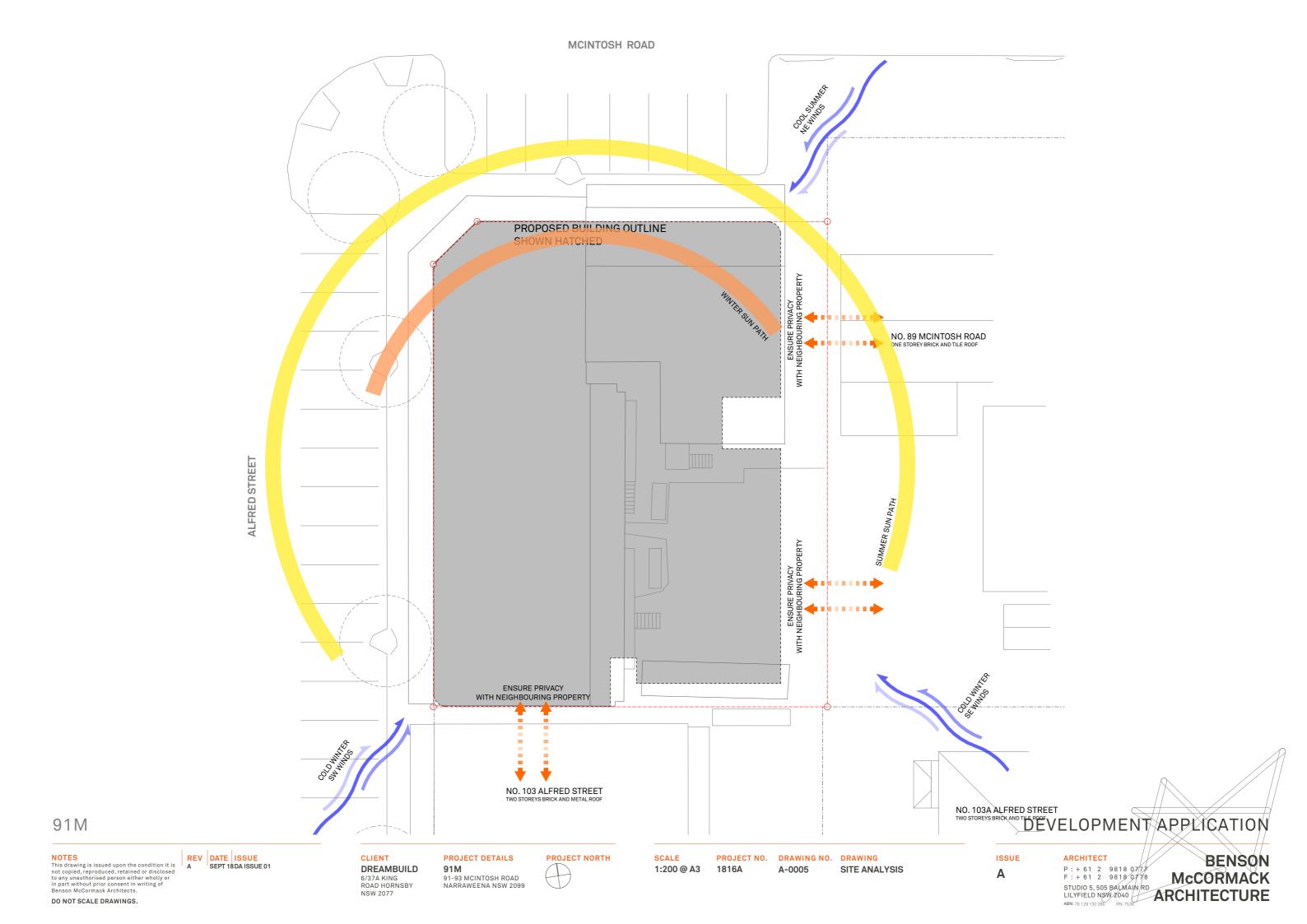
NORTH VIEW TOWARDS NO.91-93 MCINTOSH ROAD

