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Revisions	No.	Date	Description
	P1	20.12.2019	FOR REVIEW
	P2	12.02.2020	s4.55 Submission review
	P3	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **COVER SHEET**

Project No. / **219132** Date / **24.02.2020** Author / **SJ**

Scale: @ A1

Drawing No. / **TP00.00 P3**

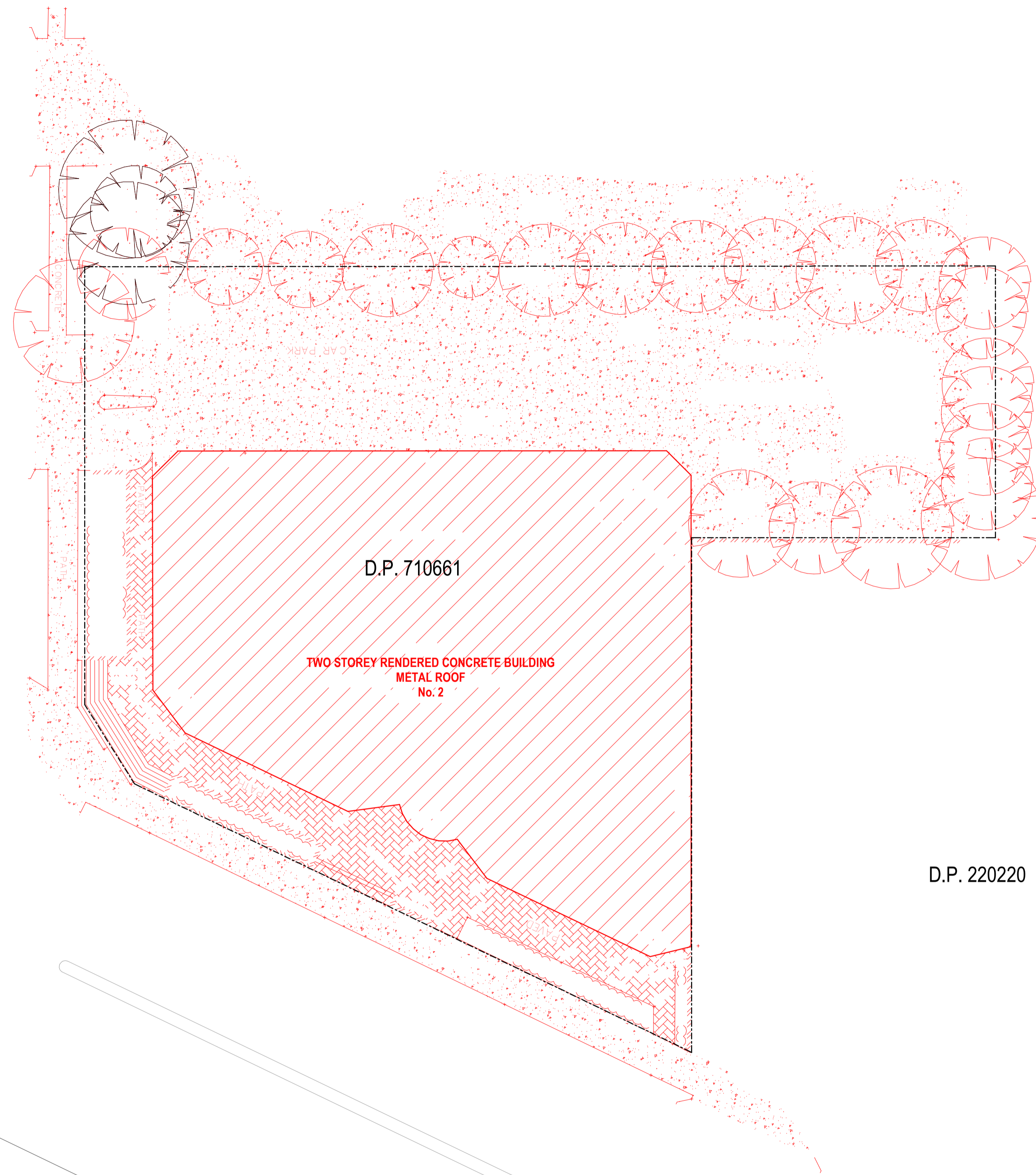
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D.P. 710661

D.P. 7002



D.P. 710661

TWO STOREY RENDERED CONCRETE BUILDING  
METAL ROOF  
No. 2

D.P. 220220

LEGEND	
	RETAINED TREE
	DEMOLISHED TREE
	DEMOLISHED BUILDING
	DEMOLISHED PAVING

Revisions		
P1	20.12.2019	FOR REVIEW
P2	24.01.2020	FOR REVIEW
P3	12.02.2020	s4.55 Submission review
P4	24.02.2020	s4.55 Submission

Project **2 DELMAR PARADE**

Drawing **DEMOLITION PLAN**

Project No **219132**

Date **24.02.2020**

Author **SJ**

Scale: @ A1 **As indicated**

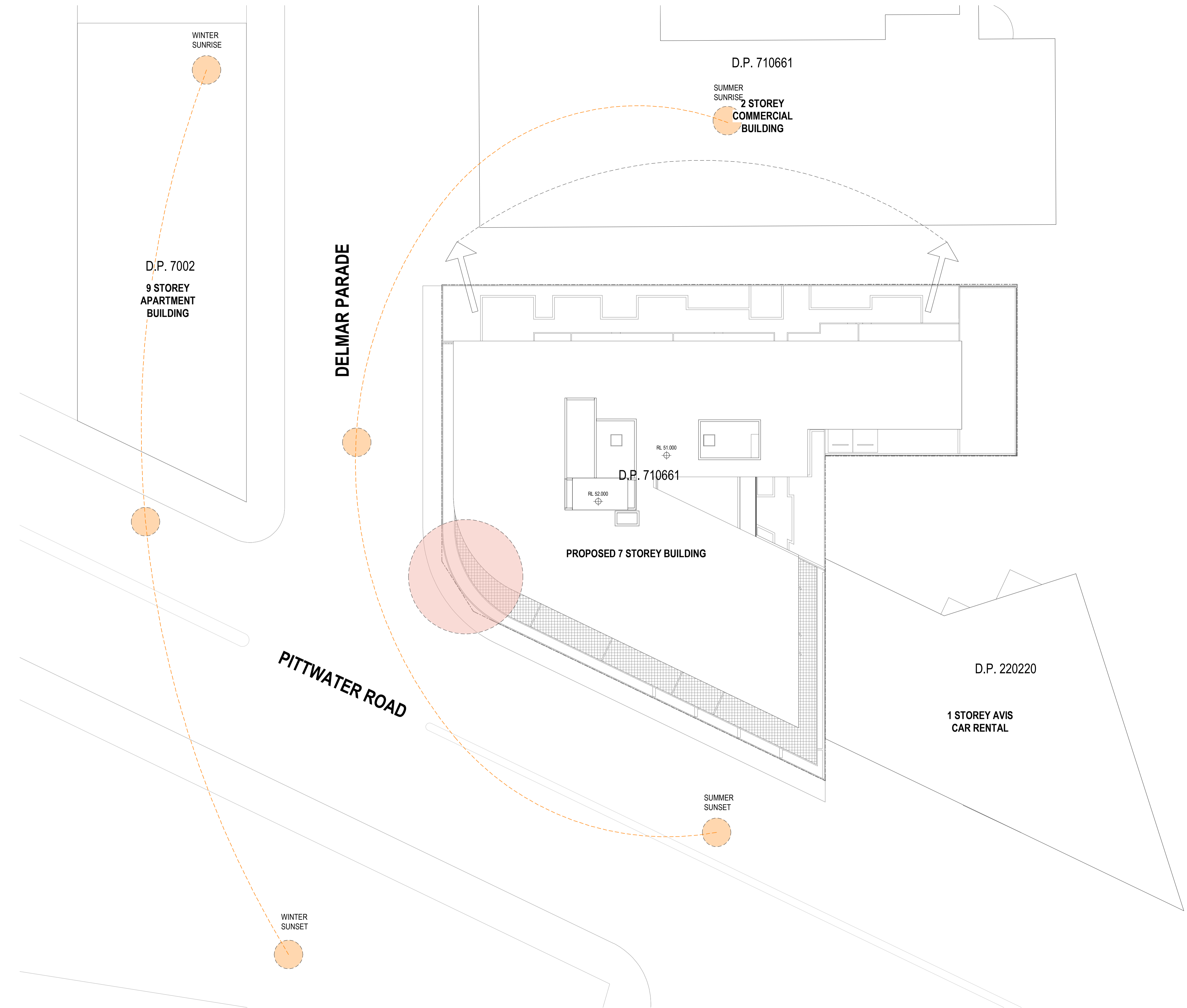
Drawing No. **TP01.02 P4**

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**LEGEND**

-  PROMINENT VIEW
-  ARTICULATED CORNER

Revisions	Date	Description
P1	20.12.2019	FOR REVIEW
P2	24.01.2020	FOR REVIEW
P3	12.02.2020	s4.55 Submission review
P4	24.02.2020	s4.55 Submission

Project **2 DELMAR PARADE**

Drawing **SITE ANALYSIS - PROPOSED PLAN**

Project No **219132** Date **24.02.2020** Author **SJ**

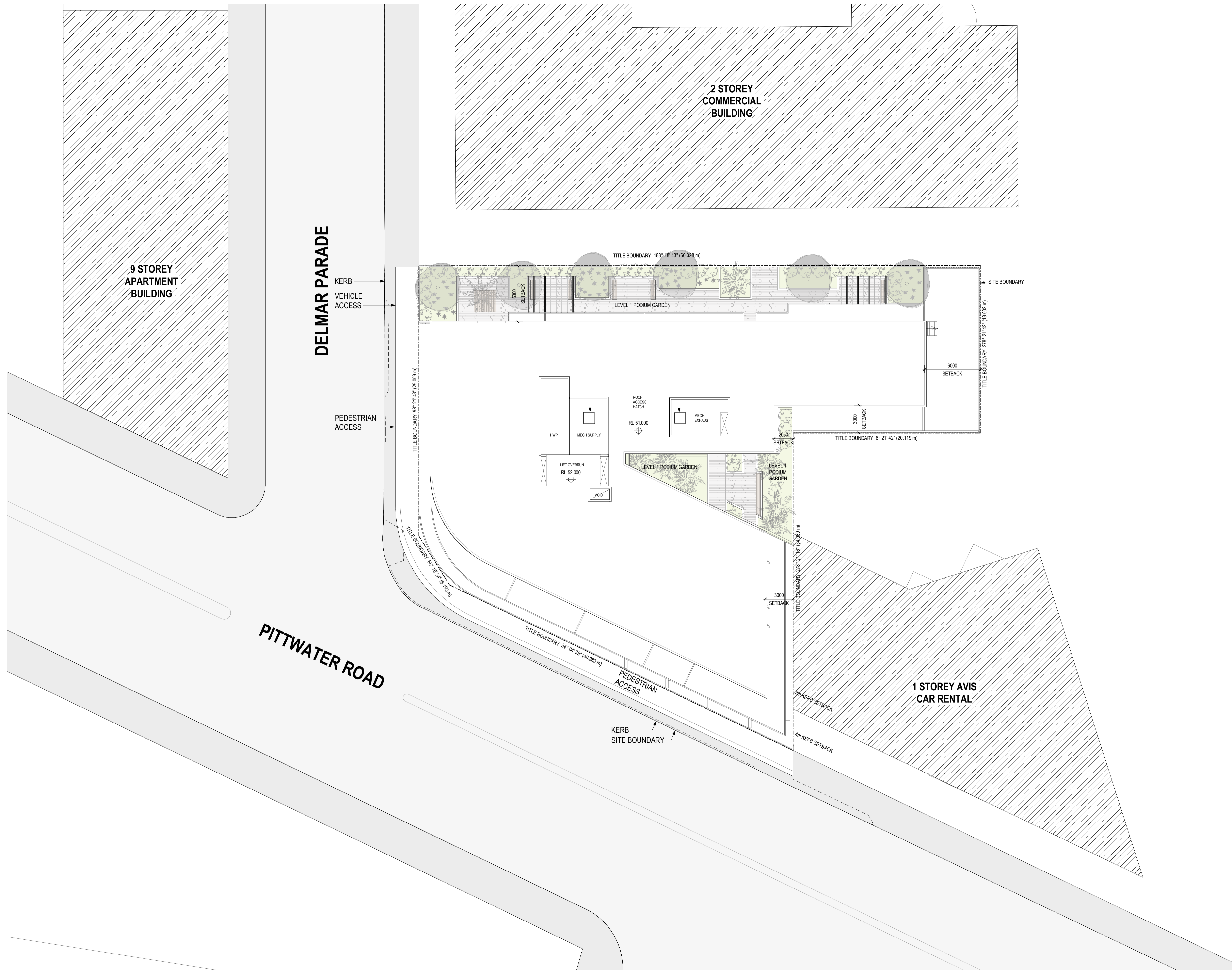
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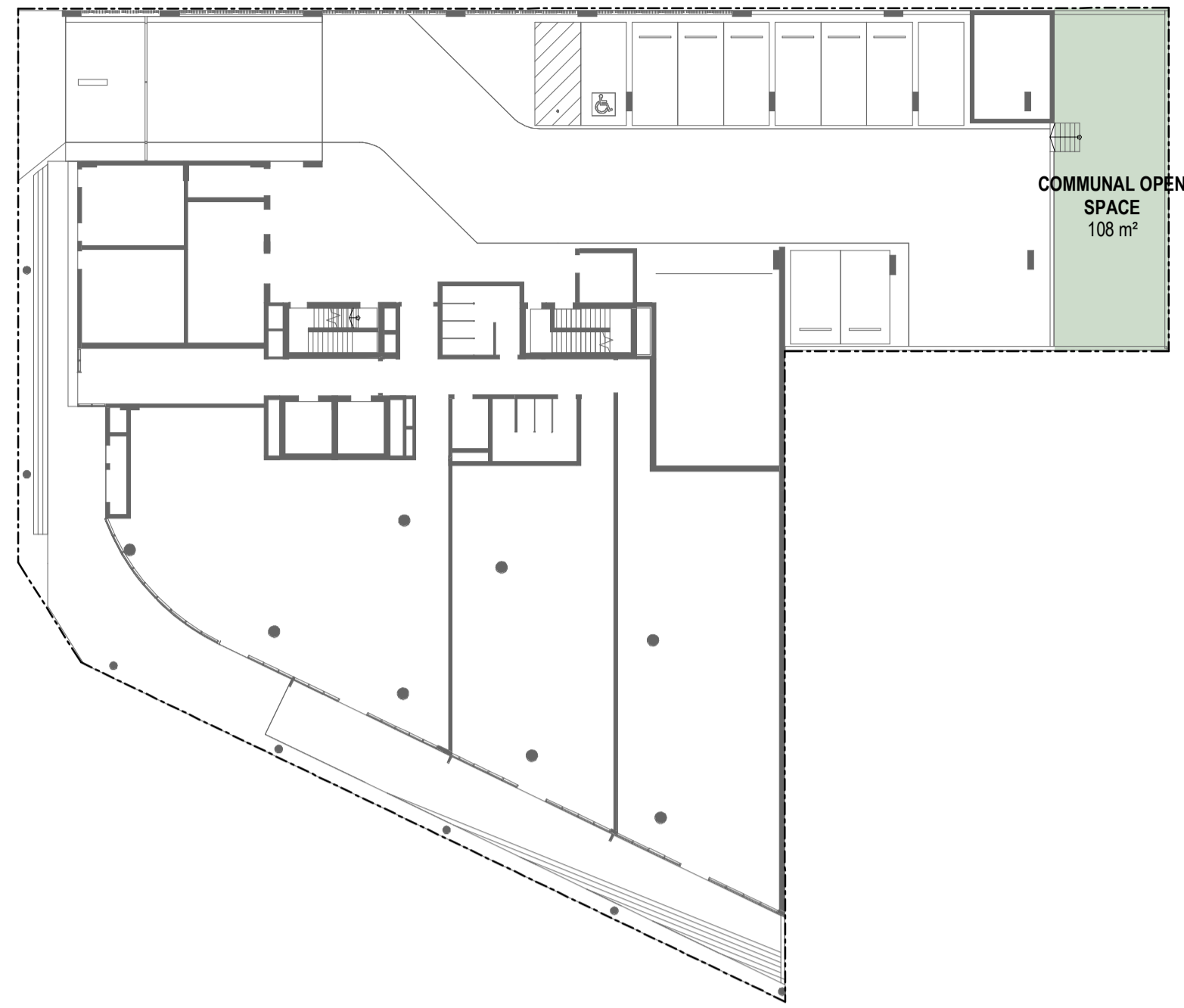
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P3	12.02.2020	s4.55 Submission draft
P4	24.02.2020	s4.55 Submission

Project **2 DELMAR PARADE** Drawing **SITE PLAN** Project No **219132** Date **24.02.2020** Author **SJ** Scale: @ A1 **1 : 200** Drawing No. **TP01.05 P4**

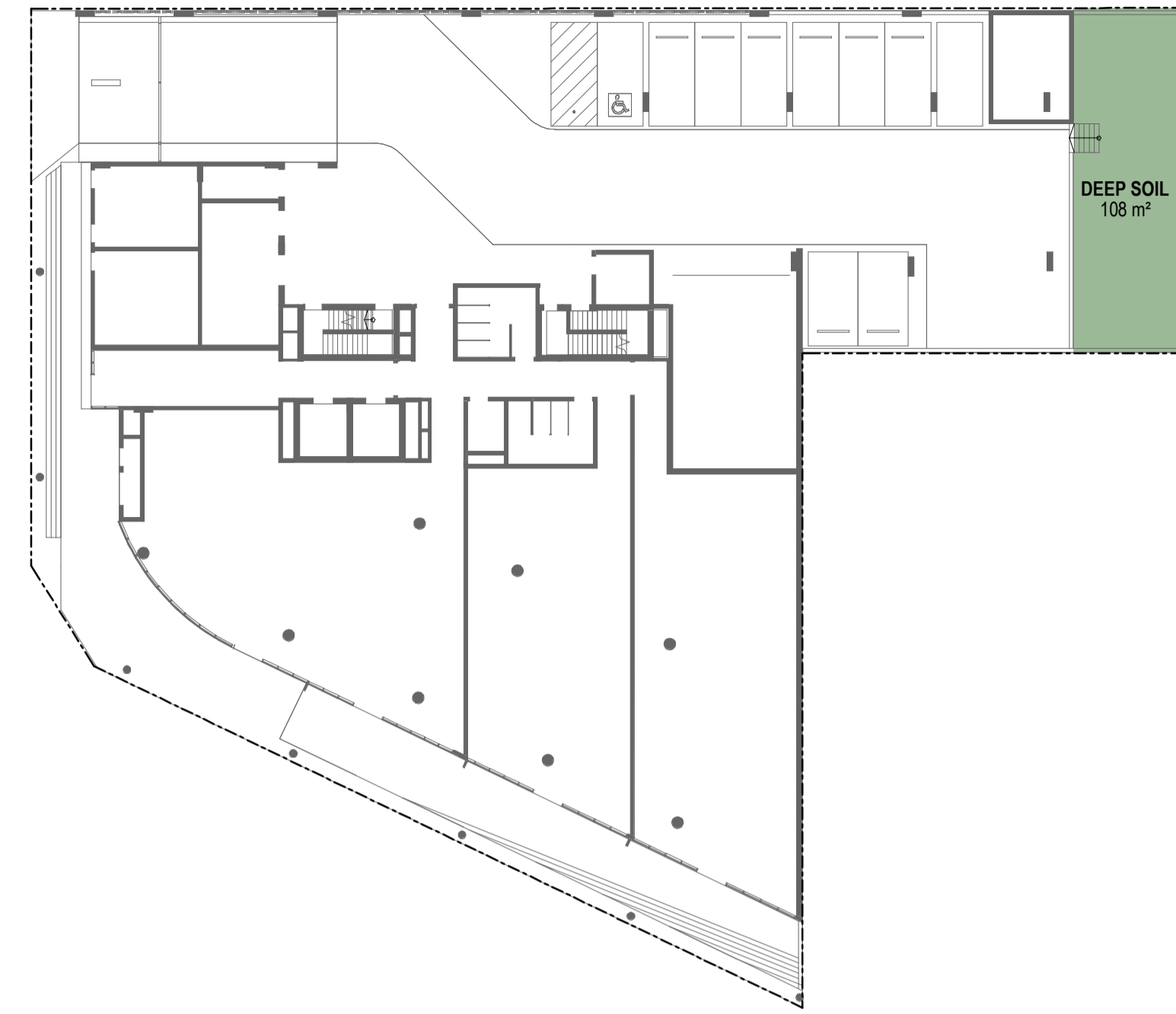
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GROUND LEVEL



GROUND LEVEL



LEVEL 1

<b>COMMUNAL OPEN SPACE</b>
577 m <sup>2</sup>

Deep Soil
Area
108 m <sup>2</sup>

Revisions		
P1	20.12.2019	FOR REVIEW
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P4	24.02.2020	s4.55 Submission

24/02/2020 5:40:26 PM

Project / **2 DELMAR PARADE**

Drawing / **COMMUNAL / LANDSCAPE PLAN**

Project No / **219132** Date / **24.02.2020** Author / **SJ**

Scale: @ A1 / **1 : 300**

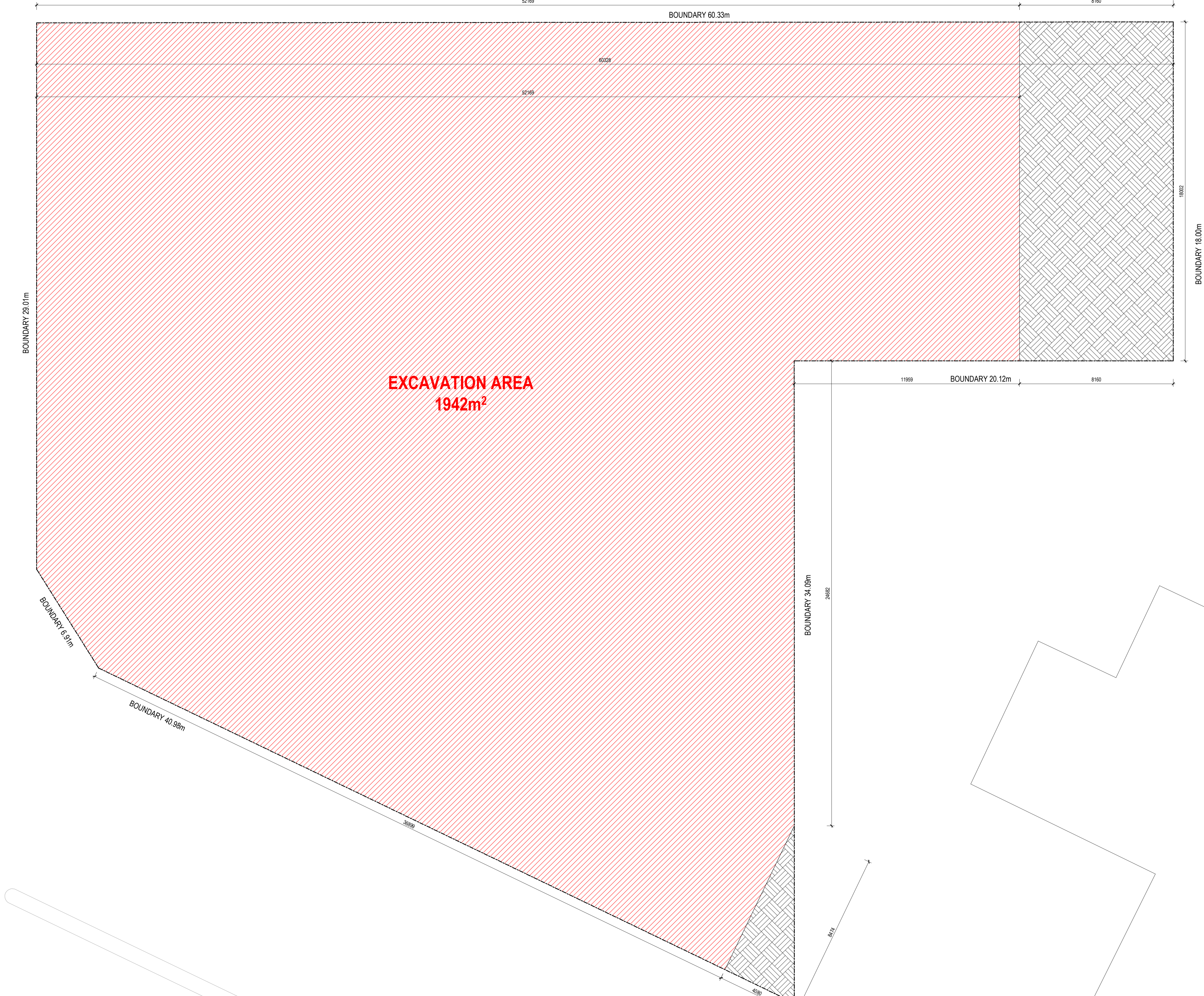
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**EXCAVATION AREA**  
1942m<sup>2</sup>

