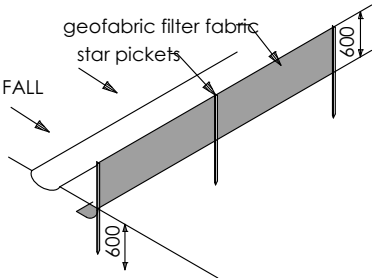


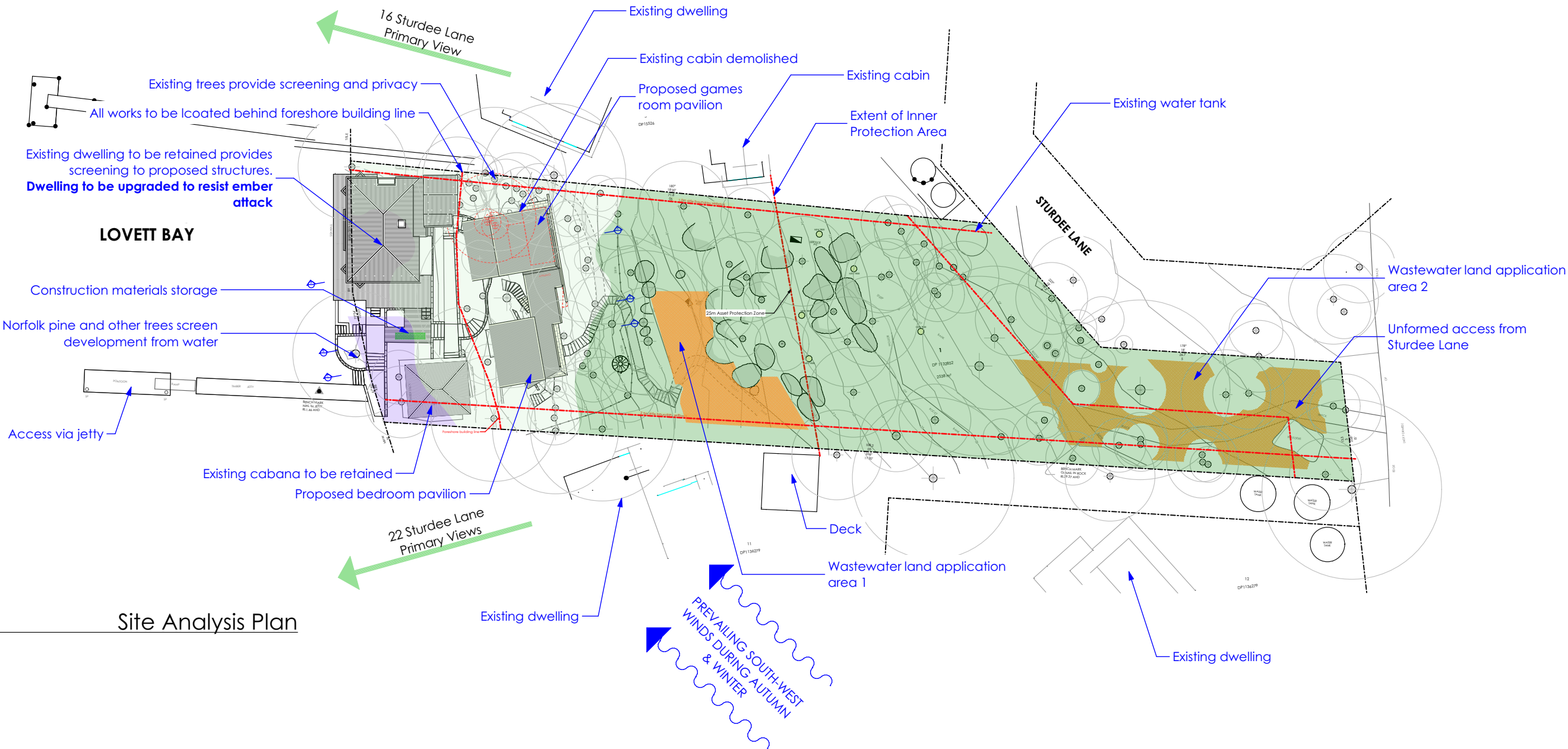
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APPLICATION
PURPOSES ONLY
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ALL NEW CONSTRUCTION TO BAL-40
EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
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SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric.
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.

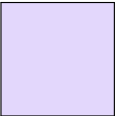
REFER TO DRAWING 1708-DA-12 FOR LOCATION OF SEDIMENT CONTROL FENCES



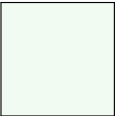
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Site Analysis Plan

Validated Vegetation
Source: Ecoplaning 2019



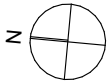
Plantings



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

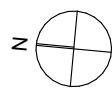
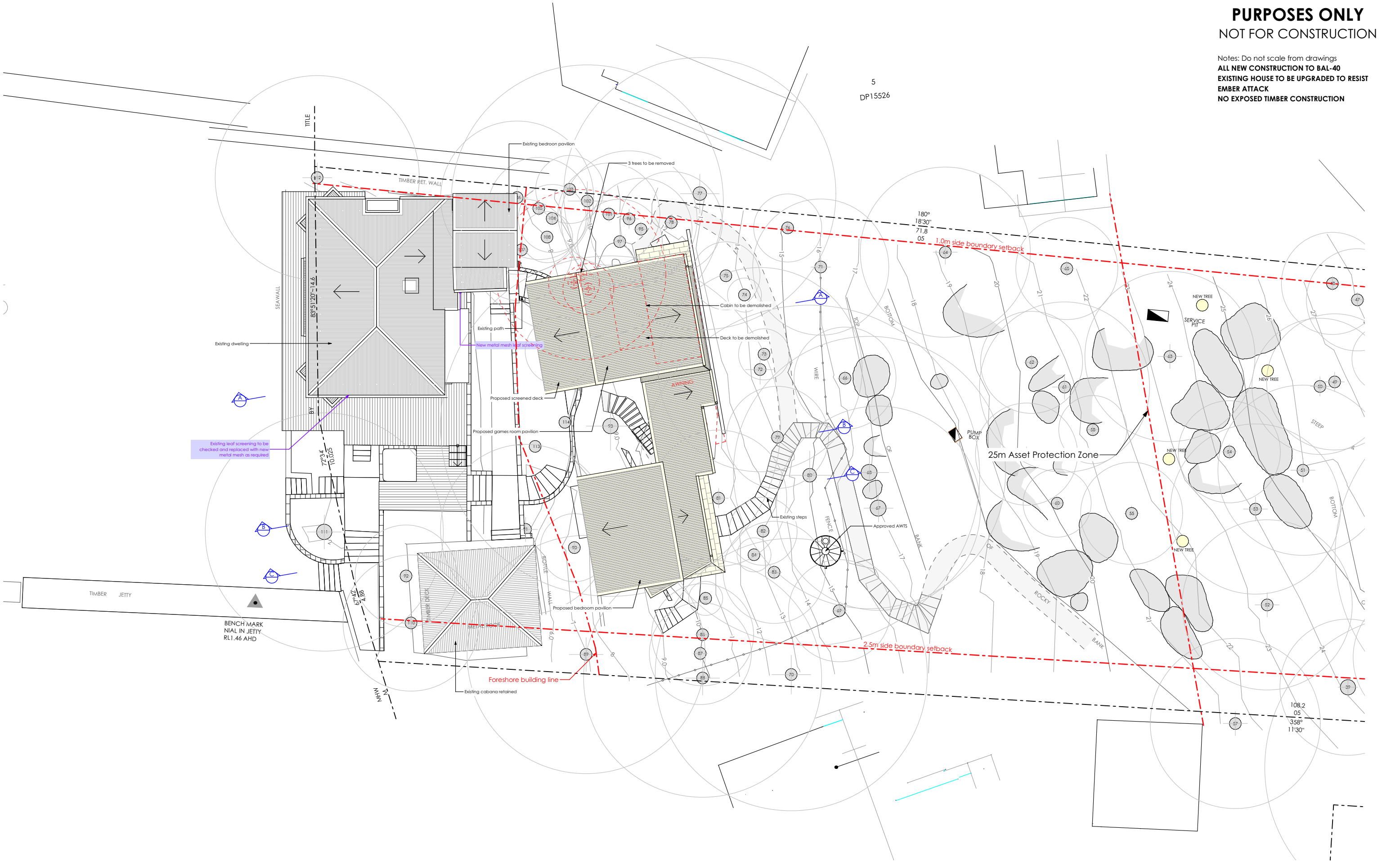


Spotted Gum - Grey Ironbark
open forest (PCT 1214) - Intact



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2 Landscaped Area (Existing)



2 Landscaped Area (Existing)

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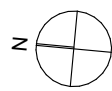
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Nominated Architect: Reg. No. 6769
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a r c h i t e c t s

