

SP 64702

HOME UNITS
34 FAIRLIGHT STREET
ROOF PARAPET RL58.9

SUN AZIMUTH ANGLES

SUMMER WINDS
(FROM WEST)

FAIRLIGHT

DISTANT VIEWS WATER VIEW

STREET

WINTER WINDS (FROM SOUTH)

No. 26-28

No. 30

DP 705739

No. 32

DP 199847

SP 21599

EXISTING SITE PLAN & SITE ANALYSIS PLAN

BIANCHINO  *associato*

Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.

CLIENT
CASTLE 240 PTY LTD

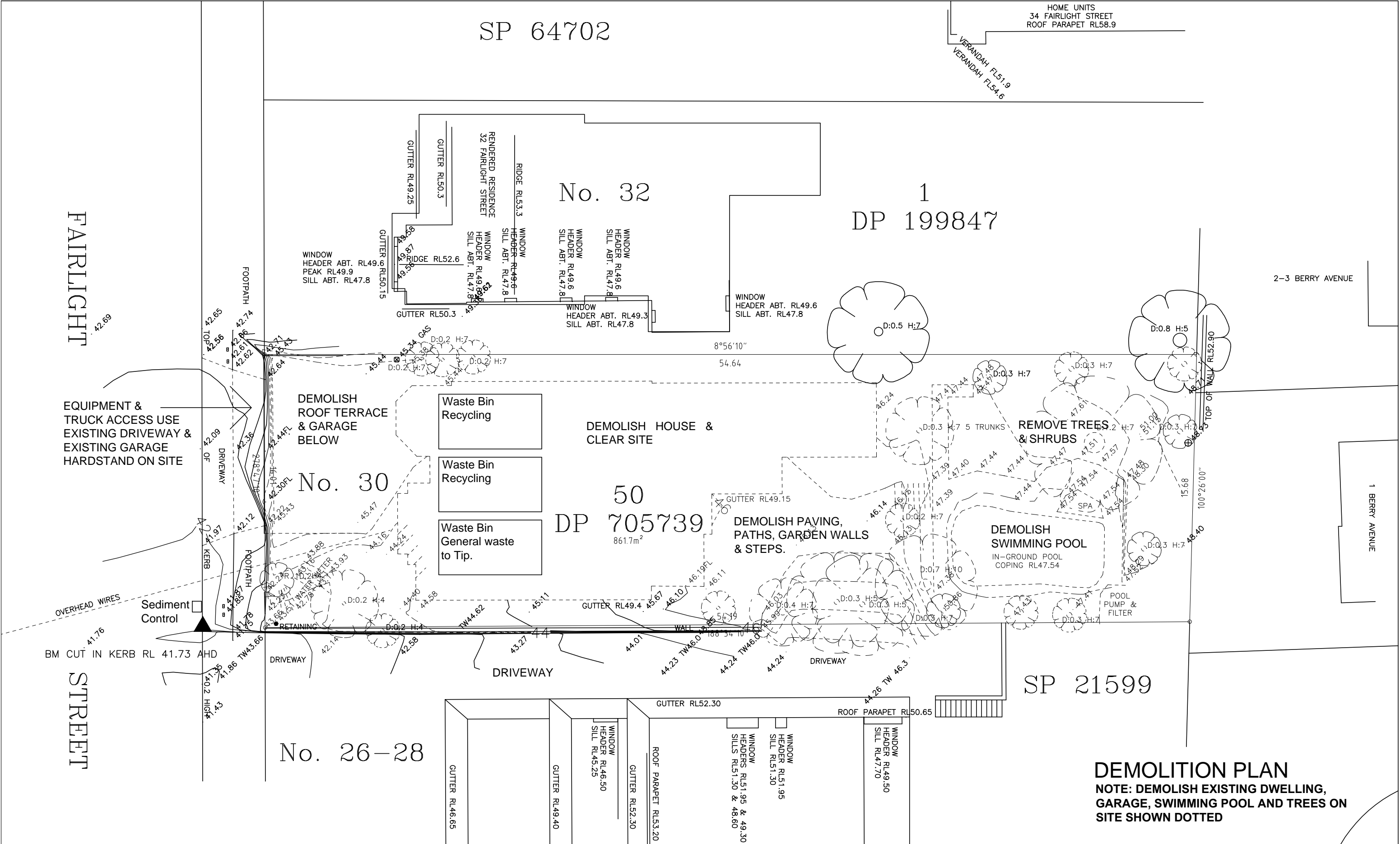
PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE

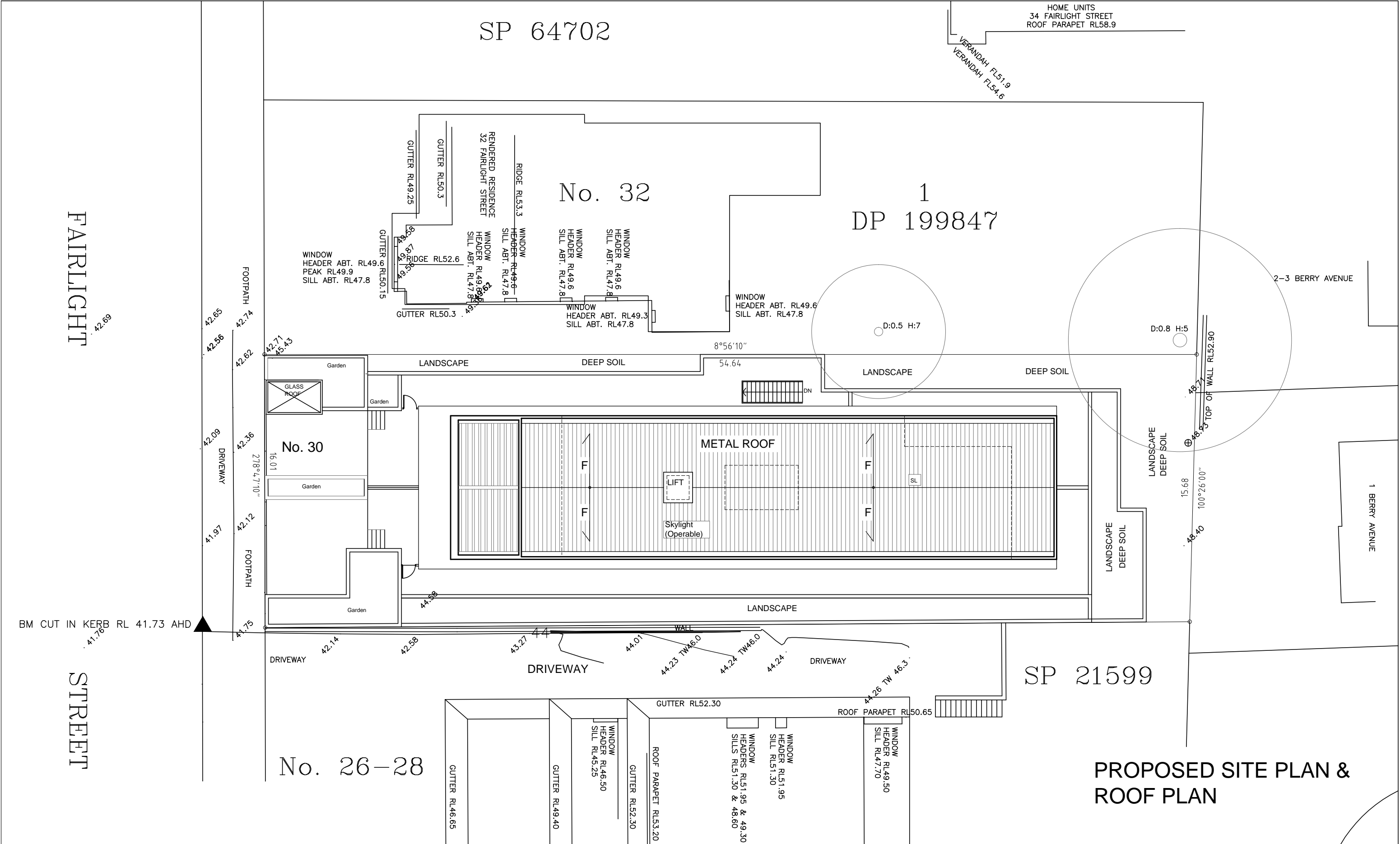
EXISTING SITE PLAN & SITE ANALYSIS PLAN

DRAWN BY	CHECKED
FZ	JB
DATE	SCALE
DEC-2019	1:200@A3, 1:100@A
DRAWING NUMBER	ISSUE
2019-01-DA01	A

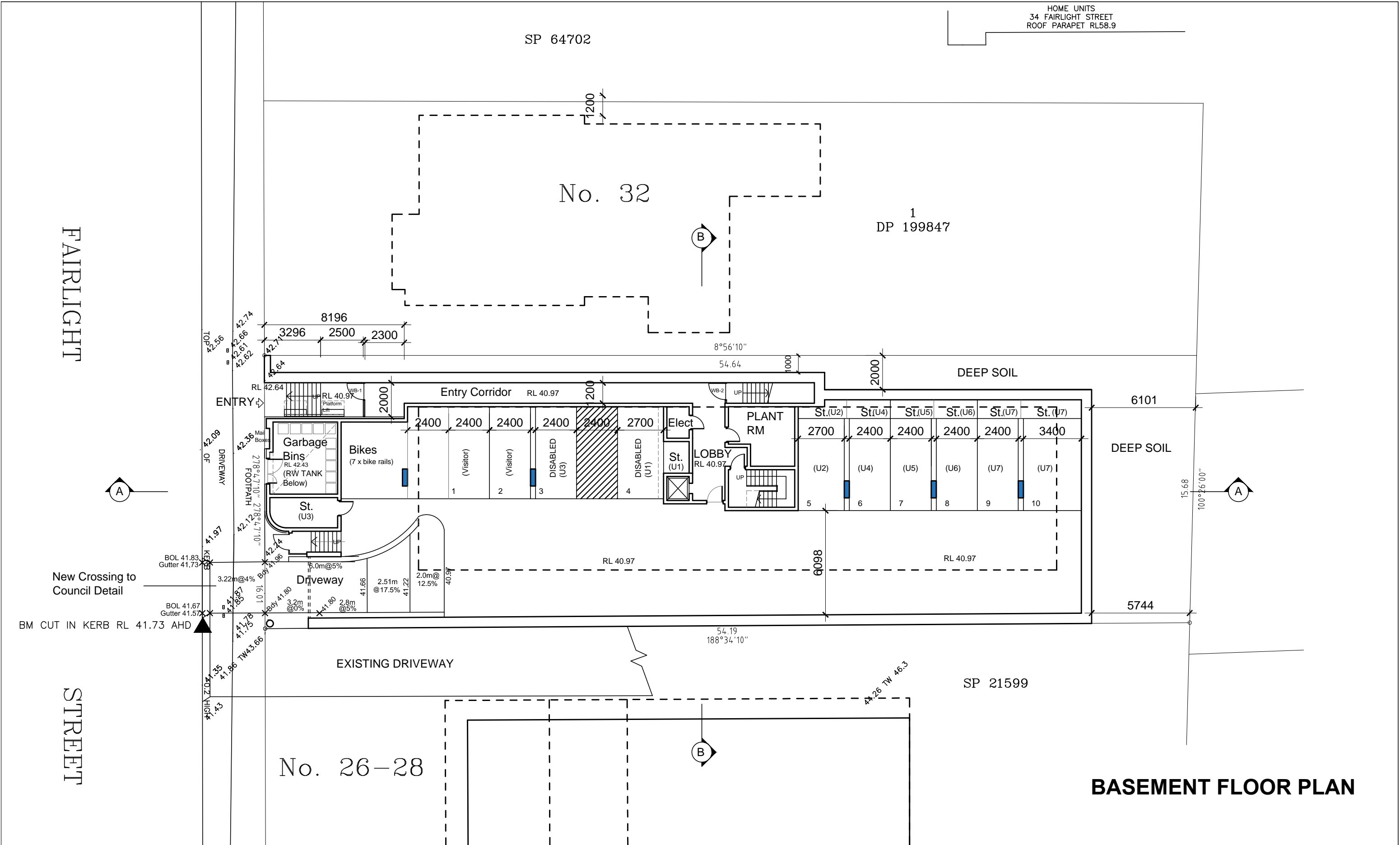
ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12



<div>BIANCHINO</div> <div>associates</div> <div>Studios11, 25 Harvey Street Pyrmont NSW 2009 Australia Telephone: (61) 02 9660 6678 Bianchino + Associates Pty Ltd</div>	<div>COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.</div>	<div>NORTH</div>	<div>CLIENT CASTLE 240 PTY LTD</div> <div>PROJECT RESIDENTIAL APARTMENT DEVELOPMENT 30 FAIRLIGHT STREET FAIRLIGHT, NSW 2094</div>	DRAWING TITLE DEMOLITION PLAN		<div>ISSUE A</div> <div>AMENDMENT FOR DA</div> <div>DATE 2019/12/12</div>
				DRAWN BY FZ	CHECKED JB	
				DATE DEC-2019	SCALE 1:200@A3, 1:100@A1	
				DRAWING NUMBER 2019-01-DA02	ISSUE A	



<div>BIANCHINO</div> <div><div>Studios11, 25 Harvey Street Pyrmont NSW 2009 Australia Telephone: (61) 02 9660 6678 Bianchino + Associates Pty Ltd</div><div>associates</div></div>	<div><div><div></div><div>NORTH</div></div><div>COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.</div></div>	<div>CLIENT CASTLE 240 PTY LTD</div> <div>PROJECT RESIDENTIAL APARTMENT DEVELOPMENT 30 FAIRLIGHT STREET FAIRLIGHT, NSW 2094</div>	<div>DRAWING TITLE PROPOSED SITE PLAN & ROOF PLAN</div> <div><div>DRAWN BY FZ</div><div>CHECKED JB</div></div> <div><div>DATE DEC-2019</div><div>SCALE 1:200@A3, 1:100@A1</div></div> <div><div>DRAWING NUMBER 2019-01-DA03</div><div>ISSUE A</div></div>	<div><div>ISSUE A</div><div>AMENDMENT FOR DA</div><div>DATE 2019/12/12</div></div>



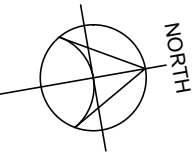
BASEMENT FLOOR PLAN

BIANCHINO



Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone: (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.



