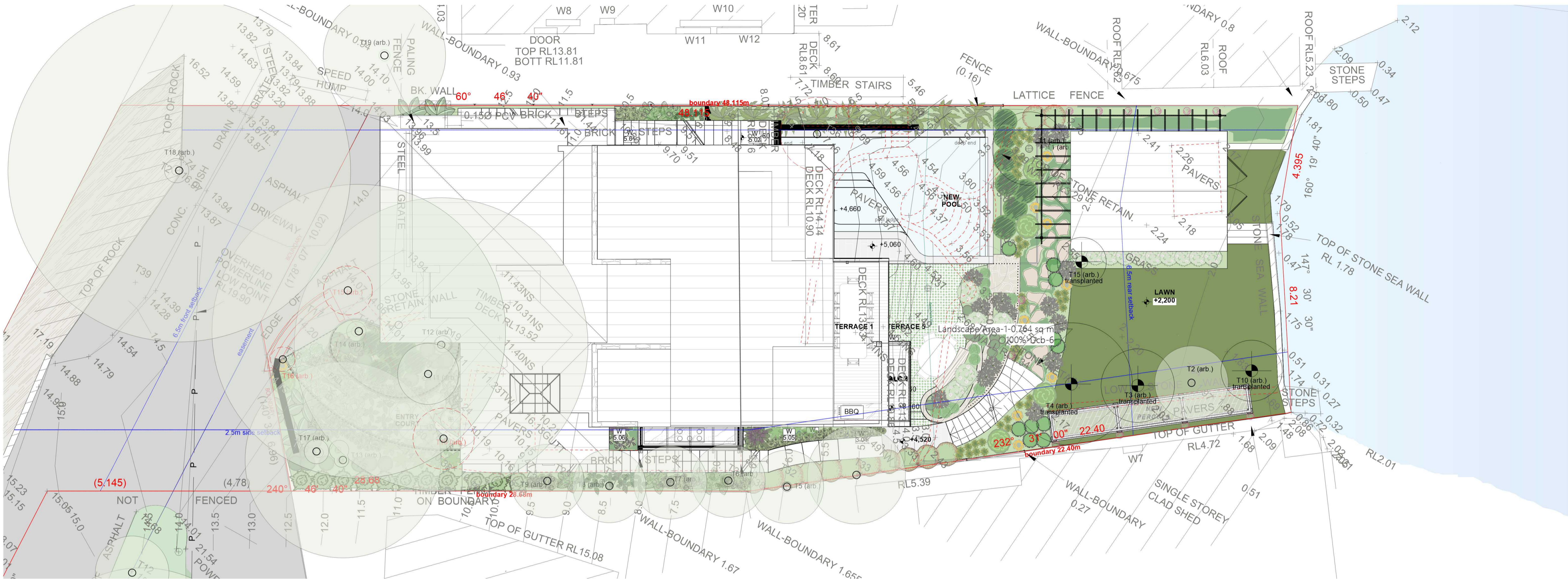


LANDSCAPE DA PLAN

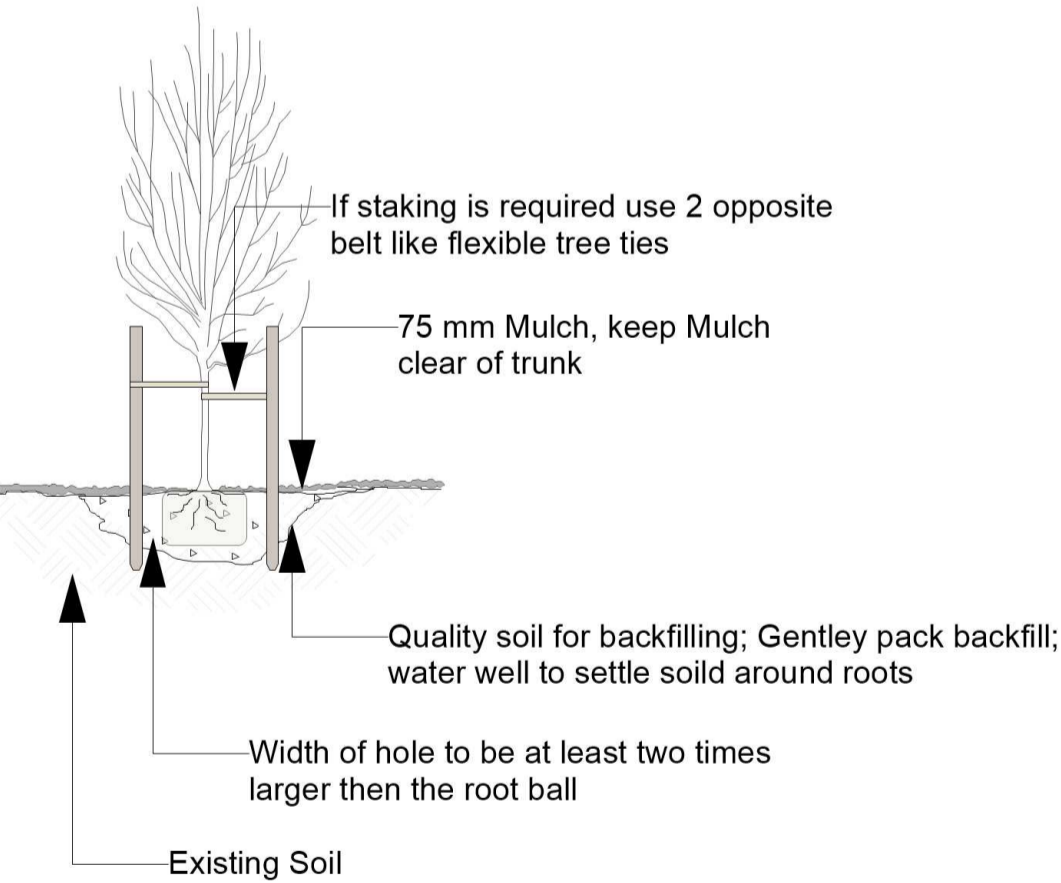
| | | | | |
|--|------------------------|----------|--------------|--------------------|
| TAYLOR RESIDENCE 72 Cabarita Road Avalon Beach NSW | SHEET TITLE | | SHEET NUMBER | SHEET SIZE & SCALE |
| | COVER PAGE | | | |
| | LANDSCAPE DA SITE PLAN | | LDA-01 | 1:100@A1 |
| | LANDSCAPE DA PLAN | | LDA-02 | 1:100@A1 |
| | DEEP SOIL PLAN | | LDA-03 | 1:200@A2 |
| | SOUTH ELEVATION | | LDA-04 | 1:100@A2 |
| | REAR ELEVATION | | LDA-05 | 1:100@A2 |