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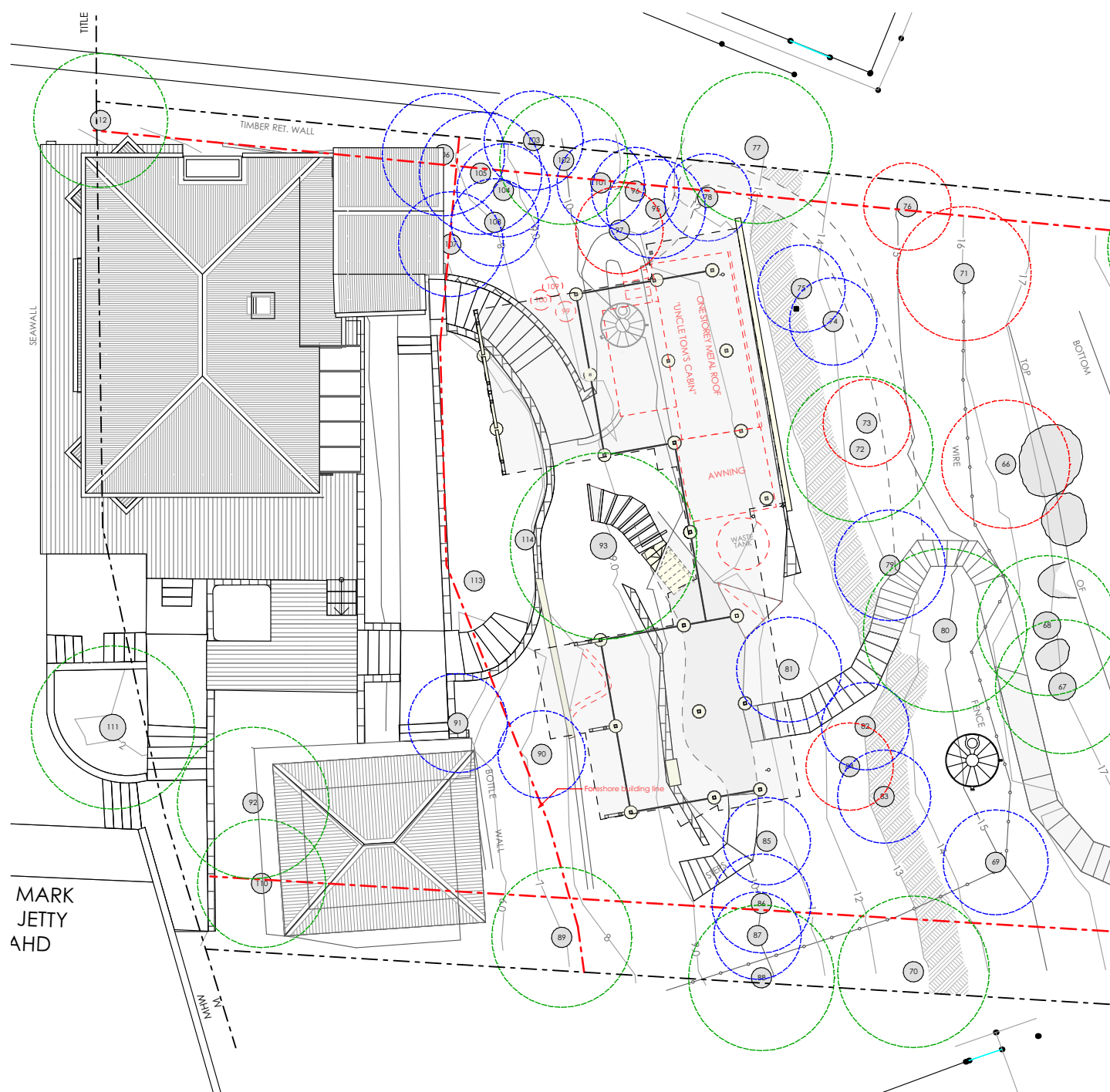


DEVELOPMENT APPLICATION
Shadow Diagrams

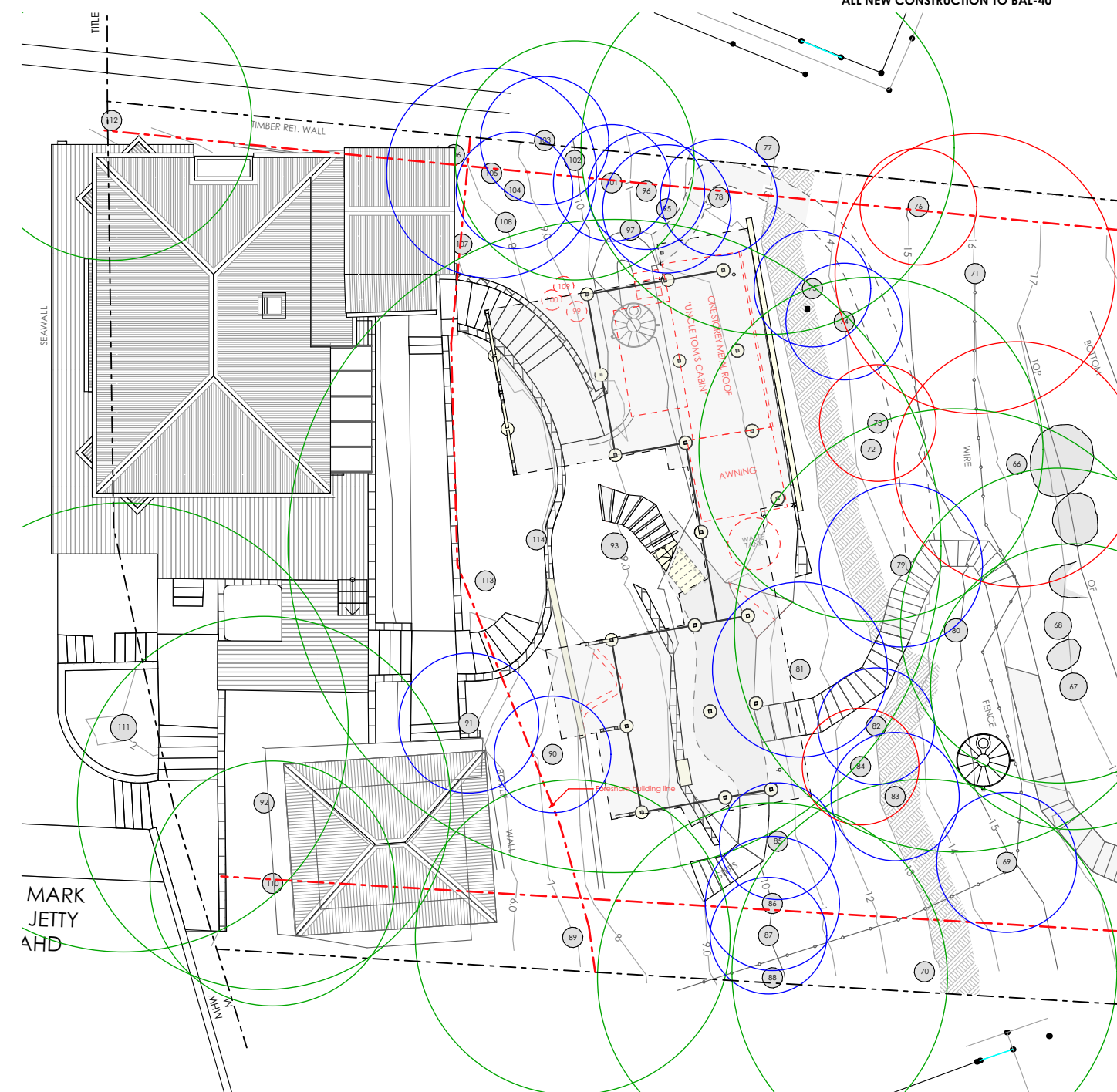
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Project No: Drawing No: Rev:
1708 DA-04 B

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1 Structural Root Zone Plan
1:200



2 Tree Protection Zone Plan
1:200

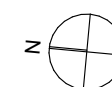
- SRZ of Trees with High Retention Value
- SRZ of Trees with Medium Retention Value
- SRZ of Trees with Low Retention Value

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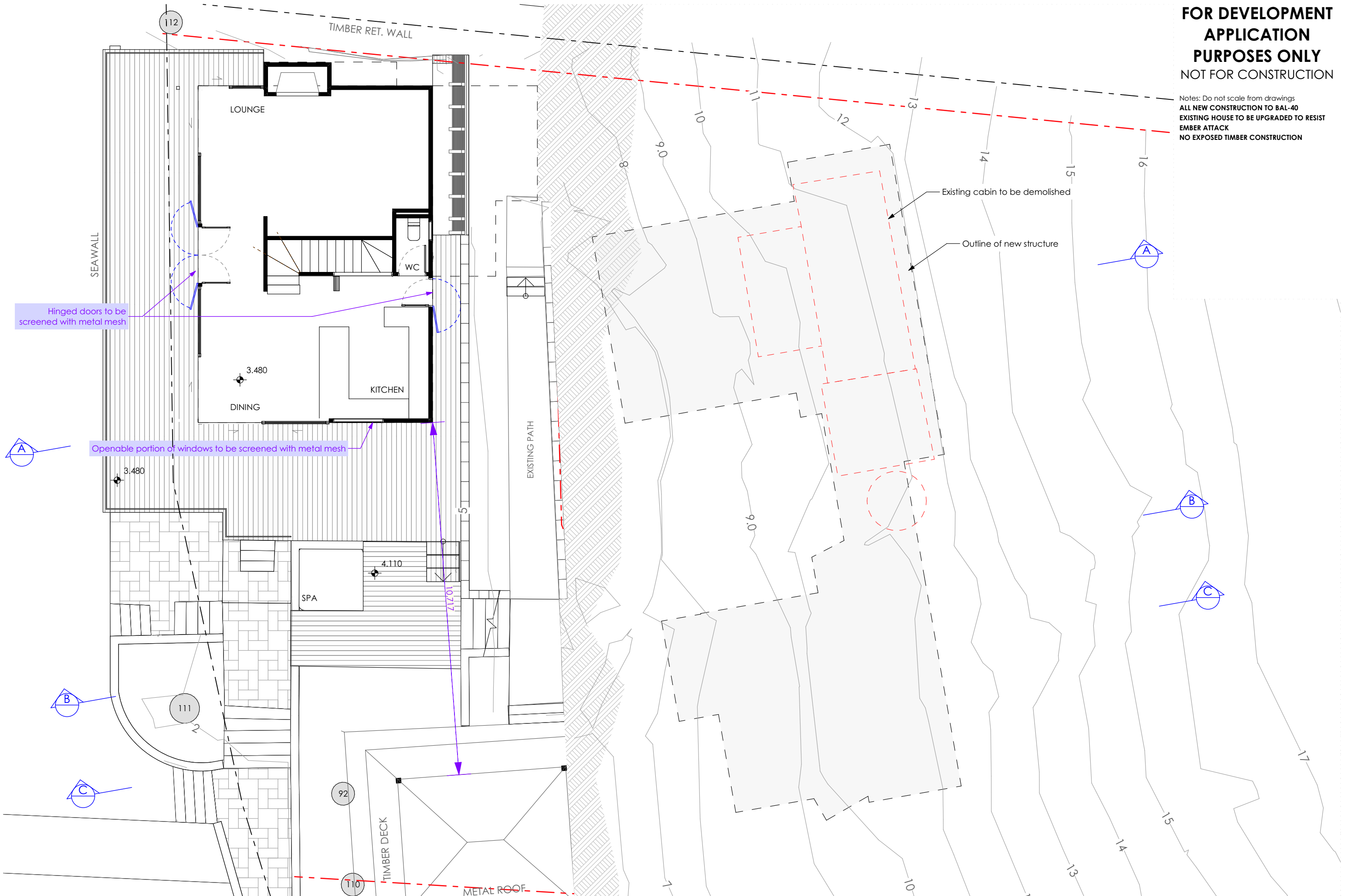
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Project No: 1708 Drawing No: DA-06 B Rev:

Project No. 1708 Drawing No. DA-06 B Rev.