Revisions		
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P4	24.02.2020	s4.55 Submission

Project **2 DELMAR PARADE**

Drawing **BULK EXCAVATION DIAGRAM**

Project No **219132**

Date **24.02.2020**

Author **SJ**

Scale: @ A1 **1 : 100**

Drawing No. **TP01.07 P4**

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Project / **2 DELMAR PARADE**

Drawing / **BASEMENT LEVEL 2**

Project No. / **219132**

Date / **24.02.2020**

Author / **RIC**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.08 P9**

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P9	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **BASEMENT LEVEL 1**

Project No. / **219132**

Date / **24.02.2020**

Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.09 P9**

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P9	12.02.2020	s4.55 Submission draft
P10	24.02.2020	s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / GROUND LEVEL

Project No / 219132

Date / 24.02.2020

Author / BR

Scale: @ A1 / 1 : 100

Drawing No. / TP01.10 P10

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P9	12.02.2020	s4.55 Submission draft
P10	24.02.2020	s4.55 Submission

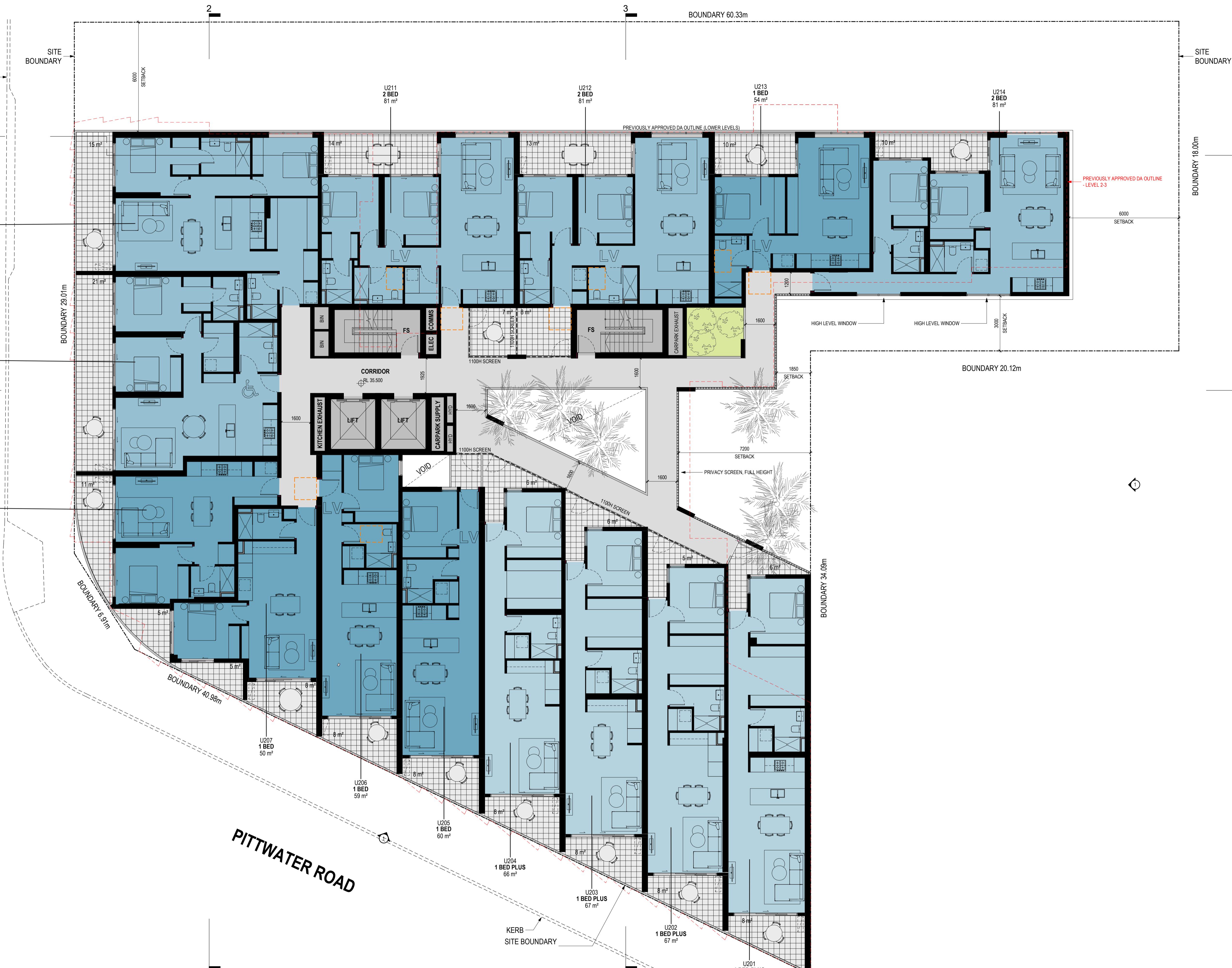
Project / **2 DELMAR PARADE** Drawing / **LEVEL 1** Project No. / **219132** Date / **24.02.2020** Author / **RIC** Scale: @ A1 / **1 : 100** Drawing No. / **TP01.11 P10**

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P9	24.02.2020	s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / LEVEL 2

Project No / 219132

Date / 24.02.2020

Author / BR

Scale: @ A1 / 1 : 100

Drawing No. / TP01.12 P9

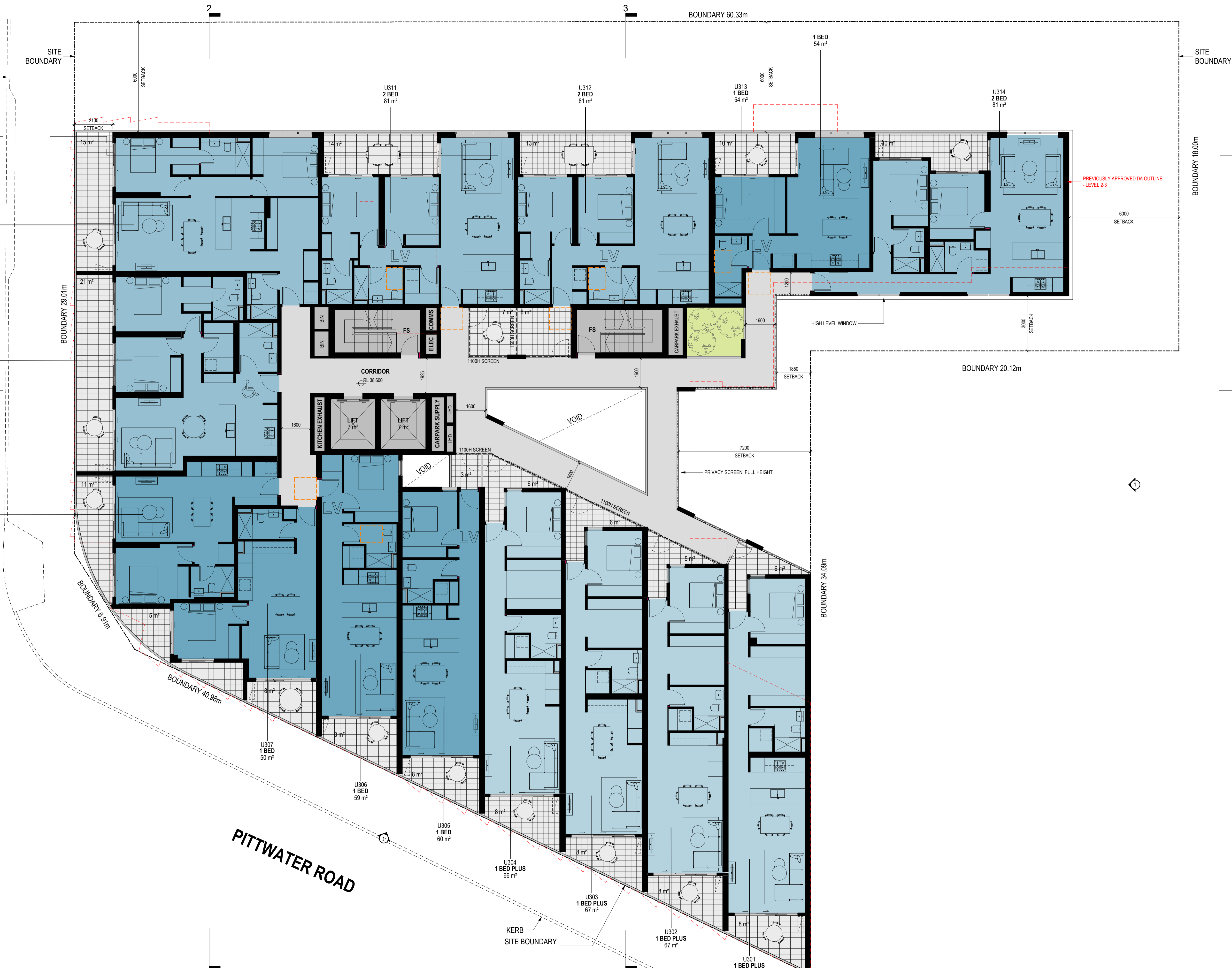
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P7	05.02.2020	FOR REVIEW
P8	12.02.2020	s4.55 Submission draft
P9	24.02.2020	s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / LEVEL 3

Project No / 219132

Date / 24.02.2020

Author / SJ

Scale: @ A1 / 1 : 100

Drawing No. / TP01.13 P9

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P8	05.02.2020	FOR REVIEW
P9	12.02.2020	s4.55 Submission draft
P10	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **LEVEL 4**

Project No. / **219132**

Date / **24.02.2020**

Author / **RIC**

Scale: @ A1 / **1 : 100**

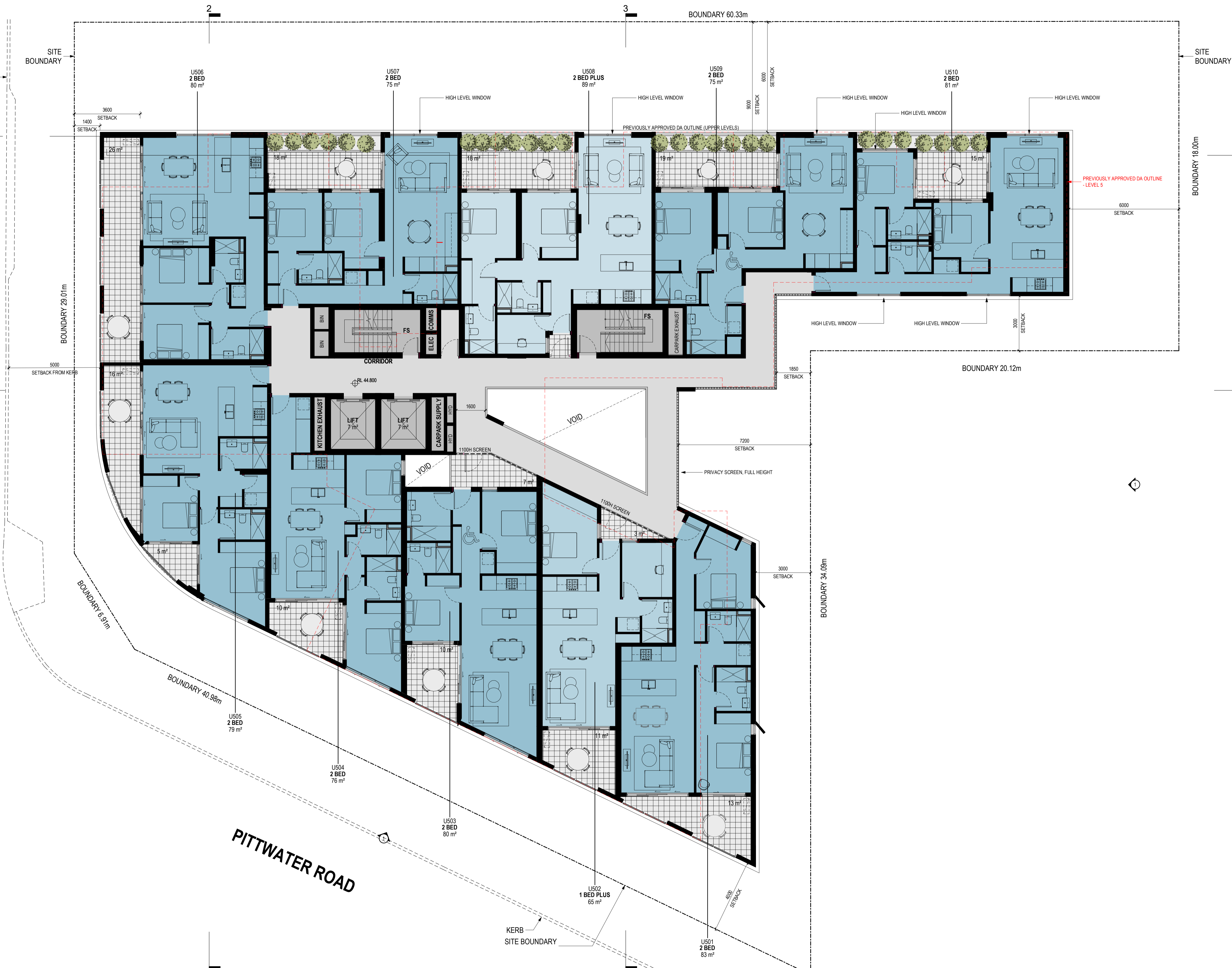
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P8	12.02.2020	s4.55 Submission draft
P9	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **LEVEL 5**

Project No / **219132**

Date / **24.02.2020**

Author / **SJ**

Scale: @ A1 / **1 : 100**

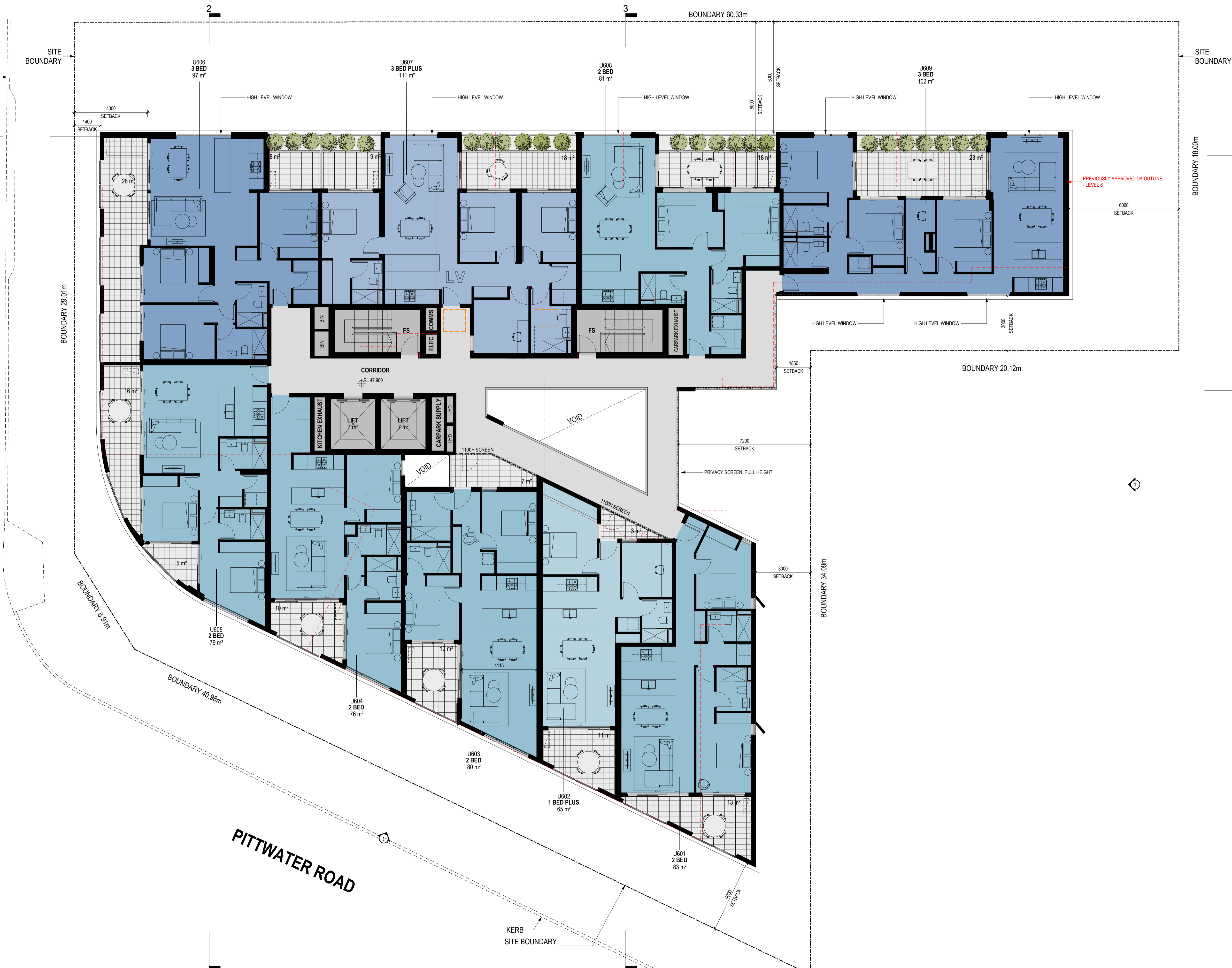
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PITTWATER ROAD

Revisions	Date	Description
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P7	05.02.2020	FOR REVIEW
P8	12.02.2020	s4.55 Submission draft
P9	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **LEVEL 6**

Project No / **219132**

Date / **24.02.2020**

Author / **SJ**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP01.16 P9**

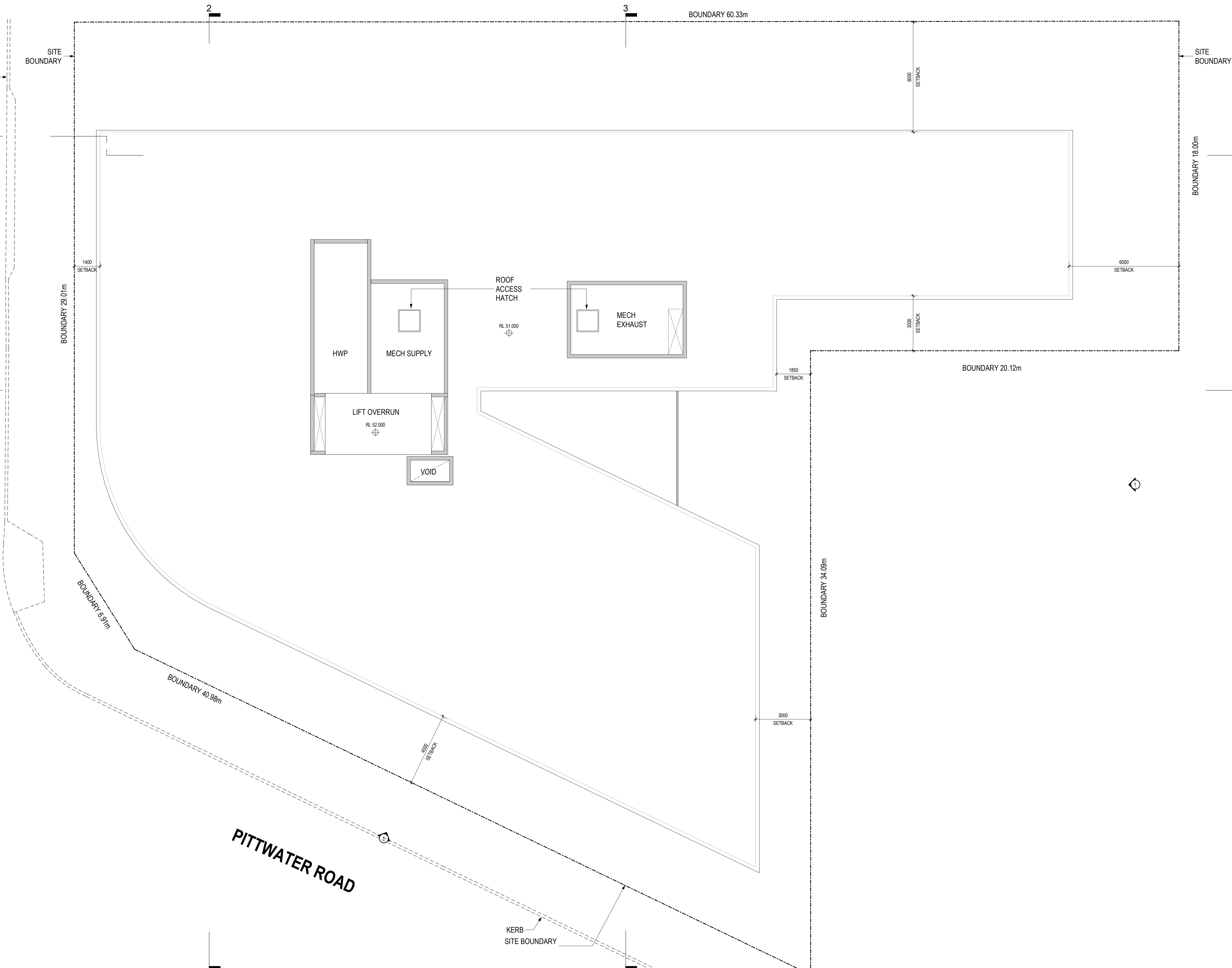


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P2	20.12.2019	FOR REVIEW
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P4	24.01.2020	FOR REVIEW
P5	12.02.2020	s4.55 Submission draft
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Project **2 DELMAR PARADE**

Drawing **ROOF LEVEL**

Project No **219132**

Date **24.02.2020**

Author **BR**

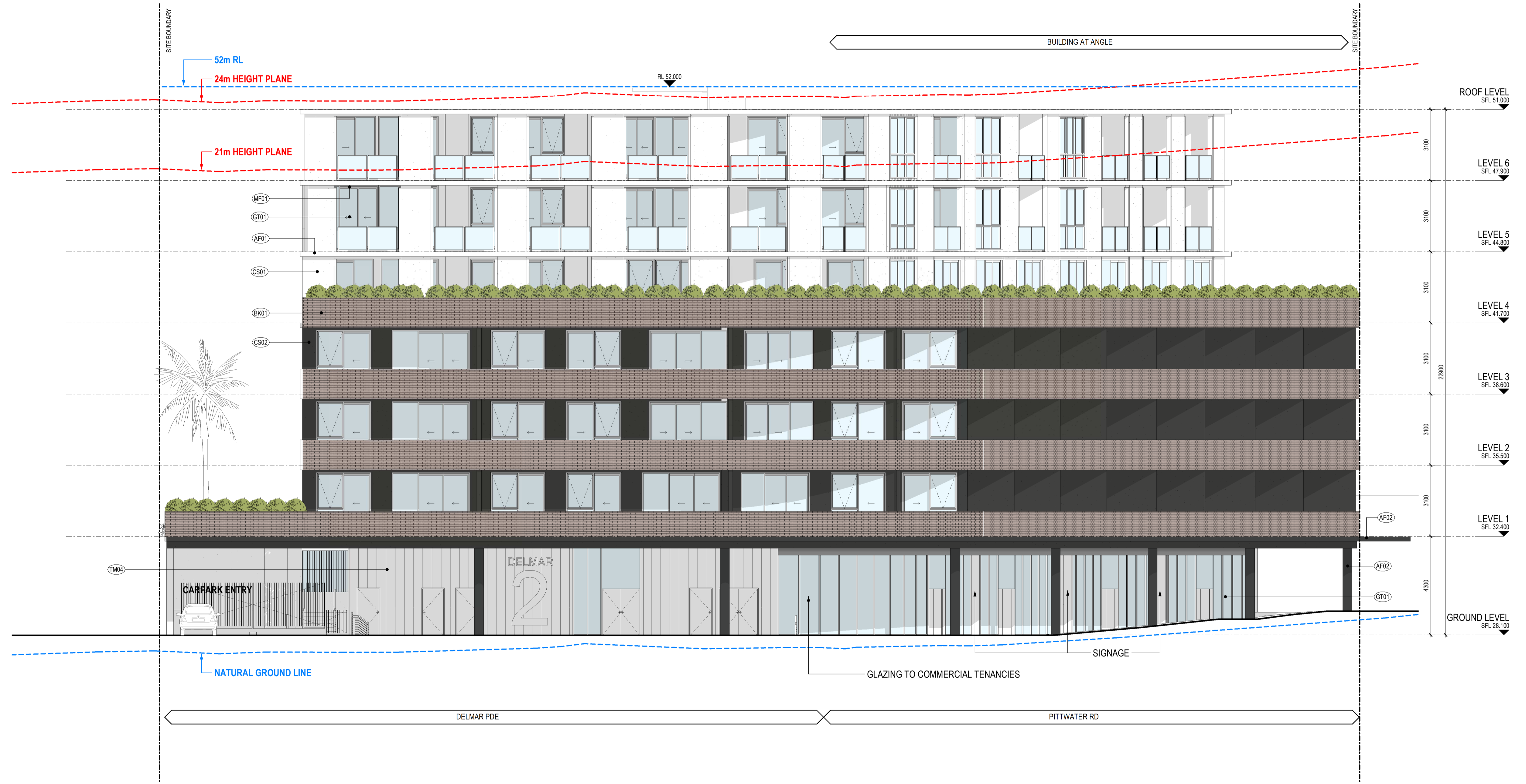
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**SYMBOL LEGEND:**