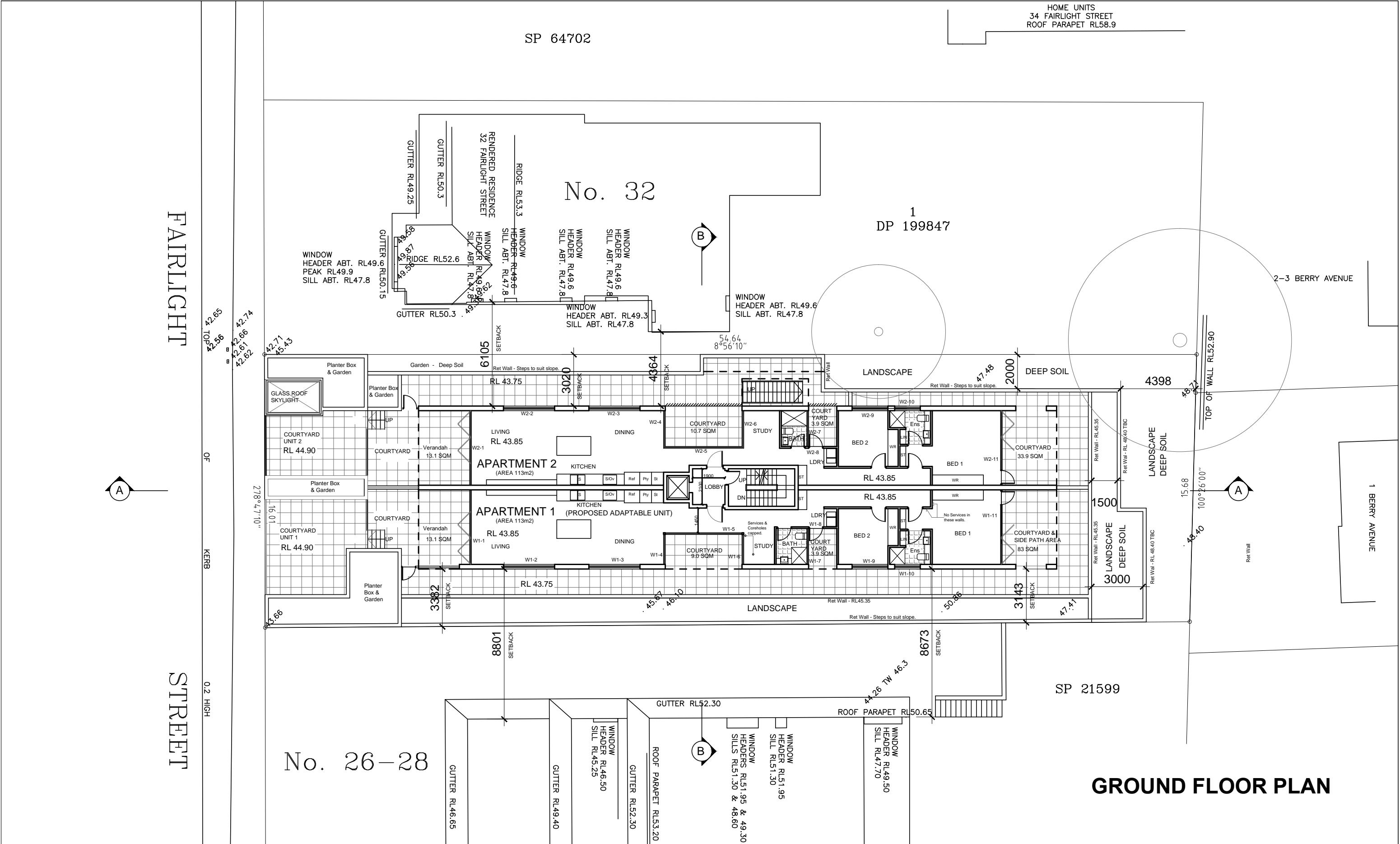
CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWN BY FZ	CHECKED JB
DATE DEC-2019	SCALE 1:200@A3, 1:100@A1
DRAWING NUMBER 2019-01-DA04	ISSUE A

ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12

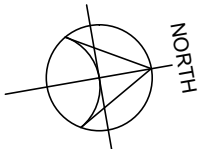


BIANCHINO

associates

Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone: (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.



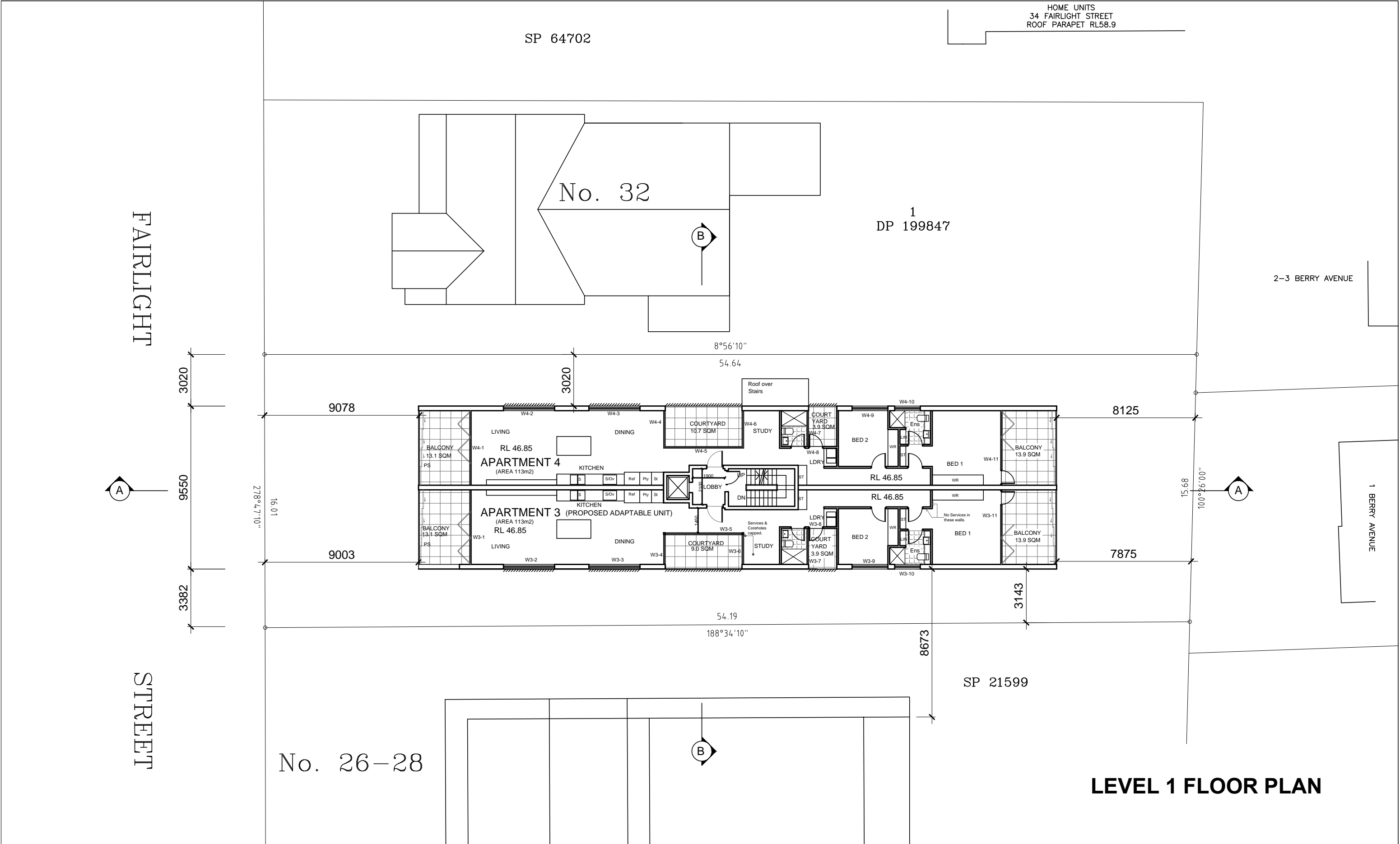
CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE
GROUND FLOOR PLAN

DRAWN BY FZ	CHECKED JB
DATE DEC-2019	SCALE 1:200@A3, 1:100@A1
DRAWING NUMBER 2019-01-DA05	ISSUE A

ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12



BIANCHINO

associates

Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone: (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

NORTH

CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE
LEVEL 1 FLOOR PLAN

DRAWN BY
FZ

CHECKED
JB

DATE
DEC-2019

SCALE
1:200@A3, 1:100@A1

DRAWING NUMBER
2019-01-DA06

ISSUE
A

ISSUE
A

AMENDMENT
FOR DA

DATE
2019/12/12



<div>BIANCHINO</div> <div>associates</div> <div>Studio11, 25 Harvey Street Pyrmont NSW 2009 Australia Telephone: (61) 02 9660 6678 Bianchino + Associates Pty Ltd</div>	<div>COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE. CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.</div>	<div><div>NORTH</div></div>	<div>CLIENT CASTLE 240 PTY LTD</div> <div>PROJECT RESIDENTIAL APARTMENT DEVELOPMENT 30 FAIRLIGHT STREET FAIRLIGHT, NSW 2094</div>	<div>DRAWING TITLE LEVEL 2 FLOOR PLAN</div>	<div>ISSUE A</div>	<div>AMENDMENT FOR DA</div>	<div>DATE 2019/12/12</div>
				<div>DRAWN BY FZ</div>	<div>CHECKED JB</div>		
				<div>DATE DEC-2019</div>	<div>SCALE 1:200@A3, 1:100@A1</div>		
				<div>DRAWING NUMBER 2019-01-DA07</div>	<div>ISSUE A</div>		

HOME UNITS
34 FAIRLIGHT STREET
ROOF PARAPET RL58.9



NUE

278°47'10"

570


				B	

15.68

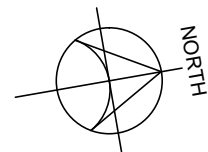
100°26'00"