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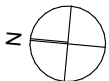
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DEVELOPMENT APPLICATION

Existing House Ground Floor Plan

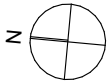
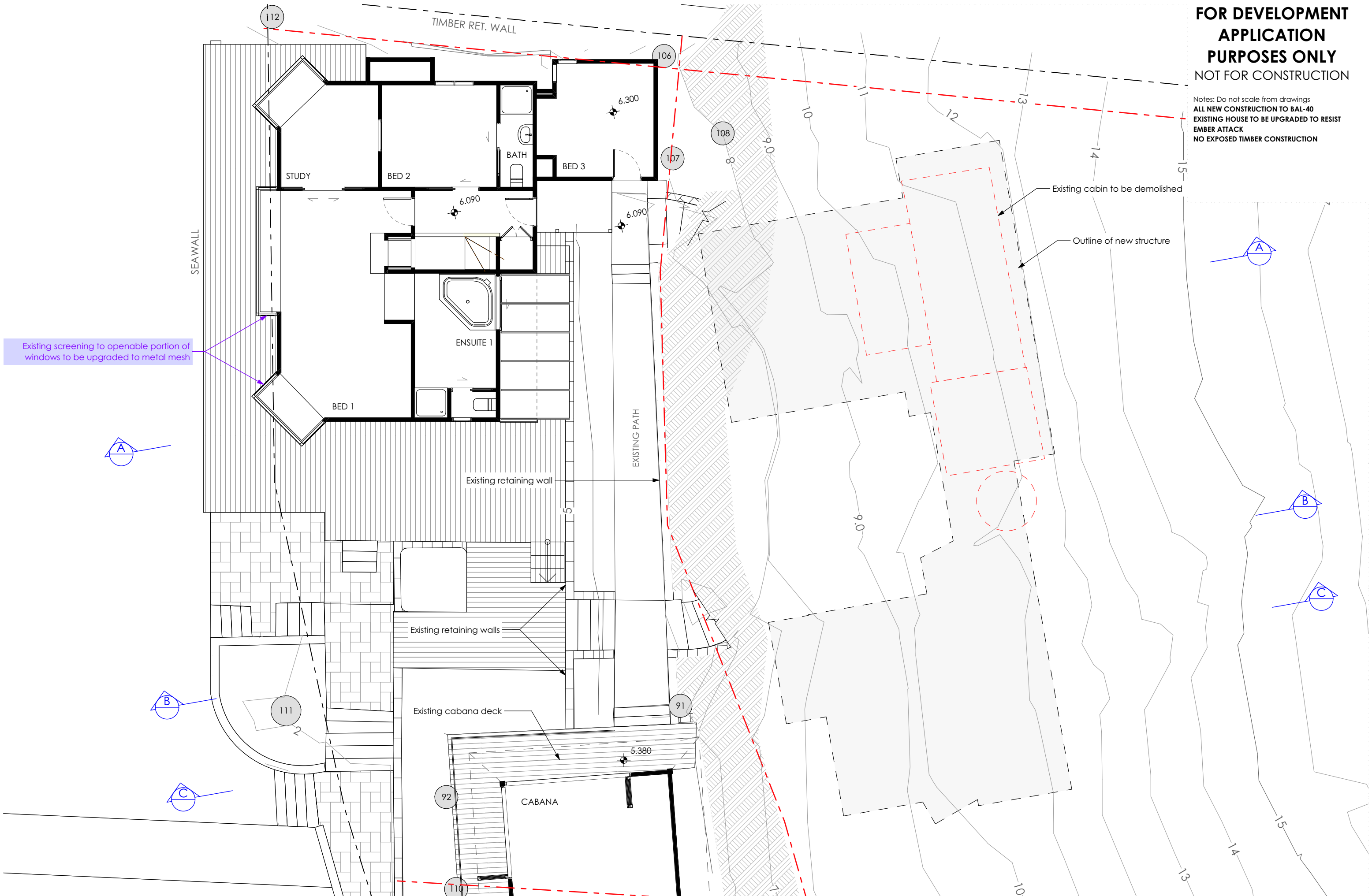
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Project No: Drawing No: Rev:

1708 DA-10 B

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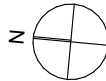
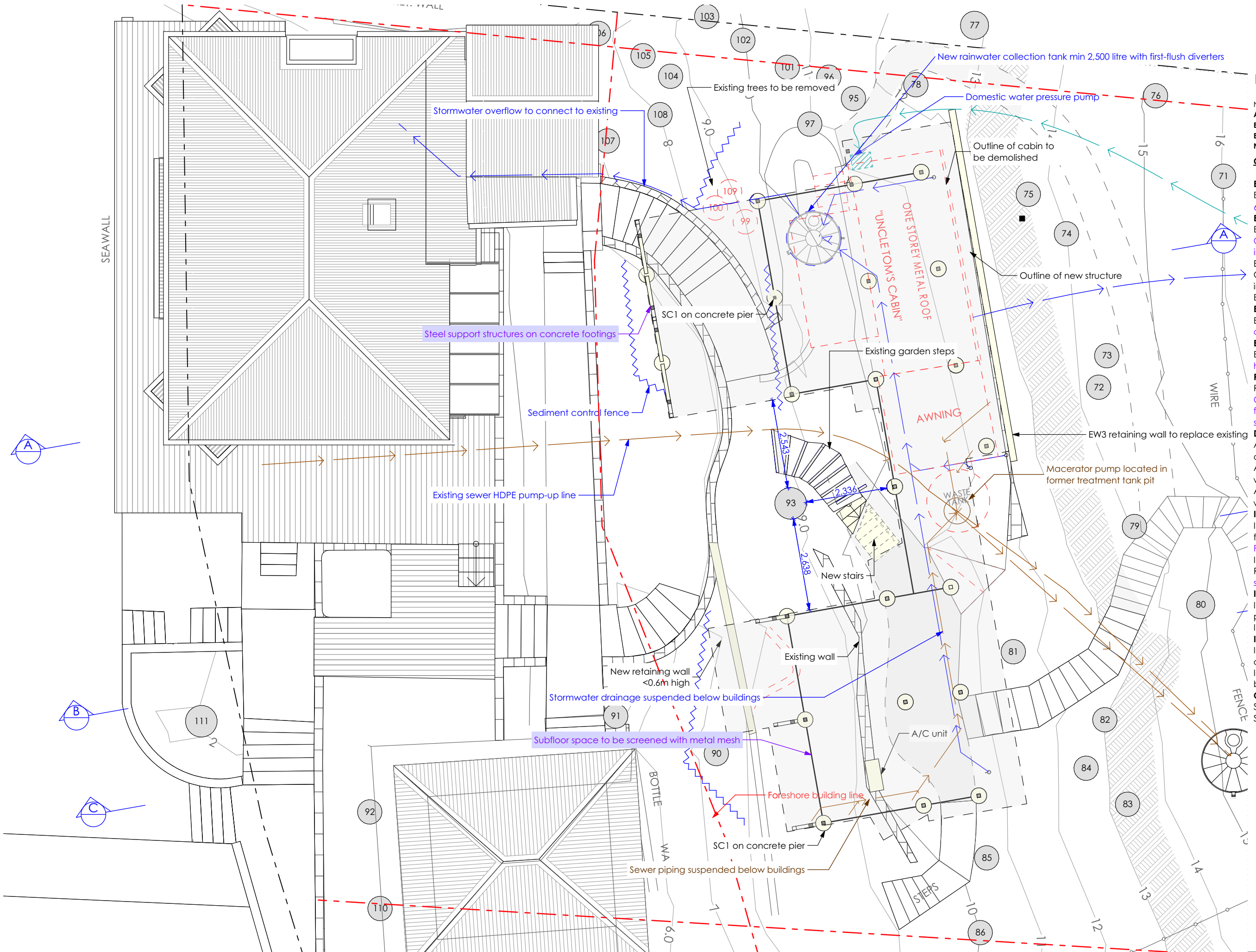
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CONSTRUCTION SPECIFICATION

