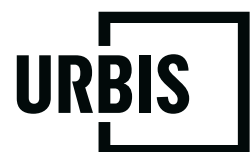




SECTION 4.55(1A) MODIFICATION

65-69 Lorikeet Grove,
Warriewood



Prepared for
COLONIAL CREDITS
16 July 2020

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0024486
Report Number	Final

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1. INTRODUCTION

This report has been prepared on behalf of Colonial Credits (the applicant) in accordance with Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This application is for a minor modification to the approved development DA2018/0607, which granted consent for the construction of a three (3) storey residential flat building consisting of rooftop garden, basement car parking and 27 apartments at the then vacant site known as 29-31 Warriewood Road, Warriewood. The site has since been subdivided and is now known as 65-69 Lorikeet Grove, Warriewood.

The proposed minor modification includes:

- Glazed balcony balustrades to be changed to metal on all balconies for improved visual appearance;
- Minor changes to approved landscaping including additional plantings and reconfiguration of the rooftop communal open space; and
- Relocation of Hydrant Booster assembly relocation;
- Extension of the Air conditioner condenser room; and
- Addition of a rooftop exhaust.

The proposed modifications are substantially the same development as the approved development as they do not change the approved use of the site or alter the design integrity as approved under DA2018/0607. The changes seek detailed design and improvements to the quality of materials, whilst remaining consistent with the approved building envelope.

The proposed modifications are substantially the same development for the following reasons:

- The changes seek to improve the amenity for future residents
- further enhance the visual appearance on the emerging streetscape
- Does not impact on the ability for the development to comply with the provisions of the Apartment Design Guide (ADG)

Therefore, the proposed modifications are considered minor and can be assessed under Section 4.55(1A) of the EP&A Act 1979.

This report consists of the following structure:

- **Section 2:** outline of site and surrounding context
- **Section 3:** project history including assessment and determination of the original development application
- **Section 4:** overview of proposed modifications, including rationale and intended outcomes
- **Section 5:** proposed amendments to the current development consent conditions
- **Section 6:** assessment of the proposed modifications in accordance with section 4.55(2) of the EP&A Act
- **Section 7:** assessment of the application in accordance with the matters for consideration listed in section 4.15 of the EP&A Act
- **Section 8:** summary of key findings and recommendations

2. SITE AND SURROUNDING CONTEXT

The subject site is located at 65-69 Lorikeet Grove, Warriewood, 21 Km north of Sydney CDB and is legally described as Lot 23 in DP 270907. The site is irregular in shape and has a site area of 2,917sqm and a 35m frontage to Lorikeet Grove.

The subject site is located within the Warriewood Valley Land Release Precinct, 1 Km south of Mona Vale shopping area and 21 Km north of Sydney CBD.

The site is located within a changing area of Warriewood, with recent completed developments to the west of the site, which include low to medium density residential developments. The site is also opposite an established low-density residential area and is 1Km south of the Mona Vale Shopping precinct. Land to the south east of the site has recently been developed and includes low to medium density residential development.

The surrounding area includes:

North: Established low-density residential dwellings characterise the area to the north of the site. Further north is the Mona Vale Shopping Centre.

East: Established low-density residential dwellings characterise land use to the east. Further east is Mona Vale Hospital.

South: South of the site is the Warriewood Wastewater Treatment Plant which is buffered by Macpherson Street and a number of vacant lots. Further south is Warriewood Square Shopping Centre.

West: To the west of the site is an Anglican Retirement Village development known as Warriewood Brook.

Figure 1 Site Location



Source: Six maps

3. APPROVED DEVELOPMENT

On 21 November 2018, Council granted consent for DA2018/0607 for the construction of a three (3) storey residential flat building consisting of:

- Consolidation of eight (8) lots to form a single parcel;
- 27 apartments;
- 1 level of basement car parking for 62 cars;
- Associated infrastructure works; and
- Extensive landscaping, including provisions for new trees throughout the site, landscaping associated with the communal open space on the roof structure of the development.

Due to the topography of the site, the roof was designed to ensure visual impacts from properties along Warriewood Road were not impacted due to overlooking the development. As such, mechanical plants were not included within the roof structure.

The approval formed part of the overall development of the site previously known as 29-31 Warriewood Road, Warriewood which has included the subdivision of the site into a 40 lot subdivision including the construction of two (2) new roads.

Figure 2 below illustrates the approved façade.

Figure 2 Approved RFB façade.



Source: DKO

4. PROPOSED MODIFICATIONS

The proposed modification seeks to amend the approved architectural and landscape plans as a result of post-approval design changes. The proposed modification includes:

- Approved glazed balcony balustrades to be changed to metal on all balconies;
- Changes to approved landscaping including rooftop communal open space;
- Relocation of Hydrant Booster assembly relocation;
- Extension of the Air conditioner condenser room; and
- Addition of a rooftop exhaust.

4.1. MODIFICATION TO BALUSTRADES

The approved glazed balustrades are proposed to be replaced with vertical flat bar balustrades on all balconies. The proposed changes are the result of post-approval design changes and are considered to be complimentary to the fixed metal privacy screening and earth tones of the façade, further improving the appearance of the development. The proposed balustrades will not impact on solar access to apartments and ensure the same level of privacy to balconies as the approved design.

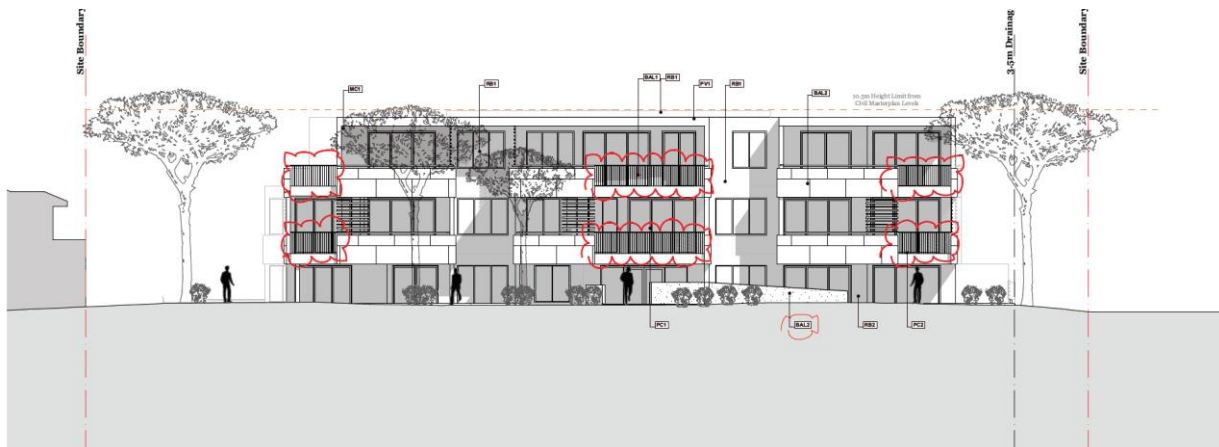
Figure 3 and 4 below illustrate the approved and proposed northern elevation.

Figure 3 Approved Northern Elevation Plan



Source: DKO

Figure 4 Proposed Northern elevation Plan



Source: DKO

4.2. MODIFICATION TO LANDSCAPING

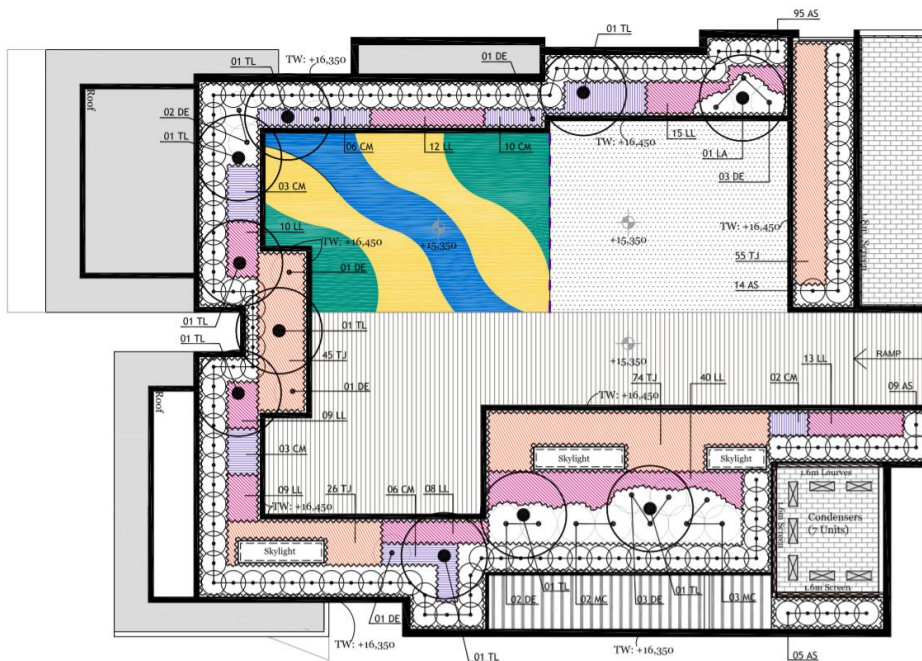
Minor changes to the approved landscape is proposed. These changes include:

- Ground Floor and Level 1:
 - Additional native and locally found species throughout;
 - Changes to some proposed plant species;
 - Additional plant species to lobby entries and communal areas; and
 - Increase in number of trees within both levels.
- Level 3:
 - Minor amendments to seating, dining and play elements due to use of alternative products and improvements to the layout;
 - Changes to plant species including introduction of exotic and hardy plant species that are considered more suitable for a rooftop environment;
 - Amendments to the communal roof area through improvements to the quality of the landscape spaces, including lush aesthetics which soften the built form and create points of interest.

The proposed amendments are considered minor and will improve the amenity for residents and neighbouring properties through increased landscape embellishments throughout the site, improvements to the layout and material used for communal areas and further softening of the built form on the streetscape and future neighbouring developments.

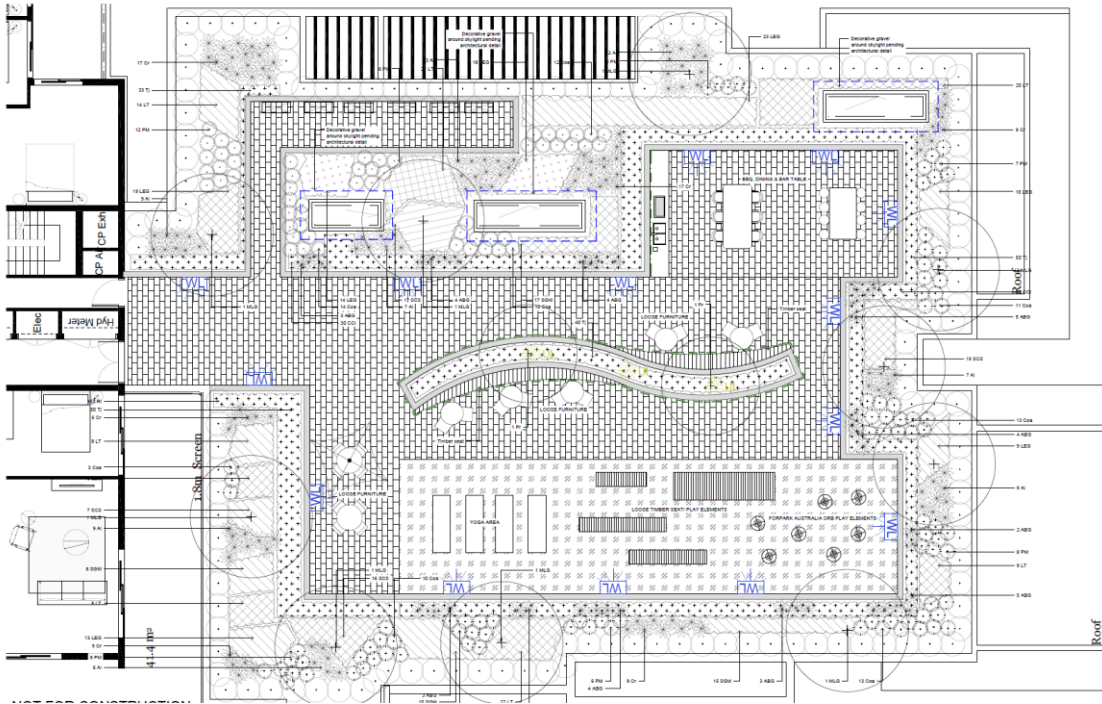
Figure 5 and **6** below illustrate the approved and proposed landscape design of the rooftop communal open space.