- GENERAL**  
 (L101) DOOR TAG  
 (W01) WINDOW NUMBER  
 ⊕ FFL 0.000 FINISHED FLOOR LEVEL  
 ⊕ RL 0.000 RELATIVE LEVEL  
 ⊕ SFL 0.000 STRUCTURAL FLOOR LEVEL

- FINISHES**  
 REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR  
 (AF01) APPLIED FINISH TYPE 01  
 (AF02) APPLIED FINISH TYPE 02  
 (AF03) SPANDREL FINISH 01  
 (BK01) BRICK FINISH TYPE 01  
 (CS01) CEMENT FINISH 01  
 (CS02) CEMENT FINISH 02

- (GT01) GLAZING TYPE 01  
 (MF01) METAL FINISH 01  
 (TM04) TIMBER-LOOK COMPOSITE PANEL

Revisions / P1 20.12.2019 FOR REVIEW  
 P2 12.02.2020 s4.55 Submission draft  
 P3 24.02.2020 s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - NORTH**

Project No / **219132** Date / **24.02.2020** Author / **BR**

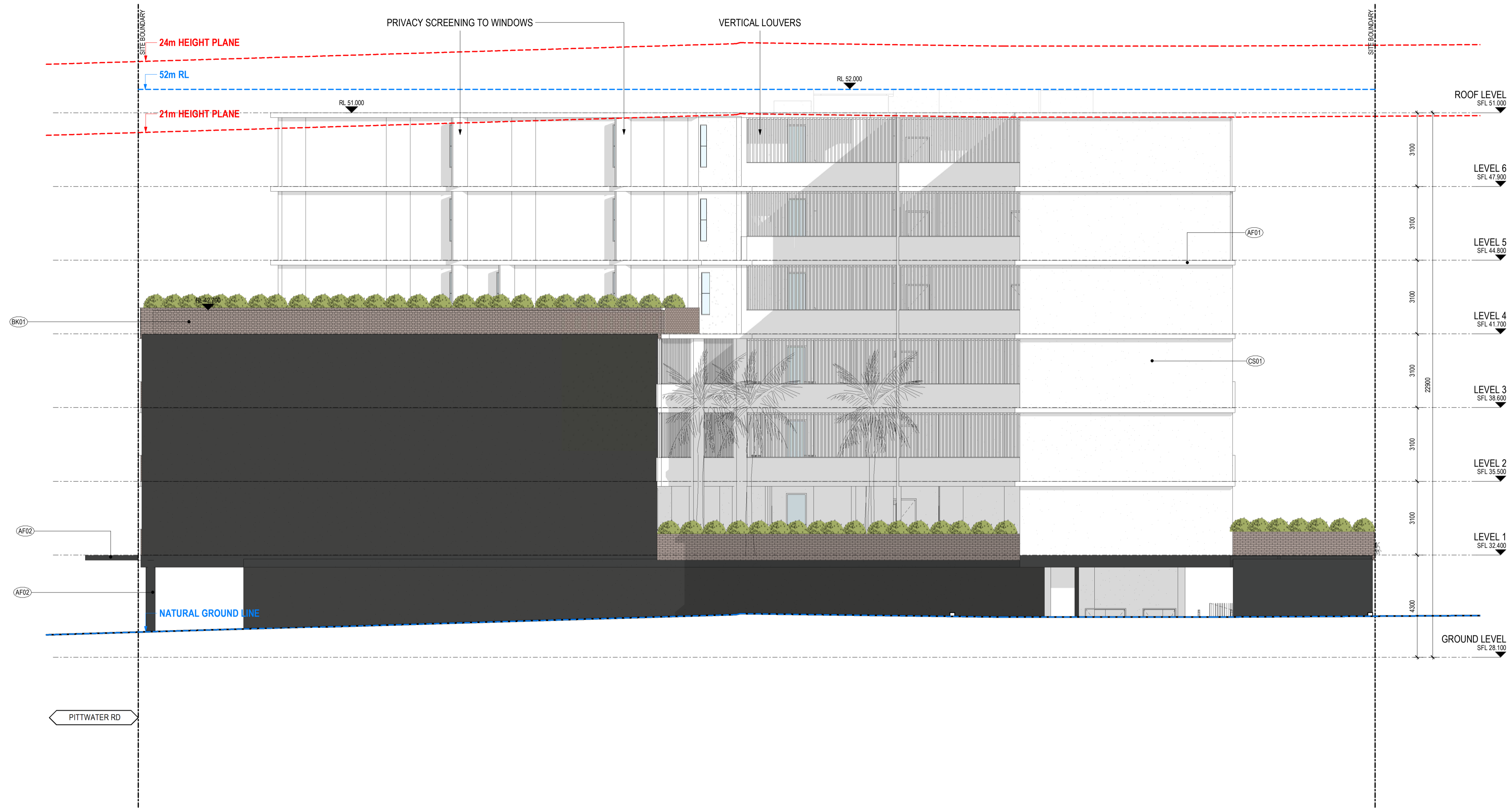
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**SYMBOL LEGEND:**

**GENERAL**

(U01) DT	DOOR TAG
(W01)	WINDOW NUMBER
⊕ FFL 0.000	FINISHED FLOOR LEVEL
⊕ RL 0.000	RELATIVE LEVEL
⊕ SFL 0.000	STRUCTURAL FLOOR LEVEL

**FINISHES**  
REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

(AF01)	APPLIED FINISH TYPE 01
(AF02)	APPLIED FINISH TYPE 02
(AF03)	SPANDREL FINISH 01
(BK01)	BRICK FINISH TYPE 01
(CS01)	CEMENT FINISH 01
(CS02)	CEMENT FINISH 02

(GT01)	GLAZING TYPE 01
(MF01)	METAL FINISH 01
(TMB4)	TIMBER-LOOK COMPOSITE PANEL

Project **2 DELMAR PARADE**

Drawing **SITE ELEVATIONS - SOUTH**

Project No **219132** Date **24.02.2020** Author **BR**

Scale: @ A1 **1 : 100**

Drawing No **TP02.06 P3**

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**SYMBOL LEGEND:**

**GENERAL**  
 (U101) DOOR TAG  
 (W01) WINDOW NUMBER  
 ⊕ FFL 0.000 FINISHED FLOOR LEVEL  
 ⊕ RL 0.000 RELATIVE LEVEL  
 ⊕ SFL 0.000 STRUCTURAL FLOOR LEVEL

**FINISHES**  
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 (AF02) APPLIED FINISH TYPE 02  
 (AF03) SPANDREL FINISH 01  
 (BK01) BRICK FINISH TYPE 01  
 (CS01) CEMENT FINISH 01  
 (CS02) CEMENT FINISH 02

(GT01) GLAZING TYPE 01  
 (MF01) METAL FINISH 01  
 (TMB) TIMBER-LOOK COMPOSITE PANEL

Project / **2 DELMAR PARADE**

Drawing / **SITE ELEVATIONS - EAST**

Project No. / **219132** Date / **24.02.2020** Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP02.07 P3**

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Revisions  
 P1 20.12.2019 FOR REVIEW  
 P2 12.02.2020 s4.55 Submission review  
 P3 24.02.2020 s4.55 Submission

**SYMBOL LEGEND:**

**GENERAL**  
 (U101) DOOR TAG  
 (W01) WINDOW NUMBER  
 ⊕ FFL 0.000 FINISHED FLOOR LEVEL  
 ⊕ RL 0.000 RELATIVE LEVEL  
 ⊕ SFL 0.000 STRUCTURAL FLOOR LEVEL

**FINISHES**  
 REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR  
 (AF01) APPLIED FINISH TYPE 01  
 (AF02) APPLIED FINISH TYPE 02  
 (AF03) SPANDREL FINISH 01  
 (BK01) BRICK FINISH TYPE 01  
 (CS01) CEMENT FINISH 01  
 (CS02) CEMENT FINISH 02

(GT01) GLAZING TYPE 01  
 (MF01) METAL FINISH 01  
 (TM01) TIMBER-LOOK COMPOSITE PANEL

Project **2 DELMAR PARADE**

Drawing **SITE ELEVATIONS - WEST**

Project No **219132** Date **24.02.2020** Author **BR**

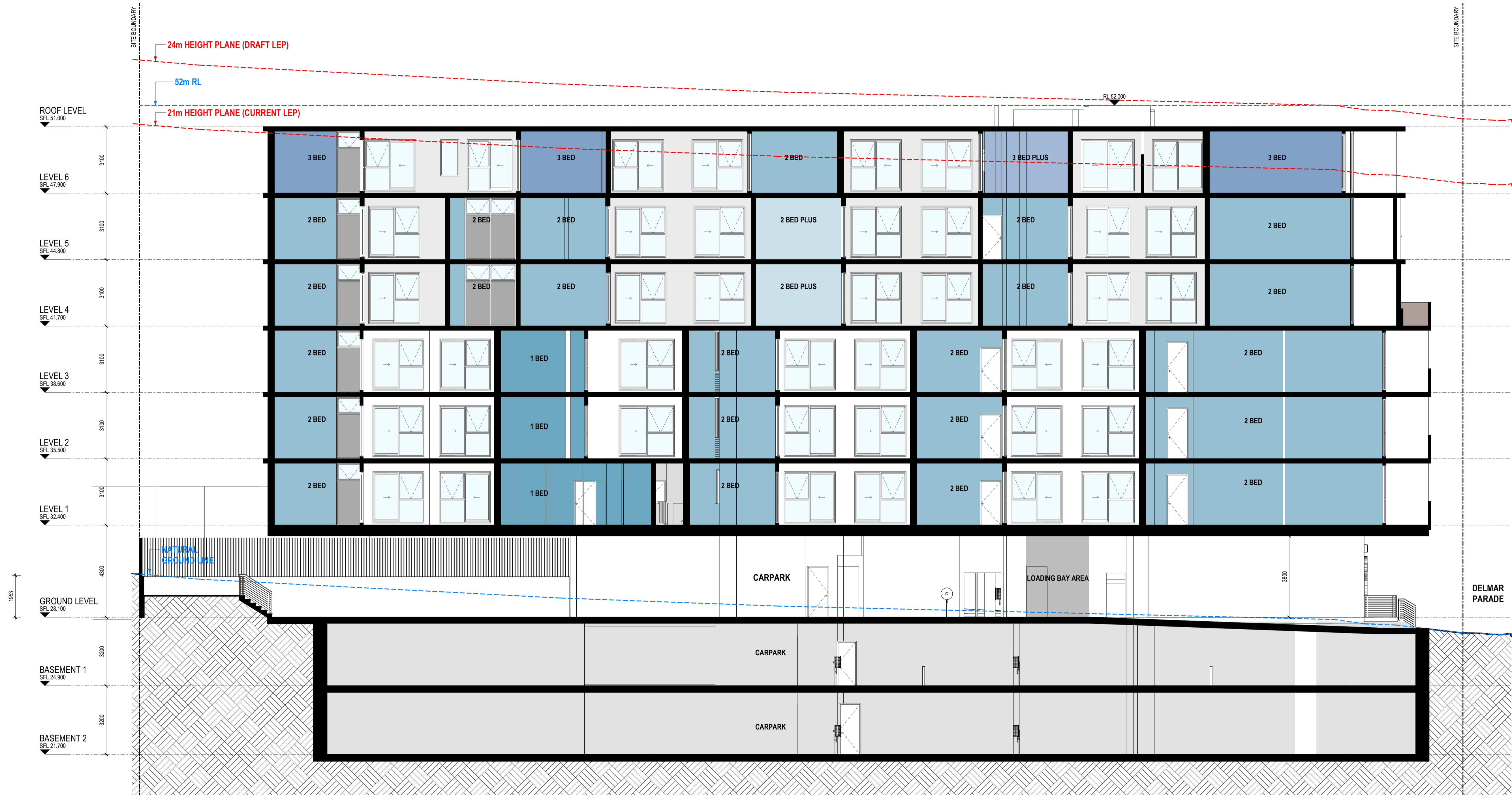
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Drawing No **TP02.08 P3**

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 P1 20.12.2019 FOR REVIEW  
 P2 12.02.2020 s4.55 Submission draft  
 P3 24.02.2020 s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 1**

Project No / **219132**

Date / **24.02.2020**

Author / **BR**

Scale: @ A1 / **1 : 100**

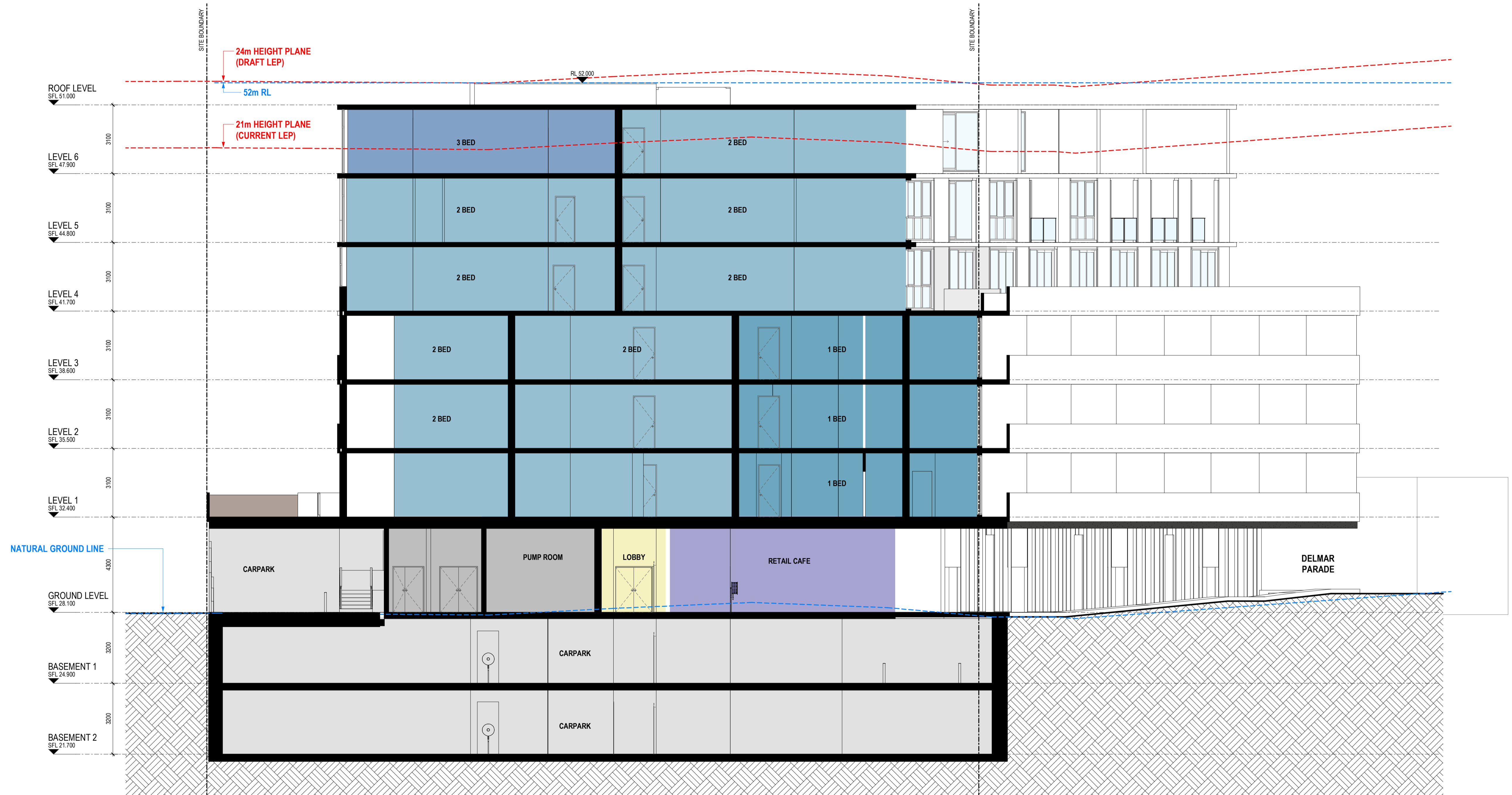
Drawing No. / **TP03.01 P3**

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Revisions	Date	Description
P1	20.12.2019	FOR REVIEW
P2	12.02.2020	s4.55 Submission draft
P3	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 2**

Project No / **219132**

Date / **24.02.2020**

Author / **BR**

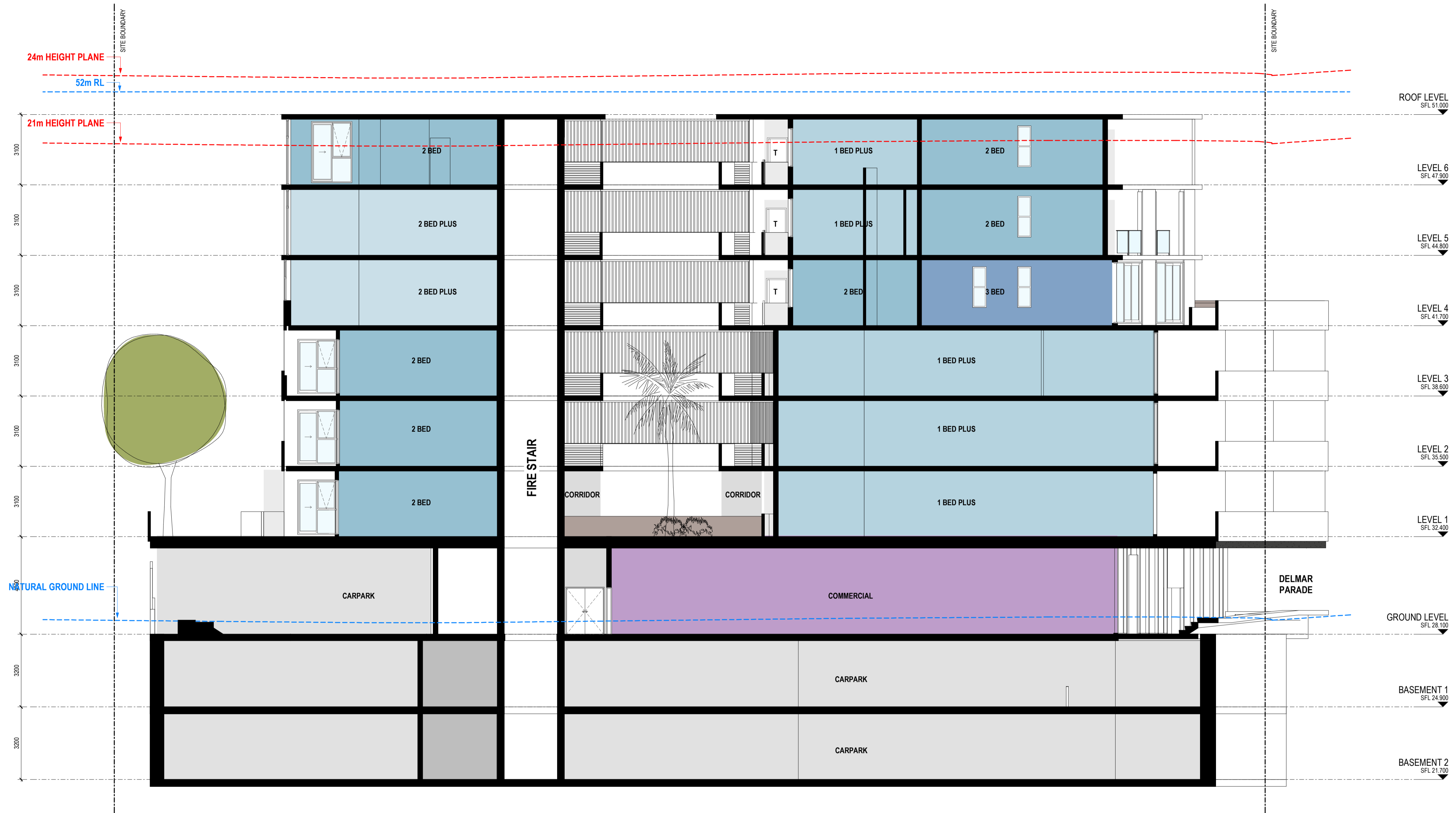
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Drawing No. / **TP03.02 P3**

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Revisions  
P1 20.12.2019 FOR REVIEW  
P2 12.02.2020 s4.55 Submission draft  
P3 24.02.2020 s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 3**

Project No / **219132**

Date / **24.02.2020**

Author / **BR**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP03.03 P3**

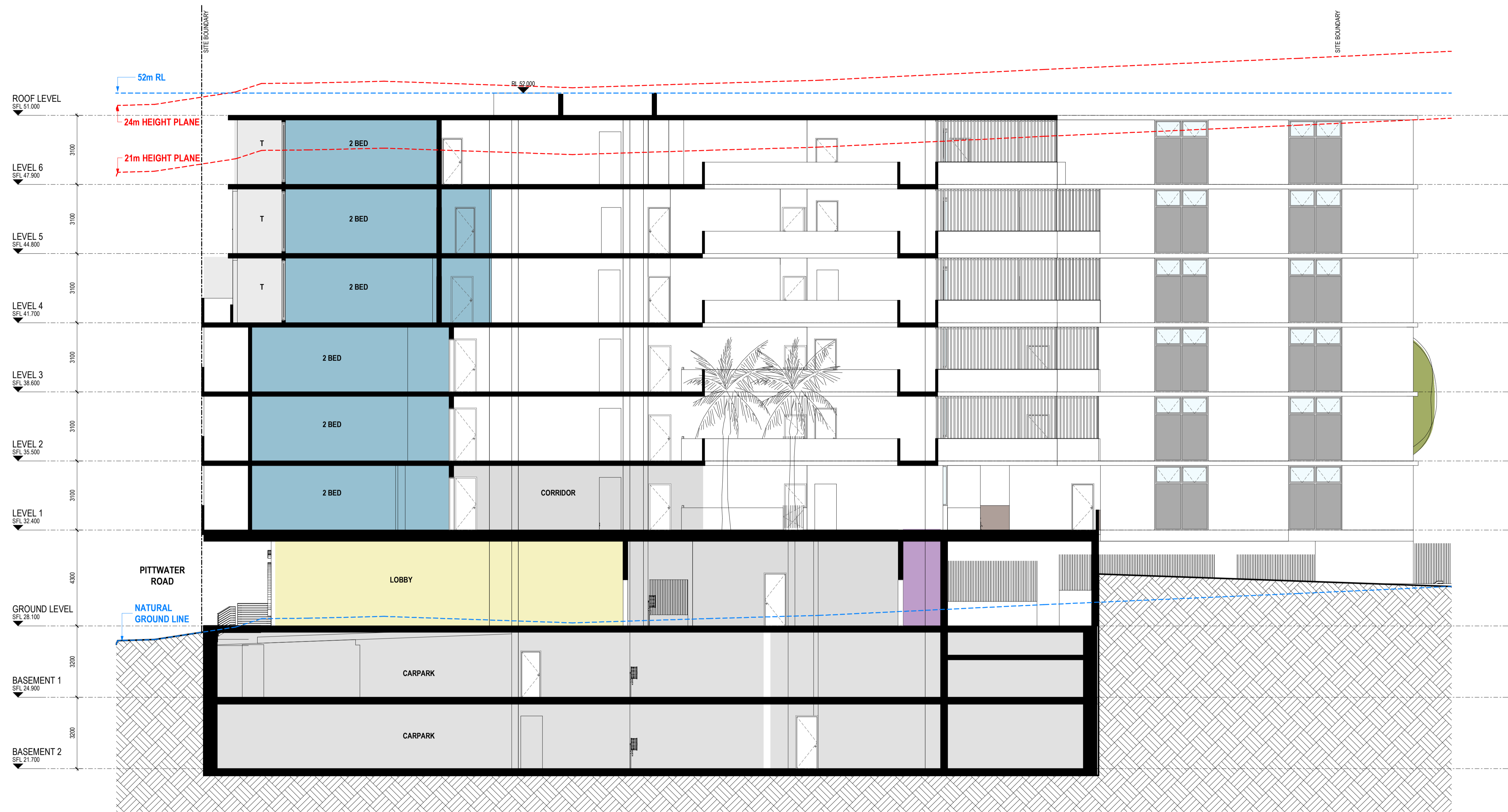
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Revisions  
 P1 12.02.2020 s4.55 Submission draft  
 P2 24.02.2020 s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **SITE SECTION 4**