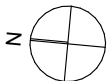
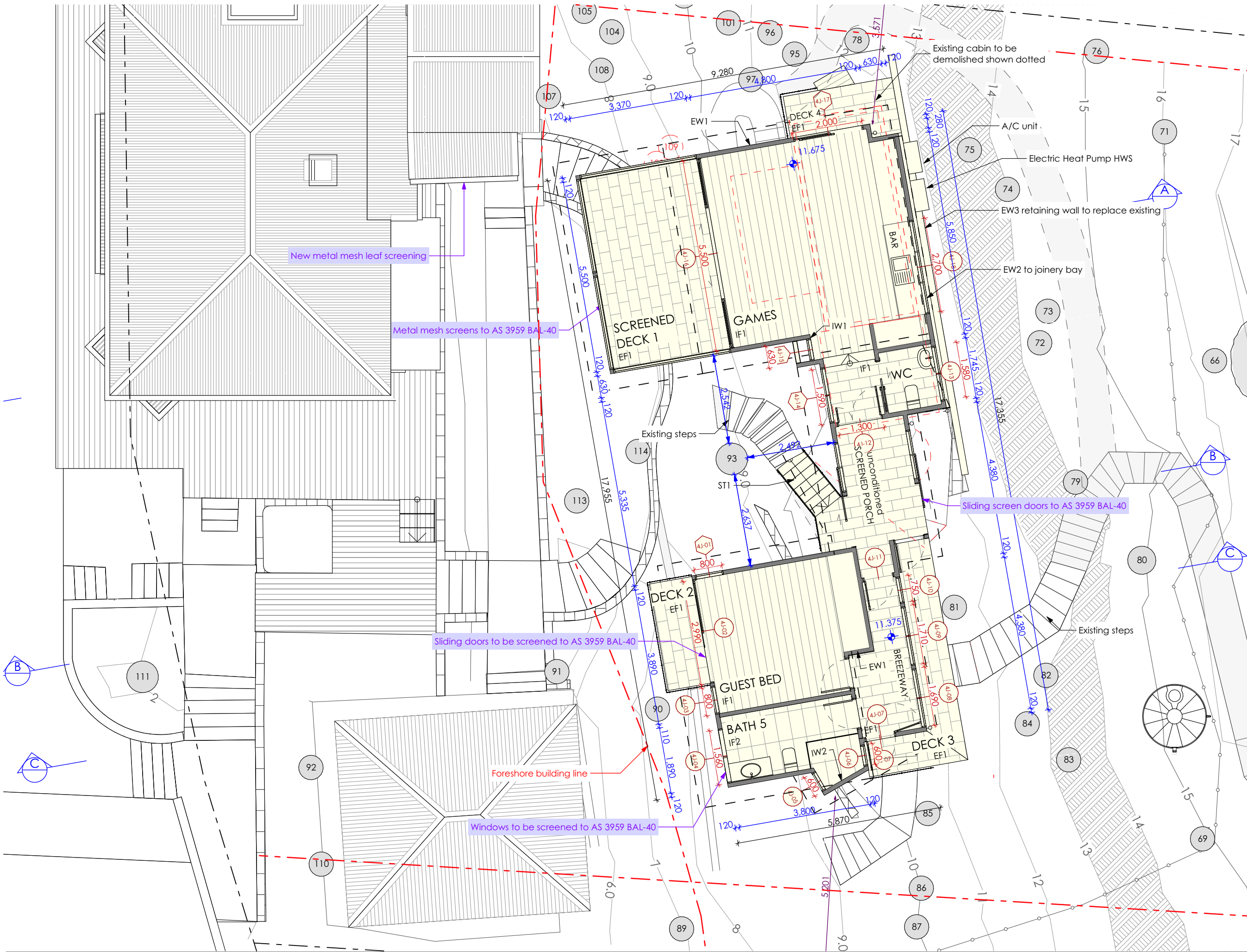
- EXTERNAL FLOOR**
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- EXTERNAL WALL**
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
- EXTERNAL CEILING**
EC1 -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



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



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CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit

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

EXTERNAL CEILING
EC1 - Timber frame with 6mm FC sheet clad soffit

EXTERNAL BALUSTRADE
EB1 - Wire balustrade with metal handrail and posts

ROOF
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed

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

INTERNAL FLOOR
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit

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

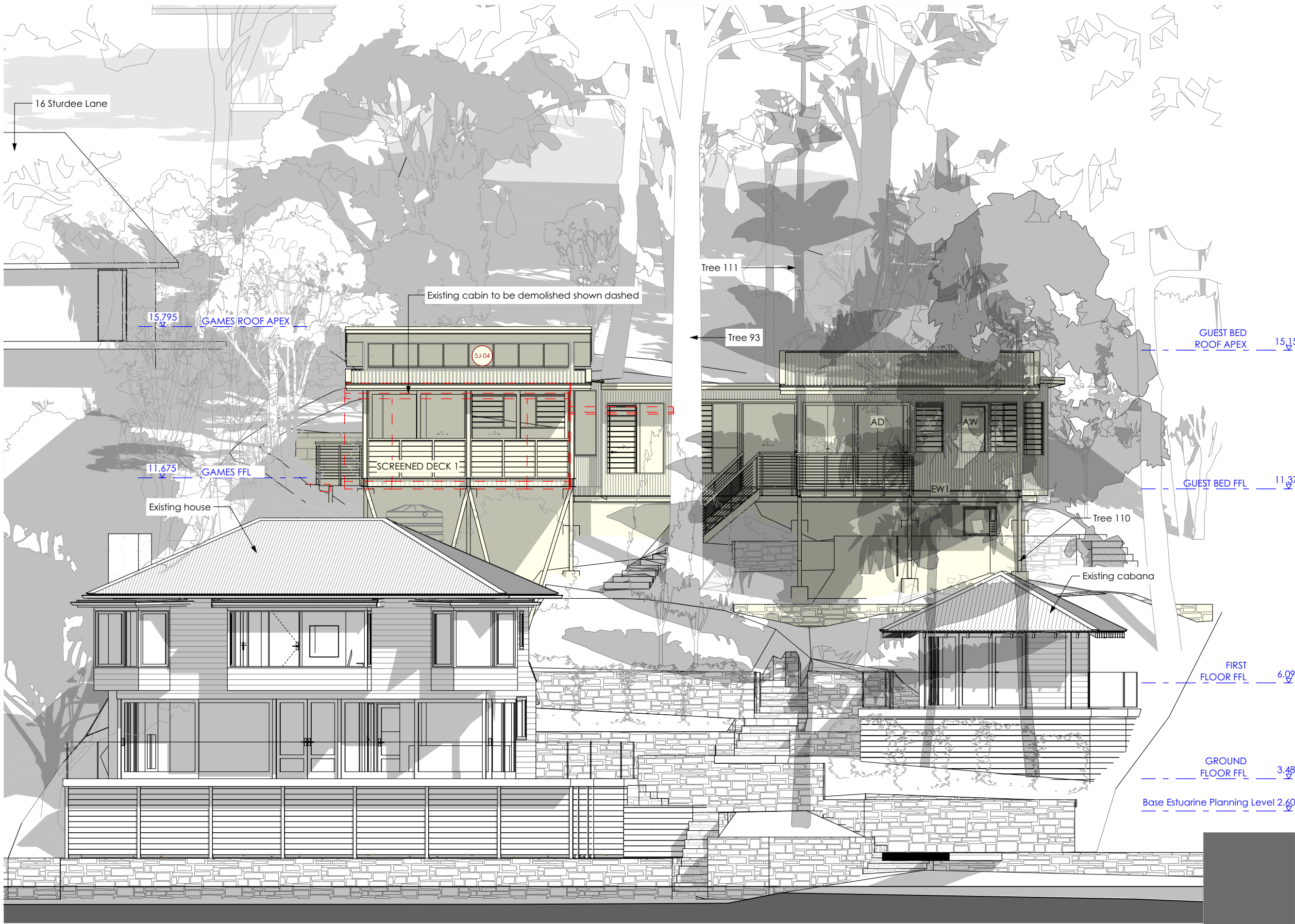
INTERNAL CEILING
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation

OTHER
ST1 - Steel framed stairs
SC1 - Steel column

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EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- EXTERNAL WALL**
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EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
- EXTERNAL CEILING**
EC1 - Timber frame with 6mm FC sheet clad soffit
- EXTERNAL BALUSTRADE**
EB1 - Wire balustrade with metal handrail and posts
- ROOF**
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed
- DOORS & WINDOWS**
AD - Dark grey aluminium door with clear glass (Circle marker)
AW - Dark grey aluminium window with clear glass (Circle marker)
AW1 - Dark grey aluminium window with low-e glass (Hexagon marker)
- INTERNAL FLOOR**
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**
ST1 - Steel framed stairs
SC1 - Steel column



1

North Elevation from Pittwater

R1/EW2
ROOF / WALL CLADDING
COLORBOND
'Basalt'

EW1
WALL CLADDING
COLORBOND
'Monument'

Nominated Architect: Reg. No. 6769
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DEVELOPMENT APPLICATION

North Elevation from Pittwater

Scale: 1:100
Date of printing: 02/06/2020

Project No: Drawing No: Rev:

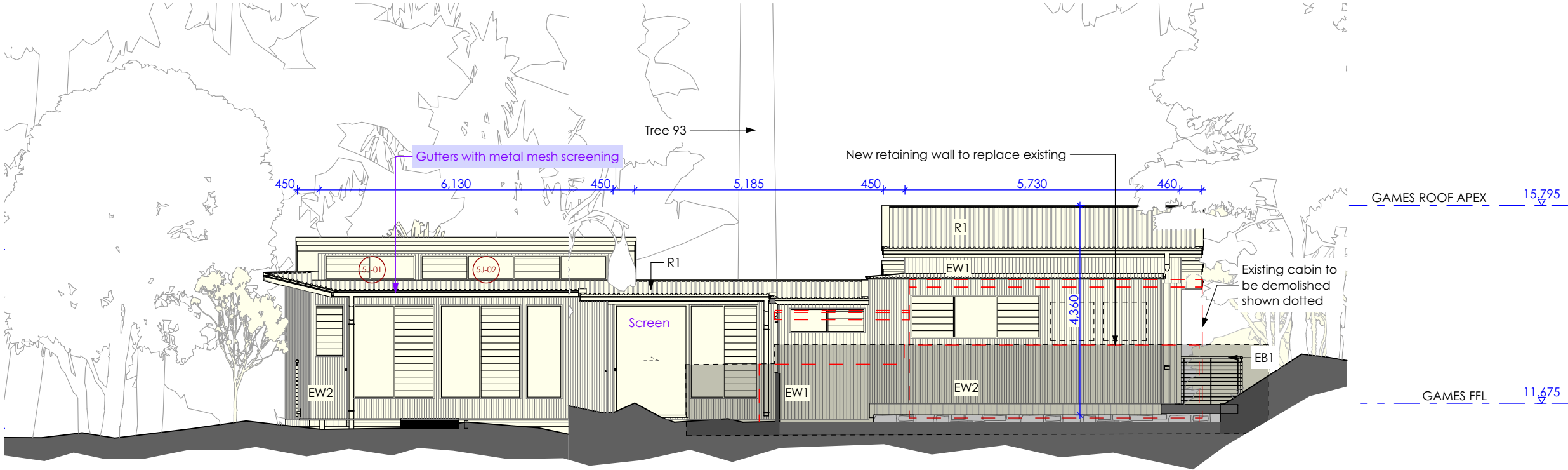
1708 DA-20 B

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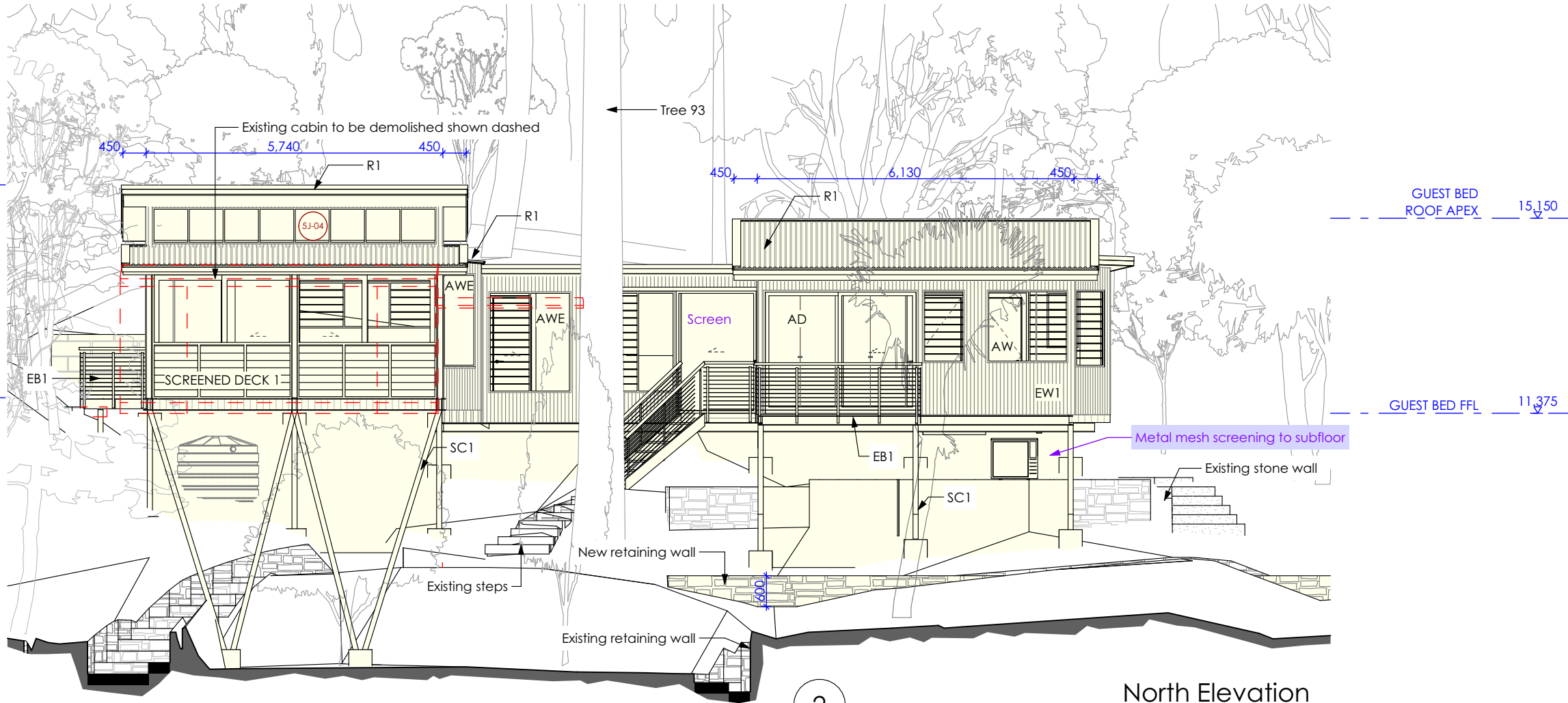
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CONSTRUCTION SPECIFICATION

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



South Elevation

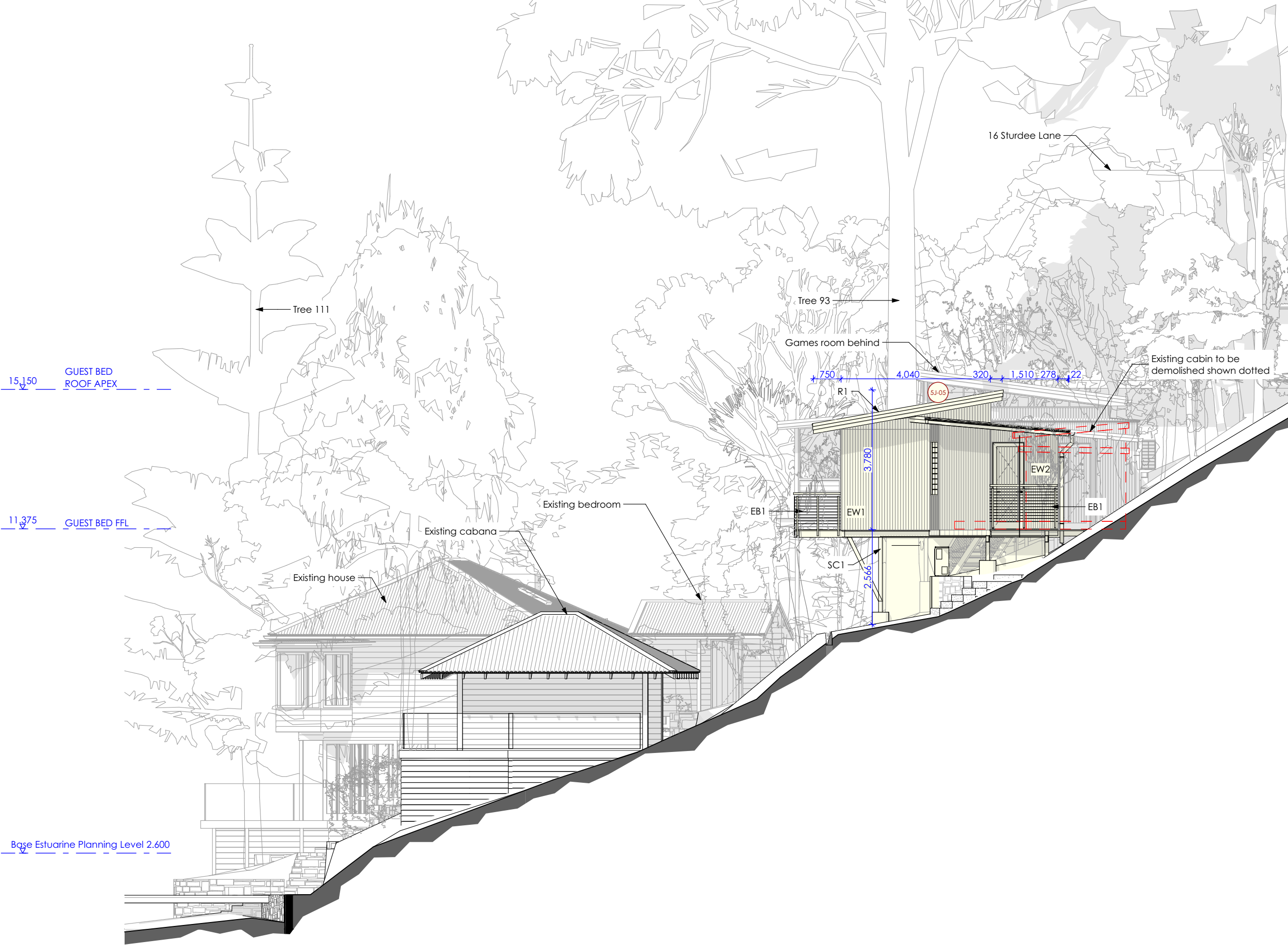


North Elevation

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EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

- EXTERNAL FLOOR**
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- EXTERNAL WALL**
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
- EXTERNAL CEILING**
EC1 - Timber frame with 6mm FC sheet clad soffit
- EXTERNAL BALUSTRADE**
EB1 - Wire balustrade with metal handrail and posts
- ROOF**
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed
- DOORS & WINDOWS**
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- INTERNAL FLOOR**
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber linina



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EW3 - Blockwork wall
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- EXTERNAL BALUSTRADE**
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- ROOF**
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- INTERNAL FLOOR**
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.4 insulation



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R1/EW2
ROOF / WALL CLADDING
COLORBOND
'Basalt'