Figure 5 Approved Rooftop Communal Open Space



Source: Hamilton Landscape Architects

Figure 6 Proposed Rooftop Communal Open Space



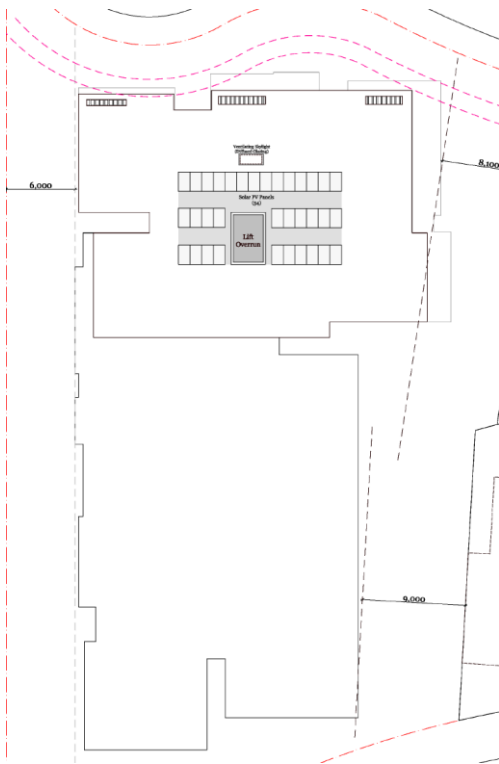
Source: Site Image

4.3. ROOFTOP EXHAUST

A rooftop exhaust system is proposed adjacent to the lift overrun. The exhaust system assists with the operation of the approved development and does not exceed the maximum building height limit for the site.

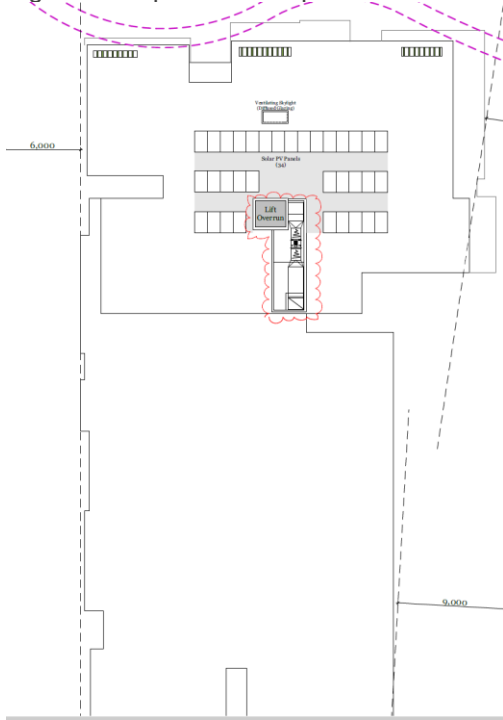
Figure 7 and 8 below illustrate the approved roof design and proposed location of the exhaust system.

Figure 7 Approved Roof design



Source: DKO

Figure 8 Proposed rooftop exhaust



Source: DKO

4.4. RELOCATION OF HYDRANT BOOSTER ASSEMBLY

The relocation of the hydrant booster assembly is proposed due to Sydney Water allocating Lorikeet Grove as the water supply for the development. The relocation is proposed to ensure efficient access and clarity for NSW Fire Brigade in the event of a fire emergency.

Figure 9 and 10 below illustrate the approved and proposed location of the hydrant booster assembly.

Figure 9 Approved location of Hydrant Booster

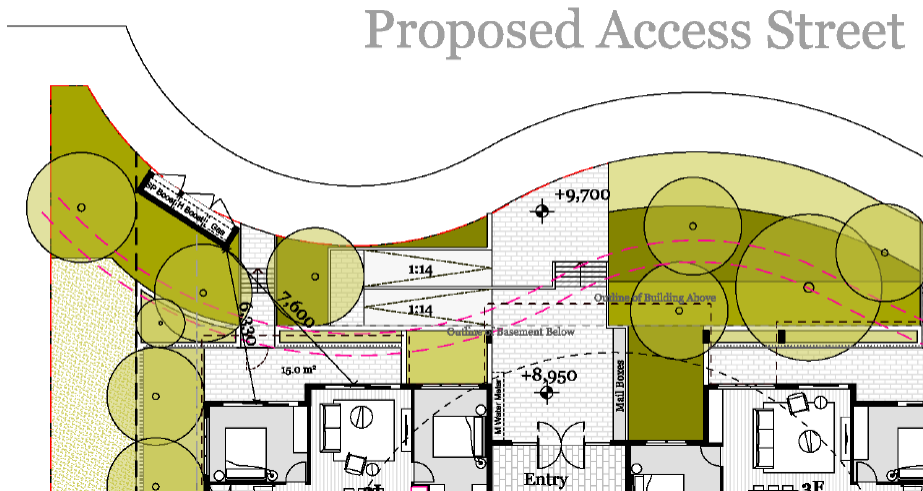
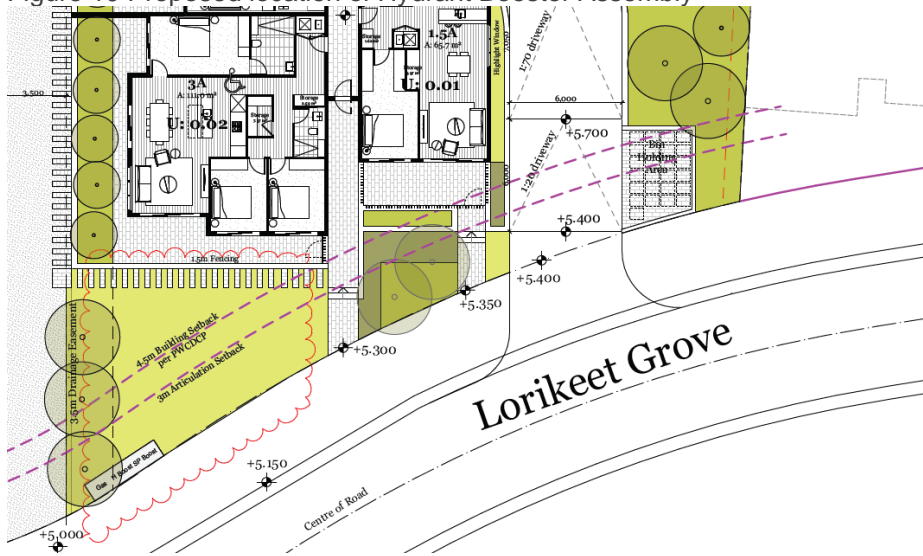


Figure 10 Proposed location of Hydrant Booster Assembly



Source: DKO

4.5. EXTENSION OF AIR CONDITIONER CONDENSER ROOM

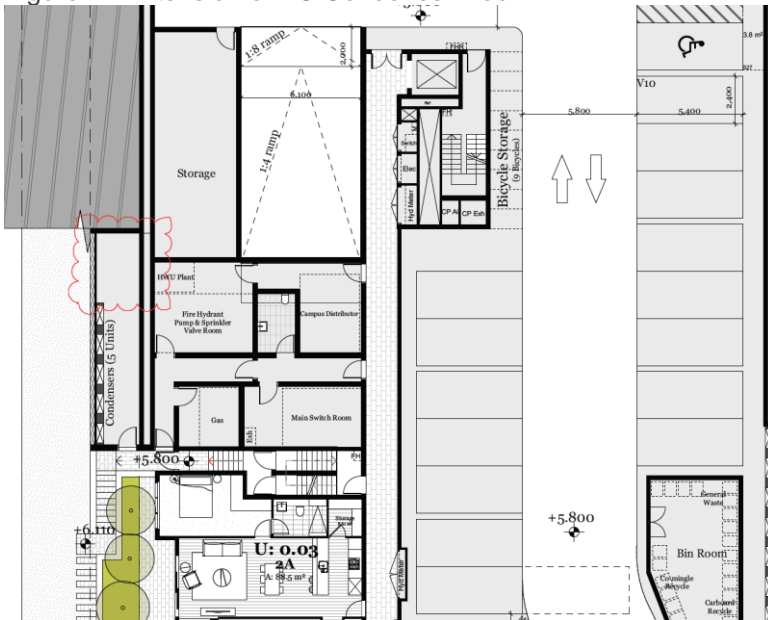
A minor extension of the air conditioner (AC) condenser room within the basement is proposed to allow for improved efficiency within the room. The proposal seeks to increase the length of the room by 1.5m and would generally remain below ground level. The minor extension of the room would remain within the previously excavated site, therefore not require additional excavation.

Figure 11 and 12 below illustrate the approved condenser room and proposed extension.

Figure 11 Approved Condenser room



Figure 12 Extension of AC Condenser Room



Source: DKO

5. PLAN MODIFICATIONS

The following section details the modification to the architectural and landscape plans approved under DA2018/0607.

5.1. AMENDMENTS TO CONDITION 7

Where amendments are proposed to the wording of conditions, additions are shown in *red italics* and deleted text is shown in ~~strike through~~.

(7) Approved Plans and Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

(a) Approved Plans

Table 1 Architectural Plan Modifications

Drawing Number	Revision Number	Plan Name	Date
DA202	A <i>C</i>	Ground Floor	14 December 2017 <i>16 July 2020</i>
DA203	A <i>C</i>	Level 1	14 December 2017 <i>16 July 2020</i>
DA205	A <i>C</i>	Level 3	14 December 2017 <i>16 July 2020</i>
DA206	A <i>C</i>	Roof Plan	14 December 2017 <i>16 July 2020</i>
DA301	A <i>C</i>	Elevation	14 December 2017 <i>16 July 2020</i>
DA302	A <i>C</i>	Elevation	14 December 2017 <i>16 July 2020</i>

(d) The development is to be undertaken generally in accordance with the following:

Table 2 Landscape Plan Modifications

Drawing Number	Plan Name	Revision	Date	Prepared by
000	Landscape Coversheet	A	11 June 2020	Site Image
TP-03 <i>101</i>	Planting Plan- Ground Floor <i>Landscape Plan – Ground</i>	A <i>A</i>	13 February 2018 <i>11 June 2020</i>	Hamilton Landscape Architects <i>Site Image</i>

Drawing Number	Plan Name	Revision	Date	Prepared by
TP-04 <i>102</i>	Planting Plan – Level 1 <i>Landscape Plan – Level 1</i>	A <i>A</i>	13 February 2018 <i>11 June 2020</i>	Hamilton Landscape Architects <i>Site Image</i>
TP-05	Surface Finishes & Fixtures Plan – Level 3	A	13 February 2018	Hamilton Landscape Architects
TP-06 <i>103</i>	Planting Plan – Level 3 <i>Landscape Plan – Level 3</i>	A <i>A</i>	13 February 2018 <i>11 June 2020</i>	Hamilton Landscape Architects <i>Site Image</i>
TP-07	Children's Play Area Equipment's –Level 3	A	13 February 2018	Hamilton Landscape Architects
TP-08 <i>501</i>	Details <i>Landscape Details</i>	A <i>A</i>	13 February 2018 <i>11 June 2020</i>	Hamilton Landscape Architects <i>Site Image</i>
<i>502</i>	<i>Landscape Details</i>	<i>A</i>	<i>11 June 2020</i>	<i>Site Image</i>

5.2. AMEND CONDITIONS

This section outlines the proposed replacement and/or rewording of the conditions of consent imposed by Council in accordance with the plan modifications outlined in **Section 5**.