| | | | | |
| REVISION | | DATE | | |
| FIRST ISSUE | | 05.02.25 | | |
| Rev. A | | 06.02.25 | | |
| Rev. B | | 15.04.25 | | |
| Rev. C | | 16.04.25 | | |
| Rev. D | | 24.04.25 | | |



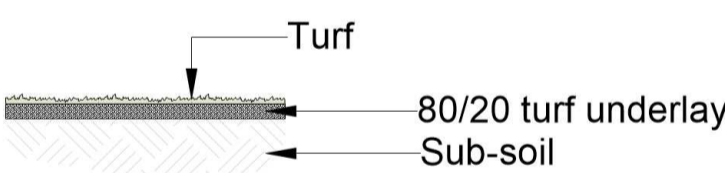


1 Site plan
Scale: 1:100

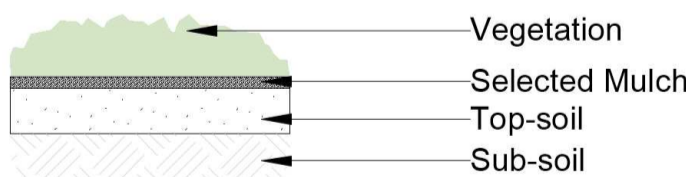
GENERAL TREE PLANTING



TURF INSTALLATION



GENERAL PLANTING SOIL/MULCH INSTALLATION



PLANTING NOTES

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 300mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf underlay to lawn areas.