1 BERRY AVENUE

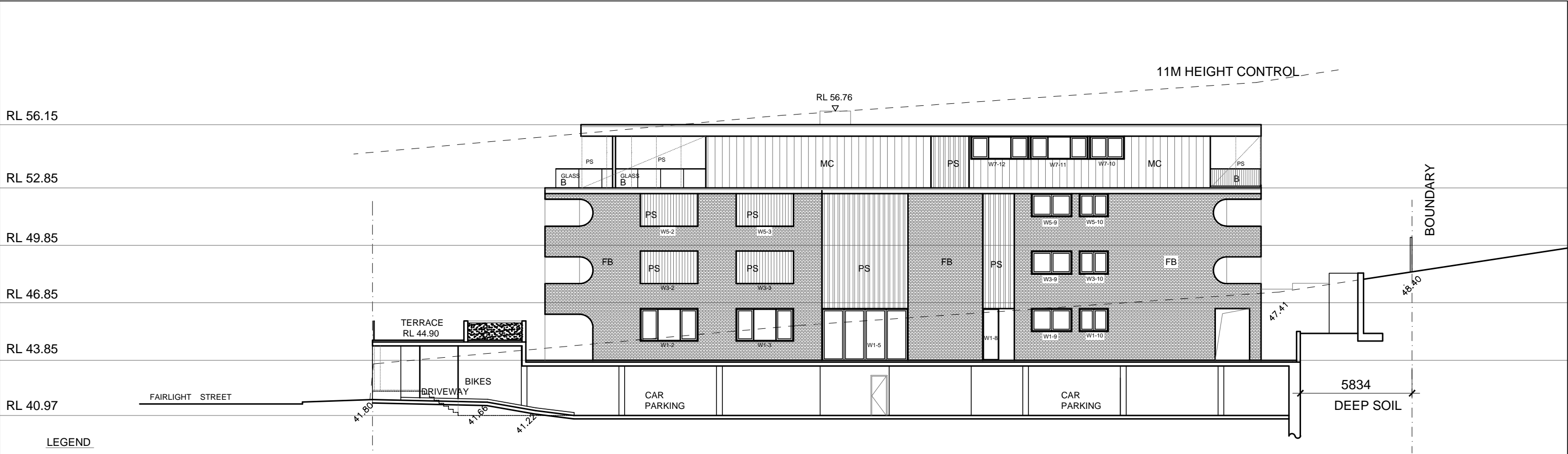


COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

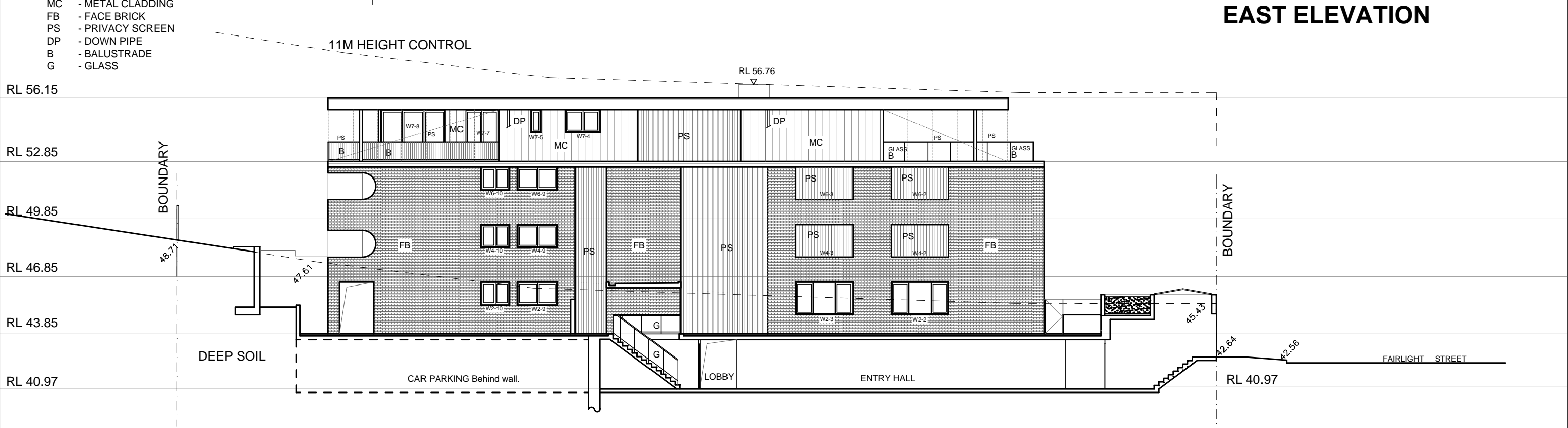


DRAWN BY	CHECKED
FZ	JB
DATE	SCALE
DEC-2019	1:200@A3, 1:100@A1
DRAWING NUMBER	ISSUE
2019-01-DA08	A

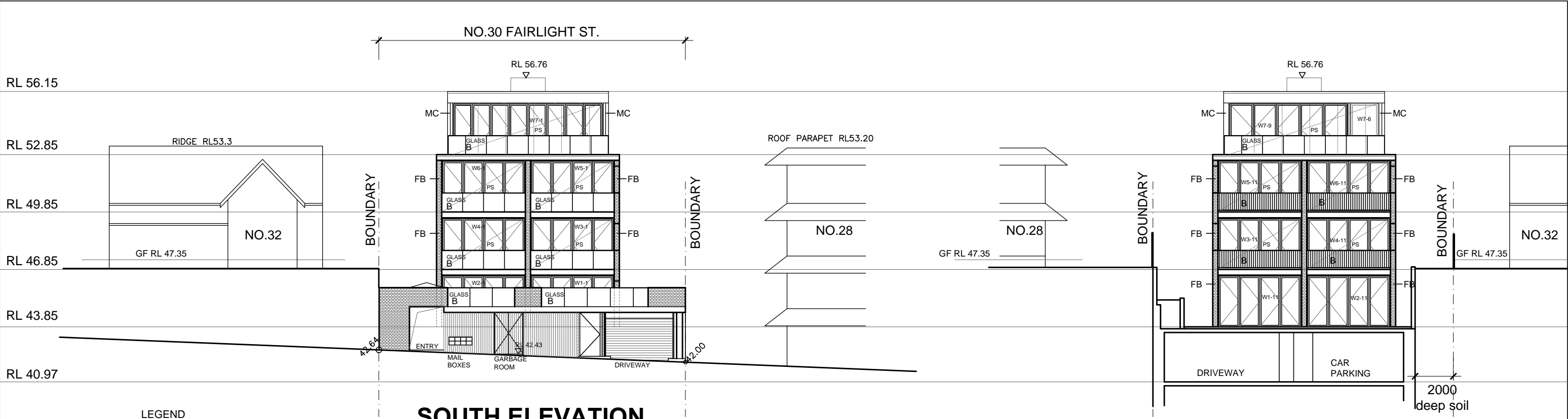
ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12



EAST ELEVATION

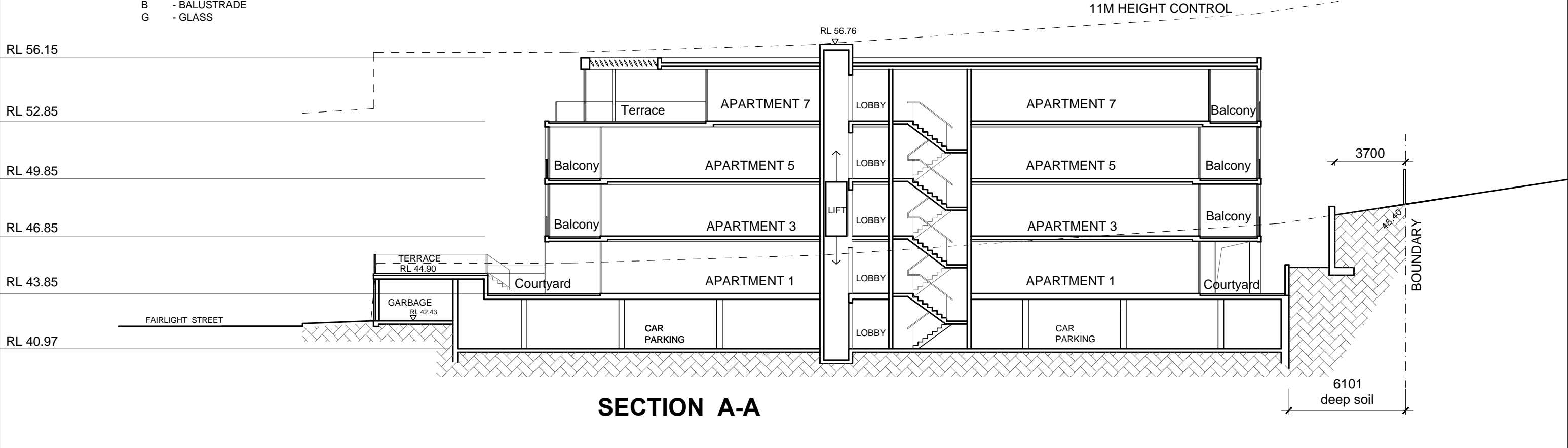


WEST ELEVATION

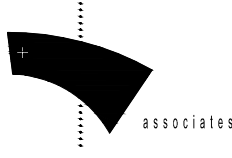


LEGEND

- MC - METAL CLADDING
- FB - FACE BRICK
- RB - RENDERED BLOCK
- PS - PRIVACY SCREEN
- DP - DOWN PIPE
- B - BALUSTRADE
- G - GLASS



BIANCHINO



Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone: (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

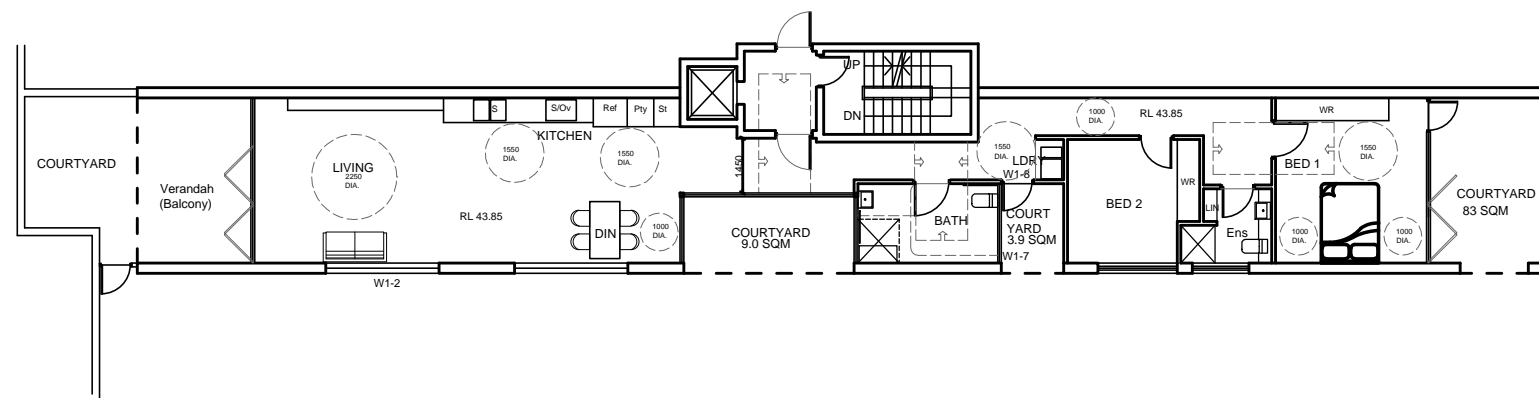
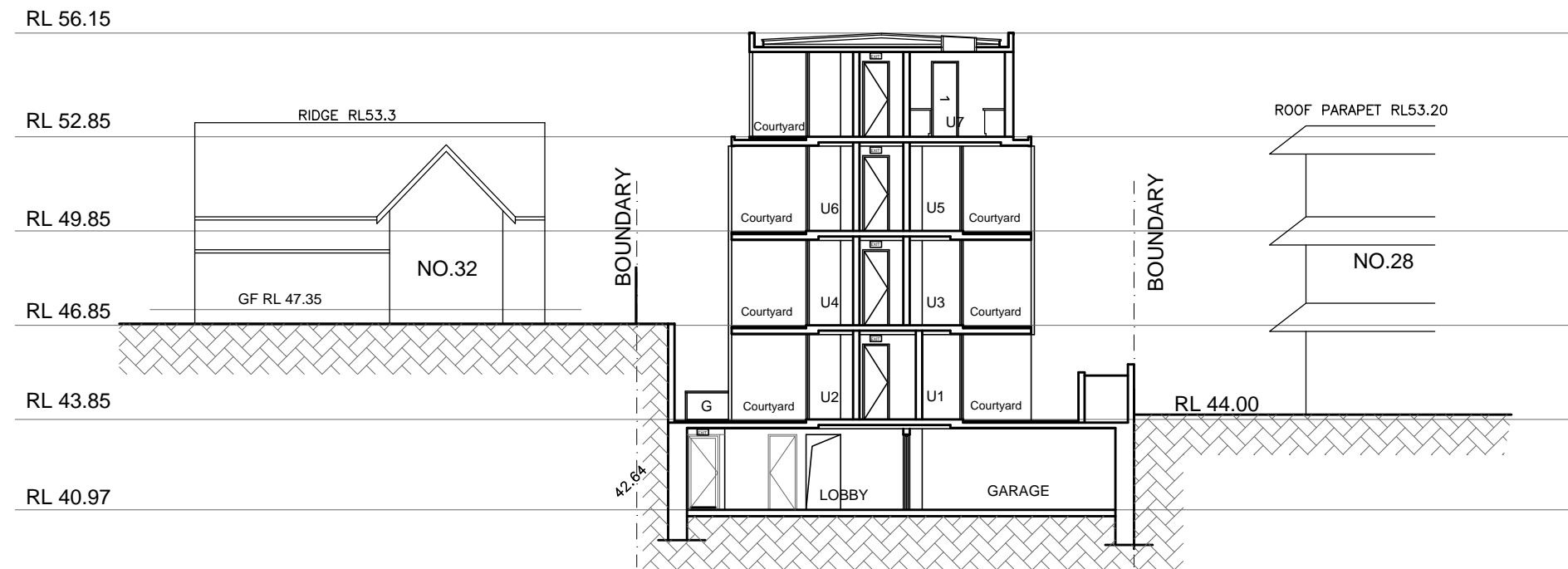
CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