Where amendments are proposed to the wording of conditions, additions are shown in *red italics* and deleted text is shown in ~~strike through~~.

5.2.1. Condition 42– Landscape Completion

It is proposed to amend Condition 42 to align with the new Landscape Plans.

42 Landscape Completion

1) Landscaping is to be implemented in accordance with the Landscape Documents prepared by *Site Image* ~~Hamilton Landscape Architects~~, drawings *000 – 502* ~~TP-01 to TP-09~~ inclusive, all listed as revision A, with the following amendments to be completed prior to the issue of a Occupation Certificate

5.2.2. Condition 56 – Landscape Maintenance

It is proposed to amend Condition 56 to align with the new Landscape Plans.

56 Landscape Maintenance

All landscape components as documented on the Landscape Plans *000 - 502* ~~TP-01 to TP-09~~ inclusive, and as required by this Consent are to be maintained for the life of the development.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. Landscape materials are to be replaced when damaged or if they fail. If any tree, shrub or groundcover

required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plans.

Reason: To maintain local environmental amenity and ensure landscaping continues to soften the built form.

6. SECTION 4.55 APPLICATION

Section 4.55 (1)(a) of the EP&A Act requires the consent authority to be “*satisfied that the proposed modification is of minimal environmental impact*”. Further, Section 4.55(3) requires the consent authority to “*take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application*”.

The proposed modifications are substantially the same as the approved development for the following reasons:

- Remains consistent with the approved building envelope;
- Changes to the landscape plans are minimal and result in improved communal seating and play areas and additional plantings;
- Does not impact on the ADG and improves the design quality; and
- Does not result in additional adverse impacts on the site or future neighbouring developments.

Therefore, the proposal is considered to be substantially the same development and can be assessed under Section 4.55(1A) of the EP&A Act 1979.

7. SECTION 4.15 ASSESSMENT

The section 4.55(1A) application has been assessed in accordance with the matters for consideration listed in section 4.15 of the Act and as outlined below.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

Pittwater Local Environmental Plan 2014 (PLEP 2014) is the principle planning instrument governing development on the site.

The proposed modifications are considered minor in nature and will not impact on the ability of the development to comply with the PLEP 2014. All relevant provisions under the PLEP 2014 have been previously assessed by Council.

7.2. PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft environmental planning instruments relevant to the proposed modifications.

7.3. PITTWATER 21 DEVELOPMENT CONTROL PLAN

The proposed minor modifications will have no impact on the ability of the development to comply with P21DCP. All relevant provisions under the P21DCP have been previously assessed by Council.

7.4. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000*.

7.5. LIKELY IMPACTS OF THE DEVELOPMENT

The proposed modifications have been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** The proposal does not seek changes to the approved building envelope, with external changes being restricted to landscaping and balustrade design. Proposed landscape modifications are considered to provide additional plantings whilst increasing native and local species. Proposed changes to the rooftop communal open space are considered to improve the amenity of the space and include plant species that are more hardy than current approved, ensuring longer life expectancies.
- **Built Environment:** The proposal will have minimal impact on the built form. Modifications to the approved glazed balustrades are considered minimal and visual impacts on the emerging streetscape. Additional landscape embellishments will further soften the built form on the streetscape and future neighbouring developments.
- **Social:** The proposal will not result in additional social impacts than that already approved under the original DA.
- **Economic:** The proposal will not result in additional economic impacts than that already approved under the original DA.

7.6. EXHAUST SYSTEM

The proposed exhaust system on the rooftop provides improvements to the operations of the development. The exhaust is proposed to be behind the lift overrun, and does not exceed the maximum building height for the site as specified under PLEP 2014. The proposed location within the centre of the roof structure and south of the liftoverrun ensures visual impacts are minimised from the streetscape and surrounding sites.

Therefore, the proposed exhaust is considered acceptable and of minimal impact.

7.7. SUITABILITY OF THE SITE

The proposed modifications do not alter the suitability of the site for its approved residential flat building use.

7.8. PUBLIC INTEREST

The proposed amendments are minor and the development remains in the public interest. The minor amendments allow for improved visual appearance, additional landscaping embellishments and improved communal area layout for the benefit of future residents and neighbouring sites.

8. SUMMARY AND CONCLUSION

This Statement of Environmental Effects has been prepared on behalf of Colonial Credits in support of an application to modify development consent D2018/0607 as it relates to 65-69 Lorikeet Grove, Warriewood (the site) under the provisions of Section 4.55(1)(a) of the Act.

The proposed modifications have been assessed against the relevant requirements of the *Environmental Planning and Assessment Act 1979*, and are considered appropriate for the following reasons:

- The proposal remains compliant with the built form parameters established under PLEP 2014.
- The proposal does not impact on the approved design integrity of the built form.
- The changes to balcony balustrades are considered minimal and improve the façade design.

Having regard to the above, it is considered that Northern Beaches Council may modify DA2018/0607 pursuant to Section 4.55(1)(a) of the EP&A Act because:

- The proposal is of minimal environmental impact; and
- Represents substantially the same development for which the consent was granted.

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This report is dated 16 July 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of E+P Comelli (**Instructing Party**) for the purpose of Section 4.55(1A) Modification (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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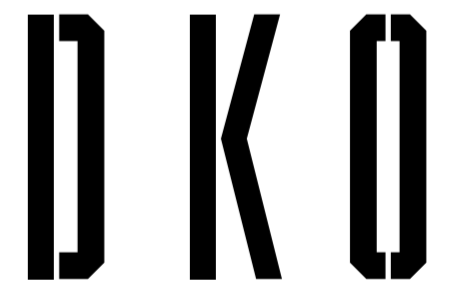
APPENDIX A

ARCHITECTURAL PLANS

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C	16/07/20	MJ	DN	S4.55 SUBMISSION



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Project Name Warriewood Apartments
 Project Number 11268
 Project Address 31 Warriewood Road, Warriewood, NSW 2102

Drawn By MJ
 Checked By DN
 Date Jul 2020
 Scale 1:200 @ A2

Drawing Series DA2 Plan Drawings
 Drawing Name Ground Floor

Drawing Number **DA202**
 Revision **C**

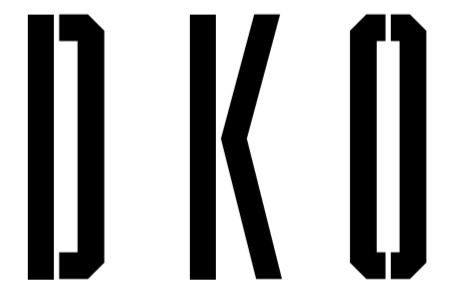
Proposed Access Street

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Drawn By MJ
 Checked By DN
 Date Jul 2020
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Drawing Series DA2 Plan Drawings
 Drawing Name Level 1

Drawing Number **DA203**
 Revision **C**

Lorikeet Grove

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Drawing Series: DA2 Plan Drawings
 Drawing Name: Level 3

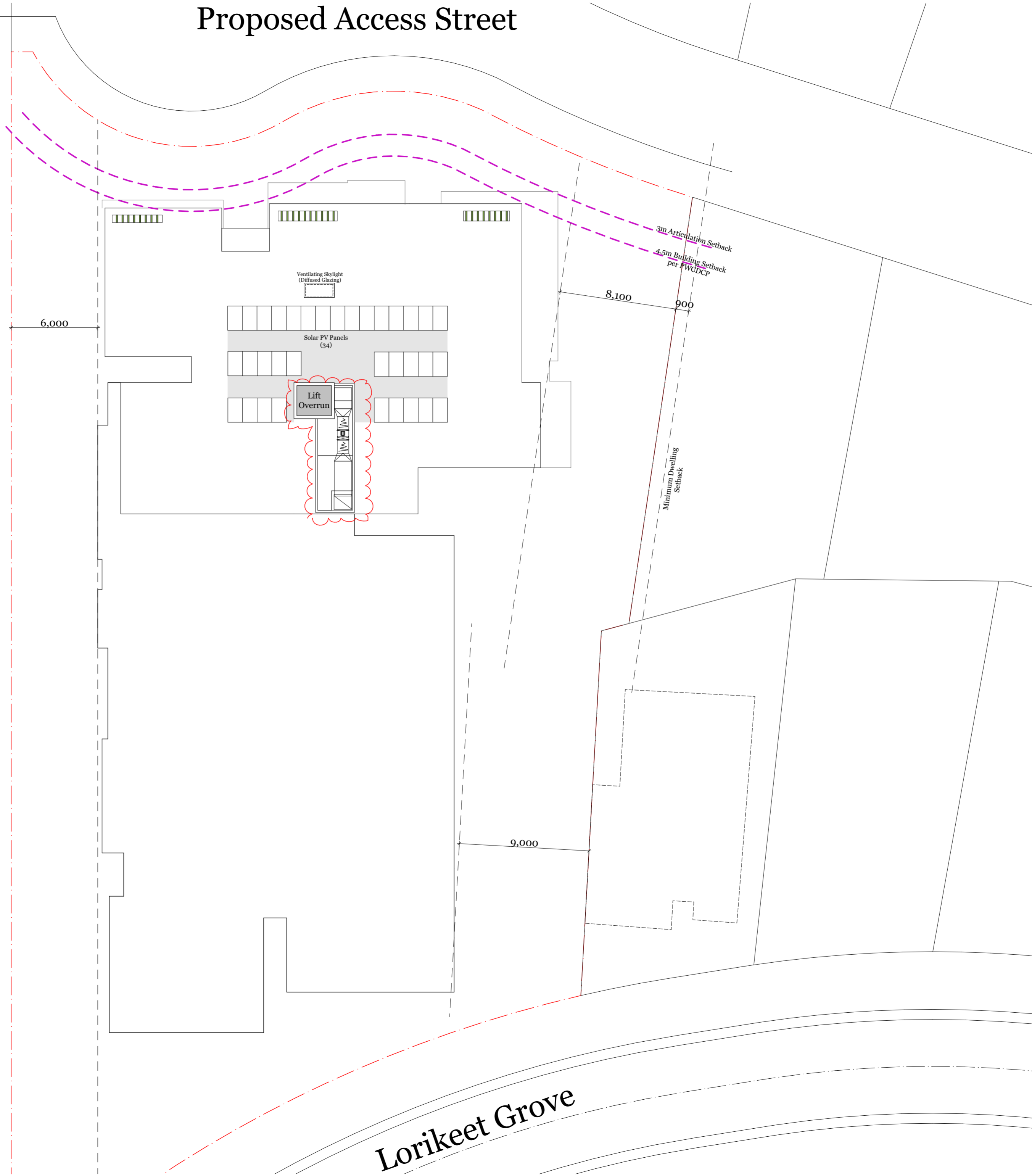
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Lorikeet Grove

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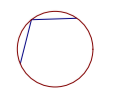
Project Name Warriewood Apartments
 Project Number 11268
 Project Address 31 Warriewood Road, Warriewood, NSW 2102