EDGING
All garden bed areas to be clearly defined by metal, brick, concrete or timber edging with its top edge flush with the surface of adjoined grass area

MULCH
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work.
Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

LANDSCAPE NOTES

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by council DCPs. Proposed development to include new pits and grates to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flows. Subsoil drainage/Ag.lines to be used in garden beds.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building code of Australia and all relevant Australian standards and all codes and regulations of local council and other authorities.
All timber construction shall be in accordance with the timber framing code. All footings and walls to future structural engineers detail.

TREE PROTECTION
All trees to be retained will have tree protection in accordance to Arborist or equivalently qualified person's recommendations.

| PLANT SCHEDULE | | | | | | | | |
|------------------------|-------|-----|---|---------------------------|----------|---------------|---------------|-------------------------|
| IMAGE | ID | QTY | BOTANICAL NAME | COMMON NAME | POT SIZE | MATURE SPREAD | MATURE HEIGHT | REMARKS |
| Trees | | | | | | | | |
| | Ass | 11 | Acmena smithii 'Sublime' | Lillypillilly 'Sublime' | 400 mm | 1.0 - 5.0 m | 3.0 - 10.0 m | Native |
| Palms | | | | | | | | |
| Shrubs | | | | | | | | |
| | An | 20 | Alpinia nutans | Native Cardamom | 140mm | 0.5 - 1.0 m | 0.5 - 0.8 m | |
| | Cw-1 | 5 | Casuarina green wave | Casuarina green wave | 200 mm | 0.8 - 2.0 m | 1.0 - 2.5 m | Native |
| | Hmw | 15 | Hydrangea macrophylla 'white' | White Hydrangeas | 200 mm | 2.0 - 3.5 m | 1.5 - 3.0 m | |
| | Mpt | 13 | Metrosideros polymorpha 'Tahiti' | NZ Christmas Bush | 200mm | 1.0 - 1.5 m | 1.0 - 1.5 m | |