Project No / **219132**

Date / **24.02.2020**

Author / **BR**

Scale: @ A1 / **1 : 100**

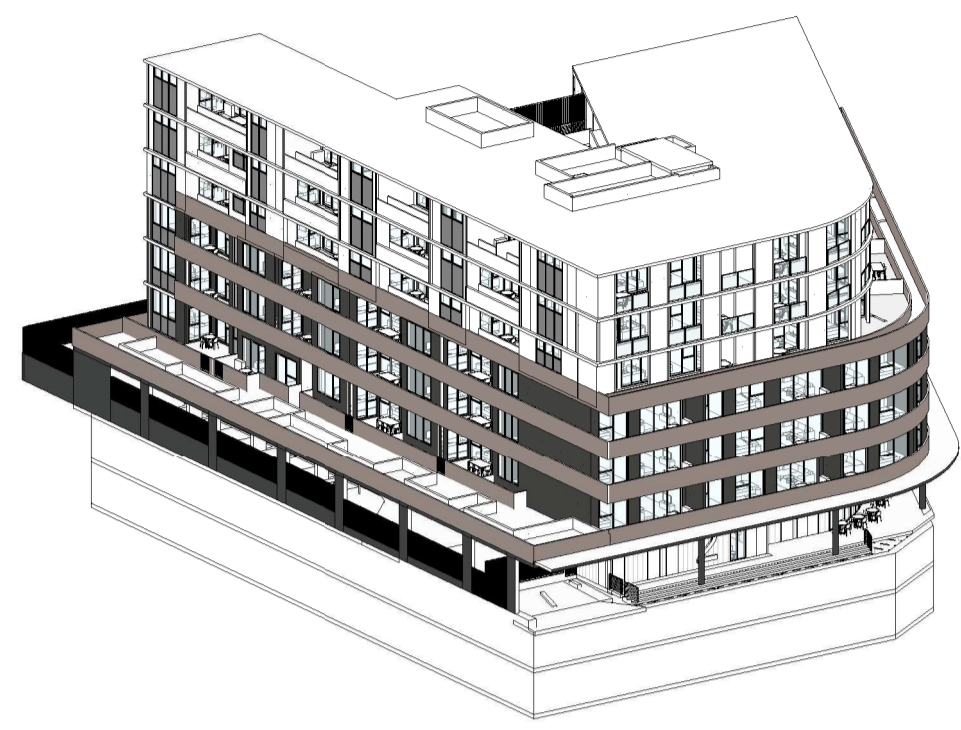
Drawing No. / **TP03.04 P2**

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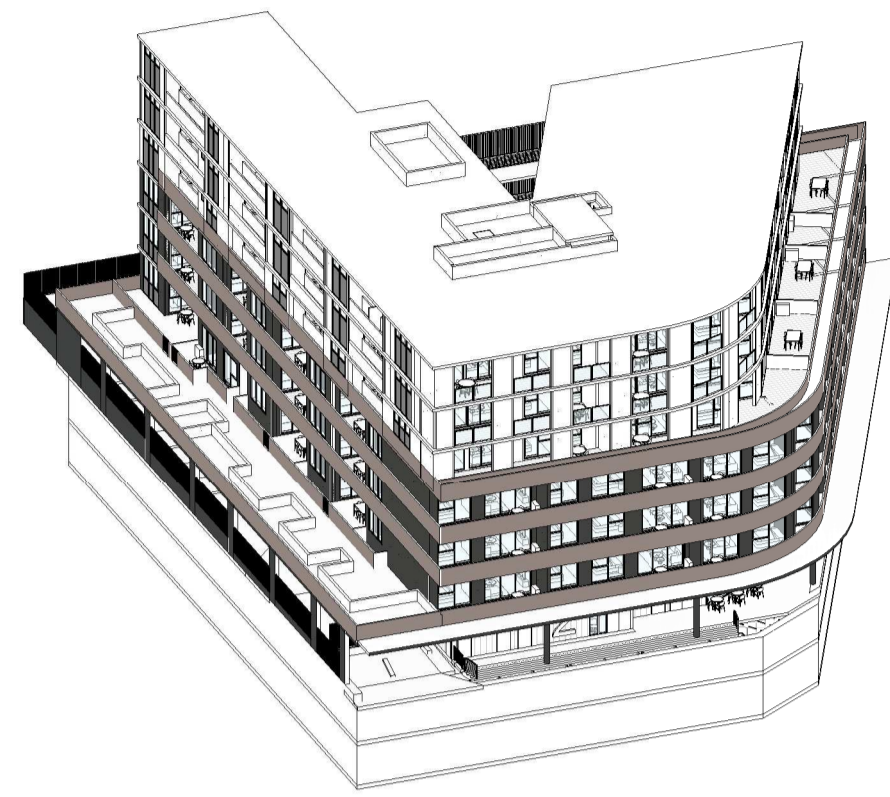
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25/02/2020 9:18:46 AM

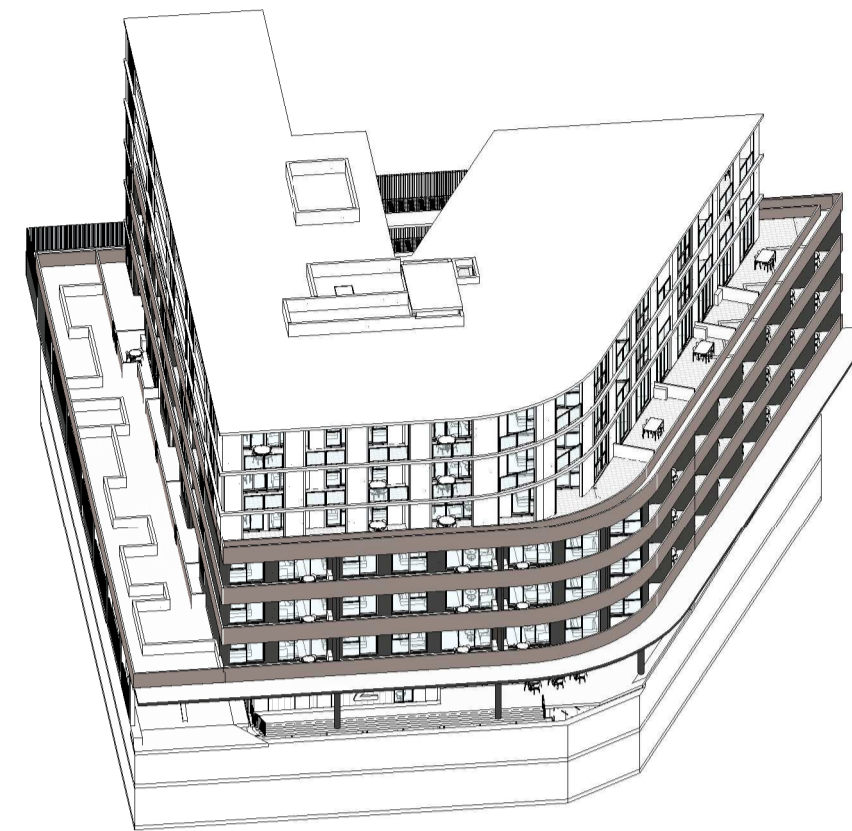
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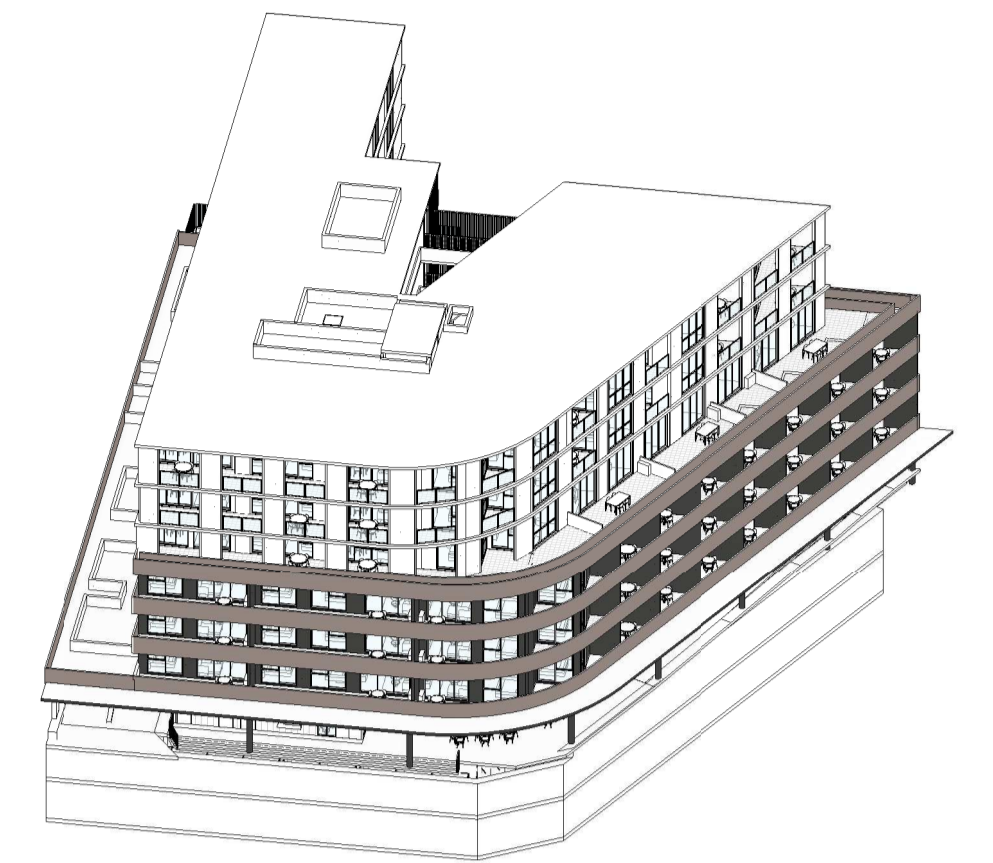
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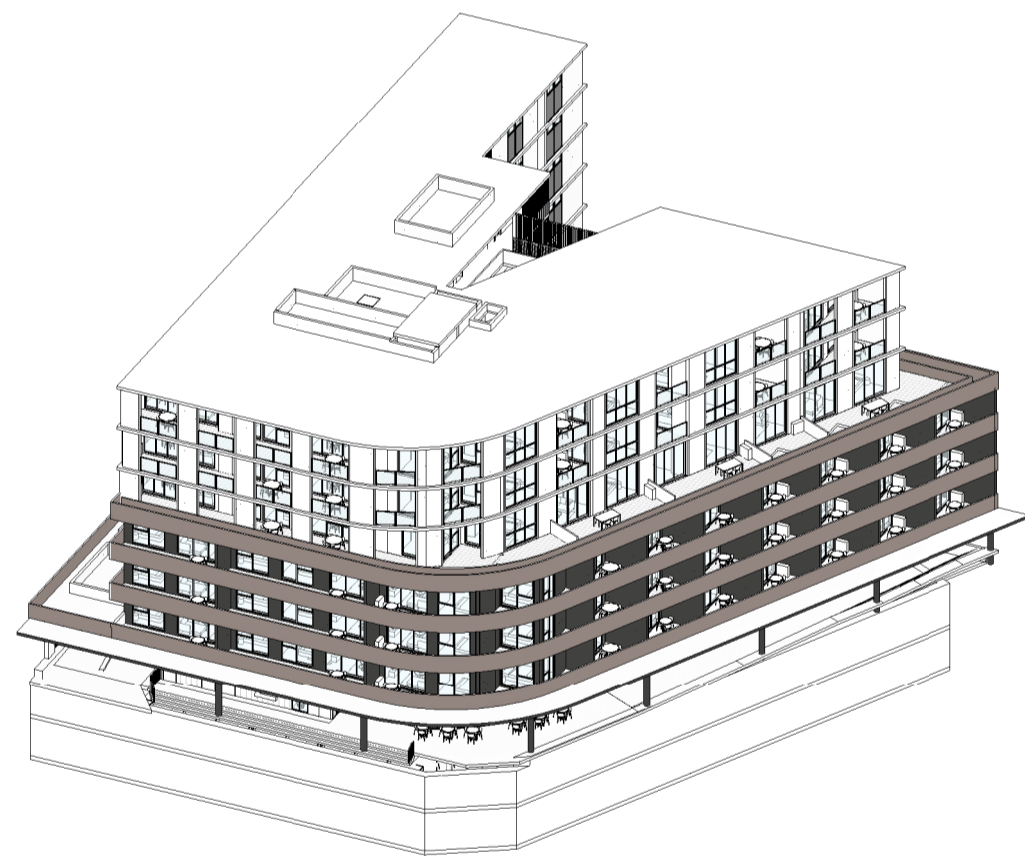
10am



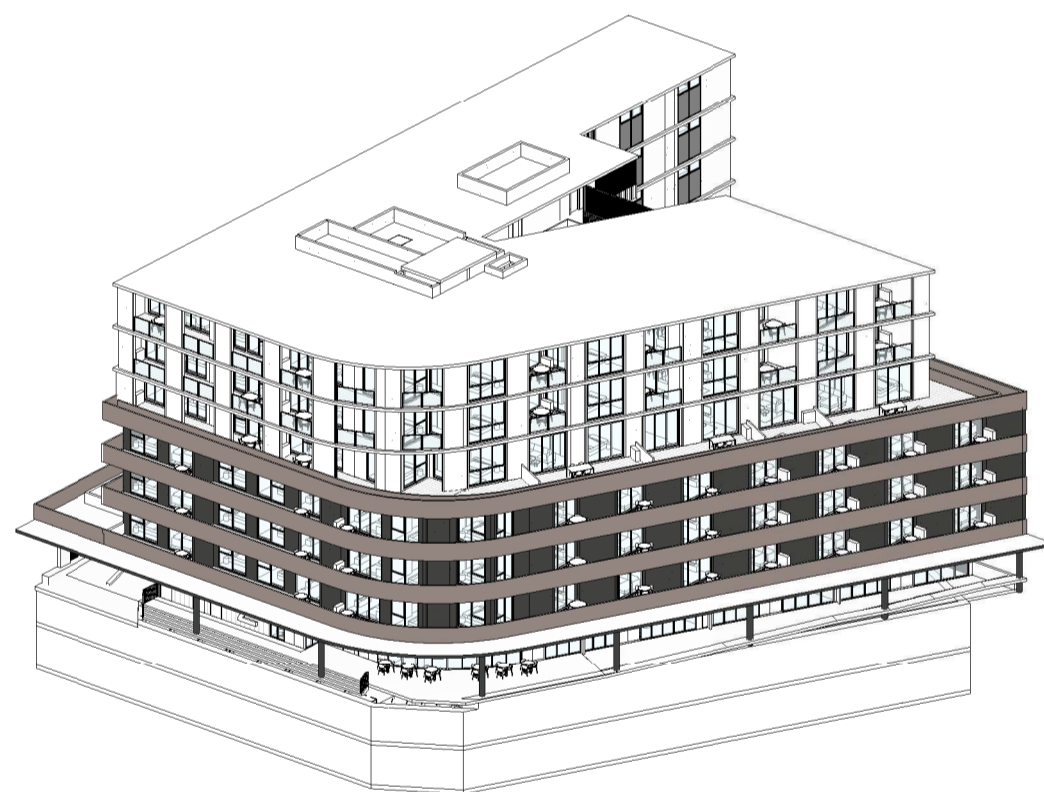
11am



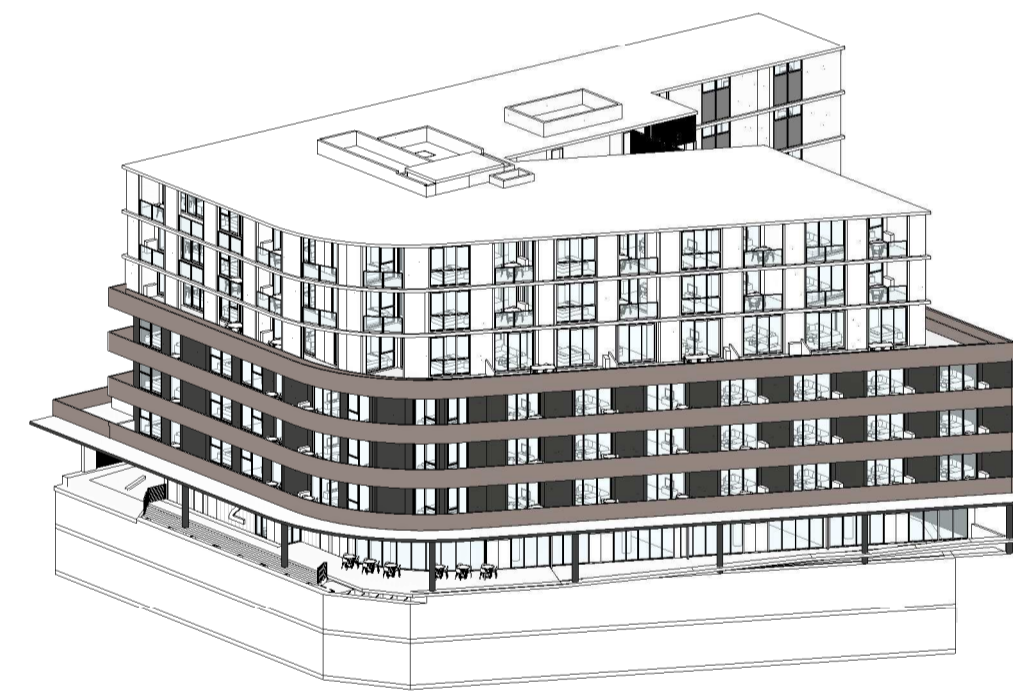
12pm



1pm



2pm



3pm

Revisions		
P1	24.01.2020	FOR REVIEW
P2	12.02.2020	s4.55 Submission review
P3	24.02.2020	s4.55 Submission