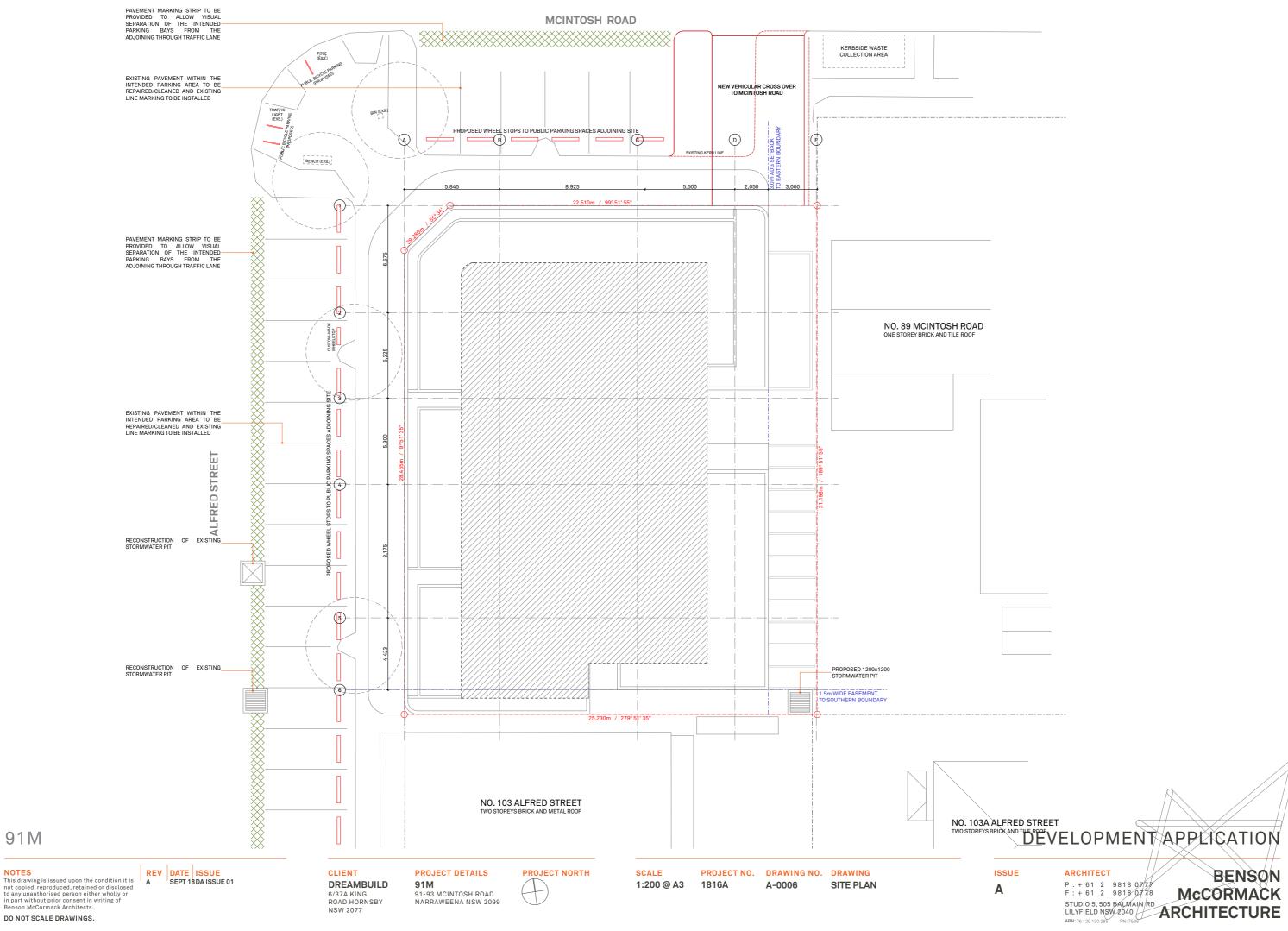


EAST VIEW TOWARDS NO.89 MCINTOSH ROAD

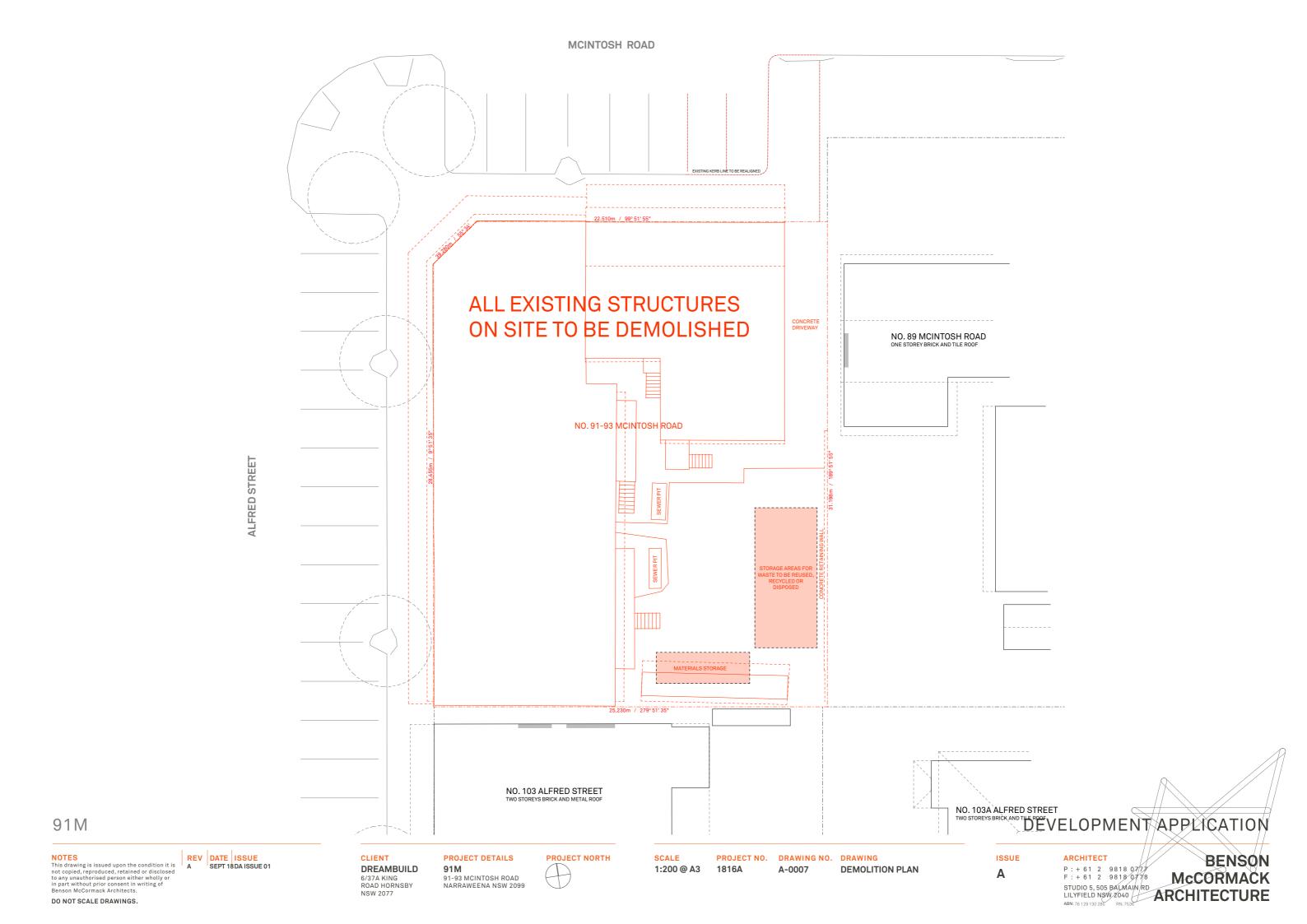
SCALE

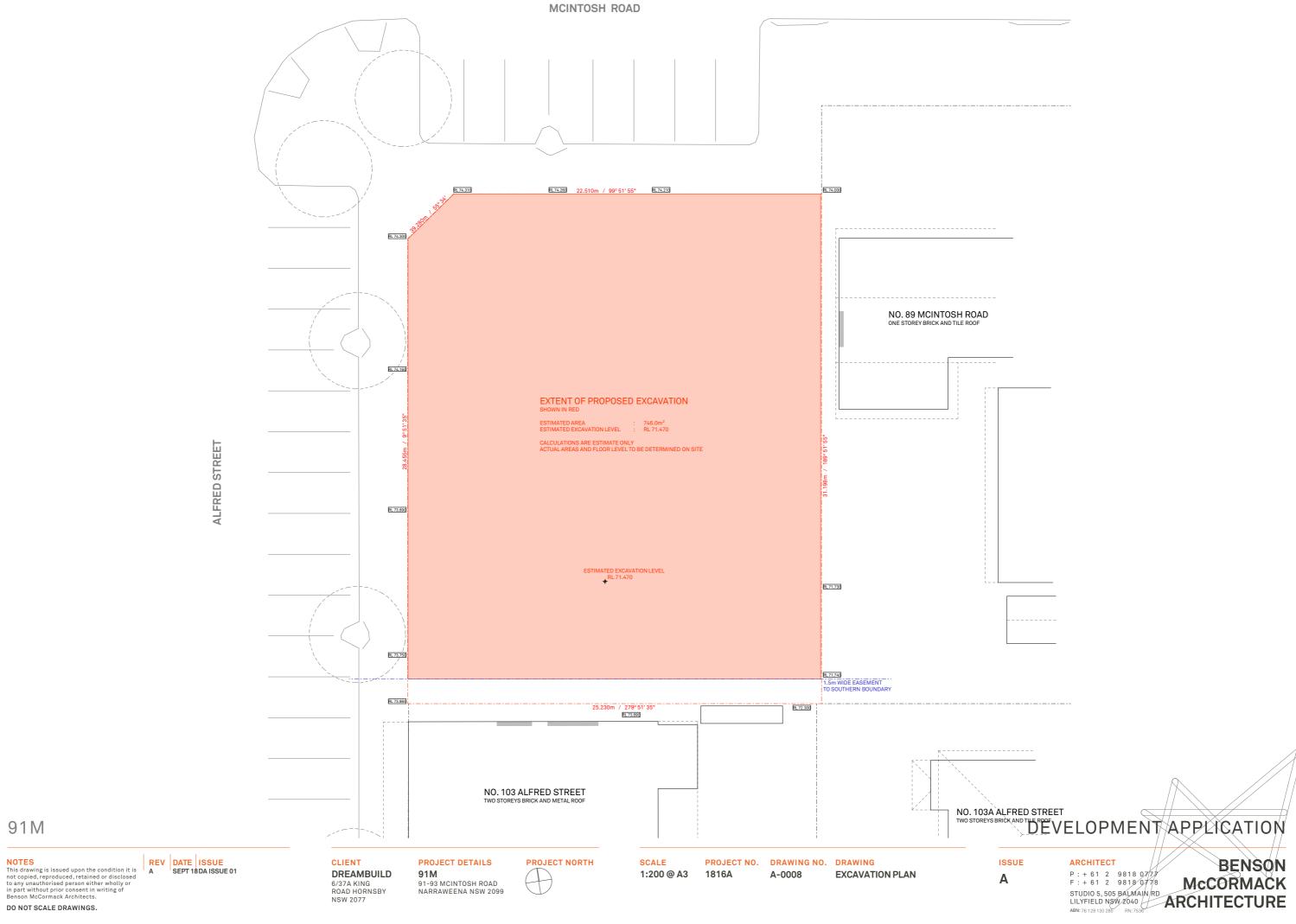