| | Rof | 15 | Rosmarinus officinalis | Rosemary | 200 mm | 0.8 - 1.2 m | 0.1 - 0.3 m | to cascade |
| Perennials | | | | | | | | |
| | Ahw | 6 | Anemone x hybrida | Pink Japanese Windflow | 140 mm | 0.4 - 0.6 m | 0.5 - 1.2 m | |
| | Ar | 11 | Anthurium sp. | Flamingo flower | 300 mm | 0.5 - 0.75 m | 0.5 - 0.6 m | |
| | Arb | 18 | Alpinia 'Red back' | Native red leaf Ginger | 300 mm | 0.8 - 1.2 m | 1.0 - 2.5 m | A |
| | As-1 | 3 | Alocantera imperialis 'Silver Plum' | Giant Bromeliad | 300 mm | 1.2 - 1.5 m | 1.2 - 1.5 m | |
| | Cz | 24 | Calathea zebra | Zebra plant | 200 mm | 0.4 - 0.6 m | 0.4 - 0.5 m | |
| | He | 9 | Heliconia bihai x caribaea 'Hot Rio Nights' | Heliconia 'Hot Rio Night' | 250 mm | 1.0 - 1.5 m | 2.0 - 3.0 m | |
| | Lr | 22 | Ligularia reniformis | Tractorseat plant | 200 mm | 0.9 - 1.2 m | 0.9 - 1.5 m | |
| | Pro-1 | 9 | Philodendron Xanadu | Philodendron | 200mm | 0.8 - 1.0 m | 0.8 - 1.0 m | |
| Grasses/Strappy | | | | | | | | |
| | Dob | 71 | Dianella caerulea 'Baty Breeze' | Dwarf Flax Lily | 140 mm | 0.6 - 0.7 m | 0.3 - 0.4 m | --- |
| | Oj | 25 | Ophiopogon japonicus | Monds Grass | 100 mm | 0.1 - 0.3 m | 0.1 - 0.3 m | |
| | Pa | 13 | Pennisetum 'alpecuroides' | Fountain Grass | 140 mm | 0.6 - 0.9m | 0.9 - 1.5m | Native |
| | Dt-1 | 10 | Dianella caerulea 'Breeze' | Breeze Flax Lily | 140mm | 0.6 - 0.9m | 0.45 - 0.6m | Native |
| Groundcovers & Climber | | | | | | | | |
| | Bw-1 | 12 | Bambino Boug's | Dwarf Bougainvillea | 140 mm | | | Train onto wire support |
| | Cep | 11 | Chryscephalum apiculatum | Yellow buttons | 140 mm | 0.3 - 0.6 m | 0.1 - 0.3 m | Native |
| Succulents | | | | | | | | |
| | Khs | 15 | Kalanchoe hildebrandtii 'Silver Spoons' | 'Silver spoons' | 200 mm | 0.6 - 1.2 m | 0.5 - 1.0 m | |
| | Cam | 5 | Colocasia macrorrhiza | Giant Elephant's Ear | 300 mm | 1.0 - 1.5 m | 1.5 - 2.0 m | |
| | Sst | 42 | Sansevieria trifasciata | Snake plant | 200 mm | 0.2 - 0.3 m | 0.4 - 0.9 m | |
| Total | | 385 | | | | | | |