24/02/2020 5:46:09 PM

Project / **2 DELMAR PARADE**

Drawing / **SHADOW ANALYSIS - VIEWS FROM SUN**

Project No / **219132**

Date / **24.02.2020**

Author / **BR**

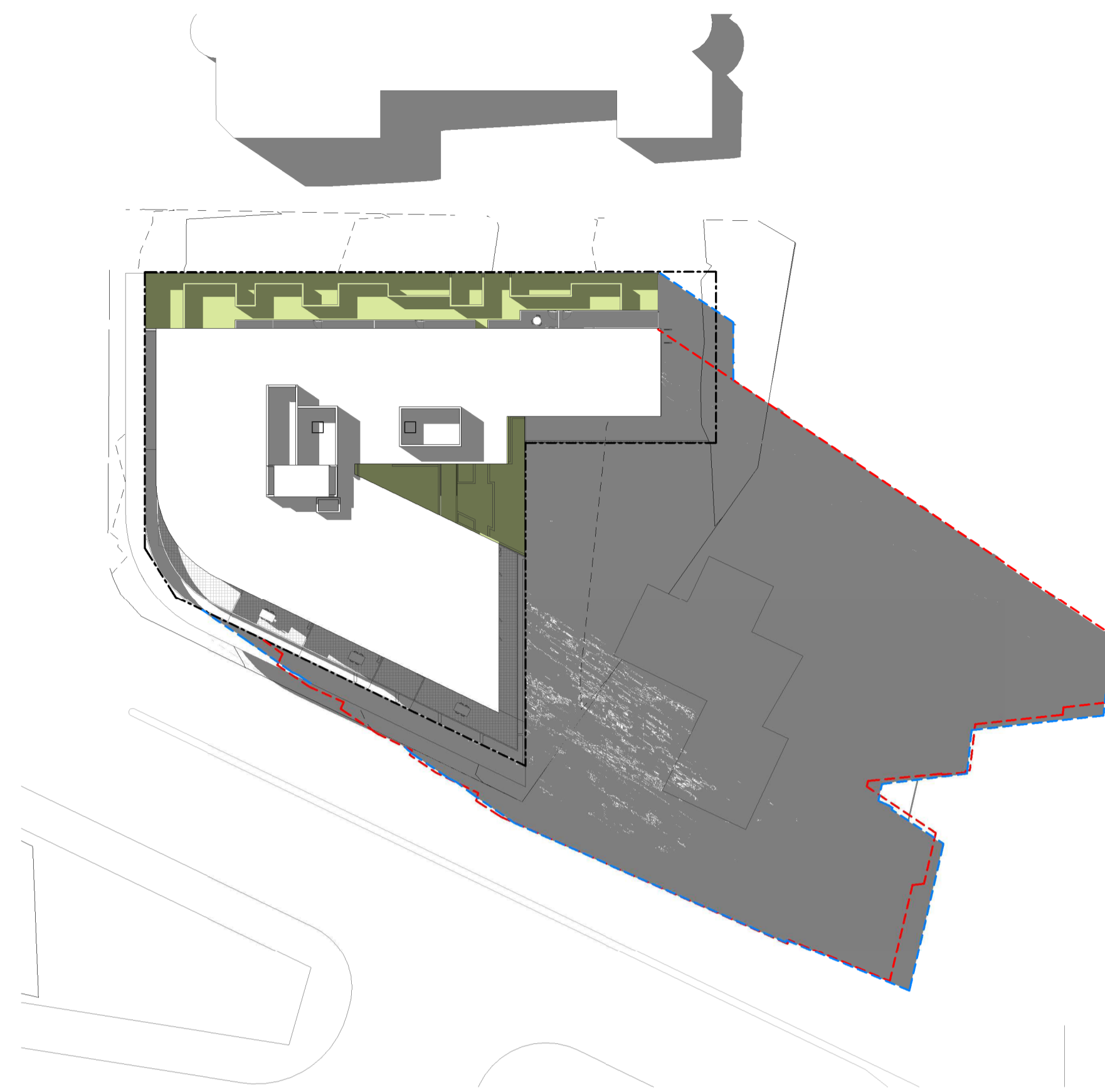
Scale: @ A1

Drawing No. / **TP04.01 P3**

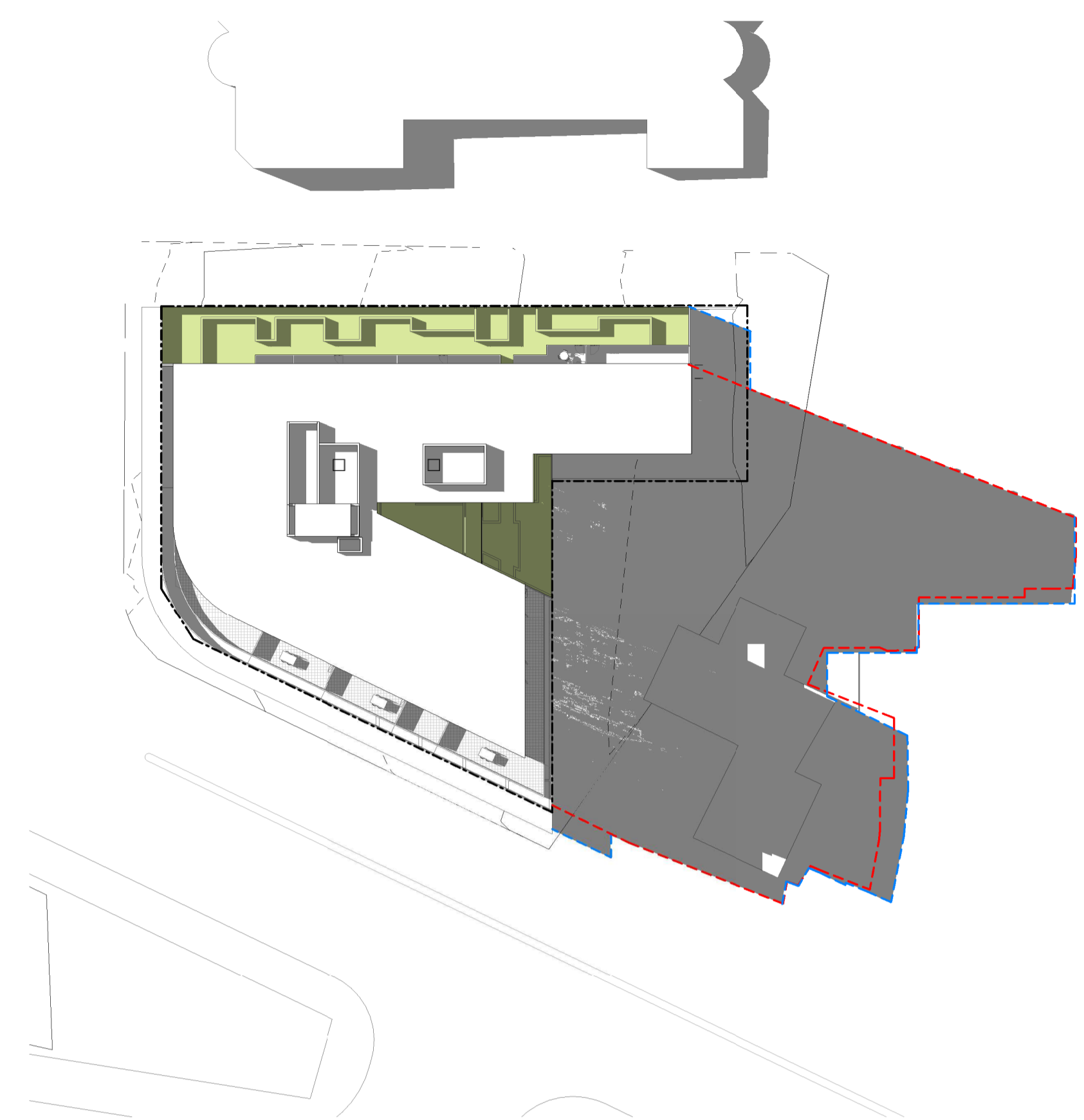
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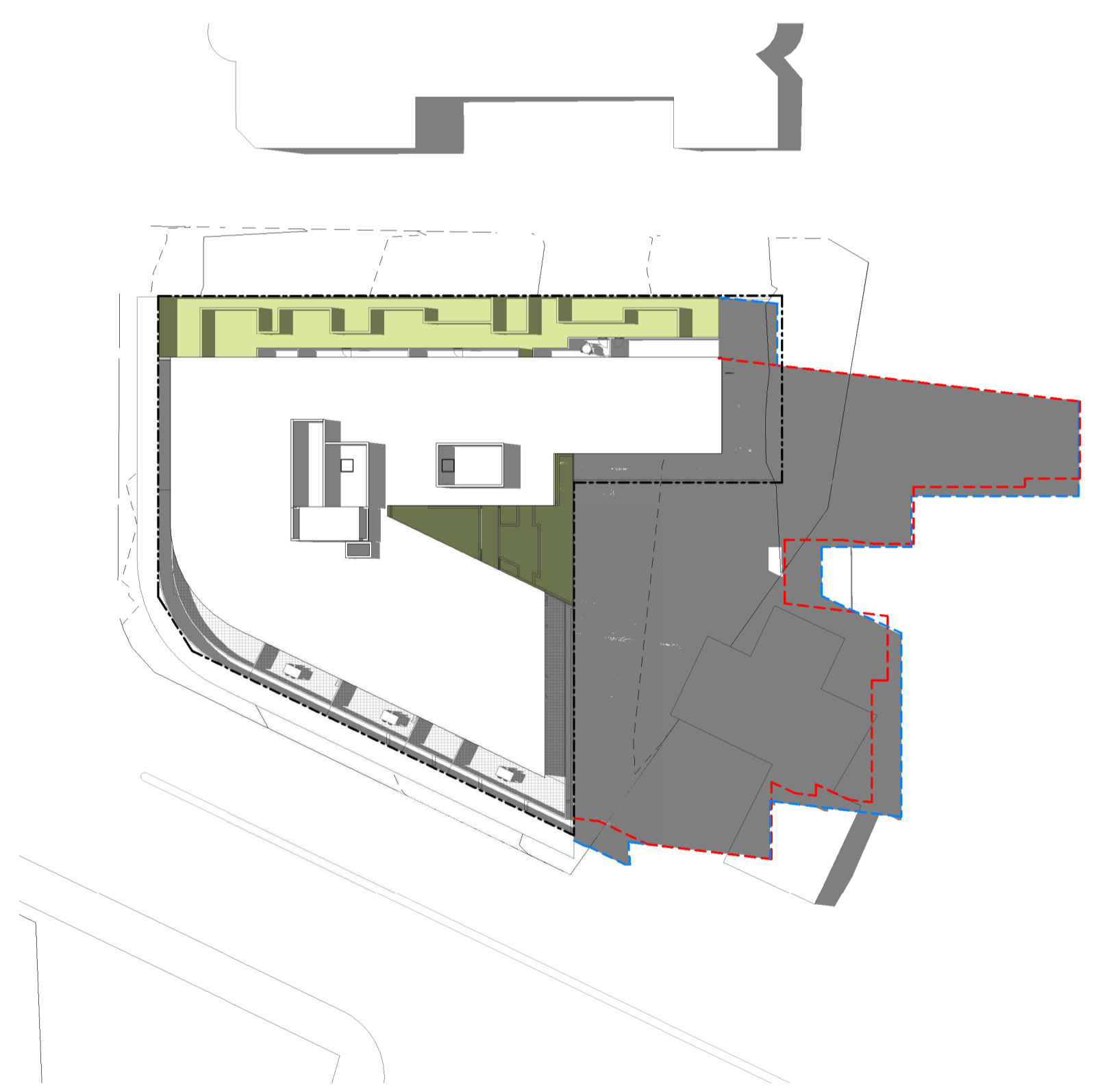
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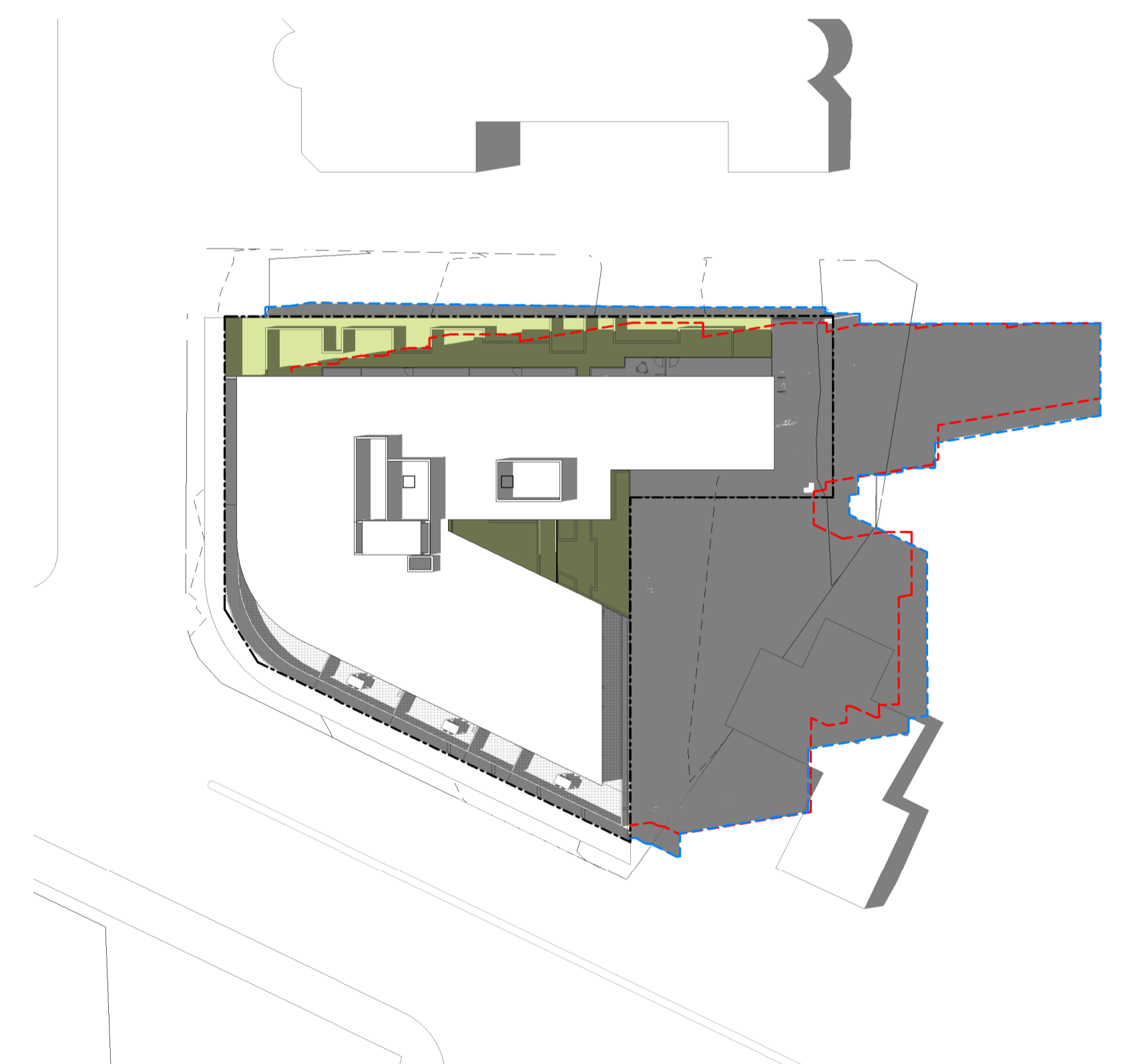
0900 WINTER



1000 WINTER



1100 WINTER



1200 WINTER

LEGEND

- - - PREVIOUSLY APPROVED DA SCHEME
- - - PROPOSED DA SCHEME

Project / **2 DELMAR PARADE**

Drawing / **SHADOW ANALYSIS 1**

Project No. / **219132**

Date / **24.02.2020**

Author / **SJ**

Scale: @ A1 / **1 : 500**

Drawing No. / **TP04.02 P3**

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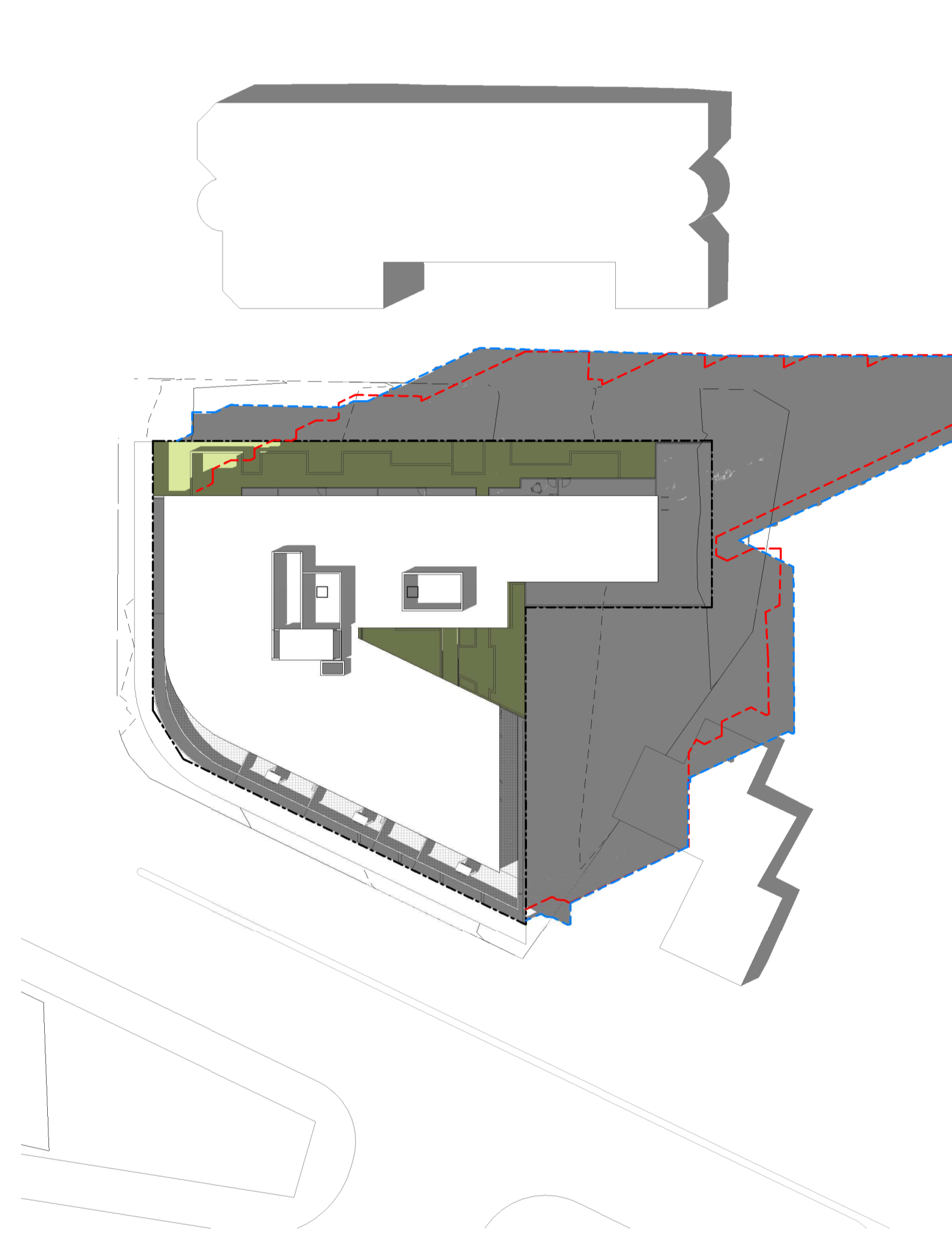
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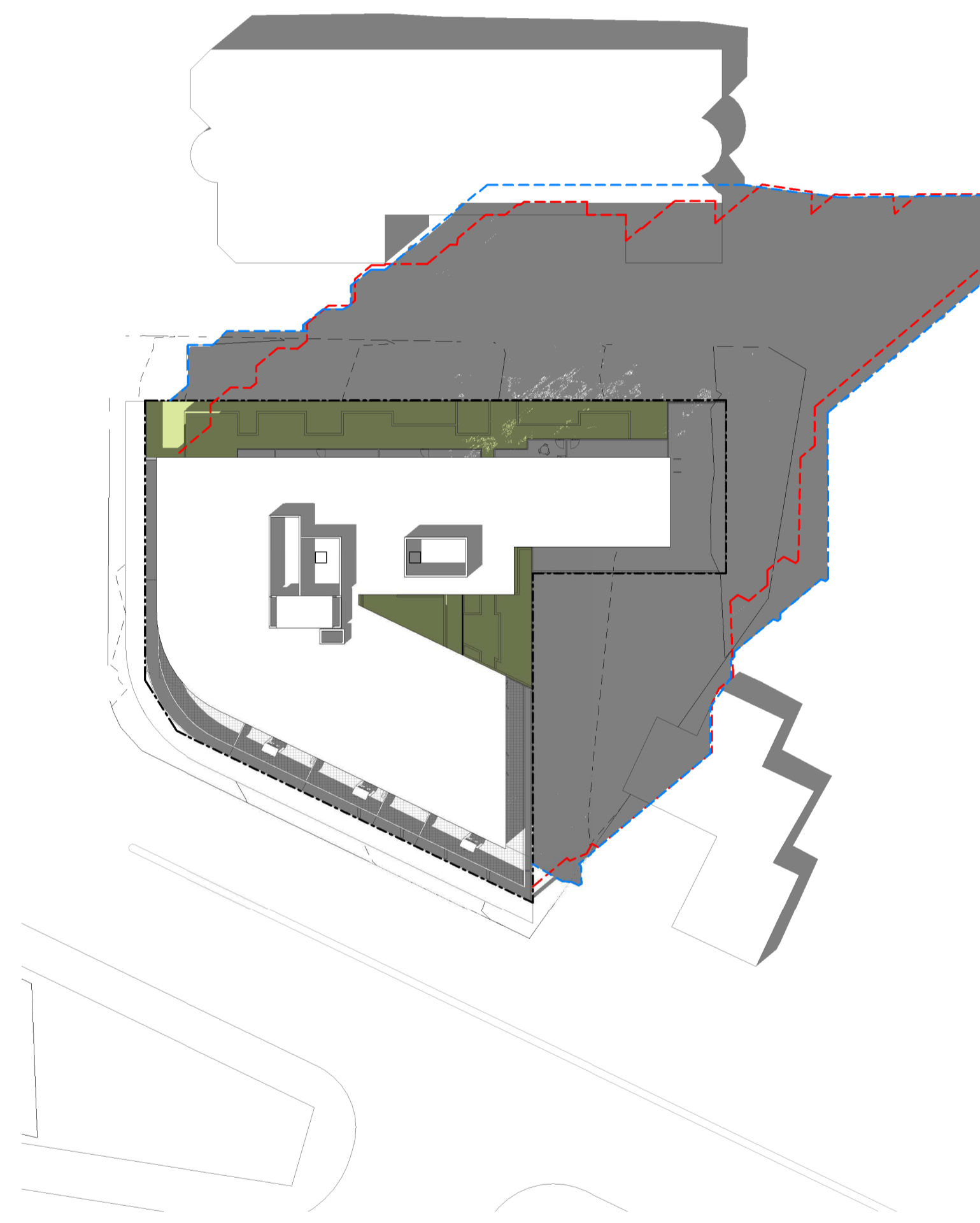
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Revisions /  
P1 24.01.2020 FOR REVIEW  
P2 12.02.2020 s4.55 Submission draft  
P3 24.02.2020 s4.55 Submission

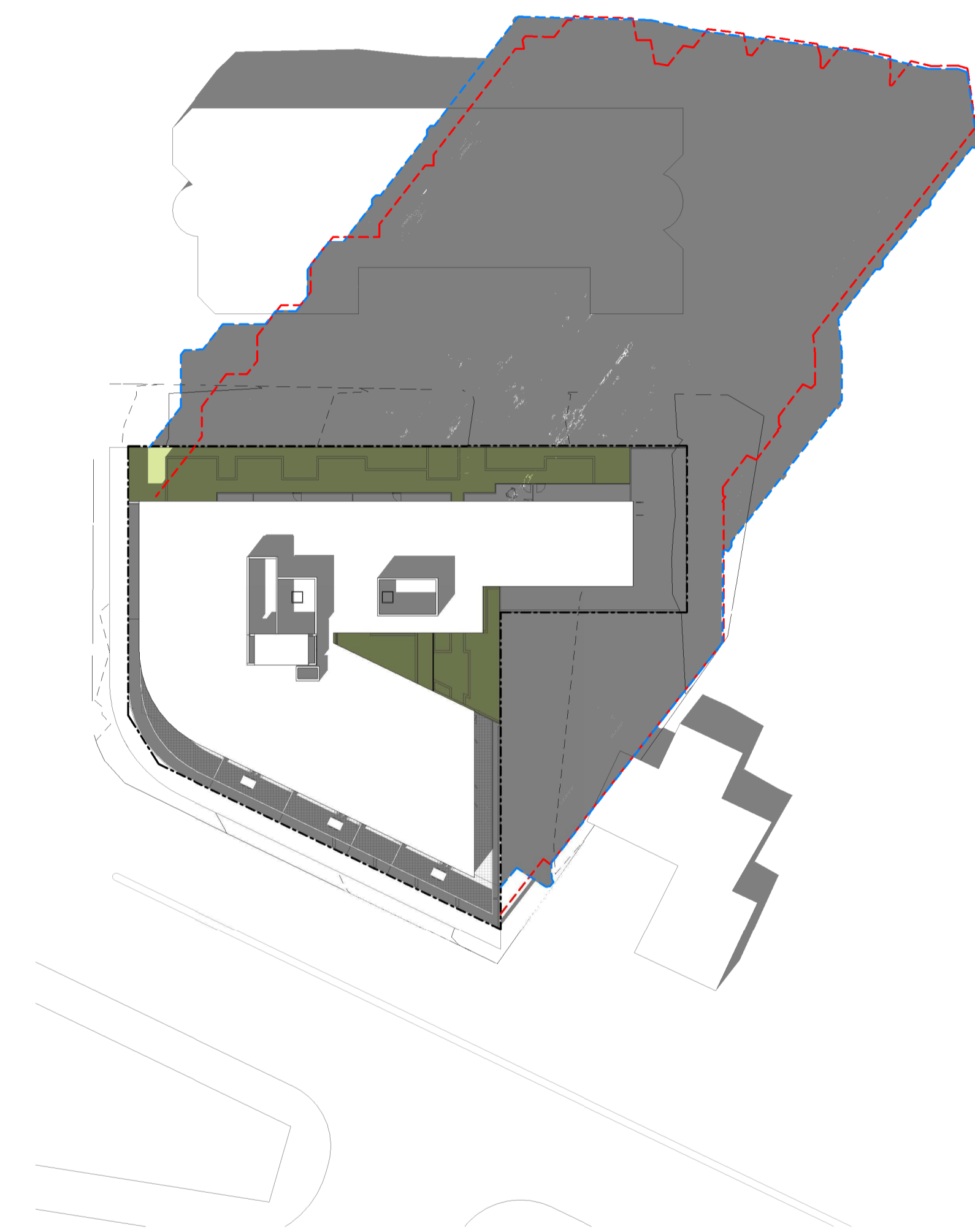
25/02/2020 9:19:17 AM



1300 WINTER



1400 WINTER



1500 WINTER

Revisions	Date	Description
P1	24.01.2020	FOR REVIEW
P2	12.02.2020	s4.55 Submission draft
P3	24.02.2020	s4.55 Submission