Drawn By MJ
 Checked By DN
 Date Jul 2020
 Scale 1:200 @ A2

Drawing Series DA2 Plan Drawings
 Drawing Name Roof Plan

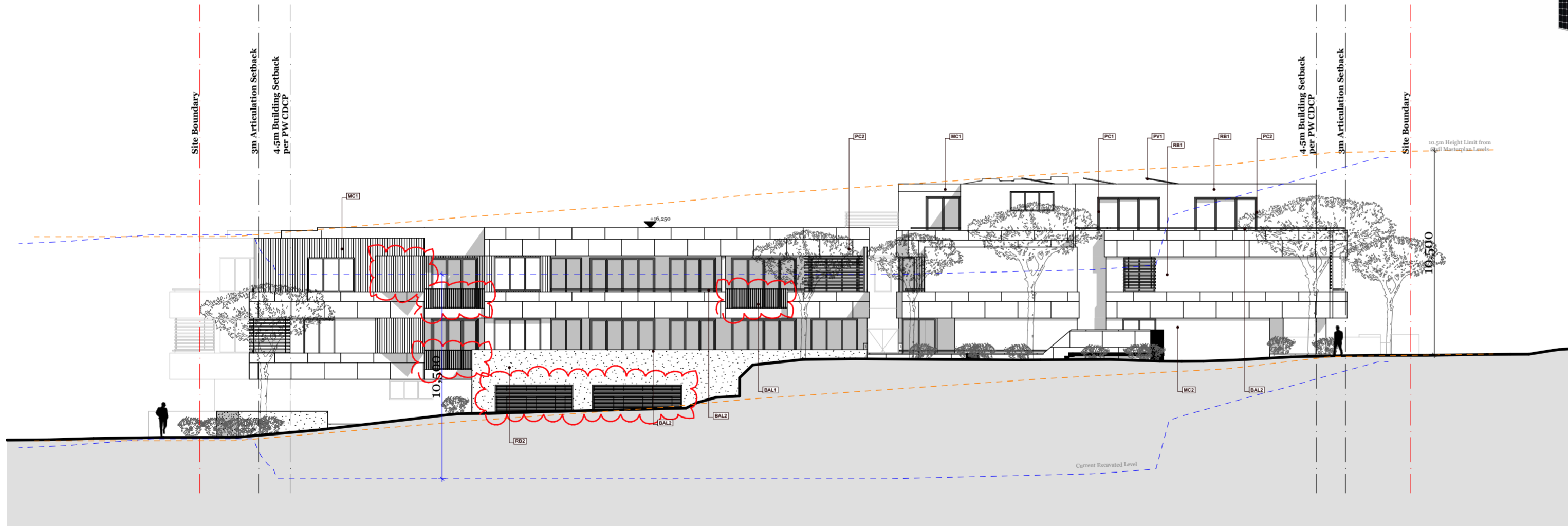
Drawing Number **DA206**
 Revision **C**

Lorikeet Grove





1 North Elevation
1:200



2 East Elevation
1:200

-  **RB1**
Mid grey render or similar
-  **RB2**
Light grey render or similar
-  **BAL1**
Vertical flat bar balustrade
-  **BAL2**
Solid balustrade with render, masonry cladding, stone or similar
-  **MC1**
Grey standing seam metal cladding or similar
-  **PC1**
Aluminium framed doors and windows in powdercoat finish or similar
-  **PC2**
Custom fixed metal screen
-  **PV1**
Solar photovoltaic panels

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Builder/Contractor shall verify job dimensions before any job commences
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant

Rev.	Date	By	Ckd	Description
B	19/05/20	MJ	MR/RS	S4.55 SUBMISSION
C	16/07/20	MJ	DN	S4.55 SUBMISSION

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Project Name Warriewood Apartments
Project Number 11268
Project Address 31 Warriewood Road, Warriewood, NSW 2102

Drawn By MJ
Checked By DN
Date Jul 2020
Scale 1:200 @ A2

Drawing Series DA3 Elevation & Sections
Drawing Name Elevation







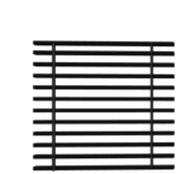

Drawing Number **DA301**
Revision **C**



1 South Elevation
1:200



2 West Elevation
1:200

-  **RB1**
Mid grey render or similar
-  **RB2**
Light grey render or similar
-  **BAL1**
Vertical flat bar balustrade
-  **BAL2**
Solid balustrade with render, masonry cladding, stone or similar
-  **MC1**
Grey standing seam metal cladding or similar
-  **PC1**
Aluminium framed doors and windows in powdercoat finish or similar
-  **PC2**
Custom fixed metal screen
-  **PV1**
Solar photovoltaic panels

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Rev.	Date	By	Ckd	Description
B	19/05/20	MJ	MR/RS	S4.55 SUBMISSION
C	16/07/20	MJ	DN	S4.55 SUBMISSION

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Project Name Warriewood Apartments
Project Number 11268
Project Address 31 Warriewood Road, Warriewood, NSW 2102

Drawn By MJ
Checked By DN
Date Jul 2020
Scale 1:200 @ A2

Drawing Series DA3 Elevation & Sections
Drawing Name Elevation

Drawing Number **DA302**
Revision **C**

APPENDIX B

LANDSCAPE PLANS

Warriewood Apartments

Landscape Section 4.55

31 Warriewood Road, Warriewood

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan - Ground	1:100
102	Landscape Plan - Level 1	1:100
103	Landscape Plan - Level 3	1:50
501	Landscape Details	N/A
502	Landscape Details	N/A

PLANT SCHEDULE

	Botanic Name	Common Name	Mature Size	Pot Size	Density	Qty
GROUND FLOOR						
TREES						
Ac	Angophora costata	Smooth Barked Apple	20 x 12	100L	As Shown	1
Af	Angophora floribunda	Rough Barked Apple	18 x 8	100L	As Shown	1
Ee	Elaeocarpus eumundi	Smooth Quandong	8 x 4	100L	As Shown	9
La	Livistona australis	Cabbage Tree Palm	30 x 8	3m Clear Trunk	As Shown	4
MLG	Magnolia Little Gem	Dwarf Magnolia	5 x 3	100L	As Shown	5
Pr	Plumeria rubra	Frangipani	4 x 3	2m Tall	As Shown	2
Wfl	Waterhousia floribunda	Weeping Lilly Pilly	10 x 5	100L	As Shown	1

SHRUBS & ACCENTS						
Ai	Alcantarea imperialis 'Rubra'	Imperial Bromeliad	1 x 1	300mm	As shown	17
AsM	Acmena smithii var. Minor	Dwarf Lilly Pilly	3 x 2	300mm	As Shown	6
Coa	Correa alba	Correa	1 x 2	300mm	As Shown	57
Cr	Cycas revoluta	Cycad	1 x 1	300mm	As Shown	13
De	Doryanthes excelsa	Gymea Lily	3 x 2	300mm	As Shown	55
PX	Philodendron 'Anadu'	Dwarf Philodendron	1 x 1	300mm	3/m2	92
Ri	Raphiolepis indica 'Oriental Pear'	Indian Hawthorne	1 x 1	300mm	As shown	93
Vo	Viburnum odoratissimum	Sweet Viburnum	3 x 2	300mm	As shown	51

GRASSES & GROUND COVERS						
BBC	Banksia 'Birthday Candles'	Banksia	0.4 x 0.6	150mm	5/m2	50
Cg	Carpobrotus glaucascens	Pig Face	0.2 x 1	150mm	5/m2	84
GBR	Grevillea 'Bronze Rambler'	Grevillea	0.3 x 1.5	150mm	5/m2	35
LEG	Lirope muscari 'Evergreen Giant'	Lirope	0.6 x 0.5	150mm	5/m2	193
LT	Lomandra 'Tanika'	Spiny-head mat-rush	0.5 x 1	150mm	5/m2	56
TJ	Trachelospermum jasminoides	Star Jasmine	0.4 x 1.5	150mm	5/m2	270

PLANTING MATRIX						
BBC	Banksia 'Birthday Candles'	Banksia	0.4 x 0.6	150mm	3/m2	239
GBR	Grevillea 'Bronze Rambler'	Grevillea	0.3 x 1.5	150mm	3/m2	239
LT	Lomandra 'Tanika'	Spiny-head mat-rush	0.5 x 1	150mm	2/m2	159

	Botanic Name	Common Name	Mature Size	Pot Size	Density	Qty
LEVEL 1						
TREES						
Ac	Angophora costata	Smooth Barked Apple	20 x 12	75L	As Shown	1
Af	Angophora floribunda	Rough Barked Apple	18 x 8	75L	As Shown	2
Ee	Elaeocarpus eumundi	Smooth Quandong	8 x 8	100L	As Shown	8
La	Livistona australis	Cabbage Tree Palm	30 x 8	3m Clear Trunk	As Shown	2
MLG	Magnolia Little Gem	Dwarf Magnolia	5 x 3	100L	As Shown	7
Pr	Plumeria rubra	Frangipani	4 x 3	2m Tall	As Shown	2
TL	Tristanopsis 'Luscious'	Water Gum	9 x 7	75L	As Shown	3

SHRUBS & ACCENTS						
Aa	Asplenium australasicum	Birds Nest Fern	1 x 1.5	300mm	As Shown	41
Ai	Alcantarea imperialis 'Rubra'	Imperial Bromeliad	1 x 1	300mm	As shown	16
AsM	Acmena smithii var. Minor	Dwarf Lilly Pilly	3 x 2	300mm	As Shown	31
Coa	Correa alba	Correa	1 x 2	300mm	As Shown	56
Cr	Cycas revoluta	Cycad	1 x 1	300mm	As Shown	28
De	Doryanthes excelsa	Gymea Lily	3 x 2	300mm	As Shown	20
PX	Philodendron 'Anadu'	Dwarf Philodendron	1 x 1	300mm	3/m2	105
Ri	Raphiolepis indica 'Oriental Pear'	Indian Hawthorne	1 x 1	300mm	As shown	94
Vo	Viburnum odoratissimum	Sweet Viburnum	3 x 2	300mm	As shown	94

GRASSES & GROUND COVERS						
Cg	Carpobrotus glaucascens	Pig Face	0.2 x 1	150mm	5/m2	92
LEG	Lirope muscari 'Evergreen Giant'	Lirope	0.6 x 0.5	150mm	5/m2	349
LT	Lomandra 'Tanika'	Spiny-head mat-rush	0.5 x 1	150mm	5/m2	245
TJ	Trachelospermum jasminoides	Star Jasmine	0.4 x 1.5	150mm	4/m	463

	Botanic Name	Common Name	Mature Size	Pot Size	Density	Qty
LEVEL 3						
TREES						
MLG	Magnolia Little Gem	Dwarf Magnolia	5 x 3	100L	As Shown	10
Pr	Plumeria rubra	Frangipani	4 x 3	2m Tall	As Shown	2
SHRUBS & ACCENTS						
ABG	Agave Blue Glow	Agave Blue Glow	0.7 x 0.7	300mm	As Shown	39
Ai	Alcantarea imperialis 'Rubra'	Imperial Bromeliad	1 x 1	300mm	As shown	72
Coa	Correa alba	Correa	1 x 1	300mm	As Shown	74
Cr	Cycas revoluta	Cycad	1 x 1	300mm	As Shown	62
PM	Pittosporum 'Miss Muffet'	Miss Muffet	1 x 1.5	300mm	As Shown	63
Ri	Raphiolepis indica 'Oriental Pear'	Indian Hawthorne	1 x 1	300mm	As shown	132

GRASSES & GROUND COVERS						
CCI	Casuarina Cousin It	Cousin It	0.1 x 1	150mm	4/m	110
LEG	Lirope muscari 'Evergreen Giant'	Lirope	0.6 x 0.5	150mm	5/m2	101
LT	Lomandra 'Tanika'	Spiny-head mat-rush	0.5 x 1	150mm	5/m2	107
SCS	Senecio serpens	Blue Chalk Sticks	0.2 x 0.5	150mm	5/m2	55
SGM	Sedum 'Gold Mound'	Gold Mound	0.15 x 1	150mm	5/m2	55
TJ	Trachelospermum jasminoides	Star Jasmine	0.4 x 1.5	150mm	4/m	175

