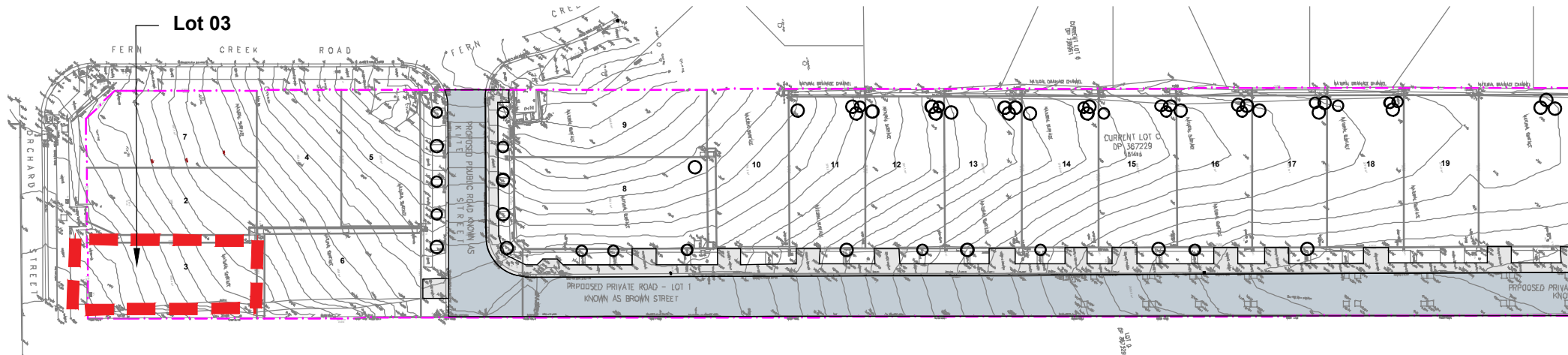


SITE PLAN

Scale: 1:1000



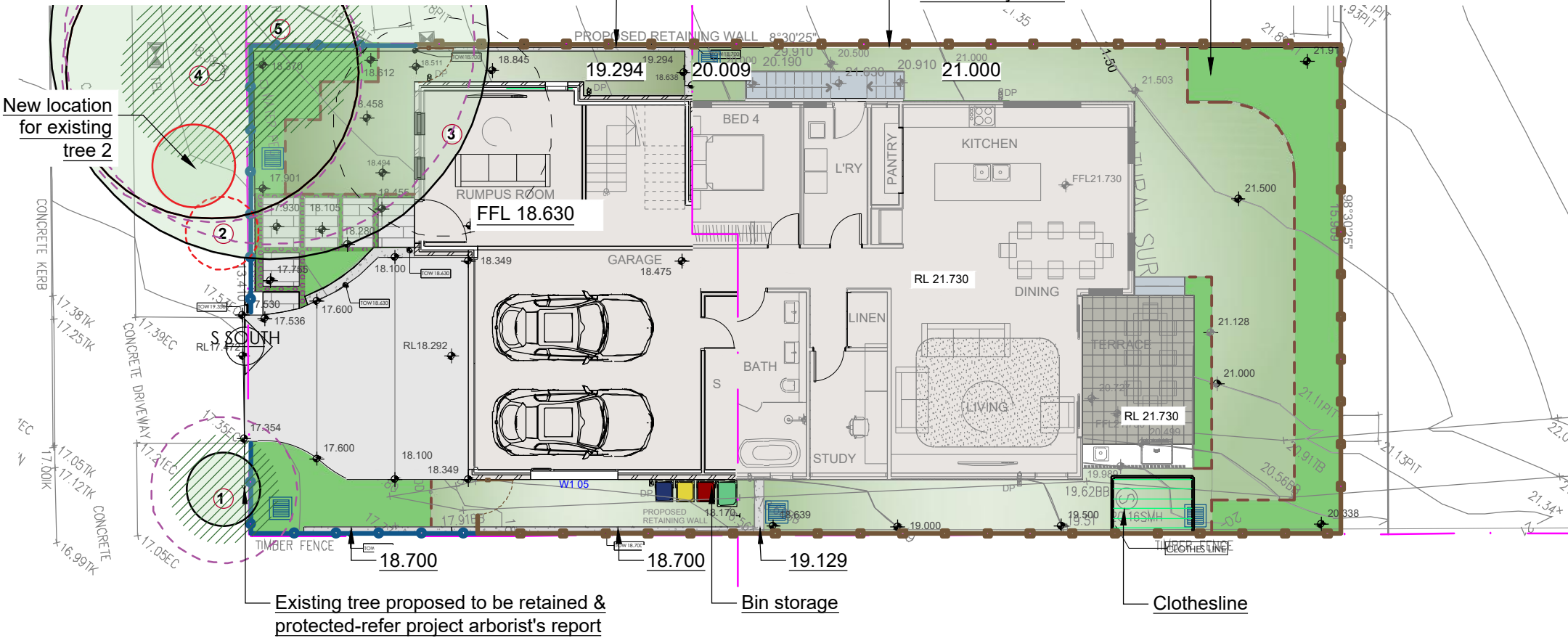
TREE SURVEY

Existing Trees based on Arborists Report by Bryce Claassens and Alex Kurath prepared on 20 September 2022

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Eucalyptus spp	5x2	Good	Retain and protect
2	Eucalyptus spp	5x2	Good	Transplant
3	Syncarpia glomulifera	13x6	Fair	Remove
4	Eucalyptus haemastoma	7x8	Good	Retain and protect
5	Angophora costata	17x12	Fair	Remove

HARDSCAPE PLAN

Scale: 1:150



DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	B
/2	LANDSCAPE PLAN	B
/3	DETAILS	B
/4	SPECIFICATION	B

OTHER LANDSCAPE ITEMS

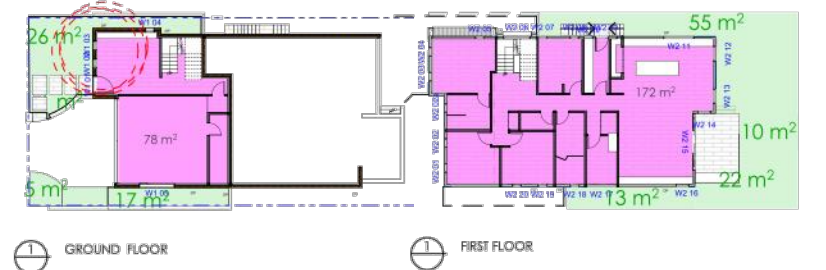
- 1.8m Gate and fence - colour and style to be nom. by client
- Front fence - colour and style to be nom. by client
- Brick Edging - refer detail
- Garden bed - refer landscape design plan
- Turf area - refer detail
- Stepping stones in groundcovers - refer detail
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- Trees Protection zone-refer project arborist's report