**LEGEND**

- - - PREVIOUSLY APPROVED DA SCHEME
- - - PROPOSED DA SCHEME

Project / **2 DELMAR PARADE**

Drawing / **SHADOW ANALYSIS 2**

Project No. / **219132**

Date / **24.02.2020**

Author / **SJ**

Scale: @ A1 / **1 : 500**

Drawing No. / **TP04.03 P3**

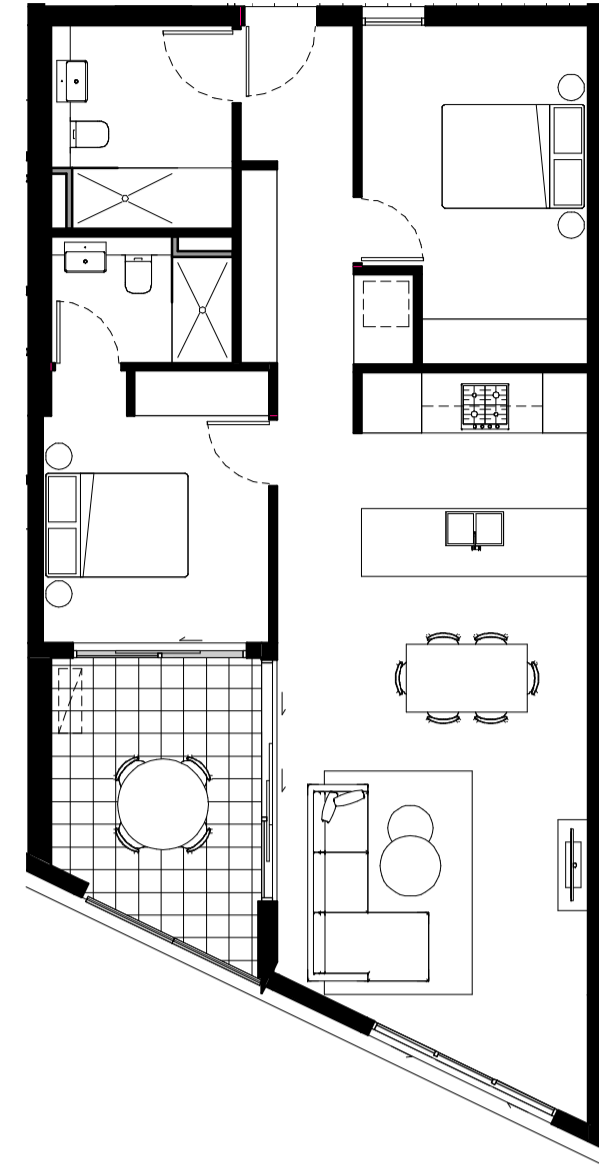
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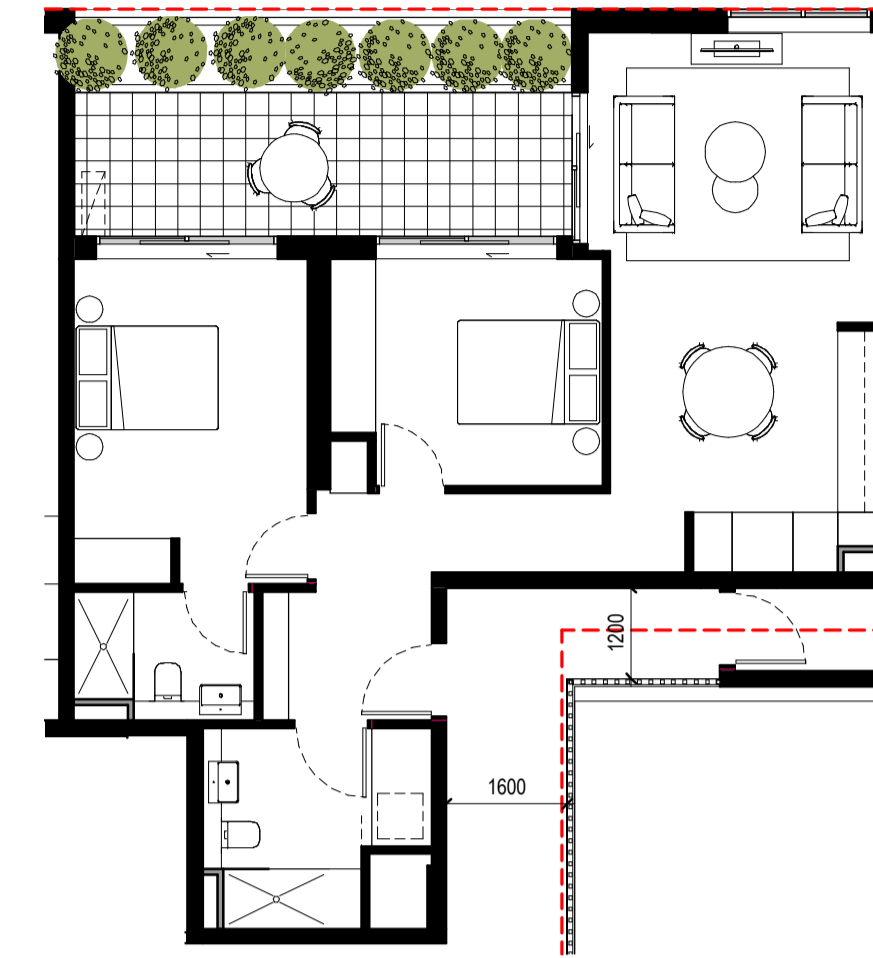
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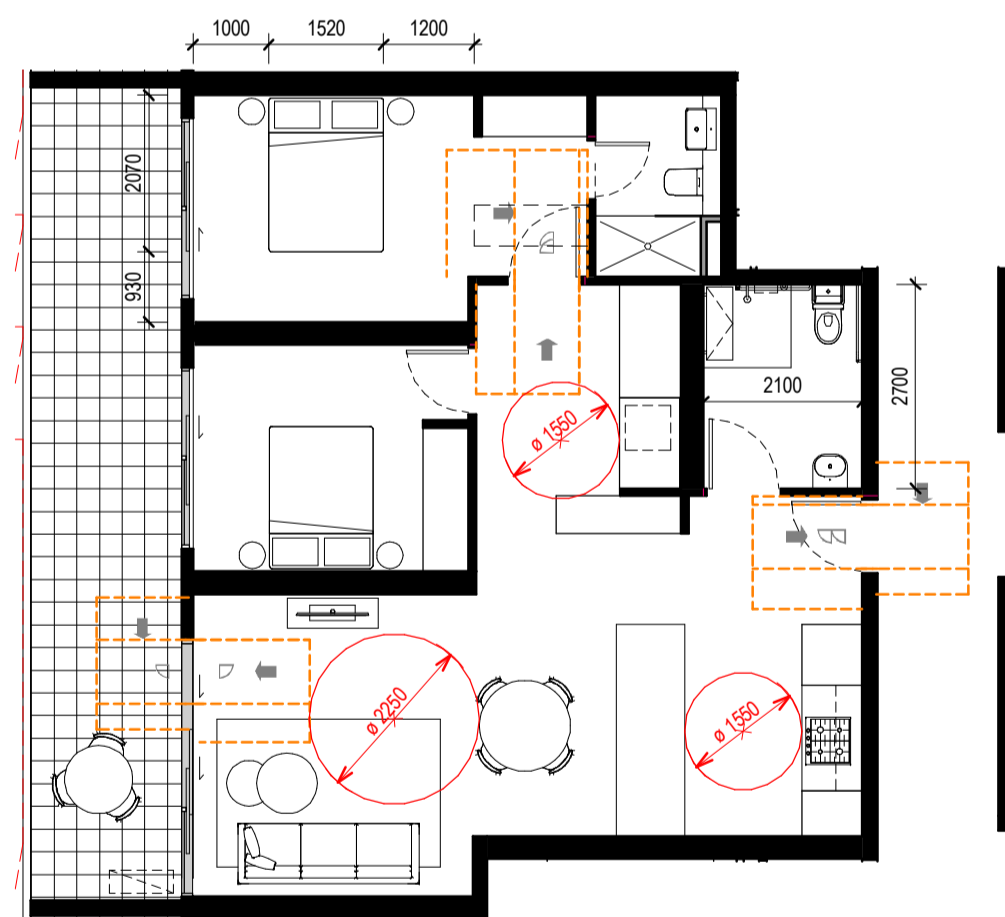
U109, U209, U309 - PRE ADAPTATION



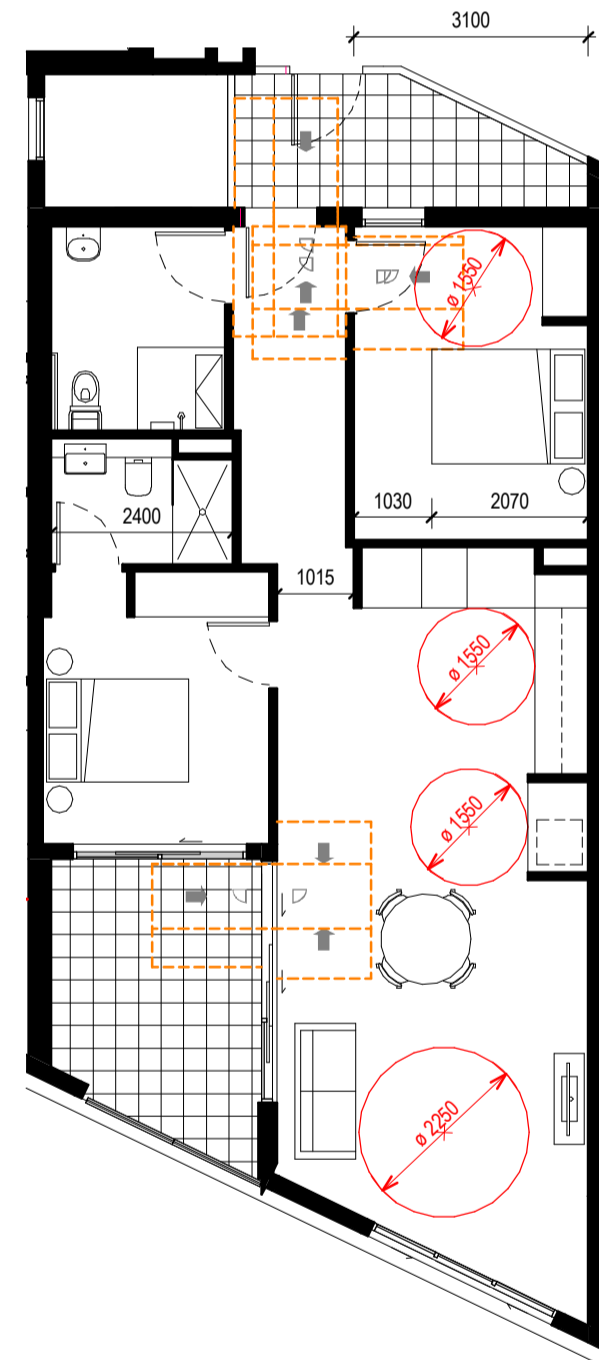
U503, U603 - PRE ADAPTATION



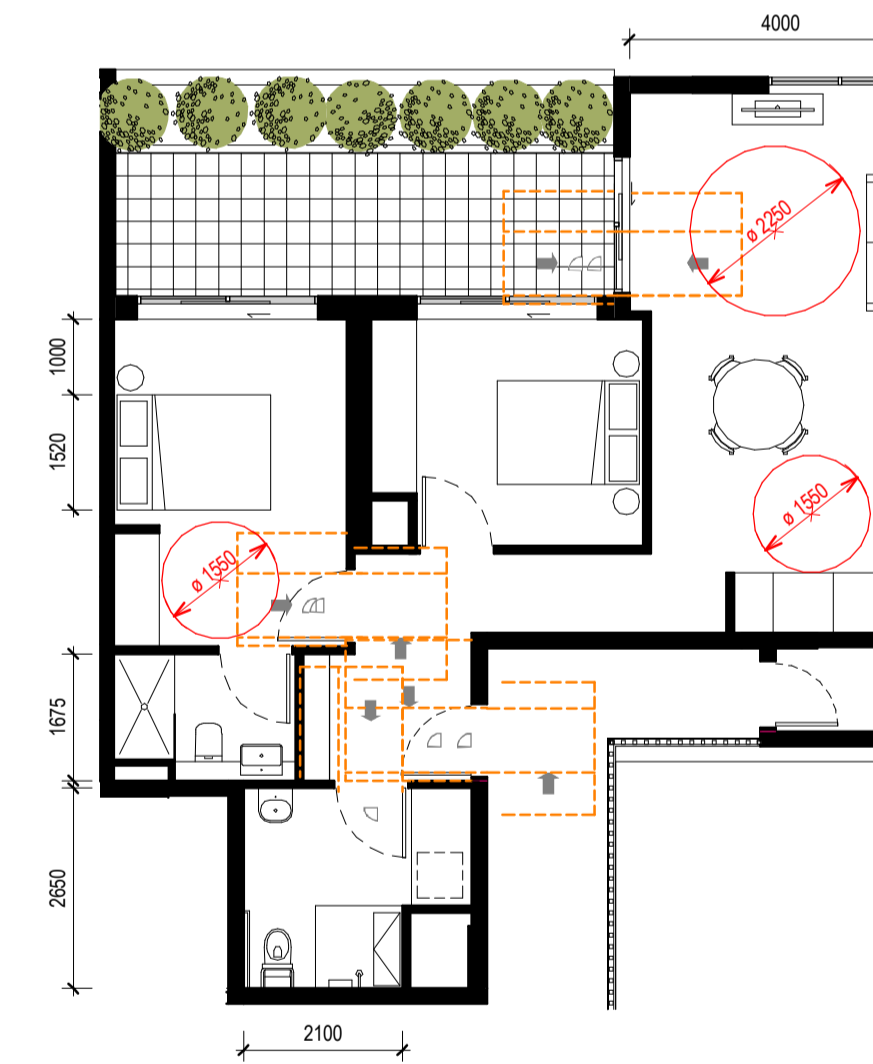
U409, U509 - PRE ADAPTATION



U109, U209, U309 - POST ADAPTATION



U503, U603 - POST ADAPTATION



U409, U509 - POST ADAPTATION

**ADAPTABLE UNITS**

10% OF 71 UNITS = 7.1  
7 ADAPTABLE UNITS PROVIDED

U109, U209, U309, U503, U603, U409, U509

**LHA UNITS (See Floor Plans TP1.10-TP01.16)**

20% OF 71 UNITS = 14.2  
15 ADAPTABLE UNITS PROVIDED

U213, U313, U112, U212, U312  
U111, U 211, U311, U106, U206, U306,  
U105, U205, U305, U607

Revisions	P1	31.01.2020	FOR REVIEW
	P2	12.02.2020	s4.55 Submission draft
	P3	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **ADAPTABLE & LHA PLANS**

Project No / **219132**

Date / **24.02.2020**

Author / **PN**

Scale: @ A1 / **1 : 100**

Drawing No. / **TP06.01 P3**

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GROUND LEVEL



LEVEL 1



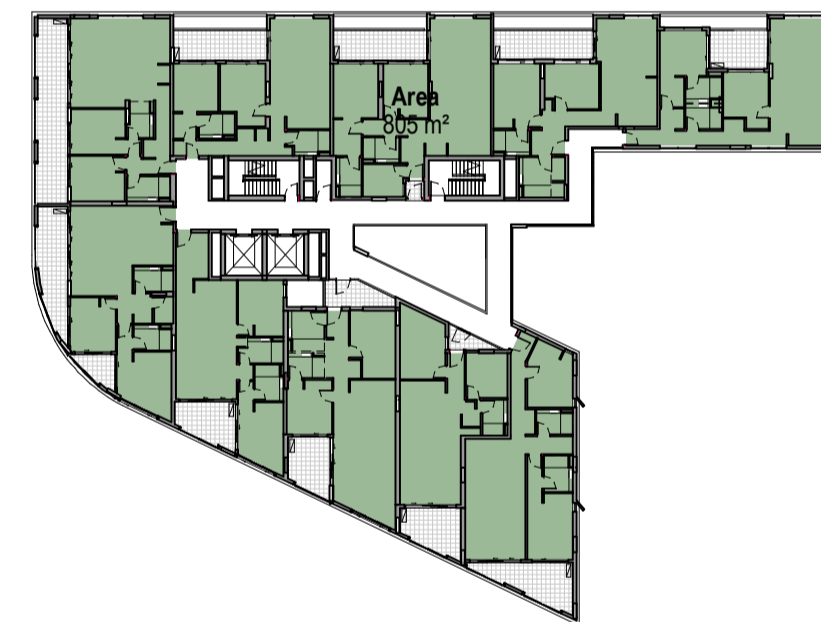
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

Site Area	Permissible FSR	Permissible GFA
2060 m <sup>2</sup>	3.2	6591 m <sup>2</sup>

Gross Floor Area	
Level	Area
GROUND LEVEL	660 m <sup>2</sup>
GROUND LEVEL	15 m <sup>2</sup>
GROUND LEVEL	7 m <sup>2</sup>
LEVEL 1	868 m <sup>2</sup>
LEVEL 1	133 m <sup>2</sup>
LEVEL 2	1007 m <sup>2</sup>
LEVEL 3	1007 m <sup>2</sup>
LEVEL 4	858 m <sup>2</sup>
LEVEL 5	805 m <sup>2</sup>
LEVEL 6	797 m <sup>2</sup>
	6155 m <sup>2</sup>

FSR: 2.99 : 1

PRE-DA: 3 : 1

Revisions	Date	Description
P2	12.12.2019	FOR REVIEW
P3	20.12.2019	FOR REVIEW
P4	24.01.2020	FOR REVIEW
P5	12.02.2020	s4.55 Submission review
P6	24.02.2020	s4.55 Submission

Project / **2 DELMAR PARADE**

Drawing / **GFA PLANS**

Project No / **219132** Date / **24.02.2020** Author / **RIC**

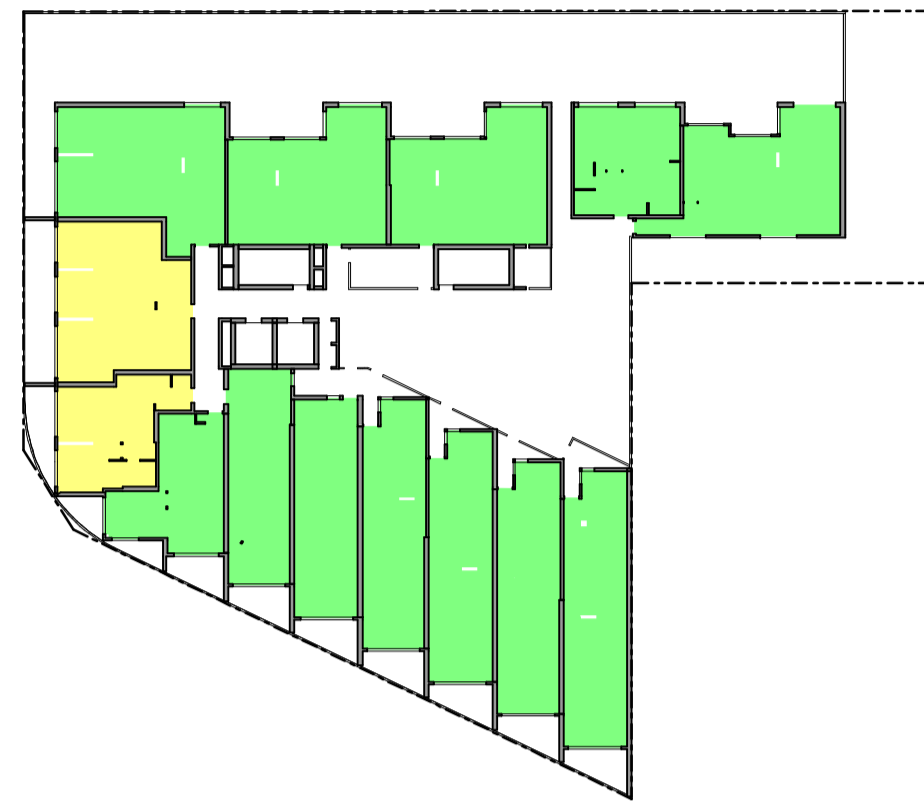
Scale: @ A1 / **1 : 500**

Drawing No. / **TP08.15 P6**

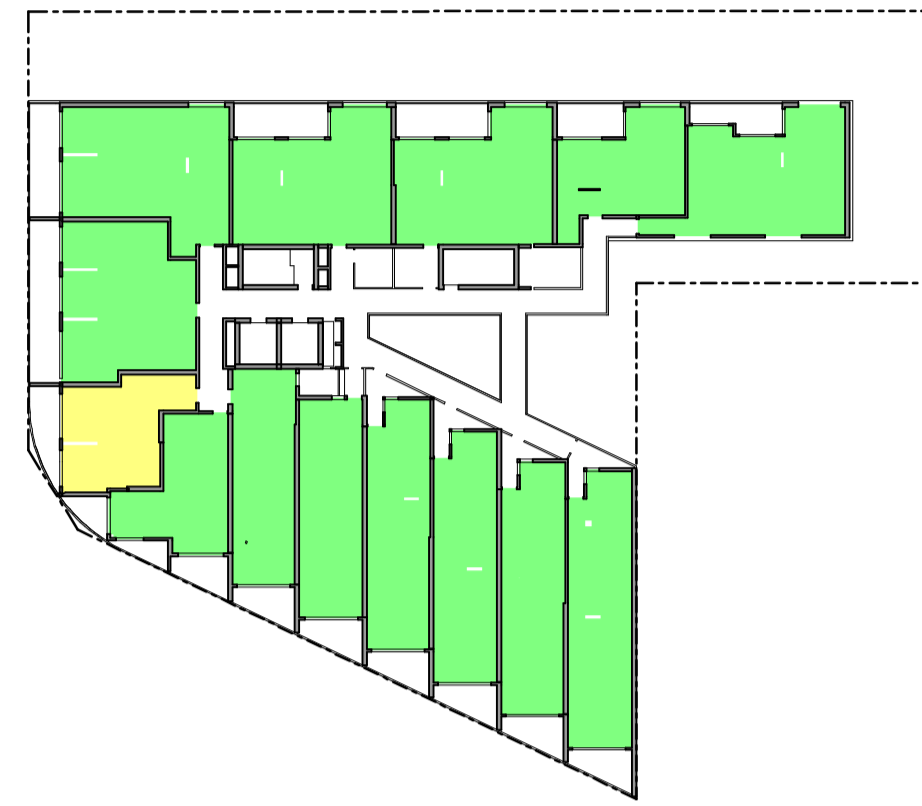
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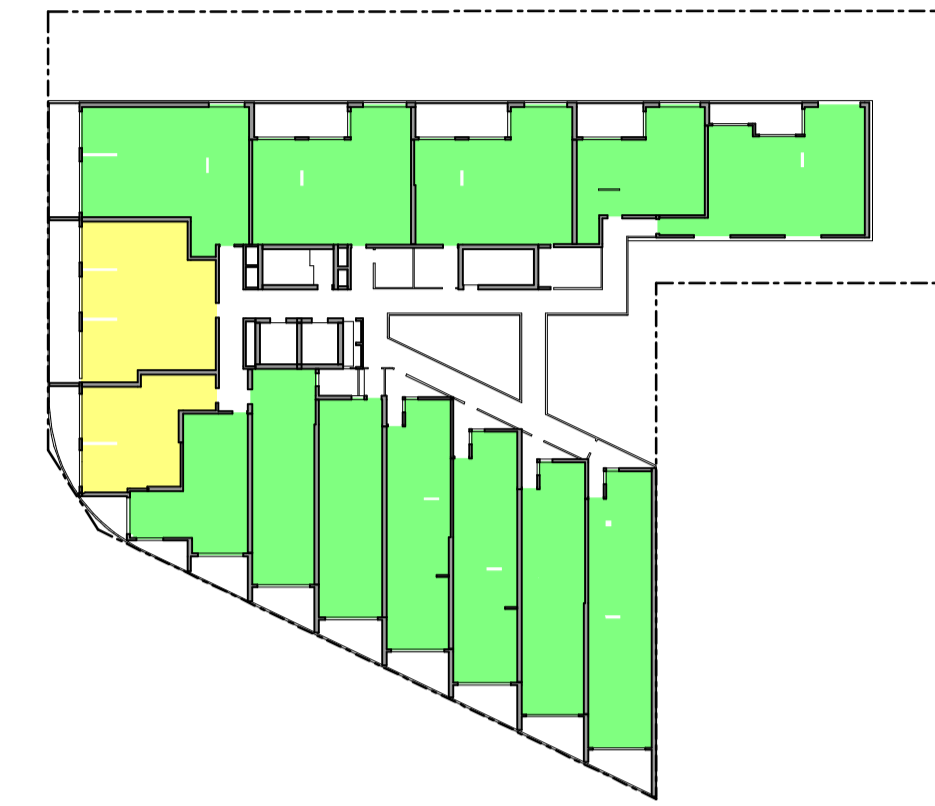
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LEVEL 1



LEVEL 2

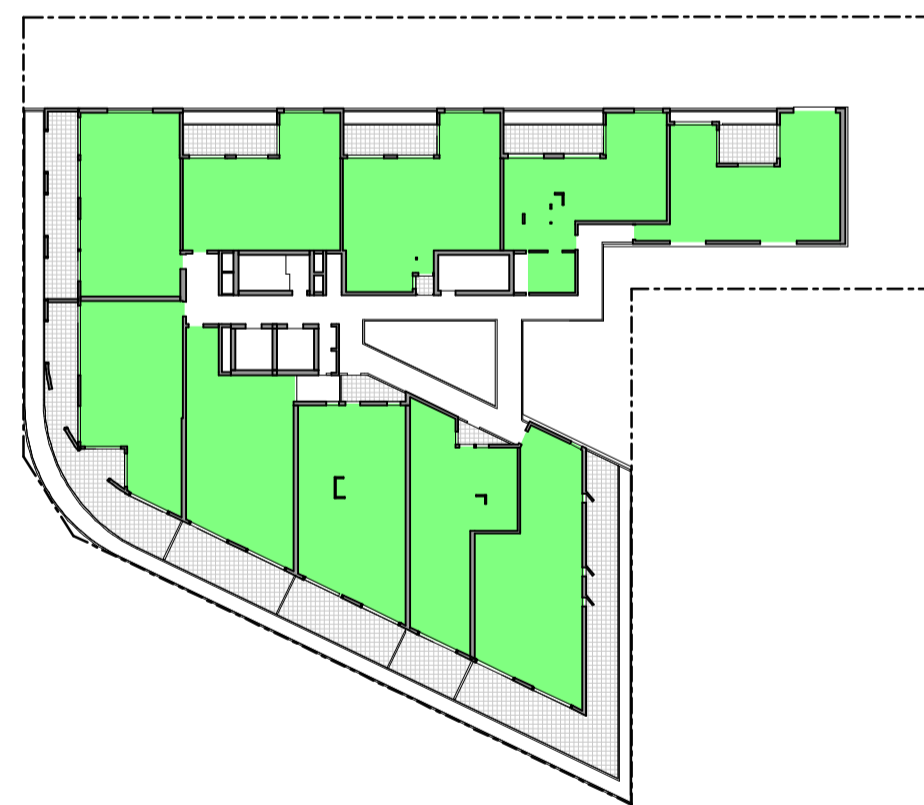


LEVEL 3

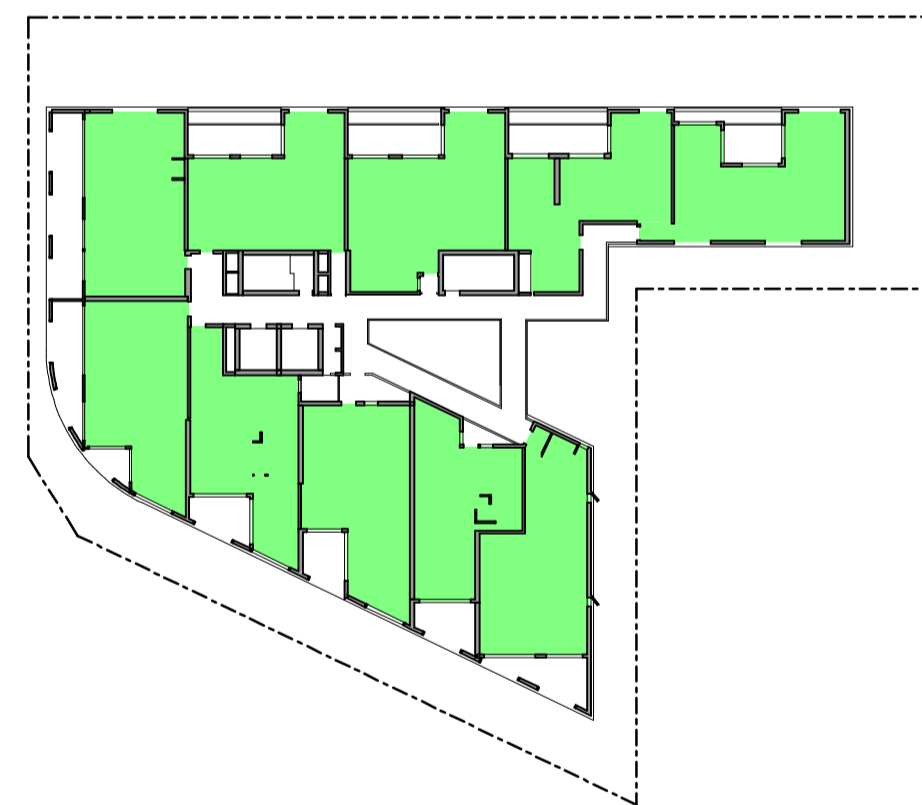
**SEPP65 SOLAR & CROSS VENTILATION COMPLIANCE LEGEND**

- SOLAR COMPLIANT
- CROSS VENTILATION COMPLIANT
- SOLAR & CROSS VENTILATION COMPLIANT

LEVEL	No. SOLAR
BASEMENT 2	0
BASEMENT 1	0
GROUND LEVEL	0
LEVEL 1	14
LEVEL 2	14
LEVEL 3	14
LEVEL 4	10
LEVEL 5	10
LEVEL 6	9
ROOF LEVEL	0
<b>TOTAL</b>	<b>71</b>
<b>SOLAR COMPLIANT</b>	
<b>100.0%</b>	