DA NOTES
LANDSCAPE AREA CALCULATIONS

Site area (including accessway): 1207.00 m2
Site area: 600.70 m2

Development Control Plan (DCP) 2021 Pittwater LGA requirement:

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Split Zones
On lots where there is a split zoning and part of the lot is zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure, the calculation for total landscaped area will be based only on that area not zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure. It will not be based on the site area of the whole lot.

Variations
Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:
Impervious areas less than 1 metre in width (e.g. pathways and the like);
for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

Required (minimum) 360.42 m2 (60%)
Existing 326.62 m2 (54%)
Proposed 313.03 m2 (52%)

Principal private open space complies

Controls
Private open space shall be provided as follows:-

a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-

Minimum 80m2 of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.

Within the private open space area, a minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.

Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).

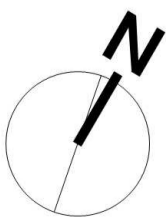
Private open space should be located to the rear of the dwelling to maximise privacy for occupants.

Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.

A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.

Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.

An accessible and usable area for composting facilities within the ground level private open space is required.



PROJECT.

Alan & Debbie Taylor
72 Cabarita Road
Avalon Beach NSW

DRAWING TITLE.

Landscape DA site plan

SHEET No. LDA-01

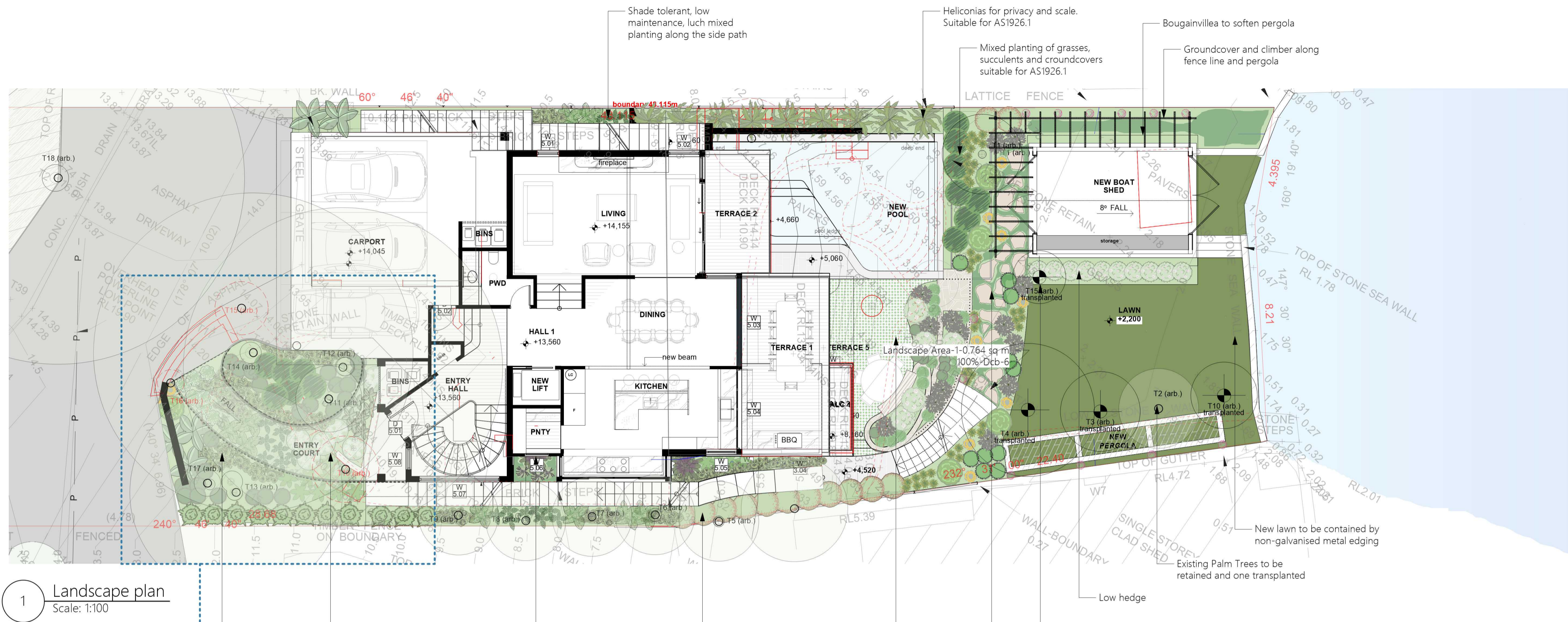
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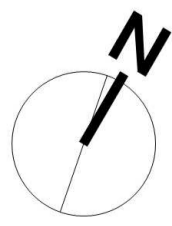