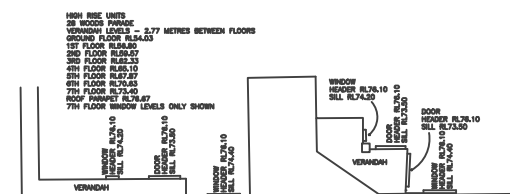
DRAWING TITLE
SOUTH & NORTH ELEVATIONS
& SECTION A-A

DRAWN BY FZ	CHECKED JB
DATE DEC-2019	SCALE 1:200@A3, 1:100@A1
DRAWING NUMBER 2019-01-DA10	ISSUE A

ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12







SP 6765

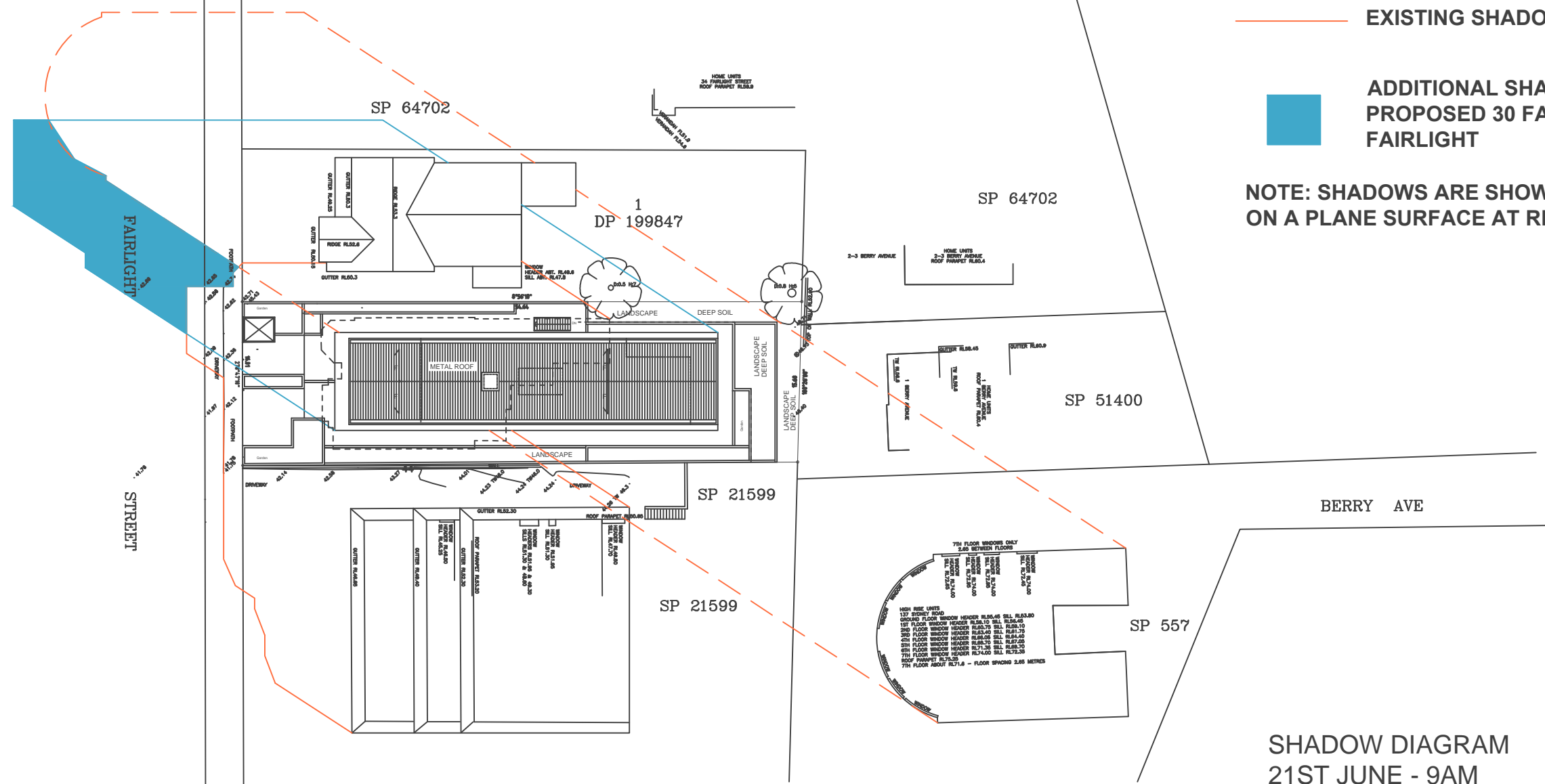
**PROPOSED SHADOW FROM
30 FAIRLIGHT ST FAIRLIGHT**

**EXISTING SHADOW FROM
137 BARRY AVE. FAIRLIGHT**

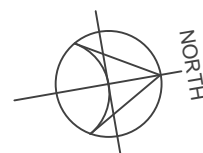
EXISTING SHADOW

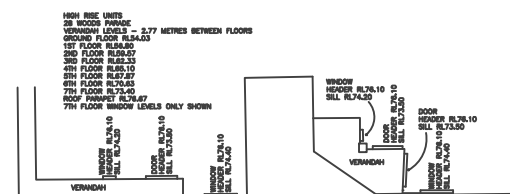
ADDITIONAL SHADOW FROM PROPOSED 30 FAIRLIGHT ST FAIRLIGHT

**NOTE: SHADOWS ARE SHOWN AS IF CAST
ON A PLANE SURFACE AT RL 43.75**



SHADOW DIAGRAM
21ST JUNE - 9AM





SP 6765

SP 64702

1
DP 199847

SP 64702

SP 51400

BERRY AVE

SP 557

SHADOW DIAGRAM

21ST JUNE - 12 NOON

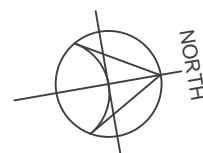
**PROPOSED SHADOW FROM
30 FAIRLIGHT ST FAIRLIGHT**

**EXISTING SHADOW FROM
137 BARRY AVE. FAIRLIGHT**

EXISTING SHADOW

ADDITIONAL SHADOW FROM PROPOSED 30 FAIRLIGHT ST FAIRLIGHT

**NOTE: SHADOWS ARE SHOWN AS IF CAST
ON A PLANE SURFACE AT RL 43.75**



Studio11, 25 Harvey Street
Pyrmont NSW 2009 Australia
Telephone (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.

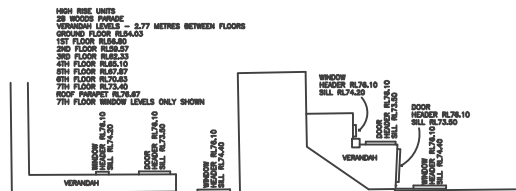
CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE
SHADOW DIAGRAM -
21ST JUNE - 12 NOON

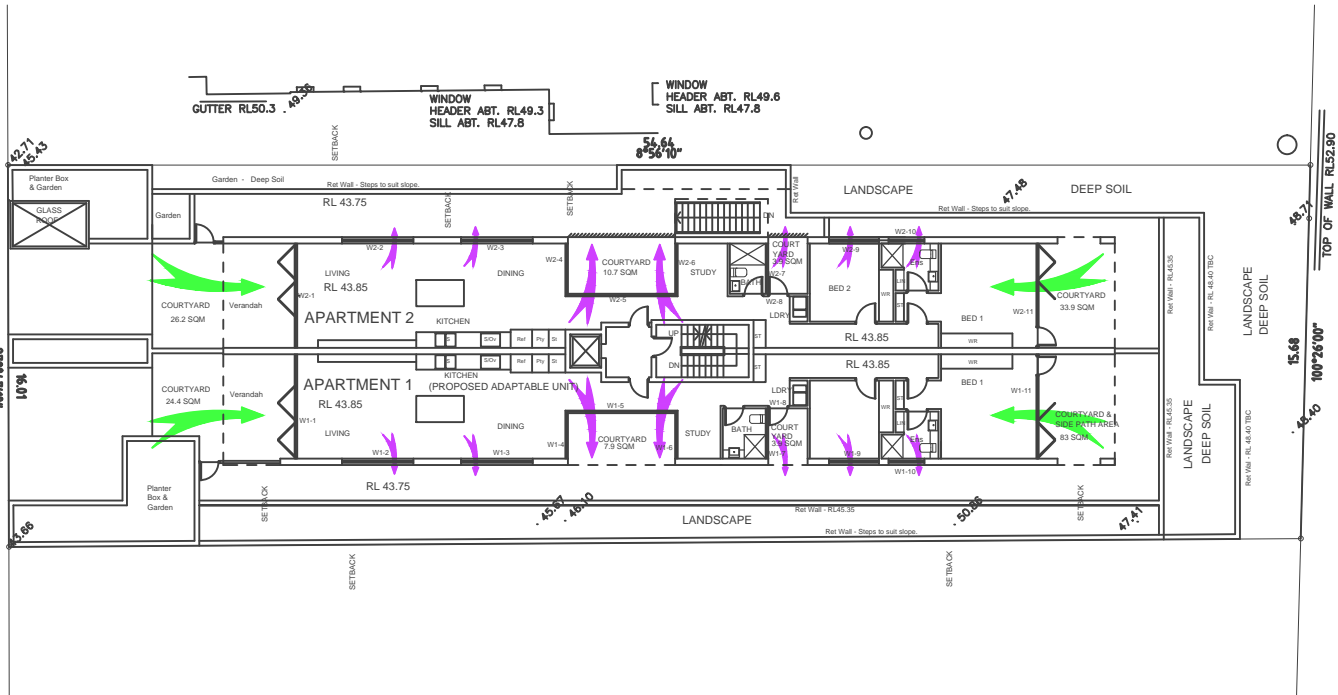
DRAWN BY	CHECKED
FZ	JB
DATE	SCALE
DEC-2019	1:500@A3, 1:250@A1
DRAWING NUMBER	ISSUE
2019-01-DA14	A

ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12



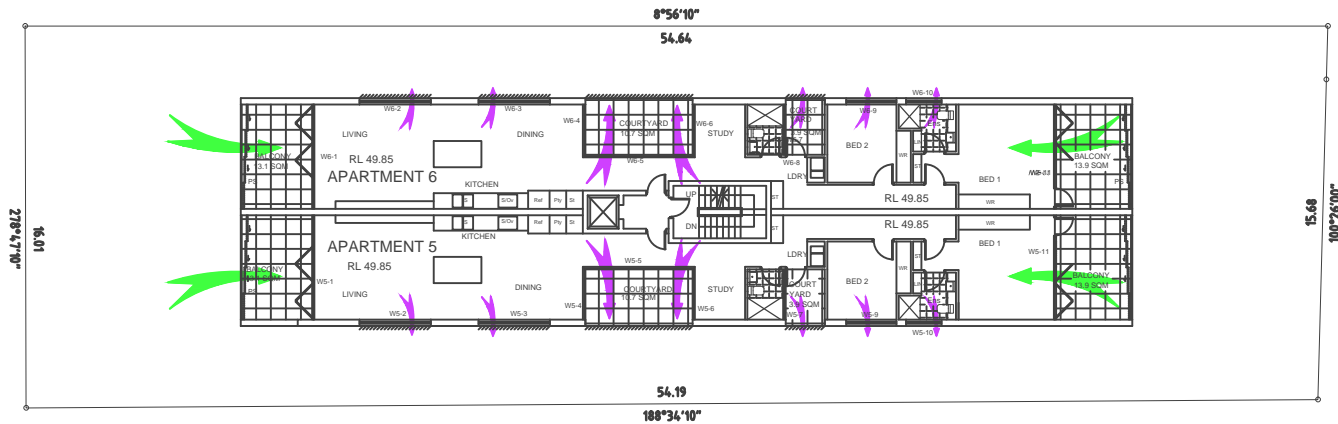
FAIRLIGHT STREET

OF KERB 0.2 HIGH



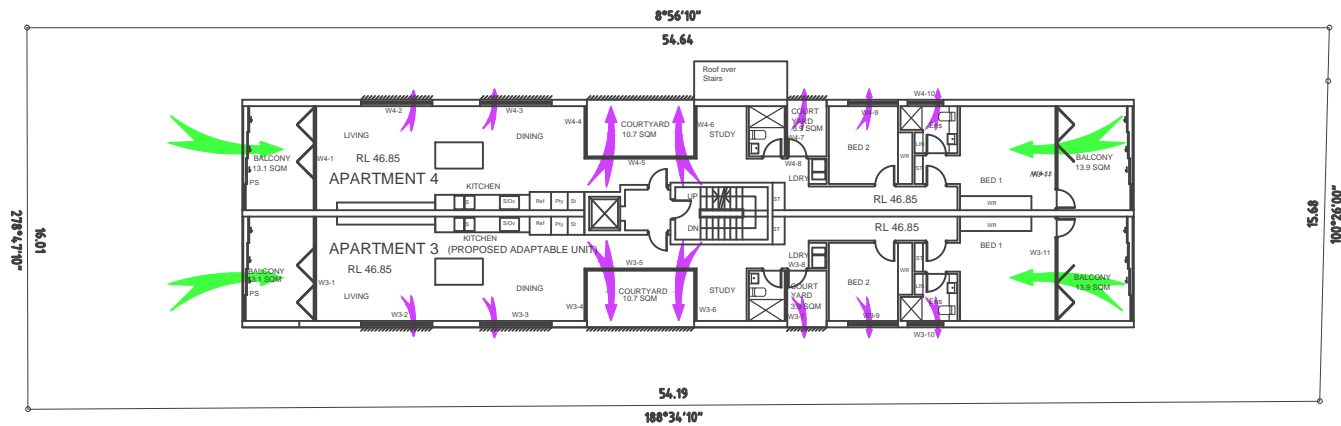
GROUND FLOOR CROSS VENTILATION PLAN

AIR IN
AIR OUT



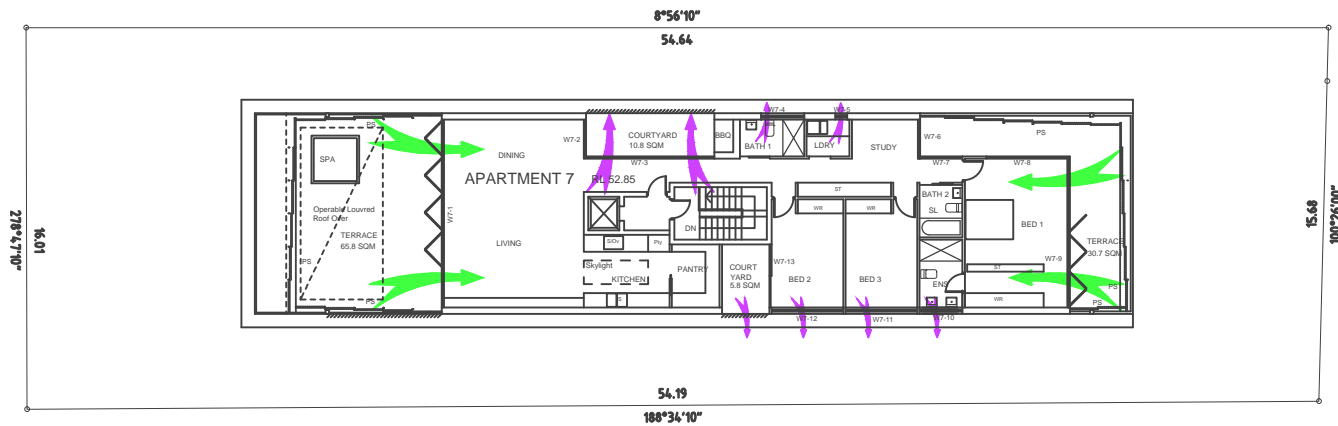
LEVEL 2 CROSS VENTILATION PLAN

AIR IN
AIR OUT



LEVEL 1 CROSS VENTILATION PLAN

AIR IN
AIR OUT



LEVEL 3 CROSS VENTILATION PLAN

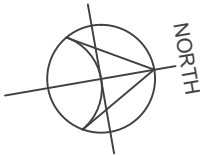
AIR IN
AIR OUT

BIANCHINO

associaies

Studio11, 25 Harvey Street
Pymont NSW 2009 Australia
Telephone (61) 02 9660 6678
Bianchino + Associates Pty Ltd

COPYRIGHT REMAINS THE PROPERTY OF THIS OFFICE.
CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.