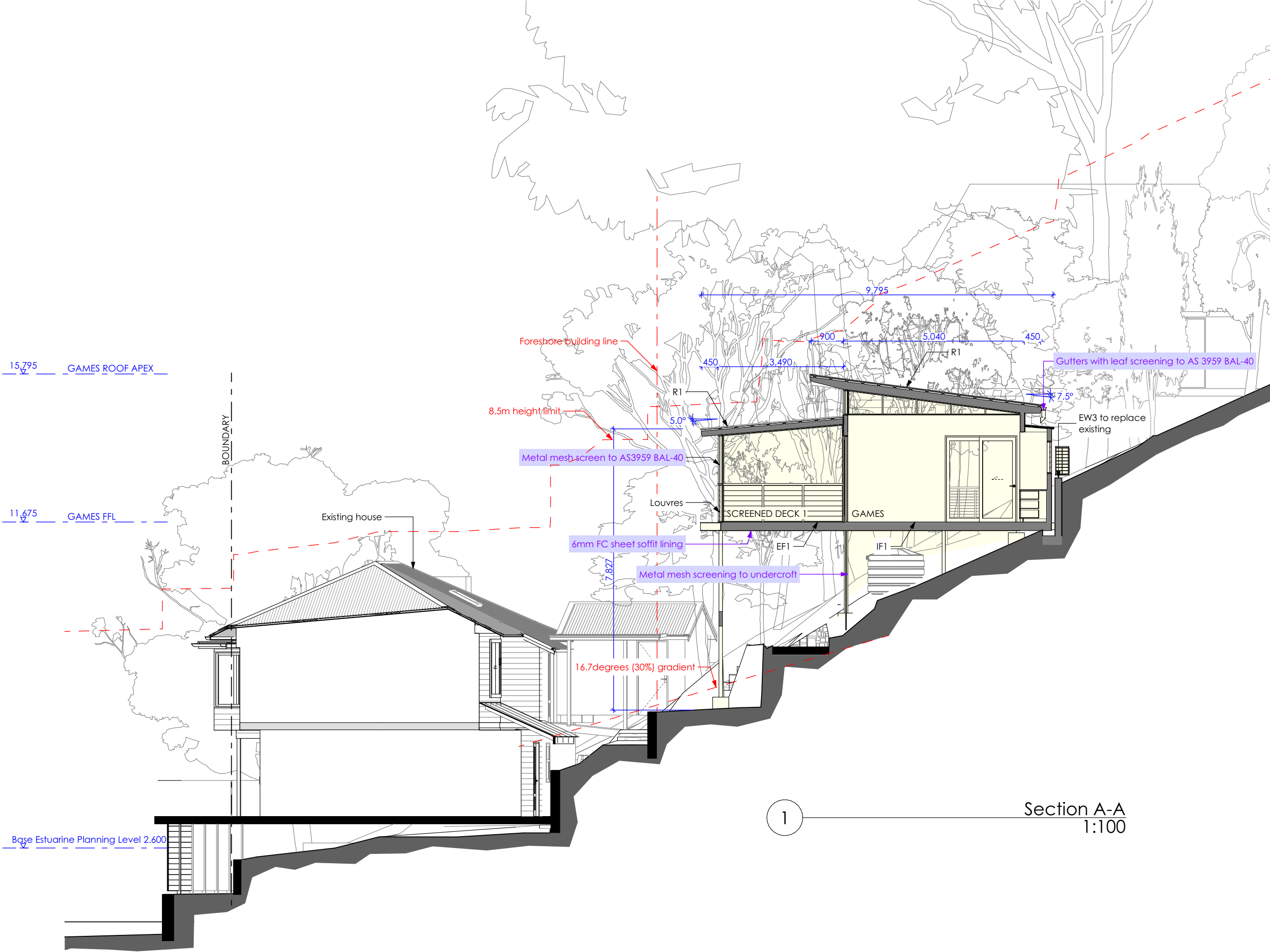


EW1
WALL CLADDING
COLORBOND
'Monument'

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IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**
ST1 - Steel framed stairs
SC1 - Steel column



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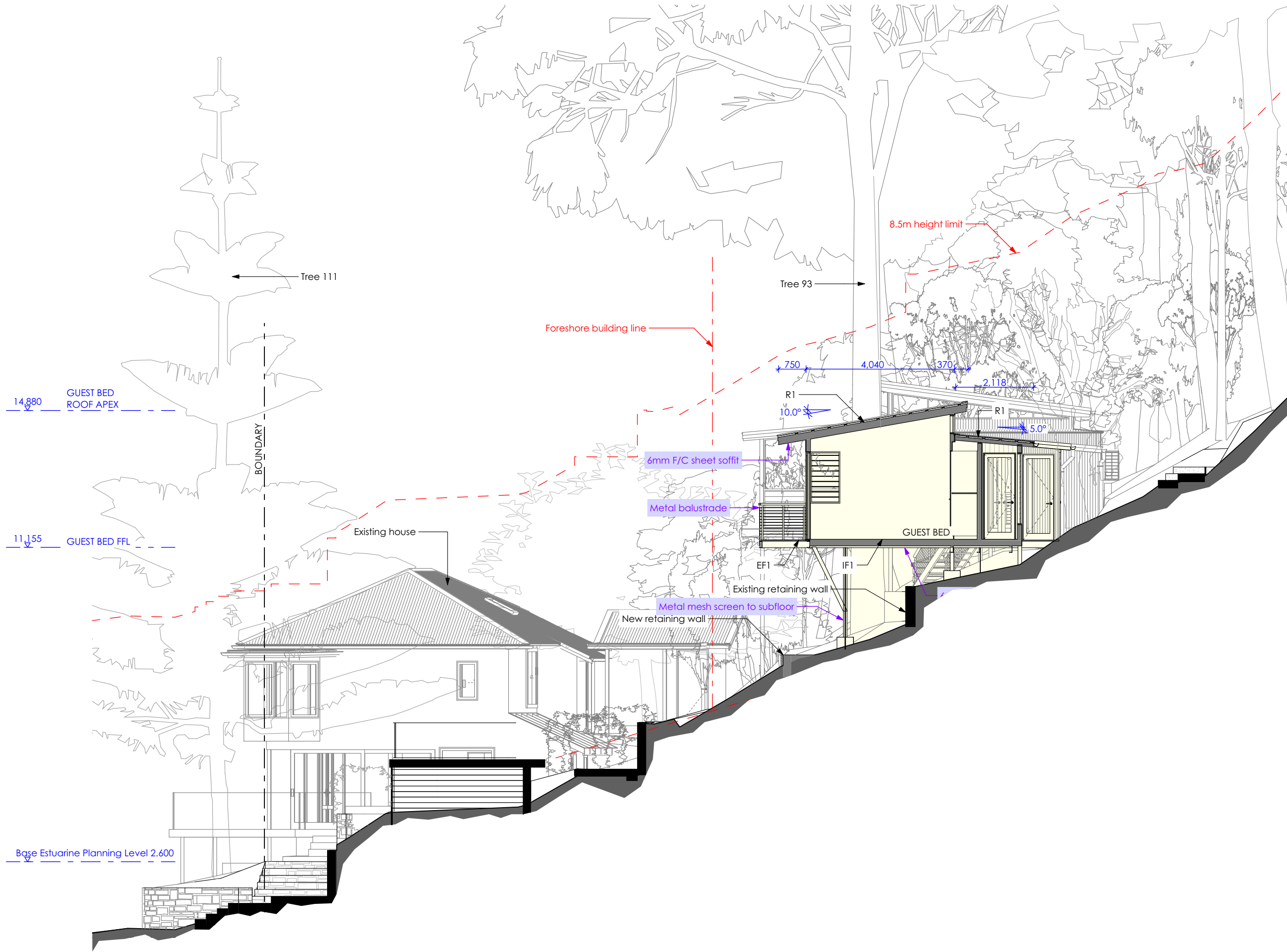
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- INTERNAL WALL**
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IC1 - Timber frame with plasterboard and R1.6 insulation
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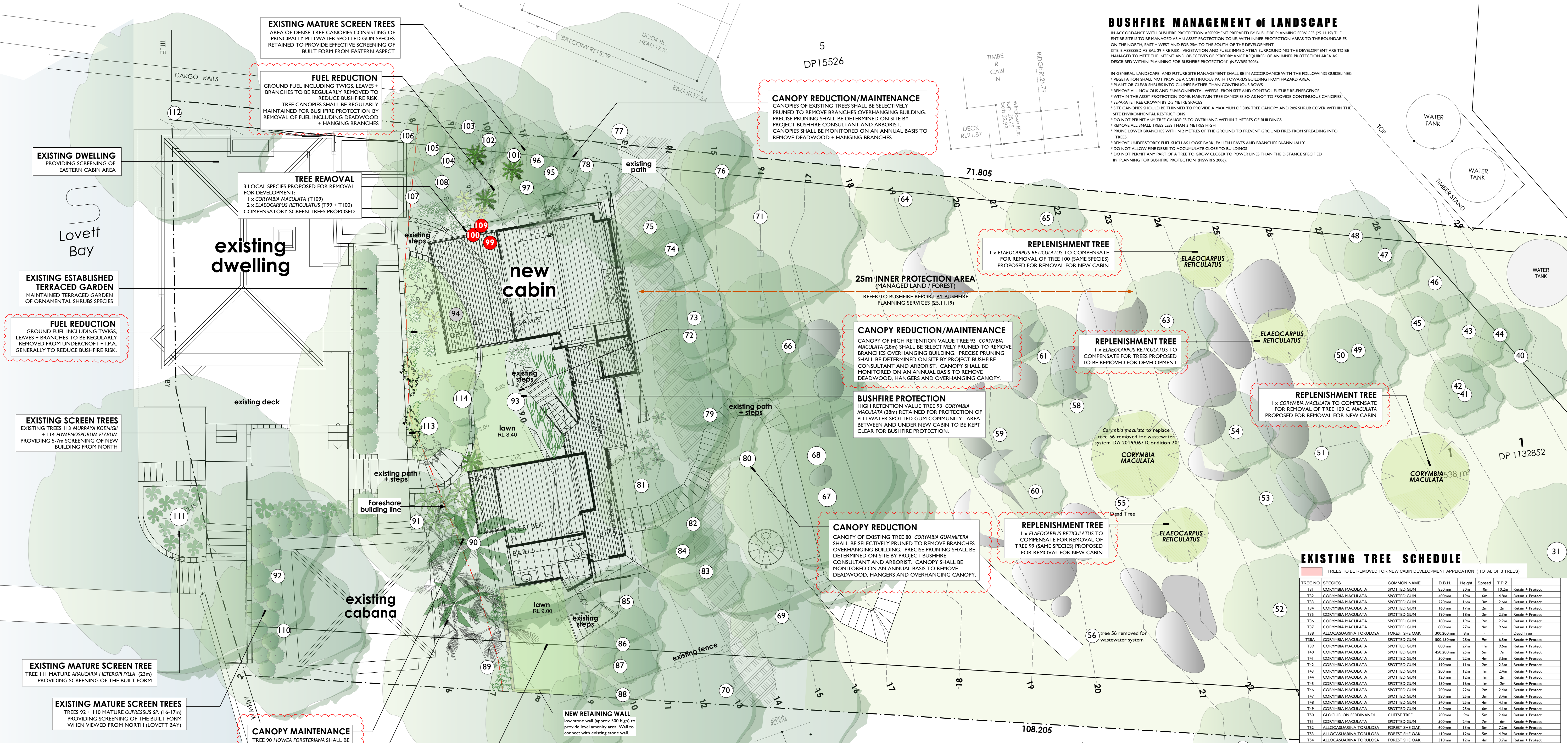