91M

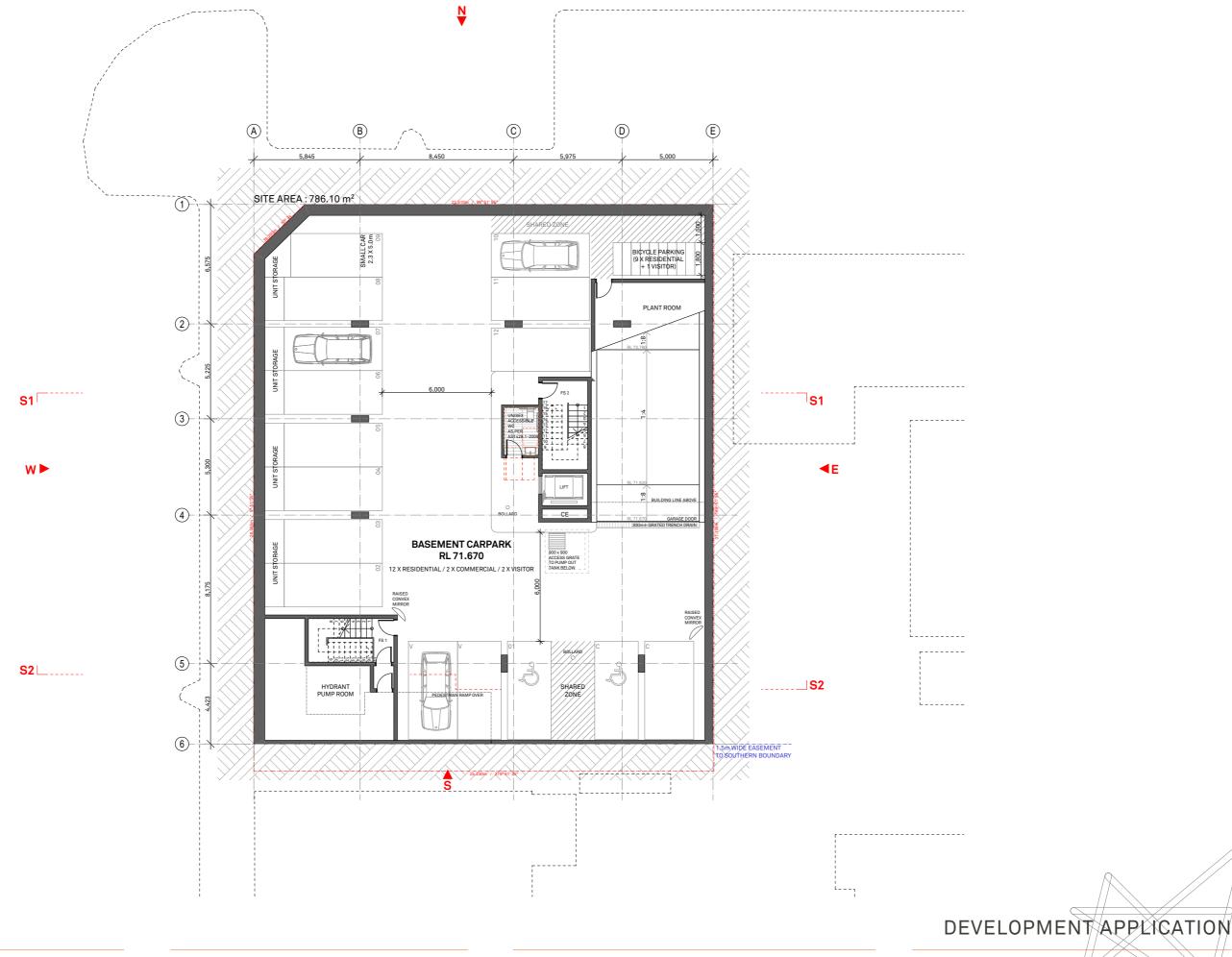




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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY