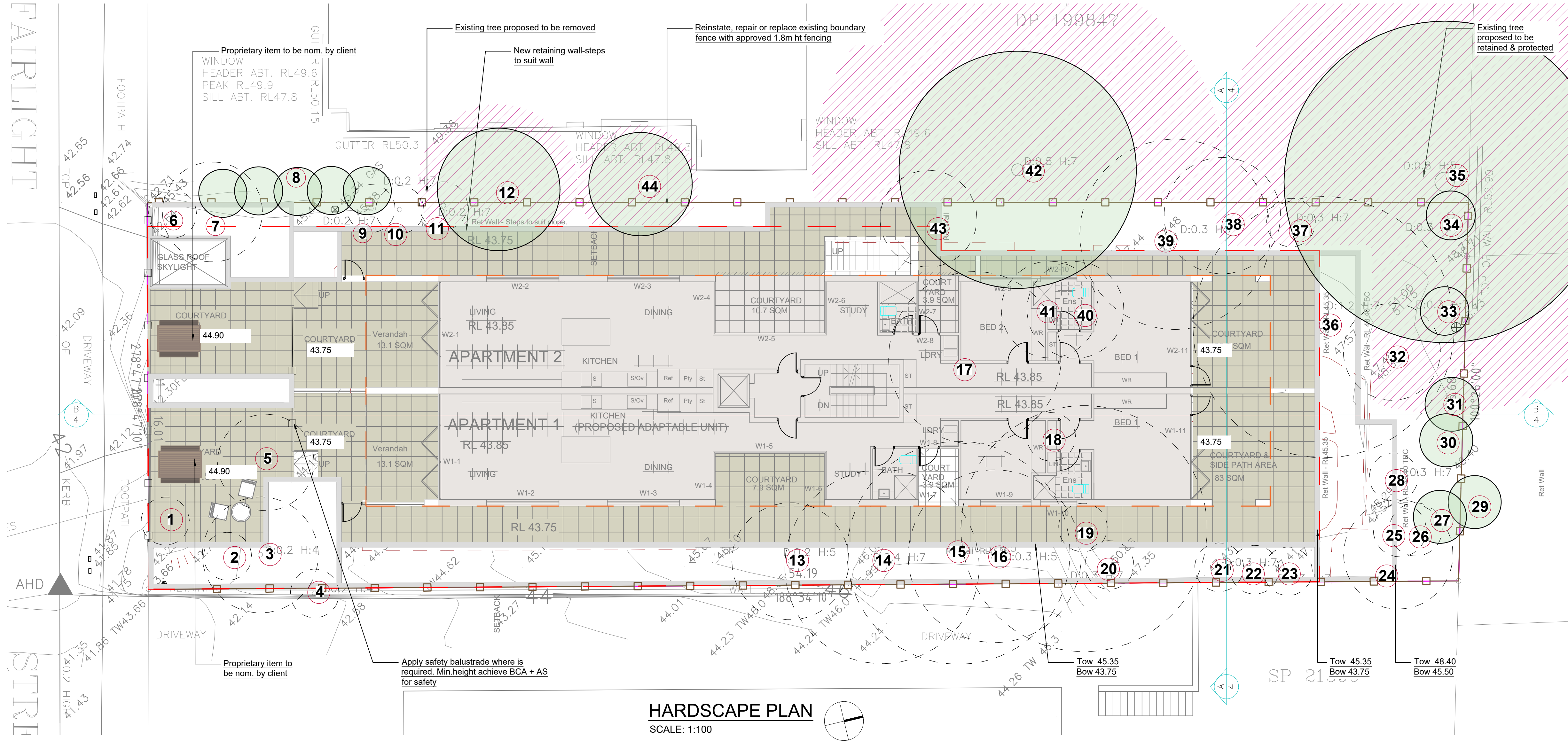
CLIENT
CASTLE 240 PTY LTD

PROJECT
RESIDENTIAL APARTMENT
DEVELOPMENT
30 FAIRLIGHT STREET
FAIRLIGHT, NSW 2094

DRAWING TITLE
CROSS VENTILATION PLANS

DRAWN BY FZ	CHECKED JB
DATE DEC-2019	SCALE A3 - NTS
DRAWING NUMBER 2019-01-DA16	ISSUE A

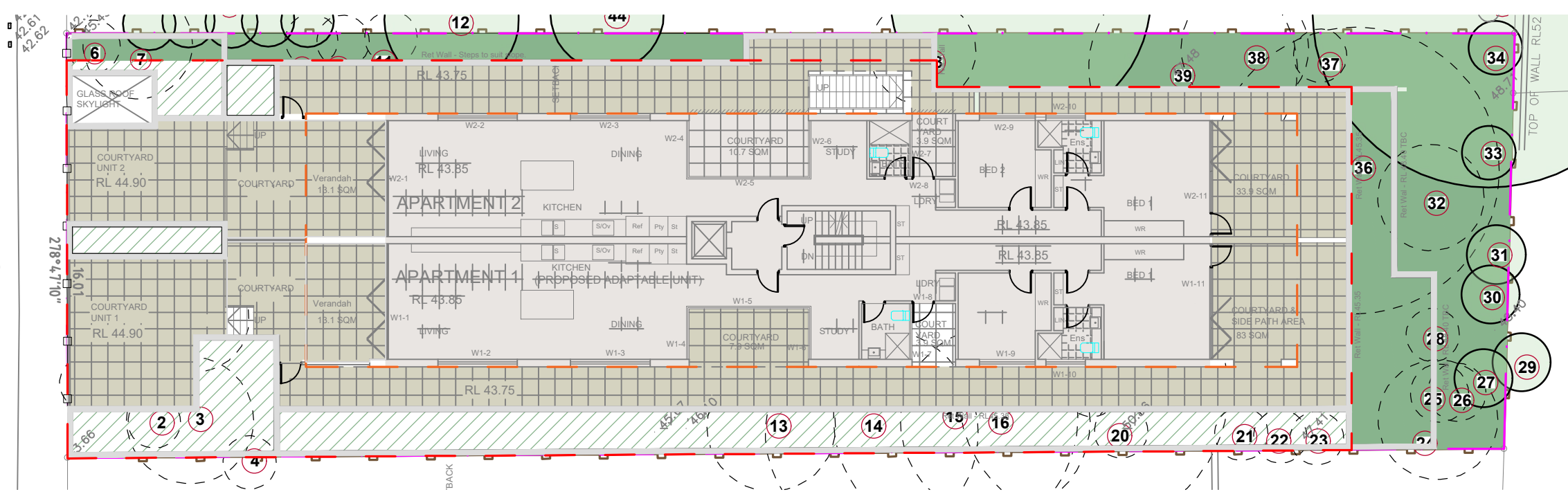
ISSUE	AMENDMENT	DATE
A	FOR DA	2019/12/12



HARDSCAPE PLAN
SCALE: 1:100

LANDSCAPE CALCULATIONS

SITE AREA: 861.7m²
PROPOSED LANDSCAPE AREA: 237.9m² (27.6%)
LANDSCAPE AREA OVER SLAB: 90.0m² (10.4%)
LANDSCAPE AREA IN DEEP SOIL: 147.9m² (17.2%)



TREE SURVEY

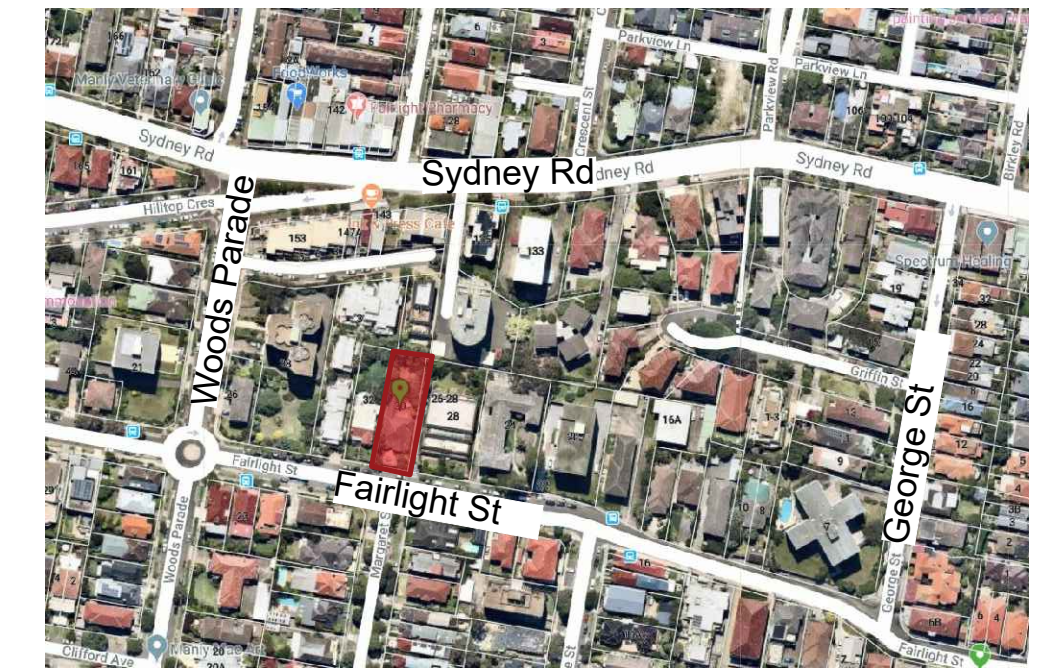
Existing Trees based on Arborists Report by Footprint Green prepared on 12/12/19

No.#	Species	Size (Ht x Sp)	Condition	Action
1	Howea forsteriana	8x4	Good	Remove
2	Castanospermum australe	6x2	Good	Remove
3	Cupressus sp.	6x5	Fair	Remove
4	Dypsis lutescens	8x4	Good	Remove
5	Cupressus sp.	5x4	Fair	Remove
6	Dypsis lutescens	6x4	Good	Remove
7	Plumeria acutifolia	3x3	Good	Remove
8	Camellia sasanqua	4x2	Good	Retain
9	Syagrus romanzoffianum	12x4	Good	Remove
10	Syagrus romanzoffianum	12x4	Good	Remove
11	Syagrus romanzoffianum	11x4	Good	Remove
12	Rhododendron sp.	6x5	Good	Retain
13	Cupressus macrocarpa	7x5	Fair	Remove
14	Cupressus sp.	13x8	Good	Remove
15	Schefflera actinophylla	9x9	Good	Remove
16	Schefflera actinophylla	9x7	Good	Remove
17	Gleditsia sp.	7x4	Good	Remove
18	Syagrus romanzoffianum	13x6	Good	Remove
19	Cedrus deodara	14x10	Good	Remove
20	Archontophoenix alexandrae	15x5	Good	Remove
21	Syagrus romanzoffianum	13x8	Good	Remove
22	Archontophoenix alexandra	5x4	Good	Remove

No.#	Species	Size (Ht x Sp)	Condition	Action
23	Syagrus romanzoffianum	13x7	Poor	Remove
24	Pittosporum undulatum	4x5	Good	Remove
25	Howea forsteriana	9x3	Fair	Remove
26	Howea forsteriana	12x5	Good	Remove
27	Howea forsteriana	11x5	Good	Retain
28	Howea forsteriana	8x5	Good	Remove
29	Howea forsteriana	8x4	Good	Retain
30	Cordyline sp.	4x3	Fair	Retain
31	Syagrus romanzoffianum	12x4	Good	Retain
32	Muraya paniculata	3x4	Good	Remove
33	Syagrus romanzoffianum	12x7	Good	Retain
34	Syagrus romanzoffianum	12x7	Good	Retain
35	Cinnamomum camphora	11x13	Good	Retain
36	Salix babylonica	5x11	Fair	Remove
37	Syagrus romanzoffianum	11x4	Good	Remove
38	Pittosporum undulatum	7x5	Good	Remove
39	Cupressus sp.	14x8	Good	Remove
40	Archontophoenix alexandrae	11x7	Good	Remove
41	Phoenix canariensis	7x8	Good	Remove
42	Syzygium jambos	10x10	Good	Retain
43	Syagrus romanzoffianum	11x4	Good	Remove
44	Camellia japonica	3x4	Good	Retain

LOCATION PLAN

Scale: NTS



OTHER LANDSCAPE ITEMS

- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected
- 1.8m boundary fence - colour and style to be nom. by client
- Safety balustrade, Min. height achieve BCA + AS for safety
- Proprietary item to be nom. by client
- Precast Concrete Tubs to be nom. by client
- Tree protection zone-refer arborist's report

REV	DATE	NOTATION/AMENDMENT
A	14.11.19	Preliminary DA prepared for review
B	25.11.19	Co-ordinated with arborist's report
C	28.11.19	Co-ordinated with amended architectural plan
D	10.12.19	Co-ordinated with amended arborist's report
E	13.12.19	Co-ordinated with amended architectural plan

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	E
/2	LANDSCAPE PLAN	E
/3	DETAIL + SPECIFICATION	A
/4	DETAIL	D

Conzept Landscape Architects
Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

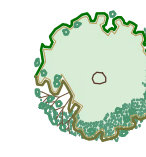
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT

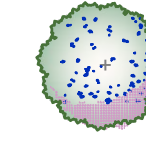
30 FAIRLIGHT STREET, FAIRLIGHT
LPDA 20 - 101 / 01

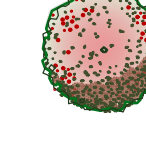
LEGEND & SCHEDULE

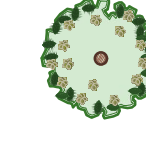
NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE 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

- 

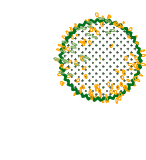
Botanical Name: *Banksia integrifolia*
Common Name: Coastal Banksia (Native)
Pot size: 75L
Mature H x S: 6-8m x 4-5m
Qty Required: 3
- 


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

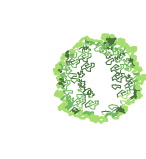
Botanical Name: *Ceratopetalum gummiferum*
Common Name: NSW Christmas Bush (Native)
Pot size: 75 Lt
Mature H x S: 5-8m x 3-4m
Qty Required: 1
- 

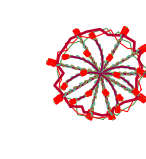
Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 3

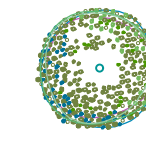
SHRUBS AND HEDGES

- 

Botanical Name: *Grevillea 'Honey Gem'*
Common Name: Honey Gem Grevillea (Native)
Pot size: 300mm
Mature H x S: 3-5m x 2-3m
Qty Required: 4
- 


Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 45
- 

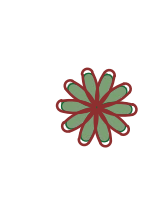
Botanical Name: *Syzygium 'Resilience'*
Common Name: Resilience Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 4
- 

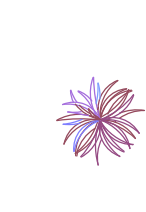
Botanical Name: *Callistemon citrinus 'Endeavour'*
Common Name: Endeavour Bottlebrush (Native)
Pot size: 300mm
Mature H x S: 3m x 2m
Qty Required: 10
- 

Botanical Name: *Backhousia myrtifolia*
Common Name: Grey Myrtle (Native)
Pot size: 200mm
Mature H x S: 4-6m x 2-4m
Qty Required: 10

ACCENT PLANTS

- 

Botanical Name: *Doryanthes excelsa*
Common Name: Gynea Lily (Native)
Pot size: 45L
Mature H x S: 1.1m x 1m
Qty Required: 6
- 

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 6
- 

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 13

GRASSES + GROUNDCOVERS

- Groundcover Mix A:**
Lomandra longifolia 'Tanika'
Isolepis 'Livewire'
Trachelospermum jasminoides
Myoporum parvifolium 'Yareena'
Pot size: 140mm
Mature H x S: < .5m
Qty Required: 5/m2 (**\$6.3m2 total**)
- Botanical Name:** *Dichondra argentea 'Silver Falls'*
Common Name: Silver Falls Dichondra (Exotic)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 9/m2 (**\$16.8m2 total**)

SAMPLE IMAGES

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



Banksia integrifolia



Plumeria acutifolia



Syzygium 'Cascade'



Syzygium 'Resilience'



Grevillea 'Honey Gem'



Phormium tenax 'Purpureum'



Alcantarea imperialis 'Rubra'



Doryanthes excelsa



Callistemon citrinus 'Endeavour'



Lomandra longifolia 'Tanika'

GENERAL NOTE:
Figured dimensions take preference to scale readings. Verify all dimensions on site. If any dimension is not shown on the plan, it shall be as per the relevant standard or as per the relevant authority. If the dimension is not shown on the plan, it shall be as per the relevant standard or as per the relevant authority. If the dimension is not shown on the plan, it shall be as per the relevant standard or as per the relevant authority.