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LEGEND

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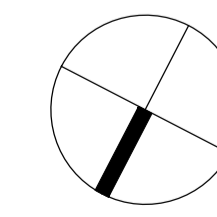
Landscape Architects

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

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Fax: (61 2) 9686 2877
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Client:
E&P Comelli

Project:
Warriewood Apartments
31 Warriewood Road, Warriewood



Drawing Name:
Landscape Coversheet

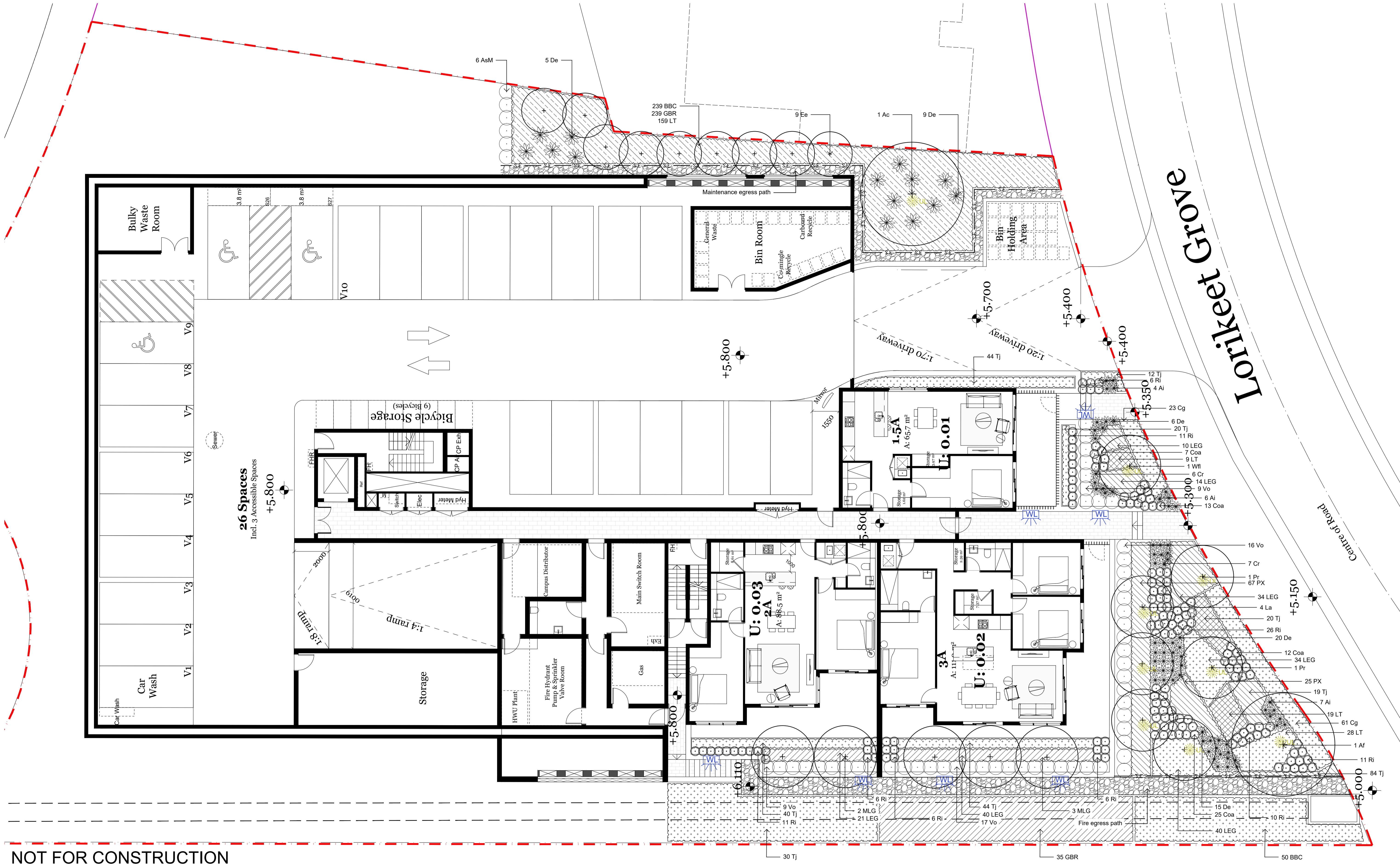
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Job Number:
SS19-4165

Drawing Number:

Issue:

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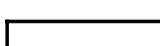
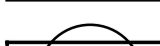


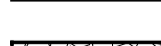
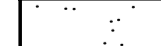
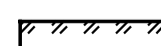






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LEGEND

-  Site Boundary
-  Steel Edge
-  Proposed Trees (Refer Plant Sched)
-  Proposed Planting (Refer Plant Sched)
-  Tiles (Refer to Detail)
-  Decorative Gravel (Refer to Detail)
-  Turf (Refer to Detail)
-  Synthetic Turf (Refer to Detail)
-  Planter Wall (Refer to Detail)
-  Recessed Wall Lighting
-  LED Snake Lighting
-  Garden Up Lighting

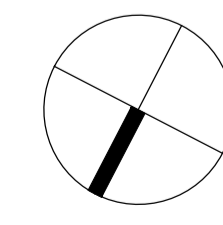
Note:
Paving, Furniture, edging, play equipment & Lighting to be as nominated or similar, substitutions must be approved by the Landscape Architect.

SITE IMAGE



Client:
E&P Comelli

Project:
Warriwood Apartments
31 Warriwood Road, Warriwood



Drawing Name:
Landscape Plan
Ground

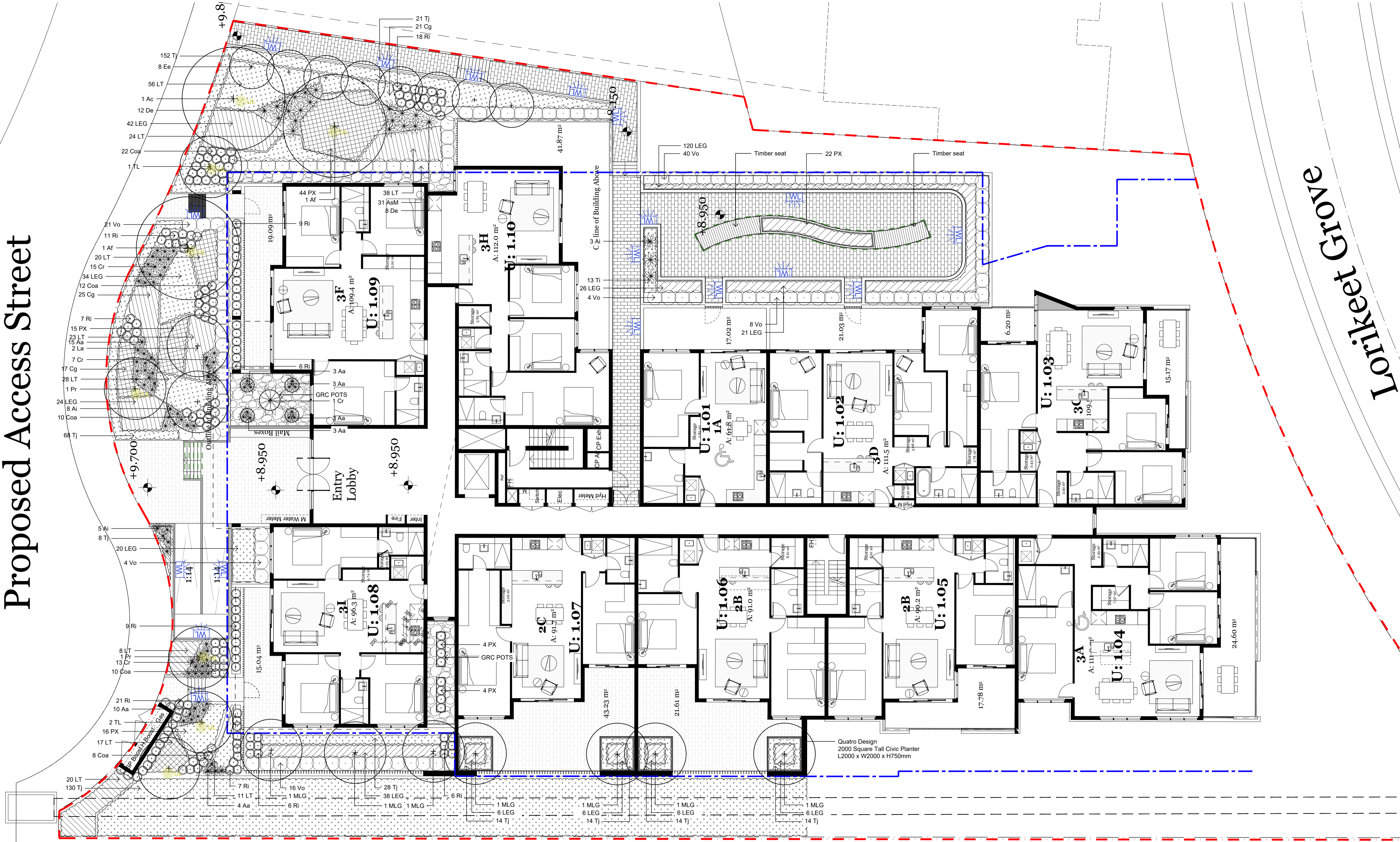
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SS19-4165

Drawing Number:
Issue:

Proposed Access Street

Torkikeet Grove



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LEGEND	
	Site Boundary
	Steel Edge
	Proposed Trees (Refer Plant Sched)
	Proposed Planting (Refer Plant Sched)
	Turf (Refer to Detail)
	Synthetic Turf (Refer to Detail)
	Planter Wall (Refer to Detail)
	Decorative Gravel (Refer to Detail)
	Recessed Wall Lighting
	LED Snake Lighting
	Garden Up Lighting

Note: Paving, Furniture, edging, play equipment & Lighting to be as nominated or similar, substitutions must be approved by the Landscape Architect.