NSW 2077

PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH

SCALE 1:200 @ A3 1816A

PROJECT NO. DRAWING NO. DRAWING

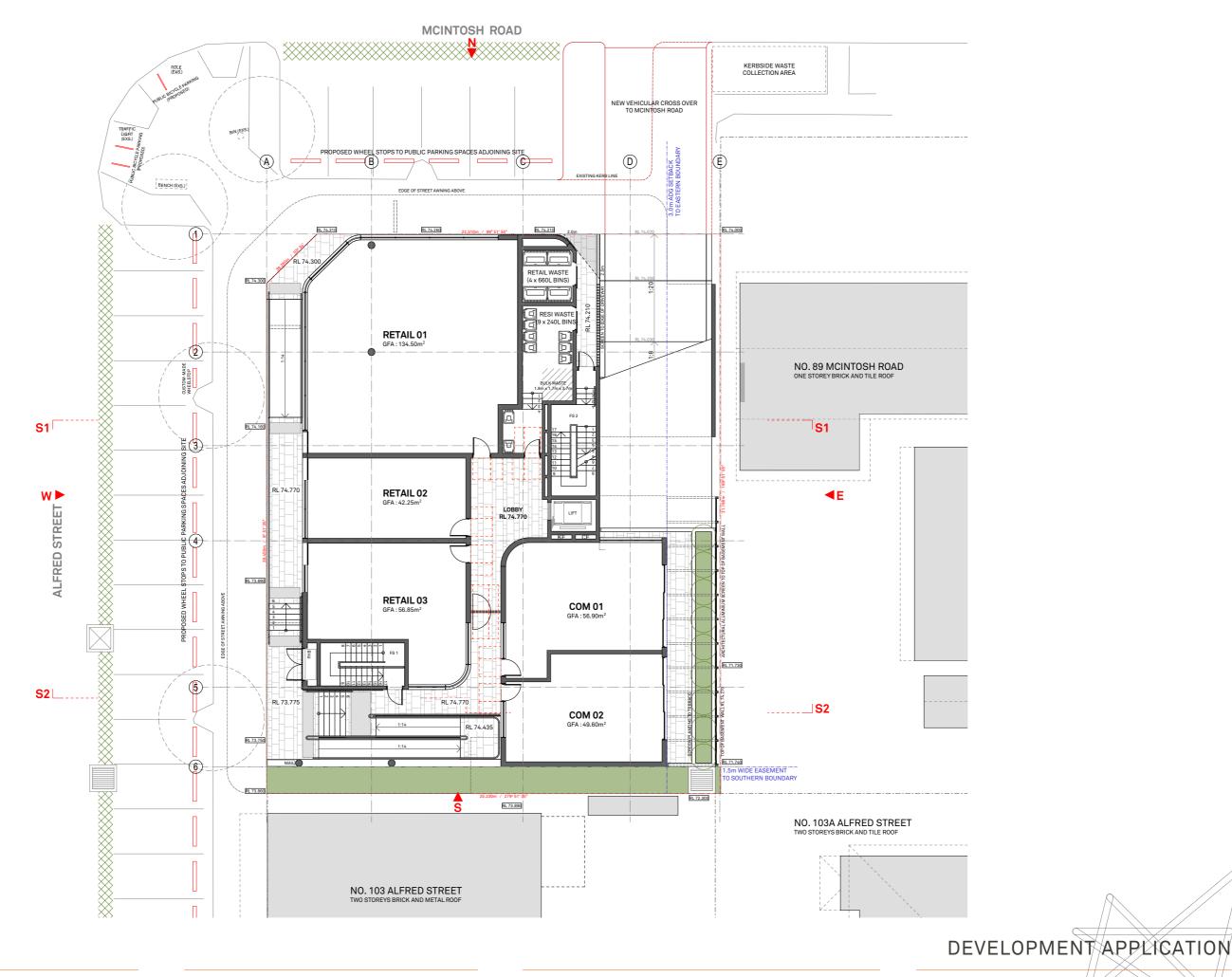
A-0101

BASEMENT FLOOR PLAN

ISSUE Α

ARCHITECT

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DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS 91-93 MCINTOSH ROAD

NARRAWEENA NSW 2099



SCALE 1:200 @ A3 1816A

PROJECT NO. DRAWING NO. DRAWING

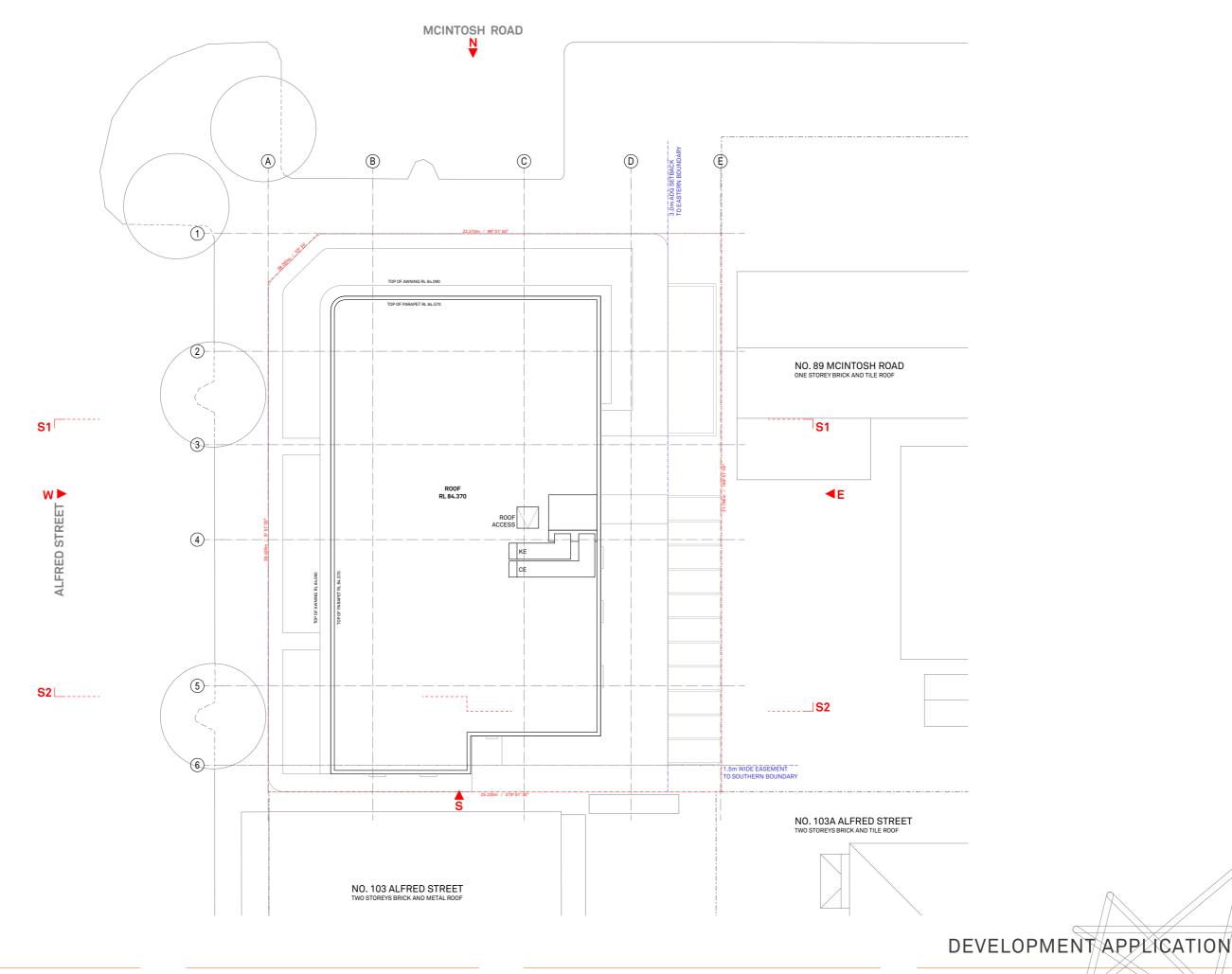
A-0102

GROUND FLOOR PLAN

ISSUE Α

ARCHITECT P: + 61 2 9818 0777 F: + 61 2 9818 0778

BENSON McCORMACK LILYFIELD NSW 2040 ARCHITECTURE
ABN: 76 129 130 285 RN: 7538 STUDIO 5, 505 BALMAIN RD



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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY

NSW 2077

PROJECT DETAILS 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099



SCALE 1:200 @ A3 1816A

PROJECT NO. DRAWING NO. DRAWING

A-0105 **ROOF PLAN**  Α

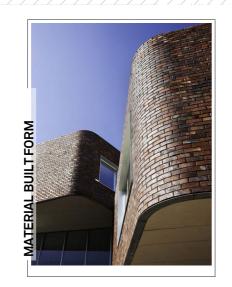
ARCHITECT

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ABN: 76 129 130 285 RN: 7538