It is the responsibility of the client to ensure that the plan is used for the intended purpose and that the plan is not used for any other purpose. The client is responsible for ensuring that the plan is used for the intended purpose and that the plan is not used for any other purpose.

© 2024 Concept Landscape Architects Pty Ltd. All rights reserved. This document is the property of Concept Landscape Architects Pty Ltd. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Concept Landscape Architects Pty Ltd.

ALL Associated

Bar Scale

0 2 4 6 8 10m

ARCHITECT:
BIANCHINO & ASSOCIATES

LANDSCAPE ARCHITECT:
Concept Landscape Architects

Suit 101, 506 Miller Street, CAMMERAY NSW 2062

Phone: 9622 5312 Fax: 8209 4962 Mob: 04 13 861 351

www.concept.net.au enquiries@concept.net.au

COUNCIL:
NORTHERN BEACHES

CLIENT:
STEVEN FILLER

REV DATE NOTATION/AMENDMENT

A 14.11.19 Preliminary DA prepared for review

B 25.11.19 Co-ordinated with arborist's report

C 28.11.19 Co-ordinated with amended architectural plan

D 10.12.19 Co-ordinated with amended arborist's report

E 13.12.19 Co-ordinated with amended architectural plan

PROJECT:
PROPOSED RESIDENTIAL APARTMENT DEVELOPMENT

30 FAIRLIGHT STREET FAIRLIGHT

TITLE:
LANDSCAPE PLAN

DWG No: LPDA 20 - 101

PAGE NUMBER: 2

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1

DATE: NOV 2019

DRAWN: K.Z

CHECKED: R.F

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. **Retaining wall details to engineers design.**
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 Councils** Landscaping Guidelines & requirements. Planting proposed using 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**).

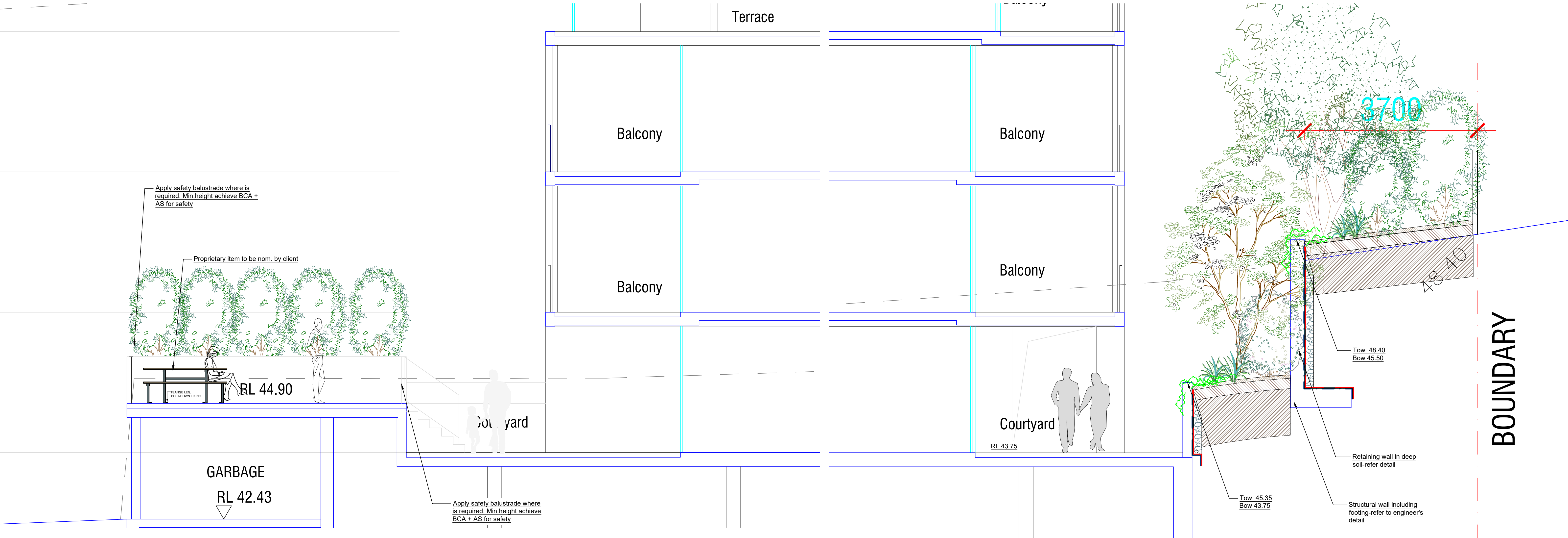
The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstatement all boundary 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.

D.A 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.**

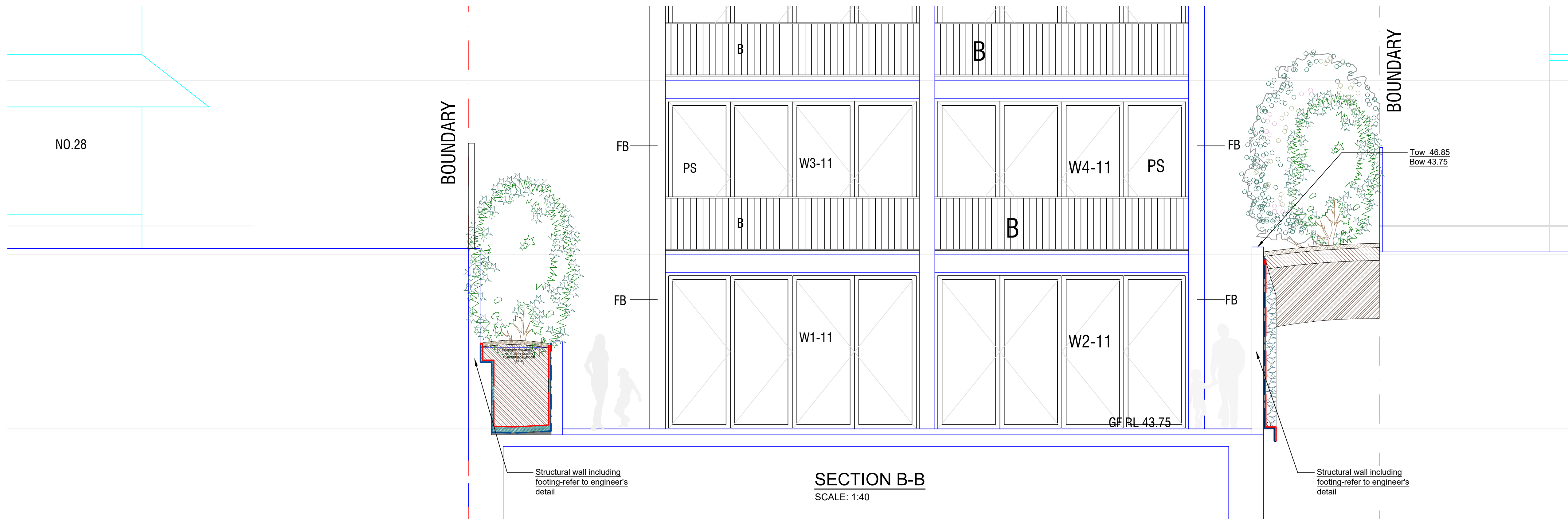
FIXED OUTDOOR FURNITURE FOR ROOFTOP COMMUNAL OPEN SPACE SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, WHEREVER EXTERNAL HANDRAIL IS OMITTED. WHERE BENCHES OR FURNITURE IS FIXED OR LOCATED ADJACENT THE ROOFTOP PLANTER WALL, AN EXTERNAL BALUSTRADE MUST BE INSTALLED TO COMPLY WITH BCA AND AUSTRALIAN STANDARDS.

NON-FIXED FURNITURE ADDED BY STRATA SHALL BE LOCATED A MINIMUM 1M AWAY FROM PLANTER WALL, AND SHALL BE THE RESPONSIBILITY OF THE BODY CORPORATE.

AN AUTOMATED COMMERCIAL GRADE IRRIGATION SYSTEM SHALL BE PROFESSIONALLY INSTALLED TO ALL GARDEN AREAS, INCLUDING RAISED PLANTERS, UPPER FLOOR PLANTERS AND GARDENS IN NATURAL GROUND. THE SYSTEM SHALL BE DESIGNED AND INSTALLED IN LINE WITH THE IRRIGATION PERFORMANCE SPECIFICATION, BY A LICENCED CONTRACTOR OR LANDSCAPER. THE LICENCED CONTRACTOR SHALL PREPARE AN 'AS BUILT' PLAN OF THE SYSTEM TO THE SUPERINTENDENT FOR STRATA RECORDS, FOR FUTURE MAINTENANCE.



SECTION A-A
SCALE: 1:40



SECTION B-B
SCALE: 1:40



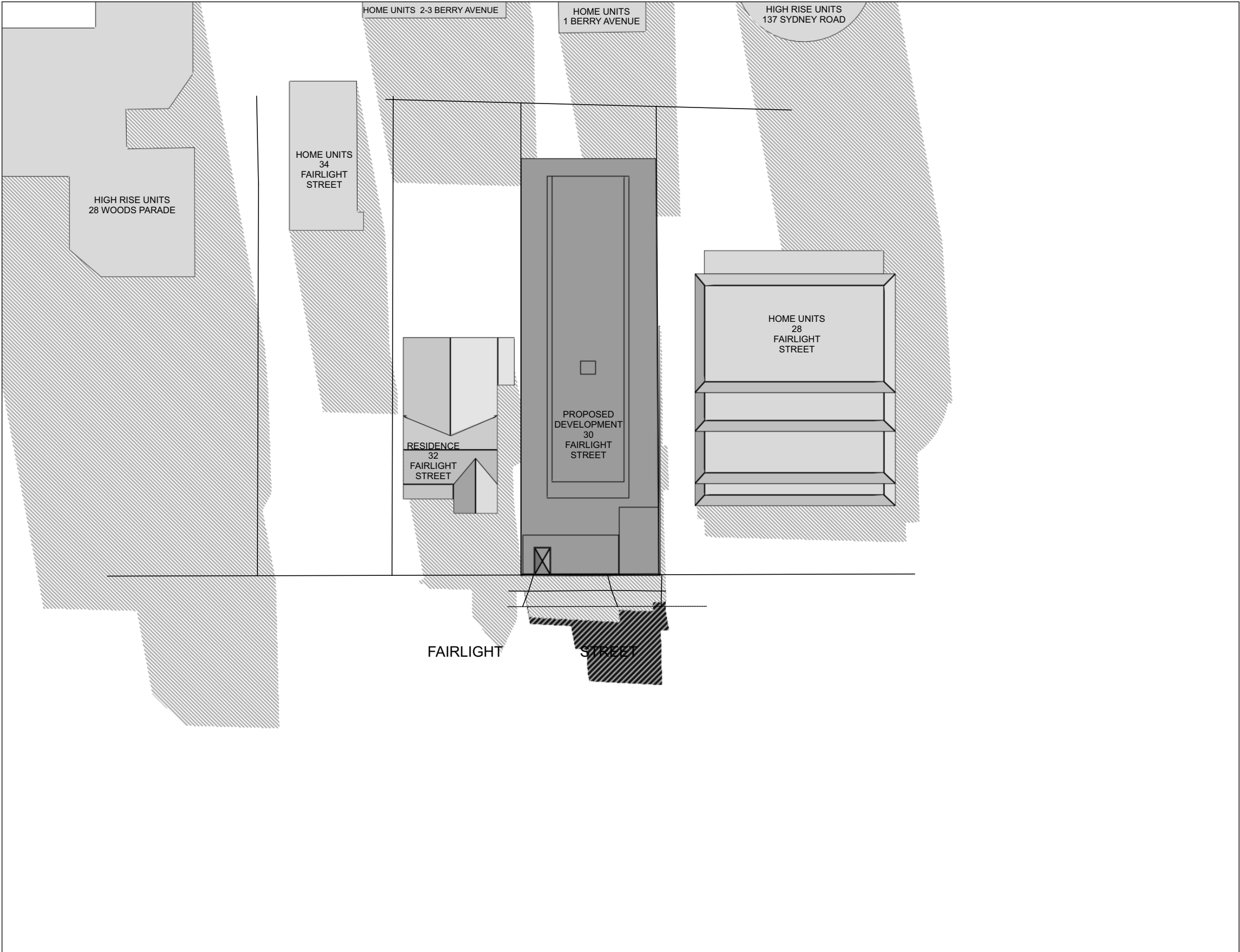
SHADOW DIAGRAM JUNE 21st



9.00 am

<div><div> Shadow from existing buildings</div><div> Additional shadow from proposed buildings</div><div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div></div>	<div></div> <div>Approx. True North</div>	<div>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</div>	<div>Architects BIANCHINO Associates</div>	<div>Project Proposed development at 30 Fairlight Street, Fairlight, NSW</div>	Job N. Sh2559_1a
					04/11/2019
					Scale 1:500 printed @ A3