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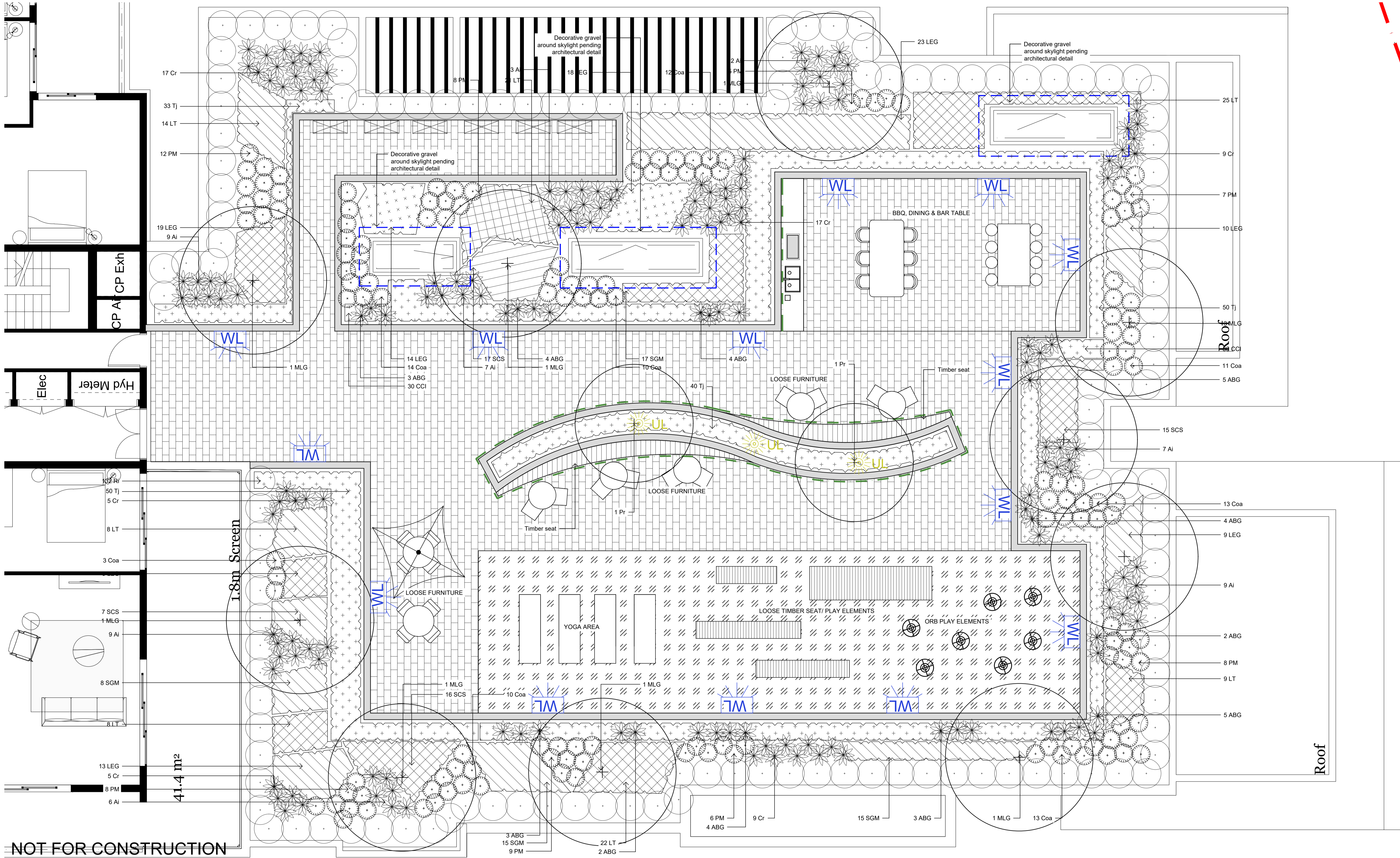
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Landscape Plan
 Level 1

SECTION 4.55

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 Job Number:
 SS19-4165

Drawing Number:
 102

Issue:
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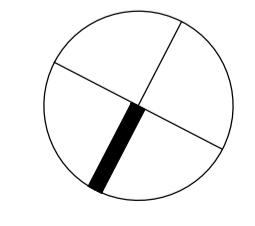
LEGEND	
	Site Boundary
	Steel Edge
	Proposed Trees (Refer Plant Sched)
	Proposed Planting (Refer Plant Sched)
	Tiles (Refer to Detail)
	Synthetic Turf (Refer to Detail)
	Turf (Refer to Detail)
	Decorative Gravel (Refer to Detail)
	Planter Wall (Refer to Detail)
	Recessed Wall Lighting
	LED Snake Lighting
	Garden Up Lighting

Note: Paving, Furniture, edging, play equipment & Lighting to be as nominated or similar, substitutions must be approved by the Landscape Architect.

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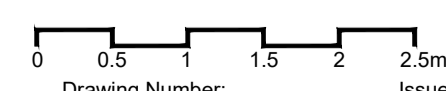
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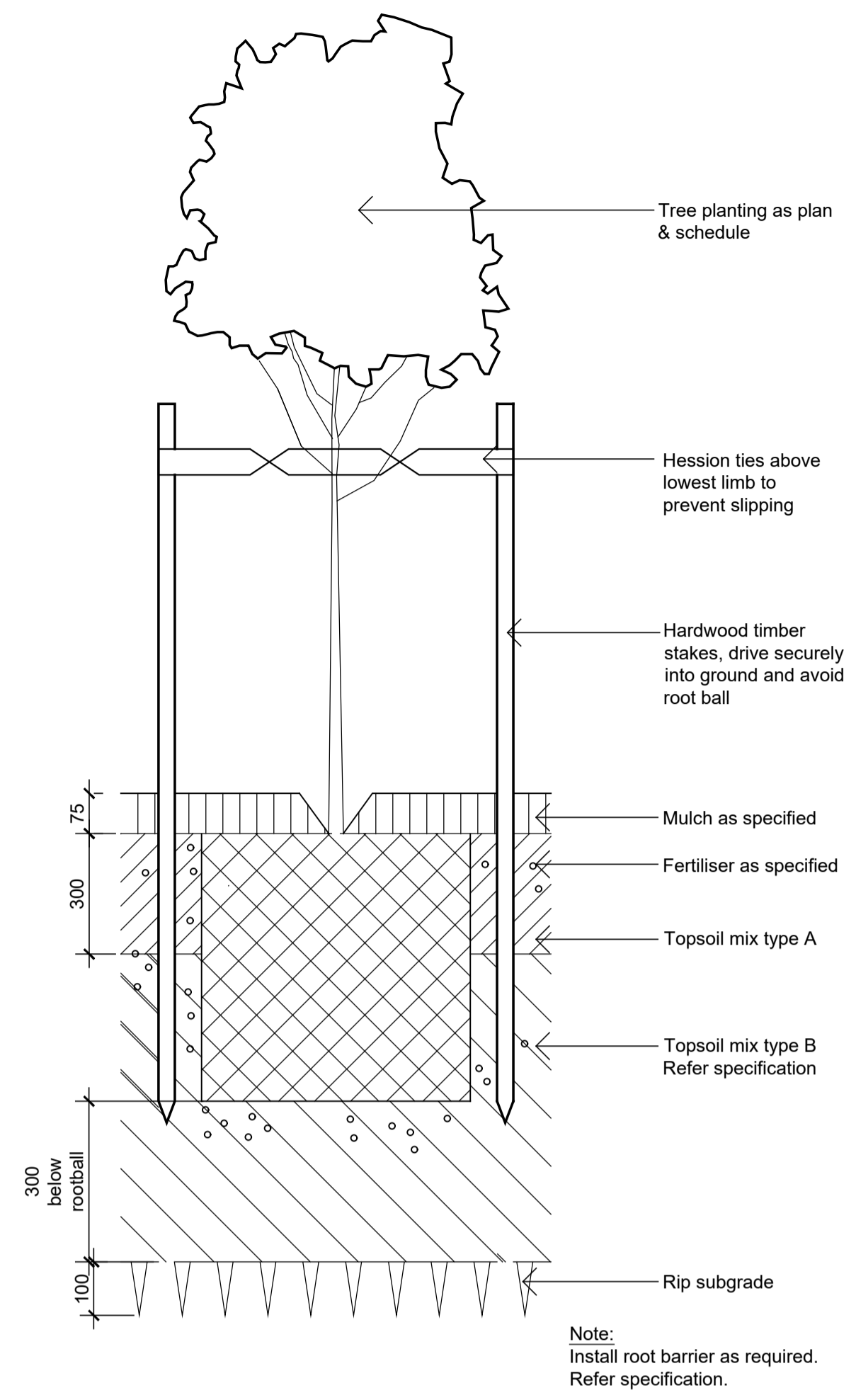
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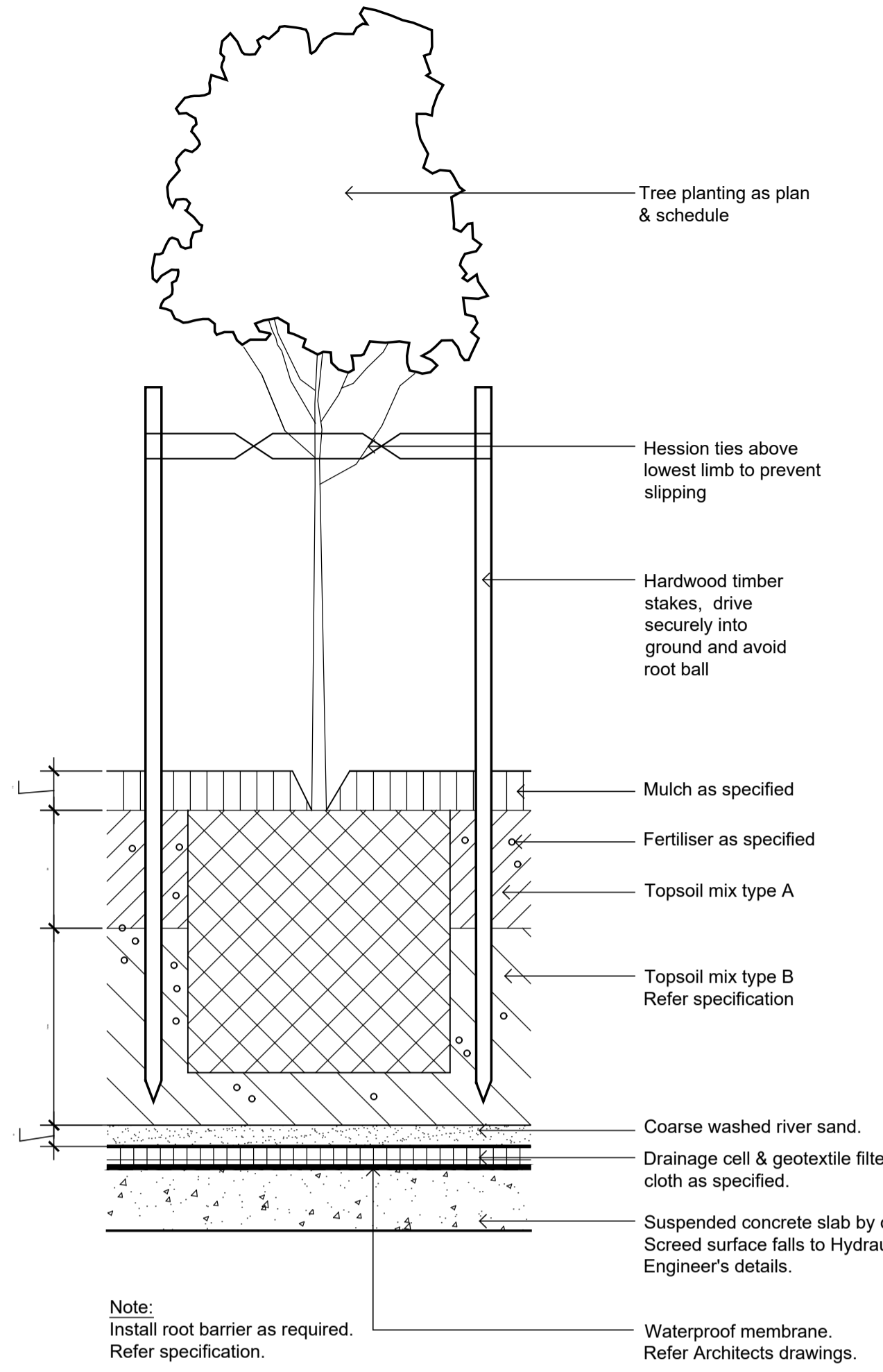
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Landscape Plan
 Level 3

SECTION 4.55
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 Job Number:
 SS19-4165