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# MCINTOSH RD ELEVATION

ISSUE Α

ARCHITECT

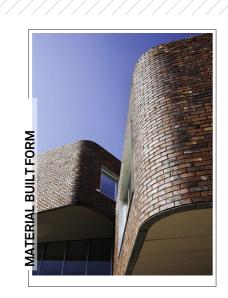
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BASEMENT 1

RL 71.670





91M

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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH

SCALE 1:100 @ A3 1816A

A-0202

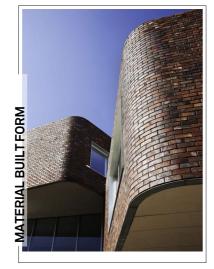
PROJECT NO. DRAWING NO. DRAWING ALFRED ST ELEVATION ISSUE Α

ARCHITECT

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REV DATE ISSUE
SEPT 18 DA ISSUE 01

CLIENT

NSW 2077

PROJECT DETAILS DREAMBUILD 91M 6/37A KING ROAD HORNSBY 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

PROJECT NORTH

SCALE 1:100 @ A3 1816A

A-0203

PROJECT NO. DRAWING NO. DRAWING EAST ELEVATION

ISSUE Α

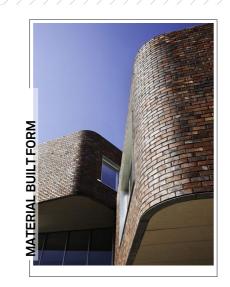
ARCHITECT

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REV DATE ISSUE
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CLIENT PROJECT DETAILS DREAMBUILD

6/37A KING ROAD HORNSBY

NSW 2077

91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH

SCALE 1:100 @ A3 1816A

A-0204

PROJECT NO. DRAWING NO. DRAWING SOUTH ELEVATION ISSUE

Α

ARCHITECT

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ABN: 76 129 130 285 RN: 7538



ALU 1 ALUMINIUM - WINDOW/BALCONY SURROUNDS, BALUSTRADE FINISH SIM/EQ TO DULUX POWDERCOAT 'MONUMENT'



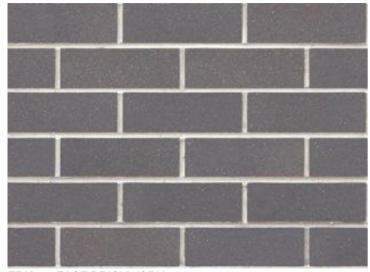
ALPOLIC - AWNING FINISH SIM/EQ TO ALPOLIC SOLID COLORS 'ALUMINUM GRAY'



EXL<sub>1</sub> EXTERNAL LOUVERS FIXED ON WINDOW LOUVERS FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



GLZ 1 CLEAR GLAZED ALUMINIUM FRAMED WINDOWS/DOORS FRAME FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



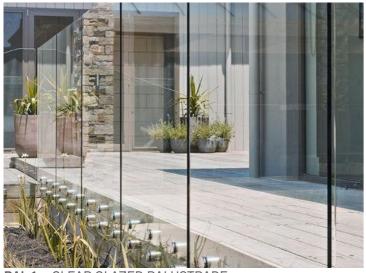
FBK 1 FACE BRICKWORK FINISH SIM/EQ TO AUSTRAL BOWRAL BRICKS 'BRAHMAN GRANITE'



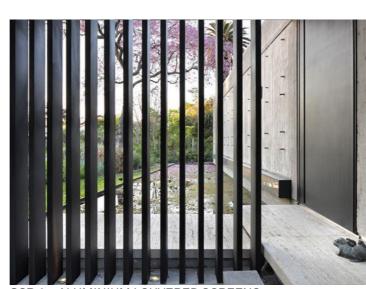
RNP 2 CEMENT RENDER & PAINT PAINT FINISH SIM/EQ TO DULUX 'GUILD GREY'



STN 1 STONEWORK



**BAL 1** CLEAR GLAZED BALUSTRADE



RNP 1 CEMENT RENDER & PAINT

PAINT FINISH SIM/EQ TO DULUX 'LEXICON'

**SCR 1** ALUMINIUM LOUVERED SCREENS FINISH SIM/EQ TO DULUX DESIGN 'EARTHEN POT'



FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'

91M

REV DATE ISSUE

CLIENT **DREAMBUILD** 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH

SCALE

PROJECT NO. DRAWING NO. DRAWING 1816A

A-1301 FINISHES & MATERIALS DEVELOPMENT APPLICATION

ISSUE Α

BENSON. ARCHITECT P:+61 2 9818 0777 F:+61 2 9818 0778 McCORMACK STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ARCHITECTURE

# **CALCULATIONS**

## PARKING ALLOCATION

## **RESIDENTIAL CARPARKS**

RESIDENTIAL CAR SPACES REQUIRED (WARRINGAH DCP) - 12 SPACES VISITOR CAR SPACES REQUIRED (WARRINGAH DCP) - 2 SPACES

TOTAL RESIDENTIAL CAR SPACES ON SITE - 11+1 (ACCESSIBLE) SPACES (PROVIDED) TOTAL VISITOR CAR SPACES ON SITE - 2 SPACES (PROVIDED)

## COMMERCIAL/RETAIL CARPARKS

CAR SPACES DEDICATED (ON STREET) PROPOSED - 19 SPACES

CAR SPACES REQUIRED FOR RETAIL (WARRINGAH DCP) - 1 SPACE PER 16.4m<sup>2</sup> TOTAL RETAIL GFA - 233.6m<sup>2</sup> = 15 SPACES CAR SPACES REQUIRED FOR BUSINESS (WARRINGAH DCP) - 1 SPACE PER 40m2 TOTAL BUSINESS GFA - 106.5m<sup>2</sup> = 3 SPACES TOTAL CAR SPACES REQUIRED (WARRINGAH DCP) - 18 SPACES

ADDITIONAL RÉTAIL/BUSINESS CAR SPACES PROVIDED ON SITE - 1 CARPARK +1 (ACCESSIBLE) SPACES

# **BASEMENT 1** RESIDENTIAL + RESIDENTIAL VISITOR BICYCLE PARKING RESIDENTIAL PARKING (3 SPACES) PLANT ROOM RESIDENTIAL PARKING (8 SPACES) BASEMENT CARPARK RL 71.670 12 X RESIDENTIAL / 2 X COMMERCIAL / 2 X VISITOR RESIDENTIAL RESIDENTIAL + COMMERCIAL VISITOR PARKING COMMERCIAL STAFF (2 SPACES) ACCESSIBLE PARKING **PARKING** (2 SPACES) (1 SPACE) 25.230m / 279° 51' 35