LEVEL 4



LEVEL 5



LEVEL 6

LEVEL	No. VENTILATION
BASEMENT 2	0
BASEMENT 1	0
GROUND LEVEL	0
LEVEL 1	12
LEVEL 2	13
LEVEL 3	12
LEVEL 4	10
LEVEL 5	10
LEVEL 6	9
ROOF LEVEL	0
<b>TOTAL</b>	<b>66</b>
<b>CROSS VENT COMPLIANT</b>	
<b>93.0%</b>	

Revisions

P1	20.12.2019	FOR REVIEW
P2	23.01.2020	FOR REVIEW
P3	24.01.2020	FOR REVIEW
P4	12.02.2020	s4.55 Submission review
P5	24.02.2020	s4.55 Submission

Project **2 DELMAR PARADE**

Drawing **SEPP65 Solar & Cross Ventilation Compliance**

Project No **219132**

Date **24.02.2020**

Author **BR**

Scale: @ A1 **1 : 500**

Drawing No. **TP08.16 P5**

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ALUMINIUM FRAMED  
GLASS BALUSTRADE

WHITE FINISH CLADDING SYSTEM,  
HEBEL POWERPANEL OR SIMILAR

GREY ANODIZED ALUMINIUM  
GLAZING FRAMES

WHITE RENDER FINISH  
TO SLAB EDGES

PLANTER

DARK RENDER FINISH

MID-DARK BRICK BALUSTRADE



MID-DARK BRICK BALUSTRADE



ALUMINIUM FRAMED  
GLASS BALUSTRADE



DARK RENDER FINISH



WHITE FINISH CLADDING SYSTEM,  
HEBEL POWERPANEL OR SIMILAR



GREY ANODIZED ALUMINIUM  
GLAZING FRAMES

Revisions / P1 12.02.2020 s4.55 Submission review  
P2 24.02.2020 s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / EXTERIOR FINISHES

Project No / 219132

Date / 24.02.2020

Author / SJ

Scale: @ A1 / 1 : 100

Drawing No. / TP09.01 P2

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LEVEL	APARTMENTS							TOTAL UNITS
	No. STUDIO	No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 2 BEDS PLUS	No. 3 BEDS	No. 3 BEDS PLUS	
BASEMENT 2	0	0	0	0	0	0	0	0
BASEMENT 1	0	0	0	0	0	0	0	0
GROUND LEVEL	0	0	0	0	0	0	0	0
LEVEL 1	0	5	4	5	0	0	0	14
LEVEL 2	0	5	4	5	0	0	0	14
LEVEL 3	0	5	4	5	0	0	0	14
LEVEL 4	0	0	0	7	1	2	0	10
LEVEL 5	0	0	1	8	1	0	0	10
LEVEL 6	0	0	1	5	0	2	1	9
ROOF LEVEL	0	0	0	0	0	0	0	0
	0	15	14	35	2	4	1	71

DEVELOPMENT SUMMARY MIX							
STUDIOS	1 BED	1 BED PLUS	2 BED	2 BED PLUS	3 BED	3 BED PLUS	TOTAL
0.0%	15.5%	15.5%	49.1%	6.4%	9.1%	4.5%	100%

LEVEL	CARPARKS				Carwash	Motorbike/ Scooter Park	Bicycle Parks	Stores
	Residential	Visitor	Retail	Total				
BASEMENT 2	53	0	0	53	0	0	68	35
BASEMENT 1	25	14	8	47	0	0	16	38
GROUND LEVEL	1	0	9	10	0	0	0	0
	79	14	17	110	0	0	84	73

<b>DCP:</b>	57	15	17	89
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<b>APPROVED DA:</b>	79	16	14	109
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#### AMENDED WARRINGAH DCP 2011

##### Parking rates within the Dee Why Town Centre

Multi-dwelling housing, Residential flat buildings, Serviced apartments, Shop-top housing:

- 0.6 spaces per 1 bedroom dwelling
- 0.9 spaces per 2 bedroom dwelling
- 1.4 spaces per 3 bedroom dwelling
- 1 visitor space per 5 units or part of dwellings
- 1 car share space per 25 dwellings (for properties with more than 25 dwellings) each with car share space replacing (1) regular car parking space.

##### Business Premises:

- 1 space per 40m<sup>2</sup> GFA excluding customer service/access areas
- for customer service/access areas 1 space per 16.4m<sup>2</sup> GFA

##### Office Premises:

- 1 space per 40m<sup>2</sup> GFA

Shop (includes retail/ business component of shop top housing, retail premises and neighbourhood shop):

- 1 space per 23.8m<sup>2</sup> GLFA (.2 spaces per 100m<sup>2</sup> GLFA)

Revisions	Date	Description
P3	20.12.2019	FOR REVIEW
P4	23.01.2020	FOR REVIEW
P5	24.01.2020	FOR REVIEW
P6	12.02.2020	#4.55 Submission review
P7	24.02.2020	#4.55 Submission

24/02/2020 5:49:42 PM

Project **2 DELMAR PARADE**

Drawing **DEVELOPMENT SUMMARY**

Project No. **219132** Date **24.02.2020** Author **RIC**

Scale: @ A1

Drawing No. **TP10.01 P7**

**rothelowman**

Brisbane, Melbourne, Sydney  
www.rothelowman.com.au

2 Delmar Pde  
Dee Why, NSW

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Revisions / P1 24.02.2020 s4.55 Submission

Project / 2 DELMAR PARADE

Drawing / PERSPECTIVE 2

Project No. / 219132

Date / 24.02.2020

Author / SJ

Scale: @ A1

Drawing No. / TP11.02 P1

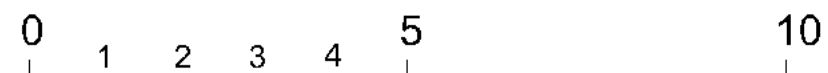
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Landscape plan - Ground floor 1:100 @ A1



Legend

- Existing trees to be removed
- Existing trees as per Arborist Report
- Proposed evergreen trees
- Strappy leaved understory plants
- Tree Ferns
- Private open space paving
- Concrete
- Lawn areas
- Groundcovers
- Walls
- Proposed levels
- Survey layer under
- Planting symbol (see schedule & details sheet 6)

See sheet 6 for planting schedule & details



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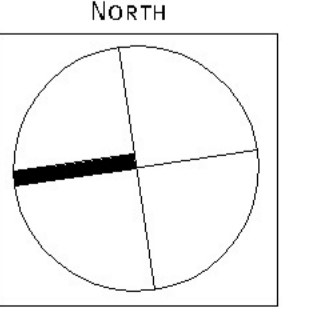
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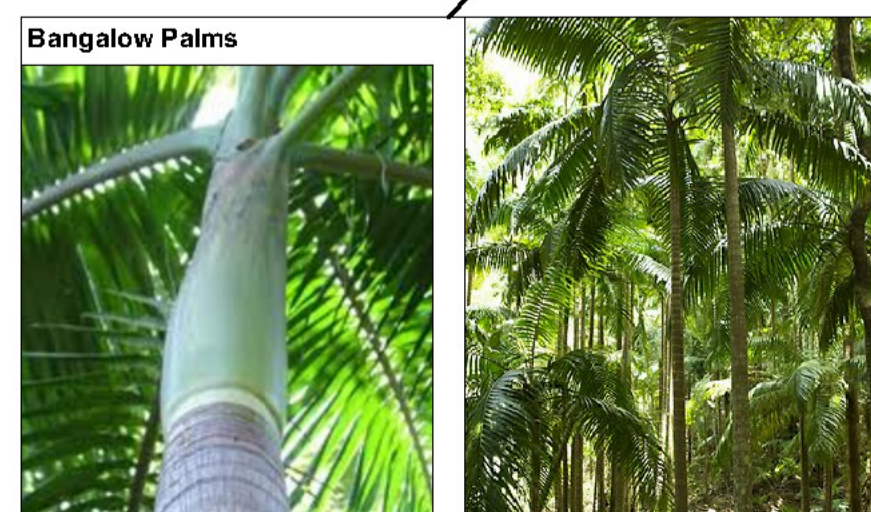
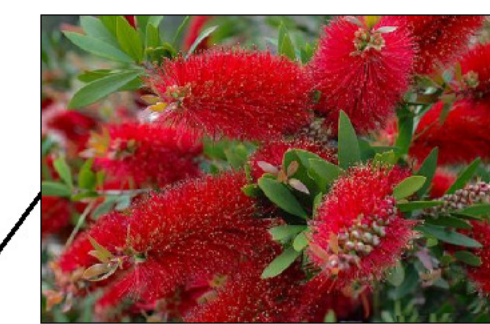
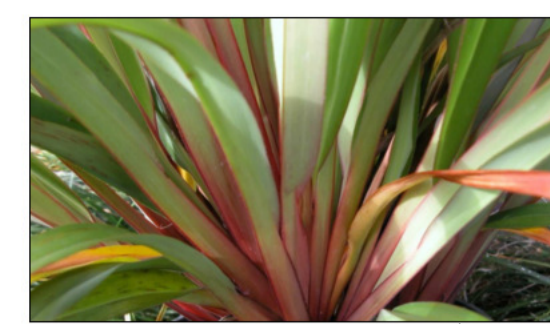
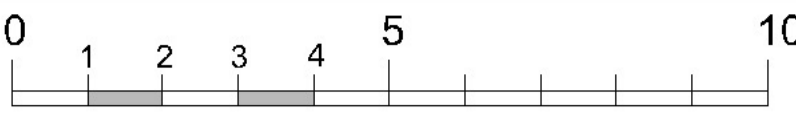
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DATE: 20.2.20 SCALE: 1:100 @A1  
 JOB REF: 20/2138 SHEET NO: 1 OF 6  
 ISSUE: D

AMENDMENTS

Landscape plan - Level 1 1:100 @ A1



Legend

- Cascading Groundcovers
- Cascading Groundcovers
- Low screen plants
- Ornamental grasses
- Private open space paving
- Common area paving
- Climbing plants over pergola

ER Planting symbol (see schedule & details sheet 6)

See sheet 6 for planting schedule & details



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LANDSCAPE

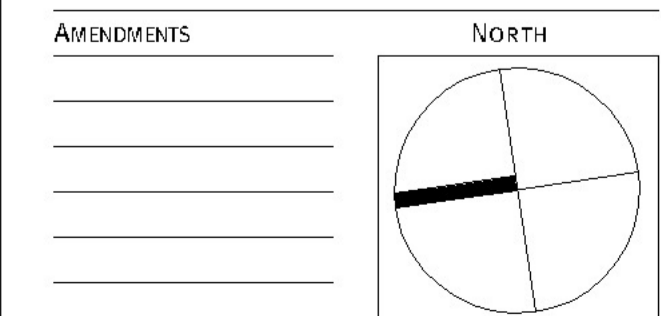
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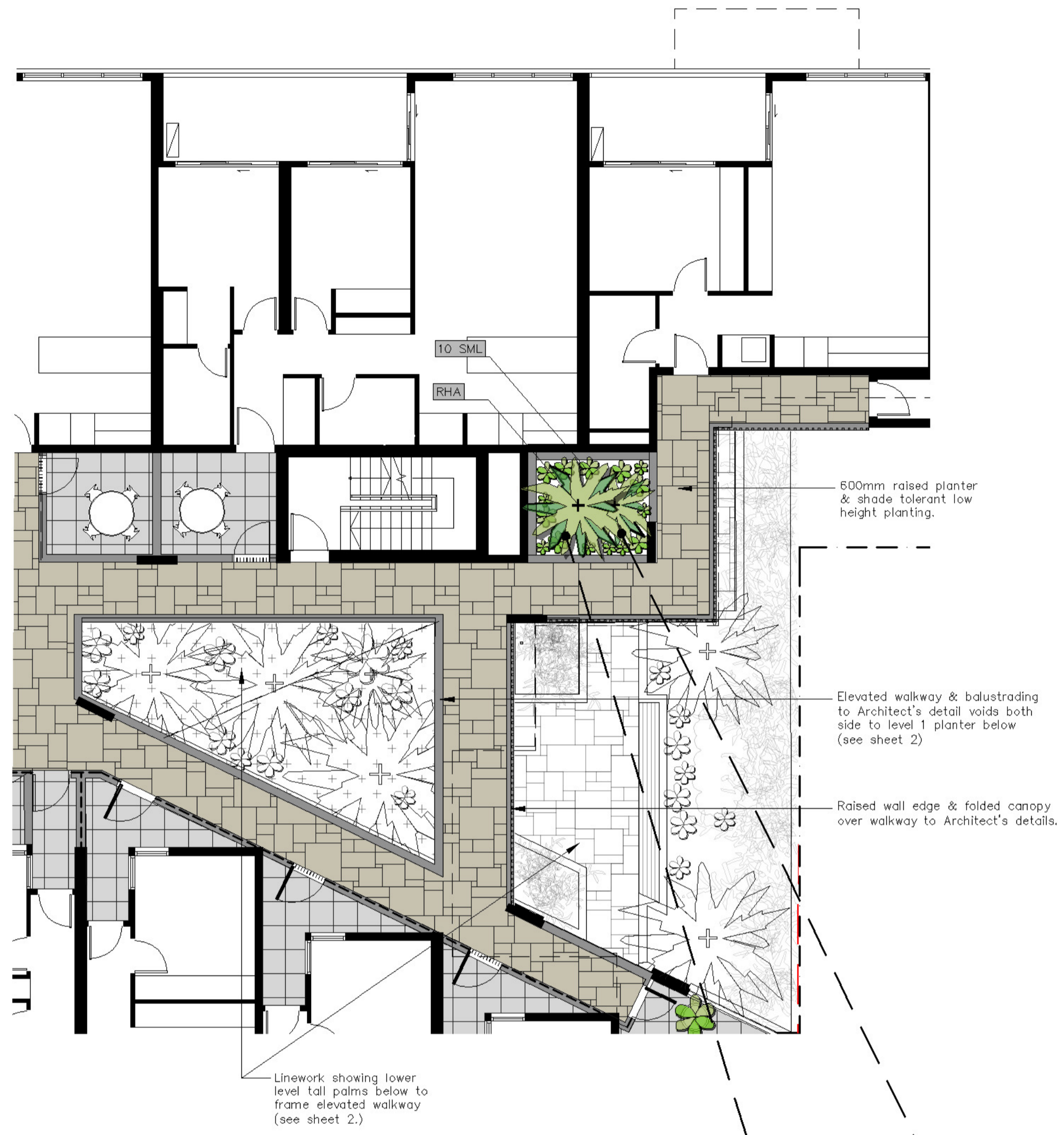
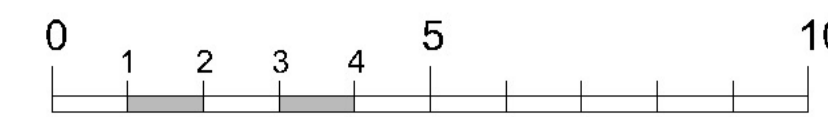
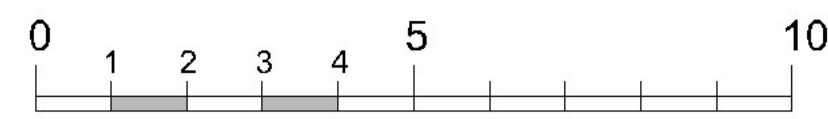
PROJECT: COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 2 DELMAR PARADE, DEE WYH, NSW

DWG: LANDSCAPE PLAN - GROUND FLOOR

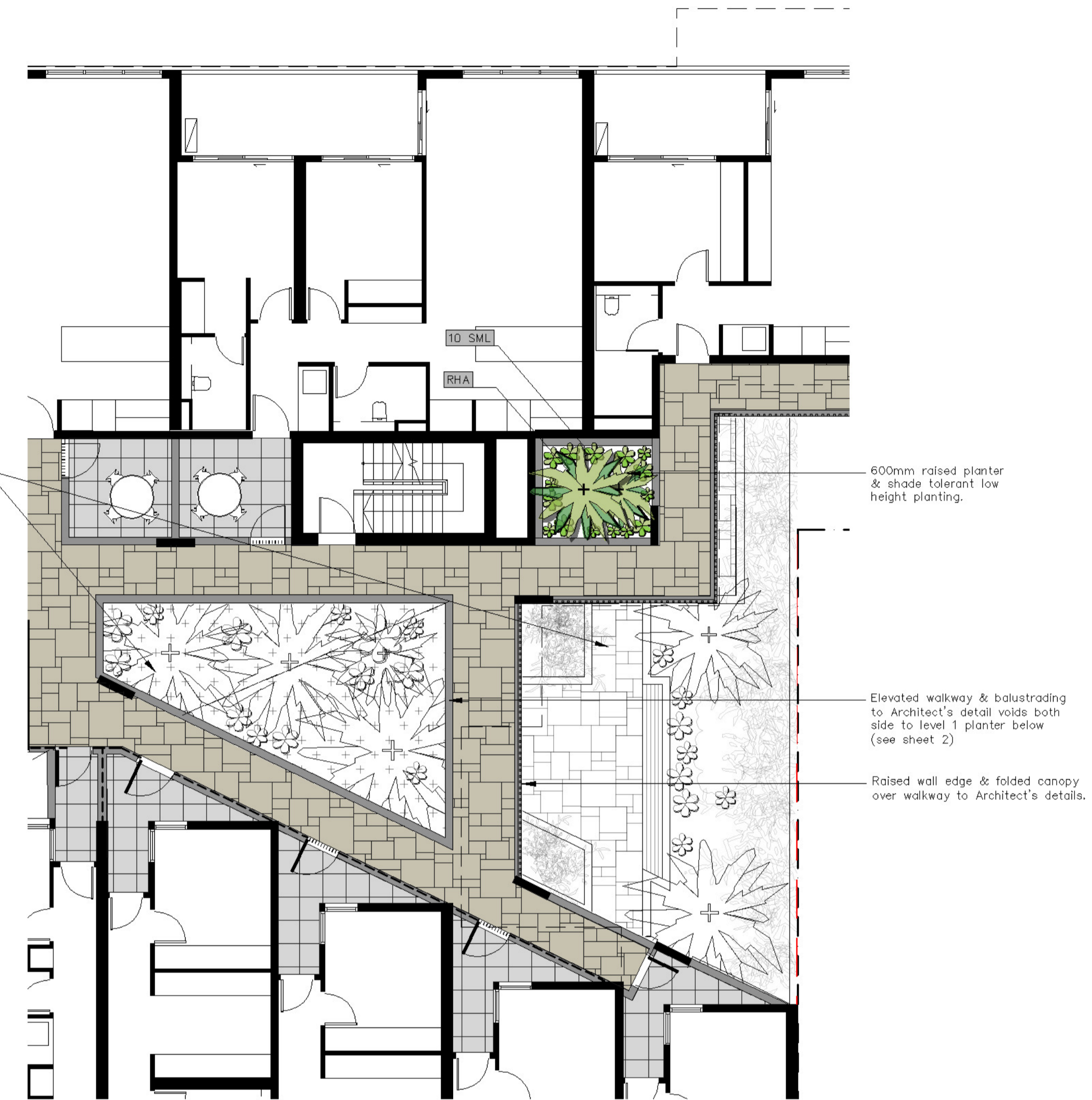
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ISSUE: D

AMENDMENTS





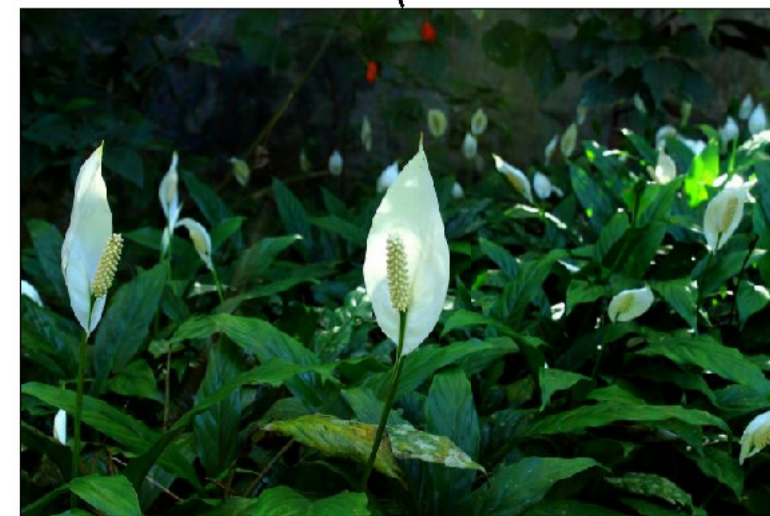
Linework showing lower level tall palms below to frame elevated walkway (see sheet 2.)



600mm raised planter & shade tolerant low height planting.

Elevated walkway & balustrading to Architect's detail voids both side to level 1 planter below (see sheet 2)

Raised wall edge & folded canopy over walkway to Architect's details.