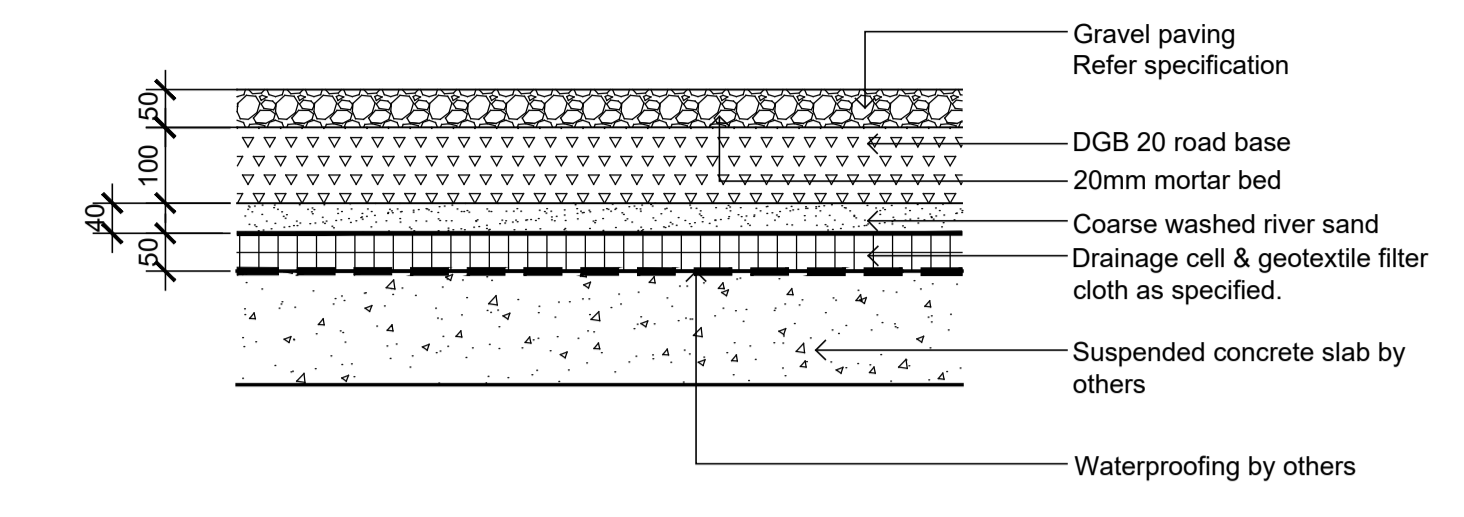




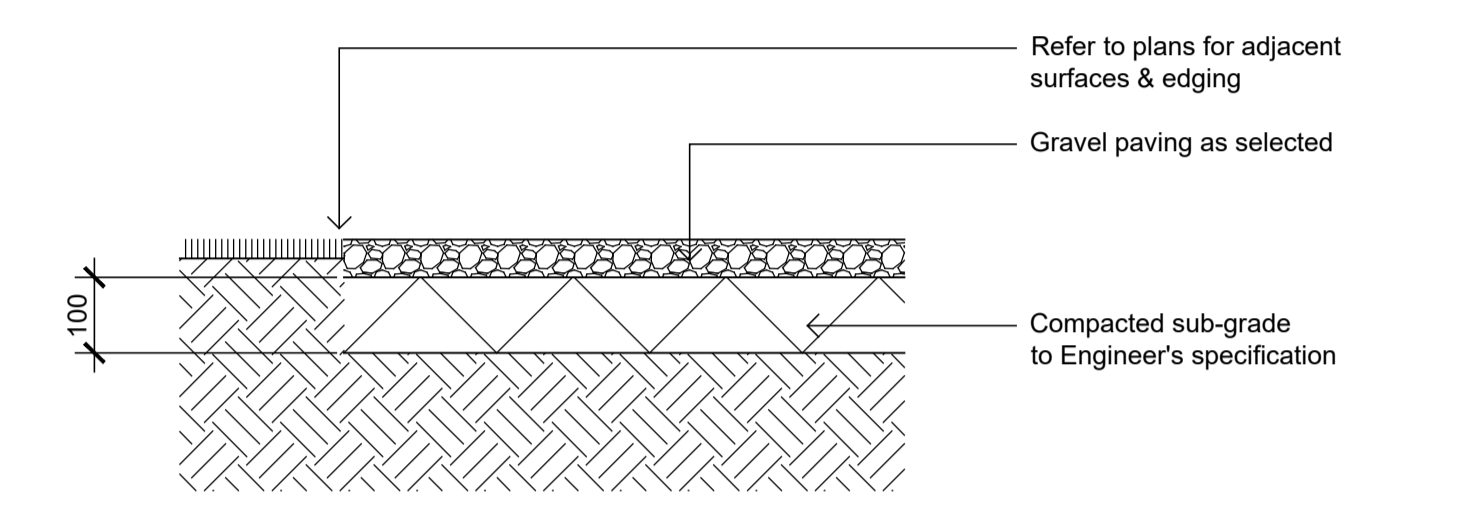
75-200L Tree Planting on Grade
1:10



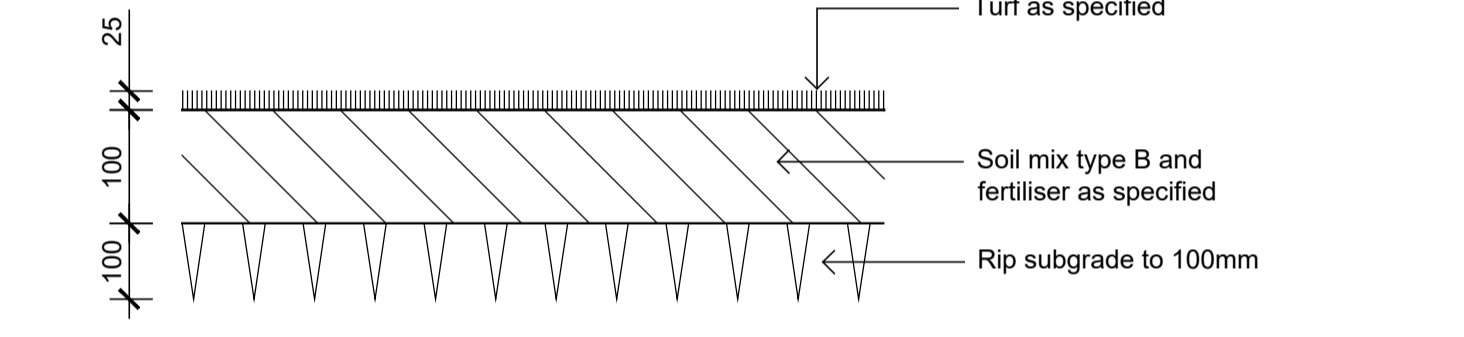
75-200L Tree Planting on Slab
1:10



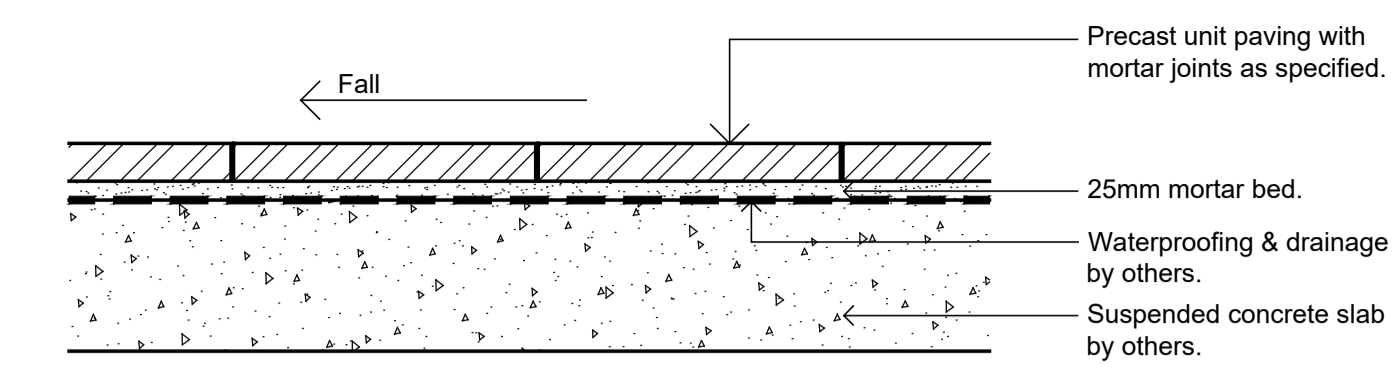
Gravel Paving on Slab
1:10



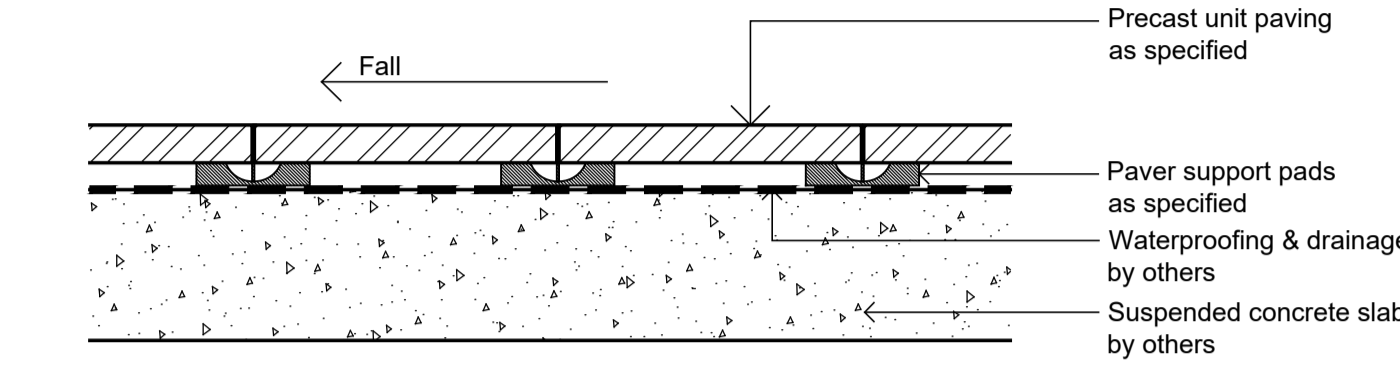
Gravel Paving on Grade
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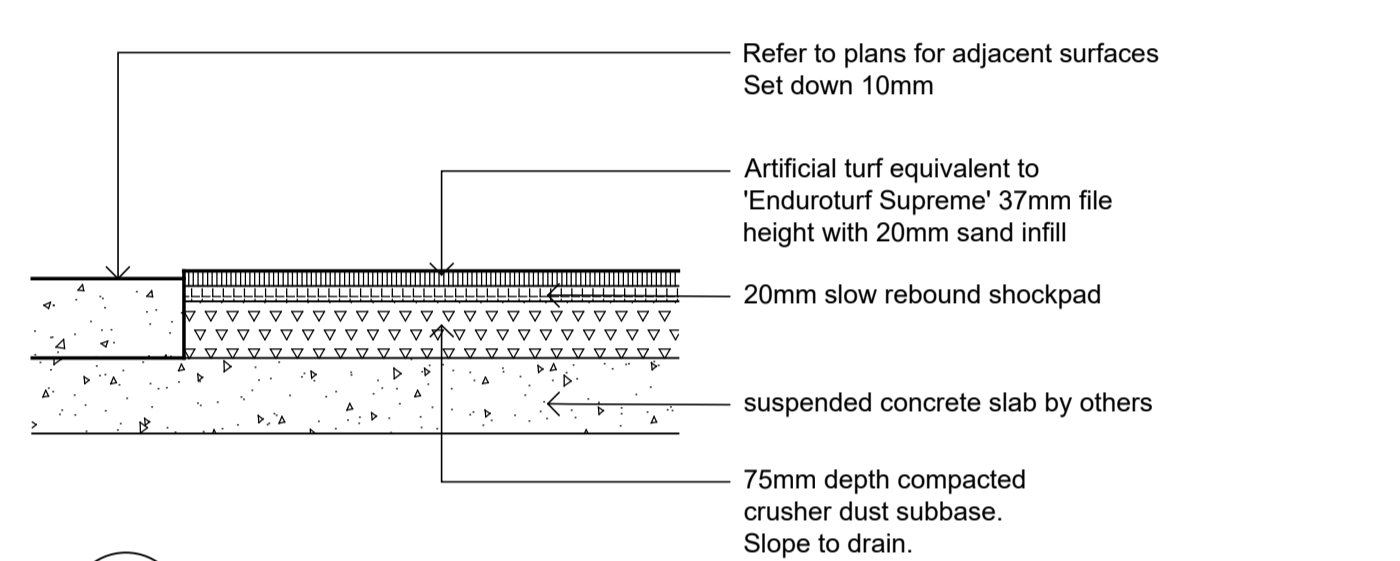
Detail Turf on Even Grade
1:10