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- EXTERNAL WALL**
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
- EXTERNAL CEILING**
EC1 - Timber frame with 6mm FC sheet clad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





BUSHFIRE MANAGEMENT OF LANDSCAPE

IN ACCORDANCE WITH BUSHFIRE PROTECTION ASSESSMENT PREPARED BY BUSHFIRE PLANNING SERVICES (25.11.19) THE ENTIRE SITE IS TO BE MANAGED AS AN ASSET PROTECTION ZONE, WITH INNER PROTECTION AREAS TO THE BOUNDARIES ON THE NORTH, EAST + WEST AND FOR 25m TO THE SOUTH OF THE DEVELOPMENT. THE DEVELOPMENT AREA IS ASSESSED AS BAL-29 FIRE RISK. VEGETATION AND FUELS IMMEDIATELY SURROUNDING THE DEVELOPMENT ARE TO BE MANAGED TO MEET THE INTENT AND OBJECTIVES OF PERFORMANCE REQUIRED OF AN INNER PROTECTION AREA AS DESCRIBED WITHIN PLANNING FOR BUSHFIRE PROTECTION (NSWFRS 2006).

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

- VEGETATION SHALL NOT PROVIDE A CONTINUOUS PATH TOWARDS BUILDING FROM HAZARD AREA
- PLANT OR CLEAR SHRUBS INTO CLUMPS RATHER THAN CONTINUOUS ROWS
- REMOVE ALL NOXIOUS AND ENVIRONMENTAL WEEDS FROM SITE AND CONTROL FUTURE RE-EMERGENCE
- WITHIN THE ASSET PROTECTION ZONE, MAINTAIN TREE CANOPIES SO AS NOT TO PROVIDE CONTINUOUS CANOPIES
- SEPARATE TREE CROWN BY 2.5 METRE SPACES
- SITE CANOPIES SHOULD BE THINNED TO PROVIDE A MAXIMUM OF 30% TREE CANOPY AND 20% SHRUB COVER WITHIN THE SITE ENVIRONMENTAL RESTRICTIONS
- DO NOT PERMIT ANY TREE CANOPIES TO OVERHANG WITHIN 2 METRES OF BUILDINGS
- REMOVE ALL SMALL TREES LESS THAN 3 METRES HIGH
- PRUNE LOWER BRANCHES WITHIN 2 METRES OF THE GROUND TO PREVENT GROUND FIRES FROM SPREADING INTO TREES
- REMOVE UNDERSTORY FUEL SUCH AS LOOSE BARK, FALLEN LEAVES AND BRANCHES BI-ANNUALLY
- DO NOT ALLOW FIRE DEBRIS TO ACCUMULATE CLOSE TO BUILDINGS
- DO NOT PERMIT ANY PART OF A TREE TO GROW CLOSER TO POWER LINES THAN THE DISTANCE SPECIFIED IN PLANNING FOR BUSHFIRE PROTECTION (NSWFRS 2006)

EXISTING TREE SCHEDULE

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

TREE NO.	SPECIES	COMMON NAME	D.B.H.	Height	Spread	T.P.Z.	Notes
731	CORYMBIA MACULATA	SPOTTED GUM	850mm	30m	10m	10-20m	Retain + Protect
732	CORYMBIA MACULATA	SPOTTED GUM	400mm	15m	6m	4-8m	Retain + Protect
733	CORYMBIA MACULATA	SPOTTED GUM	220mm	16m	3m	2-6m	Retain + Protect
734	CORYMBIA MACULATA	SPOTTED GUM	160mm	17m	2m	2m	Retain + Protect
735	CORYMBIA MACULATA	SPOTTED GUM	190mm	18m	2m	2-3m	Retain + Protect
736	CORYMBIA MACULATA	SPOTTED GUM	180mm	19m	2m	2-3m	Retain + Protect
737	CORYMBIA MACULATA	SPOTTED GUM	800mm	27m	9m	9-6m	Retain + Protect
738	ALCASCARINA TORULOSA	FOREST SHE OAK	305.200mm	8m	-	-	Dead Tree
739	CORYMBIA MACULATA	SPOTTED GUM	500.150mm	28m	9m	6-5m	Retain + Protect
740	CORYMBIA MACULATA	SPOTTED GUM	800mm	27m	11m	9-6m	Retain + Protect
741	CORYMBIA MACULATA	SPOTTED GUM	450.200mm	25m	5m	7m	Retain + Protect
742	CORYMBIA MACULATA	SPOTTED GUM	300mm	22m	4m	3-6m	Retain + Protect
743	CORYMBIA MACULATA	SPOTTED GUM	190mm	11m	2m	2-3m	Retain + Protect
744	CORYMBIA MACULATA	SPOTTED GUM	200mm	12m	1m	2-4m	Retain + Protect
745	CORYMBIA MACULATA	SPOTTED GUM	120mm	12m	1m	2m	Retain + Protect
746	CORYMBIA MACULATA	SPOTTED GUM	150mm	16m	1m	2m	Retain + Protect
747	CORYMBIA MACULATA	SPOTTED GUM	200mm	22m	2m	2-4m	Retain + Protect
748	CORYMBIA MACULATA	SPOTTED GUM	280mm	25m	3m	3-4m	Retain + Protect
749	CORYMBIA MACULATA	SPOTTED GUM	340mm	25m	4m	4-1m	Retain + Protect
750	CORYMBIA MACULATA	SPOTTED GUM	340mm	25m	6m	4-1m	Retain + Protect
751	GLUCHONDIUM FERDINANDI	CHEESE TREE	300mm	9m	5m	2-4m	Retain + Protect
752	CORYMBIA MACULATA	SPOTTED GUM	500mm	24m	7m	6m	Retain + Protect
753	ALCASCARINA TORULOSA	FOREST SHE OAK	600mm	13m	5m	7-2m	Retain + Protect
754	ALCASCARINA TORULOSA	FOREST SHE OAK	410mm	12m	5m	4-9m	Retain + Protect
755	ALCASCARINA TORULOSA	FOREST SHE OAK	310mm	12m	4m	3-7m	Retain + Protect
756	CORYMBIA MACULATA	SPOTTED GUM	220mm	22m	-	-	Dead Tree
757	CORYMBIA MACULATA	SPOTTED GUM	440mm	20m	6m	5-3m	Retain + Protect
758	CORYMBIA MACULATA	SPOTTED GUM	500mm	18m	6m	6m	Retain + Protect
759	CORYMBIA MACULATA	SPOTTED GUM	500mm	18m	6m	6m	Retain + Protect
760	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	120mm	8m	3m	2m	Retain + Protect
761	CORYMBIA MACULATA	SPOTTED GUM	549mm	25m	7m	6-5m	Retain + Protect
762	CORYMBIA GUMIFERA	SPOTTED GUM	100mm	3m	3m	3-6m	Retain + Protect
763	CORYMBIA MACULATA	SPOTTED GUM	500mm	26m	7m	6m	Retain + Protect
764	CORYMBIA MACULATA	SPOTTED GUM	420mm	25m	6m	5m	Retain + Protect
765	CORYMBIA GUMIFERA	SPOTTED GUM	300mm	12m	3m	3-4m	Retain + Protect
766	ALCASCARINA TORULOSA	FOREST SHE OAK	350mm	12m	6m	4-2m	Retain + Protect
767	CORYMBIA MACULATA	SPOTTED GUM	502.00200mm	20m	6m	4-9m	Retain + Protect
768	CORYMBIA MACULATA	SPOTTED GUM	400mm	24m	7m	6m	Retain + Protect
769	ALCASCARINA TORULOSA	FOREST SHE OAK	200mm	11m	3m	2-4m	Retain + Protect
770	CORYMBIA MACULATA	SPOTTED GUM	550mm	22m	8m	6-6m	Retain + Protect
771	GLUCHONDIUM FERDINANDI	CHEESE TREE	450.200mm	10m	4m	4-8m	Retain + Protect
772	ALCASCARINA TORULOSA	FOREST SHE OAK	450.200mm	16m	6m	5-5m	Retain + Protect
773	CORYMBIA MACULATA	SPOTTED GUM	100mm	7m	1m	2m	Retain + Protect
774	CORYMBIA MACULATA	SPOTTED GUM	100mm	8m	1m	2m	Retain + Protect
775	ALCASCARINA TORULOSA	FOREST SHE OAK	500mm	12m	3m	4-6m	Retain + Protect
776	PERSONIA LINEATA	N LEM GRUBBER	150mm	5m	2m	2m	Retain + Protect
777	SCHIFERERIA ACTINOPHYLLA	UMBRELLA TREE	34.950mm	7m	2m	2m	Retain + Protect
778	CORYMBIA MACULATA	SPOTTED GUM	530mm	26m	8m	6-4m	Retain + Protect
779	FIGULI LYATA	FIG	240mm	8m	3m	3-4m	Retain + Protect
780	CORYMBIA MACULATA	SPOTTED GUM	230mm	7m	2m	2-3m	Retain + Protect
781	CORYMBIA GUMIFERA	RED BLOODWOOD	610mm	24m	10m	7-6m	Retain + Protect
782	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	200.150mm	10m	4m	3m	Retain + Protect
783	PITTOCORPUS UNDOULATUS	SWEET PITTOCORPUS	180mm	4m	3m	2-3m	Retain + Protect
784	CORYMBIA MACULATA	SPOTTED GUM	180mm	4m	3m	2-3m	Retain + Protect
785	PITTOCORPUS UNDOULATUS	SWEET PITTOCORPUS	90mm	4m	1m	2m	Retain + Protect
786	MAISONIA LINEATA	MAISONIA LINEATA	150mm	12m	3m	4-6m	Retain + Protect
787	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	150mm	9m	3m	2-3m	Retain + Protect
788	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	120mm	7m	3m	3-6m	Retain + Protect
789	CORYMBIA MACULATA	SPOTTED GUM	300mm	25m	7m	6m	Retain + Protect
790	CORYMBIA MACULATA	SPOTTED GUM	350.380mm	23m	7m	5-4m	Retain + Protect
791	HOWIA FORSTERIANA	KENTIA PALM	100mm	8m	2m	2m	Retain + Protect
792	ROBINIA PSEUDOCACIA Trinell	GOLDEN ROBINIA	200mm	8m	5m	2-4m	Retain + Protect
793	CYPRESSUS SP.	CYPRESSUS	150mm	10m	2m	2-2m	Retain + Protect
794	CORYMBIA MACULATA	SPOTTED GUM	90mm	18m	10m	11-2m	Retain + Protect
795	VIBURNUM ODOBATISSIMUM	SWEET VIBURNUM	250mm	4m	5m	3m	Retain + Protect
796	ALCASCARINA TORULOSA	FOREST SHE OAK	200mm	9m	3m	2-2m	Retain + Protect
797	FIGULI LYATA	FIG	200mm	7m	4m	2-4m	Retain + Protect
798	SCHIFERERIA ACTINOPHYLLA	UMBRELLA TREE	70.600mm	7m	3m	2m	Retain + Protect
799	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	90mm	7m	1m	2m	Retain + Protect
800	ELAEACARPUS RETICULATUS	BLUEBERRY ASH	150mm	16m	4m	4-2m	Retain + Protect
801	FIGULI LYATA	FIG	100mm	8m	3m	3-4m	Retain + Protect
802	CORYMBIA MACULATA	SPOTTED GUM	340mm	23m	8m	4-1m	Retain + Protect
803	CORYMBIA MACULATA	SPOTTED GUM	180mm	10m	2m	2-2m	Retain + Protect
804	CORYMBIA MACULATA	SPOTTED GUM	160mm	8m	2m	2m	Retain + Protect
805	PITTOCORPUS UNDOULATUS	SWEET PITTOCORPUS	100mm	8m	3m	3-6m	Retain + Protect
806	CORYMBIA MACULATA	SPOTTED GUM	300mm	15m	4m	3-6m	Retain + Protect
807	MAGNOLIA GRANDEBORA	BULLRAY MAGNOLIA	70m	4m	2-4m	Retain + Protect	
808	CORYMBIA MACULATA	SPOTTED GUM	50mm	7m	1m	2m	Retain + Protect
809	CORYMBIA MACULATA	SPOTTED GUM	310mm	20m	5m	3-7m	Retain + Protect
810	CYPRESSUS SP.	CYPRESSUS	150mm	16m	4m	4-2m	Retain + Protect
811	ARAUACARIA HETEROPHYLLA	NORFOLK IS PINE	640mm	23m	7m	7-7m	Retain + Protect
812	CORYMBIA MACULATA	SPOTTED GUM	400mm	12m	6m	4-8m	Retain + Protect
813	ROBINIA PSEUDOCACIA	GOLDEN ROBINIA	250mm	2m	2m	-	Retain for screening
814	HYMENOPHYLLUM FLAVUM	NATIVE FRANGIPANI	100mm	7m	2m	-	Retain for screening