1 Landscape plan
Scale: 1:100



2 Shade planting below entry path
Scale: 1:50

| PLANT SCHEDULE | | | | | | | | |
|---|-------|-----|---|---------------------------|----------|---------------|---------------|-------------------------|
| IMAGE | ID | QTY | BOTANICAL NAME | COMMON NAME | POT SIZE | MATURE SPREAD | MATURE HEIGHT | REMARKS |
| Trees | | | | | | | | |
|  | Ass | 11 | Acmena smithii 'Sublime' | Lillypilly 'Sublime' | 400 mm | 1.0 - 5.0 m | 3.0 - 10.0 m | Native |
| Palms | | | | | | | | |
| Shrubs | | | | | | | | |
|  | An | 20 | Alpinia nutans | Native Cardamom | 140mm | 0.5 - 1.0 m | 0.5 - 0.8 m | |
|  | Cw-1 | 5 | Casuarina green wave | Casuarina green wave | 200 mm | 0.8 - 2.0 m | 1.0 - 2.5 m | Native |
|  | Hmw | 15 | Hydrangea macrophylla 'white' | White Hydrangea | 200 mm | 2.0 - 3.5 m | 1.5 - 3.0 m | |
|  | Mpt | 13 | Metrosideros polymorpha 'Tahiti' | NZ Christmas Bush | 200mm | 1.0 - 1.5 m | 1.0 - 1.5 m | |
|  | Rof | 15 | Rosmarinus officinalis | Rosemary | 200 mm | 0.8 - 1.2 m | 0.1 - 0.3 m | to cascade |
| Perennials | | | | | | | | |
|  | Anw | 6 | Anemone x hybrida | Pink Japanese Windflow | 140 mm | 0.4 - 0.6 m | 0.5 - 1.2 m | |
|  | Ar | 11 | Anthurium sp. | Flamingo flower | 300 mm | 0.5 - 0.75 m | 0.5 - 0.8 m | |
|  | Arb | 18 | Alpinia 'Red back' | Native red leaf Ginger | 300 mm | 0.8 - 1.2 m | 1.0 - 2.5 m | A |
|  | As-1 | 3 | Alcantarea imperialis 'Silver Plum' | Giant Bromeliad | 300 mm | 1.2 - 1.5 m | 1.2 - 1.5 m | |
|  | Cz | 24 | Calathea zebrina | Zebra plant | 200 mm | 0.4 - 0.6 m | 0.4 - 0.5 m | |
|  | He | 9 | Heliconia bihai x caribaea 'Hot Rio Nights' | Heliconia ' Hot Rio Night | 250 mm | 1.0 - 1.5 m | 2.0 - 3.0 m | |
|  | Lr | 22 | Ligularia reniformis | Tractorseat plant | 200 mm | 0.9 - 1.2 m | 0.9 - 1.5 m | |
|  | Prc-1 | 9 | Philodendron Xanadu | Philodendron | 200mm | 0.8 - 1.0 m | 0.8 - 1.0 m | |
| Grasses/Strappy | | | | | | | | |
|  | Dcb | 71 | Dianella caerulea 'Baby Breeze' | Dwarf Flax Lily | 140 mm | 0.6 - 0.7 m | 0.3 - 0.4 m | --- |
|  | Oj | 25 | Ophiopogon japonicus | Mondo Grass | 100 mm | 0.1 - 0.3 m | 0.1 - 0.3 m | |
|  | Pa | 13 | Pennisetum 'alopecuroides' | Fountain Grass | 140 mm | 0.6 - 0.9m | 0.9 - 1.5m | Native |
|  | Db-1 | 10 | Dianella caerulea 'Breeze' | Breeze Flax Lily | 140mm | 0.6 - 0.9m | 0.45 - 0.6m | Native |
| Groundcovers & Climber | | | | | | | | |
|  | Bw-1 | 12 | Bambino Boug's | Dwarf Bougainvillea | 140 mm | | | Train onto wire support |
|  | Cap | 11 | Chrysocephalum apiculatum | Yellow buttons | 140 mm | 0.3 - 0.6 m | 0.1 - 0.3 m | Native |
| Succulents | | | | | | | | |
|  | Khs | 15 | Kalanchoe hildebrandii 'Silver Spoons' | 'Silver spoons' | 200 mm | 0.6 - 1.2 m | 0.5 - 1.0 m | |
|  | Cam | 5 | Colocasia macrorhiza | Giant Elephant's Ear | 300 mm | 1.0 - 1.5 m | 1.5 - 2.0 m | |
|  | Srt | 42 | Sansevieria trifasciata | Snake plant | 200 mm | 0.2 - 0.3 m | 0.4 - 0.9 m | |
| Total | | 385 | | | | | | |



PROJECT.

Alan & Debbie Taylor
72 Cabarita Road
Avalon Beach NSW

DRAWING TITLE.