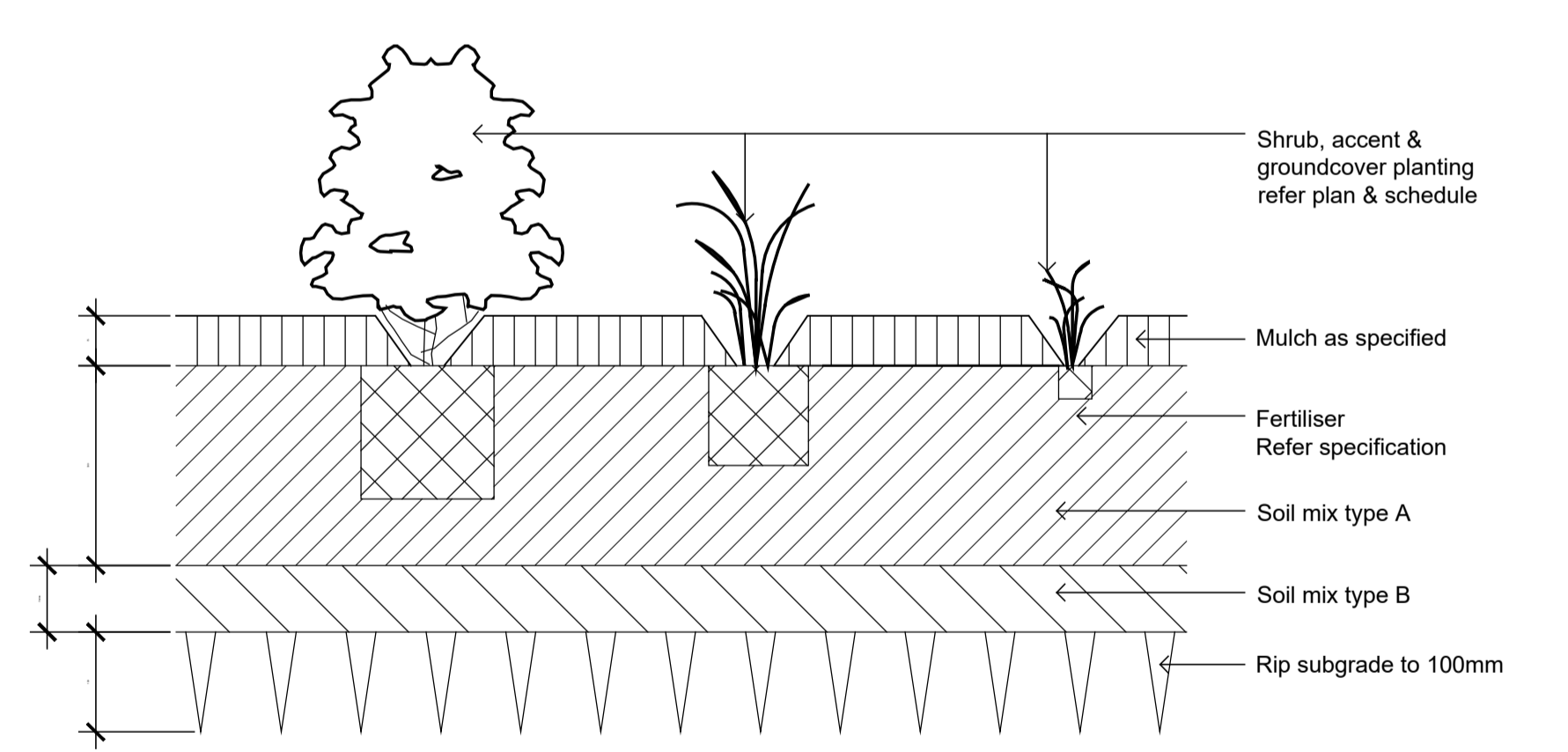
PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



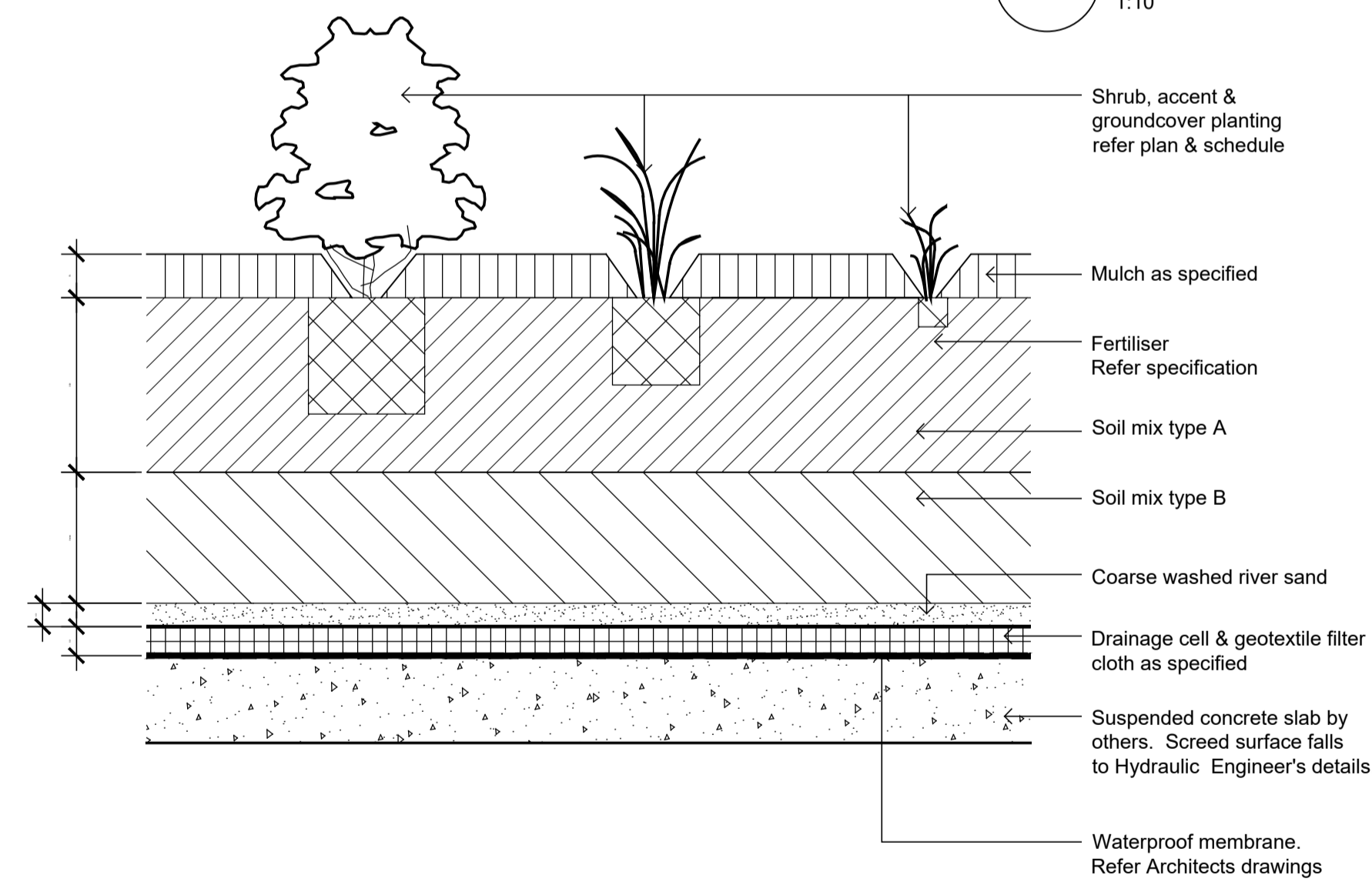
PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



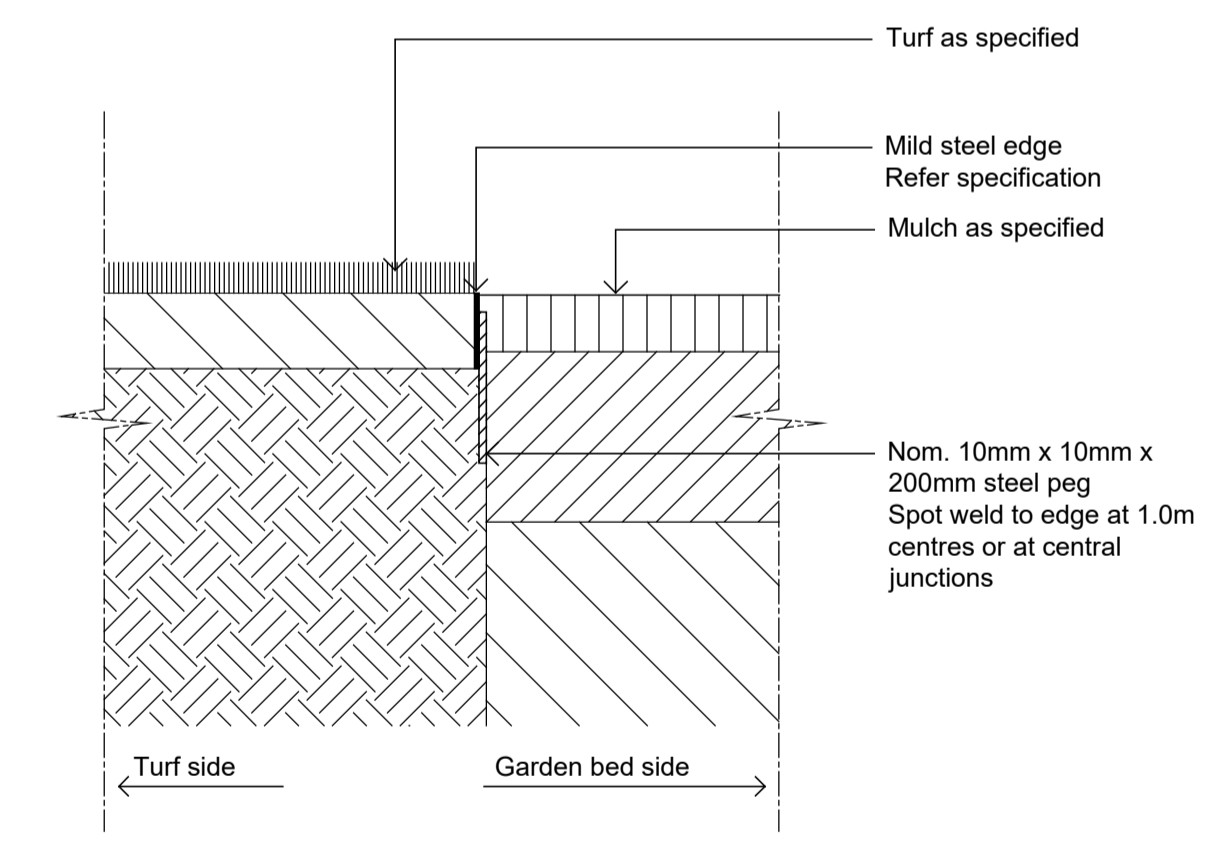
SYNTHETIC TURF
SCALE 1:10



Shrub, Accent & Groundcover Planting on Grade
1:10



Shrub, Accent & Groundcover Planting on Slab
1:10



TYPICAL MILD STEEL EDGE
SCALE 1:10

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LEGEND

Issue	Revision Description	Drawn	Check	Date
A	For S4.55 Submission	JM	NM	11.06.2020

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Client:
E&P Comelli

Project:
Warriewood Apartments
31 Warriewood Road, Warriewood

Drawing Name:
Landscape Details

SECTION 4.55

Scale:
AS SHOWN

Job Number:
SS19-4165

Drawing Number:
501

Issue:
A