LANDSCAPE STATEMENT

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

A4.5 LOWER WESTERN FORESHORES AND SCOTLAND ISLAND LOCALITY DESIRED CHARACTER

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

D8 LOWER WESTERN FORESHORES AND SCOTLAND ISLAND LOCALITY

D8.1 CHARMING GARDEN WHEN VIEWED FROM A PUBLIC PLACE

D8.2 SCENIC PROTECTION - GENERAL

D8.3 SCENIC PROTECTION - CATEGORY 1 AREAS

PROPOSAL PROVIDES LANDSCAPE SURROUNDS WHICH REFLECT AND HARMONISE WITH ADJOINING PROPERTIES

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

D.8.3 LANDSCAPED AREAS

- MAXIMUM AREA PERMITTED TO BE 230mm OR UP TO 23% (583mm FOR APPROVED VARIATIONS)
- AREA PROPOSED NOT COVERED BY LANDSCAPE: 233.4m²
- REFER TP ARCHITECTURE (AM 66-03a (25/11/19)) FOR FULL SITE CALCULATION DETAILS

D8.16 FENCES

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

B4.7 PITTWATER SPOTTED GUM FOREST - ENDANGERED ECOLOGICAL COMMUNITY

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

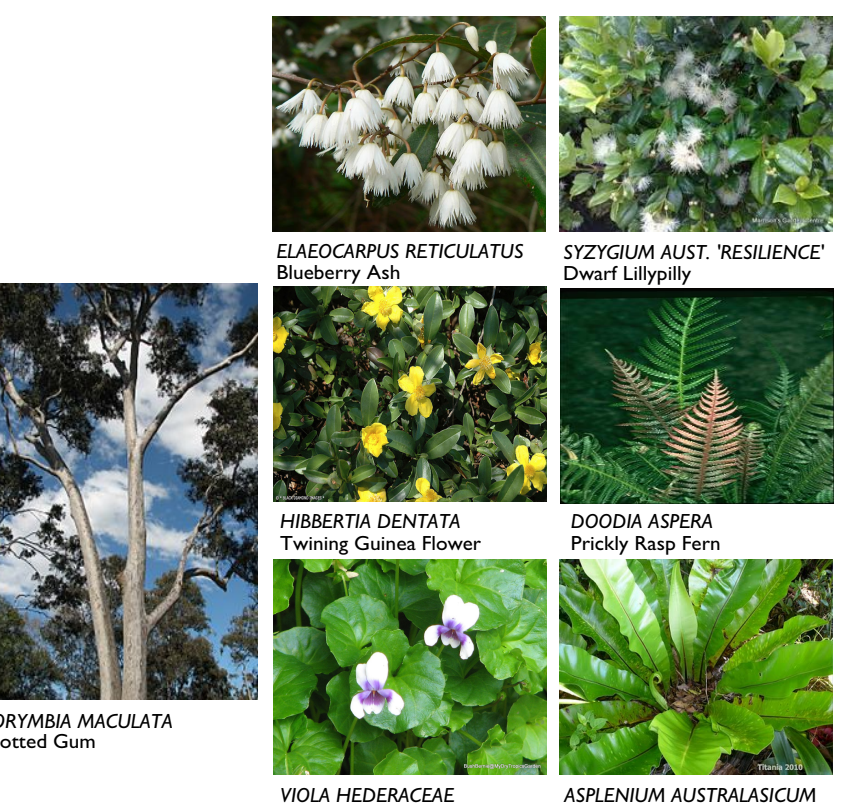
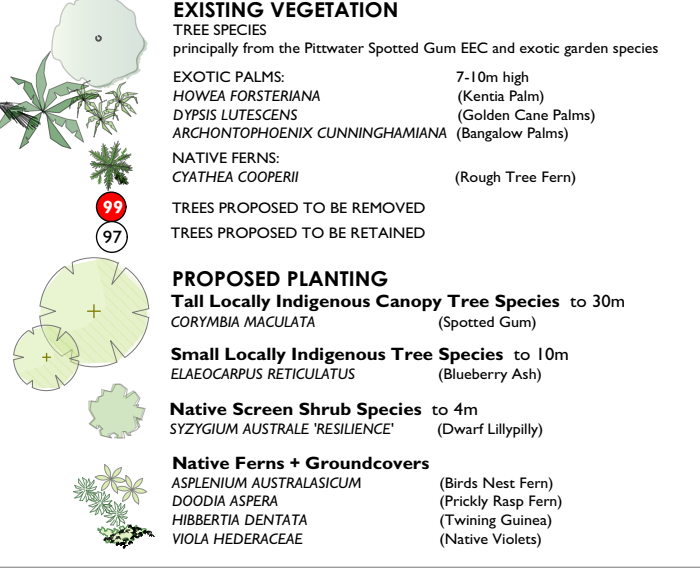
TO MAINTAIN NEIGHBOUR PRIVACY + AMENITY

- EXISTING REMNANT BUSHLAND AND ESTABLISHED MANAGED GARDENS, TOGETHER WITH PROPOSED NEW PLANTINGS WILL ENSURE THAT EXISTING LEVELS OF NEIGHBOUR PRIVACY AND AMENITY ARE MAINTAINED

TO FACILITATE BUSHFIRE MANAGEMENT OF THE SITE

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

VEGETATION LEGEND



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

PROPOSED SPECIES SELECTION

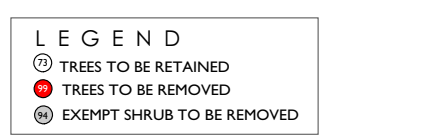
LANDSCAPE PLAN

1:100 @ A1 SCALE
25.11.19 REVISION 1.6.20
DATE
DA REVISION 1.6.20
ISSUE SHEET

1914 / DA-L01A

LANDSCAPE PLAN

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



SITE PLAN

SCALE: 1:500 @ A1

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TRISH DOBSON
REGISTERED LANDSCAPE ARCHITECT #450, HORTICULTURIST #551
MAY 97-991 486 158

**DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS
for F. LOADER**

18-20 Sturdee Lane, Lovett Bay NSW 2105