- Structural root zone-refer project arborist's report
- Existing tree to be transplanted
- New location of transplanted tree

LANDSCAPE CALCULATIONS

-refer architectural drawing no.17 "Area calculations"

SITE AREA:	400m²
REQUIRED LANDSCAPE AREA:	140m² (35%)
PROPOSED LANDSCAPE AREA:	147m² (37.0%)

(COMPLIANT)



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SCALE: 1:150 @ A3

REV	DATE	NOTATION/AMENDMENT
A	26.09.2022	Preliminary plan prepared for review
B	04.10.2022	Co-ordinated with client's comments

COUNCIL: NORTHERN BEACHES
 CLIENT: SKYCORP AUSTRALIA
 ARCHITECT: PTI ARCHITECTURE
 STATUS / ISSUE: DA - ISSUE B

 www.conzept.net.au
 enquiries@conzept.net.au
 Phone: 9922 5312
 Suite 101, 506 Miller St
 CAMMERAY NSW 2062

TITLE: SITE PLAN & HARDSCAPE PLAN
 PROPOSED RESIDENTIAL DEVELOPMENT
 LOT 3, 6 ORCHARD STREET,
 WARRIEWOOD

DWG.No:	LPDA 22 - 324 /1
DATE:	OCT 2022
DRAWN:	K.Z
CHECKED:	R.F

LEGEND & SCHEDULE

NOTES:
 1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

Botanical Name: *Waterhousia floribunda*
Common Name: Weeping Lilly Pilly (Native)
Pot size: 75L
Mature H x S: 10m x 6m
Qty Required: 1