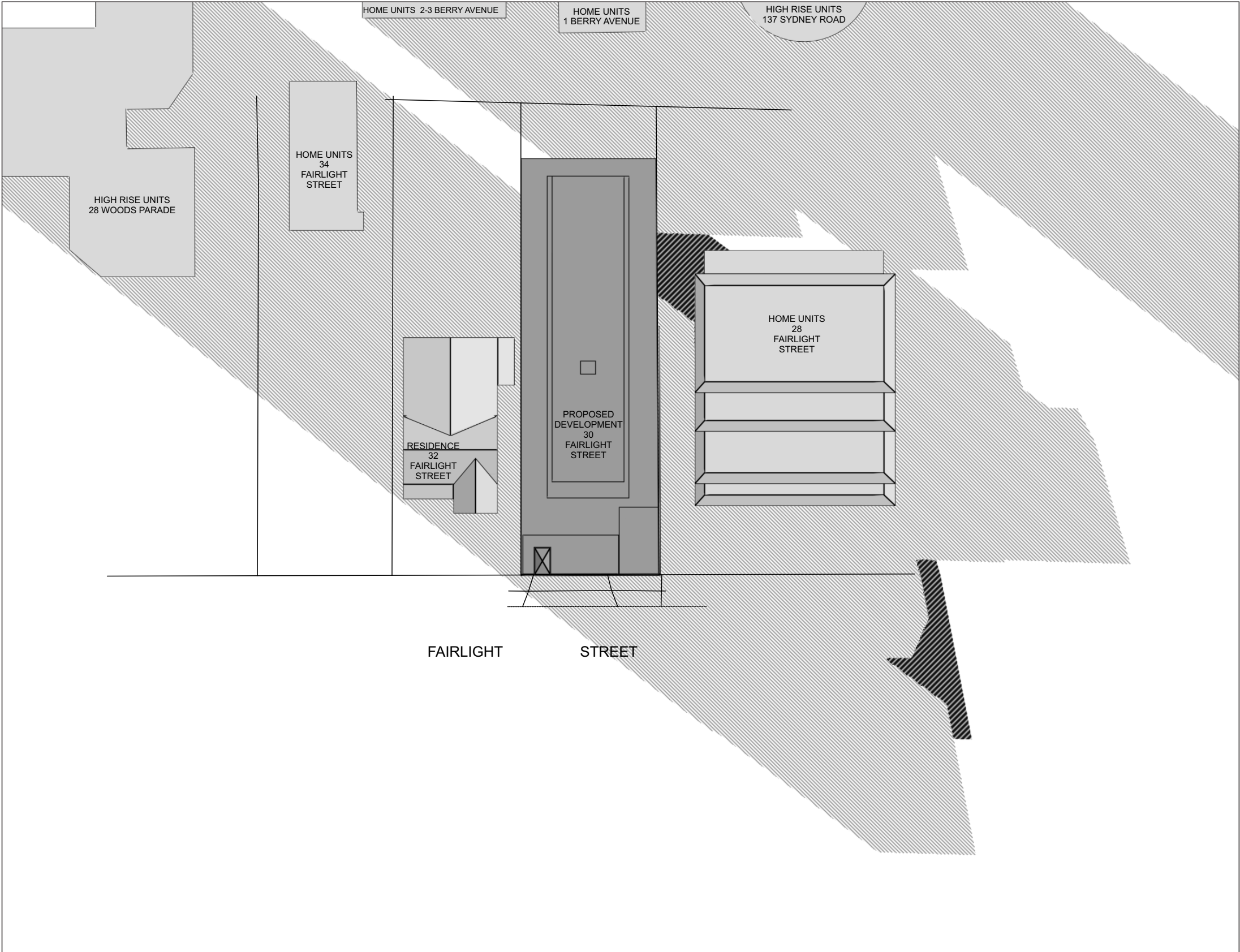
SHADOW DIAGRAM JUNE 21st



12.00 noon

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>	<div><div><div></div><div>TN</div></div></div> <div>Approx. True North</div>	<div>DIGITAL LINE Pty Ltd</div> <div>PO Box 860</div> <div>Neutral Bay NSW 2089</div> <div>Phone (02)9953 2312</div> <div>Fax (02)8003 9708</div>	<div>Architects</div> <div>BIANCHINO Associates</div>	<div>Project</div> <div>Proposed development at 30 Fairlight Street, Fairlight, NSW</div>	Job N. Sh2559_1a
					04/11/2019
					Scale 1:500 printed @ A3

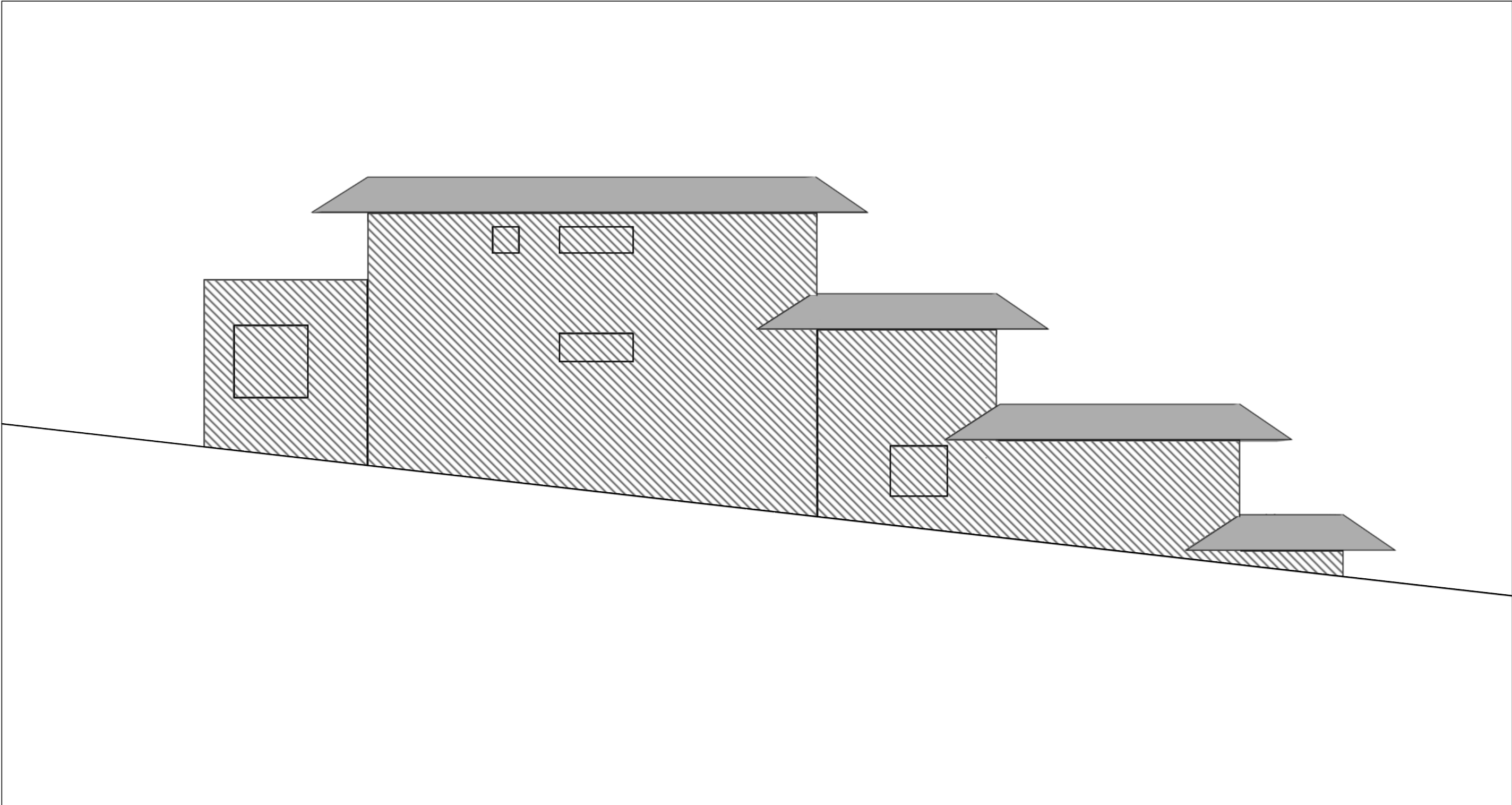
SHADOW DIAGRAM JUNE 21st



3.00 pm

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>	<div><div><div></div><div>TN</div></div></div> <div>Approx. True North</div>	<div>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</div>	<div>Architects</div> <div>BIANCHINO Associates</div>	<div>Project</div> <div>Proposed development at 30 Fairlight Street, Fairlight, NSW</div>	Job N. Sh2559_1a
					04/11/2019
					Scale 1:500 printed @ A3

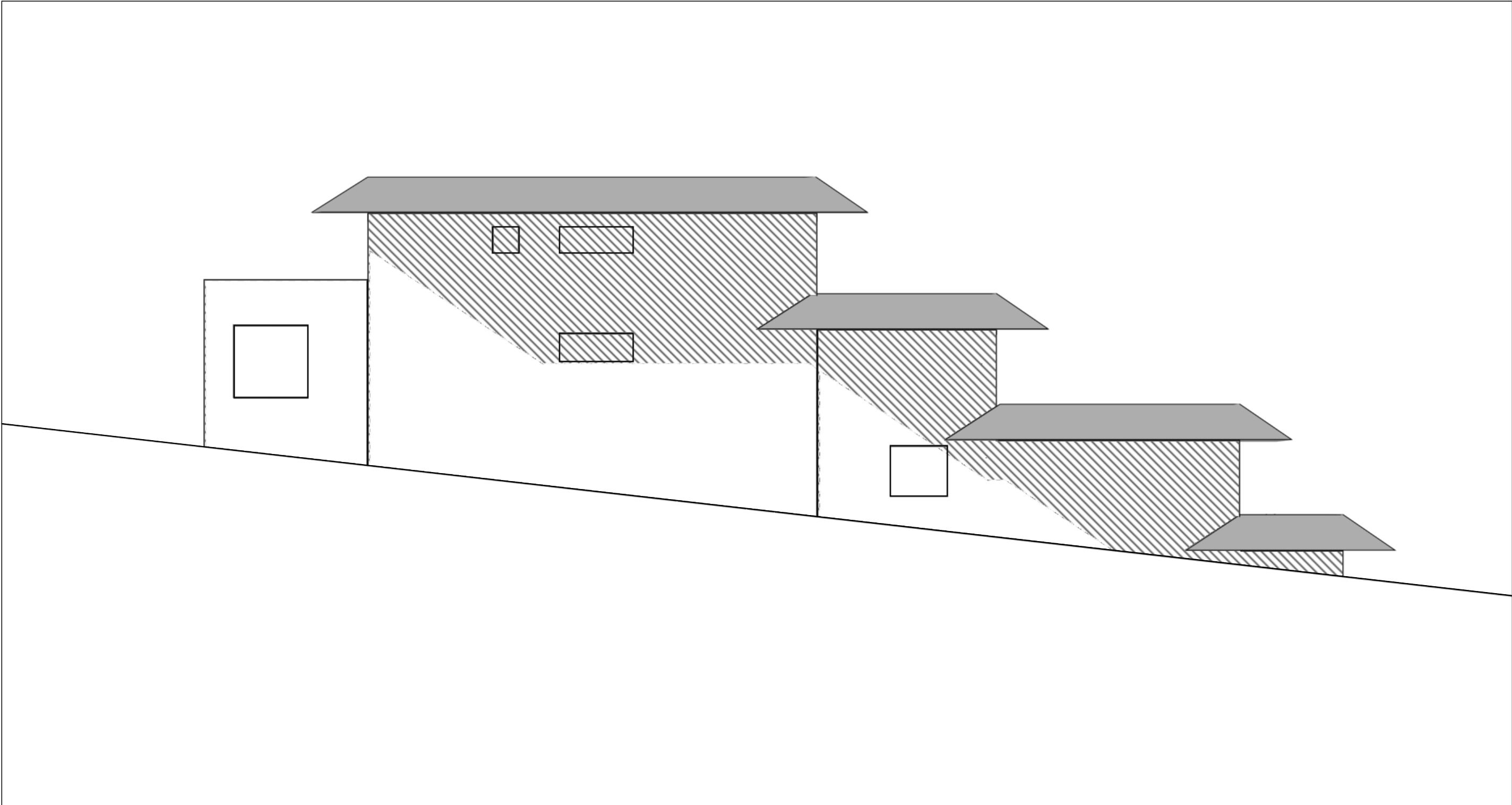
SHADOW DIAGRAM WEST ELEVATION OF No. 28 FAIRLIGHT STREET
JUNE 21st



9.00 am

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_2a
					04/11/2019
					Scale 1:100 printed @ A3

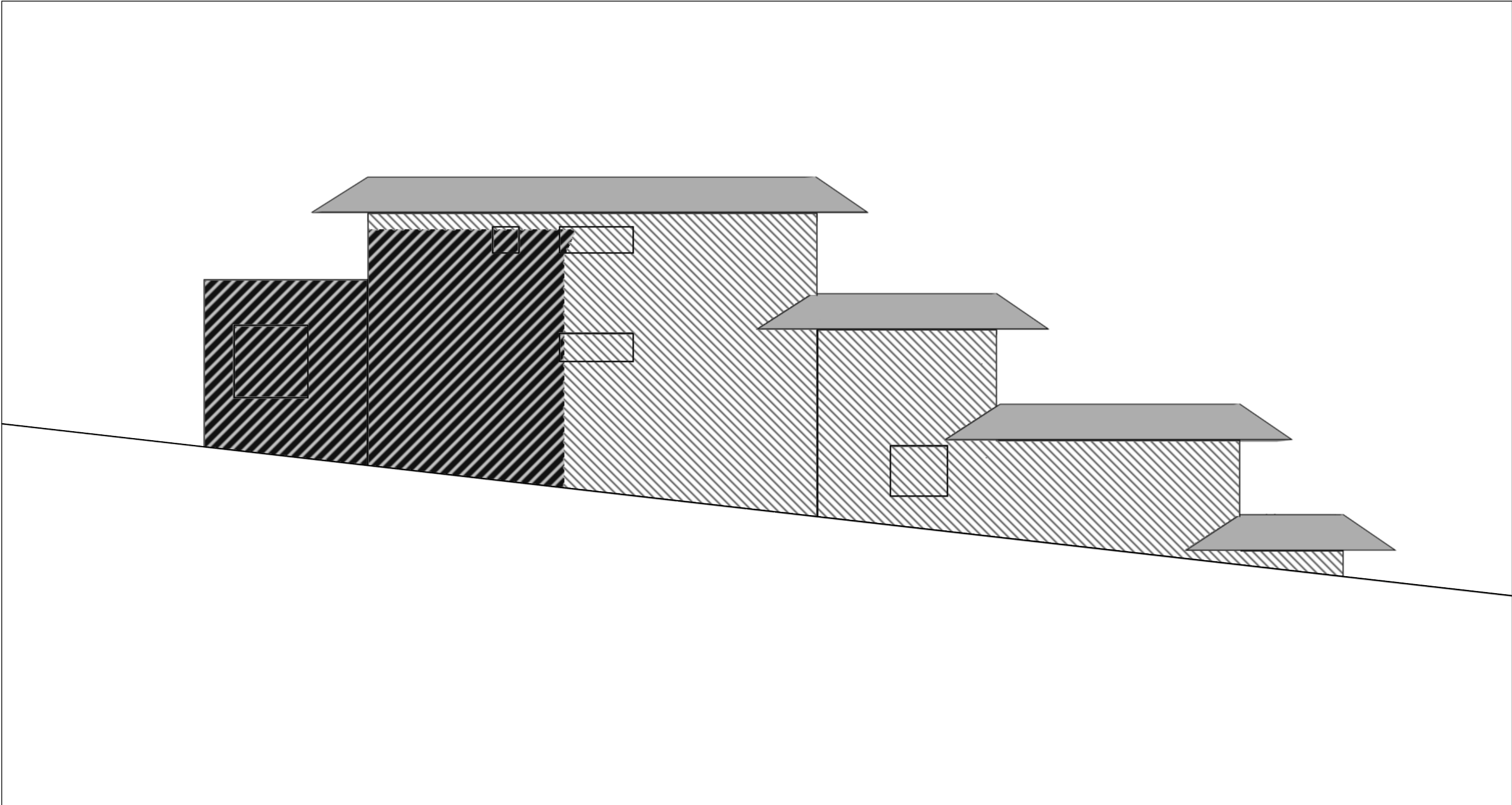
SHADOW DIAGRAM WEST ELEVATION OF No. 28 FAIRLIGHT STREET
JUNE 21st



12.00 noon

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_2a
					04/11/2019
					Scale 1:100 printed @ A3