91M

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REV DATE ISSUE

PROJECT DETAILS CLIENT **DREAMBUILD** 

ROAD HORNSB

91-93 MCINTOSH ROAD

NARRAWEENA NSW 2099

PROJECT NORTH

ALFRED STREET

1:200 @ A3

1816A

A-1305

**CALCULATIONS - PARKING** 

**ALLOCATIONS** 

P: + 61 2 9818 0777 F: + 61 2 9818 0778

STUDIO 5, 505 BALMAIN RD

**McCORMACK** 

LILYFIELD NSW 2040 ARCHITECTURE

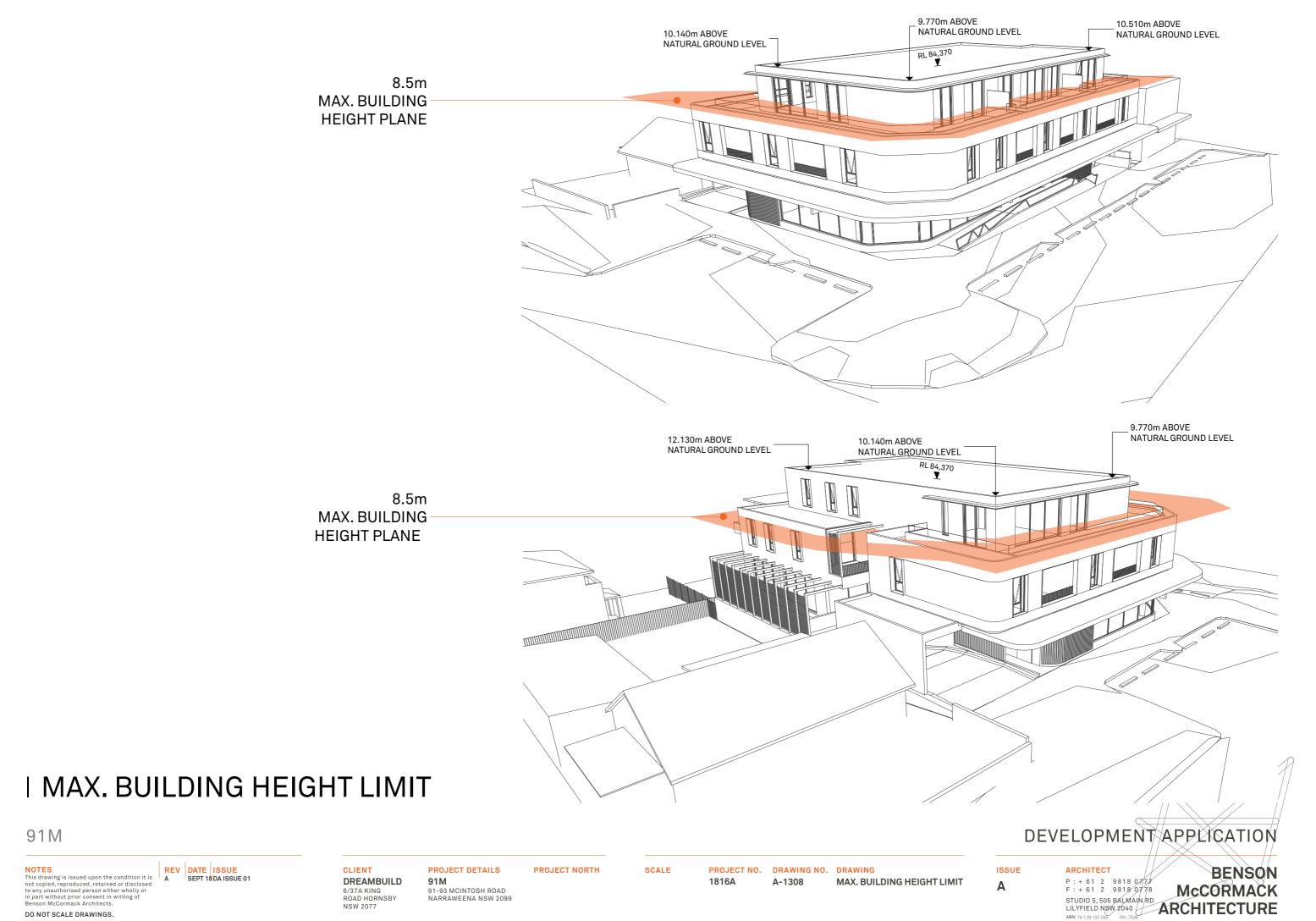
Α

**BICYCLE PARKING** 

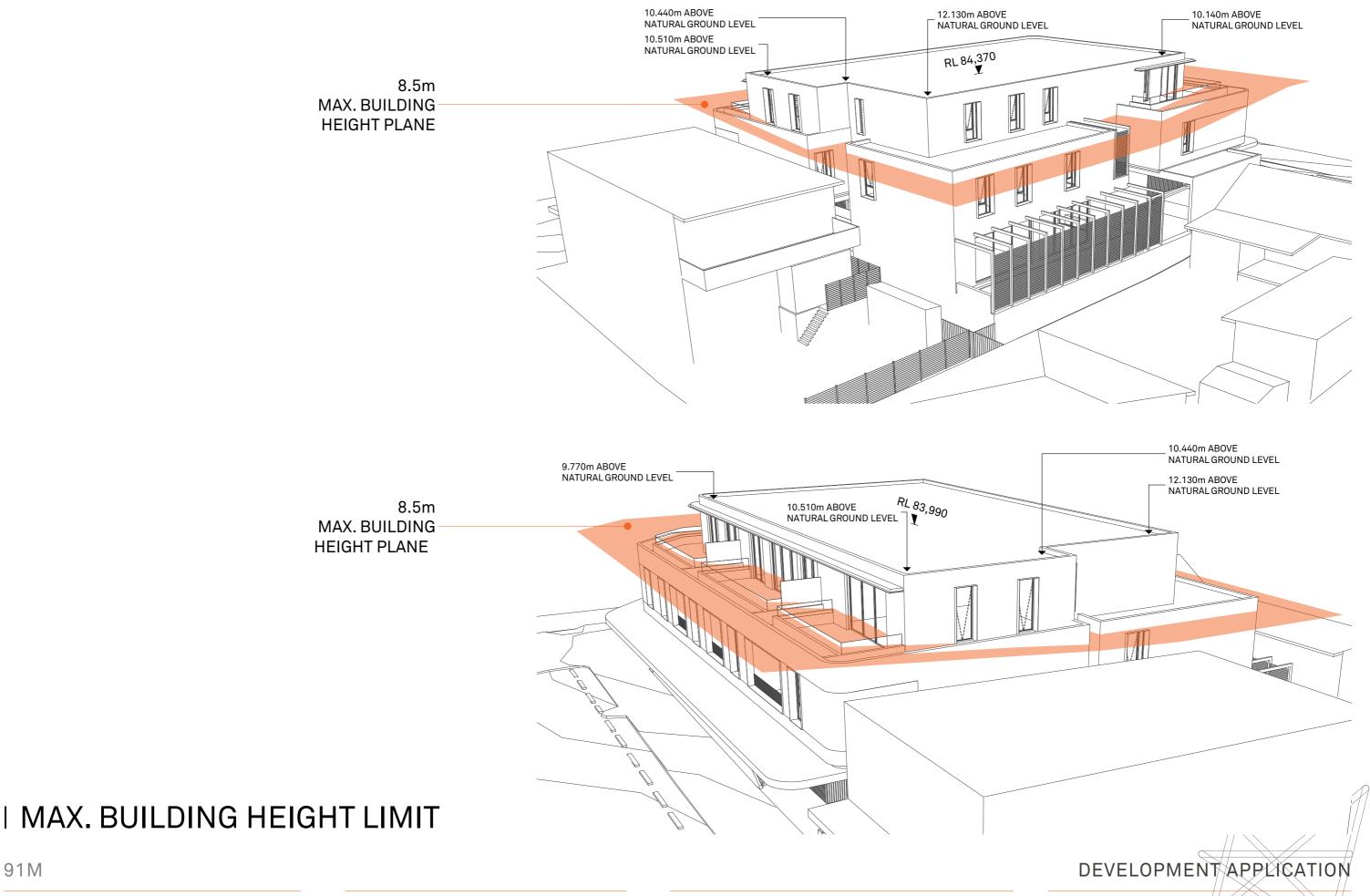
RESIDENTIAL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 9 + 1 (VISITOR) SPACES RETAIL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 2 + 1 (VISITOR) SPACES OFFICE BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 1 SPACE