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75L
Mature H x S: 8-10m x 6-7m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 9

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 7

Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 10

ACCENT PLANTS

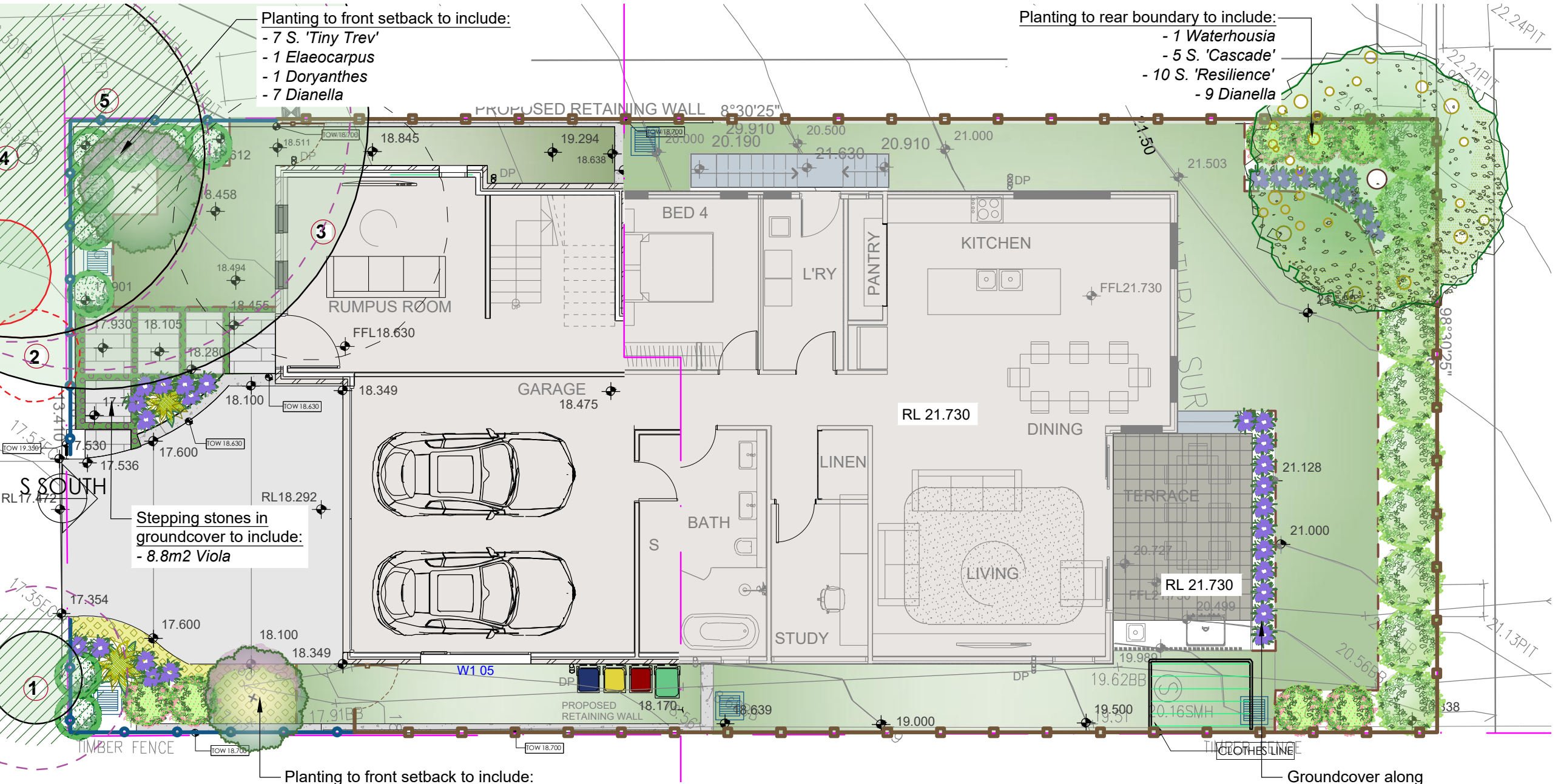
Botanical Name: *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 300mm
Mature H x S: 1.1m x 1m
Qty Required: 2