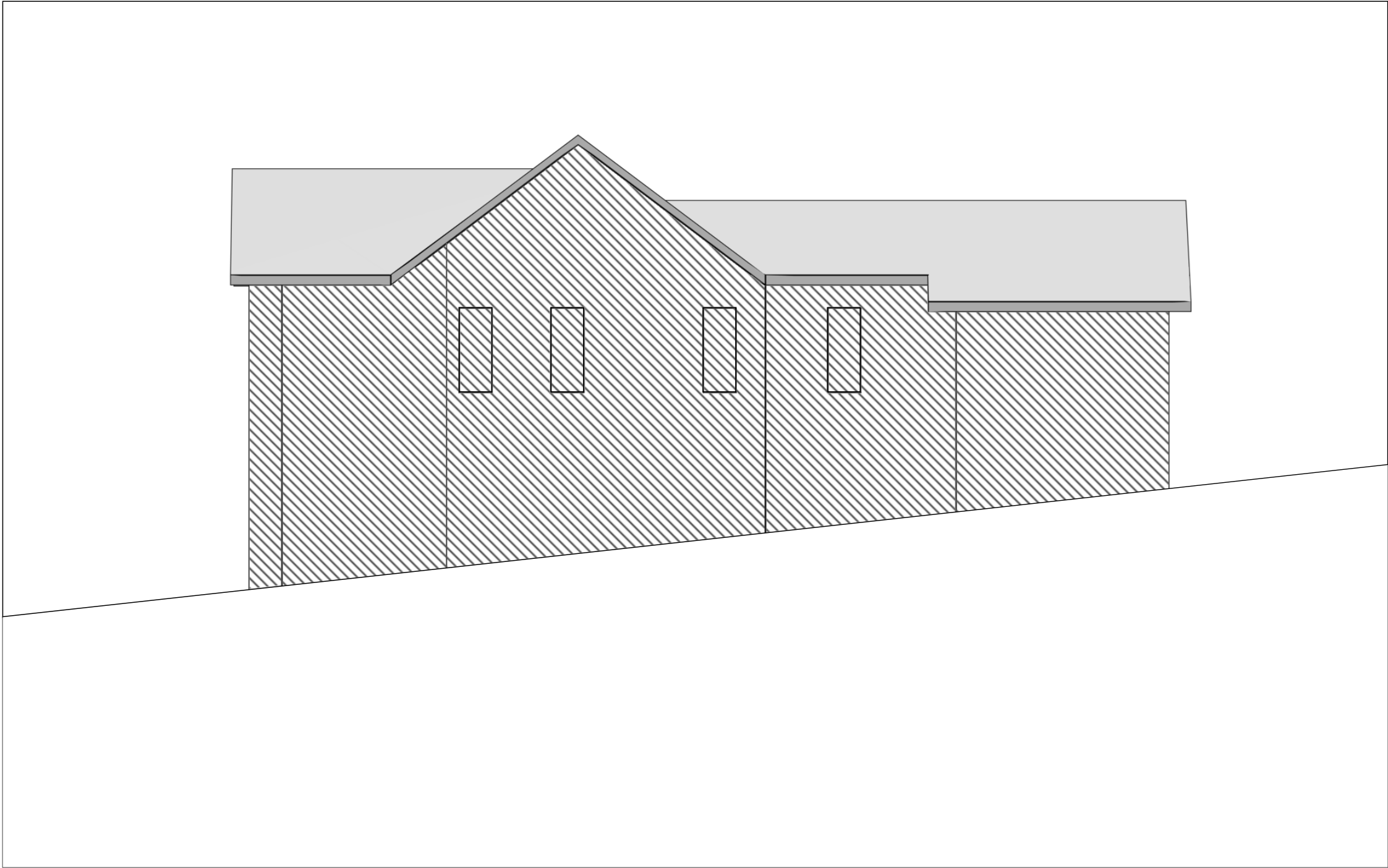
SHADOW DIAGRAM WEST ELEVATION OF No. 28 FAIRLIGHT STREET
JUNE 21st



3.00 pm

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_2a
					04/11/2019
					Scale 1:100 printed @ A3

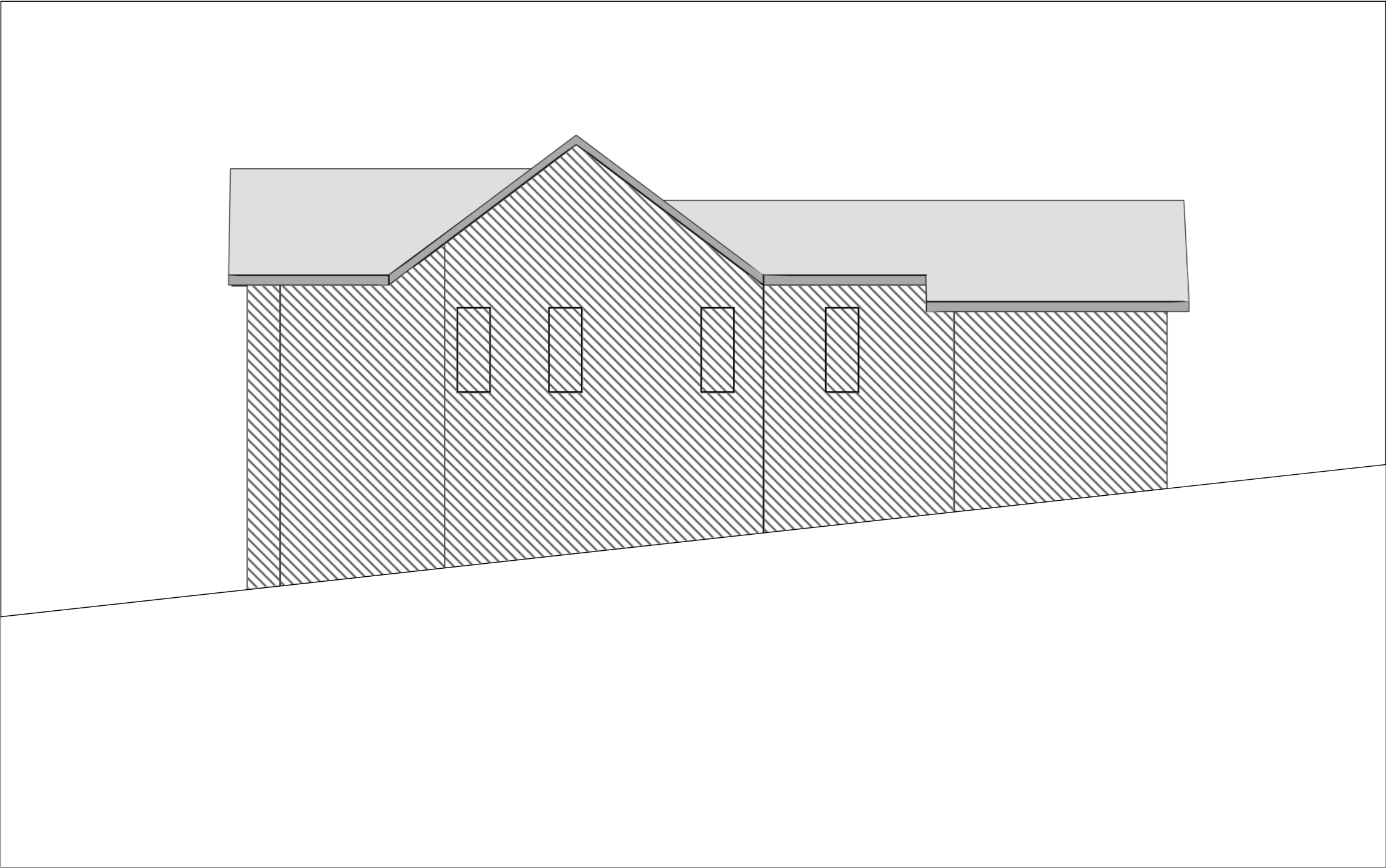
SHADOW DIAGRAM EAST ELEVATION OF No. 32 FAIRLIGHT STREET
JUNE 21st



9.00 am

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered.</div> <div>Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_3a
					04/11/2019
					Scale 1:100 printed @ A3

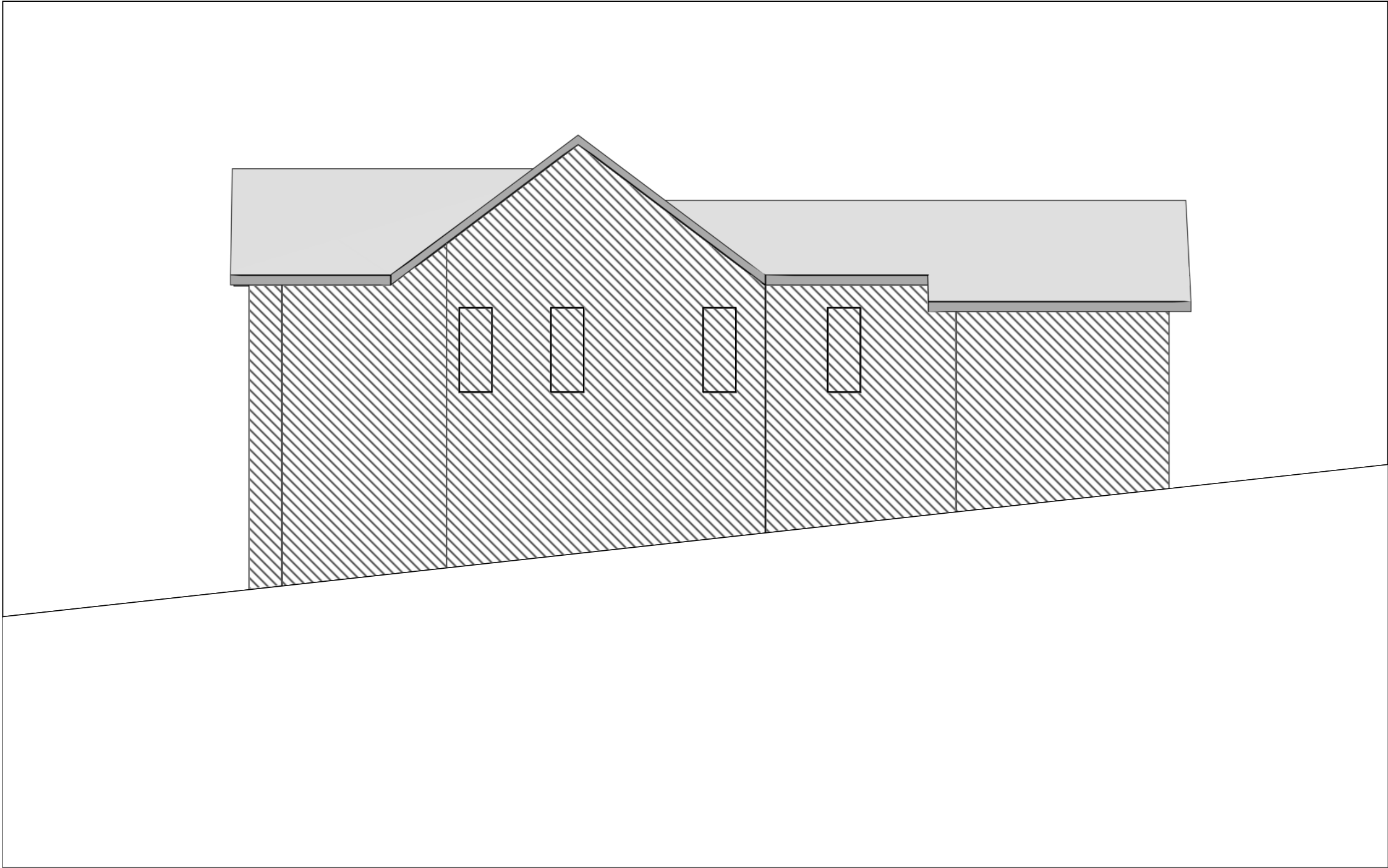
SHADOW DIAGRAM EAST ELEVATION OF No. 32 FAIRLIGHT STREET
JUNE 21st



12.00 noon

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_3a
					04/11/2019
					Scale 1:100 printed @ A3

SHADOW DIAGRAM EAST ELEVATION OF No. 32 FAIRLIGHT STREET
JUNE 21st



3.00 pm

<div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered.</div> <div>Shadows calculated according to information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects BIANCHINO Associates	Project Proposed development at 30 Fairlight Street, Fairlight, NSW	Job N. Sh2559_3a
					04/11/2019
					Scale 1:100 printed @ A3