\*RESIDENTIAL + RESIDENTIAL VISITOR BICYCLE SPACES PROVIDED AT BASEMENT = 10 SPACES \*RETAIL AND OFFICE BICYCLE PARKING ARE PROVIDED AT STREET LEVEL (CORNER OF MCINTOSH ROAD AND ALFRED STREET)

# MCINTOSH ROAD **LEVEL GROUND** ESTIMATED PREVIOUS LINE OF ROAD 16 17 18 19 APPROX. GFA DEDICATED (GROUND) 333.6 m<sup>2</sup> ROAD $\infty$ ESTIMATED PREVIOUS LINE OF RL 74.300 $\sim$ RESI WAST RETAIL 01 9 8 RL 74.160 8 RETAIL 02 8 RL 74 770 9 RL 73.890 RETAIL 03 8 COM 01 8 8 COM 02 8 RL 73.750 3 25.230m / 279°5 35 EVELOPMENTA PL7.3593 EVELOPMENTA PL7.3593 EVELOPMENTA PL7.3593 SCALE PROJECT NO. DRAWING NO. DRAWING ISSUE ARCHITECT BENSON



DO NOT SCALE DRAWINGS.



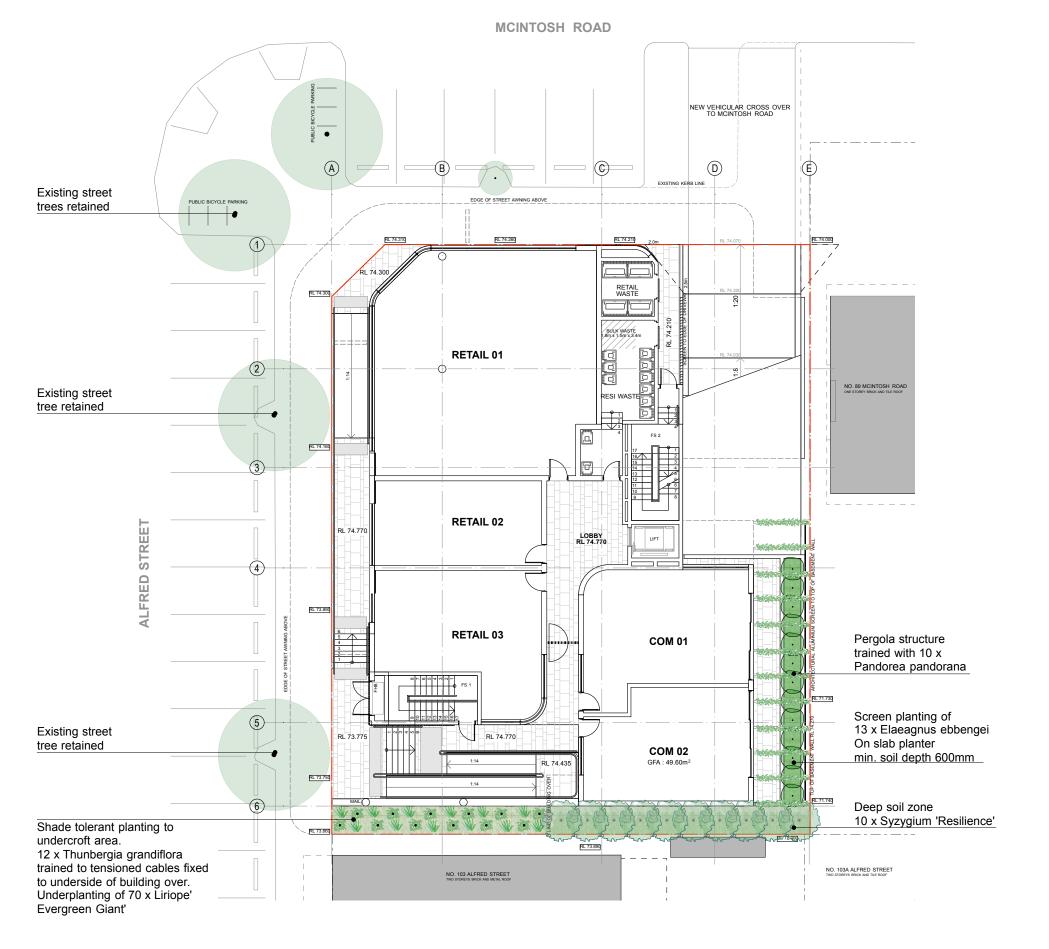
REV DATE ISSUE
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SCALE

## ISSUE Α

ARCHITECT P: + 61 2 9818 0777 F: + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7538

BENSON McCORMACK ARCHITECTURE







Thunbergia grandiflora



Liriope 'Evergreen Giant' **INDICATIVE PLANT IMAGES** 



Syzygium 'Resilience'



Elaeagnus ebbengei



Pandorea pandorana

INDICATIVE PLANT SCHE	DULE- GROUND LEVE	L		
SPECIES	COMMON NAME	MATURE HEIGHT	QTY	POT SIZE
Elaeagnus ebbengii	Silver Berry	2m	13	5L
Liriope 'Evergreen Giant'	Liriope	0.7m	70	150mm pot
Pandorea pandorana	Wonga Wonga Vine	climber	10	150mm pot
Thunbergia grandiflora	Blue Trumpet Vine	climber	12	150mm pot
Syzygium 'Resilience'	Lilli Pilli	5m	10	45L

## NOT ISSUED FOR CONSTRUCTION



Benson McCormack Architecture Studio 5, 505 Balmain Road Lilyfield NSW 2040

Dreambuild

91-93 MCINTOSH ROAD, NARRAWEENA

LANDSCAPE- GROUND FLOOR

DWG NO.

1:200@A3

1 OF 3

NOTES.
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

### LANDSCAPE CONSTRUCTION NOTES

### **GENERAL**

- Landscape documentation is to be read in conjunction with consultant team documentation for the project particularly architectural and engineering drawings

### **SUBSOIL**

Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.

Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.

Cultivate to a minimum depth of 100 mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

Confirm that the planting beds are free draining, if not install sub-soil drainage lines and connect to stormwater system

Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil

Where possible use site topsoil and compost mixed at a rate of 4 soil:1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Benedicts Sand and Gravel Organic Garden mix M13 for garden bed areas.

Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.