Legend

- Cascading Groundcovers
- Cascading Groundcovers
- Low screen plants
- Ornamental grasses
- Private open space paving
- Common area paving
- Climbing plants

ER Planting symbol (see schedule & details sheet 6)

See sheet 6 for planting schedule & details



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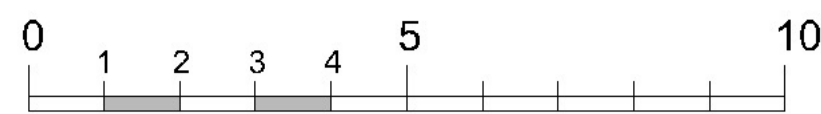
PROJECT: COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 2 DELMAR PARADE, DEE WYH, NSW

DWG: LANDSCAPE PLAN - LEVEL 2 AND LEVEL 3

DATE: 20.2.20 SCALE: 1:100 @A1  
JOB REF: 202138 SHEET NO: 3 OF 6  
ISSUE: D

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AMENDMENTS	NORTH



- ### Legend
- Cascading Groundcovers
  - Cascading Groundcovers
  - Low screen plants
  - Ornamental grasses
  - Private open space paving
  - Common area paving
  - Climbing plants

ER Planting symbol (see schedule & details sheet 6)

**See sheet 6 for planting schedule & details**



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PROJECT: COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 2 DELMAR PARADE, DEE WHY, NSW

DWG: LANDSCAPE PLAN - LEVEL 4

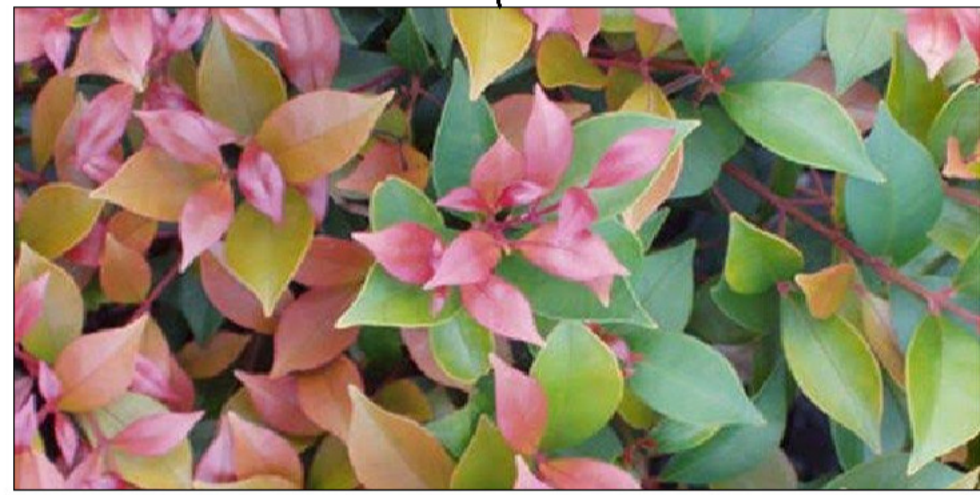
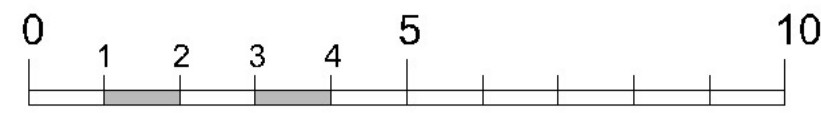
DATE: 20.2.20 SCALE: 1:100 @A1  
 JOB REF: 202138 SHEET NO: 4 OF 6  
 ISSUE: D

AMENDMENTS

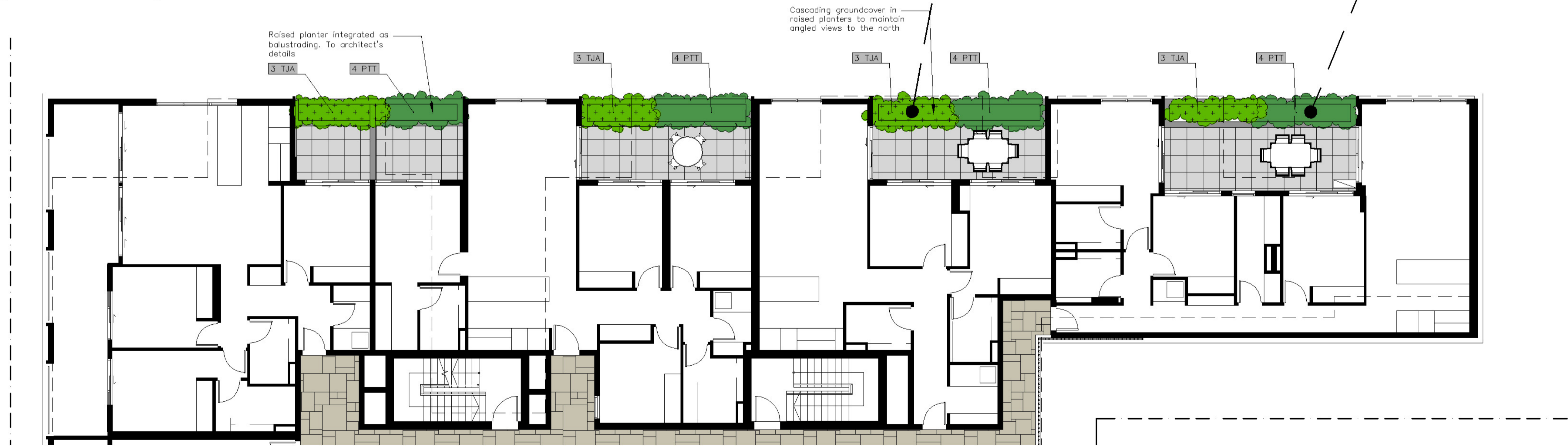
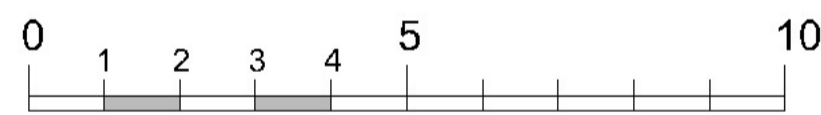
NO.	DATE	DESCRIPTION

NORTH

Landscape plan - Level 5 1:100 @A1



Landscape plan - Level 6 1:100 @A1



Legend

- Cascading Groundcovers
- Cascading Groundcovers
- Low screen plants
- Ornamental grasses
- Private open space paving
- Common area paving

Planting symbol (see schedule & details sheet 6)

**See sheet 6 for planting schedule & details**



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PROJECT: COMMERCIAL & RESIDENTIAL DEVELOPMENT AT 2 DELMAR PARADE, DEE WYH, NSW

DWG: LANDSCAPE PLAN - LEVEL 5 & LEVEL 6

DATE: 20.2.20 SCALE: 1:100 @A1  
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AMENDMENTS	NORTH



## General construction notes

### 1. Site preparation

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armiting where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

### 2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999.

### 3. New plantings

Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

### 4. Planter boxes & waterproofing.

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. (see planter drainage detail this drawing package) Refer Engineer's details for ALL structural, drainage and installation details whatsoever for planter box construction. All internal planter slab levels to have mortar screed to fall to drainage outlets as nominated by the Stormwater Engineering details. All planting containers to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 300mm depth. To be installed over Benedicts light weight No5 light weight sub-soil mix (or approved equivalent). To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes/conduit to be cast into slab structures prior to slab pour to be coordinated with the Structural Engineer's plans.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane. To be confirmed by Engineers and project manager to confirm the integrity of the engineer's specified waterproofing of the planter boxes at time of soil and plant installation.

### 5. Mulching

All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

### 6. Fertiliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertili ser.

### 7. Staking

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

### 8. Lawn edging

All ground level garden beds adjacent to site boundary or paved areas to have edging as noted on the details plan.

### 9. Turfing

Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

### 10. Structural

All structural details whatsoever to Engineer's details.

## Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds.
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

## Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab structures. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on sheet 3 for all levels with landscape planting areas. Isolated private terrace planterboxes to have individual dripline irrigation lines with automatic timer as indicated on sheet 3 of the plans. (To be coordinated with Hydraulic and Structural Engineer's details ). Dripline supply system only to be incorporated. Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

**Generally:** Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable). Ensure rain sensor is installed for common area garden zones connected to timers

**Chemical root control:** Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

**Automatic Controller:** Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 3. Battery timers to isolated planter boxes is acceptable and to be maintained by the owners corporation as part of the ongoing property maintenance.

**Performance:** It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

**Testing:** After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

**Warranty:** A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

**Approvals:** The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

## Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
BFS	Banksia integrifolia fastigiata 'sentinel'	Dwarf Banksia integrifolia (Dwarf yellow flower. Very hardy)	300mm	2x50x50x1800	2.2.5M	1
CAG	Casuarina glauca	Swamp She-Oak (Med native tree)	75Lt	3x50x50x1800	13-18.0M	3
CCE	Callistemon citrinus 'Endeavour'	Dwarf Crimson Bottlebrush (Crimson flowering native shrub)	200mm	nil	2.25M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	2
ESB	Corymbia ficifolia 'Mini Red'	Mini Red Dwarf Gum (Pink flowering Dwarf Gum)	300mm	nil	2.00M	4
MLQ	Melaluca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	1

### Shrubs / small feature trees nil

ASA	Acmena smithii 'Allyn Magic'	Dwarf hedging Lilly Pilly (Native green plant. Can be hedged)	200mm	nil	0.6-0.8M	48
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	26
WFG	Westringia fruticosa 'Grey Box'	Ozbreed Grey Box® (hardy low green can be hedged)	200mm	hedged	0.4-0.7M	14

### Ferns / Palms / Succulents / ornamental bamboos

ARC	Archontophoenix cunninghamiana	Bangalow Palm (Tropical style tall palm)	Semi adv.	wire guys	8-12M	7
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	4
BSW	Textilus gracilis	Slender Weavers (non-invasive ornamental Bamboo)	300mm	nil	6-8.0M	6
CAA	Cyathea australis	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	7
COB	Colocasia esculenta '	Elephants ears (Large leaved plant)	200mm	nil	1-1.5M	4
COR(M)	Cordylis spp. Mini	Selected Dwarf Cordylis (Shade tolerant bright foliage)	200mm	nil	0.6M	12
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	3
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1

### Groundcovers/Climbers

MYP	Myoprum parvifolium	Creeping Boobiala (native cascading groundcover)	150mm	nil	0.2M	16
SJA	Scaveola aemula 'Aussie Crawl'	Fan Flower (Flowering cascading groundcover)	150mm	nil	0.3M	6
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	73
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	20
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	60
WIS	Wisteria sinensis	Chinese Wisteria (deciduous climber over pergola)	300mm	over pergola	5.0M	4

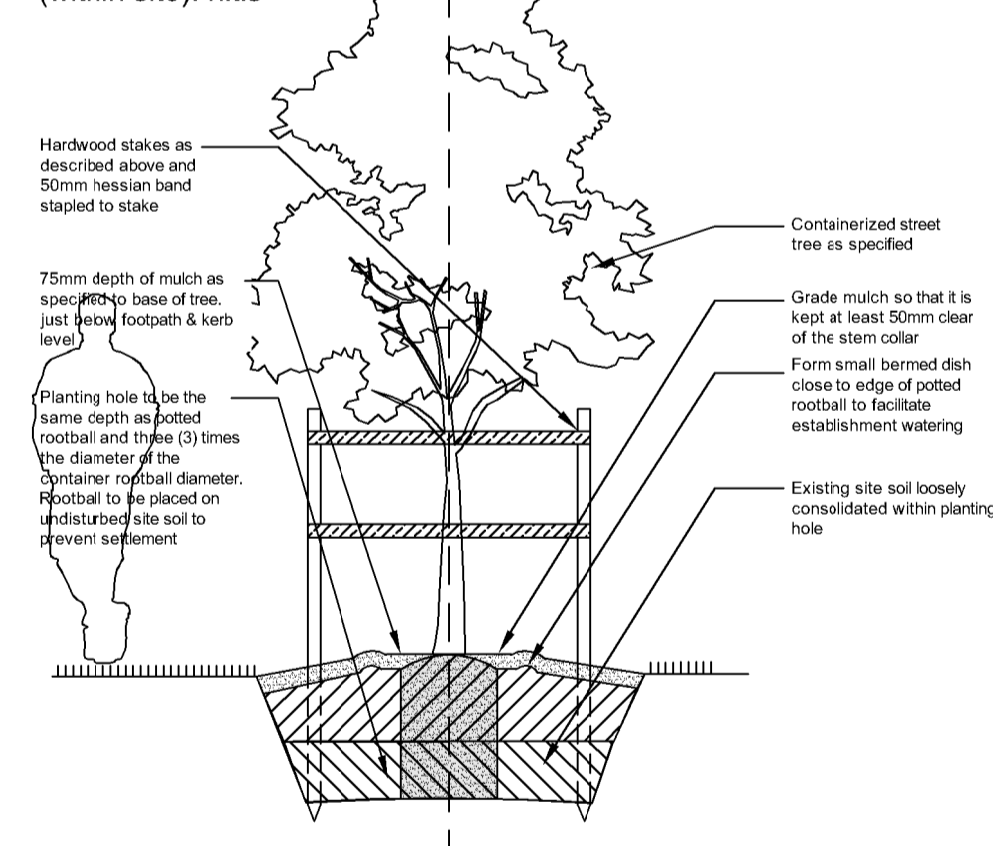
### Ornamental grasses/strappy leaved plants

CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	30
DCR	Dianella caerulea 'Tasred'	Tasred Flax Lily (native grass like plant)	100mm	nil	0.4M	32
DIA	Dianella 'Cassa Blue'	Hybrid Flax Lily (native grass like plant)	100mm	nil	0.4M	48
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	100mm	nil	0.4M	40
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	160
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	96
PHX	Philodendron 'Xanadu'	Xanadu (shade tolerant understorey / border plant)	200mm	nil	0.5M	14
SML	Spathyphyllum 'Alo Moana'	Peace Lilly (shade tolerant flowering. Glossy leaves)	200mm	nil	0.4M	30

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

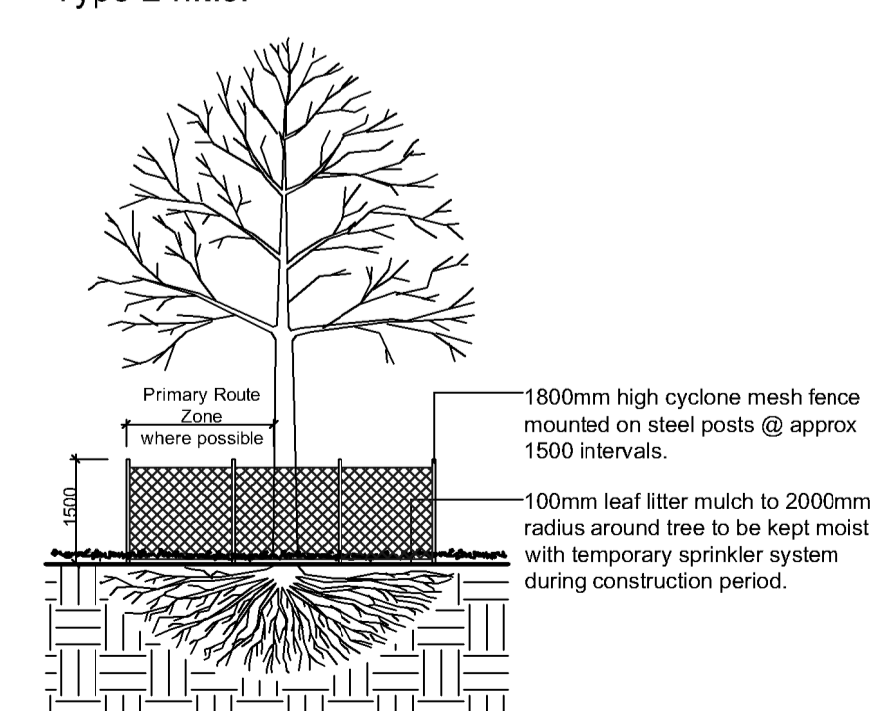
## Detail 1.

Tree planting detail (within site). n.t.s



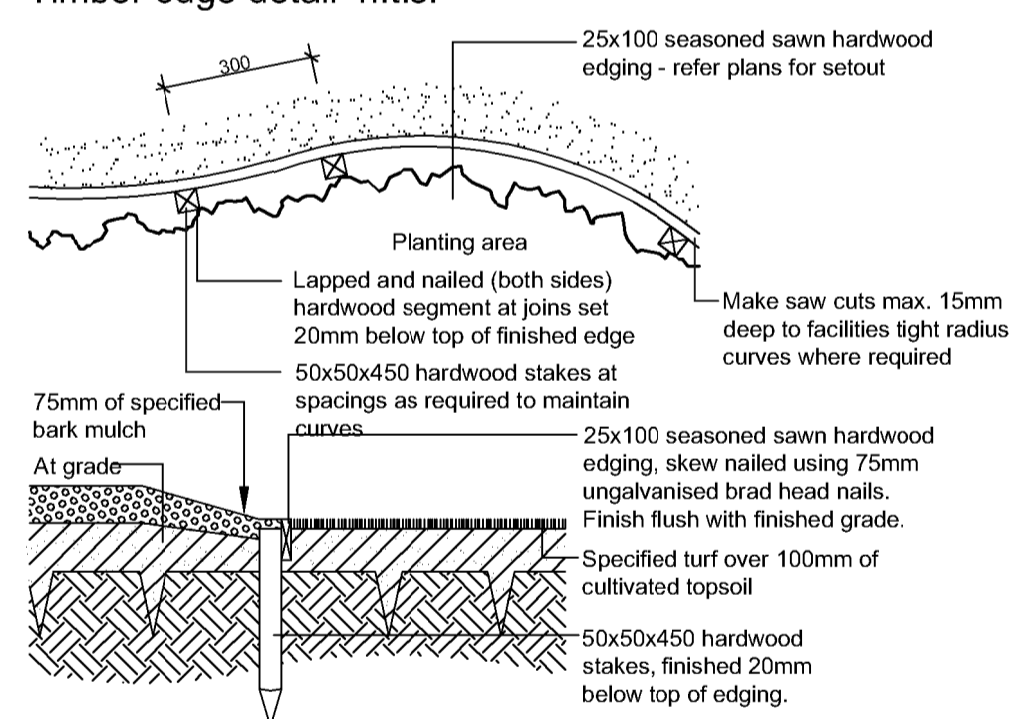
## Detail 2.

Tree protection measure Type 2 n.t.s.



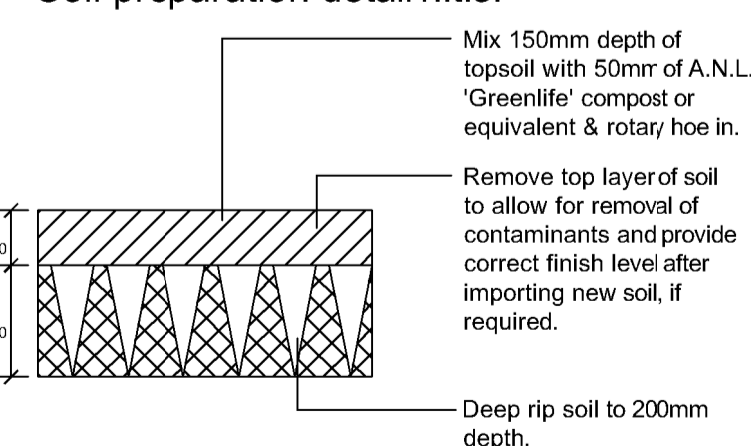
## Detail 3.

Timber edge detail n.t.s.



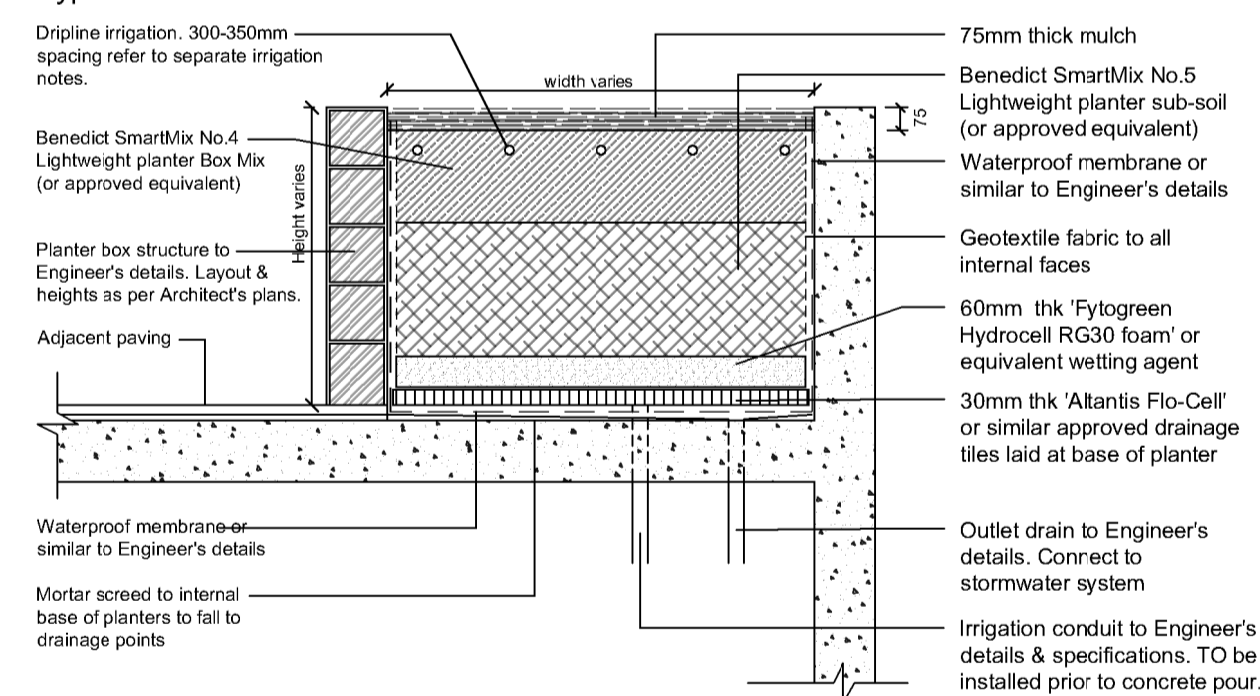
## Detail 4.

Soil preparation detail n.t.s.



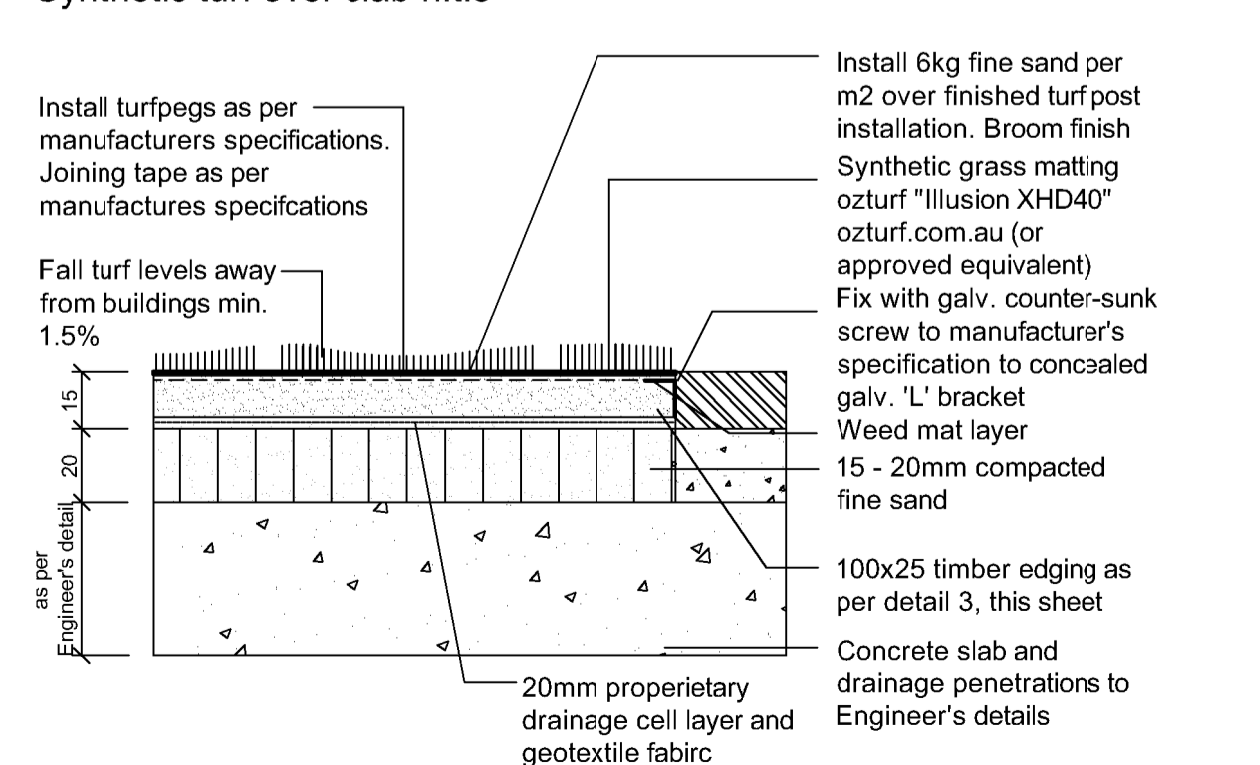
## Detail 5.

Raised planter landscape drainage Typical detail n.t.s.



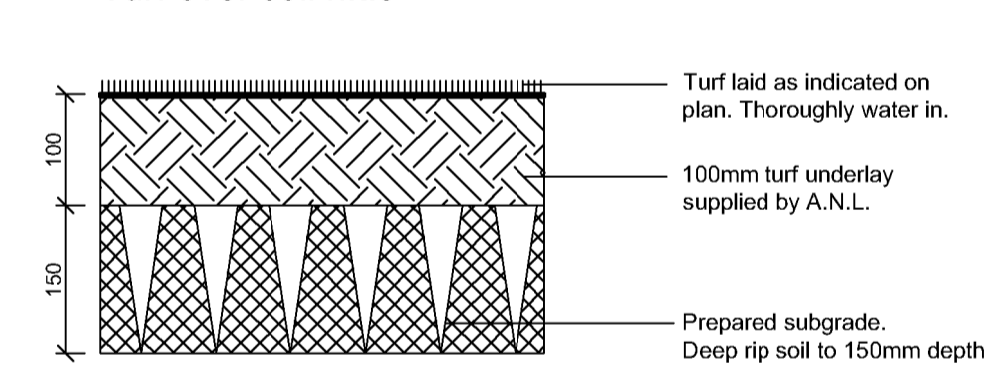
## Detail 6.

Synthetic turf over slab n.t.s.



## Detail 7.

Turf over soil n.t.s.



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PROJECT: COMMERCIAL & RESIDENTIAL  
DEVELOPMENT AT 2 DELMAR  
PARADE, DEE WHY, NSW

DWG: DETAILS

DATE: 20.2.20 SCALE: AS SHOWN @A1  
JOB REF: 20/2138 SHEET NO: 6 OF 6  
ISSUE: D

Holder must verify all dimensions of the site before work commences.  
All dimensions should be used in preference to those stated.  
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AMENDMENTS

NORTH