GRASSES / GROUNDCOVERS

Botanical Name: *Dianella 'Little Jess'*
Common Name: Little Jess Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4m
Qty Required: 33

Botanical Name: *Hibertia scandens*
Common Name: Snake Vine (Native)
Pot size: 200mm
Mature H x S: 0.3m x spreading
Qty Required: 5/m2 (3.8m2 total)

Botanical Name: *Viola hederacea*
Common Name: Native Violet (Native)
Pot size: 140mm
Mature H x S: 0.2m x spreading
Qty Required: 9/m2 (8.8m2 total)



Planting to front setback to include:
 - 7 S. 'Tiny Trev'
 - 1 *Elaeocarpus*
 - 1 *Doryanthes*
 - 7 *Dianella*

Planting to rear boundary to include:
 - 1 *Waterhousia*
 - 5 S. 'Cascade'
 - 10 S. 'Resilience'
 - 9 *Dianella*

Stepping stones in groundcover to include:
 - 8.8m2 *Viola*

Planting to front setback to include:
 - 1 *Elaeocarpus* - 2 S. 'Tiny trev'
 - 2 S. 'Cascade' - 1 *Doryanthes*
 - 5 *Dianella* - 3.8m2 *Hibertia*

Groundcover along alfresco to include:
 - 12 *Dianella*

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



DRAINAGE PITS AND DRAINAGE LINES SHOULD BE LOCATED WITHIN GARDEN AREAS TO ALLOW FOR SITE DRAINAGE WHILE MINIMISING IMPACT ON THE PROPOSED PLANTING SCHEME. WHERE POSSIBLE, PITS AND LINWORK SHOULD BE LOCATED AT THE EDGE OF LANDSCAPE STRIPS TO AVOID PRECLUDING PLANTING CENTRALLY IN GARDEN AREAS. WHERE PITS AND LINWORK OCCUR WITHIN GARDEN BEDS, THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGING STORM WATER WHEN PLANTING SHRUBS AND TREES. LANDSCAPE CONTRACTORS SHALL NOT ALTER THE FORM OF SWALES DESIGNED TO DIRECT OVERLAND FLOW.

PROPOSED LAWN OR LAWN SUBSTITUTES ALONG SIDE PASSAGE FOR COUNCIL LANDSCAPE COMPLIANCE PURPOSE.

LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to Northern Beaches Council Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney

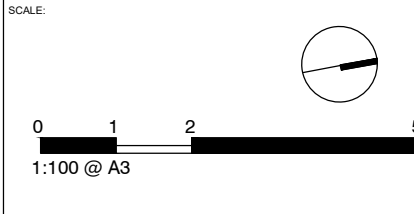
Waters "Plant Selector" web site one-drip rated native plants (**acceptable for BASIX planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

DA approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

General Notes:
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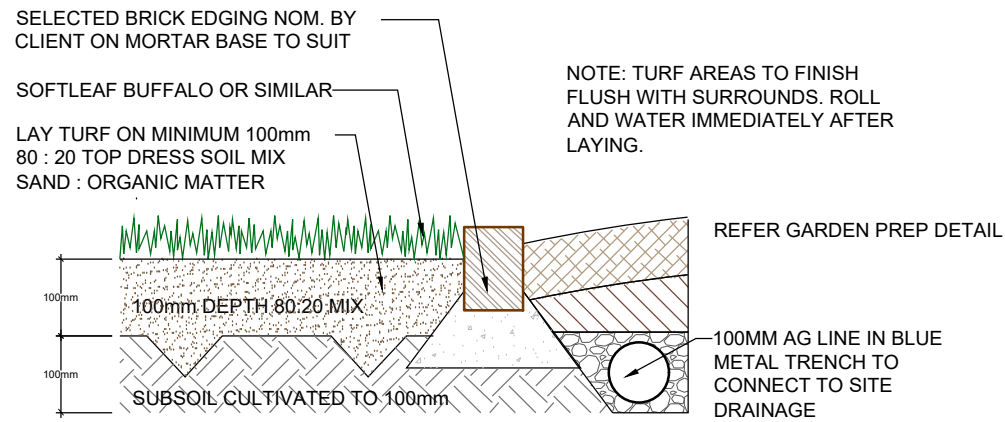
REV	DATE	NOTATION/AMENDMENT
A	26.09.2022	Preliminary plan prepared for review
B	04.10.2022	Co-ordinated with client's comments