Landscape DA plan

SHEET No. LDA-02

DATE. 05.02.2025

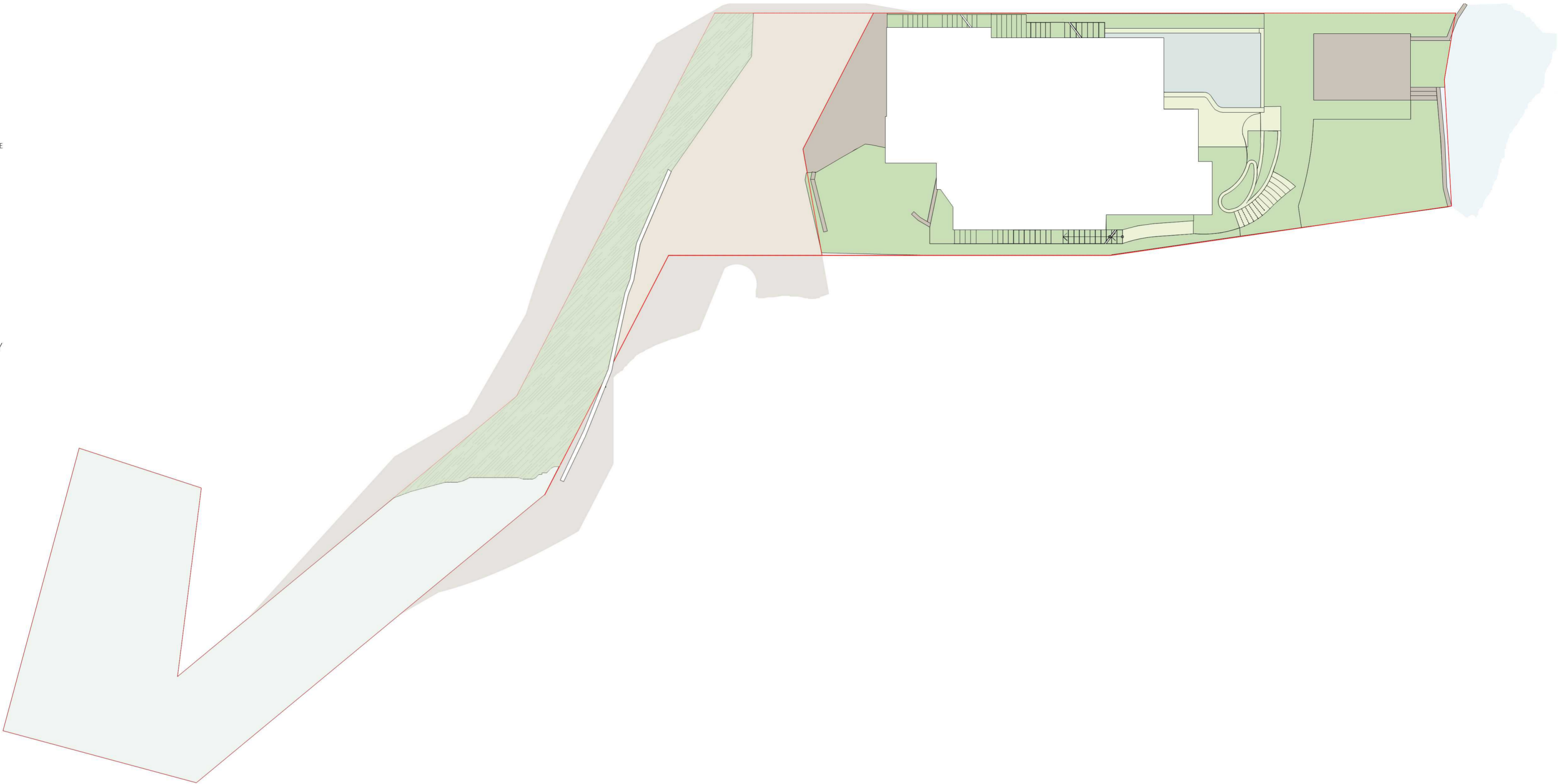
Rev. No. D

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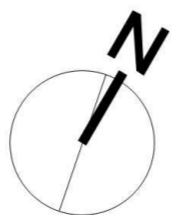
- WATER EDGE
- LANDSCAPE AREA
- LANDSCAPE AREA
LESS THAN 6% IMPERVIOUS LANDSCAPE
- LANDSCAPE AREA
ROCK OUTCROP
- LANDSCAPE AREA
EASEMENT
- DWELLING
- NON-PERMEABLE
SURFACE
- NON-PERMEABLE
OUTSIDE OF BOUNDARY
- POOL



1 Deep Soil
Scale: 1:200



Tel. 0420 761 202 | e-mail design@grindstonelandscapes.com
AILD Member: 1265 | ABN 56 414 286 537