Spread topsoil to the following typical depths:

Planting beds: 300 mm

## ON SLAB CONSTRUCTION- PLANTER BOXES

Ensure all slabs are water proofed by others and that drainage outlets are supplied to engineer's requirements, advise the builder if not acceptable. Supply and lay 30mm Atlantis drainage cell same or equal to as supplied by Atlantis Corporation over slab and connect to stormwater. Overlay the drainage cell with Geofabric PGM 14 as made by Polyfelt, run polyfelt up the sides of planters to within 40mm of the

For garden beds on slab: Supply and install to a depth of 50mm washed river sand on top of geofabric. Refer to typical detail for soil layering. Topsoil Types A and B shall be a light weight planter box mix and subsoil mix respectively and same or similar to Benedicts SmartMix No.4 and No. 5 respectively. Both are supplied by Benedicts Sand and Gravel. ph: 9986 3500.

## **DRAINAGE**

- Drainage of all landscape areas is to be in accordance is to comply with requirements of Civil/ Stormwater Engineer's documentation
- All proposed finished levels to be approved by project civil/ stormwater engineer
- Drainage outlets to be provided to all 'on slab' planters to satisfaction of project civil/ stormwater engineer
- All paved areas to fall to drainage outlets
- Confirm that deep soil garden beds are free draining, if not then install sub-soil drainage lines as requiredand connect to stormwater system

Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral pH value.

## PI ANTING

Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the

Shrubs/groundcovers: Excavate a hole big enough for the plant plus 100 mm all round.

Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot. Trees: All trees of 25L or greater container size are to be grown and planted in accordance with: Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. NATSPEC Guide No.2

Label at least one plant of each species or variety in a batch using a durable, readable tag.

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

When the hole is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75 mm below paying level to allow placement of mulch

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container.

Thoroughly water plants before planting and immediately after planting. In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of

planting at the rate recommended by the manufacturer.

### MUI CH

All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend as supplied by Benedict Sand and Gravel. Provide mulch which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.

Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished

Design, supply and install an automatic irrigation system that will deliver evenly, sufficient water to the trees, shrubs, groundcovers, turf and other planting on the site to maintain healthy growth continuously throughout the year.

The contractor shall be responsible for establishing the numbers and locations of emitters, spray heads, solenoid valves, filters etc required to provide a satisfactory performance of the system. Spray heads shall be directed away from seating, walls, paving, paths and steps.

Provide an automatic irrigation system with drippers/ microsprays to all garden beds. Ensure the pipework is installed in the least visible position possible. The detailed layout of all irrigation is to be approved prior to installation.

Connection to rainwater tank: Connection to rainwater retention tanks to be by way of an approved pump system meeting pressure requirements of proposed irrigation system. An approved filter system will be required to prevent algae and/or silt clocking effective operation of the irrigation

Drippers: Drippers shall deliver 2.3 litres per hour, at 400mm spacing or to base of individual plants as required and should be pressure compacted drippers.

Spray heads: To meet requirements of trees and lawn areas.

Valves: Richdel or similar approved 24 volt solenoid valves to be installed in Brookes or approved equal valve boxes. Top of box to be installed flush with finished soil level and covered with mulch laver.

Controller: Richdel or similar approved with numbers of stations required to isolate each area. Contractor is to allow for Controller in lockable metal cabinet in a location to the direction of the Architect. Power outlet for the operation of this unit to be supplied by others.

Pipework: Class HDPE pipe with pressure rating PN12.5 to be used for main lines. Copper pipework under paving and through masonry is to be installed. Drip lines will be LDPE laid on the surface of the soil under the mulch laver.

Cabling: 24 volt cabling to be enclosed in conduit in all areas. All wire must be installed in an unbroken length from the controller to the solenoid valve. All wires to be multistrand multicore and manufactured to AS 1125 and have polyethylene protective coating. All wire connectors must be waterproof. Cable to be minimum 1.0m2.

Rain sensor: A "mini clik" or similar or approved device to be supplied and installed to the approval of the superintendent. This unit is to be set to turn the system off after 3mm of rain has occurred.

The irrigation contractor shall check and monitor the system performance; once per month throughout the planting establishment period. The contractor shall provide the client with a recommended watering schedule for summer and winter that includes the dates to change the operation.

## MAINTENANCE/ ESTABLISHMENT

Throughout the planting establishment period (12 weeks), carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

## LANDSCAPE STATEMENT

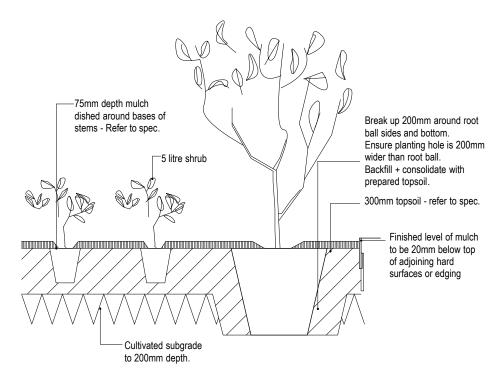
The landscape design scheme contributes to the external amenity of the architectural scheme in a way that both aesthetically compliments the building design and provides a planted buffer to adjoining properties. The landscape areas comprise:

- Ground level deep soil southern boundary setback
- Ground level eastern terrace
- Level 2 private terrace planters

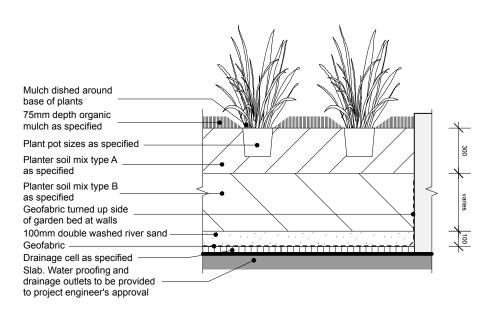
Ground level southern boundary planting provides screening to the neighbouring retail premises through a combination of columnar tree species and vertical tensioned cables trained with vines Plants species have been selected for shade tolerance

Ground level eastern terrace provides outdoor space for two commercial premises. An on slab boundary planter is planted with screen planting to approx. 2m high and vines are proposed to be trained to the pergola covering the area. Planters will have 600mm soil depth in accordance with Apartment Design Guide (ADG) guidelines

The Level 2 private terraces incorporate perimeter planters and are proposed to be planted with predominately low, drought and heat tolerant plants that will compliment the building facade and anable views over when residents are on their terraces. Talling planting is proposed to screen between terraces. Planters will have 600mm soil depth in accordance with ADG guidelines.



# TYPICAL ON GRADE PLANTING DETAIL 1:25@A1



TYPICAL ON SLAB PLANTING DETAIL 1:25@A1

## NOT ISSUED FOR CONSTRUCTION



Benson McCormack Architecture Studio 5, 505 Balmain Road Lilvfield NSW 2040

Dreambuild

ISSUE AMENDMENT DEVELOPMENT APPLICATION

PROJECT

91M 91-93 MCINTOSH ROAD, NARRAWEENA

DRAWING T	ITLE				ISSI
LANDS	CAPE- NO	TES & DETA	AILS		
SCALE			D1110 110	011555	
SCALE	DRAWN	PROJECT NO.	DWG NO.	SHEET	

ONFIRMED ON SITE, IF ANY SCREPENCIES OCCUR PLEASE