COUNCIL	NORTHERN BEACHES
CLIENT	SKYCORP AUSTRALIA
ARCHITECT	PTI ARCHITECTURE
STATUS / ISSUE	DA - ISSUE B

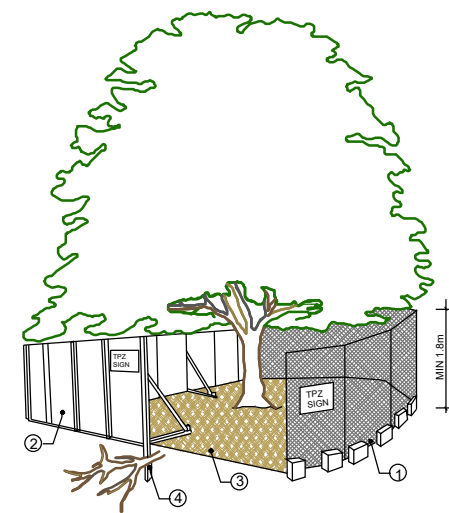
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 www.conzept.net.au enquiries@conzept.net.au
 Phone: 9922 5312
 Suite 101, 506 Miller St
 CAMMERAY NSW 2062

TITLE: **LANDSCAPE PLAN**
 PROPOSED RESIDENTIAL DEVELOPMENT
LOT 3, 6 ORCHARD STREET, WARRIEWOOD

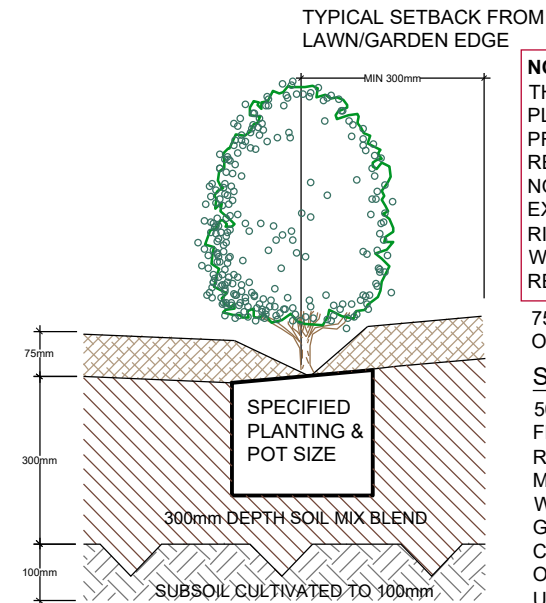
DWG No:	LPDA 22 - 324/2
DATE:	OCT 2022
DRAWN:	K.Z
CHECKED:	R.F



TYPICAL TURF AND BRICK EDGE DETAIL
SCALE: 1:10



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS
5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF AMENITY TREES