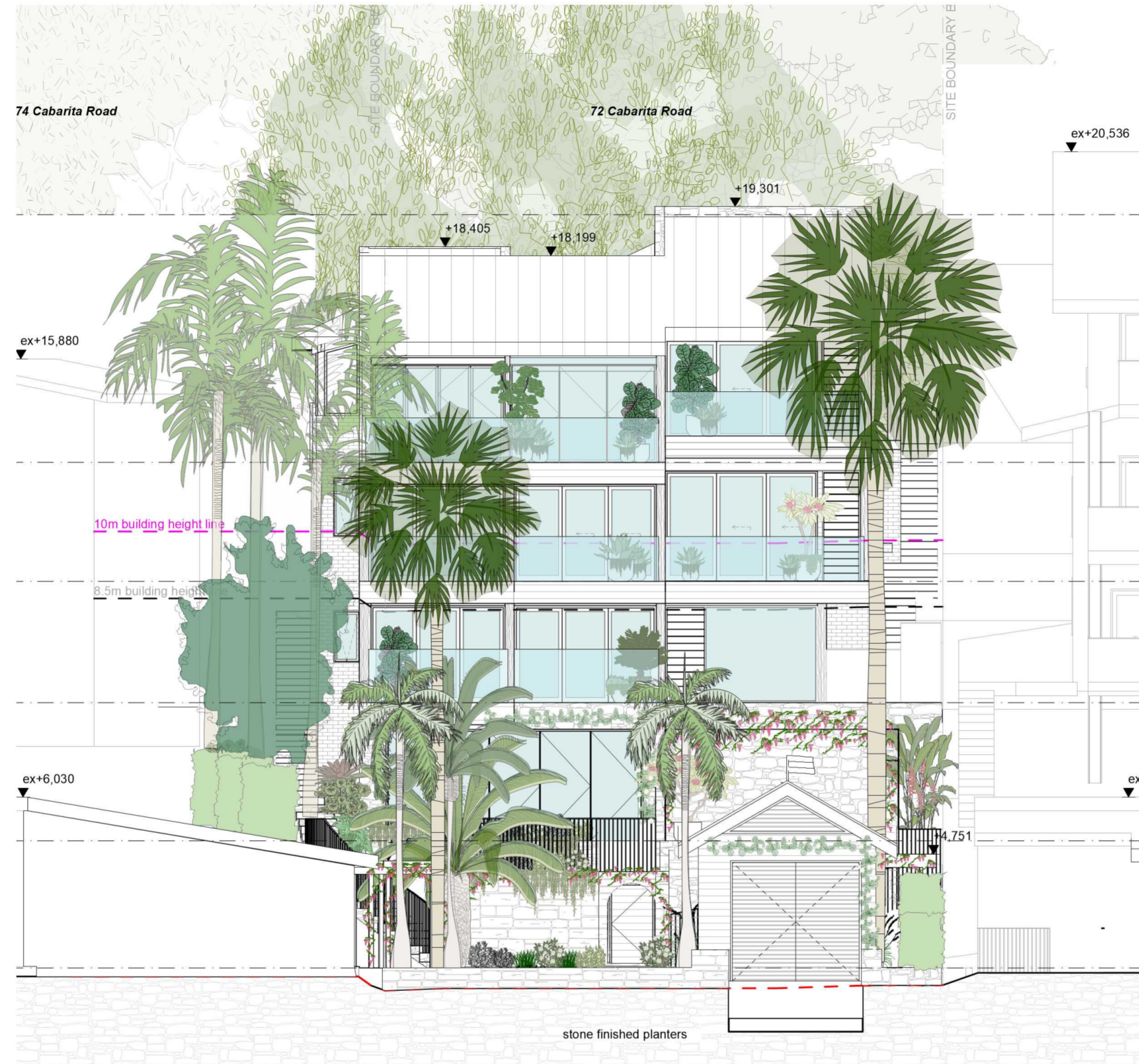
PROJECT.
Alan & Debbie Taylor
72 Cabarita Road
Avalon Beach NSW

DRAWING TITLE.
Landscape DA plan
Deep Soil

SHEET No. LDA-03 | DATE. 05.02.2025
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SCALE. 1:200@A2

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1 Rear Elevation
Scale: 1:100

PROJECT.

Alan & Debbie Taylor
72 Cabarita Road
Avalon Beach NSW

DRAWING TITLE.

Landscape DA Plan
Rear Elevation

SHEET No. LDA-05

DATE. 05.02.2025

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