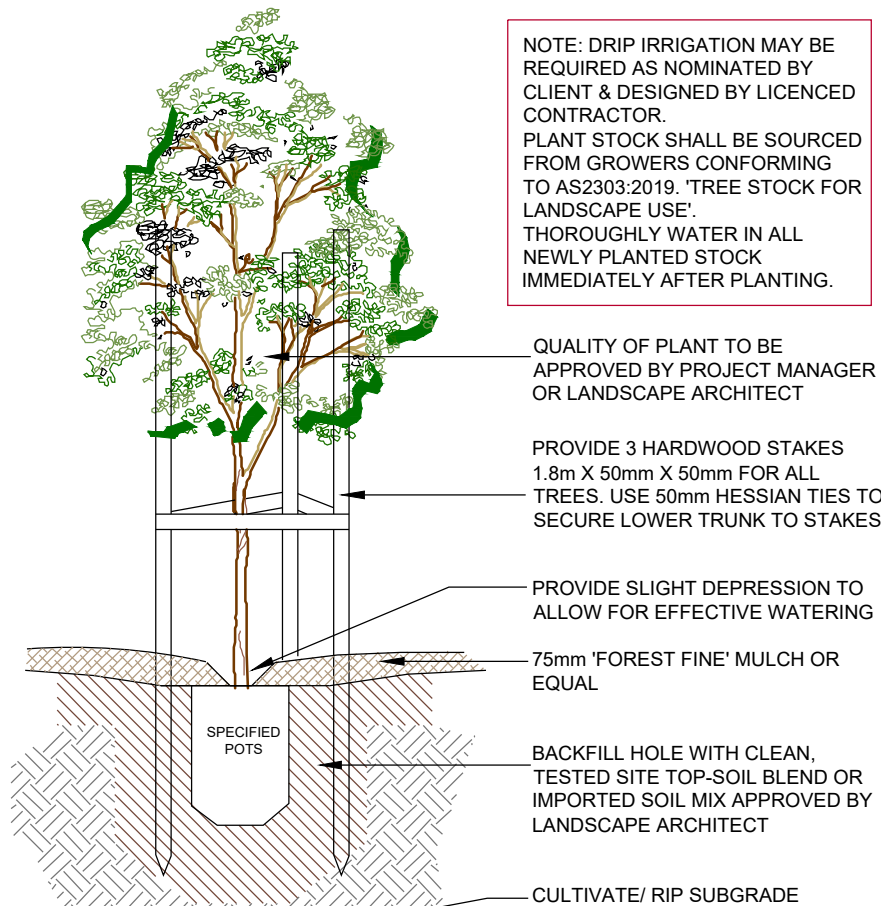
NOTE
THIS DETAIL IS ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE

75mm DEPTH "FOREST FINE" MULCH OR EQUIVALENT

SOIL MIX:
50% OF STOCKPILED SITE TOPSOIL FREE FROM ALL BUILDER'S RUBBISH AND DELETERIOUS MATERIALS. TOPSOIL TO BE MIXED WITH MINIMUM 50% IMPORTED GARDEN MIX OR SOIL CONDITIONER/ COMPOSTED ORGANIC MATTER - SEE SPEC. USE 100% IMPORTED SOIL MIX WHEN SITE TOPSOIL RUNS OUT.

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE
N.T.S



NOTE: DRIP IRRIGATION MAY BE REQUIRED AS NOMINATED BY CLIENT & DESIGNED BY LICENCED CONTRACTOR. PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO AS2303:2019. 'TREE STOCK FOR LANDSCAPE USE'. THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.

QUALITY OF PLANT TO BE APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT

PROVIDE 3 HARDWOOD STAKES 1.8m X 50mm X 50mm FOR ALL TREES. USE 50mm HESSIAN TIES TO SECURE LOWER TRUNK TO STAKES

PROVIDE SLIGHT DEPRESSION TO ALLOW FOR EFFECTIVE WATERING

75mm 'FOREST FINE' MULCH OR EQUAL

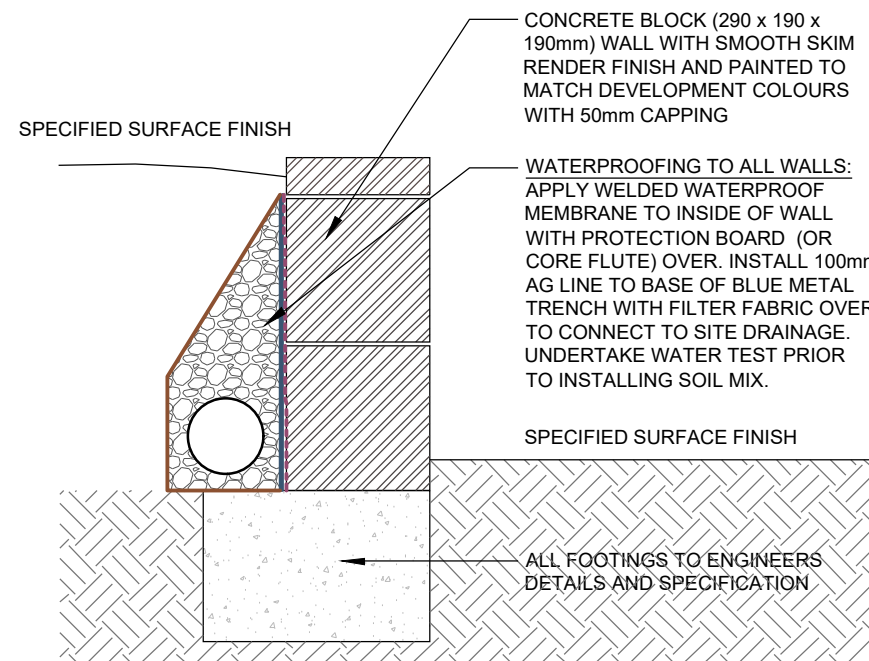
BACKFILL HOLE WITH CLEAN, TESTED SITE TOP-SOIL BLEND OR IMPORTED SOIL MIX APPROVED BY LANDSCAPE ARCHITECT

CULTIVATE/ RIP SUBGRADE

TREE PLANTING DETAIL

SCALE: NTS

(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



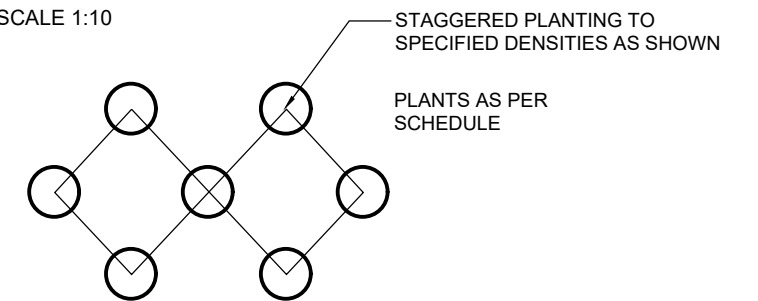
NOTE: TYPICAL DETAIL ONLY. ALL WALLS WHICH FORM PART OF DRAINAGE WORKS MUST BE BUILT AS DETAILED BY THE HYDRAULIC ENGINEER. ALL WALLS EXCEEDING 1m HEIGHT SHALL BE DETAILED BY A QUALIFIED ENGINEER. INSTALL WALL TO SUIT SITE LEVELS AND TO MANUFACTURE'S SPECIFICATION.

TYPICAL RETAINING WALL DETAIL

SCALE 1:10

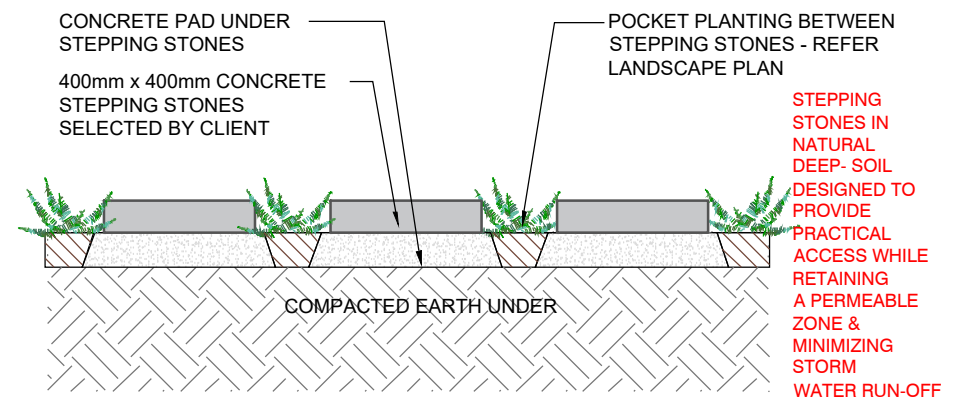
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



MASS PLANTING SETOUT

N.T.S



STEPPING STONES IN GROUNDCOVER PLANTING

SCALE 1:10

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AS SHOWN @ A3

SCALE:

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COUNCIL	NORTHERN BEACHES
CLIENT	SKYCORP AUSTRALIA
ARCHITECT	PTI ARCHITECTURE
STATUS / ISSUE	DA - ISSUE B



TITLE:	DETAILS	DWG.No:	LPDA 22 - 324/3
PROPOSED RESIDENTIAL DEVELOPMENT LOT 3, 6 ORCHARD STREET, WARRIWOOD		DATE:	OCT 2022
DRAWN:	K.Z	CHECKED:	R.F

